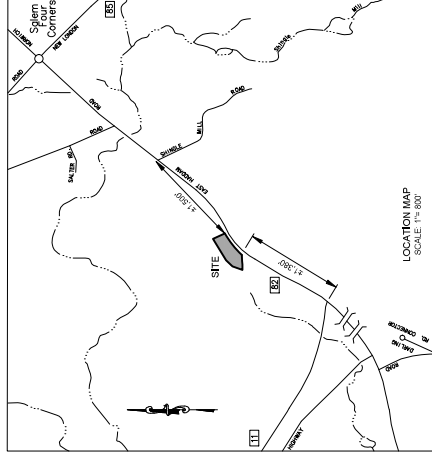


PROPOSED MOTOR TRUCK TERMINAL 142 EAST HADDAM ROAD (CT RTE 82) SALEM, CONNECTICUT



LIST OF DRAWINGS	
1	COVER SHEET
2	500' ABUTTERS MAP
3	EXISTING CONDITIONS PLAN
4	SITE, GRADING & UTILITY PLAN
5	EROSION & SEDIMENTATION CONTROL PLAN
6	LIGHTING PLAN
7	CONSTRUCTION DETAILS

Property Owner
OK CHA PANFILI
142 East Haddam Road
Salem, CT 06420

Applicant
Arborio Brothers, LLC
231 Shunpike Road
Cromwell, CT 06416

Lighting Consultant
APEX Lighting Solutions, LLC
20-30 Beaver Brook Road
Wethersfield, CT 06109
(TEL) 860-632-8766
(FAX) 860-632-8236

Civil Engineer
CLOSE JENSEN & MILLER, P.C.
1137 Silas Deane Highway
Wethersfield, CT 06109
(TEL) 860-563-8375
(FAX) 860-721-1802

Soil Scientist
Richard Snarski, New England Environmental Services
Blackledge River Nursery
155 Henry Daniels Road
Middletown, CT 06447
(TEL) 860-918-1970

REVISIONS:
REVISED: 3/05/04 - FUEL TANK / MATERIAL STOCKPILES
REVISED: 3/05/04 - MATERIAL STOCKPILES
REVISED: 08/02 - MATERIAL STOCKPILES MOVED
REVISED: 01/02 - PARKING REVISIONS



