EAST HADDAM FIREHOUSE #2

44 WILLIAM F. PALMER ROAD
MOODUS, CT 06423

SUBMITTED FOR: INLAND WETLANDS AND WATERCOURSE COMMISSION

JANUARY 13, 2026

OWNER

Prepared For Owner

Town Of East Haddam
1 Plains Road
Moodus, CT 06469
860-873-5020

CONSULTANTS

Architect

3190 Whitney Avenue
Hamden, CT 06518
331 State Street
New London, CT 06320
P 203-230-9007
www.silverpetrucelli.com

Civil Engineer/Landscape Architect

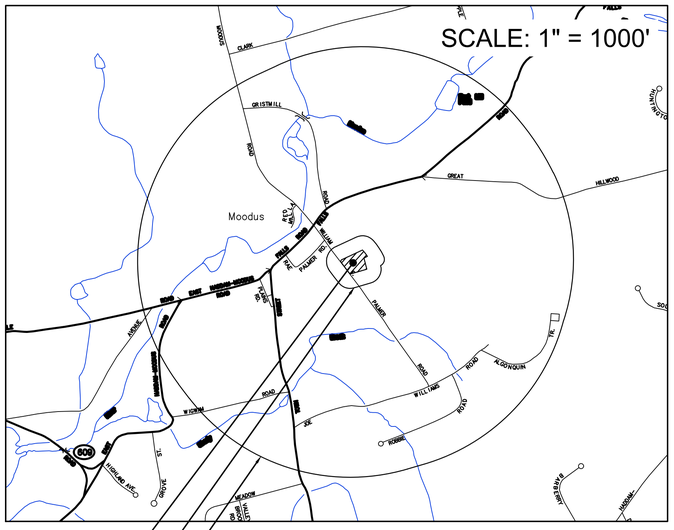
200 Glastonbury Blvd, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

STATE OF CONNECTICUT
WILLIAM G. WALTER
25048
LICENSED
PROFESSIONAL ENGINEER

LIST OF DRAWINGS

-------	TITLE SHEET
C1.0	DEMOLITION & EROSION CONTROL PLAN
C1.1	DEMOLITION & EROSION CONTROL DETAILS
C1.2	DEMOLITION & EROSION CONTROL NOTES
C2.0	SITE PLAN
C2.1	MATERIALS PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C4.1	SEPTIC PLAN

LOCATION MAP



LEGEND

- R — RELOCATE AND PROTECT EXISTING SITE ITEM
- P — PROTECT EXISTING TREE
- X — TREE TO BE REMOVED
- SS — SILT SACK
- SKT — TEMPORARY SOIL STOCKPILE
- CWA — CONCRETE WASHOUT AREA
- BUILDING TO BE REMOVED
- BITUMINOUS PAVEMENT/WALKS TO BE REMOVED
- CONCRETE TO BE REMOVED
- VEGETATION TO BE REMOVED
- CE — CONSTRUCTION ENTRANCE
- PROPERTY LINE
- WETLANDS LIMIT
- 100' UPLAND REVIEW AREA
- HAY BALES
- CF — CONSTRUCTION FENCE
- SF — SILT FENCE
- CURB TO BE REMOVED
- EX. SITE ITEM TO BE REMOVED
- UTILITY STRUCTURE TO BE RELOCATED
- PIPING TO BE REMOVED

SEPTIC TANK TO BE DEMOLISHED AND REMOVED

SEPTIC SYSTEM AND ALL ASSOCIATED PIPING, D-BOXES, AND TANKS TO BE DEMOLISHED AND REMOVED

12' X 50' CONSTRUCTION ENTRANCE

REMOVE AND DEMOLISH EXISTING BITUMINOUS PAVEMENT

CONCRETE TO BE REMOVED (TYP.)

PROTECT DRAINAGE IN ROW (TYP.)

EXISTING BUILDING TO BE REMOVED

PROPANE TANK AND ASSOCIATED BOLLARDS TO BE REMOVED

OIL WATER SEPARATOR TO BE REMOVED

CURB TO BE REMOVED (TYP.)

LIGHT POLE TO BE REMOVED (TYP.)

UNDERGROUND DETENTION SYSTEM TO BE REMOVED

CONSTRUCTION FENCE (TYP.)

SILT FENCE (TYP.)

SIGN TO BE REMOVED

CL&P POLE 536 TO BE RELOCATED - COORDINATE WITH ELECTRICAL PROVIDER

100' UPLAND REVIEW AREA

WETLANDS LIMIT

TEMPORARY SOIL STOCKPILE

TREE TO BE PROTECTED

VEGETATION AND WOODS TO BE REMOVED (TYP.)

CONCRETE WASHOUT AREA

ANTENNA TOWER TO BE RELOCATED (TYP.)

BOLLARD TO BE REMOVED (TYP.)

DIESEL GENERATOR TO BE REMOVED

TREE TO BE REMOVED (TYP.)

EXTENTS OF PIPING BEING REMOVED TO BE VERIFIED IN FIELD (TYP.)

SILT SACK (TYP.)

DRAINAGE STRUCTURE TO BE REMOVED (TYP.)

STUMP TO BE REMOVED

WELL TO BE REMOVED TO 24" BELOW FINISH GRADE AND THE REST ABANDONED PER CT DPH REQUIREMENTS

DRAINAGE PIPING TO BE REMOVED

CL&P POLE 4804 TO BE REMOVED. SIREN TO BE RELOCATED

CL&P POLE 4521 TO BE PROTECTED

Prepared by:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

SCALE: 1" = 20'

STATE OF CONNECTICUT — WILLIAM G. WALTER — LICENSED PROFESSIONAL ENGINEER

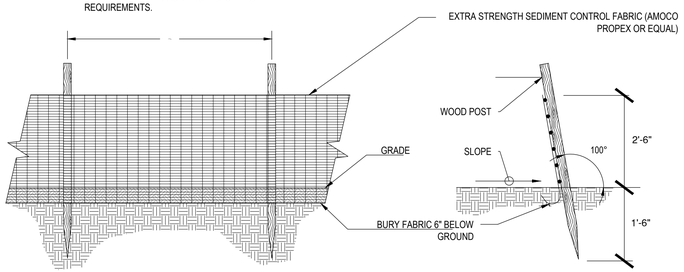
PROJECT NO.: 70903.00
SCALE: 1" = 20'
DATE: 01/13/2026

DRAWN BY: RLC
CHECKED BY: WGW

DEMOLITION & EROSION CONTROL PLAN

DRAWING NO.:
C1.0

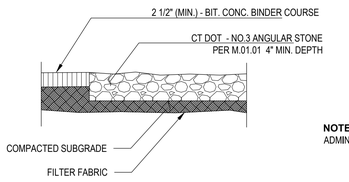
***NOTE:** POST SPACING AND EMBEDMENT VARIES BASED ON THE FABRIC MANUFACTURER'S REQUIREMENTS.



