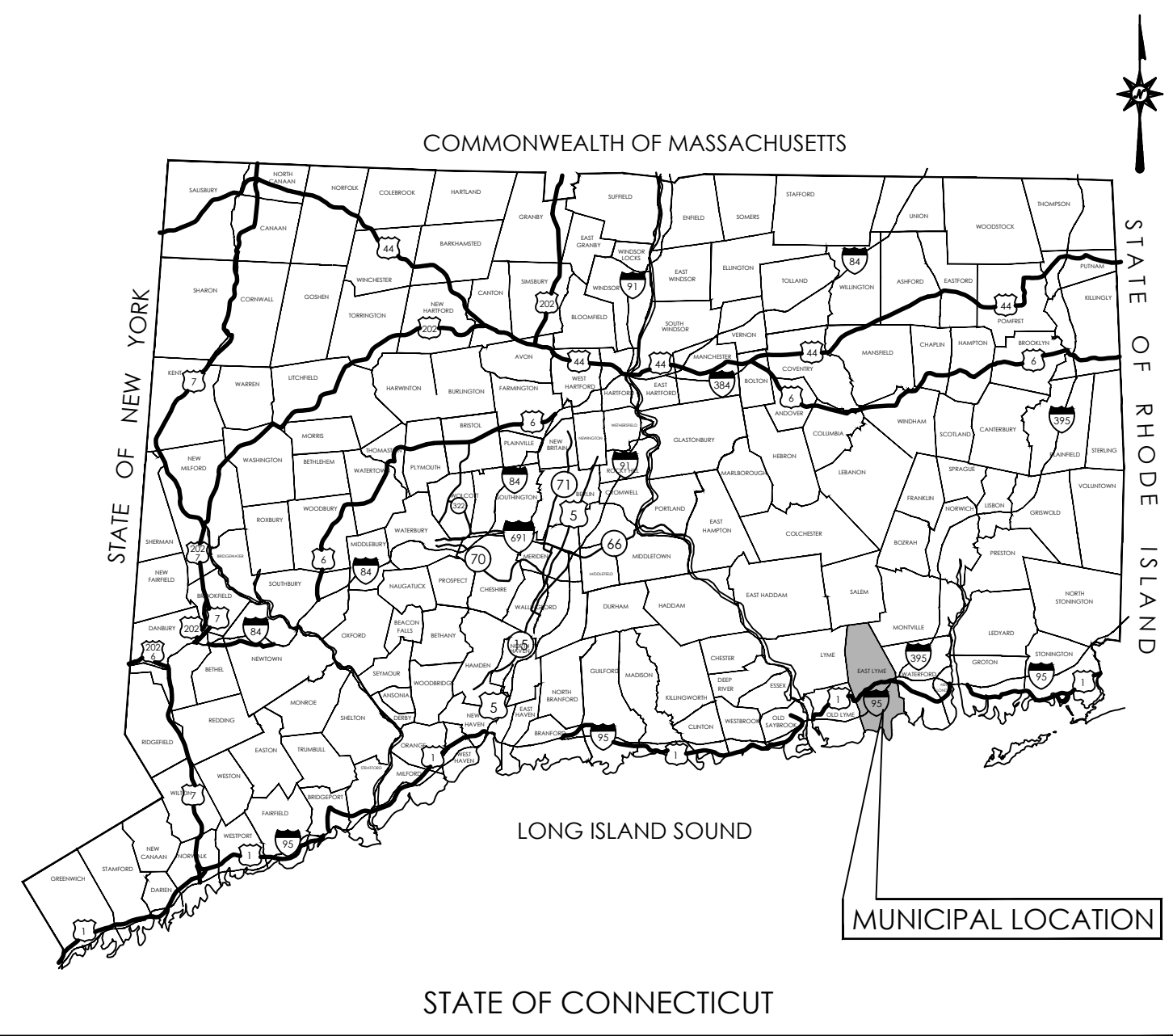
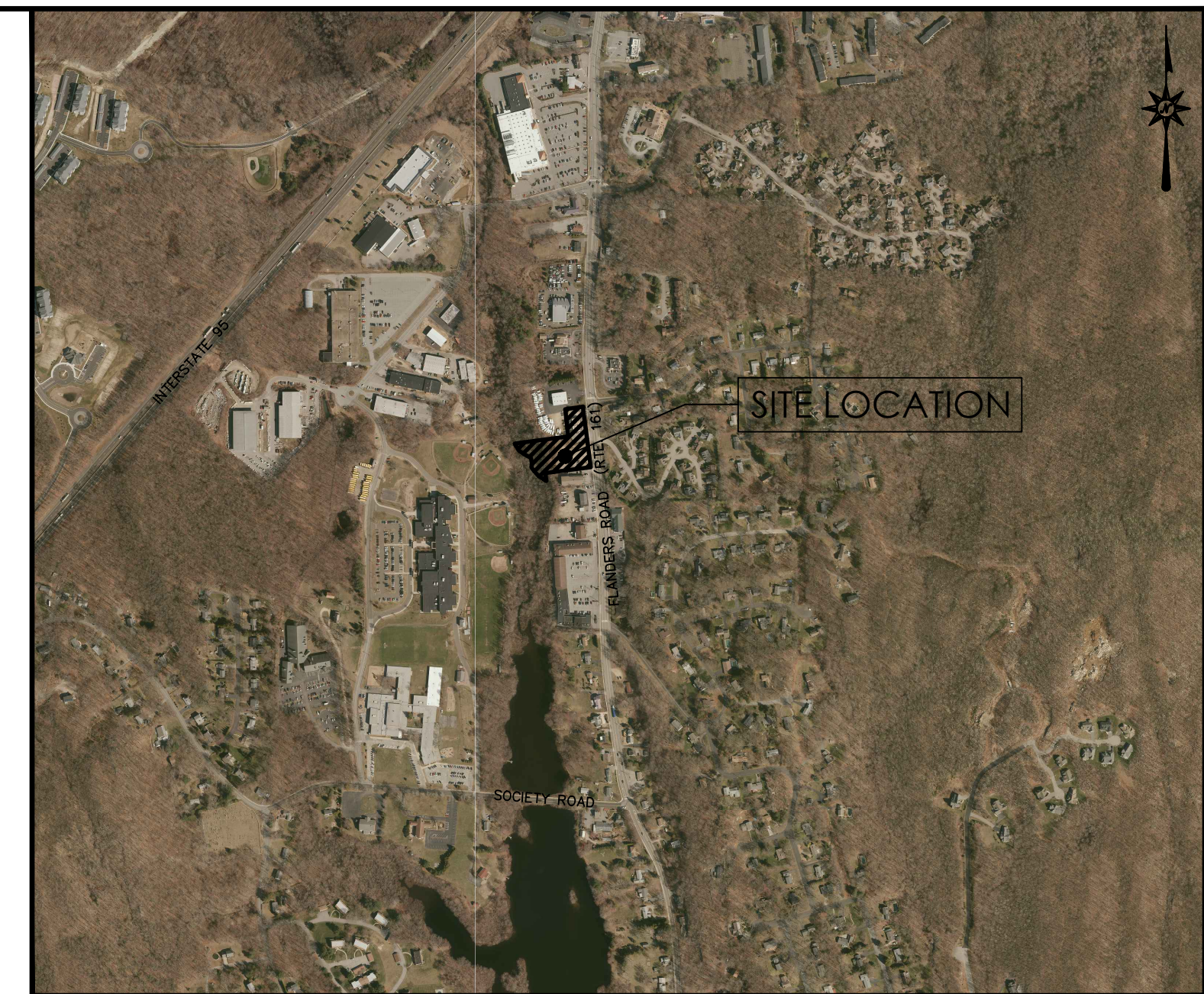


LAND DEVELOPMENT PLANS FOR PROPOSED RETAIL STORE

**190, 196 & 202 FLANDERS ROAD,
EAST LYME, CONNECTICUT**



LOCATION MAP
N.T.S.



VICINITY MAP
SCALE: 1"=800'

PREPARED FOR:
ATLANTIS MANAGEMENT GROUP
555 SOUTH COLUMBUS AVENUE, SUITE 201
MOUNT VERNON, NY 10550

PREPARED BY:



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

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

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EC-1	SEDIMENT AND EROSION CONTROL PLAN
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EC-3	SEDIMENT AND EROSION CONTROL DETAILS
LL-1	LANDSCAPE PLAN
LL-2	LANDSCAPE NOTES AND DETAILS
LP-1	LIGHTING PLAN
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DN-1, 2, 3, 4, 5	DETAIL SHEETS

SUBCONSULTANTS:

SOIL SCIENTIST:
DAVIDSON ENVIRONMENTAL, LLC
10 MAPLE STREET
CHESTER, CT 06412

DEVELOPER:
ATLANTIS MANAGEMENT GROUP
555 S. COLUMBUS AVE, STE 201
MOUNT VERNON, NY 10550





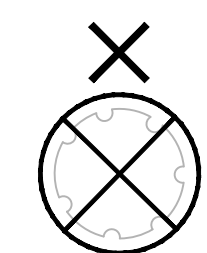
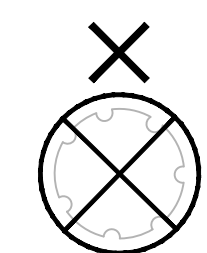

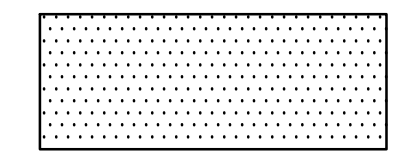
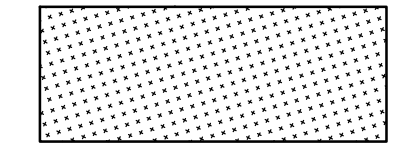
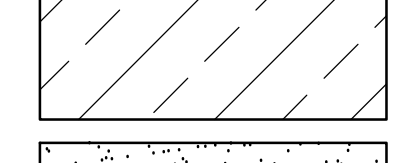
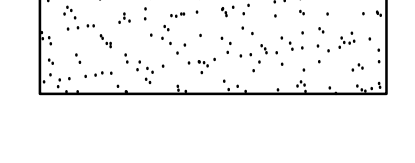

OWNER:
190 & 196 FLANDERS ROAD
ATLANTIS REAL ESTATE LLC
MOUNT VERNON, NY 10550
202 FLANDERS ROAD
AMG, PUB II LLC
555 S. COLUMBUS AVE, STE 201
MOUNT VERNON, NY 10550

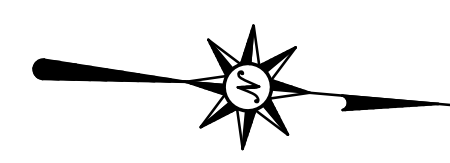
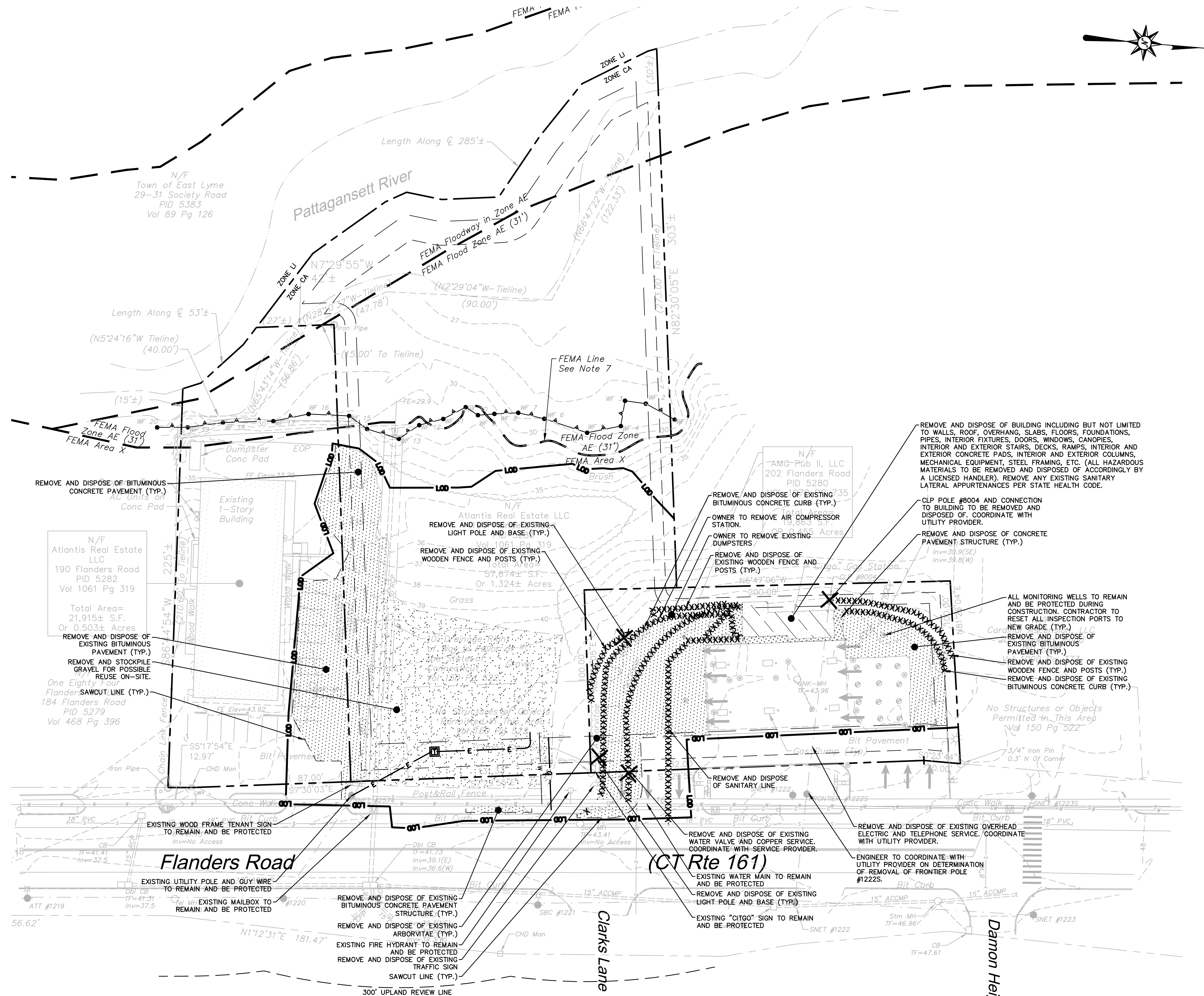
DATES

ISSUE DATE: JULY 22, 2022



DEMOLITION LEGEND:

-  PROPERTY LINE
-  LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
-  SAWCUT LINE
-  REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
-  REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
-  REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
-  EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
-  REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION
-  REMOVE AND DISPOSE OF GRAVEL
-  LIMIT OF TREE AND VEGETATION CLEARING

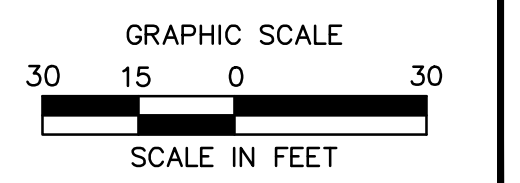


PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REV#	DATE	DESCRIPTION

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

**REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES**



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ZONING INFORMATION (LOT A ONLY)

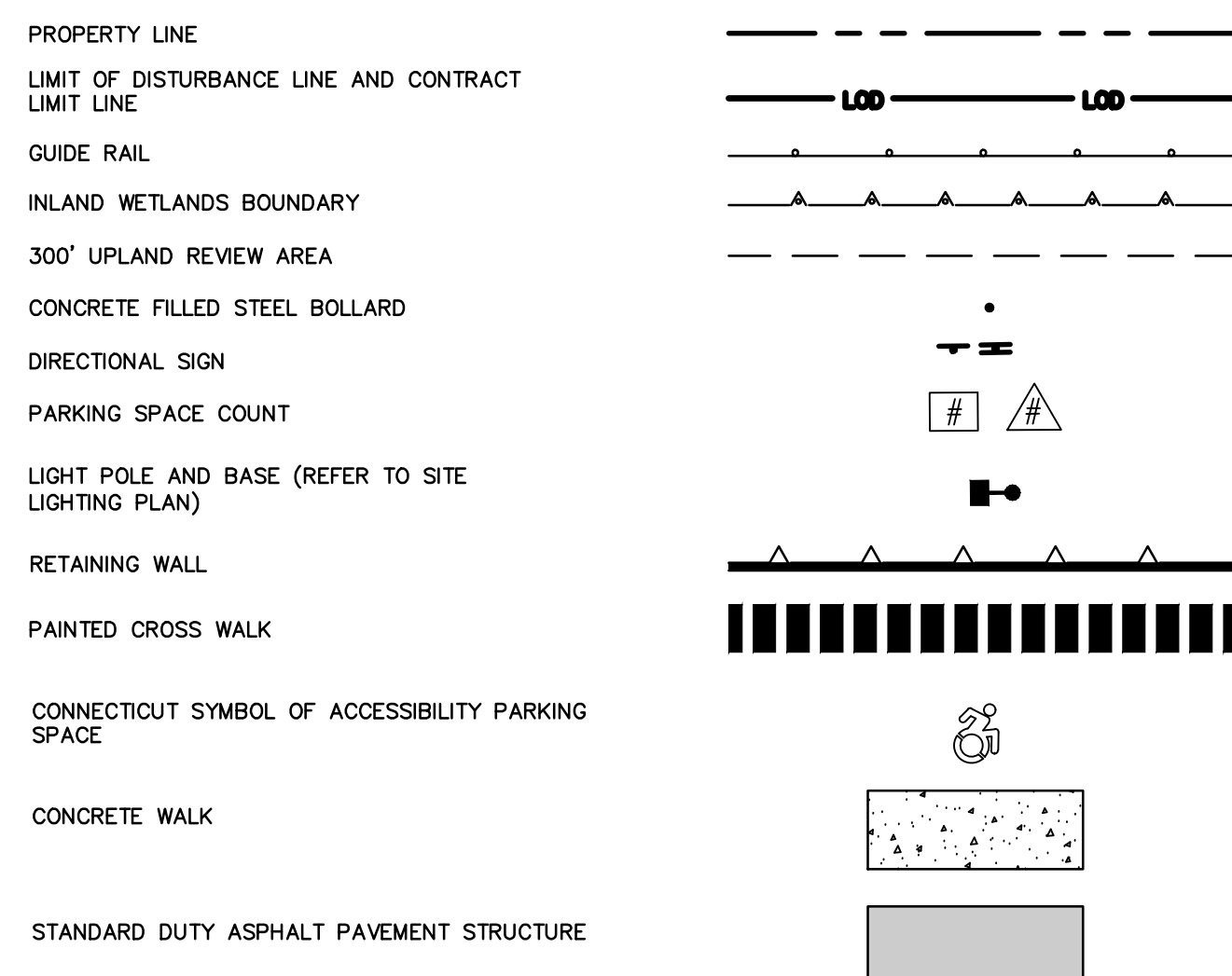
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	7,500 S.F.	77,537 S.F. (1.78 AC.)	NO
2	MINIMUM LOT FRONTAGE	80 FEET	333.3 FEET	NO
3	MINIMUM FRONT SETBACK	20 FEET	20.0 FEET	NO
4	MINIMUM SIDE SETBACK	12 FEET	57.0 FEET	NO
5	MINIMUM REAR SETBACK	12 FEET	58.1 FEET	NO
6	MINIMUM BUILDING AND STRUCTURE WETLAND SETBACK	25 FEET	106.2 FEET	NO
7	MAXIMUM BUILDING HEIGHT	30 FEET	<30 FEET	NO
8	MAXIMUM BUILDING AND STRUCTURE COVERAGE	35 PERCENT	10.09 PERCENT	NO

