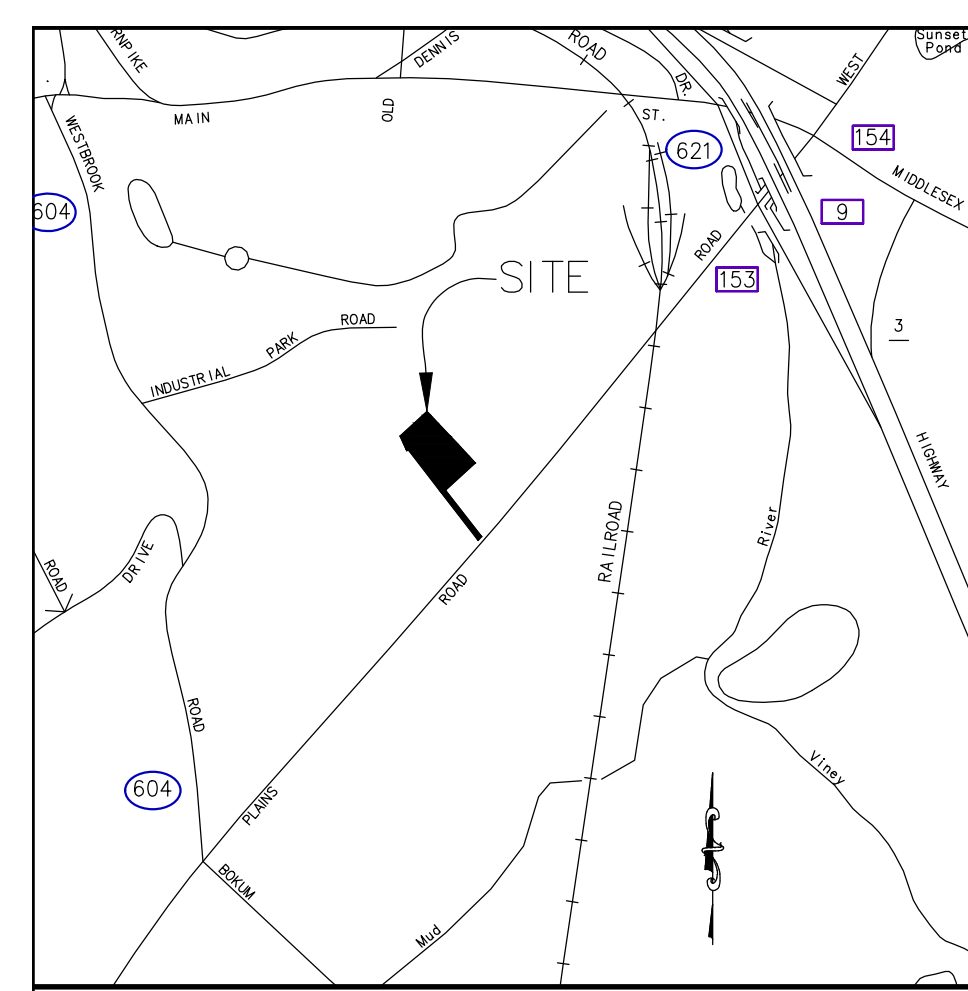


DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	



N/F STRAND PROPERTIES LLC
VOL. 325 PAGE 677
"NO DESIGN CONFLICTS"

UNDERGROUND STORMWATER STORAGE AREA
-SEE UTILITY PLAN

LOCATION MAP
SCALE: 1"=1000'±

N/F HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

N/F BOMBACI GLORIA A
VOL. 266 PAGE 118
"NO DESIGN CONFLICTS"

N/F HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

N/F 45 PLAINS ROAD LLC
VOL. 249 PAGE 856
"NO DESIGN CONFLICTS"

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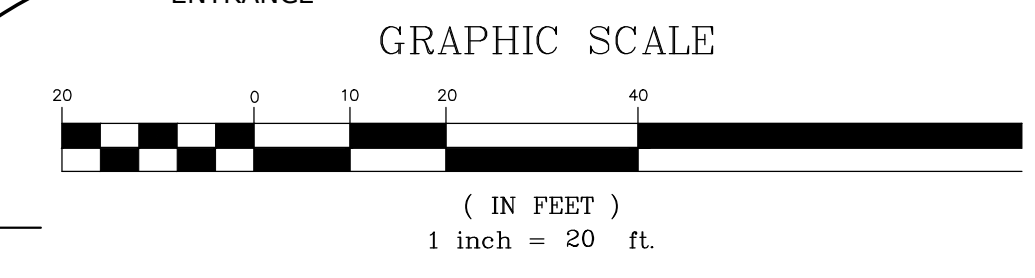
PARKING CALCULATIONS:
WAREHOUSES, WHOLESALE DISTRIBUTORS

REQUIRED:
1 SPACE PER EMPLOYEE= 30 EMPLOYEES X 1 = 30 SPACES
1 TRUCK LOADING SPACE PER 20,000 SF=20,000 SF / 14,875 SF= 1 SPACE

PROVIDED:
41 EMPLOYEE SPACES
6 TRUCK LOADING SPACES

- LEGEND**
- IRON PIPE/ROD TO BE SET
 - MON □ MONUMENT
 - IP ○ IRON PIPE/ROD
 - FP ○ FENCE POST FOUND
 - CONC. CONCRETE
 - DIST. DISTURBED
 - (PRM) PER REF MAP
 - FND FOUND
 - FF FINISHED FLOOR
 - EXIST. EXISTING
 - CL&P# 1198 ○ EXISTING UTILITY POLE
 - TH#1 ● TEST HOLE
 - 7.0 PROPOSED SPOT ELEVATION
 - 40 --- EXISTING CONTOURS
 - SF --- SILT FENCE
 - FW --- PROPOSED WATERLINE

TOWN OF ESSEX SITE DATA TABLE			
ZONE: LI LIMITED INDUSTRIAL DISTRICTS	REQUIRED	EXISTING	PROPOSED
MIN. LOT FRONTAGE	120'	25.48'	25.48'
MIN. LOT AREA	80,000 SF	87,765 SF 2.01 AC	87,765 SF 2.01 AC
LOT AREA IN LI ZONE		80,000 SF 1.84 AC	80,000 SF 1.84 AC
MAX. BUILDING COVERAGE	25%	5.9%	18.6%
		4,750 SF	14,875 SF
IMPERVIOUS COVERAGE		15.6%	64.9 %
		12,500 SF	56,960 SF
FRONT SETBACK	75'	147.7'	147.7'
SIDE SETBACK	25'	(NE) 37.9' / (SW) 78.4'	(NE) 37.9' / (SW) 30.7'
REAR SETBACK	50'	169.7'	59.8'
BUILDING HEIGHT	35'	<35'	<35'
WATER SUPPLY		PUBLIC WATER	PUBLIC WATER
SEWAGE DISPOSAL		ON SITE	ON SITE



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 EXISTING BUILDING 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.) EVERGREEN INDUSTRIAL PARK SUBDIVISION OF LAND PROPERTY OF WILLIAM K. RUTAN CONN. ROUTE 153 - PLAINS ROAD ESSEX, CONN. DATED 2-20-84 SCALE: 1"=50' BY DONALD R CARLSON

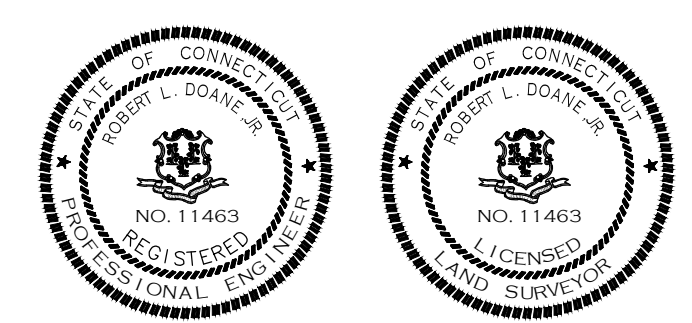
THE SUBJECT PROPERTY CONTAINS 87,763 SF 2.0 AC

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES ARE IN U.S. SURVEY FOOT. THE BASIS OF HORIZONTAL DATUM ARE CONNECTICUT GEODETIC SURVEY MONUMENTS: CGS 5009 (ESSEX) CGS 5010 (ESSEX). THEREFORE THE BEARINGS SHOWN HEREON DIFFER FROM THE BEARINGS SHOWN ON REFERENCE MAP A

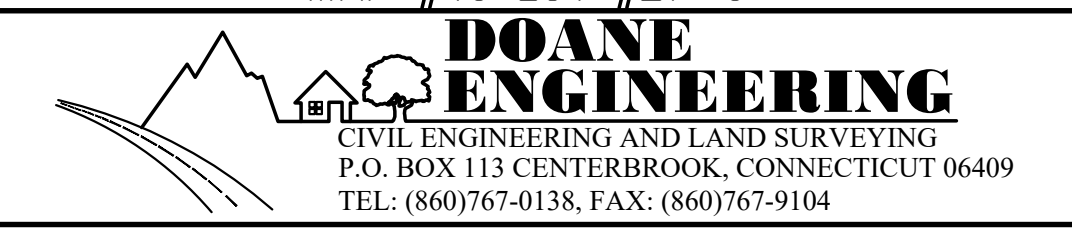
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM) SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 300, PG 448

