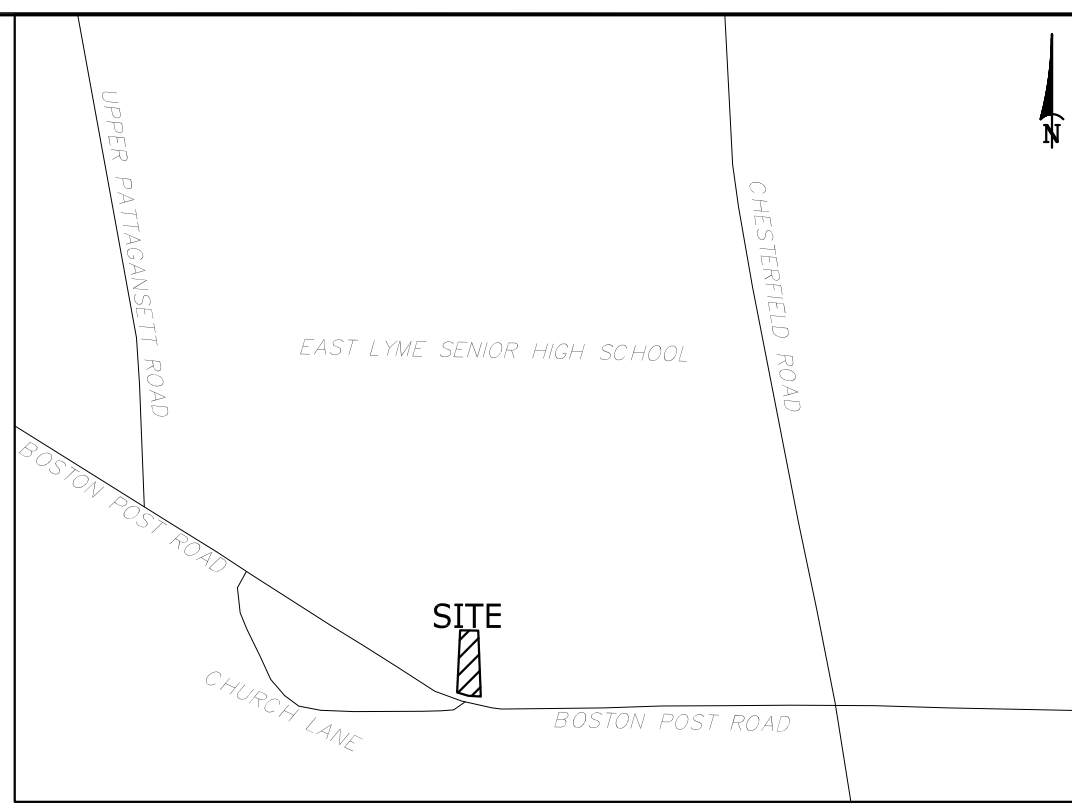
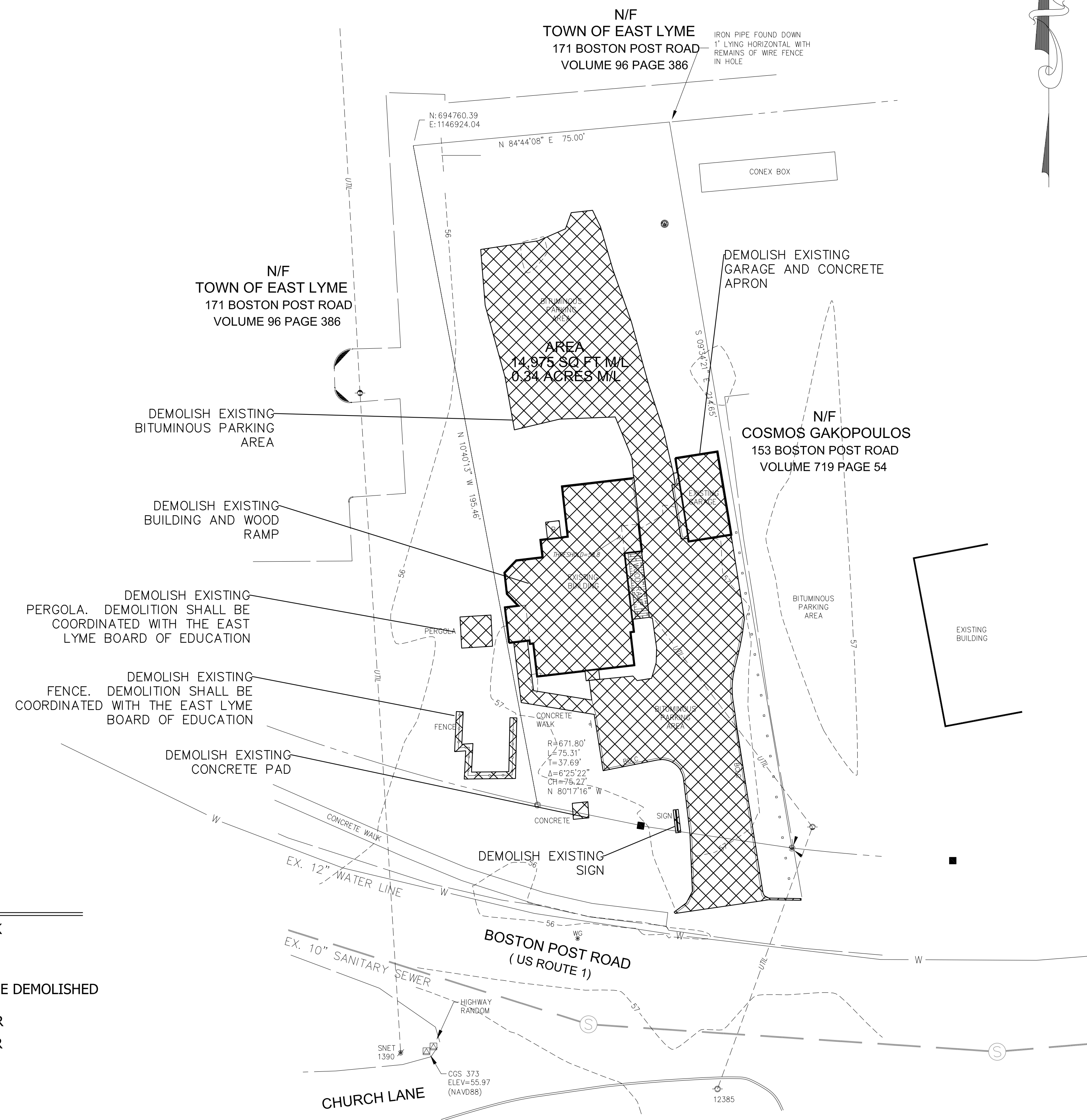


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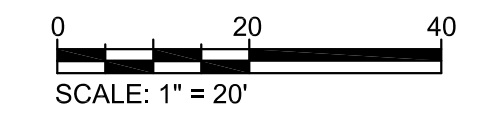


VICINITY MAP  
NOT TO SCALE



- LEGEND**
- CONCRETE WALK
  - - - - - CONTOURS
  - ▣ SITE ITEMS TO BE DEMOLISHED
  - W — EXISTING WATER
  - — — EXISTING SEWER

FOR REVIEW ONLY

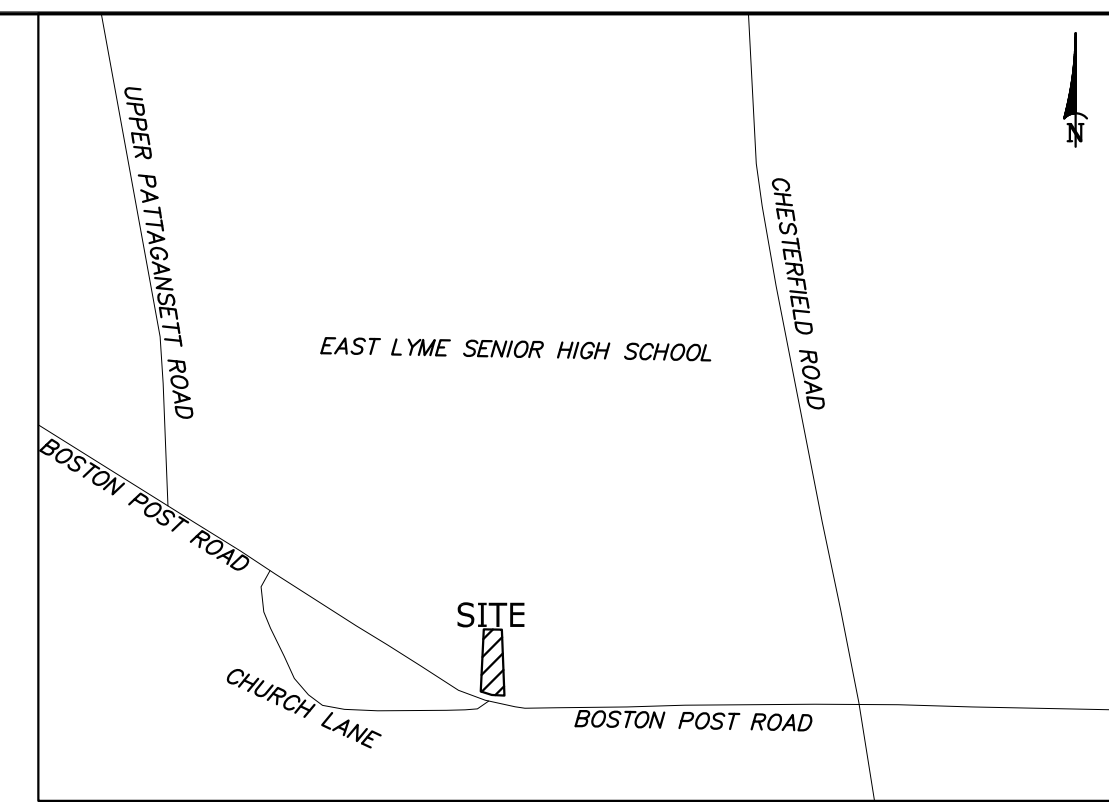


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 159 Boston Post Road  
 East Lyme, CT