PARKING INFORMATION (LOTS A AND B)

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	4,200 S.F. (PROPOSED) 3,620 S.F. (EXISTING GAS CANOPY)	NO
2	PARKING REQUIRED	BUILDING A: RETAIL: 1 SPACE PER EVERY 250 S.F. OF GROSS FLOOR AREA (4,200 S.F.) TOTAL REQUIRED = 16.8 SPACES BUILDING B: RESTAURANT: 1 SPACE FOR EACH 50 SQUARE FEET OF PUBLIC FLOOR AREA (600 SF) REQUIRED = 12 SPACES RETAIL: 1 SPACE PER EVERY 250 S.F. OF GROSS FLOOR AREA (4,408 S.F.) REQUIRED = 18 SPACES TOTAL REQUIRED = 30 SPACES	BUILDING A: 18 SPACES BUILDING B: 30 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACE	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET OR 9 FEET X 22 FEET	NO
5	MINIMUM CIRCULATION AREA	300 S.F. PER SPACE	300 S.F. PER SPACE	NO
6	MINIMUM ENTRANCE/EXIT DRIVEWAY WIDTH	24 FEET - 2-WAY 16 FEET - 1-WAY	24 FEET - 2-WAY	NO
7	MINIMUM LOADING SPACE DIMENSIONS	10 FEET X 30 FEET X 14 FEET	10 FEET X 40 FEET X 14 FEET	NO
8	MINIMUM LOADING SPACE REQUIRED (1)	1 SPACE	1 SPACE	NO
9	MINIMUM FRONT LANDSCAPE STRIP	6 FEET	21.0 FEET	NO
10	MINIMUM LANDSCAPE STRIP TO COMMERCIAL DISTRICT	6 FEET	9.5 FEET (1)	NO
11	MINIMUM LANDSCAPE STRIP TO INDUSTRIAL DISTRICT	25 FEET	102.9 FEET (1)	NO
12	SIDEWALKS REQUIRED ALONG STREET FRONTAGE	SHALL BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY AND 1 FOOT OFF THE FRONT LOT LINE	LOCATED ALONG THE ROAD RIGHT-OF-WAY	NO
13	INTERIOR LANDSCAPING REQUIREMENT	THE MINIMUM LANDSCAPED AREA WITHIN THE PARKING LOT SHALL BE NO LESS THAN TEN PERCENT (10%) OF THE TOTAL PAVED PARKING AND VEHICULAR CIRCULATION AREA.	10%	NO

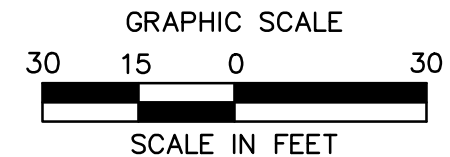
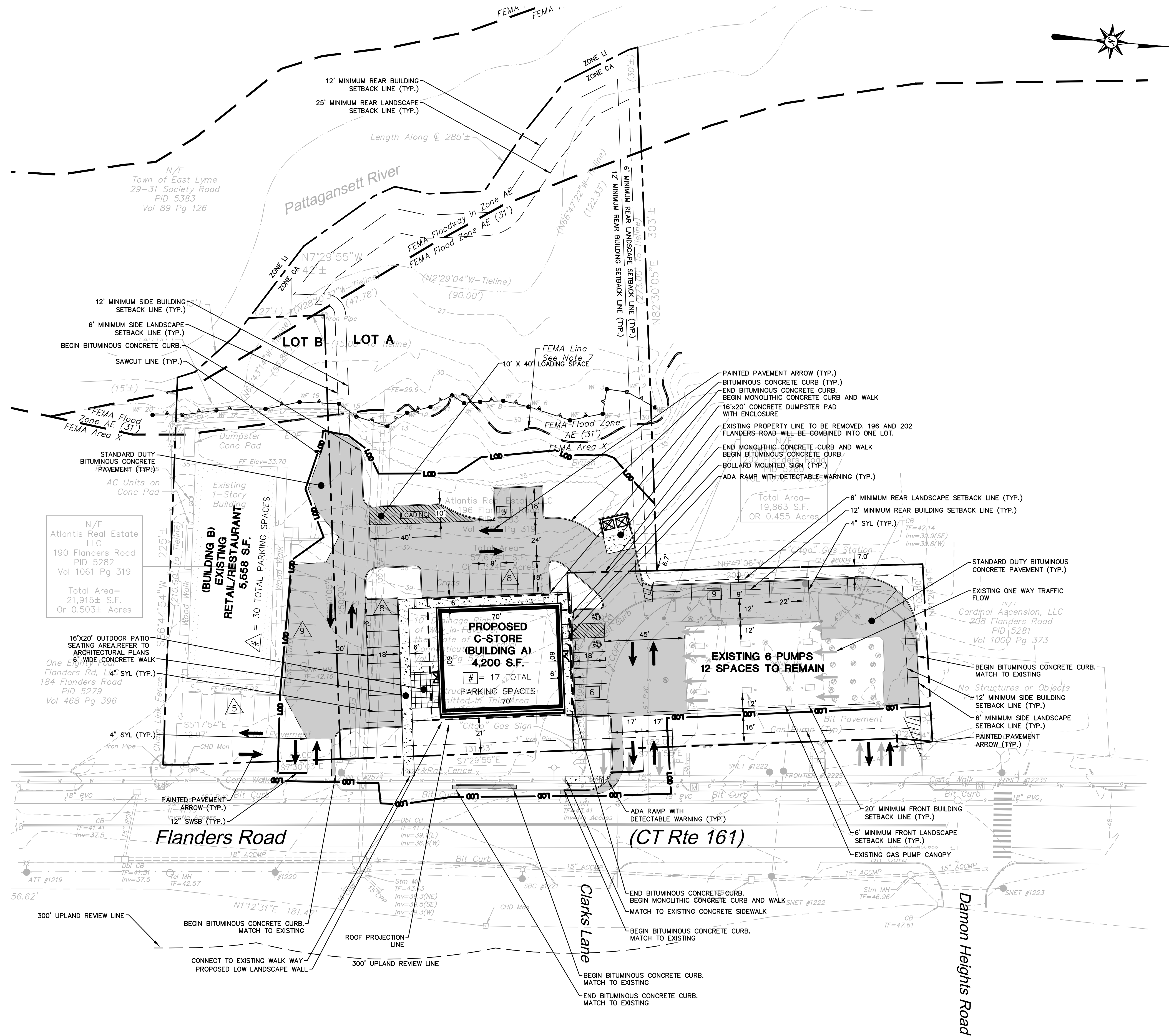
(1) SHALL BE FULLY SCREENED FROM VIEW FROM ANY STREET BY A BUILDING, FENCE, WALL, SHRUBBERY, OR EMBANKMENT NOT LESS THAN 6 FEET IN HEIGHT

SITE PLAN LEGEND



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**REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES**



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



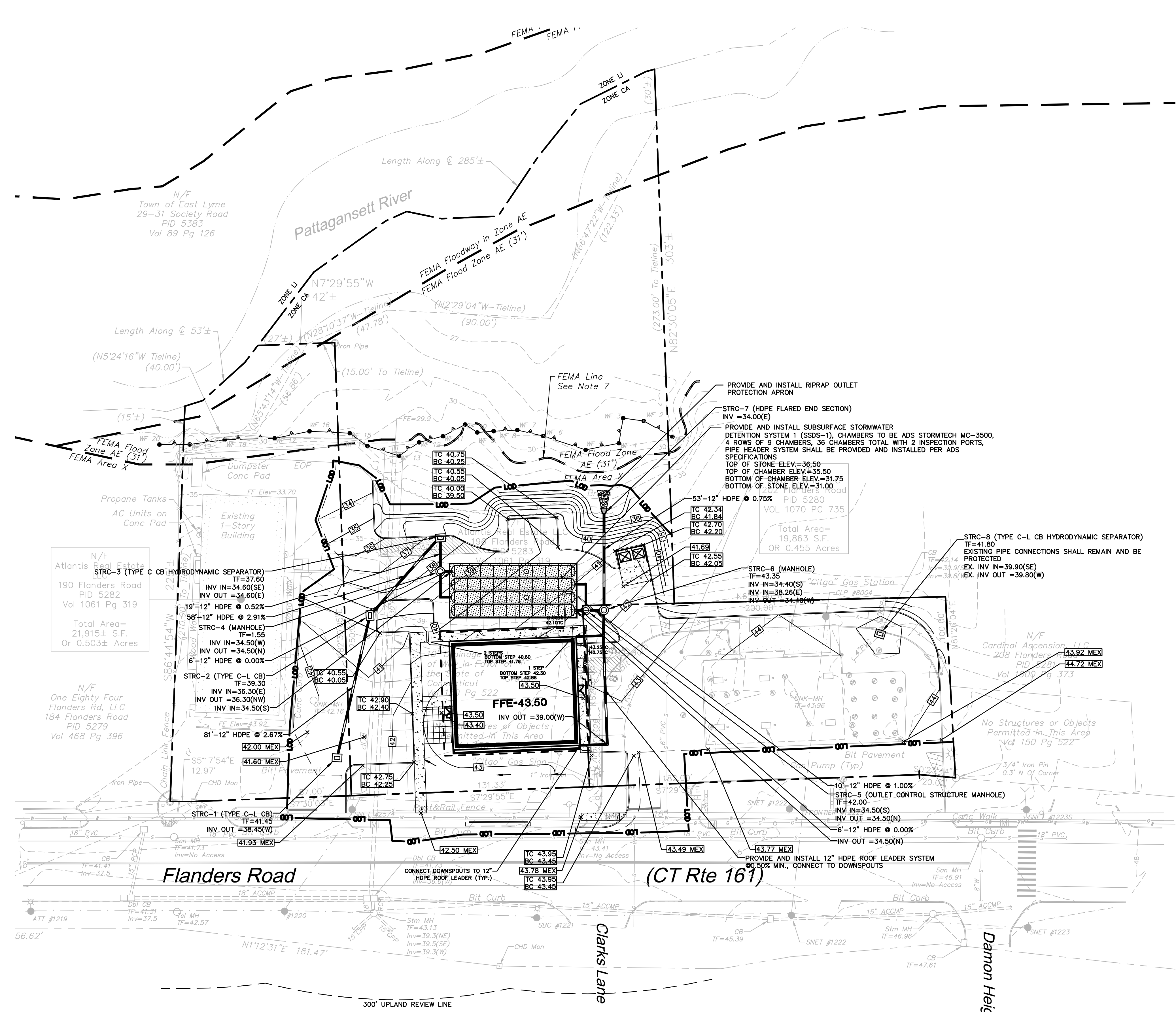
PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REVISIONS	No.	Date	Desc.
Designed	J.O.M.		
Drawn	B.C.M.		
Reviewed			
Scale	1"=30'		
Project No.	2101751		
Date	07/22/2022		
CAD File:	SP210175101		
Title	SITE PLAN		
Sheet No.	SP-1		

SP-1

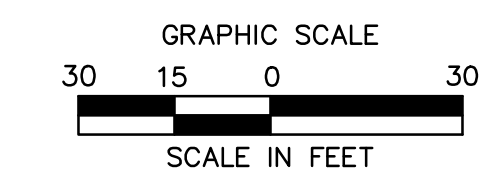
GRADING AND DRAINAGE PLAN LEGEND

PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	--- LDD --- LDD ---
PROPOSED CONTOUR LINE	--- 228 ---
PROPOSED SPOT GRADE	X 100.00
ABBREVIATIONS	TC=100.00 BC=99.50 TW=108.00 BW=100.00
PROPOSED SURFACE SLOPE	2% →
STORM LINE	---
CATCH BASIN	☐
STORM MANHOLE	○
END WALL OR HEADWALL	┌───┐
BORING LOCATION	■ B-1
TEST PIT LOCATION	● TP-1
PROPOSED CONTOUR LINE	--- 228 ---
PROPOSED SPOT GRADE	X 100.00
ELECTRIC LINE	— E — E — E —
ELECTRIC AND TELECOMMUNICATIONS LINES	— E/T — E/T —
GAS LINE	— G — G — G —
WATER LINE	— W — W — W —
SANITARY SEWER LINE	— S — S — S —
SANITARY SEWER FORCE MAIN	— SFM — SFM —
OVERHEAD LINE	— OH — OH — OH —
TRANSFORMER	⊞
HYDRANT	⊙
UTILITY POLE	⊙
SANITARY/STORM MANHOLE	○
SANITARY/STORM CLEANOUT	○
WATER VALVE	⊙
GATE VALVE	⊙
THRUST BLOCK	▲
GREASE TRAP	⊙



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355 Research Parkway
Meriden, CT 06450
(203) 630-1406
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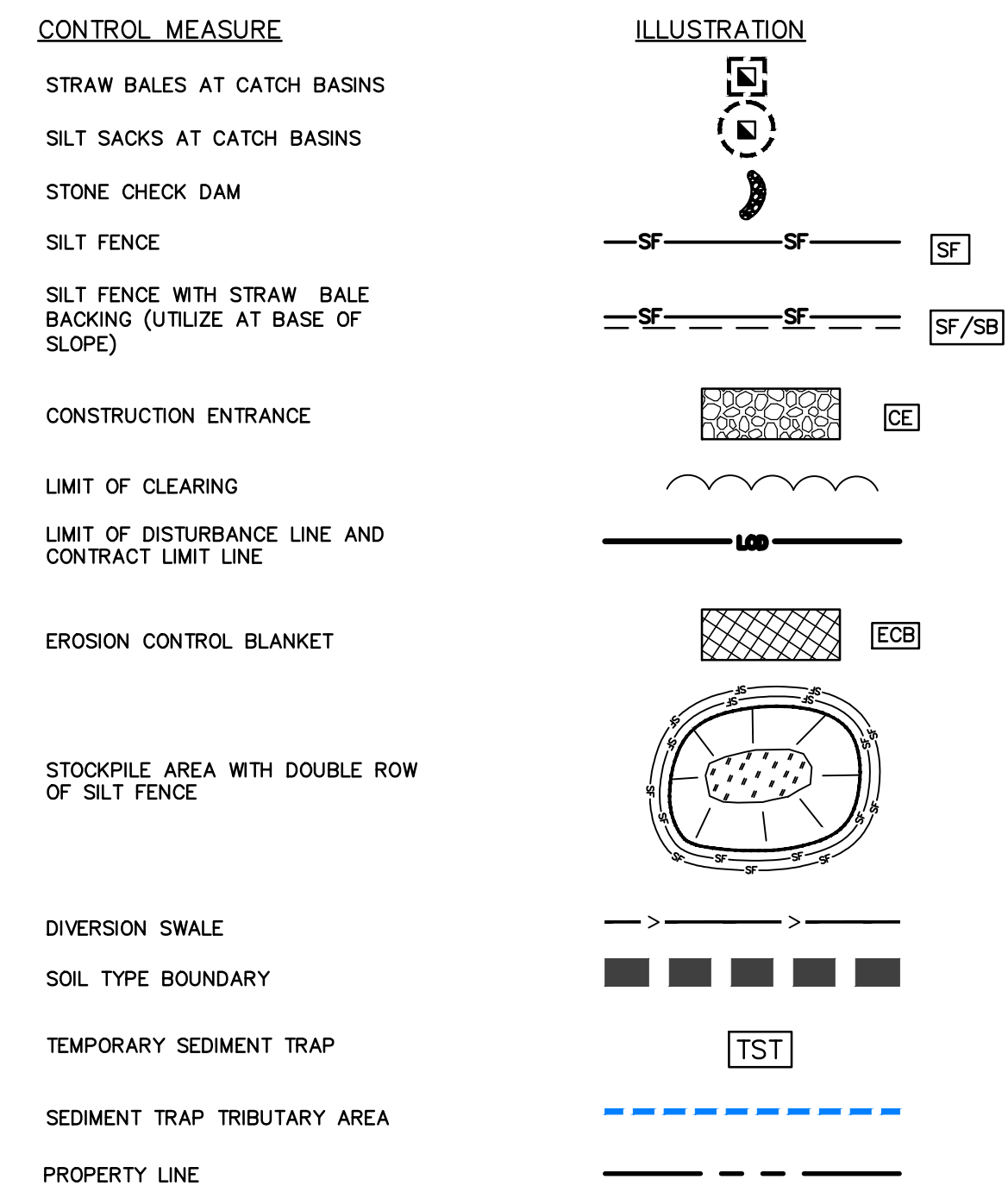
PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REVISIONS	Desc.
No.	Date
Designed	XXX
Drawn	XXX
Reviewed	
Scale	1"=30'
Project No.	2101751
Date	07/22/2022
CAD File:	GD210175101
Title	GRADING AND DRAINAGE PLAN
Sheet No.	

