

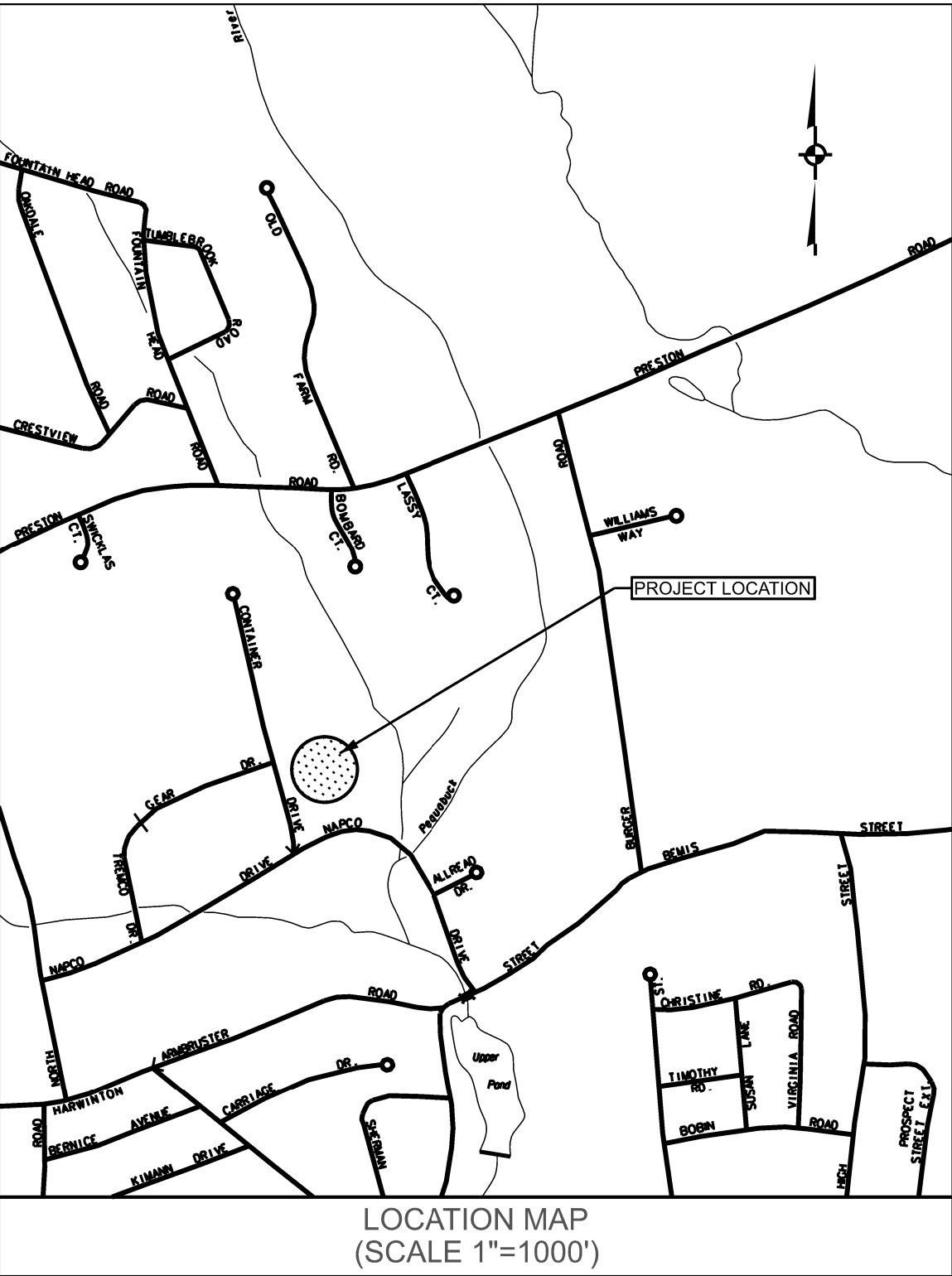
SITE PLAN

ASSESSOR'S LOT 3-22

CONTAINER DRIVE

PLYMOUTH, CONNECTICUT

JULY 1, 2025



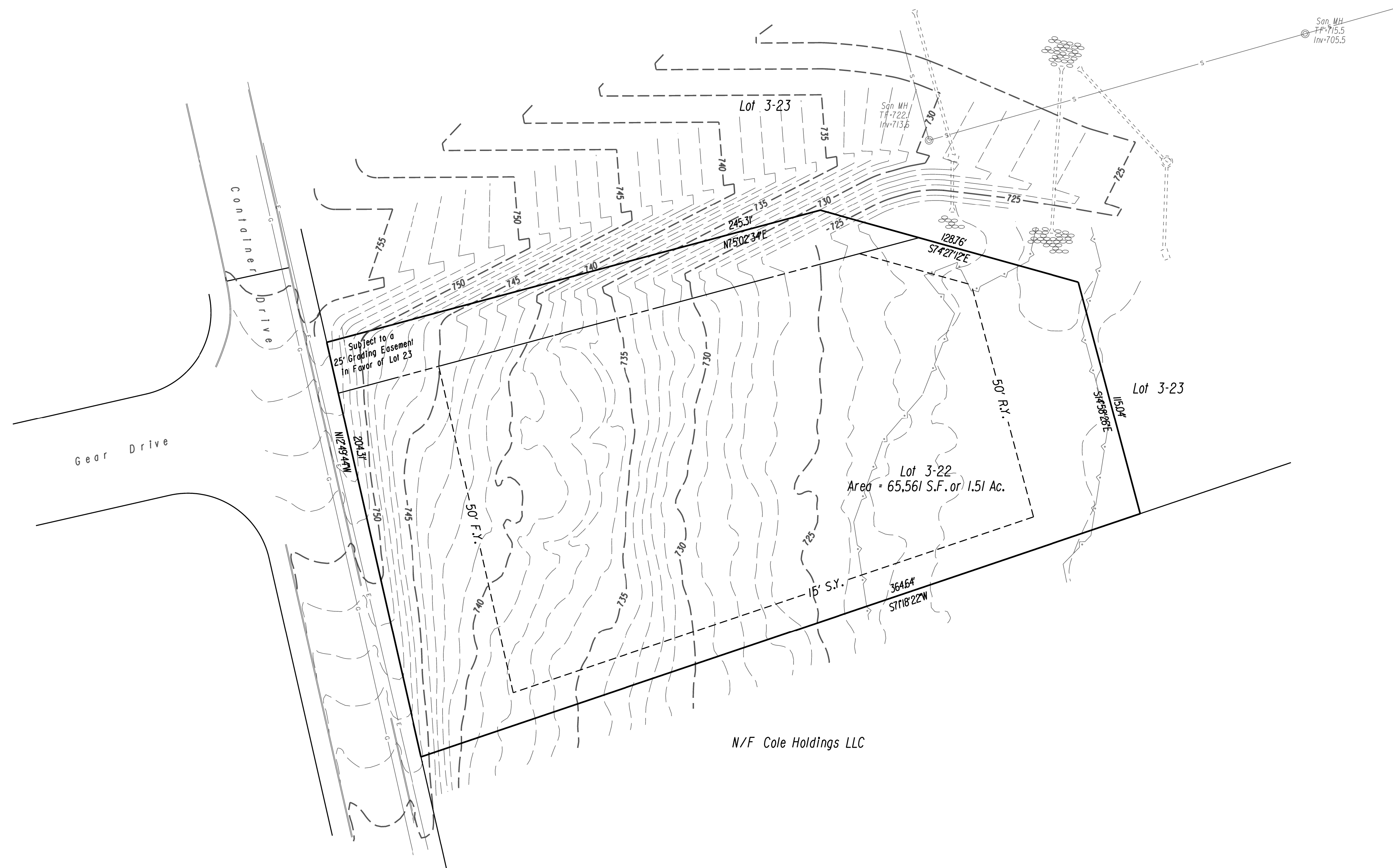
LIST OF REVISIONS		
REV.	DATE	REVISION DESCRIPTION

LEGEND	
	NORTH ARROW
	UTILITY POLE
	UTILITY POLE W/ LUMINAIRE
	MANHOLE
	CATCH BASIN
	SIGN
	GATE VALVE (TYPE AS NOTED)
	HYDRANT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB / BUSH
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	ZONING SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROX. LOCATION EXISTING WATER MAIN
	PROPOSED COPPER WATER SERVICE
	APPROX. LOCATION EXISTING SEWER MAIN
	PROPOSED 6" PVC (SDR-35) SEWER LATERAL
	APPROX. LOCATION EXISTING GAS MAIN
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED TEL / COMM. SERVICE
	PROPOSED 6" PVC ROOF LEADER CONNECTION
	PROPOSED TIMBER RAILING
	EXISTING TREE LINE
	PROPOSED TREE LINE
	CURBING (TYPE AS NOTED)
	SEDIMENTATION AND EROSION CONTROL FENCE
	PAVEMENT ARROW
	AREA WITH EROSION CONTROL MATTING
	WETLAND LIMIT
	100' UPLAND REVIEW LIMIT LINE

LIST OF DRAWINGS	
1	COVER SHEET
2	PROPERTY & TOPOGRAPHIC SURVEY
3	GENERAL NOTES
4	LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN
5	GRADING PLAN
6	DRAINAGE AND UTILITIES PLAN
7	EROSION AND SEDIMENTAION CONTROL PLAN
8-10	MISCELLANEOUS NOTES AND DETAILS
11	LANDSCAPE PLAN
12-14	LIGHTING PLAN

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1. Construction Plans for Plymouth Industrial Park Phase III, In the Town of Plymouth, Connecticut, May 7, 2000
Scale: 1"=40', Prepared by Maguire Group, Inc., One Court Street, New Britain, Connecticut

1. *This survey map may have been prepared in accordance with the Regulations of Connecticut State Agencies Sections 20-300aH 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 August 29, 2019.*
2. *Boundary Determination Category - Resurvey*
3. *Horizontal Accuracy Class - A/2*
4. *Topographic Accuracy Class - T-2*
