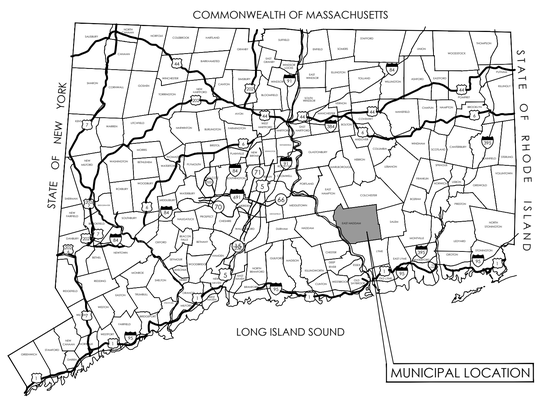
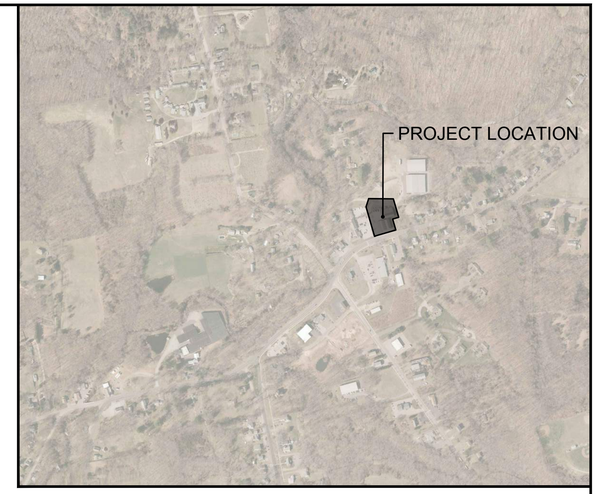


LOCATION MAP
N.T.S.

LAND DEVELOPMENT PLANS FOR PROPOSED RETAIL DEVELOPMENT ISSUED FOR PERMITTING



VICINITY MAP
SCALE: 1"=800'

25 FALLS ROAD
EAST HADDAM, CT 06438

PREPARED FOR:

GARRETT HOMES, LLC
59 FIELD STREET
TORRINGTON, CT 06790

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GD-1	GRADING AND DRAINAGE PLAN
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EC-1	SEDIMENT AND EROSION CONTROL PLAN
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NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

PREPARED BY:

BL Companies
Architecture
Engineering
Environmental
Land Surveying

100 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax

DEVELOPER:

GARRETT HOMES, LLC
59 FIELD STREET
TORRINGTON, CT 06790

OWNER:

GOODSPEED REALTY, LLC
PO BOX 285
EAST HADDAM, CT 06423

SUBCONSULTANTS:

SURVEY - DUFOUR SURVEYING LLC

STATE OF CONNECTICUT
MATTHEW J. BRUSTIA
No. 25550
LICENSED PROFESSIONAL ENGINEER

DATES

ISSUE DATE: 2/3/2021

REVISION: 5/18/2021 - PER CLIENT CONSULTANT'S COMMENTS
7/20/2021 - PER TOWN COMMENTS

7/21/2021 - CL:\EUREKA - G:\JOBS2019\2019061\DWG\CV2019061-SUBDIVISION.DWG CV-1 24X36 COVER

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LEGEND

STONE WALL
SANITARY SEWER — SAN — SAN —
WATER LINE — W — W —
GAS LINE — G — G —
FENCE — o — o —
STORM SEWER
CONTOUR LINE — 100 —
FOLIAGE LINE
IRON PIN
SURVEY MONUMENT
DRILL HOLE
CURB CATCHBASIN
CURBLESS CATCHBASIN
UTILITY POLE
UTILITY POLE WITH GUY
WATER GATE VALVE
GAS GATE VALVE
HYDRANT
SANITARY MANHOLE
YARD DRAIN
LIGHT STAND

MAP REFERENCES :

1. ``SURVEY FOR - LILLIAN A, BERNER - AND - THE MOODUN LUMBER AND -COAL COMPANY - TOWN OF EAST HADDAM - CONNECTICUT", scale 1" = 40', dated March 26, 1988 - revised to Sept 25, 1989 and prepared by Richard J. Ziobron, L.S. (E.H.L.R. Map #2260)

2. ``SURVEY FOR - LILLIAN A. BERNIER - AND THE MOODUS LUMBER AND - COAR COMPANY - TOWN OF EAST HADDAM - CONNECTICUT", scale 1" = 40', dated March 26, 1988, revised to May 10, 1988 and prepared by Richard J. Ziobron, L.S. (E.H.L.R. Map #1852)

3. ``PROPERT SURVEY FOR - KATHLEEN J. DESROSIERS - TOWN OF EAST HADDAM - CONNECTICUT", scale 1" = 20', dated Aug 12, 1985 and prepared by Richard J. Ziobron (E.H.L.R Map #1597)

4. ``DRAINAGE EASEMENT - TO BE CONVEYED FROM - ALICE T, SMITH - FOR - MOODUS LUMBER & SUPPLY CO. - TOWN OF EAST HADDAM, CONN.", scale 1" = 20', dated April 30, 1990 and prepared by Richard Ziobron, L.S. (E.H.L.R. Map #2336)

5. ``OVERALL BOUNDARY PLAN - OLD LUMBER YARD - 25 FALLS ROAD - EAST HADDAM, CONNECTICUT - PLAN PREPARED FOR - SCOTT GOODSPEED - P.O. BOX 41 - EAST HADDAM, CONNECTICUT", scale 1" = 40', dated 8-15-98 and prepared by Dutch & Associates, Civil Engineers & Land Surveyors

DRAINAGE AND MAINTENANCE EASEMENT GRANTED TO THE MOODUS LUMBER & SUPPLY COMPANY (Refer to Vol.290 – Pg.105) EXCEPTION #16 & #45

NOTE:

DRAINAGE AND OTHER UNDERGROUND UTILITIES MAY ENCROACH ONTO REMAINING PORTION OF 25 FALLS ROAD

DRAINAGE AND OTHER UNDERGROUND UTILITIES ON THE REMAINING PORTION OF 25 FALLS ROAD MAY ENCROACH ONTO SUBJECT PROPERTY

N/F
GARY R. & DONNA Z. BOGAN
VOL.438 – PG.250

PORTION OF 25 FALLS ROAD TO BE RETAINED BY GOODSPEED REALTY LLC
TOWN APPROVAL MAY BE REQUIRD

PORTION OF 25 FALLS ROAD TO BE CONVEYED TO GARETT HOMES
TOWN APPROVAL MAY BE REQUIRED
63,422 S.F. or 1.456 Ac.

APPROXIMATE LOCATION OF PRIMARY & RESERVE SEPTIC AREAS – TAKEN FROM MAP REFERENCE #5

Existing Building
Existing Building
Existing Building

POSSIBLE ENCROACHMENT

DRAINAGE EASEMENT GRANTED TO LILLIAN A. BERNER – FROM PROPERTY LINE GENERALLY NORTHERLY TO MOODUS RIVER (Refer to Vol.430 – Pg.256) EXCEPTION #17 & #45

DRAINAGE EASEMENT GRANTED TO STATE OF CONNECTICUT (Refer to Vol.69 – Pg.467) EXCEPTION #9

PORTION OF 25 FALLS ROAD TO BE RETAINED BY GOODSPEED REALTY LLC
TOWN APPROVAL MAY BE REQUIRED

N/F
MYRON Jr. & DAWN SNOW
VOL.978 – PG.253

FALLS ROAD

POINT OF BEGINNING

MAP REF #1

LEGAL DESCRIPTION - PORTION OF 25 FALLS ROAD TO BE CONVEYED TO GARETT HOMES:

COMMENCING AT A 5/8" IRON ROD FOUND ON THE NORTHERLY SIDE OF FALLS ROAD, SAID POINT MARKS THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF MYRON JR. & DAWN SNOW AND THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PACEL, THENCE ALONG THE NORTHERLY SIDE OF SAID FALLS ROAD THE FOLLOWING COURSES AND DISTANCES, S84°41'03"W, 170.40'; S78°55'22"W, 16.06' TO A POINT MARKING THE SOUTHEASERLY CORNER OF PORTION OF 25 FALLS ROAD TO BE RETAINED BY GOODSPEED REALTY, LLC AND THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG PORTION OF 25 FALLS ROAD TO BE RETAINED BY GOODSPEED REALTY LLC THE FOLLOWING COURSES AND DISTANCES, N05°18'53"W, 257.82'; N28°39'16"E, 72.27'; S78°46'48"E, 206.91'; S05°18'53"E, 53.20' TO A POINT MARKING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF SAID SNOW; THENCE ALONG THE LAND NOW OR FORMERLY OF SAID SNOW THE FOLLOWING COURSES AND DISTANCES, S05°18'53"E, 108.30'; S84°41'07"W, 52.36'; S05°18'53"E, 95.75' TO THE POINT AND PLACE OF BEGINNING.

FIRST AMERICAN TITLE INSURANCE COMPANY - COMMITMENT FOR TITLE INSURANCE :
COMMITMENT No. CT4802472 - DATED AUGUST 20, 2020

CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
GARRET HOMES

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES TABLE A ITEMS 3,4,5,8,11,13,16,17,18 AND 19.

SCHEDULE B, PART II, EXCEPTIONS:
1. - 2. NON-SURVEY ISSUE
3. POSSIBLE ENCROACHMENTS PLOTTED
4. - 8. NON SURVEY ISSUES
9. PLOTTED
10. DOES NOT EFFECT SUBJECT PROPERTY
11. NON SURVEY ISSUE
12. DOES NOT EFFECT SUBJECT PROPERTY
13. - 15. NON SURVEY ISSUES
16. PLOTTED
17. PLOTTED
18. - 44. NON SURVEY ISSUES
45. PLOTTED
46. NOT PLOTTABLE
47. - 49 NON SURVEY ISSUES

FIELD WORK WAS COMPLETED ON SEPTEMBER 4, 2020

DATE: _____ _____
CARMINE J. MATRASCIA - LS#70219

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE ``STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.

2. TYPE OF SURVEY = PROPERTY SURVEY

3. BOUNDARY DETERMINATION CATEGORY = DEPENDENT RE-SURVEY

4. OWNERS OF RECORD - GOODSPEED REALTY, LLC (Vol.430 - Pg.269)

5. TOTAL AREA - 63,422 S.F. or 1.456 Ac.

6. ZONE - C/B/IG

7. ELEVATIONS TAKEN FROM MAP REFERENCE #5

8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS OBSERVED,

9. NO INFORMATION OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAS BEEN MADE AVAILABLE TO SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.

10. NO WETLAND DELINEATION OBSERVED

11. PROPERTY LIES WITHIN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON MAP ENTITLED ``FIRM - FLOOD INSURANCE RATE MAP - MIDDLESEX COUNTY, - CONNECTICUT - (ALL JURISDITIONS) ", PANEL 164 OF 450, MAP NUMBER 09007C0164G WITH AN EFFECTIVE DATE OF AUGUST 28, 2008 AND PREPARED BY FEDERAL EMERGENCE MANAGEMENT AGENCY.

12. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 & T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. #70219
NOT VALID WITHOUT EMBOSSED SEAL

DUFOUR SURVEYING LLC

ALTA/NSPS LAND TITLE SURVEY

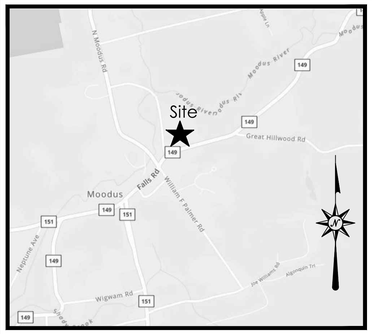
PREPARED FOR: GARRET HOMES

PORTION OF 25 FALLS ROAD, EAST HADDAM, CONNECTICUT

SCALE: 1" = 20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 09-04-2020	JOB NO.: 20-57	FILE NO.: \20-57

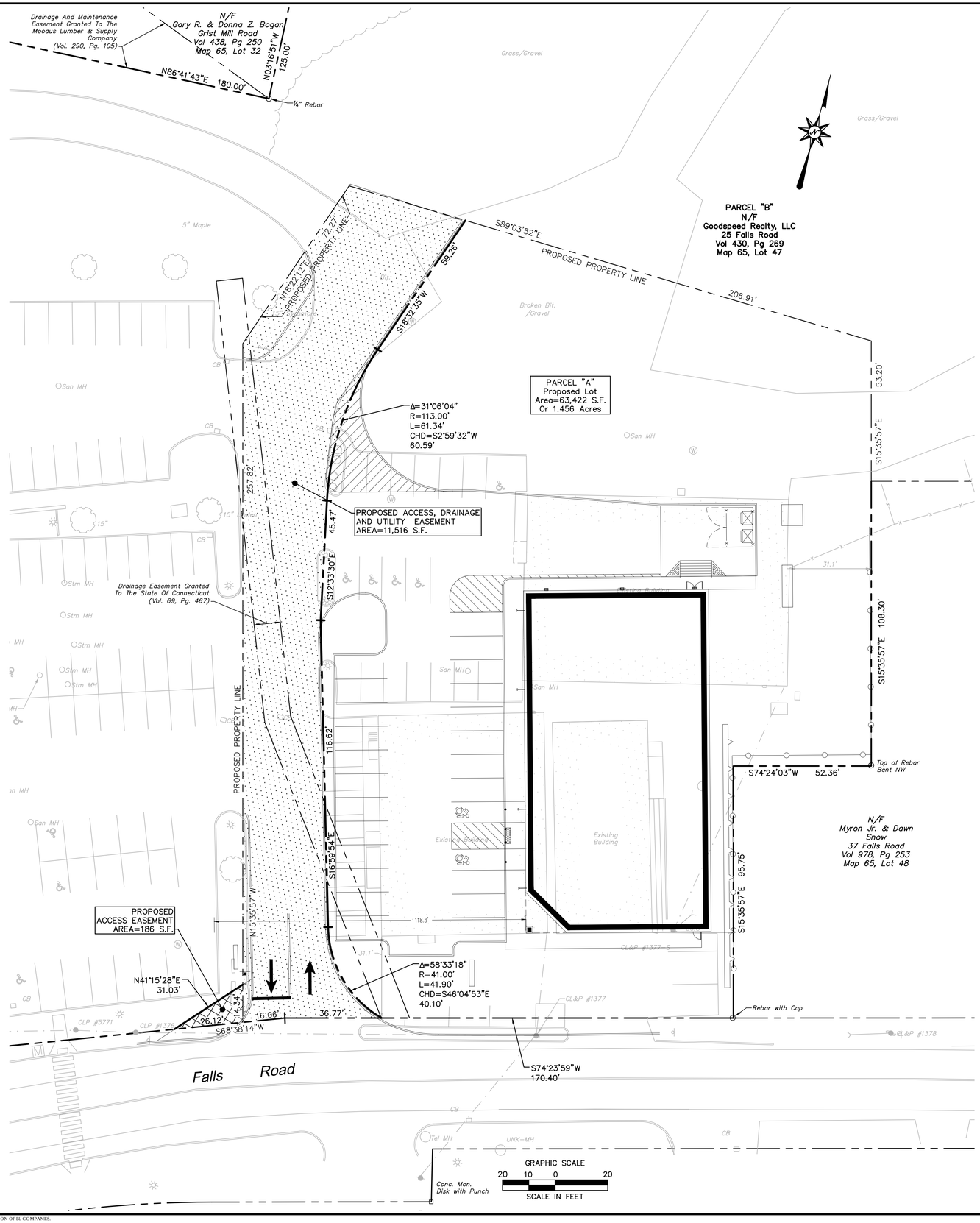
DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT
860-314-0502 860-738-0222


Site
Moodus
Great Hill Rd
Middle River Rd
Mount Parnassus Rd
Spring St
Church Hill Rd
Meadow Brook Rd
Mount Parnassus Rd
Middle River Rd
Moodus River
Chalk Hill Rd
Meadow Brook Rd
Wigwas Rd
Hayward Rd
Hayward Dr
Hayward Ln
Hayward Cir
Hayward Ct
Hayward Pl
Hayward Ter
Hayward Way



LOCATION MAP

NOT TO SCALE



GENERAL NOTES

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.

