

SJM Properties
"Safe & Secure"
Project Narrative

On Behalf of SJM Properties, owner of Safe & Secure LLC, we hereby request a review and site plan approval for a self-storage facility on the property of 162 Maple St Ellington CT 06029. We are requesting to construct and develop the property as shown in the attached plans. All proposed buildings will be of quality materials and construction, provided by Sunward Steel.

Safe and Secure will market this storage facility to homeowners and renters, with plans for 60 10' x 10' units. Hours of operation will be 7:30AM to 8PM 7 days a week. The property will be under 24hr video surveillance and will require a key card to enter the fenced in area. Entering the storage area during non-business hours will not be allowed.

Arborvitaes will be planted along the fence line of Berr Ave, as well as the adjacent property owners, in an effort to maintain privacy. All lighting will be constructed in such a way to not interfere with traffic and nearby residents.

It is our goal to provide the residents of Ellington as well as neighboring towns a secure and clean area to store their belongings short or long term.

Seth Carlson
VP
SJM Properties

RECEIVED
APR 21 2022
TOWN OF ELLINGTON
PLANNING & ZONING DEPARTMENT

SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS". AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE PROPOSED OR EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTY IS LOCATED IN A PC-PLANNED COMMERCIAL ZONE.

3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 090169 0015C EFFECTIVE FEBRUARY 5, 1997.

4.) TOPOGRAPHY DEPICTED WAS FIELD DERIVED BY BUSHNELL ASSOCIATES LLC. BASED ON NGVD 88 DATUM.

5.) THE PROPERTY IS SUBJECT TO A VARIANCE GRANTED BY THE ELLINGTON ZONING BOARD OF APPEALS ON MAY 6, 2002 TO ALLOW A 40FT. REAR YARD

6.) UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WERE TAKEN FROM MAP REFERENCE 1

MAP REFERENCES:

1.) IMPROVEMENT LOCATION SURVEY (RECORD) PREPARED FOR STAN MATCZAK ELLINGTON, CONNECTICUT LANDMARK SURVEYS, LLC LAND BOUNDARY CONSULTANTS ELLINGTON, CONNECTICUT DRAWN BY A.E.S. SCALE 1"=40' DATE: 7/09/2003 JOB NO. 2110-7AB REVISED TO 7/5/12

CONSTRUCTION NOTES:

1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.

TEST PITS

OCTOBER 6, 2021
OBSERVED BY: ANDREW BUSHNELL PELS.
RICHARD ZULICK SOIL SCIENTIST

TEST PIT 1
0-2" TOPSOIL
2-38" GRAVELLY SAND FILL
38-100" RED BROWN TIGHT SANDY GRAVEL WITH SILT
STONE GRAVEL COBBLES TO 3"
NO SEEPADE @ 94"

TEST PIT 2
0-15" TOPSOIL/FILL
15-33" LOOSE MEDIUM BROWN SAND
33-90" TIGHT SILTY RED BROWN SANDY GRAVEL
STONE WOODS COBBLES TO 3"
NO SEEPADE

TEST PIT 3
0-10" TOPSOIL
10-60" RED BROWN LOOSE MEDIUM SAND
STRATIFIED WITH LENS OF PEA STONE
80-104" RED BROWN GRAVELLY MEDIUM TO COARSE SAND
COBBLES TO 3"
NO SEEPADE
NO MOTTILING
PERMEABILITY SAMPLE TAKEN AT 56"
PERMEABILITY RATE=81.84 FEET/DAY

TEST PIT 4
0-10" TOPSOIL
10-90" LOOSE RED BROWN MEDIUM SAND
90-102" TIGHT RED BROWN MEDIUM SAND
102-108" TIGHT RED BROWN SILTY SAND MOIST
PROBABLE WATER TABLE

TEST PIT 5
0-27" TIGHT RED BROWN GRAVELLY SAND
27-68" TIGHT RED BROWN SANDY GRAVEL
STONE COBBLES TO 10"
NO SEEPADE
NO MOTTILING

TEST PITS
MARCH 21 2022
OBSERVED BY: ANDREW BUSHNELL PELS.