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



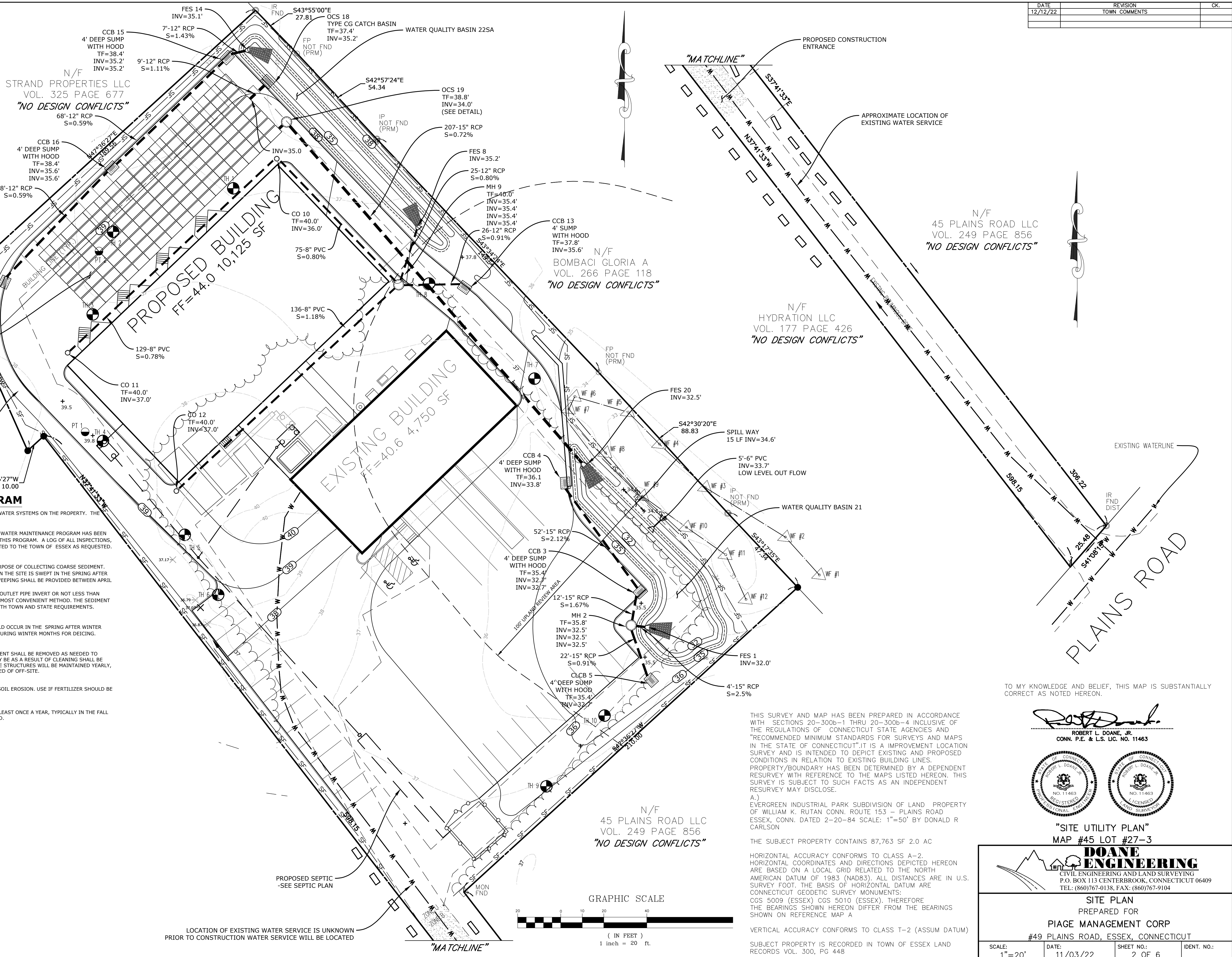
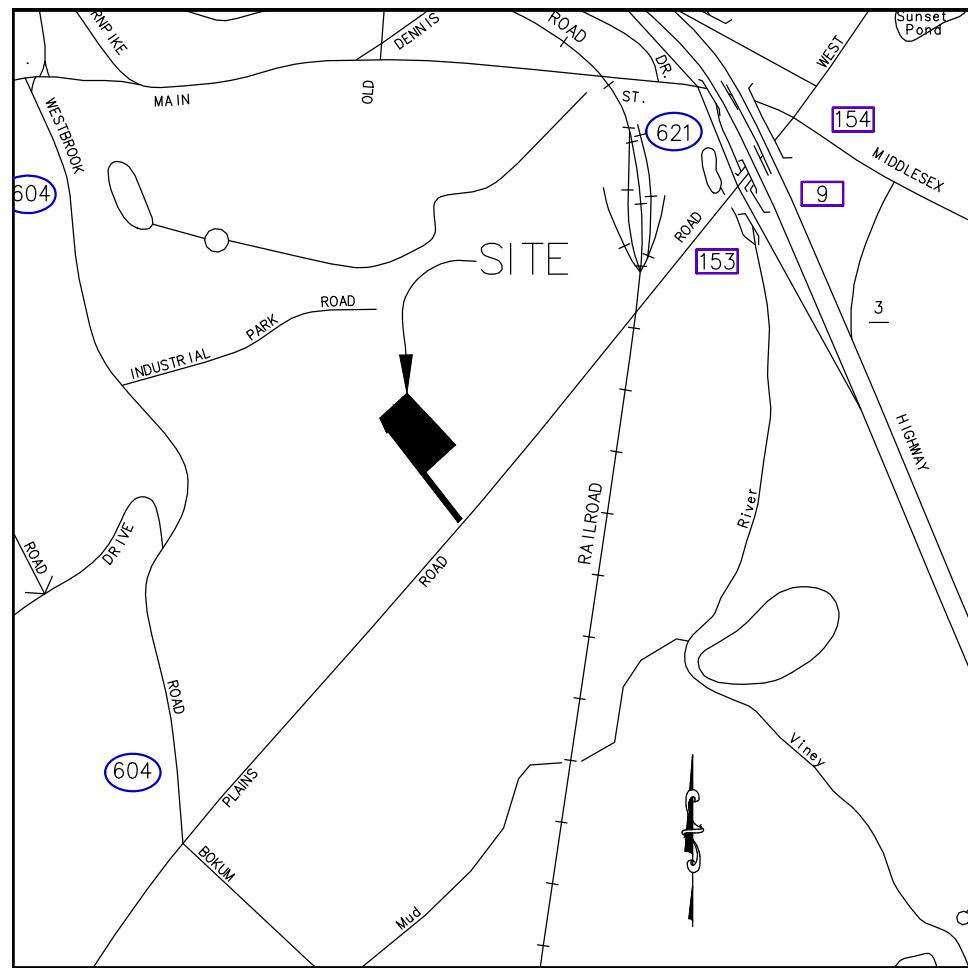
"SITE LAYOUT PLAN"
MAP #45 LOT #27-3



SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 11/03/22	SHEET NO.: 1 OF 6	IDENT. NO.:
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DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	



LOCATION MAP
SCALE: 1"=1000'±

N/F STRAND PROPERTIES LLC
VOL. 325 PAGE 677
"NO DESIGN CONFLICTS"

N/F BOMBACI GLORIA A
VOL. 266 PAGE 118
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N/F 45 PLAINS ROAD LLC
VOL. 249 PAGE 856
"NO DESIGN CONFLICTS"

N/F HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

N/F HYDRATION LLC
VOL. 177 PAGE 426
"NO DESIGN CONFLICTS"

STORM WATER MAINTENANCE PROGRAM

UPON SITE DEVELOPMENT, THERE WILL BE A NEED TO PERIODICALLY MAINTAIN STORMWATER SYSTEMS ON THE PROPERTY. THE STORMWATER SYSTEM CONSISTS OF PIPING AND CATCH BASINS.

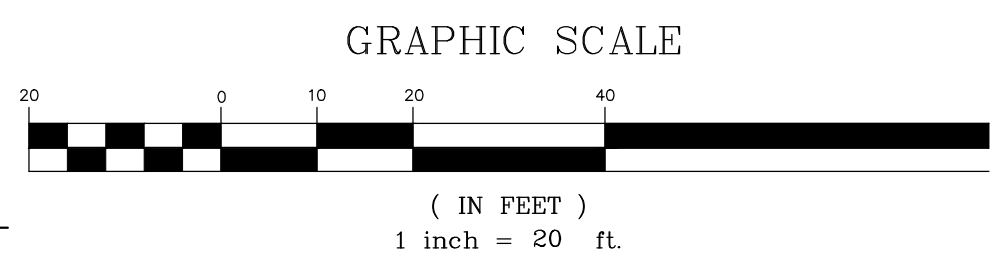
IN ORDER TO ENSURE OPTIMAL PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG OF ALL INSPECTIONS, CLEANING AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND SUBMITTED TO THE TOWN OF ESSEX AS REQUESTED.

- A. CATCH BASINS/YARD DRAINS
CATCH BASINS ARE DESIGNED WITH 4-FOOT MINIMUM DEPTH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, TYPICALLY WHEN THE SITE IS SWEEPED IN THE SPRING AFTER WINTER SANDING AND IN THE FALL AFTER ALL THE LEAVES HAVE FALLEN. SITE SWEEPING SHALL BE PROVIDED BETWEEN APRIL 15 AND MAY 15 EACH SPRING.
SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT WITH A VACUUM TRUCK IS GENERALLY THE BEST AND MOST CONVENIENT METHOD. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.
- B. PAVEMENT SWEEPING
THE PARKING AREA AND ROADWAY SHALL BE SWEEPED ANNUALLY. SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, BETWEEN APRIL 15 AND MAY 15. SALT ALTERNATIVES SHALL BE USED DURING WINTER MONTHS FOR DEICING.
- C. UNDERGROUND DETENTION SYSTEMS
UNDERGROUND DETENTION SYSTEMS SHALL BE INSPECTED QUARTERLY AND SEDIMENT SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. THESE STRUCTURES WILL BE MAINTAINED YEARLY, OR MORE FREQUENTLY AS REQUIRED. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.
- D. LAWN AND VEGETATED AREAS
VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE IF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCESSES.
- E. ROOF GUTTERS
REMOVE ACCUMULATED DEBRIS AND INSPECT FOR CLOGGING AND/OR DAMAGE AT LEAST ONCE A YEAR, TYPICALLY IN THE FALL AFTER THE LEAVES HAVE FALLEN. ANY DAMAGE SHOULD BE REPAIRED AS REQUIRED.
- F. FUEL SPILL PREVENTION
A SPILL KIT WILL BE KEPT ON SITE TO HELP CLEAN UP ANY FUEL SPILLS OR LEAKS.
- G. GENERAL SITE
THE SITE WILL BE KEPT FREE OF ANY LOSE TRASH OR DERBIES.

