

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

#21-13

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	_____
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	<u> X </u>	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

RECEIVED
SEP 14 2021

BY:

PROJECT DESCRIPTION:

The project includes the reclamation of a historic farm site including removal of ten derelict dilapidated buildings, removal of invasive vegetation and affected trees, installation of sedimentation and erosion control and seeding all disturbed areas.

STREET ADDRESS OF PROPERTY 95 Plains Road, Essex

ASSESSOR'S MAP 53 LOT 5 LOT SIZE 10.28 DISTRICT B

APPLICANT Plains Road Essex LLC
P.O. Box 354, Centerbrook, CT 06409 PHONE _____

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S.
Doane Engineering, P.O. Box 113, Centerbrook, CT PHONE 860-767-0138

ENGINEER/SURVEYOR/ARCHITECT Robert L. Doane, Jr., P.E., L.S.
Doane Engineering, P.O. Box 113, Centerbrook, CT PHONE 860-767-0138

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Town of Essex
Inland Wetlands and Watercourses Commission

Revised 8/2014 Fee: \$60 to Essex + \$60 to State = \$120

Application # 21-13 Date received by Office _____ Fee \$270

Owner of Record Plains Road Essex LLC

Home Address: _____

Mailing Address: P.O. Box 354, Centerbrook, CT 06409

Phone: Home/Cell _____ Work: _____

Applicant's Name: Plains Road Essex LLC

Home Address _____

Mailing Address: P.O. Box 354, Centerbrook, CT 06409

Phone: Home/Cell _____ Work: _____

Applicant's interest in the land if the applicant is not the property owner _____

Location of Property by Street & Village Address: 95 Plains Road, Essex, CT 06426

State the names of all property owners adjacent to the subject property:

Name of Adjacent Property Owner	Street Address (include Mailing Address if Different)
See attached	

For large properties, please attach another sheet if necessary.

Check applicable activities occurring in or within 100 feet of wetlands and/or watercourses:

Construction of a structure(s)	_____	Discharge	_____
Other site development work	<u>X</u>	Pond creation/dredging	_____
Deposition or removal of material	_____	Tree removal	<u>X</u>
Stream altering/channelization	_____	Dam maintenance	_____
Subdivision/Resubdivision	_____	Other	<u>X</u>

Nature of Request : Explain in detail the extent of any activity checked above, the type of material, and the equipment to be used to complete project. (Use additional sheets if necessary.)

Removal of ten buildings with an excavator to load them in trucks and dumpsters to be hauled off site. Removal of invasive species and damaged trees with a track mounted loader and a whole tree chipper. Approximately 48,250 sf of regulated area was clear cut.

Estimated time for completion: One month

Explain what alternatives have been considered in connection with this application to avoid altering inland wetlands and/or watercourses?

The existing buildings had to be removed as they were a hazard. The site was overrun with vines and other invasive plants that destroyed the trees, so there were no alternatives to the work done.

ACTIVITY LOCATION (Map with sufficient detail must be submitted as a part of the application)

Approximate number of acres of wetlands (or portion thereof) on the property: 2.68 Ac

Approximate area of inland wetlands to be altered: 0 acres

If known, are vernal pools or tidal wetlands located on the property? No

If yes, where and how many acres (or portion thereof) on the property? _____

Is property located within a Special Flood Hazard Area? Partially

Is any portion of the property within the channel encroachment line? No

Has the property been flagged by a licensed soil scientist Yes

If yes, by who, and when? Richard Snarski 2/26/2019

Will there be water discharge into wetlands? Yes

Discharge - Specify Type Sheet flow

ADDITIONAL INFORMATION MAY BE REQUIRED DEPENDING UPON THE COMPLEXITY OF THE PROJECT.

CERTIFICATION:

The applicant understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his/her knowledge and belief. Permission is granted to the Town of Essex Inland Wetlands and Watercourses Commission and its agent(s) to walk the land, at reasonable times, and perform those tests necessary to properly review the application, both before and after a final decision has been issued.