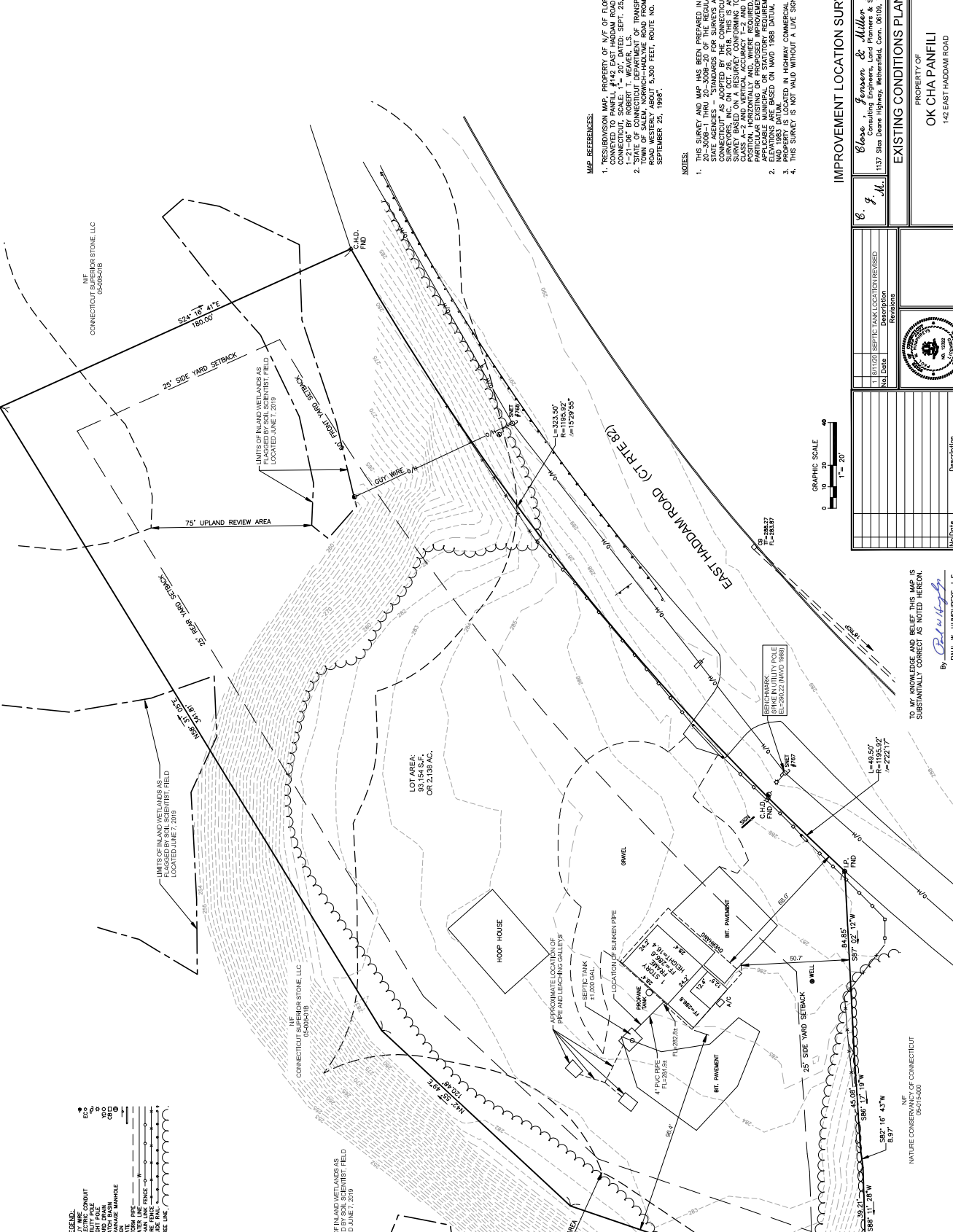
ABUTTERS LIST

- 1 STATE OF CONNECTICUT
2800 BELMONT TURNPIKE
NEWINGTON, CT 06111-7548
- 2 EAST HADDAM ROAD LLC
P.O. BOX 635
NAANTIC, CT 06357-0635
- 3 AMERICAN TOWER CORP.
1000 W. BROADWAY
ATLANTA, GA 31139
- 4 ADVANCED GAS CORP.
183 EAST HADDAM ROAD
SALEM, CT 06420
- 5 NATURE CONSERVANCY OF
CONNECTICUT
35 HIGH STREET
MIDDLETOWN, CT 06457
- 6 CONNECTICUT SUPERIOR STONE LLC
100 EAST HADDAM ROAD
SALEM, CT 06420

C. J. M. C. J. M. & Miller P. C. Consulting Engineers, Land Planners & Surveyors 1137 Sias Deene Highway, Wethersfield, Conn. 06099, Tel. (860)563-9375		Compiled P.C. Check Designed Drawn Checked Scale Date	1" = 100' 12/17/19 07 2 7
500' ABUTTERS MAP PROPERTY OF OK CHA PANIBILI PROPOSED MOTOR TRUCK TERMINAL FOR ARBORIC BROTHERS, LLC 142 EAST HADDAM ROAD SALEM, CONNECTICUT		No. Date Description Revisions No. Date Description Revisions	

LEGEND:

- 60.0' ELECTRIC CONDUIT
- 30.0' LIGHT POLE
- 15.0' CATCH BASIN
- 15.0' MANHOLE
- 15.0' STORM PIPE
- 15.0' CHAIN LINK FENCE
- 15.0' DRIVEWAY
- 15.0' GUIDE RAIL
- 15.0' TREE LINE



MAP REFERENCES:

1. RESUBDIVISION MAP PROPERTY OF M.F. OF FLORENCE ROBINS TO BE CONNECTED TO PANFILI #142 EAST HADDAM ROAD, ROUTE #82, SALEM, CONNECTICUT, SCALE: 1" = 20', DATED: SEPT. 25, 2005, LAST REVISED: OCTOBER 1, 2005.
2. STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF SALEM, NORTH-HADLIME ROAD FROM THE HARTFORD-NEW HAVEN HIGHWAY TO THE HARTFORD-NEW HAVEN HIGHWAY, ROUTE NO. 151, SCALE: 1" = 40', DATED: SEPTEMBER 25, 1999.