5. *Based on Flood Insurance Rate Map, Litchfield County, Connecticut, Community Panel Number: 090138 (0001 Map Revised: November 6, 1998) the parcel lies within Zone X (Areas determined to be outside the 500-year floodplain)*
6. *Underground features have been compiled, in part, based upon information furnished by others. This information is to be considered approximate and Robert Green Associates does not take responsibility for potential errors or omissions which may have been incorporated into this plan as a result.*

		DATE: JULY 1, 2025		SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. 		 		ENGINEER SIGNATURE/BLOCK:		PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED ASSESSOR'S LOTS 3-22 CONTAINER DRIVE PLYMOUTH, CONNECTICUT		DRAWING NO. V-001	
		SCALE: SCALE IN FEET SCALE 1"=30' 0 30 60								DRAWING TITLE: PROPERTY AND TOPOGRAPHIC SURVEY		SHEET NO. 2	
REV.	DATE	REVISION DESCRIPTION											

GENERAL NOTES:

- 1) ASSESSORS MAP: 20 BLOCK: 18 LOTS: 3-22
- 2) PROPERTY ADDRESS: CONTAINER DRIVE
- 3) RECORD OWNER: TOWN OF PLYMOUTH
- 4) PREPARED FOR: Kappa LLC
- 5) LOT AREA 65,561 SF, or 1.51 ACRES (TdnH)
- 6) TOTAL AREA OF WETLANDS/WATERCOURSES ON SITE: 0.30 ACRES
AREA OF WETLANDS/WATERCOURSES TO BE DISTURBED: 0 ACRES
LINEAR FEET OF STREAM TO BE ALTERED: 0 FT
AREA OF WETLANDS/WATERCOURSES TO BE CREATED: 0 ACRES
AREA OF ACTIVITY WITHIN 100' BUFFER ZONE: 0.52 ACRES
- WETLANDS SHOWN ARE AS DEPICTED ON THE "CONSTRUCTION PLANS FOR PLYMOUTH INDUSTRIAL PARK PHASE III IN THE TOWN OF PLYMOUTH,CONNECTICUT" PREPARED BY MAGUIRE GROUP INC.
- 7) ZONE: I-2
- 8) PROPERTY SERVICED BY PUBLIC WATER AND SEWER.
- 9) EXISTING CONTOURS AT 1' INTERVALS
- 10) THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 811 PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS,ELEVATIONS,QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- 12) TECHNICAL SPECIFICATIONS ARE THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS,BRIDGES AND INCIDENTAL CONSTRUCTION (FORM 809) AND ALL LATEST SUPPLEMENTAL SPECIFICATIONS THERETO, INCLUDING ANY SPECIAL PROVISIONS.

