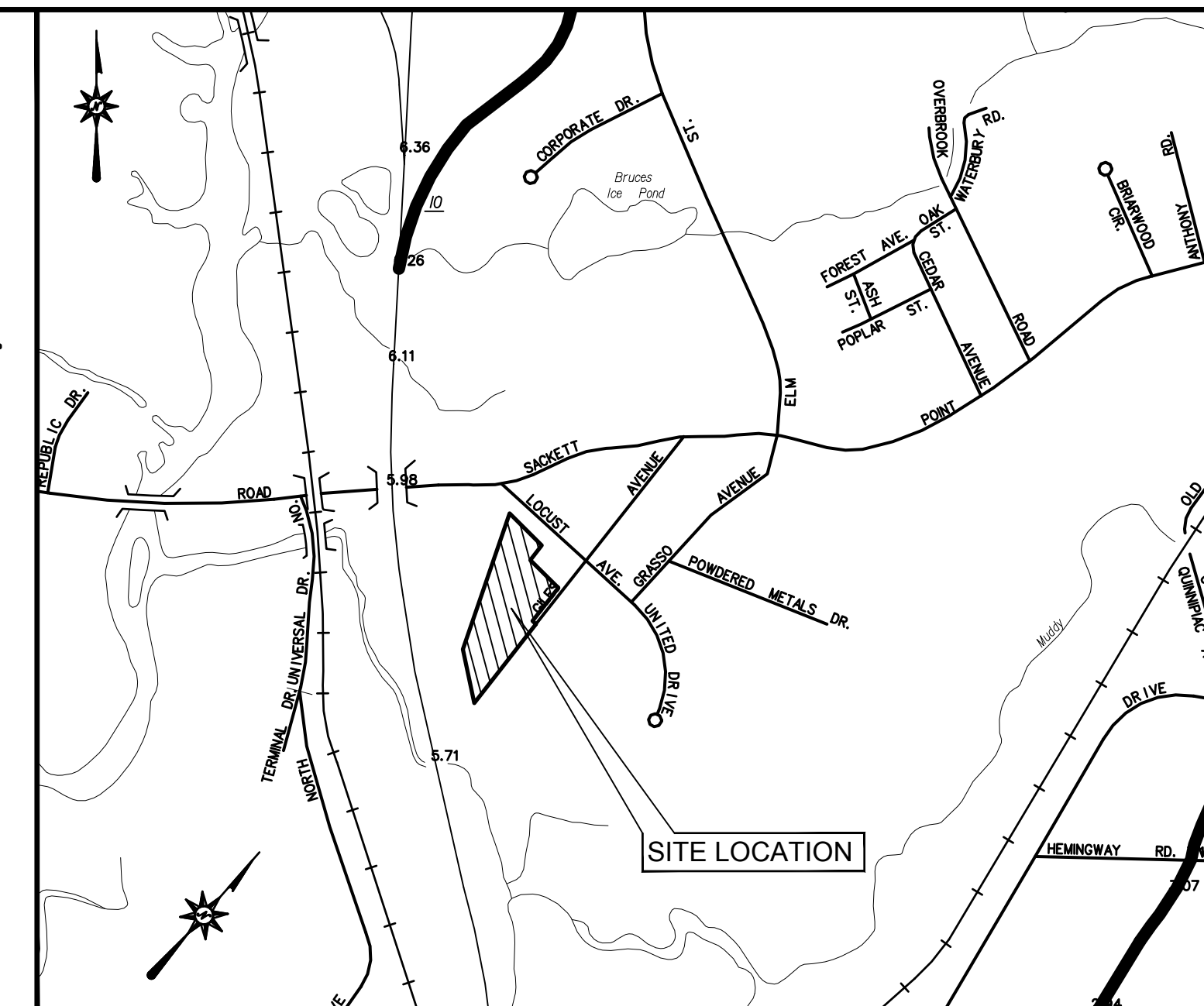


LOCATION MAP
N.T.S.

LAND DEVELOPMENT PLANS FOR NORTH HAVEN PLANNING AND ZONING COMMISSION / COASTAL AREA MANAGEMENT SUBMISSION

(PHASE I) SITE PLAN APPLICATION OF LOCUST REALTY ASSOCIATES, LLC
 (PHASE II) SITE PLAN APPLICATION OF LOCUST REALTY ASSOCIATES, LLC
 CAM APPLICATION OF LOCUST REALTY ASSOCIATES, LLC



VICINITY MAP
N.T.S.

PROPOSED BUILDING

PREPARED FOR:
LOCUST REALTY ASSOCIATES, LLC
 48 GILES AVENUE
 NORTH HAVEN, CONNECTICUT

NORTH HAVEN ZONING BOARD OF APPEALS VARIANCES

- 1) LOCUST REALTY ASSOCIATES LLC RECORDED 1/7/08, VOL 782 PG 563.
 -REAR YARD VARIANCE OF 35 FEET TO ALLOW A 40 FOOT REAR YARD WHERE 75 FEET IS REQUIRED.
 -FRONT YARD VARIANCE OF 45 FEET TO ALLOW A FRONT YARD OF 30 FEET WHERE 75 FEET IS REQUIRED.
 -ENLARGE AN EXISTING NON CONFORMING BUILDING.
- 2) LOCUST REALTY ASSOCIATES LLC RECORDED 4/22/10, VOL 826 PG 905.
 -FRONT YARD VARIANCE OF 35 FEET TO PERMIT A 40 FOOT FRONT YARD SETBACK WHERE 75 FEET IS REQUIRED.

PREPARED BY:



ARCHITECTURE ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
 LAND SURVEYING ENVIRONMENTAL SCIENCES

355 RESEARCH PARKWAY
 MERIDEN, CONNECTICUT 06450
 (203) 630-1406
 (203) 630-2615 Fax

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DATES

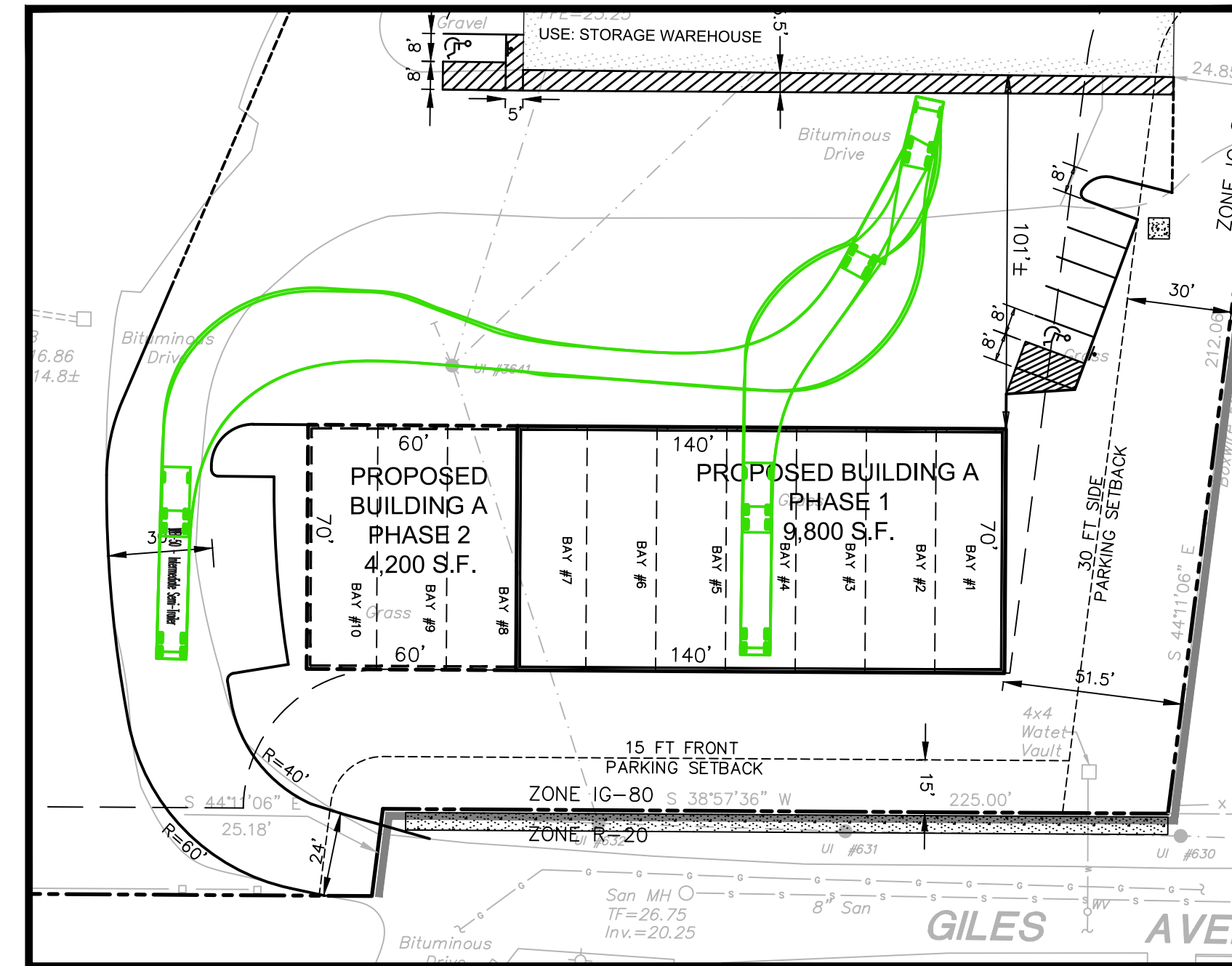
ISSUE DATE: October 07, 2021
 REVISED:



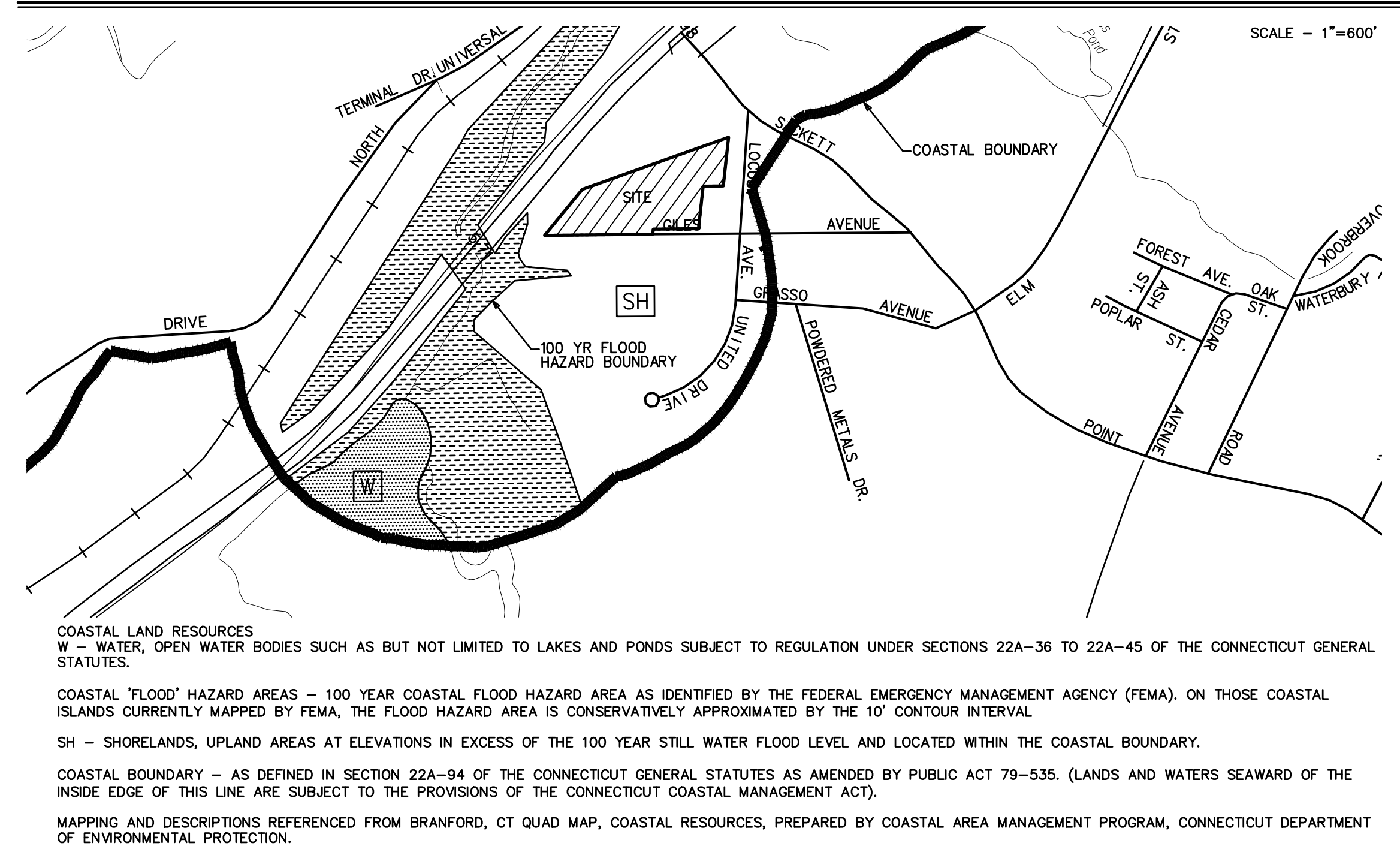
SITE PLAN NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATION MANUAL: TOWN OF NORTH HAVEN, AND CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN CONSTRUCTION PERMITS, SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO OTHER PLANS, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER 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 LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- 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.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING ENTITLED "EXISTING CONDITIONS PROPERTY LOCATED AT #48 GILES AVENUE, NORTH HAVEN, CONNECTICUT, PREPARED FOR LOCUST REALTY ASSOCIATES, LLC, PROPERTY MAP, PLAN 1 OF 1, DATED 8/04/06, SCALE 1"=40', PREPARED BY CRISCUOLO ENGINEERING, LLC."
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL 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 UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-800-922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY THE EXISTING CONDITIONS MAPPING PREPARED BY CRISCUOLO ENGINEERING LLC.

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, 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.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
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
- 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 HANDICAP SPACES SHALL BE PAINTED AS REQUIRED BY THE TOWN OF NORTH HAVEN BUILDING OFFICIAL. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.
- THERE WILL BE NO VEHICLE STORAGE IN THE NORTHWEST OUTSIDE STORAGE AREA (CONSTRUCTION MATERIAL AREA).
- ANY PROPOSED SIGNAGE OR FENCING WILL REQUIRE THE FILING OF APPLICATIONS WITH THE ZONING ENFORCEMENT OFFICER.
- PRECONSTRUCTION MEETING WITH DEVELOPER, CONTRACTOR AND TOWN STAFF IS REQUIRED 2 WEEKS PRIOR TO ANY COMMENCEMENT OF WORK.



COASTAL AREA RESOURCES MAP



ZONING INFORMATION

LOCATION: NORTH HAVEN, CONNECTICUT				
ZONE: IG-80				
USE: GARAGE				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	80,000 S.F.	235,555.53 S.F. 5.41 ACRES	NO
2	MINIMUM LOT WIDTH	200 FEET	760 FEET±	NO
3	MINIMUM LOT DEPTH	NONE REQUIRED	N/A	NO
4	MINIMUM FRONT SETBACK	75 FEET/ 40 FEET (2)	40 FEET	NO
5	MINIMUM SIDE SETBACK	25 FEET/ 50 FEET (1)	51.5 FEET PROPOSED 24.85 FEET EXISTING	NO
6	MINIMUM REAR SETBACK	75 FEET/ 40.50 FEET (3)	66.96 FEET EX.	NO
7	MAXIMUM BUILDING HEIGHT	60 FEET	<60 FEET	NO
8	MAXIMUM BUILDING COVERAGE	35 PERCENT	12.0 PERCENT	NO