ELEVATION SECTION

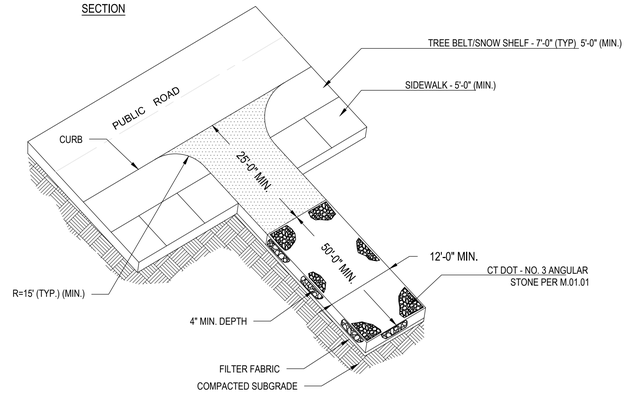
SILT FENCE BARRIER (SF)

N.T.S.



NOTE: LOCATION TO BE DETERMINED IN THE FIELD BY THE CONSTRUCTION ADMINISTRATOR

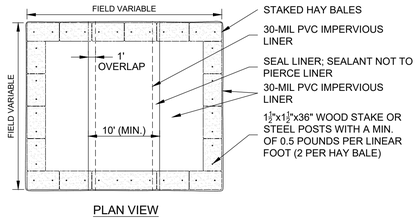
SECTION



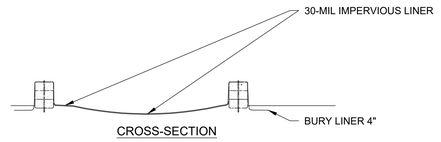
PLAN

CONSTRUCTION ENTRANCE (CE)

N.T.S.



PLAN VIEW



CROSS-SECTION

NOTES:

1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

TEMPORARY CONCRETE WASHOUT AREA (CWA)

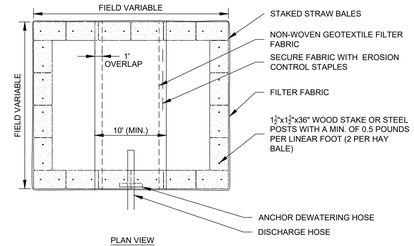
N.T.S.

NOTES:

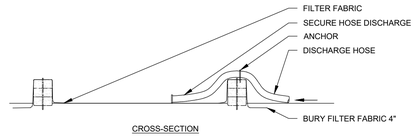
1. HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET.

HAY BALE BARRIER (HB)

N.T.S.



PLAN VIEW



CROSS-SECTION

GENERAL NOTES

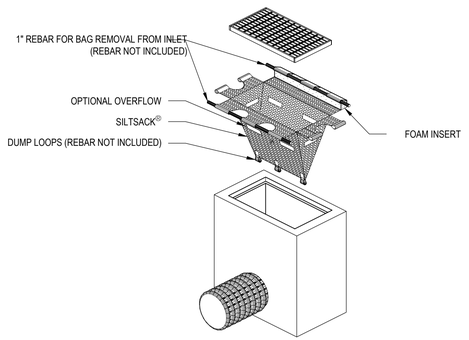
1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING STRAW BALE BASIN

SCALE: NONE

TEMPORARY STOCKPILE (STK)

N.T.S.



'SILTSACK' SEDIMENT CONTROL DEVICE, TERRAFIX GEOSYNTHETICS INC. TORONTO, ONTARIO, CA WWW.TERRAFIXGEO.COM

SILT SACK DETAIL (SS)

N.T.S.

Prepared by:
benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD
MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

STATE OF CONNECTICUT · WILLIAM G. WALTER · LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 70903.00
SCALE: AS SHOWN
DATE: 01/13/2026
DRAWN BY: RLC
CHECKED BY: WGW

DEMOLITION & EROSION CONTROL DETAILS

DRAWING NO.:
C1.1

EROSION AND SEDIMENTATION CONTROL NARRATIVE:

PER STATE OF CONNECTICUT
ALL APPLICABLE PRACTICES RECOMMENDED BY THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AS AMENDED.

DESCRIPTION

THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING FIRE HOUSE AND THE CONSTRUCTION OF A NEW FIRE HOUSE, ASSOCIATED PARKING AREAS, DRIVES, LANDSCAPE, AND OTHER AMENITIES. THE PROJECT WILL BE CONDUCTED IN ONE (1) PHASE.

SPECIFIC EROSION CONTROL CONCERNS INCLUDE THE FOLLOWING:

- TRACKED SEDIMENT ON TO THE ADJACENT ROADWAYS.
- WIND-BORNE SEDIMENT ACCUMULATING ON ADJACENT PROPERTIES.
- SEDIMENT-LADEN WATER ENTERING THE STORMWATER SYSTEM.

A. GEOTEXTILE SILT FENCE (SF) - SHALL BE NON-WOVEN MATERIAL, MINIMUM 36" HIGH AND FASTENED TO WOOD STAKES. SILT FENCE SHALL BE INSTALLED WITH END RUNS TURNED UP GRADE AT 45 DEGREES FOR A DISTANCE OF 10 FEET (SEE DETAIL THIS SHEET).

B. TEMPORARY SEEDING (TS)

1. CONTRACTOR SHALL SCARIFY THE SOIL TO A DEPTH OF 2" BEFORE APPLYING FERTILIZER, LIMESTONE AND SEED.
2. SEED MAY BE APPLIED BY HAND OR MECHANICALLY. SEED APPLICATION SHALL BE UNIFORM. SEED RATE SHALL BE IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AS AMENDED (INCREASE SEEDING RATES BY 10% WHEN HYDROSEEDING, LIMESTONE, FERTILIZER AND SEED MAY BE APPLIED IN SLURRY.)
3. CONTRACTOR SHALL MULCH AREA (MS) IMMEDIATELY FOLLOWING SEEDING. (NOTE: IN THE EVENT SEEDING OPERATIONS ARE NOT FEASIBLE DUE TO SEASONAL RESTRICTIONS OR EXTENDED INCLEMENT WEATHER PATTERNS, THE CONTRACTOR SHALL INSTALL AN EROSION CONTROL BLANKET OVER EXPOSED SOILS.)

