

USGS MAP

SCALE: 1" = 500'

PROPOSED SOAPY NOBLE EXPRESS CAR WASH

230 FLANDERS ROAD
EAST LYME, CONNECTICUT



PREPARED FOR:

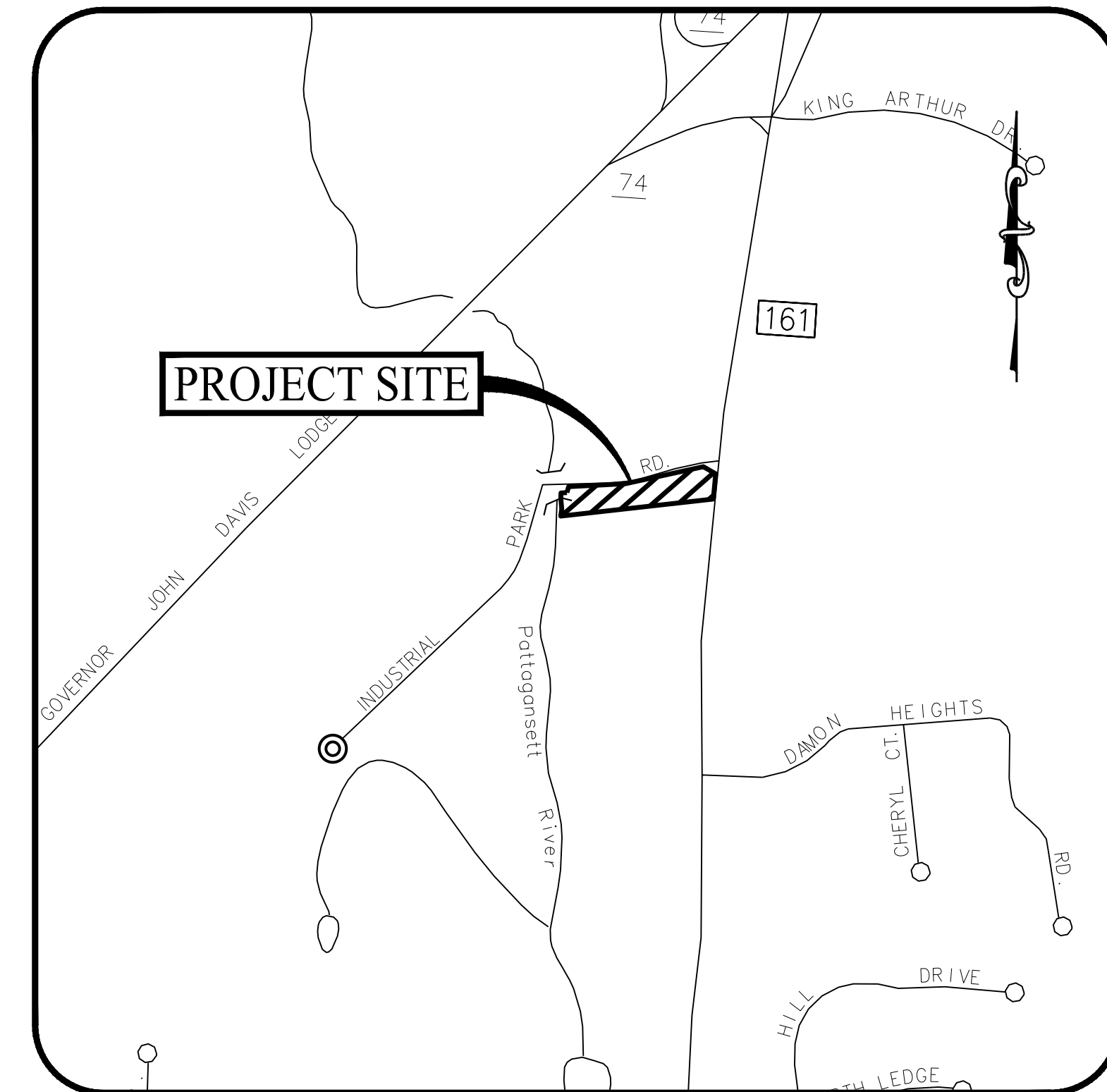
NIANTIC SOAPY NOBLE, LLC

131 BUCKINGHAM STREET, SUITE 301
HARTFORD, CONNECTICUT

PREPARED BY:



501 MAIN STREET, MONROE, CONNECTICUT 06468
11 VANDERBILT AVENUE, NORWOOD, MASSACHUSETTS 02062



LOCATION MAP

SCALE: 1" = 500'

OWNER / APPLICANT

NIANTIC SOAPY NOBLE, LLC
131 BUCKINGHAM STREET, SUITE 301
HARTFORD, CONNECTICUT
(860) 593-0129

PROPERTY INFORMATION

ADDRESS: 230 FLANDERS ROAD
MAP-BLOCK-LOT: 26.1-27
ZONE: COMMERCIAL (CA)
AREA: ±1.35 AC

ARCHITECT

JOSEPH DELUCA, LICENSE NO. 11296
MILLENNIUM DESIGN ASSOCIATES (MDA), INC.
1599 WASHINGTON STREET, SUITE 1A
BRAintree, MASSACHUSETTS 02184
(781) 843-9400

SITE / CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C
LICENSE NO. 25759
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455



LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT

MARY BLACKBURN, P.L.A.,
LICENSE CT NO. 1499
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

SURVEYOR OF RECORD

SURVEYOR OF RECORD

BRYAN NESTERIAK, PE, LS
LICENSE NO. 23556
ACCURATE LAND SURVEYING
15 RESEARCH DRIVE
WOODBRIDGE, CONNECTICUT 06525
(203) 881-8145

SOIL SCIENTIST

SOIL SCIENTIST

WILLIAM KENNY
WILLIAM KENNY ASSOCIATES
195 TUNNIS HILL CUTOFF SOUTH
FAIRFIELD, CT 06825
(203) 366-0588

DRAWING LIST

SITE CIVIL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	11/29/22	12/02/22
1 of 1	PROPERTY SURVEY	07/06/22	09/14/22
2.10	OVERALL SITE LAYOUT PLAN	11/29/22	12/02/22
2.11	SITE LAYOUT PLAN	11/29/22	12/02/22
2.12	EASEMENT PLAN	11/29/22	12/02/22
2.21	GRADING & DRAINAGE PLAN	11/29/22	12/02/22
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN	11/29/22	12/02/22
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	11/29/22	12/02/22
2.51	UTILITY PLAN	11/29/22	12/02/22
2.61	LANDSCAPE PLAN	11/29/22	12/02/22
1 of 2	WETLAND MITIGATION PLAN	12/01/22	N/A
2 of 2	WETLAND MITIGATION NOTES & DETAILS	12/01/22	N/A
2.71	LIGHTING PLAN	11/29/22	12/02/22
3.01	CONSTRUCTION DETAILS	11/29/22	12/02/22
3.02	CONSTRUCTION DETAILS	11/29/22	12/02/22
3.03	CONSTRUCTION DETAILS	11/29/22	12/02/22
3.04	CONSTRUCTION DETAILS	11/29/22	12/02/22

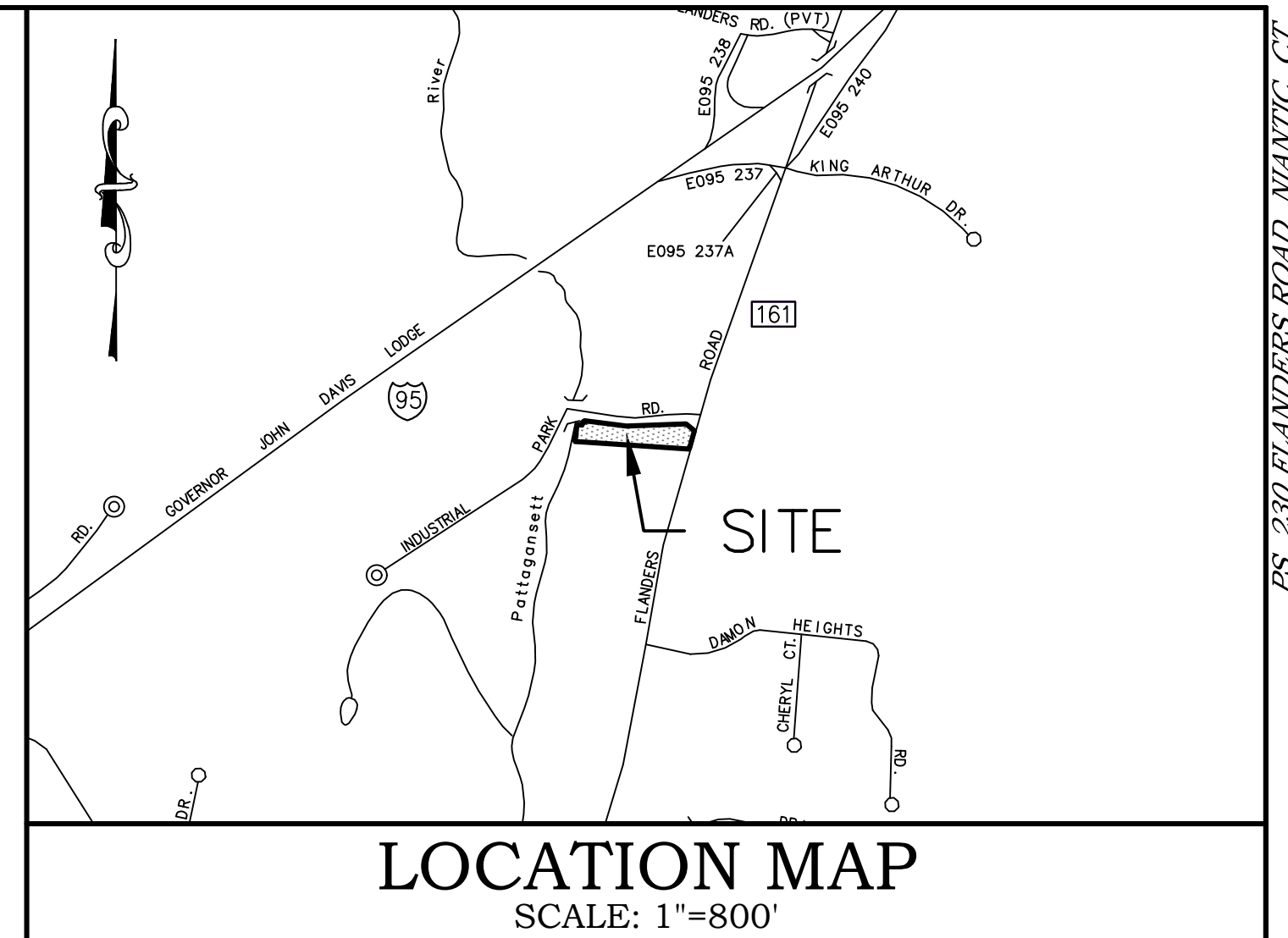
ARCHITECTURAL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
CP1.1	CONCEPT PLAN - CAR WASH	10/24/22	N/A
CP1.2	CONCEPT ELEVATIONS - CAR WASH COLORED	10/24/22	N/A

Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions

Project: **PROPOSED SOAPY NOBLE EXPRESS CAR WASH**
230 FLANDERS ROAD
EAST LYME, CONNECTICUT

Sheet Title: **COVER SHEET** Sheet #: **0.00**



LOCATION MAP
SCALE: 1"=800'

GENERAL SURVEY NOTES

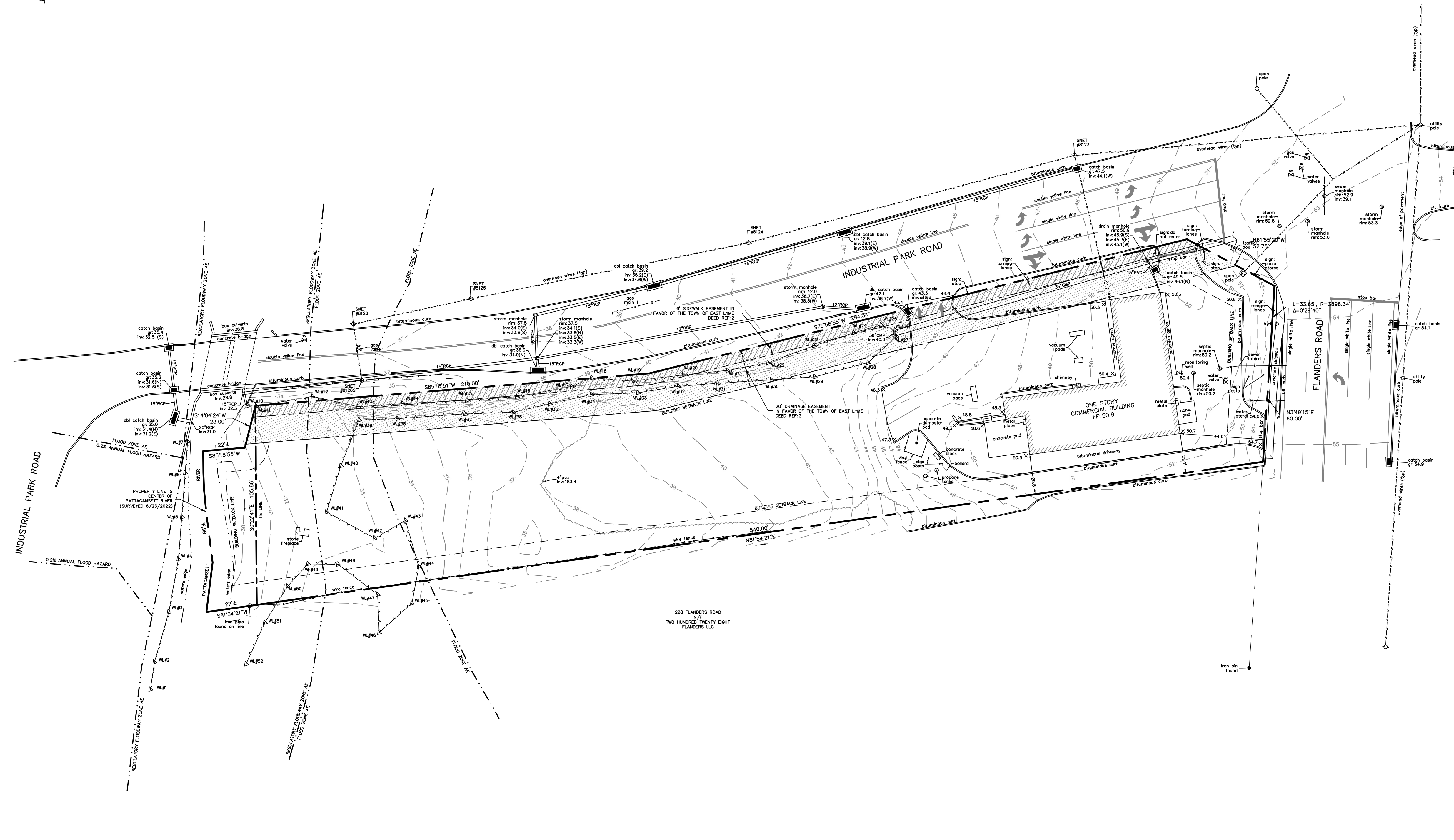
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREIN IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS 1-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARING, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
6. PROPERTY IS ALSO KNOWN AS TOWN OF EAST LYME ON ASSESSORS MAP 26.1 BLOCK 27.
7. TOTAL AREA = 58,884.5 SQ.FT. OR 1.351 ACRES
8. PROPERTY LIES IN ZONING DISTRICT "CA".
9. A PORTION OF THE PARCEL LIES WITHIN FLOOD ZONE AE AND THE REGULATORY FLOODWAY ZONE AE AS SHOWN ON FEMA FIRM MAP 0901CD477J, EFFECTIVE DATE AUGUST 5, 2013.
10. WETLANDS DELINEATED BY WILLIAM KENNY ASSOCIATES ON MAY 27, 2022. FLAGS WERE LOCATED VIA CONVENTIONAL SURVEY METHODS.
11. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.

MAP REFERENCES

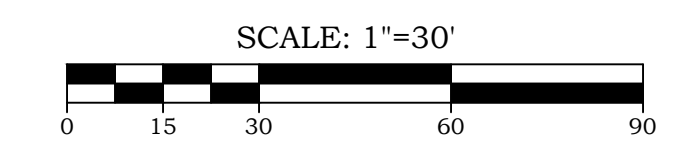
1. PLAN ENTITLED "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF EAST LYME FLANDERS ROAD FROM SOCIETY ROAD NORTHERLY TO THE CONNECTICUT TURNPIKE", NUMBER 44-11 SHEET 3 OF 4 SCALE 1"=40', DATED: JULY 31, 1970.
2. PLAN ENTITLED "SITE PLAN FOR COLONIAL CAR WASH INC. 230 FLANDERS ROAD EAST LYME, CONNECTICUT", SCALE 1"=20', DATED: DECEMBER 1, 1993. BY D.W. GERWICK ENGINEERING, ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE.
3. PLAN ENTITLED "BOUNDARY SURVEY OF LAND OF GLENN A. ETTÉ & HERBERT J. NYBERG 230 FLANDERS ROAD EAST LYME, CONNECTICUT", SCALE 1"=20', DATED: JULY 27, 1994. BY FINN SURVEY, ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE.
4. PLAN ENTITLED "PROPERTY SURVEY MAP PREPARED FOR DONALD J. SHERMAN 218 & 222 FLANDERS ROAD - CT ROUTE 161 EAST LYME, CONNECTICUT", SCALE 1"=40', DATED: AUGUST 9, 2004. BY KENNY ASSOCIATES, INC. ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE IN DRAWER 6 PAGE 183.
5. PLAN ENTITLED "ALTA/NPS/LAND TITLE SURVEY PREPARED FOR COLONIAL CAR WASH", SCALE 1"=20', DATED: DECEMBER 16, 2019. BY N/V/S.

DEED REFERENCES

1. DEED VOLUME 300 PAGE 426, ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE.
2. DEED VOLUME 378 PAGE 83, ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE.
3. DEED VOLUME 378 PAGE 85, ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE.
4. DEED VOLUME 814 PAGE 693, ON FILE IN THE TOWN OF EAST LYME CLERK'S OFFICE.



No.	Date	REVISION DESCRIPTION
1.	9/14/2022	ADDED DRAINAGE INVERTS



ACCURATE LAND SURVEYING, LLC
13 RESEARCH DRIVE SUITE 301 MAIN STREET
WOODBRIDGE, CT 06525 MONROE, CT 06468
TEL: 203.881.8145 TEL: 203.880.9459

PROPERTY SURVEY
OF
230 FLANDERS ROAD
NIANTIC, CONNECTICUT

PREPARED FOR
NOBLE ENERGY REAL ESTATE HOLDINGS, LLC
131 BUCKINGHAM STREET, SUITE 301
HARTFORD, CT 06106

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREOF.

Date **7/6/2022**
Scale **1"=30'**
Job No. **1232**
Drawing No. **1 of 1**

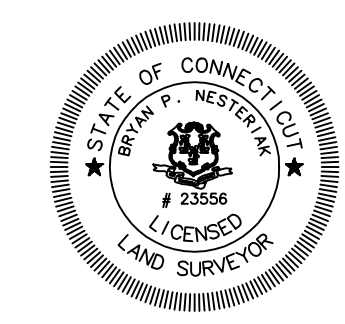
BRYAN P. NESTERAK, PE, LS 23556

LEGEND

<ul style="list-style-type: none"> ■ C.H.D. Monument ● Mon. Monument to be Set ● Conc. Monument to be Set ● I. Pipe ● D.H. Drill Hole ● Pile of Stones ● Light Post ● Fnd. Found --- N/F New or Formerly --- Property Line --- Property Line (adjoining) --- Building Setback Line --- Easement Line --- Edge of Water --- FEMA Flood Zone --- BFE Base Flood Elevation × 200.0 Existing Spot Elevation 	<ul style="list-style-type: none"> --- Gas gate valve --- Water gate valve --- Water meter --- Hyd. Hydrant --- W Water service lateral --- WS Water main (existing) --- G Gas Main (existing) --- SS Sanitary Sewer Main (existing) --- E Electrical Line (existing) --- Sanitary Manhole --- Drain Manhole --- Chain Link or Split Rail Fence --- Metal/Wire Fence --- Wooden or Vinyl Fence --- Utility Pole --- Invt. Elevation of Pipe --- Existing Catch Basin/Pipe --- Building (existing) 	<ul style="list-style-type: none"> ★ Evergreen Tree ○ Deciduous Tree ○ Swamp or Wetlands ○ Tree Line ○ Watercourse --- 123 Existing Contours --- R.C.P. Reinforced Concrete Pipe --- C.M.P. Corrugated Metal Pipe --- OPT A Percolation Test Location --- TP 100 Deep Test Pit Location --- Stone Retaining Wall --- Retaining Wall --- Stone Wall --- Wetland Limit --- Wetland Flag Number --- Wetland Setback --- Benchmark --- Well (Existing) --- F.P. Fence Post
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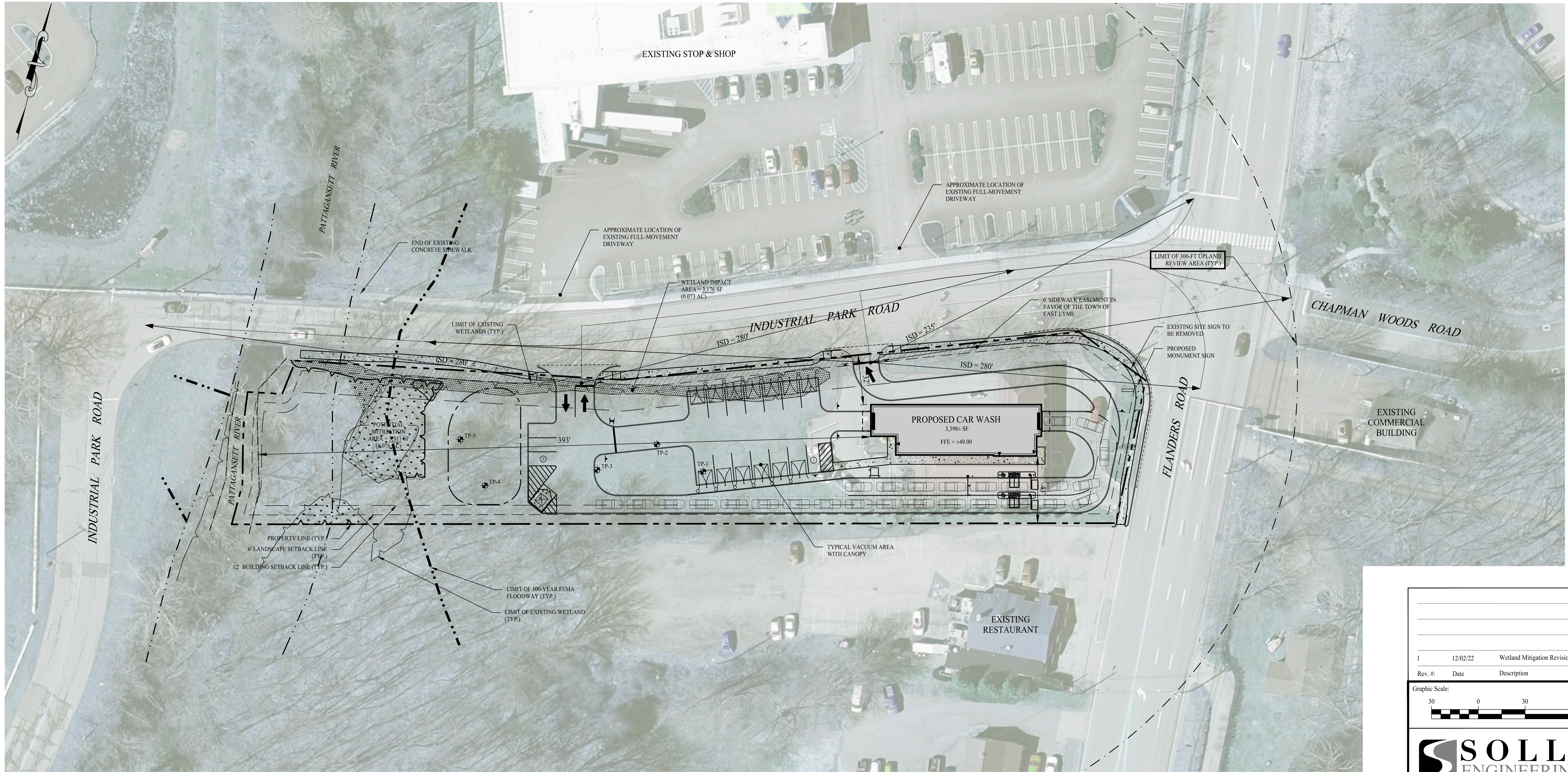
SITE STATISTICS
COMMERCIAL BUILDING

ZONING DISTRICT "CA"	REQUIRED	PROVIDED
BULK STATISTICS		
MIN. LOT AREA	0.172 ACRES (7,500 S.F.)	1.351 ACRES (58,884.5 S.F.)
MIN. LOT FRONTAGE	80'	690.74'
MIN. BUILDING SETBACK (STREET)	20'	21.1'
MIN. BUILDING SETBACK (SIDE)	12'	20.8'
MIN. BUILDING SETBACK (REAR)	12'	>12'
MAX. HEIGHT	30'	<30'
MAX. BUILDING COVERAGE	35% = 20,609.5 S.F.	BUILDING: 3,862.2 S.F. FIREPLACE: 20.4 S.F. VACUUM PADS: 154.3 S.F. TOTAL: 3,936.9 S.F. (6.6%)



THIS DOCUMENT, THE DEAS, AND DESIGN INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND THE PROPERTY OF ACCURATE LAND SURVEYING, LLC AND IS NOT TO BE REPRODUCED OR USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THE PROJECT OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ACCURATE LAND SURVEYING, LLC. THIS DRAWING IS NOT A FINAL AND VALID DOCUMENT WITHOUT A SIGNATURE OF THE CERTIFYING PROFESSIONAL AND A LIVE MET STAMP OR EMBOSSED SEAL.

