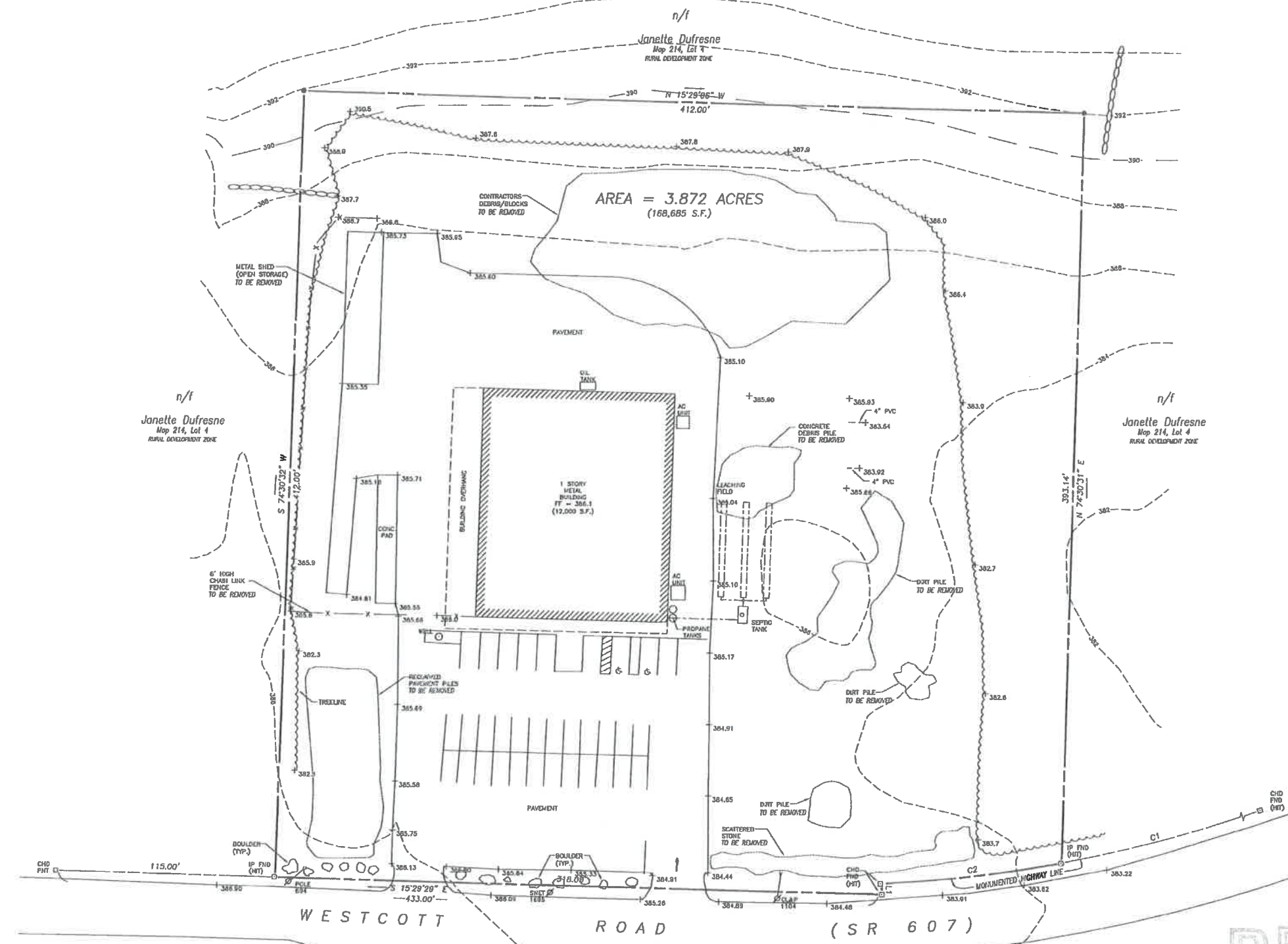
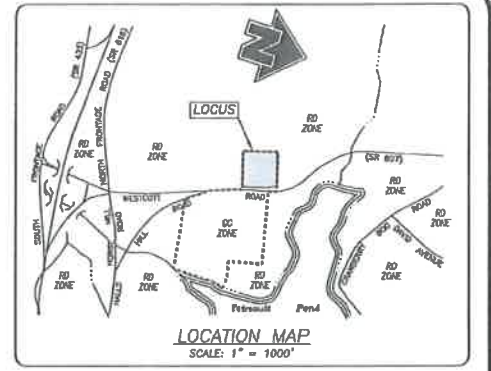


CURVE DATA	
C1	C2
R = 691.80'	R = 691.80'
D = 21°41'41"	D = 75°3'07"
L = 281.95'	L = 95.21'
CH = N 36°13'08" W	CH = S 23°25'44" E
260.38'	95.13'

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: Partly Survey.
 - Boundary Determination Category: Dependent Resurvey.
 - Zone = GC.
 - Owner of record: American Sports Centers, Inc.
174 Cranberry Bog Road, Killingly, CT 06239
See Volumes 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: Kiatlyko, Woodin & Pike. - On file in the Town of Killingly Land Records as map S-141.

