

MEHAK REALTY, LLC

Convenience Store & Gasoline Station

AT

64-66 Willmantic Road , RTE-#6
Chaplin, CT

List of Drawings

Sheet No.

-- Title Sheet

Survey

1 of 1 Existing Conditions Survey Map

Site Development Drawings

- 1 Demolition Plan
- 2 Site Layout Plan
- 3 Lighting & Landscaping Plan
- 4 Grading & Utility Plan
- 5 Erosion & Sedimentation Control Plan
- 6 Erosion & Sedimentation Control Plan
Narrative & Subsurface Sewage Disposal
- 7 Design Data
- 8 Detail Sheet
- 9 Soil Tests / Permeability Data & Details
Site Proximity Map

Developer

Bestway Food & Fuel
c/o Ahmed Choudhry, Pres.
P.O. Box 126
Norwich, CT 06360

Project Civil Engineer

Frank C. Magnotta, P.E., PC
Frank C. Magnotta, P.E.
395 Main Street, Portland, CT 06480
860-342-2191
FrankCMagnottaPE@aol.com

Environmental Consultant

New England Environmental Services
Richard Snarski, Reg. Professional Soil Scientist
107 Shore Drive, Lyme, CT 06371
860-918-1970

Owner

Mehak Realty, LLC
c/o Ahmed Choudhry
P.O. Box 126
Norwich, CT 06360

Land Surveyor

ARCHER Surveying, LLC
Paul Archer, L.S.
18 Providence Road, Brooklyn, CT 06234
860-779-2240

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	MMWA COMMENTS	FM	11-13-18
2	MMWA APPROVAL & ENHD. REVISIONS	FM	11-21-18
3	ZEO & ENGINEERING REV.	FM	2-11-20
4	ZEO & ENGINEERING REV.	FM	3-21-20
5	ENGINEERING REV.	FM	5-30-20
6	ENGINEERING REV.	FM	7-6-20
7	ENGINEERING REV.	FM	7-25-20