PS, 230 FLANDERS ROAD, NIANTIC, CT.



SITE PLAN NOTES

- 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.
- ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NANTIC, CONNECTICUT", SCALE 1"=30', DATED 07/06/2022, BY "ACCURATE LAND SURVEYING, LLC".
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE ARCHITECT AND ENGINEER OF RECORD ARE 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, NOR SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER 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 ARCHITECT AND ENGINEER SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "800-922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- PARTS OF THE PROJECT PARCEL ARE LOCATED WITHIN FEMA DESIGNATED FLOOD HAZARD AREAS.
- WETLANDS WERE DELINEATED AND FLAGGED BY WILLIAM KENNY ASSOCIATES ON MAY 22, 2022.

PARKING SUMMARY

PROPOSED DEVELOPMENT	GSF / UNITS	REQUIREMENT	REQ.	PROP.
CAR WASH	3,398± SF	N/A*	N/A*	17
TOTAL				17

* TOWN OF EAST LYME ZONING REGULATIONS, SECTION 22.1.18 - PARKING REQUIREMENTS FOR ANY USE NOT SPECIFIED IN THIS SECTION MAY BE SET BY THE ZONING COMMISSION IN THE PARTICULAR INSTANCE, TAKING ACCOUNT OF SIMILARITY OF THE USE TO OTHER USES FOR WHICH REQUIREMENTS ARE SPECIFIED HEREIN.
 ** PROPOSED PARKING COUNT INCLUDES THIRTEEN (13) VACUUM SPACES.

ZONING COMPLIANCE TABLE			
ZONE: COMMERCIAL DISTRICT (CA)			
ZONING REQUIREMENT	ZONING STANDARD	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	7,500 SF	58,885 ± SF	58,885 ± SF
MINIMUM LOT FRONTAGE	80 FT	780 FT	780 FT
MINIMUM SETBACK (STREET)	20 FT	21 FT	32 FT
MINIMUM SETBACK (OTHER)	12 FT	21 FT	43 FT
MAXIMUM BUILDING COVERAGE	35%	7%	6%
MAXIMUM BUILDING HEIGHT	30 FT	<30 FT	23.33± FT

WETLAND AREA TABLE	
AREA	LOT (ACRE)
LOT AREA	±1.352
WETLANDS ON LOT	±0.236
UPLAND REVIEW AREA ON LOT	±1.352
WETLANDS TO BE ALTERED	±0.073
UPLAND REVIEW AREA TO BE ALTERED	±1.206
TOTAL REGULATED AREA TO BE ALTERED	±1.279

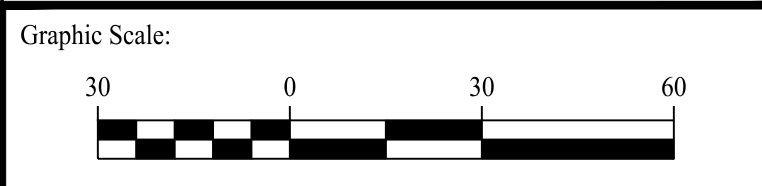
LEGEND

- PROPERTY LINE
- LIMIT OF EXISTING WETLANDS
- LIMIT OF PROPOSED WETLAND MITIGATION
- UPLAND REVIEW AREA - 300 FT BUFFER
- LIMIT OF 100-YEAR FEMA FLOODWAY
- LIMIT OF RIVER
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- STORMWATER BASIN
- PROPOSED WETLAND MITIGATION AREA
- WETLAND IMPACT AREA
- TEST PIT

TEST PIT DATA

- | | |
|---|--|
| <p>TP #1
0' - 10" A LOAM - TOPSOIL
10' - 24" B SANDY LOAM
24' - 56" C1 COARSE SAND W/ GRAVEL
56' - 105" C2 COARSE SAND
*GROUNDWATER MOTTLING @ 73"
*GROUNDWATER WEEPING - NONE
*STANDING GROUNDWATER - NONE
* ESTIMATED HEIGHT OF GROUNDWATER = 73"</p> | <p>TP #4
0' - 10" A LOAM - TOPSOIL
10' - 16" B SANDY LOAM
16' - 33" C1 COARSE SAND W/ GRAVEL
32' - 86" C2 COARSE SAND
*GROUNDWATER MOTTLING @ 48"
*GROUNDWATER WEEPING - NONE, BOTTOM OF HOLE WET
*STANDING GROUNDWATER - NONE
* ESTIMATED HEIGHT OF GROUNDWATER = 60"</p> |
| <p>TP #2
0' - 10" A LOAM - TOPSOIL
10' - 18" B SANDY LOAM
18' - 52" C1 COARSE SAND W/ GRAVEL
52' - 108" C2 COARSE SAND
*GROUNDWATER MOTTLING @ 77"
*GROUNDWATER WEEPING - NONE
*STANDING GROUNDWATER - NONE
* ESTIMATED HEIGHT OF GROUNDWATER = 73"</p> | <p>TP #5
0' - 8" A LOAM - TOPSOIL
8" - 20" B SANDY LOAM
20" - 30" C1 COARSE SAND W/ GRAVEL
30" - 84" C2 COARSE SAND
*GROUNDWATER MOTTLING @ 48"
*GROUNDWATER WEEPING @ 72"
*STANDING GROUNDWATER @ 74"
* ESTIMATED HEIGHT OF GROUNDWATER = 48"</p> |
| <p>TP #3
0' - 4" A LOAM - TOPSOIL
4" - 12" B SANDY LOAM
12" - 39" C1 COARSE SAND W/ GRAVEL
39" - 90" C2 COARSE SAND
*GROUNDWATER MOTTLING @ 60"
*GROUNDWATER WEEPING - NONE
*STANDING GROUNDWATER - NONE
* ESTIMATED HEIGHT OF GROUNDWATER = 60"</p> | |

Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions

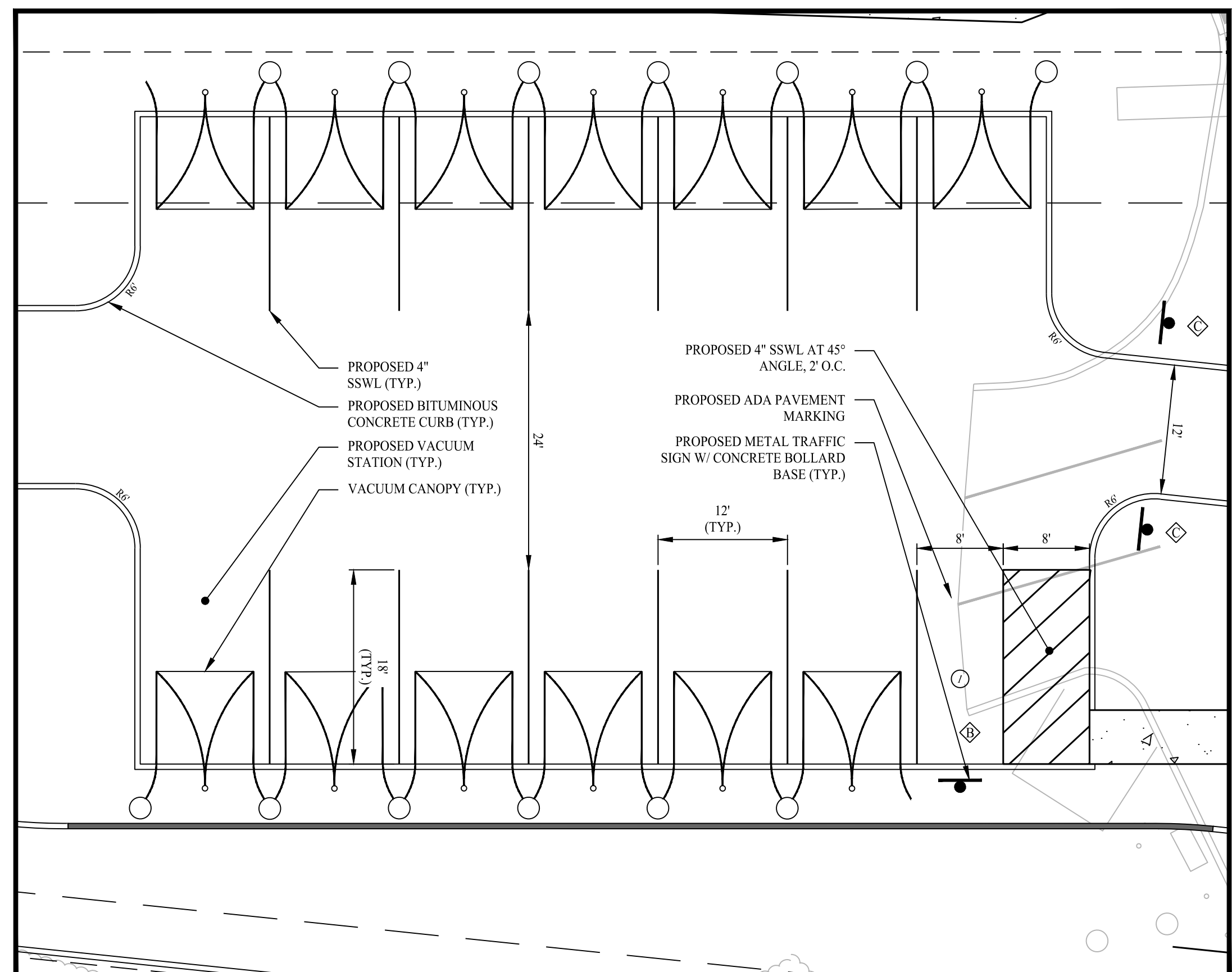
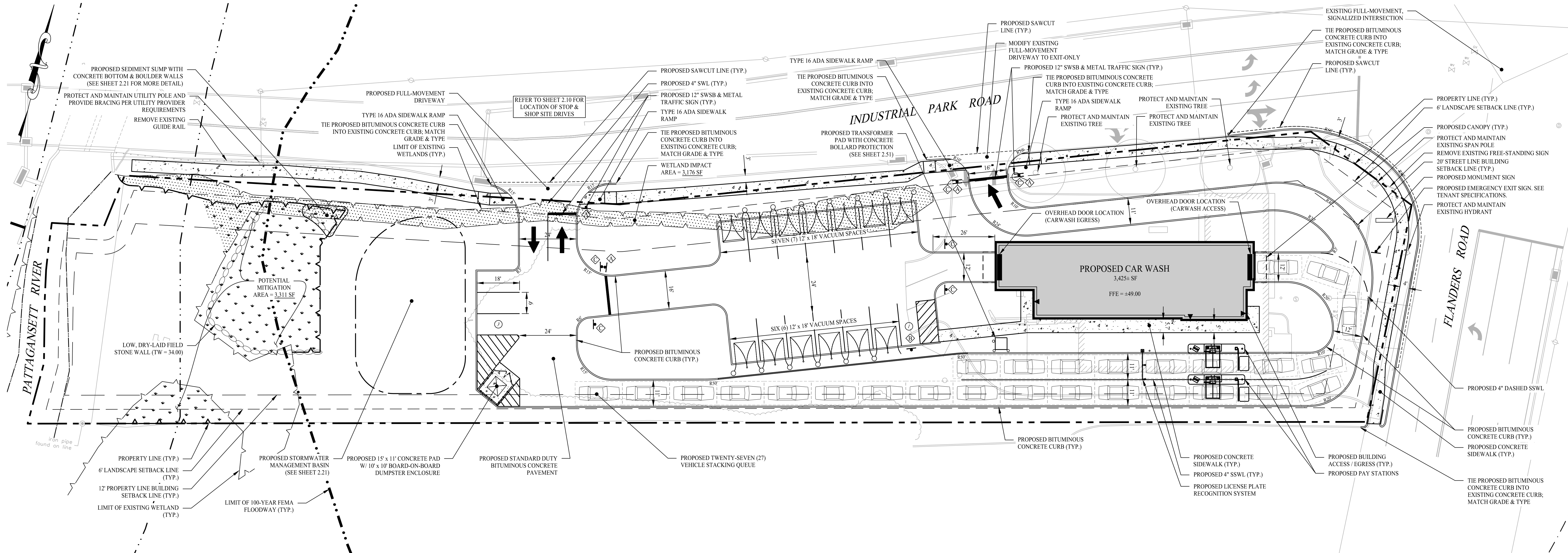


SOLLI ENGINEERING
 501 Main Street, Monro, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: AWC
 Checked By: CJB
 Approved By: KMS
 Project #: 22105001
 Plan Date: 11/29/22
 Scale: 1" = 30'

PROPOSED SOAPY NOBLE EXPRESS CAR WASH
 230 FLANDERS ROAD
 EAST LYME, CONNECTICUT

Sheet Title: **OVERALL SITE LAYOUT PLAN** Sheet #: **2.10**



VACUUM AREA & PARKING AREA ENLARGEMENT

SCALE: 1" = 10'

SITE PLAN NOTES

- 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.
- ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NANTIC, CONNECTICUT", SCALE 1"=30', DATED 07/06/2022, BY "ACCURATE LAND SURVEYING, LLC". ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF EAST LYME STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL COUNTY AND TOWN CONSTRUCTION PERMITS, INCLUDING 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.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER OF RECORD IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO HIDDING. ANY CONFLICT BETWEEN THE DRAWINGS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO HIDDING.
- THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS AND RAMPS.
- SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTERED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERFERE WITH EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS, EDGE OF PAVING, OR EDGE OF BUILDING EXTERIOR AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- REFER TO CONSTRUCTION DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- TRAFFIC CONTROL SIGNALAGE 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 7" OFF THE FACE OF THE CURB, AND WITH 7" VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- PAVEMENT MARKING KEY:
 4" SWL - 4" SOLID WHITE LINE
 12" SWSB - 12" SOLID WHITE STOP BAR
- 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.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPE AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER OF RECORD.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- THE ARCHITECT AND ENGINEER OF RECORD ARE 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 CT DEPT 129 FOR EXCAVATION TRENCHING AND FRENCH PROTECTION REQUIREMENTS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER OF RECORD, 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 PROVIDER 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 SHALL BE 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 (800) 924-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CONNECTICUT DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING SAID PERMIT.
- THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- WETLANDS WERE DELINEATED AND FLAGGED BY WILLIAM KENNY ASSOCIATES ON MAY 22, 2022.

SIGN LEGEND

SIZE (IN)	CONN DOT #	SUPPORTS	SIZE (IN)	MUTCD #	SUPPORTS	SIZE (IN)	CONN DOT #	SUPPORTS
36"	31-0552	1	12"x24"	R7-8P	1	30"x30"	31-1119	2

PARKING SUMMARY

PROPOSED DEVELOPMENT	GSF / UNITS	REQUIREMENT	REQ.	PROP.
CAR WASH	3,425± SF	N/A*	N/A*	17**
TOTAL				17**

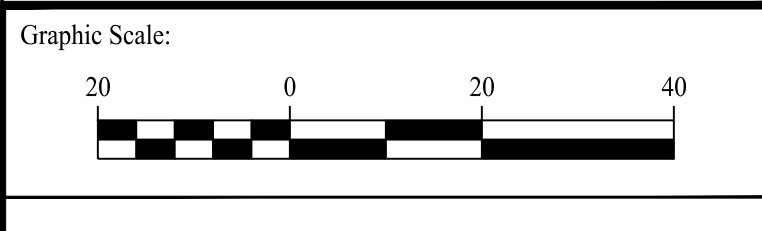
*TOWN OF EAST LYME ZONING REGULATIONS, SECTION 22.1.18 - PARKING REQUIREMENTS FOR ANY USE NOT SPECIFIED IN THIS SECTION MAY BE SET BY THE ZONING COMMISSION IN THE PARTICULAR INSTANCE, TAKING ACCOUNT OF SIMILARITY OF THE USE TO OTHER USES FOR WHICH REQUIREMENTS ARE SPECIFIED HEREIN.
 **PARKING COUNT INCLUDES THE (13) VACUUM SPACES.

ZONING COMPLIANCE TABLE			
ZONE: COMMERCIAL DISTRICT (CA)			
ZONING REQUIREMENT	ZONING STANDARD	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA	7,500 SF	58,885 ± SF	58,885 ± SF
MINIMUM LOT FRONTAGE	80 FT	780 FT	780 FT
MINIMUM SETBACK (STREET)	20 FT	21 FT	32 FT
MINIMUM SETBACK (OTHER)	12 FT	21 FT	43 FT
MAXIMUM BUILDING COVERAGE	35%	7%	6%
MAXIMUM BUILDING HEIGHT	30 FT	<30 FT	23.33± FT

LEGEND

- PROPERTY LINE
- LIMIT OF WETLANDS
- PROPOSED LIMIT OF WETLANDS MITIGATION
- UPLAND REVIEW AREA - 300 FT BUFFER
- LIMIT OF 100-YEAR FEMA FLOODWAY
- LIMIT OF RIVER
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- STORMWATER BASIN
- PROPOSED MITIGATION AREA
- WETLAND IMPACT AREA
- BUILDING OVERHANG LINE / CANOPY
- SAWCUT PAVEMENT LINE
- BITUMINOUS CONCRETE CURB
- CONCRETE CURB
- BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- PAVEMENT ARROW MARKING
- PARKING SPACE COUNT
- VEHICLE
- DUMPSTER / TRASH RECEPTACLE
- TRAFFIC SIGN
- TRAFFIC SIGN DESIGNATION
- GATE
- BUILDING ACCESS / EGRESS
- PAVEMENT STRIPING - WHITE STANDARD AND ADA PARKING SPACES
- VACUUM STATION & CANOPY

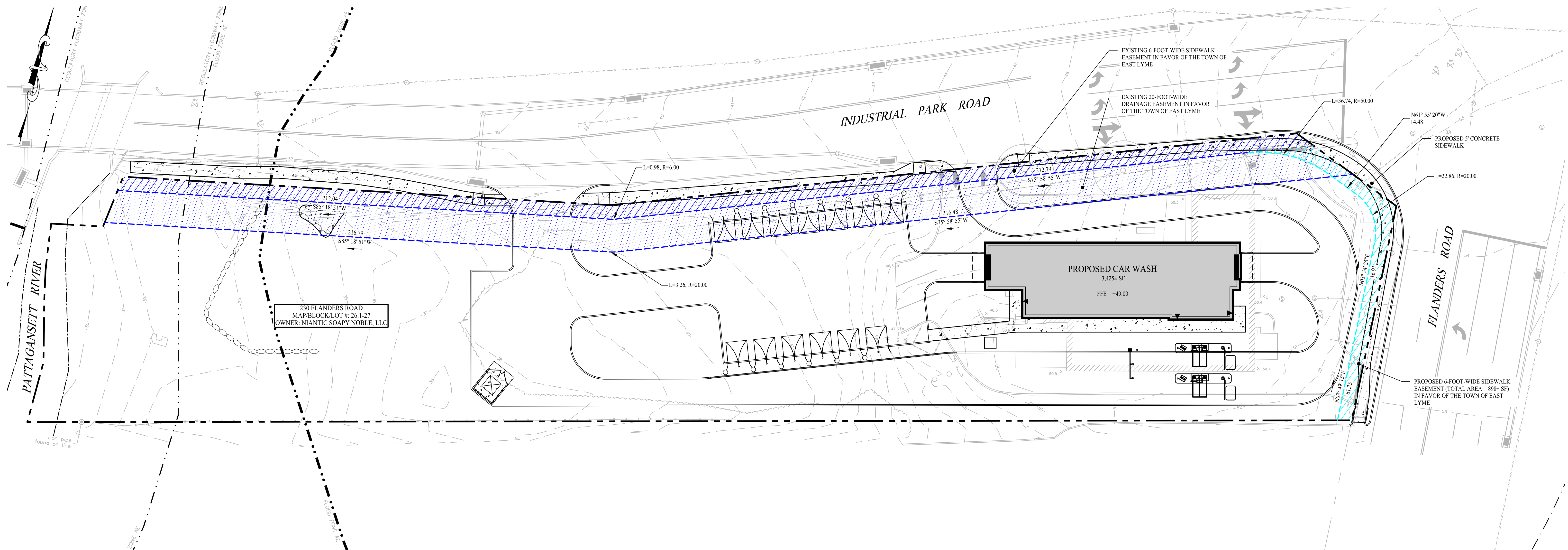
Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions



Drawn By:	AWC
Checked By:	CJB
Approved By:	KMS
Project #:	22105001
Plan Date:	11/29/22
Scale:	1" = 20'

Project:
PROPOSED SOAPY NOBLE EXPRESS CAR WASH
 230 FLANDERS ROAD
 EAST LYME, CONNECTICUT

Sheet Title:	SITE LAYOUT PLAN	Sheet #:	2.11
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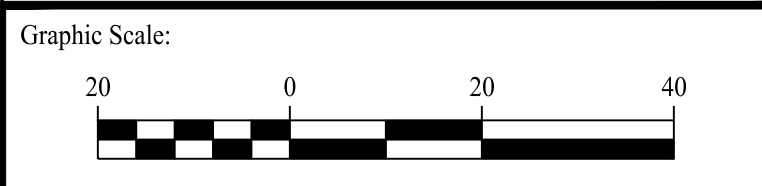
LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJOINING LOT LINE
- ▨ LIMIT OF MODIFIED SIDEWALK EASEMENT
- ▨ LIMIT OF EXISTING SIDEWALK EASEMENT TO REMAIN
- ▨ LIMIT OF EXISTING DRAINAGE EASEMENT TO REMAIN
- - - LIMIT OF EXISTING EASEMENT TO BE ERADICATED

GENERAL NOTES

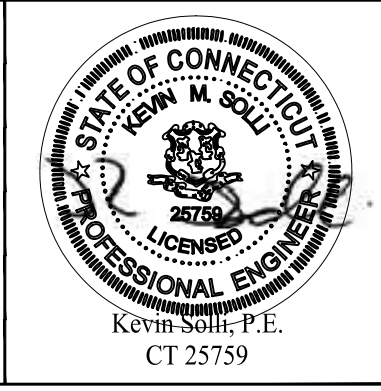
1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NIANTIC, CONNECTICUT", SCALE 1"=30', DATED: 07/06/2022, BY "ACCURATE LAND SURVEYING, LLC"

1	12/02/22	Wetland Mitigation Revisions
Rev. #:	Date	Description



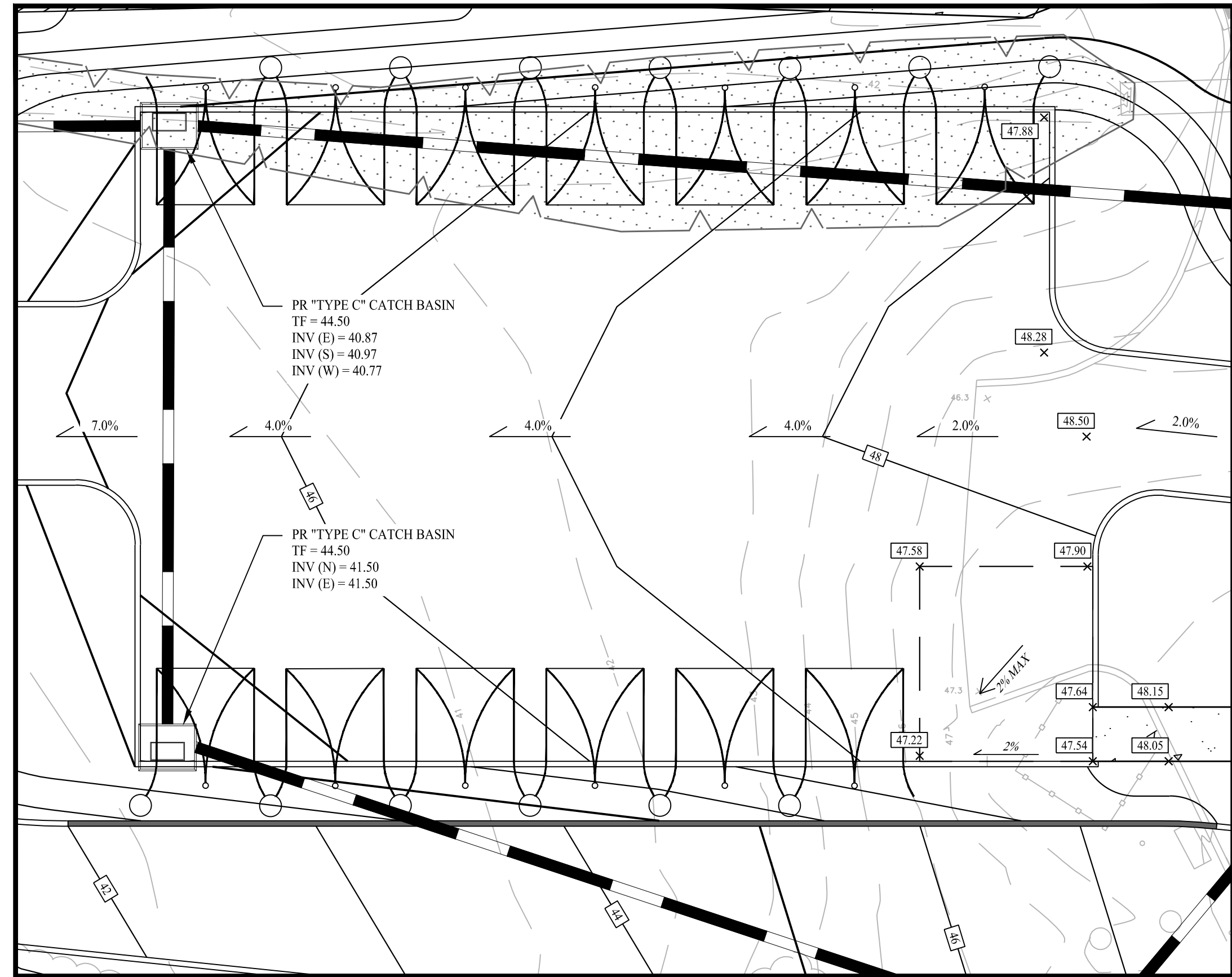
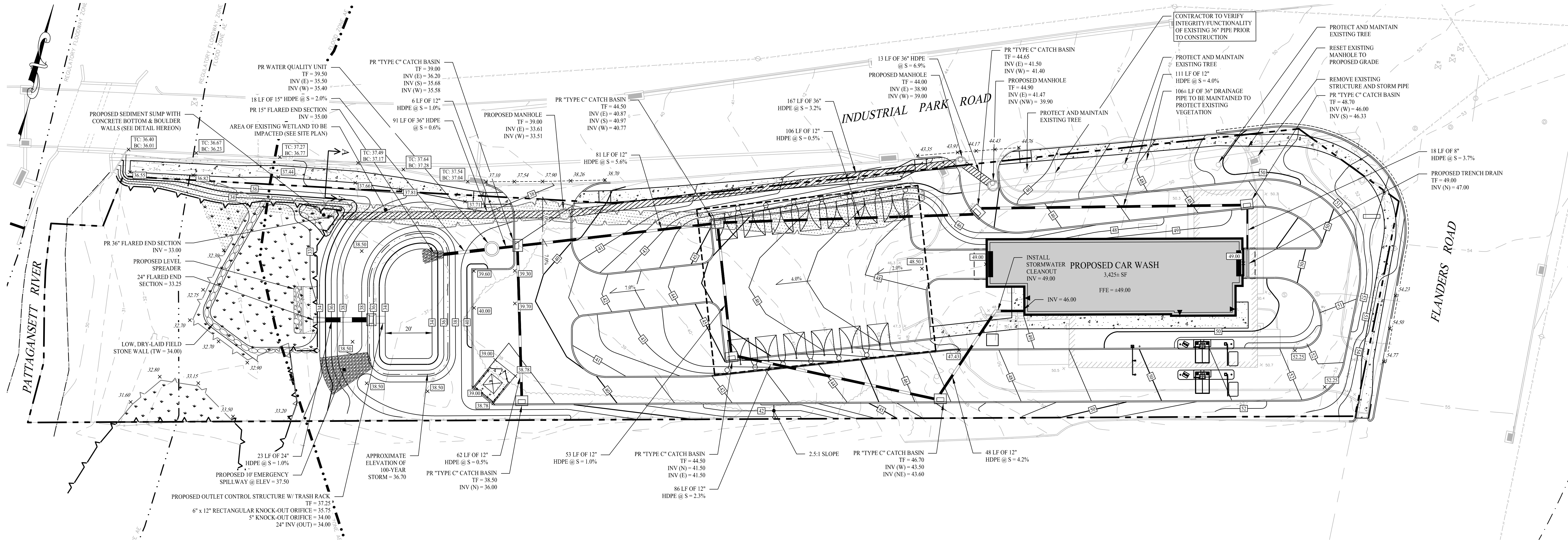
SOLLI ENGINEERING
 501 Main Street, Monroeville, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

