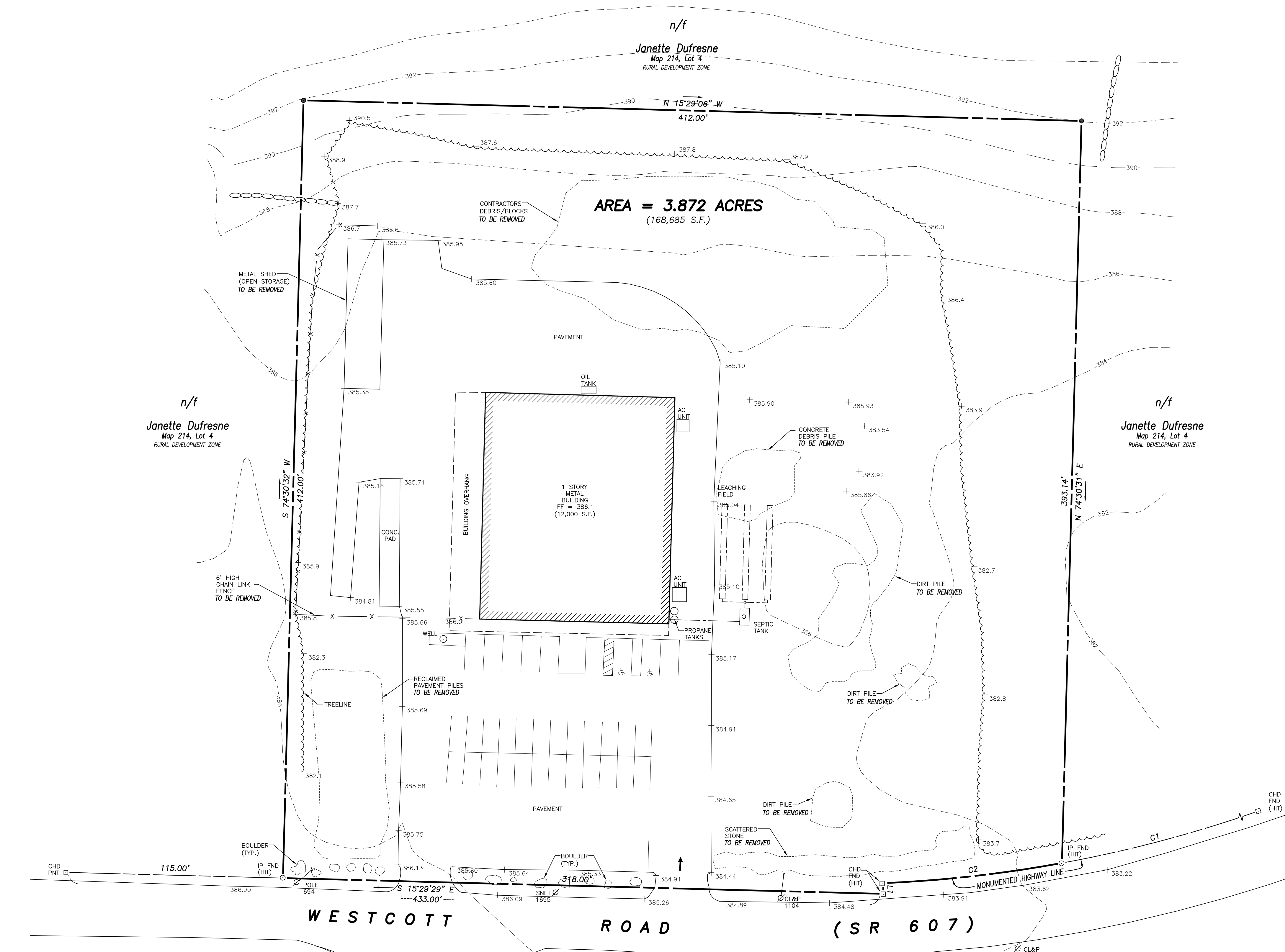
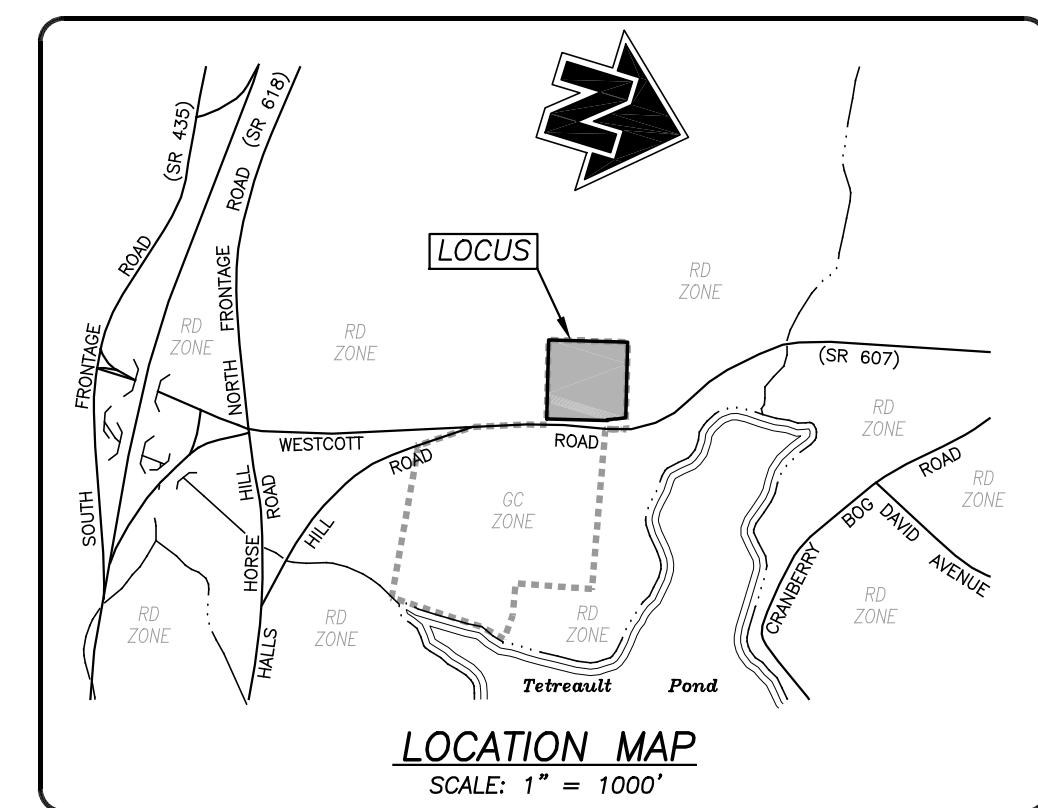


| CURVE DATA | |
|--------------------|--------------------|
| C1 | C2 |
| R = 691.80' | R = 691.80' |
| D = 21°41'41" | D = 7°53'07" |
| L = 261.95' | L = 95.21' |
| CH = N 38°13'08" W | CH = S 23°25'44" E |
| 260.38' | 95.13' |

| LINE DATA | |
|-----------|---------------------|
| L1 | N 72°15'34" E 5.68' |



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 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 September 26, 1996;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category: Dependent Resurvey.
 - Zone = GC.
 - Owner of record: American Sports Centers, Inc. 174 Cranberry Bog Road, Killingly, CT 06239 See Volume 1310, Page 109
 - Parcel is shown as Lot #5 on Assessors Map #214.
 - Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours taken from the Town of Killingly's GIS data and supplemented with actual field survey. Contour interval = 2'.