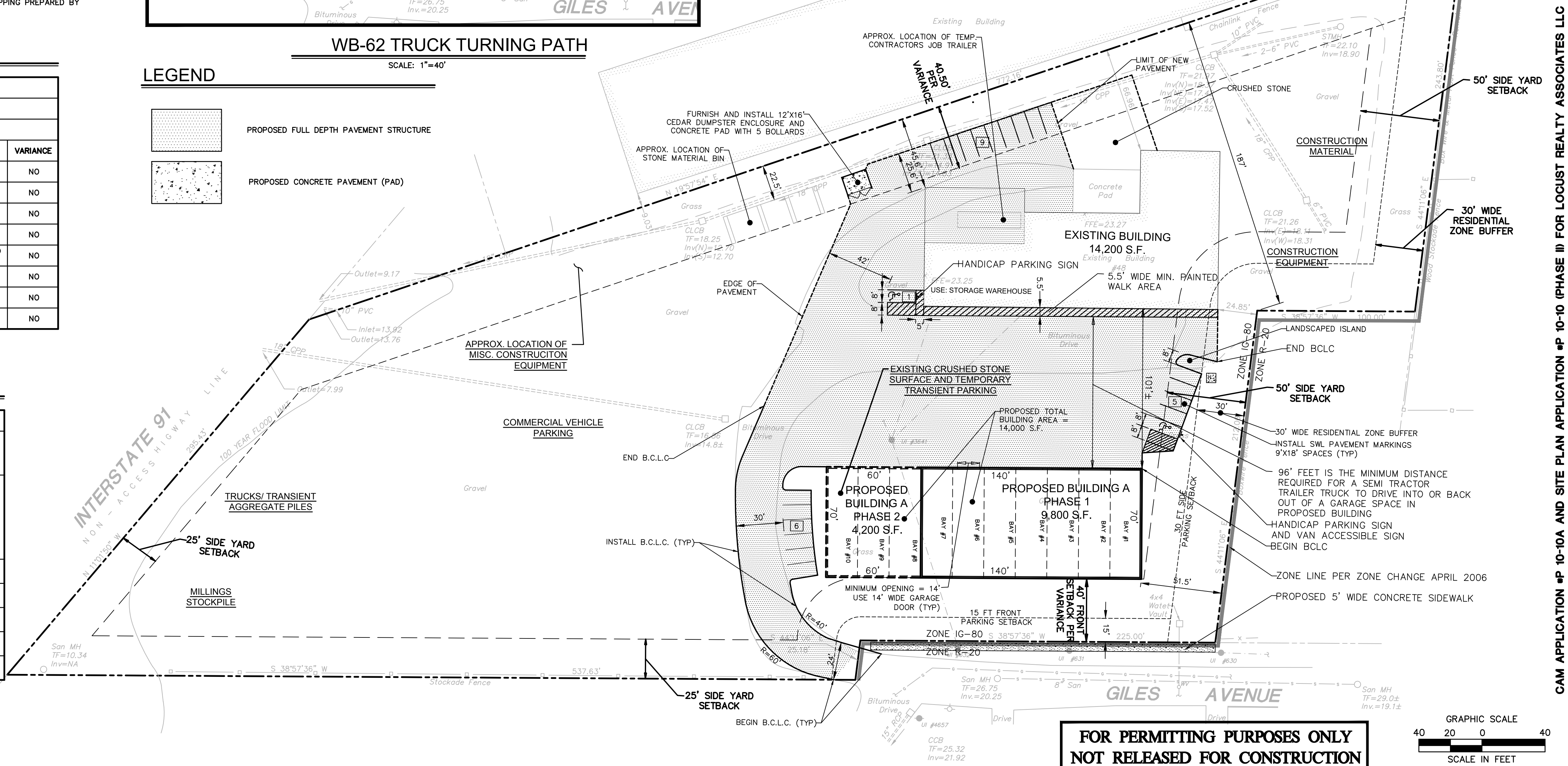
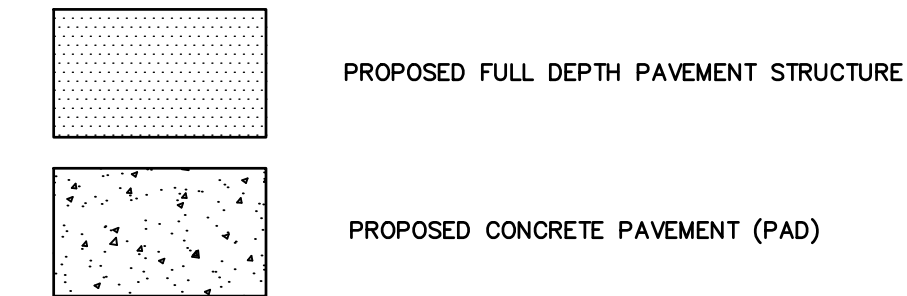
- WHEN ABUTTING A RESIDENTIAL ZONE A 50 FOOT BUFFER STRIP IS REQUIRED.
- A VARIANCE WAS APPROVED TO REDUCE FRONT SETBACK FROM 50 FT TO 40 FT.
- A VARIANCE WAS APPROVED FOR A 40.50 REAR SETBACK.

PARKING INFORMATION

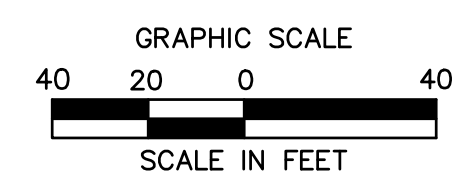
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	14,200 S.F. (EX.) 14,000 S.F. (PROPOSED) 28,200 S.F. TOTAL
2	PARKING REQUIRED BY TOWN (SECTION 8.5 IN TOWN REGULATIONS, ASSUMED USE: STORAGE WAREHOUSE AND TRUCKING GARAGE)	1 SPACE PER EVERY 2 PERSONS EMPLOYED AT ANY ONE TIME BUT NOT LESS THAN 1 PER 1,500 SF OF FLOOR AREA FOR STORAGE WAREHOUSE AND 1 PER 1,000 SF FOR TRUCKING GARAGE (14,200 / 1,500 + 14,000 / 1,000 = 23.47) SPACES REQUIRED = 24	26 SPACES
3	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET
4	MINIMUM AISLE WIDTH	24 FEET	24 FEET
5	MINIMUM FRONT SETBACK	15 FEET	40 FEET
6	MINIMUM SIDE SETBACK	0 FEET/ 30 FEET*	30 FEET
7	MINIMUM REAR SETBACK	0 FEET/ 30 FEET*	22.5 FEET

* WHEN ABUTTING A RESIDENTIAL ZONE A 30 FOOT SIDE AND REAR SETBACK IS REQUIRED.

LEGEND



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

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Meriden, CT 06450
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(203) 630-2615 Fax



PROPOSED BUILDING
48 GILES AVENUE
NORTH HAVEN, CONNECTICUT

CAM APPLICATION #P 10-10A AND SITE PLAN APPLICATION #P 10-10 (PHASE II) FOR LOCUST REALTY ASSOCIATES LLC

REV.	Date	Desc.
No.		

Designed: J.O.M.
Drawn: E.L.R.
Checked:
Approved:
Scale: 1"=40'
Project No.: 07C2352
Date: 10/07/2021
CAD File: SP07C235201

Title: SITE PLAN

Sheet No.

SP-1

GRADING, DRAINAGE, AND UTILITIES NOTES

GRADING GENERAL NOTES:

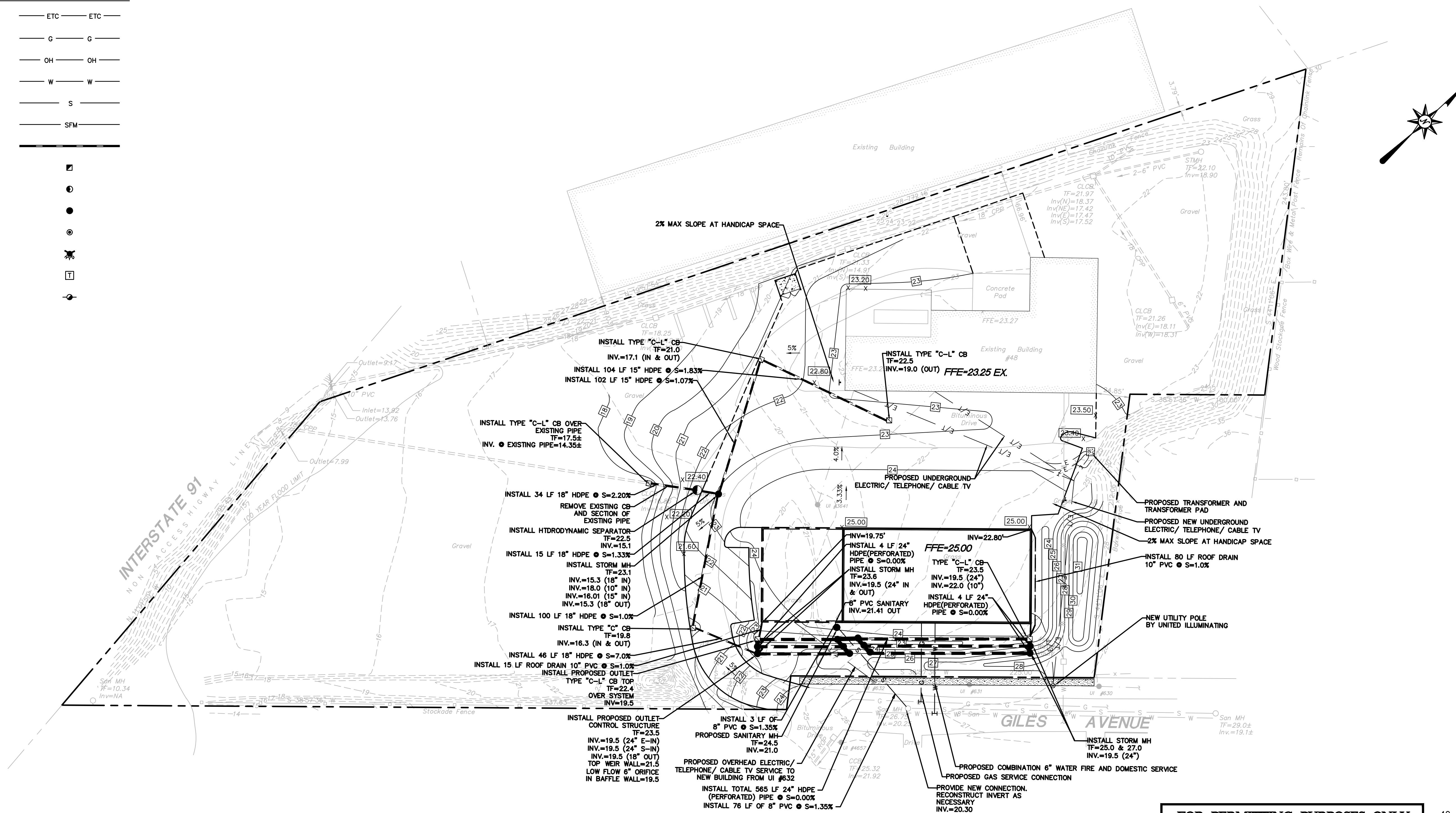
- SEE SITE PLAN FOR ADDITIONAL GENERAL NOTES.
- THIS DRAWING IS INTENDED TO DESCRIBE GRADING, DRAINAGE, AND UTILITIES ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE MEP DRAWINGS FOR BUILDING CONNECTION LOCATIONS AND DETAILS.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITIES REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
- VERTICAL DATUM IS NGVD 29. HORIZONTAL DATUM IS NAD 27.
- THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION SERVICE WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- THERE WILL BE NO FLOOR DRAINS INSTALLED IN THE PROPOSED BUILDING.

PRODUCT NOTES:

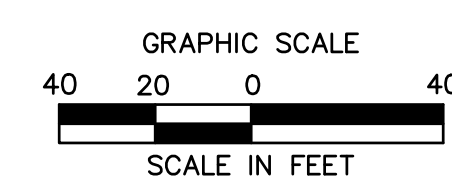
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.
- POLY VINYL CHLORIDE PIPE (PVC) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
- ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
- MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPOUT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATER TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.
- HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SLIT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET, MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.
- COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
- GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
- DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A21.4 FOR WATERMANS AND SERVICES 3" ID AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DUCTILE IRON STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER GASKET.

SITE UTILITY LEGEND

ELEC/TELE/CATV LINE	— ETC — ETC —
GAS LINE	— G — G —
OVERHEAD LINE	— OH — OH —
WATER LINE	— W — W —
SANITARY SEWER LINE	— S — S —
SANITARY FORCE MAIN	— SFM — SFM —
STORM LINE	— — — —
CATCH BASIN	☐
STORM MANHOLE	○
SANITARY MANHOLE	●
ELECTRIC MANHOLE	⊙
HYDRANT	⊕
TRANSFORMER	T
UTILITY POLE	⊙



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NOT RELEASED FOR CONSTRUCTION**



SITE PLAN APPLICATION #P 10-10 (PHASE III) FOR LOCUST REALTY ASSOCIATES LLC



ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ENVIRONMENTAL SCIENCES

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Meriden, CT 06450
(203) 630-1400
(203) 630-2615 Fax



PROPOSED BUILDING
48 GILES AVENUE
NORTH HAVEN, CONNECTICUT

REVISIONS	No.	Date	Desc.
Designed			J.O.M.
Drawn			E.L.R.
Checked			
Approved			
Scale			1"=40'
Project No.			07C2352
CAD File			10/07/2021 GU07C235201

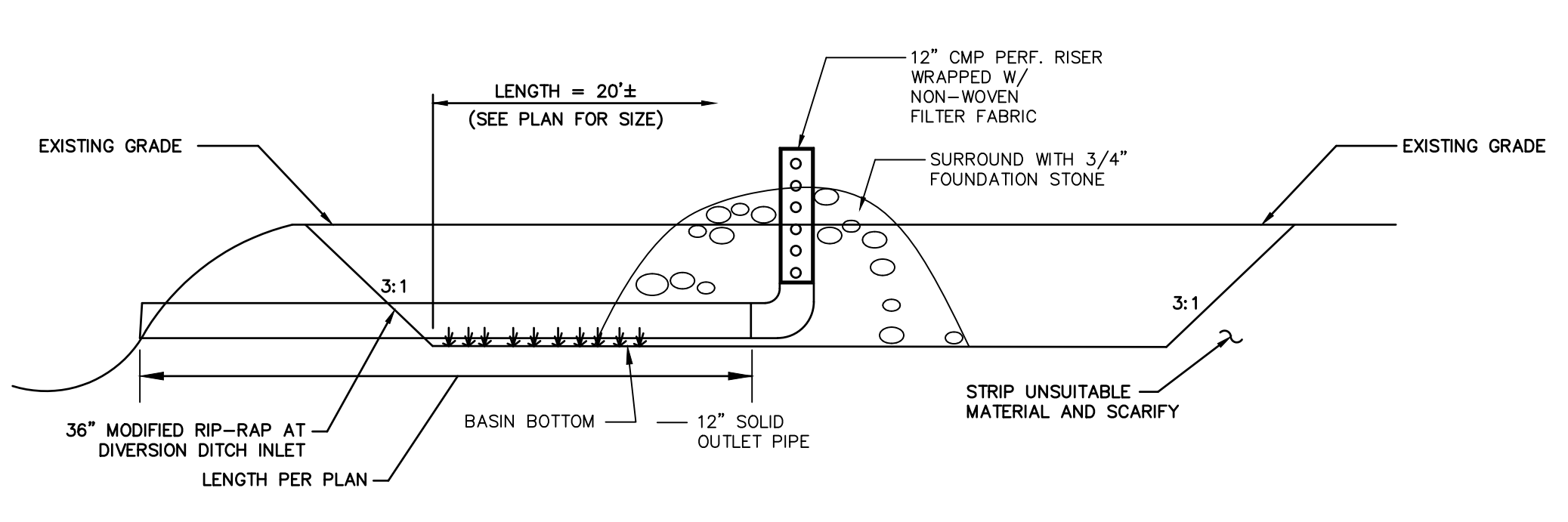
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**GRADING,
DRAINAGE
AND UTILITY
PLAN**

Sheet No.

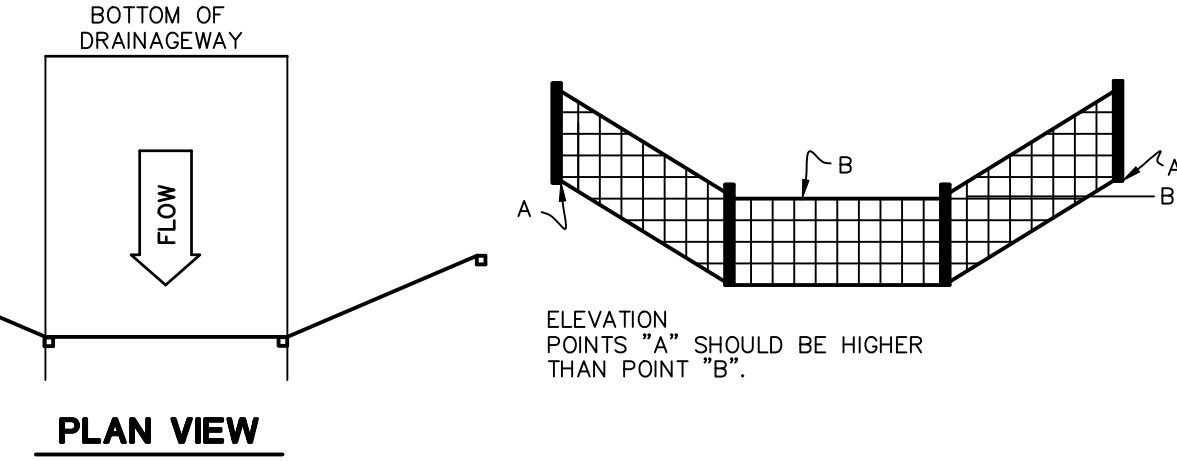
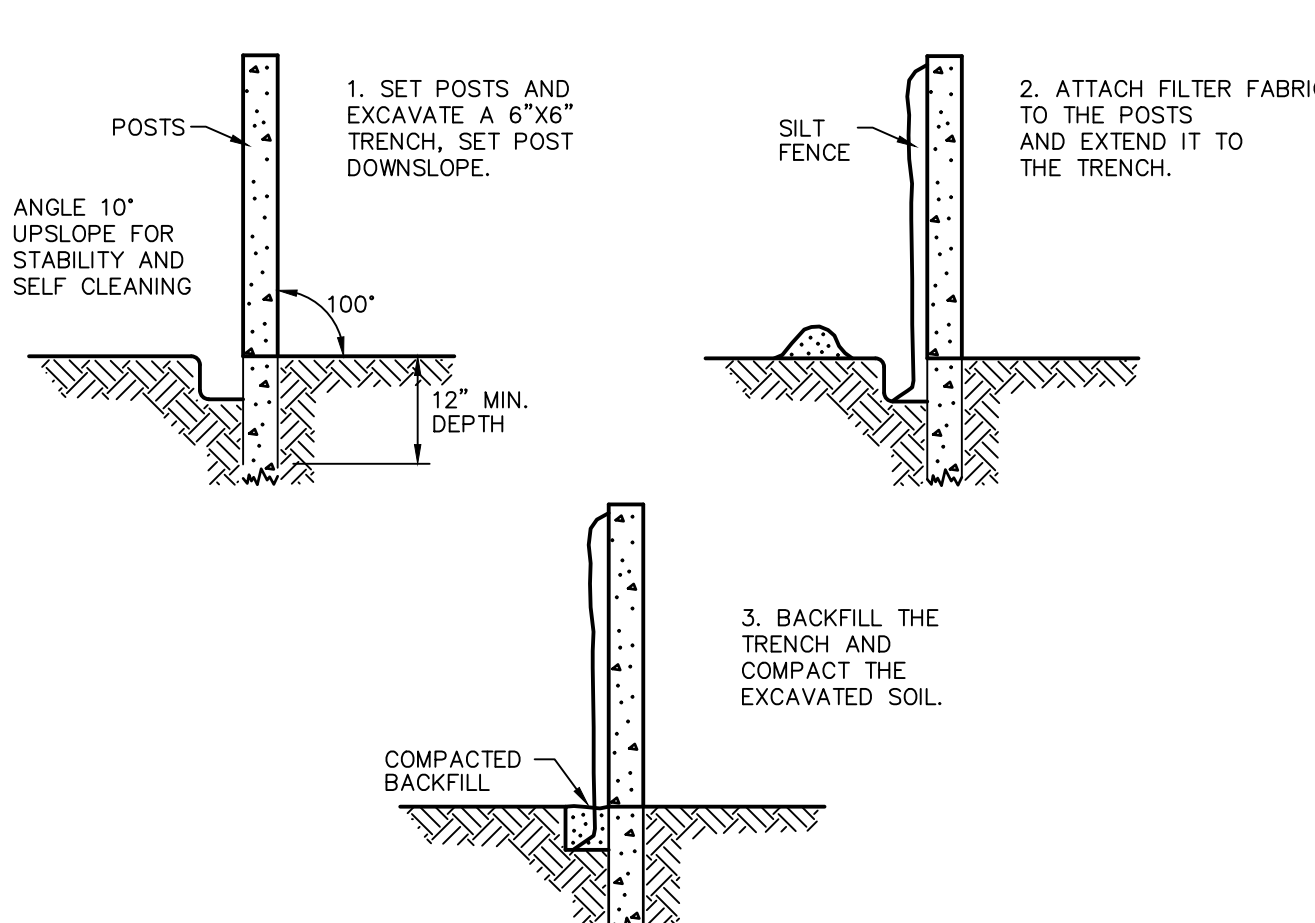
GU-1