GD-1

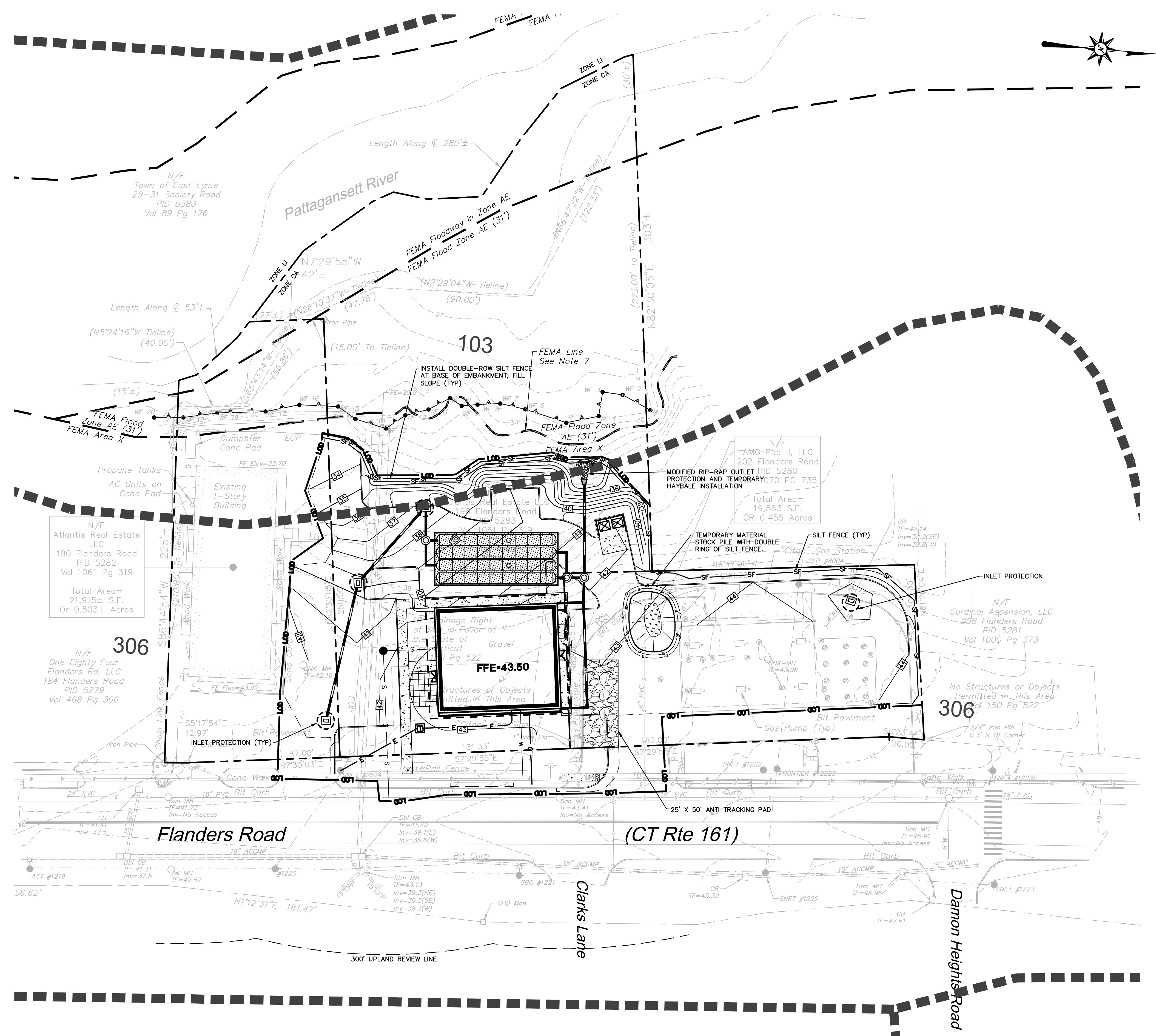
2022 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

SEDIMENT AND EROSION CONTROL LEGEND



SOIL TYPE

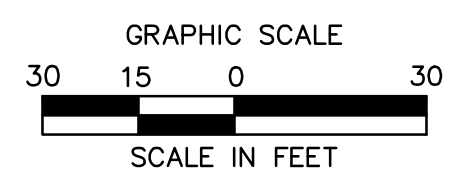
103	RIPPOWAM FINE SANDY LOAM
306	UDORTHTENS-URBAN LAND COMPLEX



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**REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES**

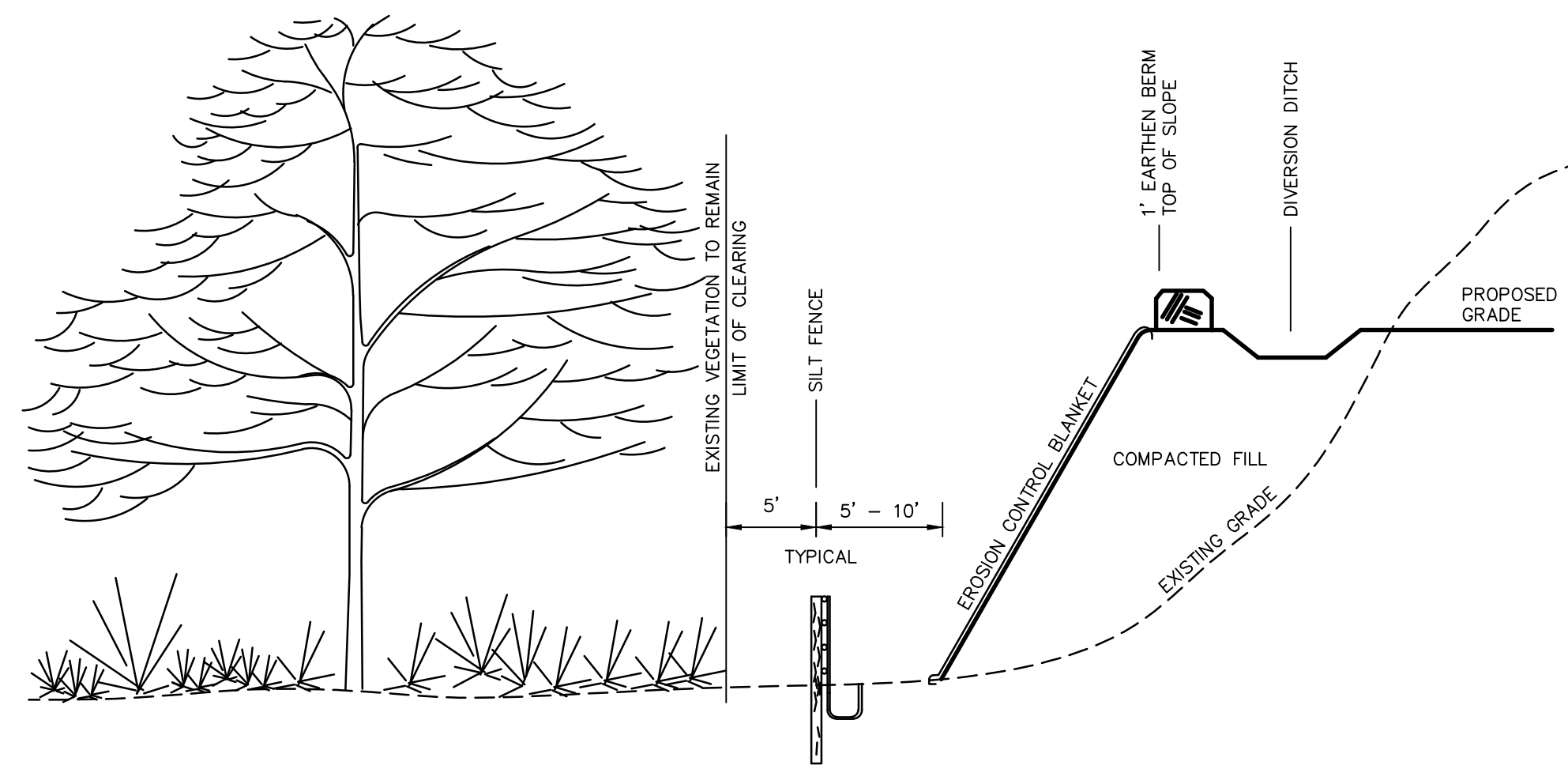
**REFER TO SHEET EC-3 FOR SEDIMENT
AND EROSION CONTROL NOTES**



PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

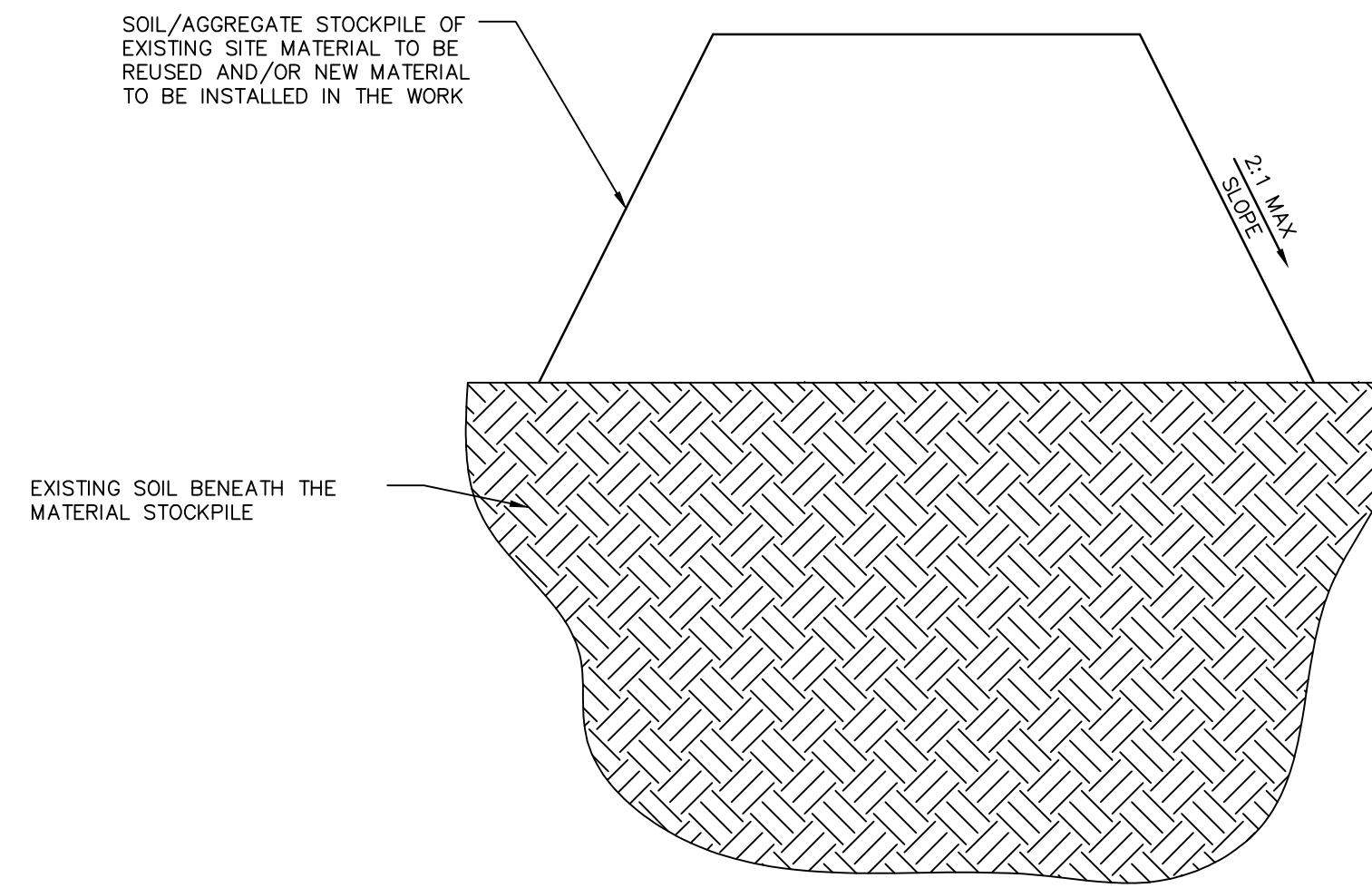
REVISED	Desc.
No.	Date
Designed	XXX
Drawn	XXX
Reviewed	XXX
Scale	1"=30'
Project No.	2101751
Date	07/22/2022
CAD File:	EC210175101
Title	SEDIMENT AND EROSION CONTROL PLAN
Sheet No.	EC-1

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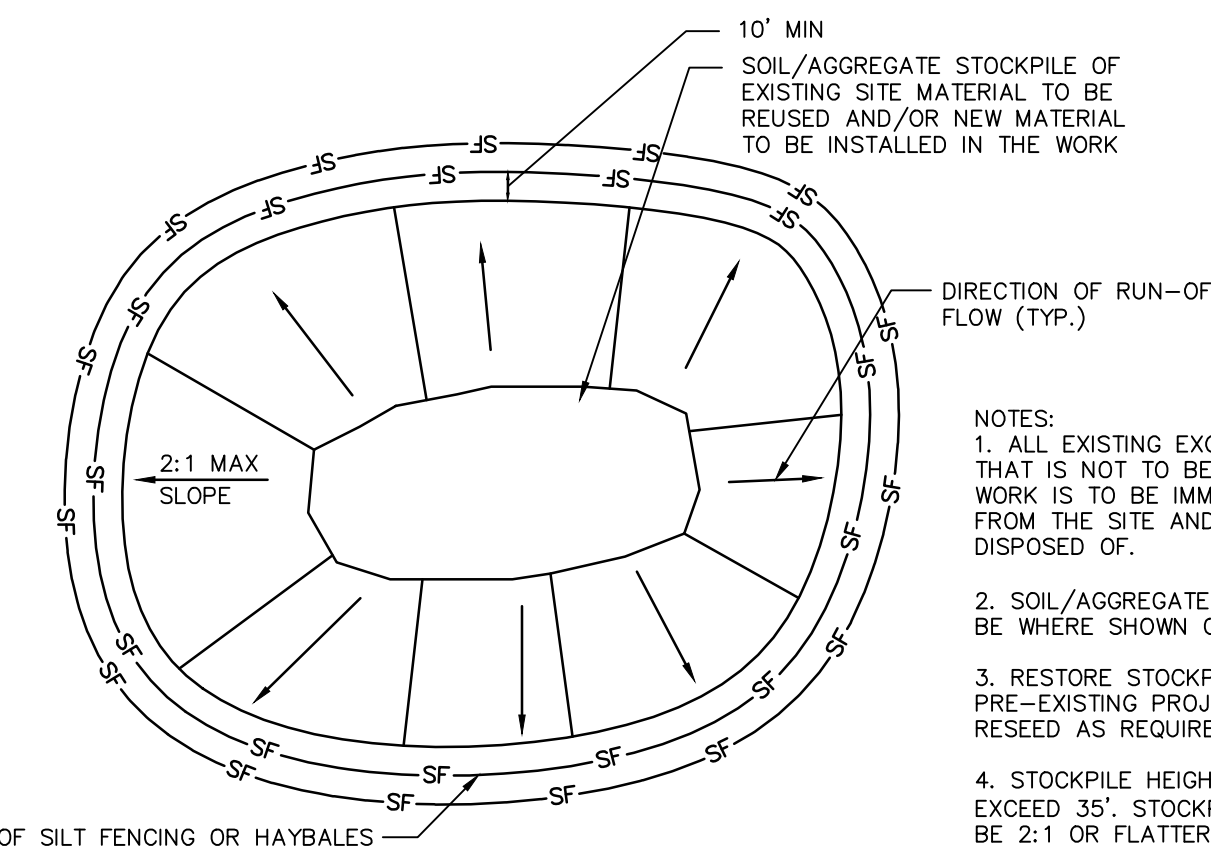
TYPICAL EROSION CONTROL ON SLOPES

N.T.S. BLEC-011



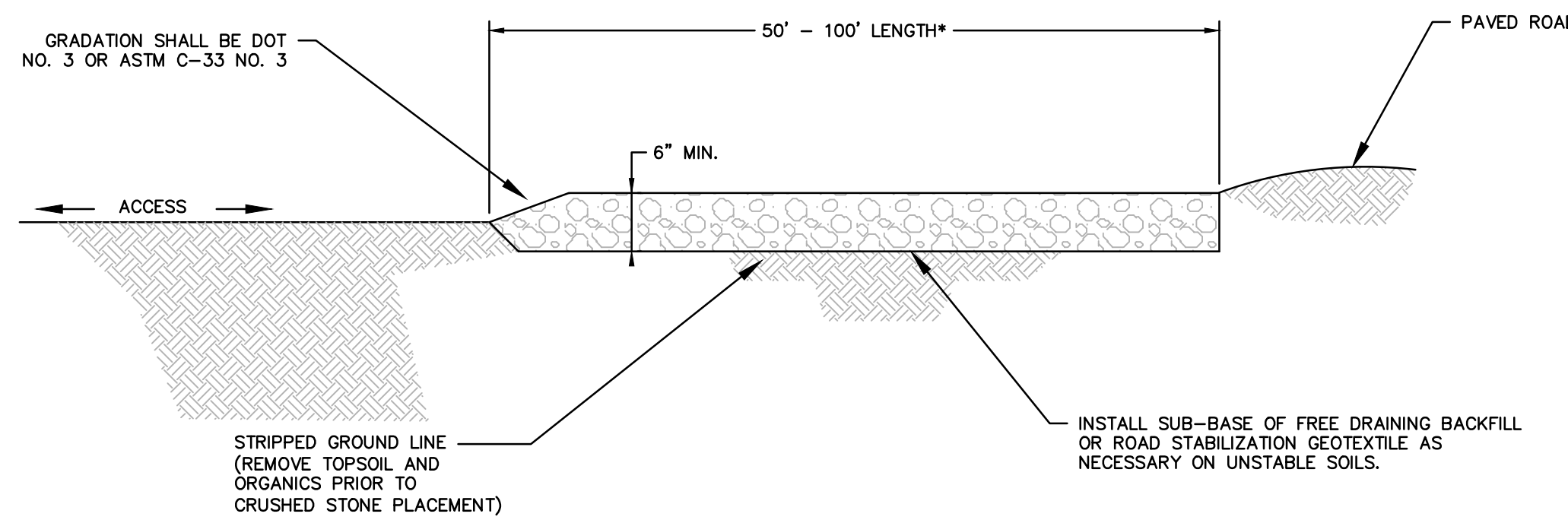
MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006