   B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.

   C) BOUNDARY DETERMINATION OF THE EXISTING PROPERTY LINES IS BASED UPON A RESURVEY. BOUNDARY DETERMINATION OF THE PROPOSED EASEMENT LINES IS BASED ON AN ORIGINAL SURVEY.

   D) THE TYPE OF SURVEY PERFORMED IS BOUNDARY SURVEY AND IS INTENDED TO DEPICT THE PROPOSED EASEMENT LINES WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES AND ROADWAYS.

2. NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 – EPOCH 2011) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING JANUARY 2021 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION "CTGU" LOCATED IN GUILFORD, CT HAVING THE FOLLOWING PUBLISHED VALUES:
   STATION: CTGU (DH5833)
   COORDINATES (US FT): N:666173.44, E:1022562.43
   ELLIPSOID HEIGHT (US FT): -59.44 (-18.119m)

3. SUBJECT PARCEL IS LOCATED IN A FLOOD AREA "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 09007C0164G PANEL 164 OF 450 EFFECTIVE DATE; AUGUST 28, 2008.

4. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.

5. FEATURES DEPICTED IN HALF TONE ARE FROM AN EXISTING CONDITIONS SURVEY BY BL COMPANIES OF THE SUBJECT PARCEL. FEATURES DEPICTED OTHER THAN HALF TONE ARE PROPOSED AND ARE FOR INFORMATIONAL PURPOSES ONLY.

6. REFERENCE IS MADE TO THE FOLLOWING MAP:
   "SUBDIVISION PLAN, LAND OF GOODSPEED REALTY, LLC, 25 FALLS ROAD, EAST HADDAM, CONNECTICUT", SCALE 1"=50', DATE 01/26/2021, SHEET NO. SB-1 AND PREPARED BY BL COMPANIES, MERIDEN, CONNECTICUT.

LEGEND

- Property Line
- Proposed Easement Line
- Existing Easement Line
- Fence
- Overhead Wires
- Guide Rail
- Electric Meter
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- CB — Catch Basin
- MH — Manhole
- Fire Hydrant
- WV — Water Valve
- W — Water Well
- Sign
- Bollard
- Handicap Symbol
- M — Mail Box
- W — Monitoring Well
- Deciduous Tree

THIS SURVEY WAS PREPARED DURING THE COVID-19 PANDEMIC OF 2020-2021 AT WHICH TIME PHYSICAL ACCESS TO THE LOCAL LAND RECORDS AND OTHER MUNICIPAL OFFICES HAS NOT BEEN AVAILABLE. AS A RESULT, THIS SURVEY HAS BEEN BASED ON TITLE RESEARCH DERIVED FROM ON-LINE RECORDS AND OTHER SOURCES AND IS SUBJECT TO THE RESULTS OF A PROPER TITLE SEARCH.

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

PATRICK J. CORLESS, JR. L.S. #70015

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

LAND OF
GOODSPEED REALTY, LLC
25 FALLS ROAD
EAST HADDAM, CONNECTICUT

REVISIONS

No.	Date	Desc.
1.	06/04/2021	Revised Easement Definition
2.	06/23/2021	Revised Easements, Added Drainage Easement.
3.	07/07/2021	Added "A" Tract and "B" Tract labels to lots.
4.	07/07/2021	Revised Easement Label per Comments
5.	07/20/2021	Revised per Comments.

Drawn	JS.
Reviewed	PJC
Scale	1"=20'
Project No.	2001066
Date	03/12/2021
CAD File:	EA200106601

Title

EASEMENT MAP

Sheet No.

EA-1

Xref Os: XX200106602; XC200106601

Jul 20, 2021 8:54am JSchrager G:\JOB\2001\2001066\DWG\EA200106601.dwg
Layout: EA-1 ANSI D (24in. x 36in.)

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ZONING INFORMATION

LOCATION: EAST HADDAM, MIDDLESEX COUNTY, CONNECTICUT					
ZONE: C/B/IG (COMMERCIAL/BUSINESS/LIGHT INDUSTRIAL DISTRICT)					
USE: RETAIL (PERMITTED USE WITH SPECIAL EXCEPTION APPROVAL OF THE COMMISSION) – PROPOSED USE FOR LOT 1 RETAIL & LIGHT INDUSTRIAL (PERMITTED USE WITH SPECIAL EXCEPTION APPROVAL OF THE COMMISSION) – EXISTING USES FOR REMAINING LOT 2					
ITEM #	ITEM	REQUIREMENTS	PROPOSED (LOT 1)	REMAINING (LOT 2)	VARIANCE
1	MINIMUM LOT AREA	1/2 ACRE	63,422 S.F. (1.46 AC.)	495,550 S.F. (11.38 AC.)	NO
2	MINIMUM BUILDABLE LAND AREA	NONE REQUIRED	63,422 S.F. (1.46 AC.)	495,550 S.F. (11.38 AC.)	NO
3	MINIMUM LOT WIDTH	100 FEET	185 FEET	202 FEET	NO
4	MINIMUM LOT FRONTAGE	25 FEET	185 FEET	192 FEET	NO
5	MINIMUM FRONT SETBACK	30 FEET	30 FEET	21 FEET	YES*
6	MINIMUM SIDE SETBACK	10 FEET [1]	10 FEET 106 FEET	101 FEET 106 FEET	NO
7	MINIMUM SIDE SETBACK AGGREGATE	40 FEET [1]	116 FEET	207 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	111 FEET	139 FEET	NO
9	MAXIMUM BUILDING HEIGHT	30 FEET	< 30 FEET	< 30 FEET	NO
10	MAXIMUM LOT COVERAGE	60 PERCENT	57.3 PERCENT (36,347 S.F.)	31.4 PERCENT (155,510 S.F.)	NO
11	MAXIMUM BUILDING COVERAGE	20 PERCENT	14.3 PERCENT (9,100 S.F.)	9.5 PERCENT (47,122 S.F.)	NO

1. 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

* EXISTING NON-CONFORMING

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED (LOT 1)	REMAINING (LOT 2)	VARIANCE
1	BUILDING SIZE	1,000 S.F.	9,100 S.F.	9,397 S.F. (RETAIL) 37,725 S.F. (LIGHT INDUSTRIAL)	NO
2	PARKING REQUIRED	RETAIL: MINIMUM OF 2 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA, MAXIMUM OF 5 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA. [2] LIGHT INDUSTRIAL: MINIMUM OF 2 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA, MAXIMUM OF 8 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA. [2]	25 SPACES MINIMUM REQUIRED = 19 SPACES MAXIMUM ALLOWED = 35 SPACES [2]	96+ SPACES MINIMUM REQUIRED = 95 SPACES MAXIMUM ALLOWED = 262 SPACES [2]	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES (1 VAN ACCESSIBLE)	2 SPACES (2 VAN ACCESSIBLE)	8 SPACES (5 VAN ACCESSIBLE)	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 20 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2-WAY	24 FEET – 2-WAY	24 FEET – 2-WAY	NO
6	MINIMUM FRONT SETBACK	NONE SPECIFIED	22 FEET	12 FEET	NO
7	MINIMUM SIDE SETBACK	NONE SPECIFIED	34 FEET	72 FEET	NO
8	MINIMUM REAR SETBACK	NONE SPECIFIED	141 FEET	129 FEET	NO

2. ALL REQUIREMENTS FOR OFF-STREET PARKING SPACES AS LISTED IN SECTION 11.1 "MAXIMUM" SHALL BE REDUCED BY 25% WHERE THE USE AND ASSOCIATED REQUIRED PARKING WOULD BE LOCATED WITHIN THE EAST HADDAM VILLAGE DISTRICT OR C/B/IG – MOODUS CENTER DISTRICT.

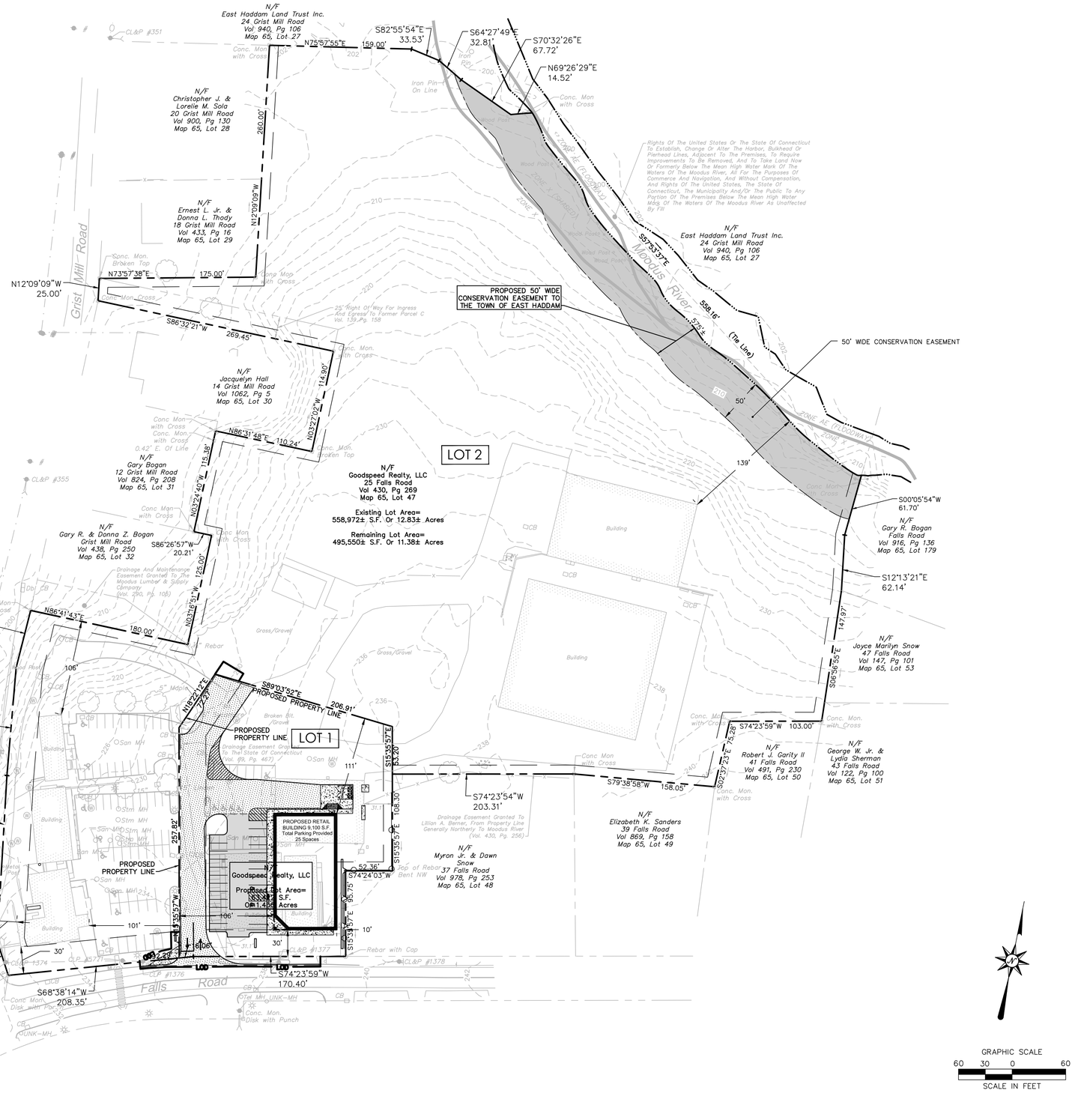
TRAFFIC SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	31-0552	STOP 30"
B	31-0629 (SIMILAR)	ONE WAY 30" / DESIGNATED PARKING / VAN ACCESSIBLE
C	31-0648	VAN ACCESSIBLE

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO THE LATEST BUILDING CODE.

SITE PLAN LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- SAWCUT LINE
- PROVIDE AND INSTALL CURB, SEE PLAN FOR MATERIAL TYPE
- PROVIDE AND INSTALL 6' HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROVIDE AND INSTALL 6' HIGH WOODEN STOCKADE FENCE
- PROVIDE AND INSTALL CONCRETE PAVEMENT, CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK STRUCTURE
- PROVIDE AND INSTALL FULL DEPTH STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL FULL DEPTH HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL TRAFFIC SIGN
- HANDICAP PARKING STALL COUNT
- STANDARD PARKING STALL COUNT



NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

REFER TO SHEET GN-1 FOR SITE WORK GENERAL DETAILS

Architecture
Engineering
Environmental
Land Surveying

BL Companies

100 Constitution Plaza, 10th Floor
Hartford, CT 06103
(860) 249-2200
(860) 249-2400 Fax

STATE OF CONNECTICUT MATTHEW J. BRUSH No. 25014 LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/6/2021	PER CLIENT CONSULTANTS COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 60'
Project No.	2001066
Date	2/3/2021
CAD File:	SP-2001066-01

Title

OVERALL SITE PLAN

Sheet No.

OP-1

Xref (s): - BL-24X36 XREF - XZ2001066\01 - XY2001066\01 - XX2001066\01 - XC2001066\04 - XC2001066\01

7/23/2021, CLHELMERLIK, IS:\JOBS\2021\02001066\DWG\SP-2001066-01.DWG OP-1, 24X36 ISO5C

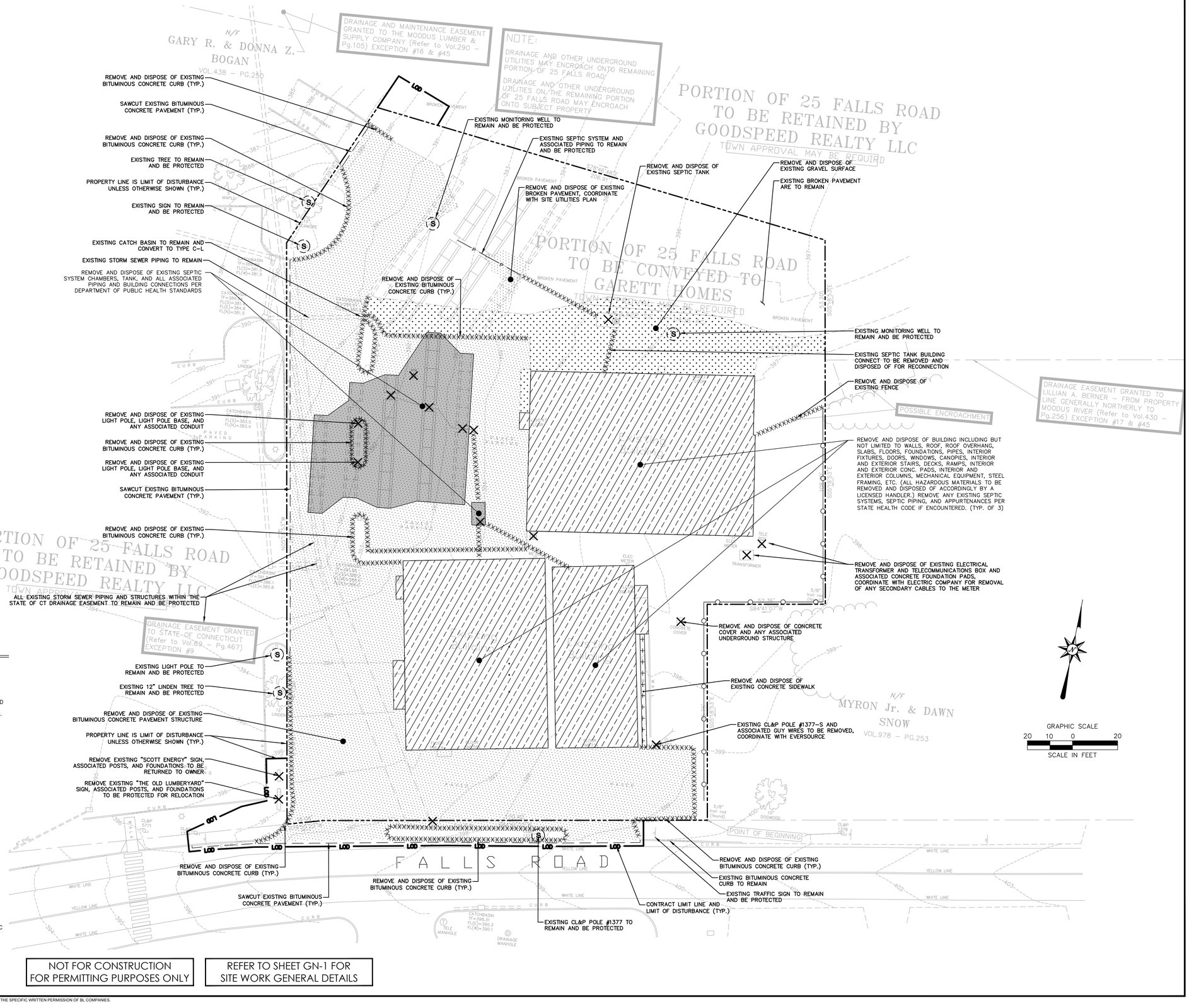
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SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
11. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.
12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
13. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" OR "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
15. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
17. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CTDOT ENCROACHMENT PERMIT BOND.
18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
21. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
28. PAVEMENT MARKING KEY:

    4" SYDL 4' SOLID YELLOW DOUBLE LINE
    4" SYL 4" SOLID YELLOW LINE
    4" SWL 4" SOLID WHITE LINE
    12" SWSB 12" SOLID WHITE STOP BAR
    4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

29. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
30. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
31. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
32. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY OR STATE AS APPLICABLE.
33. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ALTA/NSPS LAND TITLE SURVEY" SCALE 1"=20', DATED 09-04-2020, BY DUFOUR SURVEYING, LLC.
34. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
35. CTDOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CTDOT ENCROACHMENT PERMIT BOND.
36. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
37. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
38. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
39. THERE ARE NO WETLANDS LOCATED ON THE SITE.
40. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONNDOT SPECIFICATIONS.
41. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
42. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
43. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
44. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
45. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
46. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
47. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
48. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
49. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
50. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
51. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
52. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
53. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
54. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
55. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
56. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.
57. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE MUNICIPALITY BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
58. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
59. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE MUNICIPALITY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
60. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
61. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CBYD MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
62. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
63. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
64. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
65. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
66. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE CHATHAM HEALTH DISTRICT REQUIREMENTS AND CT AND HEALTH CODE REQUIREMENTS.
67. THE EXISTING BUILDING AND PARKING AREA AND DRIVEWAYS SHALL REMAIN OPEN FOR NORMAL BUSINESS OPERATIONS UNTIL COMPLETION AND OCCUPATION OF THE NEW BUILDING.
68. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
69. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
70. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.
71. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
72. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
73. VERTICAL DATUM IS NAVD 88.
74. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AGENT PRIOR TO THE START OF WORK ON THE SITE.
75. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
76. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
77. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
78. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
79. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
80. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
81. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
82. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
83. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
84. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
85. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
86. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
87. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
88. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
89. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
90. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
91. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
92. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
93. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
94. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTER



DEMOLITION PLAN LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- SAWCUT LINE
- XXXXXXXXXXXXXXXXXXXXXX — REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
- P P P P — PROTECT EXISTING UTILITY LINE
- X — REMOVE AND DISPOSE EXISTING STRUCTURE, FURNISHING, TREE, SHRUB, AND/OR STUMP
- (S) — PROTECT EXISTING STRUCTURE/FURNISHING OR TREE
- REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE OR GRAVEL
- REMOVE AND DISPOSE OF EXISTING GRAVEL SURFACE
- REMOVE AND DISPOSE OF EXISTING CONCRETE PADS, CONCRETE SIDEWALKS AND/OR STAIRS
- REMOVE AND DISPOSE OF EXISTING SEPTIC SYSTEM AND ASSOCIATED SEPTIC TANK AND PIPING

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

REFER TO SHEET GN-1 FOR SITE WORK GENERAL DETAILS

7/2/2021 C:\HEUREUX GIS\BSCN\2001066\DWG\DM-2001066-01.DWG DM-1 24X36 295C
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STATE OF CONNECTICUT MATTHEW J. BUSHEY No. 25014 LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Des.
1	6/8/2021	PER CLIENT CONSULTANT'S COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021
CAD File:	DM-2001066-01

Title

DEMOLITION PLAN

Sheet No.

DM-1

Xref (s) : BL-24X36 XREF - XC2001066.dwt ; XC2001066.dwt ; XC2001066.dwt

ZONING INFORMATION

LOCATION: EAST HADDAM, MIDDLESEX COUNTY, CONNECTICUT				
ZONE: C/B/IG (COMMERCIAL/BUSINESS/LIGHT INDUSTRIAL DISTRICT)				
USE: RETAIL (PERMITTED USE WITH SPECIAL EXCEPTION APPROVAL OF THE COMMISSION) – PROPOSED USE FOR LOT 1 RETAIL & LIGHT INDUSTRIAL (PERMITTED USE WITH SPECIAL EXCEPTION APPROVAL OF THE COMMISSION) – EXISTING USES FOR REMAINING LOT 2				
ITEM #	ITEM	REQUIREMENTS	PROPOSED (LOT 1)	VARIANCE
1	MINIMUM LOT AREA	1/2 ACRE	63,422 S.F. (1.46 AC.)	NO
2	MINIMUM BUILDABLE LAND AREA	NONE REQUIRED	63,422 S.F. (1.46 AC.)	NO
3	MINIMUM LOT WIDTH	100 FEET	185 FEET	NO
4	MINIMUM LOT FRONTAGE	25 FEET	185 FEET	NO
5	MINIMUM FRONT SETBACK	30 FEET	30 FEET	YES*
6	MINIMUM SIDE SETBACK	10 FEET [1]	10 FEET 106 FEET	NO
7	MINIMUM SIDE SETBACK AGGREGATE	40 FEET [1]	116 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	111 FEET	NO
9	MAXIMUM BUILDING HEIGHT	30 FEET	< 30 FEET	NO
10	MAXIMUM LOT COVERAGE	60 PERCENT	57.3 PERCENT (36,347 S.F.)	NO
11	MAXIMUM BUILDING COVERAGE	20 PERCENT	14.3 PERCENT (9,100 S.F.)	NO

1. 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

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED (LOT 1)	VARIANCE
1	BUILDING SIZE	1,000 S.F.	9,100 S.F.	NO
2	PARKING REQUIRED	RETAIL: MINIMUM OF 2 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA, MAXIMUM OF 5 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA. [2] LIGHT INDUSTRIAL: MINIMUM OF 2 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA, MAXIMUM OF 8 SPACES PER EVERY 1,000 S.F. OF GROSS FLOOR AREA. [2]	25 SPACES MINIMUM REQUIRED = 19 SPACES MAXIMUM ALLOWED = 35 SPACES [2]	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES (1 VAN ACCESSIBLE)	2 SPACES (2 VAN ACCESSIBLE)	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 20 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2–WAY	24 FEET – 2–WAY	NO
6	MINIMUM FRONT SETBACK	NONE SPECIFIED	22 FEET	NO
7	MINIMUM SIDE SETBACK	NONE SPECIFIED	34 FEET	NO
8	MINIMUM REAR SETBACK	NONE SPECIFIED	141 FEET	NO

2. ALL REQUIREMENTS FOR OFF–STREET PARKING SPACES AS LISTED IN SECTION 11.1 "MAXIMUM" SHALL BE REDUCED BY 25% WHERE THE USE AND ASSOCIATED REQUIRED PARKING WOULD BE LOCATED WITHIN THE EAST HADDAM VILLAGE DISTRICT OR C/B/IG – MOODUS CENTER DISTRICT.

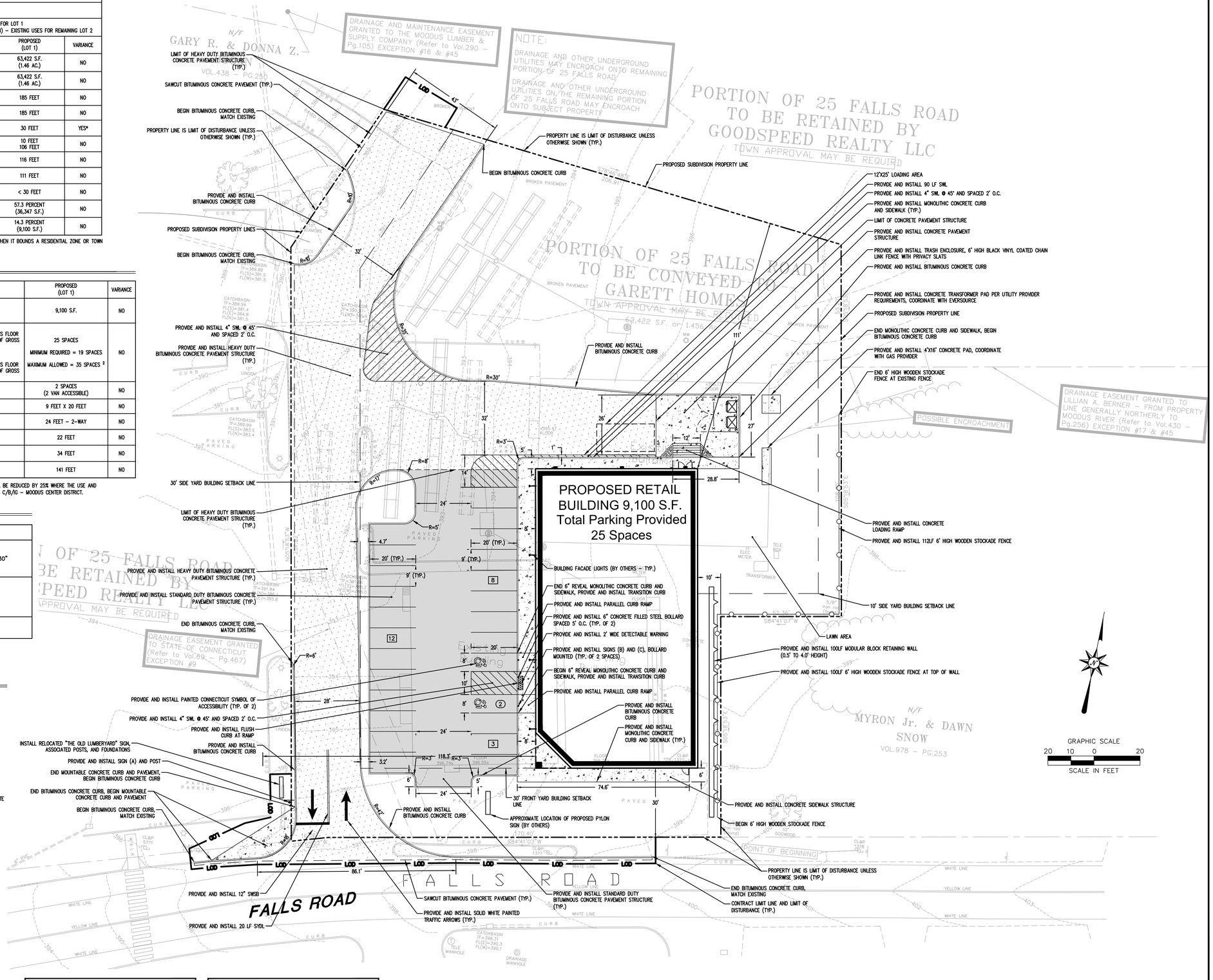
TRAFFIC SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	31–0552	STOP 30"
B	31–0629 (SIMILAR)	
C	31–0648	VAN ACCESSIBLE

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO THE LATEST BUILDING CODE.

SITE PLAN LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- SAWCUT LINE
- PROVIDE AND INSTALL CURB, SEE PLAN FOR MATERIAL TYPE
- PROVIDE AND INSTALL 6' HIGH BLACK VINYL COATED CHAIN LINK FENCE WITH PRIVACY SLATS
- PROVIDE AND INSTALL 6' HIGH WOODEN STOCKADE FENCE
- PROVIDE AND INSTALL CONCRETE PAVEMENT, CONCRETE SIDEWALK, OR MONOLITHIC CONCRETE CURB AND SIDEWALK STRUCTURE
- PROVIDE AND INSTALL FULL DEPTH STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL FULL DEPTH HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL TRAFFIC SIGN
- (#) HANDICAP PARKING STALL COUNT
- # STANDARD PARKING STALL COUNT



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PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

Doc:
PER CLIENT CONSULTANT'S COMMENTS
PER TOWN COMMENTS

REVISIONS

No.	Date
1	5/5/2021
2	7/20/2021

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021
CAD File:	SP-2001066-01

Title

SITE PLAN

Sheet No.

SP-1

Xref (s) : BL-24X36.XREF ; XZ2001066(1).dwg ; XD2001066(1).dwg ; XC2001066(4).dwg ; XC2001066(1)

7/23/2021, CLHELMER,LA, G:\JOBS2K\1\2001066\DWG\SP-2001066-01.DWG, SP-1, 24X36 ARC

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LANDSCAPNG STANDARDS FOR PARKING LOT STORMWATER MANAGEMENT

LOCATION: EAST HADDAM, MIDDLESEX COUNTY, CONNECTICUT				
ZONE: C/B/IG (COMMERCIAL/BUSINESS/LIGHT INDUSTRIAL DISTRICT)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	LANDSCAPED OPEN SPACE	15% OF THE TOTAL PARKING AREA (15,180 S.F.) AREA REQUIRED = 2,280 S.F.	2,640 S.F.	NO
INTERNAL LANDSCAPED ISLANDS AND PERIMETERS REQUIRED AT THE FOLLOWING LOCATIONS WITHIN THE PARKING AREA:				
2	EACH PARKING LOT ENTRANCE		YES	NO
3	ENDS OF EACH PARKING AISLE		YES *	NO
4	INTERMEDIATE ISLANDS IN LONG ROWS OF SPACES (15 OR MORE)		N/A	NO
5	SEPARATION ISLANDS BETWEEN LONG ROWS OF PARKING SPACES ABUTTING OTHER ROWS		N/A	NO
6	SEPARATION ISLANDS BETWEEN PEDESTRIAN WALKWAYS AND PARKING SPACES AND/OR DRIVING AISLES		YES	NO
A MINIMUM OF TWO DECIDUOUS OR EVERGREEN TREES AND TWO SHRUBS SHALL BE PLANTED ON THE PARKING LOT ISLANDS FOR EVERY 40 FEET OF LINEAR MEASUREMENT. TREE AND SHRUBS SHALL CONFORM TO THE FOLLOWING:				
7	DECIDUOUS TREES SHALL BE PLANTED AT 2.5 INCH CALIPER WITH A MATURE HEIGHT OF AT LEAST 35 FEET		REFER TO LANDSCAPING PLANS LL-1 & LL-2	NO
8	EVERGREEN TREES SHALL BE CONIFEROUS SPECIES PLANTED AT 6 FEET IN HEIGHT		REFER TO LANDSCAPING PLANS LL-1 & LL-2	NO
9	SHRUBS SHALL BE EITHER DECIDUOUS SPECIES PLANTED AT 2.5 FEET IN HEIGHT OR EVERGREEN SPECIES PLANTED AT 2.5 FEET IN SPREAD		REFER TO LANDSCAPING PLANS LL-1 & LL-2	NO
10	TREES AND SHRUBS SHALL BE SITUATED SUCH THAT THEY DO NOT OBSTRUCT VEHICLE SIGHT LINES WHEN AT FULL GROWTH		REFER TO LANDSCAPING PLANS LL-1 & LL-2	NO

* PARKING AISLE END ADJACENT TO THE MAIN ENTRANCE SHALL BE STRIPED TO ALLOW FOR FULL VEHICULAR ACCESS FROM LARGE DELIVERY VEHICLES