Applicant's Signature [Signature] Date 9/14/21

Agent for Applicant: **Robert L. Doane, Jr., P.E., L.S.**

Owner's Signature [Signature] Date 2/14/21

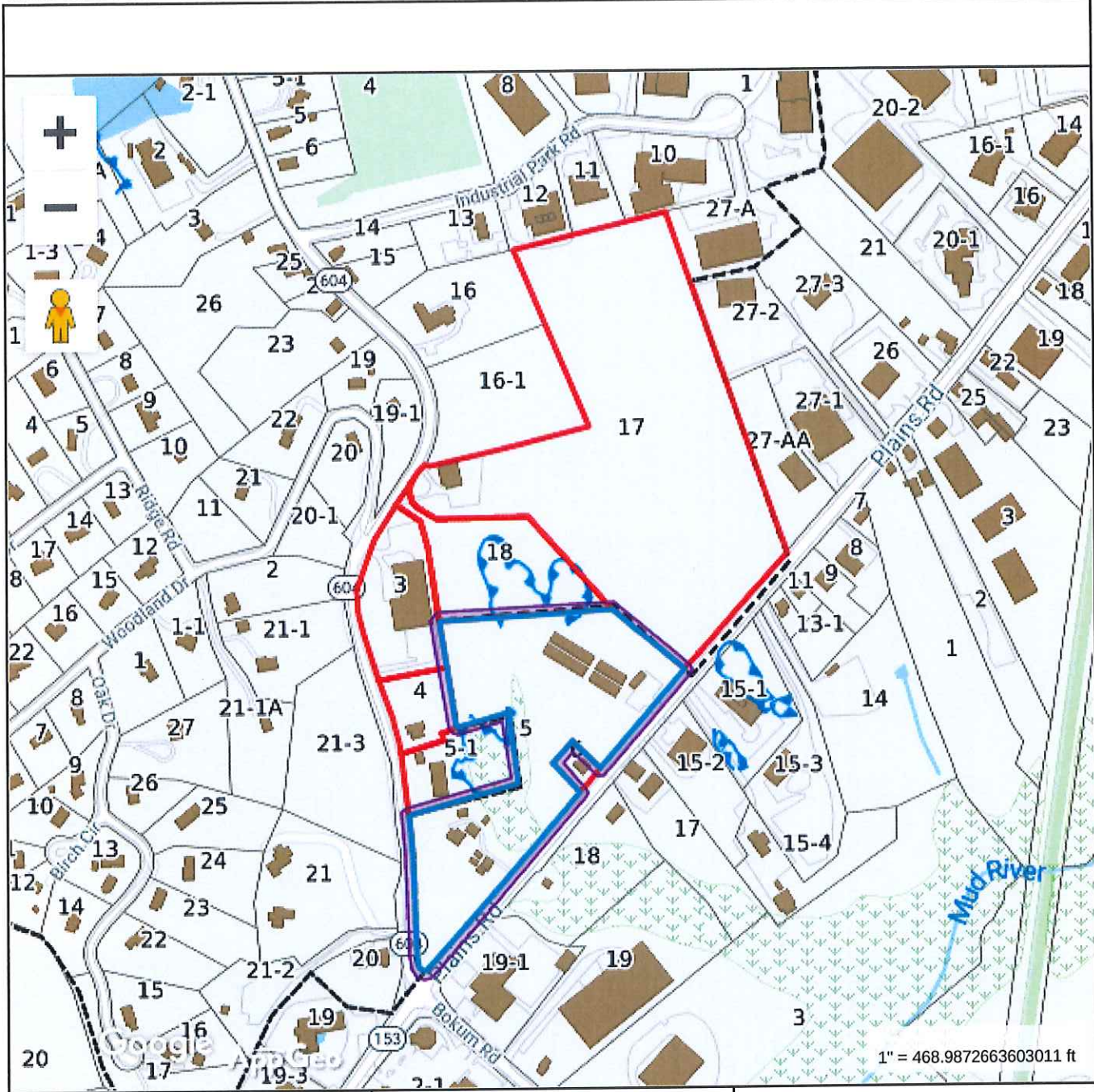
Agent for Owner: **Robert L. Doane, Jr., P.E., L.S.**

Commission Action Approved Denied Date

Agent Action Approved Denied Date

**ADJONERS
95 PLAINS ROAD**

ID	Site Address	Owner Name	Owner Address	Owner City	St	Zip
53-003	85 WESTBROOK RD	CLINE STEPHEN R SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST	P.O. BOX 995	ESSEX	CT	06426
54-018	WESTBROOK RD	CLINE STEPHEN R SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST	P.O. BOX 995	ESSEX	CT	06426
53-004	97 WESTBROOK RD	ANTHONY OWEN J & ELEANOR D	97 WESTBROOK RD	CENTERBROOK	CT	06409
54-017	75 WESTBROOK RD	CENTERBROOK AIRPORT LLC	PO BOX 354	CENTERBROOK	CT	06409
53-006	85 PLAINS RD	PLAINS ROAD ESSEX LLC	PO BOX 354	CENTERBROOK	CT	06409
53-005-01	99 WESTBROOK RD	PETERSON GREGORY & ANNE	21 INGHAM HILL RD	ESSEX	CT	06426



Property Information

Property ID 53 5
Location 95 PLAINS RD
Owner PLAINS ROAD ESSEX LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/13/2021
Data updated daily

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

95 PLAINS RD

Location 95 PLAINS RD

Mblu 53/ 005/ / /

Acct# 00227700

Owner PLAINS ROAD ESSEX LLC

Assessment \$108,800

Appraisal \$223,200

PID 2334

Building Count 1

Current Value

Appraisal	
Valuation Year	Total
2018	\$223,200
Assessment	
Valuation Year	Total
2018	\$108,800

Owner of Record

Owner PLAINS ROAD ESSEX LLC
Co-Owner
Address PO BOX 354
 CENTERBROOK, CT 06409

Sale Price \$0
Certificate
Book & Page 329/0252
Sale Date 07/09/2019
Instrument 12

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PLAINS ROAD ESSEX LLC	\$0		329/0252	12	07/09/2019
PARKER LANCE S JR TRUSTEE	\$1		0326/1027	01	12/06/2018
PARKER LAURA H	\$0		0162/0397		09/12/1996