NOTES:

1. THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-2009-1 THRU 20-2009-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS SURVEY MAP WAS PREPARED IN ACCORDANCE WITH THE SURVEYORS, INC. ON OCT. 26, 2018. THIS IS AN IMPROVEMENT LOCATION CLASS AS PER THE REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS. CLASS AS PER THE REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS. THIS SURVEY MAP IS INTENDED TO DEPICT POSITION, HORIZONTALLY AND VERTICALLY, WHERE REQUIRED, BETWEEN APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE COORDINATES ARE BASED ON NAD 1988 DATUM. COORDINATES ARE BASED ON THE PROPERTY IS LOCATED IN HIGHWAY COMMERCIAL ZONE.
2. THIS SURVEY IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

IMPROVEMENT LOCATION SURVEY

EXISTING CONDITIONS PLAN

PROPERTY OF
OK CHA PANFILI
142 EAST HADDAM ROAD
SALEM, CONNECTICUT

Compiled	Checked	Drawn	Scale	Sheet	File No.
			1" = 20'	3	7

Paul W. Humphreys, L.L.S.
L.C. NO. 12332

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

GENERAL NOTES:

- ELEVATIONS ARE BASED ON NAVD 1988.
- ALL MOMENTS AND REINFORCING SHALL BE SET TO EXCEED THE MATERIAL REQUIREMENTS.
- EXISTING UTILITIES AND RECORDS SHALL BE PRESERVED AS SHOWN ON THE PLANS.
- THE UTILITIES ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND HAVE BEEN VERIFIED BY THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL LOCATION OF THESE UTILITIES SHOULD BE POSSIBLE.
- ALL PROPOSED ELECTRICAL CONDUITS FOR SITE LIGHTING LOCATED WITHIN THE DEVELOPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE SPECIFICATIONS FOR THE INTERCHANGEABLE WITH OTHER FEATURES. ALL LIGHTING SHALL BE FROM AN EXHAUSTIVE SOLUTIONS.
- SOLID WASTE DISPOSAL SHALL BE COMPLETED WITH PRIVATE COLLECTION.
- DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER AND TOWN ENGINEERING DEPARTMENT.
- CONSTRUCTION SHALL BE DISCUSSED DURING CONSTRUCTION SHALL BE REMOVED OR DISPOSED OF IN A SUITABLE MANNER. SAID MATERIAL SHALL INCLUDE TREES, BRUSH, ORGANIC MATERIAL, ETC.
- ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT PERIOD.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR THE INTERCHANGEABLE WITH OTHER FEATURES. ALL LIGHTING SHALL BE FROM AN EXHAUSTIVE SOLUTIONS.
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ZONING TABLE		
ZONE	REQUIRED	PROPOSED
MIN. LOT FRONTAGE	200'	373.0'
MIN. FRONT SETBACK	50'	80.0'
MIN. SIDE SETBACK	25'	56.7'
MIN. REAR SETBACK	25'	86.4'
MAX. LOT COVERAGE	25%	20%
MIN. LOT SIZE	80,000 S.F.	19,104 S.F.
MAX. BUILDING HEIGHT	35'	18.4' (MAX.)
MIN. LOADING / UNLOADING AREA	400 S.F. FOR EACH TRUCK OR TRAILER	0
MIN. PARKING SPACES	AS DETERMINED BY THE PLZ COMMISSION	941 TRUCKS 4,12 CARS

INVENTORY OF STORAGE OF HAZARDOUS MATERIALS		
MATERIAL	USE	NOTES
CHEVRON 1000 THE SUPERIOR MOTOR OIL	FUELS AND FLUIDS	STORED IN BUILDING
CHEVRON SUPERIOR MOTOR OIL	AUTOMOTIVE ENGINE OIL	STORED IN BUILDING
DEISEL FUEL	FUEL	SINGLE WALL TANK LOCATED ON CONCRETE SLAB WITH 12 INCH OVERHAUS TO REMAIN. FUEL TO BE DELIVERED BY EMERGENCY SERVICE. EMERGENCY SERVICE TO BE LOCATED ON-SITE.