C. PERMANENT SEEDING (PS)

1. CONTRACTOR SHALL APPLY TOPSOIL AND FINE GRADE ALL AREAS BEFORE THE APPLICATION OF PERMANENT SEED. APPLY LIMESTONE AND FERTILIZER AS NEEDED, IN ACCORDANCE WITH SOIL TESTS.
2. REMOVE ALL SURFACE STONES ½ INCH AND LARGER. REMOVE ALL OTHER DEBRIS AND RAKE SEED BED.
3. APPLY SEED WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES. SEE PLANTING PLAN.

D. STRAW BALE BARRIER (HB) - SHALL BE MADE OF STRAW WITH 40 POUNDS MINIMUM WEIGHT AND 120 POUNDS MAXIMUM WEIGHT, HELD TOGETHER BY TWINE OR WIRE. (SEE DETAIL THIS SHEET.)

E. CONSTRUCTION ENTRANCE (CE) - SHALL BE AN ANGULAR STONE PAD, A MINIMUM OF 12' WIDE AND 50' LONG. (SEE DETAIL THIS SHEET.)

F. FILLER BASKET (FB) - SHALL BE PLACED IN A MANNER THAT FILTERS ALL RUNOFF BEFORE ENTERING THE DRAINAGE STRUCTURES.

APPLICATION/GENERAL PROCEDURES

SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE, AND DEVELOPMENT WILL PROCEED ACCORDING TO A SPECIFIC CONSTRUCTION SEQUENCE. THE OBJECTIVE IS TO MAXIMIZE THE REDUCTION OF SEDIMENT-LADEN RUNOFF THROUGH IMPLEMENTATION OF CONVENTIONAL SOIL SEDIMENTATION AND EROSION CONTROL PRACTICES CURRENTLY RECOMMENDED BY THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

G. SUSPEND EARTHWORK FOR MAJOR STORM EVENTS AND IMPLEMENT ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS NECESSARY.

H. THERE SHALL BE NO CUTS OR FILL LEFT EXPOSED FOR LONGER THAN 30 DAYS. THE ESTABLISHED PROCEDURE OF TEMPORARILY SEEDING AND/OR COVER WITH EROSION PROTECTION (MAT OR STRAW) SHALL BE FOLLOWED TO INSURE MINIMAL SOIL LOSS.

I. THE DISCHARGE OF UNTREATED STORMWATER TO THE STORMWATER SYSTEM IS NOT ALLOWED.

TOTAL AREA OF PROJECT SITE - 2.22 ACRES
TOTAL AREA OF SITE DISTURBANCE - 1.79 ACRES

PLANNED START OF CONSTRUCTION - SPRING 2026
PLANNED END OF CONSTRUCTION - SPRING 2027

DOCUMENTS TO BE UTILIZED FOR EROSION CONTROL

- EROSION CONTROL PLANS (C-1.0 - C-1.2)
- STORMWATER MANAGEMENT REPORT - EAST HADDAM FIRE HOUSE #2
- 2024 CT DEEP EROSION CONTROL GUIDELINES

PERMITS RELATED TO EROSION CONTROL - PERMIT CONDITIONS ARE PART OF THE EROSION CONTROL REQUIREMENTS

- TOWN OF EAST HADDAM PLANNING & ZONING COMMISSION - SITE PLAN APPROVAL CONDITIONS

SITE PREPARATION NOTES:

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
3. PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
4. DURING DEMOLITION, PROTECT ALL ADJACENT CURBING, SIDEWALKS, RAMPS, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK, BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
5. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
6. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
7. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
9. PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
10. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.

EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
2. THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK. CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. EXCAVATED MATERIAL SHOULD NOT BE DISPOSED OF IN THE WETLAND AREA. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
3. MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
4. ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2024 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
5. ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
6. ALL CATCH BASINS THAT ARE PLACED SHALL BE EQUIPPED WITH A FILTER BASKET, WHICH SHALL BE LEFT IN PLACE UNTIL THE SITE IS STABILIZED.
7. PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
8. ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
9. NO RUNOFF SHALL BE ALLOWED TO DISCHARGE TO THE STORMWATER SYSTEM PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
10. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
11. TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
12. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
13. SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM.

SUGGESTED CONSTRUCTION SEQUENCE:

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL PERIMETER E&S CONTROLS.
4. BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
5. PERFORM BULK EARTHWORK OPERATIONS.
6. CONSTRUCT UTILITIES AND STORMWATER SYSTEM. AS CATCH BASINS ARE PLACE, INSTALL SILT SACKS.
7. BOX OUT PAVED AREAS AND HARDSCAPE WITH BASE MATERIALS.
8. CONSTRUCT BOTTOM COURSE OF BITUMINOUS PAVEMENT.
9. CONSTRUCT LANDSCAPING AND OTHER SITE AMENITIES.
10. CONSTRUCT CURBING AND TOP COURSE OF BITUMINOUS PAVEMENT.

TEMPORARY E&S MAINTENANCE MEASURES

FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
HAY BALES/ SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED. REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY
TEMPORARY SOIL STOCKPILE	REPAIR WHEN FAILURE OBSERVED, RESEED AND REPLACE SILT FENCE AS NECESSARY	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE

DEMOLITION NOTES:

1. PROJECT INCLUDES THE DEMOLITION AND REMOVAL OF ALL EXISTING IMPROVEMENTS, INCLUDING UNDERGROUND UTILITIES AND STRUCTURES, WITHIN THE LIMIT OF WORK, UNLESS OTHERWISE NOTED.
2. OWNER'S REPRESENTATIVE SHALL BE CONSULTED BEFORE ANY WORK SHALL COMMENCE.
3. PRIOR TO ANY DEMOLITION ACTIVITY THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES.
4. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE REGARDING STAGING AREAS, CONSTRUCTION FENCING LIMITS & GATES, AND CONSTRUCTION TRAFFIC & PARKING.
5. ALL MATERIAL TO BE REMOVED SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AWAY FROM THE SITE OR DELIVERED AS DIRECTED BY THE OWNER.
6. LOCATION OF ALL UTILITIES ARE SHOWN DIAGRAMMATICALLY & MAY BE INCOMPLETE. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DONE BY THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR.
7. PROTECTION OF ALL EXISTING TREES TO REMAIN SHALL BE A PRIORITY. INSTALL TREE PROTECTION AS INDICATED. DO NOT STOCKPILE, PARK OR PERFORM ANY MECHANICAL OPERATIONS WITHIN THE DRIPLINE OF EXISTING TREES AS INDICATED IN THE DETAILS. NO STORAGE OF MATERIALS OR SOIL SHALL BE ALLOWED IN THESE AREAS. ALL FILL AND EXCAVATION REQUIRED WITHIN THE DRIPLINE OF ALL EXISTING TREES TO REMAIN SHALL BE COMPLETED BY HAND UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
8. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES AND VEGETATION. DAMAGE TO VEGETATION SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS BY THE CONTRACTOR.
9. BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1.800.922.4455. THE RESPECTIVE UTILITY COMPANIES AND LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY COSTS INCURRED BY THE CONTRACTOR AS A RESULT OF FAILURE TO CONTACT PROPER AUTHORITIES SHALL BE BORN BY THE CONTRACTOR.
10. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FROM ANY UTILITY COMPANY OR OTHER GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK.
11. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
12. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO HIS CONTRACT OPERATIONS.
13. CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
14. CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, AND FENCES TO PROPERLY PROTECT THE WORK EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
15. ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
16. ALL TOPSOIL WITHIN DISTURBED AREAS SHALL BE REMOVED AND BECOME PROPERTY OF THE CONTRACTOR. IF TOPSOIL MEETS SPECIFICATIONS IT MAY BE ABLE TO BE REUSED ON SITE.
17. CONTRACTOR SHALL STRIP AND STORE TOPSOIL AND SOD IN ALL AREAS TO BE DISTURBED OR REGRADED. LOCATION OF TOPSOIL STOCKPILE TO BE DESIGNATED BY TOWN ENGINEER. TOPSOIL STOCKPILE SHALL COMPLY WITH SIZE AND OTHER REQUIREMENTS IN THE SPECIFICATIONS.
18. LIMITS OF EXISTING PAVEMENTS AND CURBS TO REMAIN SHALL BE NEATLY SAWCUT TO PROVIDE FOR A NEAT, CLEAN JOINT/OR FINISHED EDGE.
19. REMOVAL OF TREES AND SHRUBS INCLUDES CLEARING AND GRUBBING OF STUMPS.
20. ITEMS NOTED TO BE REMOVED AND SAVED FOR OWNER SHALL BE STORED ON SITE AND PROTECTED BY CONTRACTOR FOR RECOVERY BY OWNER. ITEMS NOTED TO BE RELOCATED SHALL BE REMOVED, STORED AND PROTECTED FROM DAMAGE UNTIL RE-INSTALLATION. STORED ITEMS DAMAGED BY CONTRACTOR SHALL BE REPLACED TO MATCH BY CONTRACTOR.

Prepared by:
benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD
MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

STATE OF CONNECTICUT
WILLIAM G. WALTER
LICENSED
PROFESSIONAL ENGINEER

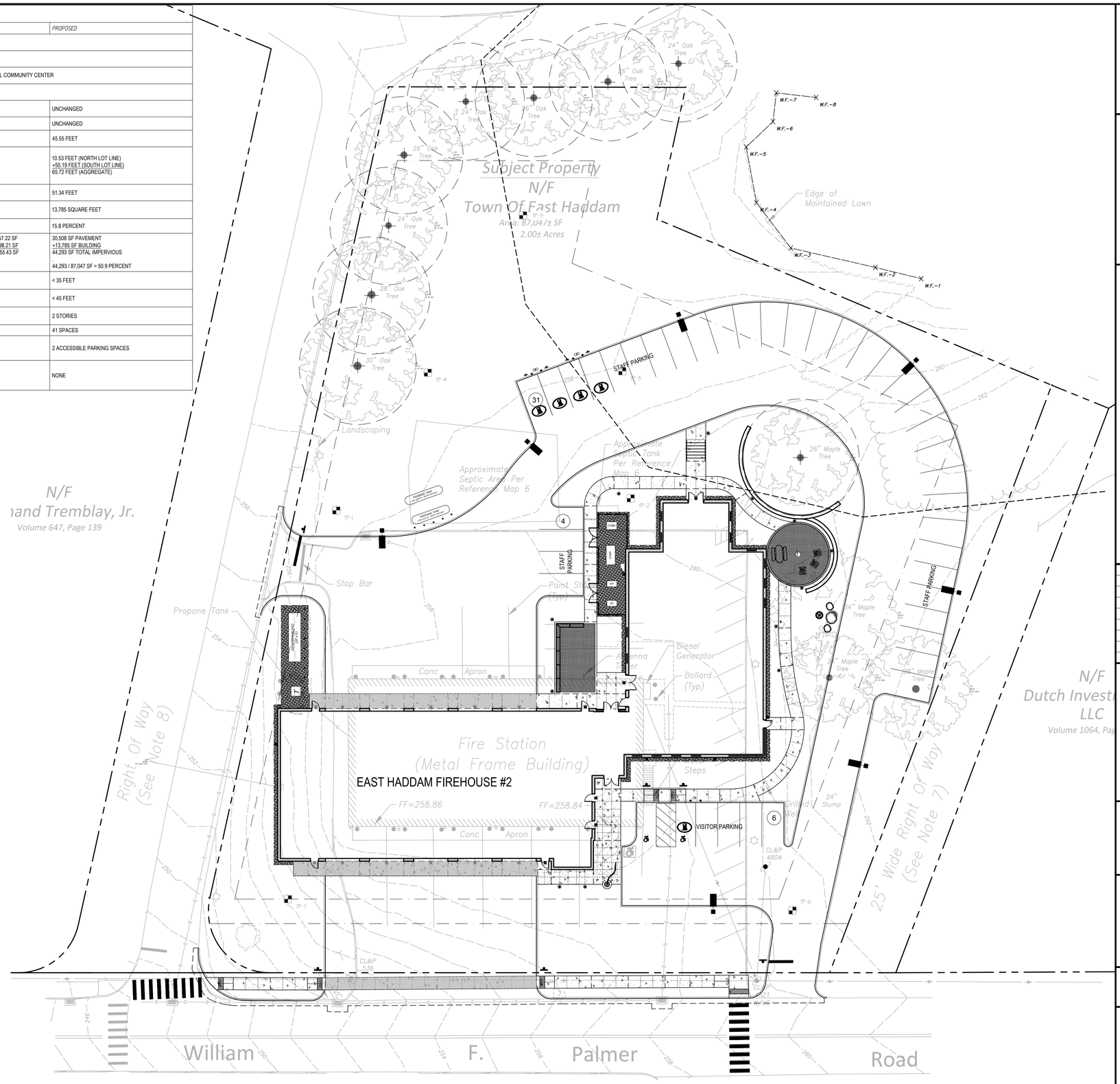
PROJECT NO.: 70903.00
SCALE: NONE
DATE: 01/13/2026
DRAWN BY: RLC
CHECKED BY: WGW