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Checked By:	CJB
Approved By:	KMS
Project #:	22105001
Plan Date:	11/29/22
Scale:	1" = 20'



Project:
PROPOSED SOAPY NOBLE EXPRESS CAR WASH
 230 FLANDERS ROAD
 EAST LYME, CONNECTICUT

Sheet Title:	Sheet #:
EASEMENT PLAN	2.12



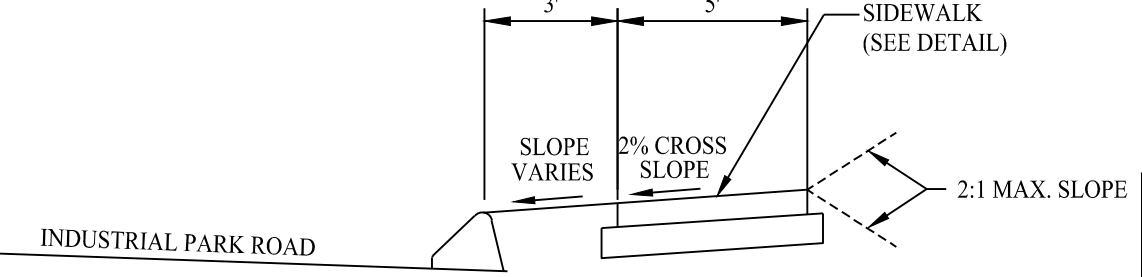
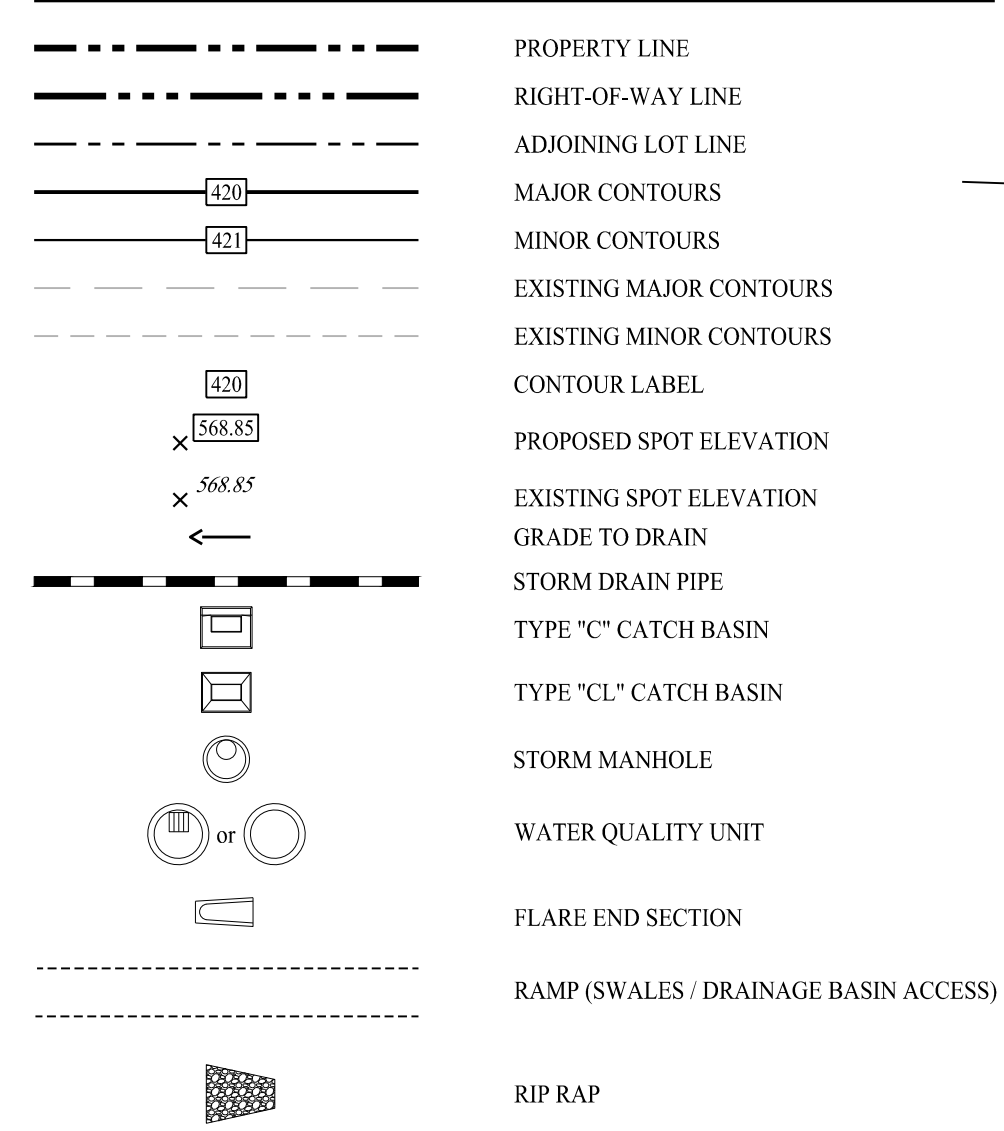
VACUUM AREA & PARKING AREA ENLARGEMENT

SCALE: 1" = 10'

GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL FINAL APPROVAL OF THIS PLAN IS GRANTED.
2. ALL PROPOSED SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
3. EXISTING BOUNDARY, TOPOGRAPHY AND SITE CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NANTIC, CONNECTICUT", SCALE 1"=50', DATED: 07/06/2022; BY "ACCURATE LAND SURVEYING, LLC."
4. THIS DRAWING IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS.
5. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWN OF EAST LYME REQUIRED TO PERFORM ALL 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.
8. 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.
9. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF SOFT SUBGRADE MATERIAL AS ORDERED BY THE GEOTECHNICAL ENGINEER.
10. THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
11. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
12. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF ENFIELD AUTHORITY.
13. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
14. IF GROUNDWATER IS ENCOUNTERED DURING THE INSTALLATION OF THE UNDERGROUND DETENTION SYSTEM THEN THE BASIN SHALL BE LINED WITH AN IMPERVIOUS MEMBRANE PREVENT GROUNDWATER FROM ENTERING THE SYSTEM.
15. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
16. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACT ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.

LEGEND



TYPICAL SECTION A-A

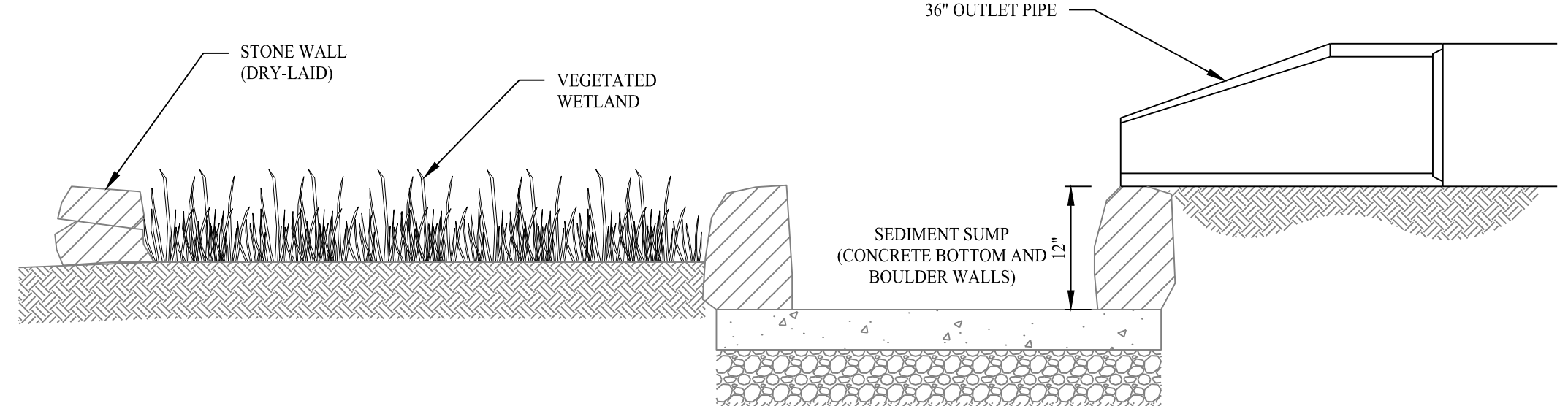
SCALE: NTS

ABBREVIATIONS

@	AT
BC	BOTTOM OF CURB
C	CURB INLET
CB	CATCH BASIN
DPW	DEPARTMENT OF PUBLIC WORKS
DMH	DRAINAGE MANHOLE
E	EAST
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
N	NORTH
OCS	OUTLET CONTROL STRUCTURE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
S	SLOPE
S	SOUTH
SDR	STANDARD DIMENSION RATIO
SMH	SEWER MANHOLE
SSWR	SEWER
STRM	STORM
TC	TOP OF CURB
TF	TOP OF FRAME
TYP	TYPICAL
TYPE C	CURB INLET CATCH BASIN
WQU	WATER QUALITY UNIT
W	WEST

VOLUME SUMMARY

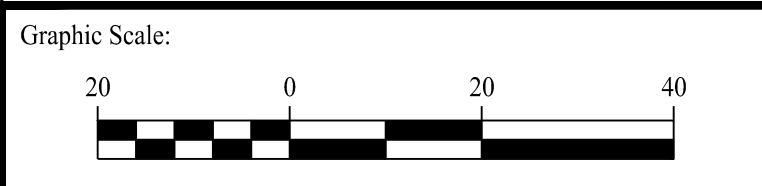
AREA	CUT (CY)	FILL (CY)	NET (CY)
REGULATED AREA	748	1,681	933 (FILL)
BALANCE OF SITE	0	0	0
TOTAL	748	1,681	933 (FILL)



WETLAND MITIGATION AREA DETAIL

SCALE: NTS

Rev. #:	Date	Description
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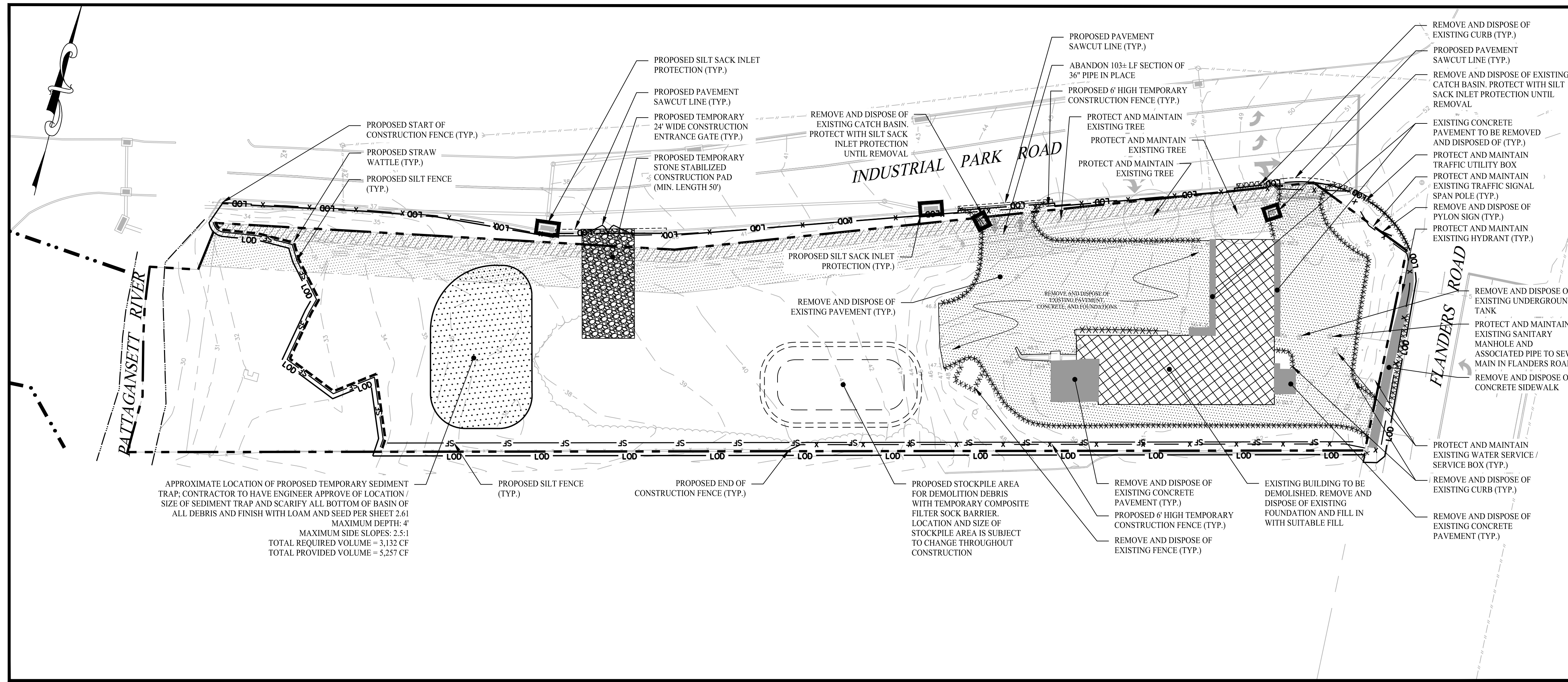


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Checked By:	CJB
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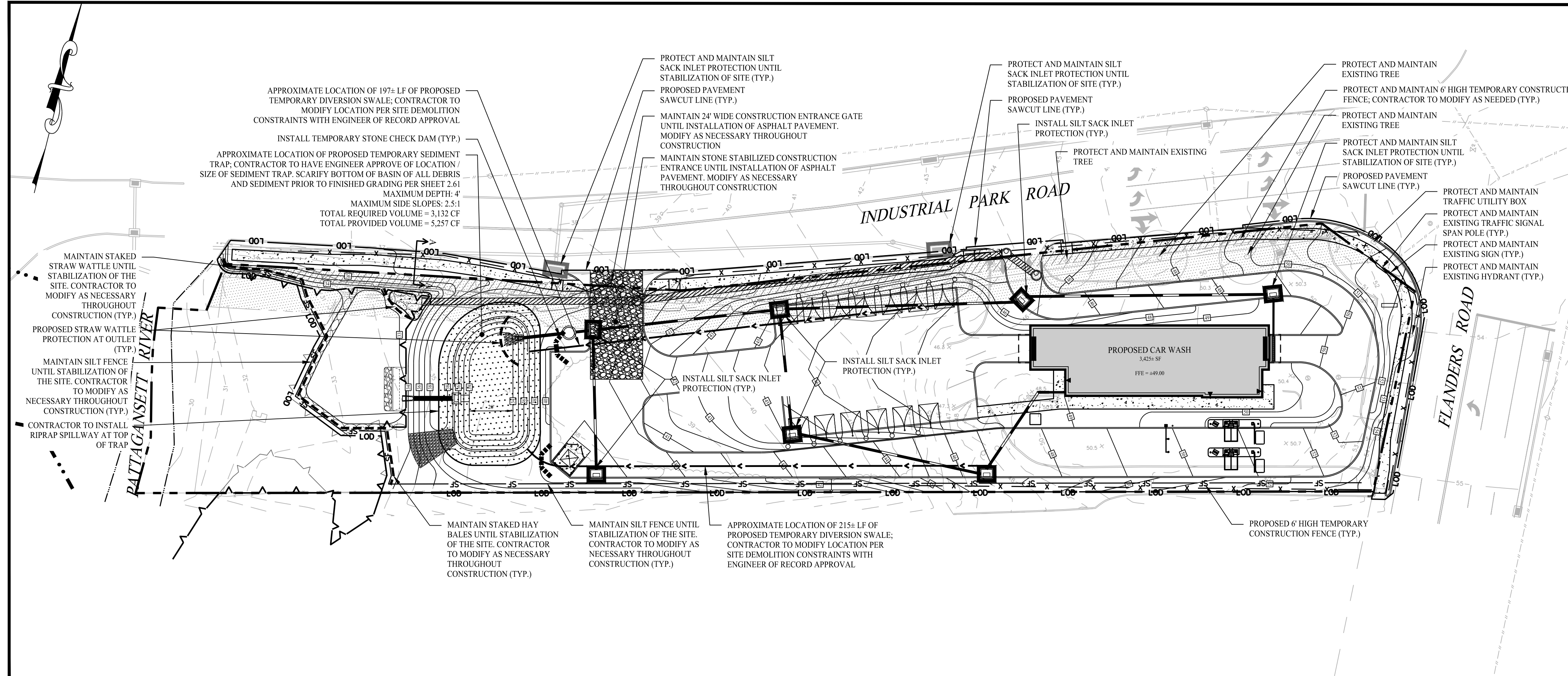
PROPOSED SOAPY NOBLE EXPRESS CAR WASH
230 FLANDERS ROAD
EAST LYME, CONNECTICUT

Sheet Title: **GRADING & DRAINAGE PLAN** Sheet #: **2.21**



DEMOLITION & SOIL EROSION & SEDIMENT CONTROL PHASE I

SCALE: 1" = 30'



SOIL EROSION & SEDIMENT CONTROL PHASE II

SCALE: 1" = 30'

SEDIMENT & EROSION CONTROL NOTES

- 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.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF EAST LYME FOR THIS PROJECT.
- EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NANTIC, CONNECTICUT", SCALE 1"=30', DATED: 07/06/2022, BY "ACCURATE LAND SURVEYING, LLC."
- PRIOR TO STARTING ANY OTHER WORK ON SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT. EROSION CONTROLS TO BE INSTALLED AT THE EDGE OF PROPOSED WORK.
- EROSION CONTROLS TO ACT AS A LIMIT OF WORK LINE TO ENSURE THAT NO EQUIPMENT ENCLOSES OR ENCROACHES ON THE ADJACENT PROPERTIES.
- EROSION CONTROLS SHALL REMAIN IN PLACE AND BE MAINTAINED FOR THE DURATION OF THE PROJECT TO LIMIT THE MOVEMENT OF SILTATION AND SEDIMENTS FROM ENTERING EXISTING DRAINAGE SYSTEMS OR FROM LEAVING THE PARCEL. ANY ACCUMULATED SEDIMENTS ARE TO BE REMOVED FROM THE EROSION CONTROLS AND DISPOSED TO PROPERLY. ADDITIONALLY, ALL EROSION CONTROLS ARE TO BE INSPECTED AFTER A STORM EVENT AND THE CONTROLS REPLACED OR ARMORED AS NECESSARY AND ACCUMULATED SEDIMENTS REMOVED.
- ADDITIONAL EROSION CONTROLS ARE TO BE UTILIZED AS NECESSARY AND AS DIRECTED BY THE ENGINEER TO LIMIT SEDIMENTS FROM DISCHARGING TO CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- A RESERVE AMOUNT OF EROSION CONTROL MATERIALS ARE TO BE KEPT WITHIN EASY ACCESS ON SITE AT ALL TIMES.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR MINIMAL TIME BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- TEMPORARY STOCKPILING OF MATERIALS RELATED TO THE CONSTRUCTION ACTIVITIES ARE TO BE PROPERLY STABILIZED, PROTECTED AND DEMARCATED TO LIMIT MOVEMENT OF MATERIAL INTO STORM DRAIN SYSTEM OR ONTO ADJACENT PARCELS.
- REFUELING AND ANY WORK ASSOCIATED WITH THE MAINTENANCE OF CONSTRUCTION EQUIPMENT TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE REGULATIONS.
- THE AREAS OF CONSTRUCTION SHALL REMAIN IN A STABLE CONDITION AT THE CLOSE OF EACH CONSTRUCTION DAY. EROSION CONTROLS SHALL BE CHECKED AT THIS TIME AND MAINTAINED OR REPAIRS MADE AS NECESSARY.
- EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH PAVEMENT, PLANTING, OR WITH AN ESTABLISHED STAND OF GRASS. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE. CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS AS DIRECTED BY THE ENGINEER OF RECORD, TOWN ENGINEER, DPW AND/OR EAST LYME LAND USE AGENT.
- UTILIZE APPROPRIATE DEWATERING SYSTEMS AND TECHNIQUES TO MAINTAIN THE EXCAVATED AREA SUFFICIENTLY DRY FROM GROUNDWATER AND/OR SURFACE RUNOFF SO AS TO NOT ADVERSELY AFFECT CONSTRUCTION PROCEDURES OR CAUSE EXCESSIVE DISTURBANCE OF UNDERLYING NATURAL GROUND.
- WATER FROM TRENCHES AND EXCAVATIONS SHALL NOT BE DISCHARGED DIRECTLY TO STORM DRAIN SYSTEMS. PROPER TREATMENT TO A SEDIMENTATION AREA IS TO TAKE PLACE PRIOR TO DISCHARGE TO ANY DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGE RESULTING FROM THE FAILURE OF THE DEWATERING OPERATIONS OR FROM FAILURE TO MAINTAIN ALL THE AREAS OF WORK IN SUITABLE DRY CONDITION.
- PRECAUTIONS SHALL BE TAKEN TO PROTECT NEW WORK FROM FLOODING DURING STORMS OR FROM OTHER CAUSES. GRADING IN THE AREAS SURROUNDING ALL EXCAVATIONS SLOPED TO PREVENT WATER FROM RUNNING INTO THE EXCAVATED AREA OR TO ADJACENT PROPERTIES. WHERE REQUIRED, TEMPORARY DITCHES SHALL BE PROVIDED FOR DRAINAGE. UPON COMPLETION OF THE WORK AND WHEN DIRECTED, ALL AREAS SHALL BE RESTORED IN A SATISFACTORY MANNER AND AS DIRECTED.
- ALL PIPELINES OR STRUCTURES NOT STABLE AGAINST UPLIFT DURING CONSTRUCTION OR PRIOR TO COMPLETION SHALL BE THOROUGHLY BRACED OR OTHERWISE PROTECTED.
- REFER TO SHEET 241 FOR DETAILS OF THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL (SEC) MEASURES AND ADDITIONAL INFORMATION REGARDING CONSTRUCTION SEQUENCE, SEC MEASURE INSTALLATION, AND MAINTENANCE.

DEMOLITION NOTES

- CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ALL BUILDINGS, INCLUDING FOUNDATIONS WALLS, FOOTINGS AND BASEMENT SLABS INDICATED ON PLAN ARE TO BE REMOVED FROM THE SITE.
- ALL SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE PLAN HEREON SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION OPERATIONS.
- REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. THE HAULER SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATORY REQUIREMENTS.
- THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENT AND REMOVALS.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND/OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEMAND NECESSARY BY THE ENGINEER OF RECORD. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENT CONTROLS AS SHOWN HEREON.
- THE CONTRACTOR SHALL ADHERE TO ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY PROVIDER FEES SHALL BE PAID BY THE CONTRACTOR.
- PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE THE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND SECURITY OF THE SITE DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD 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.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE ENGINEER OF RECORD IS HELD. THE CONTRACTOR SHALL HAVE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
- CONTRACTOR SHALL BACKFILL ALL AREAS WHERE BUILDING SLABS AND FOUNDATIONS HAVE BEEN REMOVED. THE BACKFILL SHALL BE FILLED UP TO THE LIMITS OF THE PAVEMENT SUBGRADE.

