

The Grossman Companies

40 Wisconsin Avenue
Norwich, Connecticut

New Park Avenue
Franklin, Connecticut

Inland Wetlands and Site Plan Applications

April 27, 2021

Revised: June 04, 2021



Vicinity Map

1" = 500'

DEVELOPMENT TEAM

Property Owner	Norwich 40 TGCI LLC 859 Willard Street Suite 501 Quincy, MA 02169
Applicant/Developer	The Grossman Companies 859 Willard Street Suite 501 Quincy, MA 02169
Civil Engineer	F. A. Hesketh & Associates, Inc. 3 Creamery Brook East Granby, CT 06026
Surveyor	Kelly Engineering Group 0 Campanelli Drive Braintree, MA 02184
Traffic Engineer	F.A. Hesketh & Associates, Inc.
Soil Scientist	EcoTec, Inc. 102 Grove Street Worcester, MA 01605

LIST OF DRAWINGS

Title Sheet
LA-1 & LA-2 Layout Plan
GR-1 & GR-2 Grading and Drainage Plan
EC-1 Soil Erosion & Sedimentation Control Plan
SD-1 thru SD-3 Site Details
NT-1 Notes
Sheets 1-3 Existing Conditions Plan (Kelly Engineering Group)

SIGNAGE AND PAVEMENT MARKING NOTES

1. Stop bars (SB) shall be painted with white traffic paint (12 inches wide)
2. All standard parking stalls and centerlines shall be painted with white traffic paint (4 inches wide).
3. Traffic control arrows shall be painted with white traffic paint.
4. All accessible parking space stalls and aisles shall be painted with yellow traffic paint (4 inches wide).
5. All accessible parking symbols of accessibility shall be painted with blue traffic and white traffic paint in accordance with ADA and current CT building code requirements.
6. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide).
7. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide)
8. All on-site traffic paint shall conform to CT DOT Form 818, Article M.07.
9. All pavement markings and signs shall conform to "Manual On Uniform Traffic Control Devices", "Standard Alphabets For Highway Signs And Pavement Markings", CT DOT 818, State Building Code and ADA Requirements and as shown on the details
10. Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau. of Engineering and Highway Operations, Catalog of Signs", September 2017. Contractor to confirm sign types prior to installation.
11. Install additional fire lane markings and signage as directed by the Franklin/Norwich Fire Department Officials.

SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
A		New Reserved Sign (CT Building Code)	8
B		31-0648	4

LEGEND

- = PROPOSED CATCH BASIN
- = PROPOSED DOUBLE CATCH BASIN
- = PROPOSED DRAINAGE MANHOLE

FRANKLIN ZONING COMPLIANCE TABLE

ZONE - INDUSTRIAL DISTRICT		
PERMITTED USE: WAREHOUSING, STORAGE AND TRUCK TERMINALS		
DESCRIPTION	REQUIRED	PROVIDED
LOT SIZE	40,000 SF	494,058 SF *
MINIMUM FRONTAGE	150 FT	**
FRONT YARD	100 FT	N/A
REAR YARD	25 FT	N/A
SIDE YARD	25 FT	N/A
MIN. LOT WIDTH	150 FT	830 FT
MAX. LOT COVERAGE	50% FOR BUILDINGS 75% FOR ALL USES	56% FOR ALL USES (PARKING)
LANDSCAPING	25 FT MIN.	40 FT (REAR) ***

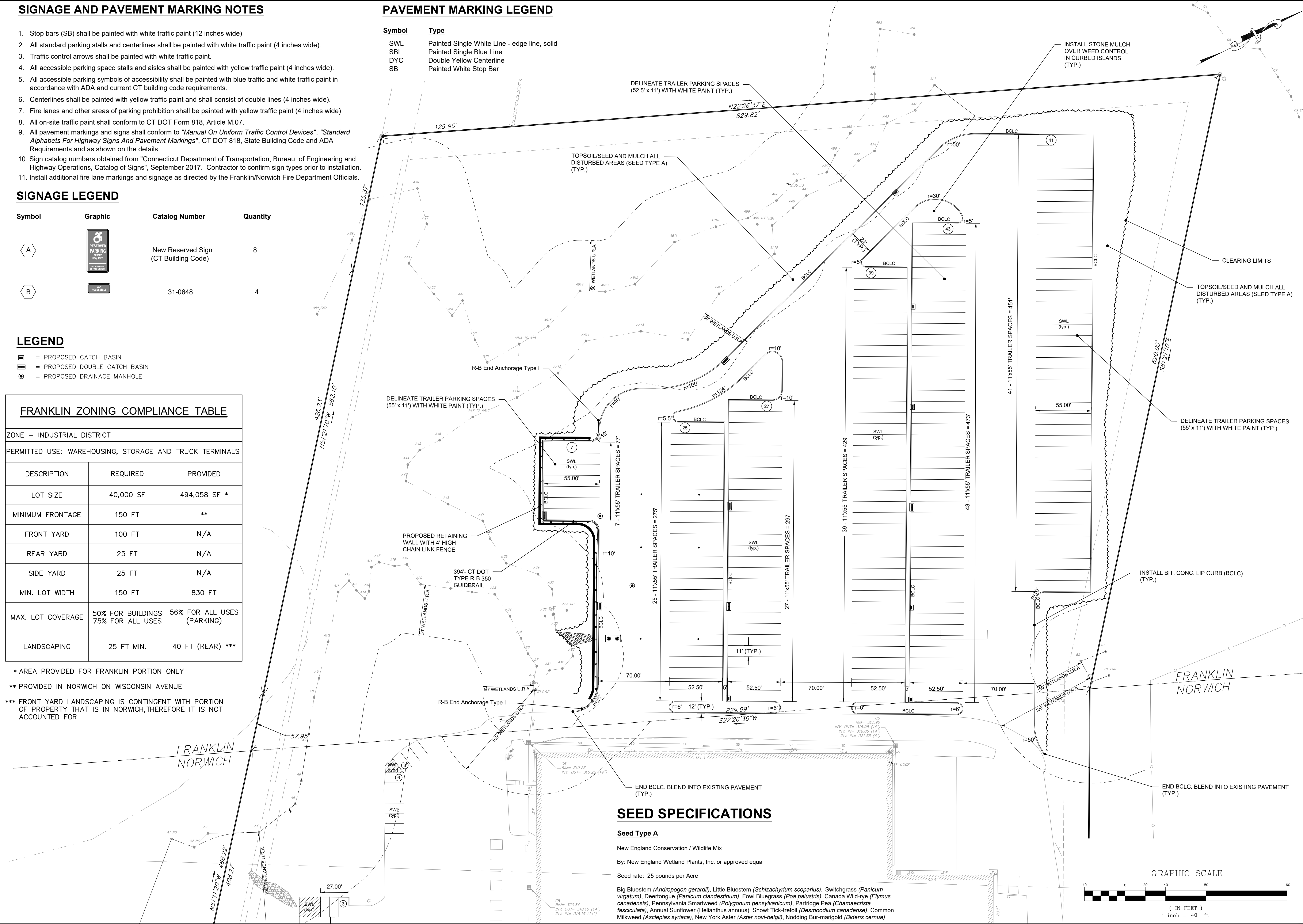
* AREA PROVIDED FOR FRANKLIN PORTION ONLY

** PROVIDED IN NORWICH ON WISCONSIN AVENUE

*** FRONT YARD LANDSCAPING IS CONTINGENT WITH PORTION OF PROPERTY THAT IS IN NORWICH, THEREFORE IT IS NOT ACCOUNTED FOR

PAVEMENT MARKING LEGEND

Symbol	Type
SWL	Painted Single White Line - edge line, solid
SBL	Painted Single Blue Line
DYC	Double Yellow Centerline
SB	Painted White Stop Bar



SEED SPECIFICATIONS

Seed Type A
 New England Conservation / Wildlife Mix
 By: New England Wetland Plants, Inc. or approved equal
 Seed rate: 25 pounds per Acre

Big Bluestem (*Andropogon gerardii*), Little Bluestem (*Schizachyrium scoparius*), Switchgrass (*Panicum virgatum*), Deertongue (*Panicum clandestinum*), Fowl Bluegrass (*Poa palustris*), Canada Wild-rye (*Elymus canadensis*), Pennsylvania Smartweed (*Polygonum pennsylvanicum*), Partridge Pea (*Chamaecrista fasciculata*), Annual Sunflower (*Helianthus annuus*), Showy Tick-trefoil (*Desmodium canadense*), Common Milkweed (*Asclepias syriaca*), New York Aster (*Aster novi-belgii*), Nodding Bur-marigold (*Bidens cernua*)

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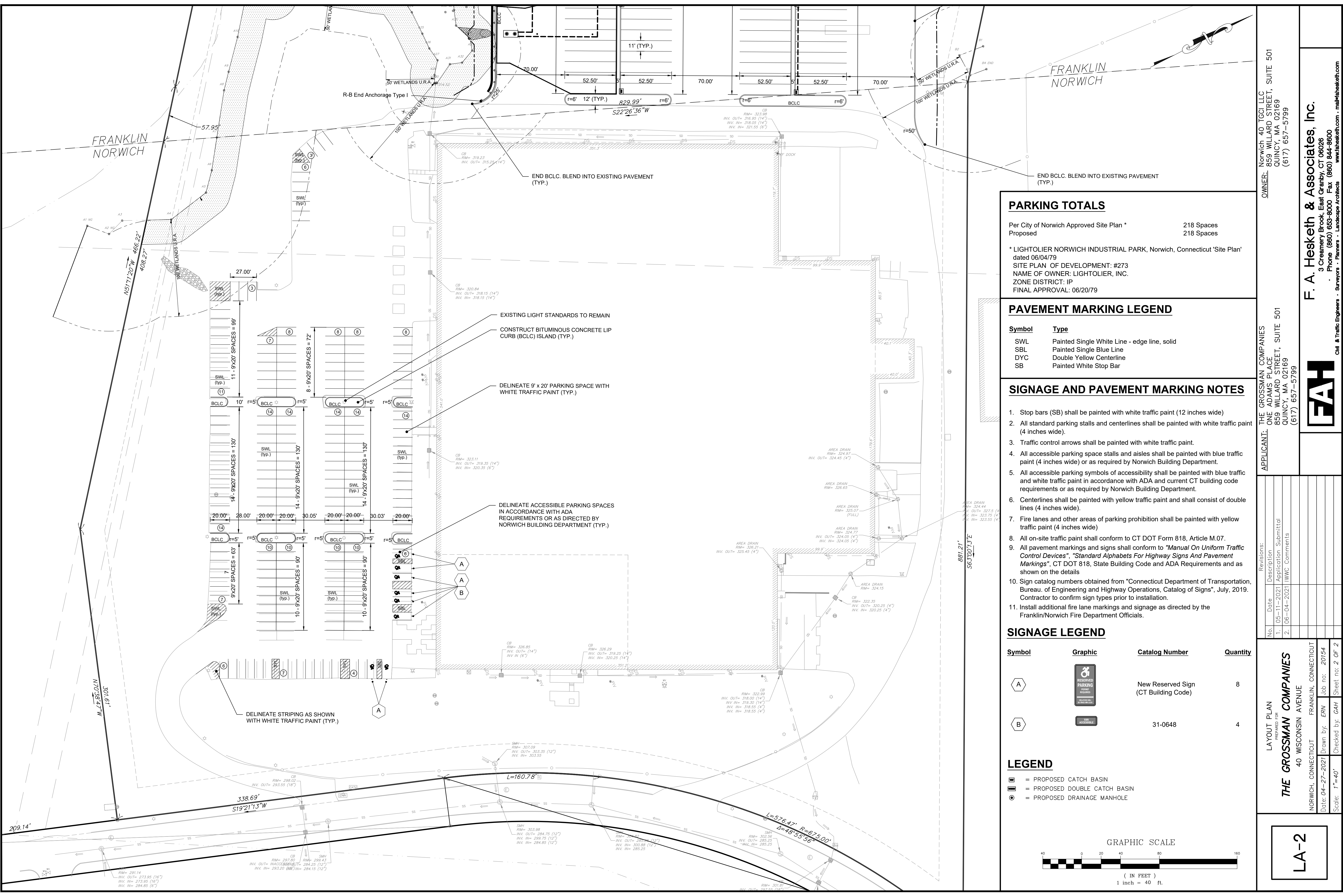
Revisions:
No. Date Description
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2. 06-04-2021 IWW Comments

LAYOUT PLAN
prepared for
THE GROSSMAN COMPANIES
40 WISCONSIN AVENUE
NORWICH, CONNECTICUT
Date: 04-27-2021 Drawn by: ERN Job no: 20154
Scale: 1" = 40' Checked by: GAH Sheet no: 1 of 2

FRANKLIN, CONNECTICUT

LA-1

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
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www.fahesketh.com . maffahesketh.com
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PARKING TOTALS

Per City of Norwich Approved Site Plan *	218 Spaces
Proposed	218 Spaces

* LIGHTOLIER NORWICH INDUSTRIAL PARK, Norwich, Connecticut 'Site Plan' dated 06/04/79
 SITE PLAN OF DEVELOPMENT: #273
 NAME OF OWNER: LIGHTOLIER, INC.
 ZONE DISTRICT: IP
 FINAL APPROVAL: 06/20/79

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GRAPHIC SCALE
 1 inch = 40 ft.

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LA-2

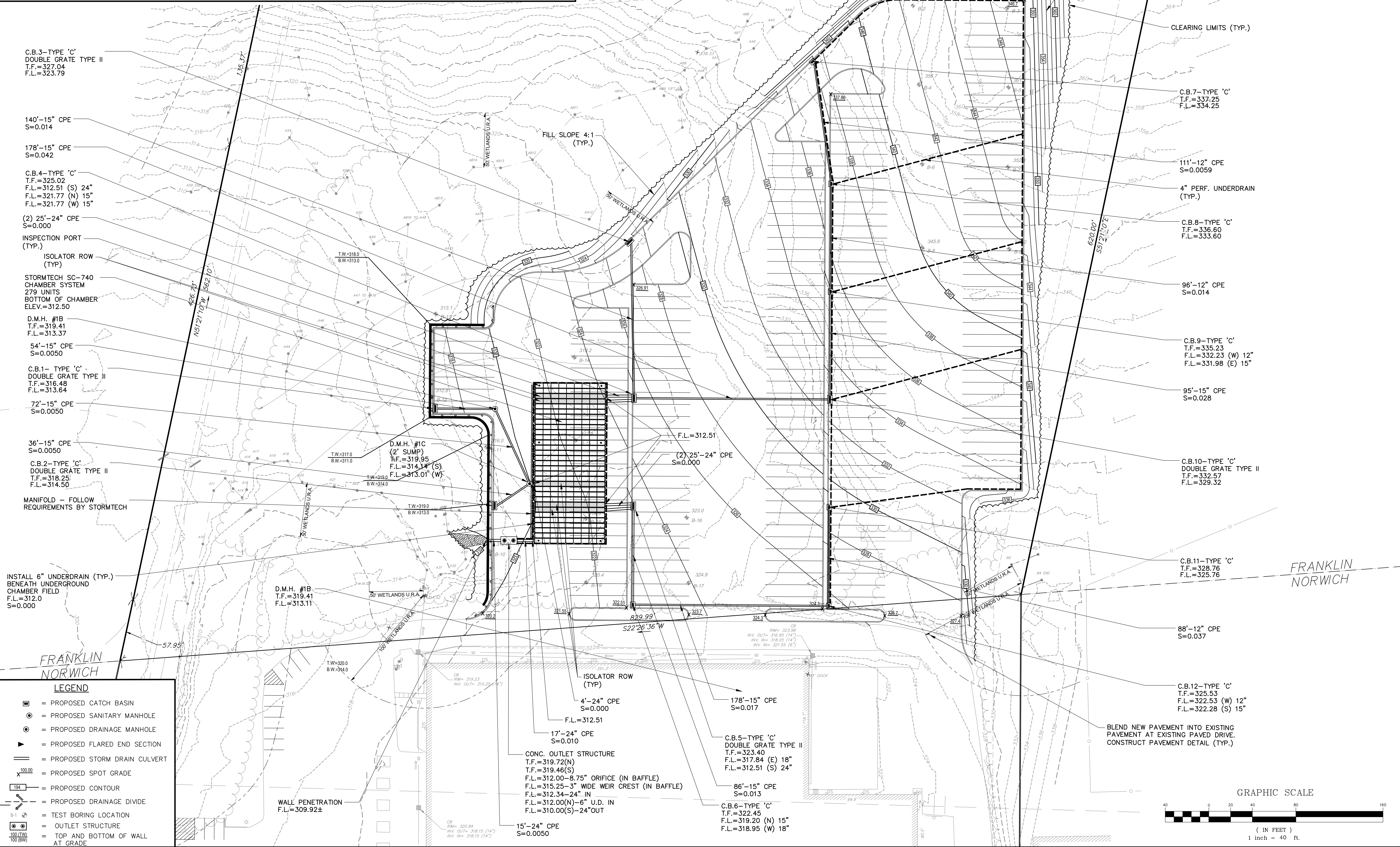
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 www.fahsketh.com - malfreshketh.com
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DRAINAGE SYSTEM NOTES:

1. CPE = CORRUGATED POLYETHYLENE PIPE CONFORMING TO CT DOT FORM 818, M.08.01-18, TYPE S.
2. CATCH BASINS AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CT DOT FORM 818, M.08.02 AND TOWN OF FRANKLIN ENGINEERING STANDARDS, AS APPLICABLE.
3. UNDERGROUND UTILITIES DEPICTED ON THIS DRAWING ARE A COMPILATION OF FIELD SURVEY DATA, RECORD DESIGN PLANS, AND READILY AVAILABLE INFORMATION. NOT ALL UTILITIES MAY BE SHOWN, AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION OF UTILITIES. CONDUCT TEST PITS AT ALL UTILITY CROSSINGS AND POINT OF CONNECTIONS WITH EXISTING UTILITIES. NOTIFY DESIGN ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE.
4. CONTACT "CALL BEFORE YOU DIG" AT CALLING 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL MATERIALS AND INSTALLATION PER TOWN OF FRANKLIN, CT DOT FORM 818, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.

GENERAL GRADING NOTES:

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. CONSTRUCT APPROPRIATE PAVEMENT MATCH TREATMENT (CONCRETE OR BITUMINOUS). BLEND ALL NEW WORK TO MATCH EXISTING.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.