DEMOLITION & EROSION CONTROL NOTES

DRAWING NO.:
C1.2

ZONING DATA TABLE

CHARACTERISTICS	REQUIREMENT	EXISTING	PROPOSED
ZONE:	MOODUS CENTER DISTRICT (MOODUS VILLAGE)		
PROPOSED PERMITTED USES SUBJECT TO APPROVAL OF A SITE PLAN:	PUBLIC FACILITIES AND SERVICES		
PROPOSED PERMITTED USES SUBJECT TO ISSANCE OF SPECIAL PERMIT:	HOUSING FOR THE ELDERLY, PUBLIC OUTDOOR RECREATION FACILITIES, MUNICIPAL OFFICES AND MUNICIPAL COMMUNITY CENTER		
PROPOSED ACCESSORY USES:	PARKING		
MINIMUM LOT AREA:	0.5 ACRES (21,780 SF)	2.0 ACRES (87,047 SF)	UNCHANGED
MINIMUM LOT WIDTH:	100 FEET	264.02 FEET	UNCHANGED
FRONT YARD SETBACK / BUILD TO LINE:	30 FEET	59.60 FEET	45.55 FEET
MINIMUM SIDE YARD:	10 TO 40 FEET - SIDE YARD SETBACK IS AN AGGREGATE OF 40 FEET WITH THE NARROWEST BEING 10 FEET EXCEPT WHEN IT BOUNDS A RESIDENTIAL ZONE OR TOWN ROAD THE SETBACK IS A MINIMUM OF 20 FEET. A LANDSCAPE STRIP WILL BE REQUIRED WHEN FACING OR ABUTTING A RESIDENTIAL AREA.	25.83 FEET (NORTH LOT LINE) +117.28 FEET (SOUTH LOT LINE) 143.11 FEET (AGGREGATE)	10.53 FEET (NORTH LOT LINE) +55.19 FEET (SOUTH LOT LINE) 65.72 FEET (AGGREGATE)
PARKING LINE SETBACK FROM THE STREET FRONTAGE:	20 FEET	12.55 FEET	51.34 FEET
MINIMUM BUILDING SIZE:	1,800 SQUARE FEET	7,233 SQUARE FEET	13,785 SQUARE FEET
MAXIMUM BUILDING COVERAGE:	2O PERCENT	8.3 PERCENT	15.8 PERCENT
MAXIMUM IMPERVIOUS LOT COVERAGE:	60 PERCENT	MAIN BUILDING 33,157.22 SF SHAD MUSEUM +298.21 SF TOTAL 33,455.43 SF 33,455.43 / 394,566 SF = 8.4%	30,508 SF PAVEMENT +13,785 SF BUILDING 44,293 SF TOTAL IMPERVIOUS 44,293 / 87,047 SF = 50.9 PERCENT
MAXIMUM BUILDING HEIGHT (MEAN ROOF HEIGHT):	35 FEET MEAN BUILDING HEIGHT	< 35 FEET	< 35 FEET
MAXIMUM BUILDING HEIGHT (ROOF PEAK):	45 FEET TO THE PEAK	< 45 FEET	< 45 FEET
MAXIMUM NUMBER OF STORIES:	2.5 STORIES	2 STORIES	2 STORIES
PARKING REQUIREMENTS:	TBD	23 SPACES	41 SPACES
ACCESSIBLE PARKING REQUIREMENTS:	LESS THAN 50 SPACES REQUIRES 2 ACCESSIBLE SPACES 1 OF EVERY 6 MUST BE VAN ACCESSIBLE	1 SPACE	2 ACCESSIBLE PARKING SPACES
LOADING SPACES:	SHALL BE DETERMINED BY THE PROPOSED USE AND FREQUENCY OF DELIVERIES	NONE	NONE



Prepared by:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

SCALE: 1" = 20'

STATE OF CONNECTICUT
WILLIAM G. WALTER
LICENSED
PROFESSIONAL ENGINEER

PROJECT NO.: 70903.00
SCALE: 1" = 20'
DATE: 01/13/2026
DRAWN BY: TRS
CHECKED BY: WGW

SITE PLAN

DRAWING NO.:
C2.0

MATERIALS LEGEND

- EJ — EXPANSION JOINT
- EJ-1 — EXPANSION JOINT AT FROST WALL
- CONTRACTION JOINT
- PAINTED ACCESSIBLE SYMBOL
- PAINTED CROSSWALK
- PAINTED STOP BAR
- (B) ACCESSIBLE RAMP TYPE B
- (E) ACCESSIBLE RAMP TYPE E
- (F) ACCESSIBLE RAMP TYPE F
- (#) TRAFFIC SIGN (SEE TRAFFIC SIGNAGE SCHEDULE)
- CC — CONCRETE CURB
- FICC — FLUSH INTEGRAL CONCRETE CURB
- ICC — INTEGRAL CONCRETE CURB
- BCC — BITUMINOUS CONCRETE CURB
- (F1) FROST PAD
- (B1) BITUMINOUS CONCRETE (LIGHT DUTY)
- (B2) BITUMINOUS CONCRETE (HEAVY DUTY)
- (C1) CONCRETE PAVEMENT (LIGHT DUTY)
- (C2) CONCRETE PAVEMENT (HEAVY DUTY)
- (S1) STONE MULCH (RIVER WASHED)
- (S2) STONE MULCH (CRUSHED)
- (P1) CONCRETE PAVERS ON CONCRETE BASE
- CEDAR SCREEN FENCE