LEGEND

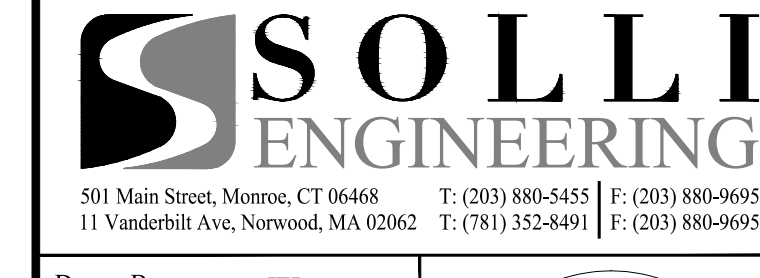
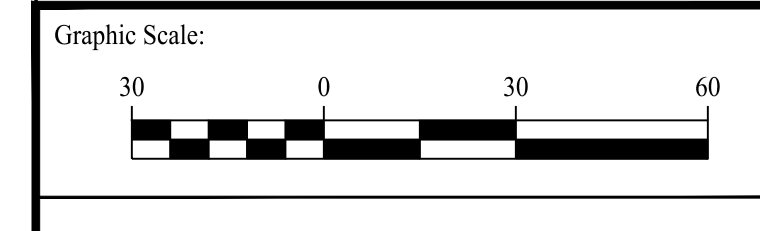
	PROPERTY LINE
	BUILDING / STRUCTURE DEMOLITION
	CONCRETE PAVEMENT DEMOLITION
	BITUMINOUS CONCRETE PAVEMENT DEMOLITION
	SILT FENCE PROTECTION
	COMPOSITE FILTER SOCK
	CONSTRUCTION FENCE
	DIVERSION SWALE/BERM
	TEMPORARY SEDIMENT TRAP / BASIN
	SILT SACK INLET PROTECTION
	STONE CHECK DAM
	STRAW WATTLE
	SAWCUT PAVEMENT LINE
	CURB REMOVAL
	CONSTRUCTION ENTRANCE

SEDIMENT TRAP CALCULATIONS

NOTE
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE CAPACITY PER ACRE OF DRAINAGE AREA PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP
CONTRIBUTING DRAINAGE AREA = 0.86± ACRES
0.86 AC x 134 CY/AC = 116 CY
116 CY x 27 CF/CY = 3,132 CF

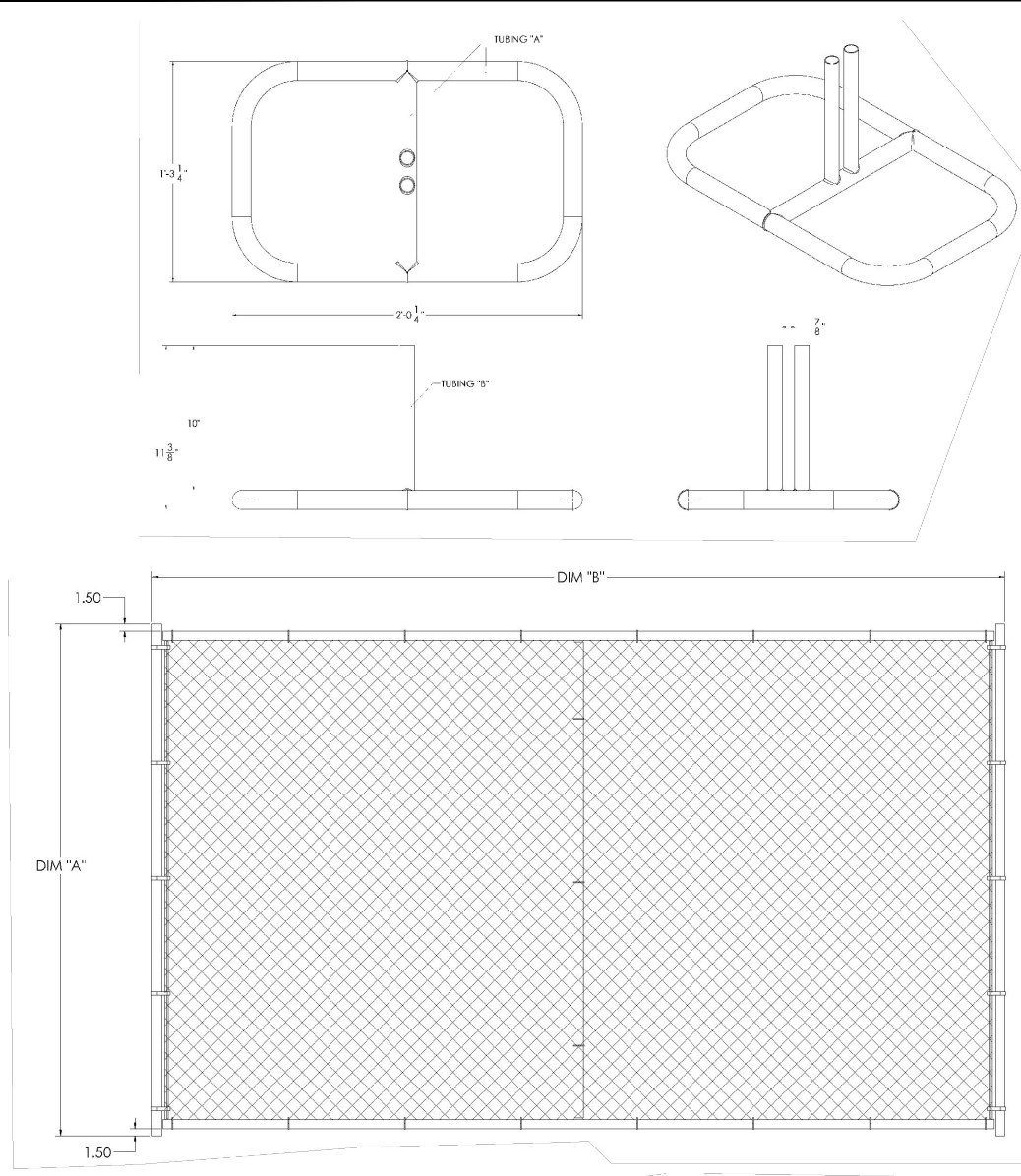
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Plan Date:	11/29/22
Scale:	1" = 30'

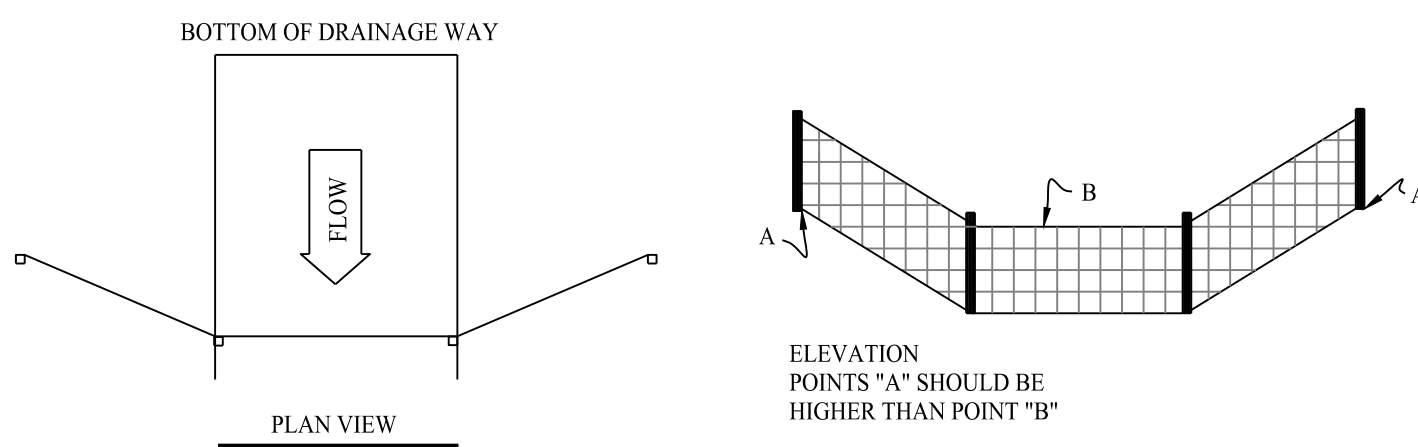
PROPOSED SOAPY NOBLE EXPRESS CAR WASH
230 FLANDERS ROAD
EAST LYME, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN	Sheet #: 2.31
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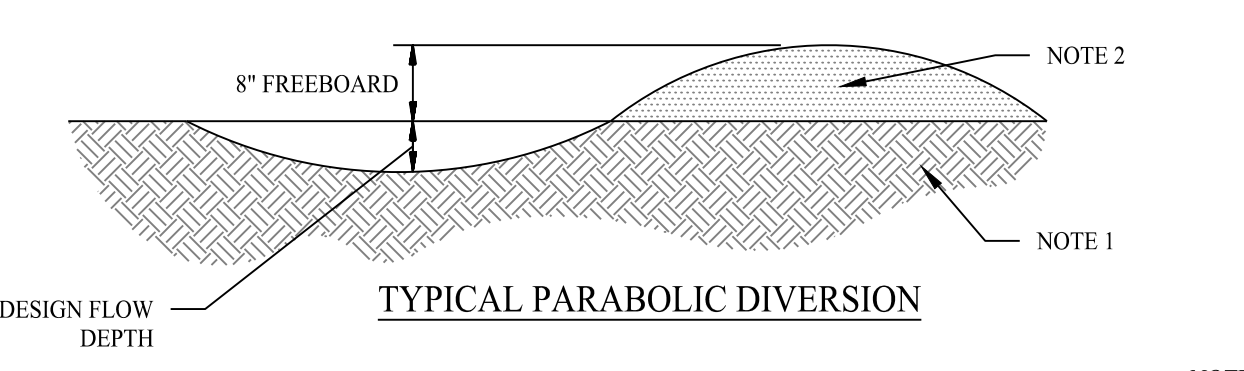
CONSTRUCTION FENCE

SCALE: NTS

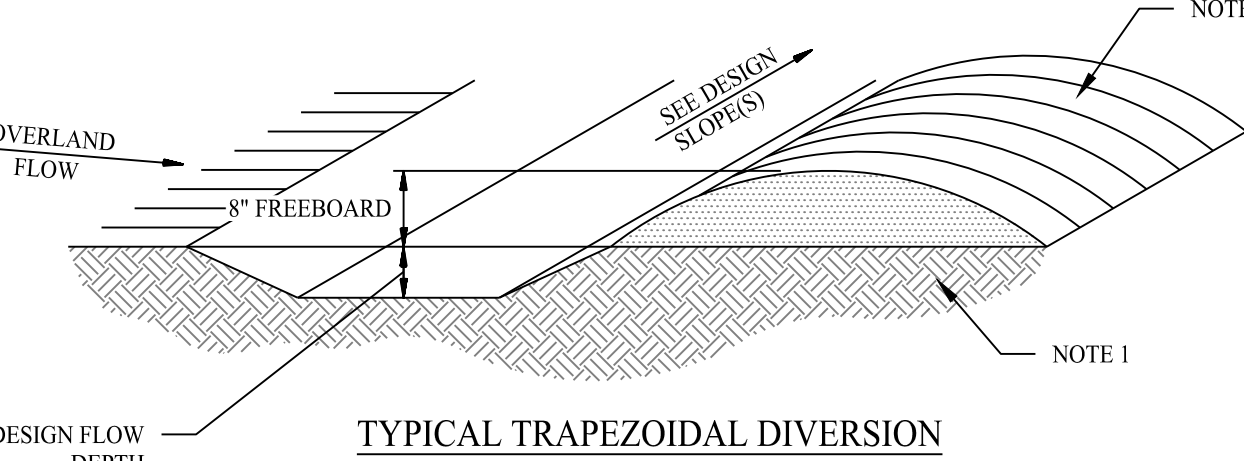


SILT FENCE PROTECTION DETAIL

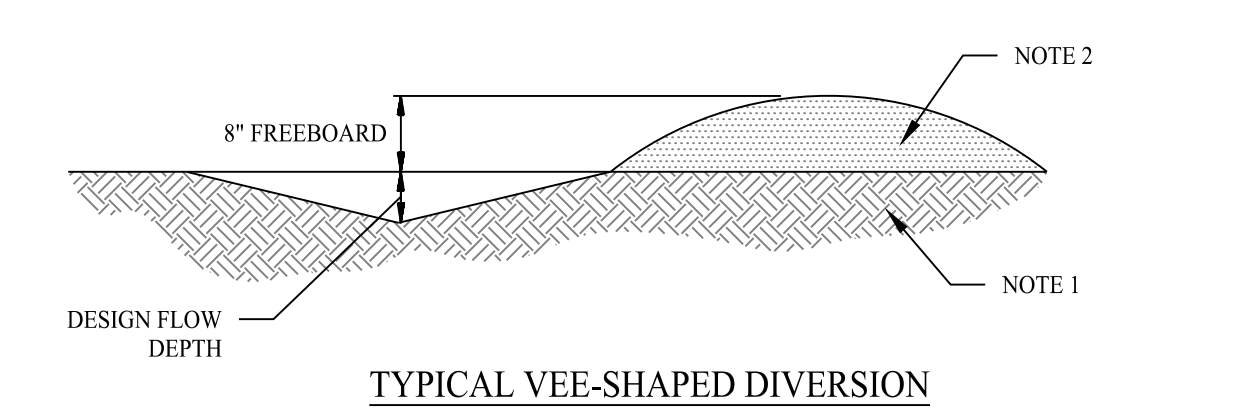
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TYPICAL PARABOLIC DIVERSION



TYPICAL TRAPEZOIDAL DIVERSION

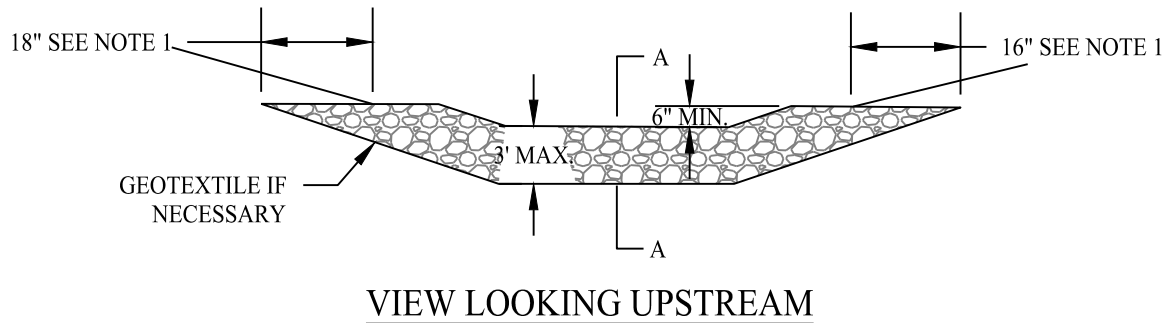


TYPICAL VEE-SHAPED DIVERSION

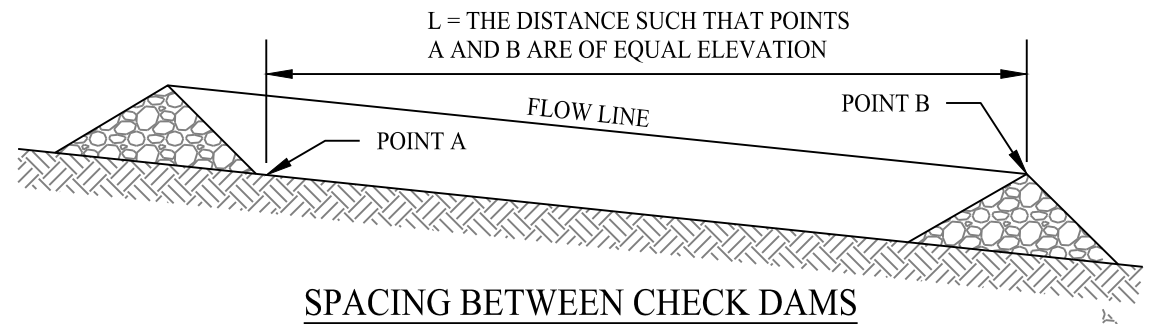
- NOTES:
- REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
 - BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
 - REFER TO E&S PHASE I & II FOR TEMPORARY AND/OR FINAL STABILIZATION MEASURES.
 - BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

DIVERSION BERM DETAIL

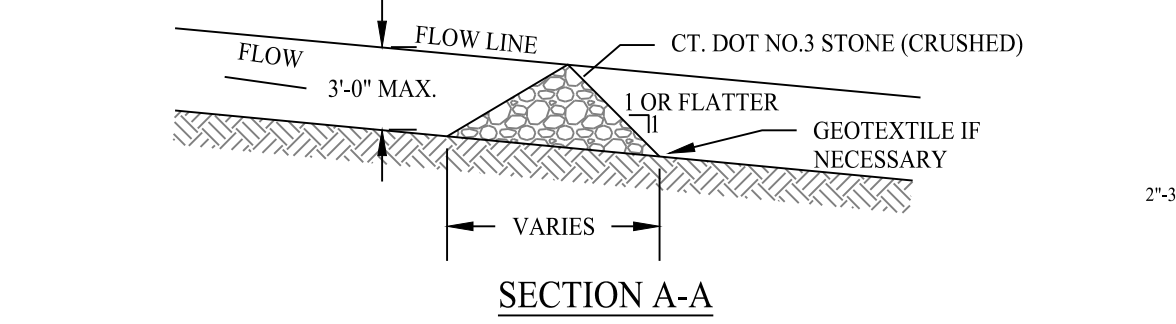
SCALE: NTS



VIEW LOOKING UPSTREAM



SPACING BETWEEN CHECK DAMS

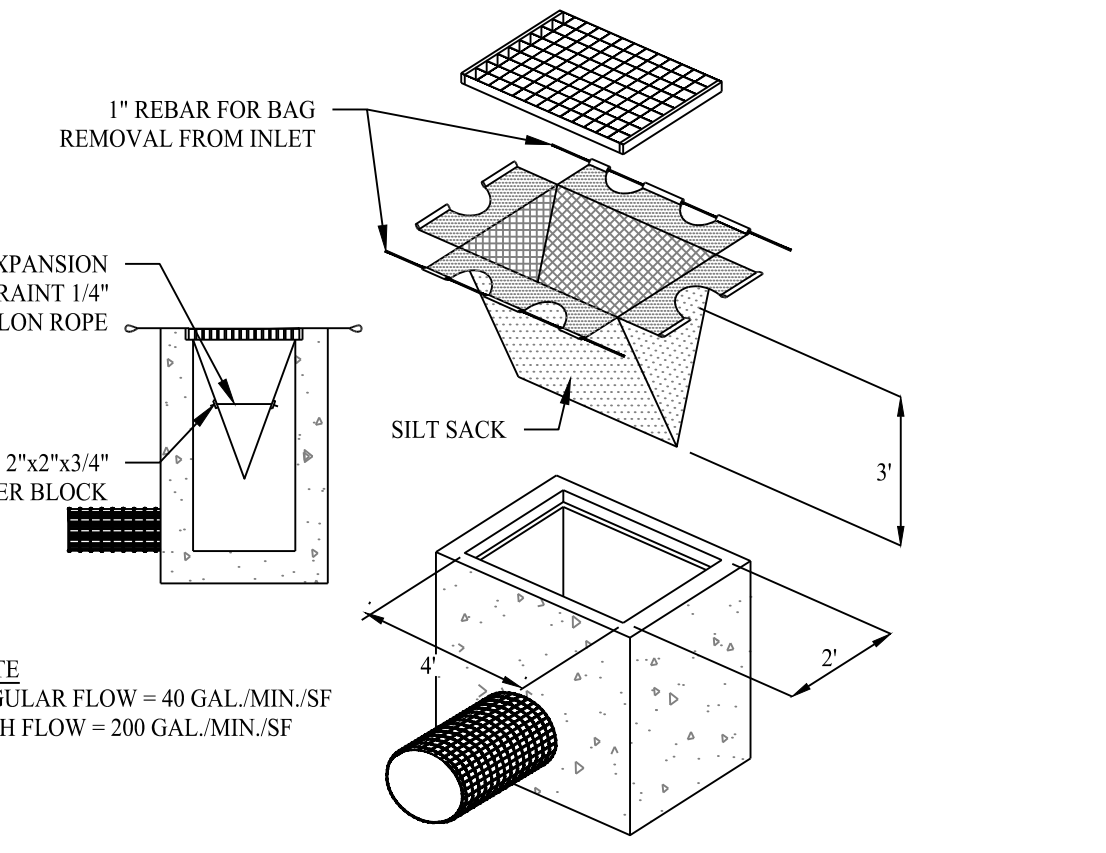


SECTION A-A

- NOTES:
- KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE DAM.
 - THE MINIMUM DESIGN CAPACITY SHALL CONVEY A 2 YEAR-24 HOUR PEAK FLOW.

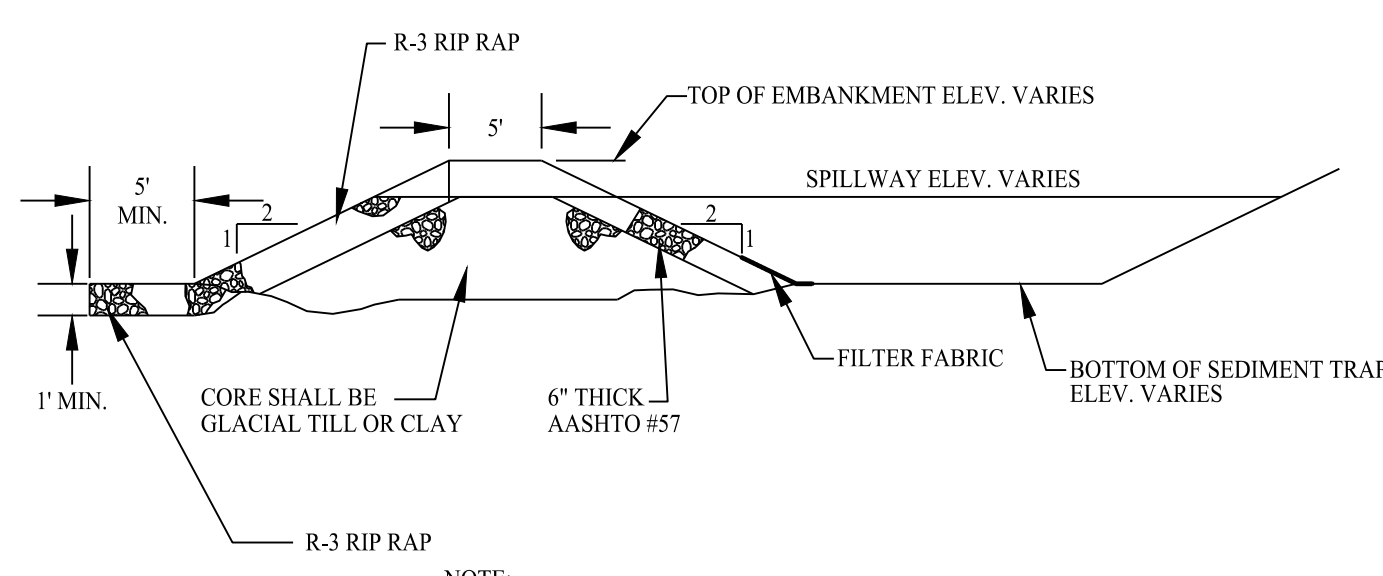
STONE CHECK DAM DETAIL

SCALE: NTS



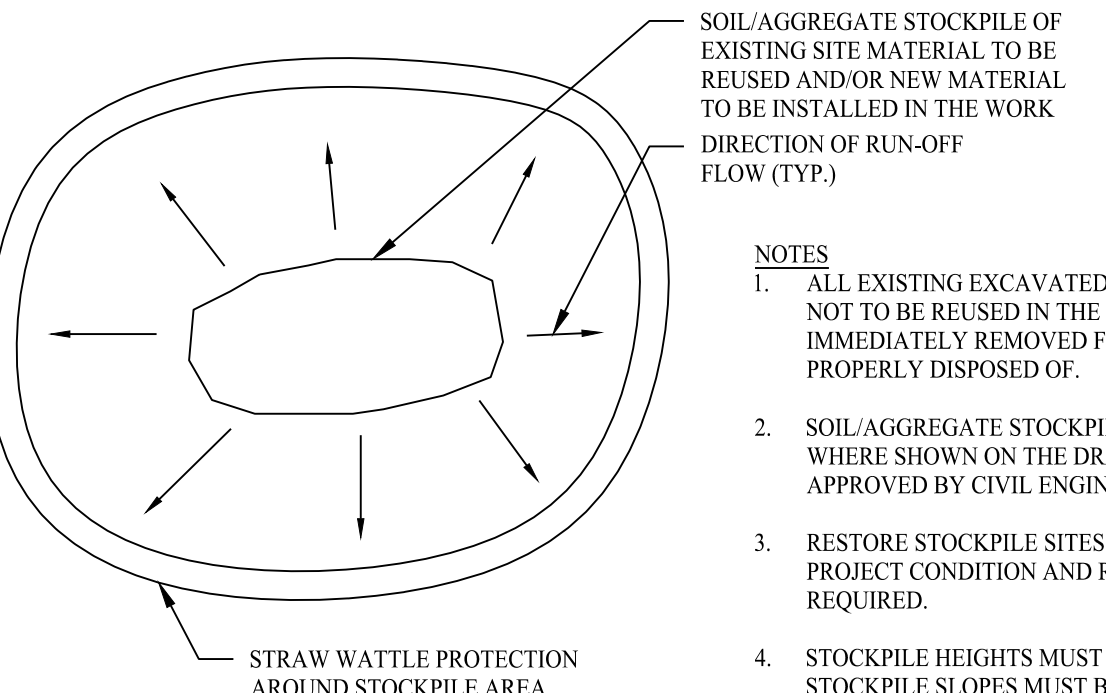
SILT SACK DETAIL

SCALE: NTS



TYPICAL SEDIMENT TRAP DETAIL

SCALE: NTS



MATERIALS STOCKPILE DETAIL

SCALE: NTS

GRADATION TABLE

SQUARE MESH SIEVES	% FINER	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

CONSTRUCTION ENTRANCE

SCALE: NTS

SOIL EROSION & SEDIMENT 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 WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2023 WITH COMPLETION ANTICIPATED BY WINTER 2023. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION THE LAND USE AGENTS OF THE TOWN OF EAST LYME AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

- OPERATION REQUIREMENTS**
- CLEARING, GRUBBING & DEMOLITION OPERATIONS: ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING, GRUBBING AND DEMOLITION OPERATIONS.
 - FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER OF RECORD HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING, GRUBBING & DEMOLITION OPERATIONS SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL DEVICES AS WELL AS EXISTING LANDSCAPED AREAS.
 - FOLLOWING THE COMPLETION OF CLEARING, GRUBBING AND DEMOLITION OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING, PROCESSED AGGREGATE STONE OR DISPERSED AS SOON AS PRACTICAL.