Approved by the Chaplin Planning and Zoning Commission

Final Approval _____ Chairman _____ Date _____

Date of Approval _____

Expiration Date _____

October 18, 2019

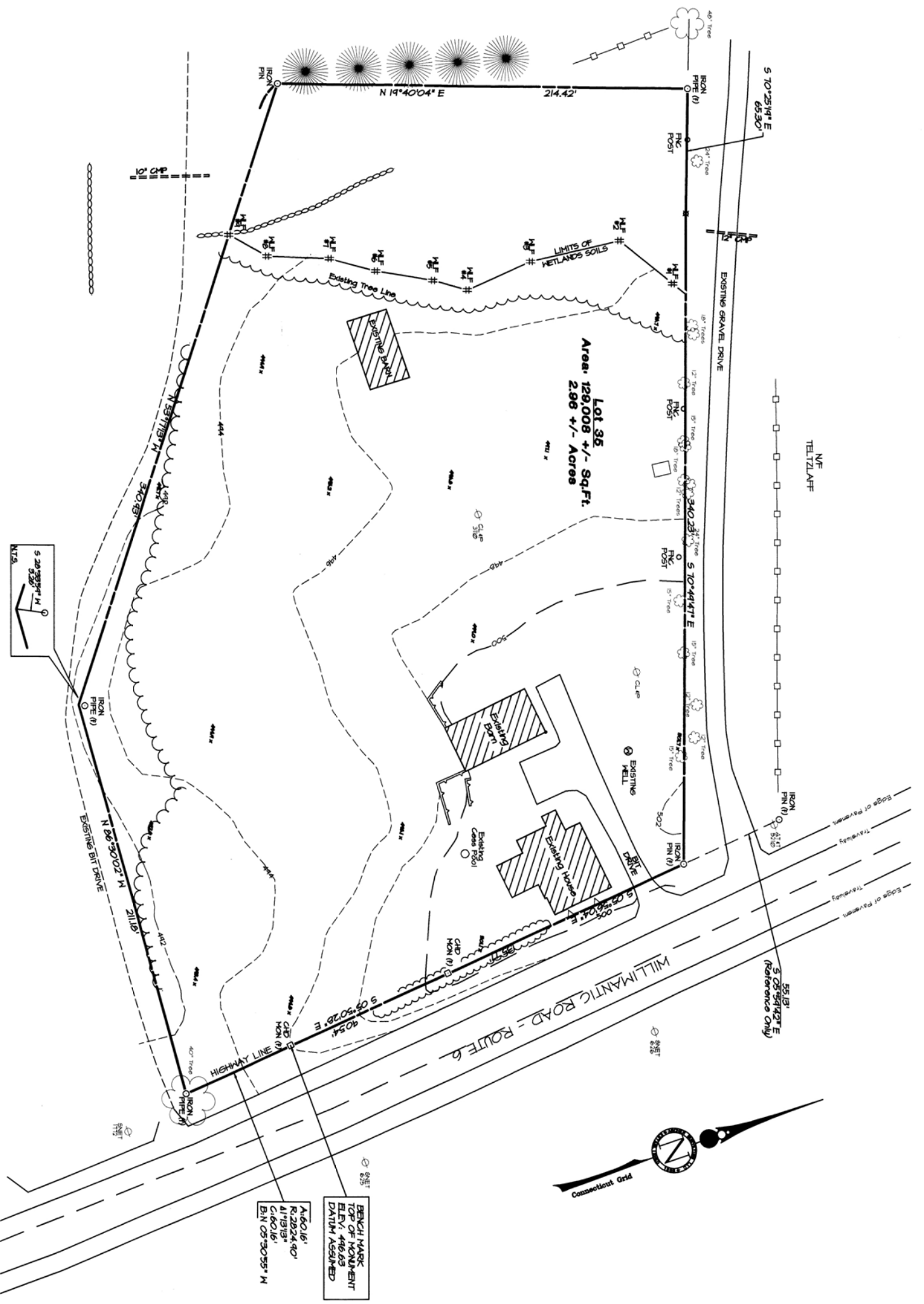


Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
- This survey conforms to a Class "A-2" Horizontal Accuracy
- Survey Type: Existing Conditions Survey / Terrestrial Survey
- Boundary Determination: Resurvey
- Intent: Site Plan
2. Parcels shown on Lot 35 on Assessors Tax Map 41 of the Chaplin Assessors Office
3. Topographic information obtained by actual field measurements, Datum: Assumed
4. Wetlands were delineated by Mike Schoeter, in September 2004 and field located by Archer Surveying LLC

MAP REFERENCE:

1. Connecticut State Highway Department, Right of Way Map, Town of Chaplin, Willimantic-Cornell Road from Willimantic Town Line Eastwardly to Sherman's Cor., Route US #6, Date: Aug. 1951, Project No. 351
2. Town of Chaplin, Plan Showing Land and Easement Acquired from William & Catherine Bolash by the State of Connecticut, Route US #6, Scale: 1"=40', Date: June 1954
3. Boundary Map, Property of Ellen E. Simmons, Route 6, Chaplin, Conn., Scale: 1"=40', Date: Aug. 1976, Prepared by Douglas Prior Associates
4. Boundary Survey, Prepared for Carol Teitzloff, Route 6, Chaplin, Connecticut, Scale: 1"=100', Date: Aug. 2000, Prepared by Datum Engineering & Surveying LLC
5. Limited Property Survey, Boundary Survey / Existing Conditions Plan, Prepared for Canterbury Horticulture, 64-66 Willimantic Road-Route #6, Chaplin, Connecticut, Date: June 2004, Prepared by: Archer Surveying LLC



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- EXISTING TREELINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PROPERTY POINT
- UTILITY POLE
- SPOT GRADE

This survey is based exclusively on accepted standards of surveying practice and does not express any opinion regarding the existence of validity of and unrecorded and or disputed rights that may result from adverse possession, adverse use, prescription, abandonment, implication, necessity, estoppel or any other principles of law or judicial interpretation that are not readily apparent from a review of the clear language of the deeds and other instruments that form the basis of this survey. Similarly, the inclusion or omission in this survey of surveyed features should not be construed as a basis of the legal significance or insignificance of any such reference, description, landmark, structure, object or other physical features.

I, Paul M. Archer, do hereby certify that this map is substantially correct for field use.

Paul M. Archer, L.L.S. #1008
Date: 10-23-15

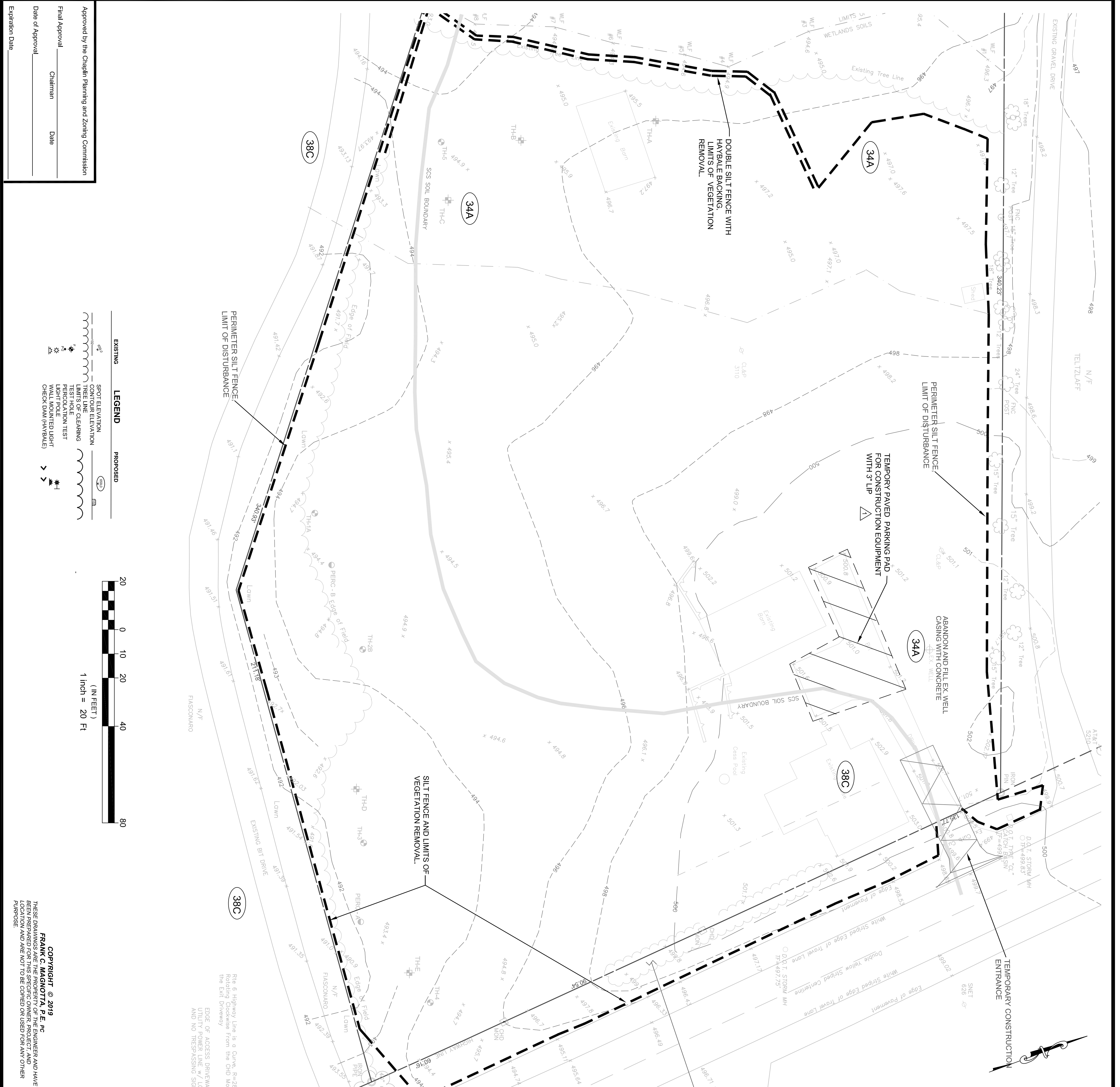
No Certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

