SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

September 27, 2024

Mr. James Ventres, Land Use Administrator
Town Office Building
1 Plains Road, PO Box 385
Moodus, CT 06469

SLR Project No.: 11179.00101

RE: Comment Response Letter
Goodspeed Musicals–Opera House Renovations and Parking Lot Rehabilitation
6 Main Street
East Haddam, Connecticut
Inland Wetlands and Watercourses Permit Application NLJA PN 0957-0066

Dear Mr. Ventres,

SLR International Corporation (SLR) is in receipt of correspondence addressed to you from Brian C. Curtis, PE, of Nathan L. Jacobson & Associates, Inc. dated September 16, 2024, regarding the engineering review of the application drawings and technical memorandum for the above-referenced project. We offer the following responses to comments contained therein:

A. General

C1. In general, rehabilitation of the parking lot is proposed to maintain current surface grades, with minor plus and minus grading changes to improve and formalize drainage patterns. The existing pavement will be reclaimed to a depth of 9-inches with the reclaimed material used as a base course for new bituminous concrete pavement. Any excess reclaimed material is proposed to be removed from the site.

As noted in the drainage memo provided with the application, surface flow from the current paved parking lot drains primarily to the west towards the Connecticut River, and also to a minor extent to the north towards Succor Brook. Currently no stormwater treatment measures are provided for parking lot runoff, aside from travel over relatively short stretches of vegetated surfaces between the parking lot pavement and watercourses. The proposed plan refines parking lot grading and provides stormwater treatment measures that will allow for infiltration of parking lot runoff from frequent intensity precipitation events. These treatment measures include a central infiltration strip and a westerly infiltration strip. These infiltration measures will provide an improvement in stormwater treatment as compared to existing conditions. A formalized stormwater detention basin is not currently provided with the existing parking lot, and one is not proposed with the proposed parking lot rehabilitation, aside from the aforementioned infiltration measures. In this setting adjacent to the Connecticut River, as opposed to a setting in the upper reaches of local waterways, stormwater detention is

not warranted from a hydrology/hydraulics standpoint.

R1. Correct.

B. Sheet EX – Existing Conditions and Removals Plan

C1. The drawings should provide an elevation datum reference to the topographic information and date of the topographic survey.

R1. Survey information has been added to Sheet EX.

C2. A 100 ft. upland review area boundary is shown in reference to a line generally bordering the Connecticut River and Succor Brook. Information should be provided describing the reference line and if it is a normal water surface line, inland wetlands line, etc.

R2. A callout has been added to Sheet EX indicating "Surveyed normal water surface line".

C. Sheet SP – Site Plan

C1. The plan indicates that the existing parking lot contains 162 parking spaces and the proposed parking lot includes a 10 space reduction to 152 parking spaces. The 152 spaces include the 15 alternate parking spaces shown to the south. These 15 alternate parking spaces generally extend approximately 15 ft. to 18 ft. into a current lawn area. The application is seeking approval for the full 152 parking spaces.

R1. Correct.

C2. The 152 proposed parking spaces include 6 handicap accessible parking spaces located at the northwesterly portion of the parking lot. The HC parking space dimensions shown on the site plan do not all reflect the HC parking space dimensions provided on the detail sheet. For example the third space from the east end has a width dimension of 10 ft. with no cross hatched side area. This should be clarified and revised as required.

R2. Additional dimensions have been added to the plans to ensure conformance with accessible parking requirements.

C3. Length dimensions for the proposed westerly angled parking stalls should be labeled.

R3. Dimensions have been added to the plans.

C4. It is recommended that a number of proposed spot elevations be provided in corner areas of the parking stall sections to clarify grading and drainage patterns.

R4. Spot grades have been added to the plans.

C5. The center permeable paver strip with 18" perforated infiltration pipe is proposed with a pipe invert elevation of 4.0 and surface grade 7.5 to 8.0 +/-. Has any soil testing and groundwater elevation monitoring been performed to verify that elevation 4.0 will be above the typical groundwater elevation in this area so infiltration can be accomplished?

R5. According to previously conducted borings, no groundwater is expected at the location of the perforated pipe. Boring data has been added to sheet EX, with no groundwater noted. The perforated pipe is not required but was added to provide additional storage for the infiltration of the stormwater. A test pit has been added to the plans to be performed prior to installation of the perforated pipe.

C6. Information on height of parking lot lighting and shielding provisions for parking lot lighting should be provided to demonstrate control of off-site glare.

R6. All lighting heights and shielding provisions can be found on the Luminaire Schedule. See electrical drawings.

D. Sediment and Erosion Control Plan

C1. The plan proposes to encircle the entire south, west and north sides (downslope slides) of the work area with erosion control fence, with maintenance of the same during construction.

R1. Correct.

C2. For the two proposed stormwater infiltration systems to function effectively, it will be important to prevent sediment laden construction runoff from entering the infiltration strips until such time that site has been stabilized. The engineer should address how this will be accomplished.

R2. A note has been added to the plans that contractor shall protect the infiltration areas from sediment until drainage areas have been stabilized. Both infiltration areas shall be cleaned of all sediment deposits prior to final installation.

E. Details

C1. A detail for an acceptable metal beam guide rail end treatment should be provided for the end of the guide rail adjacent to the parking lot entry drive (other than a bull-nose end treatment).

R1. The existing guide rail is in good condition and will remain.

Please feel free to contact me at (617) 865-2544 if you have any questions.

Regards,

SLR International Corporation



Andrew Goralski, PE
Associate Civil Engineer
agoralski@slrconsulting.com

Attachments

11179.00101.s2624.ltr.docx

BORING DATA

SEE GEOTECHNICAL REPORT PREPARED BY MILONE & MACBROOM, INC. (MMI) DATED JANUARY 22, 2020. BORINGS WERE PERFORMED ON JANUARY 14, 2019 BY MMI.

MM-1:
DEPTH=54"
0"-2" ASPHALT
2"-18" REDDISH BROWN, FINE TO COARSE SAND, SOME FINE TO COARSE GRAVEL, TRACE SILT
18"-54" GRAY-BROWN, FINE TO COARSE SAND AND SILT, TRACE FINE GRAVEL

MM-2:
DEPTH=54"
0"-2" ASPHALT
2"-30" REDDISH BROWN, FINE TO COARSE SAND, SOME FINE TO COARSE GRAVEL, TRACE SILT
30"-54" LOOSE, DARK BROWN, FINE TO COARSE SAND, SOME SILT, TRACE FINE TO COARSE GRAVEL, TRACE ROOTS

MM-3:
DEPTH=54"
0"-2" ASPHALT
2"-30" BROWN, FINE TO COARSE SAND, LITTLE SILT, TRACE FINE GRAVEL
30"-54" MEDIUM DENSE, DARK BROWN, FINE TO COARSE SAND, SOME SILT, TRACE ROOTS

MM-4:
DEPTH=54"
0"-3" ASPHALT
3"-21" BROWN, FINE TO COARSE SAND, LITTLE SILT, LITTLE FINE TO COARSE GRAVEL
21"-31" BLACK-BROWN, FINE TO COARSE SAND AND SILT, TRACE FINE TO COARSE GRAVEL
31"-54" LIGHT BROWN, FINE TO COARSE SAND, LITTLE SILT, TRACE FINE TO COARSE GRAVEL

MM-5:
DEPTH=54"
0"-2" ASPHALT
2"-8" REDDISH BROWN, FINE TO COARSE SAND, SOME FINE TO COARSE GRAVEL, TRACE SILT
8"-26" BLACK, FINE TO COARSE SAND, SOME SILT, TRACE FINE TO COARSE GRAVEL
26"-37" DARK BROWN, FINE TO COARSE SAND, SOME SILT, TRACE FINE GRAVEL
37"-42" BROWN, FINE TO COARSE SAND, LITTLE FINE TO COARSE GRAVEL, LITTLE SILT
42"-54" SAND

MM-6:
DEPTH=37"
0"-2" ASPHALT
2"-10" REDDISH BROWN, FINE TO COARSE SAND, SOME FINE TO COARSE GRAVEL, TRACE SILT
10"-26" REDDISH-BROWN, SILT AND FINE TO COARSE SAND, TRACE FINE GRAVEL
26"-37" VERY DENSE, GRAY, FINE TO COARSE GRAVEL, SOME FINE TO COARSE SAND, TRACE SILT

MM-7:
DEPTH=54"
0"-2" ASPHALT
2"-10" REDDISH BROWN, FINE TO COARSE SAND, SOME FINE TO COARSE GRAVEL, TRACE SILT
10"-20" BROWN, FINE TO COARSE SAND, SOME SILT, LITTLE FINE GRAVEL
20"-54" LOOSE, GRAY, FINE TO COARSE SAND AND SILT