- ROUGH GRADING OPERATIONS:**
- DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
 - ALL STOCKPILED TOPSOIL SHALL BE SEED, MULCH WITH HAY, AND ENCLOSED BY A SILTATION FENCE OR COMPOSITE FILTER SOCK.

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

- PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:**
- SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY TRAPS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE ENGINEER OF RECORD.

- FINAL GRADING AND PAVING OPERATIONS:**
- ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
 - 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 ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
 - PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
 - AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEEDING, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OF EAST LYME LAND USE AGENT AND/OR CIVIL ENGINEER.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- I. SILTATION FENCE:**
- REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.
 - PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.
 - ONCE GRATE IS PLACED BACK ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

- II. SILT SACK INLET PROTECTION:**
- REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.
 - PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.
 - ONCE GRATE IS PLACED BACK ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

- III. COMPOSITE FILTER SOCK:**
- COMPOSITE FILTER SOCK TO BE PLACED IN ACCORDANCE WITH SHEET 2.31. ALL DAMAGED SOCKS AND POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED AS NECESSARY.
 - COMPOSITE FILTER SOCK TO BE SECURED BY EITHER SAND BAG (IMPERVIOUS AREAS) OR BY WOOD STAKE HAMMERED INTO GROUND (PERVIOUS AREAS).
 - SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED 3-4 INCHES IN HEIGHT.

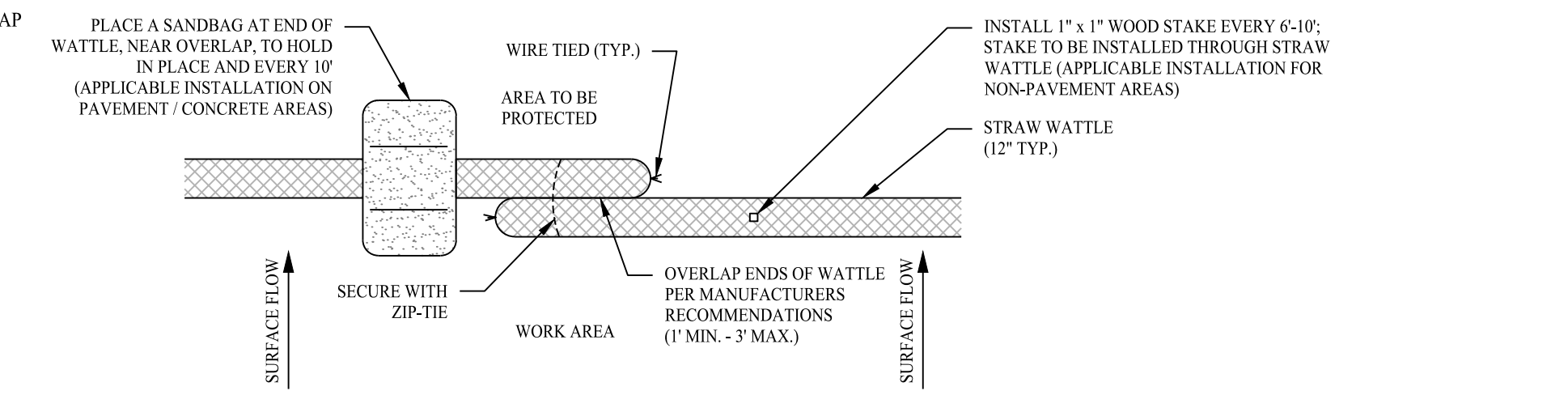
- IV. CONSTRUCTION ENTRANCE:**
- REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 - PLACE STONE PER DETAIL A MINIMUM OF 50FT ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 8" THICK.
 - GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN STONE FILL AND EARTH SURFACE TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.
 - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE.
 - FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

- V. DIVERSION SWALE:**
- EXCAVATE A MINIMUM CROSS SECTION WIDTH OF FT, HEIGHT OF 1.5FT, AND SIDE SLOPES 2:1.
 - SEED AND MULCH DIVERSION AS SOON AS THE SWALE IS CONSTRUCTED.
 - THE MAXIMUM CHANNEL GRADE SHALL BE LIMITED TO 1.0 PERCENT AND HAVE A POSITIVE GRADE TO THE OUTLET.
 - OUTLET THE DIVERTED RUNOFF INTO THE STABILIZED SEDIMENTATION TRAP.

- VI. SEDIMENT TRAP:**
- CLEAR, GRUB, AND STRIP ALL VEGETATION FROM THE EMBANKMENT AREA.
 - COMPACT AND FILL EMBANKMENT IN 9" LIFTS.
 - OVERLAP EMBANKMENT 6" ABOVE DESIGN ELEVATION TO ALLOW FOR SETTLEMENT.
 - EVACUATE TRAPEZOIDAL STONE OUTLET SECTION FROM COMPACTED EMBANKMENT. INSTALL FILTER FABRIC UNDER RIPRAP.

- OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES**
- I. SILTATION FENCE:**
- 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.
 - SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

- II. SILT SACK INLET PROTECTION:**
- ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATE SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
 - SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.



STAKED STRAW WATTLE / COMPOSITE FILTER SOCK

SCALE: NTS

CONSTRUCTION SEQUENCE (PHASE I)

- PHASE I:**
 - INSTALL CONSTRUCTION FENCE AND STABILIZED CONSTRUCTION ENTRANCE / EXIT.
 - INSTALL SILT FENCE / SEC MEASURES AS PROPOSED (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SEC MEASURES).
 - PREPARE TEMPORARY PARKING AND STORAGE AREAS.
 - HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD AND/OR TOWN OF EAST LYME LAND USE AGENT TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMPs). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER OF RECORD, TOWN AGENCIES AND GROUND-DISTURBING CONTRACTOR BEFORE PROCEED WITH CONSTRUCTION.
 - PERFORM PAVEMENT SAWCUTS.
 - DEMOLISH AND REMOVE EXISTING STRUCTURES / FOUNDATIONS.
 - REMOVE ALL EXISTING CURBBING, BITUMINOUS CONCRETE PAVEMENT, CONCRETE PADS AND FENCING.
 - BEGIN CLEARING AND GRUBBING THE SITE.
 - ESTABLISH MATERIAL STOCKPILE AREA AND INSTALL SEC BARRIER SURROUNDING PILE.
 - BEGIN ROUGH GRADING OF THE SITE.

CONSTRUCTION SEQUENCE (PHASE II)

- PHASE II:**
 - TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DEVOIDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
 - INSTALL PROPOSED STORM DRAINAGE SYSTEM AND STRUCTURES (SEE SHEET 2.21).
 - UPON INSTALLATION OF DRAINAGE STRUCTURES, INLET PROTECTIONS TO BE INSTALLED INSTANT SANITARY SEWER PIPING AND STRUCTURES (SEE SHEET 2.51).
 - INSTALL PROPOSED UTILITIES AND STRUCTURES (SEE SHEET 2.51).
 - START CONSTRUCTION OF BUILDING PAD, PARKING AREAS AND STRUCTURES.
 - INSTALL CURBS.
 - PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
 - PREPARE SITE FOR FINAL GRADING.
 - CONSTRUCT CONCRETE PADS AND SIDEWALKS.
 - INSTALL APPROPRIATE INLET PROTECTIONS PRIOR TO PAVING.
 - PAVE AREAS SHOWN ON SITE LAYOUT PLAN, SEE SHEET 2.11.
 - CONTRACTOR / CONSTRUCTION MANAGER TO COORDINATE WITH ENGINEER OF RECORD TO OBTAIN STABILIZED SITE STATUS.
 - CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED.

Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions

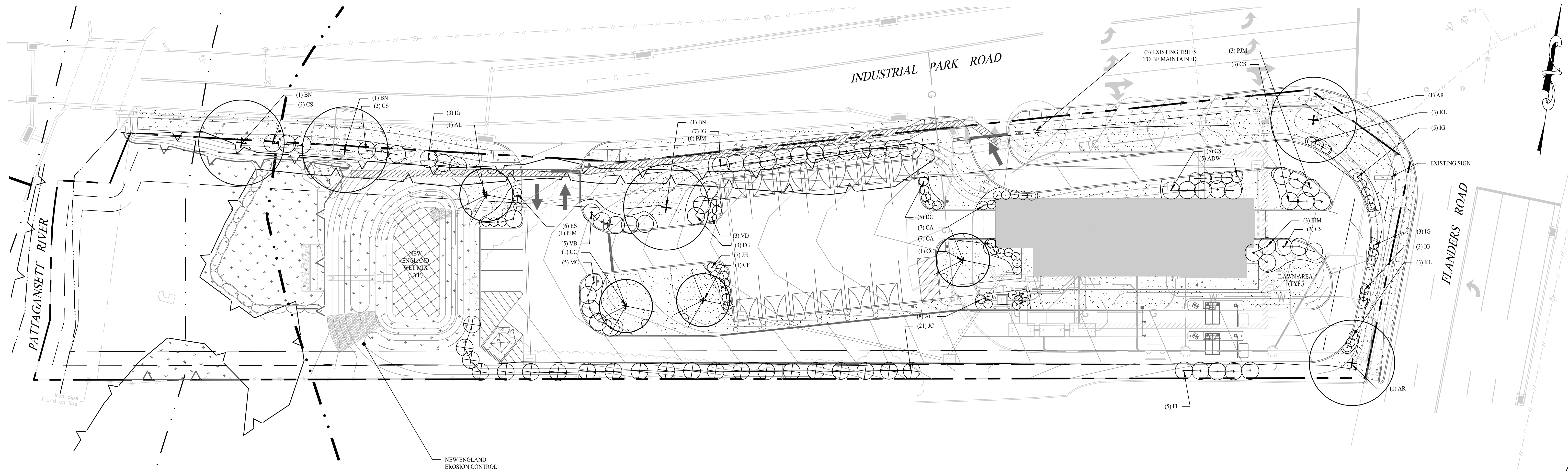


Drawn By:	AWC
Checked By:	CJB
Approved By:	KMS
Project #:	22105001
Plan Date:	11/29/22
Scale:	NTS



PROPOSED SOAPY NOBLE EXPRESS CAR WASH
230 FLANDERS ROAD
EAST LYME, CONNECTICUT

Sheet Title:	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	Sheet #:	2.41
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PLANTING SCHEDULE

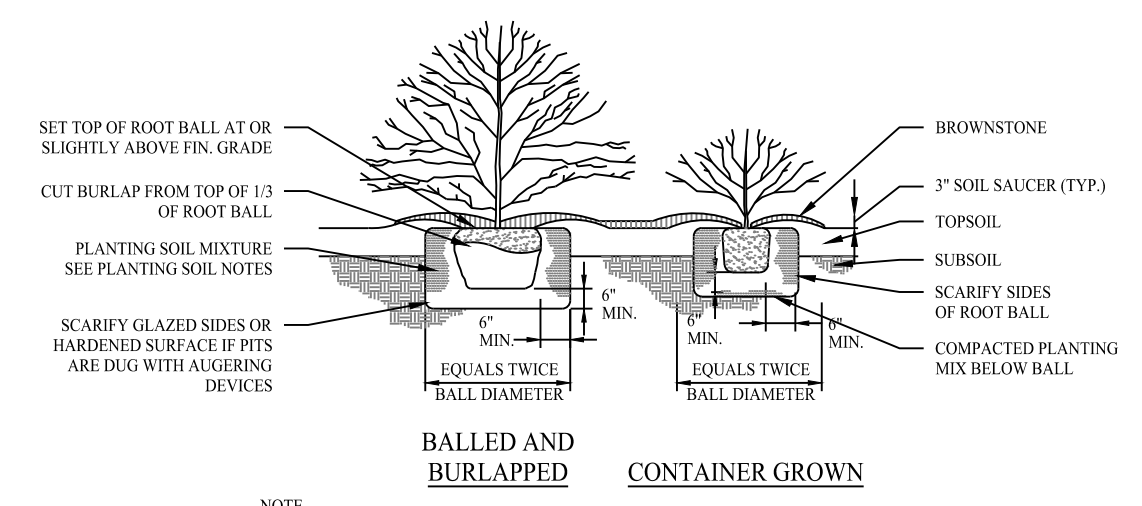
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
TREES					
AR	2	ACER RUBRUM	RED MAPLE	B&B	2'-3" CAL FULL, EXTRA HEAVY
BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	2'-3" CAL MULT-STEM
JC	21	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	B&B	6'-7' HT FULL, EXTRA HEAVY
UNDERSTORY TREES					
AL	1	AMELANCHIER LAEVIS	SMOOTH SHADBUSH	B&B	2'-2 1/2" CAL FULL, EXTRA HEAVY
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2'-2 1/2" CAL FULL, EXTRA HEAVY
CF	1	CORNUS X STELLAR PINK 'RUTGAN'	RUTGERS HYBRID DOGWOOD	B&B	2'-2 1/2" CAL FULL, EXTRA HEAVY
UPLAND SHRUBS					
ADW	5	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	18"-24" HT FULL, EXTRA HEAVY
CA	14	CEANOTHUS AMERICANUS	NEW JERSEY TEA	CONT	18"-24" HT FULL, EXTRA HEAVY
CS	17	CORNUS SERICA 'BAILEY'	RED TWIG DOGWOOD	CONT	24"-36" HT FULL, EXTRA HEAVY
FI	8	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	CONT	24"-30" HT FULL, EXTRA HEAVY
IG	21	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT	36"-48" HT FULL, EXTRA HEAVY
KL	6	KALMIA HYBRIDS	MOUNTAIN LAUREL	CONT	24"-30" HT FULL, EXTRA HEAVY
PM	13	RHODODENDRON PIM	PIM RHODODENDRON	CONT	24"-30" HT FULL, EXTRA HEAVY
VB	5	VIBURNUM ACERIFOLIUM	MAPLE-LEAF VIBURNUM	CONT	24"-30" HT FULL, EXTRA HEAVY
VD	3	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	CONT	24"-30" HT FULL, EXTRA HEAVY
FERNS / GROUNDCOVER / GRASSES					
AG	8	ANDROPOGON 'GERARDII'	BIG BLUESTEM	CONT	#1 CONT FULL, EXTRA HEAVY
DC	5	DELOSPERMA COOPERI	ICE PLANT	CONT	#1 CONT FULL, EXTRA HEAVY
ES	6	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	CONT	#1 CONT FULL, EXTRA HEAVY
FG	3	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	CONT	#1 CONT FULL, EXTRA HEAVY
JH	7	JUNIPERUS HORIZONTALIS	CREeping HYBRID JUNIPER	CONT	#1 CONT FULL, EXTRA HEAVY
MC	5	MUHLENBERGIA CAPILLARIS	HAIRAWN MUHLY	CONT	#1 CONT FULL, EXTRA HEAVY
SEED MIXES					
NEW ENGLAND WET MIX (NEW ENGLAND WETLAND PLANTS, INC.) APPLICATION RATE: 1 LB/2,500 S.F.					
NEW ENGLAND EROSION CONTROL RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.) APPLICATION RATE: 1 LB/2,500 S.F.					
LAWN: PENNINGTON SMART SEED SUN AND SHADE					

PLANTING SOIL NOTES

- ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
- PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
3 PARTS SCREENED TOPSOIL
1 PART CLEAN WASHED COARSE SAND
1 PART PEAT HUMUS
5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
- MYCORRHIZAL INOCULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
- TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
- SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
- TOPSOIL MIX SHALL INCLUDE:
3 PARTS SCREENED TOPSOIL
1 PART SAND
1 PART HUMUS
5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
- TOPSOIL:
A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEIOUS MATTER.
B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65

D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.
E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.



SHRUB / GROUNDCOVER PLANTING
SCALE: NTS

GENERAL NOTES

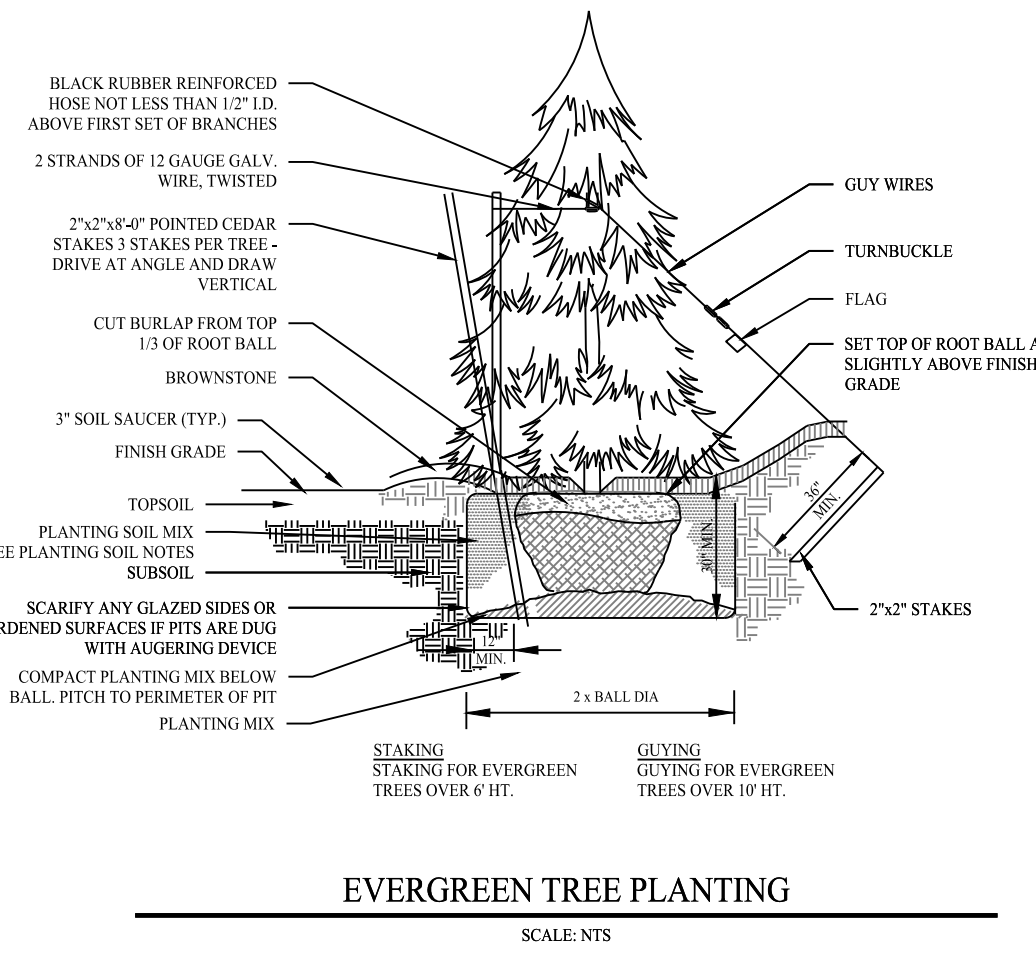
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- CONTRACTOR TO PERFORM ALL SITE WORK PROPOSED HEREON IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITS AND CONDITIONS OF APPROVALS ISSUED FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NANTIC, CONNECTICUT"; SCALE 1"=30'; DATED: 07/06/2022; BY "ACCURATE LAND SURVEYING, LLC"
- ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

LEGEND

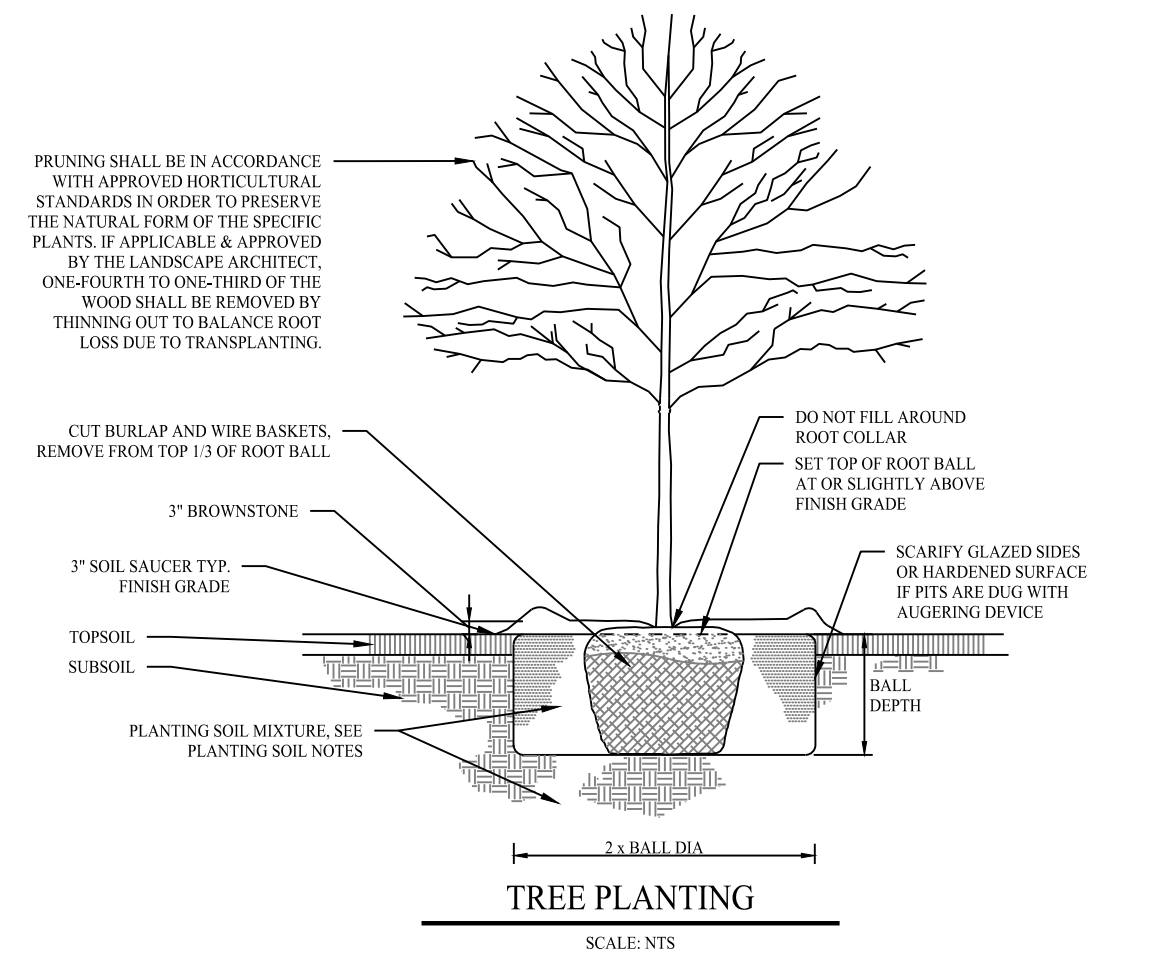
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADDING LOT LINE
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING TREE
	OVERSTORY TREE
	UNDERSTORY TREE
	EVERGREEN TREE
	SHRUBS & GROUNDCOVER
	LAWN
	NEW ENGLAND SEED MIX
	NEW ENGLAND EROSION CONTROL RESTORATION MIX

PLANTING NOTES

- BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
- VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" AND 1-2004 OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
- PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
- ALL BEDS SHOWN AS CONTINUOUS WITH A 2" MINIMUM OF BROWNSTONE. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
- ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
- TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.