TEST PIT 6
0-16" TOPSOIL
16-58" RED BROWN FINE SAND WITH SILT
58-108" RED BROWN FINE TO MEDIUM SAND TRACE SILT
108-132" RED BROWN FINE TO MEDIUM SAND TRACE SILT
W/ SOME ROCKS
NO SEEPADE
NO LEDGE
NO MOTTILING
SAMPLE TAKEN AT 36"

TEST PIT 7
0-8" TOPSOIL
8-18" RED BROWN FINE TO MEDIUM SAND SOME SILT
18-120" TIGHT RED BROWN FINE TO MEDIUM SAND
120-128" VERY ROCKY SOME SILT
NO SEEPADE
NO LEDGE
NO MOTTILING

TEST PIT 8
0-48" FILL MATERIAL RED BROWN COMPACT
SILTY FINE SAND WITH LARGE ROCKS
48" RED BROWN SILTY FINE SAND (NATURAL)
NO SEEPADE
NO LEDGE
NO MOTTILING

TEST PITS
MAY 12, 2022
OBSERVED BY: ANDREW BUSHNELL PELS.
WES LIOT R.S. NCHD

TEST PIT 9
0-8" TOPSOIL
8-72" RED BROWN MEDIUM SAND LOOSE
72-108" RED BROWN TIGHT SILTY SAND WITH GRAVEL, MOIST
RESTRICTIVE 72"
NO LEDGE
ROOTS TO 72"

TEST PIT 10
0-28-38" FILL LAYER VARIES LESS FILL UP GRADIENT &
MORE FILL DOWN GRADE END
28/36-46" TOPSOIL LAYER
46-120" RED BROWN LOAMY SAND WITH GRAVEL & COBBLES SOMEWHAT
COMPACT WITH DEPTH
NO LEDGE
NO SEEPADE

LEGEND

- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- EXISTING UTILITY POLE
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- BUILDING LINE

SILT SACK DETAIL NOT TO SCALE

1 1/2" (COMPACTED) CLASS 2 BITUMINOUS CONCRETE SURFACE COARSE

PAVEMENT DETAIL NOT TO SCALE

8" PROCESSED GRAVEL BASE
SUITABLE SUBGRADE
APPLY TACTIFIER BETWEEN COARSE

N/F
FLINT DEVELOPMENT
& PROPERTY MGMT. LLC
3 JOBS HILL RD.
MAIL: 27 MUDDY BROOK RD.
ELLINGTON, CT 06029

N/F
OAKRIDGE DAIRY LLC
161 MAPLE ST.
MAIL:
76 JOBS HILL RD.
ELLINGTON, CT 06029

N/F
CNA CORPORATION
26 TOMOKA AVE.
MAIL:
P.O. BOX 1011
WILBRAHAM, MA.
01095-1011

N/F
FRANCIS P. &
DOROTHY G. CARNEY
11 BERR AVE.
MAIL:
P.O. BOX 243
ELLINGTON, CT 06029

N/F
HILARY P. BRADY
12 BERR AVE.
MAIL: P.O. BOX 695
ELLINGTON, CT 06029

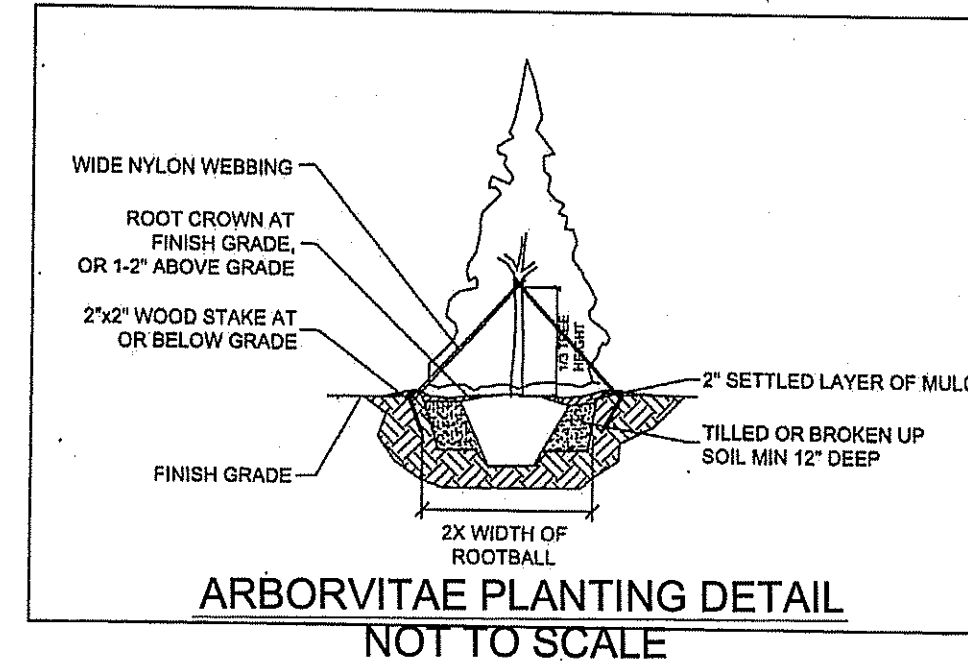
LOT COVERAGE:

EXISTING: 29.95%
PROPOSED: 46.79%

GRAPHIC SCALE
0' 30' 60' 90'
SCALE 1"=30'

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

ANDREW F. BUSHNELL P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED
LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.



EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT
NOTE: ALL EROSION AND SEDIMENT CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED
IN THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- CLEAR TREES AS REQUIRED.
- PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES. SILT FENCE AND ANTI-TRACKING PAD WHERE REQUIRED. ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN OF ELLINGTON EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- CONSTRUCT STORAGE BUILDINGS, DRAINAGE SYSTEM AND OTHER IMPROVEMENTS AS SHOWN
- CONSTRUCT AND STABILIZE DRIVEWAY.
- SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE PUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

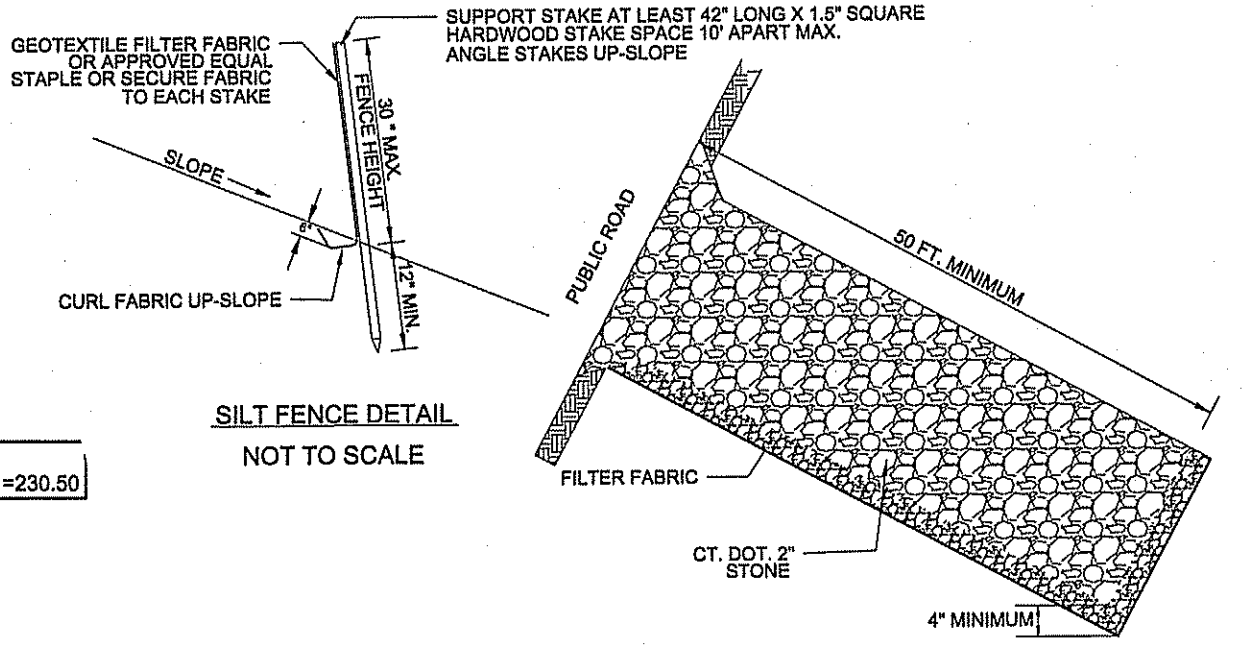
SITE SEEDING NOTES:
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 500 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE SEED MIXTURE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRUCK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX. USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-8/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-8/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-8/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.