Building Information

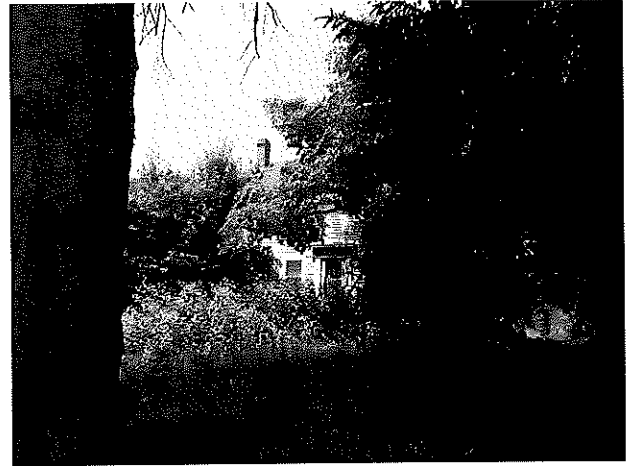
Building 1 : Section 1

Year Built: 1840
Living Area: 1,636
Building Percent Good: 20

Building Attributes

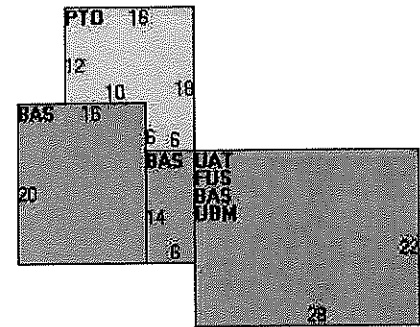
Field	Description
Style	Colonial
Model	Residential
Grade:	C+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboards
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Panel
Interior Wall 2	Plaster
Interior Flr 1	Carpet
Interior Flr 2	Pine
Heat Fuel	01
Heat Type:	None
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Extra Fixtures	
Total Rooms:	8 Rooms
Bath Style:	
Kitchen Style:	
Kitchens	1
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	

Building Photo



(<http://images.vgsi.com/photos/EssexCTPhotos/A01\00\38\39.jpg>)

Building Layout



(http://images.vgsi.com/photos/EssexCTPhotos/Sketches/2334_2334.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,020	1,020
FUS	Full Upper Story	616	616
PTO	Patio	228	0
UAT	Unfinished Attic	616	0
UBM	Basement	616	0
		3,096	1,636

Extra Features

Extra Features

Legend

Code	Description	Sub Code	Sub Description	Size
GEN	Generator			1.00 UNITS

Land

Land Use

Land Line Valuation

Use Code 100
 Description Residentl MDL-01
 Zone B
 Neighborhood C55

Size (Acres) 10.28
 Depth
 Assessed Value \$70,000
 Appraised Value \$167,800

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	
SHD1	Shed-utility			200.00 S.F.	
SHD1	Shed-utility			216.00 S.F.	
BRN3	Barn w/Loft			1040.00 S.F.	
SHD1	Shed-utility			200.00 S.F.	
BRN3	Barn w/Loft			448.00 S.F.	
LNT	Lean-to			416.00 S.F.	

Valuation History

Appraisal	
Valuation Year	Total
2020	\$223,200

Assessment	
Valuation Year	Total
2020	\$108,800



Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Essex
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Essex or number: 99
subregional drainage basin number: _____
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Plains Road Essex LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 95 Plains Road, Essex, CT
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
Reclamation of historic farm property including removal of ten buildings
- ACTIVITY PURPOSE CODE (see instructions - one code only): D
- ACTIVITY TYPE CODE(S) (see instructions for codes): 3, 12, 14, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 1.84 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

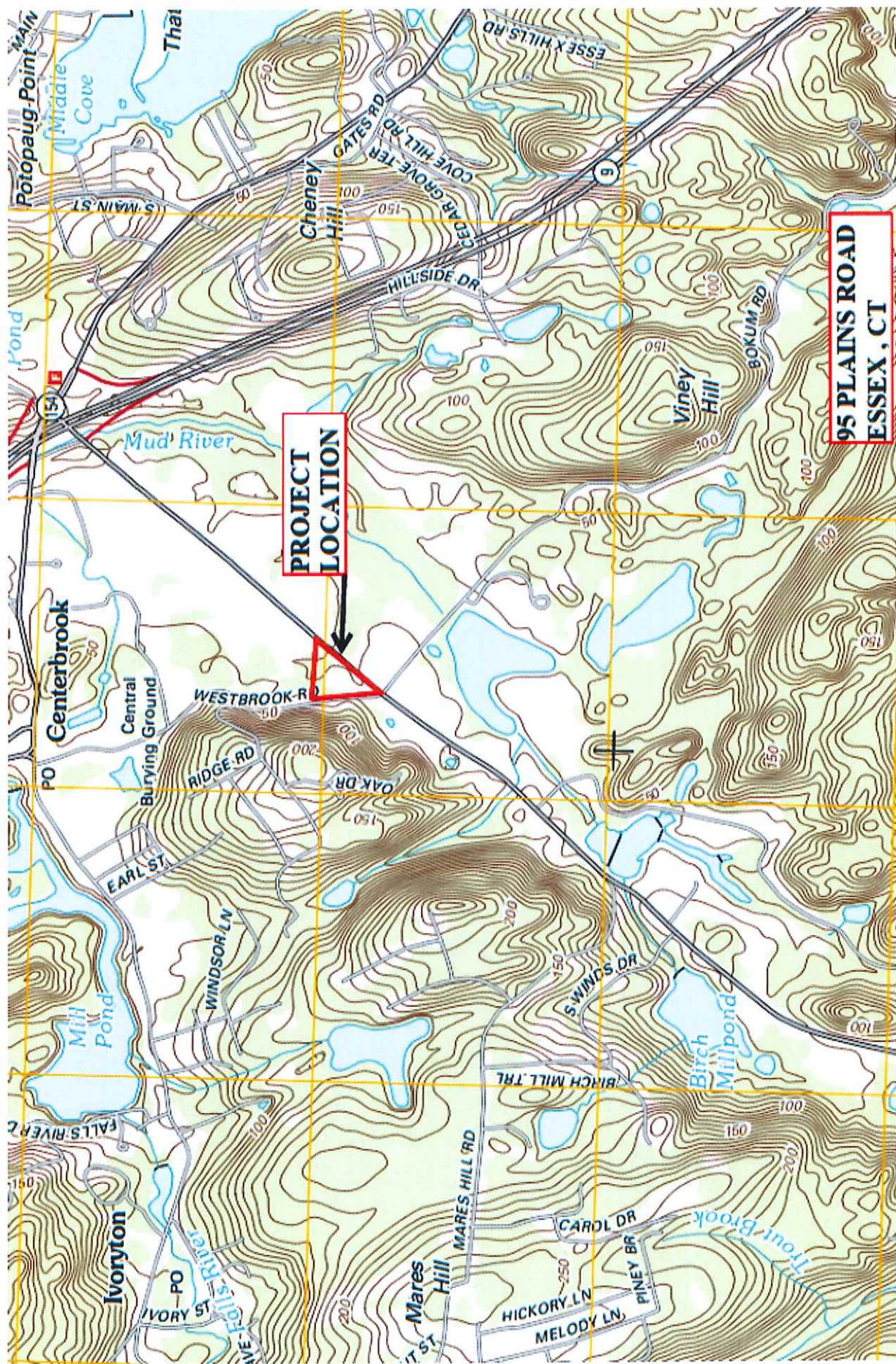
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