REVISIONS

PROJECT  
 MIXED USE BUILDING  
 DEMOLITION PLAN

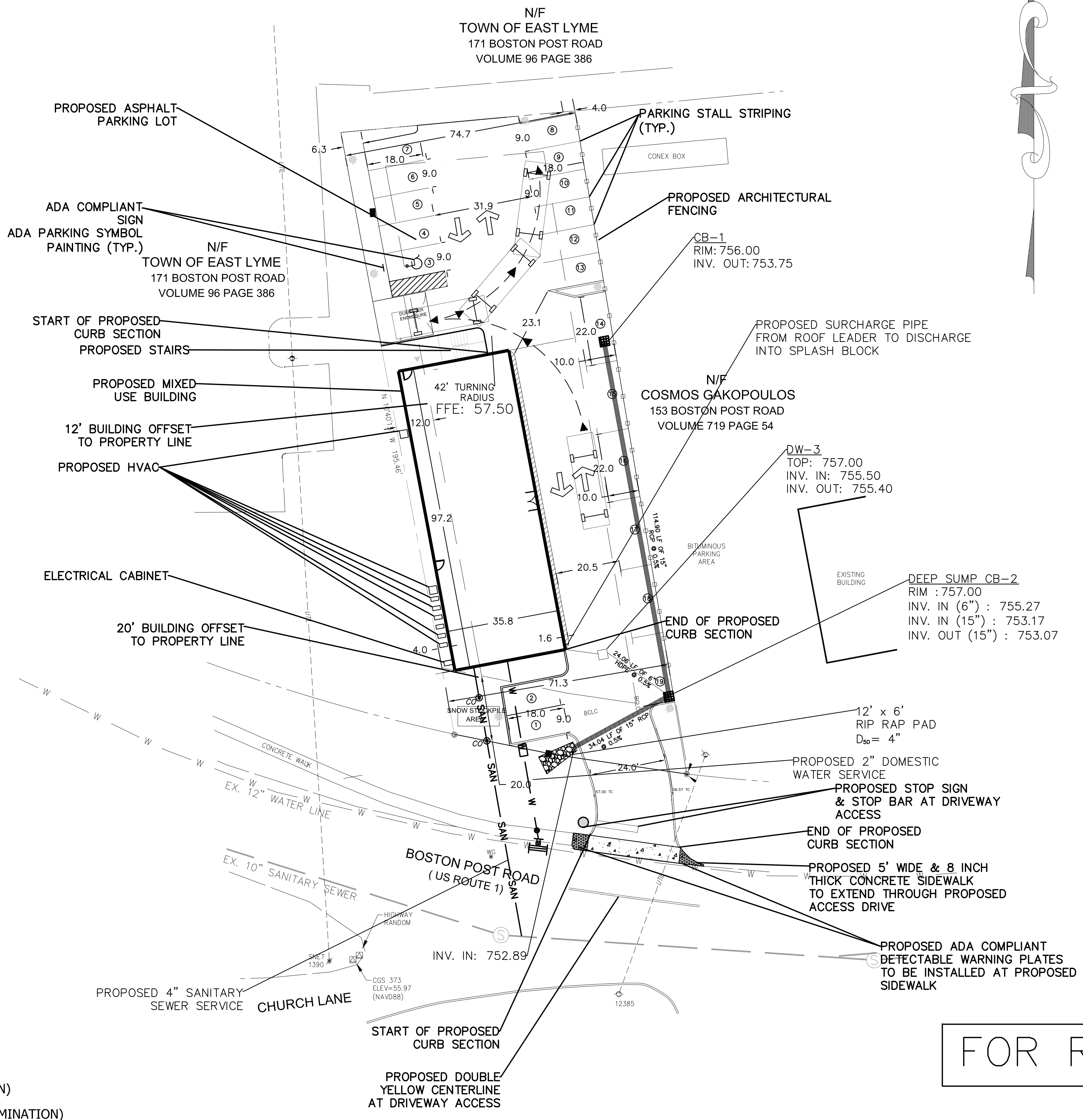
C-101



VICINITY MAP  
NOT TO SCALE

SCALE: AS SHOWN 11/19/2020

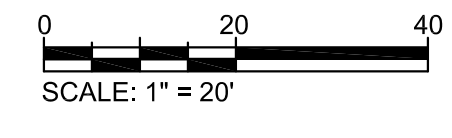
<b>DEVELOPMENT SUMMARY</b>	
<b>SITE SUMMARY</b>	
PIN:	31.1 32
Real Estate ID:	0.34 ACRES (14,975 SF)
R/W DEDICATION:	
GROSS LAND AREA:	0.34 ACRES (14,975 SF)
% SITE COVERAGE:	3,500 SF (14,975 SF)
	23% PROVIDED/30% MAX
<b>AREA OF DISTURBANCE:</b>	
EXISTING ZONING:	CA
LAND CLASS:	COMMERCIAL
<b>LOT SUMMARY</b>	
MAX BUILDING HEIGHT:	30 FT MEAN
STREET YARD SETBACK:	20 FT
SIDE SETBACK:	12 FT
<b>OPEN SPACE/TREE CONSERVATION SUMMARY</b>	
OUTDOOR AMENITY AREA 10% REQUIRED:	
<b>BUILDING SUMMARY</b>	
EXISTING BUILDING AREA:	3,076 SF GROSS
PROPOSED BUILDING AREA:	12,700 SF GROSS
	(BASEMENT AND ATTIC INCL)
<b>PARKING SUMMARY</b>	
3,600 SF/250 SF =	14 SPACES
6 BEDROOMS x 1.5 PER BEDROOM =	9 SPACES
TOTAL PARKING REQUIREMENT =	14 SPACES + (9 SPACES x 50%)
	= 18.5 or 19 SPACES
HANDICAP REQUIRED =	1 SPACE / PROVIDED 1 SPACE
<b>IMPERVIOUS SURFACE SUMMARY</b>	
EXISTING IMPERVIOUS AREA =	7,774.0557 SF/ 0.178 AC.
PROPOSED IMPERVIOUS SURFACE =	13,684.1421 SF/ 0.314 AC.



**LEGEND**

	CONCRETE WALK
	CONTOURS
	SITE ITEMS TO BE DEMOLISHED
	EXISTING WATER
	EXISTING SEWER
	DOMESTIC WATER SERVICE
	SANITARY SEWER SERVICE
	GRASSED AREA
	CANOPY TREE
	SHRUBS
	UNDERSTORY TREE
	ASPHALT PARKING
	ASPHALT CURB
	PROPOSED CONTOURS
	CLEAN OUT
	LIGHT POLE (FULL ILLUMINATION)
	LIGHT POLE (DIRECTIONAL ILLUMINATION)
	UNDERGROUND POWER SERVICE