- MAP REFERENCES:**
- "Connecticut state Highway Department - Right of Way Map Town of Killingly - Danielson - So. Killingly Road from Stearns St. Southeasterly to South Killingly - Route U.S.6. - Scale: 1" = 40' - Date: Aug. 31, 1936 - Number 68-04 - Sheet No. 3 of 5.
 - "Survey Plan - Prepared for - Joseph Rainone Jr. - Route #6A Killingly, Connecticut - Scale: 1" = 40' - Date: 6/11/1985 Revised to: 3/27/1991 - Sheet 1 of 1 - Prepared by: Kielyka, Woodis & Pike." On file in the Town of Killingly Land Records as map S-141.

| DATE | DESCRIPTION |
|------------|-------------------------|
| 01/18/2022 | FINAL PLAN REVIEW |
| 01/03/2022 | LANDSCAPE MODIFICATIONS |
| DATE | DESCRIPTION |

IMPROVEMENT LOCATION SURVEY
SHOWING EXISTING CONDITIONS
PREPARED FOR
AMERICAN STORAGE CENTERS, LLC
551 WESTCOTT ROAD (SR 607)
KILLINGLY, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

| | |
|----------------------|---------------|
| DATE: 10/14/2021 | DRAWN: AMR |
| SCALE: 1" = 30' | DESIGN: NET |
| SHEET: 1 OF 4 | CHK BY: GG |
| DWG. No: CLIENT FILE | JOB No: 17157 |

APPROVED BY THE TOWN OF
KILLINGLY PLANNING AND ZONING COMMISSION
Special Permit No: _____
Applicant: **AMERICAN STORAGE CENTERS, LLC**
Date Approved: _____
Chairman: _____
Date: _____

LEGEND

| | |
|------|--------------------|
| CONC | CONCRETE |
| ● | IRON PIN TO BE SET |
| ○ | IRON PIN FOUND |
| □ | CHD MONUMENT FOUND |
| □ | CHD MONUMENT POINT |
| □ | ELECTRIC HANDHOLE |
| --- | EXISTING CONTOURS |
| ○ | STONE WALL |

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

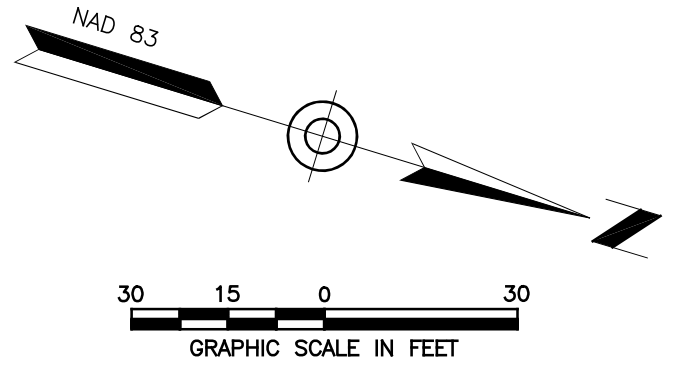
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE _____

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

n/f AREA = 3,872 ACRES
(168,685 S.F.)

| CURVE DATA | |
|--|---|
| C1 R = 691.80' D = 21°41'41" L = 261.95' CH = N 38°13'08" W 260.38' | C2 R = 691.80' D = 7°53'07" L = 95.21' CH = S 23°25'44" E 95.13' |

| LINE DATA | |
|-----------|---------------------|
| L1 | N 72°15'34" E 5.68' |



TEST HOLE DATA - December 15, 2017
Northeast District Department of Health - Brittany Otto

| TEST PIT | DEPTH | PROFILE |
|----------|-----------|--|
| 1 | 0" - 10" | Fill |
| | 10" - 17" | Original Topsoil |
| | 17" - 35" | Red-brown sandy loam w/gravel |
| | 35" - 56" | Tan coarse loamy sand |
| | 56" - 87" | Gray silty sand |
| | | Note: SE side of pit disturbed soil to 53" |
| | Ledge | N/A |
| | GWT | 87" |
| 2 | 0" - 9" | Fill |
| | 9" - 13" | Topsoil |
| | 13" - 36" | Fill |
| | 36" - 51" | red/brown coarse loamy sand |
| | 51" - 65" | Gray fine loamy sand with gravel |
| | 65" - 85" | Moist gray loamy sand |
| | Ledge | N/A |
| | GWT | 87" |

PERCOLATION TEST RESULT - December 15, 2017
Northeast District Department of Health - Brittany Otto

Depth = 48" Rate = 2.1 min./in.

| Time | Reading |
|-------|---------|
| 10:09 | 3.75" |
| 10:10 | 5.0" |
| 10:11 | 6.0" |
| 10:12 | 6.75" |
| 10:15 | 7.5" |
| 10:17 | 8.75" |
| 10:18 | 9.5" |

| SURFACE COVERAGE TABLE | |
|------------------------|-------------|
| Pavement/Millings | 47,692 S.F. |
| Buildings | 42,100 S.F. |
| Crushed Stone | 30,172 S.F. |
| Grassed/Landscape | 48,821 S.F. |

Total Impervious Surface = 89,692 S.F.

| TABLE OF ZONING REQUIREMENTS | | |
|--------------------------------|-------------|----------------|
| ZONE = GENERAL COMMERCIAL (GC) | | |
| | REQUIRED | PROVIDED |
| Lot Area | 40,000 S.F. | 168,685 S.F. |
| Front Yard Setback | 50' | 81' |
| Side Yard Setback | 25' | 26.3' |
| Rear Yard Setback | 30' | 31' |
| Building Height | 40' Max. | 27' (Existing) |
| Lot Coverage | 75% Max.* | 53.2% |