LEGEND

- IRON PIPE/ROD TO BE SET
- MON □ MONUMENT
- IP ○ IRON PIPE/ROD
- FP ○ FENCE POST FOUND
- CONC. CONCRETE
- DIST. DISTURBED
- (PRM) PER REF MAP
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- CL&P# 1198 ○ EXISTING UTILITY POLE
- TH#1 ○ TEST HOLE
- 7.0' □ PROPOSED SPOT ELEVATION
- - - 40' - - - EXISTING CONTOURS
- - - SF - - - SILT FENCE
- - - FW - - - PROPOSED WATERLINE

LOCATION OF EXISTING WATER SERVICE IS UNKNOWN
PRIOR TO CONSTRUCTION WATER SERVICE WILL BE LOCATED



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 EXISTING BUILDING 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.

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VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)

SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 300, PG 448

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

Robert L. Doane, Jr.
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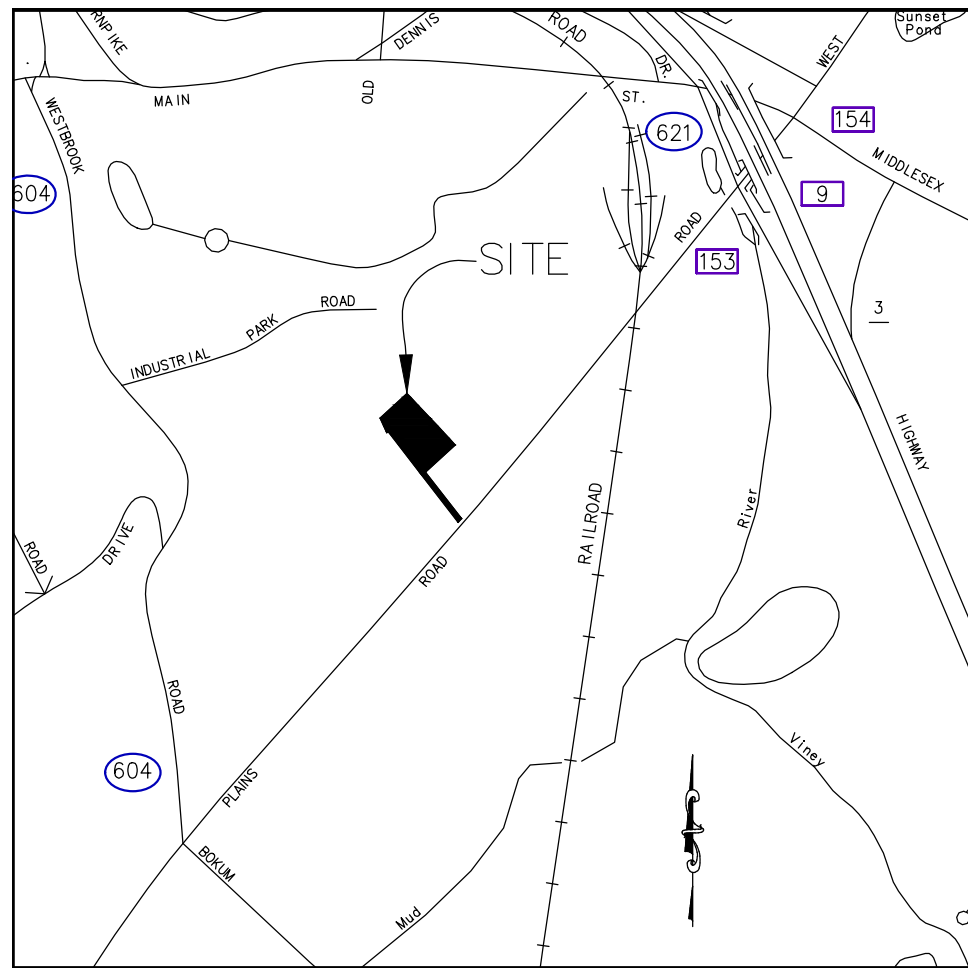
"SITE UTILITY PLAN"
MAP #45 LOT #27-3



SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE: 1"=20'	DATE: 11/03/22	SHEET NO.: 2 OF 6	IDENT. NO.:
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DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	



LOCATION MAP
SCALE: 1"=1000'±

N/F
STRAND PROPERTIES LLC
VOL. 325 PAGE 677
"NO DESIGN CONFLICTS"

N/F
BOMBACI GLORIA A
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VOL. 177 PAGE 426
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N/F
45 PLAINS ROAD LLC
VOL. 249 PAGE 856
"NO DESIGN CONFLICTS"

SANITARY SYSTEM DESIGN CRITERIA:

DESIGN FLOW = 450 GPD (BASED ON WATER USAGE DATA)

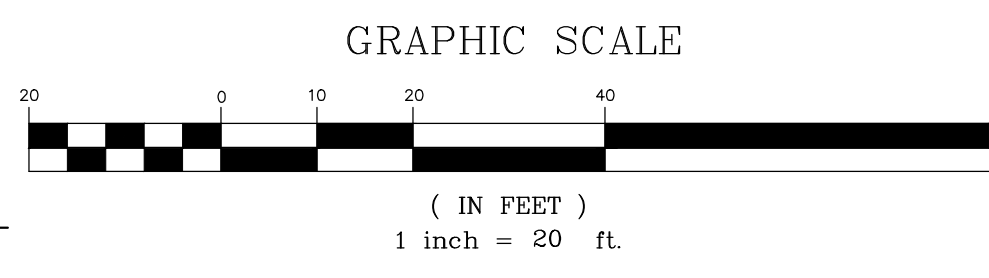
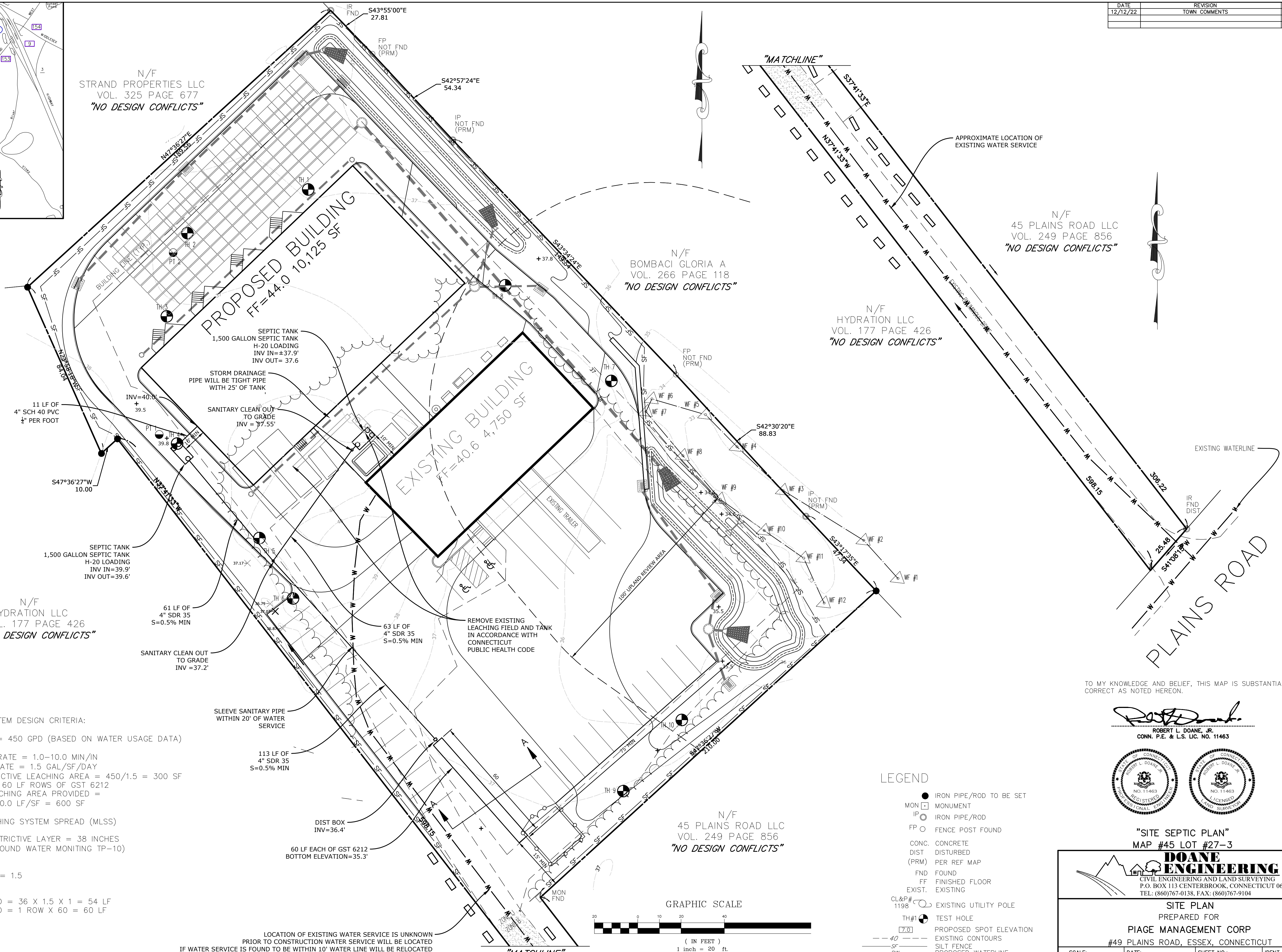
PERCOLATION RATE = 1.0-10.0 MIN/IN
APPLICATION RATE = 1.5 GAL/SF/DAY
REQUIRED EFFECTIVE LEACHING AREA = 450/1.5 = 300 SF
PROVIDED 1 - 60 LF ROWS OF GST 6212
EFFECTIVE LEACHING AREA PROVIDED = 1 X 60 LF X 10.0 LF/SF = 600 SF

MINIMUM LEACHING SYSTEM SPREAD (MLSS)