Existing Conditions Plan
Prepared For:
Bestway Food & Fuel
64-66 Willimantic Road - Route #6
Chaplin, Connecticut

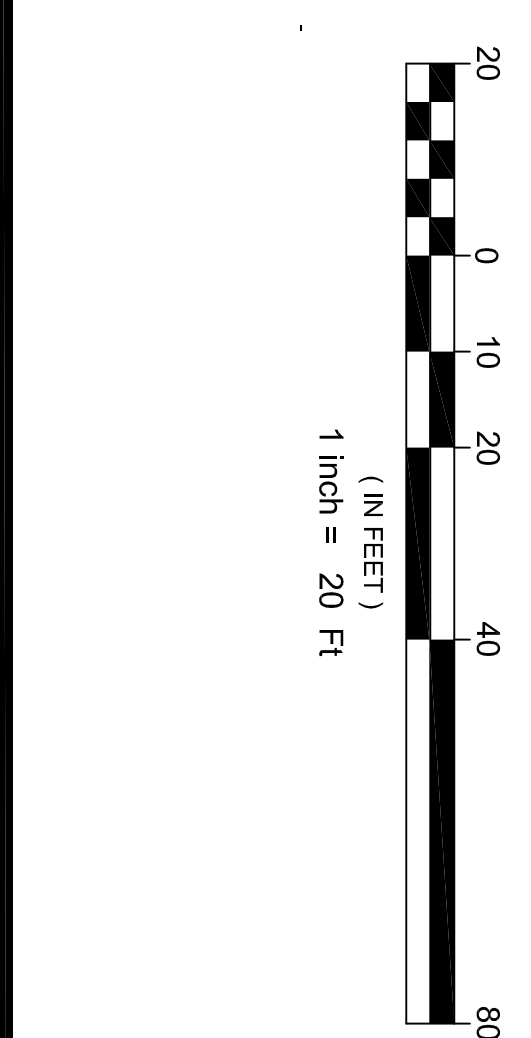
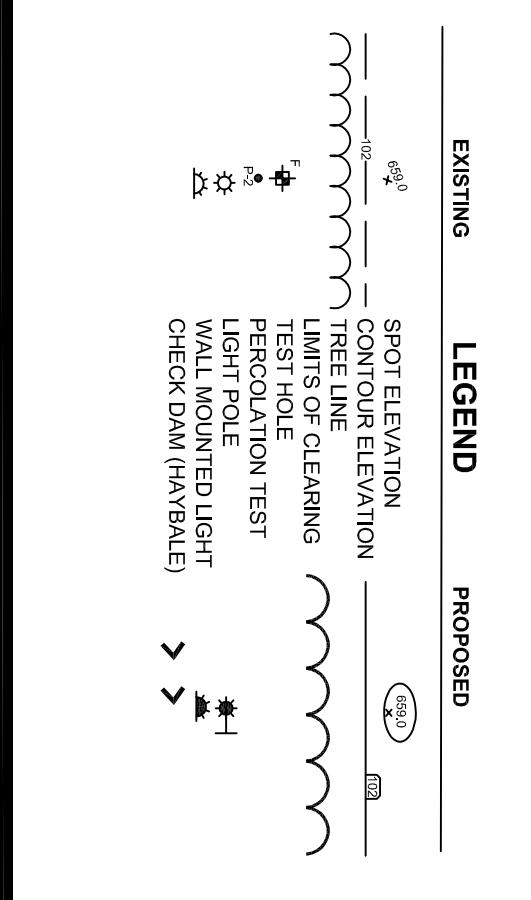
DRAWING SCALE: 1"=30'

Archer Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	1 of 1
Project No.	AS1798
Date:	September 23, 2015



Approved by the Chaplin Planning and Zoning Commission
 Final Approval _____ Chairman _____ Date _____
 Date of Approval _____
 Expiration Date _____



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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ZERO & ENGINEERS REV.	FM	2-11-20
2	ZEO & ENGINEERING REV.	FM	3-21-20