Insurance is available in this community, contact your insurance Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



PANEL 0333G

FIRM
FLOOD INSURANCE RATE MAP
MIDDLESEX COUNTY,
CONNECTICUT
(ALL JURISDICTIONS)

PANEL 333 OF 450
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ESSEX, TOWN OF	090065	0333	G
OLD SAYBROOK, TOWN OF	090069	0333	G
WESTBROOK, TOWN OF	090070	0333	G

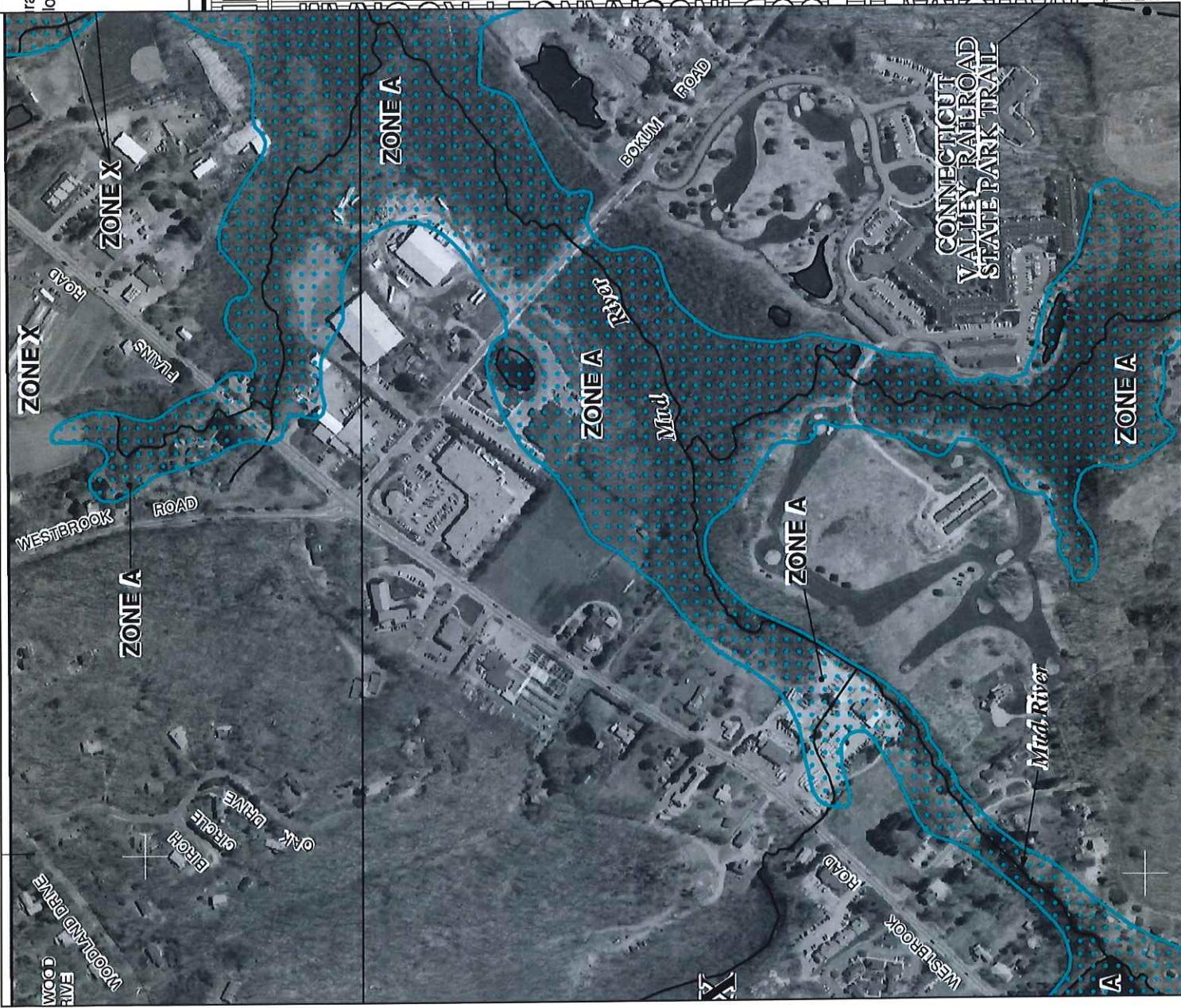
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
09007C0333G
EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.