DATE	DESCRIPTION
01/03/2022	LANDSCAPE MODIFICATIONS
	REVISIONS

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 211
Killingly, Connecticut 06241
(860) 719-7299
www.killingly-engineering.com

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

RECEIVED
JAN 12 2022
PLANNING & ZONING DEPT.
TOWN OF KILLINGLY

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.

LEGEND

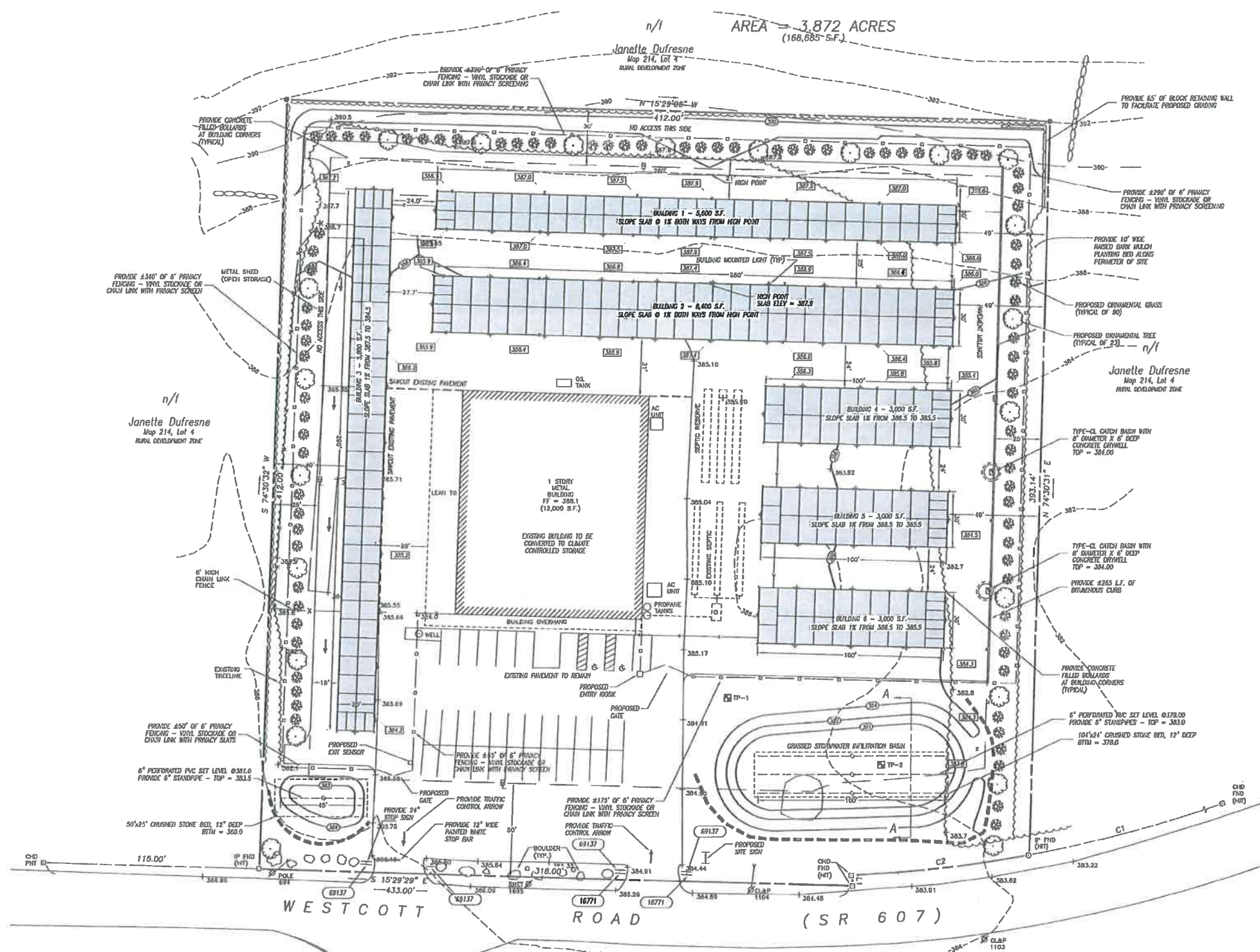
- | | |
|------|--------------------|
| CONC | CONCRETE |
| ● | IRON PIN TO BE SET |
| ○ | IRON PIN FOUND |
| ⊠ | CHD MONUMENT FOUND |
| ⊠ | CHD MONUMENT POINT |
| ⊠ | ELECTRIC HANDHOLE |
| --- | EXISTING CONTOURS |
| ⊠ | STONE WALL |