PREPARED FOR
MEHAK REALTY, LLC
 64-66 WILLIMATIC ROAD - RTE. 6
 CHAPLIN, CONNECTICUT

OWNER / APPLICANT
 MEHAK REALTY, LLC
 C/O AMAR CHANDHRY
 P.O. BOX 736
 NORWICH, CONNECTICUT 06280

ASSESSORS MAP 91, LOT 35

DATE: OCT. 18, 2019
 SCALE: 1" = 20'

FRANK C. MAGNOTTA, P.E., PC
 CONSULTING ENGINEER
 395 MAIN STREET, SUITE 101
 CHAPLIN, CT 06480
 TEL: 860-242-2191

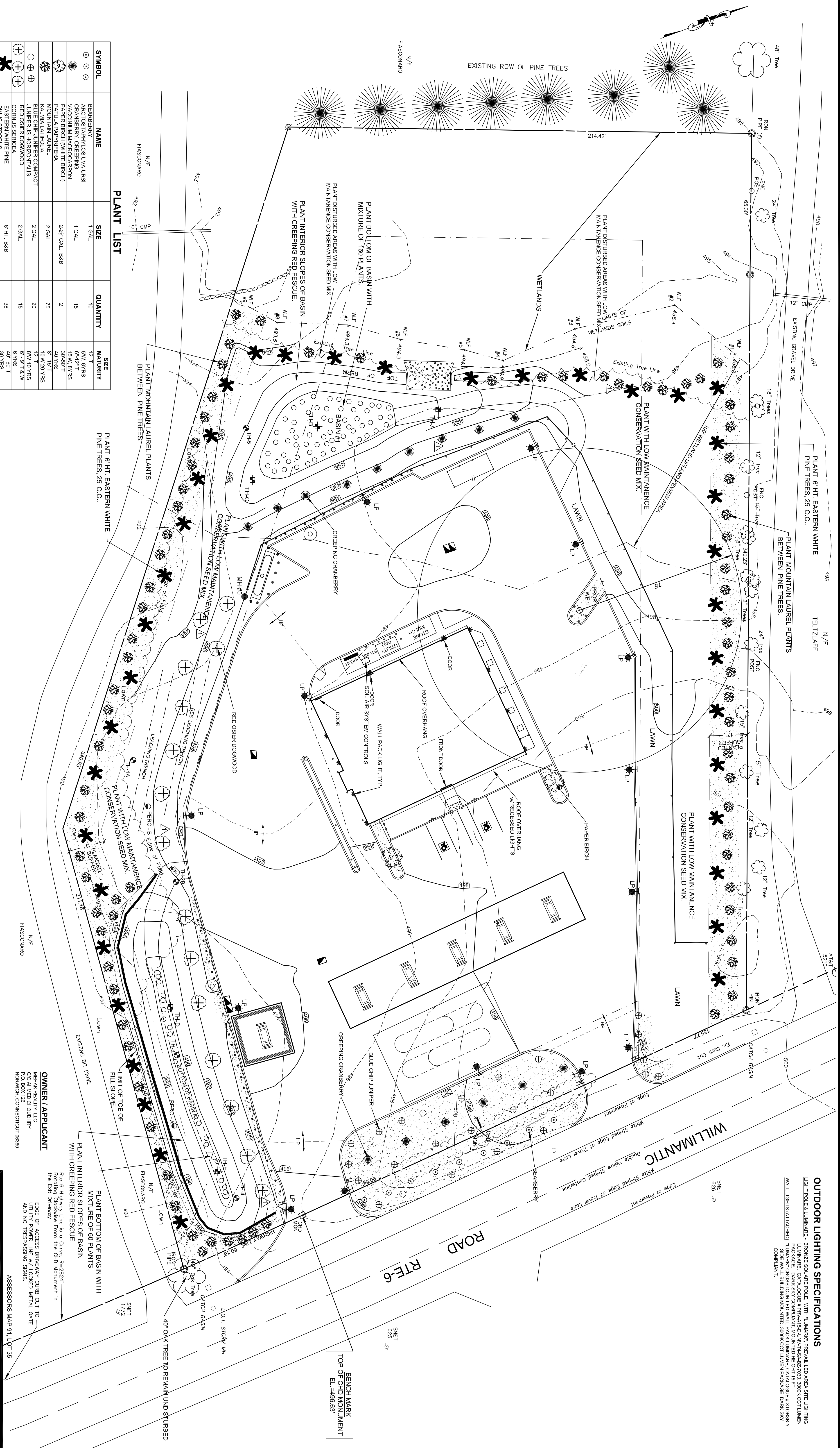
Project No. _____
 Sheet No. 1 of 9

- DEMOLITION NOTES**
- FOR LOCATIONS OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION OR OTHER UTILITIES, INQUIRE AT THE APPROPRIATE UTILITY COMPANY AND CONTACT CALL BEFORE YOU BEGIN CONTRACTOR PRIOR TO CONSTRUCTION.
 - THERE IS NO REGULATED FLOOD PLAIN ON THIS SITE.
 - ALL SITE CONSTRUCTION MATERIALS AND WORK SHALL CONFORM TO THE RELATED SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR STATES, BRIDGES AND INCIDENTAL CONSTRUCTION FORMS.
 - ALL EXISTING UTILITIES SHALL BE MADE WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE PROJECT CIVIL ENGINEER.
 - ALL EXISTING UTILITY INFORMATION IS BASED ON THE PROPERTY SURVEY OF RECORD.
 - WORK WITHIN THE STATE HIGHWAY RIGHT OF WAY SHALL REQUIRE AN ENCROACHMENT PERMIT AND BE IN ACCORDANCE WITH ALL CURRENT DOT STANDARDS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN AND STATE.
 - EXISTING PAVEMENT ON CORNERS IS TO BE REMOVED DURING CONSTRUCTION SWI CUT A CLEAN STRAIGHT EDGE.
 - A CONTRACTOR SHALL BE HIRED TO EXTERMINATE VERMIN FROM THE EXISTING STRUCTURES PRIOR TO DEMOLITION.
 - REMOVAL OF SITE IMPROVEMENTS SHALL INCLUDE ALL STRUCTURES, FOOTINGS AND SUBSURFACE ELEMENTS AND SHALL BE REMOVED TO THE EXISTING GRADE. ALL STRUCTURES TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR. GROUND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND THERE SHALL BE NO STRIPPING OR REMOVAL OF SOIL MATERIAL UNTIL THE SITE DEMOLITION IS COMPLETE AND CONSTRUCTION OF NEW IMPROVEMENTS ARE TO BEGIN.
 - ALL UTILITIES TO BE REMOVED OR SHUT OFF SHALL BE PERFORMED IN ACCORDANCE WITH THE ALL TOWN OF CHAPLIN AND STATE OF CT BUILDING CODE REQUIREMENTS.
 - THE EXISTING WELL SHALL BE ABANDONED AND FILLED IN BY A LICENSED WELL DRILLER IN ACCORDANCE WITH THE CT WELL DRILLERS ASSOCIATION PROCEDURES. ALL SEPTIC TANKS, CESS POOLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT BY A LICENSED PUMPER. ALL ON-GRADE STRUCTURES SHALL BE CRUSHED, REMOVED OFF-SITE AND THE HOLE FILLED IN WITH CLEAN FILL.