FOR REVIEW ONLY

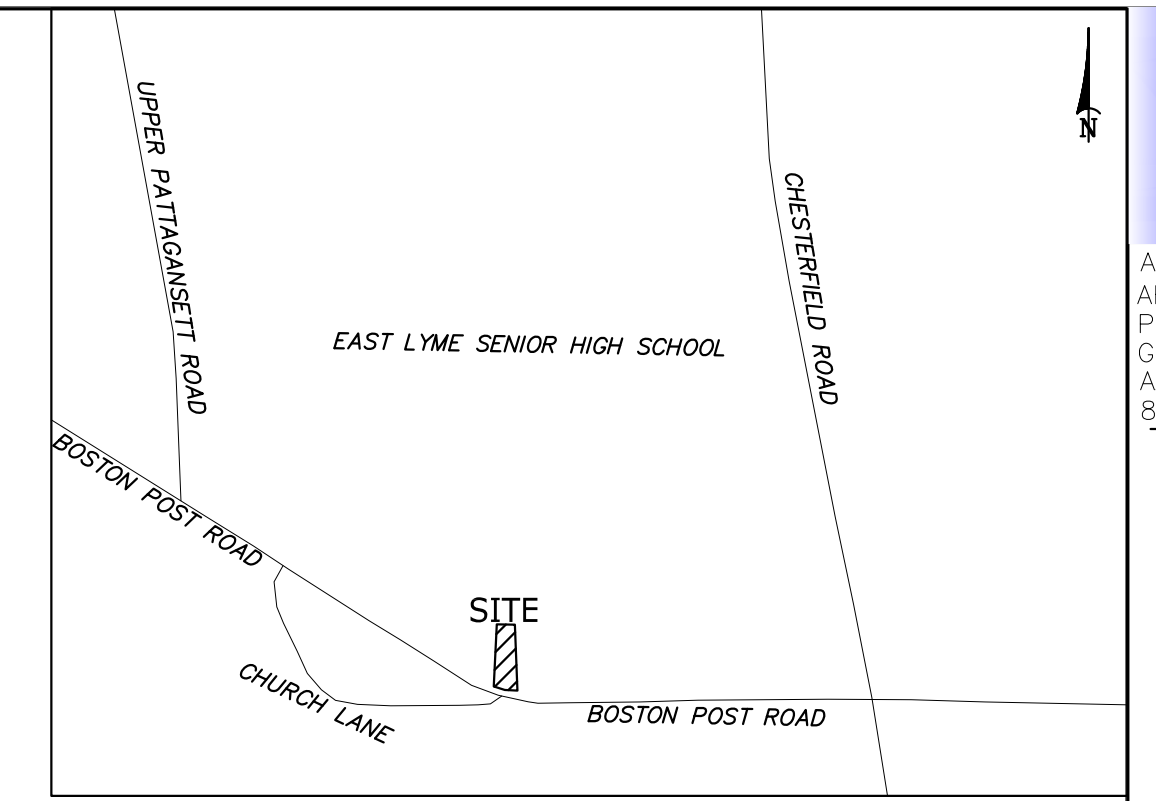


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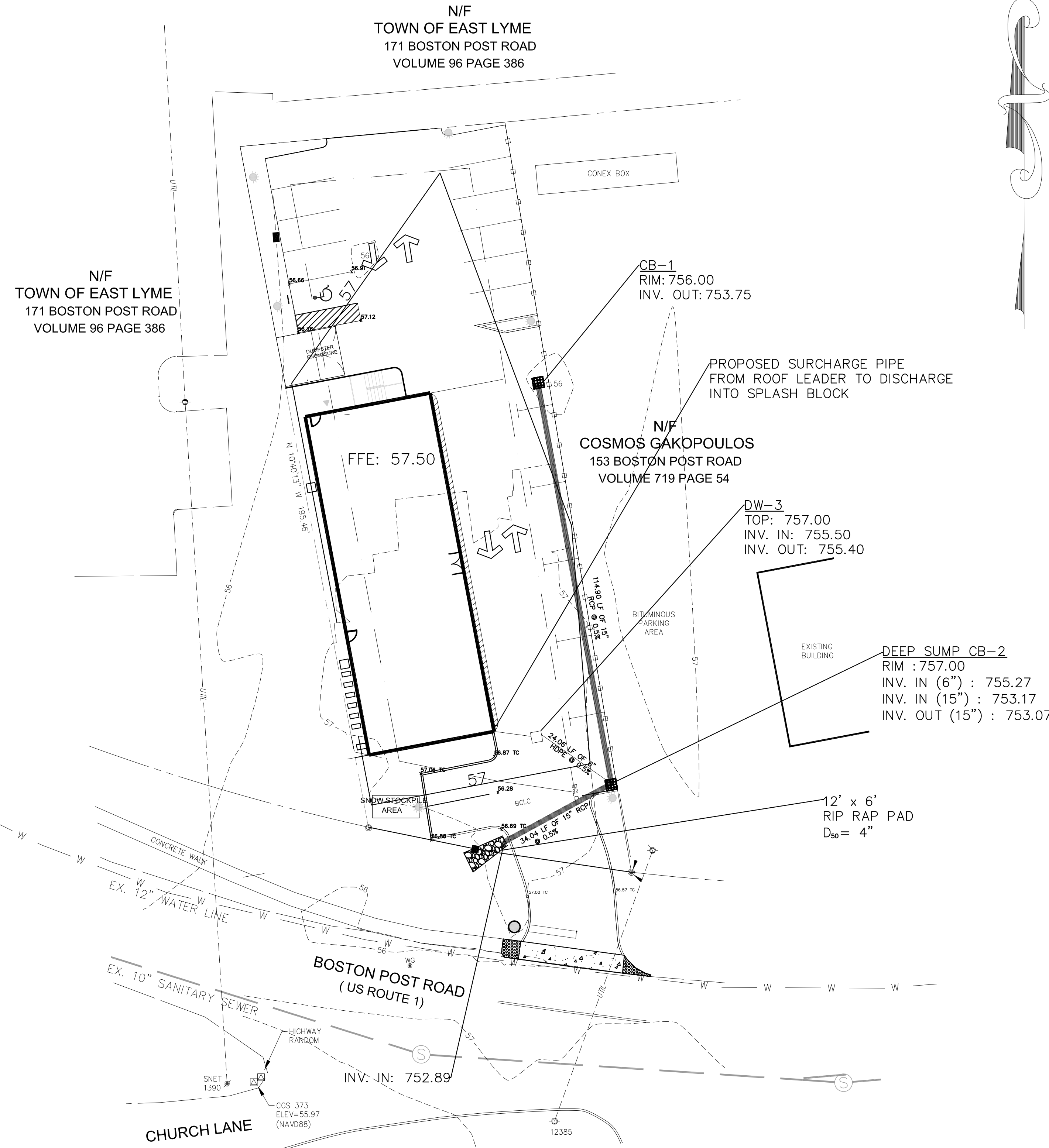
REVISIONS


PROJECT  
MIXED USE BUILDING  
SITE LAYOUT

C-200



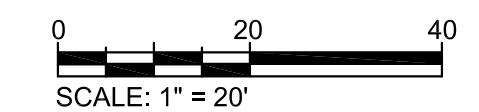
VICINITY MAP  
NOT TO SCALE



LEGEND

- CONCRETE WALK
- CONTOURS
- SITE ITEMS TO BE DEMOLISHED
- EXISTING WATER
- EXISTING SEWER
- DOMESTIC WATER SERVICE
- SANITARY SEWER SERVICE
- GRASSED AREA
- CANOPY TREE
- SHRUBS
- UNDERSTORY TREE
- ASPHALT PARKING
- ASPHALT CURB
- PROPOSED CONTOURS
- CLEAN OUT
- LIGHT POLE (FULL ILLUMINATION)
- LIGHT POLE (DIRECTIONAL ILLUMINATION)
- UNDERGROUND POWER SERVICE

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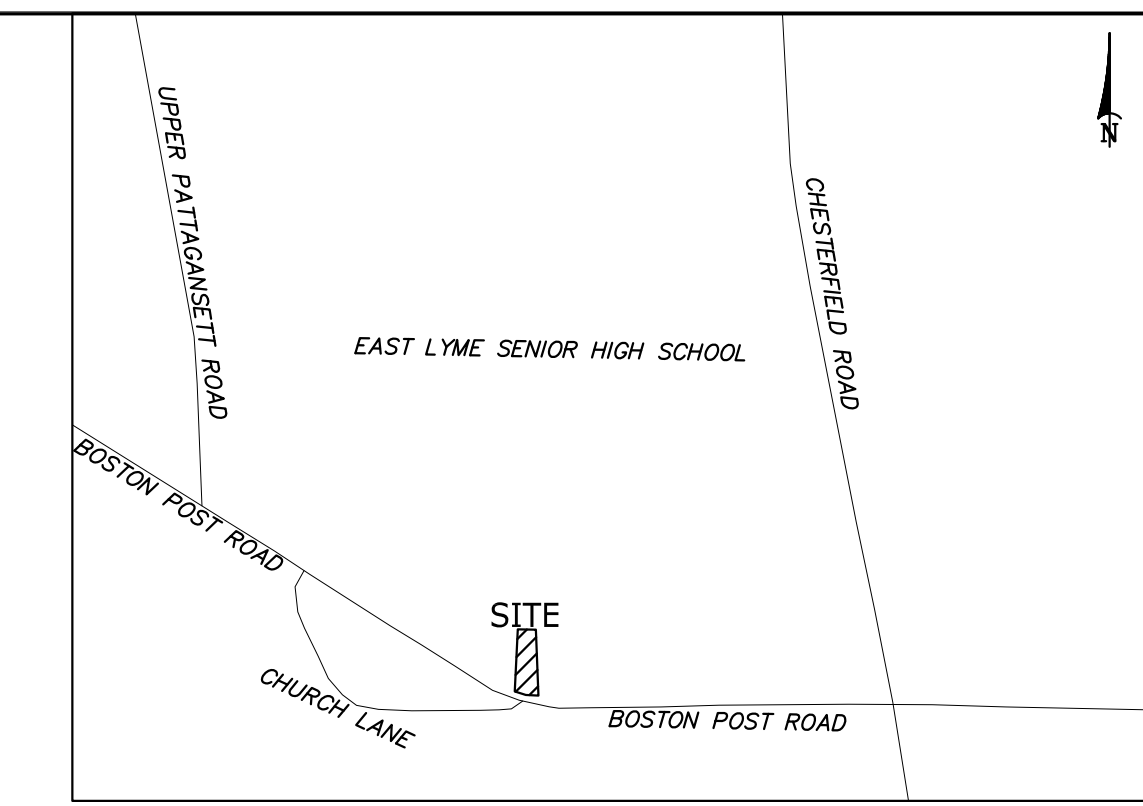
REVISIONS