REVISIONS	No.	Date	Desc.
Designed			J.O.M.
Drawn			E.L.R.
Checked			
Approved			
Scale			1"=40'
Project No.			07C2352
Date			10/07/2021
CAD File			EC07C235201

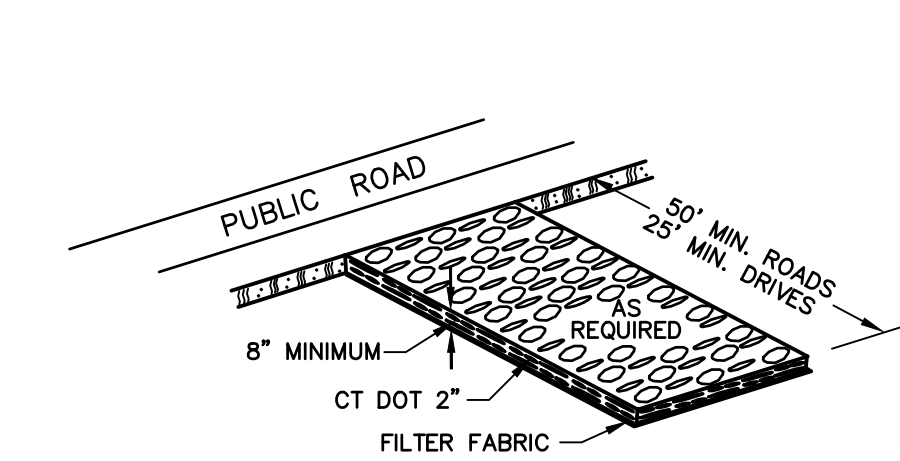
Title
EROSION CONTROL PLAN
Sheet No.



TEMPORARY SEDIMENT TRAP AND RISER
N.T.S. (TST-A, TST-B, TST-D AND TST-E)



SILT FENCE BARRIER
N.T.S. CTEC-003

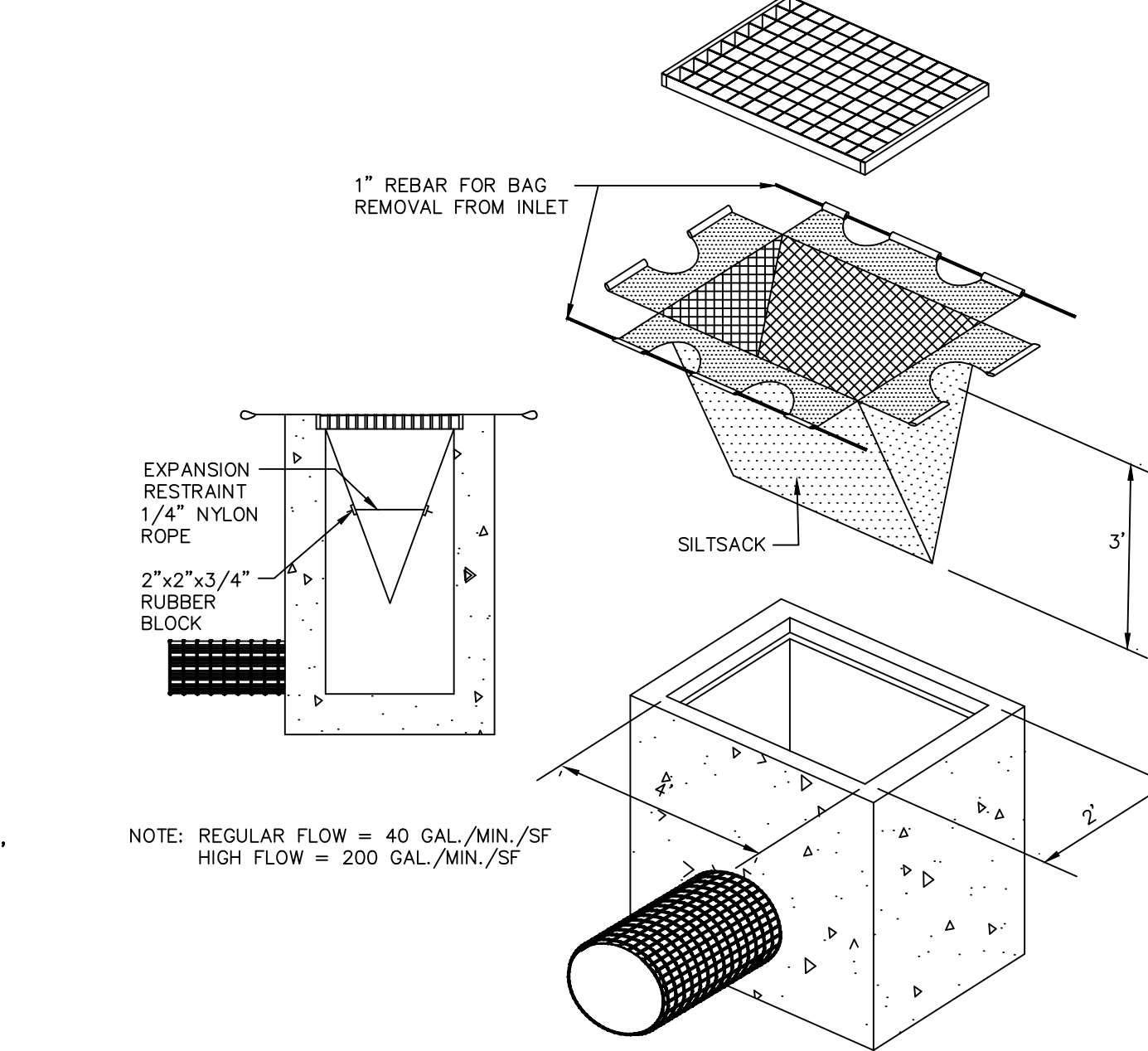


GRADATION TABLE

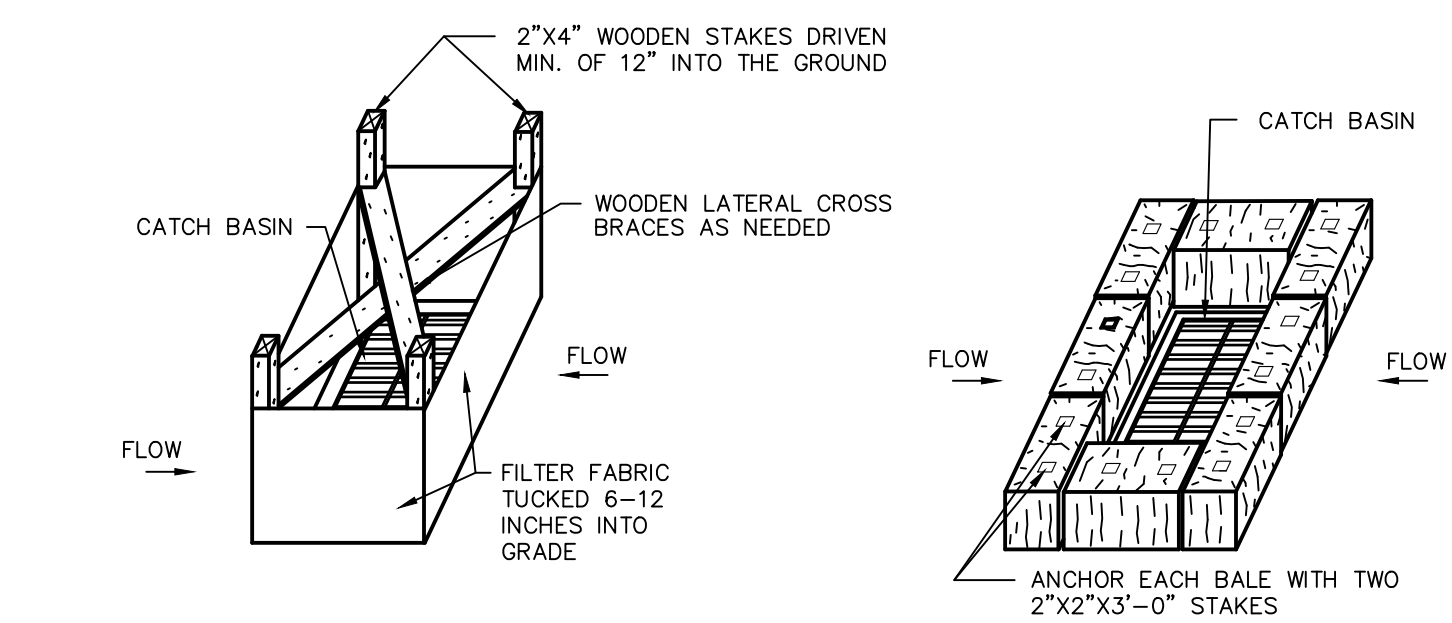
SQUARE MESH SIEVES	CONN. DOT 2 CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

ANTI-TRACKING PAD
N.T.S. ZEC-009



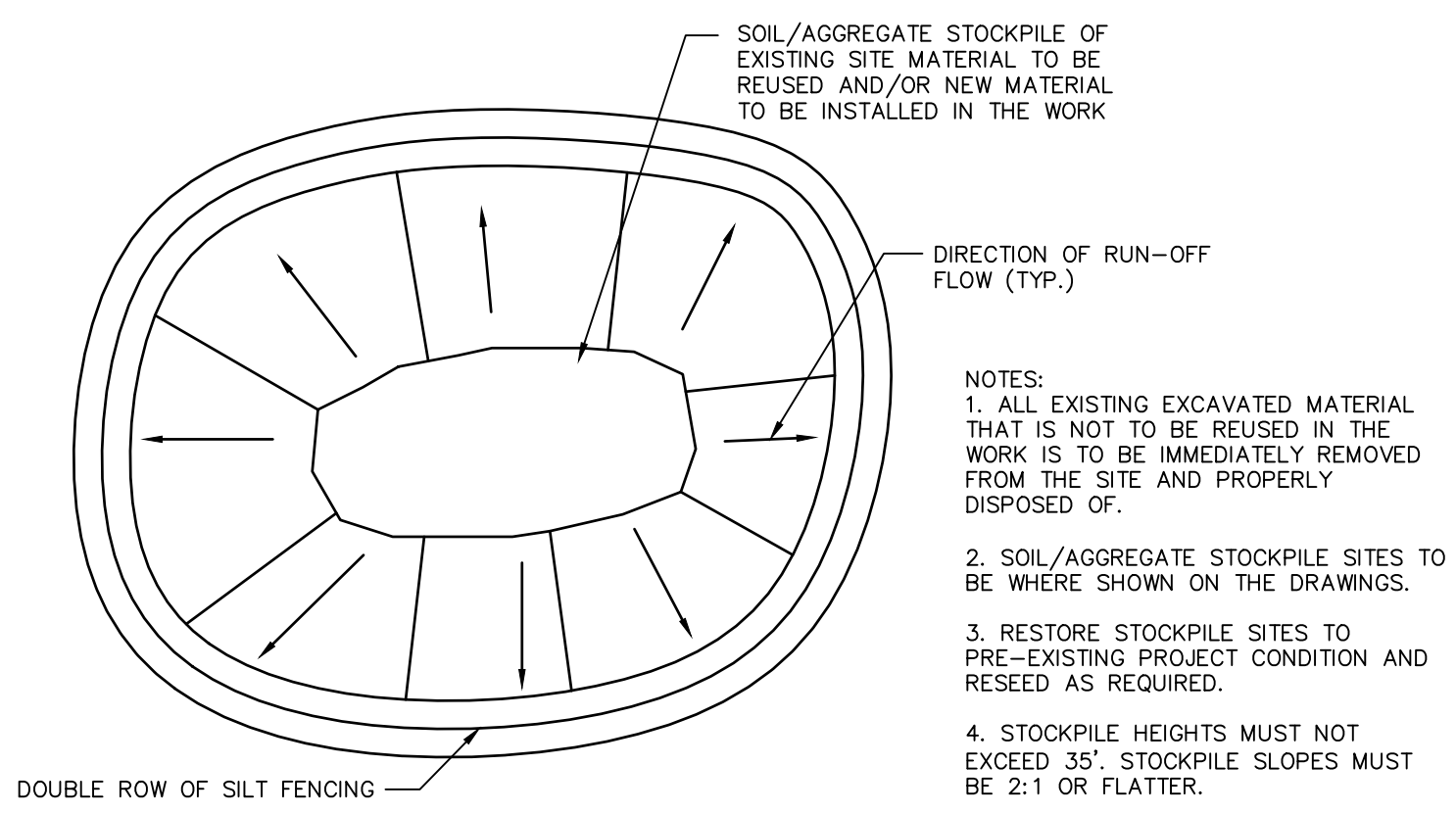
SILTSACK DETAIL
N.T.S. BLEC-005



SILT FENCE INSTALLATION AT CATCH BASINS AT LOW POINTS
HAY BALE FILTER INSTALLATION AT CATCH BASIN AT LOW POINTS

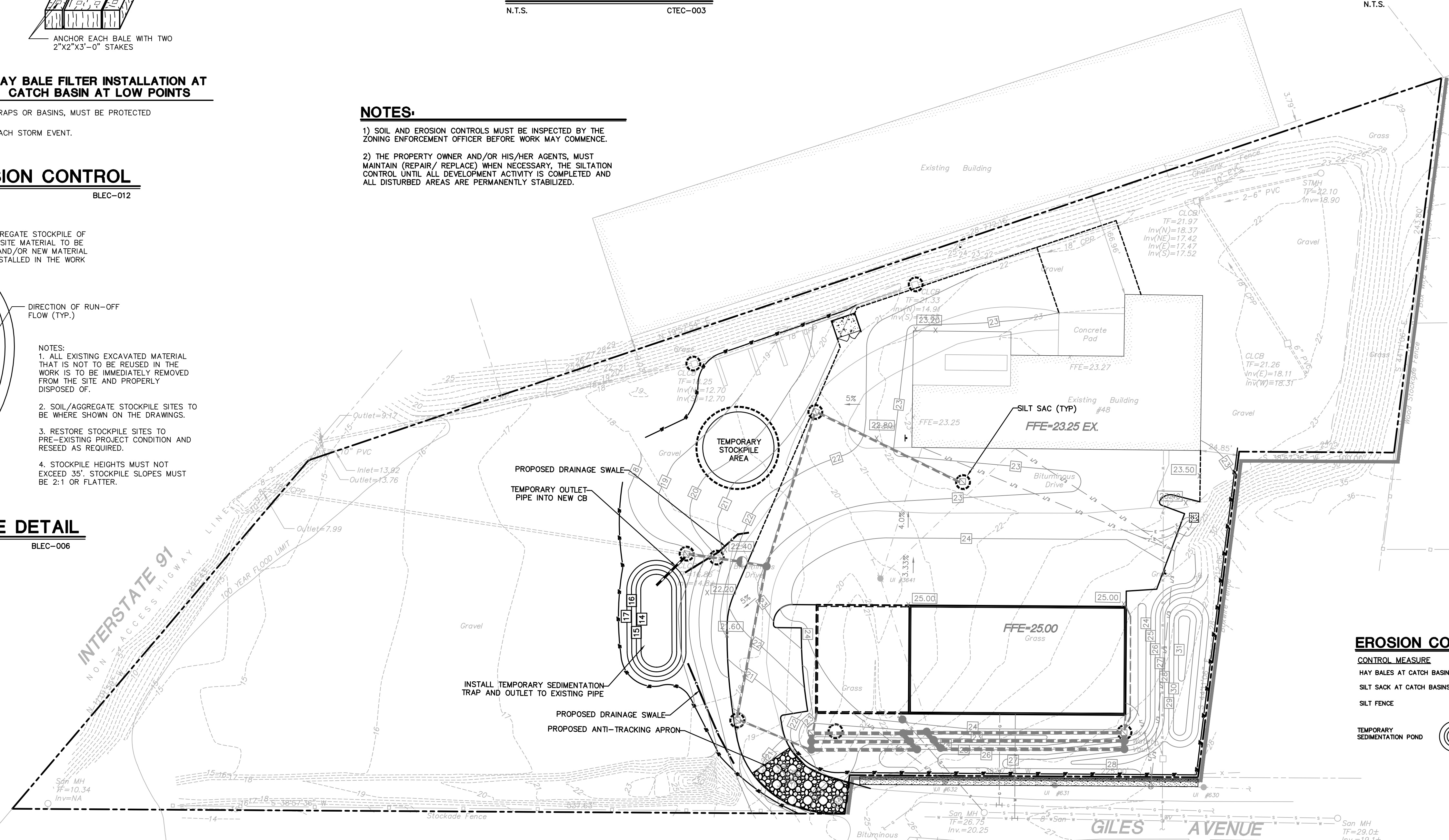
STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.