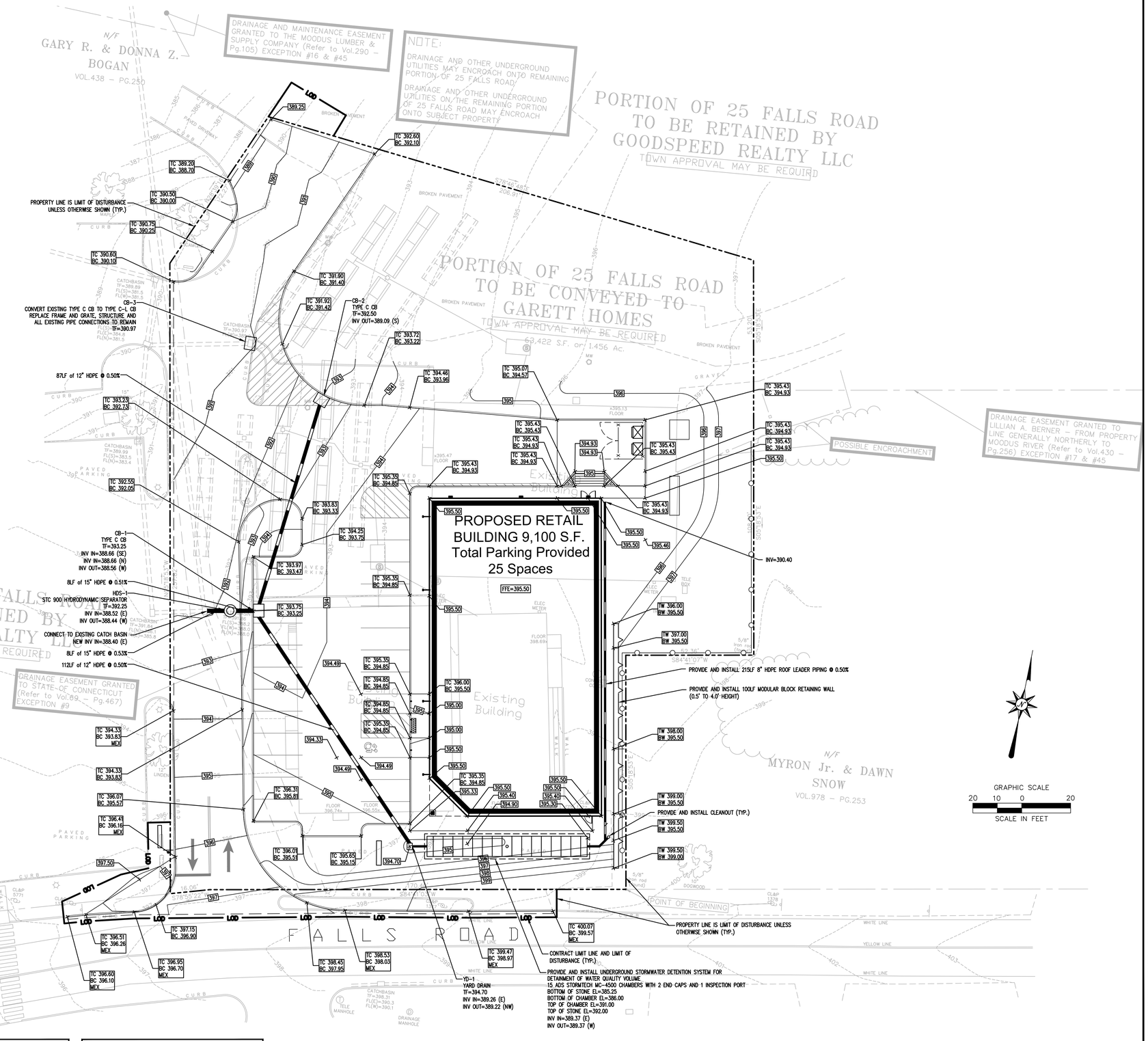
GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- SAWCUT LINE
- 394 — PROPOSED CONTOUR LINE (1' INTERVAL)
- EXISTING CONTOUR LINE (1' INTERVAL)
- 394.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BL	BOTTOM OF LIP
TL	TOP OF LIP
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEX	MEET EXISTING CONDITION

- PROVIDE AND INSTALL STORM PIPE
- PROVIDE AND INSTALL CATCH BASIN (TYPE C OR TYPE C-L)
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR HYDRODYNAMIC SEPARATOR
- PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL



NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

REFER TO SHEET GN-1 FOR SITE WORK GENERAL DETAILS

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STATE OF CONNECTICUT MATTHEW J. BRUTON No. 25018 LICENSED PROFESSIONAL ENGINEER

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25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/6/2021	CLIENT CONSULTANTS COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021
CAD File:	GD-2001066-01

Title

GRADING AND DRAINAGE PLAN

Sheet No.

GD-1

7/23/2021 - CLIEUEUX G:\JOBS\2010\066\DWG\CD\2001066-01.DWG GD-2001066-01

Xref (s) : BL-24X36.XREF , XC2001066-01 , XC2001066-02

PROVIDE AND INSTALL 1,500 GALLON SEPTIC TANK WITH RISERS, FRAMES, AND COVERS TO GRADE
TF=393.60/393.90
INV IN=388.06 (E)
INV OUT=387.81 (W)
6LF of 6" PVC SCH. 80 @ 1.10%

CONNECT SEPTIC TANK OUTLET PIPE TO EXISTING DISTRIBUTION BOX AT EXISTING INVERT
INV IN=387.74 (E)

PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD, TRANSFORMER, AND ANY BOLLARDS PER ELECTRIC UTILITY PROVIDER STANDARDS, COORDINATE WITH EVERSOURCE

CAP ENDS OF CONDUITS TO REMAIN FOR FUTURE CONNECTION

EXISTING SEPTIC LEACHING CHAMBERS TO REMAIN FOR RE-USE (TYP. OF 4 ROWS)

PROPERTY LINE IS LIMIT OF DISTURBANCE UNLESS OTHERWISE SHOWN (TYP.)

PROVIDE AND INSTALL SANITARY SEWER CLEANOUT

ELECTRIC SERVICE CONNECTION TO BUILDING. PROVIDE AND INSTALL ELECTRIC METER AND ANY REQUIRED BOLLARDS, COORDINATE WITH EVERSOURCE

TELECOMMUNICATIONS SERVICE CONNECTION TO BUILDING

PROVIDE AND INSTALL (2) 4" PVC SCH. 80 CONDUITS WITH PULL STRINGS FOR PRIMARY ELECTRIC SERVICE TO BUILDING

PROVIDE AND INSTALL (2) 4" PVC SCH. 80 CONDUITS WITH PULL STRINGS FOR TELECOMMUNICATIONS SERVICE TO BUILDING

PROVIDE AND INSTALL (8) 4" PVC SCH. 80 CONDUITS WITH PULL STRINGS FOR PRIMARY ELECTRIC SERVICE AND TELECOMMUNICATIONS SERVICE FOR WAREHOUSE TO REMAIN. EXTRA CONDUITS WILL BE FOR FUTURE DEVELOPMENT

PROVIDE AND INSTALL DOMESTIC WATER WELL COORDINATE WITH STATE AND LOCAL HEALTH DEPARTMENTS AND HEALTH CODE REQUIREMENTS
N: 745,311.15
E: 1,083,190.63

PROVIDE AND INSTALL PVC SCH. 80 CONDUITS WITH PULL STRINGS FOR ELECTRICAL SECONDARY SERVICE TO BUILDING, COORDINATE NUMBER, TYPE, AND SIZE WITH BUILDING ELECTRICAL PLANS

PROPOSED RETAIL BUILDING 9,100 S.F.
Total Parking Provided 25 Spaces

PROVIDE AND INSTALL SANITARY SEWER CLEANOUT

222LF of 6" PVC SCH. 80 @ 1.10%

PROVIDE AND INSTALL (1) 2" PVC SCH. 80 CONDUIT WITH PULL STRING FOR ELECTRIC SIGN CIRCUIT

PROVIDE AND INSTALL SANITARY SEWER CLEANOUT

SANITARY SEWER CONNECTION TO BUILDING
INV=390.50

PROVIDE AND INSTALL 1" TYPE K COPPER WELL TUBING FOR DOMESTIC WATER SERVICE TO BUILDING

PROVIDE AND INSTALL (1) 2" PVC SCH. 80 CONDUIT WITH PULL STRING FOR ELECTRICAL CONNECTION TO WELL

PROVIDE AND INSTALL CONCRETE TRANSFORMER PAD, TRANSFORMER, AND ANY BOLLARDS PER ELECTRIC UTILITY PROVIDER STANDARDS, COORDINATE WITH EVERSOURCE

PROVIDE AND INSTALL GAS SERVICE LINE TO BUILDING FROM PROPANE TANK, COORDINATE WITH GAS PROVIDER

PROVIDE AND INSTALL 4'X16' CONCRETE PAD, ABOVE GROUND PROPANE TANK, AND ASSOCIATED APPURTENANCES, COORDINATE WITH GAS PROVIDER

GAS SERVICE CONNECTION TO BUILDING

DOMESTIC WATER SERVICE CONNECTION TO BUILDING

PROVIDE AND INSTALL (2) STORMTECH DC-780 CHAMBERS FOR WELL BACKWASH WITH ONE INSPECTION PORT AS NECESSARY

PROVIDE AND INSTALL ELECTRIC AND TELECOMMUNICATION SERVICE CONNECTIONS WITH RIGID SWEEP DOWN EXISTING UTILITY POLE. COORDINATE WITH EVERSOURCE AND FRONTIER

PROVIDE AND INSTALL ELECTRIC AND TELECOMMUNICATION SERVICE CONNECTIONS WITH RIGID SWEEP DOWN EXISTING UTILITY POLE. COORDINATE WITH EVERSOURCE AND FRONTIER

CONTRACT LIMIT LINE AND LIMIT OF DISTURBANCE (TYP.)

PROPERTY LINE IS LIMIT OF DISTURBANCE UNLESS OTHERWISE SHOWN (TYP.)

POINT OF BEGINNING

F A L L S R O A D

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

SITE UTILITIES LEGEND

	PROPERTY LINE
LOD	LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
	SAWCUT LINE
W	PROVIDE AND INSTALL WELL WATER SERVICE LINE
S	PROVIDE AND INSTALL SEPTIC SYSTEM SERVICE LINE
G	PROVIDE AND INSTALL PROPANE GAS SERVICE LINE
E	PROVIDE AND INSTALL CONDUIT(S) FOR ELECTRICAL SERVICE
ESC	PROVIDE AND INSTALL CONDUIT(S) FOR ELECTRIC SIGN CIRCUIT
T	PROVIDE AND INSTALL CONDUIT(S) FOR TELECOMMUNICATIONS SERVICE

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

REFER TO SHEET GN-1 FOR SITE WORK GENERAL DETAILS

7/23/2021, CLHEUREUX, O:\JOBS\2001\06\SHEETS\SU\2001066-01.DWG, SU-2001066-P1

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PROPOSED RETAIL DEVELOPMENT

25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/18/2021	PER CLIENT CONSULTANT'S COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021
CAD File:	SU-2001066-01

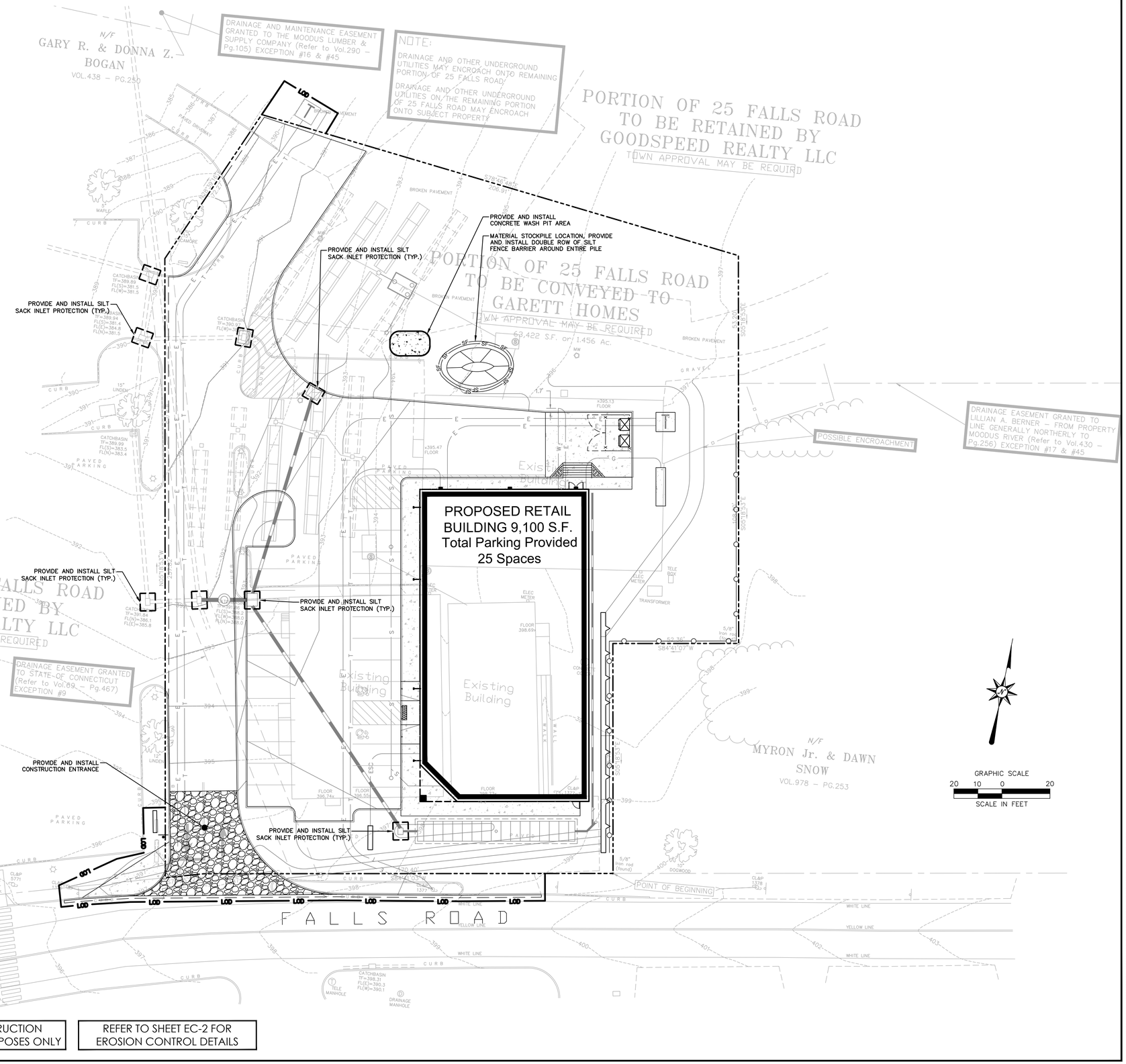
Title

SITE UTILITIES PLAN

Sheet No.

SU-1

Xref (s) : XC200106601 ; XZ2001066601 ; XC2001066604 ; BL-24X36 XREF



EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- SAWCUT LINE
- SF — PROVIDE AND INSTALL SILT FENCE BARRIER
- PROVIDE AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER
- PROVIDE AND INSTALL CONSTRUCTION ENTRANCE
- MATERIAL STOCKPILE LOCATION, PROVIDE AND INSTALL DOUBLE ROW OF SILT FENCE BARRIER AROUND ENTIRE PILE
- PROVIDE AND INSTALL CONCRETE WASH PIT
- PROVIDE AND INSTALL SILT SACK INLET PROTECTION

NOT FOR CONSTRUCTION FOR PERMITTING PURPOSES ONLY

REFER TO SHEET EC-2 FOR EROSION CONTROL DETAILS

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25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/18/2021	PER CLIENT CONSULTANT'S COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021
CAD File: EC-2001066-01	

Title

SEDIMENT & EROSION CONTROL PLAN

Sheet No.