C.B. 3-TYPE 'C'
DOUBLE GRATE TYPE II
T.F.=327.04
F.L.=323.79

140'-15" CPE
S=0.014

178'-15" CPE
S=0.042

C.B. 4-TYPE 'C'
T.F.=325.02
F.L.=312.51 (S) 24"
F.L.=321.77 (N) 15"
F.L.=321.77 (W) 15"

(2) 25'-24" CPE
S=0.000

INSPECTION PORT
(TYP.)

ISOLATOR ROW
(TYP.)

STORMTECH SC-740
CHAMBER SYSTEM
279 UNITS
BOTTOM OF CHAMBER
ELEV.=312.50

D.M.H. #1B
T.F.=319.41
F.L.=313.37

54'-15" CPE
S=0.0050

C.B. 1-TYPE 'C'
DOUBLE GRATE TYPE II
T.F.=316.48
F.L.=313.64

72'-15" CPE
S=0.0050

36'-15" CPE
S=0.0050

C.B. 2-TYPE 'C'
DOUBLE GRATE TYPE II
T.F.=318.25
F.L.=314.50

MANIFOLD - FOLLOW
REQUIREMENTS BY STORMTECH

INSTALL 6" UNDERDRAIN (TYP.)
BENEATH UNDERGROUND
CHAMBER FIELD
F.L.=312.0
S=0.000

D.M.H. #1B
T.F.=319.41
F.L.=313.11

LEGEND

- ☐ = PROPOSED CATCH BASIN
- = PROPOSED SANITARY MANHOLE
- ⊙ = PROPOSED DRAINAGE MANHOLE
- = PROPOSED FLARED END SECTION
- ▬ = PROPOSED STORM DRAIN CULVERT
- ⋈ = PROPOSED SPOT GRADE
- = PROPOSED CONTOUR
- = PROPOSED DRAINAGE DIVIDE
- ⊙ = TEST BORING LOCATION
- ⊙ = OUTLET STRUCTURE
- ⊙ = TOP AND BOTTOM OF WALL AT GRADE

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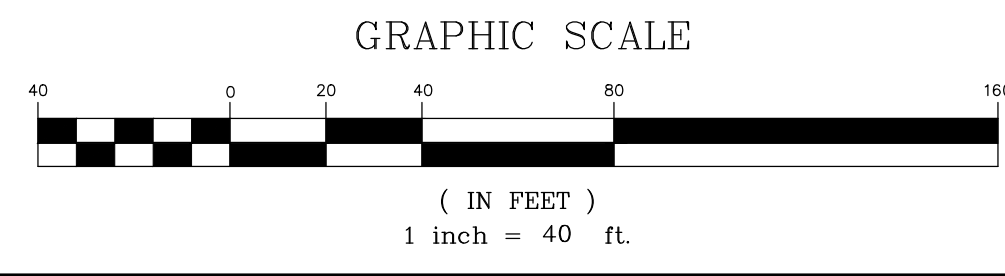
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GR-1





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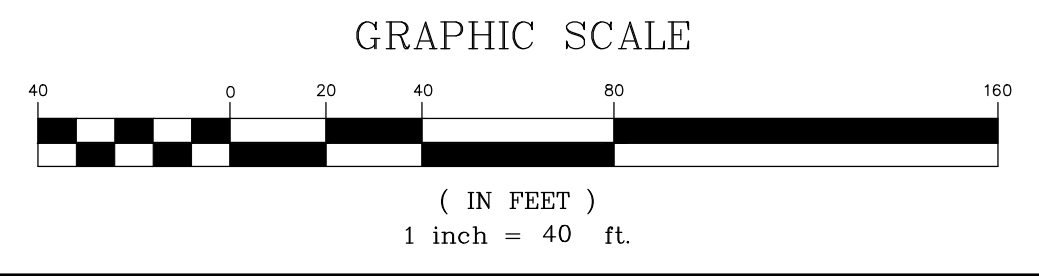
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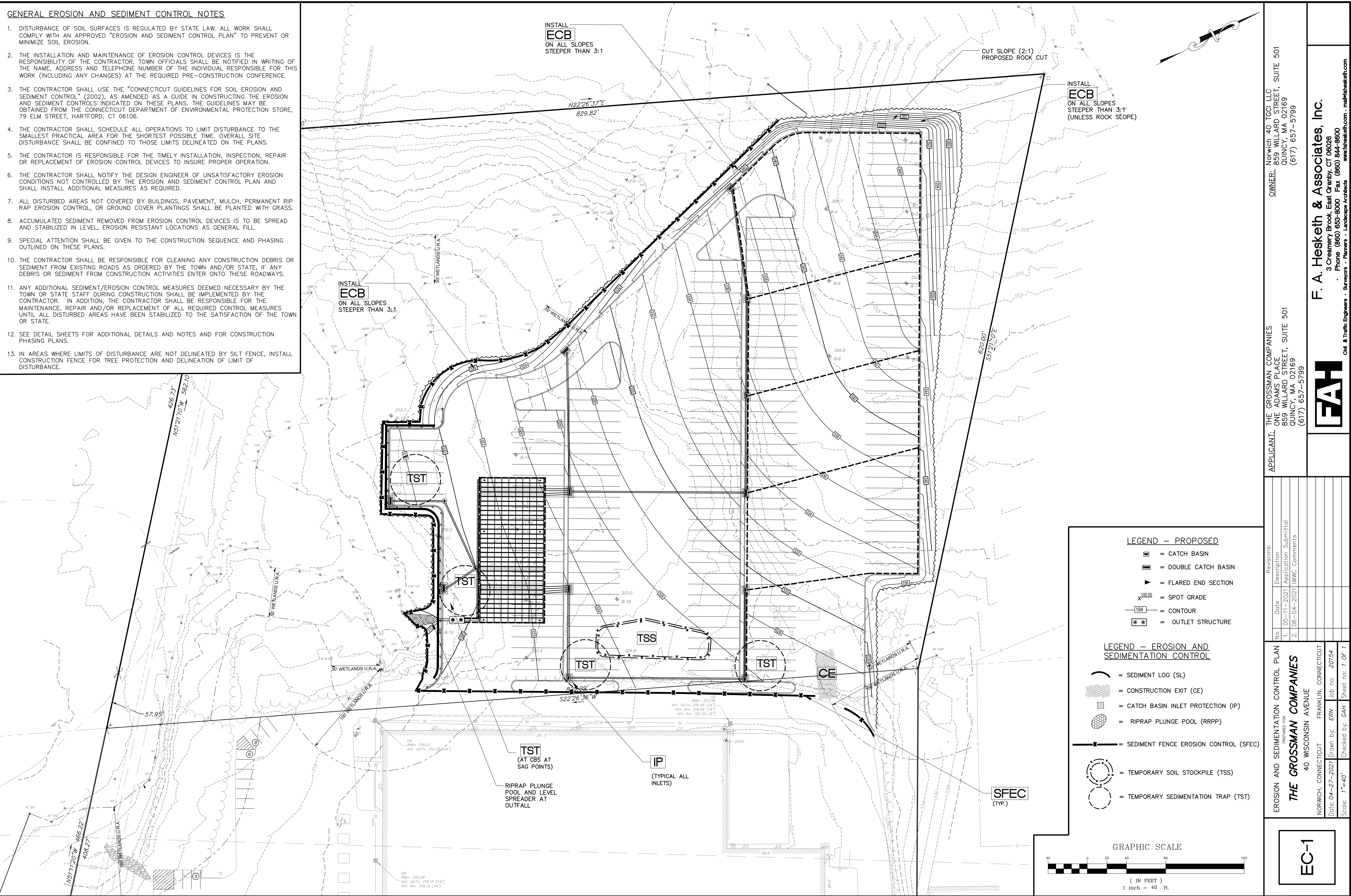
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<p>GRADING AND DRAINAGE PLAN</p> <p>PREPARED FOR</p> <p>THE GROSSMAN COMPANIES</p> <p>40 WISCONSIN AVENUE FRANKLIN, CONNECTICUT</p> <p>NORWICH, CONNECTICUT Date: 04-27-2021 Drawn by: ERN Job no: 20154</p> <p>Scale: 1" = 40' Checked by: GAH Sheet no: 2 OF 2</p>		<p>GR-2</p>								
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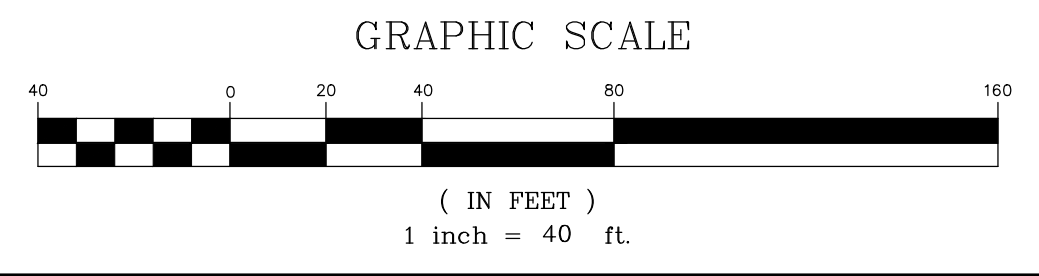
GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW. ALL WORK SHALL COMPLY WITH AN APPROVED "EROSION AND SEDIMENT CONTROL PLAN" TO PREVENT OR MINIMIZE SOIL EROSION.
2. THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL DEVICES IS THE RESPONSIBILITY OF THE CONTRACTOR. TOWN OFFICIALS SHALL BE NOTIFIED IN WRITING OF THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THIS WORK (INCLUDING ANY CHANGES) AT THE REQUIRED PRE-CONSTRUCTION CONFERENCE.
3. THE CONTRACTOR SHALL USE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002), AS AMENDED AS A GUIDE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS. THE GUIDELINES MAY BE OBTAINED FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION STORE, 79 ELM STREET, HARTFORD, CT 06106.
4. THE CONTRACTOR SHALL SCHEDULE ALL OPERATIONS TO LIMIT DISTURBANCE TO THE SMALLEST PRACTICAL AREA FOR THE SHORTEST POSSIBLE TIME. OVERALL SITE DISTURBANCE SHALL BE CONFINED TO THOSE LIMITS DELINEATED ON THE PLANS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, REPAIR OR REPLACEMENT OF EROSION CONTROL DEVICES TO INSURE PROPER OPERATION.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF UNSATISFACTORY EROSION CONDITIONS NOT CONTROLLED BY THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL INSTALL ADDITIONAL MEASURES AS REQUIRED.
7. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVEMENT, MULCH, PERMANENT RIP RAP EROSION CONTROL, OR GROUND COVER PLANTINGS SHALL BE PLANTED WITH GRASS.
8. ACCUMULATED SEDIMENT REMOVED FROM EROSION CONTROL DEVICES IS TO BE SPREAD AND STABILIZED IN LEVEL, EROSION RESISTANT LOCATIONS AS GENERAL FILL.
9. SPECIAL ATTENTION SHALL BE GIVEN TO THE CONSTRUCTION SEQUENCE AND PHASING OUTLINED ON THESE PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY CONSTRUCTION DEBRIS OR SEDIMENT FROM EXISTING ROADS AS ORDERED BY THE TOWN AND/OR STATE, IF ANY DEBRIS OR SEDIMENT FROM CONSTRUCTION ACTIVITIES ENTER ONTO THESE ROADWAYS.
11. ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OR STATE STAFF DURING CONSTRUCTION SHALL BE IMPLEMENTED BY THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF ALL REQUIRED CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN OR STATE.
12. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS AND NOTES AND FOR CONSTRUCTION PHASING PLANS.
13. IN AREAS WHERE LIMITS OF DISTURBANCE ARE NOT DELINEATED BY SILT FENCE, INSTALL CONSTRUCTION FENCE FOR TREE PROTECTION AND DELINEATION OF LIMIT OF DISTURBANCE.



- LEGEND - PROPOSED**
- [Symbol] = CATCH BASIN
 - [Symbol] = DOUBLE CATCH BASIN
 - [Symbol] = FLARED END SECTION
 - [Symbol] = SPOT GRADE
 - [Symbol] = CONTOUR
 - [Symbol] = OUTLET STRUCTURE

- LEGEND - EROSION AND SEDIMENTATION CONTROL**
- [Symbol] = SEDIMENT LOG (SL)
 - [Symbol] = CONSTRUCTION EXIT (CE)
 - [Symbol] = CATCH BASIN INLET PROTECTION (IP)
 - [Symbol] = RIPRAP PLUNGE POOL (RRPP)
 - [Symbol] = SEDIMENT FENCE EROSION CONTROL (SFEC)
 - [Symbol] = TEMPORARY SOIL STOCKPILE (TSS)
 - [Symbol] = TEMPORARY SEDIMENTATION TRAP (TST)



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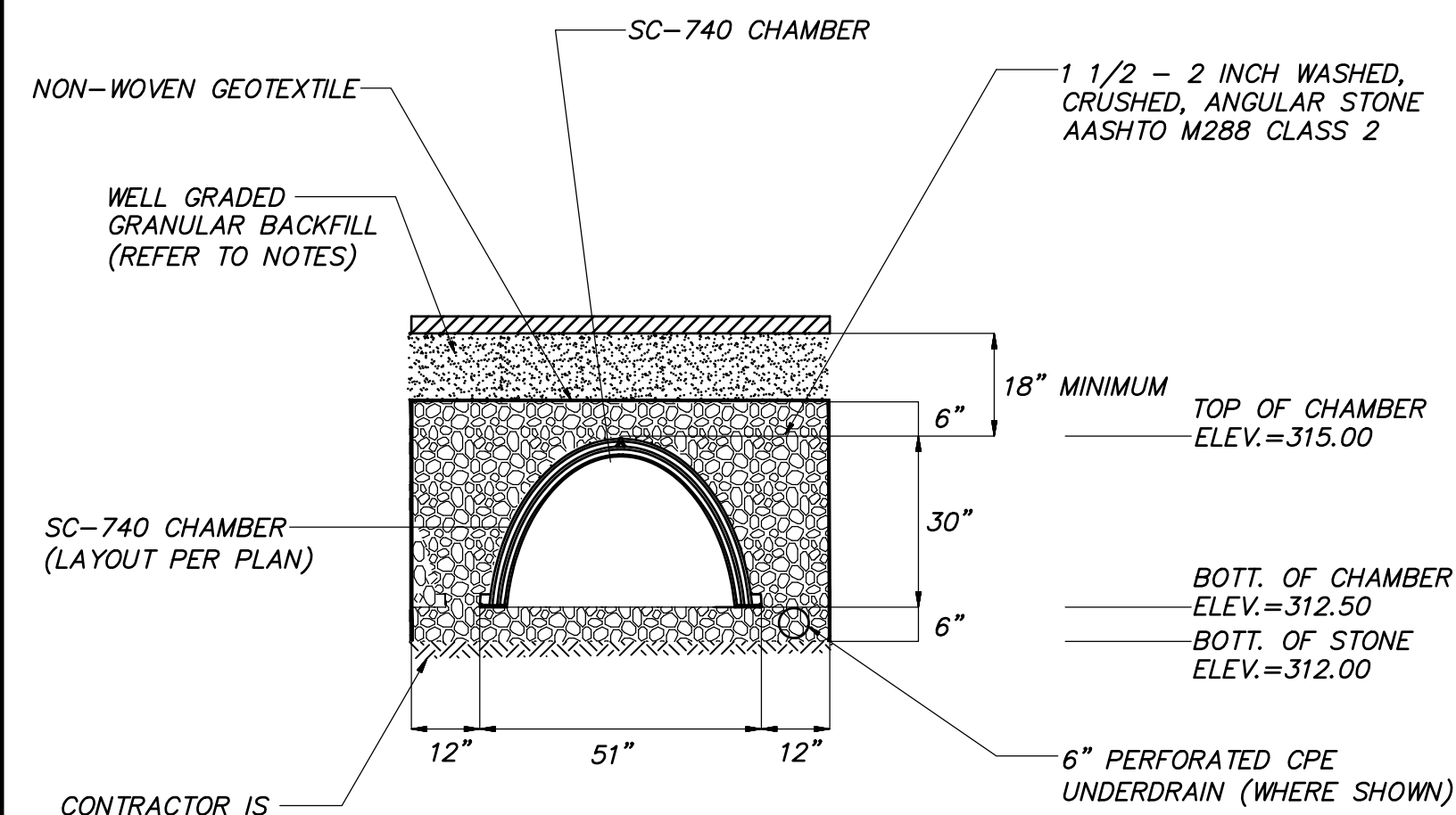
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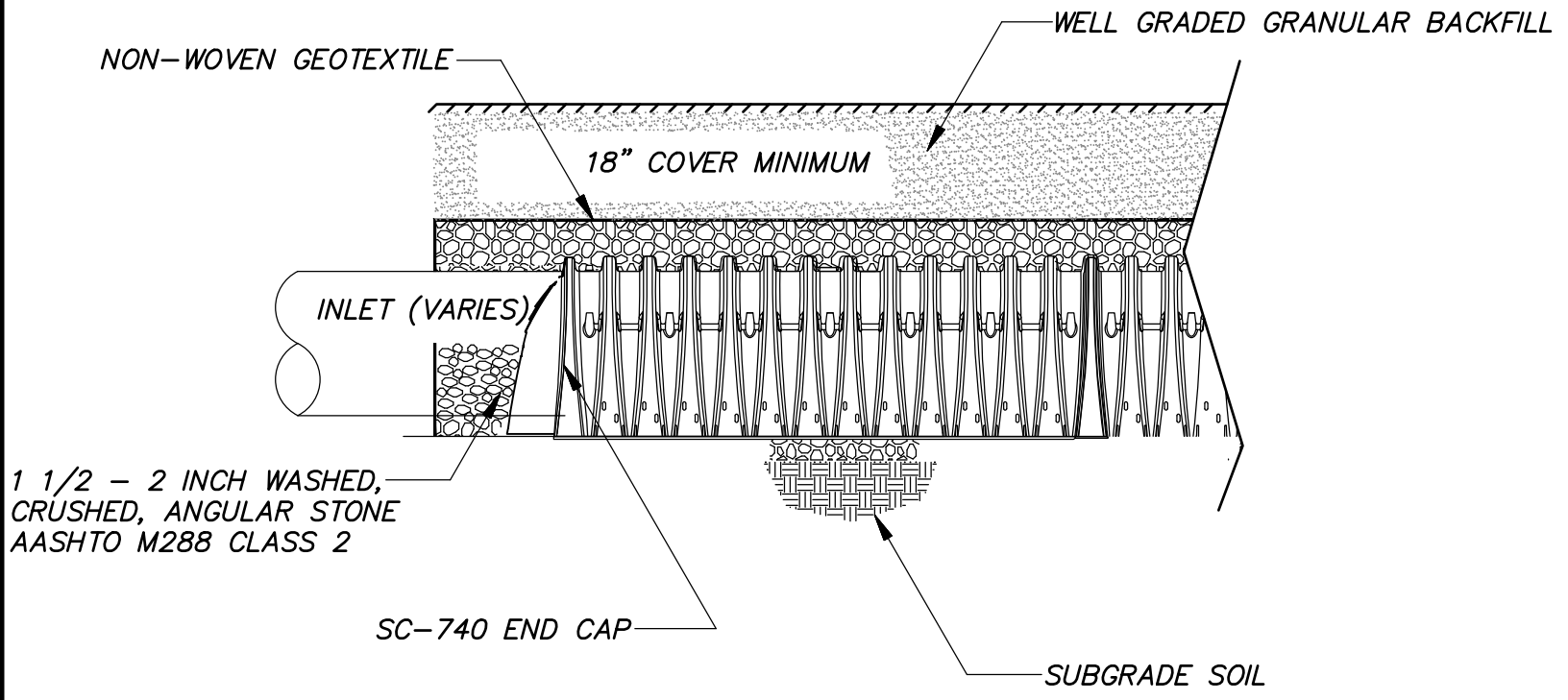


CONTRACTOR IS RESPONSIBLE FOR ENSURING SUITABILITY OF SUBGRADE SOILS REFER TO STORMTECH'S DESIGN MANUAL.