CATCH BASIN EROSION CONTROL
N.T.S. BLEC-012

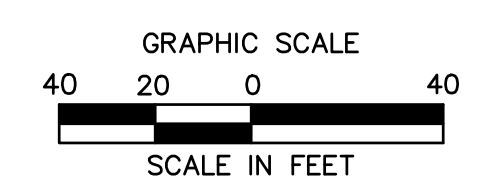


MATERIALS STOCKPILE DETAIL
N.T.S. BLEC-006

- NOTES:**
- SOIL AND EROSION CONTROLS MUST BE INSPECTED BY THE ZONING ENFORCEMENT OFFICER BEFORE WORK MAY COMMENCE.
 - THE PROPERTY OWNER AND/OR HIS/HER AGENTS, MUST MAINTAIN (REPAIR/ REPLACE) WHEN NECESSARY, THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.



**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



SITE PLAN APPLICATION #P 10-10 (PHASE I AND PHASE II) FOR LOCUST REALTY ASSOCIATES LLC

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EROSION CONTROL NOTES

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 WATERCOURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS NOVEMBER 2021 WITH COMPLETION ANTICIPATED MARCH 2022. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION ACTIVITY.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE DIRECTOR OF PUBLIC WORKS, INLAND WETLANDS AGENCY AND/OR SITE 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 TOWN OF NORTH HAVEN AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.

2. WRAP FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS. INSTALL HAY BALES AND SILT FENCE AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS.

3. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALE AND SEDIMENT TRAP, INSTALL STORM DRAINAGE.

4. CONTINUE EARTHWORK AND CONSTRUCT STORM SEWER, SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.

5. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.

6. ROUGH GRADING

7. INSTALLATION OF STORM DRAINAGE.

8. FOUNDATION CONSTRUCTIONS. BEGIN SUPERSTRUCTURES

9. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND HAY BALES, AND FROM SEDIMENTATION TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL), INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.

10. FINISH GRADING AND CONSTRUCT PARKING AREA SUBGRADE.

11. FINAL GRADING OF SLOPE AREAS.

12. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 11, 2008 - JUNE 1 OR AUGUST 15-OCTOBER 1 USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1. 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).

13. INSTALL SIGNING AND PAVEMENT MARKINGS.

14. CLEAN STORM DRAINAGE PIPE STRUCTURES AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.

15. UPON DIRECTION OF THE TOWN OF NORTH HAVEN AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

SEQUENCE OF OPERATIONS

OPERATION I -

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF THE TEMPORARY SEDIMENTATION BASINS, AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS WILL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.

2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH OPERATION II UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.

3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING OPERATION I SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL STRUCTURES.

4. FOLLOWING THE COMPLETION OF OPERATION I, ALL AREAS SHALL BE STABILIZED AND SEEDING OR PROCESSED AGGREGATE AS SOON AS PRACTICAL.

OPERATION II - GRADING AND FILLING

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL STRUCTURES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.

OPERATION III - PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION.

OPERATION IV - FINAL GRADING

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS DISCUSSED IN OPERATION IV.

2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.

3. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN IMPROVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OR GOVERNING WETLAND AGENCY.

SEQUENCE FOR INSTALLATION OF SOIL EROSION & SEDIMENTATION CONTROL MEASURES

PHASE 1

1. ERECT SILTATION FENCES, SEDIMENT TRAP, DIVERSION DITCHES, AND ANTI-TRACKING PAD.

PHASE 2

1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

2. ROUGH GRADING.

PHASE 3

1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

2. PERFORM FILLING ACTIVITIES.

PHASE 4

1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

2. CONSTRUCT DRAINAGE STRUCTURES, DITCHES AND SEDIMENTATION TRAPS. LEAVE TOPS OFF INLET C.B.'S TO COLLECT FLOW FROM DIVERSION BERMS. LEAVE OUTLET CONTROL ORIFICES CLOSED AT DETENTION SYSTEM OUTLET CONTROL STRUCTURE.

3. INSTALL HAY BALES.

PHASE 5

1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

2. PERFORM FINAL GRADING.

PHASE 6

1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.

2. LIME, FERTILIZE, AND SEED.

3. MULCH.

4. FINAL COVER.

PHASE 7

1. MAINTAIN SILTATION FENCES UNTIL COVER IS COMPLETELY STABILIZED.

2. PERFORM FINAL INSPECTION.

3. REMOVE SILTATION FENCES, CLEAN, AND RESTORE ALL AREAS.

4. CLEAN ALL DEBRIS FROM DRAINAGE SYSTEM AND DETENTION SYSTEM.

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

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 SEDIMENTATION 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 EXCEED A HEIGHT OF ONE FOOT.

II. HAY BALES

A. ALL HAY 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.

III. SEDIMENT BASINS/TRAPS

A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY DEP, LOCAL AUTHORITIES OR ENGINEER.

B. ALL PONDS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.

C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM PONDS WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS.

EROSION AND SEDIMENT CONTROL PLAN

1. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND 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 NECESSARY.

3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS OR SILTATION FENCE THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.

5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE

6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.

8. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

9. LOCUST REALTY LLC IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT 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 PLAN COMMISSION OFFICE OR GOVERNING AUTHORITY OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

EROSION AND SEDIMENT CONTROL PLAN SEDIMENT AND EROSION CONTROL NOTES

1. THE DRAWING 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 PLANS FOR APPROPRIATE INFORMATION.

2. LOCUST REALTY LLC IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN, AND CAN BE REACHED AT (203) 467-7337. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN.

3. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF NORTH HAVEN. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.

4. 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, TOWN OFFICIALS OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.

5. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM, OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.

6. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.

7. INSTALL PERIMETER SEDIMENT 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 CONSTRUCTION ACTIVITIES. 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.

8. SEDIMENTATION BASINS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.

9. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 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 HYDROSEED WITH TACKIFIER.

10. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.

11. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.

12. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY SITE ENGINEER.

13. USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.

14. INSTALL TEMPORARY SEDIMENT TRAPS, AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL.

15. 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 INCLUDES WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.

16. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.

17. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY.

18. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PAD MAY CHANGE AS CONSTRUCTION PROGRESSES.

19. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A-430B FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEP RECORD KEEPING AND INSPECTION REQUIREMENTS.

20. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE. REMOVE AND REUSE BROKEN PAVEMENT LATER DURING ROUGH GRADING EARTHWORK PHASE IF INDICATED ON GRADING PLANS.

21. BLOCK THE OPEN UPSTREAM ENDS OF THE DETENTION SYSTEM OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.

22. 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.

23. 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.

24. 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.



ARCHITECTURE
ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
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PROPOSED BUILDING
48 GILES AVENUE
NORTH HAVEN, CONNECTICUT

SITE PLAN APPLICATION #P 10-10 (PHASE I AND PHASE II) FOR LOCUST REALTY ASSOCIATES LLC

Table with columns: No., Date, Desc. Includes revision notes and design information.

EROSION CONTROL NOTES

Sheet No.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

EC-2

LANDSCAPE KEY

- PROPOSED DECIDUOUS OVERSTORY/STREET TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS UNDERSTORY/ORNAMENTAL TREE
- PROPOSED LAWN SEED MIX
- PROPOSED LOW MAINTENANCE SEED MIX
- PROPOSED PAVEMENT MILLINGS FOR SLOPE STABILIZATION

LANDSCAPE PLANT SCHEDULE

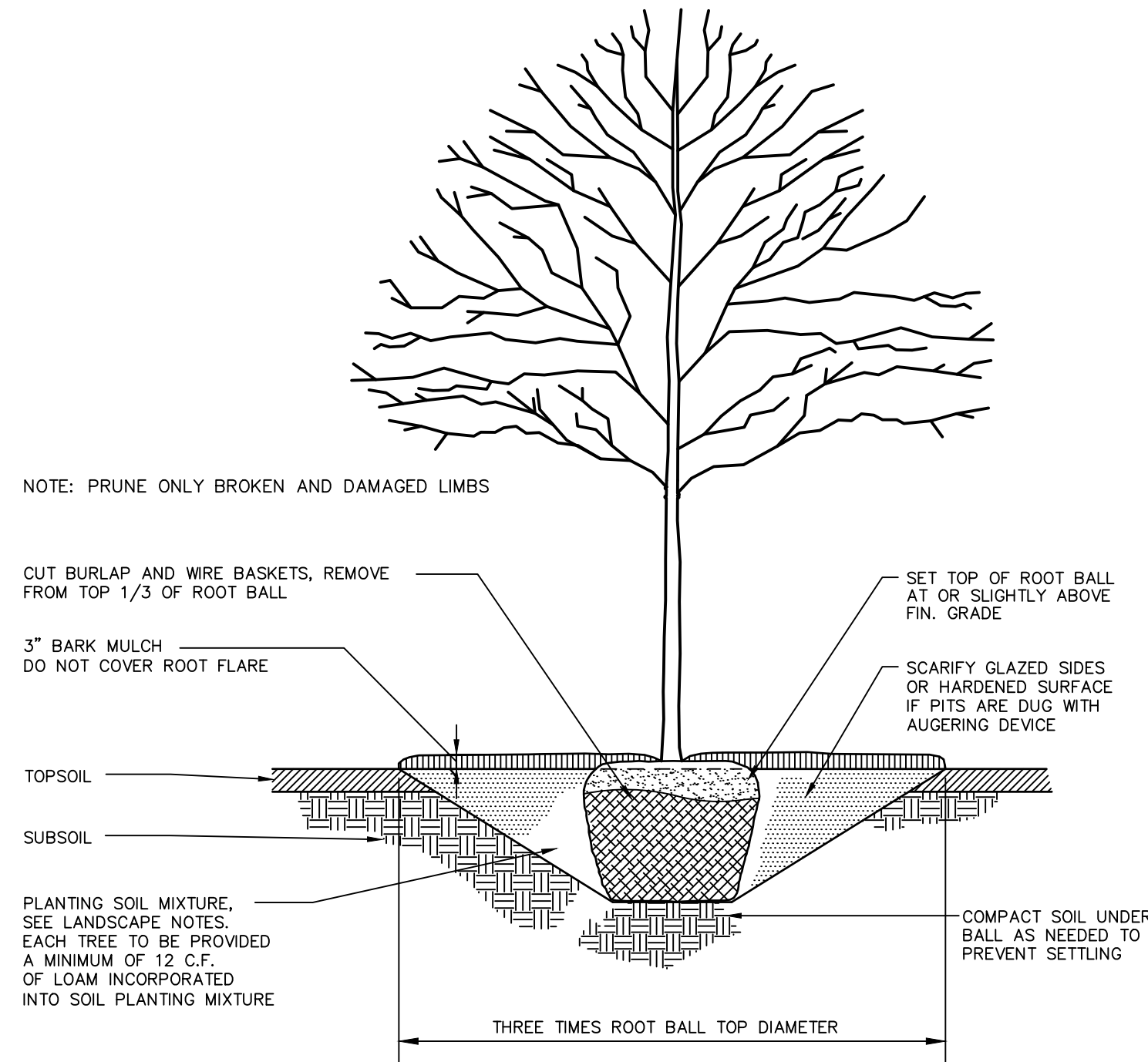
TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
BN	5	<i>Betula nigra</i> 'Heritage'	HERITAGE RIVER BIRCH	B&B	8'-10' HT.	MULTI-STEM
GT	4	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Halko'	HALKA HONEYLOCUST	B&B	2"-2 1/2" CAL.	UNIFORM, WELL DEV. 7' MIN. BRANCH HT.
PP	3	<i>Picea pungens glauca</i>	COLORADO BLUE SPRUCE	B&B	8'-10' HT.	UNIFORM, WELL DEV.
PS	28	<i>Pinus strobus</i>	EASTERN WHITE PINE	B&B	8'-10' HT.	UNIFORM, WELL DEV.

LANDSCAPE NOTES

- THE LANDSCAPE PLAN IS FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
- PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT SAMPLES FROM EACH PROPOSED TOPSOIL SOURCE TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR PROPER SOIL pH AND PLANT GROWTH AS RECOMMENDED BY TEST REPORTS AT NO INCREASE IN CONTRACT PRICE.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. WHEN QUANTITIES LISTED IN THE PLANT SCHEDULE DIFFER FROM THOSE REQUIRED BY THE DRAWINGS, THE LARGER QUANTITY SHALL BE USED.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SOIL, AND BLASTED ROCK SHALL BE REMOVED FROM PLANTING PITS AND LANDSCAPE ISLANDS TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH LOAM OR SANDY LOAM FREE OF STONES AND DEBRIS 1" OR GREATER IN DIAMETER AND ALL OTHER MATERIAL HARMFUL TO PLANT DEVELOPMENT.
- PLANTING SOIL MIXTURE FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS OR COMPOST, 3 PARTS TOPSOIL, "TRANSPLANT 1-STEP" FERTILIZER / BIOSTIMULANT / MYCORRHIZA INOCULATE AS MANUFACTURED BY ROOTS, INC. OR AN APPROVED EQUIVALENT, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS.
- PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENTS SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.
- ALL MULCH BEDS SHALL BE MULCHED TO A DEPTH OF 3". USE UNCOLORED, SHREDDED BARK MULCH AGED AT LEAST SIX MONTHS FOR ALL BEDS.
- GUARANTEE: GUARANTEE ALL PLANTS AND LAWNS FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD FOR ALL PLANTS SHALL BEGIN UPON APPROVAL AS SPECIFIED UNDER SEMI-FINAL ACCEPTANCE. PLANT MATERIALS AND LAWNS APPROVED IN THE SPRING SHALL BE ALIVE AND IN SATISFACTORY GROWTH ON JUNE 1 OF THE FOLLOWING YEAR; PLANTING DONE IN LATE FALL (AFTER NOVEMBER 1ST) SHALL BE MAINTAINED AND GUARANTEED UNTIL THE SECOND SPRING'S LEAFING. REPLACEMENTS: ALL PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, AND SHALL BEAR FOLIAGE OF A NORMAL DENSITY, SIZE AND COLOR. PROMPTLY REMOVE DEAD, UNSIGHTLY, UNEVEN, OR EXCESSIVELY PRUNED PLANTS. THESE AND ANY PLANTS MISSING DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED OR ADDED WITH THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AS SOON AS CONDITIONS PERMIT. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING WITH REPLACEMENTS MATCHING ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR FROM TIME OF REPLACEMENT.
- ALL SLOPES STEEPER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
- IF SHEET IS LESS THAN 24" X 36" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.