*75% Max. permitted with Commission approval of Special Permit

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

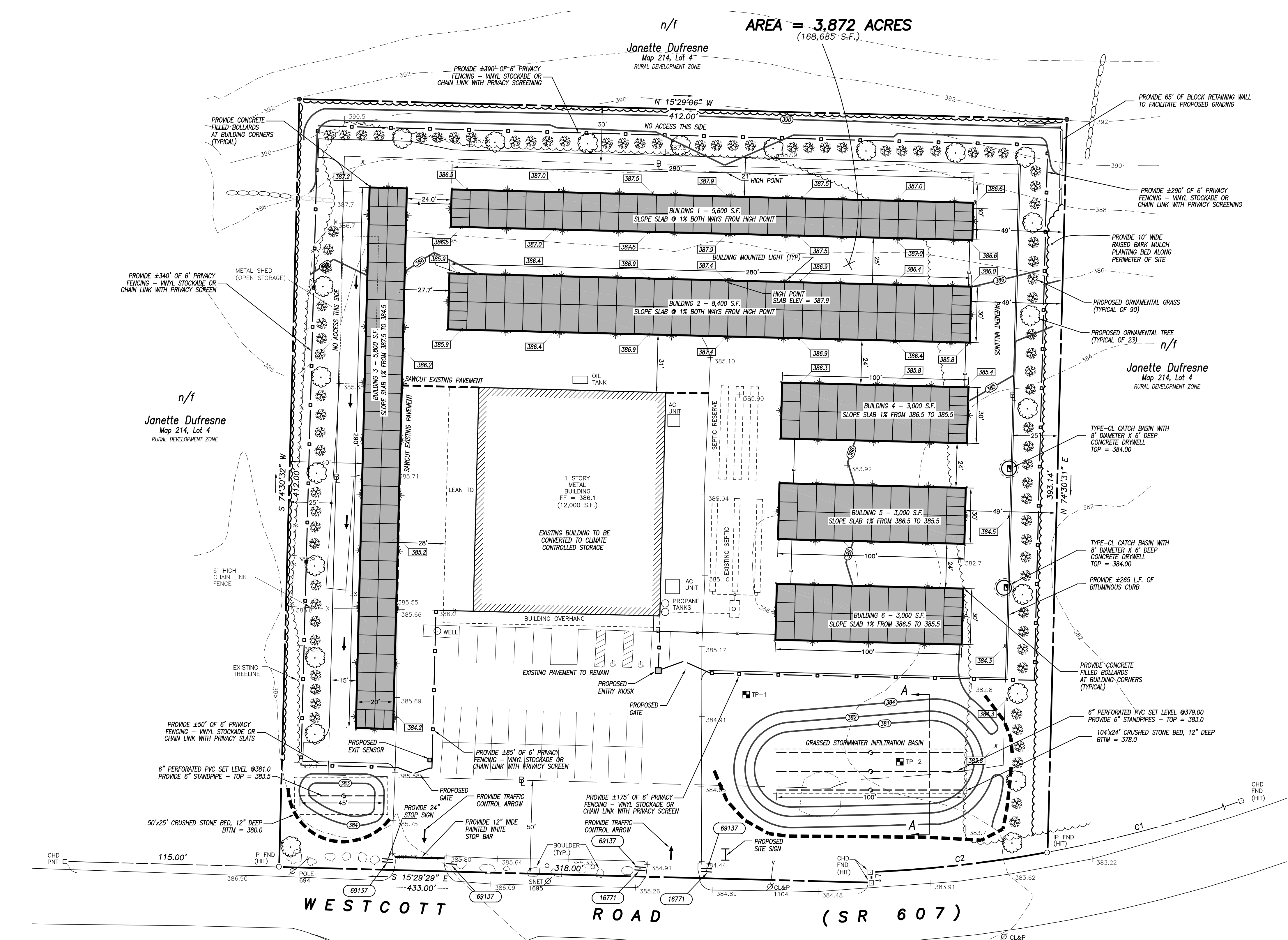
| DATE | DESCRIPTION |
|------------|-------------------------|
| 01/18/2022 | FINAL PLAN REVIEW |
| 01/03/2022 | LANDSCAPE MODIFICATIONS |
| | REVISIONS |

SITE DEVELOPMENT PLAN
PREPARED FOR
**AMERICAN STORAGE
CENTERS, LLC**
551 WESTCOTT ROAD (SR 607)
KILLINGLY, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

| | |
|----------------------|---------------|
| DATE: 10/14/2021 | DRAWN: AMR |
| SCALE: 1" = 30' | DESIGN: NNET |
| SHEET: 2 OF 4 | CHK BY: GG |
| DWG. No: CLIENT FILE | JOB No: 17157 |

NORMAND E. THIBEAULT, JR., P.E. DATE



APPROVED BY THE TOWN OF
KILLINGLY PLANNING AND ZONING COMMISSION
Special Permit No: _____
Applicant: AMERICAN STORAGE CENTERS, LLC
Date Approved: _____
Chairman: _____
Date: _____

n/f
Kevin S. Griffiths
&
Paula C. Griffiths
Map 203, Lot 21
RURAL DEVELOPMENT ZONE

