

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

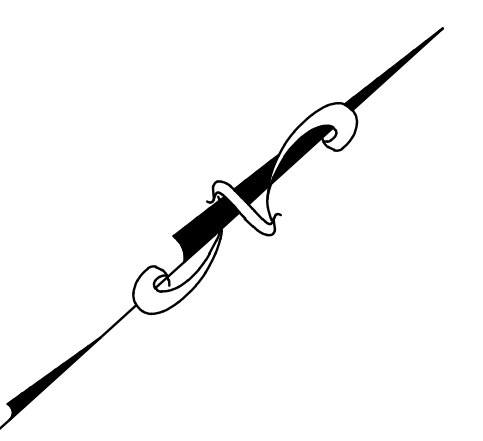
N/F  
STEPHEN R CLINE SUCCESSOR TRUSTEE  
OF THE EST IRREVOCABLE TRUST  
#85 WESTBROOK ROAD  
VOLUME 339 PAGE 286  
MAP 53 LOT 03

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

DATE	REVISION	CK.



- LEGEND**
- IPND ○ EXISTING IRON PIN/ROD
  - CHD □ EXISTING CONNECTICUT HIGHWAY MONUMENT
  - FND ● PROPOSED IRON PIN TO BE SET
  - PROPOSED MONUMENT TO BE SET
  - CB EXISTING CATCH BASIN
  - CONC. CONCRETE
  - MH EXISTING MANHOLE
  - FND FOUND
  - WLF #15 FLAGGED WETLANDS LINE
  - - - 40 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.

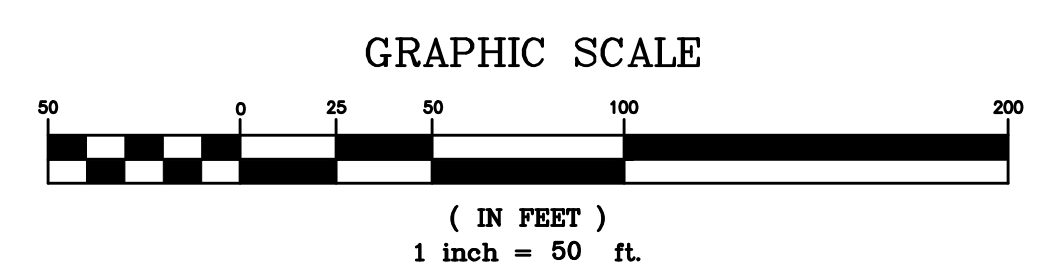
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



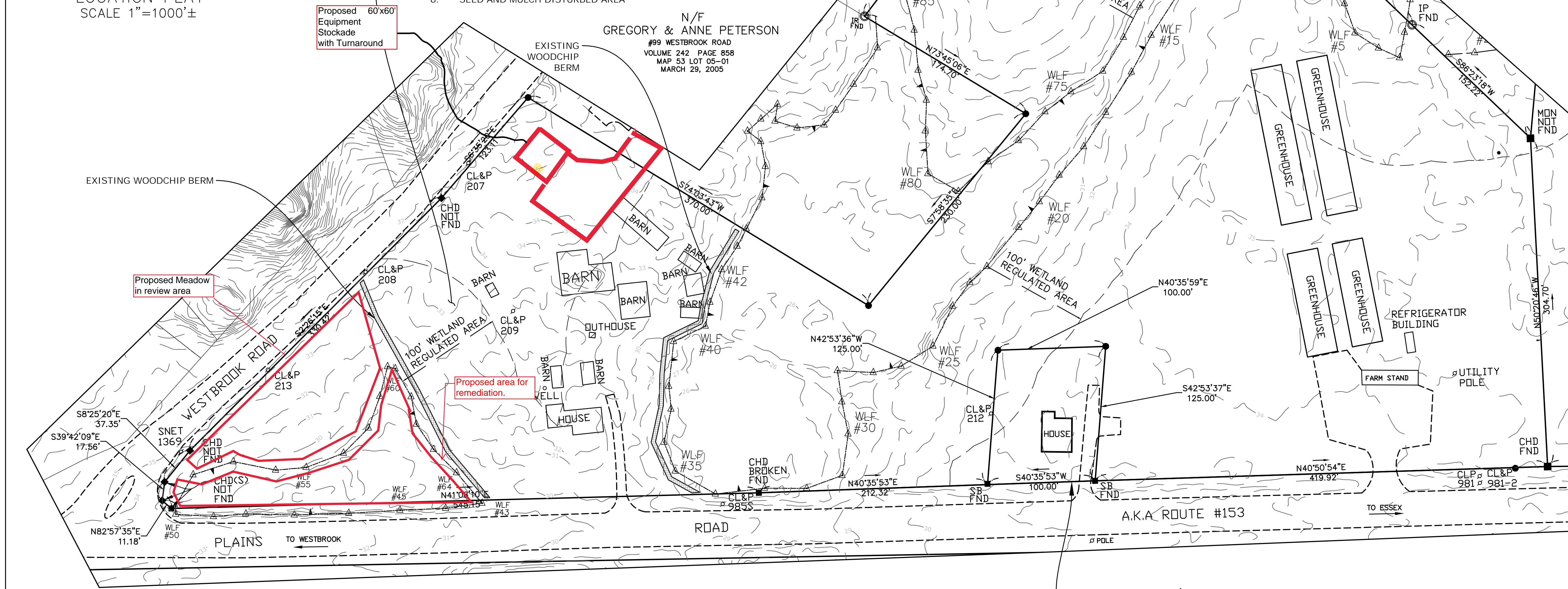
I DELINEATED THE INLAND WETLANDS, TIDAL WETLANDS AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.

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



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 JULY 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 SEEDED 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 SEEDED 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

**DOANE ENGINEERING**  
CIVIL ENGINEERING AND LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409  
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**IMPROVEMENT LOCATION SURVEY**  
PREPARED FOR  
**PLAINS ROAD ESSEX LLC**  
WESTBROOK ROAD & PLAINS ROAD, CENTERBROOK, CONNECTICUT

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