 - A PERMIT IS REQUIRED FROM THE TOWN OF CHAPLIN CONSERVATION AND P&C COMMISSIONS PRIOR TO ANY LAND DISTURBANCE ON THIS SITE.
 - NO DE MOLITION MATERIAL, BRUSH OR WOOD SHALL BE BURIED ON SITE.
 - DUE TO THE PRESENCE OF A PUBLIC WATER SUPPLY WELL, STORAGE OF FUEL TANKS OR TANKERS ON SITE IS PROHIBITED. ALL FUEL TANKS AND TANKERS SHALL BE REMOVED FROM THE SITE PRIOR TO CONSTRUCTION. ALL FUEL TANKS AND TANKERS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR. GROUND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND THERE SHALL BE NO STRIPPING OR REMOVAL OF SOIL MATERIAL UNTIL THE SITE DEMOLITION IS COMPLETE AND CONSTRUCTION OF NEW IMPROVEMENTS ARE TO BEGIN.
 - ALL TOWN OF CHAPLIN AND STATE OF CT BUILDING CODE REQUIREMENTS SHALL BE IN COMPLIANCE WITH THE ALL TOWN OF CHAPLIN AND STATE OF CT BUILDING CODE REQUIREMENTS.
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VALID ONLY WITH
 LICENSE NUMBER
 06280

OUTDOOR LIGHTING SPECIFICATIONS

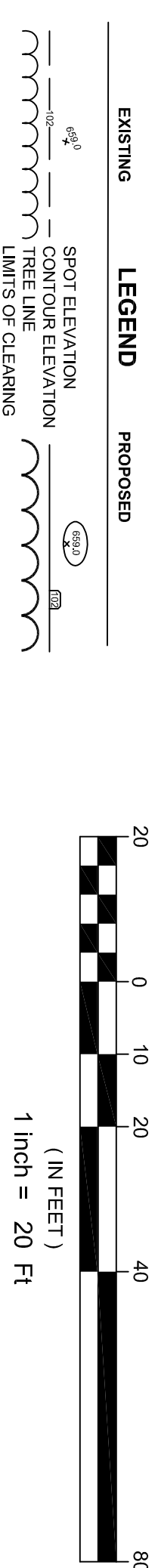
LIGHT POLE & LUMINAIRE - BRONZE SQUARE POLE WITH TUMARK PREVAL LED AREA SITE LIGHTING LUMINAIRE CATALOG # RYAN150-LUM-14-SABZ7001 3000K CCT LUMEN WALL LIGHTS (ATTACHED) - TUMARK CROSSBAR LED WALL PACK LUMINAIRE CATALOGUE # XT088-Y SIDE WALL BUILDING MOUNTED 3000K CCT LUMEN PACKAGE DARK SKY COMPLIANT.



PLANT LIST

SYMBOL	NAME	SIZE	QUANTITY	SIZE MATURITY
⊕	BEARBERRY	1 GAL.	10	12" T 5W, 6YRS
⊕	ARCTOSTAPHYLOS UVA-URS	1 GAL.	15	6"-12" T 15W, 8YRS
⊕	CRABAPPLE, CREEPING	2-2 1/2" CAL. B&B	2	30-50" T 8"-15" W 10W, 20 YRS
⊕	VACCINIUM MACROCARPON	2 GAL.	75	8"-15" T 10W, 20 YRS
⊕	PAPER BIRCH WHITE BIRCH	2 GAL.	20	12" T 8"-9" T & W 40-45" T 30 YRS
⊕	MOUNTAIN LAUREL	2 GAL.	15	6"-9" T & W 40-45" T 30 YRS
⊕	KALIA LATIFOLIA	2 GAL.	15	6"-9" T & W 40-45" T 30 YRS
⊕	BLUE CHIP JUNIFER COMPACT	2 GAL.	15	6"-9" T & W 40-45" T 30 YRS
⊕	JUNIFERUS HORIZONTALIS	2 GAL.	15	6"-9" T & W 40-45" T 30 YRS
⊕	RED OSIER DOGWOOD	2 GAL.	15	6"-9" T & W 40-45" T 30 YRS
⊕	CORNUS SERICEA	6" HT. B&B	38	2" T 30 YRS
⊕	EASTERN WHITE PINE	1 IN. PLUG	110	2-4" T 3 YRS
⊕	SAM RUSH	1 IN. PLUG	110	2-4" T 3 YRS
⊕	JUNCUS EFFUSUS	1 IN. PLUG	110	2-4" T 3 YRS
⊕	WOOL SEDGE	1 IN. PLUG	110	2-4" T 3 YRS
⊕	SCRIPUS OXYRINUS	1 IN. PLUG	110	2-4" T 3 YRS
⊕	3" THICK PINE			
⊕	BARK MULCH			