DEPTH TO RESTRICTIVE LAYER = 38 INCHES
(BASED ON GROUND WATER MONITING TP-10)
SLOPE = 1.0 %
HF = 36
FF = 450/300 = 1.5
PF = 1

MLSS REQUIRED = 36 X 1.5 X 1 = 54 LF
MLSS PROVIDED = 1 ROW X 60 = 60 LF

LOCATION OF EXISTING WATER SERVICE IS UNKNOWN
PRIOR TO CONSTRUCTION WATER SERVICE WILL BE LOCATED
IF WATER SERVICE IS FOUND TO BE WITHIN 10' WATER LINE WILL BE RELOCATED

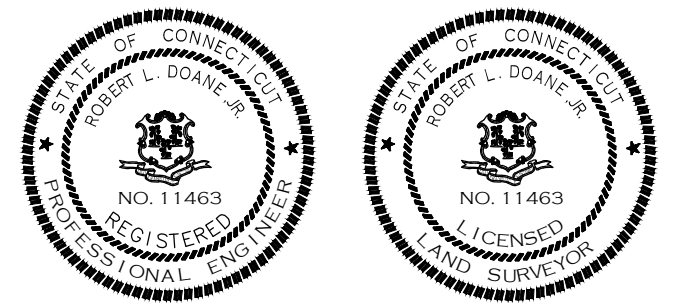


LEGEND

- IRON PIPE/ROD TO BE SET
- MON □ MONUMENT
- IP ○ IRON PIPE/ROD
- FP ○ FENCE POST FOUND
- CONC. CONCRETE
- DIST DISTURBED
- (PRM) PER REF MAP
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- CL&P# 1198 ○ EXISTING UTILITY POLE
- TH#1 ⊕ TEST HOLE
- 7.0 PROPOSED SPOT ELEVATION
- - - EXISTING CONTOURS
- SF SILT FENCE
- PW PROPOSED WATERLINE

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



"SITE SEPTIC PLAN"
MAP #45 LOT #27-3



SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
1"=20'	11/03/22	3 OF 6	

DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	

I. GENERAL:

- IT IS ANTICIPATED THAT CONSTRUCTION WILL OCCUR IN SPRING 2023 WITH PERMANENT SEEDING ACCOMPLISHED BETWEEN AUG. 15TH AND OCT. 15TH OF 2023.
- IT IS ANTICIPATED THAT THE SITE WILL BE STABILIZED BY OCT. 15, 2023.
- THE CONTRACTOR, TO BE DETERMINED, WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED TO MINIMIZE EROSION AND SEDIMENTATION IN ACCORDANCE WITH "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
- IF DURING CONSTRUCTION, THE ENFORCEMENT OFFICER OR ENGINEER DEMS ADDITIONAL EROSION CONTROL NECESSARY, IT SHALL BE ADDED. THE CONTRACTOR SHALL MAKE ADDITIONAL SUPPLIES READILY AVAILABLE.
- ONLY THE AREAS WHICH ARE ACTIVELY BEING DEVELOPED 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.
- DISTURBED AREAS SHALL BE STABILIZED AS QUICKLY AS POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACCOMPLISHED.

II. CONSTRUCTION SEQUENCE:

- THE SEQUENCE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL, SITE IMPROVEMENTS, GRADING AND SITE STABILIZATION SHALL BE AS FOLLOWS:
 - NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO CONSTRUCTION.
 - STAKE CLEARING LIMITS AND REVIEW WITH TOWN ENFORCEMENT OFFICER TOWN ENGINEER, PROJECT ENGINEER AND CONTRACTOR AT PRE-CONSTRUCTION CONFERENCE
 - CONSTRUCT TEMPORARY CONSTRUCTION PAD AT THE DRIVEWAY ENTRANCE UNTIL THE PROPOSED ENTRANCE IS ESTABLISHED.
 - CLEAR TREES AND BRUSH FROM AREA TO BE GRADED.
 - INSTALL SILT FENCE BARRIER WHERE SHOWN ON THE DRAWINGS AND AS INDICATED IN THE DETAIL. BACK SILT FENCE BARRIER WITH HAY BALES WHERE SHOWN ON THE DRAWINGS AND AS INDICATED IN THE DETAIL.
 - FIELD STAKE BUILDING AND AREAS TO BE PAVED.
 - REMOVE ALL STUMPS, TOPSOIL AND DELETERIOUS MATERIALS FROM THE AREA TO BE DEVELOPED.
 - STOCKPILE TOPSOIL FOR REUSE. TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
 - SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2 TO 1.
 - SURROUND STOCKPILE WITH SILT FENCE.
 - TEMPORARY SEEDING OF STOCKPILE SHALL BE COMPLETED WITHIN 15 DAYS OF ITS FORMATION IN ACCORDANCE WITH THE MEASURES OUTLINED IN ITEM V.
 - GRADE SITE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS AND DETAILS
 - HAVE LAND SURVEYOR STAKE AND OFF-SET THE FOUNDATION.
 - CONTRACTOR SHALL EXCAVATE AND POUR FOOTING.
 - LAND SURVEYOR SHALL THEN PIN THE FOOTING TO PRECISELY SET THE BUILDING CORNERS.
 - CONTRACTOR SHALL SET FORMS AND POUR WALLS.
 - LAND SURVEYOR SHALL LOCATE FOUNDATION AND PROVIDE "AS-BUILT" DRAWING TO THE TOWN, TO ACQUIRE THE NEXT PART OF THE BUILDING PERMIT.
 - AFTER APPROVAL OF "AS-BUILT" DRAWING BY THE TOWN AND PROJECT ENGINEER, CONTRACTOR MAY CONTINUE WITH CONSTRUCTION OF THE BUILDING.
 - LAND SURVEYOR SHALL STAKE SANITARY SYSTEM AND STORMWATER MANAGEMENT SYSTEM.
 - CONTRACTOR SHALL CONTACT PROJECT ENGINEER AND SANITARIAN, THEN INSTALL SANITARY SYSTEM TO THE LINES AND GRADES SHOWN ON THE PLANS IN ACCORDANCE WITH THE DETAILS AND MANUFACTURES SPECIFICATIONS
 - INSTALL STORMWATER MANAGEMENT SYSTEM TO THE LINES AND GRADES SHOWN ON THE PLANS, DETAILS AND IN ACCORDANCE WITH THE MANUFACTURES SPECIFICATIONS.
 - PLACE GRAVEL FOR DRIVES AND PARKING AREAS.
 - PAVE DRIVE AND PARKING AREAS
 - REPLACE TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS AS DESCRIBED IN THIS NARRATIVE AND IN "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
 - MAINTAIN SILT FENCE AND/OR HAY BALE EROSION CONTROL UNTIL ALL DISTURBED AREAS ARE STABILIZED.
 - LAND SURVEYOR TO COMPLETE AS-BUILT DRAWING OF STORMWATER MANAGEMENT SYSTEM. PROJECT ENGINEER WILL THEN CONFIRM STORMWATER MANAGEMENT SYSTEM IS CONSISTENT WITH THE DESIGNED INTENT AND WILL ATTENUATE THE INCREASE IN SURFACE RUNOFF.

III. SEEDING DATES:

- 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 THIS SHEET.
- TEMPORARY OR PERMANENT SEEDING SHOULD BE PERFORMED WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES.
- 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"
- 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 THIS SHEET AND "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"

IV. PERMANENT SEEDING:

- PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 5-3-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
- SITE PREPARATION:
 - 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".
 - FOR AREAS TO BE MOWED REMOVE ALL SURFACE STONES 2 INCHES OR LARGER.
 - 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:

- APPLY TOPSOIL, IF NECESSARY, IN ACCORDANCE WITH CHAPTER 5-2-2 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- APPLY FERTILIZER AND GROUND LIMESTONE ACCORDING TO SOIL TESTS CONDUCTED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY OR OTHER RELIABLE SOURCES.
- 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 A 4 TONES PER ACRE OR 200 POUNDS PER 1,000 SQUARE FEET.
- APPLY LIME AT THE RATE OF 2 TONS PER ACRE.
- 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
- INSPECT SEEDED AREA AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT FIRST GROWING SEASON.
- 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"
- 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 OUTLINED IN ITEM V.

V. TEMPORARY VEGETATIVE COVER:

- Temporary seeding shall be performed in accordance with Chapter 5-3-2 of the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control".
- Site Preparation:
 - Install necessary erosion control measures in accordance with approved plan.
 - 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".
- Seed Preparation:
 - Loosen the soil to a depth of 3-4 inches with a slightly roughened surface.
 - Apply fertilizer and ground limestone according to soil tests conducted by the University of Connecticut Soil Testing Laboratory or other reliable sources.
 - 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 4 tones per acre or 200 pounds per 1,000 square feet.
 - Apply lime at the rate of 2 tons per acre.
 - Apply seed at a minimum rate for the selected seed identified in Figure below. Increase seeding rate by 10 percent when hydroseeding.