EVERGREEN TREE PLANTING
SCALE: NTS



TREE PLANTING
SCALE: NTS

Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions

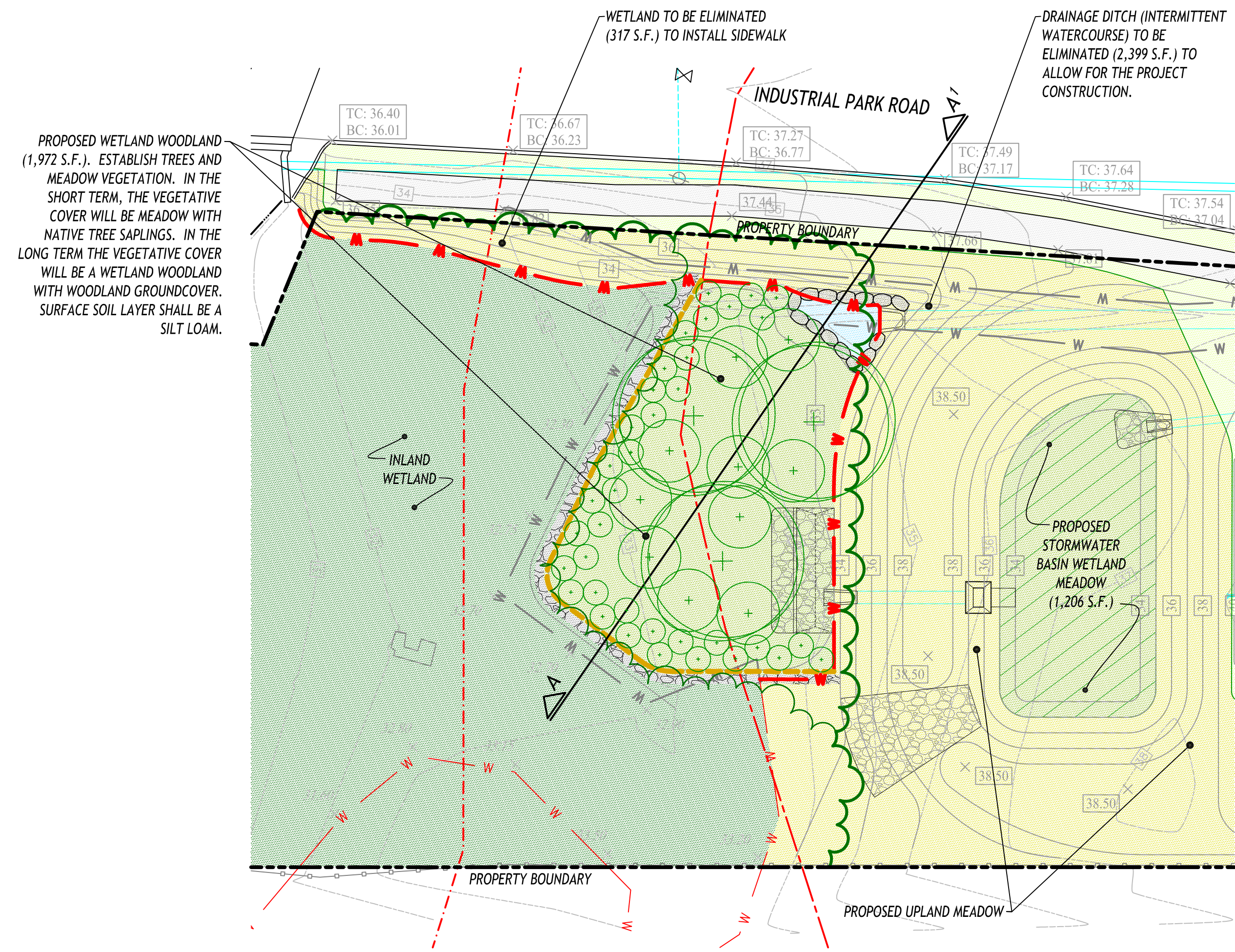


SOLLI ENGINEERING
501 Main Street, Monro, CT 06468 T: (203) 880-5455 F: (203) 880-9695
11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	MM
Checked By:	MFB
Approved By:	KMS
Project #:	22105001
Plan Date:	11/29/22
Scale:	1" = 20'

PROPOSED SOAPY NOBLE EXPRESS CAR WASH
230 FLANDERS ROAD
EAST LYME, CONNECTICUT

LANDSCAPE PLAN 2.61



- GENERAL NOTES**
- UNLESS NOTED OTHERWISE, EXISTING AND ALL OTHER PROPOSED CONDITIONS INFORMATION TAKEN FROM A DRAWING PREPARED BY SOLLI ENGINEERING.
 - PROPOSED MITIGATION INFORMATION PROVIDED BY WILLIAM KENNY ASSOCIATES LLC.

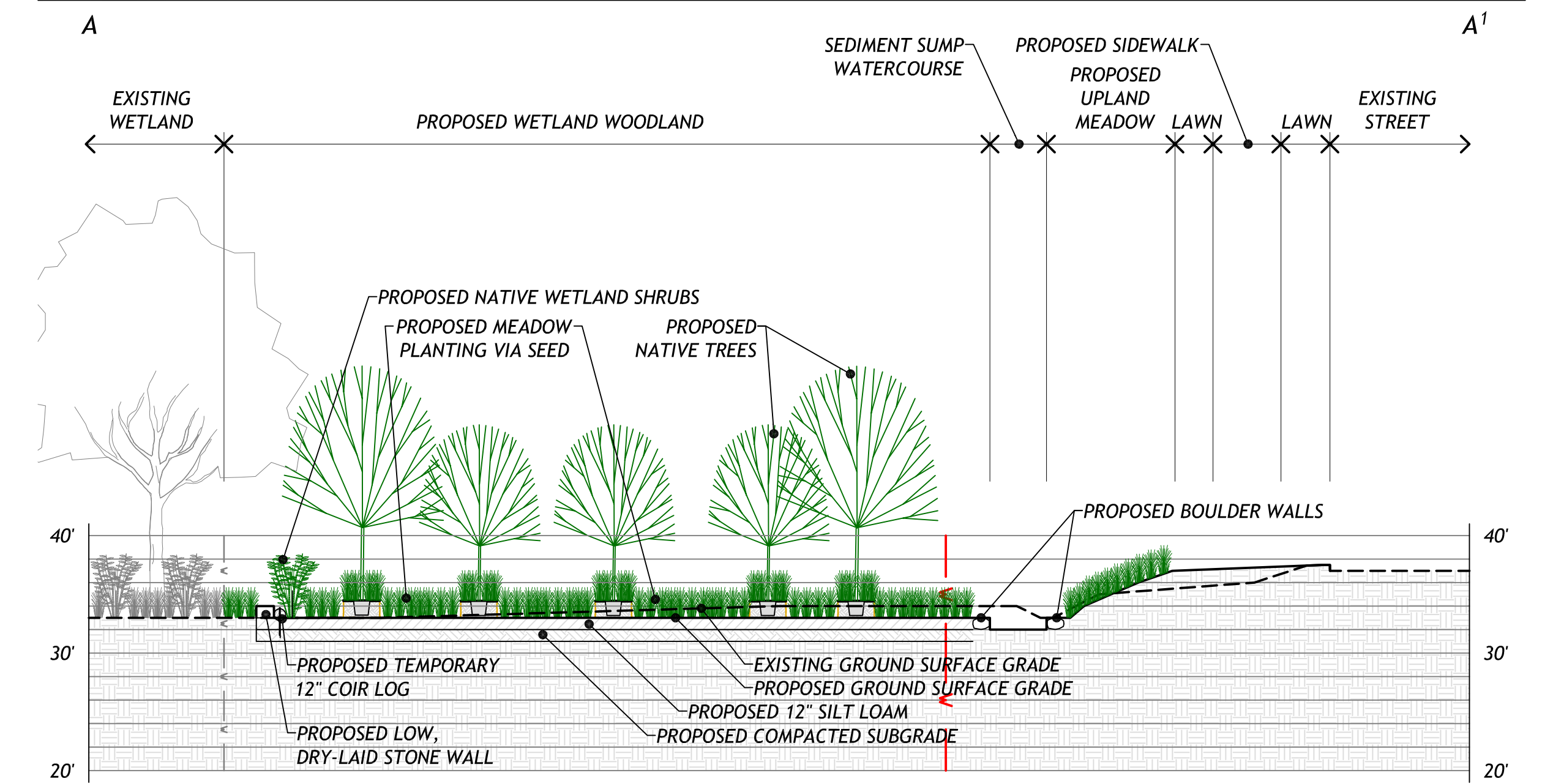
PLANT LIST

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
PROPOSED NATIVE WETLAND TREES					
AN	2	ACER NEGUNDO	BOXELDER MAPLE	4'-6' HT.	CONT.
NS	2	NYSSA SYLVATICA	BLACK TUPELO	4'-6' HT.	CONT.
PO	3	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2"-3" CAL.	B&B
QB	2	QUERCUS BICOLOR	SWAMP WHITE OAK	4'-6' HT.	CONT.
QP	2	QUERCUS PALUSTRIS	PIN OAK	4'-6' HT.	CONT.
UA	2	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	2"-3" CAL.	B&B
TOTAL:	13				
PROPOSED NATIVE SHRUBS					
CR	9	CORNUS RACEMOSA	GRAY DOGWOOD	3'-4' HT.	B&B
RP	9	ROSA PALUSTRIS	SWAMP ROSE	3'-4' HT.	B&B
SC	9	SAMBUCUS CANADENSIS	AMERICAN ELDERBERRY	3'-4' HT.	B&B
VC	9	VIBURNUM CASSINOIDES	WITHERED VIBURNUM	3'-4' HT.	B&B
TOTAL:	36				
PROPOSED SEED MIXES					
UPLAND MEADOW: SEE LANDSCAPE PLAN PREPARED BY SOLLI ENGINEERING.					
WETLAND WOODLAND: 'NEW ENGLAND WET MIX', AS PRODUCED BY NEW ENGLAND WETLAND PLANTS, INC (WWW.NEWP.COM). APPLIED AT A RATE OF 1LB/2,500 SQUARE FEET.					

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT GRADE
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPERTY BOUNDARY
- EXISTING WETLAND BOUNDARY TO REMAIN
- EXISTING WETLAND/WATERCOURSE BOUNDARY TO BE REMOVED
- PROPOSED WETLAND/WATERCOURSE BOUNDARY
- REGULATED FLOODWAY ZONE
- FLOOD ZONE BOUNDARY
- EXISTING FENCE
- PROPOSED GUARDRAIL
- PROPOSED BOULDER WALL
- PROPOSED LOW, DRY-LAID FIELD STONE WALL
- EXISTING UTILITIES
- PROPOSED UTILITIES
- PROPOSED SHORT-TERM FOREST CANOPY LINE
- PROPOSED LONG-TERM FOREST CANOPY LINE
- PROPOSED NATIVE TREES (2'-3" CALIPER)
- PROPOSED NATIVE TREES (4'-6' HEIGHT)
- PROPOSED NATIVE SHRUBS
- PROPOSED UPLAND LAWN
- PROPOSED UPLAND MEADOW
- EXISTING WOODLAND TO REMAIN
- PROPOSED WETLAND WOODLAND
- PROPOSED STORMWATER BASIN WETLAND MEADOW
- PROPOSED TEMPORARY 12" COIR LOG

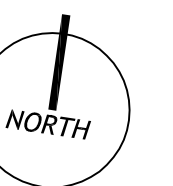
SECTION A-A'



WETLAND MITIGATION PLAN
 PROJECT: PROPOSED SOAPY NOBLE EXPRESS CAR WASH
 LOCATION: 230 FLANDERS ROAD
 NIANTIC, CONNECTICUT

DATE: 12/1/22 SCALE: AS NOTED
 REF NO. 5351

DRAWING NO.
 1 of 2



WILLIAM KENNY ASSOCIATES
 LANDSCAPE ARCHITECTURE • ECOLOGICAL SERVICES

1899 Bronson Road Fairfield CT 06824
 203 366 0588 www.wkassociates.net

WETLAND MITIGATION SPECIFICATIONS

1. WETLAND CREATION OBJECTIVES

- A. CREATE HIGH FUNCTIONING WETLAND SYSTEM: THE PROPOSED WETLAND CONSTRUCTION WILL RESULT IN TWO WETLAND AREAS: A WOODLAND WETLAND AND A STORMWATER MEADOW WETLAND. THEY WILL BE LARGER AND WILL BE HIGHER FUNCTIONING THAN THE EXISTING DRAINAGE CHANNEL AND WETLAND THAT ARE PROPOSED TO BE ELIMINATED. THE CONSTRUCTED WETLANDS WILL INCLUDE A DIVERSITY OF WETLAND HYDROLOGIC CONDITIONS (SOIL INUNDATION AND SATURATION) AND A SIGNIFICANTLY INCREASED ABILITY TO RETAIN AND TREAT STORMWATER RUNOFF.
- B. ENHANCE WETLAND HYDROLOGIC CONDITIONS: THE PROPOSED WETLANDS WILL BE DEPRESSIONAL SYSTEMS THAT WILL INCLUDE PONDED AREAS FOR EXTENDED PERIODS OF TIME THAT WILL SIGNIFICANTLY RESTORE, ENHANCE AND DIVERSIFY THE WETLAND HYDROLOGIC CONDITIONS.
- C. ENHANCE AND DIVERSIFY VEGETATIVE COMMUNITY: THE CONSTRUCTED WOODLAND WETLANDS WILL BE DENSELY VEGETATED WITH A DIVERSITY OF NATIVE TREES, SHRUBS, AND HERBS. THE CONSTRUCTED STORMWATER MEADOW WETLANDS WILL BE DENSELY VEGETATED WITH A DIVERSITY OF NATIVE HERBS. THE DIVERSITY OF VEGETATION WILL BE ACHIEVED THROUGH THE CREATION OF A DIVERSITY OF HABITAT/ CONDITIONS: HIGH MARSH AND LOW MARSH.
- D. ENHANCE AND DIVERSIFY WILDLIFE COMMUNITY: DUE TO THE DIVERSITY OF SOIL, MICROTPOGRAPHIC AND HYDROLOGIC CONDITIONS OF THE PROPOSED WETLANDS AND THE DIVERSITY AND ABUNDANCE OF WETLAND VEGETATION, THE WETLAND WILL SUPPORT AN ABUNDANCE AND DIVERSITY OF WETLAND WILDLIFE. BIRDS, MAMMALS, REPTILES, AMPHIBIANS, AND INSECTS WILL USE AND BE FOUND AT THE PROPOSED CONSTRUCTED WETLANDS.
- E. ENHANCEMENT OF WATER QUALITY: WATER QUALITY WILL BE ENHANCED THROUGH THE REMOVAL OF POLLUTANTS FROM WATER FLOWING THROUGH THE WETLAND. POLLUTANT REMOVAL WILL BE INCREASED THROUGH THE PROPOSED WETLAND CONSTRUCTION DESIGN FEATURES, PRIMARILY THROUGH THE ESTABLISHMENT OF THE STORMWATER BASIN AND THROUGH THE SIGNIFICANT EXPANSION OF WETLAND AREA.

2. WETLAND MITIGATION SUCCESS STANDARDS

- A. THE WETLAND MITIGATION ACTIVITIES WILL BE CONSIDERED A SUCCESS IF THE FOLLOWING STANDARDS ARE MET AT THE END OF THE PROJECT MONITORING PERIOD:
 - a. PROPOSED WETLAND HYDROLOGIC OBJECTIVES ARE MET.
 - b. PROPOSED VEGETATION DIVERSITY AND DENSITY OBJECTIVES ARE MET.
 - c. EMERGENT MARSH HABITATS SHALL HAVE AT LEAST 80 PERCENT AERIAL COVER AND SHRUBS AND TREES SHALL HAVE AT LEAST 80 PERCENT SURVIVAL. THE AERIAL COVERAGE EXCLUDES PLANNED OPEN WATER AREAS AND INVASIVE PLANTS.
 - d. INVASIVE VINES AND VINES WITHIN THE WETLAND MITIGATION AREA IS BEING CONTROLLED.
 - e. ALL SLOPES, SOILS, SUBSTRATES, AND CONSTRUCTED FEATURES WITHIN AND ADJACENT TO THE WETLAND MITIGATION AREA ARE STABLE.

3. WORK DESCRIPTION

PROVIDE ALL MEANS AND MATERIALS NECESSARY FOR SUPPLYING, INSTALLING AND MAINTAINING THE TYPE AND SIZE OF THE PLANT MATERIAL AND OTHER IMPROVEMENTS INDICATED IN THE WETLAND MITIGATION PLAN AND FOR ACHIEVING THE WETLAND MITIGATION OBJECTIVES AND SUCCESS STANDARDS.

4. QUALITY ASSURANCE

- A. A WETLAND SCIENTIST SHALL BE ONSITE TO MONITOR CONSTRUCTION, MONITORING AND MAINTENANCE OF THE WETLAND MITIGATION ACTIVITIES TO ENSURE COMPLIANCE WITH THE DESIGN AND SPECIFICATIONS AND TO MAKE ADJUSTMENTS WHEN APPROPRIATE TO MEET ENHANCEMENT OBJECTIVES.
- B. ALL WORK SHALL BE PERFORMED BY PERSONNEL WITH WETLAND MITIGATION PROJECT EXPERIENCE, UNDER THE DIRECTION OF A SKILLED FOREMAN WITH A MINIMUM THREE YEARS EXPERIENCE.
- C. THE PLANNING, ACCOMPLISHING AND MAINTAINING OF THE WETLAND MITIGATION ACTIVITIES ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- D. ALL HEAVY EQUIPMENT STORAGE, REFUELING AND MAINTENANCE IS TO TAKE PLACE OUTSIDE OF THE REGULATED WETLANDS AND WATERCOURSES.
- E. DISPOSE OF EXCESS MATERIAL AND DEBRIS RESULTING FROM THE PROPOSED WETLAND MITIGATION WORK OFF-SITE. LEAVE WORK AREA CLEAN AND NEAT UPON COMPLETION OF THE WORK. REPAIR ANY DAMAGED DONE TO THE EXISTING SITE IMPROVEMENT AS A RESULT OF THE WORK.

5. PRODUCT AND EXECUTION DATA

- A. **SOIL**
 - a. TOPSOIL SHALL BE A SILT LOAM AS DEFINED BY THE NATURAL RESOURCE CONSERVATION SERVICE AND SHALL CONSIST OF A MIXTURE OF EQUAL VOLUMES OF ORGANIC AND MINERAL MATERIALS. WELL DECOMPOSED LEAF-COMPOST OR EQUAL (NOT INCLUDING PEAT) SHALL BE USED FOR THE ORGANIC MATERIAL, WHICH SHALL BE FREE OF WEED SEEDS AND PHYSICAL (E.G., PLASTIC) AND CHEMICAL CONTAMINANTS. THE ORGANIC MATTER CONTENT SHOULD BE 15 TO 25 PERCENT BY DRY WEIGHT.
 - b. PROVIDE DOCUMENTATION REGARDING THE SOURCE OF TOPSOIL AND THE POTENTIAL FOR THE PRESENCE OF INVASIVE SPECIES SEEDS.
 - c. TESTING OF THE TOPSOIL BY AN ACCEPTABLE LABORATORY PRIOR TO PLANTING WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR. APPLICATIONS OF ORGANIC SOIL AMENDMENTS MAY BE REQUIRED IN ACCORDANCE WITH THE "STANDARDS FOR ORGANIC LAND CARE" (SOLC) AS PUBLISHED BY THE NORTHEAST ORGANIC FARMING ASSOCIATION TO ACHIEVE DESIRED SOIL HEALTH AND FERTILITY.
 - d. SPREAD TOPSOIL TO A DEPTH REQUIRED TO ACHIEVE THE MICROTPOGRAPHIC VARIATION AND TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN ON THE PLAN AND DETAILS.
- B. **HABITAT BOULDERS**
 - a. NATIVE STONE BOULDERS SHALL COVER AT LEAST 4% OF THE GROUND SURFACE THROUGHOUT THE PROPOSED LOW MARSH AND HIGH AREAS. THE BOULDERS SHALL BE A MINIMUM OF 12" IN DIAMETER IN ONE DIRECTION AND 8" IN THE TWO REMAINING DIRECTIONS.
- C. **COARSE WOODY DEBRIS**
 - a. COARSE WOODY DEBRIS (CWD) SHALL INCLUDE SUCH MATERIALS AS LOGS AND STUMPS FROM NATIVE SPECIES.
 - b. CWD SHALL COVER AT LEAST 4% OF THE GROUND THROUGHOUT THE PROPOSED LOW-MARSH WETLAND AREA.
- D. **VEGETATION**
 - a. **GENERAL**
 1. ALL VEGETATION USED FOR PERMANENT PLANTINGS SHALL BE GROWN AND PROPAGATED FROM NATIVE PLANTS GROWING NATURALLY WITHIN 200 MILES OF THE SITE.
 2. NON NATIVE, NON INVASIVE ANNUALS MAY BE USED FOR TEMPORARY PLANTINGS IF APPROVED BY THE OWNER'S REPRESENTATIVE.
 3. PROVIDE A CERTIFICATE OR INVOICE FROM THE PLANT MATERIAL SUPPLIERS INDICATING THE PLANT SOURCE. THE BOTANICAL NAME, QUANTITY, AND SIZE OF THE PLANTS DELIVERED TO THE PROJECT SITE, IN ADDITION TO PROVIDING ALL PLANT LABELS.
 4. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS, DISEASE, DAMAGE OR INSECTS BEFORE PLANTING. ANY SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTINGS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN.
 5. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES PER AGREEMENT BETWEEN THE PROPERTY OWNER, NURSERY CONTRACTOR, AND THE TOWN OF STRATFORD.
 6. ALL PLANT MATERIAL LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENTS IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE THE DISCRETION OF THE PROPERTY OWNER. UNDER THE DIRECTION OF A QUALIFIED WETLAND SCIENTIST, UP TO 50 PERCENT OF THE PLANTS MAY BE LOCATED DIFFERENTLY THAN SHOWN ON THE DRAWINGS.
 7. SIZES SHALL CONFORM TO MEASUREMENTS SPECIFIED IN THE PLANT LIST. USE PLANTS LARGER THAN SPECIFIED IF APPROVED BY THE OWNER'S REPRESENTATIVE, AND CAUSES NO INCREASE TO THE CONTRACT PRICE.
 8. MAKE ALL NECESSARY MEASUREMENTS TO PROPERLY LOCATE PLANTS AS SHOWN ON THE DRAWING. LOCATIONS OF PLANTS SHALL BE VERIFIED BY PROPERTY OWNER PRIOR TO INSTALLATION. ANY PLANTS INSTALLED PRIOR TO THE APPROVAL OF THE PROPERTY OWNER SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER.
 9. PRIOR TO PLANTING, VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. EXERCISE CARE WHEN DIGGING IN THESE AREAS. ASSUME RESPONSIBILITY FOR ANY DAMAGE AND REPLACEMENT OR REPAIR AT THE CONTRACTOR'S EXPENSE.

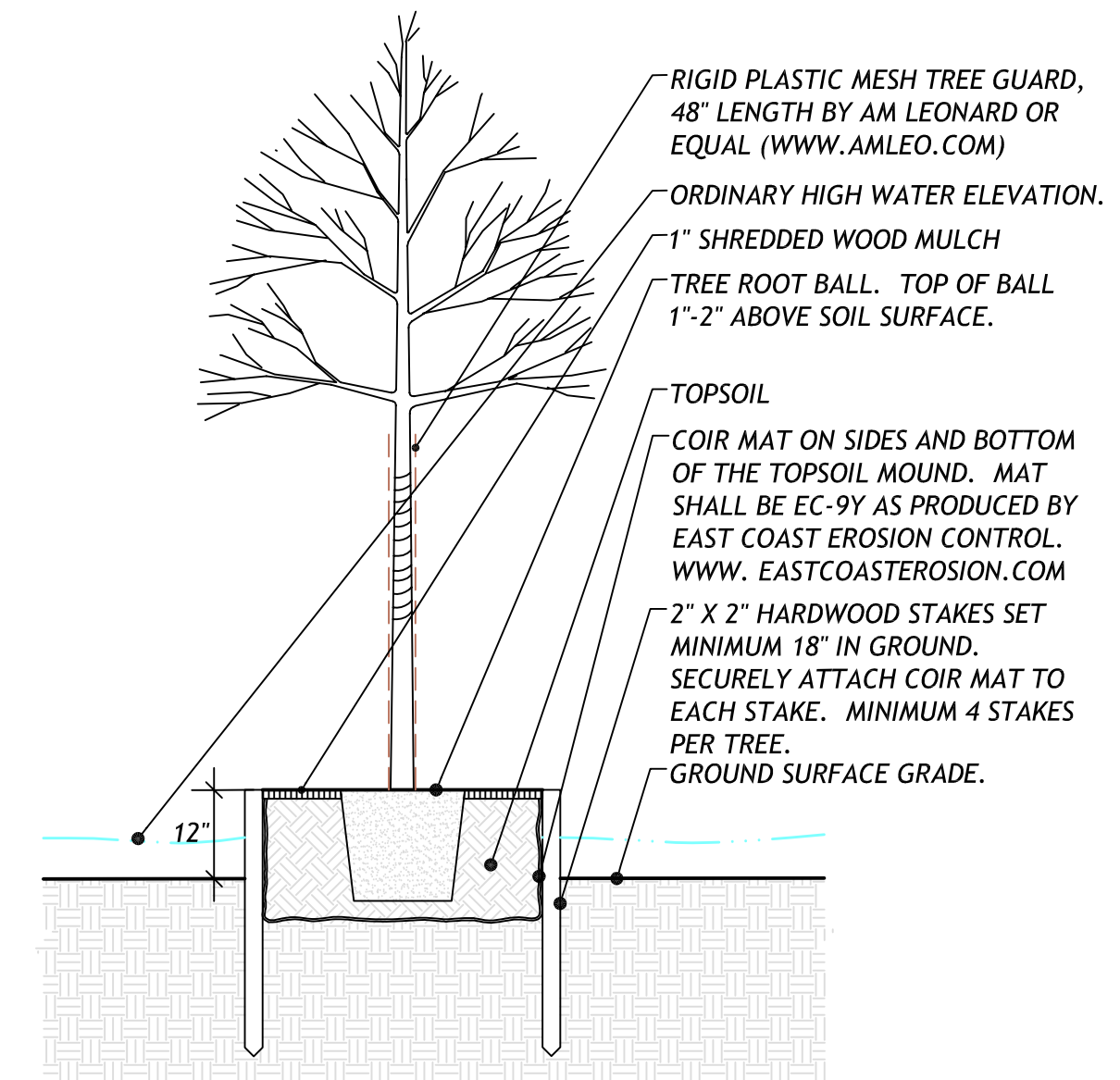
b. TREE AND SHRUB PLANTINGS

1. PLACE THE PLANT IN THE CENTER OF THE PIT, HUMMOCK OR SPACED IN BEDS AS INDICATED ON THE DRAWINGS. SET THE PLANT PLUMB AND ADJUST ITS HEIGHT TO ACHIEVE THE ELEVATION SHOWN ON THE DRAWINGS BY PLACING PREPARED SOIL BENEATH THE ROOTBALL. BURLAP, ROPE, WIRE BASKETS OR OTHER MATERIAL SHALL BE CUT AND REMOVED FROM THE TOPS OF THE ROOTBALL AND NOT LEFT IN THE PLANTING PIT. BACKFILL AROUND THE ROOTBALL WITH PREPARED PLANTING SOIL. UNIFORMLY COMPACT AND WATER THE PREPARED PLANTING SOIL TO FILL VOIDS AND TO FIRMLY SECURE ROOTBALL.
 2. FORM A "SAUCER" AT THE SURFACE OF THE PLANTING PIT, HUMMOCK OR BED WITH TOPSOIL. SHAPE THE SAUCER TO THE DIMENSIONS INDICATED ON THE DRAWINGS. BLEND THE PERIMETER OF THE SAUCERS AND BEDS TO FORM A SMOOTH AND UNIFORM TRANSITION TO FINISH GRADE.
 3. IMMEDIATELY AFTER PLANTING, FIRMLY INSTALL TREE STAKES AND SHELTER.
 4. COVER ALL TREE PITS AND PLANTING BEDS WITH THE SPECIFIED MULCH DEPTH, DIMENSIONS, AND AREAS INDICATED ON THE DRAWING.
 5. PRUNE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS TO REMOVE DEAD AND DISEASED PORTION OF THE PLANT.
 6. ALL WIRE FLAGS USED TO IDENTIFY PLANT LOCATIONS SHALL BE REMOVED AFTER PLANT INTRODUCTION AND CONFIRMATION BY THE PROPERTY OWNER.
- c. HERB PLANTING**
1. USE PURE LIVE SEED ONLY.
 2. SEED WHEN SOILS ARE NOT INUNDATED. DO NOT ALLOW INUNDATION TO OCCUR UNTIL THE HEIGHT OF SEEDED PLANTS EXCEED INUNDATION DEPTHS.
 3. SURFACE-SOW SEED AND THEN PUSH SEED INTO CONTACT WITH THE TOPSOIL.
 4. APPLY SEED AT RATES AS SPECIFIED ON THE PLANT LIST.
 5. SURFACE PREPARATION. LOOSEN SUBGRADE OF THE PLANTING BED AREAS TO A MINIMUM DEPTH OF 3".
 6. IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STERILE STRAW AT A RATE OF 1.5 TO 3 TONS/ACRE. SPREAD MULCH BY HAND OR DISK HARROW SET STRAIGHT.
 7. LIMIT OF SEEDING IS SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE PROJECT WETLAND SCIENTIST.