DATE	REVISION	CK.

SITE DATA TABLE	
TOTAL SITE AREA	447,507 SF 10.27 AC
TOTAL WETLANDS AREA	75,395 SF 1.73 AC
100' REGULATED AREA	48,250 SF 1.11 AC
NON REGULATED UPLAND AREA	31,850 SF 0.73 AC
TOTAL DISTURBANCE	80,100 SF 1.84 AC

N/F
STEPHEN R CLINE SUCCESSOR TRUSTEE
OF THE EST IRREVOCABLE TRUST
#83 WESTBROOK ROAD
VOLUME 339 PAGE 286
MAP 53 LOT 03

N/F
STEPHEN R CLINE SUCCESSOR TRUSTEE
OF THE EST IRREVOCABLE TRUST
#83 WESTBROOK ROAD
MAP 54 LOT 18
AREA= 842,308 SF 19.3 AC

N/F
OWEN J & ELEANOR D ANTHONY
#97 WESTBROOK ROAD
VOLUME 157 PAGE 926
MAP 53 LOT 04
NOVEMBER 27, 1995

N/F
GREGORY & ANNE PETERSON
#99 WESTBROOK ROAD
VOLUME 242 PAGE 858
MAP 53 LOT 05-01
MARCH 29, 2005

- LEGEND**
- IP FND ○ EXISTING IRON PIN/ROD
 - CHD FND □ EXISTING CONNECTICUT HIGHWAY MONUMENT
 - PROPOSED IRON PIN TO BE SET
 - PROPOSED MONUMENT TO BE SET
 - CB EXISTING CATCH BASIN
 - CONC. CONCRETE
 - MH EXISTING MANHOLE
 - FND FOUND
 - ▲— FLAGGED WETLANDS LINE
 - - - - - EXISTING CONTOURS
 - MONITORING WELL

N/F
CENTERBROOK AIRPORT LLC
#75 WESTBROOK ROAD
VOLUME 339 PAGE 297
MAP 54 LOT 17
AREA= 147,987 SF 3.40 AC

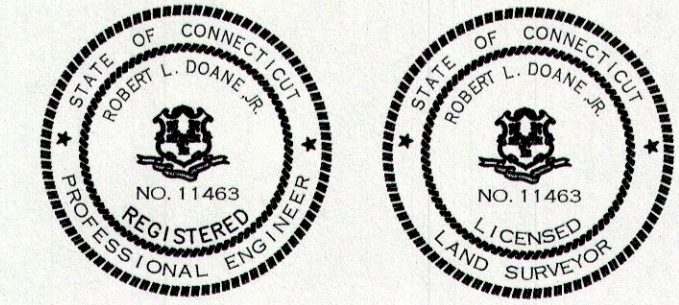
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT EXISTING AND PROPOSED CONDITIONS IN RELATION TO THE PROPERTY/BOUNDARY LINES. PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

- A) CONNECTICUT STATE HIGHWAY R.O.W. MAP TOWN OF ESSEX, CENTERBROOK - WESTBROOK FROM CENTERBROOK SOUTHERLY ABOUT 4,300' ROUTE #153 JULY 31, 1935
- B) CONNECTICUT STATE HIGHWAY R.O.W. MAP TOWN OF ESSEX, PLAINS ROAD FROM THE WESTBROOK - CENTERBROOK RD. EASTERLY TO THE MIDDLESEX TURNPIKE SHEET 1 OF 2
- C) SUBDIVISION OF LAND OF GERICO INC. VILLAGE OF CENTERBROOK, TOWN OF ESSEX SCALE: 1"=100' DATE: OCTOBER 31, 1961
- D) LAND OF GRC ASSOCIATES REALTY PARTNERSHIP, WESTBROOK RD. & PLAINS RD. ESSEX, CT SCALE: 1"=100' DATED 3-23-92 BY FREDERICK A RADCLIFFE P.C.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

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

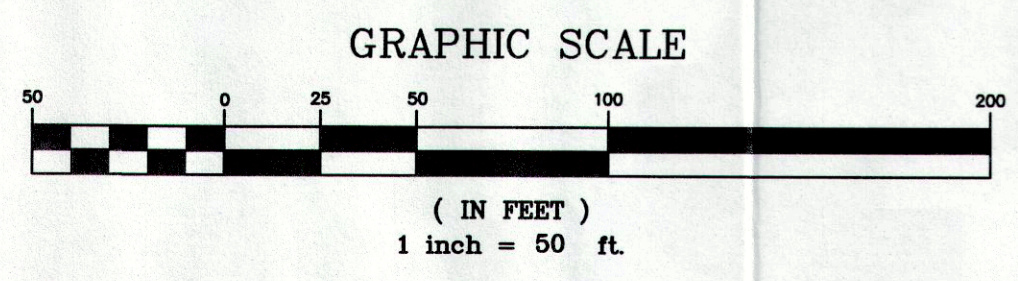
Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



N/F
PLAINS ROAD ESSEX LLC
#85 WESTBROOK ROAD
VOLUME 329 PAGE 252
MAP 53 LOT 06
AREA=12,420 SF 0.29 AC

I DELINEATED THE INLAND WETLANDS, TIDAL WETLANDS AND WATERCOURSE BOUNDARY ON THIS PROPERTY. IN MY OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP