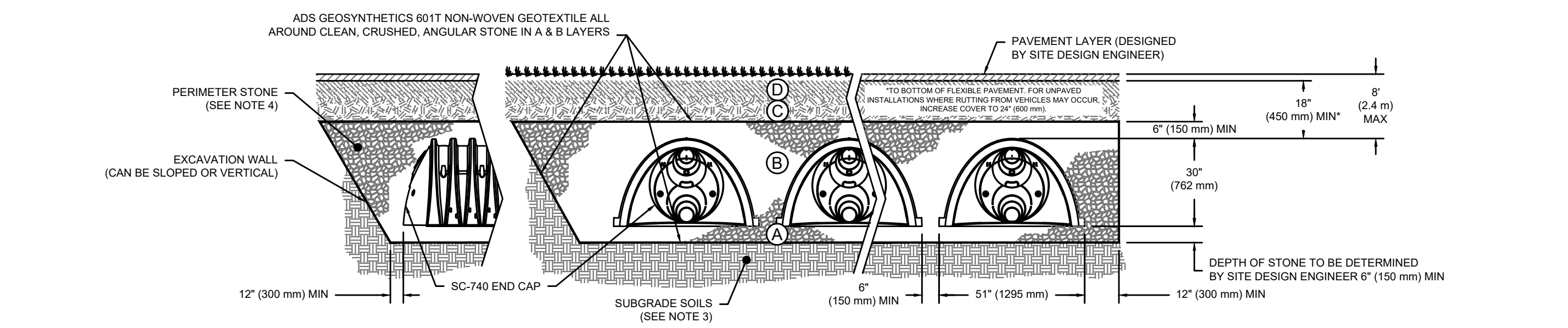
SPECIES (4)	SEEDING RATES (POUNDS)		DATE (1)	DEPTH (2) (INCHES)
	PER ACRE	PER 1,000 SF		
Annual ryegrass	40	1.0	3/1 - 6/15 8/1 - 10/15	0.5
Perennial ryegrass	40	1.0	3/15 - 7/1 8/1 - 10/15	0.5
Winter rye	120	3.0	4/15 - 7/1 8/15 - 10/15	1.0
Oats	86	2.0	3/1 - 6/15 8/1 - 9/15	1.0
Winter wheat	120	3.0	4/15 - 7/1 8/1 - 10/15	1.0
Millet	20	0.5	5/15 - 7/15 5/15 - 8/1	1.0
Sudangrass	30	0.7	5/15 - 8/15	1.0
Buckwheat	15	0.4	4/1 - 9/15	1.0
Weeping lovegrass	5	0.2	6/1 - 7/1	0.25
DOT All Purpose Mix (3)	150	3.4	3/15 - 6/17 8/15 - 10/15	.5

- May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.
- Seed at twice the indicated depth for sandy soils.
- See Permanent Seeding Figure p5-3 of the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control".
- Listed species may be used in combination to obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20 percent of that listed.
 - Temporary seedings made during optimum seeding dates shall be mulched according to the "Mulch for Seed" measures as set forth in Chapter 5-4-5 of the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control".
 - Hay, Straw, Cellulose Fiber, Tackifiers and Nettings are all acceptable types of mulches.
 - Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of .5 inches or greater for seed and mulch movement and rill erosion.
 - Continue inspections until the grasses are firmly established.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 98% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

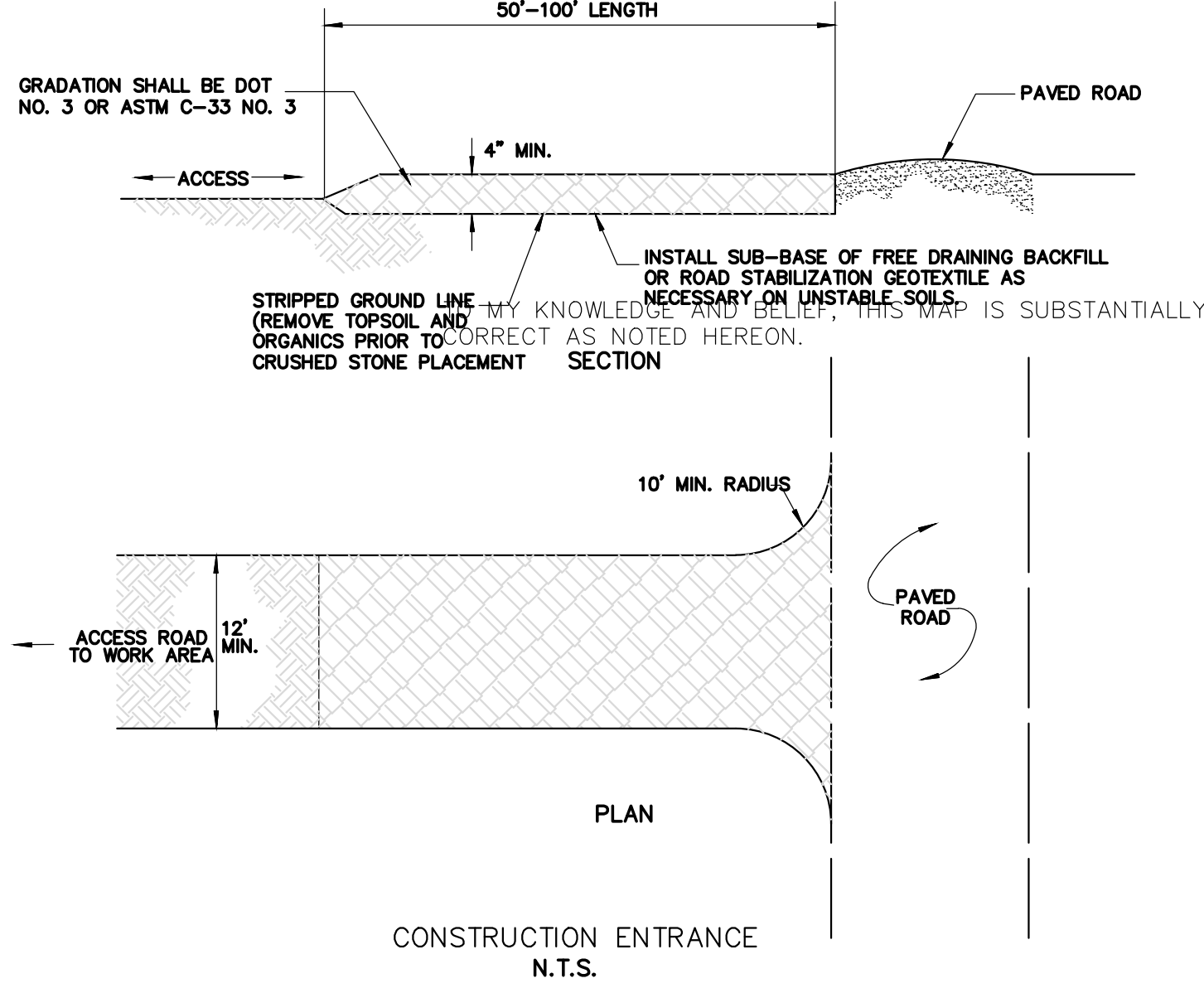
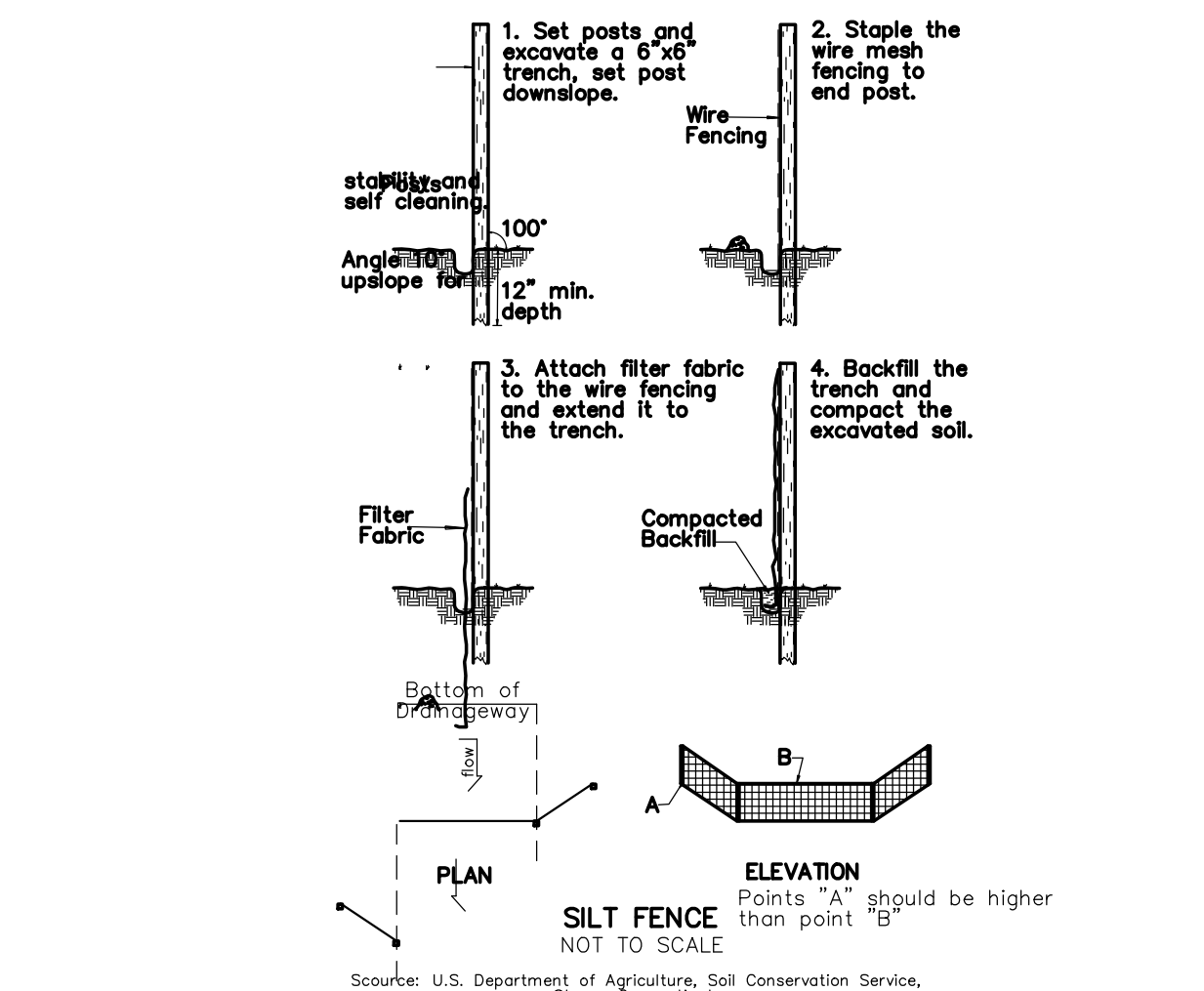
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

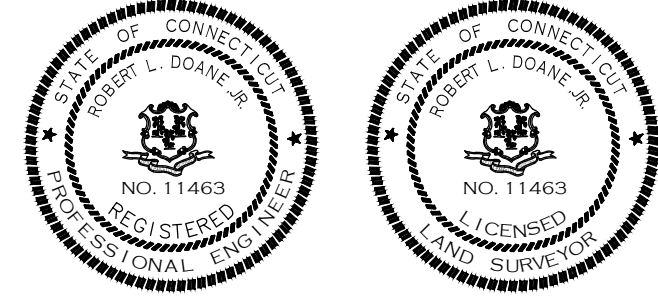
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT² AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

NOTE:
UNDERGROUND DETENTION SYSTEM WILL HAVE AN IMPERVIOUS LINER TO PREVENT INFILTRATION.