n/f
Rolgate, Inc.
Map 214, Lot 6
GENERAL COMMERCIAL ZONE

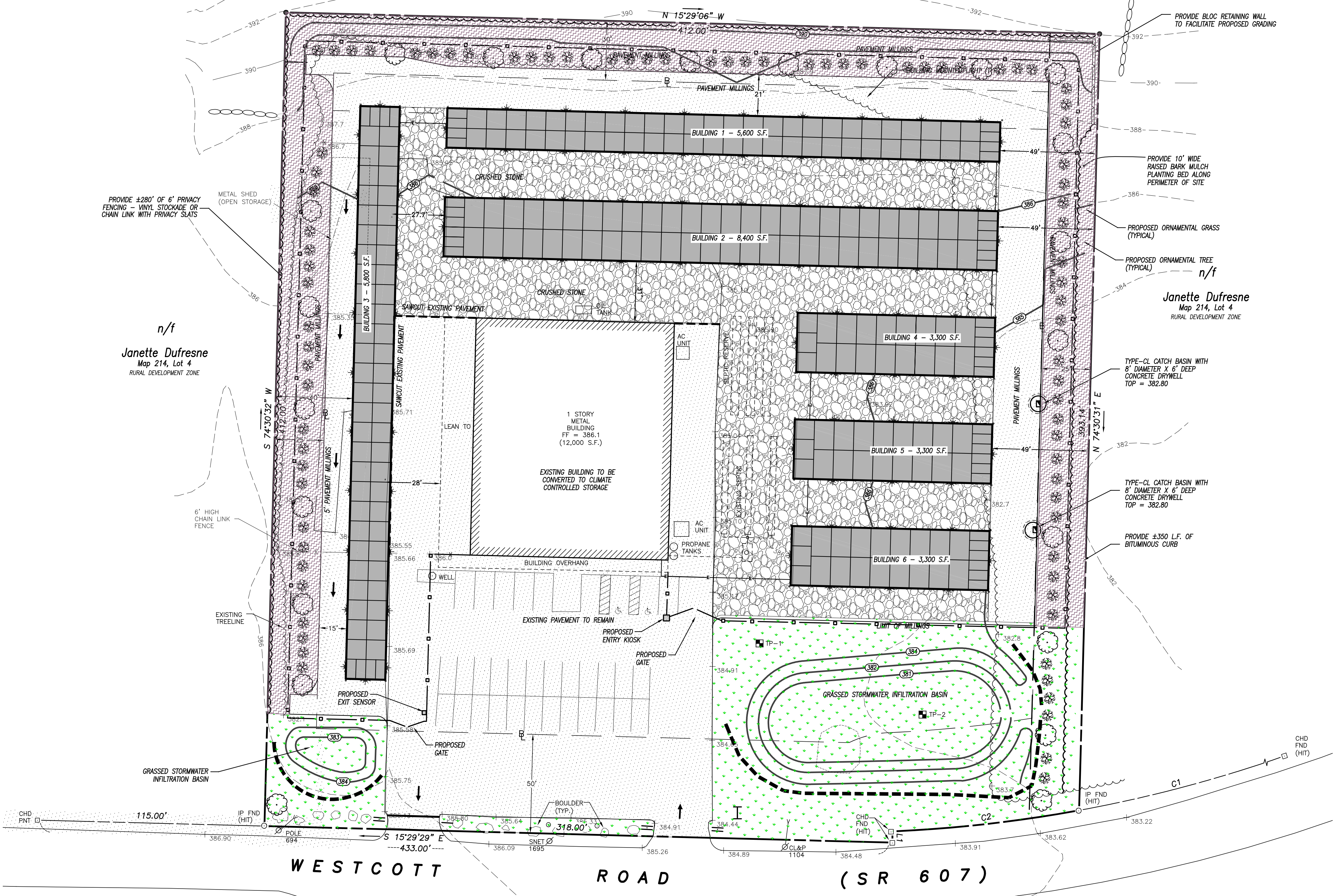
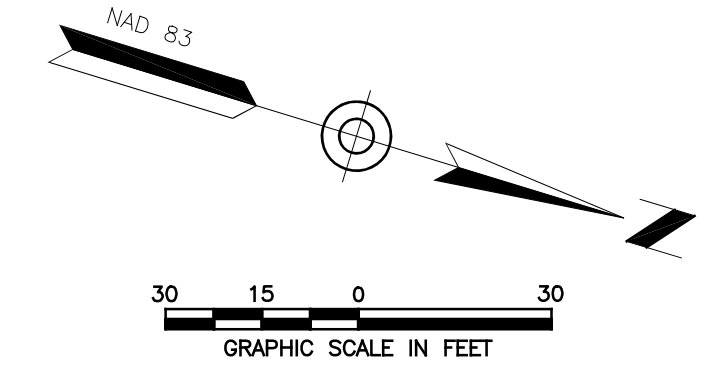
K:\17157\Drawings\2021\Map\Storage\02_Site Plan_Mid.dwg Jun 18, 2022 - 2:07 PM

n/f AREA = 3,872 ACRES
(168,685 S.F.)

Janette Dufresne
Map 214, Lot 4
RURAL DEVELOPMENT ZONE

| CURVE DATA | |
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| LINE DATA | |
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SURFACE COVERAGE TABLE

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SURFACE COVERAGE PLAN
PREPARED FOR
**AMERICAN STORAGE
CENTERS, LLC**

551 WESTCOTT ROAD (SR 607)
KILLINGLY, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

| | |
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| DATE: 10/14/2021 | DRAWN: AMR |
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KILLINGLY PLANNING AND ZONING COMMISSION
Special Permit No: _____
Applicant: AMERICAN STORAGE CENTERS, LLC
Date Approved: _____
Chairman: _____
Date: _____

NORMAND E. THIBEAULT, JR., P.E. DATE

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. U.S.D.A. N.R.C.S. Web Soil Survey.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the Contractor, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Killingly will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water. The application of calcium chloride is not permitted adjacent to wetland resource areas or within 100' of these areas.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the trench and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
 - the fence has been overtopped, undercut or bypassed by runoff water,
 - the fence has been moved out of position (knocked over), or
 - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the inland wetlands commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and fill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retille compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