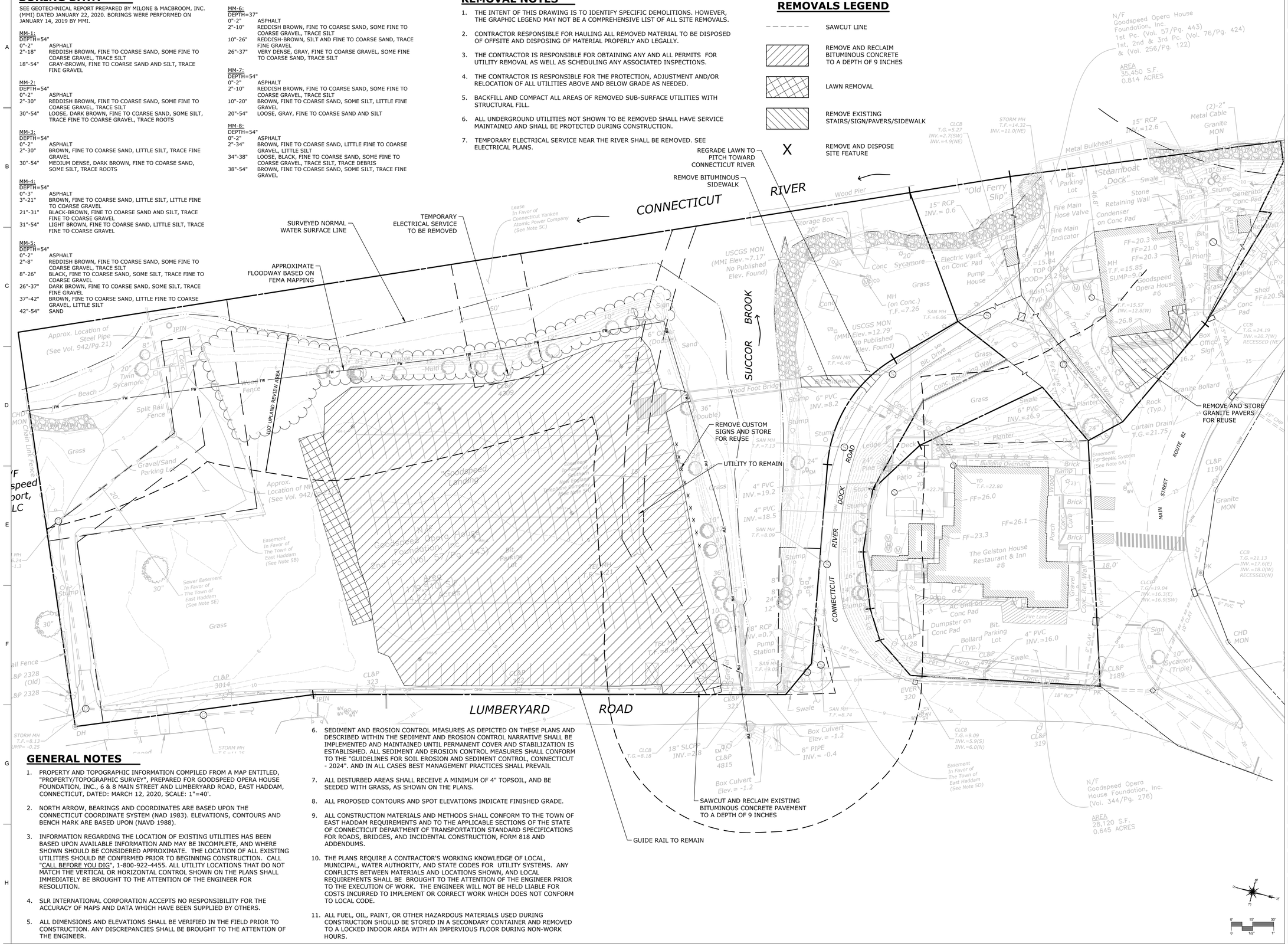
MM-8:
DEPTH=54"
0"-2" ASPHALT
2"-34" BROWN, FINE TO COARSE SAND, LITTLE FINE TO COARSE GRAVEL, LITTLE SILT
34"-38" LOOSE, BLACK, FINE TO COARSE SAND, SOME FINE TO COARSE GRAVEL, TRACE SILT, TRACE DEBRIS
38"-54" BROWN, FINE TO COARSE SAND, SOME SILT, TRACE FINE GRAVEL

REMOVAL NOTES

1. THE INTENT OF THIS DRAWING IS TO IDENTIFY SPECIFIC DEMOLITIONS. HOWEVER, THE GRAPHIC LEGEND MAY NOT BE A COMPREHENSIVE LIST OF ALL SITE REMOVALS.
2. CONTRACTOR RESPONSIBLE FOR HAULING ALL REMOVED MATERIAL TO BE DISPOSED OF OFFSITE AND DISPOSING OF MATERIAL PROPERLY AND LEGALLY.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS FOR UTILITY REMOVAL AS WELL AS SCHEDULING ANY ASSOCIATED INSPECTIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION, ADJUSTMENT AND/OR RELOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE AS NEEDED.
5. BACKFILL AND COMPACT ALL AREAS OF REMOVED SUB-SURFACE UTILITIES WITH STRUCTURAL FILL.
6. ALL UNDERGROUND UTILITIES NOT SHOWN TO BE REMOVED SHALL HAVE SERVICE MAINTAINED AND SHALL BE PROTECTED DURING CONSTRUCTION.
7. TEMPORARY ELECTRICAL SERVICE NEAR THE RIVER SHALL BE REMOVED. SEE ELECTRICAL PLANS.

REMOVALS LEGEND

- SAWCUT LINE
- REMOVE AND RECLAIM BITUMINOUS CONCRETE TO A DEPTH OF 9 INCHES
- LAWN REMOVAL
- REMOVE EXISTING STAIRS/SIGN/PAVERS/SIDEWALK
- X — REMOVE AND DISPOSE SITE FEATURE



GENERAL NOTES

1. PROPERTY AND TOPOGRAPHIC INFORMATION COMPILED FROM A MAP ENTITLED, "PROPERTY/TOPOGRAPHIC SURVEY", PREPARED FOR GOODSPEED OPERA HOUSE FOUNDATION, INC., 6 & 8 MAIN STREET AND LUMBERYARD ROAD, EAST HADDAM, CONNECTICUT, DATED: MARCH 12, 2020, SCALE: 1"=40'.
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983). ELEVATIONS, CONTOURS AND BENCH MARK ARE BASED UPON (NAVD 1988).
3. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
4. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
5. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024". AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL
7. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
8. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
9. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF EAST HADDAM REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS.
10. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
11. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT — TODD A. DAIGLE — 36421 — LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:
DESIGN DEVELOPMENT

DRAWING NAME:
EXISTING CONDITIONS AND REMOVALS PLAN

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG	DATE: 08/13/2024
CHECKED BY: TD	SCALE: 1"=30'

SHEET:
EX

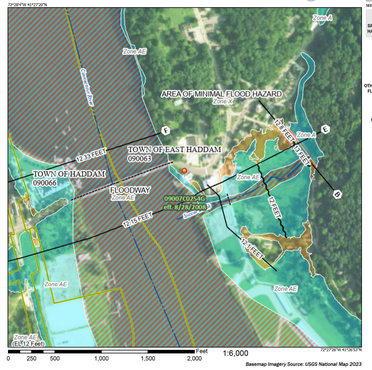
0' 15' 30'
0 1/2" 1"

Drawing: P:\GOODSPEED\1170.001\01-DRAWING\02-CONSTRUCTION\EX-EXISTING CONDITIONS.dwg Layout: Model Modified: Fri, Sep 27, 2024 - 3:44pm Plotted: Fri, Sep 27, 2024 - 3:47pm

NOTES:

1. ENTIRE PARKING LOT FALLS WITHIN THE FEMA FLOODPLAIN.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE); With BFE or Depth (Zone AE, AO, AH, VE, AR); Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage Areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- OTHER AREAS OF FLOOD HAZARD: Area with Reduced Flood Risk due to Levee. See Notes. (Zone X); Area with Flood Risk due to Levee (Zone D)
- NO SCREEN: Area of Minimal Flood Hazard (Zone X)
- OTHER AREAS: Effective LOMRs; Area of Undetermined Flood Hazard (Zone D)
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: Cross Sections with 1% Annual Chance; Water Surface Elevation; Coastal Transect; Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/27/2024 at 12:47:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodeled areas cannot be used for regulatory purposes.

GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ACCESSIBLE PARKING SPACE SLOPES AND CROSS SLOPES SHALL BE 1:50 (2%) OR LESS.
3. EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
4. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
70	MAJOR CONTOUR	100
68	MINOR CONTOUR	98
× 70.5	SPOT GRADE	+ 70.5
	TREE LINE	
	TREE/ SHRUB	
	STONEWALL	
	SITE LIGHT	
	HYDRANT	
WG	WATER VALVE	
GV	GAS VALVE	
	CATCH BASIN	
	MANHOLE/AREA DRAIN	
SAN	SANITARY SEWER W/MANHOLE	
	STORM DRAIN	
W	WATER MAIN	
G	GAS MAIN	
E	ELECTRIC LINE	
ETC	ELECTRIC, TELEPHONE, CABLE	
	UTILITY POLE	
	TRAFFIC SIGN	
	EDGE OF PAVEMENT W/CURB	
	CHAIN LINK FENCE	

SEE SITE PLAN - ENLARGEMENT, SHEET ENL

REGRADE GRASS SHOULDER TO ALLOW POSITIVE PITCH OFF SIDEWALK TOWARDS CONNECTICUT RIVER. RESTORE LAWN. FENCE TO REMAIN

REPLACE EXISTING BITUMINOUS SIDEWALK -PROPOSED BITUMINOUS CONCRETE TO GRADE TOWARDS CONNECTICUT RIVER -TIE INTO EXISTING GRADE AT FOOT BRIDGE AND CONNECTICUT RIVER DOCK ROAD

-GRANITE PAVER HEADER ON COMPACTED BASE ON BOTH SIDES OF SIDEWALK (USING EXTRA GRANITE PAVERS FROM ENTRY)

ROOF DRAIN PIPE TO REMAIN DAYLIGHTING TO GRADE AT END OF CURB

ROOF DRAINS TO REMAIN

3' WIDE GRAVEL STRIP WITH FLAT ROCK PEDESTRIAN CROSSING (3 TOTAL) -ACTUAL LOCATIONS SHALL BE ADJUSTED TO BEST MEET FIELD CONDITIONS

ACCESSIBLE PARKING SIGN (TYP.)