PARKING CALCULATION:

PROPOSED USE: MANUFACTURING / OFFICE

PARKING REQUIRED: 1/750 SF.GFA OR 1/125 EMPLOYEES ON LARGEST SHIFT, WHICHEVER IS GREATER)

4,800 SF./ 750 = 6.4 SPACES

PARKING PROVIDED: 7 SPACES

DATA TABLE		
ZONE: I-2		
	REQUIRED / ALLOWED	SUBMITTED
MINIMUM LOT AREA (SQ.FT.)	40,000	65,561
MINIMUM LOT FRONTAGE (FT)	150'	204.31
MINIMUM FRONT YARD (FT)	50'	52'
MINIMUM SIDE YARD (FT)	15'	27'
MINIMUM REAR YARD (FT)	50'	247.6'
MAX.BUILDING HEIGHT (FT)	50'	See Arch.Drawings
MAX.BUILDING COVERAGE (%)	33%	7.3%
MAX.LOT COVERAGE (%)	60%	27.8%

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
2. HOLD PRECONSTRUCTION MEETING WITH THE OWNER,ENGINEER,CONTRACTOR AND APPROPRIATE TOWN STAFF. REVIEW FLAGGED CLEARING LIMITS AND DETERMINE TOPSOIL STOCKPILE AREA. (REMEMBER TO CALL BEFORE YOU DIG AT 811.
- 3.THE CONTRACTOR SHALL PROVIDE THE SOURCE AND QUALITY OF ALL FILL MATERIAL TO THE TOWN.
4. FLAG REMAINDER OF THE LIMITS OF CONSTRUCTION AND TREE PROTECTION ZONE.
5. INSTALL CONSTRUCTION ENTRANCE PAD.
6. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE EBS PLAN.
7. CUT TREES WITHIN THE DEFINED CLEARING LIMITS AND REMOVE CUT WOOD CHIP BRUSH AND SLASH,STOCKPILE CHIPS FOR FUTURE USE OR REMOVE OFF SITE.
8. REMOVE ALL ITEMS PER REMOVALS PLAN.
9. STRIP AND STOCKPILE ALL TOPSOIL THAT IS WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE AND REFERENCE STOCKPILE MANAGEMENT FOR EROSION AND SEDIMENT CONTROLS. EITHER REMOVE TREE STUMPS TO AN APPROVED DISPOSAL SITE OR CHIP IN PLACE AS INDICATED ON THE PLANS.
10. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE TOPSOIL AREA,PARKING AND DRIVEWAY AS REQUIRED AND BENCH THE BUILDING TO A SUBGRADE, ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOT-PRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES.
11. BEGIN CONSTRUCTION OF THE BUILDING.
12. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSIONS AND STONE DIKES,INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE,REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
13. INSTALL ALL UTILITIES AND DRAINAGE SYSTEMS TO WITHIN 5 FEET OF THE BUILDING OR AS OTHERWISE MODIFIED BY THE DESIGN ENGINEER TO ADJUST FOR UNFORESEEN SITE CONDITIONS.
14. PREPARE SUB-BASE,SLOPES,PARKING AREAS,SHOULDER AREAS,ACCESS DRIVES AND ANY OTHER DISTURBANCE FOR FINAL GRADING.
15. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
16. PLACE TOPSOIL WHERE REQUIRED,COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
17. FINE GRADE,RAKE,SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
18. UPON SUBSTANTIAL COMPLETION OF THE BUILDING,COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS,INSTALL FIRST COURSE OF PAVING.
19. WHEN ALL OTHER WORK HAS BEEN COMPLETED,REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
20. INSTALL FINAL COURSE OF PAVEMENT.
21. AFTER THE SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

1. ALL DRAINAGE SHOULD BE INSPECTED TWO TIMES PER YEAR AND SEDIMENT REMOVED WHEN IT EXTENDS TO WITHIN 12 INCHES OF THE OUTLET PIPE INVERT,NOT LESS THAN ONCE PER YEAR,THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.
2. ALL PAVED AREAS SHALL BE SWEEPED TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING, AFTER WINTER SANDING, AND IN THE FALL AFTER ALL LEAVES HAVE FALLEN.
3. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND APPLIED USING PRUDENT APPLICATION PROCEDURES.(USE ONLY ORGANIC FERTILIZER)
4. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1/2 " OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.

REMOVAL NOTES:

1. ANY SITE FEATURE NOT LABELED AS BEING REMOVED,REPLACED,ETC.IS INTENDED TO REMAIN.
2. EXISTING ABOVE AND BELOW GROUND UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. DURING THE PRECONSTRUCTION MEETING,THE CONTRACTOR,ENGINEER AND TOWN SHALL DETERMINE A SUITABLE LOCATION FOR THE TOPSOIL STOCKPILE.

SIGNING AND PAVEMENT MARKING NOTES:

1. SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO MUTCD OR CONNODT STANDARDS AS DEPICTED.
2. SIGNS SHALL BE INSTALLED WITH A BREAKAWAY FEATURE.
3. ALL PAVEMENT MARKINGS SHALL BE EPOXY RESIN.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2% IN ANY DIRECTION.
2. ALL ACCESSIBLE EGRESSES SHALL BE FLUSH WITH THE ADJOINING MATERIAL UNLESS OTHERWISE NOTED ON THE PLANS.
3. WALKWAYS ALONG ACCESSIBLE ROUTES ARE NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS SLOPE UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS.
4. ALL RAMPS SHALL NOT EXCEED 1:12 OR 2% CROSS PITCH.

UTILITY AND DRAINAGE NOTES:

1. TOP OF FRAME ELEVATIONS SHOWN ON THESE PLANS REFLECT THE 2" STANDARD DEPRESSION FROM GUTTER LINE FOR TYPE "C" CATCH BASINS.
2. ALL CATCH BASINS SHALL HAVE A 2FT SUMP UNLESS OTHERWISE NOTED ON THE PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES REGARDING A FINAL DESIGN, MEANS OF CONSTRUCTION AND AN EXACT LOCATION AND SIZE OF THE UTILITY PRIOR TO THE START OF CONSTRUCTION.
4. ALL PROPOSED UTILITY SERVICES ARE TO BE UNDERGROUND.
5. SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "TOWN OF PLYMOUTH WATER POLLUTION CONTROL AUTHORITY SANITARY SEWER REGULATIONS."
6. WHEN SEWER AND WATER ARE WITHIN 10' HORIZONTALLY,THE WATER MAIN SHALL BE LOCATED IN A SEPARATE TRENCH OR ON AN UNDISTURBED SHELF AND AT LEAST 12" HORIZONTALLY (18" RECOMMENDED), MEASURED EDGE TO EDGE AND 18" ABOVE THE TOP OF THE SEWER, MEASURED FROM CROWN TO INVERT. FINAL LOCATIONS SHALL BE APPROVED BY THE APPROPRIATE UTILITY COMPANY.
7. IF THE CONTRACTOR ENCOUNTERS UNDERGROUND DRAINAGE AND/OR UTILITIES DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS,HE/SHE SHALL CONTACT THE ENGINEER FOR EVALUATION AND AS-BUILT.