C. J. M.

Clare J. Mason & Miller, P. C.
 Consulting Engineers, Land Planners & Surveyors
 1137 Star Deere Highway, Wethersfield, Conn. 06099, Tel. (860)563-4975

FILE NO. 17-20
DATE 07/19/2019
SHEET 4
OF 7

SITE: GRADING & UTILITY PLAN

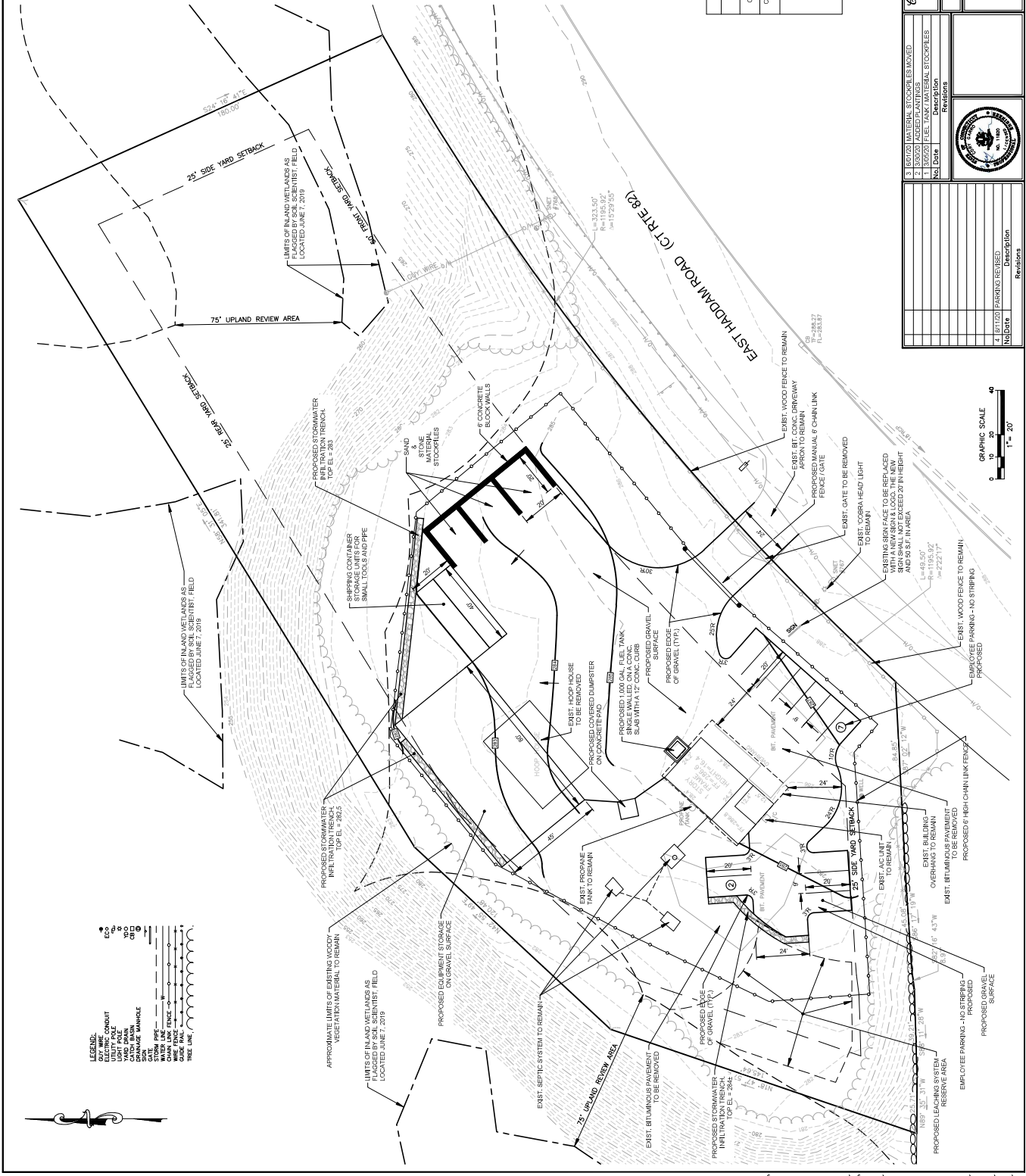
PROPERTY OF OK CHA PANELLI
 FOR ARBOR BROTHERS, LLC
 142 EAST HADDAM ROAD
 SALEM, CONNECTICUT