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

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

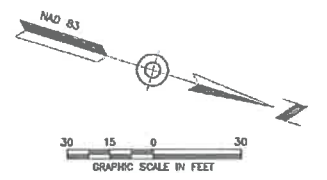
n/i
Kevin S. Griffiths
&
Paula C. Griffiths
Map 203, Lot 21
RURAL DEVELOPMENT ZONE

K:\17157\Drawings\2021\1441_Survey\01_Editing\Map.dwg Jan 14, 2022 - 7:05 AM



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 = 75°3'07" 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
Norwalk District Department of Health - Brittany Otto

TEST PIT	DEPTH	PROFILE
1	0" - 10" 10" - 17" 17" - 35" 35" - 56" 56" - 87" Ledge CWT	Fill Original Topsoil Red-brown sandy loam w/gravel Tan coarse loamy sand Gray silty sand Note: SE side of pit disturbed soil to 53" N/A B7"
2	0" - 9" 9" - 13" 13" - 36" 36" - 51" 51" - 65" 65" - 85" Ledge CWT	Fill Topsoil Fill red/brown coarse loamy sand Gray fine loamy sand with gravel Moist gray loamy sand N/A B7"

PERCOLATION TEST RESULT - December 15, 2017
Norwalk 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	REVISIONS
01/03/2022	LANDSCAPE MODIFICATIONS
	DESCRIPTION

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) 739-7297
www.killinglyengineering.com