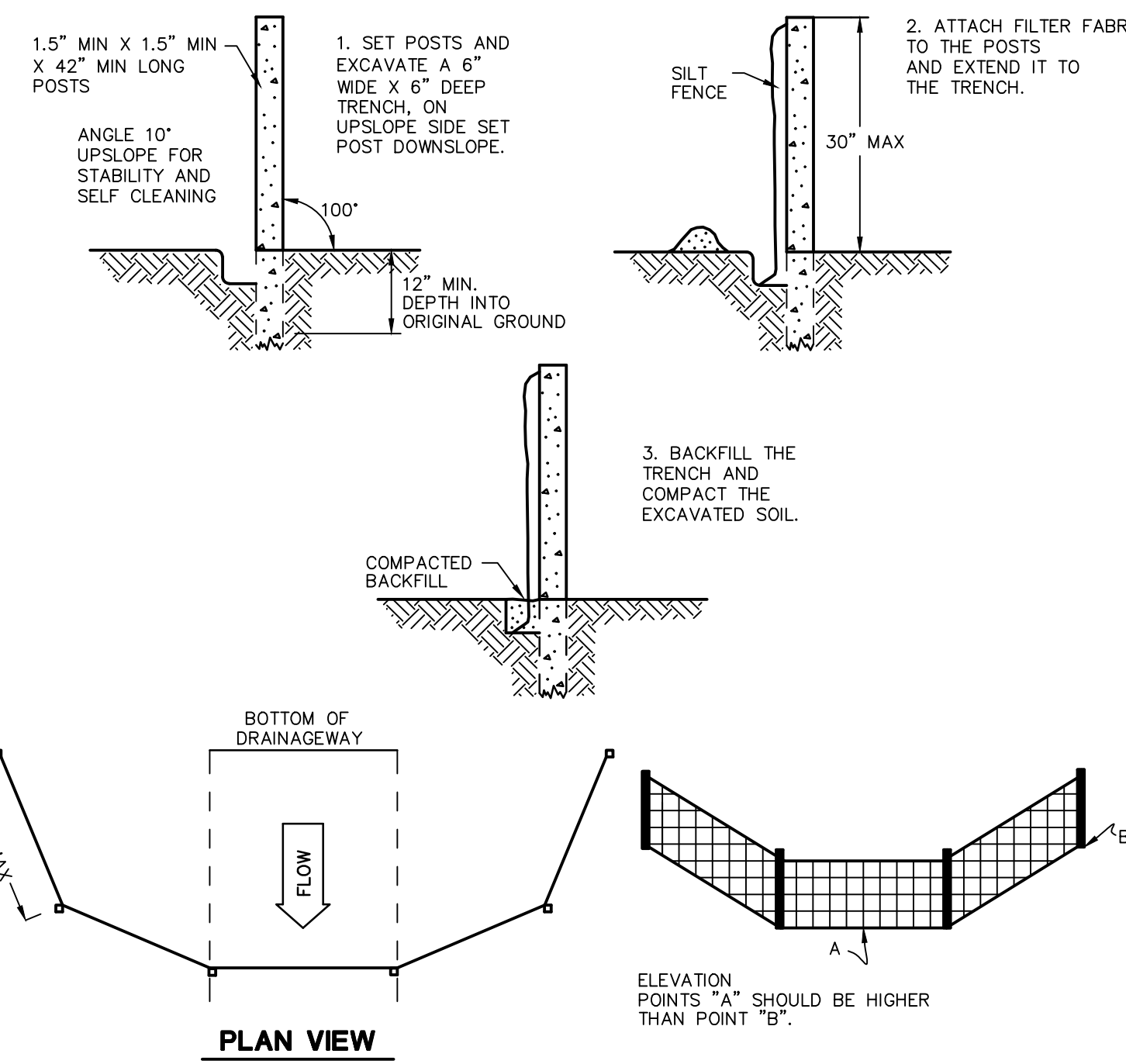
- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
 2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
 3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
 4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

* WHERE SEDIMENTS CONTAIN LESS THAN 80% SAND, A 100 FT MINIMUM IS REQUIRED.



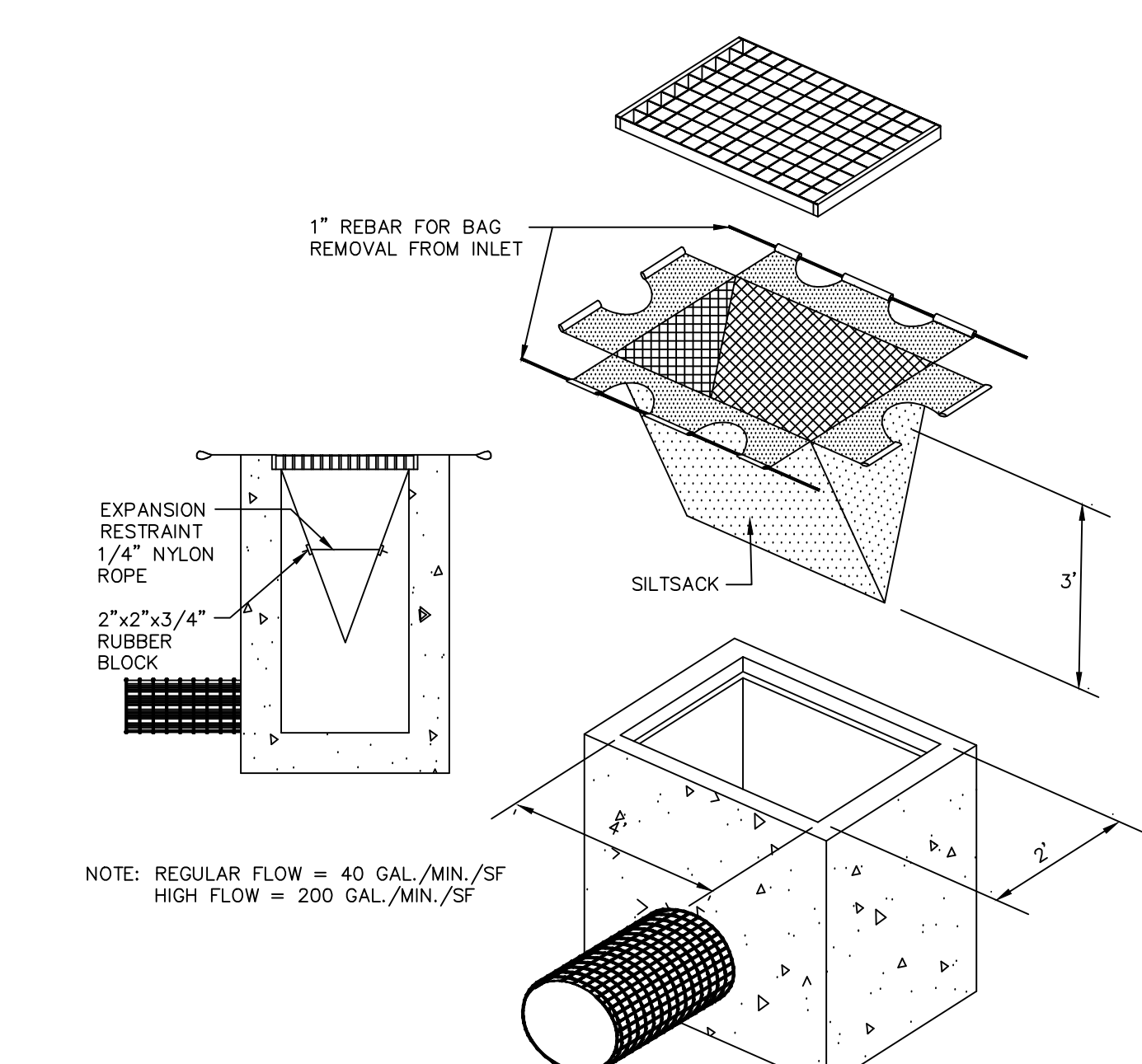
TYPICAL CONSTRUCTION ENTRANCE

N.T.S. CT DEEP CE-2



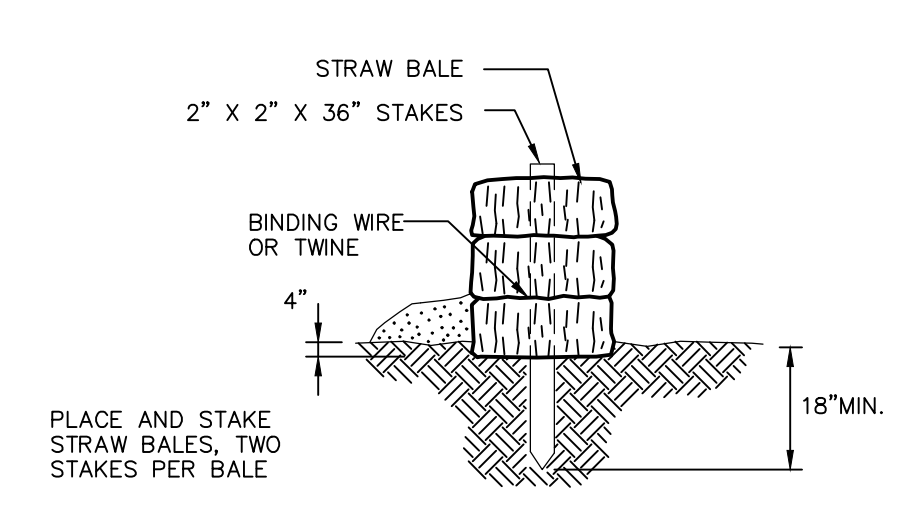
SILT FENCE BARRIER

N.T.S. CTEC-003



SILTSACK DETAIL

N.T.S. BLEC-005



STRAW BALE DETAIL

N.T.S. BLEC-007

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.


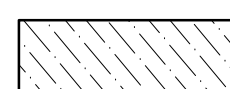


ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

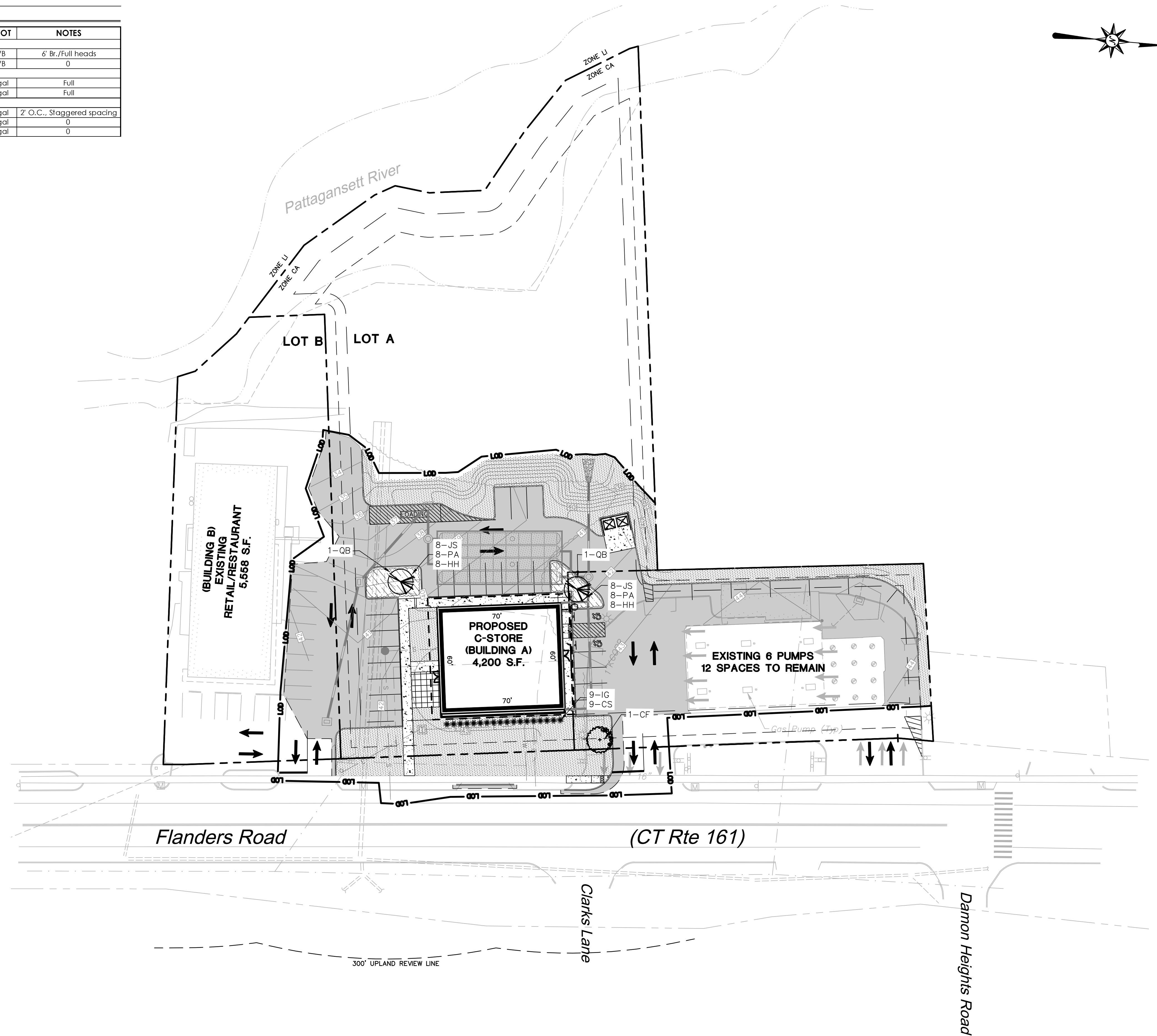
LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
QB	2	Quercus bicolor	Swamp White Oak	2-2.5" cal	B/B	6' Br./Full heads
CF	1	Cornus florida	Flowering Dogwood	1.75-2"	B/B	0
SHRUBS						
CS	9	Cornus sericea	Redosier Dogwood 'Winter Flame'	18-24"	3 gal	Full
IGC	9	Ilex glabra 'Compacta'	Compact Inkberry	18-24"	3 gal	Full
GROUNDCOVERS						
HR	16	Hemerocallis hybrida 'Happy Returns'	Happy Returns Daylily	-	1 gal	2' O.C., Staggered spacing
JS	16	Juniperus squamata 'Blue Star'	Blue Star Juniper	24-30"	3 gal	0
PA	16	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	-	1 gal	0

- NOTES:
- 1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 - 2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.
 - 3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

LEGEND

-  PROVIDE AND INSTALL LAWN SEED MIX
-  PROVIDE AND INSTALL GROUNDCOVER
-  PROVIDE AND INSTALL CANOPY TREE
-  PROVIDE AND INSTALL SHRUB



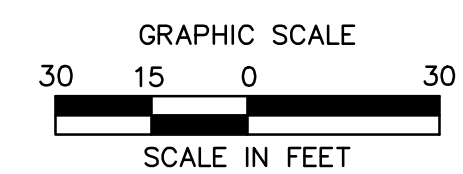
PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REV/ISS	No.	Date	Desc.
DESIGNED			W.E.V.
DRAWN			K.J.K.
REVIEWED			
SCALE			1"=30'
PROJECT NO.			2101751
DATE			07/22/2022
CAD FILE			LL210175101
TITLE			LANDSCAPE PLAN
SHEET NO.			

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES

SEE SHEET LL-2 FOR
LANDSCAPE NOTES AND DETAILS



LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES, LIGHTING AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON 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.
3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER. AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT, CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.
5. 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. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDNESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.
7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.
9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.
10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.
11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.
12. PLANTING SOIL:
 - DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.
 - TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.
 - CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:
 - A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE. TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLONES, STONES, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
 - B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS. 4% - 8% FOR TREE AND SHRUB PLANTERS. 8% - 16% FOR RETENTION OR DETENTION BASINS. (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)
pH	6.0 - 7.3
 - C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
 - D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
 - E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF CONNECTICUT, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
 - F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
 - LOAM
 - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
 - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
 - G. BIOTENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
 - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
 - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
 - H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS: APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. 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 MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" 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.
14. INSPECTION AND REVIEW: ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.
15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

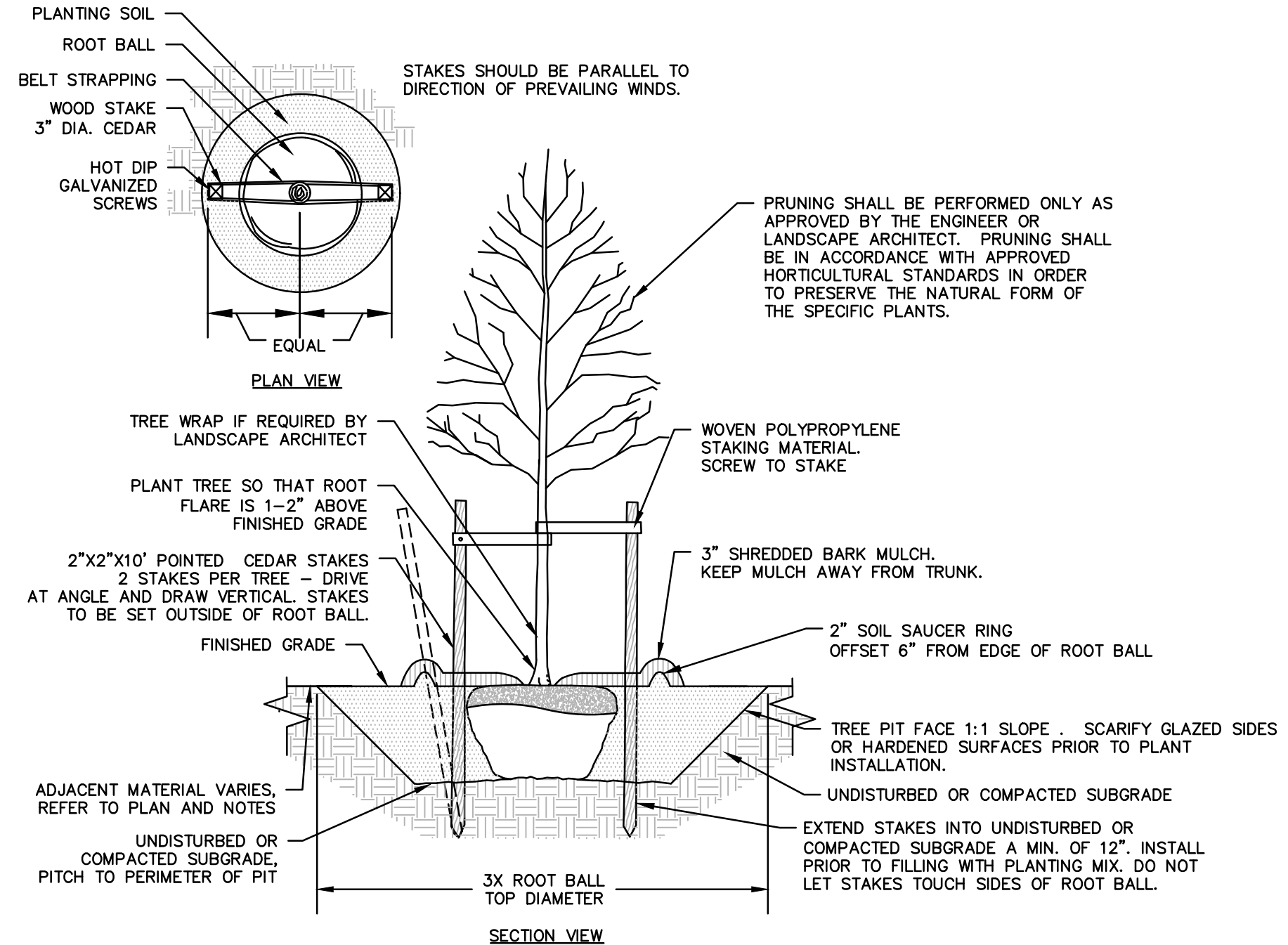
	SPRING	FALL
EVERGREEN TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 1 TO OCTOBER 15	SEPTEMBER 1 TO OCTOBER 15
PERENNIALS	MAY 15 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
BULBS	N/A	SEPTEMBER 15 TO NOVEMBER 15
SEED MIXES	PER MANUFACTURERS RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES	

SEEDING MIXTURES: REFER TO SEED MIX NOTES.

16. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
17. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TRELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.
18. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDDED WITH THE LAWN SEED MIX.

SEED MIX NOTES

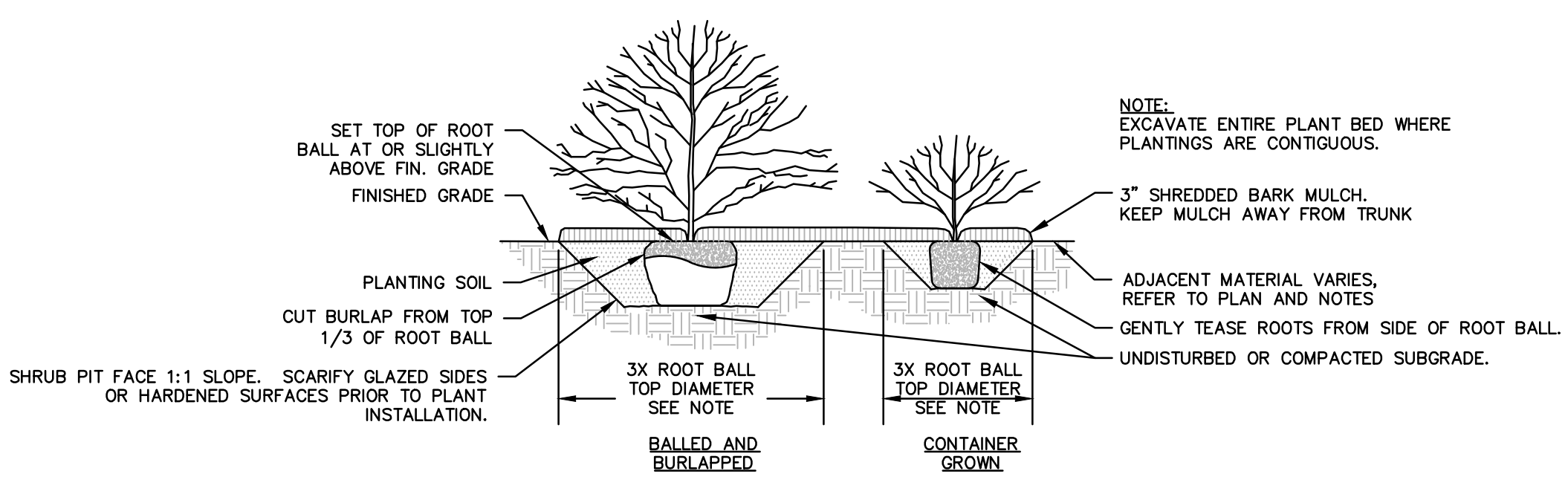
- A. LAWN SEEDING MIX:
 - 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 - 25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
 - 60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
 - SEEDING RATE: 5 LBS/1,000 S.F.
 - SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



- NOTES:**
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
 2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
 3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S



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



PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

Desc.	
REVIS/ONS	
No.	Date
Designed	K.J.K.
Drawn	K.J.K.
Reviewed	
Scale	NONE
Project No.	2101751
Date	07/22/2022
CAD File:	LL210175101
Title	LANDSCAPE NOTES AND DETAILS
Sheet No.	

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

**REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES**

LL-2

SITE WORK GENERAL NOTES

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- 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 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.
- 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.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPATION 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.
- 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 THE 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 PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) 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.
- 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 CT (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 VERIFY 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.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
- 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.
- ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- 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.
- 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.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- 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.
- 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.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE-THRU AREA, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMP, AND STAIRS.
- 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.
- 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.
- 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.
- 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.
- REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- 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" SWB 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 HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- 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.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "BOUNDARY SURVEY MAP" SCALE 1" = 40', DATED 01/24/2022, BY BL COMPANIES INC.
- 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.
- 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.
- 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.
- A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- THE PROJECT PARCEL IS LOCATED PARTLY OR WHOLLY WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA.
- THE EXISTING BUILDING IS TO REMAIN OPEN FOR BUSINESS UNTIL THE CONSTRUCTION OF THE PROPOSED BUILDING IS COMPLETE, AT WHICH TIME THE EXISTING BUILDING WILL BE DEMOLISHED AND PARKING IMPROVEMENTS IN THIS AREA COMPLETED.
- EXISTING STRUCTURE ON SITE IS TO BE DEMOLISHED IN A PARTICULAR ORDER AFTER COMPLETION OF THE NEW BUILDING. CONTACT THE OWNER AND COORDINATE FOR SCHEDULE OF BUILDING DEMOLITION. CONTRACTOR SHALL SECURE THE NECESSARY PERMITS AND PAY ALL FEES. ALL BUILDING FOOTINGS, FOUNDATION, STRUCTURES, AND BUILDING UTILITY SERVICES SHALL BE REMOVED. CAP UTILITIES IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS. COORDINATE WORK WITH UTILITY PROVIDERS. INSTALL TEMPORARY SHEETING AND STRIPING TO PROTECT BUILDINGS AND UTILITIES FROM DAMAGE.
- 12" SWB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONDOT SPECIFICATIONS.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
- 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.
- 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.
- 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.

- 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.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- 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 ENCASMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
- RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- 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.
- CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- 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.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- 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 ENCASMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASMENT OF THE PROPOSED PIPING.
- 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.
- PIPE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
- SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
- ELECTRIC AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE NET #2574. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL TWO (2) FOUR-INCH PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, TWO (2) FOUR-INCH PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
- ALL WATER LINES TO HAVE A MINIMUM COVER OF 4.5 FEET. ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
- ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
- THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.
- PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
- POLYVINYL CHLORIDE PIPE (PVCP) FOR STORM PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS: ASTM-D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.
- 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 M234, TYPE 5. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPOUT JOINT MEETING THE REQUIREMENTS OF AASHTO M234. 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 OWNER'S 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 5. 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 OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
- COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
- GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
- POLYVINYL CHLORIDE PIPE (PVCP) FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.

DEFINITIONS
MUNICIPALITY SHALL MEAN TOWN OF EAST LYME
COUNTY SHALL MEAN NEW LONDON COUNTY
STATE SHALL MEAN STATE OF CONNECTICUT
WATER UTILITY PROVIDER SHALL MEAN TOWN OF EAST LYME WATER AND SEWER COMMISSION
SANITARY UTILITY PROVIDER SHALL MEAN TOWN OF EAST LYME WATER AND SEWER COMMISSION
GAS UTILITY PROVIDER SHALL MEAN EVERSOURCE
TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN FRONTIER
ELECTRIC UTILITY PROVIDER SHALL MEAN EVERSOURCE



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



PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REVISIONS	No.	Date	Desc.
Designed			XXX
Drawn			XXX
Reviewed			
Scale			NONE
Project No.			2101751
Date			07/22/2022
CAD File:			GN210175101
Title			
GENERAL NOTES			
Sheet No.			

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

**REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES**

GN-1

STORMTECH MC-3500 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

STORMTECH MC-3500 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
90" x 77" x 45"

2,286 mm x 1,956 mm x 1,143 mm

Chamber Storage
109.9 ft³ (3.11 m³)

Min. Installed Storage*
175.0 ft³ (4.96 m³)

Weight
134 lbs (60.8 kg)

Shipping
15 chambers/pallet
7 end caps/pallet
7 pallets/truck

STORMTECH MC-3500 END CAP
(not to scale)

Nominal End Cap Specifications

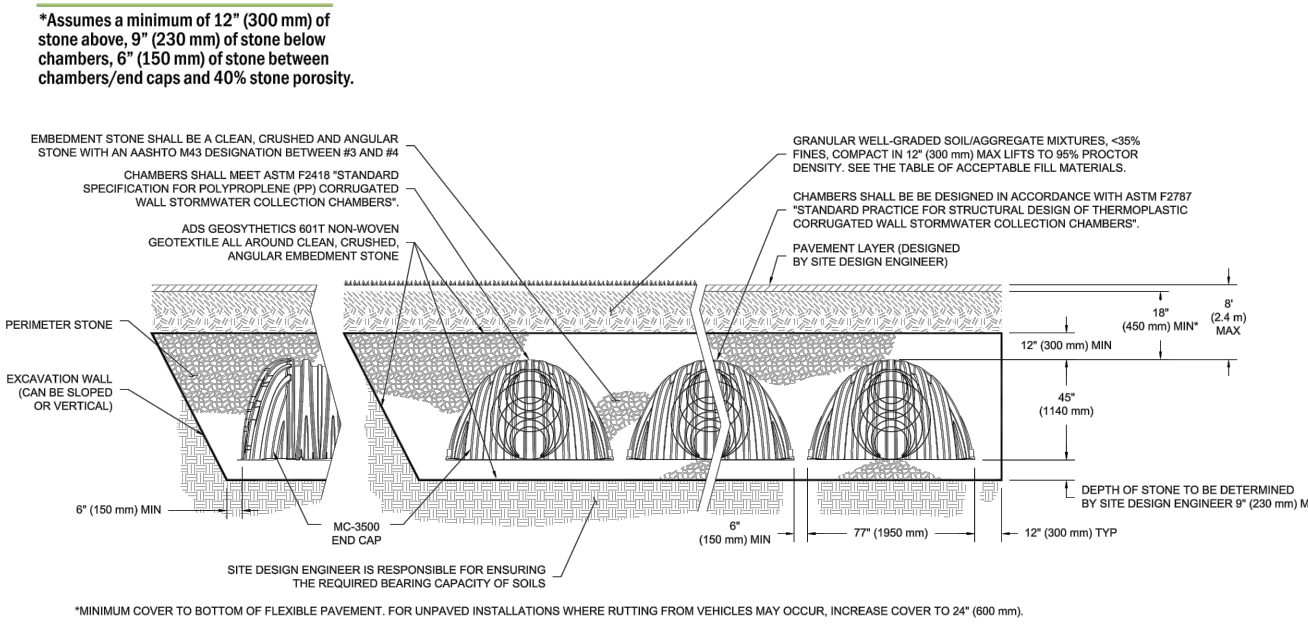
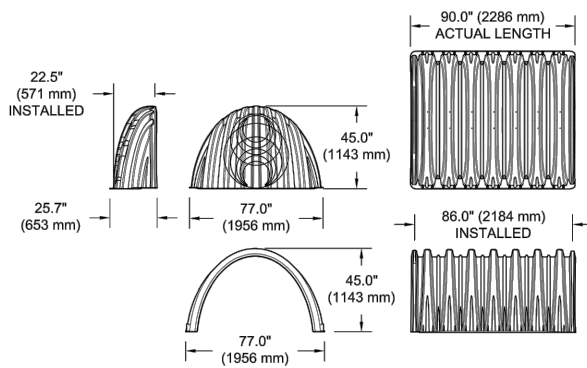
Size (L x W x H)
26.5" x 71" x 45.1"

673 mm x 1,803 mm x 1,145 mm

End Cap Storage
14.9 ft³ (0.42 m³)

Min. Installed Storage*
45.1 ft³ (1.28 m³)

Weight
49 lbs (22.2 kg)



MC-3500 CHAMBER SPECIFICATION

STORAGE VOLUME PER CHAMBER FT³ (M³)

Bare Chamber Storage (ft ³ (m ³))	Chamber and Stone Foundation Depth w. (mm)			
	9" (230 mm)	12" (300 mm)	15" (375 mm)	18" (450 mm)
MC-3500 Chamber	109.9 (3.11)	175.0 (4.96)	179.9 (5.09)	184.9 (5.24)
MC-3500 End Cap	14.9 (0.42)	45.1 (1.28)	46.6 (1.32)	48.1 (1.37)

Note: Assumes 6" (150 mm) row spacing, 40% stone porosity, 12" (300 mm) stone above and includes the bare chamber/end cap volume.

AMOUNT OF STONE PER CHAMBER

ENGLISH TONS (yds)	Stone Foundation Depth			
	9"	12"	15"	18"
MC-3500 Chamber	8.5 (8.0)	9.1 (8.5)	9.7 (8.8)	10.4 (7.4)
MC-3500 End Cap	3.9 (2.8)	4.1 (2.9)	4.3 (3.1)	4.5 (3.2)

METRIC KILOGRAMS (m³)

MC-3500 Chamber	Stone Foundation Depth			
	230 mm	300 mm	375 mm	450 mm
7711 (4.6)	8255 (5.0)	8800 (5.3)	9435 (5.7)	
MC-3500 End Cap	3538 (2.3)	3719 (2.5)	3811 (2.4)	4062 (2.5)

Note: Assumes 12" (300 mm) of stone above and 6" (150 mm) row spacing and 6" (150 mm) of perimeter stone in front of end caps.

VOLUME EXCAVATION PER CHAMBER YD³ (M³)

MC-3500 Chamber	Stone Foundation Depth			
	9"	12"	15"	18"
11.9 (9.1)	12.4 (9.5)	12.8(9.8)	13.3 (10.2)	
MC-3500 End Cap	4.0 (3.1)	4.1 (3.2)	4.3 (3.3)	4.4 (3.4)

Note: Assumes 6" (150 mm) of separation between chamber rows and 24" (600 mm) of cover. The volume of excavation will vary as depth of cover increases.

For more information on the StormTech MC-3500 Chamber and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

Advanced Drainage Systems, Inc.
4640 Truman Blvd., Hilliard, OH 43126
1-800-821-6710 www.ads-pipe.com

SUBSURFACE DETENTION SYSTEM #1

Table 1 - Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation ¹	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 ungraded finished grade above. Note that the 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 ('S' layer) to 24" (600 mm) above the top of the chamber. Note that pavement subbase materials can be used in lieu of this layer.	Granular well graded soil/aggregate material, <5% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M145 A-1, A-2, A-3 AASHTO M431 3, 307, 4, 407, 5, 50, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 24" (600 mm) of material over the chamber is reached. Contact additional layers in 12" (300 mm) max. lifts to a min. 95% Proctor density for well-graded materials and 90% relative density for processed aggregate materials.
(B) Embedment Stone: Fill the surrounding chambers from the foundation stone ('A' layer) to the 'C' layer above.	Clean, crushed, angular stone.	AASHTO M43 ² 3, 357, 4	No compaction required.
(A) Foundation Stone: Fill below chambers from the subgrade up to the top (bottom) of the chamber.	Clean, crushed, angular stone.	AASHTO M43 ² 3, 357, 4	Place and compact in 9" (230 mm) max lifts using two full coverages with a vibratory compactor. ^{1,3}

PLEASE NOTE:

- 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".
- StormTech compaction requirements are met for "W" location materials when placed and compacted in 9" (230 mm) (max) lifts using two full coverages with a vibratory compactor.
- Where infiltration surfaces may be comprised by raking or dragging without compaction equipment, for special load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 2 - Fill Material Locations

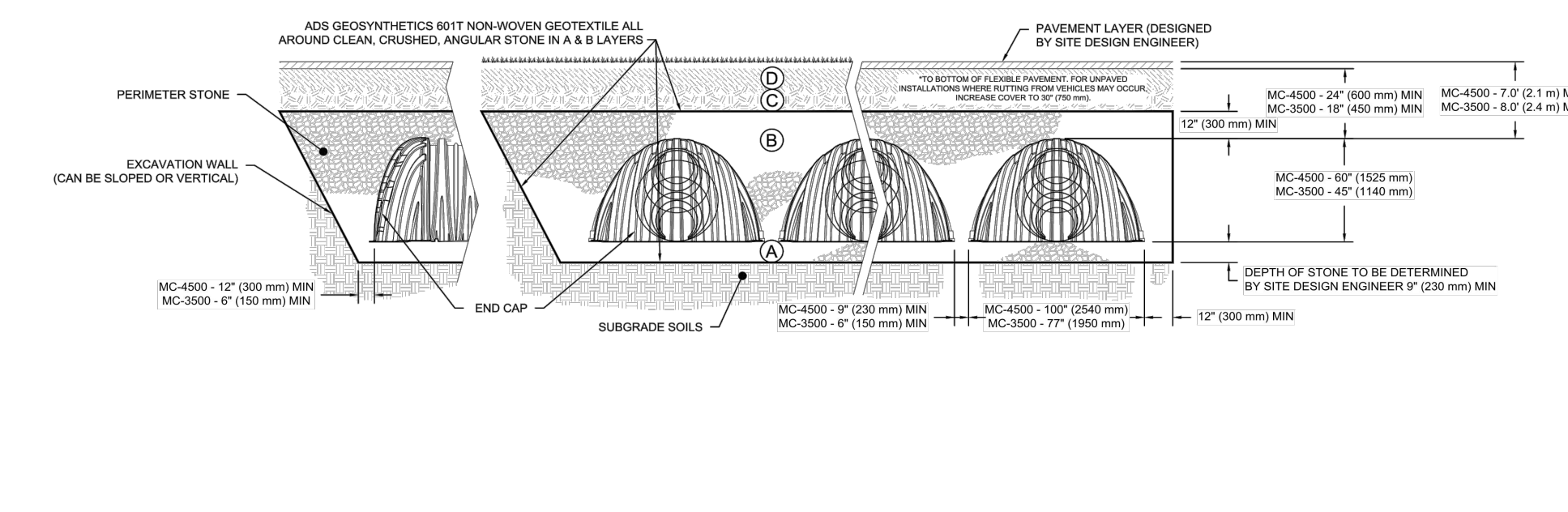
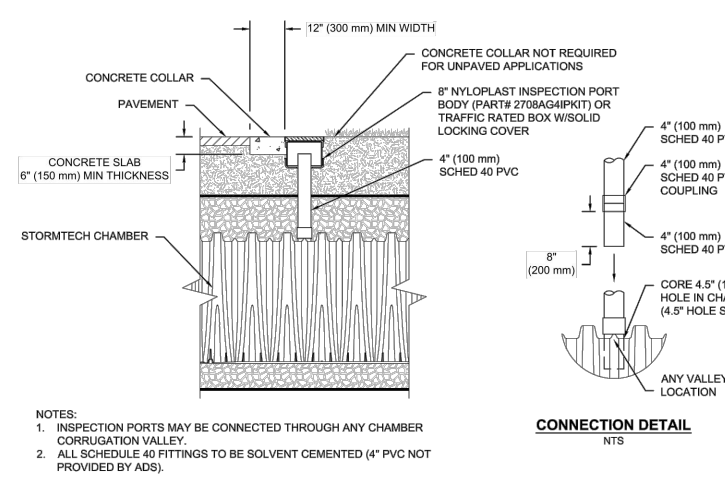
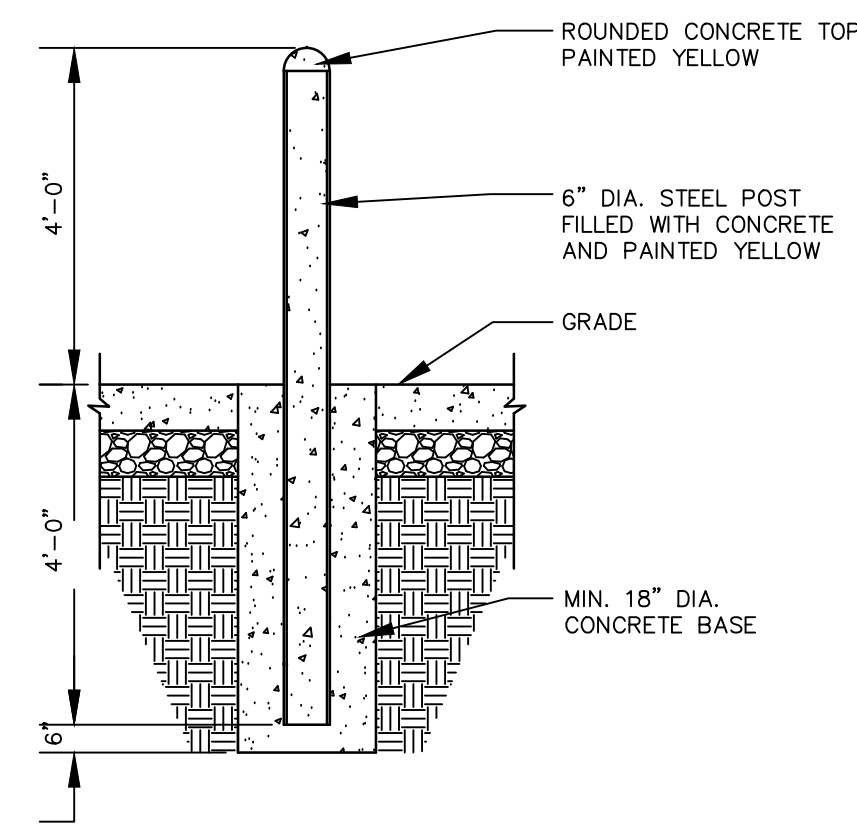