GENERAL NOTES FOR EROSION AND SEDIMENTATION CONTROL

1. THIS PLAN OF DEVELOPMENT PROPOSES EROSION CONTROL MEASURES WHICH WILL PERFORM ONE OR MORE OF THE FOLLOWING FUNCTIONS: MINIMIZATION OF SOIL EXPOSURE,CONTROL OF RUNOFF,SHIELDING OF THE SOILS AND BINDING OF THE SOILS. PROPER EROSION MANAGEMENT WILL MINIMIZE THE NEED FOR EXTENSIVE SEDIMENTATION CONTROLS.
2. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND FOR A PERIOD AFTERWARDS UNTIL ALL AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES AFTER EACH STORM EVENT (1/2" OR MORE) OR ONCE A WEEK AND IMMEDIATELY MAKE ANY CORRECTIVE ACTION REQUIRED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
5. RUNOFF SHALL ALSO BE CONTROLLED BY THE STAGING OF CONSTRUCTION ACTIVITY AND THE PRESERVATION OF NATURAL VEGETATION WHENEVER POSSIBLE.
6. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. THE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS,TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED OR AN APPROVED EQUAL.
- A) SEED,BED PREPARATION:
· REMOVE STONES LARGER THAN 2"
· APPLY LIMESTONE AT 500 / 1000 S.F.
· WORK LINE AND FERTILIZER INTO SOIL
- B) SEED APPLICATION:
· APPLY GRASS MIXTURE BY HAND OR CYCLONE SEEDER,LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. OPTIMAL SEEDING SEASON IS BETWEEN MARCH 15TH AND JUNE 30TH OR BETWEEN AUGUST 15TH AND OCTOBER 30TH.
· IF SEEDING CAN NOT BE DONE DURING THESE TIMES,REPEAT MULCHING PROCEDURE STATED BELOW UNTIL SEEDING CAN TAKE PLACE.
- C) SEED MIX: (SEE SITE LANDSCAPE PLAN)
- D) MULCHING:
· IMMEDIATELY FOLLOWING SEEDING,MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1-1/2 TONS / ACRE
· SPREAD MULCH BY HAND OR MULCH BLOWER.
· PUNCH MULCH INTO SOIL SURFACE WITH TRUCK MACHINE OR DISK HARROW STRAIGHT UP. MULCH MATERIAL SHOULD BE TUCKED APPROXIMATELY 2" - 3" INTO SOIL SURFACE.
- E) TREE PROTECTION:
· LIMIT CONSTRUCTION ACTIVITIES THAT MIGHT CAUSE DAMAGE TO TREES. THE AREA ADJACENT TO,AND TREES THAT ARE TO BE PROTECTED, WILL BE IDENTIFIED AND CLEARLY MARKED. EXCAVATION SHOULD NOT OCCUR WITHIN THE ROOT ZONE OF THE TREES THAT ARE TO REMAIN. IN ADDITION,RAISING OR LOWERING THE GRADE NEAR REMAINING TREES SHOULD NOT OCCUR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY EROSION AND SEDIMENTATION CONTROL MEASURES DUE TO UNFORESEEN FIELD CONDITIONS. ADDITIONAL CONTROL MEASURES MAY ALSO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE ENGINEER,ENVIRONMENTAL SUPERVISOR AND/OR TOWN ENGINEER.
8. ANY CHANGE TO THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN BY THE CONTRACTOR SHALL BE SUBMITTED BY THE CONTRACTOR IN WRITING AND APPROVED BY THE ENGINEER.
9. ANTI-TRACKING PADS SHALL BE INSTALLED WHERE CONSTRUCTION ACCESS MEETS A PAVED ACCESS POINT,OR AS DIRECTED BY THE ENGINEER.
10. STOCKPILE LOCATIONS SHALL BE DETERMINED DURING THE PRECONSTRUCTION MEETING AND PRIOR TO THE START OF CONSTRUCTION AND IF A STOCKPILE IS LOCATED OFF-SITE,THE LOCATION SHALL HAVE EROSION CONTROL MEASURES IN PLACE AND MEET ALL LOCAL REQUIREMENTS.
11. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL TO 1' VERTICAL OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS. WHERE LEDGE IS ENCOUNTERED,THE MAXIMUM CUT SLOPE MAY BE INCREASED TO 1 HORIZ.:1 VERT. A 4FT HIGH PERMANENT SAFETY FENCE (e.g.CHAIN LINK FENCE) SHALL BE ADDED TO ALL ROCK CUTS GREATER THAN 4FT HIGH.
12. ALL SLOPES OR DISTURBED AREAS (EXCEPT PAVED AREAS) ARE TO BE STABILIZED WITH 4" OF TOPSOIL AND TURF MUST BE ESTABLISHED UNLESS OTHERWISE NOTED ON THE PLANS. STABILIZATION SHALL INCLUDE INSTALLATION OF EROSION CONTROL MATTING WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
13. SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE,OR APPROVED EQUAL. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
14. TEMPORARY PERVIOUS BARRIERS,USING SILT FENCE AND HAYBALES HELD IN PLACE WITH WOODEN STAKES,SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF-SITE.
15. DAN NEMETH OR HIS DULY AUTHORIZED AGENT (203) 518-1289 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE TO THE START OF ANY CONSTRUCTION ACTIVITY.
16. DAN NEMETH OR HIS DULY AUTHORIZED AGENT (203) 518-1289 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES,INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN,NOTIFYING THE PLANNING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
17. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, AS AMENDED. AN ADDITIONAL REFERENCE IS THE 1994 CONNODT PUBLICATION "ON-SITE" MITIGATION FOR CONSTRUCTION ACTIVITIES".

EROSION AND SEDIMENTATION CONTROL MAINTENANCE REQUIREMENTS

TOPSOIL STOCKPILES:

THE SIDE SLOPES SHALL NOT EXCEED A SLOPE GREATER THAN 2:1. STOCKPILES THAT WILL NOT BE USED WITHIN 30 DAYS SHOULD BE SEEDED AND MULCHED. A SEDIMENTATION FENCE SHALL BE INSTALLED APPROX.10FT FROM THE TOE OF SLOPE.