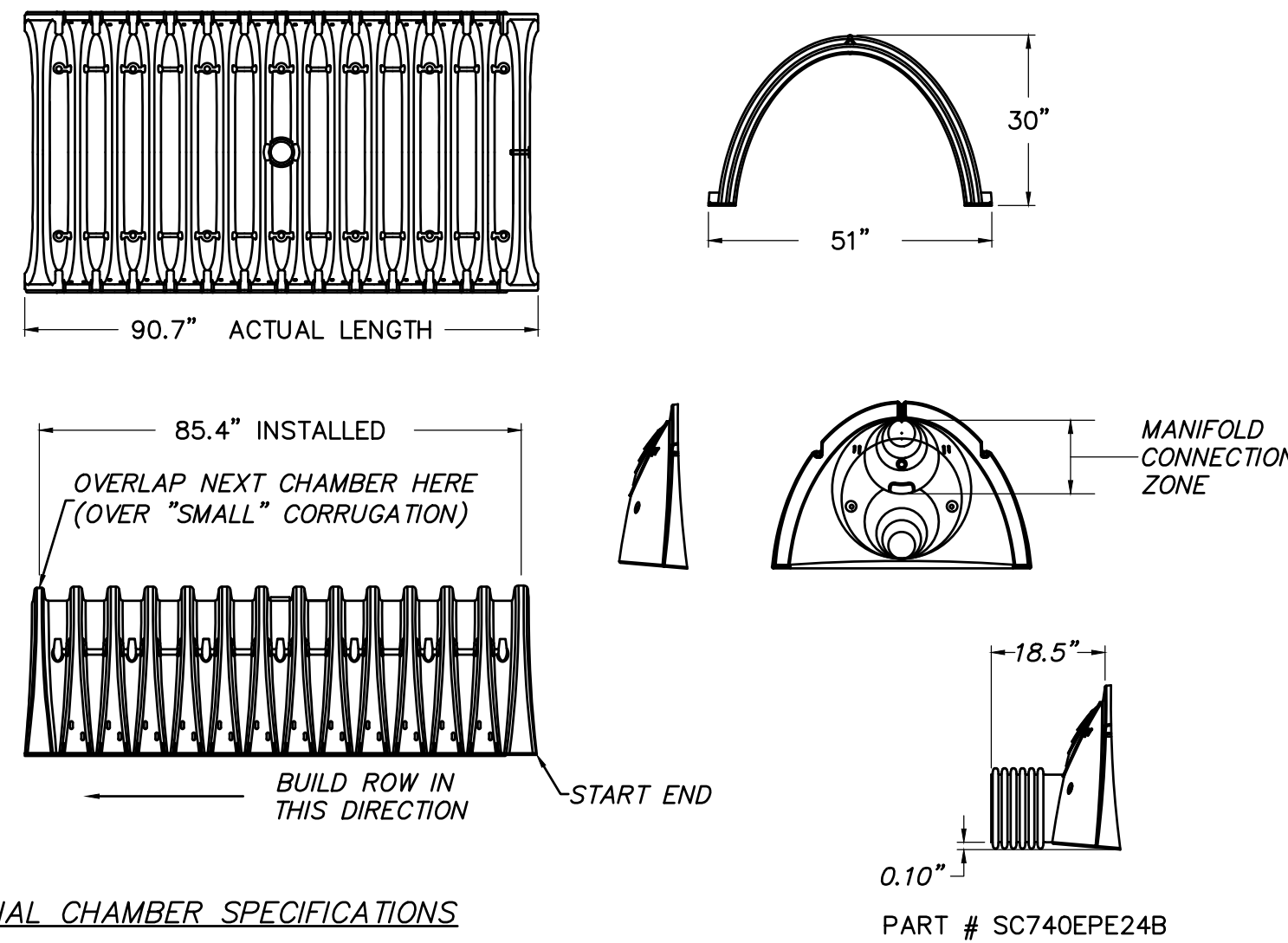
NOTES:

- WELL GRADED GRANULAR BACKFILL (3-INCH MINUS) CONTAINS AN EVEN DISTRIBUTION OF PARTICLE SIZES WITH NO MORE THAN 12% PASSING THE #200 SIEVE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR DENSITY. REFER TO THE TABLE OF ACCEPTABLE FILL MATERIALS IN STORMTECH'S DESIGN MANUAL, INSTALLATION MANUAL, OR WWW.STORMTECH.COM.

TYPICAL CROSS SECTION
N.T.S.



TYPICAL PROFILE - INLET ROW
N.T.S.



NOMINAL CHAMBER SPECIFICATIONS

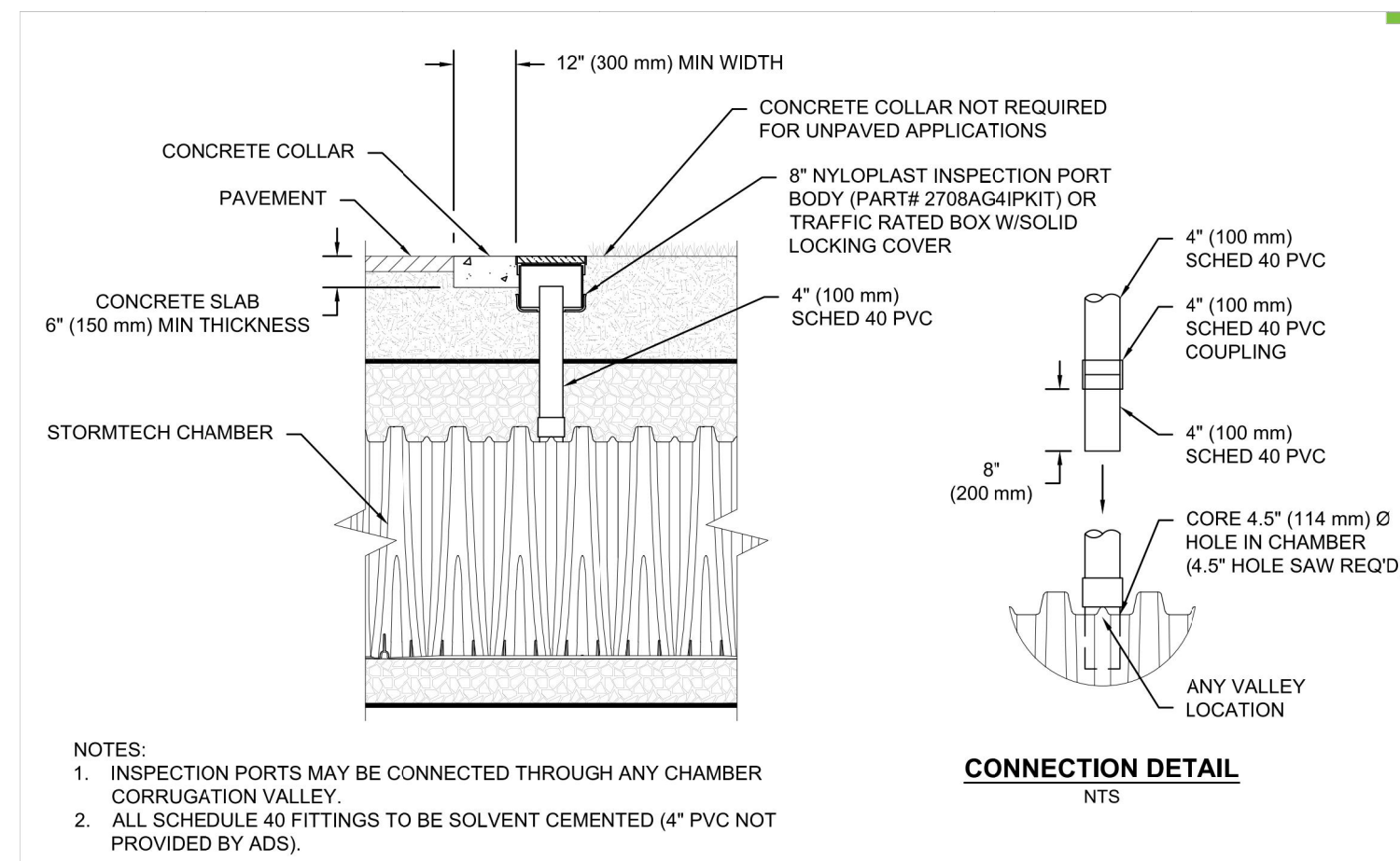
SIZE (W x H x INSTALLED LENGTH) - 51.0" x 30.0" x 85.4"
 CHAMBER STORAGE - 45.9 CUBIC FEET (1.3 m³)
 MINIMUM INSTALLED STORAGE - 74.9 CUBIC FEET (2.1m³)
 WEIGHT - 75 lbs. (33.6 kg)

STORMTECH SC-740 CHAMBER SYSTEM
N.T.S.

NOTES:

- CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS OF SYSTEM CONFIGURATION FOR REVIEW/APPROVAL FROM DESIGN ENGINEER.

Figure 1- Inspection Port Detail



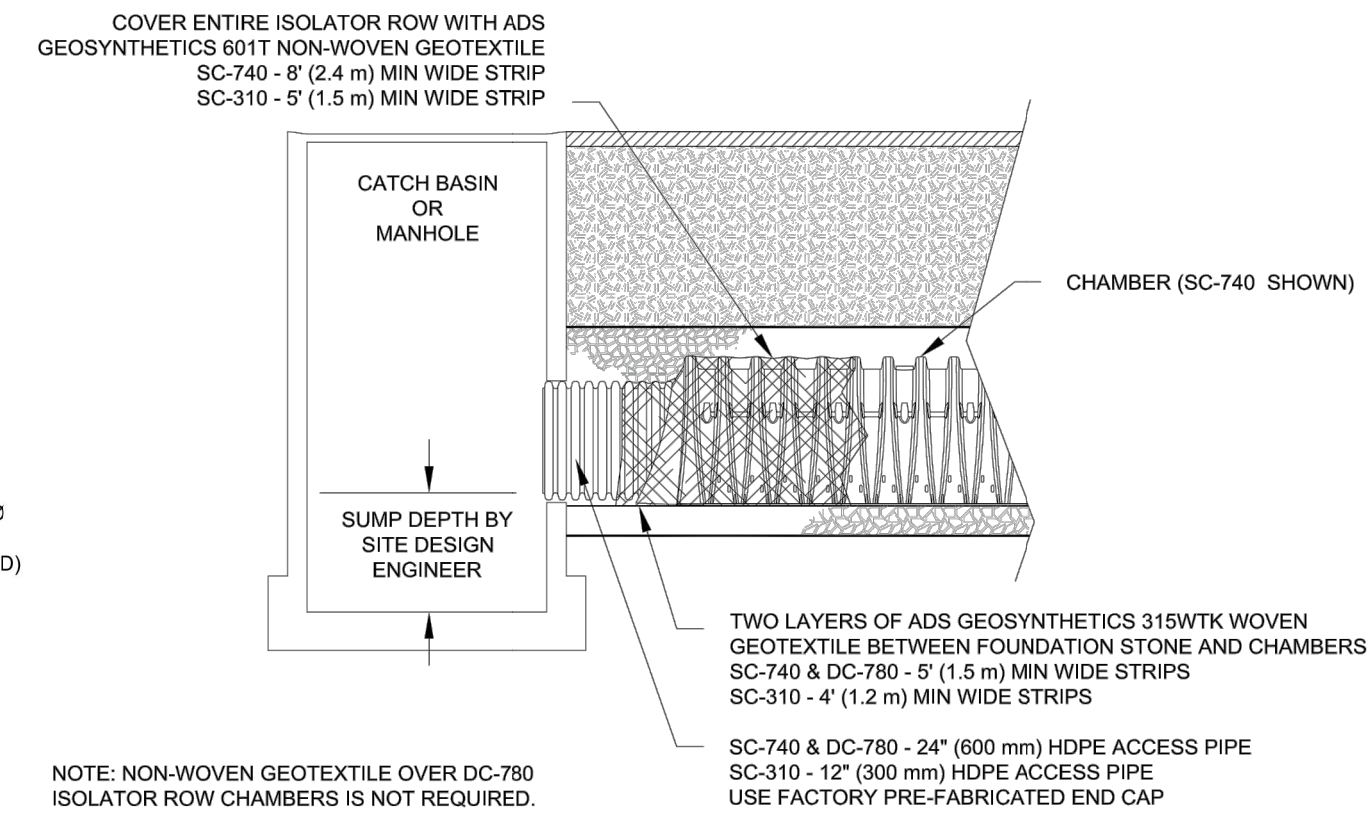
NOTES:

- INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
- ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED (4" PVC NOT PROVIDED BY ADS).

CONNECTION DETAIL
NTS

STORMTECH SC-740 CHAMBER SYSTEM INSTALLATION
N.T.S.

StormTech Isolator Row Detail



COVER ENTIRE ISOLATOR ROW WITH ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE SC-740 - 6' (2.4 m) MIN WIDE STRIP SC-310 - 5' (1.5 m) MIN WIDE STRIP

CONCRETE COLLAR NOT REQUIRED FOR UNPAVED APPLICATIONS

8" NYLOPLAST INSPECTION PORT BODY (PART # 2708AGAPKIT) OR TRAFFIC RATED BOX W/SOLID LOCKING COVER

4" (100 mm) SCHED 40 PVC COUPLING

4" (100 mm) SCHED 40 PVC

4" (100 mm) SCHED 40 PVC

8" (200 mm)

CORE 4.5" (114 mm) Ø HOLE IN CHAMBER (4.5" HOLE SAW REQ'D)

ANY VALLEY LOCATION

CATCH BASIN OR MANHOLE

SUMP DEPTH BY SITE DESIGN ENGINEER

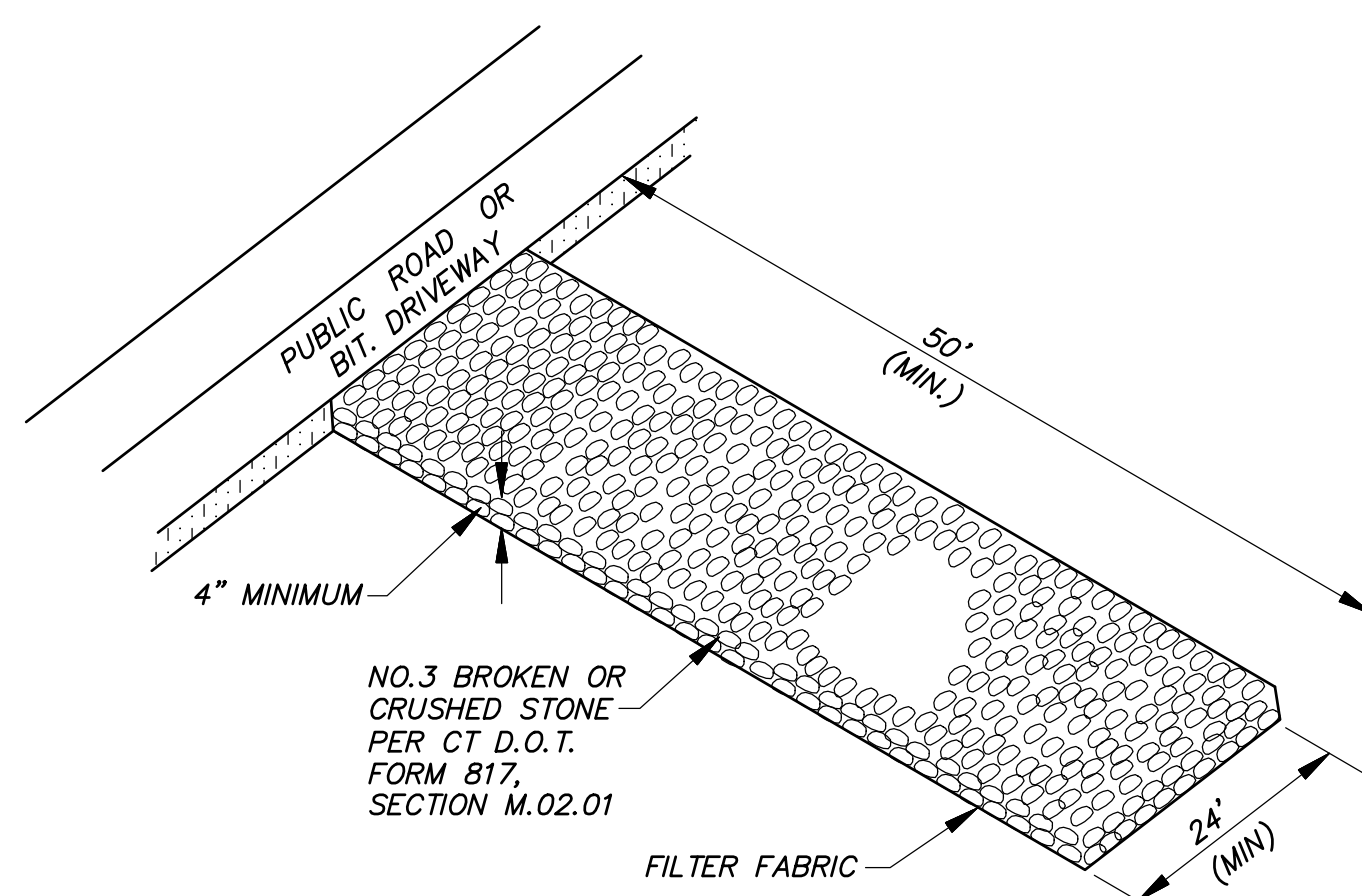
CHAMBER (SC-740 SHOWN)