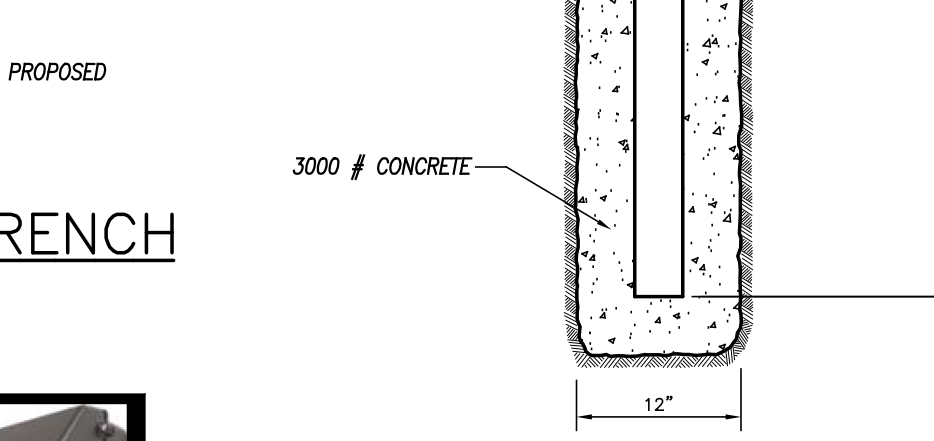
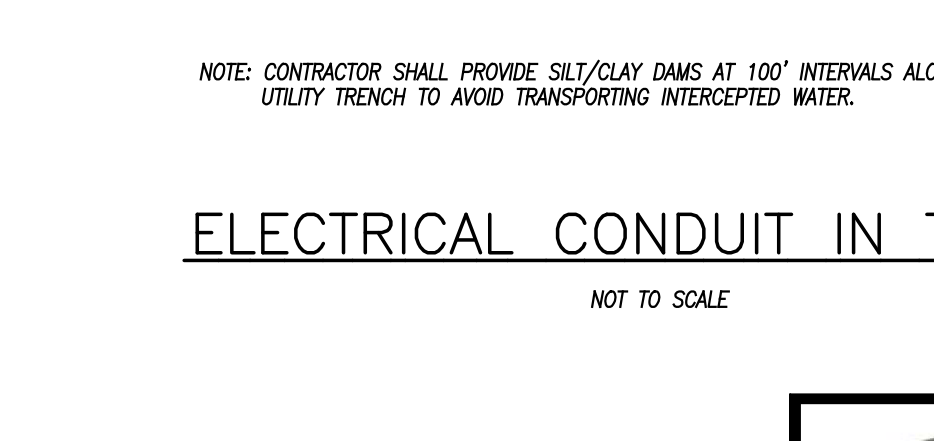
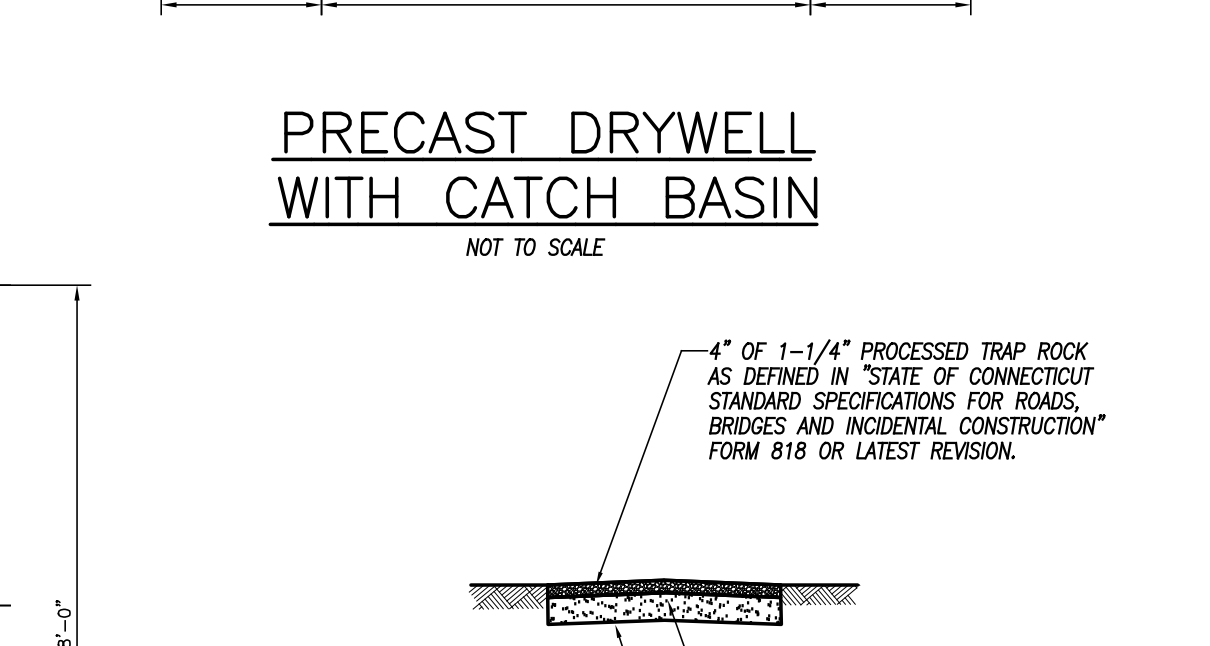
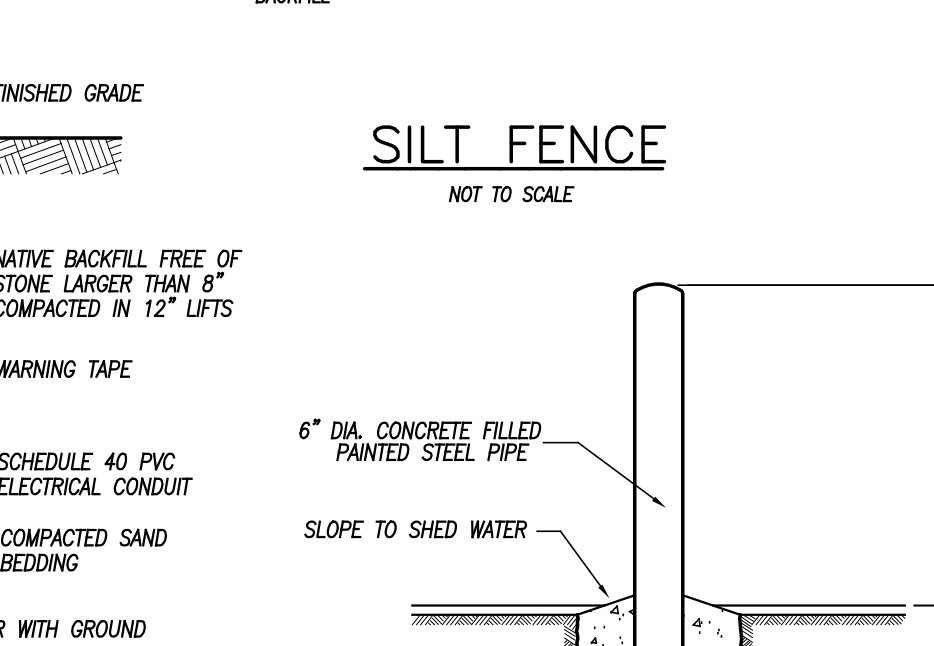
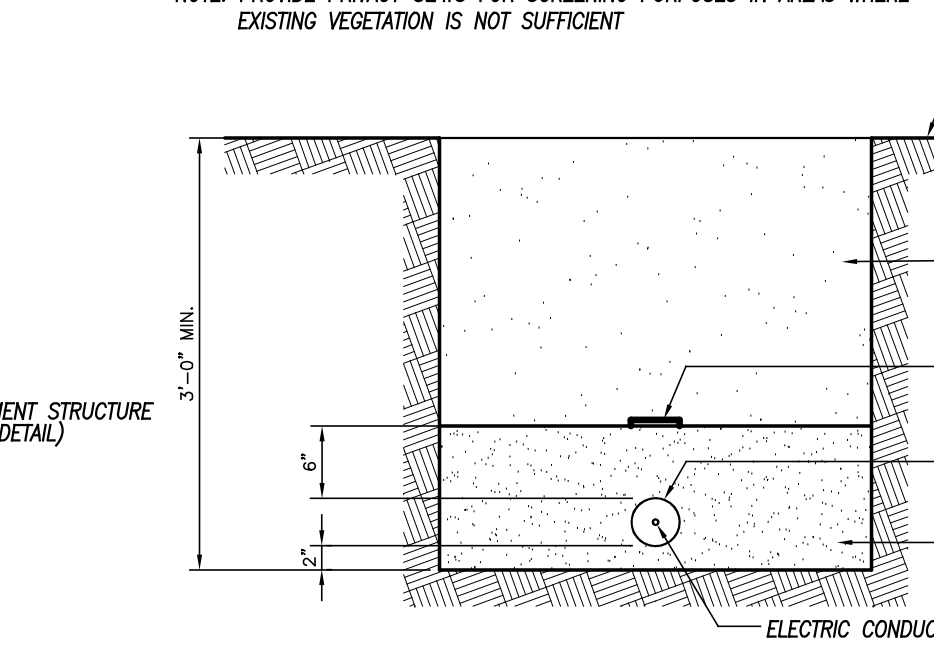
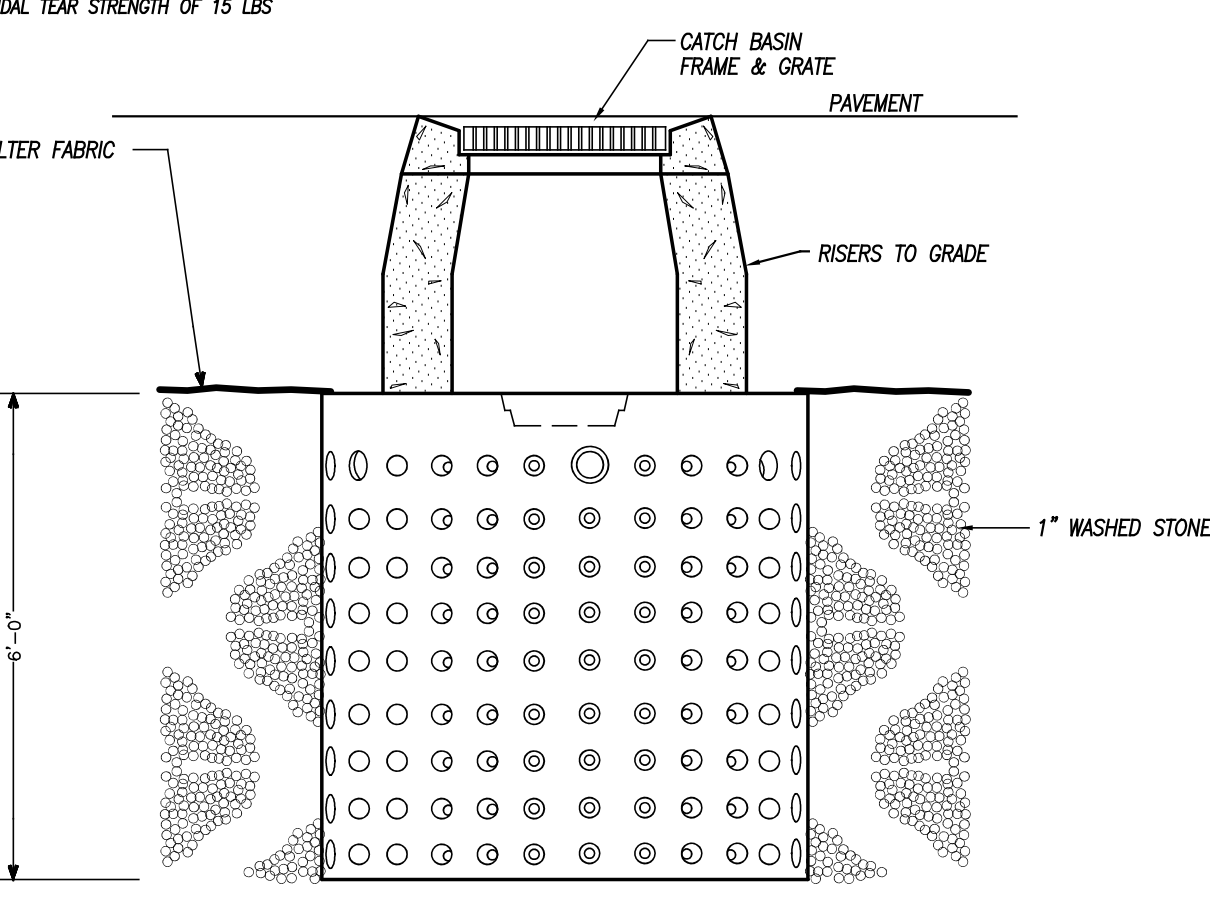
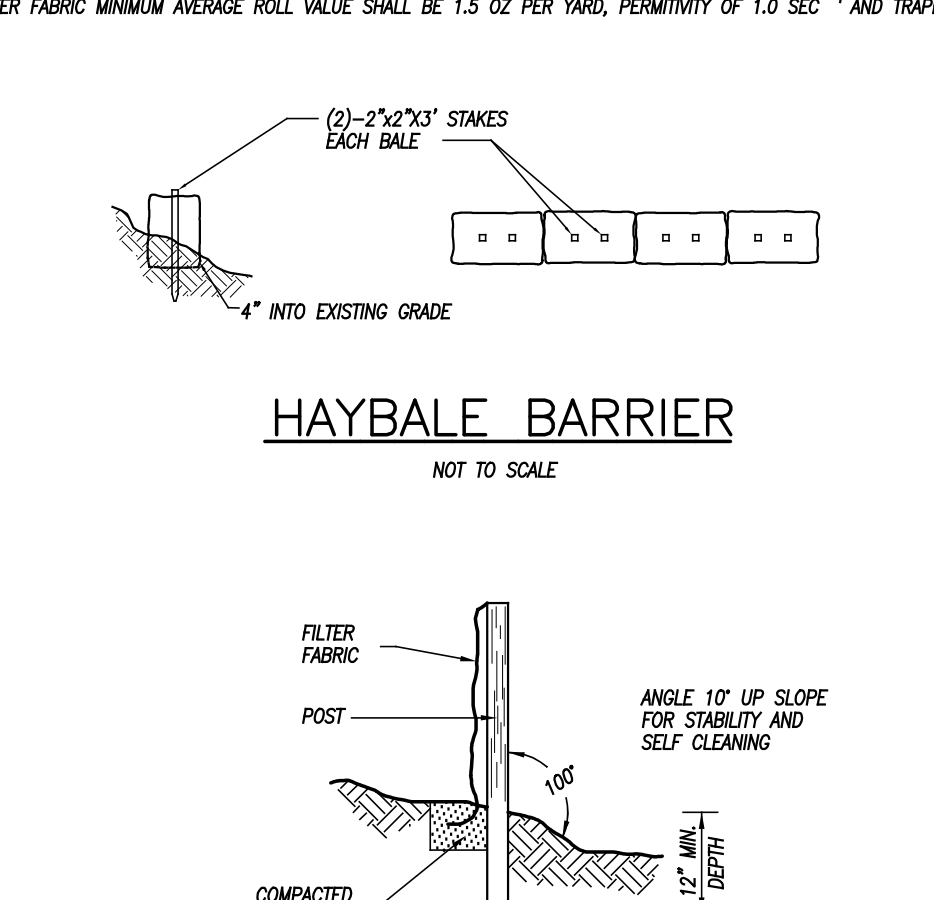
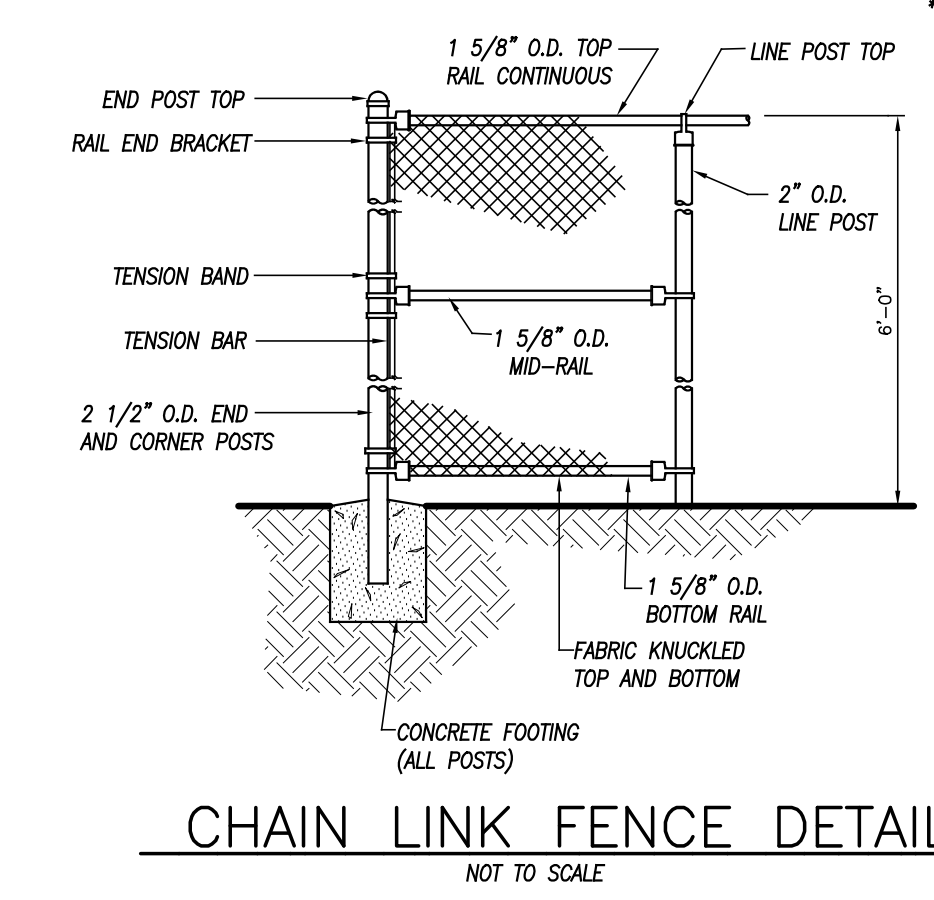
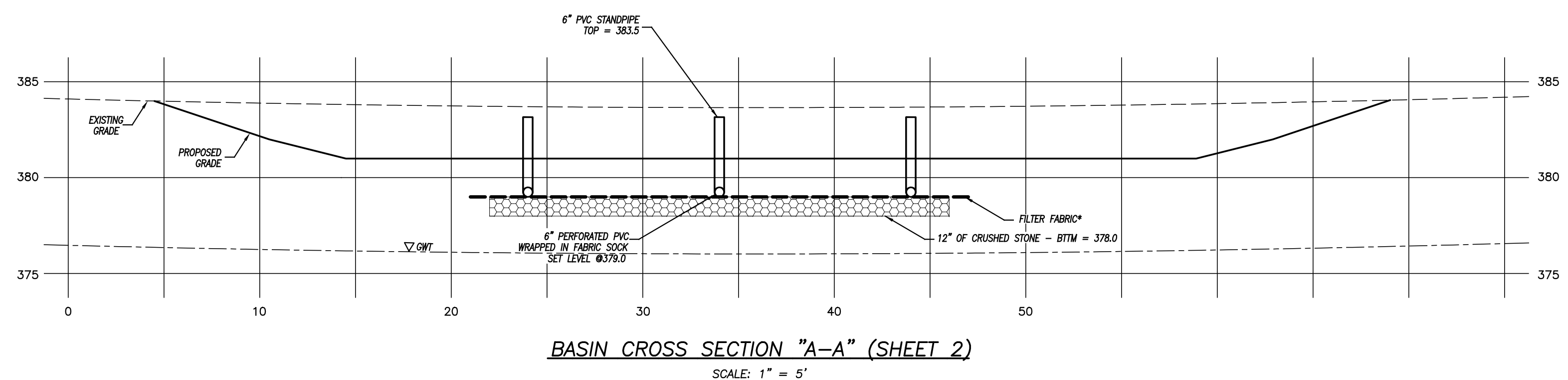
1. Flag the limits of disturbance and schedule preconstruction meeting with Town of Killingly Zoning Officer.
2. Contact utility companies for scheduling installation of utilities and connections
3. Cut trees and brush within the defined clearing limits and remove the cut wood.
4. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
5. Chip brush and slash, stockpile chips for use on site or remove off site.
6. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
7. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
8. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
9. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Killingly prior to installing additional erosion controls. Apply water as necessary for dust control.
10. Install utilities to within 10' of proposed buildings.
11. Prepare for access driveways and remainder of the site for final grading.
12. Excavate for building footings, stockpile soil and pour footings & slabs. Begin building construction.
13. Place topsoil where required and install any proposed landscaping upon completion of each building.
14. Install first course of pavement millings to each building as they are completed.
15. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
16. Install final course of pavement millings upon the completion of the final structure.
17. Fine grade, rake, seed and mulch to within 2' of the pavement millings.
18. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Killingly.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