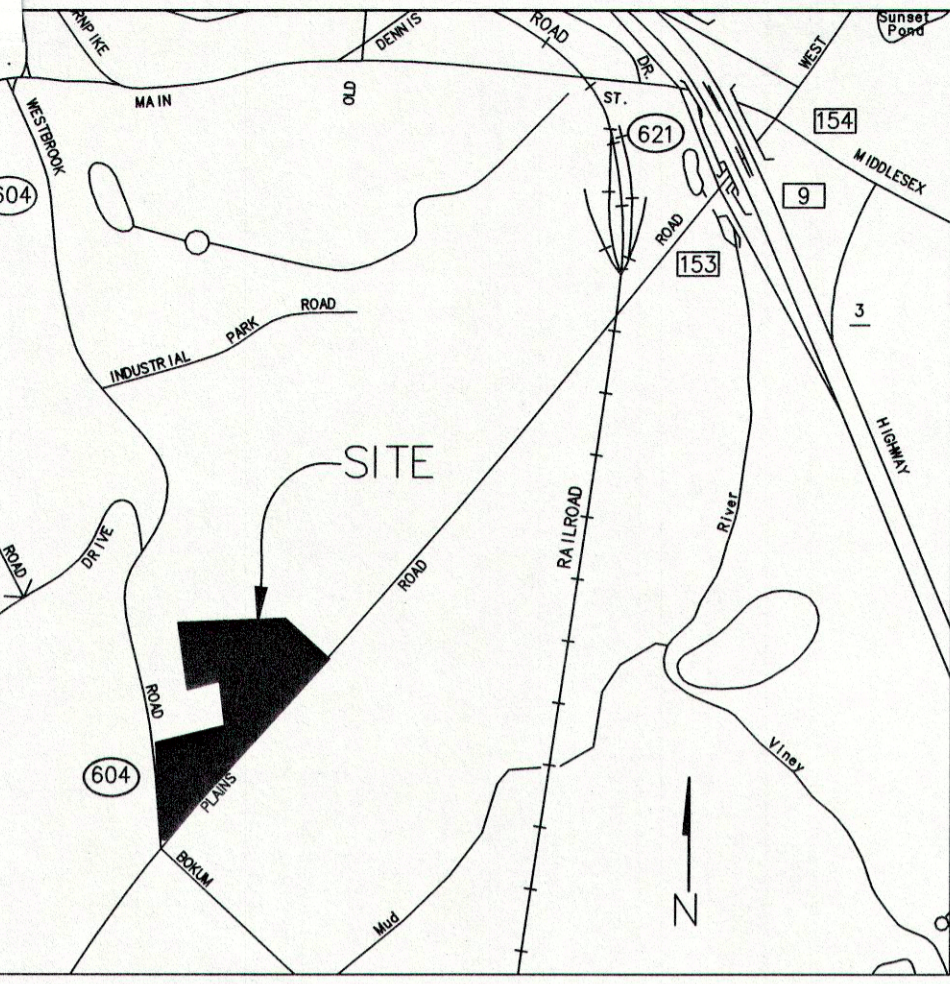
Richard Snarski
RICHARD SNARSKI, CERTIFIED
SOIL SCIENTIST 1975
FEBRUARY 26, 2019
DATE



DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
PLAINS ROAD ESSEX LLC
WESTBROOK ROAD & PLAINS ROAD, CENTERBROOK, CONNECTICUT

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
1"=50'	09/14/21	1 OF 1	

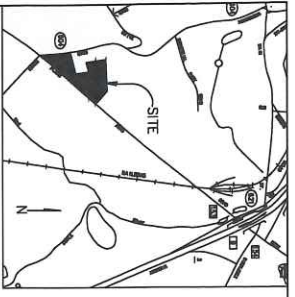


LOCATION PLAT
SCALE 1"=1000'±

- AREA OF LAND RECLAMATION:**
1. REMOVE DERELICT BUILDINGS
 2. REMOVE INVASIVE VEGETATION INCLUDING TREES OVERTAKEN WITH VINES
 3. REMOVE STUMPS
 4. REGRADE DISTURBED AREA AS REQUIRED
 5. SEED AND MULCH DISTURBED AREA