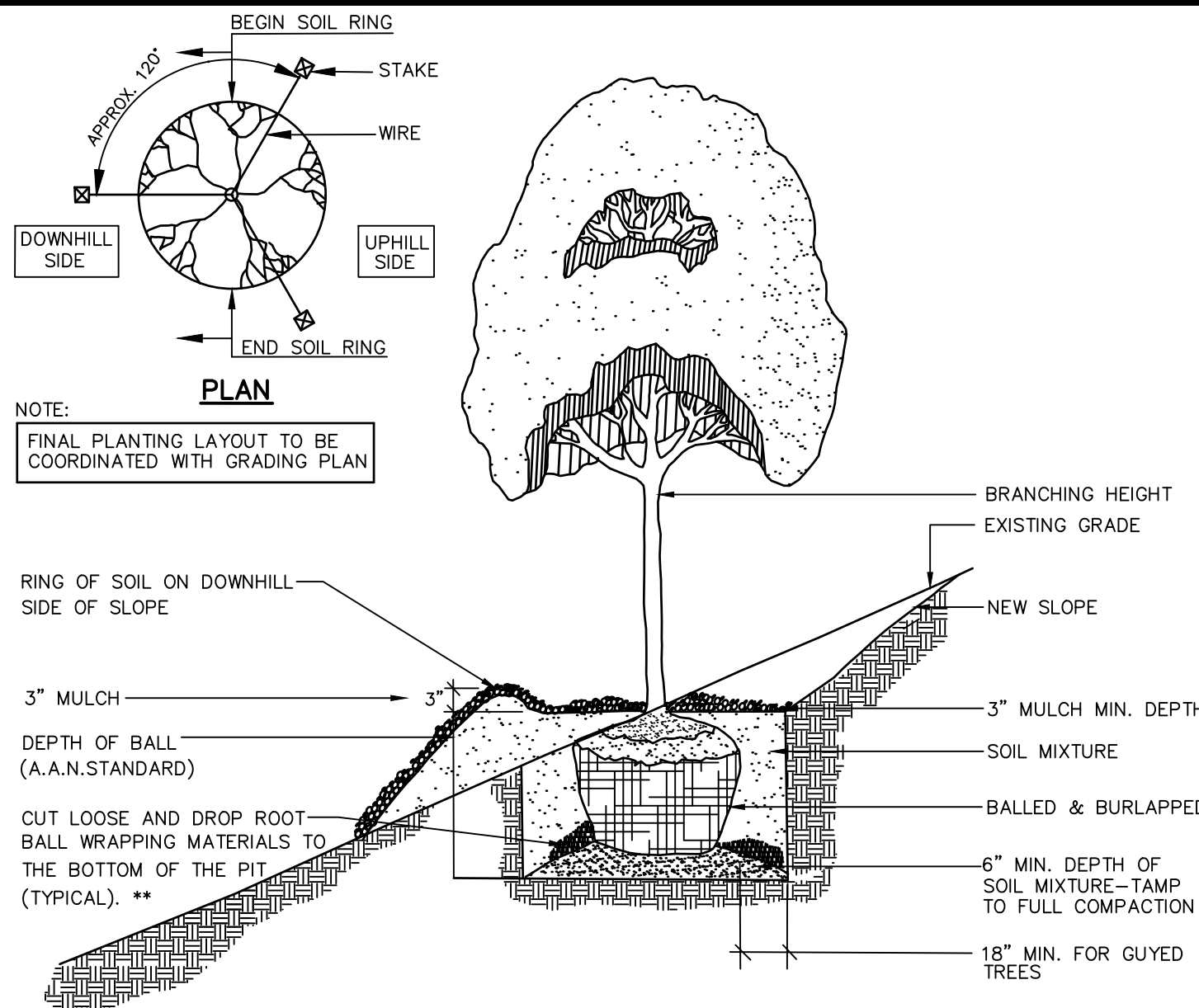
SEEDING MIXTURES

- A. LOW MAINTENANCE SEED MIX**
 APPLICATION RATE: 25 LBS/ ACRE (1 LB PER 1,750 SF)
 SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
- SPECIES:**
 BIG BLUESTEM (ANDROPOGON GERARDII)
 COMMON MILKWEED (ASCLEPIAS SYRIACA)
 NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
 PARTRIDGE PEA (CHAMAECRISTA FASCIOLATA (CASSIA F.))
 SHOWY TICK TREFOIL (DESMODIUM CANADENSE)
 VIRGINIA WILD RYE (ELYMUS VIRGINICUS)
 SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)
 GRASS LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA (SOLIDAGO G.))
 CREEPING RED FESCUE (FESTUCA RUBRA)
 OX EYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)
 DEER TONGUE (PANICUM CLANDESTINUM)
 SWITCH GRASS (PANICUM VIRGATUM)
 TALL/GREEN HEADED CONEFLOWER (RUDBECKIA LACINIATA)
 LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM)
 EARLY GOLDENROD (SOLIDAGO JUNCEA)
 INDIAN GRASS (SORGHASTRUM NUTANS)
- B. LAWN SEEDING MIXTURE:**
 15% PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 25% FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
 60% KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 SEEDING RATE: 5 LBS/1,000 S.F.
 SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUN



TREE PLANTING

N.T.S. BLD-009



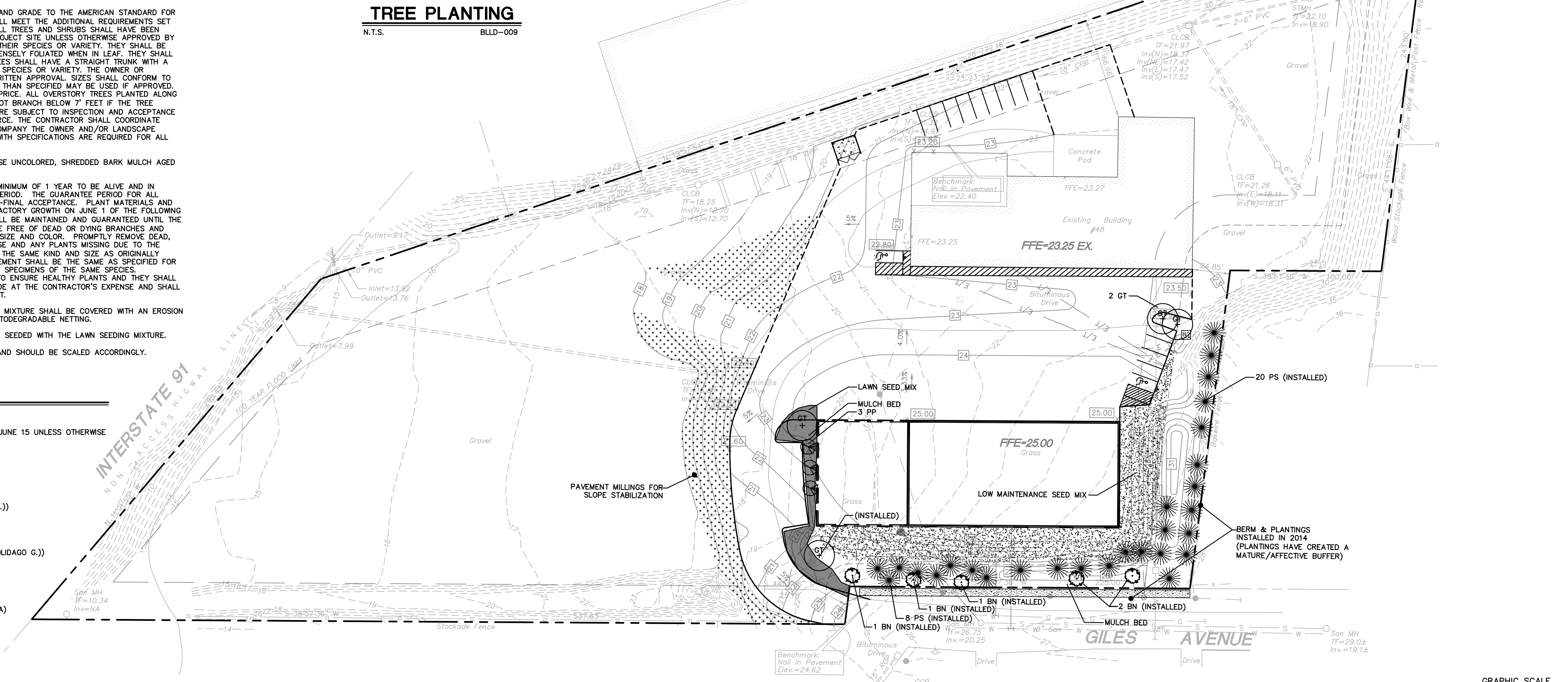
EVERGREEN TREE PLANTING WITHOUT GUY WIRES

N.T.S. BLD-010

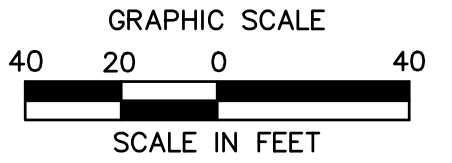
- NOTES:**
- ALL DECIDUOUS TREES OVER 4FT. IN HEIGHT AND ALL EVERGREEN TREES OVER 3FT. IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN.
 - MULTIPLE STEMMED DECIDUOUS TREES OVER 4FT. IN HEIGHT SHALL BE STAKED WITH 2 STAKES IN SUCH MANNER AS TO STABILIZE 2 MAINSTEMS.
 - THE WOOD STAKES SHALL BE CONSTRUCTION GRADE, ROUGH OR DRESSED, OF SOUND WOOD, DECAY RESISTANT, AND OF THE SIZE INDICATED IN THE DETAILS.
 - THE WIRE TIES SHALL BE 12 OR 14 GAUGE GALVANIZED WIRE, AND BE PROVIDED WITH A ONE FOOT PIECE OF RUBBER HOSE PLACED TO PREVENT INJURY TO THE BARK.
 - TREE WRAPPING SHALL BE PLACED AROUND ALL TRUNKS OF DECIDUOUS TREES TWO OR MORE INCHES IN CALIPER. TREE WRAPPING SHALL EXTEND FROM GROUND LINE 2" ABOVE THE FIRST BRANCH. EACH TURN OF WRAPPING MATERIAL SHALL OVERLAP 1/2 THE WIDTH OF THE PREVIOUS TURN. BIND WITH JUTE TWINE AT TOP, MIDDLE, AND BOTTOM. TREE WRAPPING AND TWINE SHALL CONFORM TO
 - PIT DRAINAGE MODIFICATION FOR SLOPE PLANTING (WHEN REQUIRED).
 - PRIOR TO PLANTING ON A SLOPE THE CONTRACTOR SHALL TEST NO MORE THAN 3 PITS FOR PERCOLATION.
 - PRIOR TO PLANTING ON A SLOPE THE CONTRACTOR SHALL TEST NO MORE THAN 3 PITS FOR PERCOLATION.
 - PERCOLATION TEST SHALL CONSIST OF FILLING THE PIT WITH APPROXIMATELY 6" OF WATER. THE ENGINEER SHALL DETERMINE THE RATE OF PERCOLATION AND DETERMINE IF PIT DRAINAGE IS REQUIRED.

TREE SLOPE PLANTING

N.T.S.



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355 Research Parkway
 Meriden, CT 06450
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PROPOSED BUILDING
 48 GILES AVENUE
 NORTH HAVEN, CONNECTICUT

SITE PLAN APPLICATION #P 10-10 (PHASE III) FOR LOCUST REALTY ASSOCIATES LLC

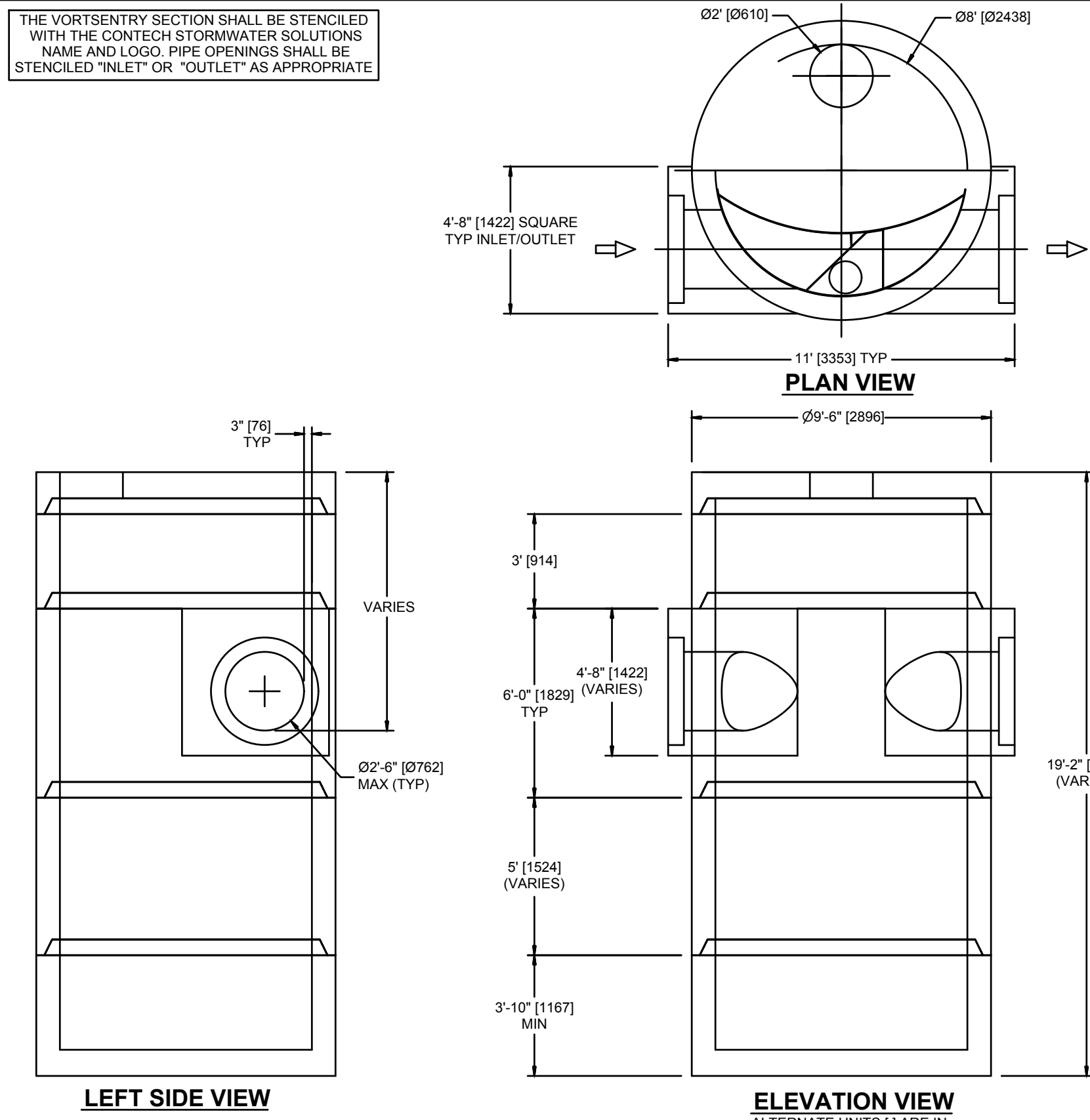
REVISIONS	No.	Date	Desc.
Designed			J.O.M.
Drawn			E.L.R.
Checked			
Approved			
Scale			1"=40'
Project No.			07C2352
Date			10/07/2021
CAD File			LL07C235201

LANDSCAPE PLAN

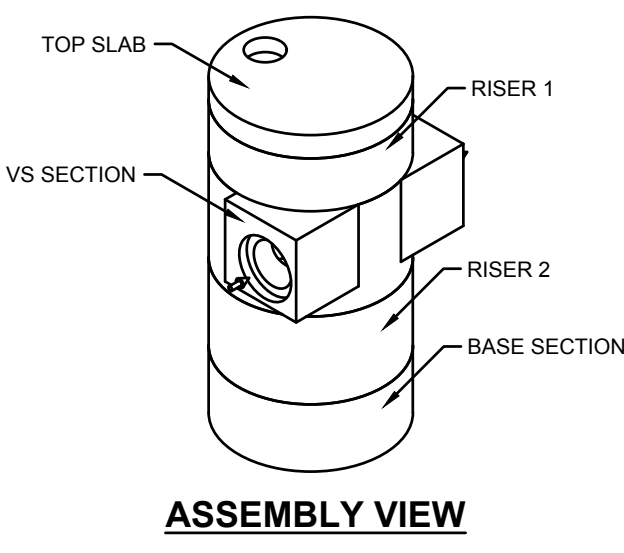
Sheet No.

LL-1

THE VORTSENTRY SECTION SHALL BE STENCILED WITH THE CONTECH STORMWATER SOLUTIONS NAME AND LOGO. PIPE OPENINGS SHALL BE STENCILED "INLET" OR "OUTLET" AS APPROPRIATE



- NOTES:
1. STORMWATER TREATMENT SYSTEM (SWTS) SHALL BE DESIGNED TO MEET PERFORMANCE GOALS BASED ON FULL SCALE LABORATORY PERFORMANCE DATA
 2. SWTS SHALL BE DESIGNED TO RETAIN FLOATABLES AND TRAPPED SEDIMENT AT FLOW RATES UP TO AND INCLUDING PEAK TREATMENT CAPACITY
 3. SWTS INVERTS IN AND OUT SHALL BE AT THE SAME ELEVATION
 4. SWTS SHALL NOT BE COMPROMISED BY EFFECTS OF DOWNSTREAM TAILWATER
 5. SWTS SHALL HAVE NO INTERNAL COMPONENTS THAT OBSTRUCT MAINTENANCE ACCESS
 6. PIPE ORIENTATION MAY VARY. SEE SITE PLAN FOR SIZE AND LOCATION
 7. PURCHASER SHALL NOT BE RESPONSIBLE FOR ASSEMBLY OF INTERNAL COMPONENTS
 8. (1) MANHOLE FRAME AND COVER SUPPLIED WITH SYSTEM, NOT INSTALLED
 9. PURCHASER TO PREPARE EXCAVATION AND PROVIDE LIFTING EQUIPMENT
 10. VORTSENTRY BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4687; SCARBOROUGH, ME (877) 907-8676; LINTHICUM, MD (866) 740-3318