TWO LAYERS OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS SC-740 & DC-780 - 5' (1.5 m) MIN WIDE STRIPS SC-310 - 4' (1.2 m) MIN WIDE STRIPS

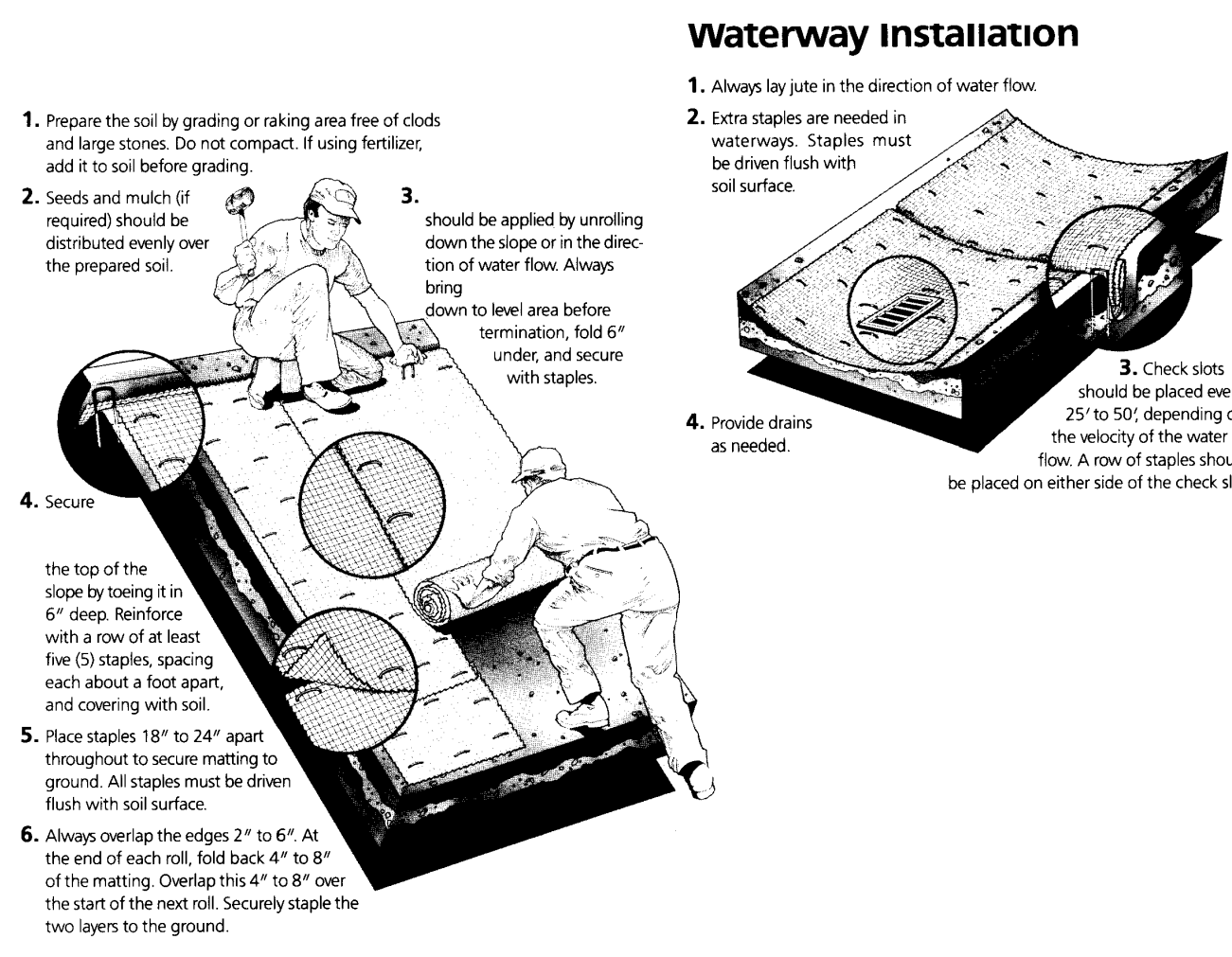
SC-740 & DC-780 - 24" (600 mm) HDPE ACCESS PIPE SC-310 - 12" (300 mm) HDPE ACCESS PIPE USE FACTORY PRE-FABRICATED END CAP

NOTE: NON-WOVEN GEOTEXTILE OVER DC-780 ISOLATOR ROW CHAMBERS IS NOT REQUIRED.

4



CONSTRUCTION EXIT (CE)
N.T.S.



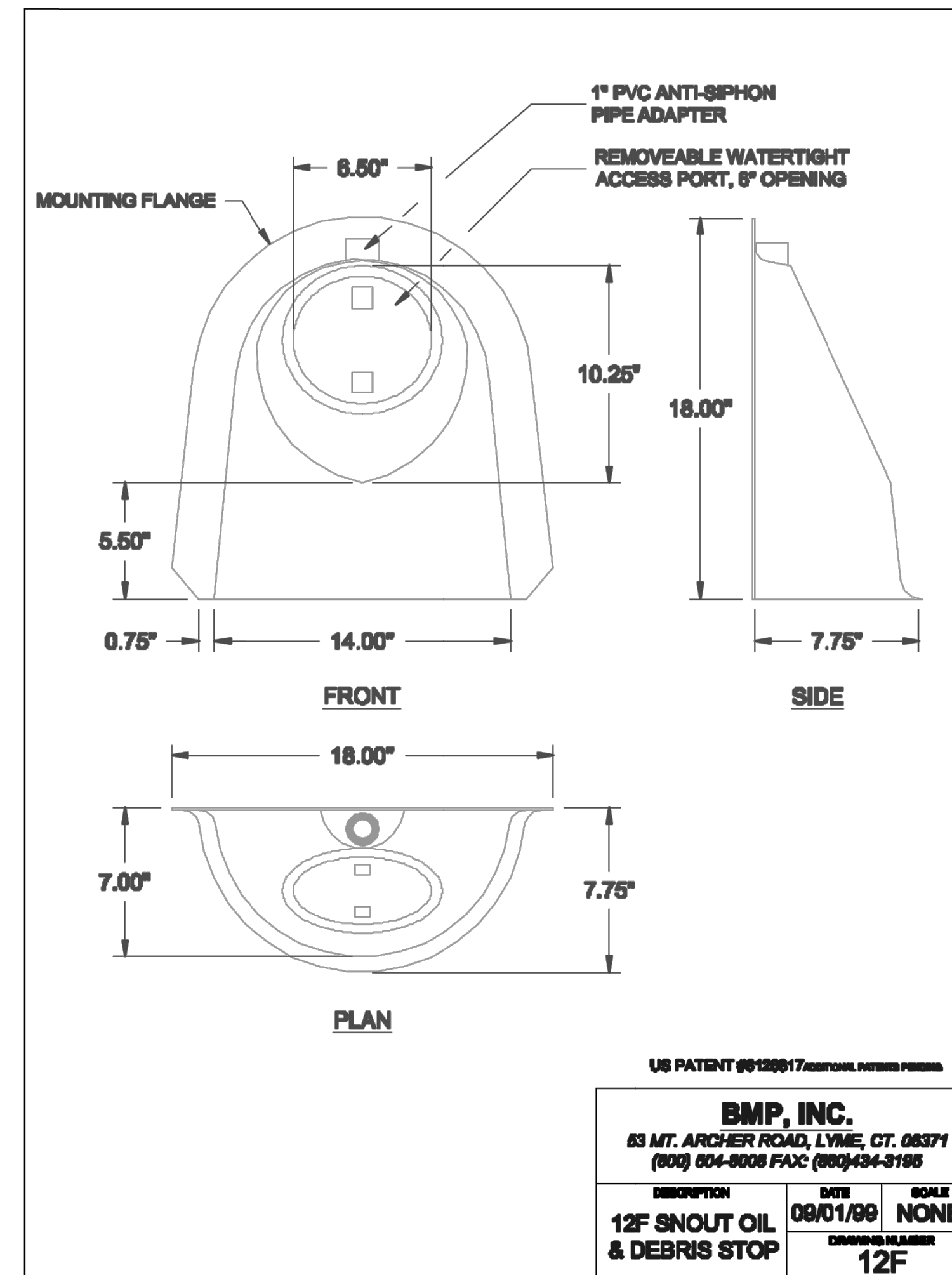
Specifications

Property	Results	Staples	Type
Fabric structure	Woven	11 gauge 6"	
Yarn	Jute, undyed and unbleached	8 gauge 6"	
Fabric width	48"	8 gauge 8"	
Weight	92 lbs./yd ²	Typical usage: Approximately 200 staples per roll.	
Yarn count/loop	78 per width, minimum		
Wet	42 per linear yard, minimum		
Water Absorption	>450% of fabric weight		
Open Area	60-65%		
Durability	1-2 years		
Coverage	approximately 50 rolls per acre (using 100-yd ² rolls)	48" x 225'	Regular 100 92 lbs.
		48" x 225'	Smolder-resistant 100 97 lbs.
		48" x 147'	UPS size roll 65 60 lbs.

*Smolder treatment adds approximately .05 lb./yd²

EROSION CONTROL BLANKET (ECB)
N.T.S.

1. USE ANTI-WASH/GEOTEXTE PRODUCT OR APPROVED EQUAL

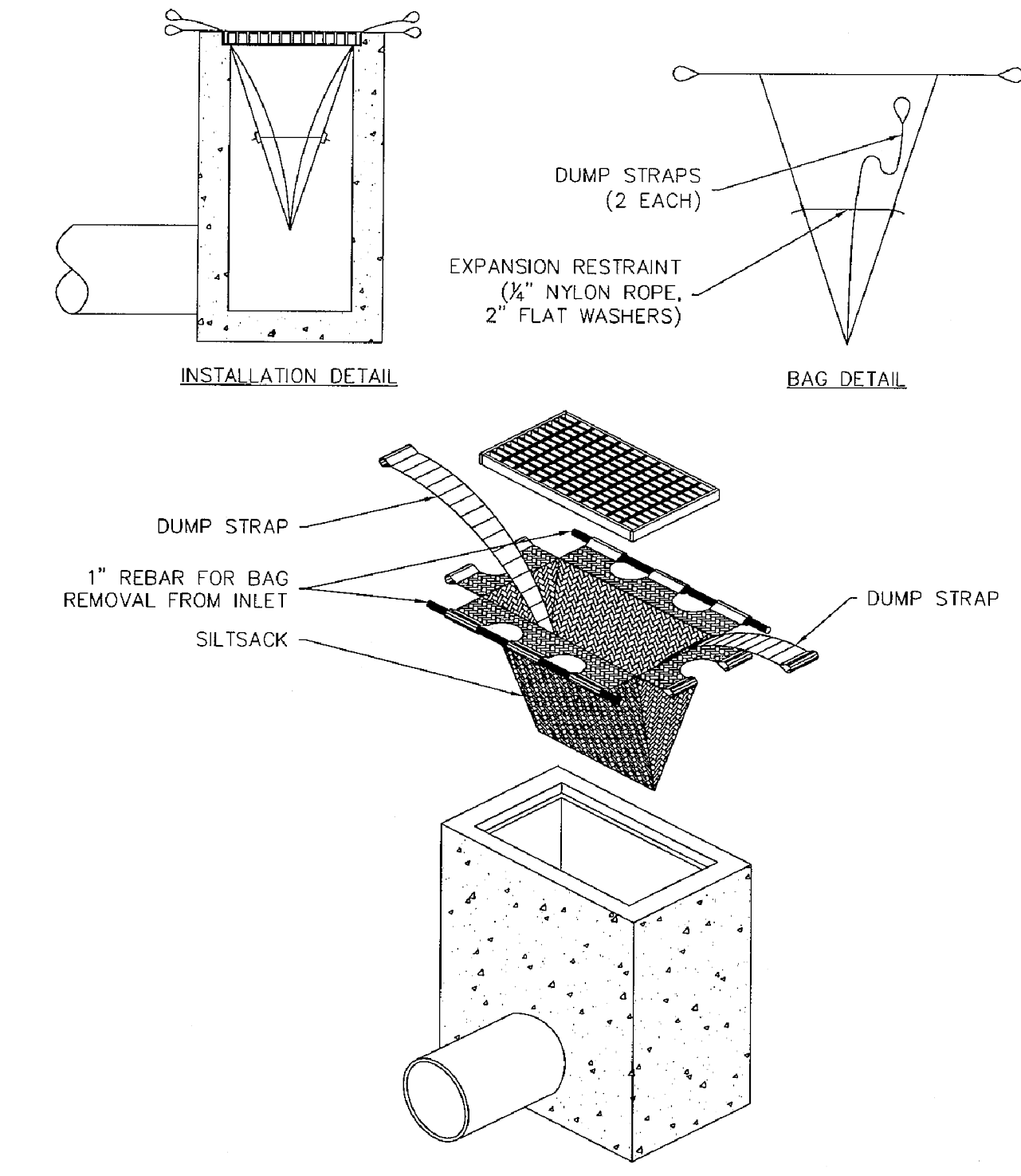


SNOUT OIL AND DEBRIS STOP
N.T.S.

US PATENT #9128917

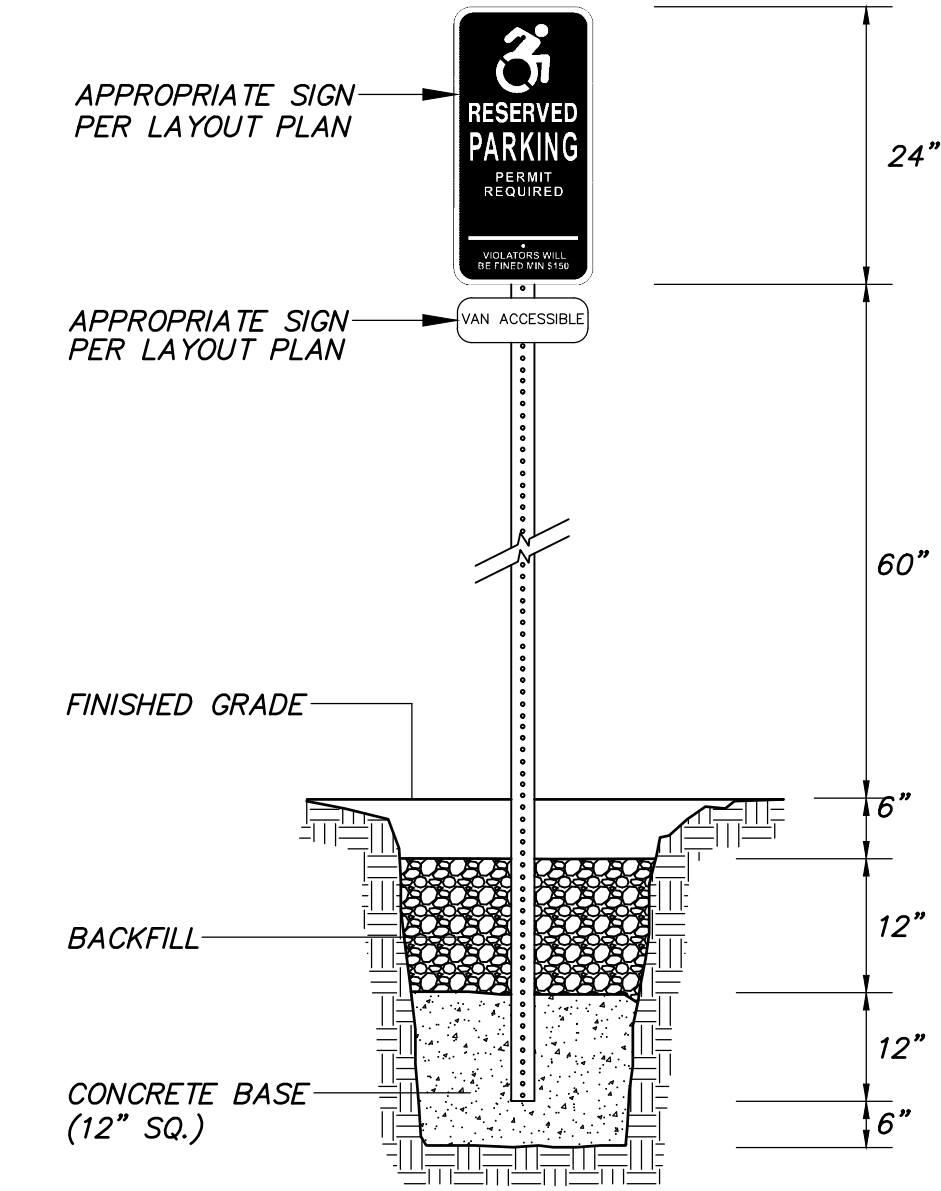
BMP, INC.
63 MT. ARCHER ROAD, LYME, CT. 06371
(800) 804-8008 FAX: (860) 434-3198

DESCRIPTION	DATE	SCALE
12F SNOUT OIL & DEBRIS STOP	09/01/99	NONE
	DRAWING NUMBER	12F



1. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

INLET PROTECTION (IP) [SILT SACK INSERT]
N.T.S.



RESERVED ACCESSIBLE SPACE SIGN POST/BASE WITHIN LANDSCAPED AREAS
N.T.S.