PROJECT  
MIXED USE BUILDING  
GRADING PLAN

C-300

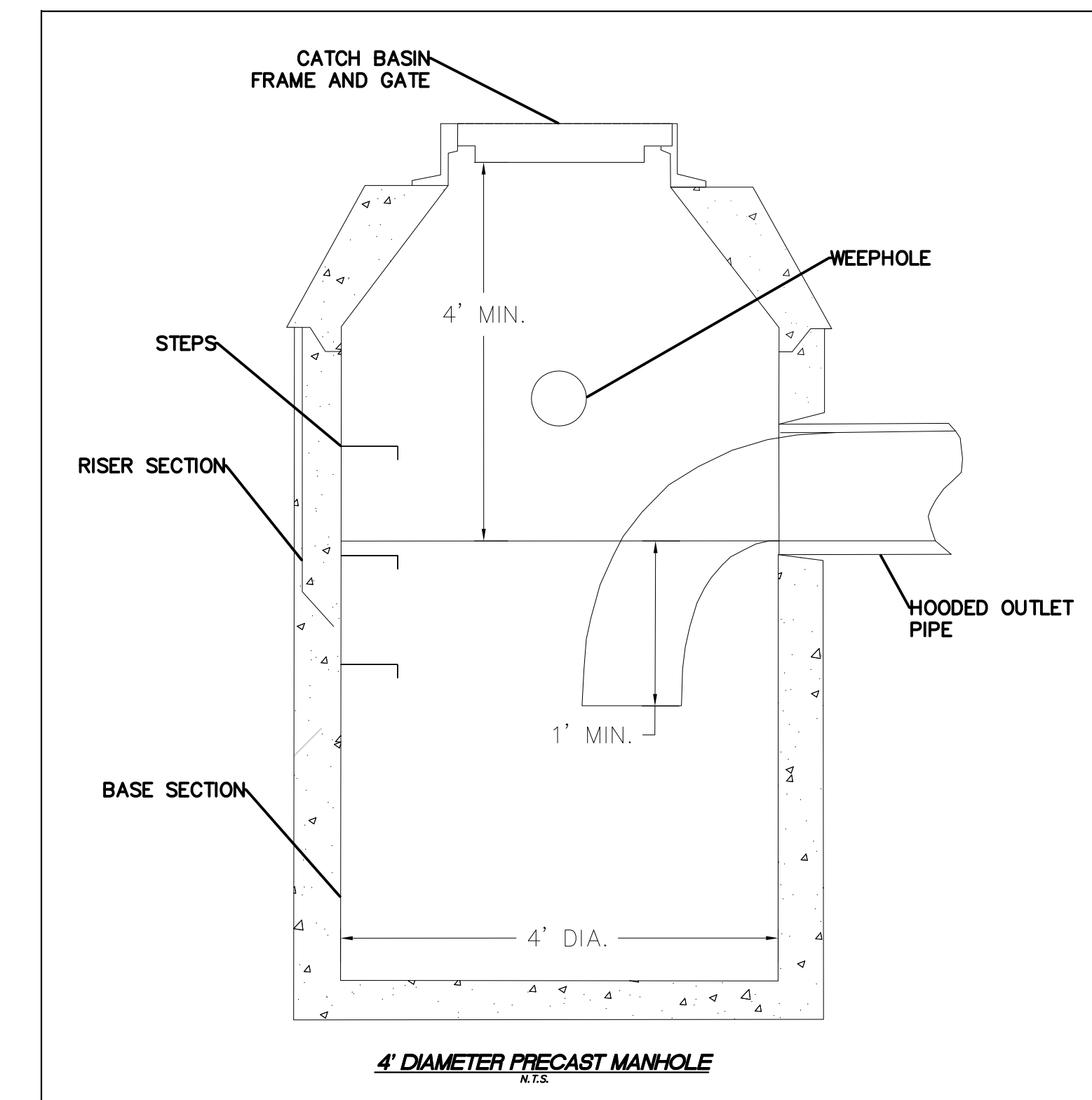
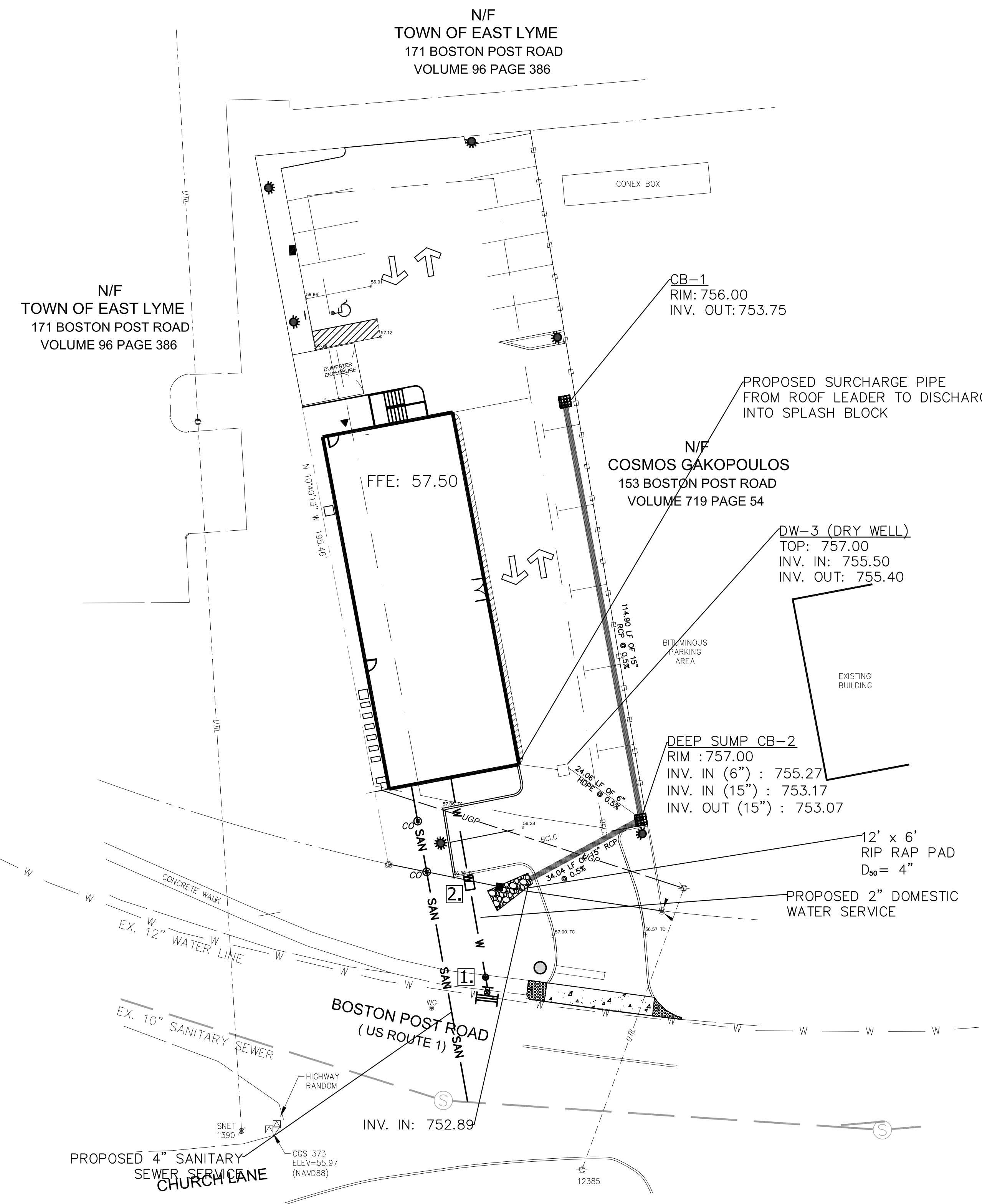
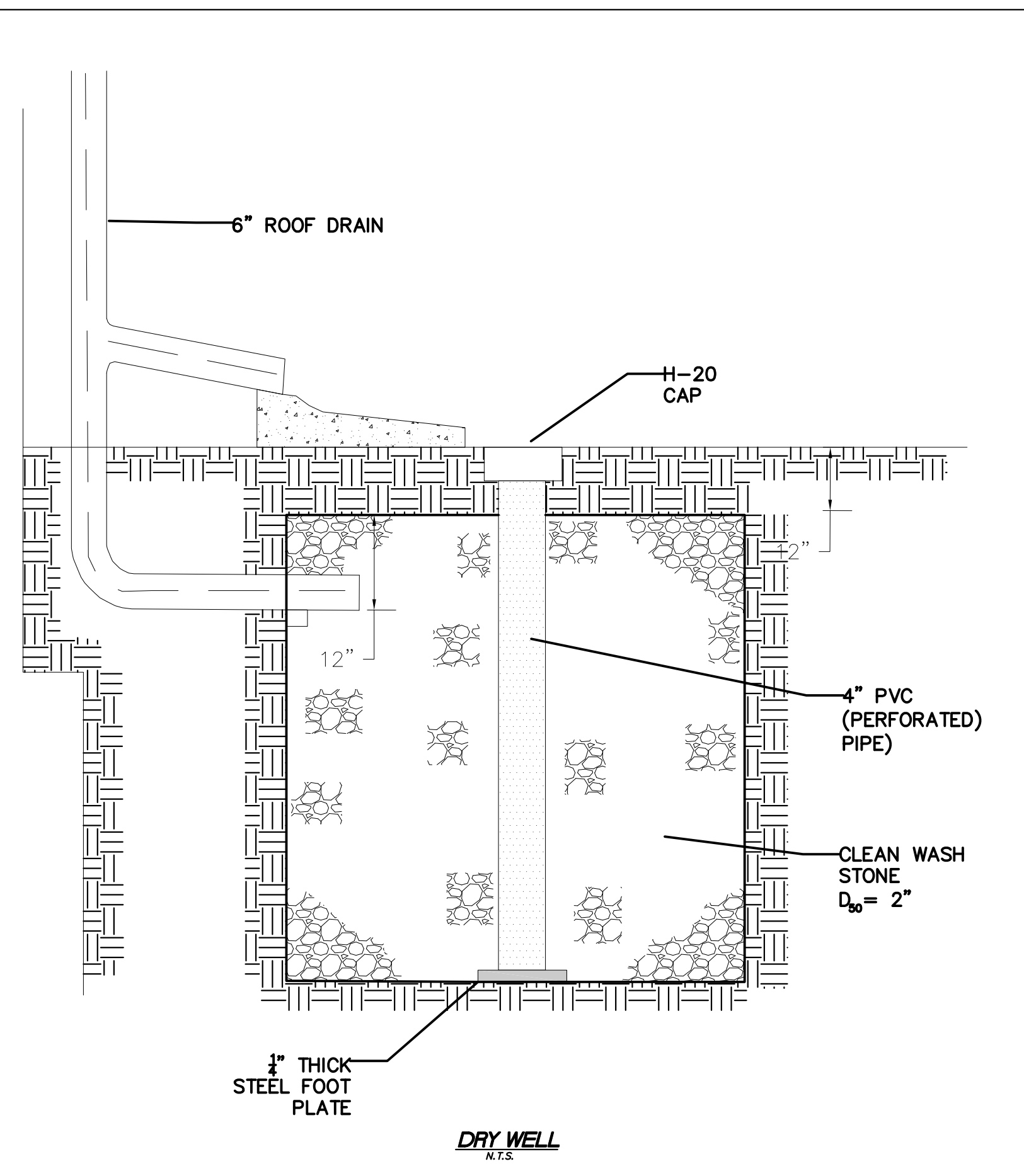
**UTILITY KEY NOTES**

- 1 12" X 2" TAPPING SLEEVE AND VALVE
- 2 2" WATER METER



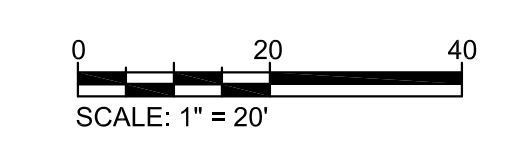
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 860-460-4170

SCALE: AS SHOWN  
 DATE: 11/19/2020



- LEGEND**
- CONCRETE WALK
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  - LIGHT POLE (DIRECTIONAL ILLUMINATION)
  - UNDERGROUND POWER SERVICE