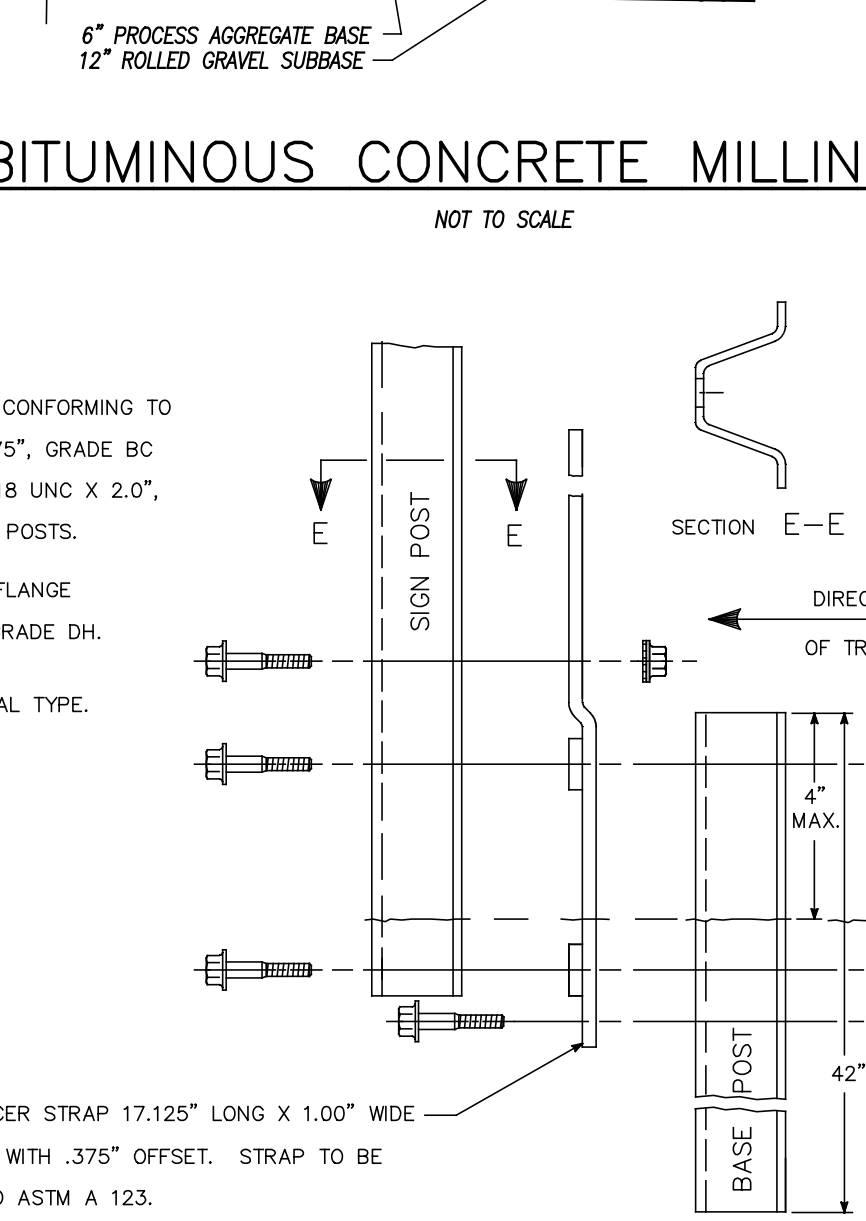
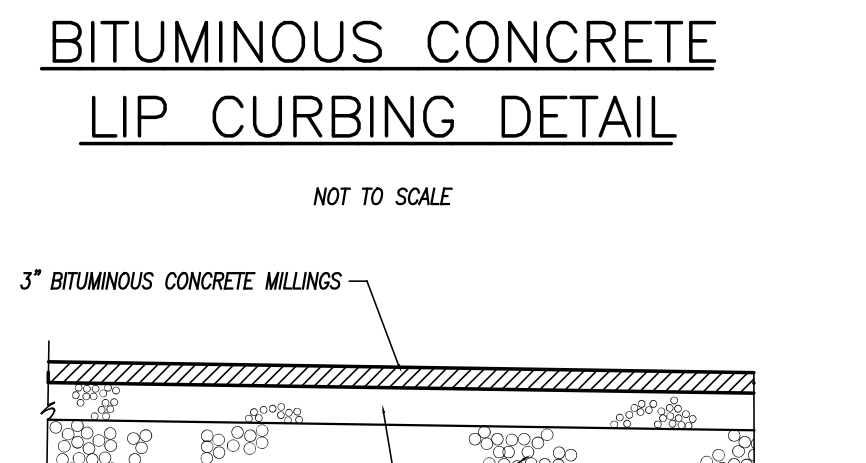
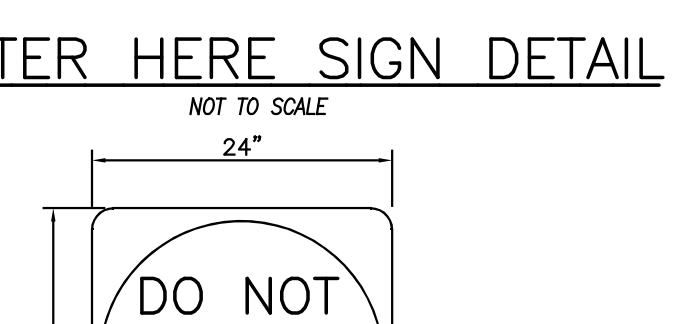
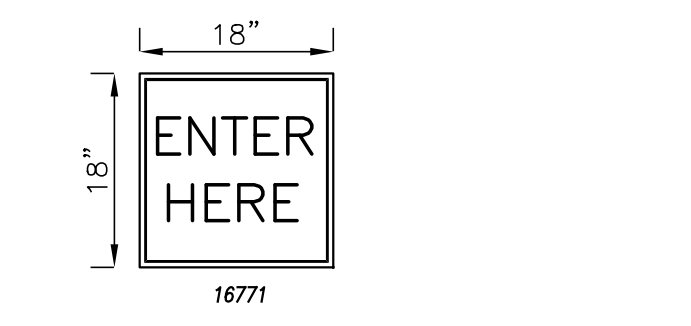
Robert Liebscher
American Storage Centers, LLC
174 Cranberry Bog Road
Danielson, CT 06241
860-481-0108

CONSTRUCTION NOTES/GENERAL PROVISIONS

1. The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.
2. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
3. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form B17", and supplements thereto.
4. The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
5. Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
6. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
7. The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
8. The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade - contractor shall spread and compact required processed aggregate
9. The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency.



| DATE | REVISIONS |
|------------|-------------------------|
| 01/18/2022 | FINAL PLAN REVIEW |
| 01/03/2022 | LANDSCAPE MODIFICATIONS |
| DATE | DESCRIPTION |



APPROVED BY THE TOWN OF KILLINGLY PLANNING AND ZONING COMMISSION
Special Permit No: _____
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Chairman: _____
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DETAIL SHEET
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551 WESTCOTT ROAD (SR 607)
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