OWNER: Norwich 40 TGCL LLC
859 WILLARD STREET, SUITE 501
QUINCY, MA 02169
(617) 657-5799

APPLICANT: THE GROSSMAN COMPANIES
ONE ADAMS PLACE
859 WILLARD STREET, SUITE 501
QUINCY, MA 02169
(617) 657-5799

Revisions:

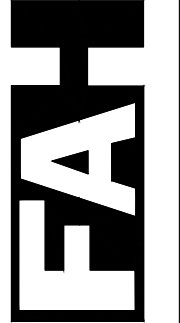
No.	Date	Description
1.	05-11-2021	Application Submittal
2.	06-04-2021	IWMC Comments

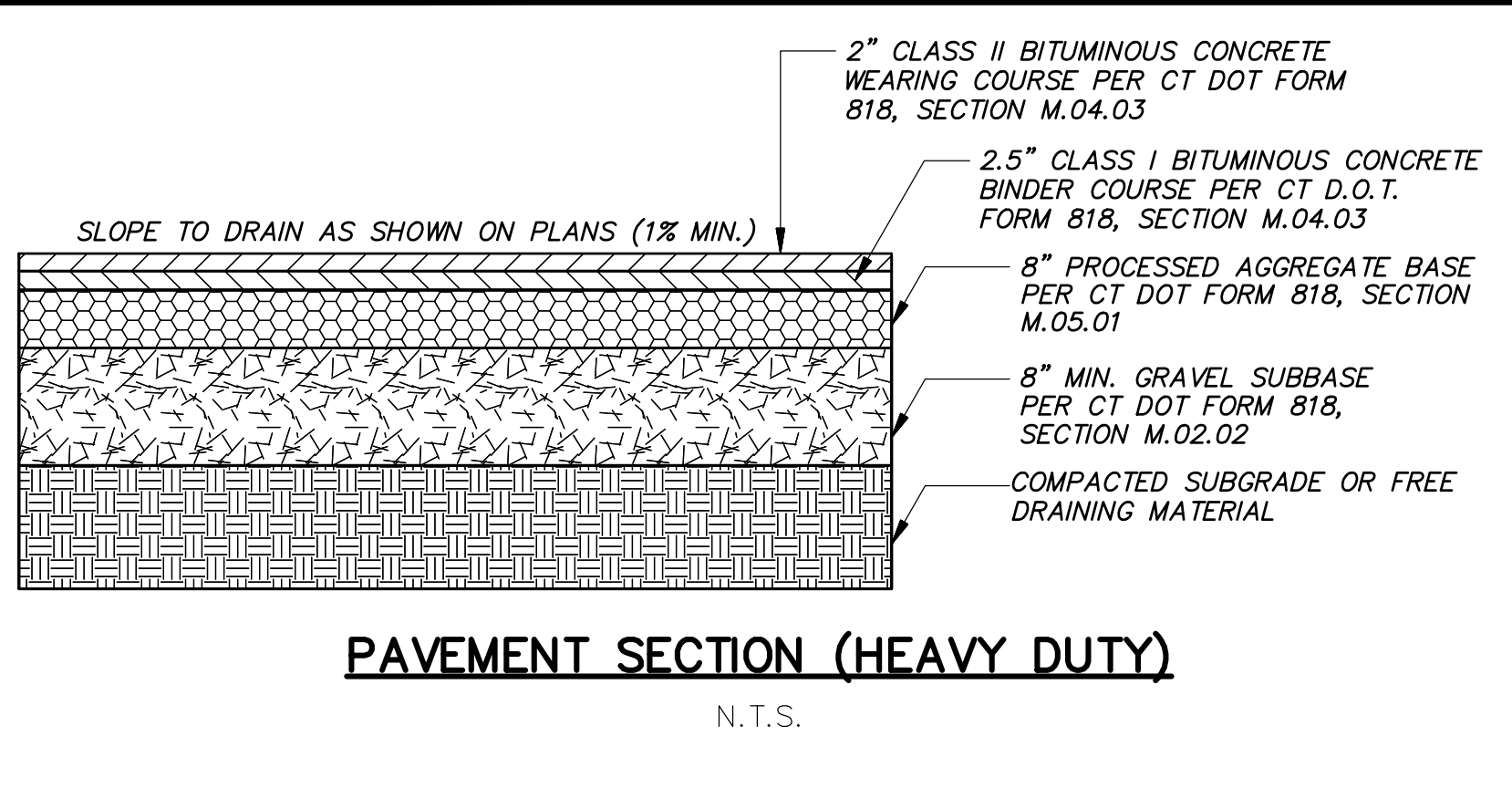
THE GROSSMAN COMPANIES
40 WISCONSIN AVENUE
NORWICH, CONNECTICUT 06458
FRANKLIN, CONNECTICUT 06031

Drawn by: ERN Job no: 20154
Checked by: GAH Sheet no: 1 OF 3
Scale: N.T.S. (Norwich, CT) 2021-06-04.dwg, SD-1, Jun. 08, 2021 1:58:08 PM

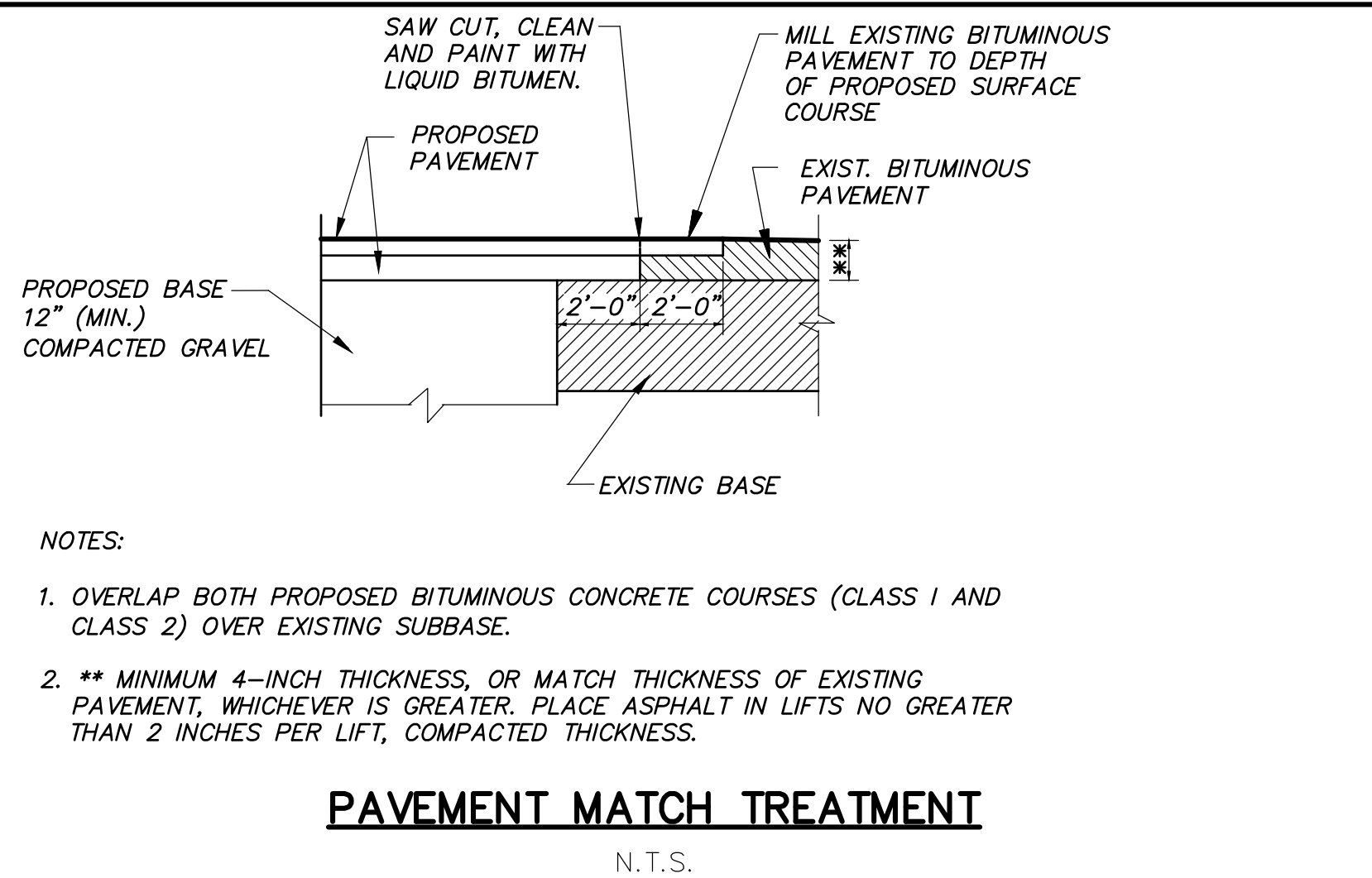
SD-1

F. A. Hesketh & Associates, Inc.
3 Creamery Brook, East Granby, CT 06026
Phone (860) 653-8000 Fax (860) 844-8600
www.fahsketh.com - ma.fahsketh.com
Civil & Traffic Engineers - Surveyors - Planners - Landscape Architects

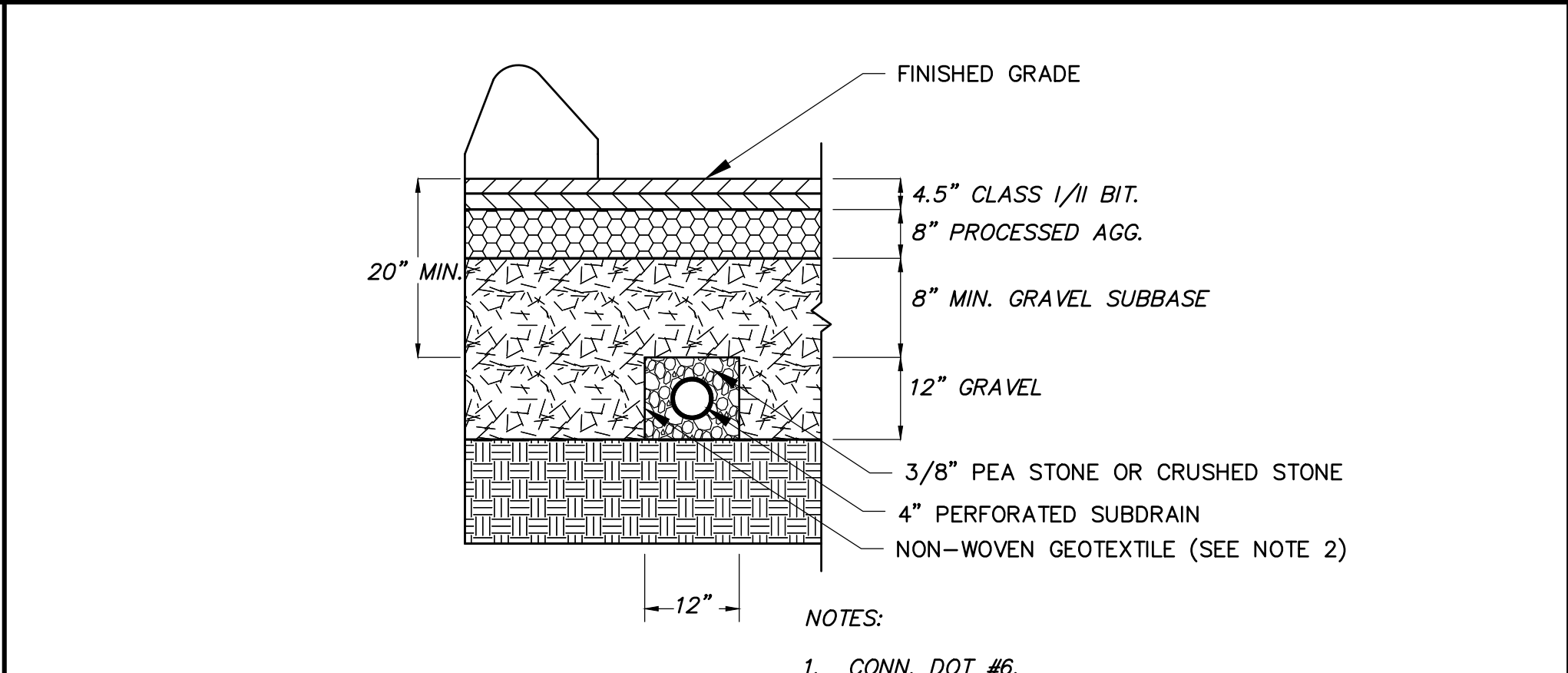




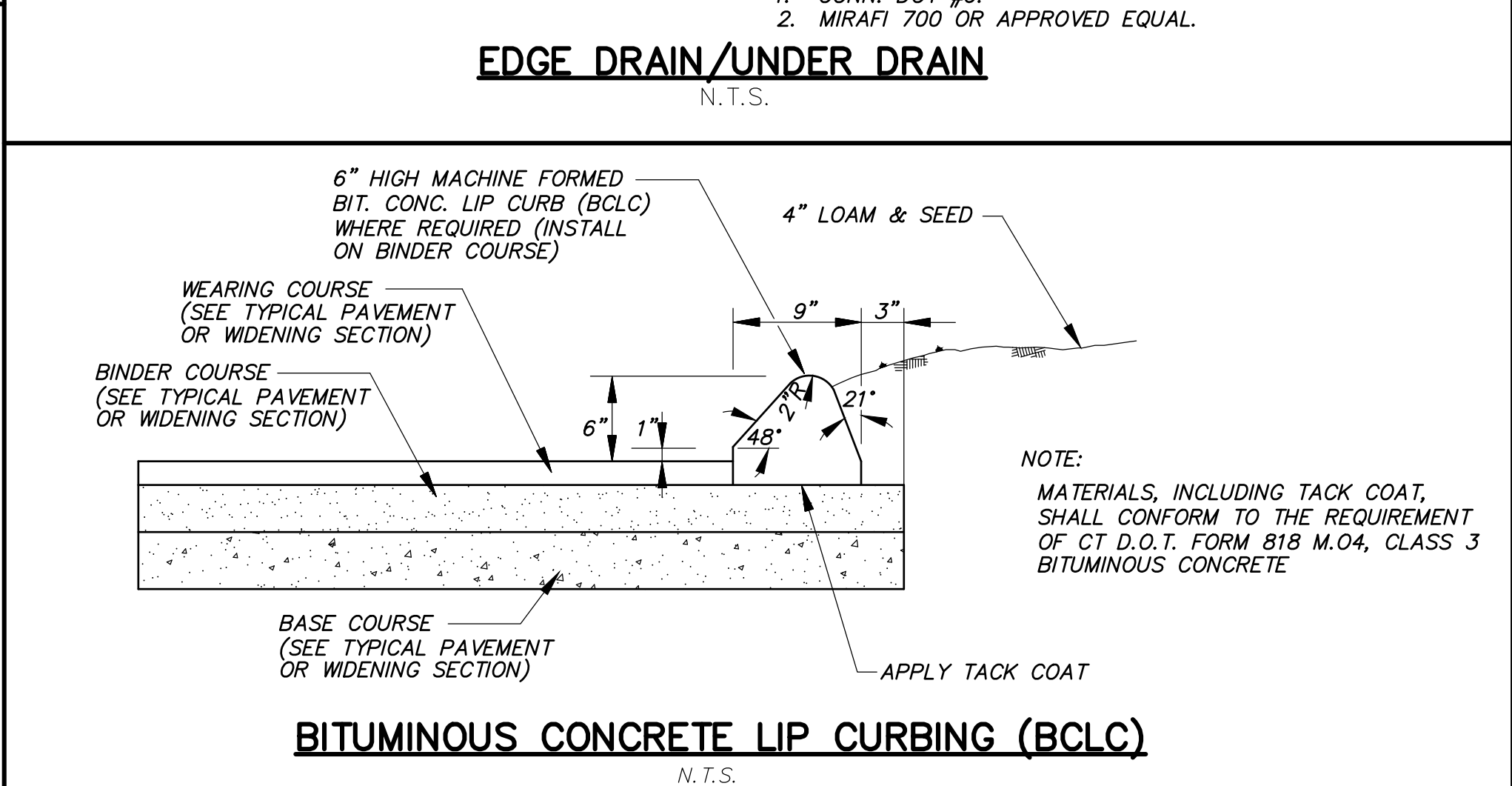
PAVEMENT SECTION (HEAVY DUTY)
N.T.S.



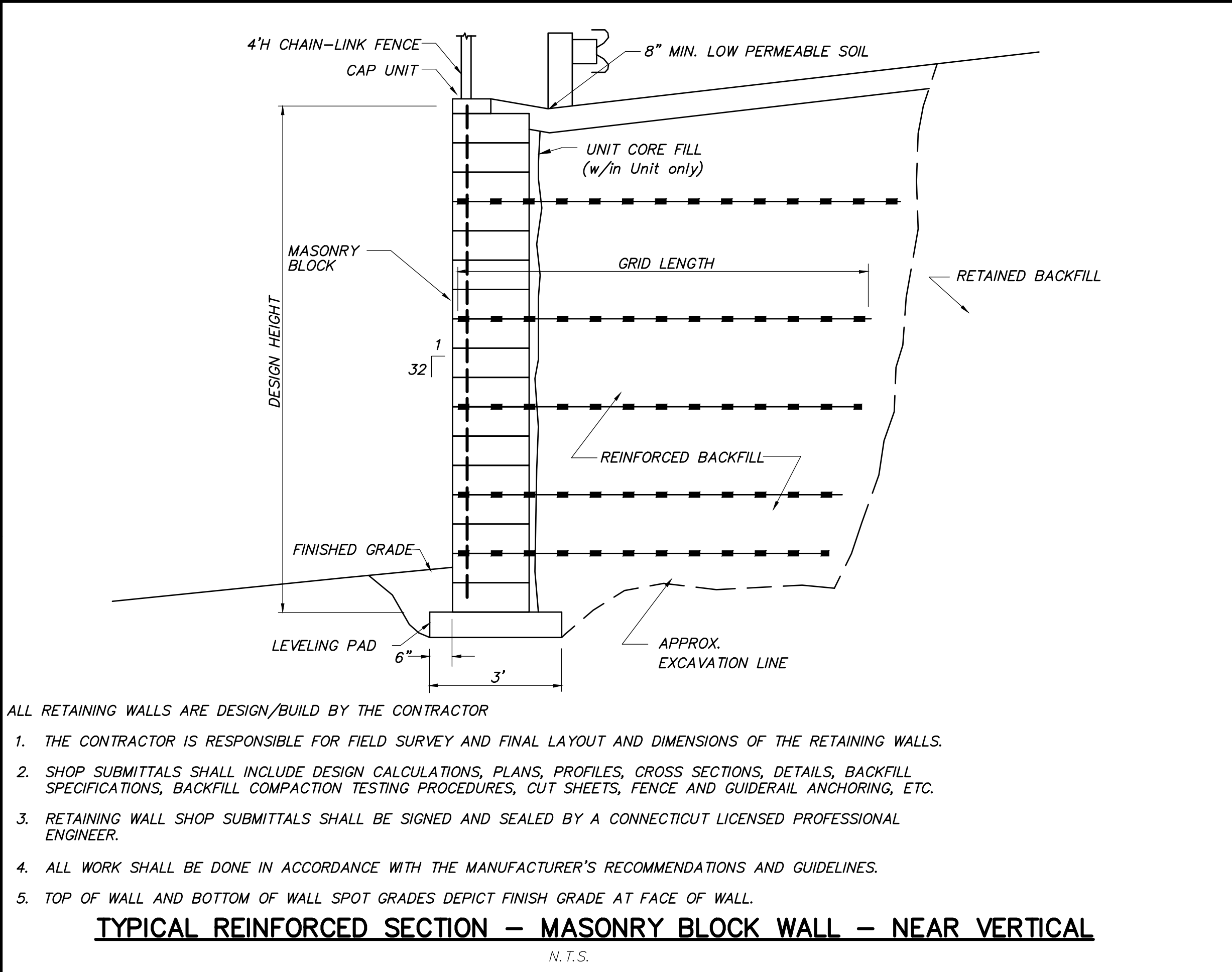
PAVEMENT MATCH TREATMENT
N.T.S.