TRAFFIC SIGNAGE SCHEDULE

KEY	NAME	IMAGE	SIZE
E1	STOP: ON-SITE (CTDOT: 71-002D)	STOP	18" X 18"
	STOP: R.O.W. (CTDOT: 71-002D)		30" X 30"
E1	ACCESSIBLE PARKING SPACE	PARKING SIGN-(R7-8)	12" X 24"
E1	ACCESSIBLE VAN PARKING SPACE	PARKING SIGN-(R7-8)	12" X 24"
	VAN ACCESSIBLE (CTDOT: 71064B)	VAN ACCESSIBLE	12" X 6"
E1	DO NOT ENTER	DO NOT ENTER	18" X 18"
E1	EV CHARGING	EV CHARGING ONLY	12" X 18"

Sign "No Smoking"
100' UPLAND REVIEW AREA
Subject Property
N/F
Town Of East Haddam
Area: 87,044 ± SF
2.00± Acres
24" Oak Tree
36" Oak Tree
26" Oak Tree
28" Oak Tree
30" Oak Tree
W.F.–7
W.F.–8
DUAL-ELECTRIC VEHICLE CHARGING STATION (TYP. OF 2) — 3C C7.2
W.F.–6
ELECTRIC VEHICLE CHARGING PARKING SPACES (4 REQUIRED; 5 PROVIDED WITH 1 ACCESSIBLE)
CEDAR SHADOW BOX FENCE HT. TO MATCH TALLEST EQUIPMENT (6'-0" MIN.) — 4D C7.1
W.F.–4
CAST-IN-PLACE CONCRETE STAIR WITH STAINLESS STEEL HANDRAILINGS — 1D C7.2
WETLANDS LIMIT
W.F.–3
W.F.–2
W.F.–1
STANDARD PARKING STALL (18' X 9')
PARKING AND DRIVEWAY LIGHT STANDARD (TYP.)
LIGHT BOLLARD (TYP.)
PROPANE TANKS
4B C7.0 STEEL ROUND BOLLARD WITH BLACK PLASTIC SLEEVE (TYP. OF 5)
Do Not Enter
Landscaping
Sign "Stop & Do Not Enter"
N/F
Fernand Tremblay, Jr.
Volume 647, Page 139
Approximate Septic Area Per Reference Map 6
STAFF PARKING
BCC
CC
ICC
FICC
END BCC
STOP BAR
Sign "Speed Limit 10"
Stop Bar
EMERGENCY GENERATOR
Propane Tank
Paint Stripe (Typ)
'PARALLEL 42' IPE WOOD BENCHES BY LANDSCAPE FORMS
CONCRETE UNIT BLOCK GRAVITY RETAINING WALL WITH STONE OUTCROPPING UNITS — 1C C7.2
METAL PICNIC TABLE
ADIRONDACK CHAIRS (TYP. OF 3)
GLACIAL BOULDER (TYP. OF 3) — 2A C7.1
WELL LOCATION
N/F
Dutch Investments, LLC
Volume 1064, Page 152
Diesel Generator
Bollard (Typ)
Maple Tree
4B C7.0 STEEL ROUND BOLLARD WITH BLACK PLASTIC SLEEVE (TYP. OF 12)
TRANSFORMER (SEE ELECTRICAL DWGS.)
Conc Apron
Fire Station
(Metal Frame Building)
EAST HADDAM FIREHOUSE #2
FF=258.86
Steps
VISITOR PARKING
ACCESSIBLE PARKING SIGNAGE BOLLARD (TYP. OF 2) — 3B C7.0
SINGLE-ELECTRIC VEHICLE CHARGING STATION
ELECTRIC VEHICLE CHARGING PARKING SPACES (ACCESSIBLE)
ACCESSIBLE CAR PARKING STALL (18' X 8', TYP. OF 2 WITH 8' AISLE)
2D C7.1 6" SQUARE BOLLARD WITH CAST IRON POST CAP (TYP. OF 10; 2 PER BAY)
Right Of Way (See Note 8)
Sign "Oak Grove"
Sign "Stop"
Sign "Cross Walk"
EXISTING SENIOR CENTER SIGN TO REMAIN
2C C7.1 RELOCATED FLAGPOLE
CL&P 4242 W/UG
CL&P 36
CL&P 4804
CROSSWALK
William F. Palmer Road
24" Wide Right Of Way (See Note 7)

Prepared by:
benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD — **MOODUS, CT 06423**

DATE:	REVISION:

KEY PLAN

0 20' 40'
SCALE: 1" = 20'

STATE OF CONNECTICUT — WILLIAM G. WALTER — LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 70903.00
SCALE: 1" = 20'
DATE: 01/13/2026
DRAWN BY: TRS
CHECKED BY: WGW

MATERIALS PLAN

DRAWING NO.:
C2.1

STORM SEWER NOTES

1. ALL PIPES ARE TO BE 12" HDPE WITH A MINIMUM 1.0% SLOPE AND 2 FT OF COVER UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE TO ENSURE ADEQUATE SIZING OF MANHOLES TO ACCEPT PROPOSED PIPES.
3. ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
5. DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK. REFER TO GEOTECHNNICAL REPORT FOR GROUNDWATER OBSERVATIONS.
7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.
8. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING DRAINAGE PIPES TO REMAIN. CONTRACTOR TO SUPPORT PIPE AS NEEDED/HAND EXCAVATE TO ENSURE PIPE FUNCTIONALITY IS MAINTAINED.
9. PRESERVED EXISTING MANHOLE COVERS AND FRAMES SHALL BE ADJUSTED TO PROPOSED GRADE AS REQUIRED.