BIKE RACK ON CONCRETE PAD

SITE LIGHT (TYP.) -SEE ELECTRICAL PLAN

DUAL EV CHARGING STATION (TYP. OF 5)

ALTERNATE - FULL DEPTH PAVEMENT CONSTRUCTION (TYP.)

ONE WAY - DO NOT ENTER SIGN

NO CURBING EXCEPT FOR ISLANDS (TYP.)

5' WIDE FLUSH PERMEABLE PAVERS STRIP

RECLAIM EXISTING PAVEMENT TO A DEPTH OF 9 INCHES PROPOSED BITUMINOUS CONCRETE -MATCH EXISTING GRADES

70' - 18" PERFORATED HDPE CAPPED AT ENDS S=0% SET FLAT AT INV.=4.0

BITUMINOUS CONCRETE CURB AT ISLANDS (TYP.) ALTERNATE - CONCRETE CURB

EXISTING CUSTOM PARKING SIGNS TO BE REINSTALLED. COORDINATE LOCATION WITH OWNER

79' - 18" PERFORATED HDPE CAPPED AT ENDS S=0% SET FLAT AT INV.=4.0

ADJUST FRAME AND COVER AS NECESSARY

CONTRACTOR TO PERFORM A TEST PIT TO CONFIRM GROUNDWATER ELEVATION AT BOTTOM OF TRENCH

ALTERNATE - DUAL EV CHARGING STATION (TYP. OF 3) -SEE ELECTRICAL PLAN

TIE INTO EXISTING ROOF DRAIN -CONTRACTOR TO VERIFY DEPTH

GRADE TO DRAIN TO PROPOSED AREA DRAIN T.F.=±23.5 INV.=±21.5(6" HDPE)

EXISTING SECTION OF REMOVABLE GUIDE RAIL TO REMAIN

137 PROPOSED PARKING SPACES (INCLUDING 6 ACCESSIBLE PARKING SPACES) (ALTERNATE - 152 PARKING SPACES)

UNDER EXISTING CONDITIONS: 162 PARKING SPACES (INCLUDING 4 ACCESSIBLE PARKING SPACES)

EXISTING GUIDE RAIL TO REMAIN

STOP SIGN AND STOP BAR

8'x3' CONCRETE UTILITY PAD -SEE ELECTRICAL PLAN

CONNECTICUT RIVER

SUCCOR BROOK

LUMBERYARD ROAD

DOCK ROAD

MAIN STREET

ROUTE 82

CONNECTICUT RIVER

N/F Goodspeed Airport, LLC

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT · ANDREW GOODALL · 36421 · LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:
DESIGN DEVELOPMENT

DRAWING NAME:
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG	DATE: 08/13/2024
CHECKED BY: TD	SCALE: 1"=30'

SHEET:
SP

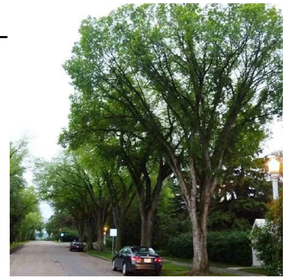
Drawing: P:\2020\2020071\178\01\01-SITE\CAD\SD-SITE PLAN.dwg, Layout: Tabloid, Plotted By: AWG, 9/26/2024 - 04:19:56 PM, Plotted At: 1:1, Layer: -

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
TREES						
AR	3	Acer rubrum 'Autumn Radiance'	Autumn Radiance Red Maple	3.0" Cal.	B&B	6` MIN. BRANCHING HT.
JE	5	Juniperus virginiana	Eastern Redcedar	7`/8` HT.	B & B	FULL & DENSE
UP	3	Ulmus americana 'Princeton'	Princeton American Elm	3.0" Cal.	B&B	6` MIN. BRANCHING HT.
SHRUBS						
IS	20	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	24"-30" HT.	#5	
IM	1	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	30"-36" HT.		FULL & DENSE
MP	10	Myrica gale	Sweetgale	24"-30" HT.	#5	
GRASSES						
AG	18	Andropogon gerardii	Big Bluestem	Cont.	#3	
PH	16	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	Cont.	#3	
ST	107	Schizachyrium scoparium 'Twilight Zone'	Twilight Zone Little Bluestem	Cont.	#1	
GROUNDCOVERS						
JW	20	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	Cont.	#5	
PERENNIALS						
LV	14	Liriope muscari 'Variegata'	Variegated Lilyturf	---	#1	
MD	18	Monarda didyma	Bee Balm	Cont.	#1	
PS	28	Phlox stolonifera 'Sherwood Purple'	Creeping Phlox	Cont.	#1	
RB	20	Rudbeckia fulgida	Coneflower	Cont.	#1	

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN WITHIN CONTRACT LIMIT LINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF DARK BROWN SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THEN THE ADJACENT PLANTINGS.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
6. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE. NO SUBSTITUTIONS BELOW SPECIFIED RANGE.



ULMUS AMERICANA 'PRINCETON'
AMERICAN ELM TREE



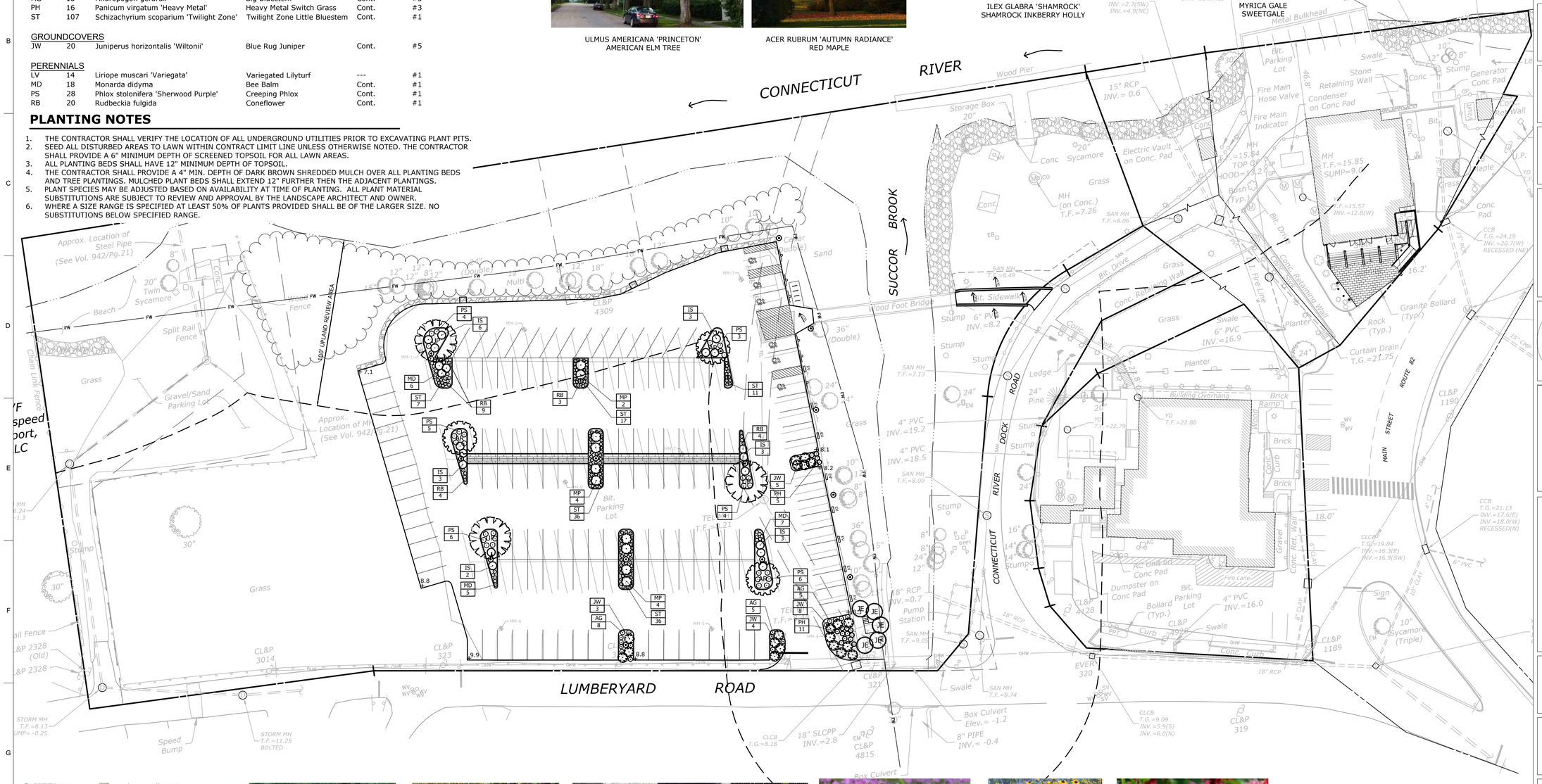
ACER RUBRUM 'AUTUMN RADIANCE'
RED MAPLE



ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY HOLLY



MYRICA GALE
SWEETGALE





ANDROPOGON GERARDII
BIG BLUESTEM



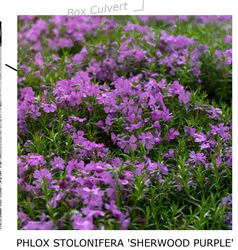
PANICUM VIRGATUM 'HEAVY METAL'
HEAVY METAL SWITCH GRASS



SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'
TWILIGHT ZONE LITTLE BLUESTEM