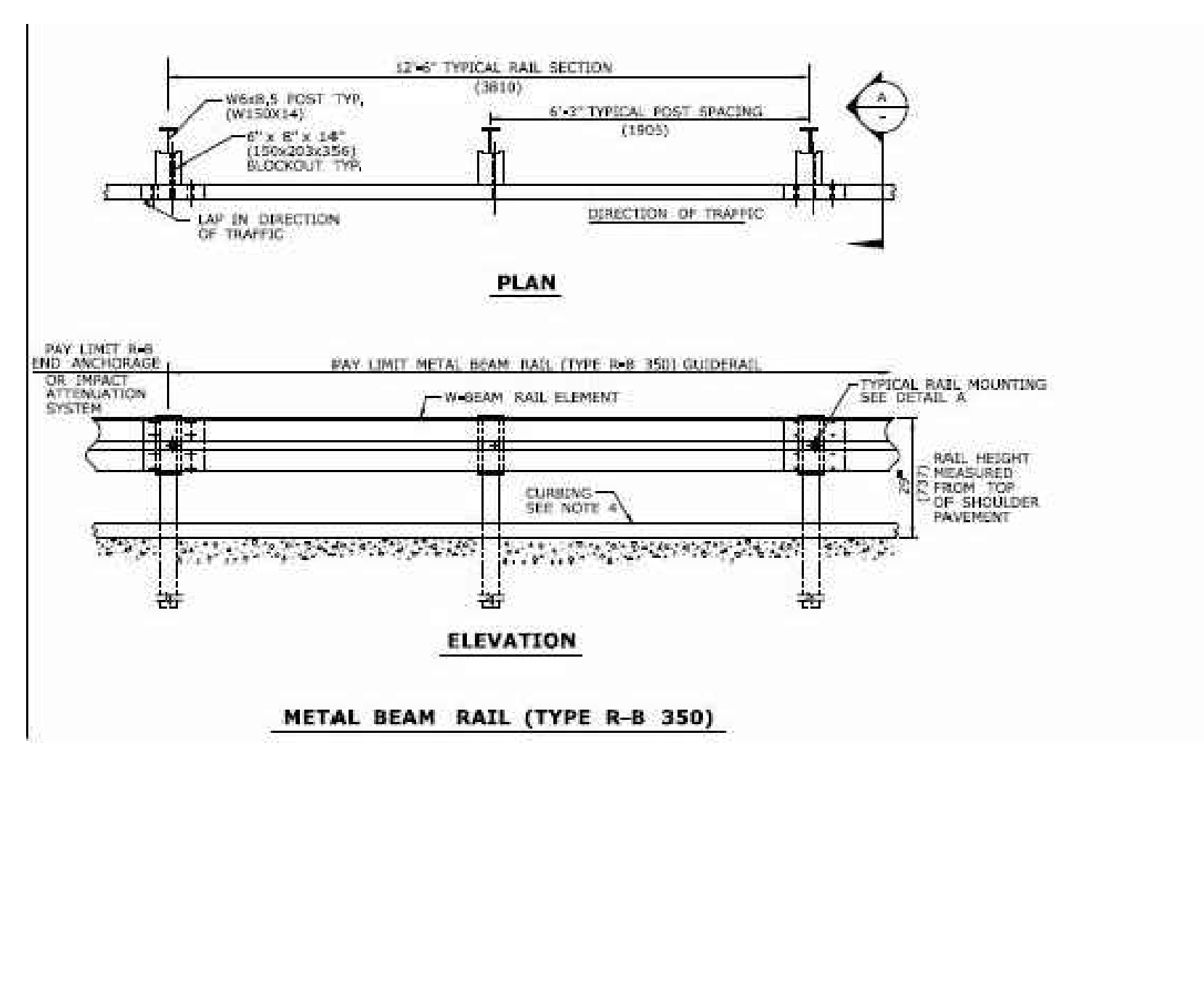
EDGE DRAIN/UNDER DRAIN
N.T.S.



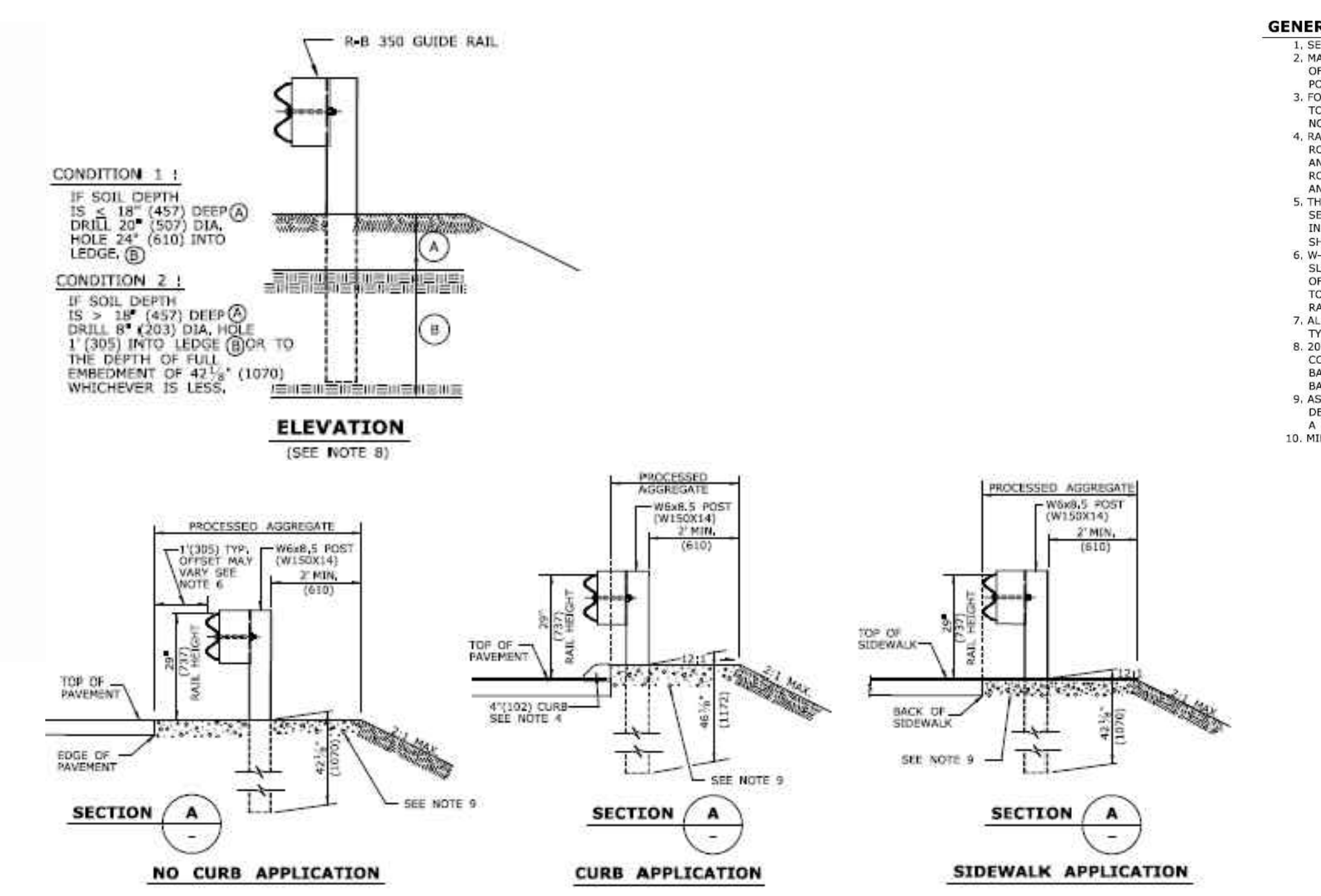
BITUMINOUS CONCRETE LIP CURBING (BCLC)
N.T.S.



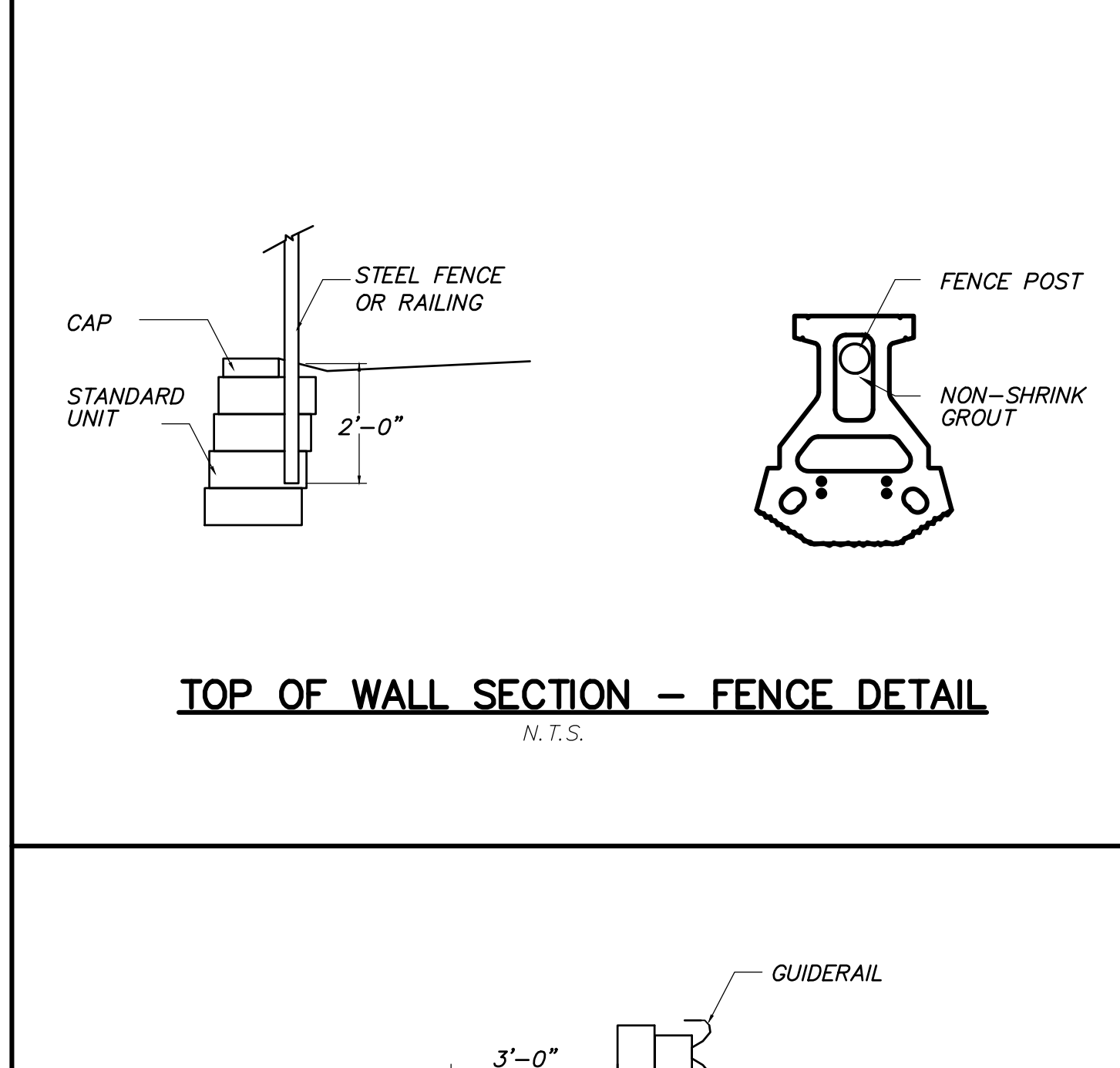
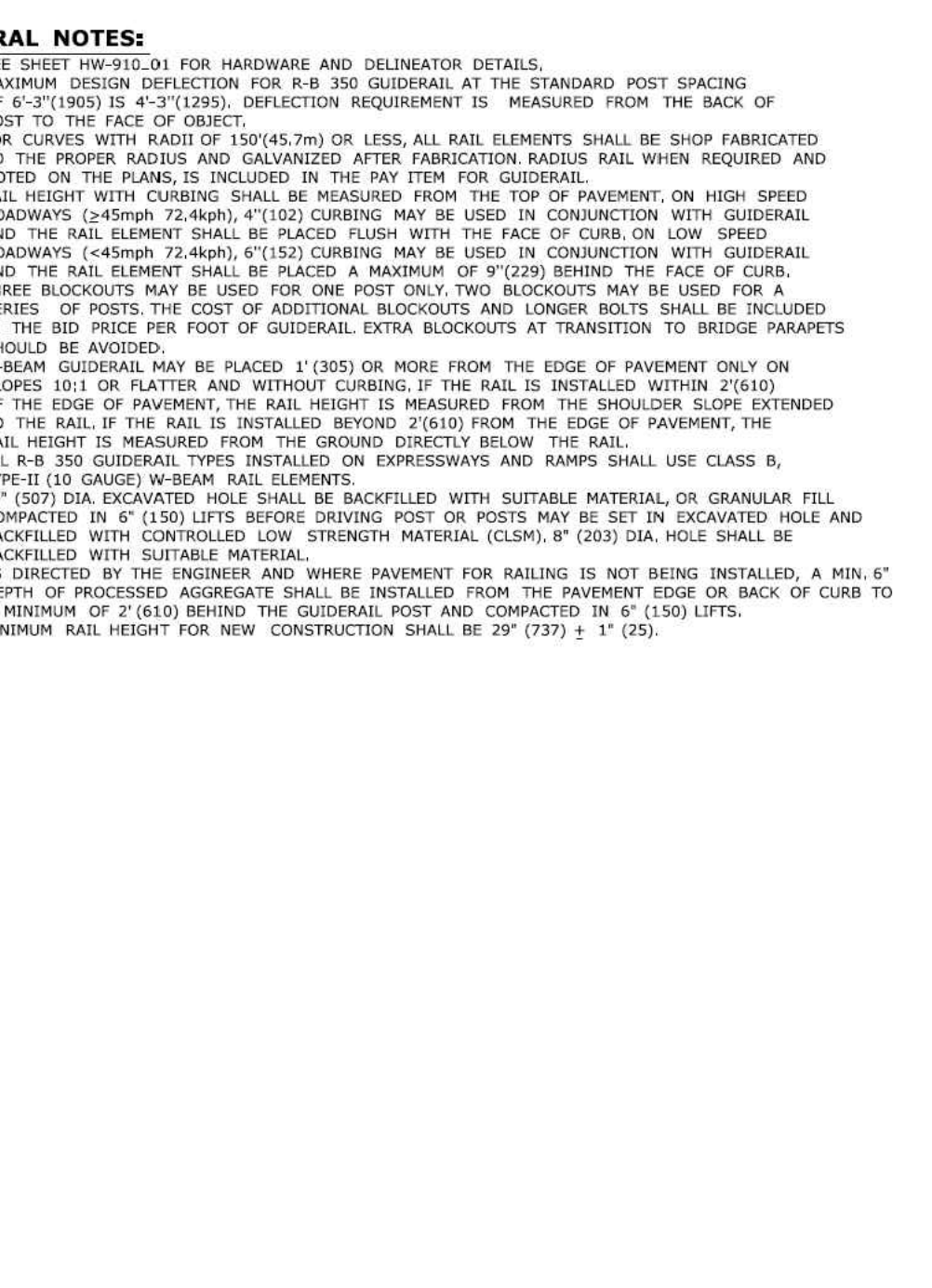
TYPICAL REINFORCED SECTION - MASONRY BLOCK WALL - NEAR VERTICAL
N.T.S.