1. [REMOVED] MATERIAL STOCKPILES MOVED
 2. [REMOVED] FUEL TANKS MOVED TO EXISTING STOCKPILES
 3. [REMOVED] FUEL TANKS MOVED TO EXISTING STOCKPILES
 4. [REMOVED] FUEL TANKS MOVED TO EXISTING STOCKPILES

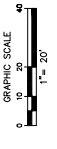
1. [REMOVED] MATERIAL STOCKPILES MOVED
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 3. [REMOVED] FUEL TANKS MOVED TO EXISTING STOCKPILES
 4. [REMOVED] FUEL TANKS MOVED TO EXISTING STOCKPILES



- LEGEND:**
- EXIST. ELECTRIC CONDUIT
 - EXIST. WATER MAIN
 - EXIST. SANITARY SEWER
 - EXIST. STORM PIPE
 - EXIST. CHAIN LINK FENCE
 - EXIST. STRAW BALE
 - EXIST. SILT FENCE
 - EXIST. TREE LINE
 - EXIST. VEGETATION
 - EXIST. CONCRETE
 - EXIST. BRICK
 - EXIST. ASPHALT
 - EXIST. GRAVEL
 - EXIST. SAND
 - EXIST. ROCK
 - EXIST. CEMENT
 - EXIST. GROUT
 - EXIST. GEL
 - EXIST. POLYMER
 - EXIST. FIBER
 - EXIST. GLASS
 - EXIST. CARBON
 - EXIST. METAL
 - EXIST. PLASTIC
 - EXIST. RUBBER
 - EXIST. LEAD
 - EXIST. ZINC
 - EXIST. COPPER
 - EXIST. ALUMINUM
 - EXIST. STEEL
 - EXIST. IRON
 - EXIST. NICKEL
 - EXIST. CADMIUM
 - EXIST. MERCURY
 - EXIST. CHROMIUM
 - EXIST. MANGANESE
 - EXIST. SODIUM
 - EXIST. POTASSIUM
 - EXIST. CALCIUM
 - EXIST. MAGNESIUM
 - EXIST. PHOSPHORUS
 - EXIST. SULFUR
 - EXIST. CHLORINE
 - EXIST. FLUORINE
 - EXIST. BROMINE
 - EXIST. IODINE
 - EXIST. OXYGEN
 - EXIST. NITROGEN
 - EXIST. CARBON
 - EXIST. HYDROGEN



EROSION AND SEDIMENTATION CONTROL NARRATIVE

DURING CONSTRUCTION

IN GENERAL, THE EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES AS SHOWN ON THESE PLANS SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", 3RD EDITION, PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, MAY 2002, LATEST EDITION.

IT MAY BE NECESSARY TO USE ADDITIONAL EROSION CONTROLS OTHER THAN THOSE INDICATED ON THE PLANS AS FIELD CONDITIONS WARRANT OR AS DIRECTED BY THE TOWN OF SALEM ZONING ENFORCEMENT OFFICER. WETLANDS SHALL NOT BE DISTURBED OR DESTROYED. ANY DISTURBANCE TO WETLANDS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. CHECK DAMS SHALL BE INSTALLED AT ALL CHECK DAM LOCATIONS AND SHALL BE PROPERLY MAINTAINED, MONITORED AND MAINTAINED AS FOLLOWS UNTIL ALL EXPOSED AREAS ARE PERMANENTLY STABILIZED.