*THE PLANT SPECIES LISTED ABOVE SHALL NOT INCLUDE ANY VARIETY THAT IS ON THE CONNECTICUT INVASIVE PLANT LIST.



REVISIONS

NO.	DESCRIPTION	BY	DATE
1	DESIGN	FM	3-21-20
2	ZEO & ENGINEERING REV.	FM	7-4-20
3	ENGINEERING REV.	FM	7-25-20
4	PLANTINGS IN BOTTOMS OF BASINS	FM	7-25-20

OWNER / APPLICANT
MEHAK REALTY, LLC
CO HANDED CHOUHURY
1772
NORWICH, CONNECTICUT 06260

PREPARED FOR
MEHAK REALTY, LLC
64-66 WILLIMANTIC ROAD - RTE. 6
CHAPLIN, CONNECTICUT

DATE: OCT. 18, 2019
SCALE: 1" = 20'

PROJECT NO. 3 of 9

Approved by the Chaplin Planning and Zoning Commission

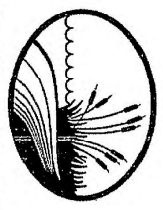
Final Approval: _____ Date: _____

Chairman: _____ Date: _____

Expiration Date: _____

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FRANK C. MAGNOLTA, P.E., P.C.
CONSULTING ENGINEER
395 MAIN STREET, SUITE 101
CHAPLIN, CT 06460
TEL: 860-242-2191



NEW ENGLAND ENVIRONMENTAL SERVICES
Wetland Consulting Specialists Since 1983

Test Hole Descriptions

Bestway Food & Fuel
64-66 Willimantic Road
Chaplin, Connecticut

Test Hole E

Fill
Dark yellowish brown gravelly fine sandy loam (subsoil)
13' - 29'
Yellowish brown medium to very coarse sand and gravel, few cobbles
25' - 74'
No nodules, no water

Test Hole D

Topsoil
Dark yellowish brown gravelly fine sandy loam (subsoil)
13' - 29'
Brown coarse to very coarse sand and gravel
29' - 78'
Olive medium to very coarse sand and gravel with common cobbles and stones
No nodules, no water, bedded manganese stain @ 27'

Test Hole B

Topsoil
Dark yellowish brown gravelly fine sandy loam (subsoil)
10' - 21'
Yellowish brown medium to very coarse sand and gravel, trace fine sand, common cobbles
21' - 48'
Olive fine to coarse sand (firm)
48' - 61+''
Mottles @ 42", groundwater @ 48", perched water table

Test Hole C

Topsoil
Dark yellowish brown gravelly fine sandy loam (subsoil)
16' - 25'
Yellowish brown medium to very coarse sand and gravel, common cobbles
25' - 103'
Mottles @ 82", no water

Test Hole A

Topsoil
Dark yellowish brown gravelly fine sandy loam (subsoil)
0' - 8"
Dark yellowish brown gravelly fine sandy loam (subsoil)
8" - 25'
Yellowish brown medium to very coarse sand and gravel, trace fine sand, common cobbles
25' - 63'
Olive coarse to very coarse sand and gravel (firm)
63' - 84''
Mottles @ 53", water @ 66'

Notes:

A. The test holes were described by Richard Szanski, Soil Scientist, on March 6, 2020.

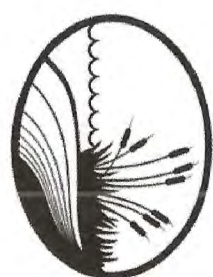
Prepared by:

Richard Szanski

R. Richard Szanski
Registered Professional Soil Scientist

March 26, 2020

107 SHORE DRIVE, LYME, CONNECTICUT 06431
richszanski@gmail.com • 860-918-1970 • www.richszanski.com



NEW ENGLAND ENVIRONMENTAL SERVICES
Wetland Consulting Specialists Since 1983

Permeability Test Results

Bestway Food & Fuel
64-66 Willimantic Road
Chaplin, Connecticut

Test Hole

Sample Depth (Inches)

Permeability (feet/day)

Test Hole	Sample Depth (Inches)	Permeability (feet/day)
A	3-4-38	57 (R)
B	15	0.7
B	3-4-37	94 (R)
C	20	0.4
C	31-36	68 (R)
D	15-17	39 (R)
D	33-37	70 (R)
E	18	0.3
E	32-36	54 (R)

Notes:

A. The soil samples were collected by Rich Szanski, Soil Scientist, on March 6, 2020.
B. The permeability tests were conducted by the Falling Head Method.
C. The letter (R) after the permeability value indicates the soil sample was recompact.