Figure 1 - Inspection Port Detail

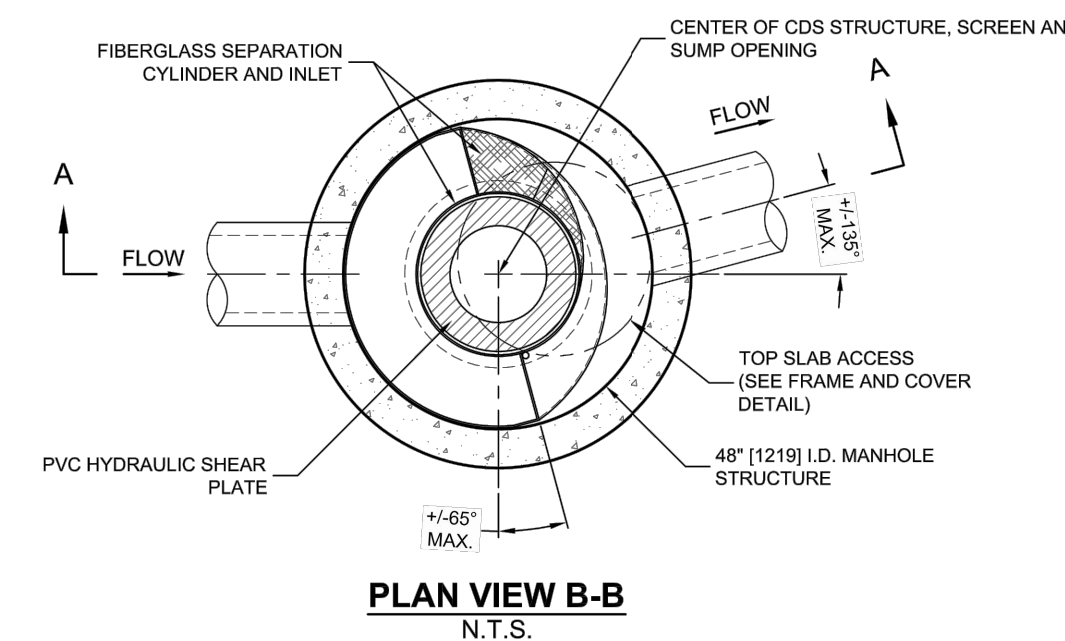


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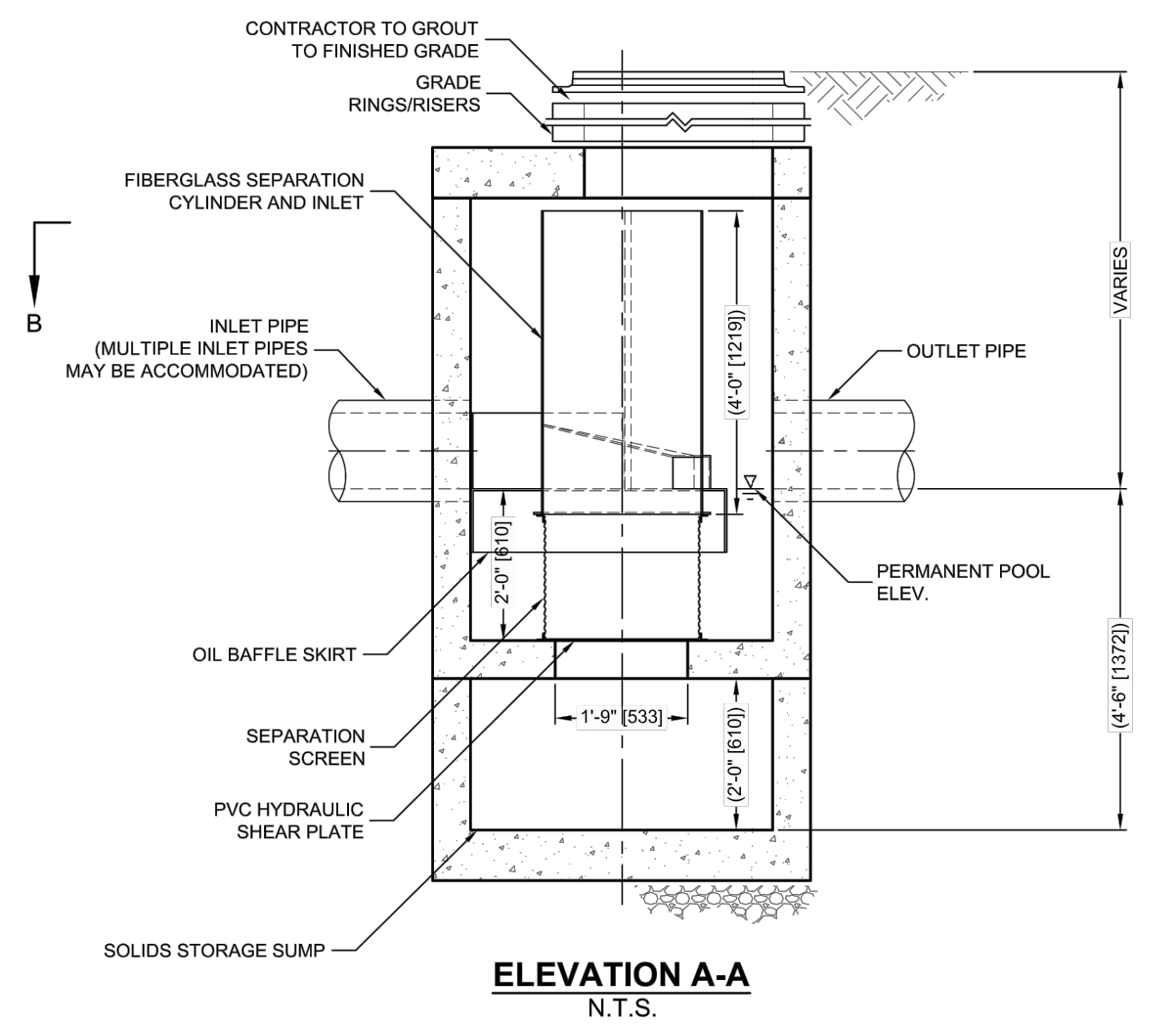


PROTECTIVE POST (BOLLARD) DETAIL

N.T.S. BLSE-005



PLAN VIEW B-B
N.T.S.



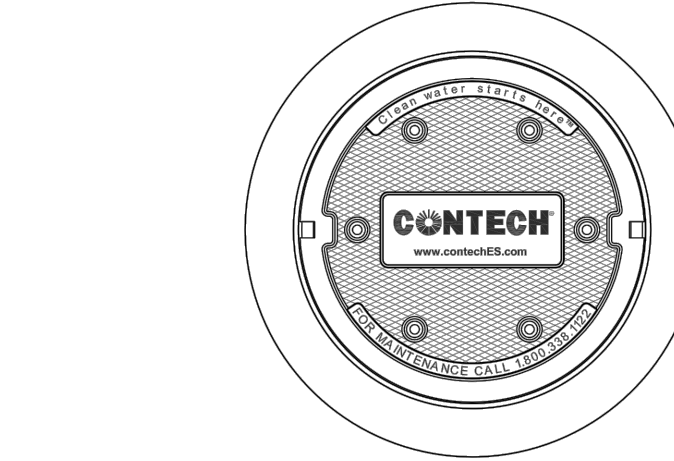
ELEVATION A-A
N.T.S.

CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION

Configuration	Description
STRC-8	GRATED INLET ONLY (NO INLET PIPE)
STRC-8	GRATED INLET WITH INLET PIPE OR PIPES
STRC-3	CORE INLET ONLY (NO INLET PIPE)
STRC-3	CORE INLET WITH INLET PIPE OR PIPES
STRC-3	SEPARATE OIL BAFFLE SKIRT INLET PIPE REQUIRED FOR THIS CONFIGURATION)
STRC-3	SEDIMENT WEIR FOR NUDEP / NUCAT CONFORMING UNITS



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

Structure ID	Water Quality Flow Rate (CFS OR L/s)	Peak Flow Rate (CFS OR L/s)	Return Period of Peak Flow (YRS)	Screen Aperture (2400 OR 4700)
	*	*	*	*
PIPE DATA:	I.E.	MATERIAL	DIAMETER	
INLET PIPE 1	*	*	*	*
INLET PIPE 2	*	*	*	*
OUTLET PIPE	*	*	*	*
RIM ELEVATION	*			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT		
NOTES/SPECIAL REQUIREMENTS:				

* PER ENGINEER OF RECORD

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
- FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
- STRUCTURE SHALL MEET AASHTO H-20 AND CASTINGS SHALL MEET H-20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
- CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
- 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 45386
800-338-1122 513-645-7000 513-645-7993 FAX

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES

HYDRODYNAMIC SEPARATOR (STRC-3 and STRC-8)

N.T.S.

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



PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REVISIONS
No. Date Desc.

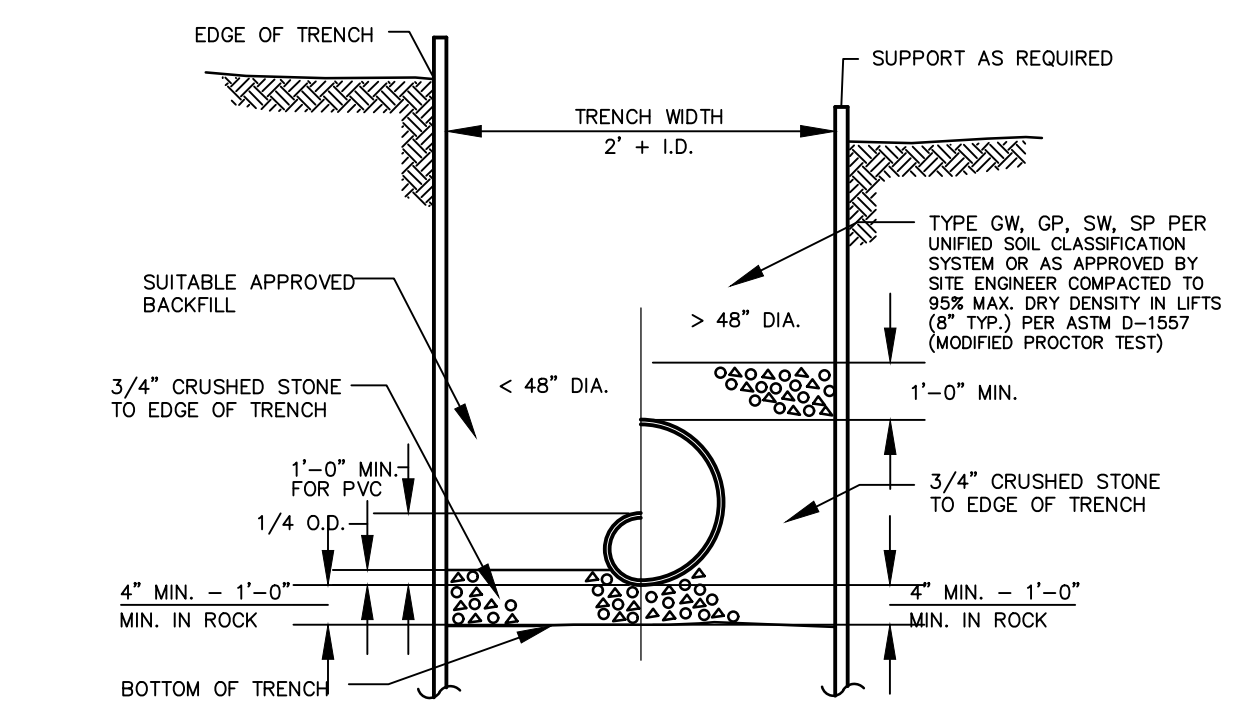
Designed X.X.X.
Drawn X.X.X.
Reviewed
Scale NONE
Project No. 2101751
Date 07/22/2022
CAD File: DN210175101

Title

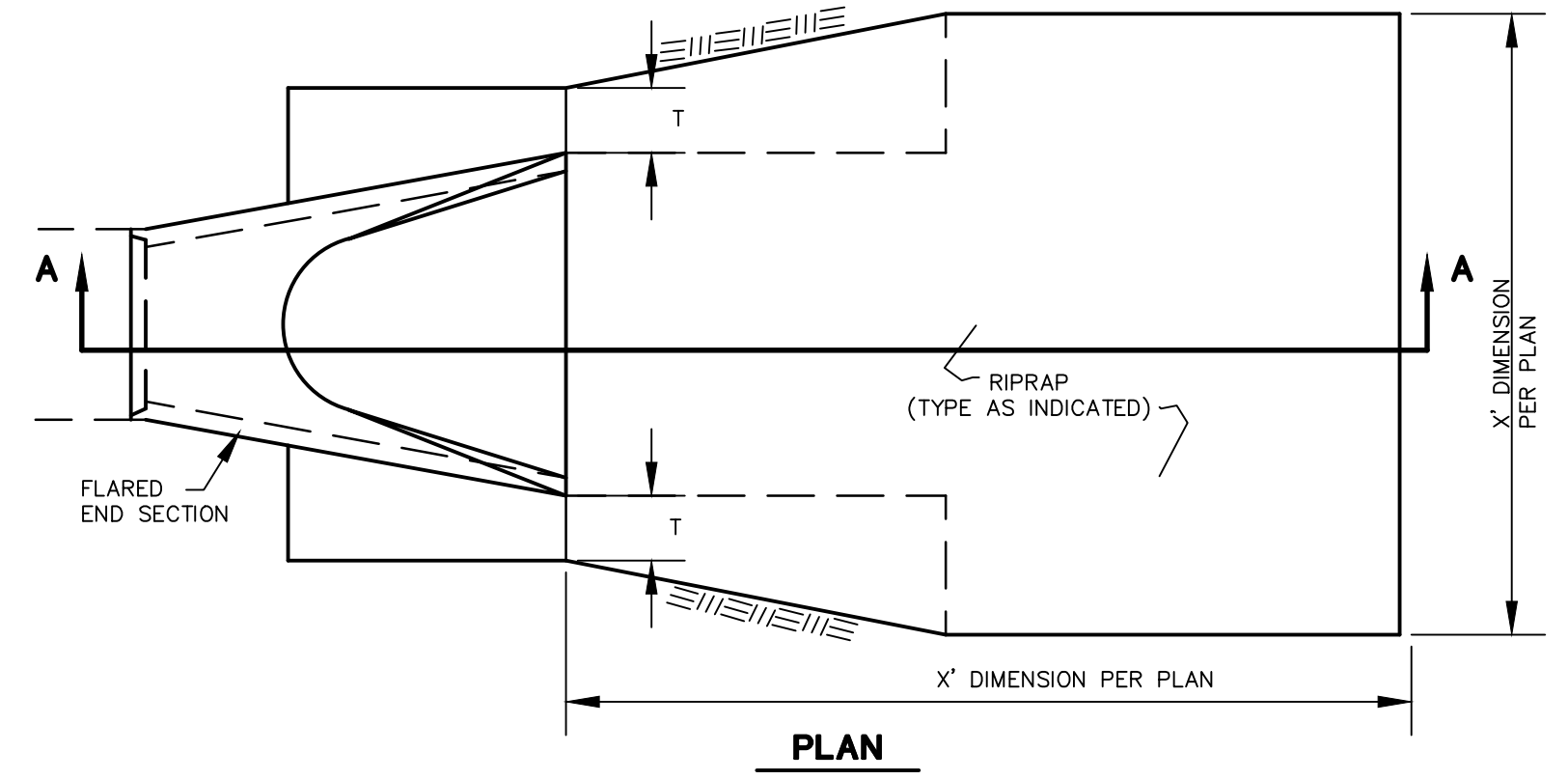
DETAILS SHEET

Sheet No.