DRAINAGE NOTES

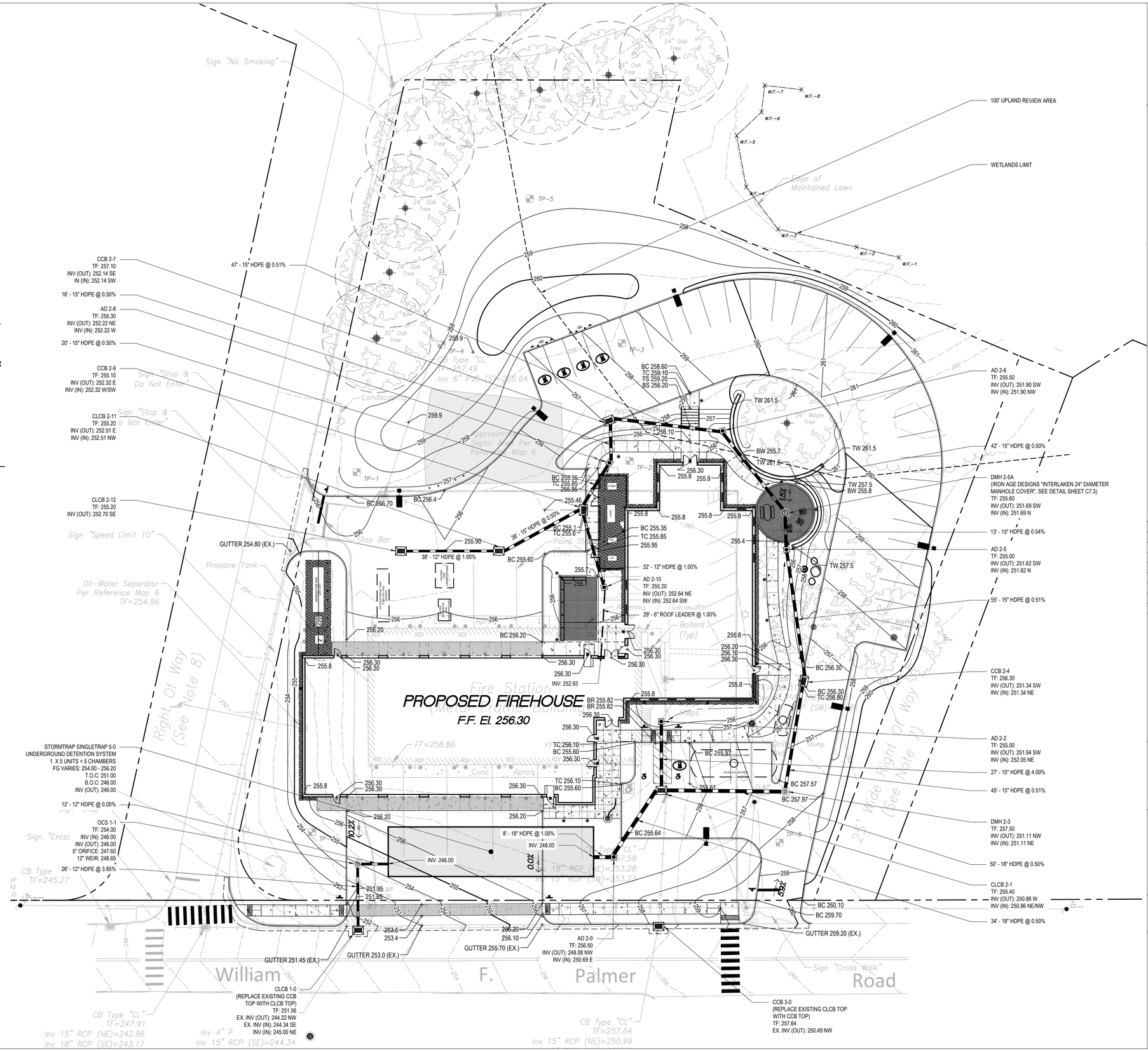
1. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PROPER STORM DRAINAGE IS MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN ALL EXISTING AND NEW UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
2. FUNCTIONAL COMPLETION OF STORM WATER DETENTION SYSTEMS AND STRUCTURES SHALL PRECEDE SITE DEVELOPMENT OF AREAS, ROADS, OR LOTS CONTRIBUTING TO THESE SYSTEMS.

GRADING LEGEND

- DIRECTION OF SURFACE DRAINAGE FLOW
- 123 — PROPOSED INTERMEDIATE CONTOUR
- 120 — PROPOSED INDEX CONTOUR
- 123.45 / TW 123.45 / BW 122.45 — PROPOSED SPOT ELEVATION
- 123.45 (ME) — MATCH EXISTING SPOT ELEVATION

DRAINAGE LEGEND

- STORM DRAINAGE PIPE
- CATCH BASIN
- AREA/YARD DRAIN
- MANHOLE



Prepared by:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

SCALE: 1" = 20'

STATE OF CONNECTICUT WILLIAM G. WALTER 21,538 LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 70903.00
SCALE: 1" = 20'
DATE: 01/13/2026
DRAWN BY: RLC
CHECKED BY: WGW