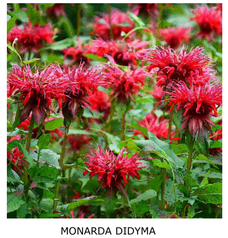
JUNIPERUS HORIZONTALIS 'WILTONII'
BLUE RUG JUNIPER



PHLOX STOLONIFERA 'SHERWOOD PURPLE'
CREEPING PHLOX



RUDBECKIA FULGIDA
BLACK-EYED SUSAN



MONARDA DIDYMA
BEE BALM

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT
ANDREW GOETZ
36421
LICENSED
PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:
DESIGN DEVELOPMENT

DRAWING NAME:
LANDSCAPING PLAN

PRELIMINARY NOT FOR CONSTRUCTION
THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

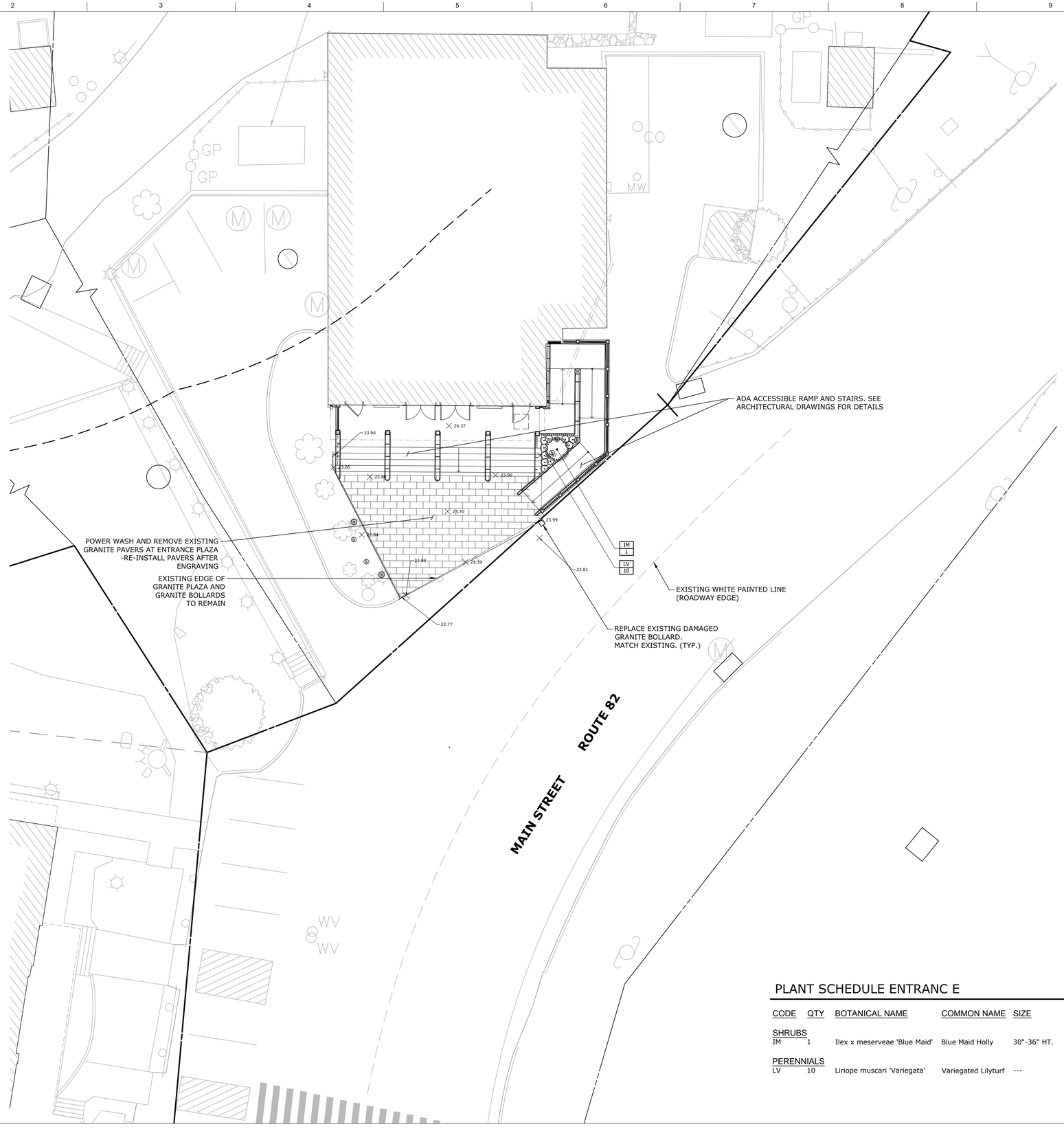
© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG | DATE: 08/13/2024
CHECKED BY: TD | SCALE: 1"=30'

SHEET:
LS

0' 15' 30'
0 1/2" 1"

Drawing: M:\GOODSPEC\1173.60\12-DRAWING\LANDSCAPING PLANS.dwg Layout: TAB1(2) Modified: Plotted By: AGOSCIAK Fri, Nov 08, 2024 - 8:49:47 AM





ILEXx MESERVEAE 'BLUE MAID'
BLUE MAID HOLLY



LIRIOPE MUSCARI 'VARIEGATA'
VARIEGATED LILYTURF

PLANT SCHEDULE ENTRANC E

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
SHRUBS						
IM	1	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	30"-36" HT.		FULL & DENSE
PERENNIALS						
LV	10	Liriope muscari 'Variegata'	Variegated Lilyturf	---	#1	

Code Consultant

PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer

SLR INTERNATIONAL CORPORATION

99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect

SLR INTERNATIONAL CORPORATION

99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK

Architects and Planners, LLP

67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955

Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT · ANDREW GOODSPEED · 36421 · LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:

DESIGN DEVELOPMENT

DRAWING NAME:

SITE PLAN - ENLARGEMENT

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG | DATE: 08/13/2024
CHECKED BY: TD | SCALE: 1"=10'

SHEET:

ENL

0' 5' 10'
0 1/2" 1"

Drawing: K:\GOODSPEED\1176.001\11-DESIGN\13-DRAWINGS\ARCH\ENL.dwg Tab: ENL Plotted By: AWG On: Fri, Sep 27, 2024 - September 27, 2024 - 1:09pm

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024, TOWN OF EAST HADDAM STANDARDS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1.PURPOSE AND DESCRIPTION OF PROJECT
A.) REHABILITATION OF A PARKING LOT AND ENTRY IMPROVEMENTS TO THE GOODSPEED OPERA HOUSE.
B.) DISTURBED AREA: ± 1.5 ACRES