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

NORMAN E. THIBEAULT, JR., P.E. DATE

K:\17157\Drawings\2021\Int Storage\CD_Site Plan_Midway Jan 14, 2022 - 7:10 AM

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

n/i
Rohgate, Inc.
Map 214, Lot 6
GENERAL COMMERCIAL ZONE

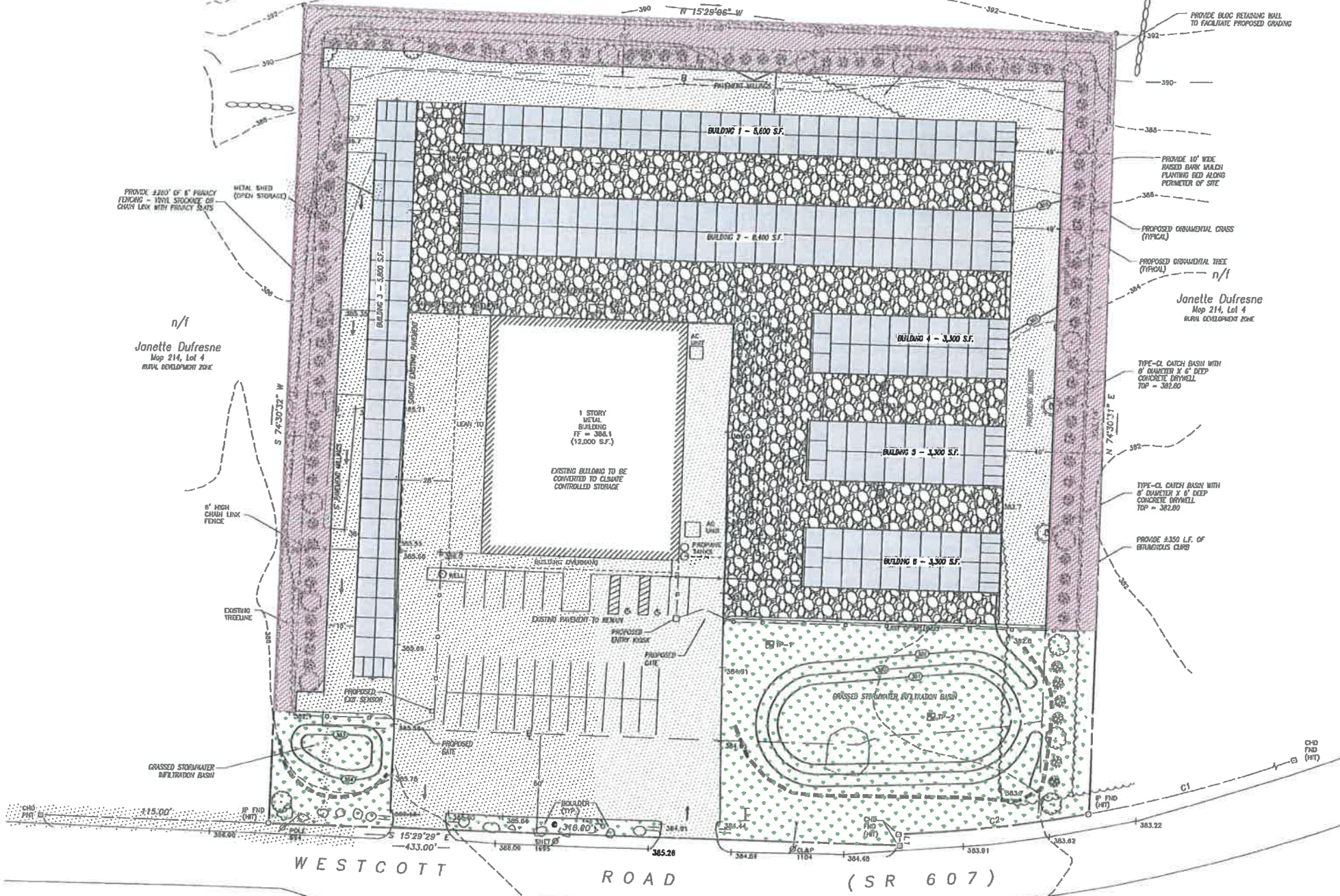
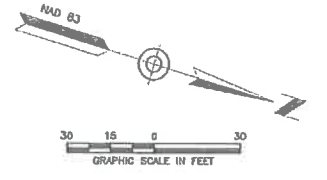
n/i
Kevin S. Griffiths
&
Paula C. Griffiths
Map 203, Lot 21
RURAL DEVELOPMENT ZONE



n/l AREA = 3.872 ACRES
(168,685 S.F.)

CURVE DATA	
C1	C2
R = 691.80'	R = 691.80'
D = 21°41'41"	D = 7°53'07"
L = 261.93'	L = 95.21'
CH = W 38°13'08" W	CH = S 23°25'44" E
260.38'	95.13'

LINE DATA	
L1	N 72°15'34" E 5.68'



SURFACE COVERAGE TABLE	
Pavement/Millings	47,692 S.F.
Buildings	42,100 S.F.
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Grassed/Landscape	48,821 S.F.
Total Impervious Surface = 89,892 S.F.	

**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

TABLE OF ZONING REQUIREMENTS		
ZONE = GENERAL COMMERCIAL (GC)		
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*75% Max. permitted with Commission approval of Special Permit

DATE	DESCRIPTION
01/03/2022	LANDSCAPE MODIFICATIONS
	REVISIONS

SURFACE COVERAGE 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) 729-7290
www.killinglyengineering.com

DATE: 10/14/2021	DRAWN: AMR
SCALE: 1" = 30'	DESIGN: NET
SHEET: 3 OF 4	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 17157

NORMAN E. THEBAULT, 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/l
Rolgate, Inc.
Map 214, Lot 6
GENERAL COMMERCIAL ZONE

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

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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. NRCS 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 striping 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 resources 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 barrier 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 rains.
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 bales 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 Figures TS-2 in the 2002 Guidelines.

TINING 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 treading with a bulldozer, driving, harrowing, rolling 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 broad, the cleat marks shall be perpendicular to the upslope direction of the flow of surface water.

If soil testing is not practical or feasible on a small or variable area, 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 85%-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 soil erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded area 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 a 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, at slopes 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, retilt 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:

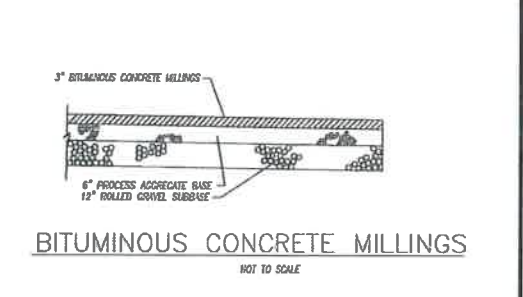
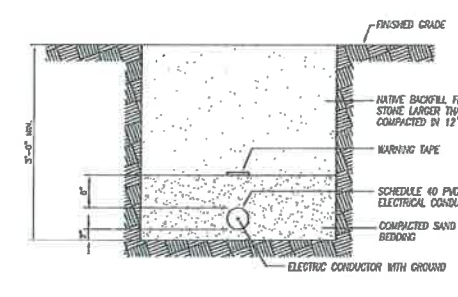
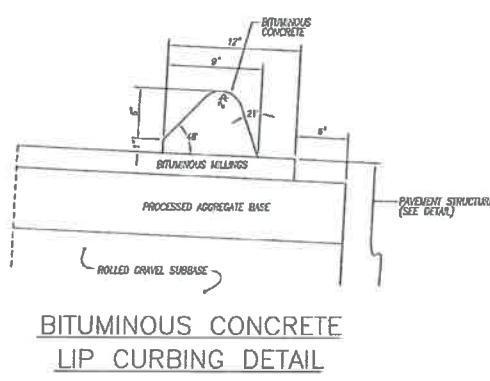
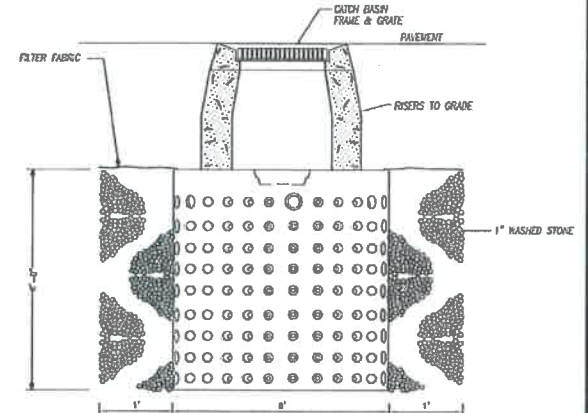
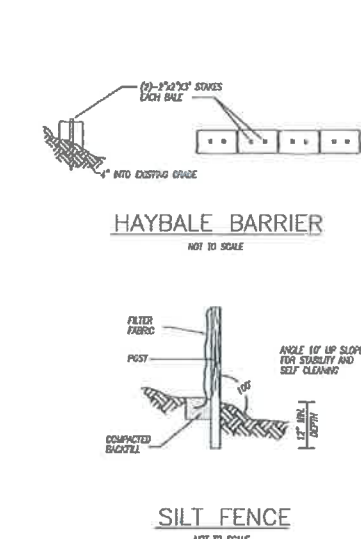
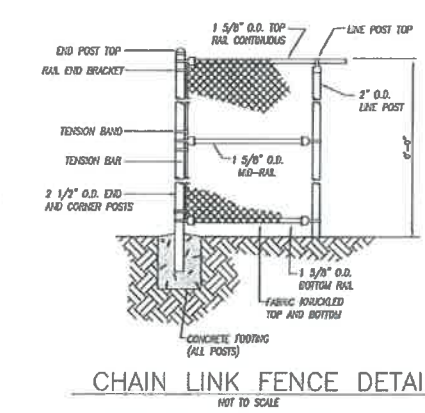
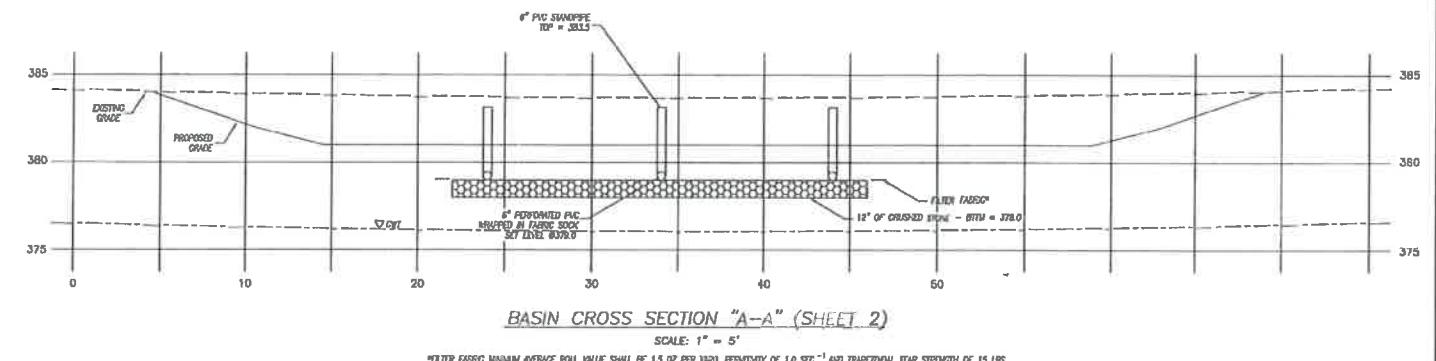
1. Flag the limits of disturbance and schedule preconstruction meeting with Town of Killingly Zoning Officer.
2. Contact utility companies for scheduling installation of utilities and connections
3. Cut trees and brush within the defined clearing limits and remove the cut wood.
4. Install perimeter erosion 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 stacked 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 drives 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:

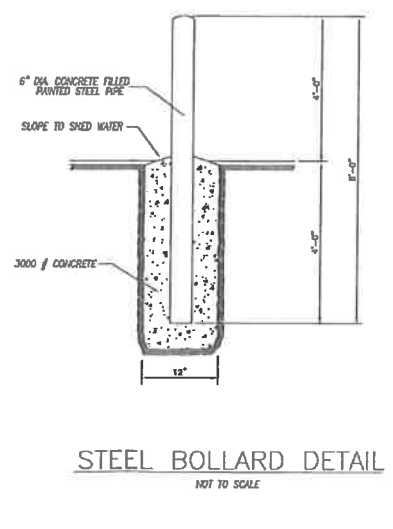
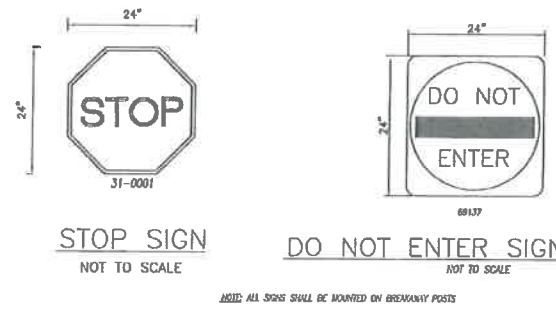
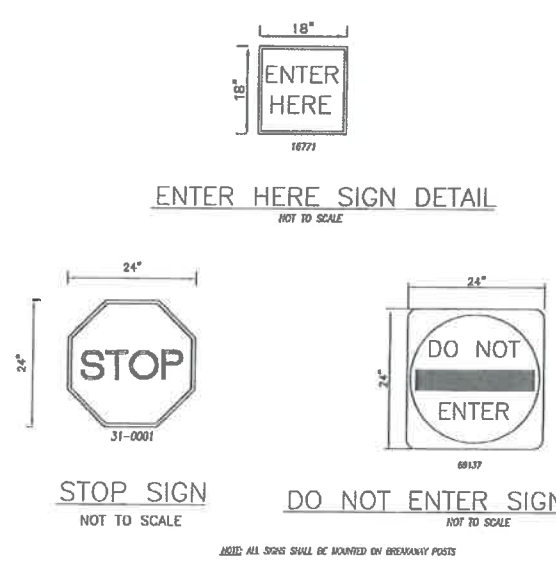
Robert Liebscher
American Storage Centers, LLC
174 Cranberry Bog Road
Danilston, CT 06241
860-481-0108

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 1-800-822-4455, 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 817", 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. Contractor shall provide, 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.



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



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
01/03/2022	LANDSCAPE MODIFICATIONS
	REVISIONS