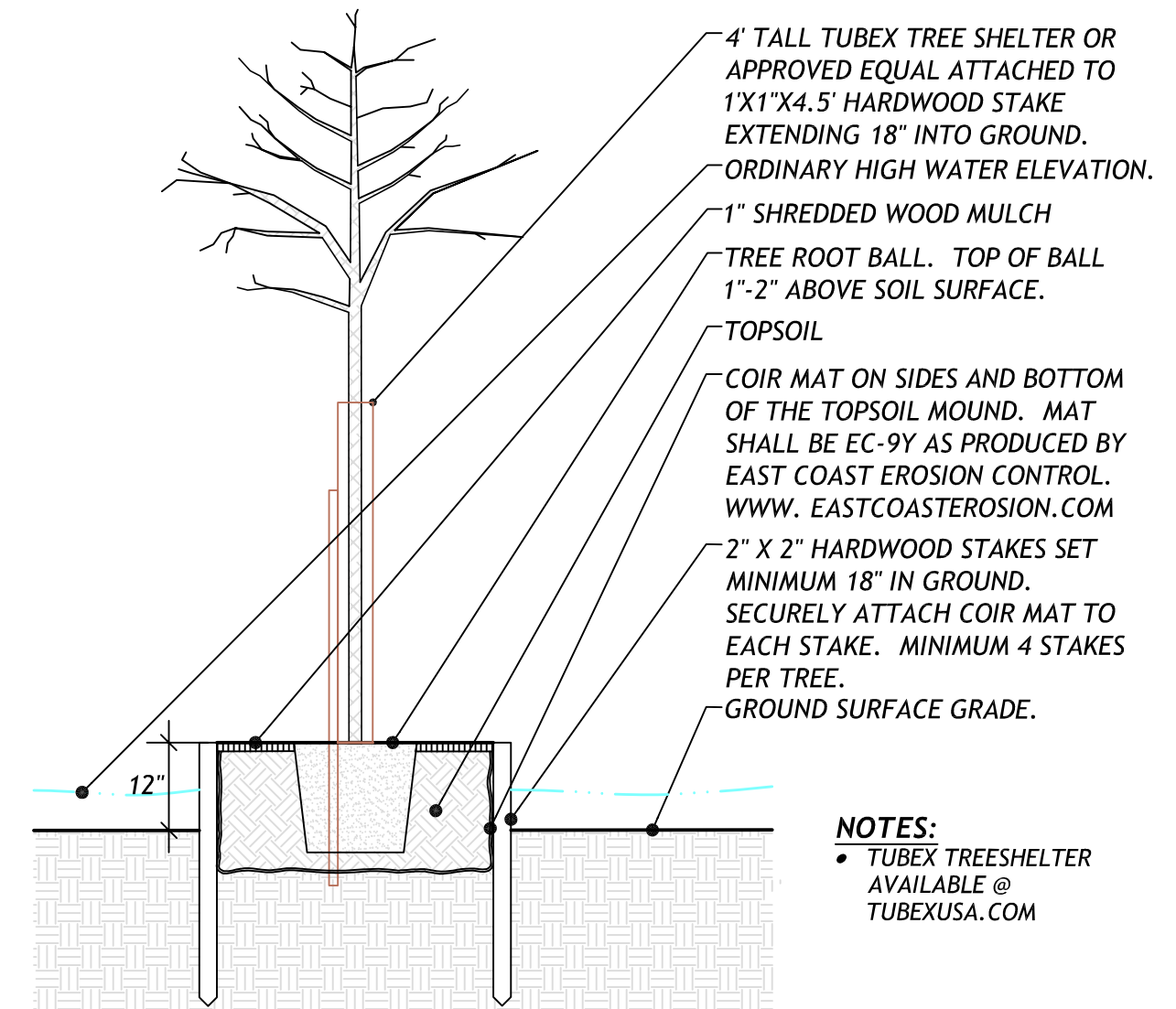
6. MAINTENANCE

- A. MAINTENANCE IS TO BEGIN IMMEDIATELY AFTER PLANTING HAS BEEN COMPLETED.
 - B. THE MAINTENANCE PERIOD SHALL BE EXTENDED AT NO ADDITIONAL COST TO THE PROPERTY OWNER UNTIL PREVIOUS PUNCH LIST ITEMS HAVE BEEN CORRECTED, AT WHICH TIME THE FINAL INSPECTION WILL BE MADE.
 - C. ALL PLANT MATERIAL SHALL BE PRUNED, WEDED, AND SOIL AMENDMENTS ADDED AS REQUIRED TO KEEP PLANT MATERIAL IN A HEALTHY GROWING CONDITION.
 - D. PROTECT ALL PLANTED AREAS AGAINST DAMAGE, INCLUDING EROSION, WILDLIFE, AND TRESPASSING BY PROVIDING AND MAINTAINING PROPER SAFEGUARDS.
 - E. ALL PLANT STOCK SHALL BE WATERED UPON COMPLETION OF PLANTING. ARRANGEMENTS SHALL BE MADE TO PROVIDE ADEQUATE IRRIGATION TO INTRODUCED PLANTING STOCK AND SEEDED AREAS UNTIL PLANTS ARE FIRMLY ESTABLISHED. IRRIGATION SHALL NOT BE USED TO PROVIDE WETLAND HYDROLOGY. IRRIGATION SHALL BE DISCONTINUED AND MEASURES SHALL BE REMOVED NO LATER THAN THE END OF THE SECOND GROWING SEASON UNLESS SPECIFIED OTHERWISE.
 - F. RESET SETTLED PLANTS TO PROPER GRADE AND POSITION. ADJUST OR REPLACE STAKES, GUYING MATERIALS, TO SECURELY ANCHOR AND PROTECT.
 - G. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY GROWING CONDITION AS RELATED TO CONDITIONS WITHIN THE CONTROL OF THE CONTRACTOR
 - H. CONTROL INVASIVE VINES AND SHRUBS FOR A MINIMUM OF FIVE YEARS FOLLOWING THE CONSTRUCTION PHASE OF THE PROJECT.
 - I. INVASIVE VINE & SHRUB SPECIES ARE THOSE VINE & SHRUB SPECIES IDENTIFIED IN TABLE 4 OF THE "NEW ENGLAND DISTRICT MITIGATION PLAN CHECKLIST" DATED JANUARY 12, 2007 AND PUBLISHED BY THE US ARMY CORP OF ENGINEERS.
 - a. CONDUCT THE CONTROL ACTIVITIES UNDER THE DIRECTION OF A QUALIFIED WETLAND SCIENTIST AT LEAST TWICE EACH GROWING SEASON - IN LATE SPRING/EARLY SUMMER AND AGAIN IN LATE SUMMER/EARLY FALL. MONITORING AND MAINTENANCE WILL INCLUDE:
 6. DETERMINE THE PRESENCE AND ABUNDANCE OF INVASIVE VINES & SHRUBS.
 7. FIELD MARK (VIA FLAGGING OR OTHER MEANS) DESIRABLE VEGETATION TO REMAIN AND INVASIVE (UNDESIRABLE) PLANTS TO BE CONTROLLED.
 8. CONTROL INVASIVE VINES & SHRUBS VIA PHYSICAL OR CHEMICAL METHODS. THE METHOD TYPE WILL BE DETERMINED BY THE WETLAND SCIENTIST BASED ON THE TYPE AND ABUNDANCE OF INVASIVE VINES & SHRUBS AND THE TYPE AND ABUNDANCE OF ADJACENT DESIRABLE PLANTS. THE PLANT CONSERVATION ALLIANCE'S ALIEN PLANT WORKING GROUP DATABASE ([HTTP://WWW.NPS.GOV/PLANTS/ALIEN/FACTMAIN.HTM](http://www.nps.gov/plants/alien/factmain.htm)) WILL BE CONSULTED TO ASSIST WITH SPECIFYING AN APPROPRIATE METHODOLOGY. COMPLETE PHYSICAL PLANT CONTROL ACTIVITIES BY HAND OR VIA HAND TOOLS (E.G., WEED WRENCH, BRUSH CUTTER). CHEMICAL METHODS WILL PRIMARILY INCLUDE THE USE OF GLYPHOSPHATE-BASED HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE LAWS.
- 7. MONITORING AND REPORTING:**
- MONITOR THE CONDITIONS OF THE HABITAT ENHANCEMENT IMPROVEMENTS FOR THREE YEARS. THE FIRST YEAR OF MONITORING SHALL BEGIN FOLLOWING THE FIRST FULL GROWING SEASON FOLLOWING CONSTRUCTION COMPLETION AND PLANTING. THE PROJECT WETLAND SCIENTIST SHALL PREPARE AND SUBMIT AN ANNUAL MONITORING REPORT TO THE TOWN OF EAST LYME BY SEPTEMBER 1ST OF EACH MONITORING YEAR. IN THE REPORT, IDENTIFY ANY DEFICIENCIES WITHIN THE HABITAT ENHANCEMENT AREA AND PROVIDE CORRECTIVE ACTIONS TO PREMEDITATE SAID DEFICIENCIES.

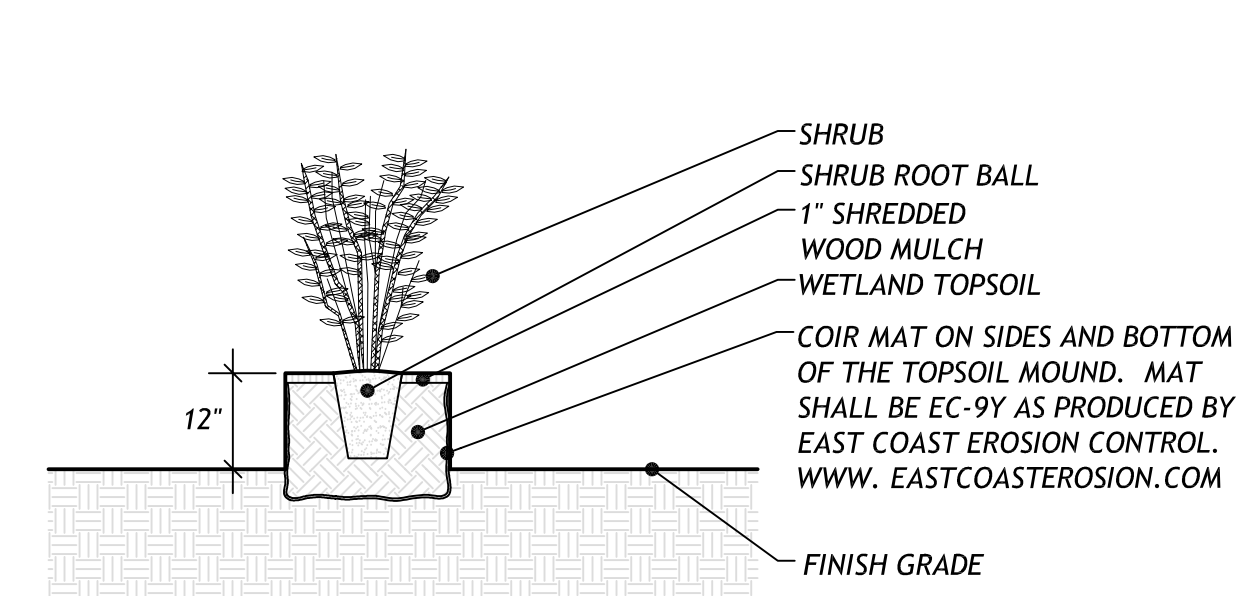
WETLAND TREE PLANTING DETAIL (2"-3" CAL.) SCALE: |0' |1' |2'



WETLAND TREE PLANTING DETAIL (4'-6' HT.) NOT TO SCALE



WETLAND SHRUB PLANTING DETAIL SCALE: |0' |1' |2'

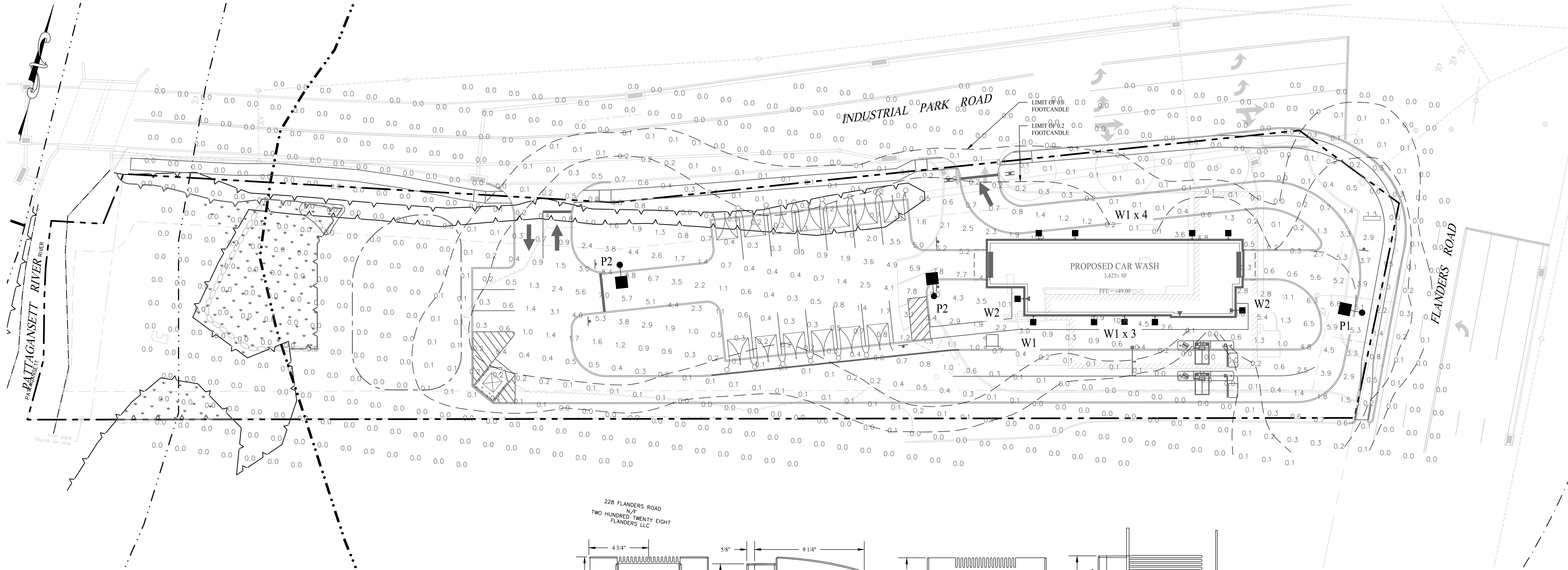


WETLAND MITIGATION NOTES & DETAILS

PROJECT:
PROPOSED SOAPY NOBLE EXPRESS CAR WASH
 LOCATION:
**230 FLANDERS ROAD
 NIANTIC, CONNECTICUT**

DATE: 12/1/22 SCALE: AS NOTED
 REF NO. 5351

DRAWING NO.
2 of 2



FIXTURE SCHEDULE

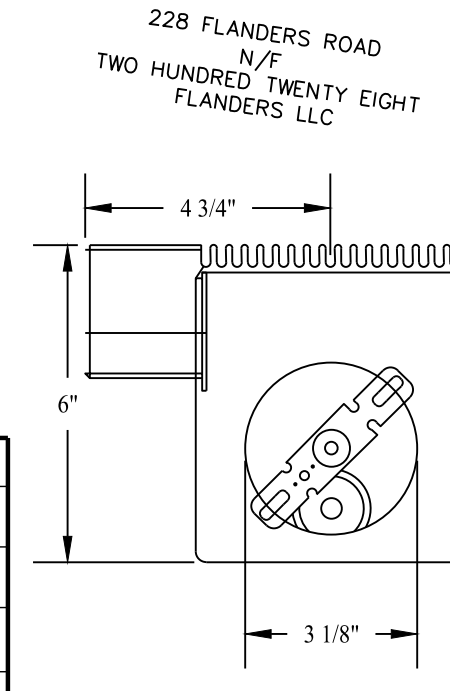
QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
1	P1	●	POLE MOUNTED FIXTURE	CREE LIGHTING OSQ LED SERIES, MODEL OSQ-BLSMF-A-NM-2ME-K-30K, POWDER COATED ALUMINUM, BRONZE	130W 30K LED, TYPE II DISTRIBUTION 17'-6" MOUNTING HEIGHT	13,032
2	P2	●	POLE MOUNTED FIXTURE	CREE LIGHTING OSQ LED SERIES, MODEL OSQ-A-NM-3ME-K-30K, POWDER COATED ALUMINUM, BRONZE	130W 30K LED, TYPE III DISTRIBUTION 17'-6" MOUNTING HEIGHT	16,022
8	W1	■	WALL MOUNTED FIXTURE	WAC LIGHTING MODEL WS-W17714-14" AL BRUSHED	23W 4K LED, TYPE III DISTRIBUTION, 6'-9" MOUNTING HEIGHT	600
2	W2	■	WALL MOUNTED FIXTURE	RAB WPLED26N, POWDER COATED ALUMINUM, BRONZE	26W 4K LED, 9'-0" MOUNTING HEIGHT	3,527

LIGHTING NOTES

1. 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.
2. CONTRACTOR TO PERFORM ALL SITE WORK PROPOSED HEREON IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL PERMITS AND CONDITIONS OF APPROVALS ISSUED FOR THIS PROJECT.
3. EXISTING BOUNDARY, TOPOGRAPHY AND SITE CONDITIONS INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY SURVEY OF 230 FLANDERS ROAD, NIAHTIC, CONNECTICUT", SCALE 1"=30'; DATED: 07/06/2022; BY "ACCURATE LAND SURVEYING, LLC"
4. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
5. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

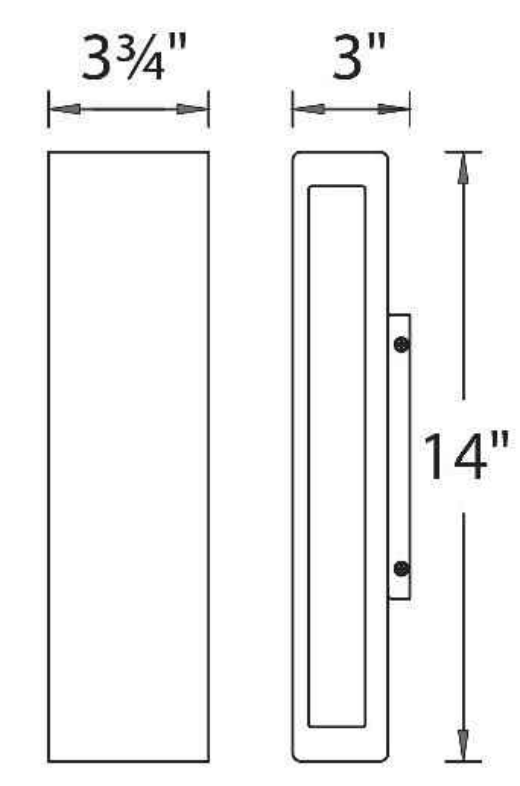
LEGEND

- 0.1 0.1 0.1
 - 0.1 0.1 0.0
 - 0.1 0.0 0.0
 -
 -
 -
- PROPOSED FOOTCANDLES
- PROPOSED WALL MOUNTED FIXTURE
- PROPOSED POLE MOUNTED FIXTURES
- LINE OF 0.2 & 0.0 FOOTCANDLES