IF THE TOPSOIL STOCKPILE LOCATION IS RELOCATED, IT SHALL BE LOCATED SO AS NOT TO OBSTRUCT THE NATURAL DRAINAGE PATTERN OF THE SITE. IT SHALL BE LOCATED AS FAR AS PRACTICAL FROM ANY WETLANDS, WATER COURSES, DRAINAGEWAYS AND STEEP SLOPES. IF THE LOCATION IS DOWNGRADIENT FROM A LONG SLOPE, DIVERT RUNOFF AROUND THE STOCKPILE.

CONSTRUCTION ENTRANCE PAD / ANTI-TRACKING PAD:

THE CONSTRUCTION ENTRANCE SHALL BE KEPT CLEAN OF ANY DEBRIS OR CONSTRUCTION MATERIALS. A PERIODIC TOP DRESSING OF STONE SHALL BE ADDED AS MAY BE REQUIRED TO KEEP THE ENTRANCE PAD WORKING EFFECTIVELY. IF A SEDIMENT SPILL OCCURS ON THE ROAD, IT SHALL BE CLEANED UP IMMEDIATELY.

SEDIMENTATION CONTROL FENCE:

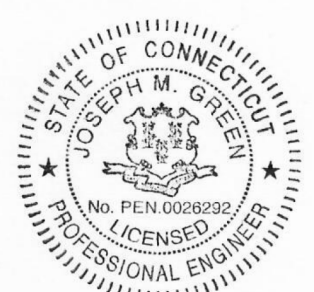
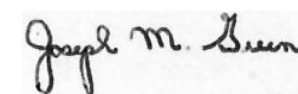
THE SEDIMENTATION CONTROL FENCE SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HRS OF A RAIN EVENT OF 0.5 INCHES OR MORE. IF A FAILURE OCCURS,REPAIR OR REPLACE THE FENCE WITHIN 24 HRS. ANY SEDIMENT DEPOSITS THAT REACH HALF THE HEIGHT OF THE FENCE SHALL BE REMOVED.

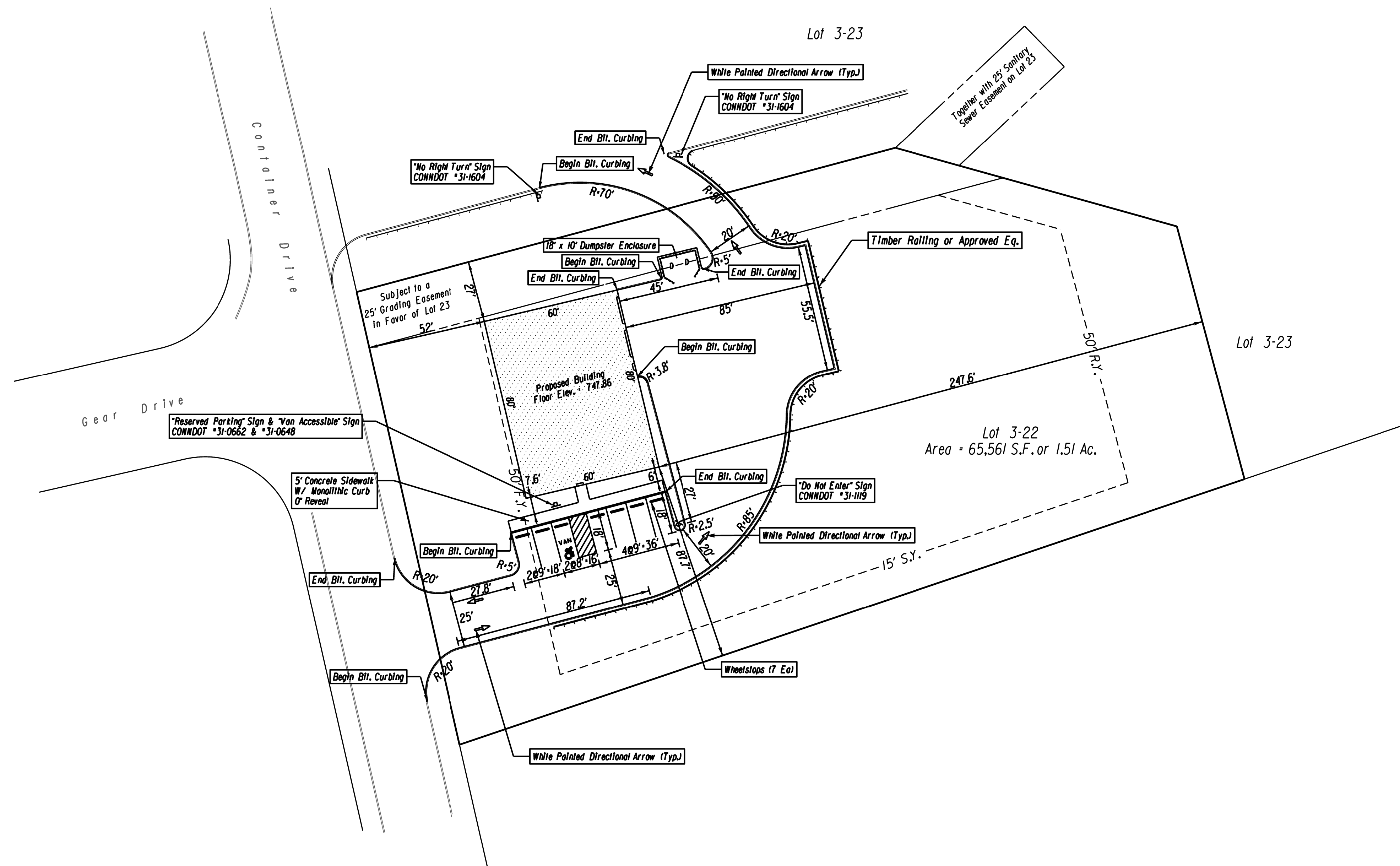
DUST CONTROL:

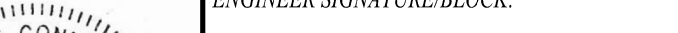
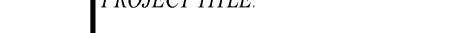
PERIODICALLY MOISTEN THE EXPOSED SOIL SURFACE TO KEEP TRAVELWAYS DAMP. AFTER THE TRAVELWAY HAS BEEN PAVED,PERIODIC SWEEPING MAY BE REQUIRED TO REMOVE DUST AND FINE MATERIALS ACCUMULATED FROM TRUCK TRAFFIC.