ANTI - TRACKING CONSTRUCTION ENTRANCE NOT TO SCALE

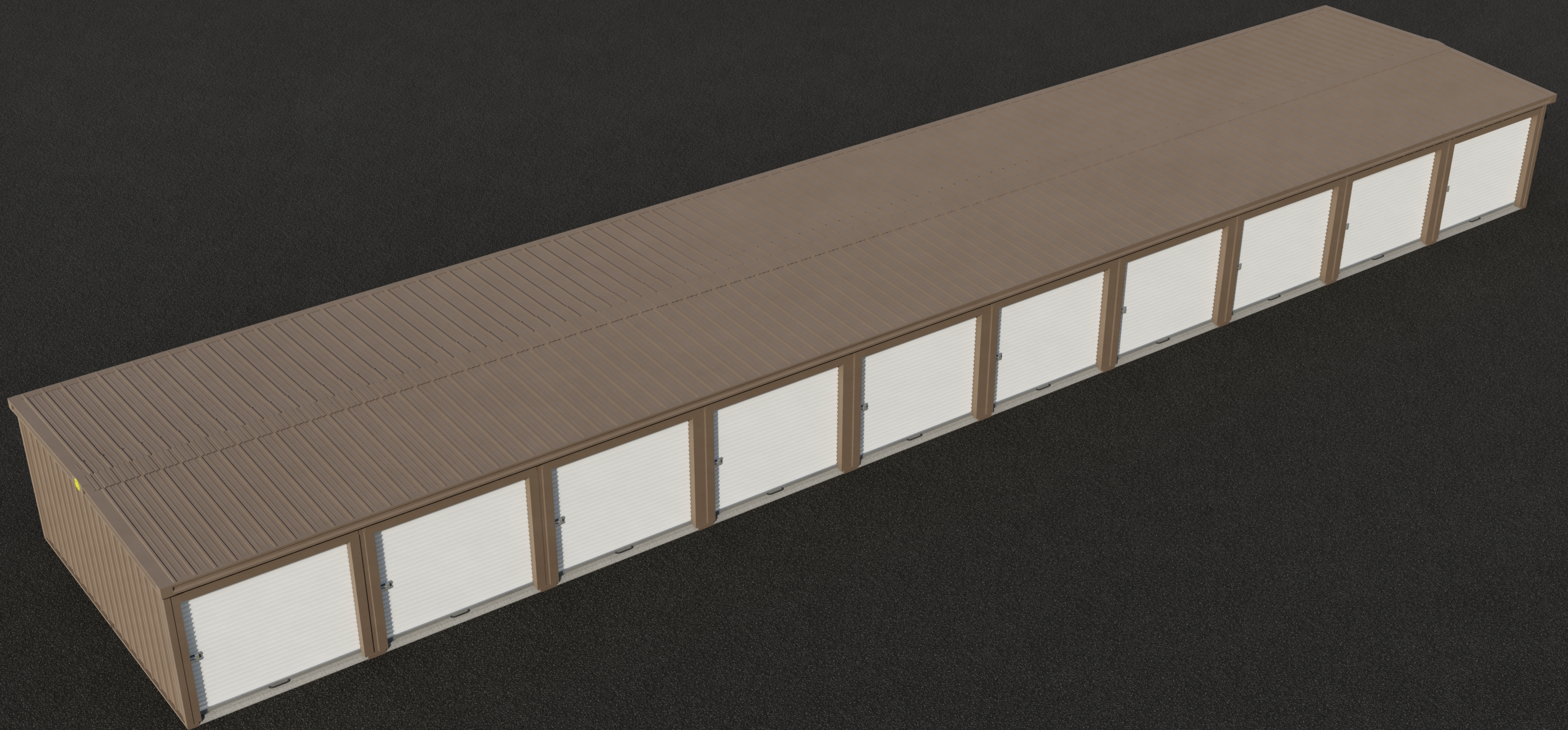
TEST PITS
JUNE 16, 2022
OBSERVED BY: ANDREW BUSHNELL PELS.

TEST PIT 11
0-3" TOPSOIL
3-38" BROWN SOMEWHAT COMPACT FINE SANDY LOAM
38-70" RED BROWN FINE SAND
70-90" RED BROWN FINE TO COARSE SAND
90-120" RED BROWN SILTY TILL VERY COMPACT, DAMP
RESTRICTIVE LAYER 90"
NO GROUNDWATER
NO LEDGE
NO MOTTILING EVIDENT

TEST PIT 12
0-10" TOPSOIL
10-80" RED BROWN FINE SAND
80-98" RED BROWN FINE TO MEDIUM SAND
98-112" COMPACT RED BROWN SILTY TILL
RESTRICTIVE LAYER 98"
NO GROUNDWATER
NO LEDGE
NO MOTTILING EVIDENT

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)".

PLAN PREPARED FOR
SJM PROPERTIES
162 MAPLE STREET ELLINGTON, CT.
SITE PLAN
SCALE: 1"=30' DATE: 1/20/2022 FILE NO. 2021-112 SHEET: 1 OF 1
BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875
REVISIONS: 3/21/2022 TEST PITS ADDED, 4/6/2022, 5/5/2022, 6/10/2022 7/22/2022



Sunward Steel Buildings, Inc.

THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT (i.e.: openings, color, exterior finishes and accessories, etc.) Only the items listed as included on the building manufacturers quote or purchase order have been included in the quote price. Actual final engineering design is per manufacturers standard and procedures. This rendering is not for reproduction and is the copyrighted property of Sunward Consolidated Group. Althou great efforts were taken to portray accurate dimensions, some parts may not be to scale to enhance appearance or accentuate a feature. Rendering by James Davis.



Sunward Steel Buildings, Inc.

THIS CONCEPT RENDERING MAY SHOW ITEMS NOT PROVIDED BY THE MANUFACTURER OR NOT APPROVED BY YOUR LOCAL BUILDING DEPT (i.e.: openings, color, exterior finishes and accessories, etc.) Only the items listed as included on the building manufacturers quote or purchase order have been included in the quote price. Actual final engineering design is per manufacturers standard and procedures. This rendering is not for reproduction and is the copyrighted property of Sunward Consolidated Group. Althou great efforts were taken to portray accurate dimensions, some parts may not be to scale to enhance appearance or accentuate a feature. Rendering by James Davis.