EC-1

Xref (s) : XZ2001066L1 . XZ2001066S1 . XC2001066S2 . XC2001066S4 . XC2001066S5 . BL-24X36 XREF

7/23/2021, CJ:\BLUREUX, G:\JOBS\2010\2001066\DWG\EC-2001066-01.DWG, EC-1 24X36 2056C

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES – CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER 2021 WITH COMPLETION ANTICIPATED WINTER 2021. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. CONSTRUCT FILL SLOPE. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. PAVING OF PARKING AREAS AND DRIVEWAYS
22. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
23. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15 – JUNE 1 OR AUGUST 15–OCTOBER 1 USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
24. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
25. INSTALL SIGNING AND PAVEMENT MARKINGS
26. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
27. UPON DIRECTION OF THE MUNICIPALITY INLAND WETLANDS COMMISSION AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES/STRAW BALES

A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.

C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.

D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.

E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.

II. HAY BALES/STRAW BALES

A. ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.

B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

SEDIMENT AND EROSION CONTROL PLAN

1. HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE MUNICIPALITY TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE MUNICIPALITY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:

   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND

   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A 430B, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEEP RECORD KEEPING AND INSPECTION REQUIREMENTS.
14. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
15. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
16. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
17. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
18. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
19. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
20. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
21. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
22. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITH THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
23. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
24. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
25. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
26. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
27. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
28. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
29. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
30. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
31. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

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STATE OF CONNECTICUT · MATTHEW J. BRUSH · No. 24438 · LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/10/2021	PER CLIENT CONSULTANTS COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	N.T.S.
Project No.	2001066
Date	2/3/2021

CAD File: EC-2001066-01

Title

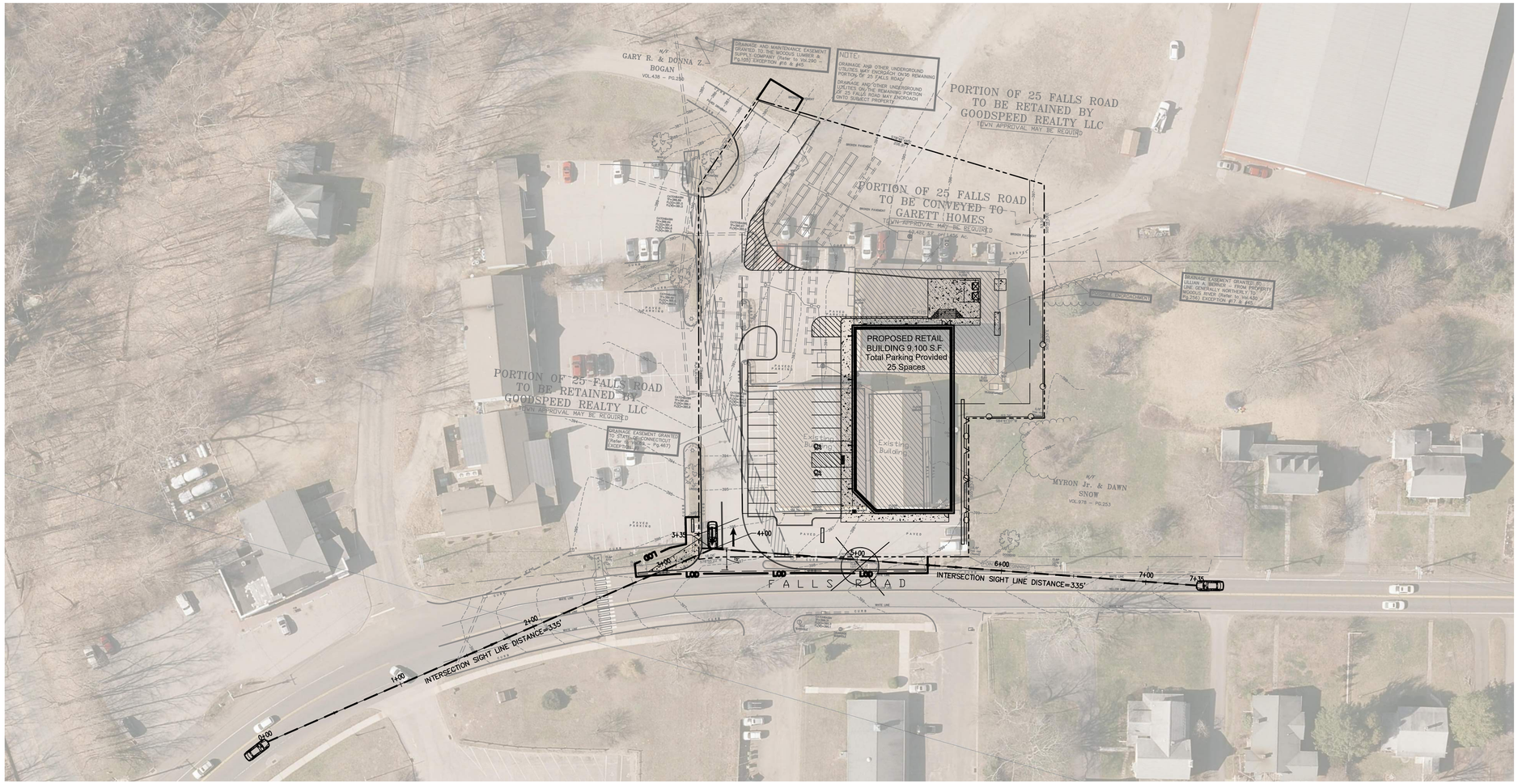
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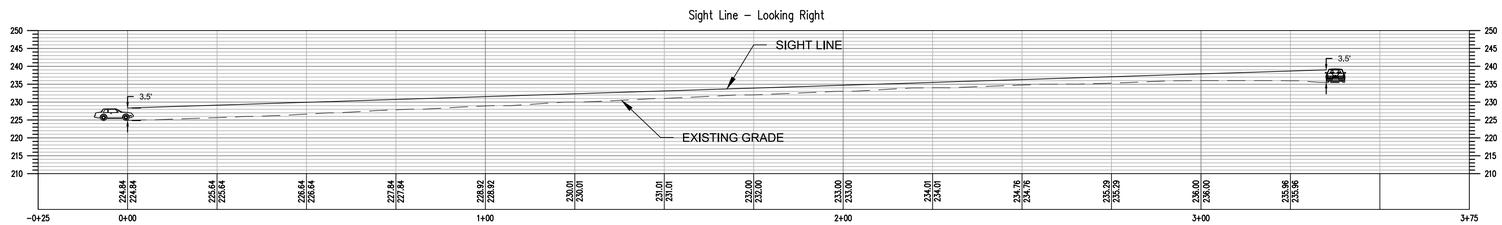
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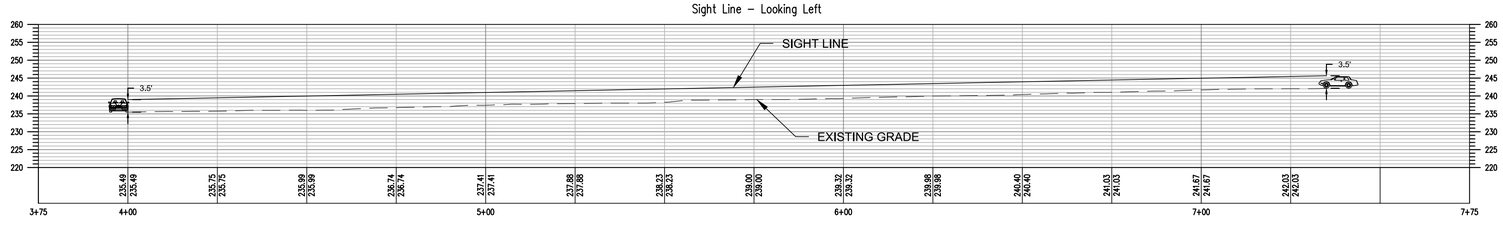
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STATE OF CONNECTICUT
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PROPOSED RETAIL DEVELOPMENT

25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/5/2021	PER CLIENT CONSULTANTS COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 40'
Project No.	2001066
Date	2/3/2021

CAD File:
ISD-2001066-01

Title

INTERSECTION
SITE DISTANCE
PLAN

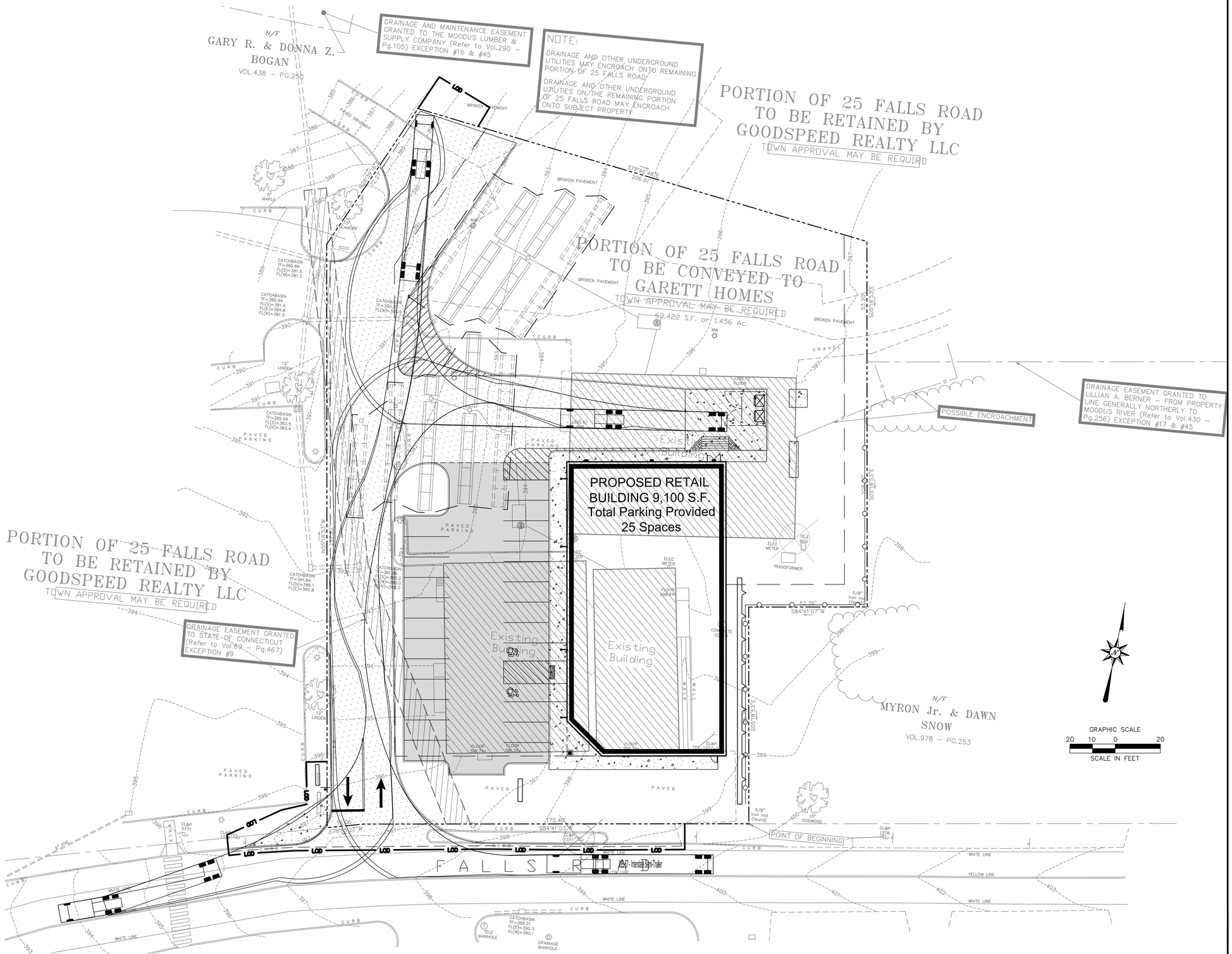
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ISD-1

Xref (s) : XC2001066001 - BL-24X36 XREF

7/23/2021, C:\REUEUX, G:\JOBS\2010\2001066\DWG\ISD-2001066-01.DWG ISD-1 24X36 22SC

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STATE OF CONNECTICUT
MATTHEW J. BRUNO
No. 25014
LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT

25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/6/2021	PER CLIENT CONSULTANT'S COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021

CAD File:
TT-2001066-01

Title

TRUCK TURN PLAN (WB-67)

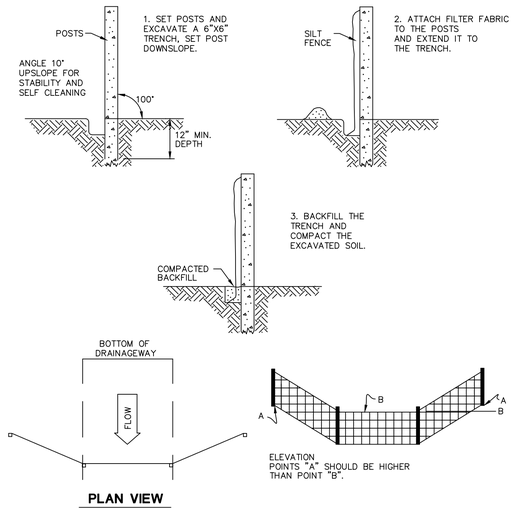
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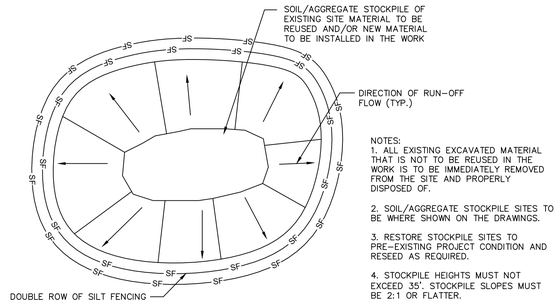
TT-2001066-01 DWG TT 1 24X36 22SC

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SILT FENCE BARRIER

N.T.S. CTEC–003



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

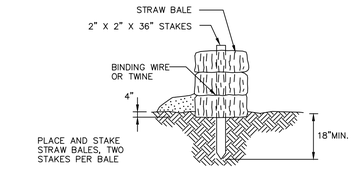
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE–EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL

N.T.S. BLEC–006



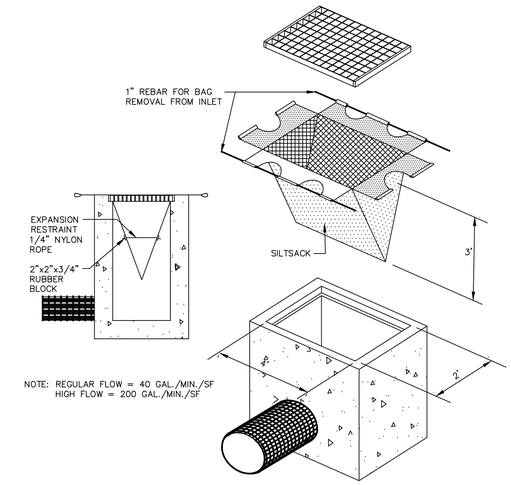
STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.

ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

STRAW BALE DETAIL

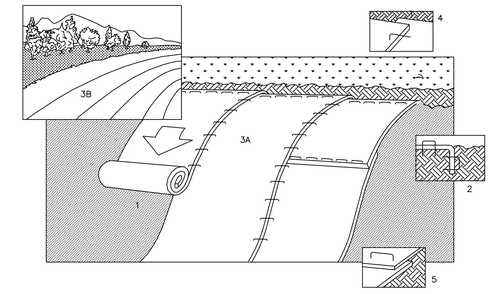
N.T.S. BLEC–007



NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

SILT SACK

N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER,AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

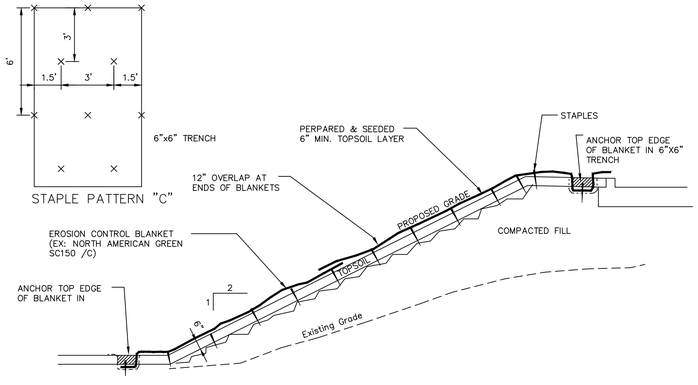
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.