- SILL CHECKS SHALL BE PERFORMED WITHIN 24 HRS. OF ALL 1 INCH OR GREATER STORM EVENT.
- DO NOT ALLOW SEDIMENT TO BUILD UP MORE THAN ONE TROTH OF THE SILL FENCE.
- REMOVE SEDIMENT AND DEBRIS WHEN DEPOSIT DEPTH REACHES HALF OF THE CHECK DAM.
- REPLACE ALL SILL FENCING WHICH REMAINS IN THE FIELD FOR PERIODS OF THE GREATER THAN ONE YEAR.
- REPEAT AS REQUIRED.

STONE AND FILTER FABRIC DAMS

- STONE DAMS SHALL BE CONSTRUCTED WITHIN 24 HRS. OF ALL 1 INCH OR GREATER STORM EVENT.
- SEDIMENT SHALL BE ALLOWED TO SETTLE IN THE POND BEHIND THE DAM.
- AND REPLACE WITH CLEAN FILTER FABRIC AND STONE AND REPEAT AS REQUIRED.

HAYBALE DAMS

- CHECK ONCE PER WEEK AND WITHIN 24 HRS. OF ALL 1 INCH OR GREATER STORM EVENT.
- REMOVE EROSION AND REPAIR DAMS WITHIN 24 HRS. OF ANY FLOW OR DAMAGE. REPAIRS AS REQUIRED.

STONE CHECK DAMS

- CHECK DAMS AT LEAST ONCE PER WEEK AND WITHIN 24 HRS. OF ALL 1 INCH OR GREATER STORM EVENT.
- REMOVE SEDIMENT AND DEBRIS WHEN DEPOSIT DEPTH REACHES HALF OF THE CHECK DAM.
- REMOVE ONCE VEGETATED AREAS ARE STABILIZED.

VEGETATED AREAS

- VEGETATED AREAS SHALL BE RESEED WITHIN 24 HRS. OF ALL 1 INCH OR GREATER STORM EVENT.
- RESEED AS REQUIRED.

SEED AND TACKLER

SEED AND TACKLER SHALL BE APPLIED BY APPROVED HYDROSEEDING METHODS. WATER SEEDING AREA UNTIL A UNIFORM AND VIGOROUS GROWTH OF TURF HAS BEEN ESTABLISHED. MONITOR UNTIL STABILIZED. REPEAT MONITORING AND MAINTENANCE REQUIREMENTS OF ALL EROSION CONTROLS.

POST CONSTRUCTION

AT THE CONCLUSION OF CONSTRUCTION THE FOLLOWING EROSION CONTROLS MUST BE MONITORED AS FOLLOWS:

- VEGETATED AREAS: MONITOR FOR SLOTTING AND WITHIN 24 HRS. OF ALL 1 INCH OR GREATER STORM EVENT. SEED WITH MIXTURE AS NOTED ON DESIGN PLANS. MONITOR UNTIL STABILIZED.