DETAIL SHEET
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: HOT TO SCALE	DESIGN: NET
SHEET: 4 OF 4	CHK BY: GG
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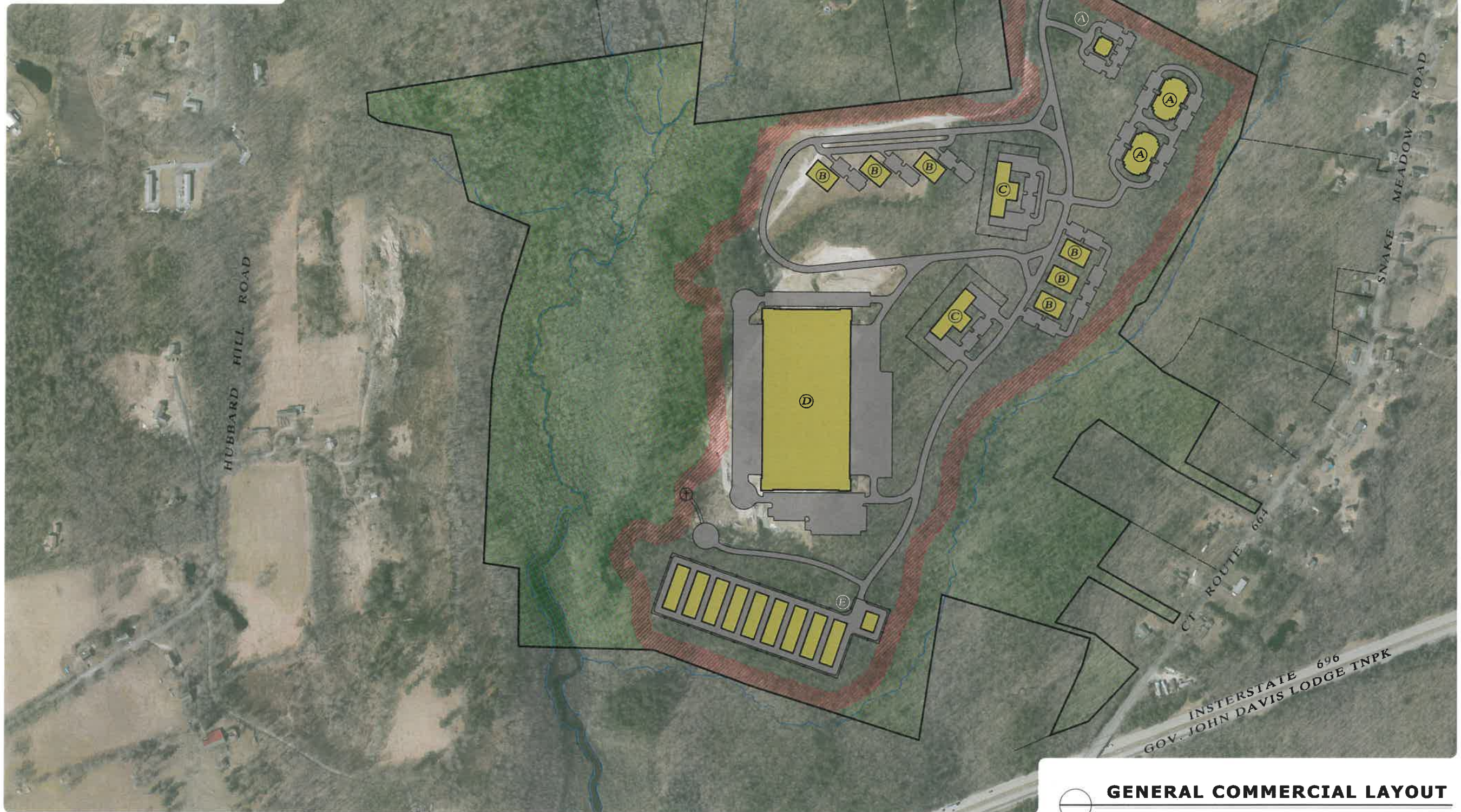
NORMAN E. THBAULT, JR., P.E. DATE

K:\17157\Drawings\2021_Misc_Support\04_DWG_181.dwg Jan 14, 2022 11:12 AM

DEVELOPMENT DATA TOTALS		
TYPE "A"	PROFESSIONAL OFFICE SPACE	44,579± SF
TYPE "B"	SERVICE TRADE OFFICES	57,600± SF
TYPE "C"	CONSTRUCTION RETAIL	36,974± SF
TYPE "D"	COMMERCIAL WAREHOUSE	300,000± SF
TYPE "E"	SELF STORAGE FACILITIES	112,800± SF
TOTAL PARCEL AREA		177.69± AC
OPEN SPACE / CONSERVATION EASEMENT		76.437± AC

INDEX KEY

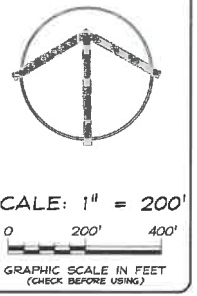
-  75 FT DEVELOPMENT BUFFER
-  POTENTIAL OPEN SPACE / CONSERVATION EASEMENT



GENERAL COMMERCIAL LAYOUT

SCALE: 1 INCH = 200 FEET

STADIA ENGINEERING ASSOCIATES, INC.
ENGINEERS - ENVIRONMENTAL PLANNERS - SURVEYORS
 514 Vantage Street - Suite 102
 New London, Connecticut 06320
 (860) 439-9322
 www.stadiaengineering.com



SCALE: 1" = 200'
 0 200' 400'
 GRAPHIC SCALE IN FEET
 (CHECK BEFORE USING)