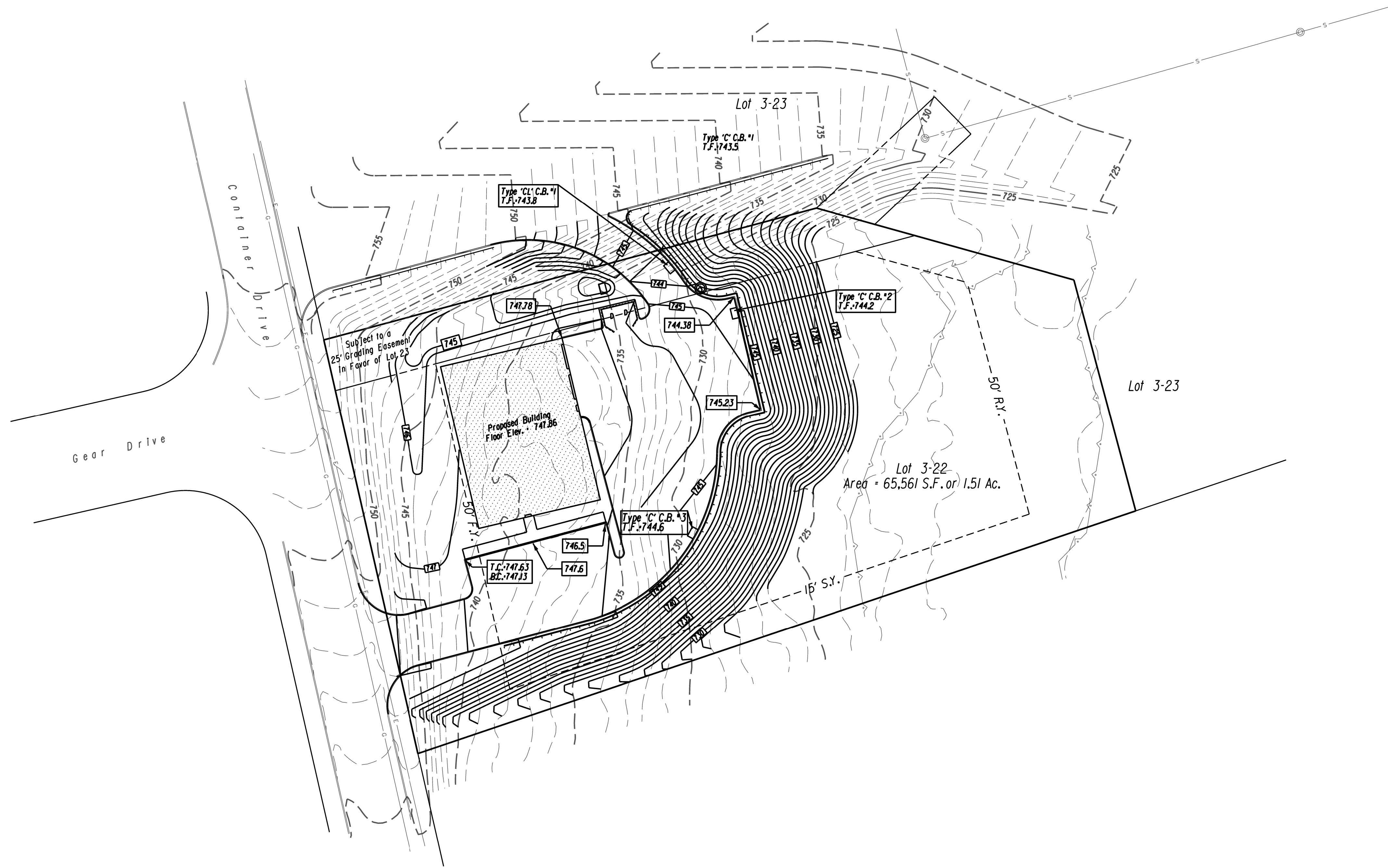
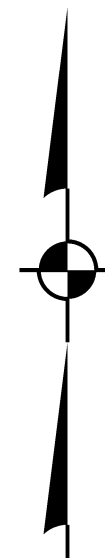
TREE PROTECTION:

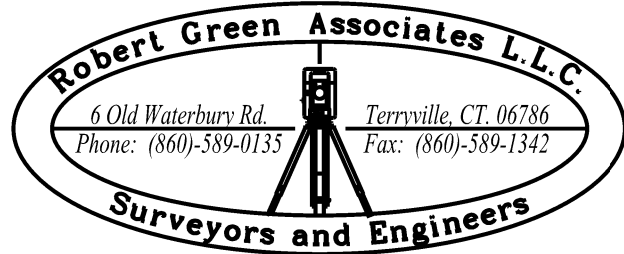
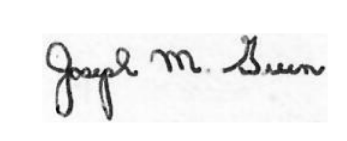
TREES TO BE PROTECTED WILL BE IDENTIFIED AND CLEARLY MARKED. CONSTRUCTION ACTIVITIES WITHIN THE ADJACENT AREA THAT MAY CAUSE DAMAGE TO THE TREE SHALL BE LIMITED AND TRUNK ARMORING PROVIDED.