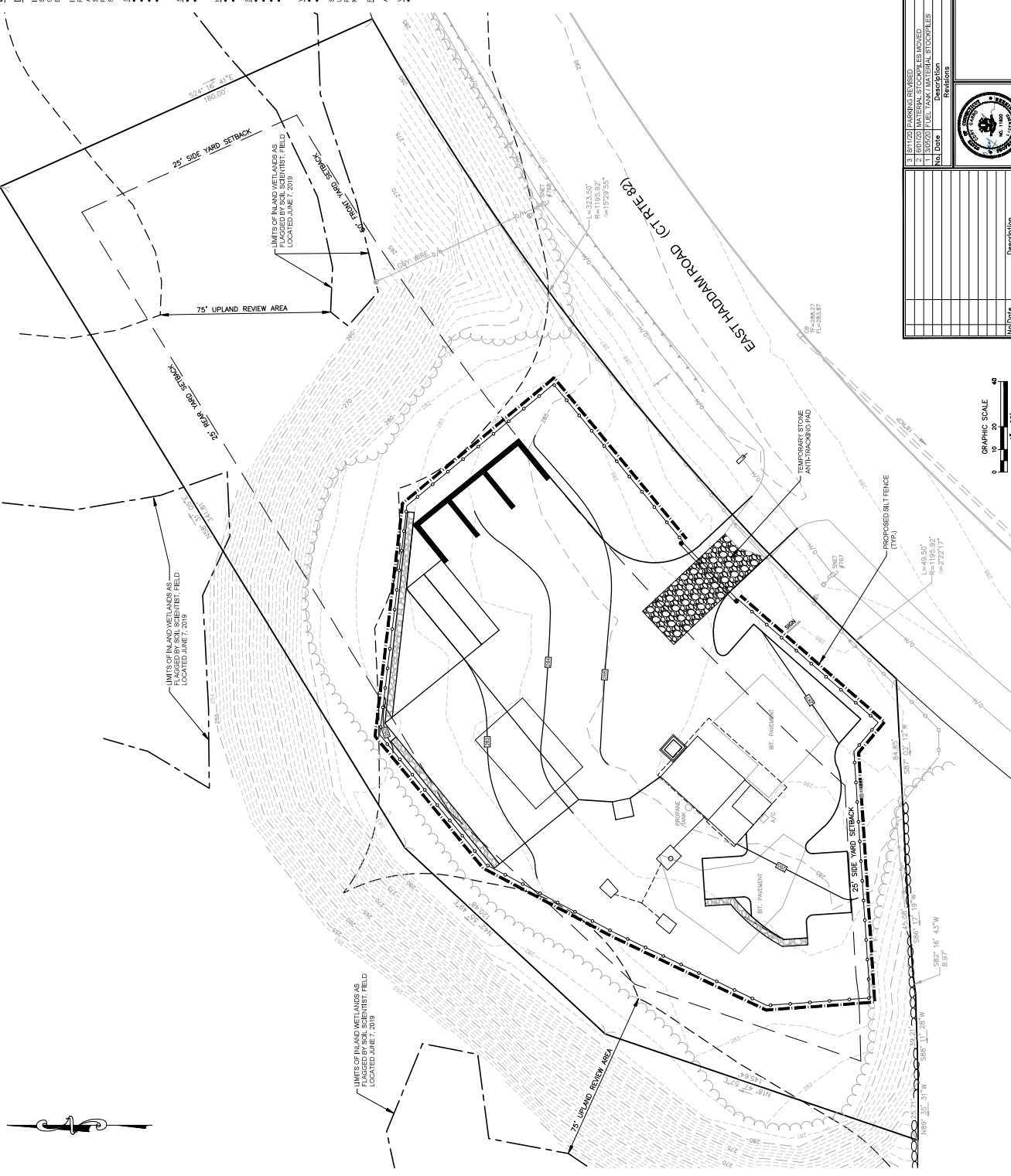
SEED MIXTURE:

- 60% PERENNIAL BERM GRASS
- 34% TALLER PERENNIAL RYEGRASS
- 8% RED TOP
- 8% WHITE CLOVER

SEED AVAILABLE AT THE CHAS. C. HART SEED CO., WETHERFIELD, CT. TEL. 860-262-2937.

SEED BED PREPARATION

1. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED ON THE DESIGNATED AREAS AND EVENLY SPREAD TO A DEPTH OF 2 INCHES. THE TOPSOIL SHALL BE MEASURED PERPENDICULAR TO THE FINISHED GRADE. SHORNGAGE AND THE TOPSOIL SHALL BE MEASURED PERPENDICULAR TO THE FINISHED GRADE. IRREGULARITIES IN THE SURFACE RESULT FROM OPERATING THE SPREADER SHALL BE CORRECTED TO WORKED WHEN THE FROZEN EXCESSIVELY DRY OR WET OR IN A CONDITION OTHERWISE DETRIMENTAL TO AND RATES RECOMMENDED BY SOIL TEST RESULTS.



Compiled	Checked	Designed	Drawn	Scale	Sheet	5	7
C. J. M. Glose, J. J. Miller, P. C. Consulting Engineers, Land Planners & Surveyors 1137 Star Deere Highway, Waterbury, Conn. 06709, Tel. (860)563-8375				EROSION & SEDIMENTATION CONTROL PLAN			
PROPERTY OF CHA PANIBI PROPOSED MOTOR TRUCK TERMINAL FOR ARBORO BROTHERS, LLC 142 EAST HADDAM ROAD SALEM, CONNECTICUT				No. Date Description Revisions			



1. (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)	No. Date Description Revisions
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