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



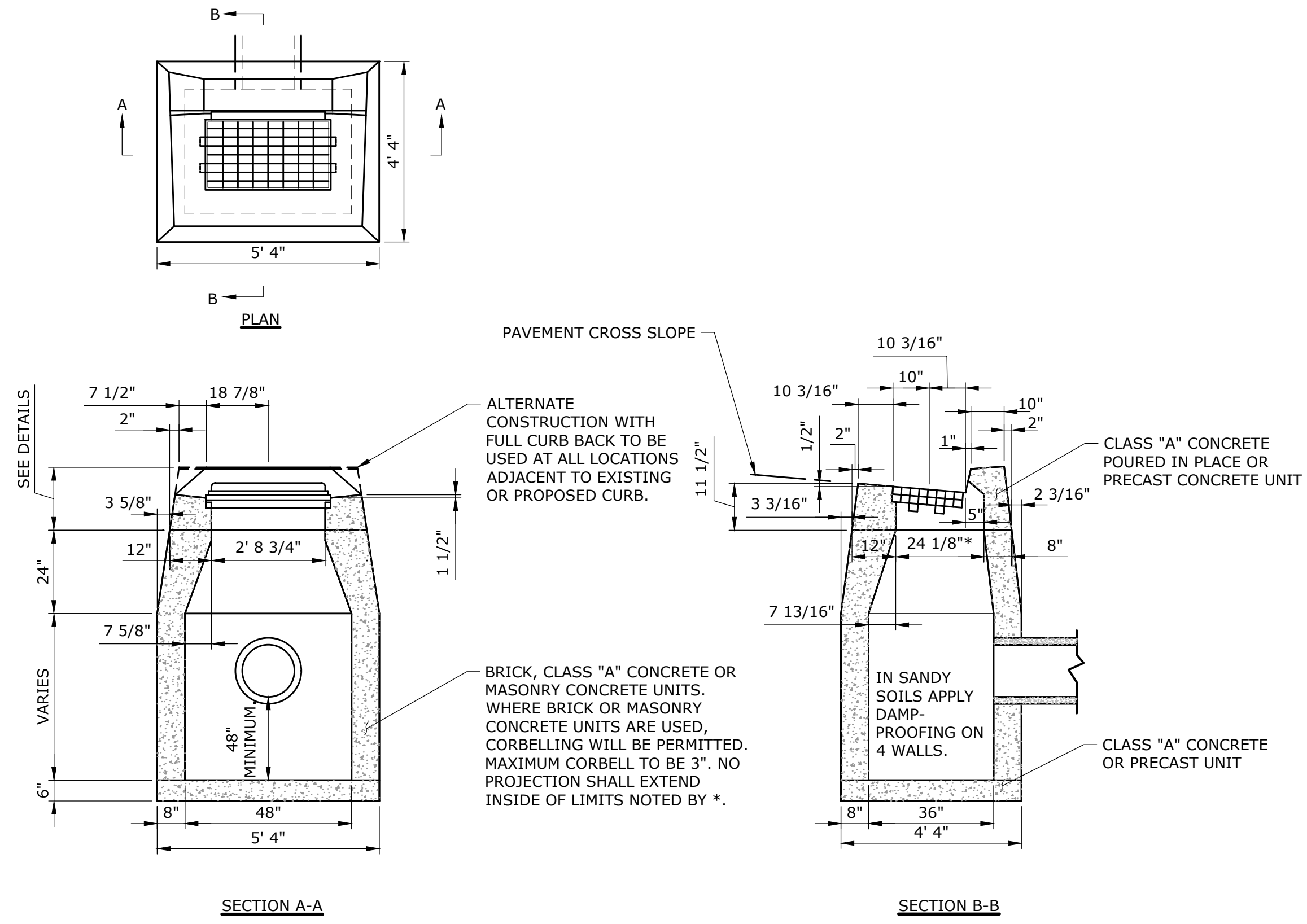
"SITE DETAILS"
MAP #45 LOT #27-3

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

SITE PLAN
PREPARED FOR
PIAGE MANAGEMENT CORP
#49 PLAINS ROAD, ESSEX, CONNECTICUT

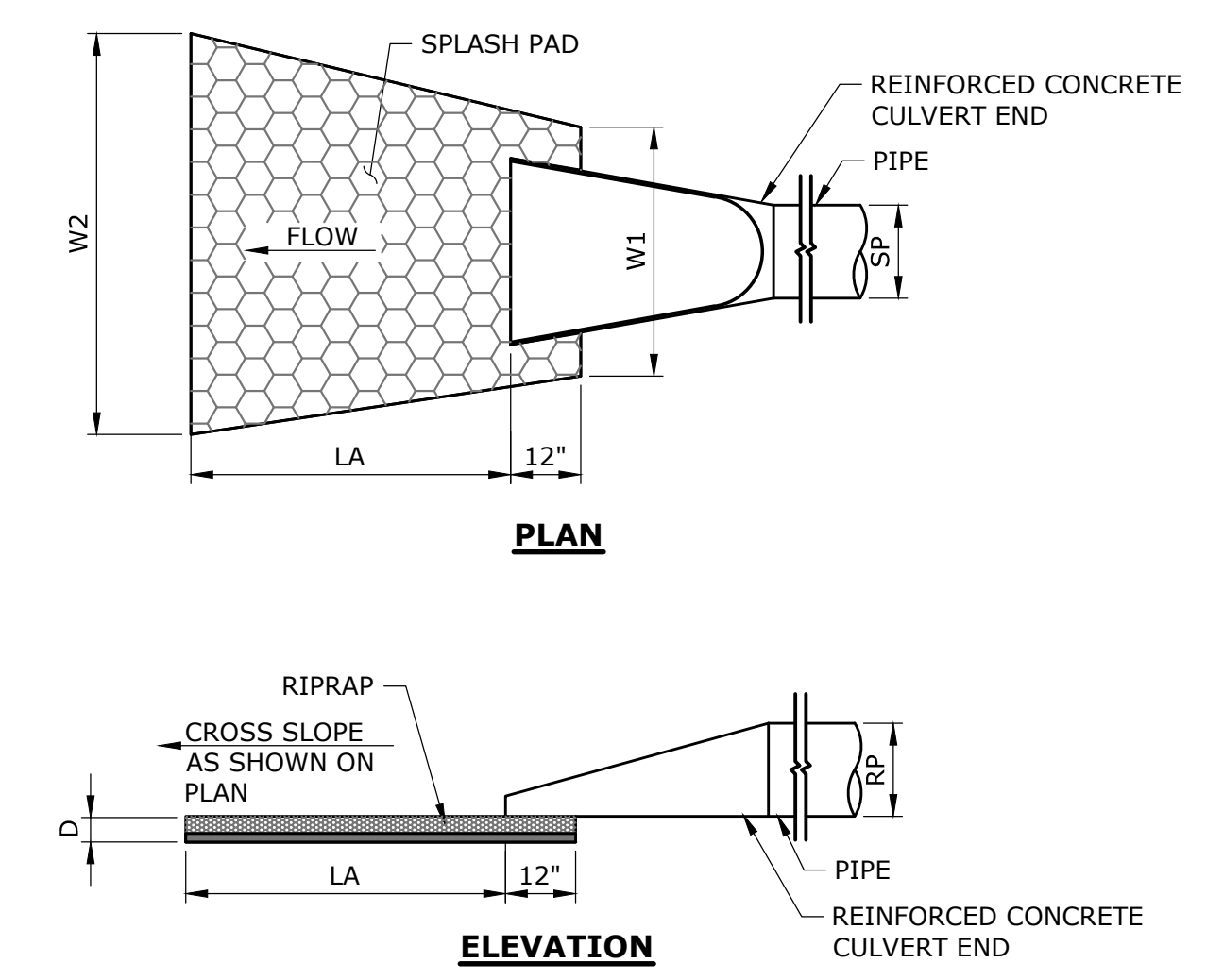
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DATE	REVISION	CK.
12/12/22	TOWN COMMENTS	