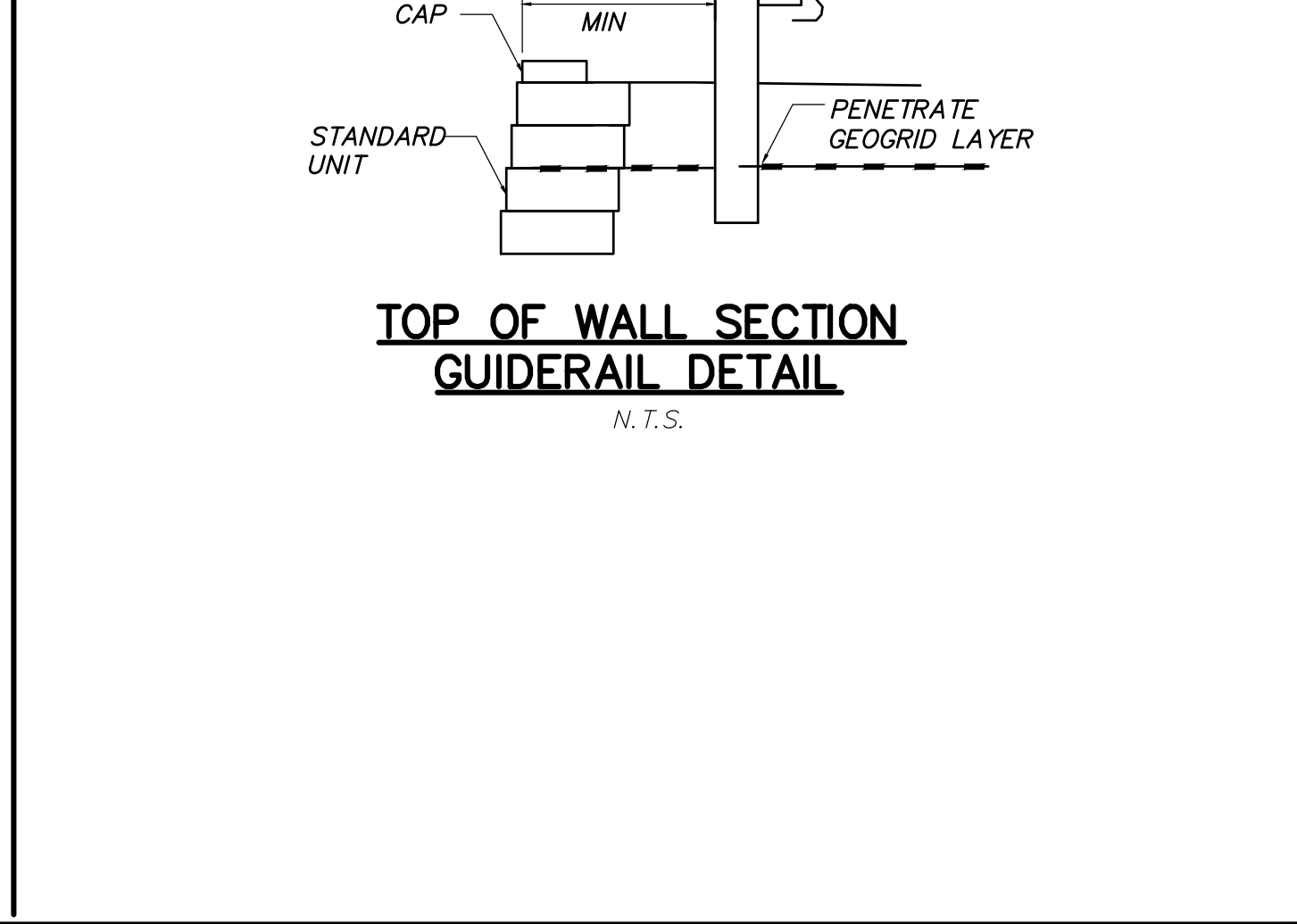
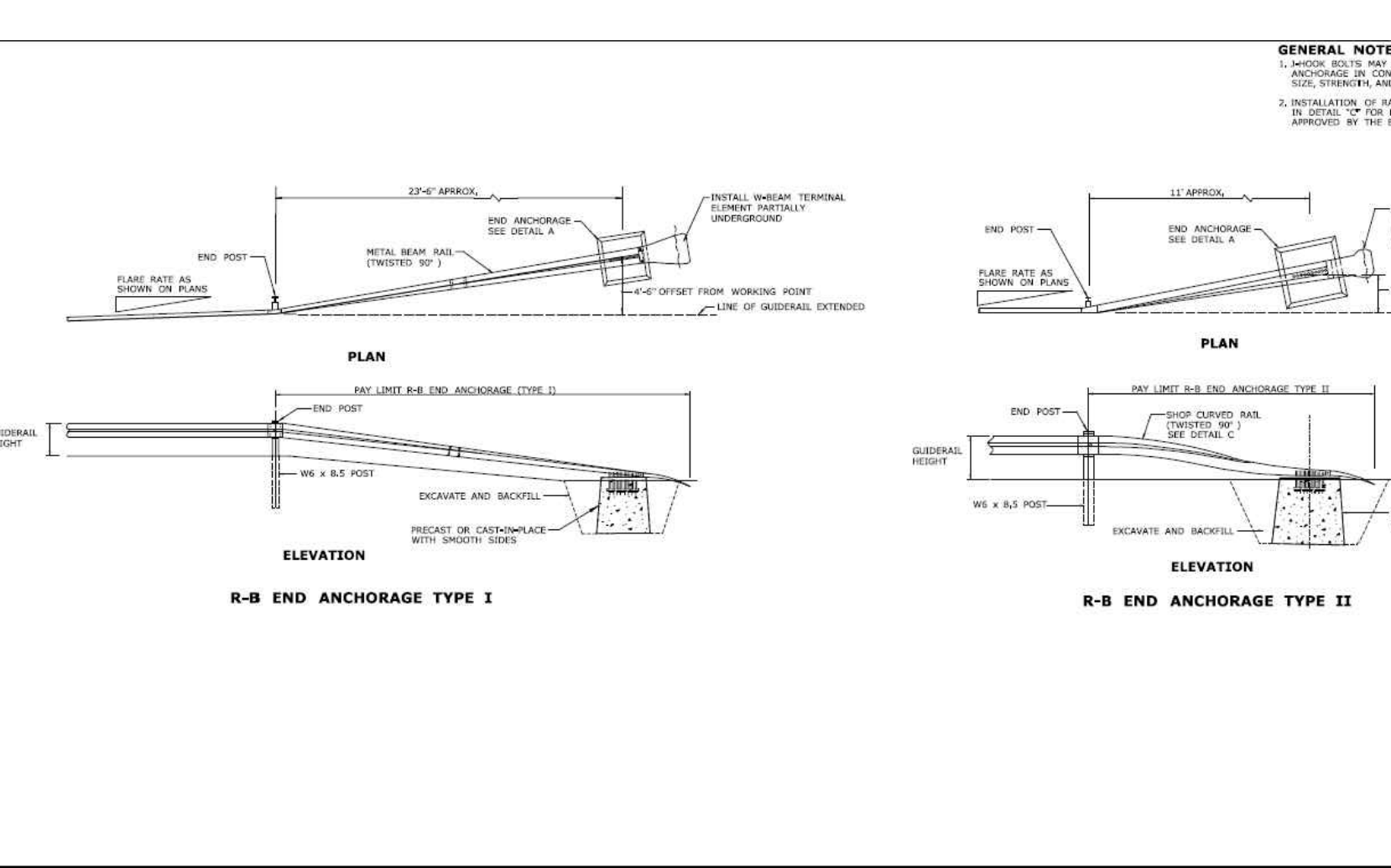
METAL BEAM RAIL (TYPE R-B 350)



RB-350 GUIDERAIL AND END DETAIL
N.T.S.



TOP OF WALL SECTION - FENCE DETAIL
N.T.S.



TOP OF WALL SECTION GUIDERAIL DETAIL
N.T.S.

THE GROSSMAN COMPANIES
 ONE ADAMS PLACE
 859 WILLARD STREET, SUITE 501
 QUINCY, MA 02169
 (617) 657-5799

F. A. Hesketh & Associates, Inc.
 3 Creamery Brook, East Granby, CT 06026
 Phone (860) 653-8000 Fax (860) 644-8600
 www.fahsketh.com • maff@fahsketh.com
 Civil & Traffic Engineers • Planners • Landscape Architects

SD-3

Revisions:
 No. Date Description
 1. 05-11-2021 Application Submittal
 2. 06-04-2021 IWC Comments

SITE DETAILS
 PREPARED FOR
THE GROSSMAN COMPANIES
 40 WISCONSIN AVENUE
 NORWICH, CONNECTICUT 06250
 FRANKLIN, CONNECTICUT 06031
 Date: 04-27-2021 Drawn by: ERN Job no.: 20154
 Scale: N.T.S. Checked by: GAH Sheet no.: 3 OF 3
 \2020\20154-Wisconsin Ave Norwich\2021-06-04-IWC Revisions\WS SD-3, sun_08_2021 - 1:59:08 PM

PROJECT DESCRIPTION:

The Grossman Companies project site consists of a 25.799± acre parcel of land in Norwich and Franklin, Connecticut. The site will contain a new parking lot for truck trailers. The project will provide a total of 162 paved, on-site trailer parking spaces.

The storm drainage collection system capacity is based on a 100-year design storm. The storm drainage collection system incorporates Best Management Practices (BMP's) including: pre-cast catch basins with 2-foot sumps, and treatment via water quality chambers.

CONSTRUCTION SEQUENCE:

In general, the overall project will follow the sequence below:

- Contact "call before you dig" at 1-800-922-4455 at least 48 hours prior to the start of construction to have existing utilities marked. Attend a preconstruction meeting with the Town of Franklin and City of Norwich staff, as appropriate (including the Wetlands Agent) and Utility Company representatives.
- Place sediment fence as shown on the Soil Erosion and Sediment Control Plan prior to the start of any excavation.
- Install construction exit as shown on the plans.
- Stake clearing limits and flag trees to remain. Complete clearing and grubbing.
- Install temporary soil erosion and sedimentation control measures.
- Construct retaining walls working from up-gradient side of the wall.
- Rough grade site to subgrade.
- Install underground stormwater management system, new storm drainage structures, and piping. Install inlet protection at drainage inlets as they are completed. Stabilize outlets with rip-rap erosion protection.
- Install underground utilities and site lighting.
- Compact subgrade and install parking lot gravel subbase (where required) and processed aggregate base course.
- Install pavement binder course.
- Install pavement wearing course.
- Place topsoil and landscape materials.
- Install pavement markings and signs.
- Remove erosion controls after disturbed areas are landscaped and mulched or new lawn areas are stabilized.
- Remove sediment from storm drainage system and riprap aprons as required.
- The approximate date for start of construction is fall 2021. The estimated completion date is late fall 2022.

EROSION AND SEDIMENT CONTROL NOTES

- Disturbance of soil surfaces is regulated by State Law. All work shall comply with an approved "Erosion and Sediment Control Plan" to prevent or minimize soil erosion.
- The installation and maintenance of erosion control devices is the responsibility of the land owner, developer, and the excavation contractor. Town officials shall be notified in writing of the name, address and telephone number of the individual responsible for this work (including any changes) at the required pre-construction conference.
- The contractor shall use the "Connecticut Guidelines for Soil Erosion and Sediment Control" (2002), as amended as a guide in constructing the erosion and sediment controls indicated on these plans. The guidelines may be obtained from the Connecticut Department of Environmental Protection store, 79 Elm Street, Hartford, CT 06106-5127.
- The contractor shall schedule operations to limit disturbance to the smallest practical area for the shortest possible time. Overall site disturbance shall be confined to those limits delineated on the plans.
- The contractor is responsible for the timely installation, inspection, repair or replacement of erosion control devices to insure proper operation.
- The contractor shall notify the design engineer of unsatisfactory erosion conditions not controlled by the erosion and sediment control plan and shall install additional measures as required.
- All disturbed areas not covered by buildings, pavement, mulch or ground cover plantings shall be planted with grass per the landscape plan.
- Accumulated sediment removed from erosion control devices is to be spread and stabilized in level, erosion resistant locations as general fill.
- The contractor shall be responsible for cleaning any construction debris or sediment from existing roads as ordered by the Town and/or State, if any debris or sediment from construction activities enter onto these roadways.
- Limit work within wetland regulated areas to the least disturbance necessary for construction. Restore disturbed areas as closely as possible to their original natural state.
- Additional dust control measures as specified in D.O.T. 818 Section 9.39, Section 9.42 and Section 9.43 shall be furnished by the contractor as site conditions warrant or as directed by Town or State officials.
- The contractor is responsible for cleaning and removal of sediment and/or debris from the storm drainage system throughout the duration of the project (i.e. sumps, plunge pools, level spreaders, etc.)
- The erosion and sedimentation control measures shown on the plans are the minimum requirements for the work. Specific erosion control plans shall be developed by the Contractor for each phase of the work and shall be modified as construction conditions warrant. These phased plans shall be submitted to the Engineer and to Town staff for review and approval.

EROSION CONTROL DEVICES:

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control - 2002" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this plan.

HBEC - HAYBALE EROSION CHECKS shall be staked a minimum of five (5) feet from the base of disturbed slopes exceeding eight (8) feet in height, or at locations shown on the plans. Place haybales before starting a fill slope and after digging a cut slope. Heel haybales 4" into the soil. Stake haybales around the perimeter of all catch basins. Remove all sediment when deposits reach 1/2 bale height. Haybales must be replaced periodically.

SFEC - SEDIMENT FENCE EROSION CHECK: a synthetic textile barrier designed to filter sediment from surface water runoff. Placement shall be similar to HBEC and installation requires anchoring the fence bottom to prevent bypass. All sediment shall be removed if deposits reach one (1) foot in depth. Additional support (such as snow fence or wire fence) on the downhill face may be required to strengthen sediment fence in high flow locations.

CE - CONSTRUCTION EXIT: a broken stone pad providing a hard surface points where vehicles will leave the site. The construction exits reduce tracking of sediment into adjacent pavement. Excess sediment should be periodically removed from the stone surface.

RRPP - RIP RAP PLUNGE POOL: a riprap lined apron installed at a zero percent grade to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream. RRPP is designed per the "Connecticut Department of Transportation, Drainage Manual - 2000"

RRSW - RIP RAP SWALE: a swale with rip rap lining installed to absorb the energy of flowing stormwater and reduce flow velocities to prevent erosion of the channel.

FES - FLARED END SECTION: a precast concrete culvert or formed polyethylene end structure designed to spread runoff to greater width of flow.

SB - SEDIMENT BASIN: traps sediment from eroding areas before it can reach downstream waterways, drainage systems, developed areas or any other land to be protected. Sediment basins can be created with dams and barriers or excavation along waterways or any runoff path. They must be designed to provide adequate detention time and sediment accumulation. Accumulated sediment must be removed periodically.

HBOD - HAY BALE CHECK DAMS: shall be staked in a single row perpendicular to the flow along the bottom and sides of drainage ditches and channels or in other locations where runoff is concentrated. Check dams shall be installed at 100' intervals unless indicated otherwise. Silt must be removed and haybales replaced periodically.

ECB - EROSION CONTROL BLANKET: A manufactured blanket composed of biodegradable/photodegradable natural or polymer fibers and/or filaments that have been mechanically, structurally or chemically bound together to form a continuous matrix.

IP - CATCH BASINS INLET PROTECTION: Staked haybales around the perimeter of catch basins or silt sacks installed within the catch basin.