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REVISIONS

PROJECT  
 MIXED USE BUILDING  
 LIGHTING & UTILITY PLAN

C-400

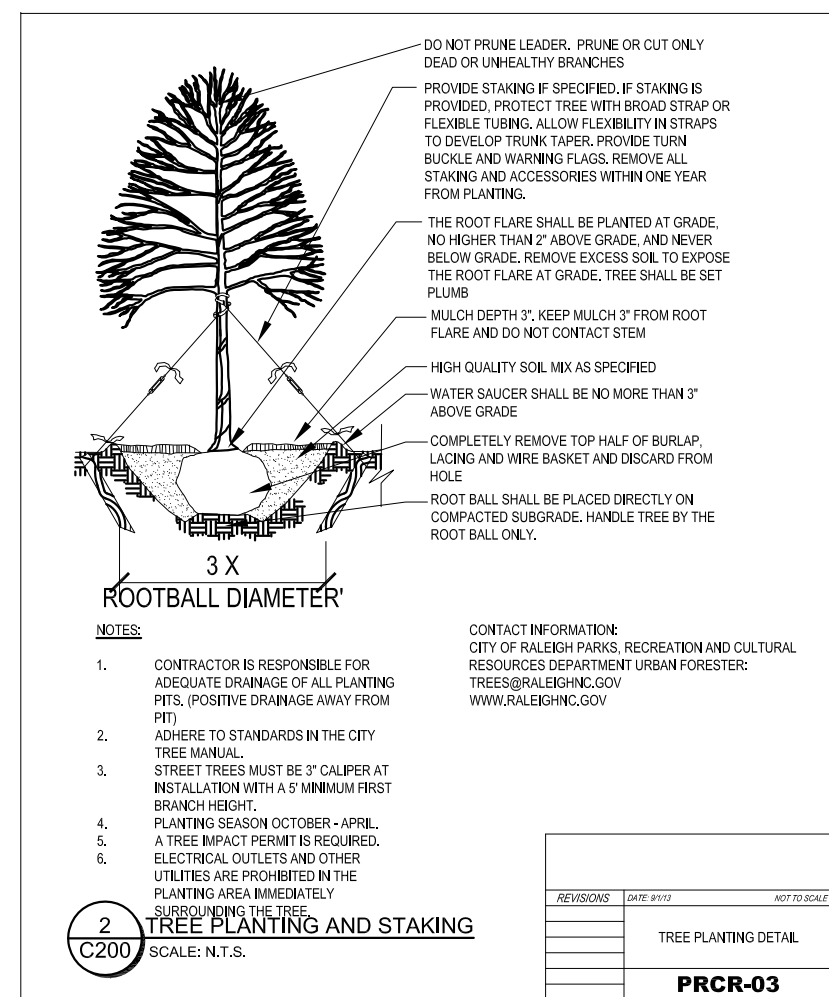
Planting Schedule

Code Name	Quantity	Common Name	Scientific Name	Planting Size
<b>CANOPY TREES*</b>				
ARO	2	October Glory Maple	Acer rubrum 'October Glory'	3" CAL. MIN. 20 FT. HT. MIN. B&B
Quph	3	Willow oak	Quercus phellos	3" CAL. MIN. 20 FT. HT. MIN. B&B
Uipa	3	Chinese elm	Ulmus parvifolia	3" CAL. MIN. 20 FT. HT. MIN. B&B
<b>UNDERSTORY TREES*</b>				
Chvi	1	White fringe tree	Chionanthus retusus 'Arnolds Pride'	6' MIN. HT. /1.5" CAL. MIN. B&B
Ceca	1	Eastern redbud	Cercis canadensis	6' MIN. HT. /1.5" CAL. MIN. B&B
KWD	2	Kousa Dogwood, specimen	Cornus kousa	6' MIN. HT. /1.5" CAL. MIN. B&B
<b>SHRUBS</b>				
DBH	16	Dwarf Burford Holly	Ilex cornuta, 'Burfordii Nana'	18" MIN. HT. /CONTAINER
LCB	15	Burgundy Fringe Flower	Ioropetalum chinese "Burgundy"	36" MIN. HT. /CONTAINER

\* CANOPY TREE NOTE: Where overhead powerlines exist, crape myrtles were substituted for canopy trees.

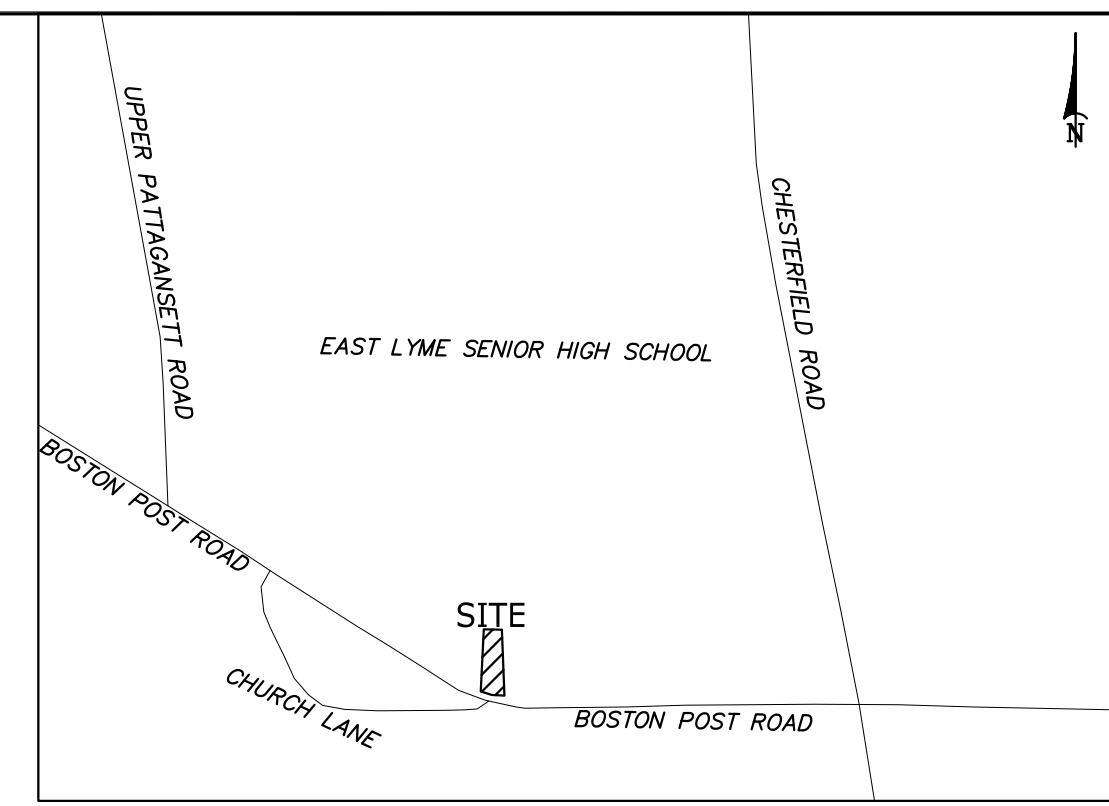
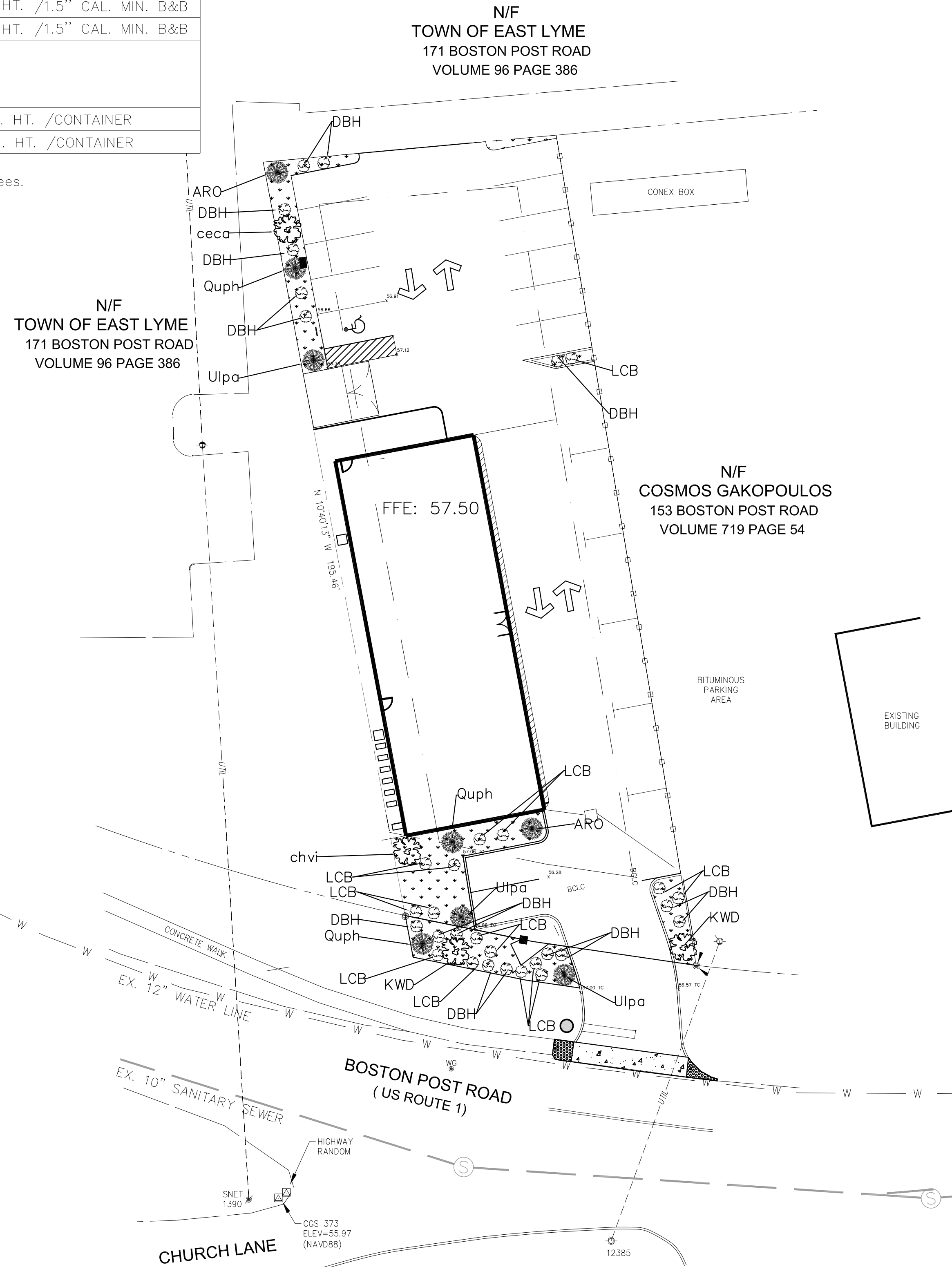
General Planting Notes:

- Mulch all new plant beds with 3" shredded hardwood mulch.
- Warranty plantings for 1 year period following project completion.
- Prepare plant beds by removing grass, add 6" of 50% topsoil/organic blend soil to beds, till to depth of 10", rake smooth. Remove debris.
- Repair damage to existing lawn areas.