5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET

N.T.S. BLEC–010

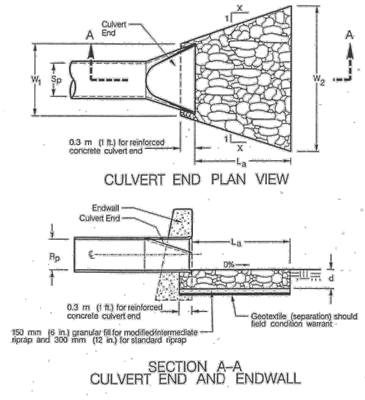


EROSION CONTROL BLANKET ON FILL SLOPE

N.T.S. BLEC–009

CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE–2



CULVERT END PLAN VIEW

SECTION A–A CULVERT END AND ENDWALL

LEGEND

$Sp =$ Max. inside pipe span (non–circular sections) / Inside pipe diameter (circular sections)

$Rp =$ Max. inside pipe rise (non–circular sections) / Inside pipe diameter (circular sections)

$La =$ Length of riprap apron measured from the end of culvert end section or face of endwall

$d =$ 300 mm (12 in.) Modified Riprap; 450 mm (18 in.) Intermediate Riprap; 900 mm (36 in.) Standard Riprap

	X	W1	W2
Type A Riprap Apron	3	3Sp	3Sp+0.7 La
Type B Riprap Apron	5	3Sp	3Sp+0.4 La

RIRAP APRON OUTLET PROTECTION

N.T.S

NOTES

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.

2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

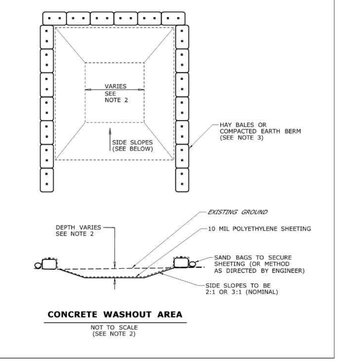
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.

4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.

5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.

6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

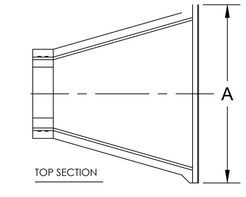
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



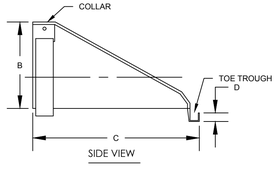
CONCRETE WASHOUT AREA
NOT TO SCALE
(SEE NOTE 2)

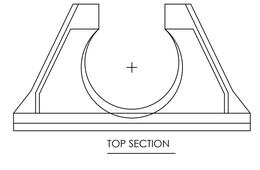
CONCRETE WASH PIT

N.T.S.



DIMENSION	PIPE DIAMETER					
	10"/12"	15"	18"	24"	30"	36"
A	42"	41"	49"	59.5"	88"	88"
B	14.5"	19"	22"	28"	36"	43"
C	33"	34"	43"	48"	63.5"	66.5"
D	6"	6"	6"	6"	6"	6"





HDPE FLARED END SECTION (FES)

N.T.S

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No. 25004
LICENSED PROFESSIONAL ENGINEER

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EAST HADDAM, CT 06438

REVISIONS

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Drawn	Z.T.Z.
Reviewed	M.J.B.
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DETAILS SHEET

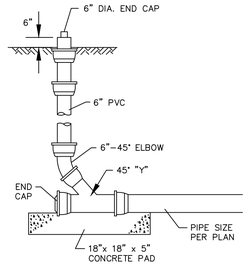
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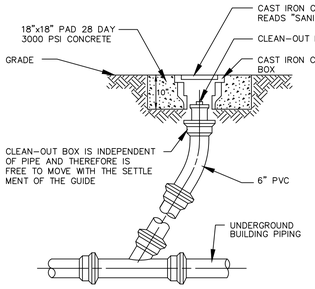
7/23/2021 - CLHEUREUX, G:\JOBS\2010\2001066\DWG\DN\2001066-01 DWG.DN-1

Xref (s) - BL-24X36.XREF



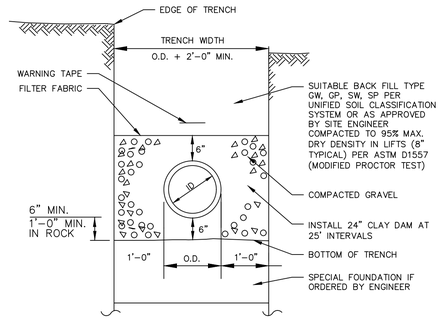
CLEANOUT IN LANDSCAPED AREA

N.T.S BLSS–007



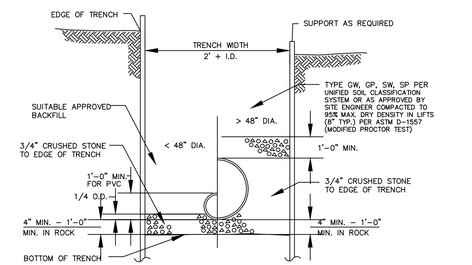
CLEANOUT IN PAVED AREA

N.T.S BLSS–008



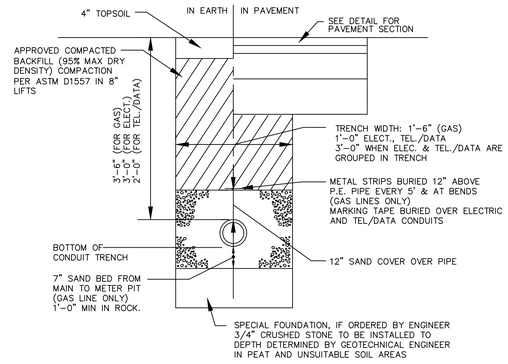
TYPICAL SEPTIC PIPING SECTION BUILDING TO TANK, TANK TO D-BOX

N.T.S.



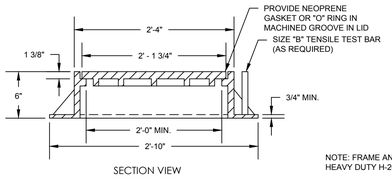
TYPICAL STORM SEWER TRENCH SECTION

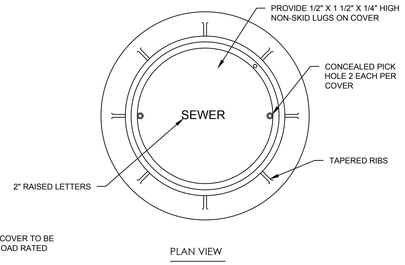
N.T.S. BLDD–004



ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S. BLUD–001

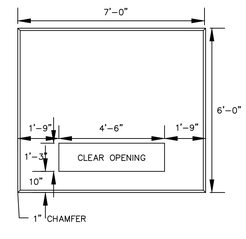


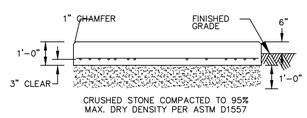


NOTE: FRAME AND COVER TO BE HEAVY DUTY H-20 LOAD RATED

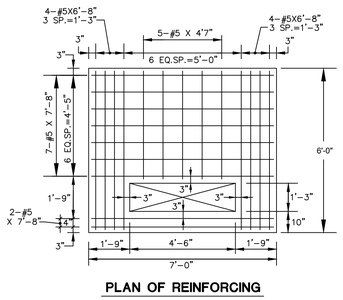
SEPTIC TANK MANHOLE FRAME AND COVER

N.T.S



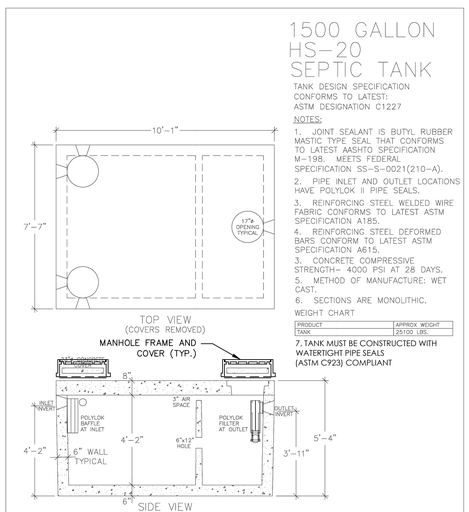


CONFIRM SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION



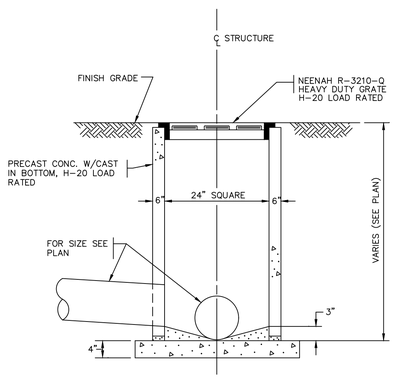
TRANSFORMER PAD

N.T.S. BLLE–001



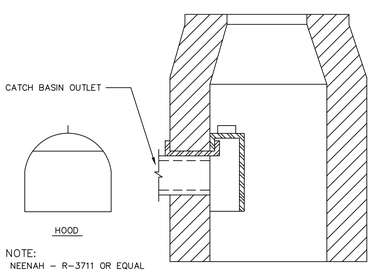
1,500 GALLON SEPTIC TANK

N.T.S



YARD DRAIN

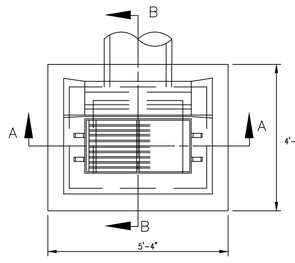
N.T.S.



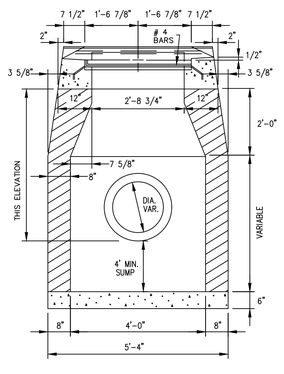
NOTE: NEENAH – R–3711 OR EQUAL

HOODED OUTLET

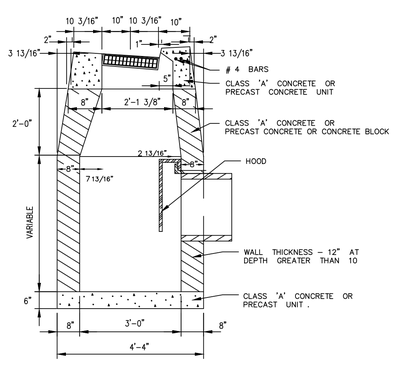
N.T.S.



NOTE:
1. DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.
2. INSTALL 6" THICK BEDDING LAYER OF 3/4" CRUSHED STONE AT EACH CATCH BASIN LOCATION.
3. INSTALL PRECAST FRAME WITH CURB TYPE TO MATCH CURBING AT LOCATION INSTALLED (STANDARD OR PARK CURB, REFER TO PLANS)



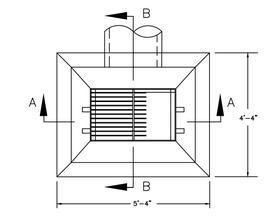
SECTION A–A



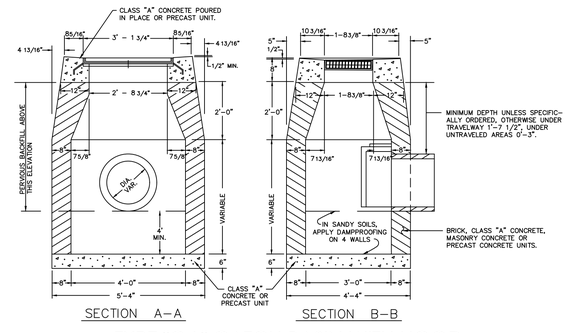
SECTION B–B

TYPE "C" CATCH BASIN WITH HOOD

N.T.S.



NOTE:
DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.



TYPE "C-L" CATCH BASIN WITH HOOD

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STATE OF CONNECTICUT MATTHEW J. BRUSH No. 25018 LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
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REVISIONS
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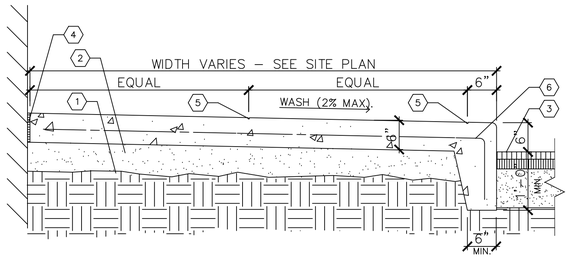
Title
DETAILS SHEET

Sheet No.
DN-2

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7/23/2021, CLIEURIEUX, G:\JOBS\2010\2001066\DWG\DN-2001066-01.DWG DN-2

Xref (s) : BL-24X36.XREF



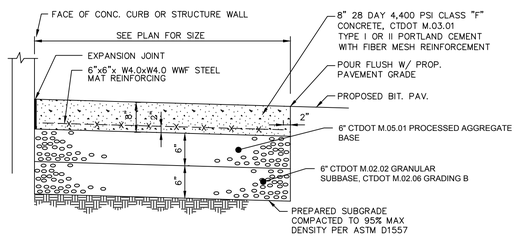
KEYED NOTES

1. COMPACTED SUBGRADE TO 95% MAX DENSITY PER ASTM D1557
2. 8" CTDOT M.05.01 PROC. AGG. BASE
3. PAVEMENT.
4. COMPRESSIBLE FILLER (3/4" MAXIMUM). CUT BACK AND PROVIDE SEALANT, TYPICAL, AT ALL JOINTS WITH FILLER.
5. 1/4" TOOLED JOINT
6. 6" X 6" W2.1 X 2.1 W.W.F.

NOTE: EXPANSION JOINT 20' O.C. MAXIMUM. 1/4" TOOL JOINT 5' O.C. OR AS DIRECTED. CONCRETE TO BE 4,000 P.S.I.

MONOLITHIC CONCRETE CURB AND SIDEWALK

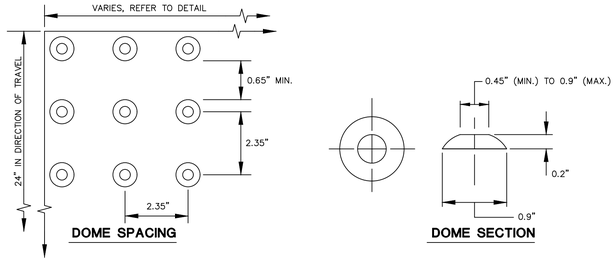
N.T.S.



SECTION VIEW

CONCRETE PAVEMENT STRUCTURE

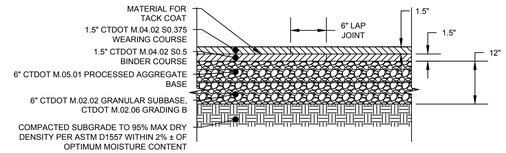
N.T.S. BLPC–002



DOME SPACING **DOME SECTION**

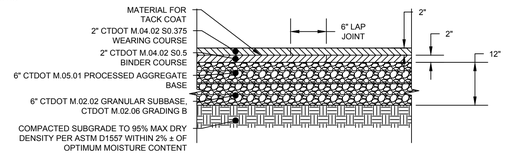
DETECTABLE WARNING

N.T.S.