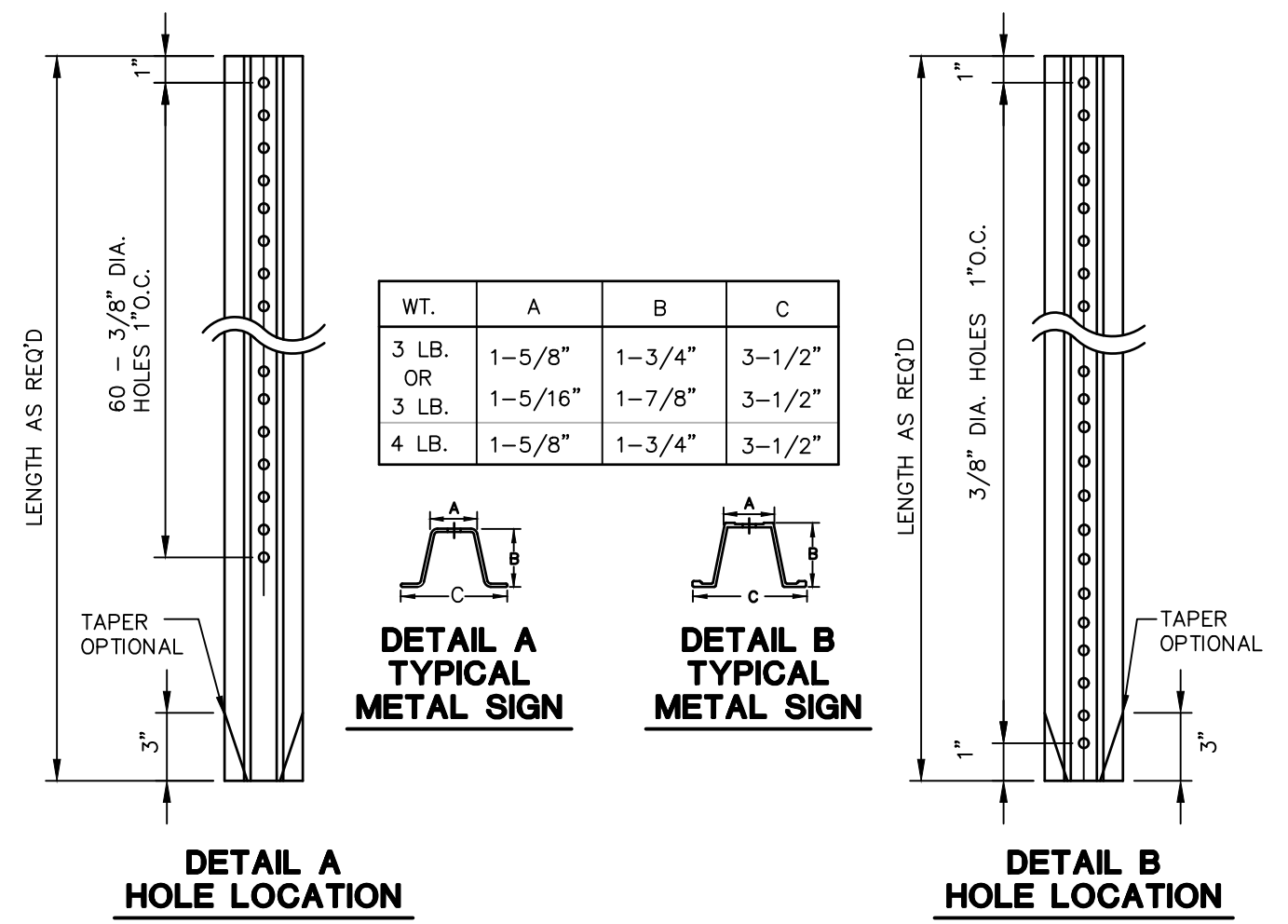


STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTSENTRY® VS80 US PATENT No. 6,991,114

SCALE:	NONE
DRAWN:	JBS
CHECKED:	NDG
FILE NAME:	STDVS80
DATE:	9/26/06

WATER OIL SEPARATOR

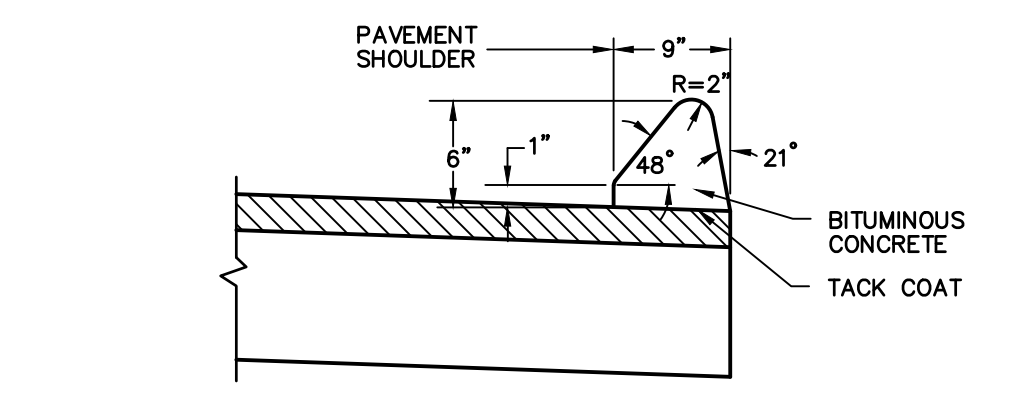
FOR INFORMATIONAL PURPOSES ONLY - NOT INTENDED FOR CONSTRUCTION
This CADD file is for the purpose of specifying stormwater treatment equipment to be furnished by CONTECH Stormwater Solutions and may only be transferred to other documents exactly as provided by CONTECH Stormwater Solutions. Title block information, excluding the CONTECH Stormwater Solutions logo and the VortSentry Stormwater Treatment System designation and patent number, may be deleted if necessary. Revisions to any part of this CADD file without prior coordination with CONTECH Stormwater Solutions shall be considered unauthorized use of proprietary information.



TYPICAL METAL SIGN POSTS

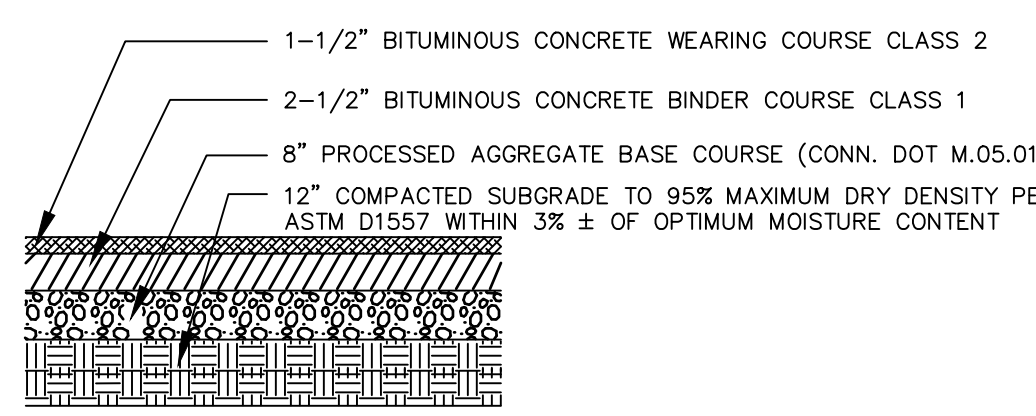
N.T.S. BLS0-001

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.



BITUMINOUS CONCRETE LIP CURB

N.T.S.

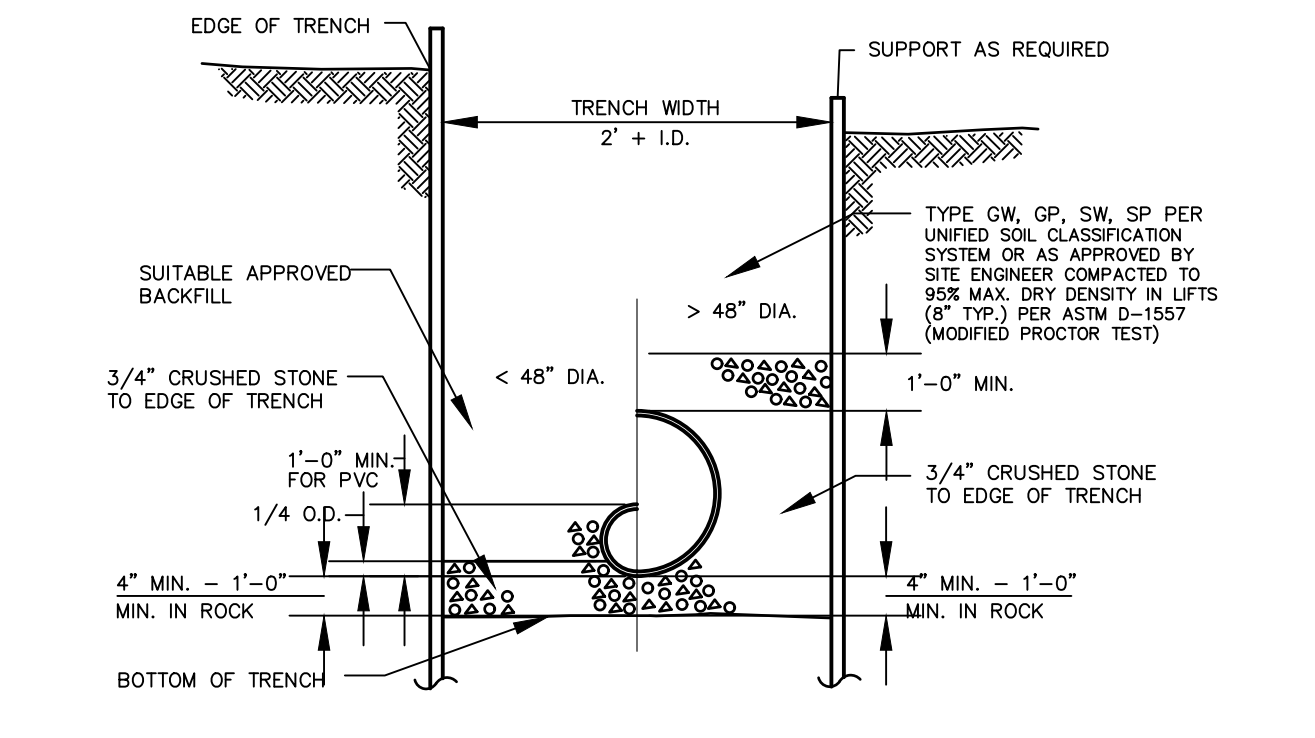


BITUMINOUS CONCRETE PAVEMENT STRUCTURE

N.T.S.