2.IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
A.) PROTECTION OF CONNECTICUT RIVER AND SUCCOR BROOK

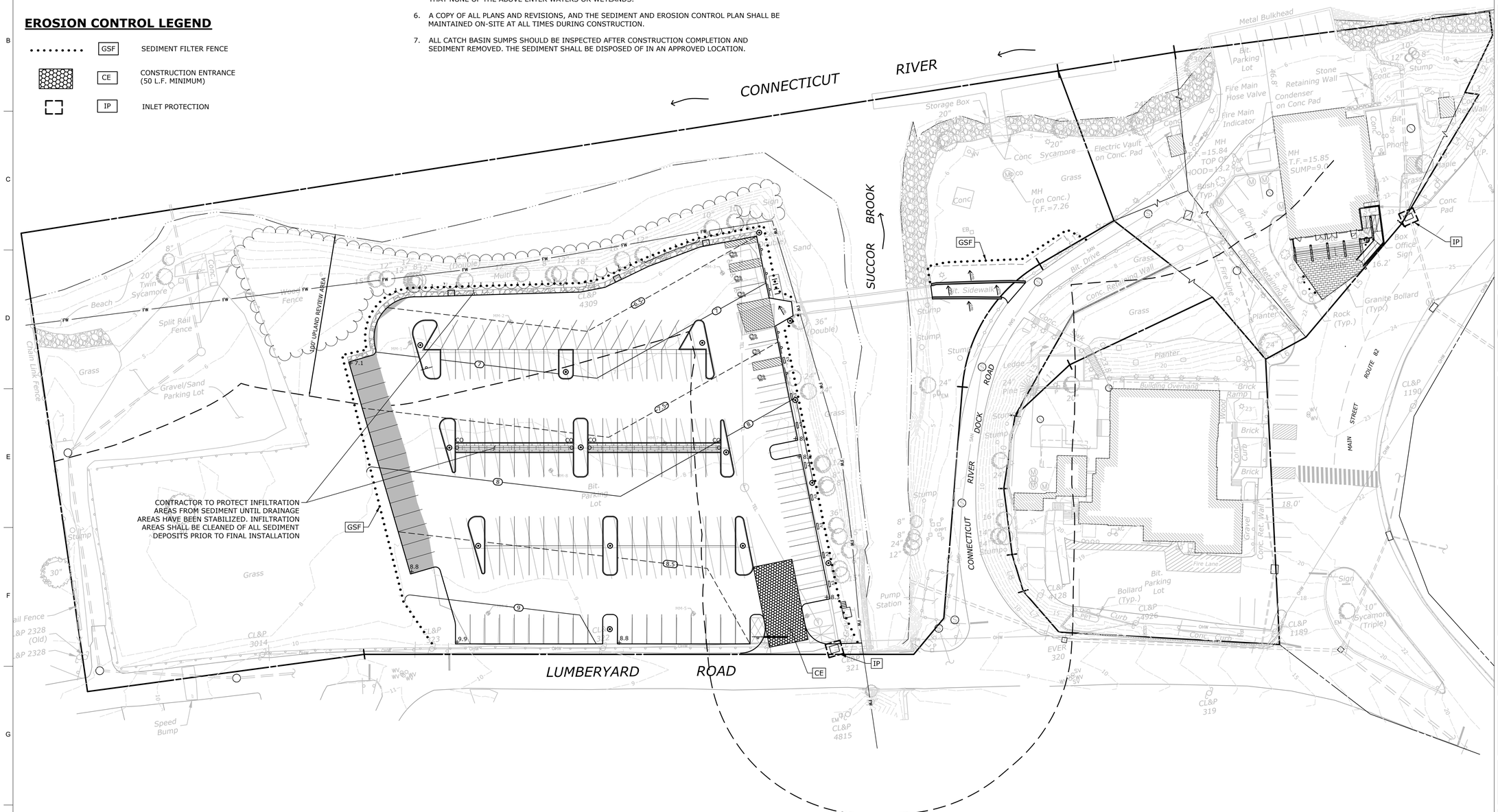
3.RESPONSIBLE PARTY
TBD

EROSION CONTROL LEGEND

- GSF — SEDIMENT FILTER FENCE
- CE — CONSTRUCTION ENTRANCE (50 L.F. MINIMUM)
- IP — INLET PROTECTION

EROSION CONTROL NOTES
CONTRACTOR RESPONSIBILITIES

1. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED 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. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS
3. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
4. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
5. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
6. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. ALL CATCH BASIN SUMPS SHOULD BE INSPECTED AFTER CONSTRUCTION COMPLETION AND SEDIMENT REMOVED. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED LOCATION.



Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT ANDREW GOLDMAN 36421 LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:
DESIGN DEVELOPMENT

DRAWING NAME:
SEDIMENT AND EROSIION CONTROL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG	DATE: 08/13/2024
CHECKED BY: TD	SCALE: 1"=30'

SHEET:
SE-1

SEDIMENT AND EROSION CONTROL SPECIFICATIONS

GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT. IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING

GENERAL:

1. THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
   a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
   d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
   e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.
   f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.
   g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.
2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF LARGE STONES , LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. SOLUBLE SALT CONTENT OF LESS THAN 400 PPM IS REQUIRED.
6. THE TOPSOIL SHALL BE WARRANTED BY SELLER TO BE FREE OF DETECTABLE RESIDUES OF CHEMICAL PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, OR OTHER UNSUITABLE TOXINS.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR INCHES (4"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

GENERAL:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3 TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

SITE PREPARATION:

1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING)
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE NEEDED.

PERMANENT VEGETATIVE COVER

GENERAL:

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.

VEGETATED COVER SELECTION AND MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 5 LBS./1,000 SQ.FT. (LOLIUM PERENNE)
DUTCH WHITE CLOVER (TRIFOLIUM REPENS) 1/4 LBS PER 1000 SF. OR 6LBS/AC.

* PERMANENT VEGETATIVE COVER:

DUTCH WHITE CLOVER 30%
BARON KENTUCKY BLUEGRASS 30%
JAMESTOWN II CHEWINGS FESCUE 20%
PALMER PERENNIAL RYEGRASS 20%

NEW ENGLAND EROSION CONTROL/R3ESOTRATION MIX FOR MOIST SITES AT 1/8 LB PER 1000 S.F. FOR 5 LBS/AC.

NEW ENGLAND SHOWY WILD FLOW MIX AT 1/16 LB PER 1000 S.F. OR 2 LBS/AC

* LOFTS - "TRIPLEX GENERAL" MIX OR APPROVED EQUAL. RECOMMENDED RATE/TIME SEEDING.
SPRING SEEDING: 4/1 to 5/31
FALL SEEDING: 8/16 to 10/15

TEMPORARY MULCHING:

STRAY 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:
1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
6. USE PROPER INOCULAT ON ALL LEGUME SEEDLINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

EROSION CHECKS

GENERAL:

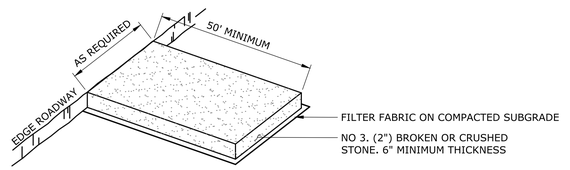
1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

1. BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF FOUR INCHES (4") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP A MINIMUM OF TWO FEET (2').

INSTALLATION AND MAINTENANCE:

1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.

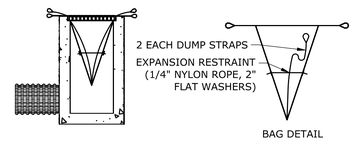


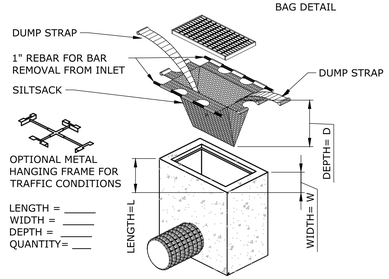
NOTES:

1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH GENERATE VEHICULAR TRACKING OF MUD.

CONSTRUCTION ENTRANCE PAD

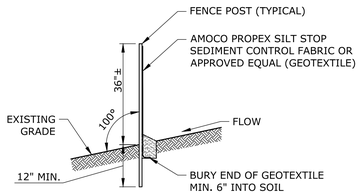
NOT TO SCALE





INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



SEDIMENT FILTER FENCE

NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS

EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
SILT FENCE (SF) AND STRAW WATTLES (SW) (RELATED: IP, STK)	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO ½ THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
CONSTRUCTION ENTRANCE (CE)	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
INLET PROTECTION (IP)	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
TEMPORARY SEDIMENT TRAP (TST)	- DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES ½ OF THE REQUIRED WET STORAGE.	- TURBID WATER - EXCESSIVE SEDIMENT ACCUMULATION - OVERTOPPING EVIDENCE	TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
TEMPORARY DIVERSION BERM/SWALE (DB)	- MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. - DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION.	WHEN LOCATED WITHIN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.	- PHYSICAL DAMAGE - EXCESSIVE SCOURING/EROSION - REPETITIVE FAILURE	TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT · TIMOTHY DOUGLAS · 36421 · LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:
DESIGN DEVELOPMENT

DRAWING NAME:
SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

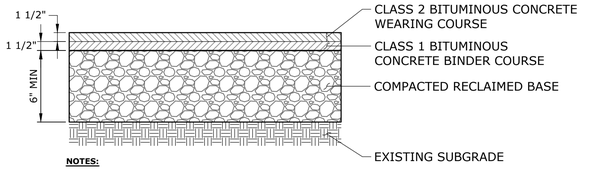
JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG	DATE: 08/13/2024
CHECKED BY: TD	SCALE: AS NOTED

SHEET:
SE-2

Drawing: W:\2020\2020\117\191\CAD\CONSTRUCTION\Sheets\Land Design\SE-DETAILS - SE-2.dwg
Plotted: Fri, 20 Sep, 2024, Saturation: 28", 113 um

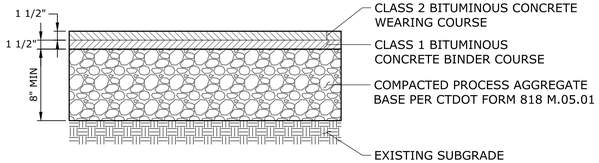


NOTES:

1. BASE COURSE SHALL BE CREATED BY RECLAIMING THE EXISTING PAVEMENT TO A DEPTH OF 9 INCHES. EXCESS MATERIAL SHALL BE REMOVED TO MATCH EXISTING GRADES. EXCESS MATERIAL TO BE USED AS BASE FOR EXPANDING PARKING LOT AREAS AS NEEDED.

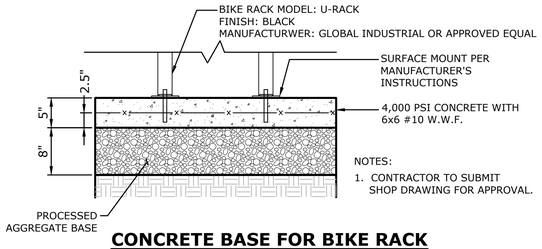
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



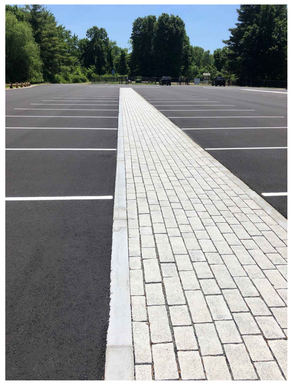
FULL DEPTH BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