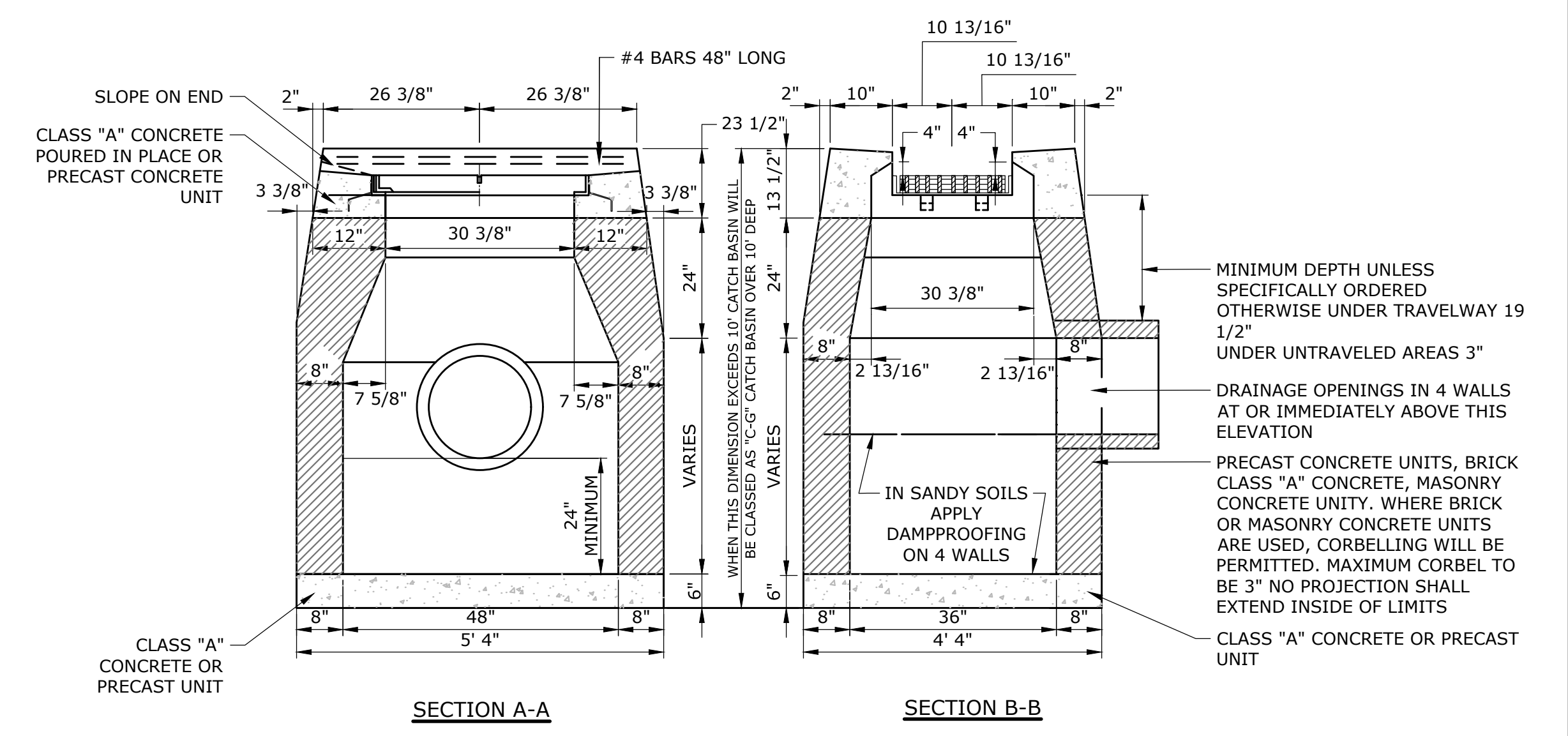
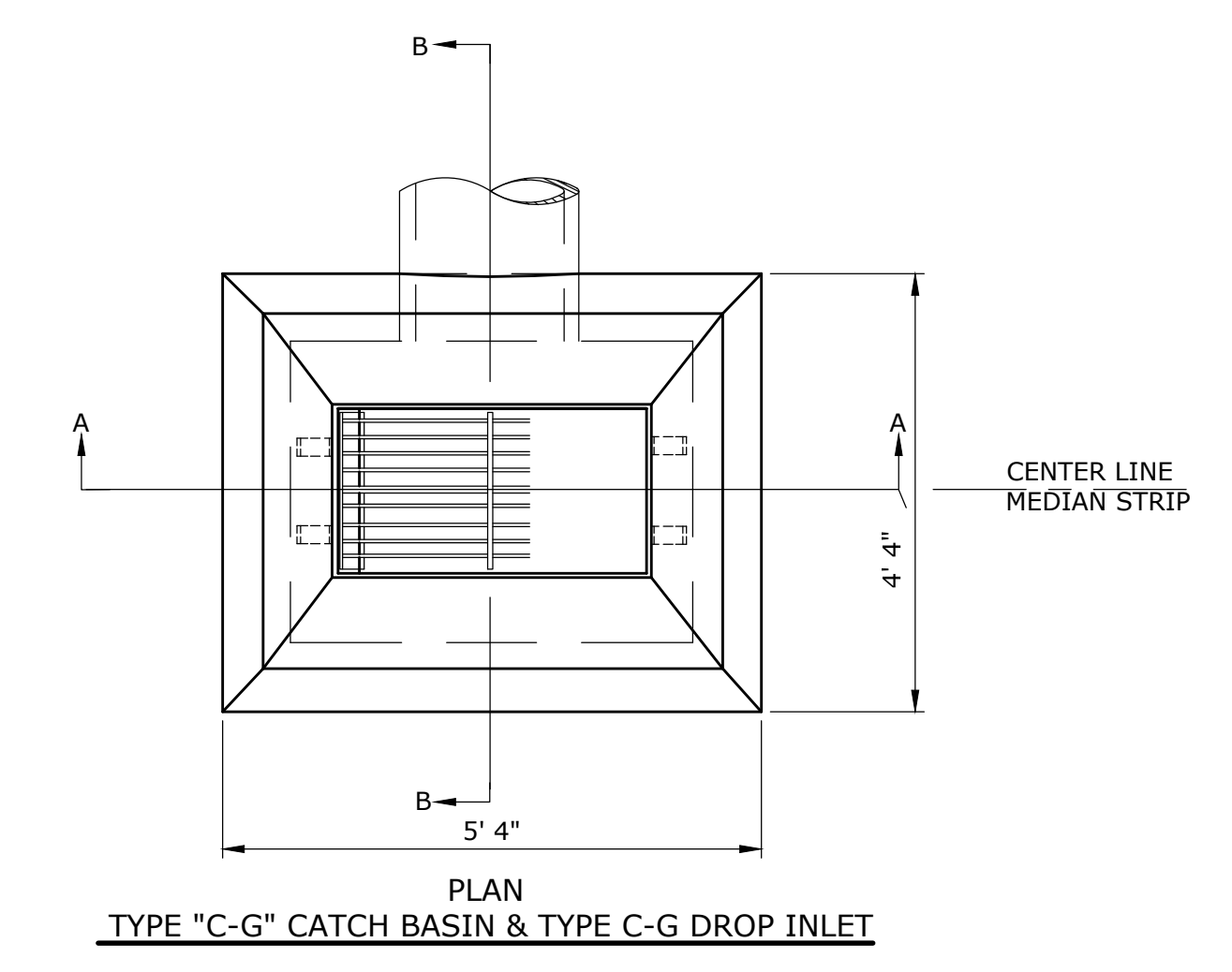
- NOTES:**
- WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT, THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
 - WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN
NOT TO SCALE



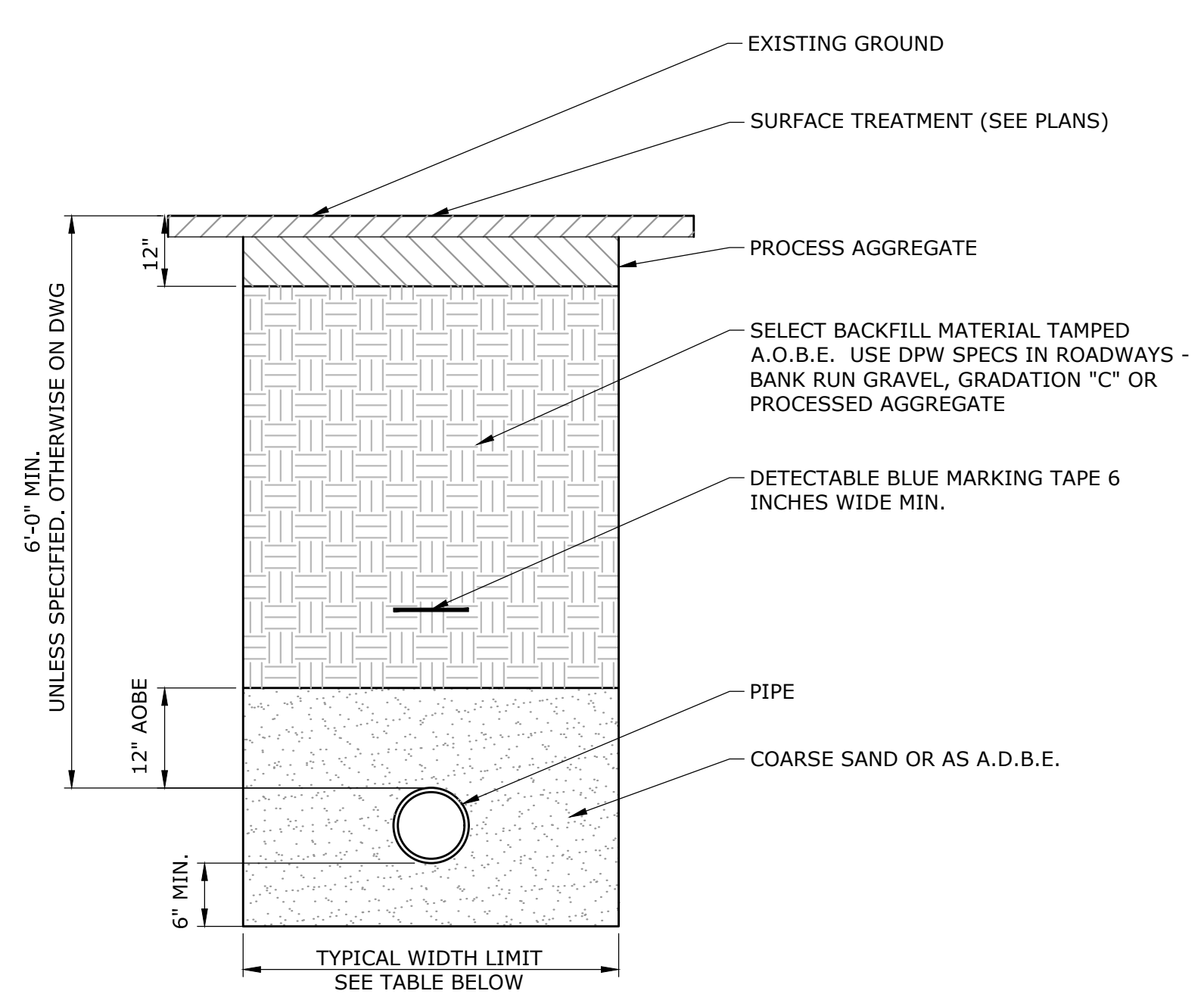
OUTLET PROTECTION ID	TYPE	SP (FT)	RP (FT)	LA (FT)	W1 (FT)	W2 (FT)	D (IN)
FES 1 FES 14	MODIFIED TYPE B	1.25	1.25	10.0	4.0	8.0	15
FES 8 FES 20	MODIFIED TYPE B	1.00	1.00	10.0	3.0	7.0	12