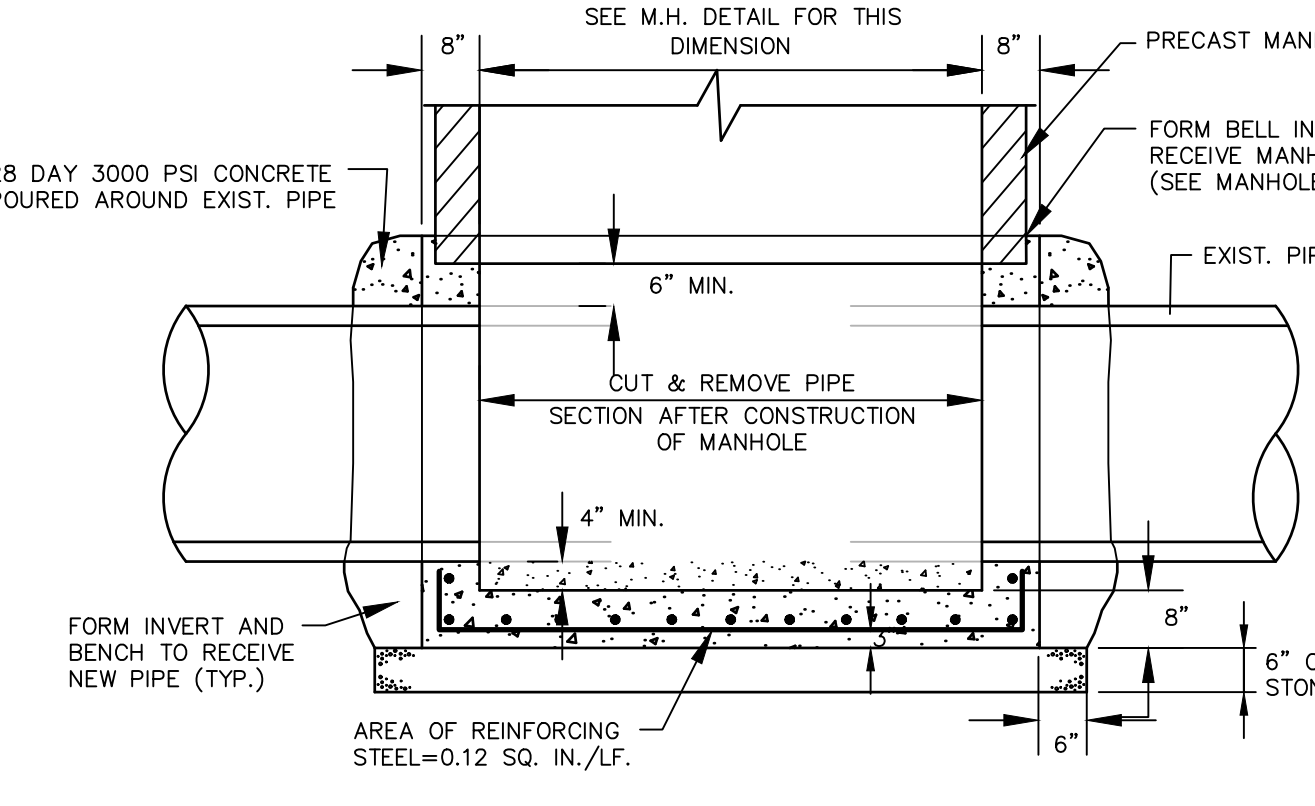
TYPICAL STORM SEWER TRENCH SECTION

N.T.S. BLD0-004



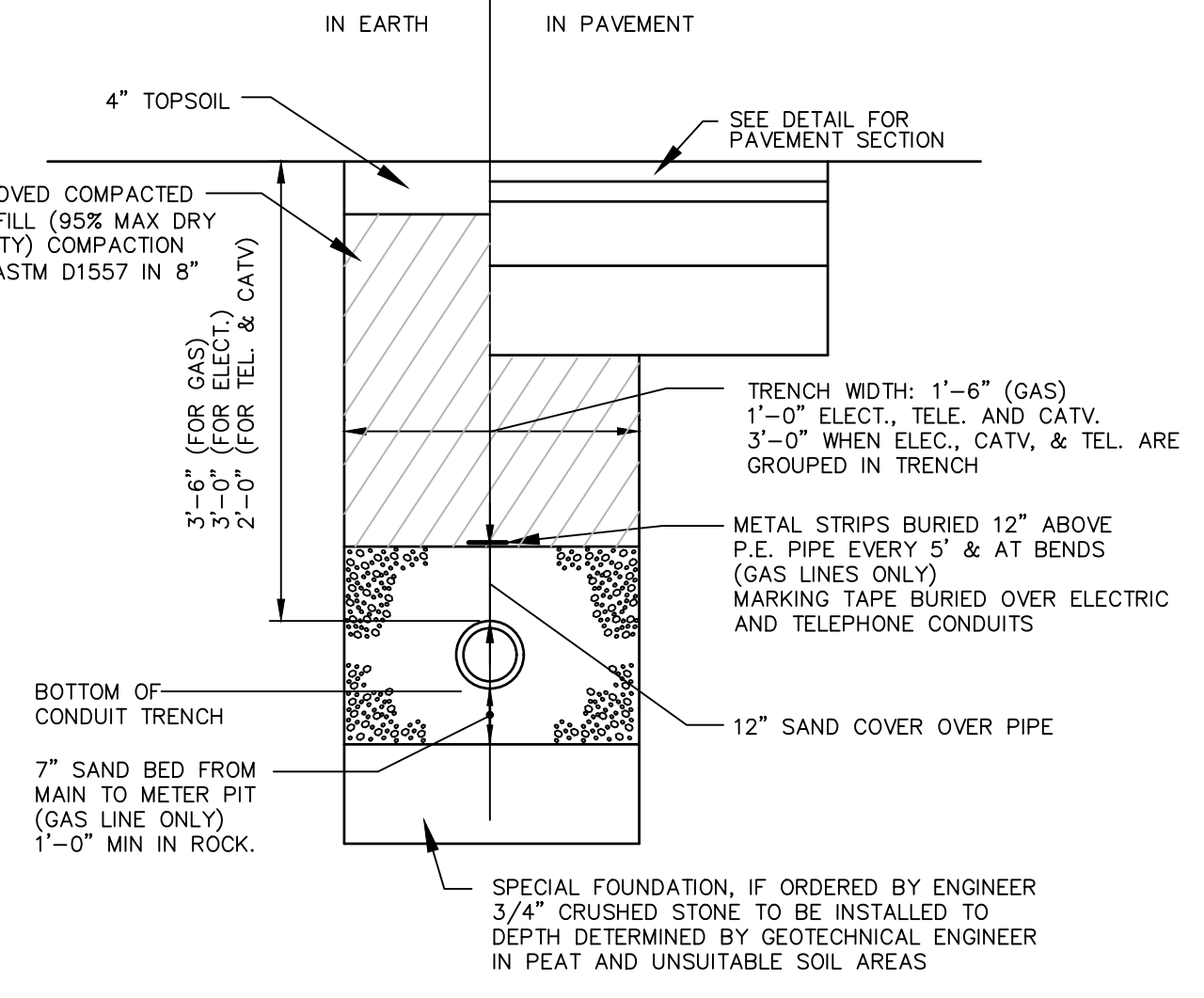
NEW MANHOLE OVER EXISTING PIPE

N.T.S. BLS0-009



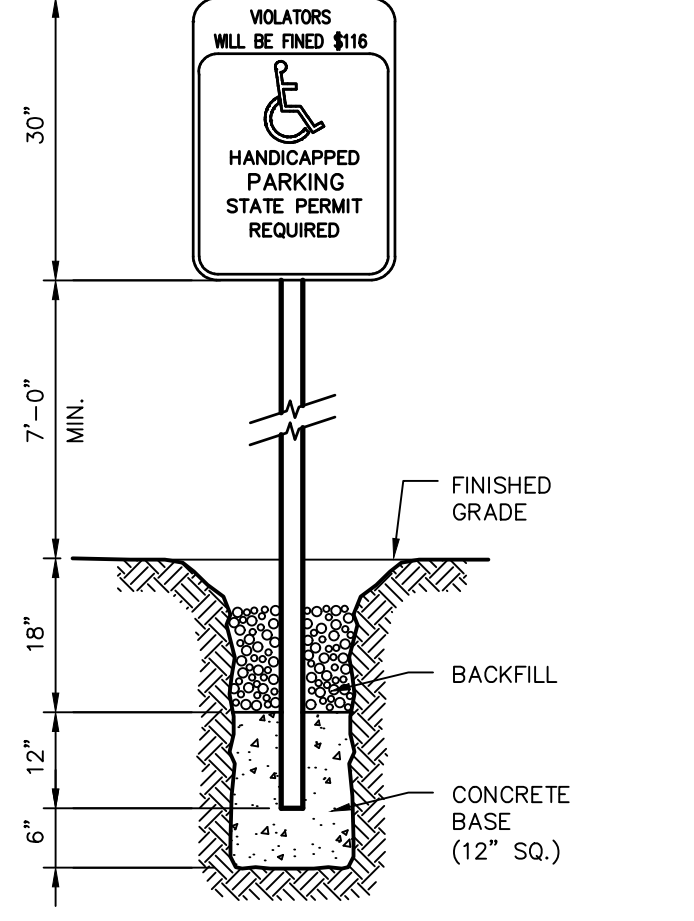
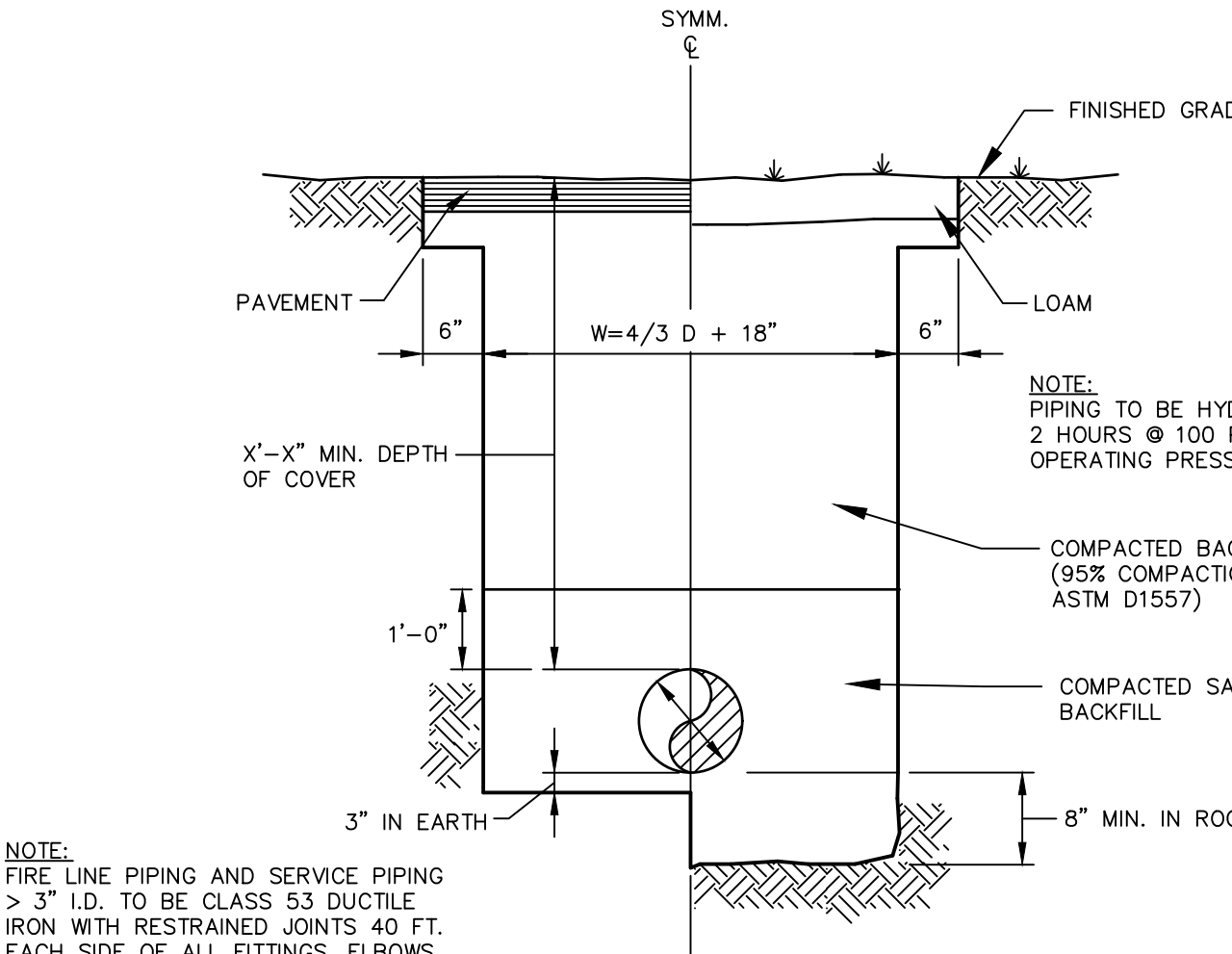
ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S. BLUD-001



TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S. BLWD-005



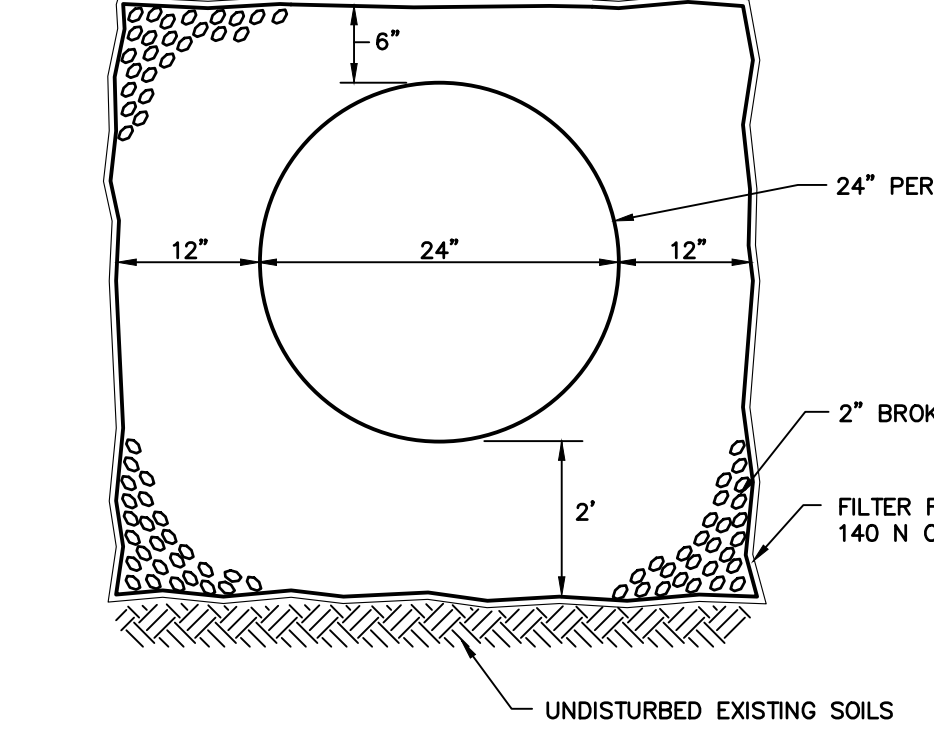
HC SIGN

N.T.S.

NOTE:
CONSTRUCT SIGN IN ACCORDANCE WITH DOT SPECIFICATIONS.

STORM WATER INFILTRATION DETENTION SYSTEM

N.T.S. ZDD-018



TYPICAL SECTION AT STORM WATER INLET
STORM WATER INFILTRATION DETENTION SYSTEM
ZDD-018

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NOTES

1. SEE PLAN SHEET EC-1 FOR ALL EROSION CONTROL DETAILS



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PROPOSED BUILDING
48 GILES AVENUE
NORTH HAVEN, CONNECTICUT

SITE PLAN APPLICATION #P 10-10 (PHASE III) FOR LOCUST REALTY ASSOCIATES LLC

REVISIONS	No.	Date	Desc.
Designed			J.O.M.
Drawn			E.L.R.
Checked			
Approved			
Scale			1"=40'
Project No.			07C2352
Date			10/07/2021
CAD File			DN07C235201

Title
DETAIL SHEET

Sheet No.

DN-1

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PROPOSED BUILDING
 48 GILES AVENUE
 NORTH HAVEN, CONNECTICUT

SITE PLAN APPLICATION #P 10-10 (PHASE III) FOR LOCUST REALTY ASSOCIATES LLC

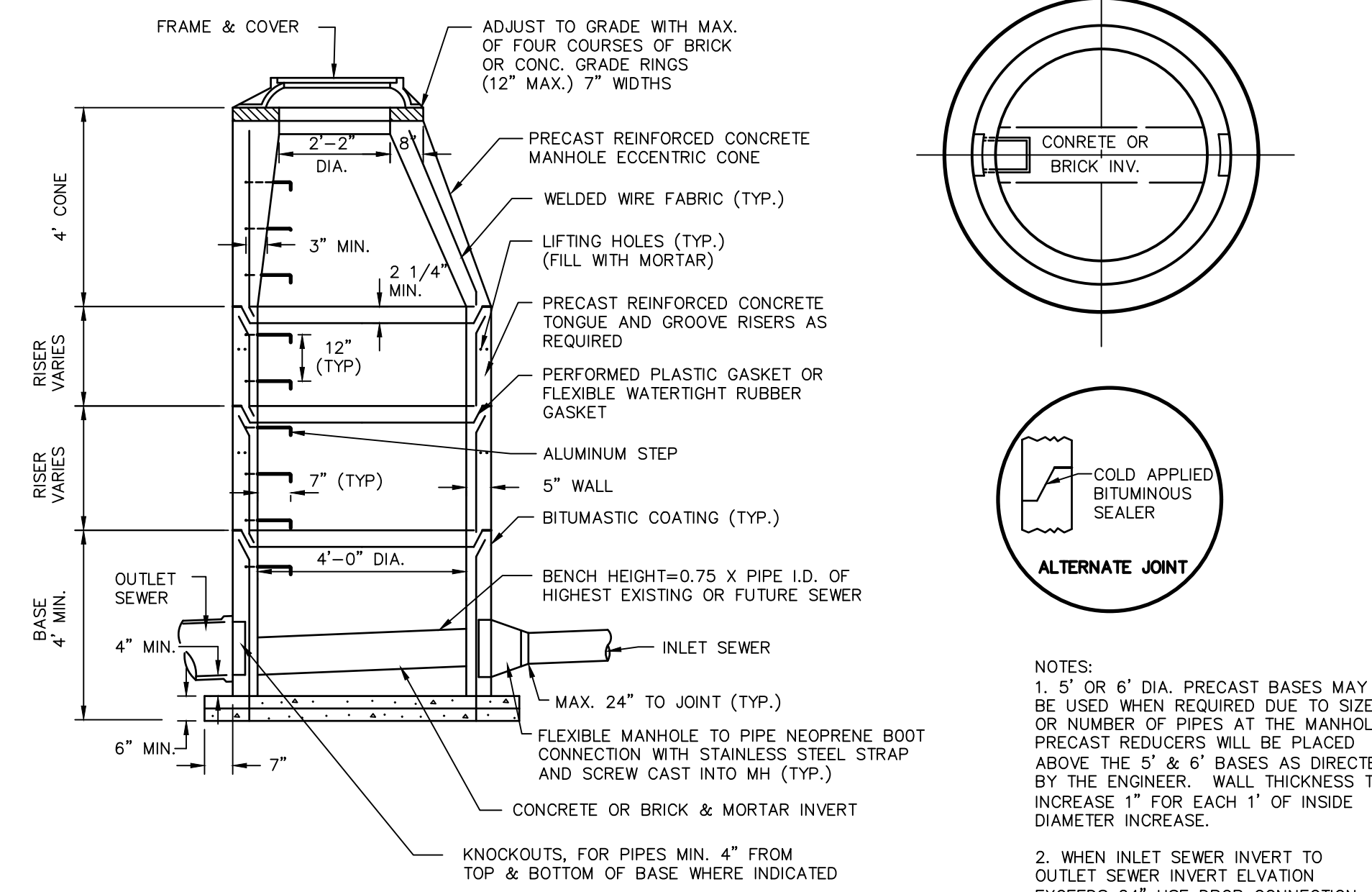
No.	Date	Desc.
1.		

Designed J.O.M.
 Drawn E.L.R.
 Checked
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 Scale 1"=40'
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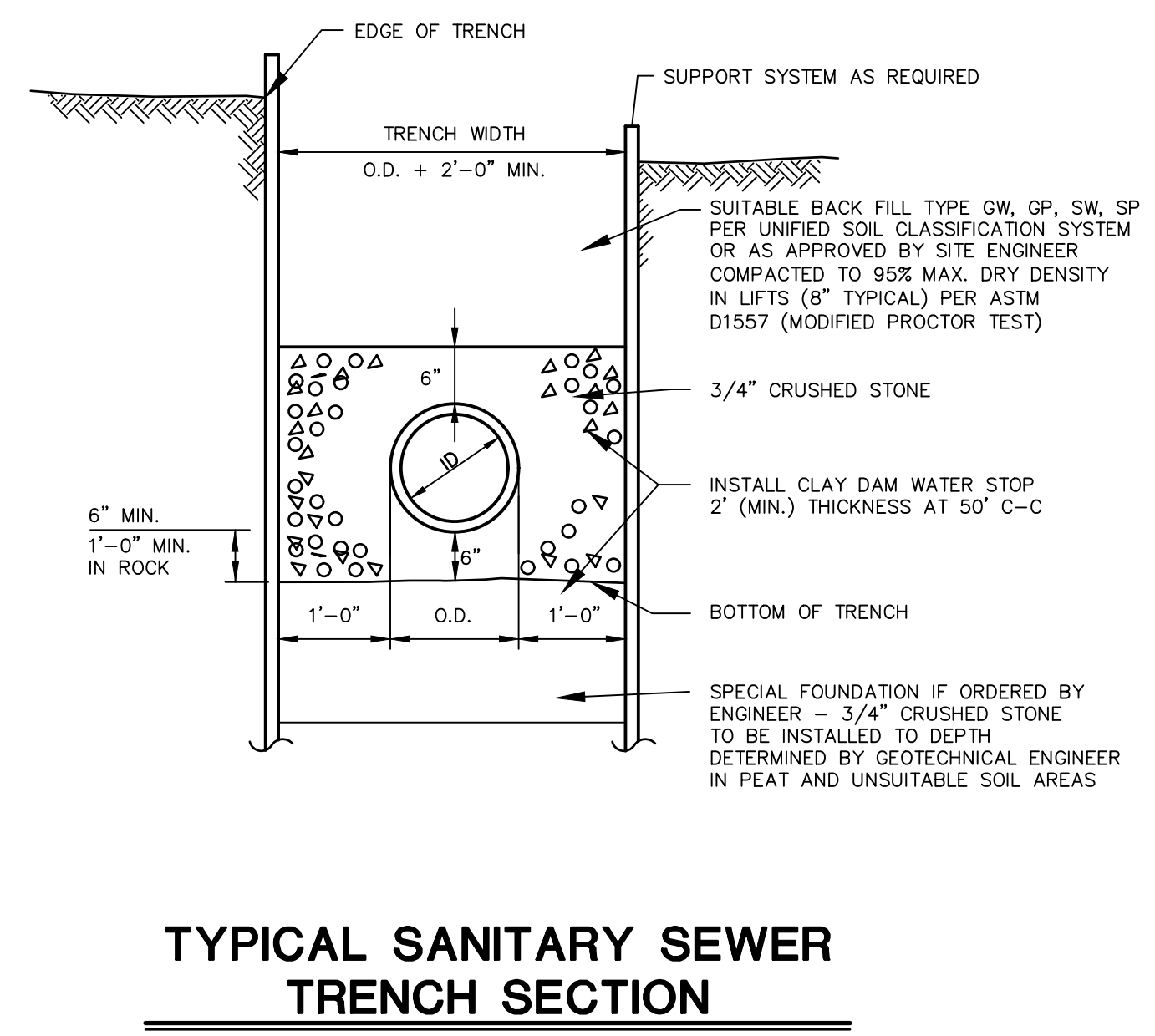
Title
DETAIL SHEET