- I. GENERAL:**
- A. EARTHWORK ACTIVITY SHOULD OCCUR IN THE FALL OF 2021 WITH THE SITE STABILIZED IN THE FALL OF 2021
 - B. THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
 - C. ALL SITE ACTIVITIES SHALL BE PERFORMED TO MINIMIZE EROSION AND SEDIMENTATION IN ACCORDANCE WITH "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 - D. IF DURING CONSTRUCTION, THE ENFORCEMENT OFFICER OR ENGINEER DEEMS ADDITIONAL EROSION CONTROL NECESSARY, IT SHALL BE ADDED. THE CONTRACTOR SHALL MAKE ADDITIONAL SUPPLIES READILY AVAILABLE.
 - E. ONLY THE AREAS WHICH ARE ACTIVELY BEING GRADED SHOULD BE EXPOSED. ALL OTHER AREAS SHOULD BE HEAVILY MULCHED, HAVE NATURAL VEGETATION PRESERVED OR HAVE A GOOD COVER OF TEMPORARY OR PERMANENT VEGETATION ESTABLISHED.
 - F. DISTURBED AREAS SHALL BE STABILIZED AS QUICKLY AS POSSIBLE.
 - G. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACCOMPLISHED.
 - H. INSPECTION SHOULD BE MADE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES A MINIMUM OF ONCE A WEEK AND AFTER EACH RAINFALL EVENT.
- II. CONSTRUCTION SEQUENCE:**
- A. THE SEQUENCE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL, GRADING AND SITE STABILIZATION SHALL BE AS FOLLOWS:
 1. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO CONSTRUCTION.
 2. STAKE SITE STABILIZATION LIMITS AND REVIEW WITH TOWN ENFORCEMENT OFFICER
 3. INSTALL SILT FENCE BARRIER WHERE SHOWN ON THE DRAWINGS AND AS INDICATED IN THE DETAIL.
 4. STOCKPILES SHALL BE LOCATED AND GRADED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
 - A. SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2 TO 1.
 - B. SURROUND STOCKPILES WITH SILT FENCE.
 - C. TEMPORARY SEEDING OF STOCKPILE SHALL BE COMPLETED WITHIN 15 DAYS OF ITS FORMATION IN ACCORDANCE WITH THE MEASURES OUTLINED IN ITEM V.
 5. REPLACE TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS AS DESCRIBED IN THIS NARRATIVE AND IN "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 6. MAINTAIN SILT FENCE AND/OR HAY BALE EROSION CONTROL UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- III. SEEDING DATES:**
- A. TO ESTABLISH PERMANENT VEGETATION, SEEDING SHOULD BE PERFORMED BETWEEN APRIL 1 THROUGH JUNE 15 AND AUG 15 THROUGH OCTOBER 15. SHOULD GRADING BE COMPLETE DURING ANOTHER PERIOD, TEMPORARY SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH ITEM V ON THIS SHEET.
 - B. TEMPORARY OR PERMANENT SEEDING SHOULD BE PERFORMED WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES.
 - C. WHEN GRADING WORK WITHIN A DISTURBED AREA IS TO BE SUSPENDED FOR A PERIOD OF MORE THAN 1 YEAR, PERMANENT SEEDING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION IV THIS SHEET AND "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 - D. SHOULD WORK BE SUSPENDED ON A GRADING OPERATION AND SUCH SUSPENSION IS EXPECTED TO LAST FOR 1 TO 12 MONTHS, TEMPORARY SEEDING SHALL BE PROVIDED IN ACCORDANCE WITH ITEM V ON THIS SHEET AND THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"

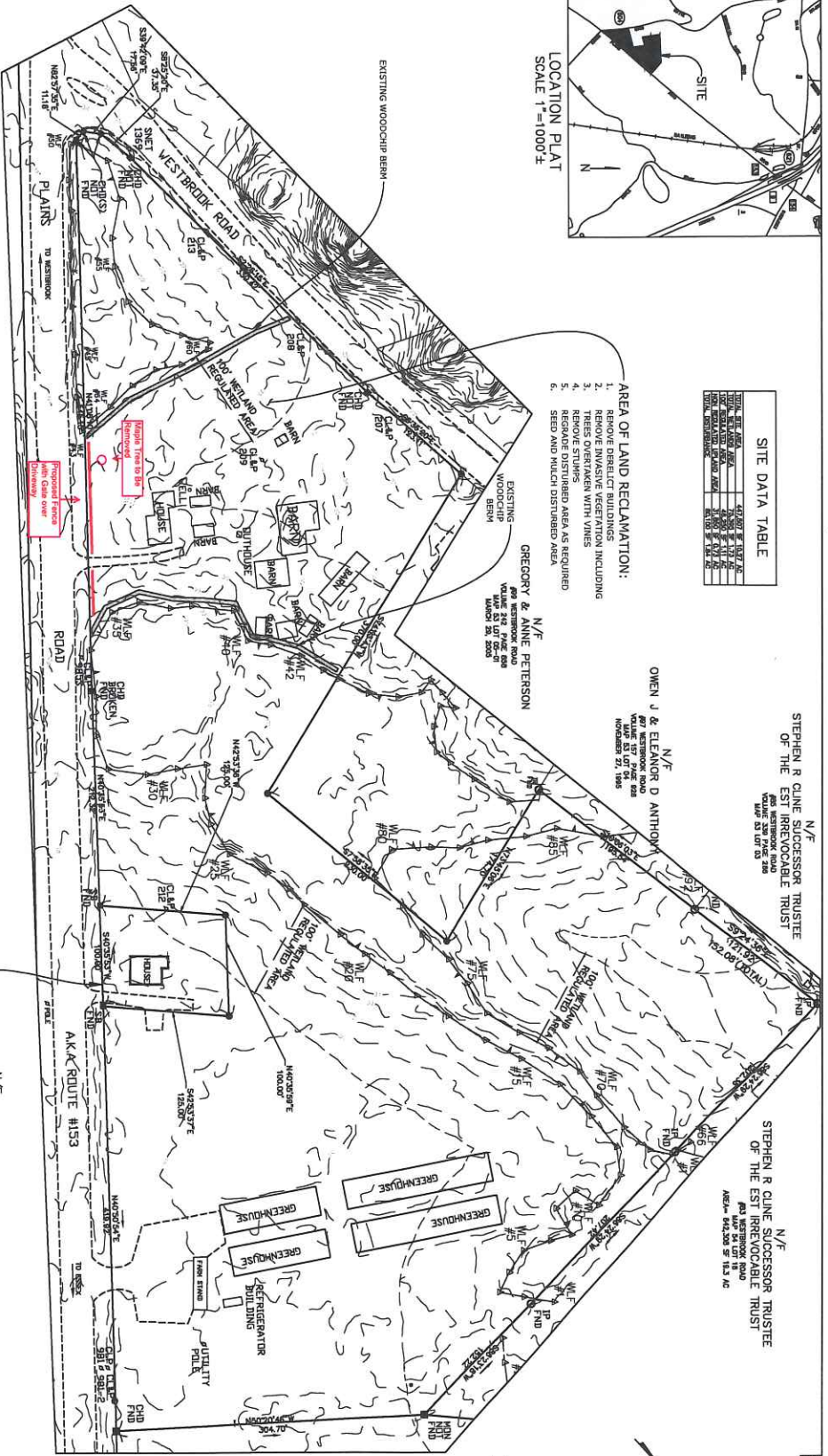
- IV. PERMANENT SEEDING:**
- A. PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 5-3-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 - B. SITE PREPARATION:
 1. GRADE IN ACCORDANCE WITH LAND GRADING MEASURES AS SET FORTH IN CHAPTER 5-2-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 2. FOR AREAS TO BE MOWED REMOVE ALL SURFACE STONES 2 INCHES OR LARGER.
 3. ON AREAS WHERE WOOD CHIPS OR BARK MULCH WAS PREVIOUSLY APPLIED, EITHER REMOVE THE MULCH OR INCORPORATE IT INTO THE SOIL WITH A NITROGEN FERTILIZER ADDED. (12 LBS NITROGEN PER TON OF WOOD CHIPS OR BARK MULCH)
 - C. SEEDBED PREPARATION:
 1. APPLY TOPSOIL, IF NECESSARY, IN ACCORDANCE WITH CHAPTER 5-2-2 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 2. APPLY FERTILIZER AND GROUND LIMESTONE ACCORDING TO SOIL TESTS CONDUCTED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY OR OTHER RELIABLE SOURCES.
 3. WHERE SOIL TESTING IS NOT FEASIBLE, APPLY FERTILIZER AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 (NITROGEN - PHOSPHORIC ACID - POTASH) OR EQUIVALENT AND LIMESTONE AT A RATE OF 4 TONS PER ACRE OR 200 POUNDS PER 1,000 SQUARE FEET.
 4. APPLY LIME AT THE RATE OF 2 TONS PER ACRE.
 5. APPLY SEED MIXTURE AS FOLLOWS:
 - 10 PERCENT PERENNIAL RYE GRASS
 - 45 PERCENT KENTUCKY BLUE GRASS
 - 45 PERCENT CREEPING RED FESCUE
 RATE OF APPLICATIONS: 5 POUNDS PER 1000 SF
SEED TO A DEPTH OF FROM .25 TO .5 INCHES
 6. INSPECT SEEDBED AREA AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5 INCHES DURING THE FIRST GROWING SEASON.
 7. MAINTAIN SEEDBED AREA AS SET FORTH IN CHAPTER 5-2-5 AND IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
 8. IF PERMANENT SEEDING AND STABILIZATION DOES NOT OCCUR PRIOR TO OCT 15, TEMPORARY VEGETATIVE COVER SHALL BE PROVIDED ON ALL DISTURBED AREAS IN ACCORDANCE WITH CHAPTER 5-3-2- OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AND AS