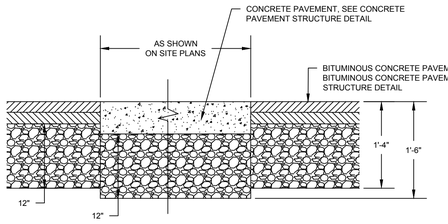
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

N.T.S



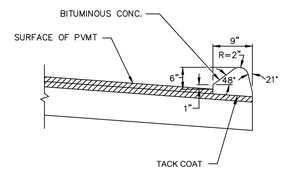
HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

N.T.S



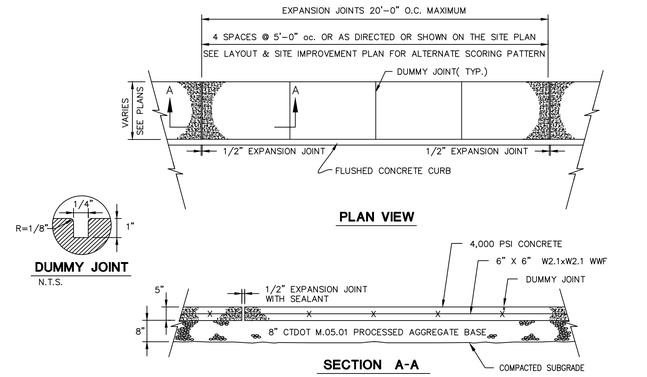
CONCRETE/BITUMINOUS PAVEMENT INTERFACE

N.T.S



BITUMINOUS CONCRETE CURB

N.T.S.



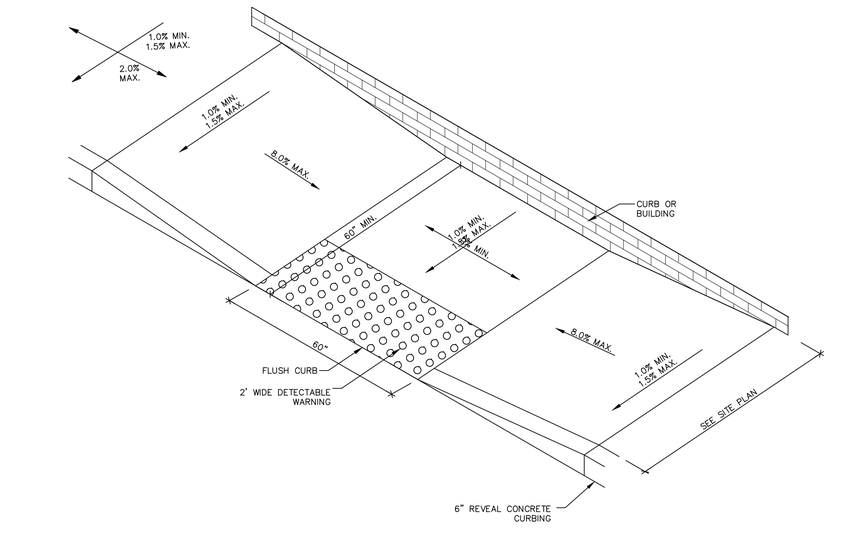
PLAN VIEW

DUMMY JOINT
N.T.S.

SECTION A-A

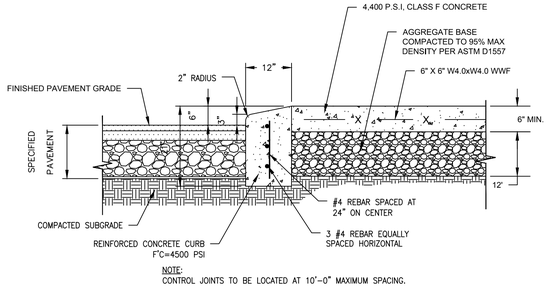
CONCRETE SIDEWALK DETAIL

N.T.S. BLSR–001



PARALLEL CURB RAMP

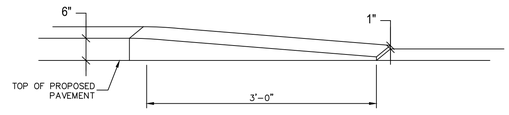
N.T.S



NOTE:
CONTROL JOINTS TO BE LOCATED AT 10'–0" MAXIMUM SPACING.

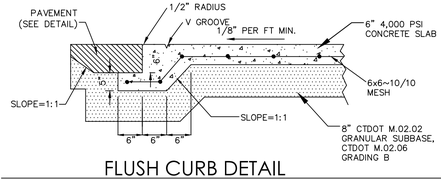
MOUNTABLE CONCRETE CURB AND PAVEMENT

N.T.S



BITUMINOUS CONCRETE TRANSITION CURB

N.T.S.



FLUSH CURB DETAIL

NTS

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7/23/2021 C:\HEUREUX, CI-UCB3230.19\2019\REVIGN\N-2001066-01.DWG DN-3

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STATE OF CONNECTICUT MATTHEW V. BIRTH No. 25004 LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Des:
1	5/5/2021	PER CLIENT CONSULTANT'S COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021

CAD File: DN-2001066-01

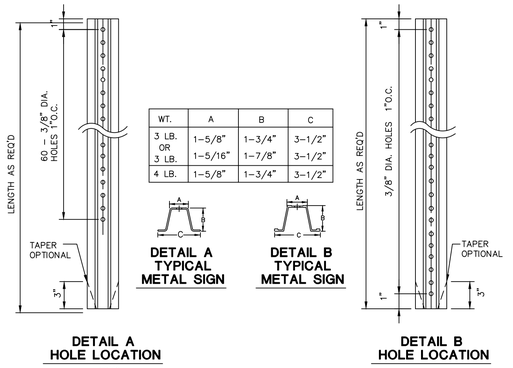
Title

DETAILS SHEET

Sheet No.

DN-3

Xref (s) : BL-2AX36 XREF



WT.	A	B	C
3 LB. OR 3 LB.	1–5/8"	1–3/4"	3–1/2"
	1–5/16"	1–7/8"	3–1/2"
4 LB.	1–5/8"	1–3/4"	3–1/2"

DETAIL A TYPICAL METAL SIGN

DETAIL B TYPICAL METAL SIGN

DETAIL A HOLE LOCATION

DETAIL B HOLE LOCATION

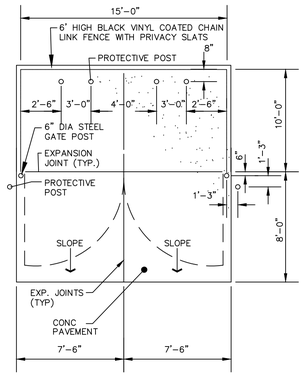
NOTES:
STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499–81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A–76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "91 LBS OR GREATER PER LINEAR YARD.

AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A–123.

SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

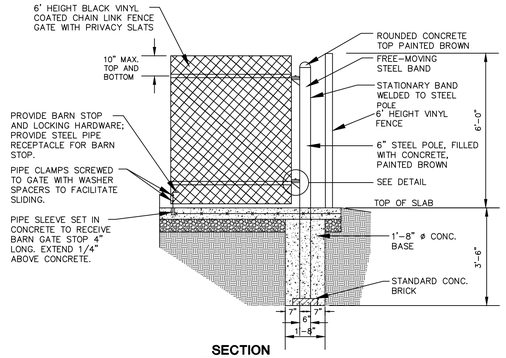
TYPICAL METAL SIGN POSTS

N.T.S. BLSD–001



TRASH ENCLOSURE PLAN

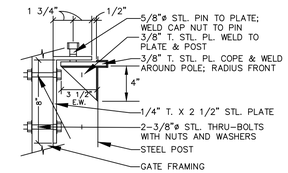
N.T.S. BLSE–004



SECTION

TRASH ENCLOSURE CHAIN LINK FENCE GATE

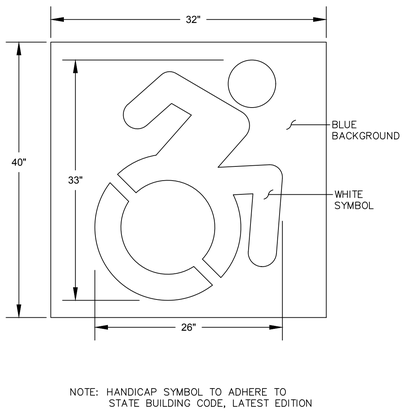
N.T.S. BLFD–001



GATE HINGE

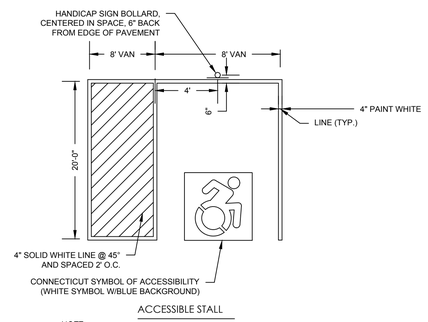
DUMPSTER ENCLOSURE GATE (HALF SECTION)

N.T.S. BLSE–001



NOTE: HANDICAP SYMBOL TO ADHERE TO STATE BUILDING CODE, LATEST EDITION

CONNECTICUT SYMBOL OF ACCESSIBILITY

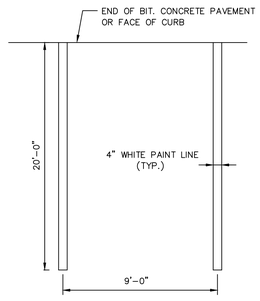


ACCESSIBLE STALL

NOTE:
UNIFORM FEDERAL ACCESSIBILITY STANDARDS, SECTION 4.30. & 2010 ADA

TYPICAL HANDICAP PARKING STALL LAYOUT

N.T.S

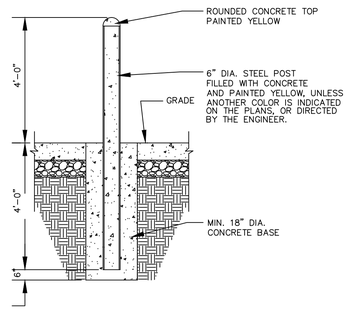


NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

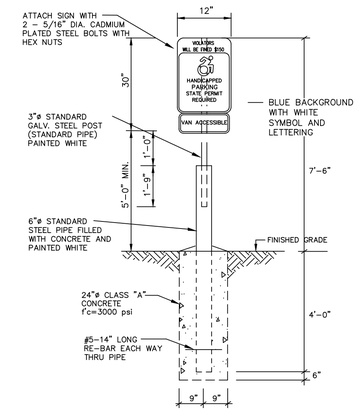
TYPICAL PARKING SPACE DETAIL

N.T.S. BLPC–003



BOLLARD DETAIL

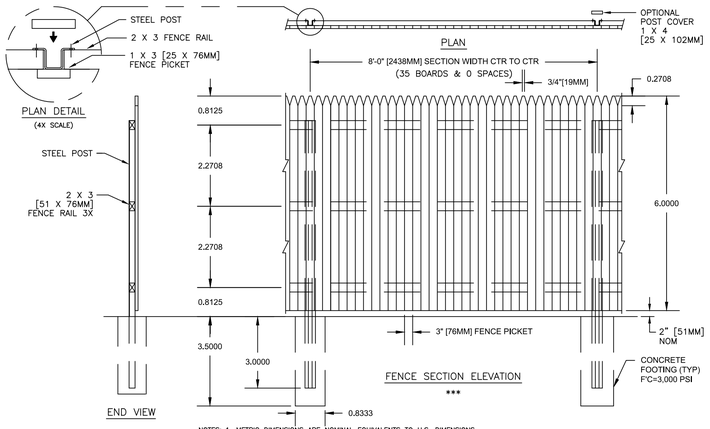
N.T.S. BLSE–005



NOTE: HANDICAP SYMBOL TO ADHERE TO STATE BUILDING CODE, LATEST EDITION

HANDICAP SIGN BOLLARD

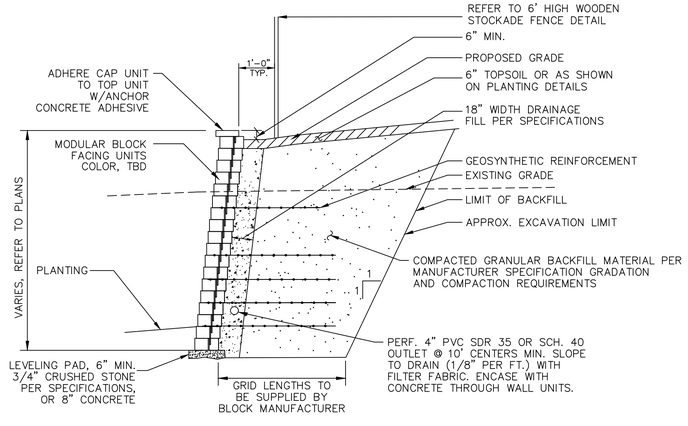
N.T.S.



NOTES: 1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. FOOTING WIDTH TO BE 10". MINIMUM DEPTH 42"
3. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.

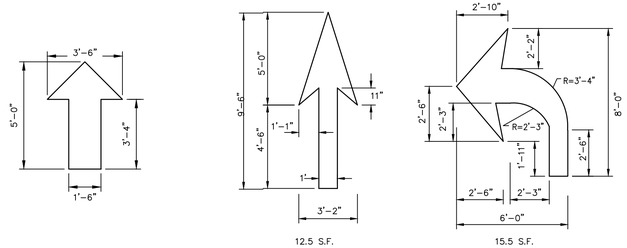
6' HIGH WOODEN STOCKADE FENCE

N.T.S.



NOTE:
CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A MASSACHUSETTS LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING.

MODULAR BLOCK RETAINING WALL (TYPICAL DETAIL)



NOTES:
1. WHITE (ARROWS TO BE CENTERED IN TRAVEL LANE)

PAINTED TRAFFIC ARROW DETAILS

N.T.S BLPC–006

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STATE OF CONNECTICUT MATTHEW J. BUSH No. 25018 LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT

25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/5/2021	PER CLIENT CONSULTANTS COMMENTS
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Drawn	Z.T.Z.
Reviewed	M.J.B.
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Project No.	2001066
Date	2/3/2021

CAD File: DN-2001066-01

Title

DETAILS SHEET

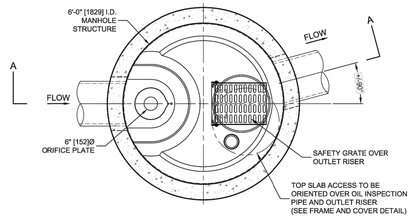
Sheet No.

DN-4

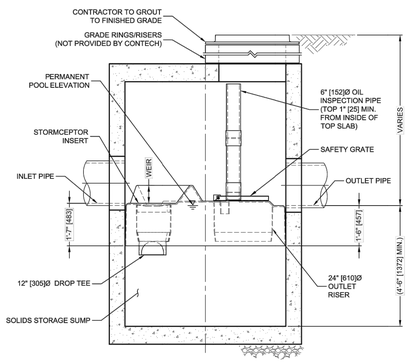
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7/23/2021 - CLIEUREUX - G:\CAD\2021\10\2001066\DWG\DN-2001066-01.DWG DN-4

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PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.ContechES.com/SP

STORMCEPTOR DESIGN NOTES

THE STANDARD STC900 CONFIGURATION IS SHOWN.



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC900
STORMCEPTOR
STANDARD DETAIL

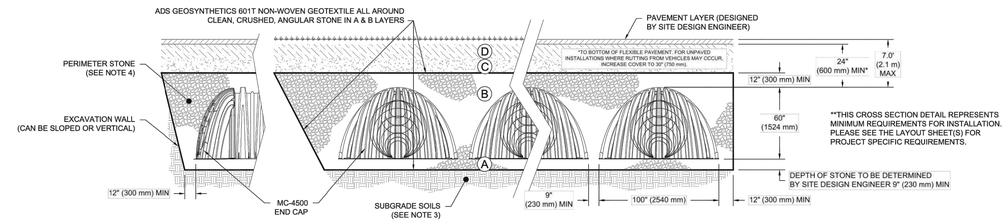
STC-900 HYDRODYNAMIC SEPARATOR

N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[4] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 80x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

ADS STORMTECH MC-4500 TYPICAL DETAILS

N.T.S.

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STATE OF CONNECTICUT
MATTHEW J. BRUSH
No. 25004
LICENSED
PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
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REVISIONS
No.	Date	Desc.
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2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
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CAD File:
DN-2001066-01

Title

DETAILS SHEET

Sheet No.