Conducted By:

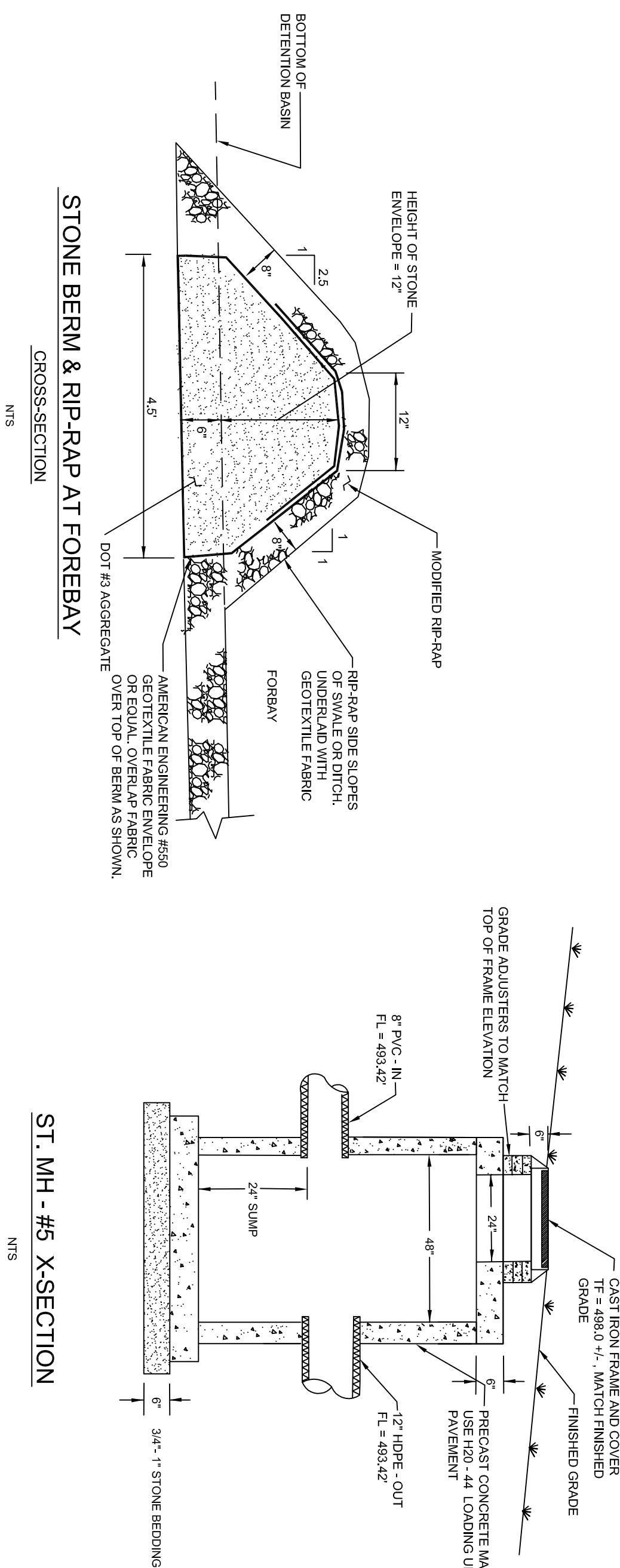
Richard Szanski

R. Richard Szanski
Registered Professional Soil Scientist

March 26, 2020

RRS/srh

107 SHORE DRIVE, LYME, CONNECTICUT 06371
richszanski@gmail.com • 860-918-1970 • www.richszanski.com



7170209
CMP Trash Guards | Trade Industries
Home » Gates & Guards » Trash Guards » CMP Trash Guards
507-794-5821
CONTRACT INFO | CAREERS