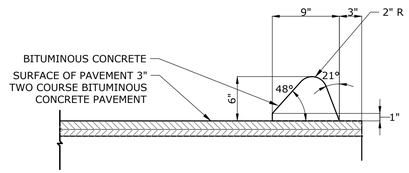
CONCRETE BASE FOR BIKE RACK

NOT TO SCALE



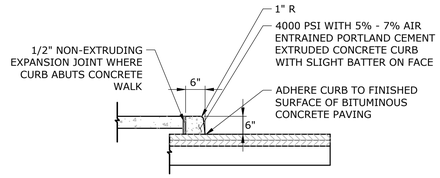
PERMEABLE BRICK PAVERS EXAMPLE

NOT TO SCALE



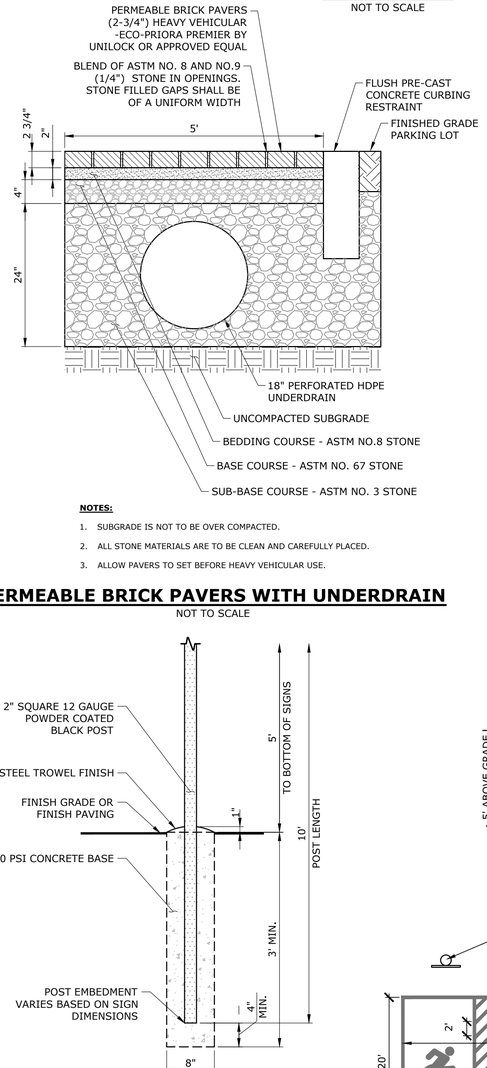
BITUMINOUS CONCRETE CURB

NOT TO SCALE



EXTRUDED CONCRETE CURB (ALTERNATE)

NOT TO SCALE

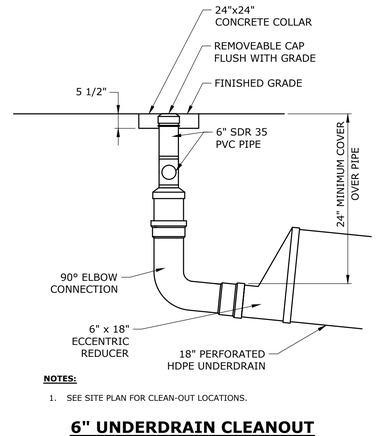


NOTES:

1. SUBGRADE IS NOT TO BE OVER COMPACTED.
2. ALL STONE MATERIALS ARE TO BE CLEAN AND CAREFULLY PLACED.
3. ALLOW PAVERS TO SET BEFORE HEAVY VEHICULAR USE.

PERMEABLE BRICK PAVERS WITH UNDERDRAIN

NOT TO SCALE

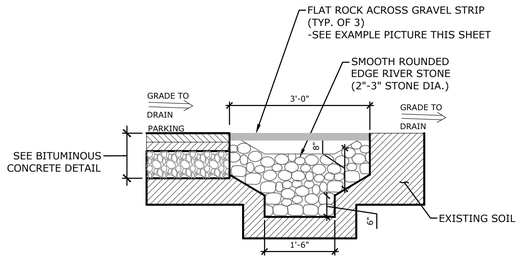


NOTES:

1. SEE SITE PLAN FOR CLEAN-OUT LOCATIONS.

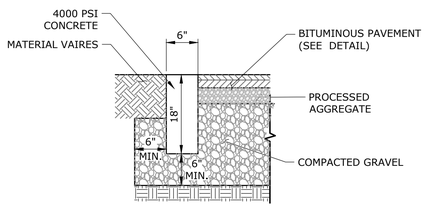
6" UNDERDRAIN CLEANOUT

NOT TO SCALE



GRAVEL STRIP

NOT TO SCALE



FLUSH CONCRETE CURBING RESTRAINT

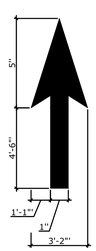
NOT TO SCALE

NOTES:

1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS, 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

TRAFFIC SIGN POST

NOT TO SCALE



REFLECTIVE WHITE EPOXY PAINT PAVEMENT MARKINGS. ARROWS SHALL BE CENTERED IN TRAVEL LANE. RIGHT TURN ARROW IS MIRROR IMAGE OF LEFT TURN ARROW.

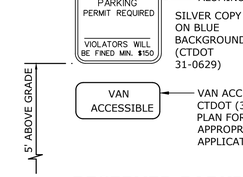
PAINTED PAVEMENT MARKINGS

NOT TO SCALE



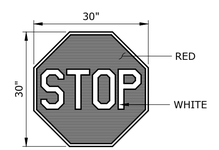
FLAT ROCK EXAMPLE

NOT TO SCALE



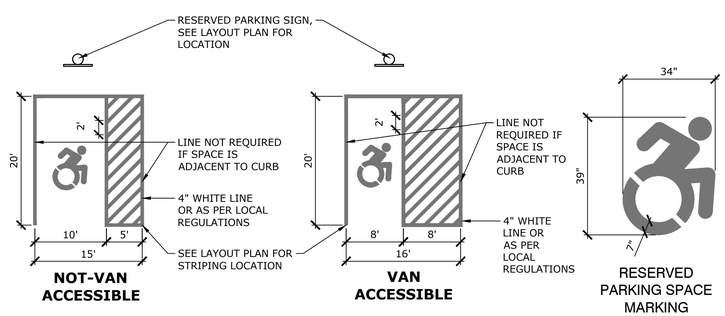
RESERVED PARKING SIGN

NOT TO SCALE



STOP SIGN

NOT TO SCALE



RESERVED PARKING

NOT TO SCALE

Code Consultant

PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer

SLR INTERNATIONAL CORPORATION

99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect

SLR INTERNATIONAL CORPORATION

99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer

SALAS O'BRIEN

206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK

Architects and Planners, LLP

67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955

Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT · ANDREW GOETZ · 36421 · LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:

DESIGN DEVELOPMENT

DRAWING NAME:

SITE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

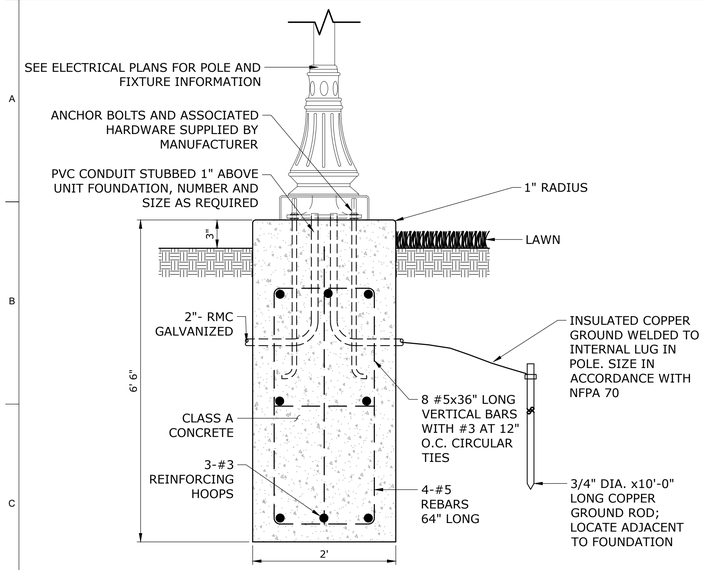
DRAWN BY: AWG | DATE: 08/13/2024

CHECKED BY: TD | SCALE: AS NOTED

SHEET:

SD-1

Drawing: M:\2020\2020111\19-0101-01\DWG\SD-01.DWG Layout: Tabs-1
Plotted By: ANDREW GOETZ on Thu, Sep 26, 2024 Paper Size: 24" x 36" (1:1)

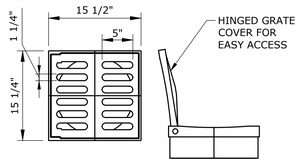


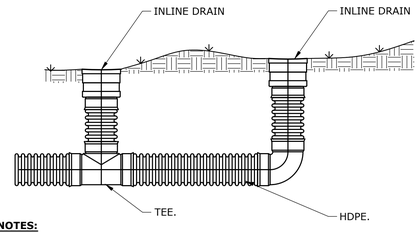
NOTES:

1. SEE LIGHT POLE DETAILS AND ELECTRICAL DRAWINGS FOR MANUFACTURER
2. PROVIDE SHOP DRAWINGS FOR APPROVAL

LIGHT POLE FOUNDATION DETAIL

NOT TO SCALE





NOTES:

1. ALL AREA DRAIN GRATES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS.

   1.1. 15" CAST IRON GRATE DRAIN AREA = 92.5SQ. INCH GRATE HAS H-20 (HEAVY TRAFFIC) DOT RATING .

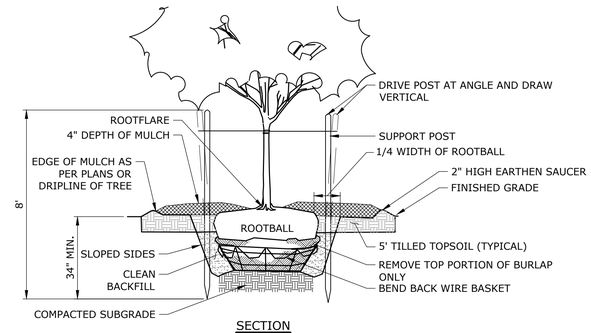
   1.2. MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B.