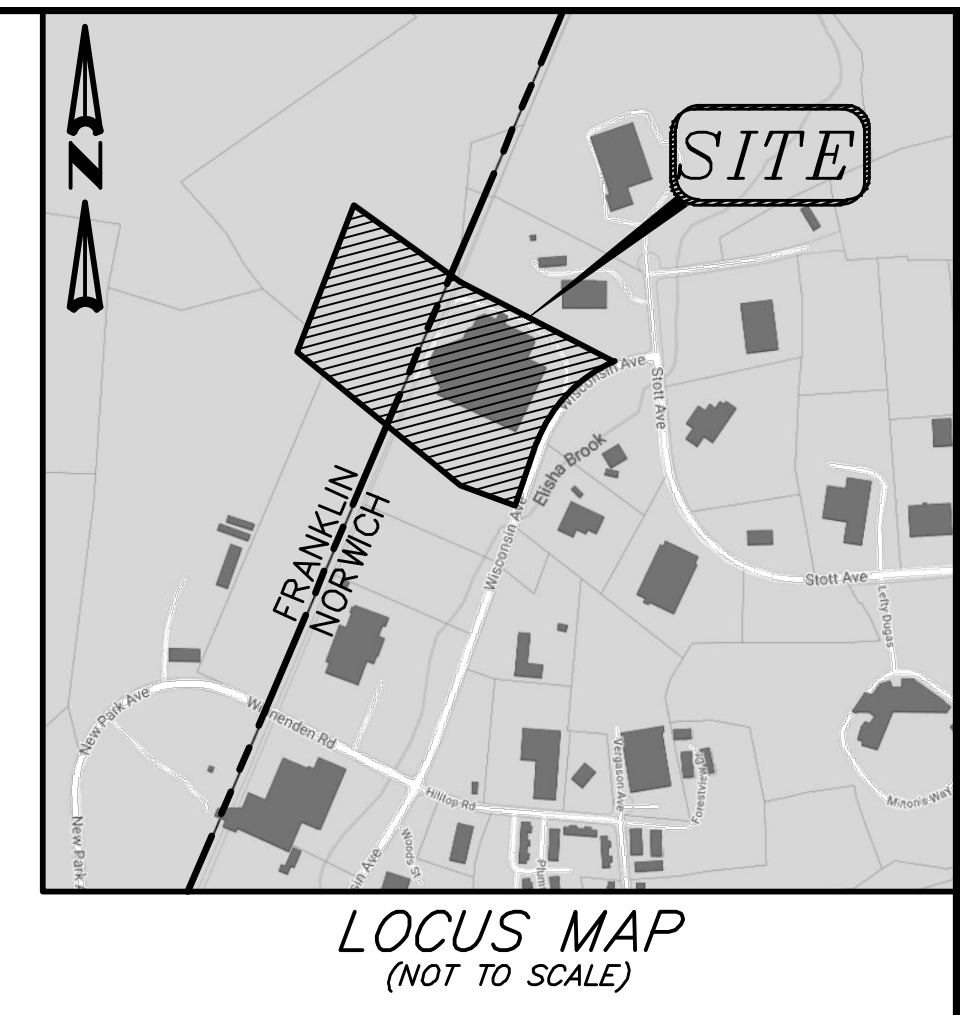
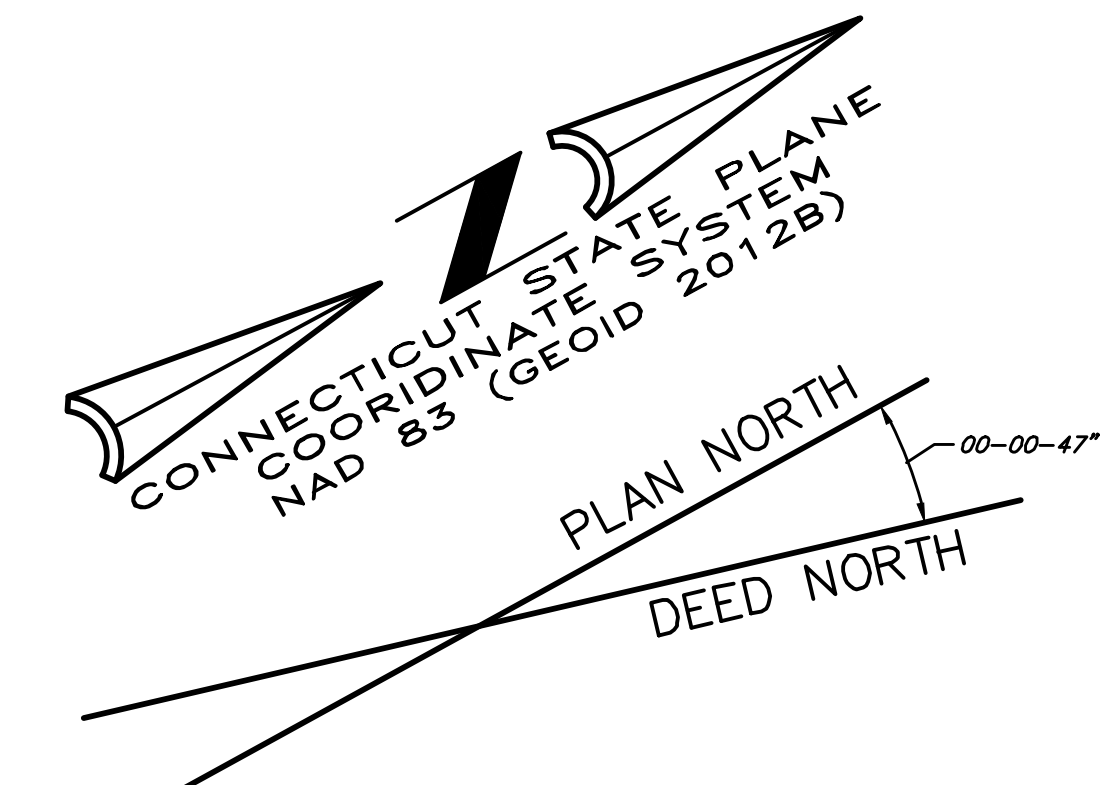
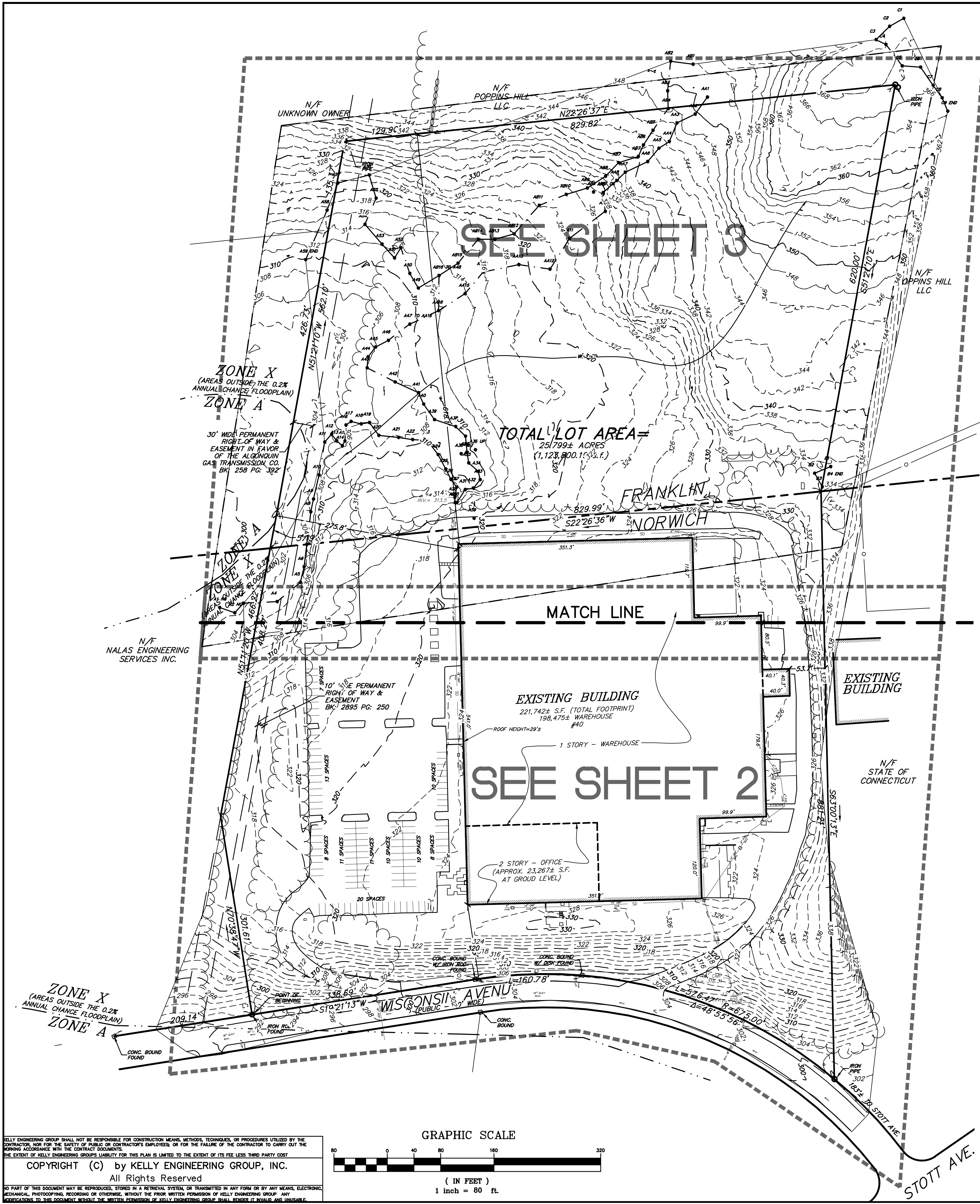
GENERAL NOTES:

- See project survey for horizontal and vertical control.
- All work on this project shall be completed in conformance with the requirements of the various federal, State, and local permits issued for this project.
- A pre-construction meeting and authorization to proceed will be required prior to start of any construction, including demolition, removal of trees or stripping of land. Procedures for such pre-construction meeting and authorization to proceed shall be in accordance with Town, City, and State requirements. The contractor is responsible for arranging this meeting with Town, City, and State officials, as applicable.
- Prior to any excavation the contractor shall verify all underground utilities by calling 1-800-922-4455 at least 48 hours in advance.
- All work and materials to conform to Town of Franklin and City of Norwich standard specifications as applicable, D.O.T. Form 818, or the details shown on these plans as applicable.
- Erosion and sedimentation control measures shall be installed and maintained in accordance with the plan, specifications, and the erosion and sedimentation control notes.
- Drainage shall be maintained throughout the project so as not to cause flooding of roadways or damage to private property.
- Trees and vegetation identified to be saved shall be protected from construction equipment by suitable means approved by Town and City staff, as applicable.
- Removal of trees or other vegetation, or re-grading substantially different from that shown on the approved site plan, will not be permitted without prior authorization by the Town, City or State, as applicable.
- No stumps are to be buried on site.
- All debris shall be removed from the site by the contractor.
- All exterior lighting shall not be directed onto abutting properties or roadways.

SCHEDULE AND DESCRIPTION OF RESPONSIBILITY FOR MAINTENANCE OF THE ON-SITE STORM WATER SYSTEM:

- Maintenance of the on-site storm water system is the responsibility of the property owner. This includes all catch basins, system piping, manholes, roof leaders, underground stormwater management system and outlet structure.
- The following schedule of maintenance shall be followed:
 - In general, good housekeeping practices shall be incorporated into the routine site and facility maintenance plan to minimize deposition of sediment, litter and contaminants into the storm drainage system.
 - Paved parking and loading areas and walks shall be swept of debris, sand, and litter at least twice annually, in particular, late spring after winter sanding operations, and in late fall after leaf litter cleanup.
 - Catch basins and manholes shall be inspected annually, following spring site cleanup. Accumulated sediment and debris shall be removed and disposed of to approved off-site locations.
 - Rip rap and crushed stone erosion control shall be inspected annually. Excess sediments shall be removed and repairs made when erosion is noted.
- Maintenance records documenting system inspection and cleaning operations shall be maintained by the property owner and shall be made available for inspection by the Town or City as requested.
- Underground stormwater management system shall be inspected and maintained:
 - Inspect unground stormwater chambers via inspection ports or inlet piping.
 - Repair systems as required.
 - Inspect outlet structure annually and remove debris at outlet structure as required.

<p>NT-1</p>	<p>THE GROSSMAN COMPANIES PREPARED FOR THE GROSSMAN COMPANIES 40 WISCONSIN AVENUE NORWICH, CONNECTICUT FRANKLIN, CONNECTICUT</p>	<p>DATE: 04-27-2021 DRAWN BY: ERN CHECKED BY: GAH</p>	<p>NO. DATE DESCRIPTION</p> <p>1. 05-11-2021 Application Submittal</p> <p>2. 06-04-2021 IWWC Comments</p>	<p>REVISIONS:</p>	<p>APPLICANT: THE GROSSMAN COMPANIES ONE ADAMS PLACE 859 WILLARD STREET, SUITE 501 QUINCY, MA 02169 (617) 657-5799</p>	<p>OWNER: Norwich 40 TCCI LLC 859 WILLARD STREET, SUITE 501 QUINCY, MA 02169 (617) 657-5799</p>	<p>FAH F. A. Hesketh & Associates, Inc. 3 Creamery Brook, East Granby, CT 06026 Phone (860) 653-8000 Fax (860) 644-8600 www.fahhsketh.com . maff@fahhsketh.com Civil & Traffic Engineers . Surveyors . Planners . Landscape Architects</p>
--------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



SEE SHEET 3

SEE SHEET 2

TOTAL LOT AREA = 257,799± ACRES (1,128,900.15± S.F.)

EXISTING BUILDING
221,742± S.F. (TOTAL FOOTPRINT)
198,475± WAREHOUSE #140
1 STORY - WAREHOUSE

2 STORY - OFFICE
(APPROX. 23,267± S.F. AT GROUND LEVEL)

ZONE X
(AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

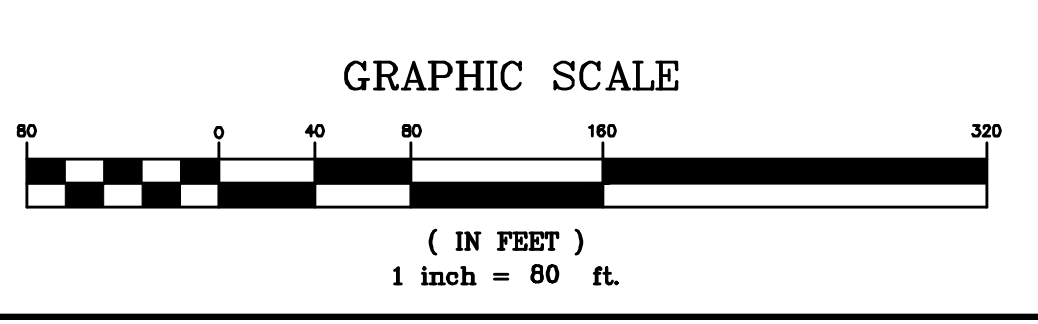
ZONE A

30' WIDE PERMANENT RIGHT OF WAY EASEMENT IN FAVOR OF THE ALGONQUIN GAS TRANSMISSION CO. BK: 258 PG: 322

10' WIDE PERMANENT RIGHT OF WAY & EASEMENT BK: 2895 PG: 250

ZONE X
(AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

ZONE A



Notes:

- 1.) This survey and map have been prepared in accordance with sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted for use by the Connecticut Association of Land Surveyors, Inc. It is a Property Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2
- 2.) The site detail and surface improvements depicted hereon were obtained by a field survey of the property in March of 2020 by Kelly Engineering Group, Inc.
- 3.) The surveyed premises is the same as the same property as described in Exhibit A of the title commitment issued by First American Title Insurance Company Title Commitment #VCS-1001391-BOS1 Dated: 02/12/20
- 4.) The surveyed premises has direct access to Wisconsin Avenue, a public way.
- 5.) The surveyed premises abuts the adjacent properties and streets without gaps or gores.
- 6.) The parcels that comprise the surveyed premises shown hereon are contiguous parcels without gaps or gores.

CURRENT OWNER:

PHILIPS LIGHTING NORTH AMERICA CORPORATION, a Delaware corporation, by virtue of a Warranty Deed from Genlyte Thomas Group LLC recorded March 17, 2016 in Volume 2950 at Page 162 of the Norwich Land Records, and recorded March 17, 2016 in Volume 96 at Page 351 of the Franklin Land Records.

City of Norwich, CT Assessor's Parcel ID# 27-1-13
Town of Franklin, CT Assessor's Parcel ID# 53-44-32

PLAN REFERENCES:

- 1.) Plan entitled, "Lighttower - Norwich Industrial Park - Norwich, CT - Site Plan", dated 8/4/79, prepared by Greenville Enterprises, Inc. and Beckley Building Corporation, A Joint Venture - Providence, RI
- 2.) Plan entitled, "Plan of Land in Norwich and Franklin, Connecticut - To Be Conveyed To Connecticut Authority - Proposed Site of Lighttower, Inc.", dated 4/27/79, prepared by CE Maguire, Inc., Architects, Engineers, Planners

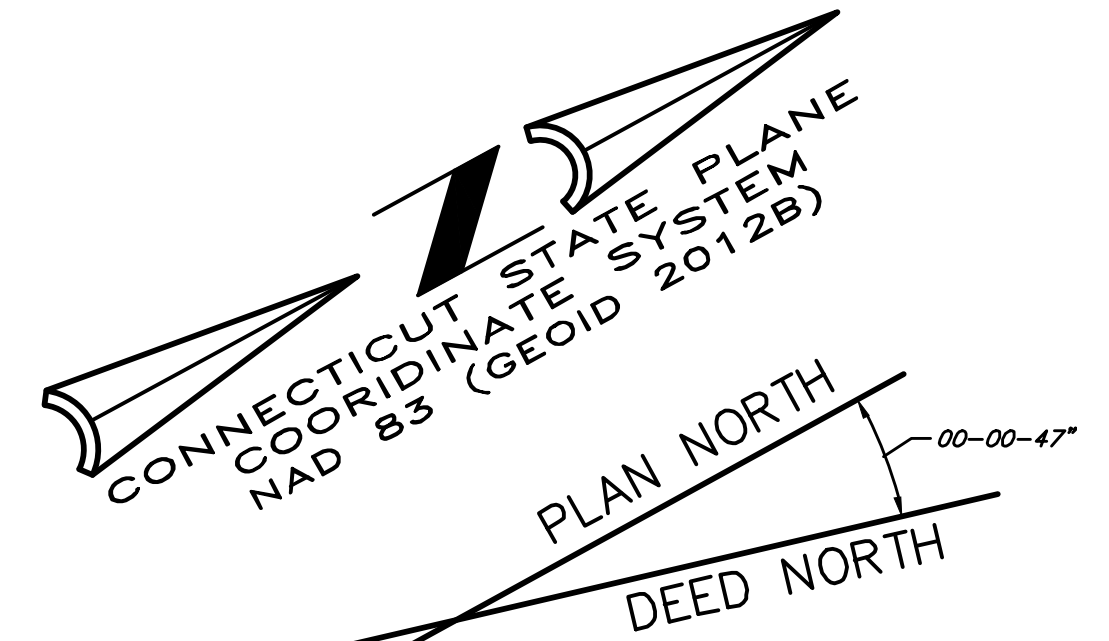
KEY SHEET

SCALE 1" = 80'			
DATE 06/19/20	REV	DATE	REVISION
SHEET 1 OF 3			
FILE # SU00	40 WISCONSIN AVENUE, NORWICH, CT 0 NEW PARK AVENUE, FRANKLIN, CT		
JOB # 2020-028	EXISTING CONDITIONS PLAN		
DRAWN BY JPM	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		
CHKD BY SMH			
APPD BY SMH			
			SHEET NO. 1

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL BE UNLAWFUL.

SEE SHEET 3
MATCH LINE

EXISTING BUILDING
221,742± S.F. (TOTAL FOOTPRINT)
198,475± WAREHOUSE
#40

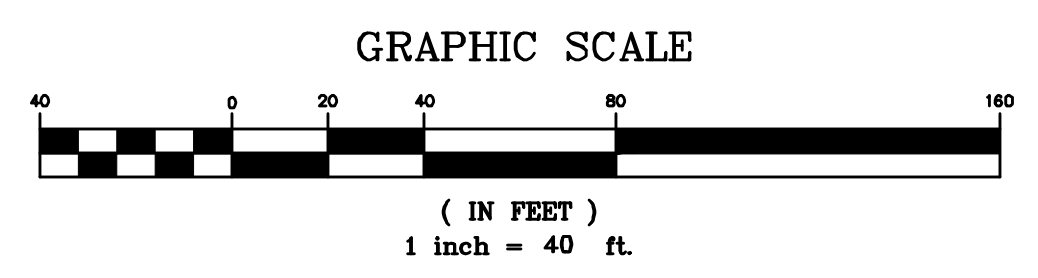


LEGEND	
	CATCH BASIN
	DRAIN MANHOLE
	FLARED END SECTION
	AREA DRAIN
	DOWN SPOUT/ROOF DRAIN
	SEWER MANHOLE
	GAS VALVE
	GAS METER
	HYDRANT
	WATER VALVE
	POST INDICATOR VALVE
	MANHOLE
	MONITORING WELL
	A.C. UNIT
	CHAIN LINK FENCE
	SIGN
	ELECTRIC METER
	LIGHT POLE
	TRANSFORMER
	ELECTRIC HAND HOLE
	BOLLARD
	DRILL HOLE
	IRON PIPE
	BOUND
	CONC.
	BIT.
	BCC
	LS
	TREE LINE

TOTAL LOT AREA =
322 ± 25.799± ACRES
(AREA IN NORWICH = 14.457± AC)

WISCONSIN AVENUE
(PUBLIC 50' WIDE)

ZONE X
(AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
ZONE A



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SCALE 1" = 40'			
DATE 06/19/20	REV	DATE	REVISION
SHEET 2 OF 3			
FILE # SU00	40 WISCONSIN AVENUE, NORWICH, CT 0 NEW PARK AVENUE, FRANKLIN, CT		
JOB # 2020-028	EXISTING CONDITIONS PLAN		
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CHKD BY SMH			
APPD BY SMH			
	SHEET NO.	2	