SITE DATA TABLE

ITEM	DESCRIPTION	DATE
1	PRELIMINARY SURVEY	10/12/18
2	FINAL SURVEY	11/15/18
3	CONNECTION SURVEY	11/15/18
4	CONNECTION SURVEY	11/15/18
5	CONNECTION SURVEY	11/15/18
6	CONNECTION SURVEY	11/15/18

- AREA OF LAND RECLAMATION:**
1. REMOVE INVASIVE VEGETATION INCLUDING TREES OVERTAKEN WITH VINES
 2. REMOVE DISTURBED AREA AS REQUIRED
 3. REPAIR AND RECLAIM DISTURBED AREA



- GENERAL:**
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
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 9. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
 10. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.

- PERMANENT STAKES:**
1. PERMANENT STAKES SHALL BE PLACED IN ACCORDANCE WITH CHAPTERS 5-3-3 OF THE ZONING REGULATIONS.
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 10. PERMANENT STAKES SHALL BE PLACED IN ACCORDANCE WITH CHAPTERS 5-3-3 OF THE ZONING REGULATIONS.

- CONNECTION SURVEY:**
1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
 2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
 3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE TOWN OF WESTBROOK, CONNECTICUT, AND HAS FOUND NO RECORDS OF ANY INTERESTS IN THE LAND SURVEYED.
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LEGEND

- EXISTING ROW (R/W)
- EXISTING CONDUIT
- PROPOSED ROW (R/W) TO BE SET
- PROPOSED CONDUIT TO BE SET
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING WELLS
- EXISTING CONTROLS
- EXISTING WELL

GRAPHIC SCALE

1" = 50'

DOANE ENGINEERING

IMPROVEMENT LOCATION SURVEY

WESTBROOK ROAD & PLANS ROAD, WESTBROOK, CONNECTICUT

DATE: 09/14/21

SHEET NO. 1 OF 1

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY ACCURATE AND CORRECT.

WESTBROOK AIRPORT LLC

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46

N/F

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46

STEPHEN R CLINE SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46

STEPHEN R CLINE SUCCESSOR TRUSTEE OF THE EST IRREVOCABLE TRUST

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46

OWEN J & ELEANOR D ANTHONY

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46

GEORGY & ANNE PETERSON

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46

PLANS ROAD ESSEX LLC

671 WESTBROOK ROAD
 WESTBROOK, CT 06095
 462-47897 or 343-46