   1.3. CASTINGS ARE FURNISHED WITH A BLACK PAINT.

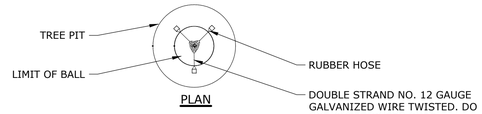
   1.4. INLINE DRAIN TO BE NYLOPLAST INC OR APPROVED EQUAL.

AREA DRAIN AND GRATE

NOT TO SCALE



SECTION



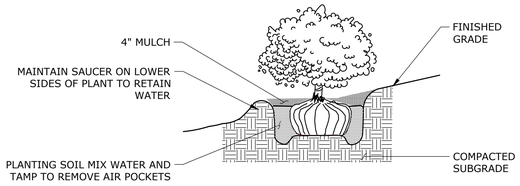
PLAN

NOTE:

1. SUPPORT STAKES SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION.

TREE PLANTING

NOT TO SCALE

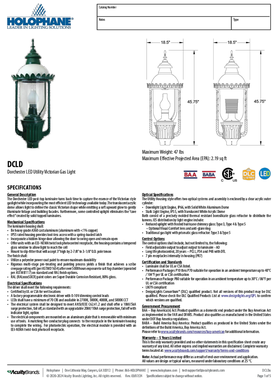


NOTES:

1. UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

SHRUB PLANTING

NOT TO SCALE



TYPICAL PEDESTRIAN SITE LIGHT

NOT TO SCALE



TYPICAL PARKING LOT SITE LIGHT

NOT TO SCALE

LIGHTING NOTE:

1. SEE PHOTOMETRIC PLAN AND ELECTRICAL PLAN FOR MORE DETAILED LIGHTING INFORMATION. ALL LIGHTING HEIGHTS AND SHIELDING PROVISIONS CAN BE FOUND ON THE LUMINAIRE SCHEDULE

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT · ANDREW GOODSPEED · 36421 · LICENSED PROFESSIONAL ENGINEER

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	9/27/2024

PHASE:
DESIGN DEVELOPMENT

DRAWING NAME:
SITE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: AWG	DATE: 08/13/2024
CHECKED BY: TD	SCALE: AS NOTED

SHEET:
SD-2

Drawing: K:\GOODSPEED\1113\ISSUED_CURRENT\DWG_Layout Tab\SD-DETAILS - SD-2 Plotted by: AWG on: Wed, Nov 13, 2024 - 2:56pm

BEARING	DISTANCE
1	N67°26'16"E 14.98'
2	S79°27'44"E 38.75'
3	N07°20'28"W 8.59'
4	S74°21'57"E 92.00'
5	S65°04'04"E 28.07'
6	S43°58'04"E 33.20'
7	S33°44'46"W 23.45'
8	S57°52'46"W 40.63'
9	S67°38'16"W 45.00'
10	S83°31'56"W 45.75'
11	N58°16'34"W 50.00'
12	N34°12'16"E 72.10'
13	N75°36'26"W 44.23'
14	S22°38'45"W 52.60'
15	S45°32'44"E 28.70'
16	S65°22'44"E 28.70'

1 REMOVE EXISTING TEMPORARY ELECTRICAL SERVICE AFTER NEW ELECTRICAL SERVICE AND PARKING LOT LIGHTING HAVE BEEN COMPLETED. OWNER TO COORDINATE WITH UTILITY COMPANY FOR REMOVAL OF METER AND OVERHEAD POWER. REFER TO ARCHITECTURAL PLANS FOR DEMOLITION OF EXISTING WOODEN STRUCTURE

PROVIDE A DUAL ELECTRIC VEHICLE CHARGING STATION WITH INTEGRAL GF PROTECTION. BASIS OF DESIGN FLO SMART TWO-BSR SERIES

CONNECTICUT RIVER

SUCCOR BROOK

LUMBERYARD

ROUTE 82

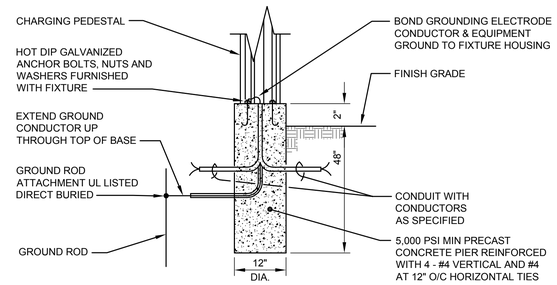
MAIN STREET

Goodspeed

(2)-4" CONDUITS ROUTED DOWN UTILITY POLE AND UNDERGROUND TO RAISED PLATFORM. RISE UP ALONG PLATFORM SUPPORT COLUMN TO PANEL. COORDINATE EXACT ROUTING IN FIELD

12"X18" PULLBOX (TYPICAL)

400A 208/120V PANEL MOUNTED ON PLATFORM



NOTES:

1. STEEL REINFORCEMENT TO BE ASTM A615, GRADE 60; DEFORMED, MINIMUM 2" COVER.
2. REFER TO GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS SPECIFICATION FOR ADDITIONAL INFORMATION ON GROUND ROD AND CONDUCTORS, INCLUDING SIZE AND MATERIAL.
3. ELECTRICAL CONTRACTOR TO FURNISH TEMPLATE OF PEDESTAL BASE TO PRECAST INSTALLER FOR ANCHOR BOLT REQUIREMENTS.
4. CONTRACTOR TO COORDINATE CONCRETE BASE REVEAL WITH INSTALLATION LOCATIONS.

1 ESU-100 **CHARGING PEDESTAL BASE** NOT TO SCALE

CONDUIT SCHEDULE

1. (1)-1" DIRECT BURY PVC CONDUIT. PROVIDE (2) #8 & (1) #10 GROUND
2. (2)-4" DIRECT BURY PVC CONDUIT
3. (1)-1" DIRECT BURY PVC CONDUIT. PROVIDE (4) #8 & (2) #10 GROUND
4. (1)-1" DIRECT BURY PVC CONDUIT AND HANDHOLE TO FACILITATE INSTALLATION OF FUTURE ELECTRIC VEHICLE CHARGING STATION

SITE ELECTRICAL GENERAL NOTES:

1. REFER TO CIVIL PLANS FOR SITE RESTORATION.
2. FIELD VERIFY PROPOSED CONNECTIONS TO EXISTING UTILITY SYSTEMS PRIOR TO INSTALLING PROPOSED WORK. ANY NEW WORK THAT IS INSTALLED WITHOUT PRIOR VERIFICATION OF EXISTING UTILITIES THAT REQUIRES REMOVAL AND REINSTALLATION SHALL BE PERFORMED AT NO COST TO THE OWNER.
3. CONTRACTOR TO PROTECT EXISTING UTILITIES TO REMAIN. CONTRACTOR TO PROVIDE ALL SHORING AND TEMPORARY SUPPORT OF EXISTING UTILITIES FOR INSTALLATION OF PROPOSED WORK.

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

STATE OF CONNECTICUT — PHILIP R. SHERMAN — 24839 — LICENSED PROFESSIONAL ENGINEER — 8/13/2024

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	Town Comments	09/27/2024

PHASE: DESIGN DEVELOPMENT

DRAWING NAME: SITE ELECTRICAL PLAN

PRELIMINARY NOT FOR CONSTRUCTION
THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #: 1843

© 2024 CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: IYL | DATE: 08/13/2024
CHECKED BY: DC | SCALE: 1"=30'

SHEET: ESU-100

9/26/2024 8:51:54 AM

W:\2024\241201113 - Goodspeed Opera House Parking Rehabilitation\03_BIM-CAD\CAD\241201113-utility-r22.dwg

BRANCH PANEL: LPL

LOCATION:	PARKING LOT 8	**VOLTAGE:**	208/120 Wye	**AIC RATING:**	42000
SUPPLY FROM:		**PHASES / WIRES:**	3Φ / 4W	**MAINS TYPE:**	MCB
MOUNTING:	SURFACE	**BUSSING MATERIAL:**	COPPER	**BUS RATING:**	400 A
ENCLOSURE:	TYPE 3R	**MAX # OF POLES:**	60	**MCB RATING:**	350 A

PANELBOARD NOTES:

NONE

CIRCUIT BREAKER NOTES:

[A] PROVIDE 5MA GROUND FAULT CIRCUIT INTERRUPTER CIRCUIT BREAKERS.

SEE SPECIFICATION SECTION 'PANELBOARDS' FOR FEATURES OF PANELBOARDS.

VERIFY SIZE, QUANTITY AND TYPES OF CIRCUIT BREAKERS IN PANELBOARDS WITH PLANS, RISERS, SCHEDULES, AND SPECIFICATIONS.