TGCMF12-P

TRASH SCREEN AT BASIN #2 PIPE OUTLET
NTS

PREPARED FOR
MEHAK REALTY, LLC
64-66 WILLIMATIC ROAD - RTE. 6
CHAPLIN, CONNECTICUT

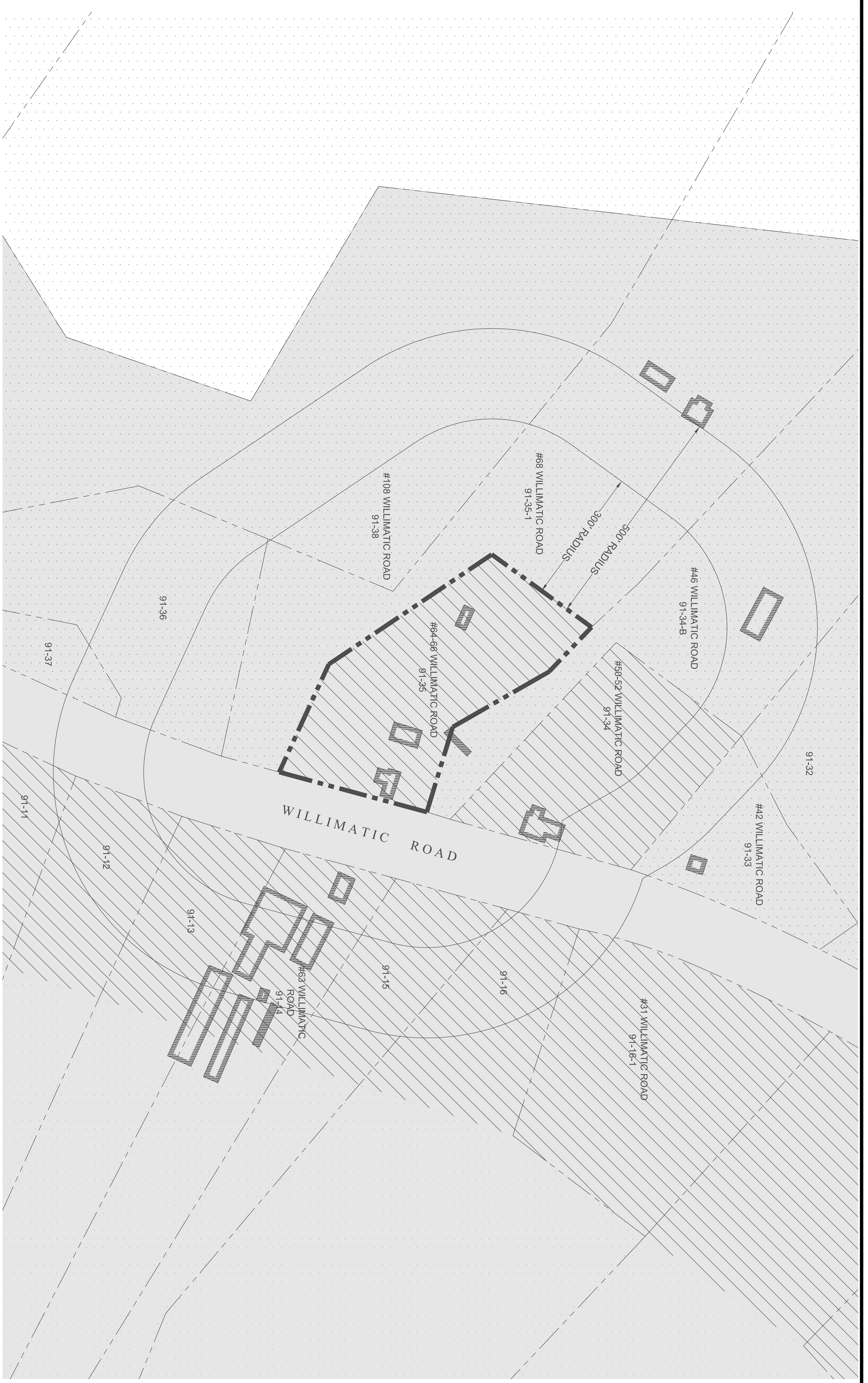
OWNER / APPLICANT
MEHAK REALTY, LLC
C/O AHMED GHODHRY
P.O. BOX 1720
MONTVIL, CONNECTICUT 06360
ASSESSORS MAP 91, LOT 35

SOIL TESTS / PERMEABILITY DATA
&
DETAILS

FRANK C. MAGNOTTA, P.E., PC
CONSULTING ENGINEER
FORDHAM UNIVERSITY
393 MAIN STREET, PORTLAND, CT 06460
TEL: 860-942-2191

NO. DESCRIPTION BY DATE
1 DESIGN OF DETENTION PIPE RSI 7-1-20
2 DATE: MAY 29, 2020
Scale: NONE

Project No. _____
Sheet No. 8 of 9



Approved by the Chaplin Planning and Zoning Commission

Final Approval _____ Chairman _____ Date _____

Date of Approval _____

Expiration Date _____

PROPERTY ADDRESS	MAP & LOT #	OWNER
N/A	91-12	CHAPLIN TOWN OF (#498 PHOENIXVILLE ROAD, CHAPLIN CT)
N/A	91-13	WOODWARD, KAREN E. (#63 WILLIMATIC ROAD, CHAPLIN CT)
#63 WILLIMATIC ROAD	91-14	WOODWARD, KAREN E. (#63 WILLIMATIC ROAD, CHAPLIN CT)
N/A	91-15	WOODWARD, KAREN E. (#63 WILLIMATIC ROAD, CHAPLIN CT)
N/A	91-16	N/A
#60-52 WILLIMATIC ROAD	91-34	BIRKMANIS, GUSTAV A. & BIRKMANIS, EDWARD T. (P.O. BOX 282 CHAPLIN CT)
#68 WILLIMATIC ROAD	91-35	FEACRAFT, CHARLES (#46 MILLVANTIC ROAD, CHAPLIN CT)
#66 WILLIMATIC ROAD	91-36	FEACRAFT, CHARLES (#46 MILLVANTIC ROAD, CHAPLIN CT)
#108 WILLIMATIC ROAD	91-38	SLOVAK, DONALD F. (P.O. BOX 33, NORTH WINDHAM CT)

(RA#) - RURAL AGRICULTURAL RESIDENCE DISTRICT
 (B) - BUSINESS ZONE
 OVERLAY CORRIDOR DISTRICT

OWNER / APPLICANT
 MEHAK REALTY, LLC
 C/O AMINED CHOUDHURY
 P.O. BOX 128
 NORWICH, CONNECTICUT 06890

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 LICENSE

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	OWNERS NAME CHANGE	FM	3-21-20

PREPARED FOR
MEHAK REALTY, LLC
 64-66 WILLIMATIC ROAD - RTE. 6
 CHAPLIN, CONNECTICUT

Date: OCT. 18, 2019
 Scale: 1" = 100'

SITE PROXIMITY MAP

Project No. _____
 Sheet No. 9 of 9

FRANK C. MAGNOLTA, P.E., PC
 CONSULTING ENGINEER
 395 MAIN STREET, SUITE 101
 CHAPLIN, CT 06480
 TEL: 860-942-1871