GRADING & DRAINAGE PLAN

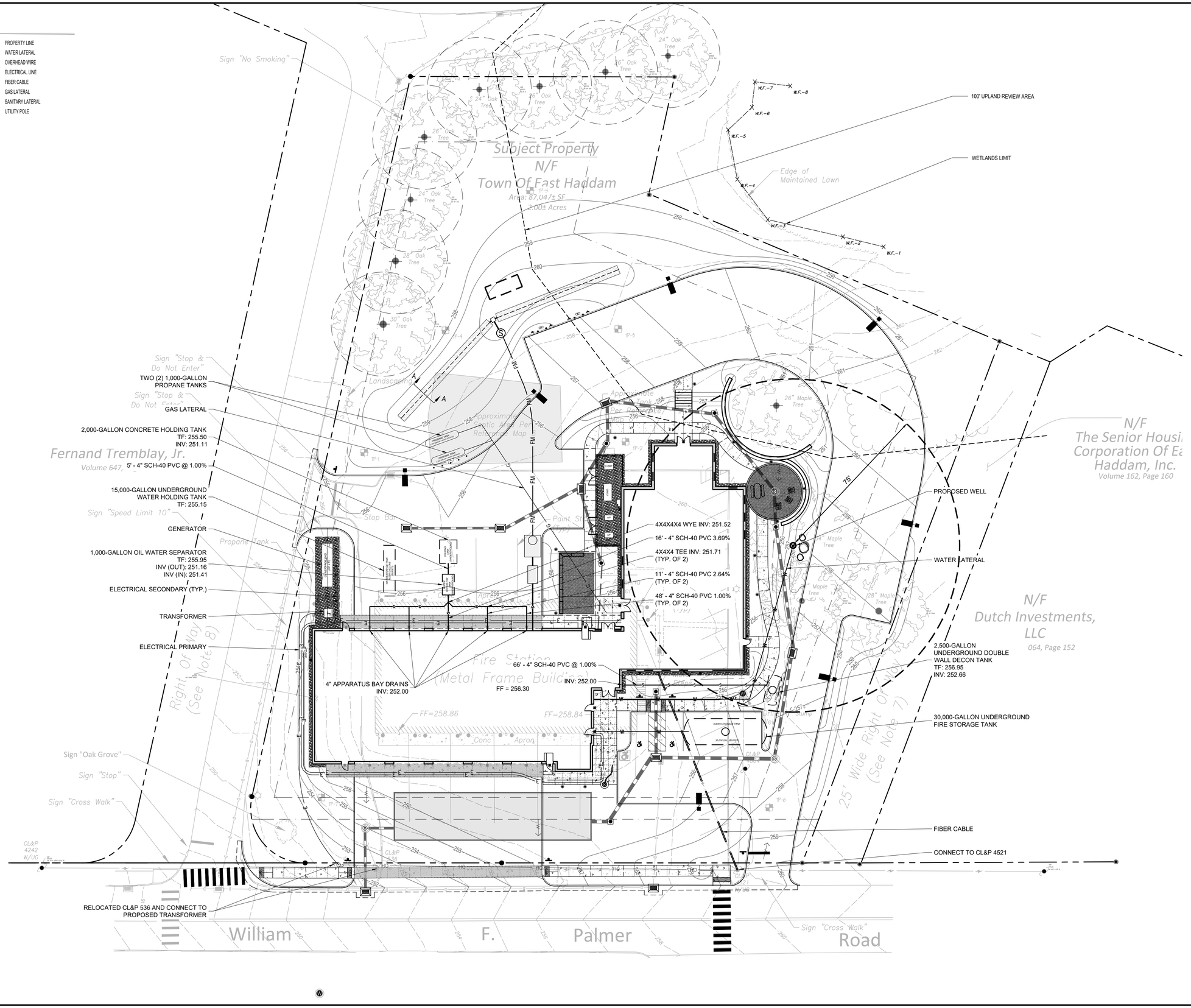
DRAWING NO.:
C3.0

1 2 3 4

A B C D

LEGEND

- PROPERTY LINE
- W — WATER LATERAL
- OH — OVERHEAD WIRE
- E — ELECTRICAL LINE
- FIBER CABLE
- G — GAS LATERAL
- S — SANITARY LATERAL
- UTILITY POLE



Prepared by:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

SCALE: 1" = 20'

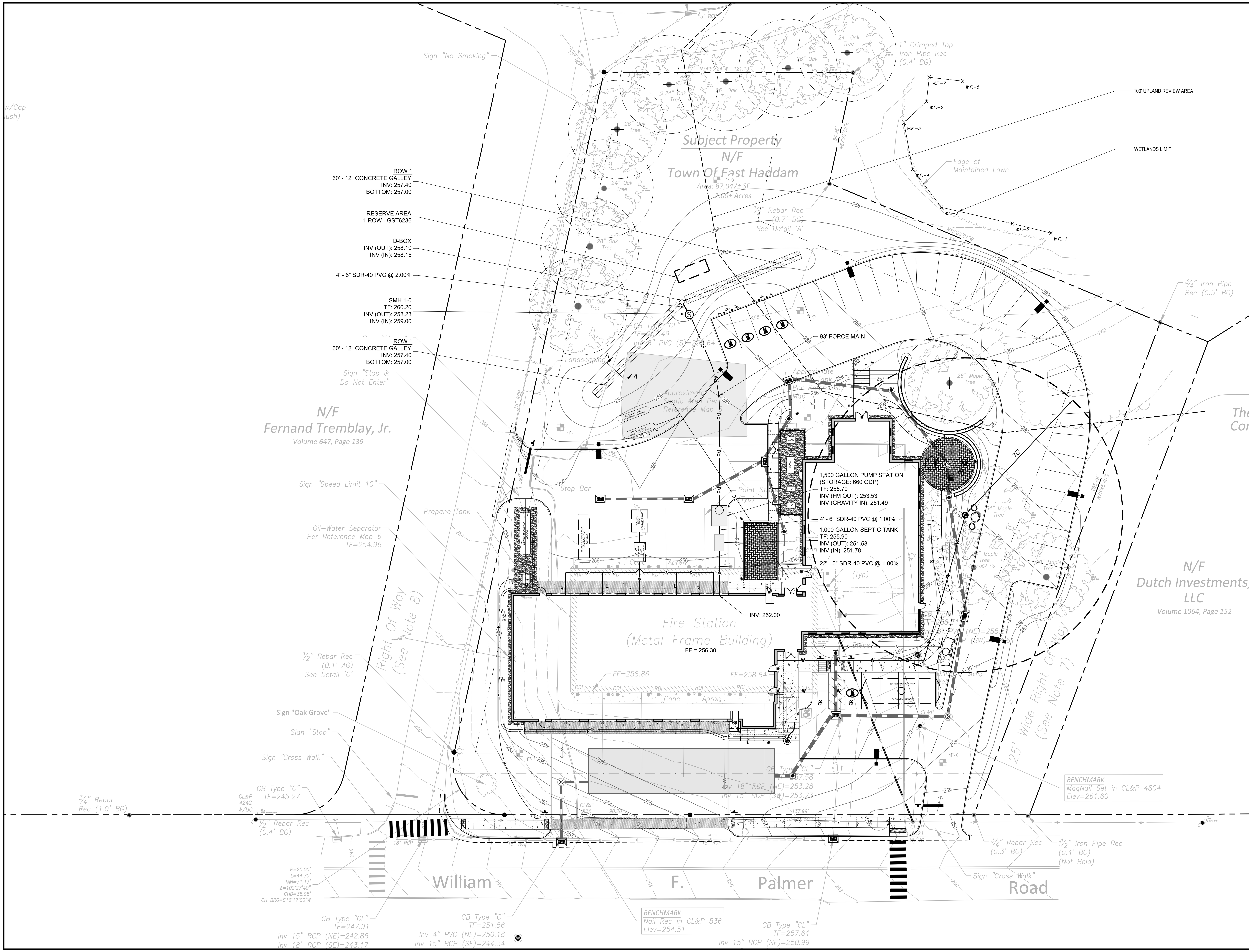
STATE OF CONNECTICUT
WILLIAM G. WALTER
LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 70903.00
SCALE: 1" = 20'
DATE: 01/13/2026

DRAWN BY: RLC
CHECKED BY: WGW

UTILITY PLAN

DRAWING NO.:
C4.0



Prepared by:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

NEW CONSTRUCTION
EAST HADDAM FIREHOUSE #2
44 WILLIAM F. PALMER ROAD MOODUS, CT 06423

DATE:	REVISION:

KEY PLAN

0 20' 40'
SCALE: 1" = 20'

STATE OF CONNECTICUT
WILLIAM G. WALTER
LICENSED PROFESSIONAL ENGINEER

PROJECT NO.: 70903.00
SCALE: 1" = 20'
DATE: 01/13/2026
DRAWN BY: RLC
CHECKED BY: WGW

SEPTIC PLAN

DRAWING NO.:
C4.1