Stamp
FOR DISCUSSION ONLY

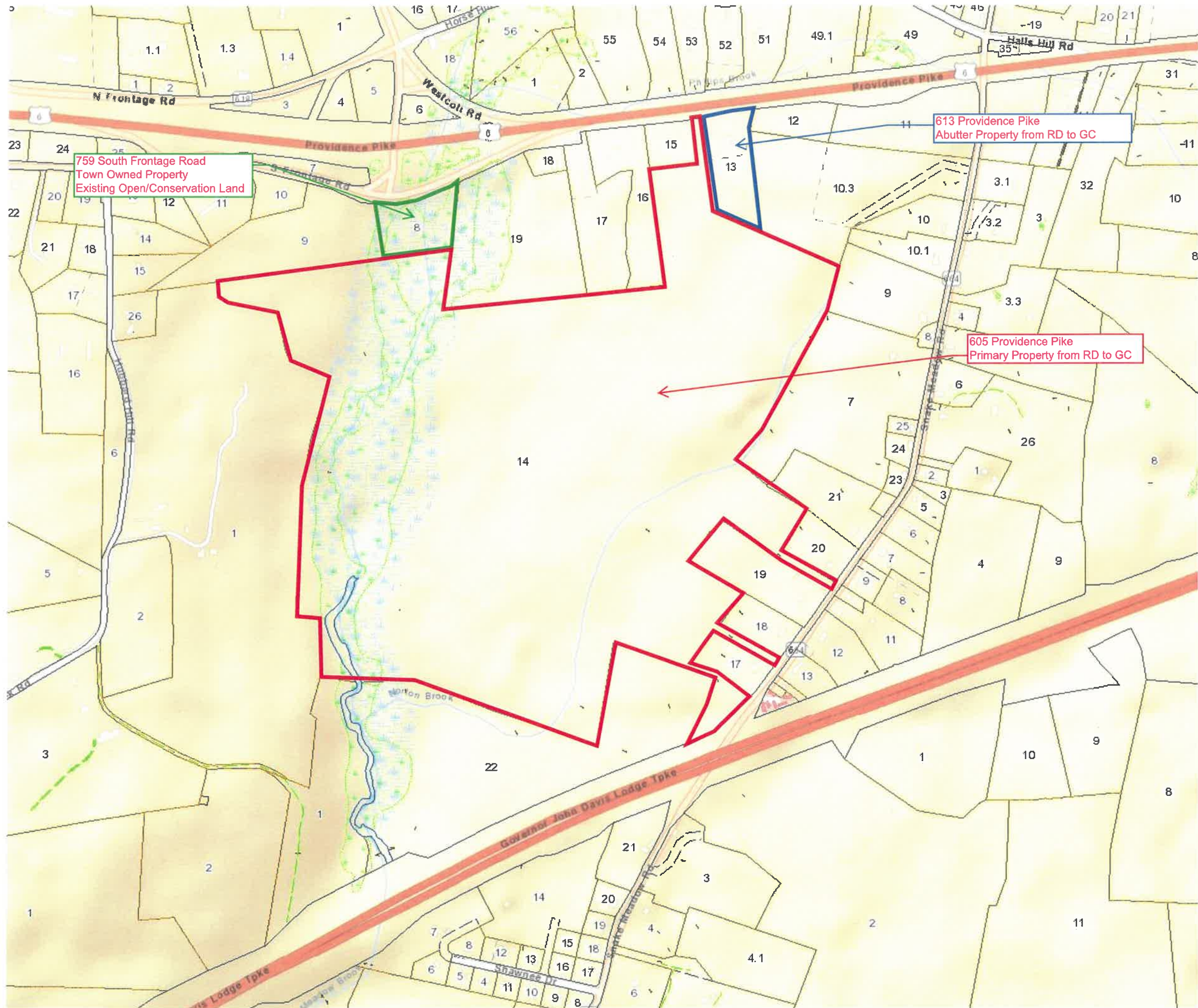
Client:
DOUGLAS CONSTRUCTION COMPANY

Project Title:
SOUTH KILLINGLY DEVELOPMENT
US Route 6 & Snake Meadow Road
Killingly, Connecticut

Drawing Title:
CONCEPTUAL LAYOUT

No.	Date	Description	By
REVISIONS			

Project No. **P21-022**
 Prep Date: **DECEMBER 2021**
 Plot Date: **10 DECEMBER 2021**
 Design By: **A. REINHART**
 Checked By: **J. ROSSMAN**
 Drawing No. **D-418**



759 South Frontage Road
Town Owned Property
Existing Open/Conservation Land

613 Providence Pike
Abutter Property from RD to GC

605 Providence Pike
Primary Property from RD to GC