CKT	NOTES	CIRCUIT DESCRIPTION	TRIP	POLES	A		B		C		POLES	TRIP	CIRCUIT DESCRIPTION	NOTES	CKT
1					0	180					1	20 A	PANEL RECEPTACLE		2
3		SPD	60 A	3			0	180			1	20 A	POLE RECEPTACLES		4
5									0	0	1	20 A	LIGHTING PARKING LOT 8		6
7		LIGHTING PARKING LOT 8	20 A	1	0	0					1	20 A	LIGHTING PARKING LOT 8		8
9		LIGHTING PARKING LOT 8	20 A	1			0	0			1	20 A	LIGHTING PARKING LOT 8		10
11		ELECTRIC VEHICLE CHARGING STATION	40 A	2					3300	3300	2	40 A	ELECTRIC VEHICLE CHARGING STATION		12
13					3300	3300									14
15		ELECTRIC VEHICLE CHARGING STATION	40 A	2			3300	3300			2	40 A	ELECTRIC VEHICLE CHARGING STATION		16
17									3300	3300					18
19		ELECTRIC VEHICLE CHARGING STATION	40 A	2	3300	3300					2	40 A	ELECTRIC VEHICLE CHARGING STATION		20
21							3300	3300							22
23		ELECTRIC VEHICLE CHARGING STATION	40 A	2					3300	3300	2	40 A	ELECTRIC VEHICLE CHARGING STATION		24
25					3300	3300									26
27		ELECTRIC VEHICLE CHARGING STATION	40 A	2			3300	3300			2	40 A	ELECTRIC VEHICLE CHARGING STATION		28
29									3300	3300					30
31		ELECTRIC VEHICLE CHARGING STATION (FUTURE)	40 A	2	3300	3300					2	40 A	ELECTRIC VEHICLE CHARGING STATION (FUTURE)		32
33							3300	3300							34
35		ELECTRIC VEHICLE CHARGING STATION (FUTURE)	40 A	2					3300	3300	2	40 A	ELECTRIC VEHICLE CHARGING STATION (FUTURE)		36
37					3300	3300									38
39		ELECTRIC VEHICLE CHARGING STATION (FUTURE)	40 A	2			3300	3300			2	40 A	ELECTRIC VEHICLE CHARGING STATION (FUTURE)		40
41									3300	3300					42
43															44
45															46
47															48
49															50
51		SPARE	40 A	2			0	0			2	40 A	SPARE		52
53									0	0					54
55		SPARE	20 A	1	0	0					1	20 A	SPARE		56
57		SPARE	20 A	1			0	0			1	20 A	SPARE		58
59		SPARE	20 A	1					0	0	1	20 A	SPARE		60
				TOTAL LOAD:	33180 VA		33180 VA		39600 VA						
				TOTAL AMPS:	277 A		277 A		330 A						

INVERTER: EINV

LOCATION:	WOMEN 106	**INPUT VOLTAGE:**	120V Single	**AISC RATING:**	18
SUPPLY FROM:	LPO	**OUTPUT VOLTAGE:**	120V Single	**BATTERY CAPACITY:**	550
MOUNTING:	SURFACE	**PHASES / WIRES:**	1Φ / 2W		
ENCLOSURE:	TYPE 1	**MAX # OF POLES:**	3		

SEE SPECIFICATION SECTION 'CENTRAL BATTERY EQUIPMENT FOR EMERGENCY LIGHTING' FOR FEATURES OF INVERTER.

CKT	CIRCUIT DESCRIPTION	TRIP	POLES	LOAD
1	LIGHTING ENTRY 6	20 A	1	340 VA
2	SPARE	20 A	1	0 VA
3	SPARE	20 A	1	0 VA
			TOTAL LOAD:	340 VA
			TOTAL AMPS:	3 A

LUMINAIRE SCHEDULE

GENERAL NOTES:
1. LM/FT = LUMENS PER LINEAR FOOT. W/FT = WATTAGE PER LINEAR FOOT.
2. ALL LUMINAIRES ARE TO BE 80+ CRI UNLESS OTHERWISE NOTED.
3. LED DRIVERS TO BE RUN AT 700 MILLIAMPS UNLESS NOTED.
4. VERIFY MAXIMUM DISTANCE FOR REMOTE DRIVERS WITH MANUFACTURER.
5. ALL ACCEPTABLE EQUIVALENTS SUBMITTED ARE TO PROVIDE LIGHTING CALCULATIONS TO DEMONSTRATE EQUIVALENT LUMINAIRE PERFORMANCE.
6. LUMINAIRE EQUIVALENTS TO MEET SPECIFIED BASIS OF DESIGN FIXTURE LUMEN AND WATTAGE PERFORMANCE.
7. ELECTRICAL CONTRACTOR TO PROVIDE INDIVIDUAL FIXTURE COST DUE TO ANY CHANGES DURING CONSTRUCTION.

TYPE	BASIS OF DESIGN MANUFACTURER	EQUIVALENT MANUFACTURER	EQUIVALENT MANUFACTURER	FIXTURE DESCRIPTION	DRIVER	VOLTS	OUTPUT	KELVIN	CRI
C1	GVA STR9W SERIES	LUMENPULSE LUMENFACADE SERIES	SSL BASELINEXG2 AC SERIES	WALL MOUNTED 8' EXTERIOR WALL WASHER LUMINAIRE. EXTRUDED ALUMINUM HOUSING 2"x3", TEMPERED GLASS LENS WITH 30°X30° OPTICS. FIELD ADJUSTABLE WALL MOUNTS ALLOWING UP TO 30° OF ROTATION AWAY FROM THE WALL. IP66 RATED.	INTEGRAL 0-10V DIMMABLE DOWN TO 1%.	120 V	1650 LM/FT 20W/FT	3000 K	80+
L1	BEGA B33053 SERIES	VISTA 1501 SERIES	WE-EF STI259 SERIES	RECESSED 7" WIDE STEP LUMINAIRE. ALUMINUM HOUSING, ASYMMETRICAL FORWARD THROW BEAM DISTRIBUTION. IP65 RATED.	INTEGRAL 0-10V DIMMABLE DOWN TO 1%.	120 V	230 LUMENS 6W	3000 K	80+
PL1	HOLOPHANE GBLF3 SERIES	STERNBERG OMEGA SERIES	LUMEC DMS55 SERIES	SINGLE HEAD SITE POLE LUMINAIRE. ALUMINUM HOUSING, 4" DIAMETER, 20' TALL ALUMINUM POLE. PROVIDE IN-LINE FUSING. PROVIDE IN-FIXTURE MESH NETWORK CONTROL, TYPE 3 BEAM DISTRIBUTION WITH FULL CUTOFF OPTICS. BUG RATING B3-U0-G3.	INTEGRAL 0-10V DIMMABLE DOWN TO 1%.	120 V	9600LM 75W	3000 K	70+
PL2	HOLOPHANE GBLF3 SERIES	STERNBERG OMEGA SERIES	LUMEC DMS55 SERIES	DUAL HEAD SITE POLE LUMINAIRE. ALUMINUM HOUSING, 4" DIAMETER, 20' TALL ALUMINUM POLE. PROVIDE IN-LINE FUSING. PROVIDE IN-FIXTURE MESH NETWORK CONTROL, TYPE 3 BEAM DISTRIBUTION WITH FULL CUTOFF OPTICS. BUG RATING B3-U0-G3.	INTEGRAL 0-10V DIMMABLE DOWN TO 1%.	120 V	9600LM 75W	3000 K	70+
PL3	HOLOPHANE GBLF3 SERIES	STERNBERG OMEGA SERIES	LUMEC DMS55 SERIES	SINGLE HEAD SITE POLE LUMINAIRE. ALUMINUM HOUSING, 4" DIAMETER, 20' TALL ALUMINUM POLE. PROVIDE IN-LINE FUSING. PROVIDE WITH INTEGRAL GF RECEPTACLE. PROVIDE IN-FIXTURE MESH NETWORK CONTROL, TYPE 3 BEAM DISTRIBUTION WITH FULL CUTOFF OPTICS. BUG RATING B3-U0-G3.	INTEGRAL 0-10V DIMMABLE DOWN TO 1%.	120 V	9600LM 75W	3000 K	70+
SL1	HOLOPHANE DCLD SERIES	STERNBERG VICTORIAN 6590SRLED SERIES	HADCO C16238 SERIES	SINGLE HEAD SITE POLE LUMINAIRE. ALUMINUM HOUSING, 3" DIAMETER, STRAIGHT ALUMINUM POLE WITH DECORATIVE FLUTED BASE FOR A TOTAL POLE HEIGHT OF 8'. TYPE 5 BEAM DISTRIBUTION.	INTEGRAL 0-10V DIMMABLE DOWN TO 1%.	120 V	2800 LUMENS 27W	3000 K	70+

Code Consultant
PHILIP R. SHERMAN, P.E.
P.O. BOX 444
WILMOT CENTER ROAD
ELKIN, NH 03233-0216
(603) 731-9533

Civil Engineer
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Landscape Architect
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
(203) 271-1773

Mechanical, Electrical, & Plumbing Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

Structural Engineer
SALAS O'BRIEN
206 W NEWBERRY ROAD
BLOOMFIELD, CT 06002
(860) 286-9171

CENTERBROOK
Architects and Planners, LLP
67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955
Telephone 860.767.0175
Facsimile 860.767.8719

GOODSPEED MUSICALS OPERA HOUSE RENOVATIONS AND PARKING LOT REHABILITATION

ISSUED:

No	Name	Date
1	TOWN COMMENTS	09/27/2024

PHASE: DESIGN DEVELOPMENT

DRAWING NAME: ELECTRICAL SCHEDULES

PRELIMINARY NOT FOR CONSTRUCTION

THIS COMPUTER FILE/DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. DO NOT START CONSTRUCTION WITHOUT A SEALED SET OF CONSTRUCTION DOCUMENTS FROM THE ARCHITECT.

JOB #:

© CENTERBROOK ARCHITECTS AND PLANNERS

DRAWN BY: MCS/ZR | DATE: 08/13/2024
CHECKED BY: AV | SCALE:

SHEET: E0.03

Autodesk Docs://Goodspeed Entrance and Parking/24620113 I Goodspeed Opera House - BWH REVIT R22.rvt 9/26/2024 10:33:33 AM