LEGEND

- CONCRETE WALK
- CONTOURS
- SITE ITEMS TO BE DEMOLISHED
- EXISTING WATER
- EXISTING SEWER
- DOMESTIC WATER SERVICE
- SANITARY SEWER SERVICE
- GRASSED AREA
- CANOPY TREE
- SHRUBS
- UNDERSTORY TREE
- ASPHALT PARKING
- ASPHALT CURB
- PROPOSED CONTOURS
- CLEAN OUT
- LIGHT POLE (FULL ILLUMINATION)
- LIGHT POLE (DIRECTIONAL ILLUMINATION)
- UNDERGROUND POWER SERVICE



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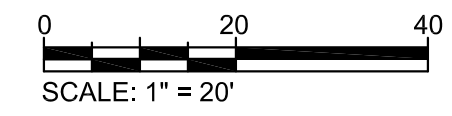
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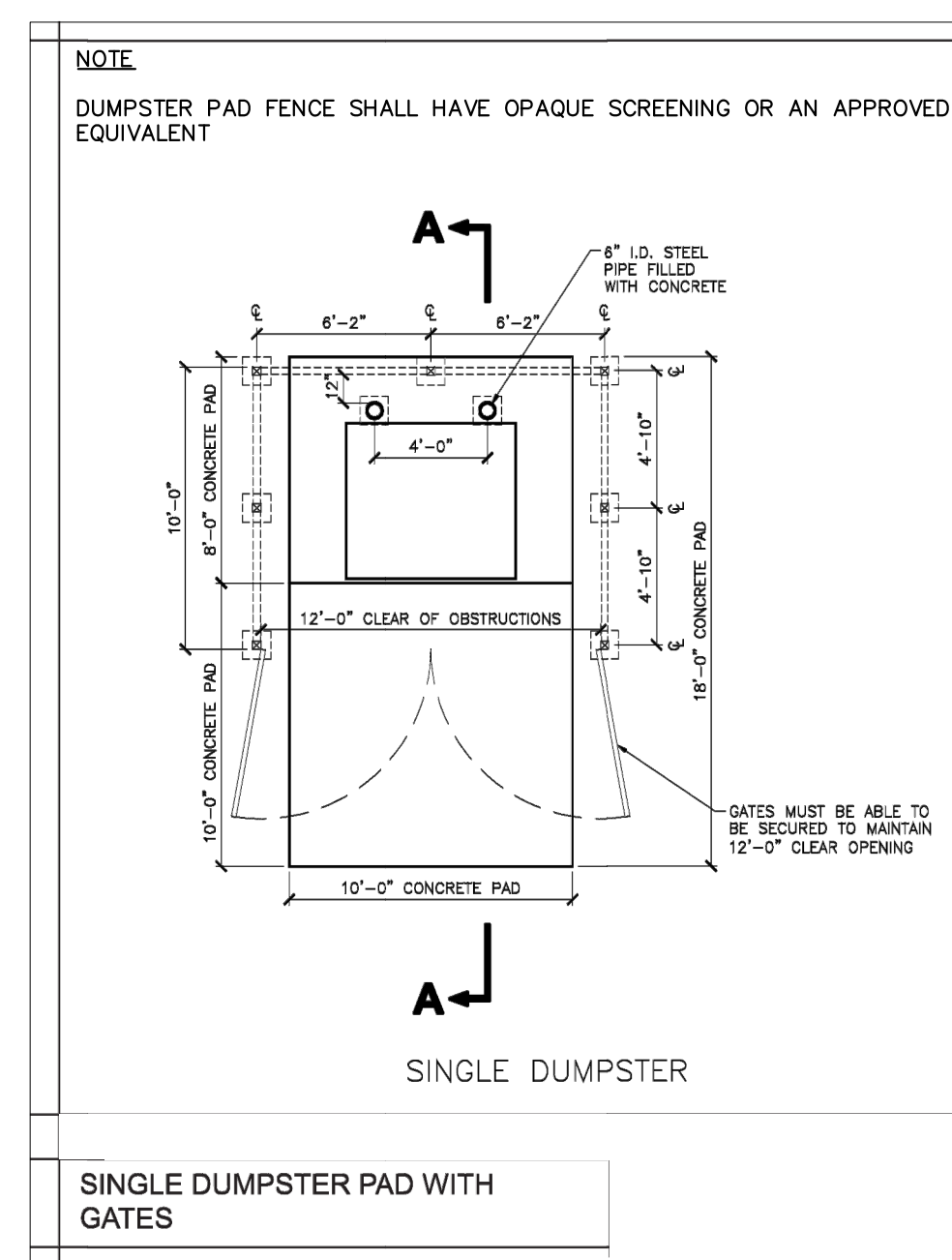
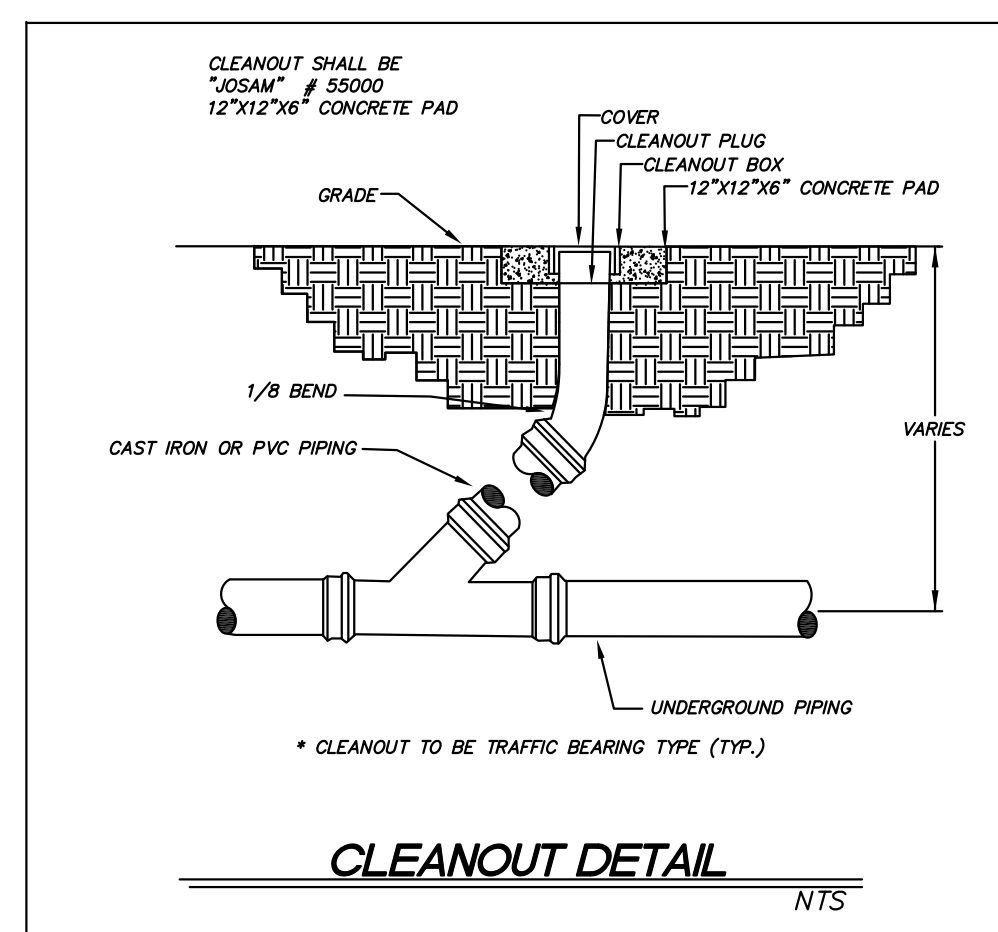
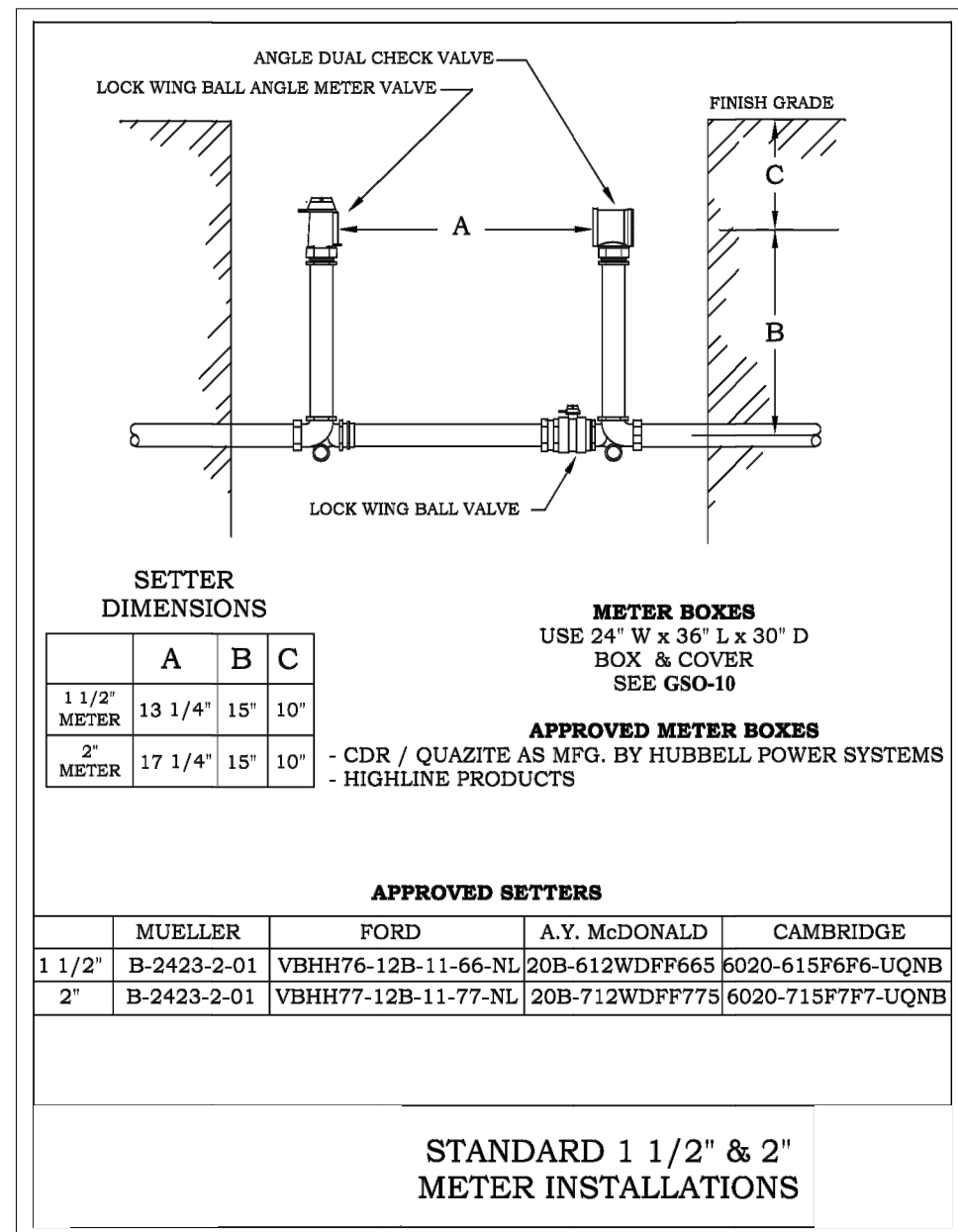
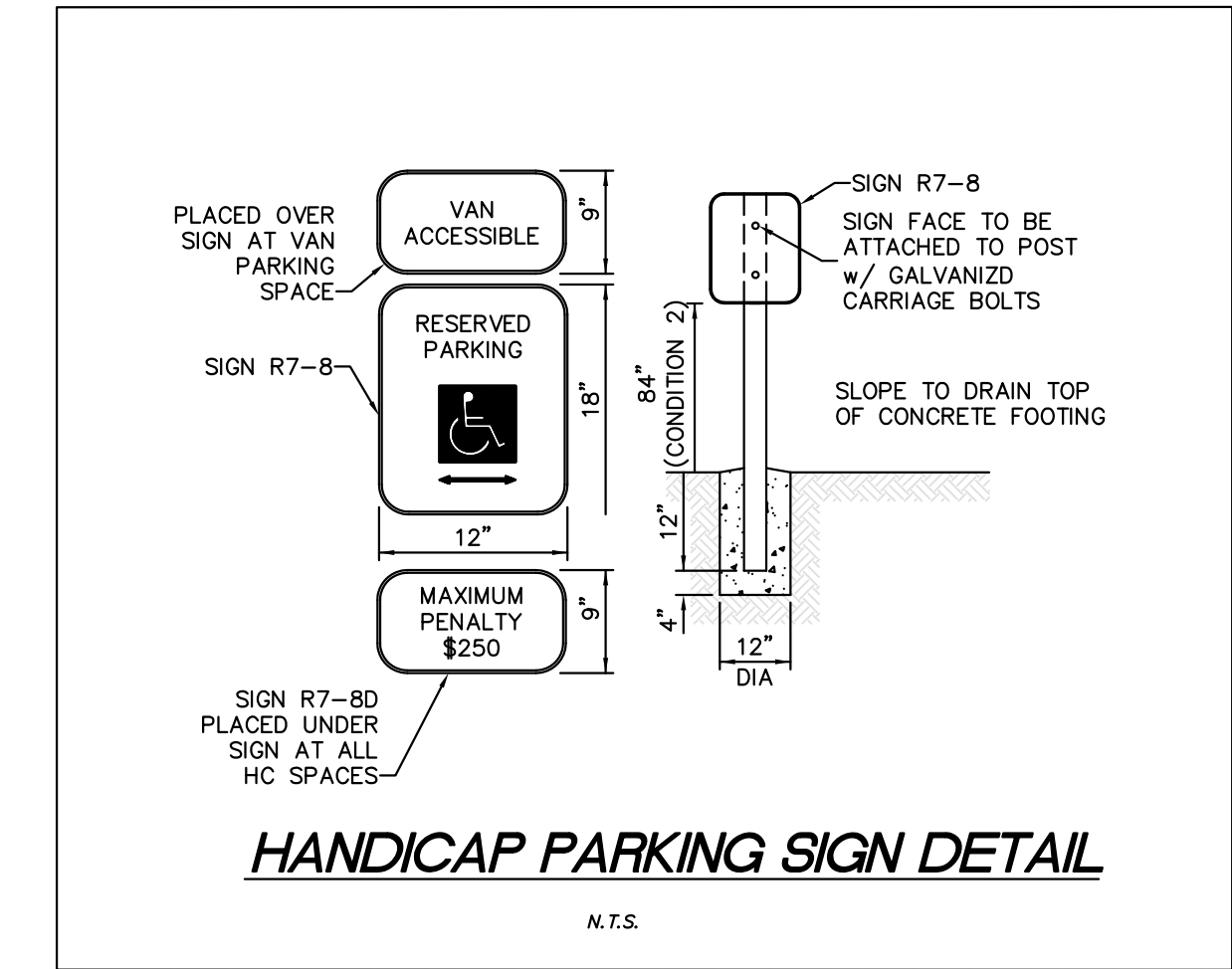
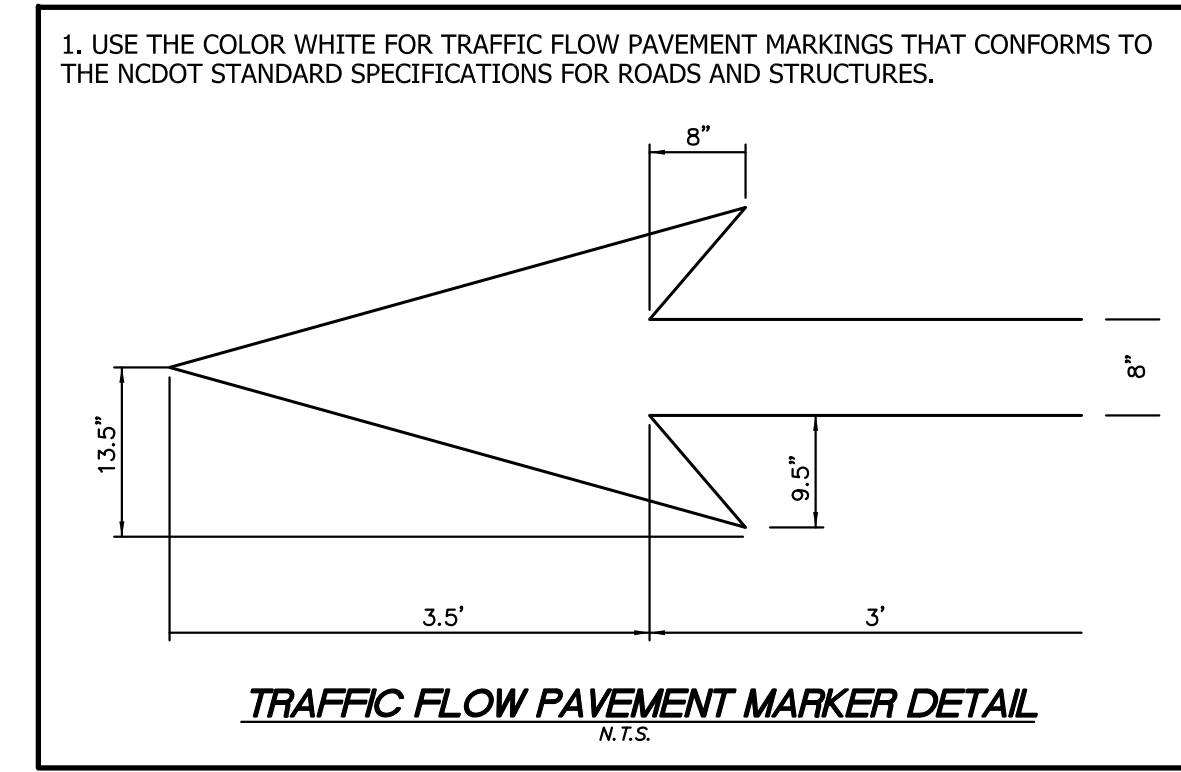
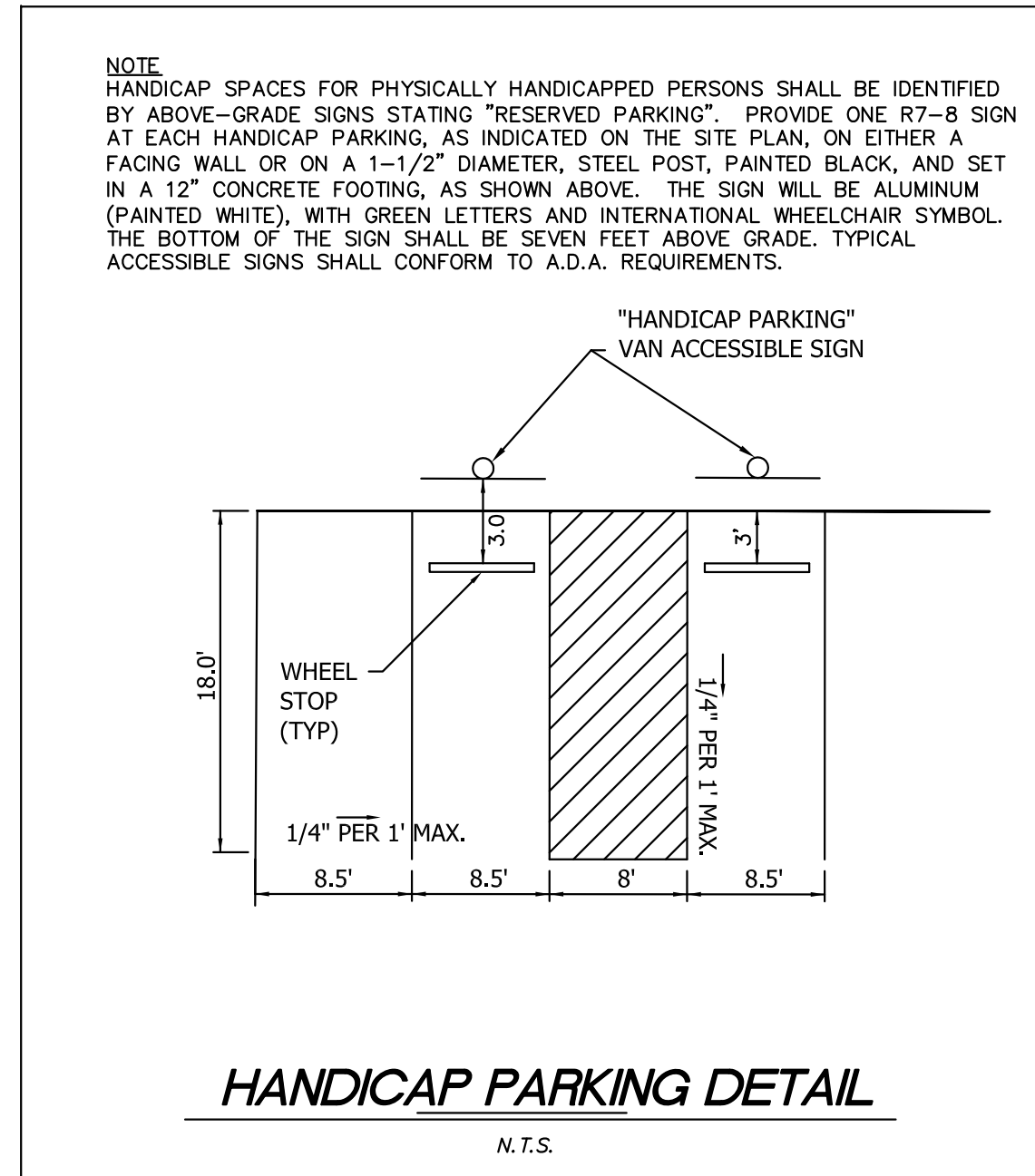
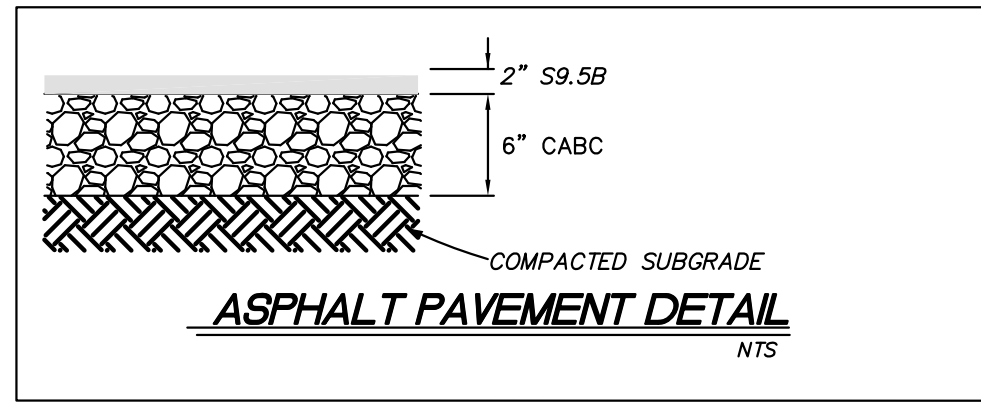
REVISIONS