DN-2



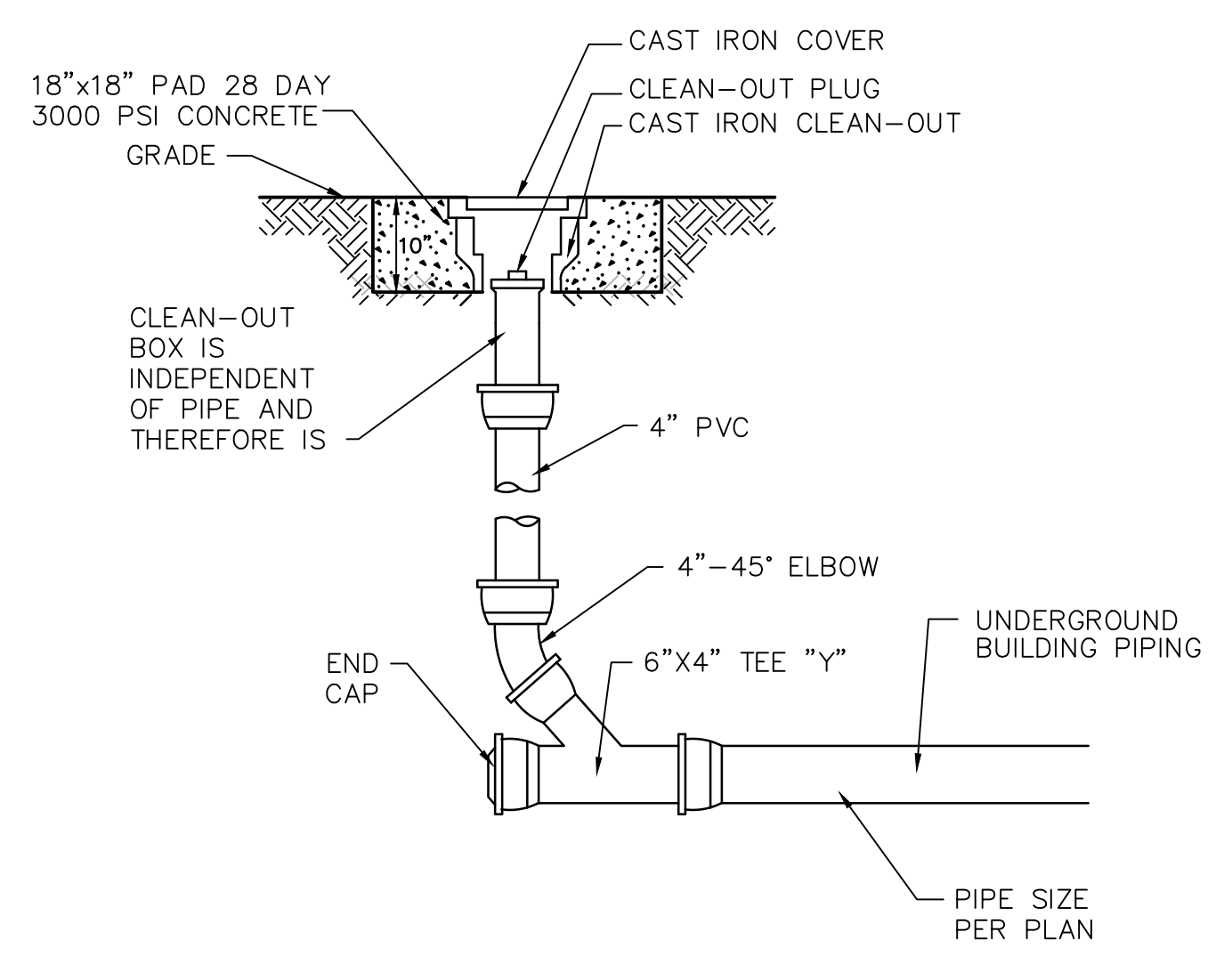
TYPICAL STORM SEWER TRENCH SECTION
N.T.S. BLD-004



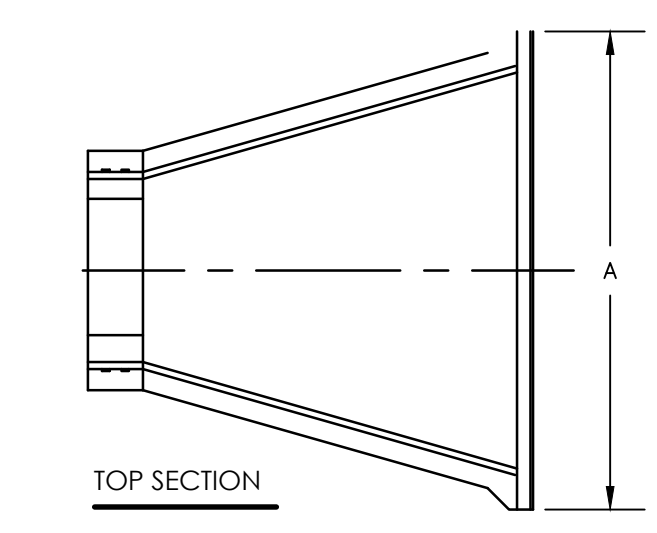
RIPRAP TYPE	"T" (INCHES)
INTERMEDIATE	18
MODIFIED	12

SECTION A-A

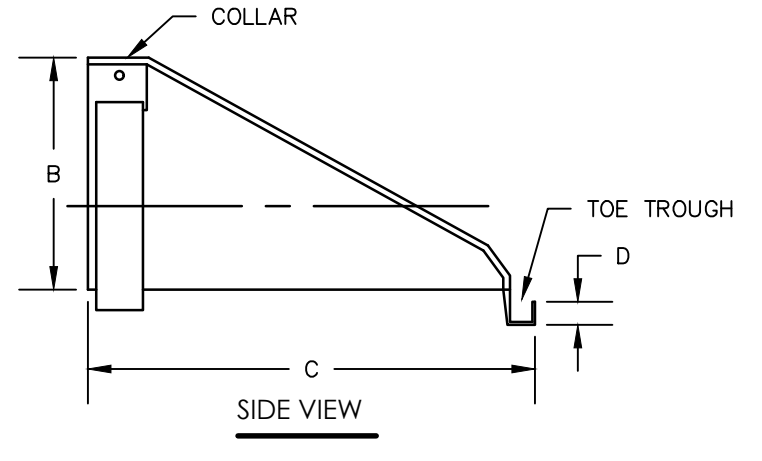
RIPRAP AT FLARED SECTION
N.T.S. CTD-010



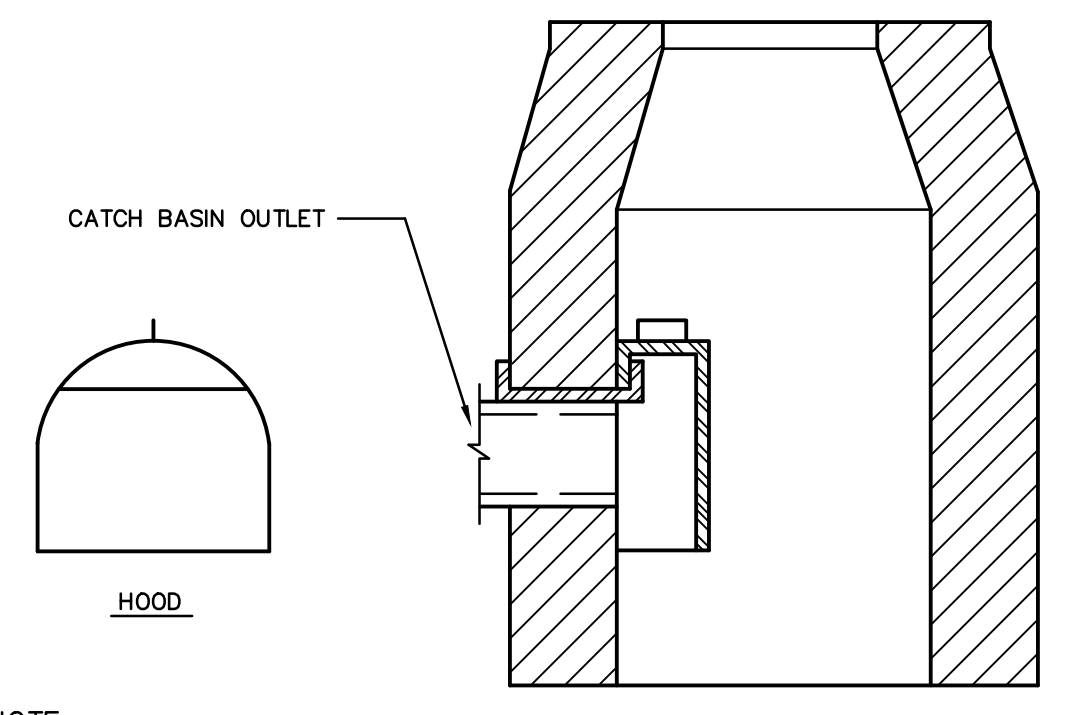
STORM CLEANOUT DETAIL
N.T.S.



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"

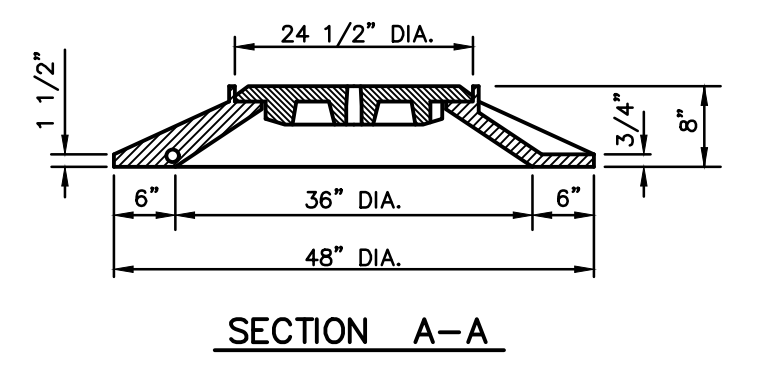
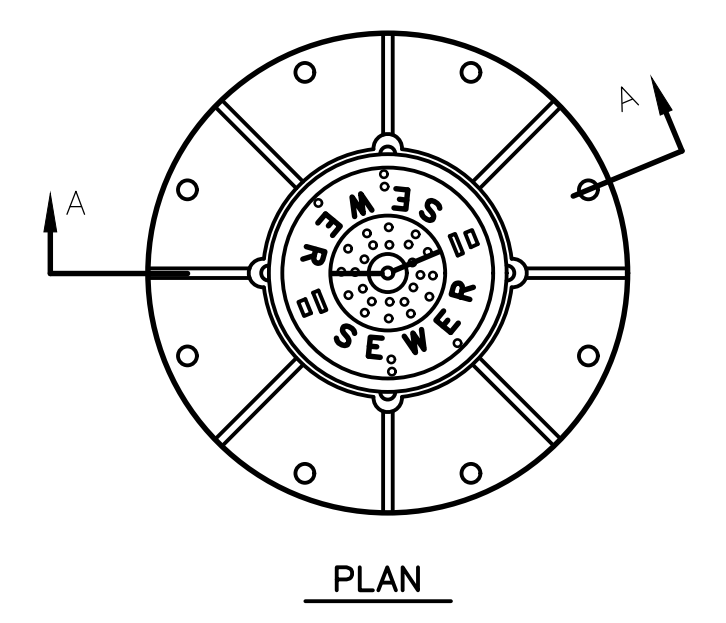


HDPE FLARED END DETAIL
N.T.S.



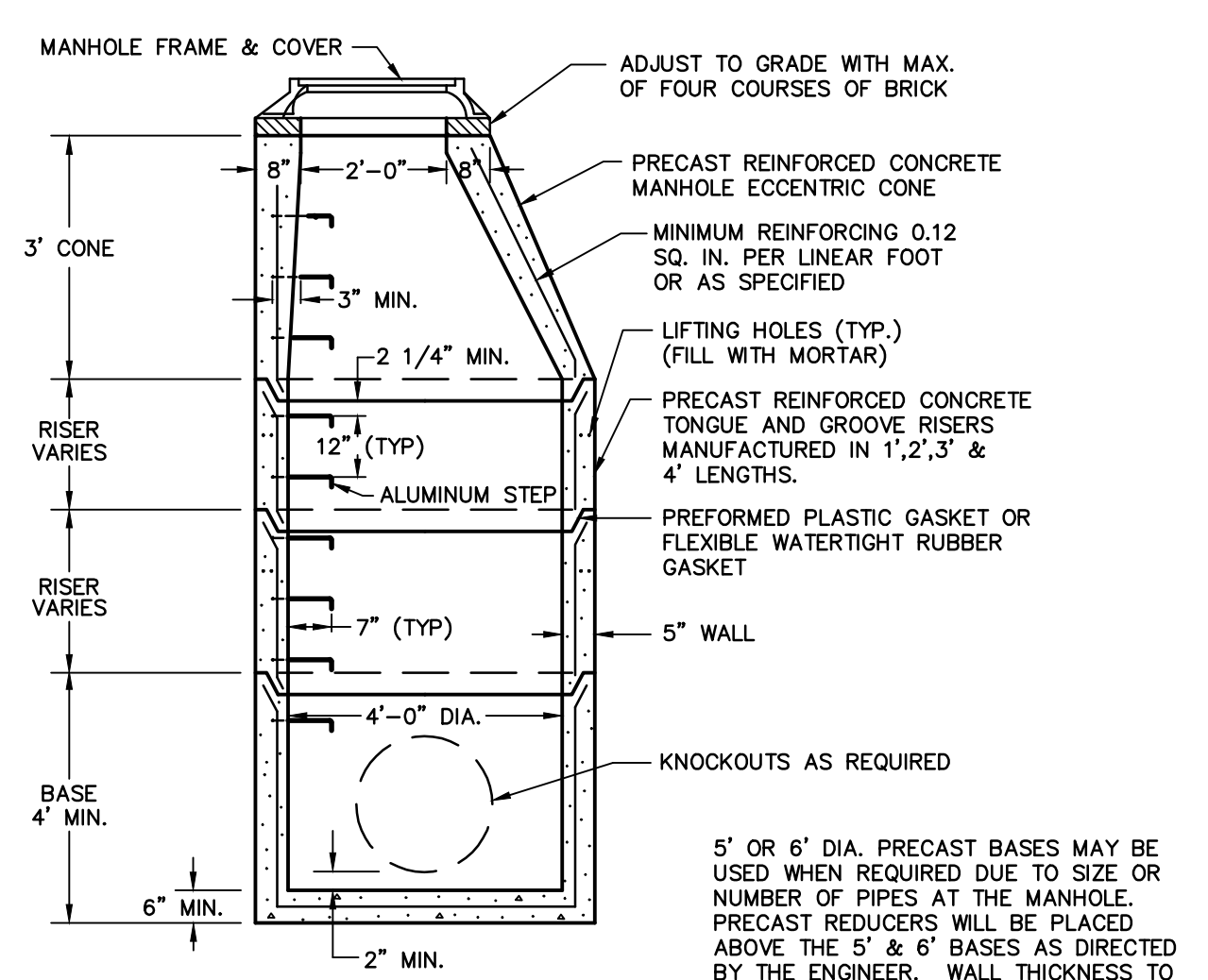
NOTE:
NEENAH - R-3711 OR EQUAL

HOODED INLET
N.T.S. ZDD-002



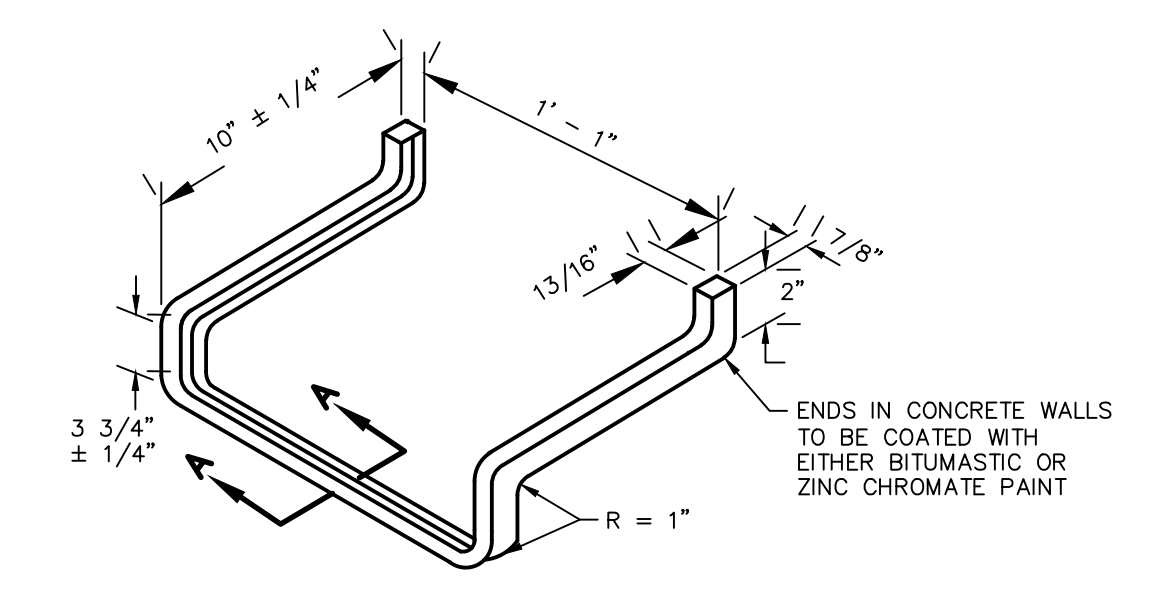
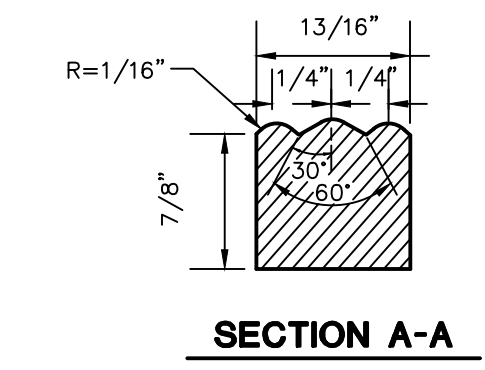
NOTE:
FRAME & GRATE TO BE CAMPBELL FOUNDRY COMPANY-PATTERN NUMBER 1221

STANDARD MANHOLE FRAME AND COVER
N.T.S. ZDD-079



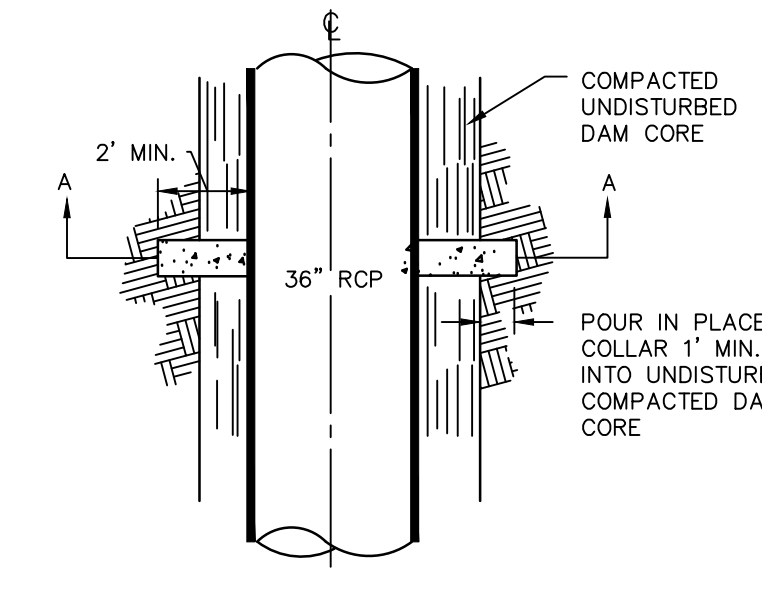
5' or 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