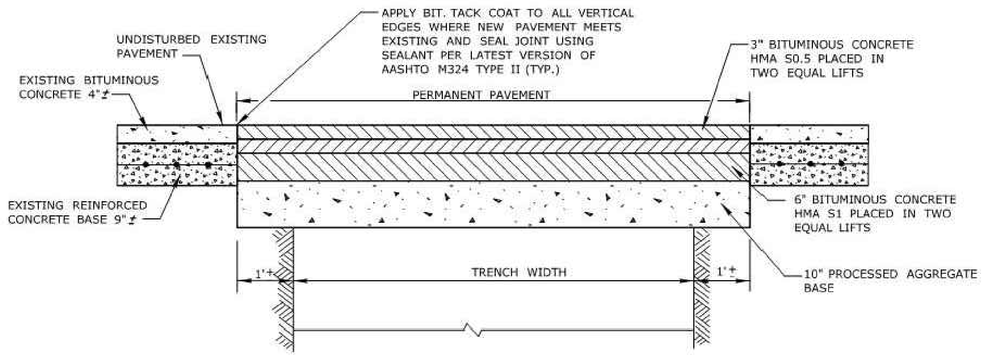
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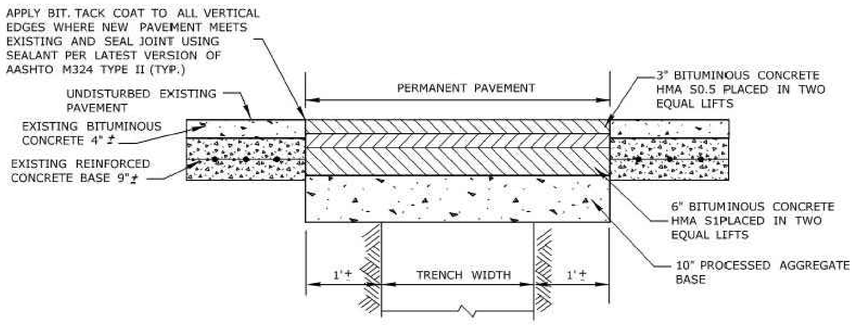
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7/23/2021 - CLIEURIEUX, G:\JOBS\2010\2001066\DWG\DN-2001066-01.DWG DN-5

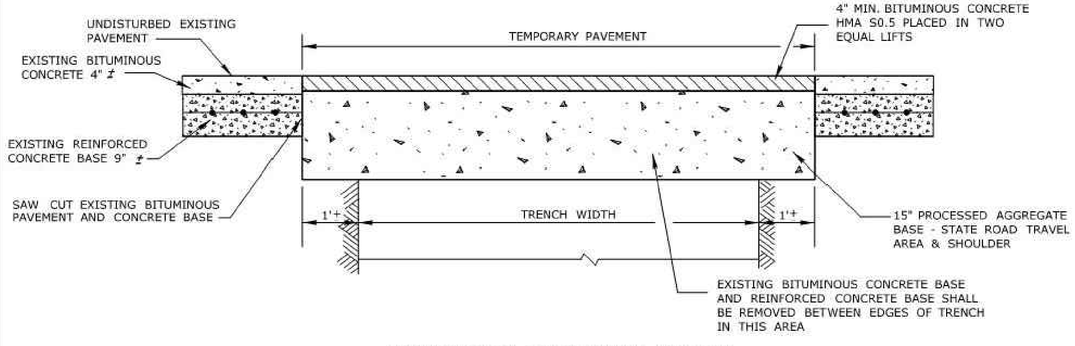
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PERMANENT PAVEMENT TRENCH DETAIL
TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT



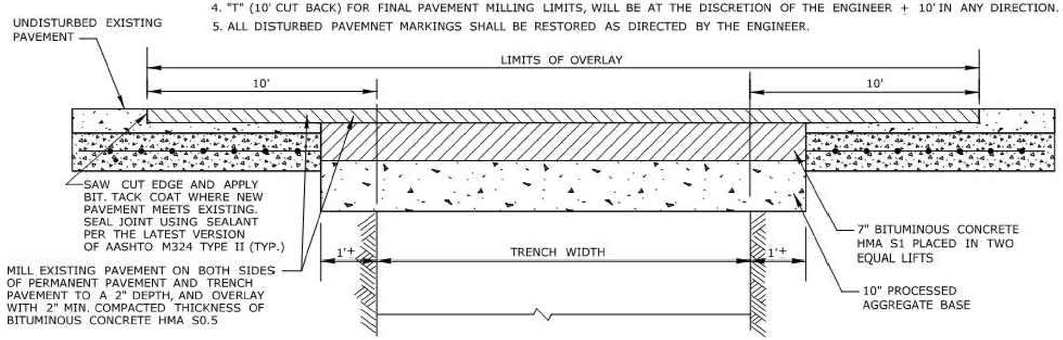
PERMANENT PAVEMENT TRENCH DETAIL
TRENCH PARALLEL TO EDGE OF PAVEMENT



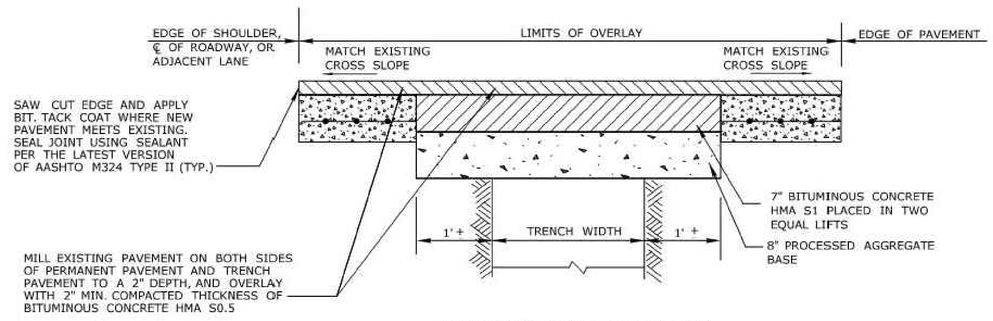
TEMPORARY PAVEMENT DETAIL
TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT

GENERAL NOTES:

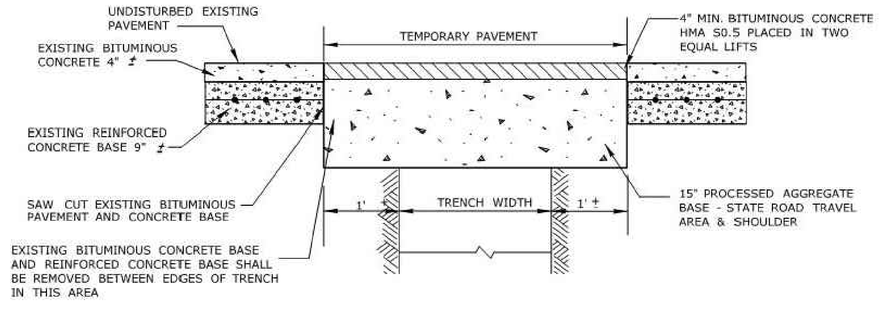
1. THESE TRENCH DETAILS ARE INTENDED FOR USE ON ROADS WITH AND WITHOUT CONCRETE PAVEMENT STRUCTURES.
2. FOR TRENCH IN CONCRETE PAVEMENT STRUCTURES, ANY PORTION OF THE REMAINING CONCRETE SLAB < 3' SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY THE ENGINEER.
3. WIDTH OF PERMANENT OR TEMPORARY PAVEMENT SHALL BE 2' WIDER THAN TRENCH EXCAVATION OR AS FIELD CONDITIONS WARRANT AS DIRECTED BY THE ENGINEER.
4. "T" (10' CUT BACK) FOR FINAL PAVEMENT MILLING LIMITS, WILL BE AT THE DISCRETION OF THE ENGINEER + 10' IN ANY DIRECTION.
5. ALL DISTURBED PAVEMNET MARKINGS SHALL BE RESTORED AS DIRECTED BY THE ENGINEER.



MILLING AND OVERLAY
TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT



MILLING AND OVERLAY
TRENCH PARALLEL TO EDGE OF PAVEMENT



TEMPORARY PAVEMENT DETAIL
TRENCH PARALLEL TO EDGE OF PAVEMENT

REV	DATE	REVISION DESCRIPTION	SHEET NO
1	9/23/14	Change to HMA by MGB	-
2	4/6/15	ADD NOTES PER MAINT.	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Plotted Date: 4/6/2015

DESIGNER/DRAFTER: **M. BURNS**
CHECKED BY: **MAINT.**
NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: ...\TRENCH_DET.STE.RDS.dgn

SIGNATURE/ BLOCK: **DISTRICT PERMIT OFFICE**
APPROVED BY:

PROJECT TITLE: - - -

TOWN: - -

DRAWING TITLE: **TRENCH DETAILS FOR STATE ROADS**

PROJECT NO. -
DRAWING NO. -
SHEET NO.

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(860) 249-2400 Fax

STATE OF CONNECTICUT · MATTHEW J. BUTLER · No. [illegible] · LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS

No.	Date	Desc.
1	5/28/2021	PER CLIENT CONSULTANT'S COMMENTS
2	7/20/2021	PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021

CAD File: DN-2001066-01

Title

DETAILS SHEET

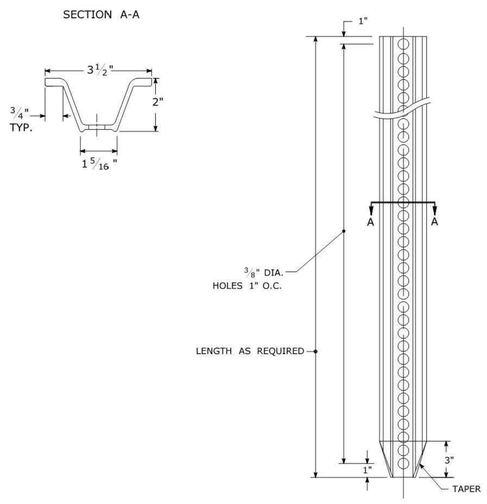
Sheet No.

DN-6

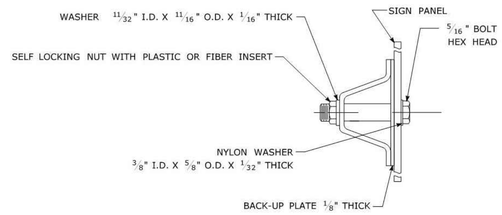
7/2/2021, CLHEUREUX, G:\JOBS\2001066\DWG\DN-2001066-01 DWG,DN-6

Xref (s) : BL-2X26.XREF

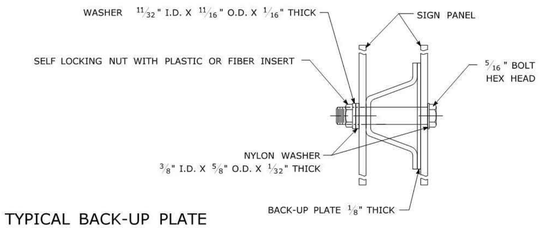
TYPICAL METAL SIGN POSTS



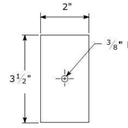
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT



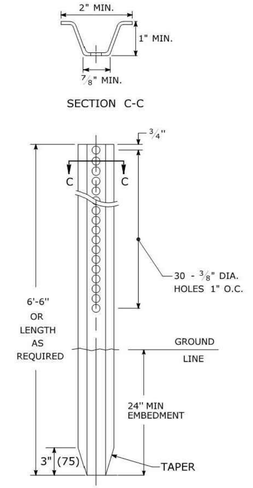
TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

METAL DELINEATOR POST

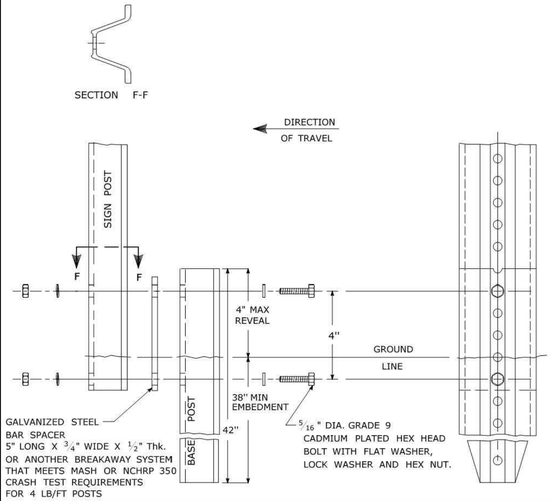
WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
6. ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. SIGN POSTS SHALL BE 4 LBS./FT.

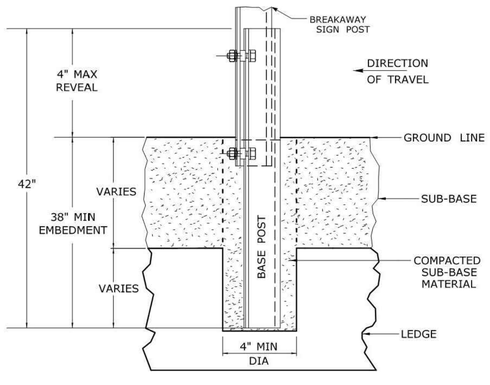
BREAKAWAY INSTALLATION
FOR 4 LBS./FT. POSTS



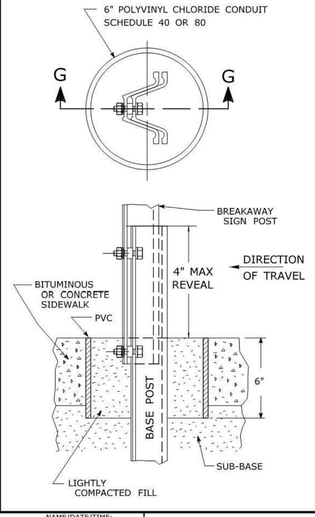
TYPICAL SIGN POST INSTALLATION IN LEDGE

LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38".

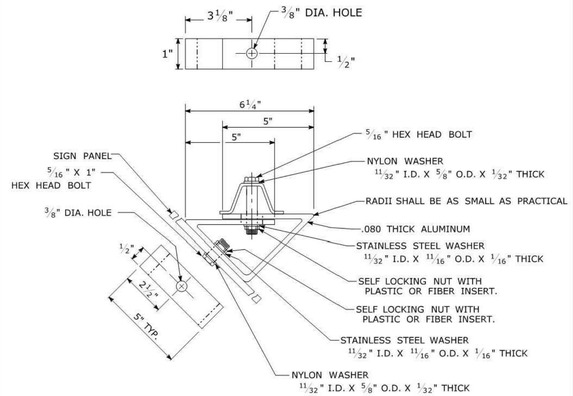
HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



TYPICAL SLEEVE FOR PAVED AREAS



45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 6/6/2017

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR-1208_02_May_2017_Revision.dgn Model: TR-1208_02

SUBMITTED BY:	NAME/DATE/TIME:
Mark Makuch	Mark F. Makuch, P.E. 2017.06.07 07:30:30-04'00'
Mary E. Baker	Mary E. Baker, P.E. 2017.06.13 15:28:14-04'00'
APPROVED BY:	NAME/DATE/TIME:
Gregory M. Dorosh	Gregory M. Dorosh, P.E. 2017.06.15 09:27:29-04'00'

CTDOT STANDARD SHEET

OFFICE OF ENGINEERING

STANDARD SHEET TITLE:

METAL SIGN POSTS AND SIGN MOUNTING DETAILS

GUIDE SHEET NO.:

TR-1208_02

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STATE OF CONNECTICUT MATTHEW J. BRUTON No. 25014 LICENSED PROFESSIONAL ENGINEER

PROPOSED RETAIL DEVELOPMENT
25 FALLS ROAD
EAST HADDAM, CT 06438

REVISIONS
No. 1 Date 6/30/2021 Desc. PER CLIENT CONSULTANT'S COMMENTS
No. 2 Date 7/20/2021 PER TOWN COMMENTS

Designed	C.J.L.
Drawn	Z.T.Z.
Reviewed	M.J.B.
Scale	1" = 20'
Project No.	2001066
Date	2/3/2021
CAD File:	DN-2001066-01

Title

DETAILS SHEET

Sheet No.

DN-7

7/23/2021 - CLHBUREUX - G:\JOBS\2001\2001066\DWG\DN-2001066-01.DWG DN-7

Xref (s) : BL-2A30B.XREF