PROJECT: MIXED USE BUILDING  
 LANDSCAPING PLAN

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C-500



**SOIL AND VEGETATION**

PREPARE SEEDBED BY RIPPING, CHISELING, HARROWING, OR PLOWING TO DEPTH OF SIX INCHES SO AS TO PRODUCE A LOOSE, FRIABLE SURFACE. REMOVE ALL STONES, BOULDERS, STUMPS, OR DEBRIS FROM THE SURFACE WHICH WOULD PROHIBIT GERMINATION OR PLANT GROWTH.

INCORPORATE INTO THE SOIL 800 TO 1,000 POUNDS OF 10-10-10 FERTILIZER PLUS 500 POUNDS OF 20-PERCENT SUPERPHOSPHATE PER ACRE AND TWO TONS OF DOLOMITIC LIME PER ACRE UNLESS SOIL TESTS INDICATE THAT A LOWER RATE OF LIME CAN BE USED.

MULCH AFTER SEEDING WITH 2 TONS OF CRAIN STRAW PER ACRE AND EITHER CRIMP STRAW INTO SOIL OR TACK WITH LIQUID ASPHALT AT 400 GALLONS PER ACRE OR EMULSIFIED ASPHALT AT 300 GALLONS PER ACRE.

**PERMANENT SEEDINGS:**

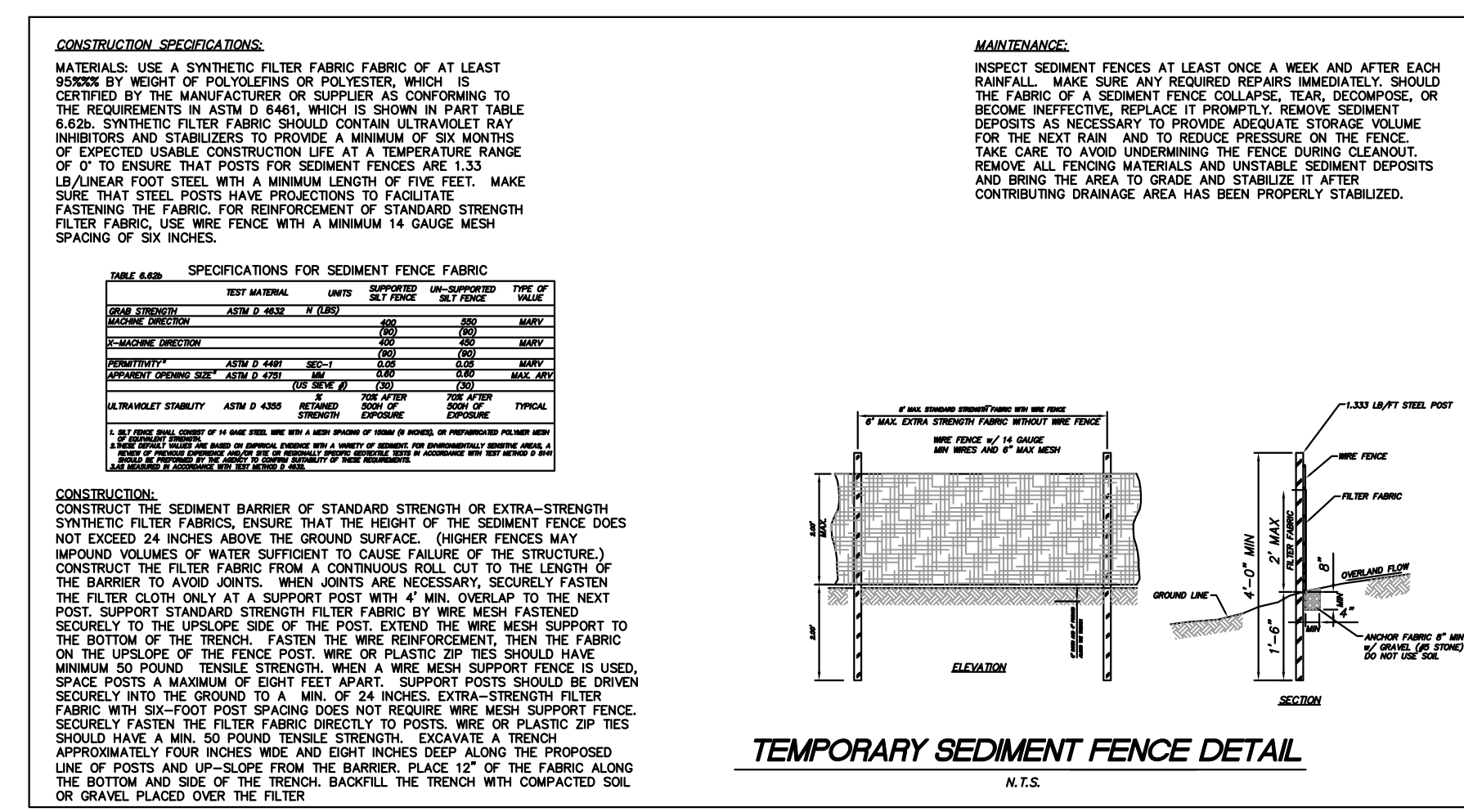
PLANTS & MIXTURE	PLANTING RATE/ACRE	PLANTING DATES
TALL FESCUE (LOW MAINTENANCE)	100 - 150 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
TALL FESCUE WATERWAYS AND LAWNS (HIGH MAINTENANCE)	200 - 250 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
BLEND OF TWO TURFTYPE TALL FESCUES (90%) AND TWO OF MORE IMPROVED KENTUCKY BLUEGRASS VARIETIES (10%) (HIGH MAINTENANCE)	200 - 250 LBS	AUG 15 - OCT 15 FEB 15 - MAY 1
TALL FESCUE and KOBE OR KOREAN LESPEDEZA (SEE NOTE 1 BELOW)	100 LBS and 20 - 25 LBS	FEB 15 - MAY 1 AUG 15 - OCT 15
TALL FESCUE and SERICEA LESPEDEZA	50 LBS and 60 LBS	NOV 1 - FEB 1 (UNSCARIFIED)
TALL FESCUE and GERMAN MILLET or SUDANGRASS (SEE NOTE 2 BELOW)	60 LBS and 30 LBS	JULY and AUGUST
TALL FESCUE and RYEGRASS (SEE NOTE 2 BELOW)	70 LBS and 25 LBS	NOV 1 - JAN 30
COMMON BERMUDAGRASS	8 LBS (HULLED)	APR 15 - JUN 30

2. ANNUALS SUCH AS MILLET, SUDANGRASS AND RYEGRASS MUST BE MAINTAINED 10"-12" MAXIMUM HEIGHT.

**NOTES**

1. FOR SPRING SEEDINGS, USE SCARIFIED LESPEDEZA SEED. FOR LATE FALL AND WINTER SEEDINGS, USE UNSCARIFIED SEEDS. MAINTENANCE

REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE, AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.



**EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE**

- OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS AS REQUIRED BY THE PROJECT.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING ANY LAND DISTURBANCE. INLET PROTECTION SHALL BE PROVIDED FOR ALL YARD/DROP/CURB INLETS WITHIN CONSTRUCTION LIMITS.
- CONDUCT DEMOLITION, CLEARING, GRUBBING, AND GRADING OPERATIONS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
- CONFIRM THAT THE EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL PERFORM A SELF INSPECTION EACH MONTH AT A MINIMUM AND SHALL CONDUCT A SELF INSPECTION AFTER EACH RAIN EVENT. ANY REPAIRS NOTED SHALL BE MADE IMMEDIATELY.
- THE EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL SUCH TIME THAT IT IS DETERMINED BY THE ENGINEER THAT THE SITE IS STABILIZED. UPON SITE STABILIZATION, THE CONTRACTOR SHALL REMOVE ALL MEASURES; BACKFILL AND GRADE ALL DISTURBED AREAS IN ACCORDANCE WITH THE GRADING PLAN; AND SEED AND STRAW ALL REMAINING DISTURBED AREAS.