FLARED END WITH RIP RAP SPLASH PAD
NOT TO SCALE



- NOTES:**
- WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN
 - USE TYPE "B" GRATE WHEN STRUCTURE PLACED OUT OF ROADWAY, USE TYPE "A" GRATE WHEN PLACED IN ROADWAY

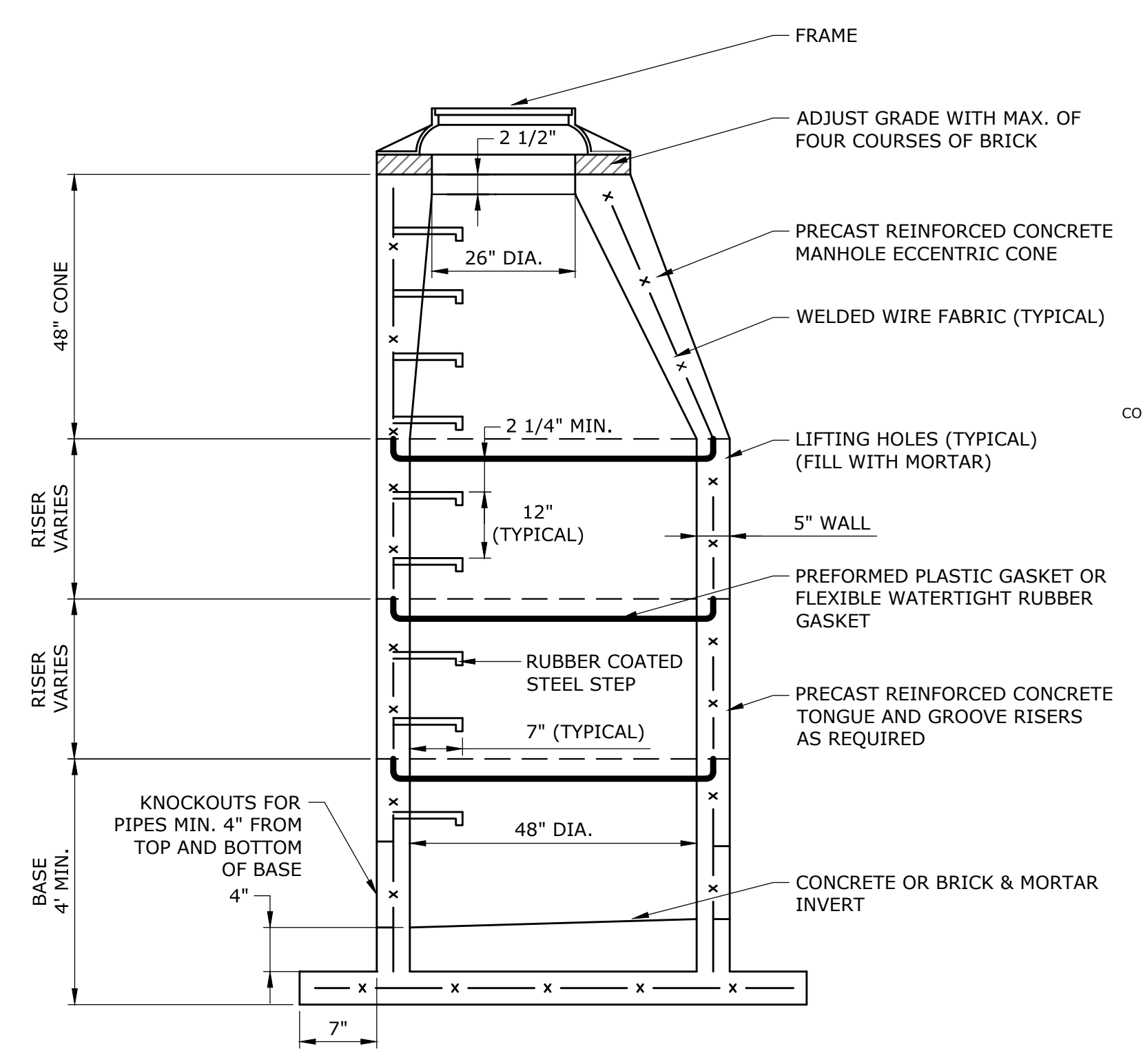
TYPE "C-G" CATCH BASIN
NOT TO SCALE



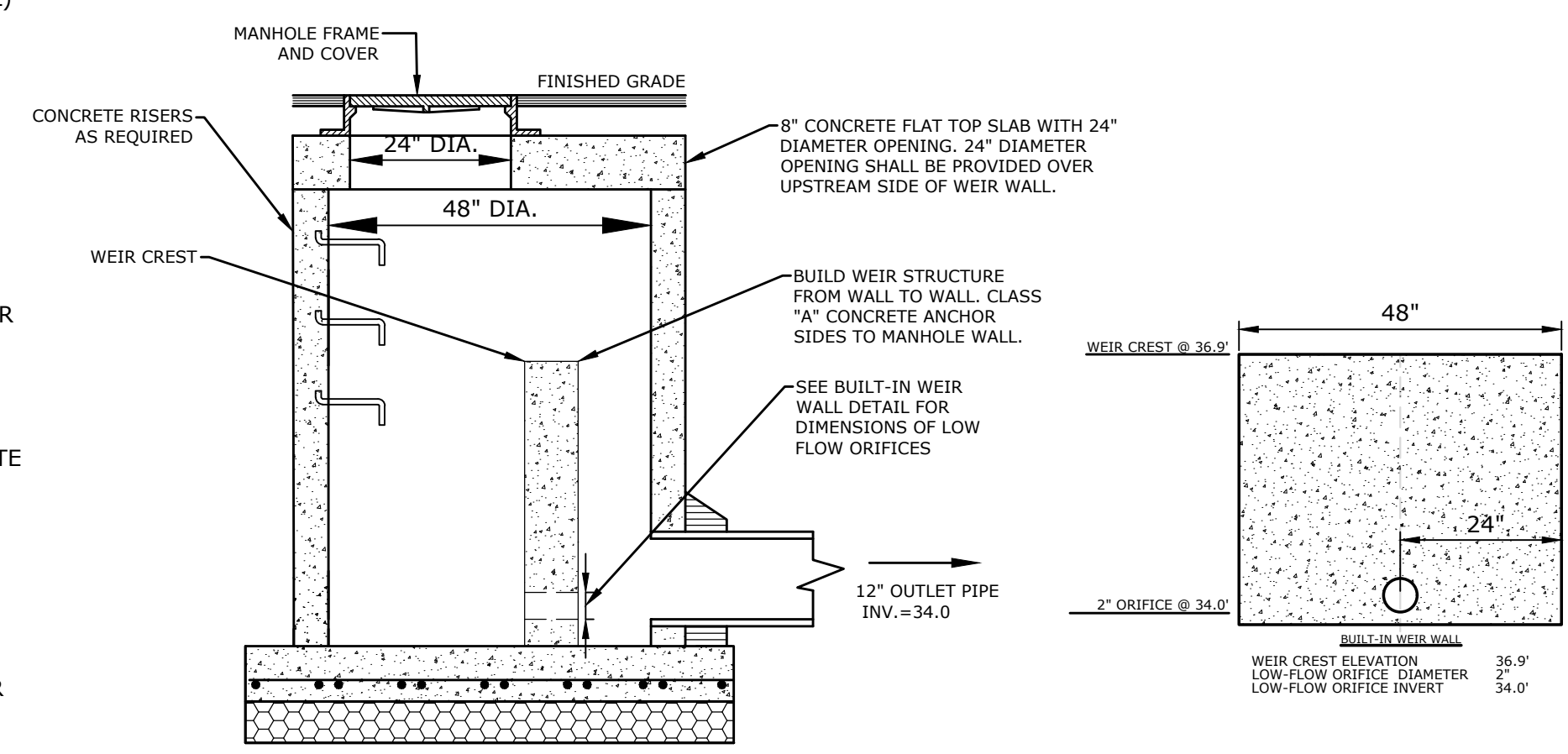
STANDARD LIMITS

PIPE SIZE	WIDTH	DEPTH
6"	3.0'	7"
8"	3.0'	7.5"
12"	3.0'	7.5"
16"	3.4'	8"
20"	3.9'	8"
24"	4.3'	8.5"
30"	4.5'	9"

UTILITY TRENCH
NOT TO SCALE



STORM MANHOLE
NOT TO SCALE

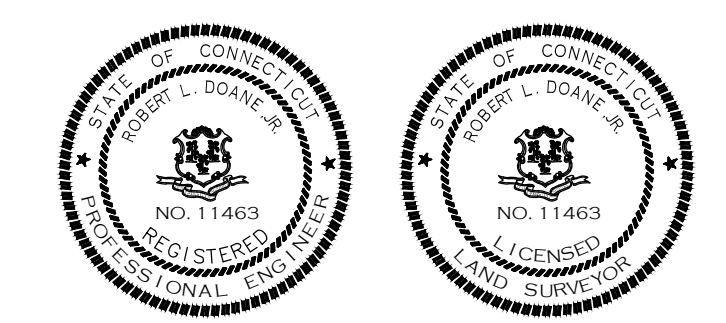


- NOTES:**
- THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD STORM MANHOLE FOR USE IN CONTROLLING THE DISCHARGE FROM THE DETENTION AREA. SEE THE MANHOLE DETAIL FOR STANDARD DIMENSIONS AND NOTES.

OUTLET CONTROL STRUCTURE FOR UNDERGROUND DETENTION SYSTEM 110
NOT TO SCALE

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

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"SITE DETAILS"
MAP #45 LOT #27-3

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SITE PLAN
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