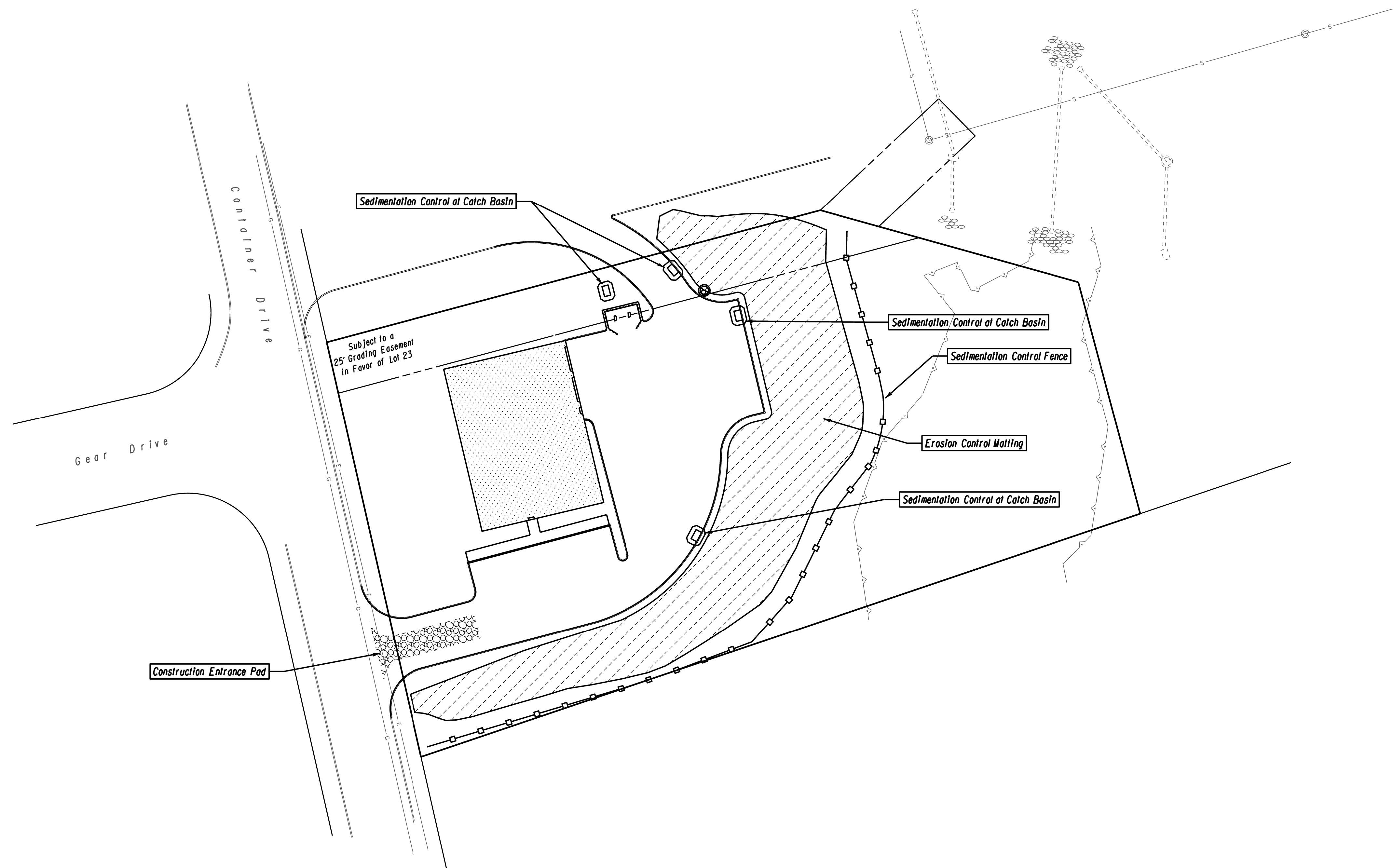
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			NOT TO SCALE						DRAWING TITLE: ASSESSOR'S LOTS 3-22 CONTAINER DRIVE PLYMOUTH, CONNECTICUT	SHEET NO. GENERAL NOTES
REV:	DATE									3
			REVISION DESCRIPTION							



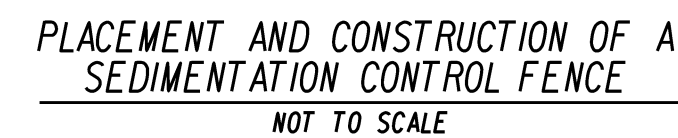
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		SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'										DRAWING TITLE: LAYOUT, SIGNS AND PAVEMENT MARKINGS PLAN		SHEET NO. 4	
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REV.	DATE	REVISION DESCRIPTION						

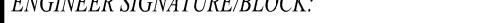


			DATE: JULY 1, 2025	SURVEYOR SIGNATURE/BLOCK: TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.			ENGINEER SIGNATURE/BLOCK: 	PROJECT TITLE: IMPROVEMENT LOCATION SURVEY-PROPOSED	DRAWING NO. E&S-001	
			SCALE: SCALE IN FEET 0 30 60 SCALE 1"=30'					ASSESSOR'S LOTS 3-22 CONTAINER DRIVE PLYMOUTH, CONNECTICUT	DRAWING TITLE: EROSION AND SEDIMENTATION CONTROL PLAN	
REV.	DATE	REVISION DESCRIPTION								SHEET NO. 7



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A (15cm) DEPTH OF (15cm) WIDE RECPs WITH PREPARED SOIL.
3. EXTENDED DOWN THE SLOPE PORTION OF THE TRENCH ANCHOR THE RECPs WITH A ROW OF STAPLES SPACED APPROXIMATELY (12-13cm) APART IN THE BOTTOM OF THE TRENCH. EACH STAPLE SHOULD BE PLACED AT THE TRENCH AFTER STAPLING AN RECP TO THE COMPACTED SOIL AND FOLD THE REMAINING PORTION DOWN THE SLOPE.
4. COVER THE REMAINING PORTION OF THE SEED AND COMPACTED SOIL SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES SPACED APPROXIMATELY (12-13cm) APART ACROSS THE WIDTH OF THE RECPs.
5. ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE RECPs MUST BE LAYED UNLITHTH WITH THE STAPLES AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY THE STAPLES AND NOT AT THE APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
6. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY (1-1.5" (2-5cm) APART) DEPENDING ON THE RECPs TYPE.
7. CONSEQUENT RECPs SPACED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE (1" (2.5cm) OVERLAP) BETWEEN EACH RECP. RECPs MUST BE STAPLED APPROXIMATELY (12-13cm) APART ACROSS THE RECPs WIDTH.

*NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE
OR STAKE LENGTHS GREATER THAN 6'(15cm) MAY
BE NECESSARY TO PROPERLY SECURE THE RECPs.

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REV.	DATE			SCALE: AS NOTED									DRAWING TITLE:	SHEET NO.
													MISCELLANEOUS NOTES AND DETAILS	8

1. PREMOULDED WASTEPAN JOINTS SHALL BE PLACED AT MATCH JOINTS AND AT 20'-0" INTERVALS FOR CONTINUOUS POURS. JOINTS SHALL BE FULL DEPTH OF POUR AND 1 1/2" THICK
2. DUMMY JOINTS SHALL BE INSTALLED USING A JOINTING TOOL AS DIRECTED, PERPENDICULAR TO THE EDGE AT 5'-0" ON CENTER.
3. CONCRETE SURFACE SHALL BE FINISHED WITH A WOOD FLOAT OR BY OTHER APPROVED MEANS AND A NON-SLIP LIGHT BROOM FINISH APPLIED PERPENDICULAR TO THE EDGE OF WALK.
4. OUTSIDE EDGES AND ALL JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.



The image contains two technical drawings of a railing system, labeled ELEVATION VIEW (N.T.S.) and PLAN VIEW (N.T.S.).