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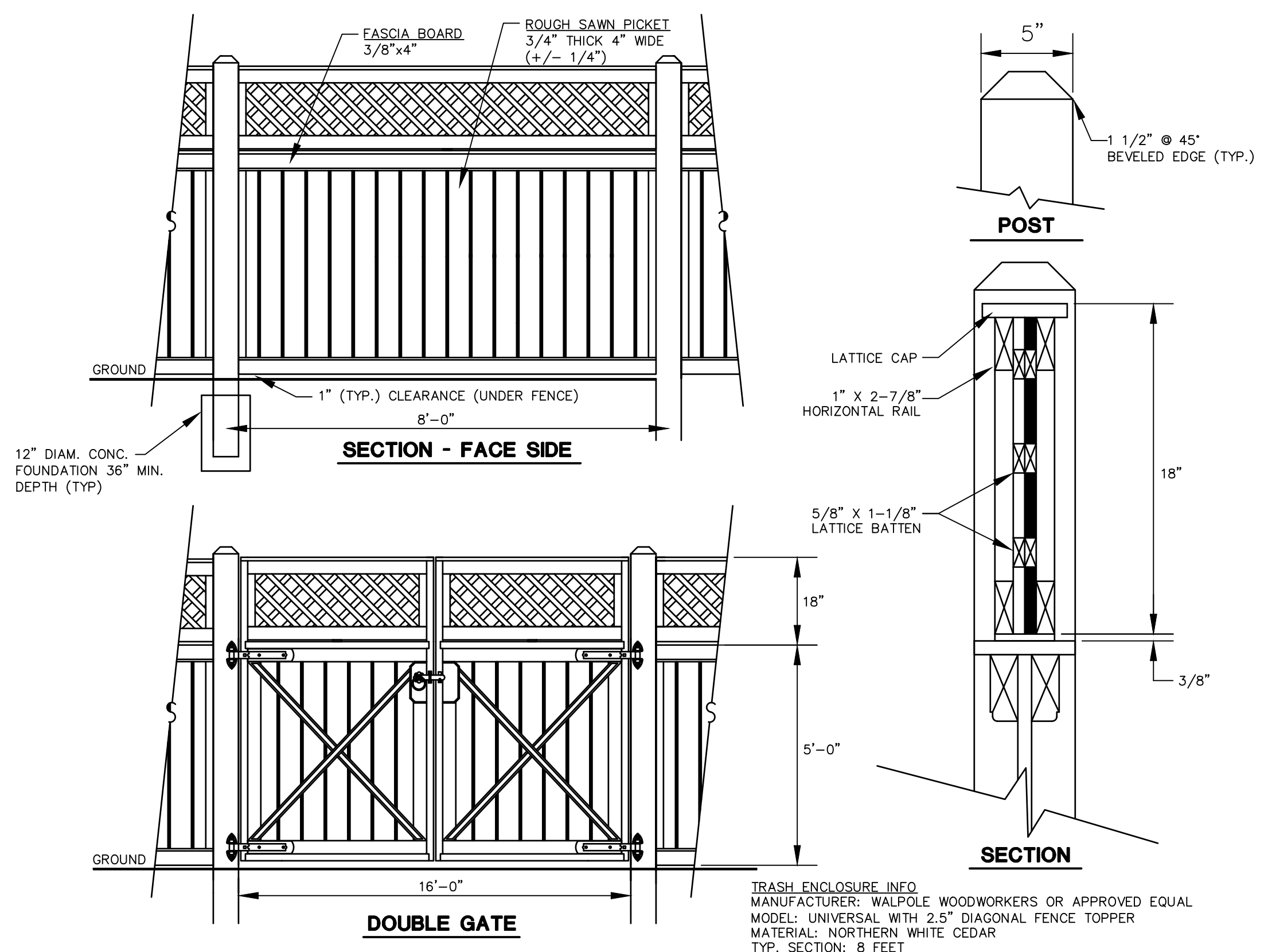
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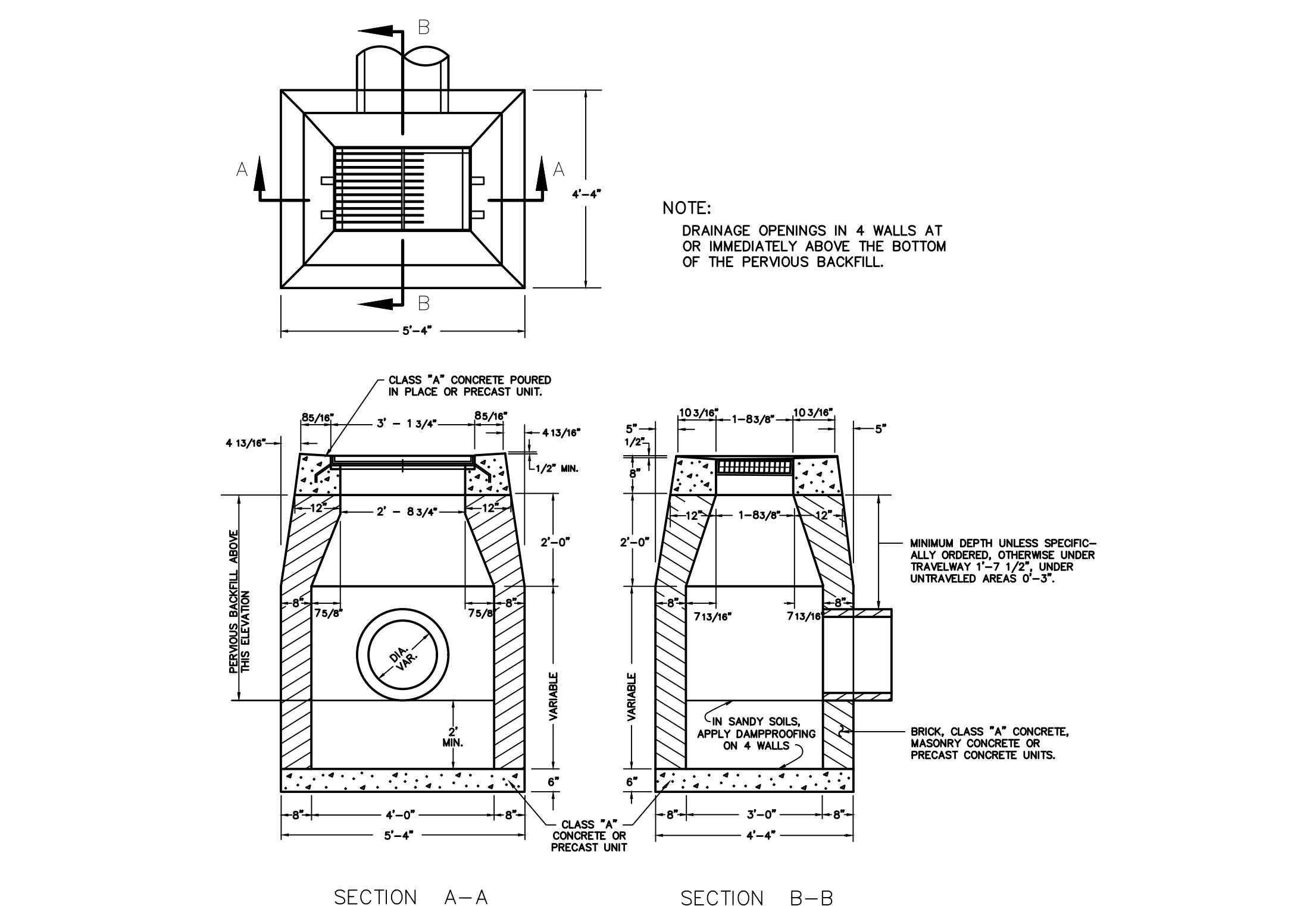
PRECAST SANITARY MANHOLE
 N.T.S. BLSS-001



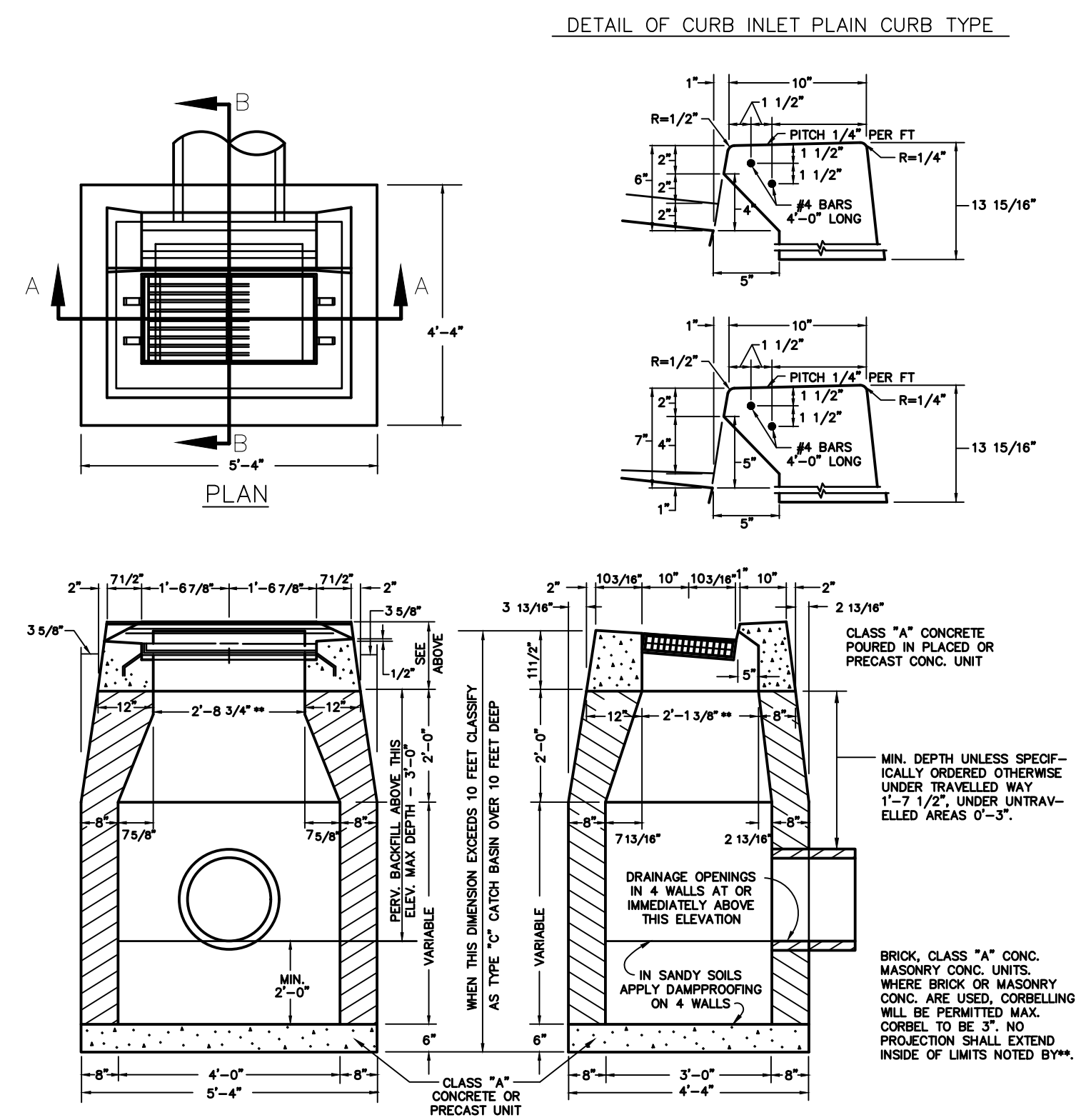
TYPICAL SANITARY SEWER TRENCH SECTION
 N.T.S. BLSS-010



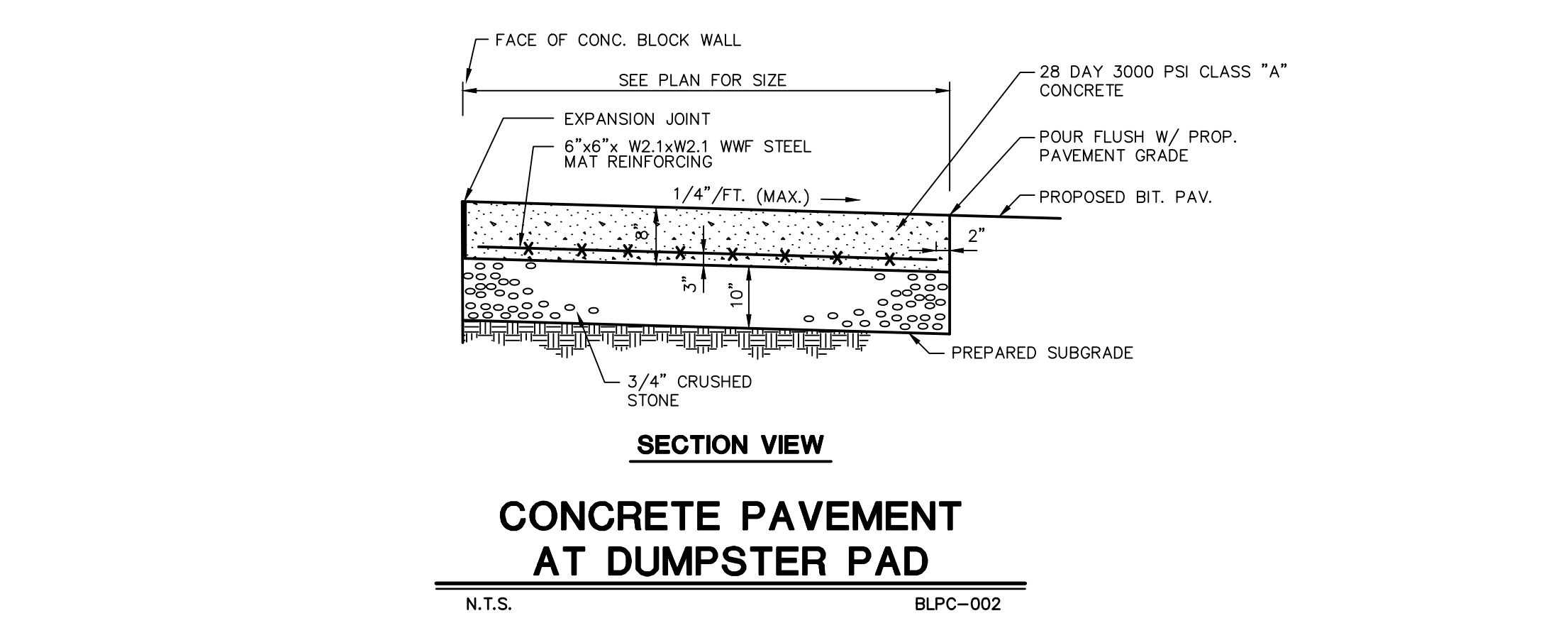
TRASH ENCLOSURE DETAIL
 N.T.S.



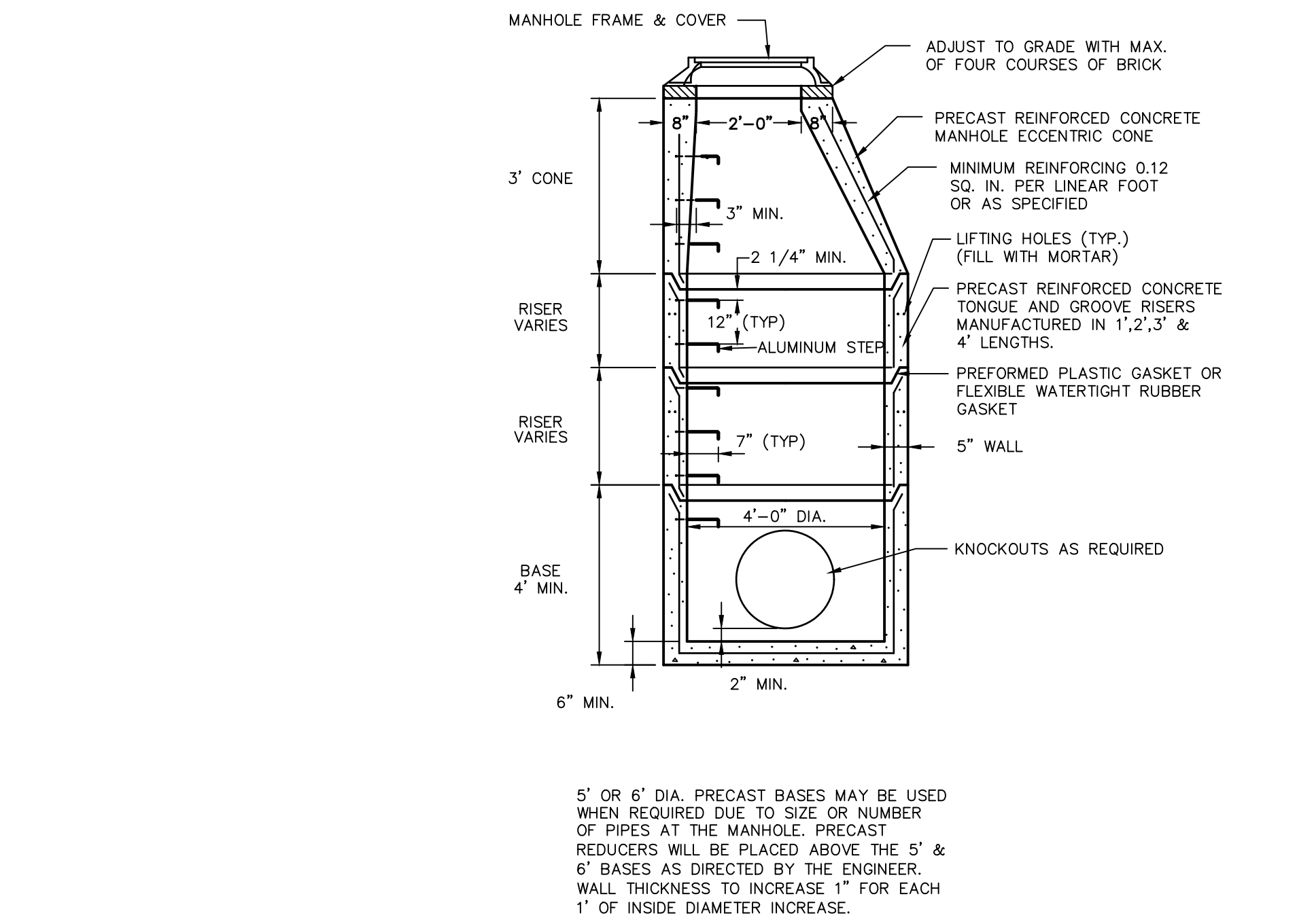
TYPE "C-L" CATCH BASIN
 N.T.S. ZDD-028



TYPE "C" CATCH BASIN
 N.T.S. ZDD-027



CONCRETE PAVEMENT AT DUMPSTER PAD
 N.T.S. BLPC-002



PRECAST STORM MANHOLE DETAIL
 N.T.S. CTDD-003

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NOTES
 1. SEE PLAN SHEET EC-1 FOR ALL EROSION CONTROL DETAILS

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