PRECAST STORM MANHOLE DETAIL
N.T.S. ZDD-049

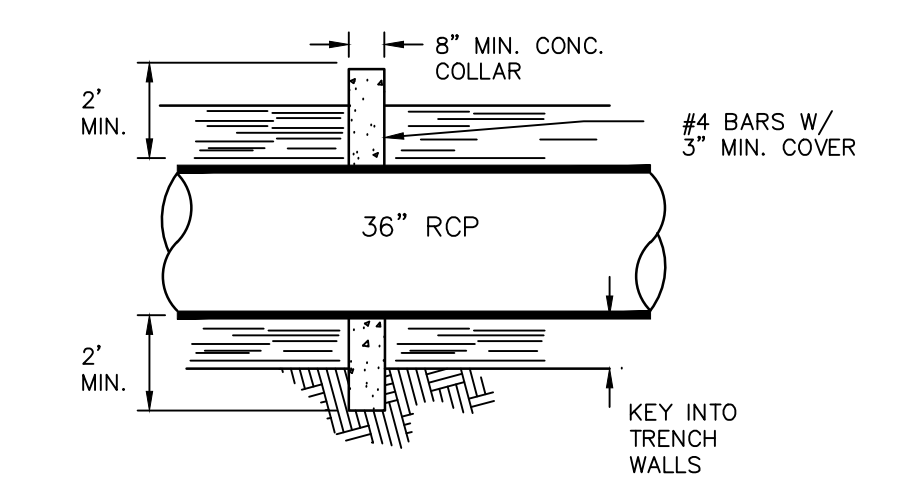
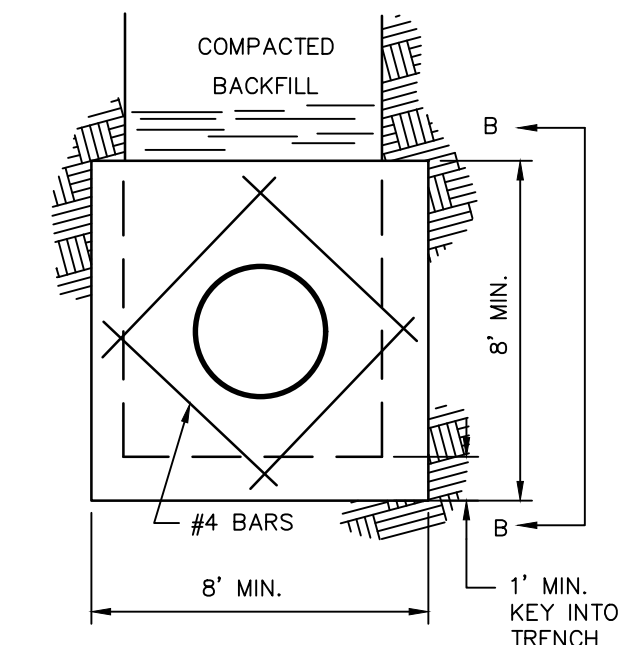


NOTE : STEPS TO BE FORGED ALUMINUM

STANDARD MANHOLE STEP
N.T.S. BLSS-005



- NOTES:
1. CONCRETE SHALL BE TYPE "C" PER SECTION 3.01, FORM 814
2. REINFORCING STEEL SHALL BE #4 BARS 3" MIN. CLEARANCE PER SEC. SPEC 3.02
3. POUR COLLAR IN PLACE AGAINST EXCAVATED KEY IN COMPACTED CORE
4. INSTALL 2 COLLARS 16' ON CENTER INSIDE COMPACTED IMPERVIOUS CORE
5. COMPACT PIPE BEDDING & BACKFILL WITH IMPERVIOUS CORE MATERIAL TO DAM CORE REQUIREMENTS WITH SUITABLE COMPACTION EQUIPMENT



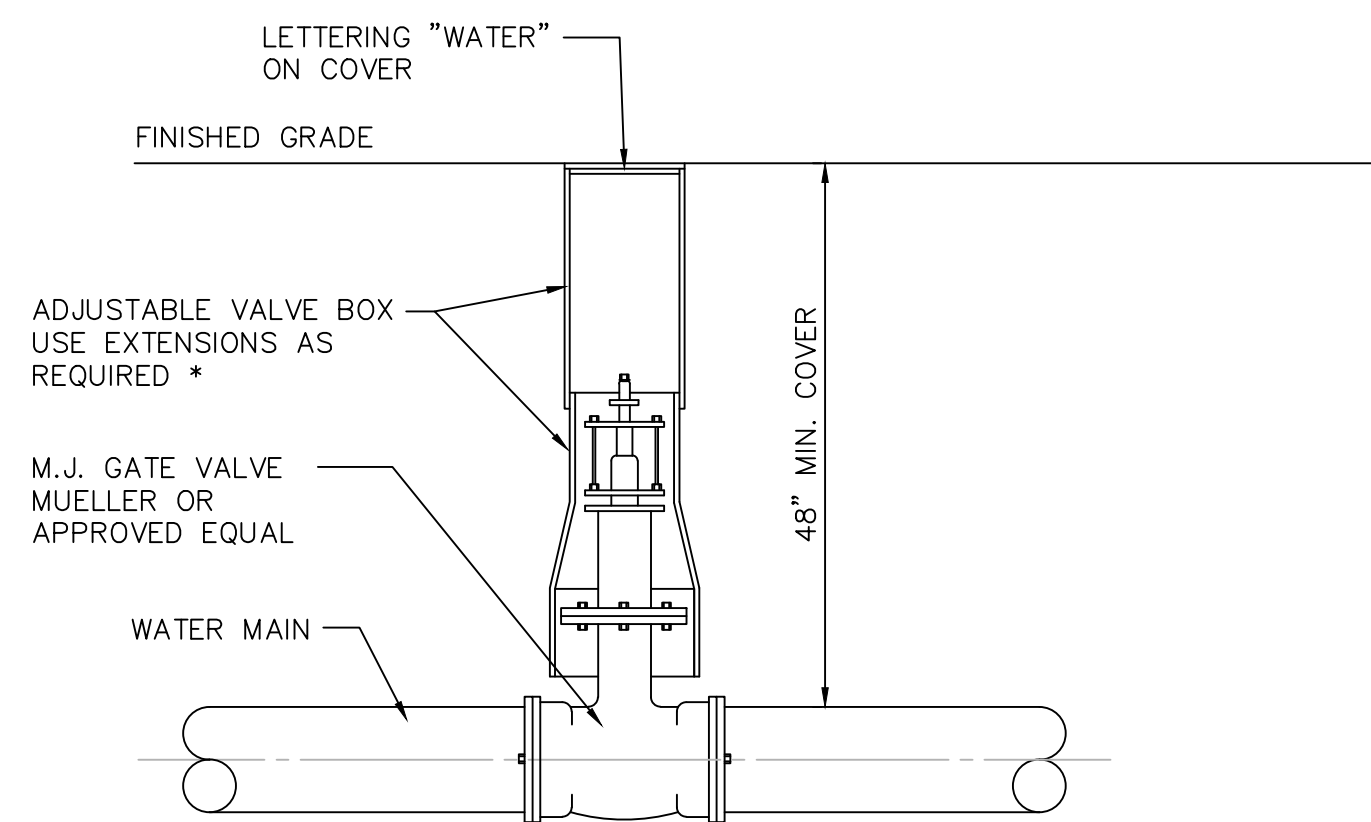
ANTI-SEEP COLLAR
N.T.S. BLD-001

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES



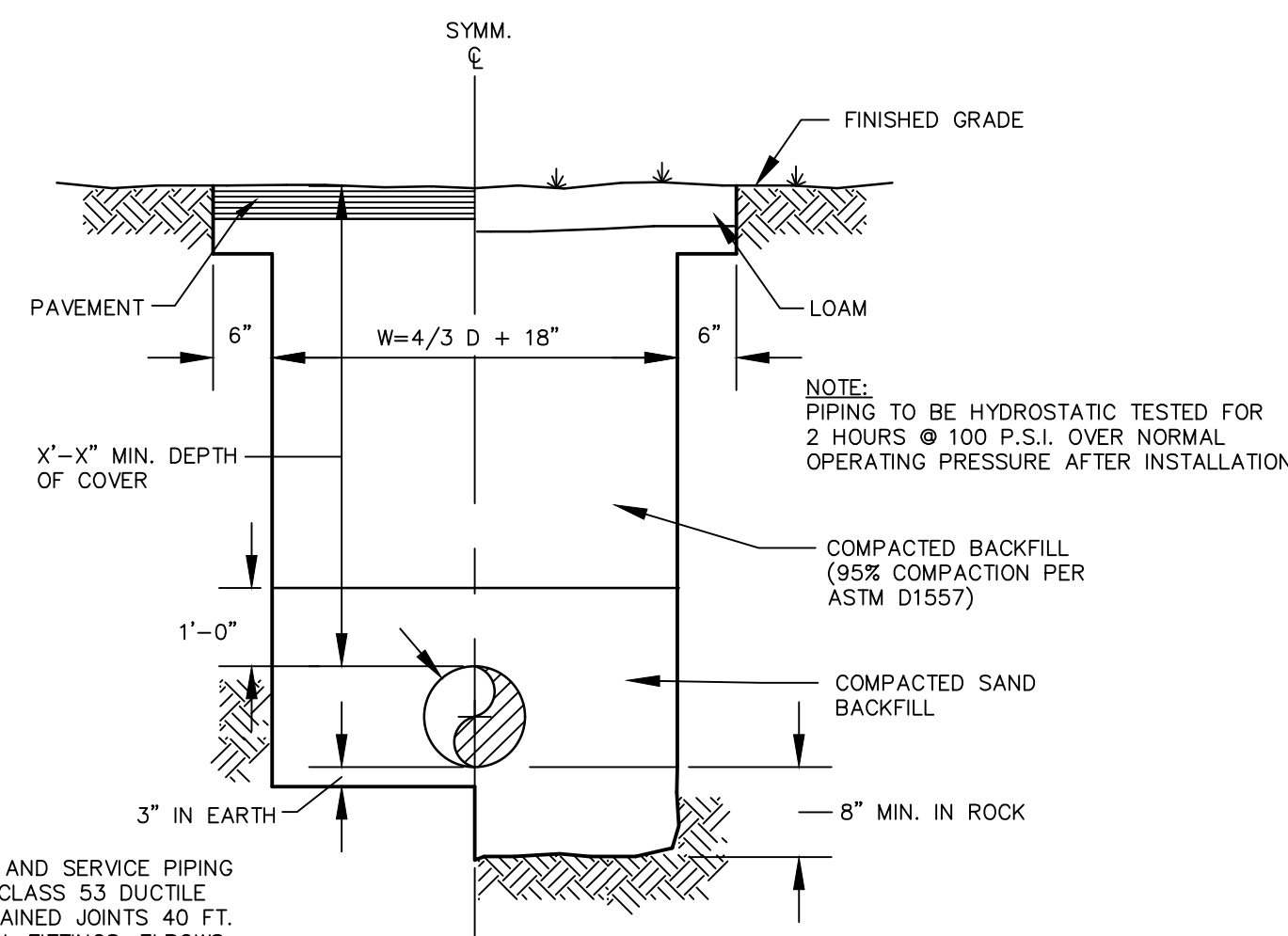
REVISIONS	Date	Desc.
No.		
Designed	X.X.X.	
Drawn	X.X.X.	
Reviewed		
Scale	NONE	
Project No.	2101751	
Date	07/22/2022	
CAD File:	DN210175101	
Title		
DETAILS SHEET		
Sheet No.		



* NOTE: IF EXTENSIONS ARE NECESSARY CONTRACTOR SHALL SET "PLUMB" AND ALIGN PROPERLY FOR ACCESS TO OPERATING NUT.

TYPICAL GATE VALVE AND VALVE BOX DETAIL

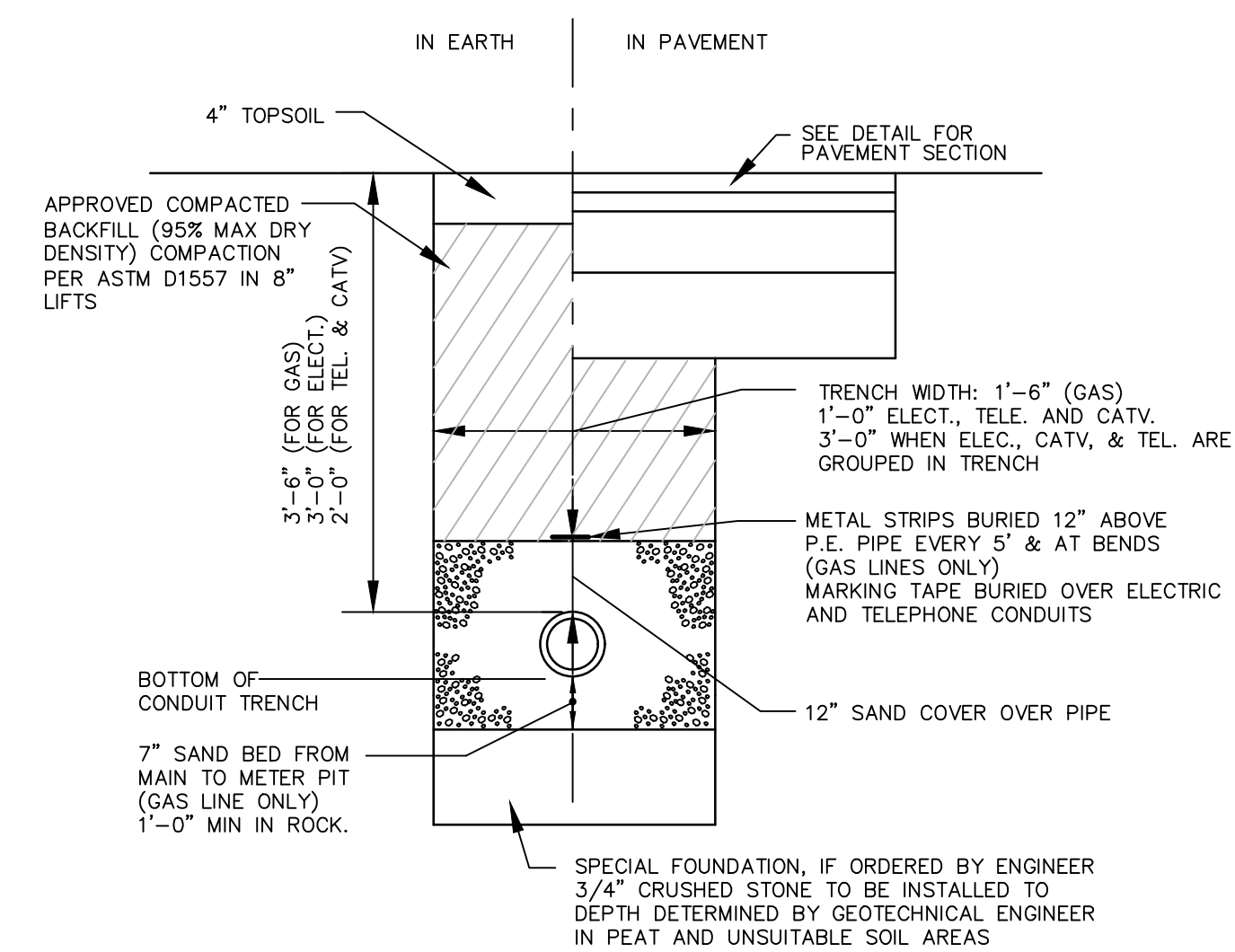
N.T.S. BLWD-002



NOTE: FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS S3 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.

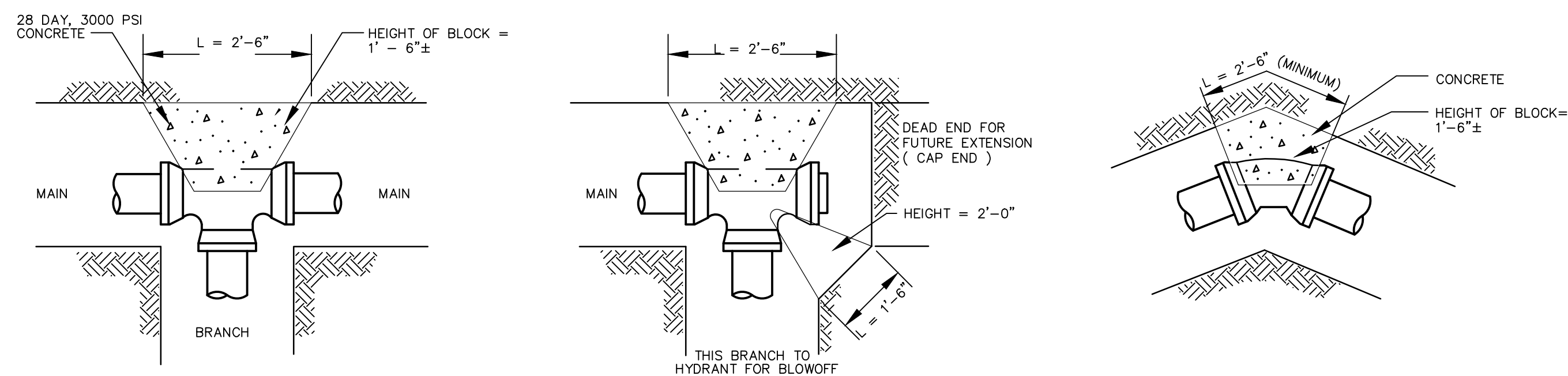
TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL

N.T.S. BLWD-005



ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S. BLUD-001



THRUST BLOCKS FOR WATER LINES

N.T.S. BLWD-001

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REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES



PROPOSED COMMERCIAL DEVELOPMENT
190, 196 & 202 FLANDERS ROAD
EAST LYME, CONNECTICUT

REVISIONS	Date	Desc.
No.		

Designed	X.XX.
Drawn	X.XX.
Reviewed	
Scale	NONE
Project No.	2101751
Date	07/22/2022
CAD File:	DN210175101

Title
DETAILS SHEET

Sheet No.

DN-5