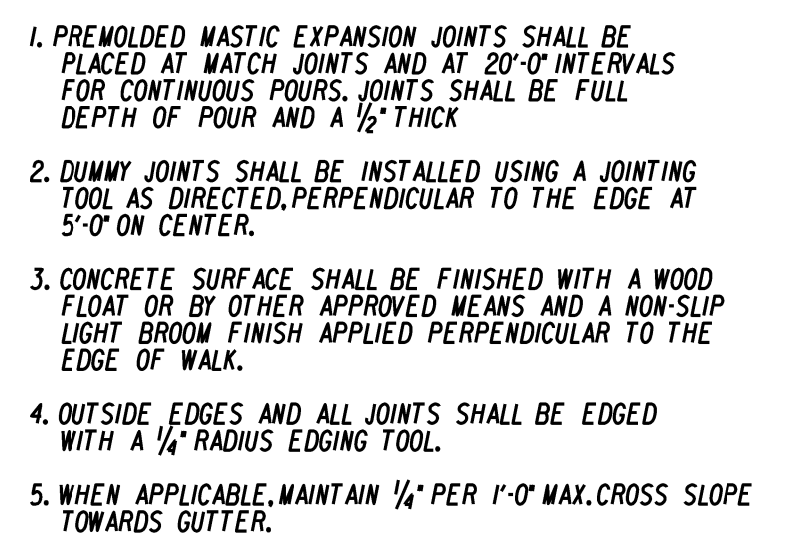
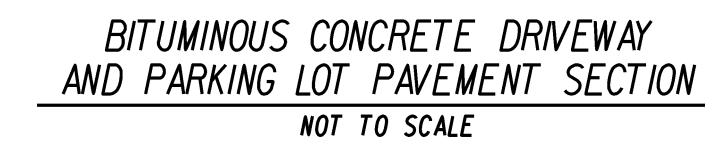
ELEVATION VIEW (N.T.S.): This side view shows the railing assembly. It includes a 6"x9" wood railing, a 12"x12" wood post with a 1"x1" chamfer and 4" end exposure, and a 1"x4" galvanized carriage bolt with a 3/4" diameter. The bolt is secured with a nut and washer, flush to the back of the post. Dimensions include an 8'-0" typical railing length, a 7'-2" end section, and a 14" spacing between posts. The railing is 48" high from the final grade. The post is 14" wide. The railing is brush coated above grade with natural clear stain and below grade with preservative.

PLAN VIEW (N.T.S.): This top view shows the railing layout. It includes a 6"x9" wood railing, a 12"x12" wood post with a 4" notch in the post to receive the wood railing, and a 2" reveal (typical) between the railing and the post. The railing is 6" wide. The post is 12" wide. The railing is anti-check spline (typical).

NOTES:

1. COMMERCIAL LUMBER GRADE No. 1 OR B
2. ROUGH SAWN (NON-PLANED) OR S4S (SOLID YELLOW PINE WITH NOMINAL) AS INDICATED ON THE PLANS. VARIATION OF ANY DIMENSIONS SHALL NOT BE
3. ALL TIMBER POSTS SHALL BE PRESSURE TREATED SHALL BE CCA IN ADO NET RETENTION OF 0.60 lb/cubic
4. ALL TIMBER RAILINGS SHALL BE PRESSURE TREATED SHALL BE CCA IN ADO NET RETENTION OF 0.40 lb/cubic

1. COMMERCIAL LUMBER GRADE No.1 or BETTER
2. ROUGH SAWN (NON-PLANED) OR S4S (SURFACE FOUR SIDE)
SOLID YELLOW PINE WITH NOMINAL DIMENSIONS
AS INDICATED ON THE PLANS, VARIATIONS IN THE SIZE
OF ANY DIMENSIONS SHALL NOT BE MORE THAN 1/4"
3. ALL TIMBER POSTS SHALL BE PRESSURE TREATED. PRESSURE
TREATMENT SHALL BE CCA IN ACCORDANCE WITH ANPPA "P5" TO A MINIMUM
NET RETENTION OF 0.60 Lb/cubic foot
4. ALL TIMBER RAILINGS SHALL BE PRESSURE TREATED. PRESSURE
TREATMENT SHALL BE CCA IN ACCORDANCE WITH ANPPA "P5" TO A MINIMUM
NET RETENTION OF 0.40 Lb/cubic foot
5. ALL TIMBER COMPONENTS SHALL BE FREE OF EXCESS
PRESERVATIVE AND SOLVENT AT THE CONCLUSION OF THE
TREATING PROCESS.
6. BOLTS SHALL BE 3/4" DIA., ASTM 307, WITH APPROPRIATE NUTS AND
WASHERS (ALL NOT DIPPED GALVANIZED)
7. BACKFILL AROUND EACH POST WITH SUITABLE NATIVE MATERIAL COMPACTED
IN 4" FOOT LIFTS



IN EARTH IN PAVEMENT

1/2" BITUMINOUS CONCRETE H.W.A.S.O.375
SEC.4.06 & M.04 FORM B17

1/2" BITUMINOUS CONCRETE H.W.A.S.O.5
SEC.4.06 & M.04 FORM B17

12"

4" MIN. TOPSOIL

TRENCH WIDTH

SAW CUT EXISTING PAVEMENT EACH SIDE OF TRENCH (TYP.)
AND TACK COAT JOINTS (TYP.) SEC.4.06 & M.04 FORM B17

EXISTING PAVEMENT

6" COMPACTED PROCESSED AGGREGATE BASE
SEC.5.04 & M.05 FORM B17

8" COMPACTED SUBBASE
SEC.2.12 & M.02 FORM B17

SUBGRADE

UNDISTURBED EARTH

4" MIN. TOPSOIL

UNDISTURBED EARTH

1. CONSTRUCTION SHALL CONFORM WITH THE TOWN OF PLYMOUTH STANDARDS
FOR CONSTRUCTION OF STREETS AND APPURTENANCES.

1. CONSTRUCTION SHALL CONFORM WITH THE TOWN OF PLYMOUTH STANDARD SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND APPURTENANCES.

**VAN
ACCESSIBLE**

			DATE:	SURVEYOR SIGNATURE/BLOCK:		ENGINEER SIGNATURE/BLOCK:		PROJECT TITLE:		DRAWING NO.	
			JULY 1, 2025	TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.				IMPROVEMENT LOCATION SURVEY-PROPOSED		MISC-002	
			SCALE: AS NOTED					ASSESSOR'S LOTS 3-22 CONTAINER DRIVE PLYMOUTH, CONNECTICUT		DRAWING TITLE:	
REV.	DATE	REVISION DESCRIPTION						MISCELLANEOUS NOTES AND DETAILS		SHEET NO.	
										9	

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