PROPOSED WALL MOUNTED LIGHT FIXTURE - W2

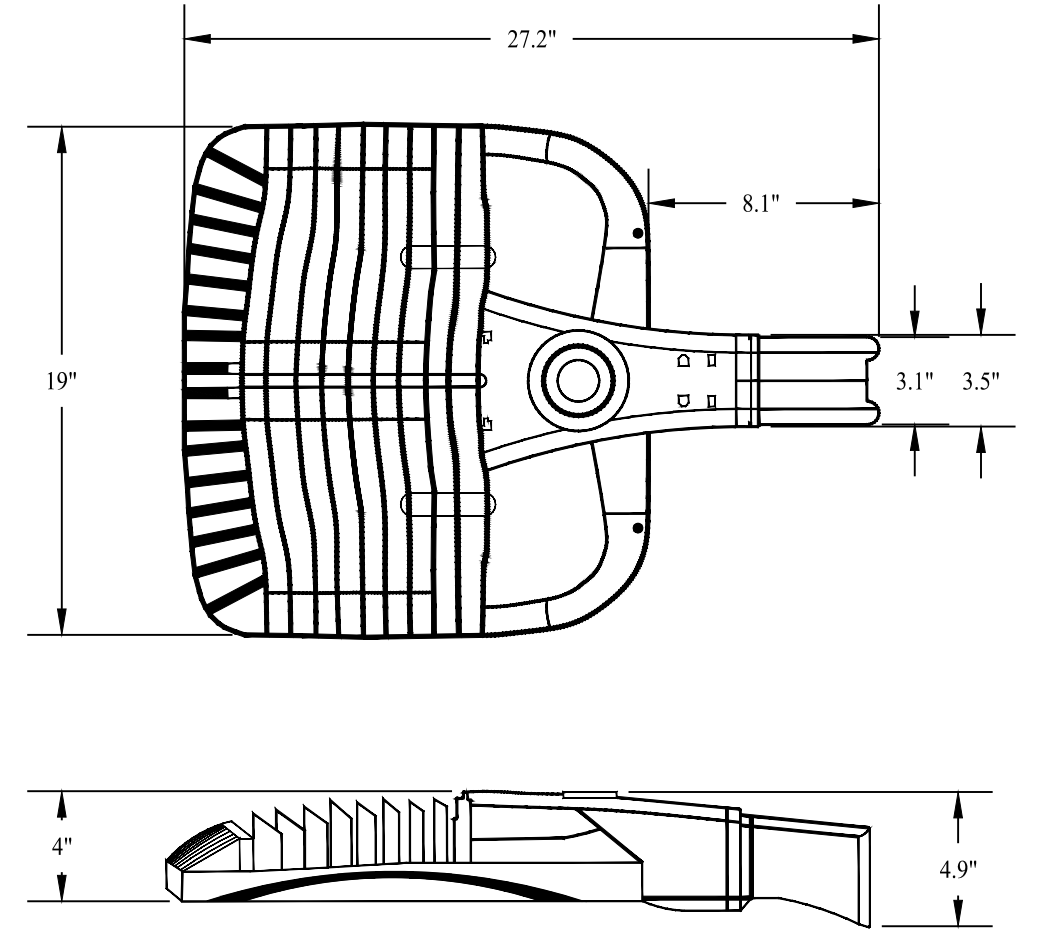
WALL MOUNTED FIXTURE, RAB WPLED26N, POWDER COATED ALUMINUM, BRONZE
SCALE: NTS



WS-W17714

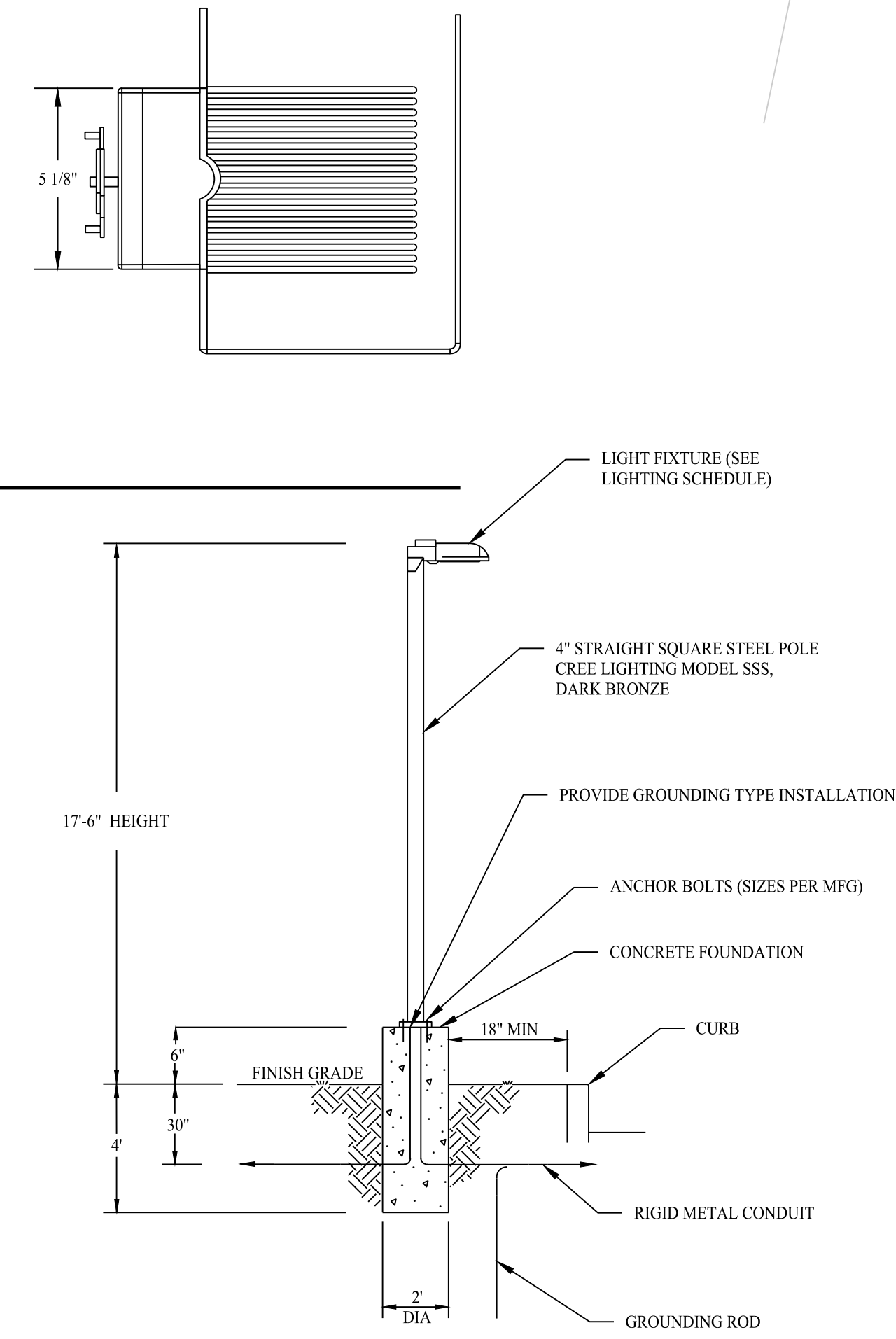
PROPOSED WALL MOUNTED FIXTURE - W1

WAC LIGHTING MODEL WS-W17714-14"
SCALE: NTS



POLE MOUNTED LIGHT FIXTURE - P1 & P2

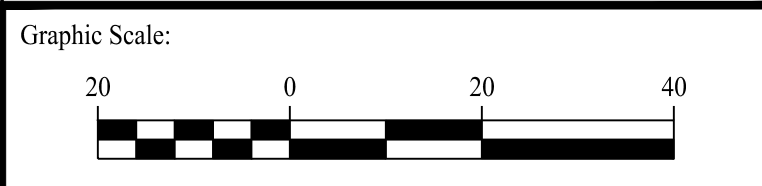
CREE LIGHTING, OSQ-A LED SERIES, BRONZE
SCALE: NTS



PROPOSED LIGHT POLE - P1 & P2

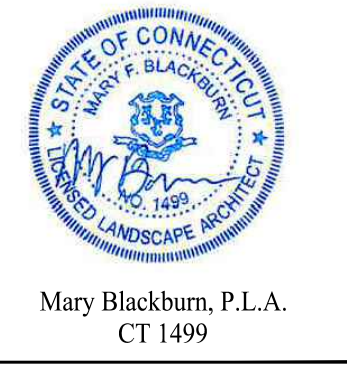
SCALE: NTS

Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions



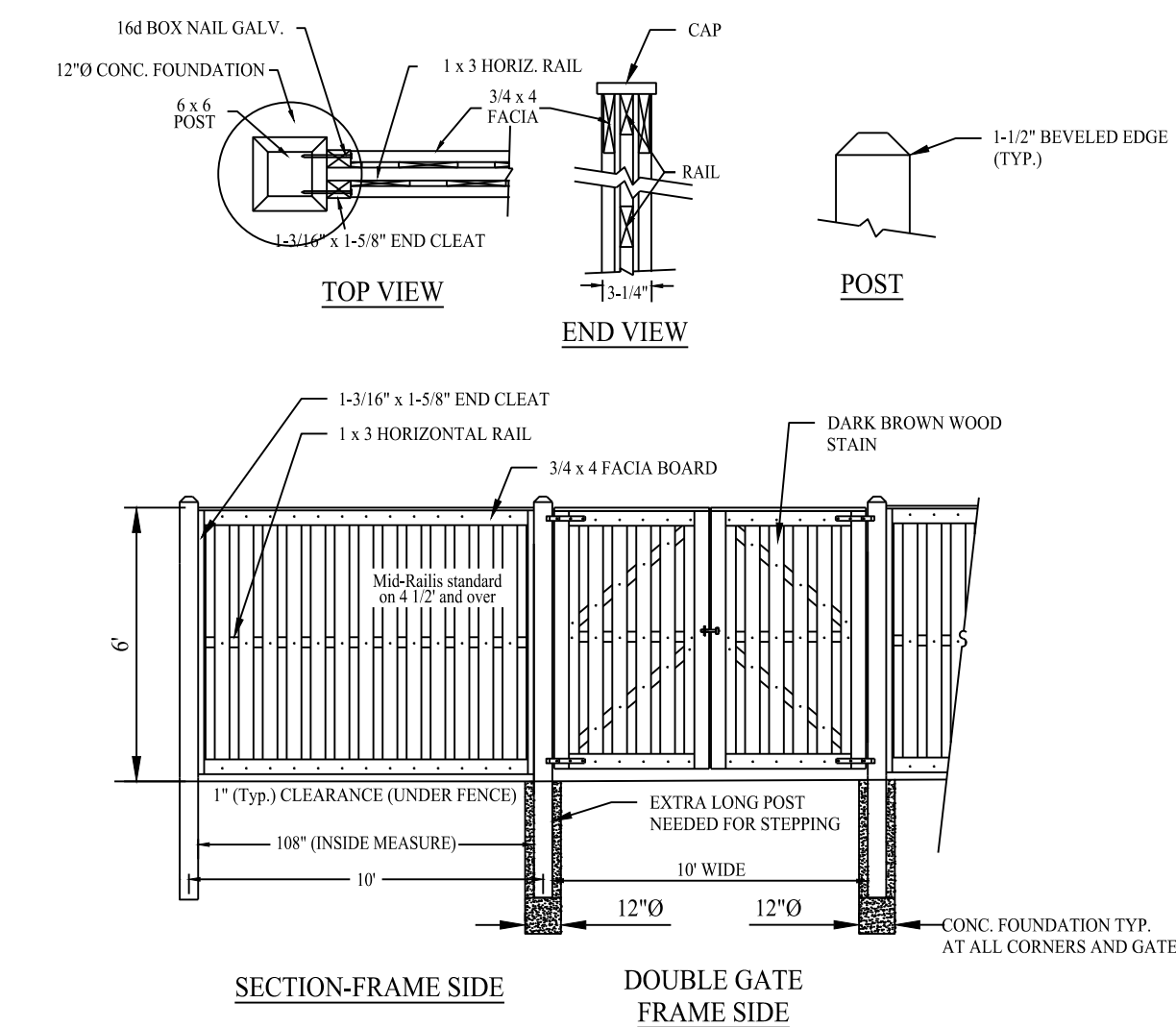
SOLLI ENGINEERING
501 Main Street, Monro, CT 06468 T: (203) 880-5455 F: (203) 880-9695
11 Vanderbilt Ave, Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By: CMH
Checked By: MFB
Approved By: KMS
Project #: 22105001
Plan Date: 11/29/22
Scale: 1" = 20'



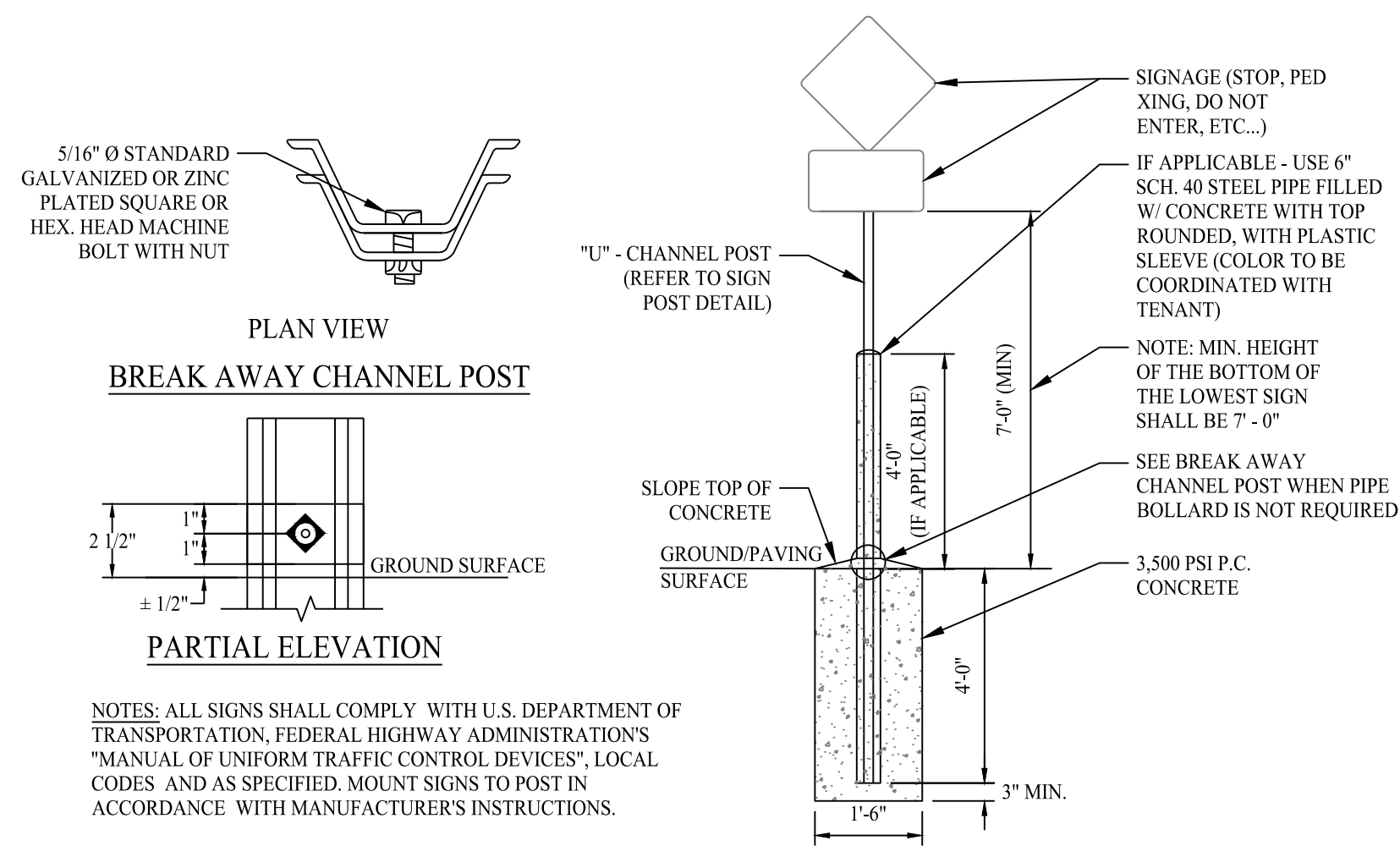
PROPOSED SOAPY NOBLE EXPRESS CAR WASH
230 FLANDERS ROAD
EAST LYME, CONNECTICUT

Sheet Title: LIGHTING PLAN
Sheet #: 2.71



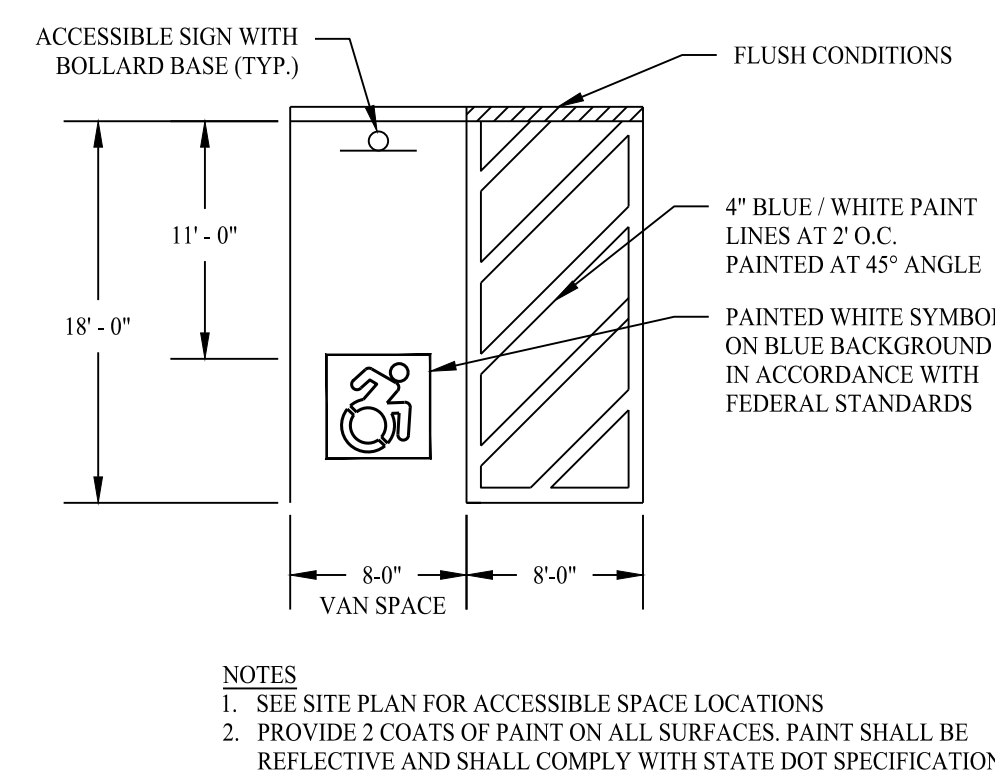
DUMPSTER PAD ENCLOSURE - BOARD ON BOARD FENCE

SCALE: NTS



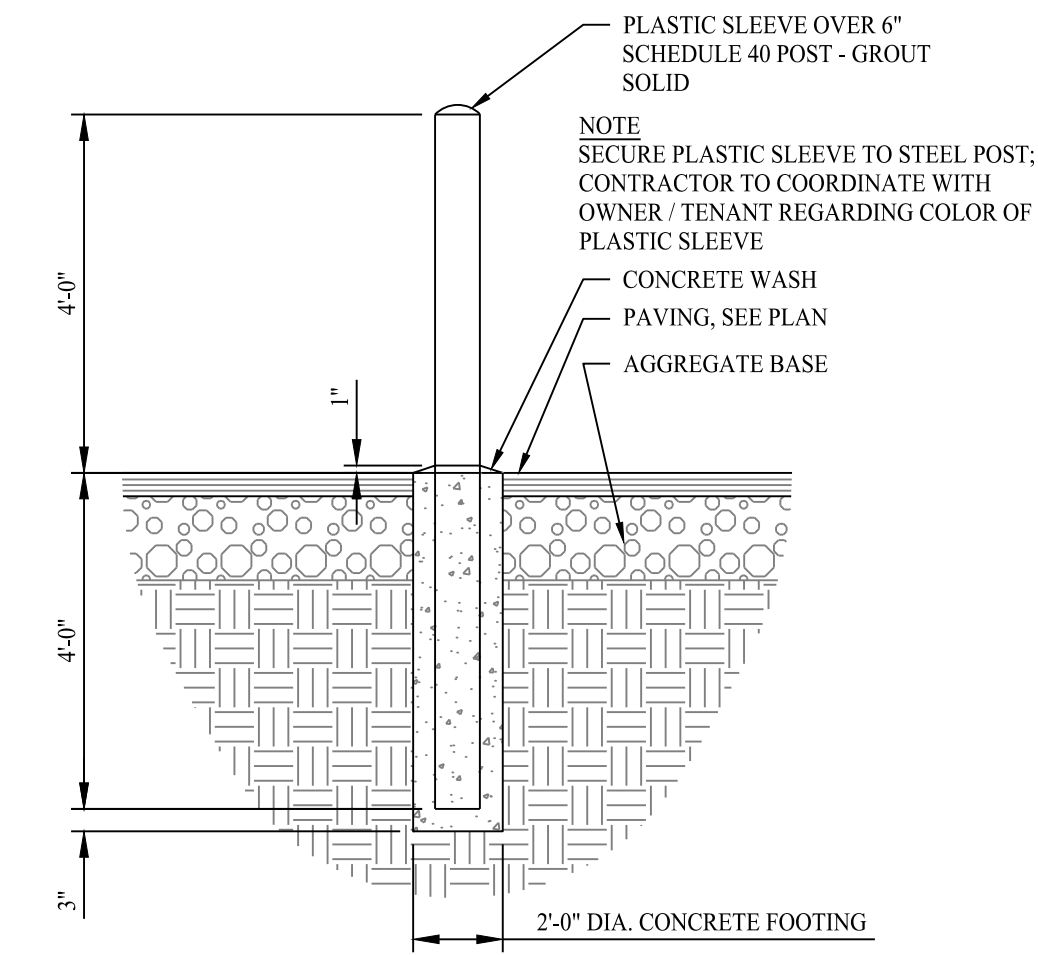
SITE SIGN BASE DETAILS

SCALE: NTS



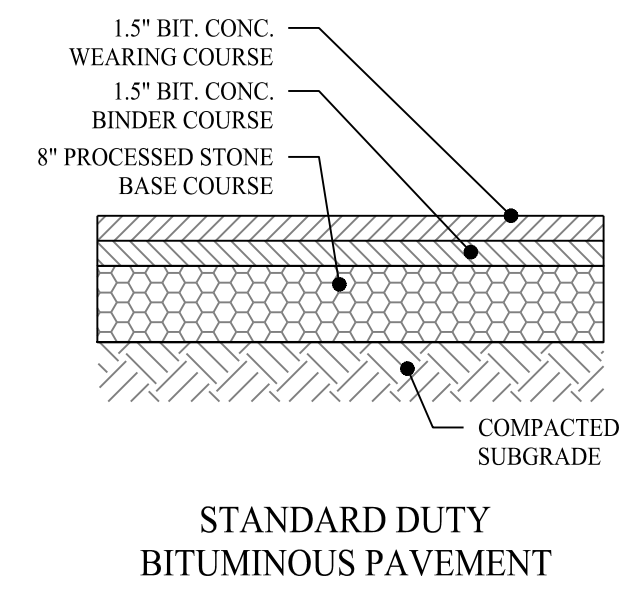
ACCESSIBLE PARKING SPACE DETAIL

SCALE: NTS



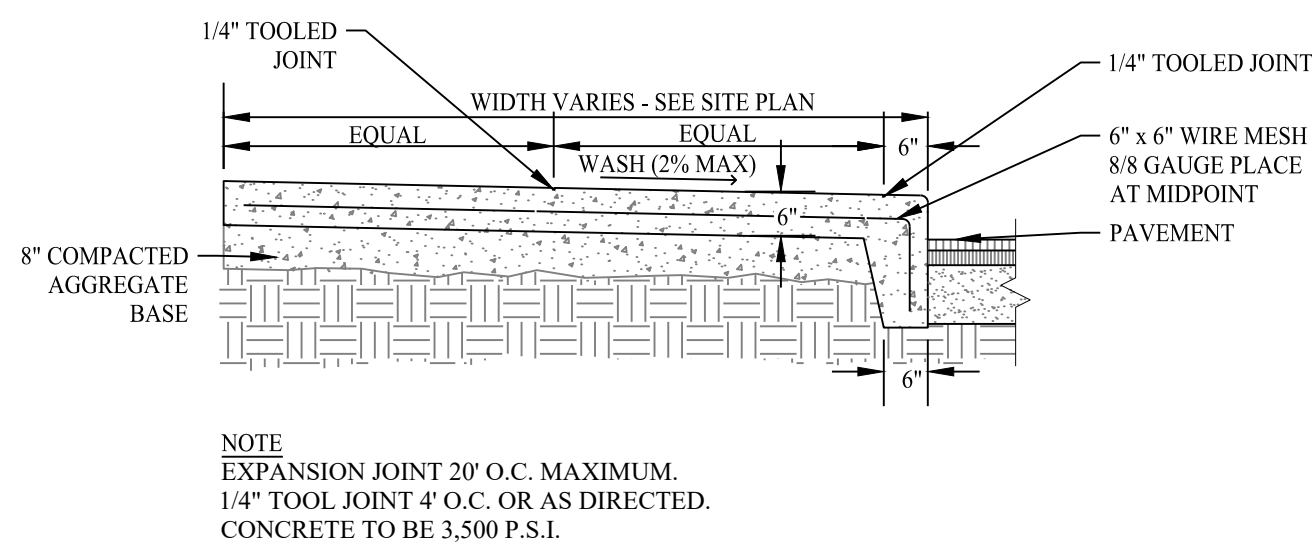
CONCRETE BOLLARD DETAIL

SCALE: NTS



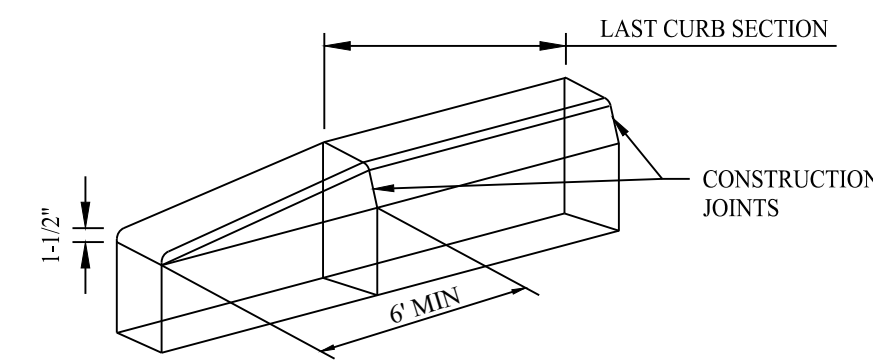
STANDARD DUTY BITUMINOUS PAVEMENT

SCALE: NTS



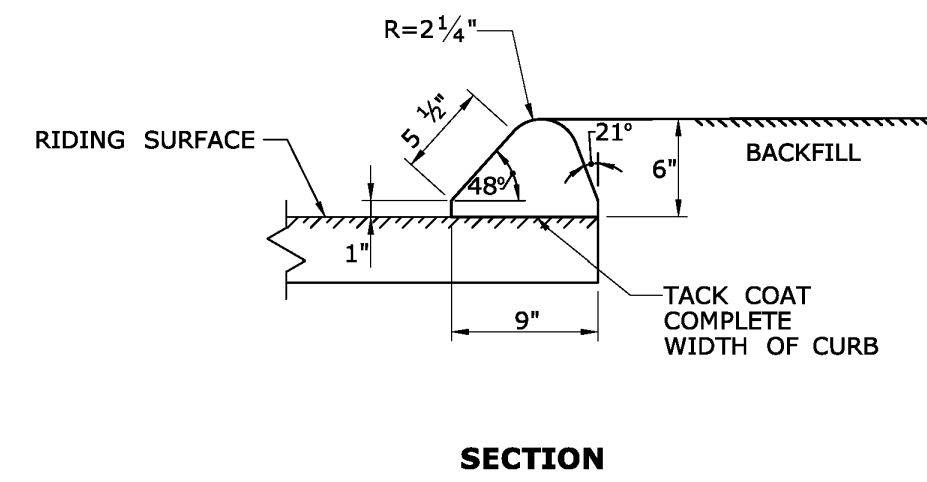
INTEGRAL CURB

SCALE: NTS



CURB TRANSITION DETAIL

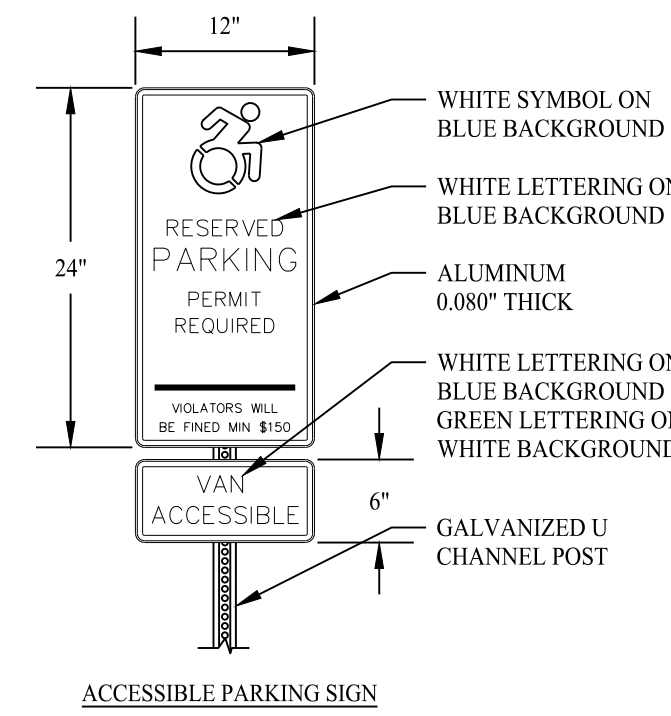
SCALE: NTS



BITUMINOUS CONCRETE CURB DETAIL

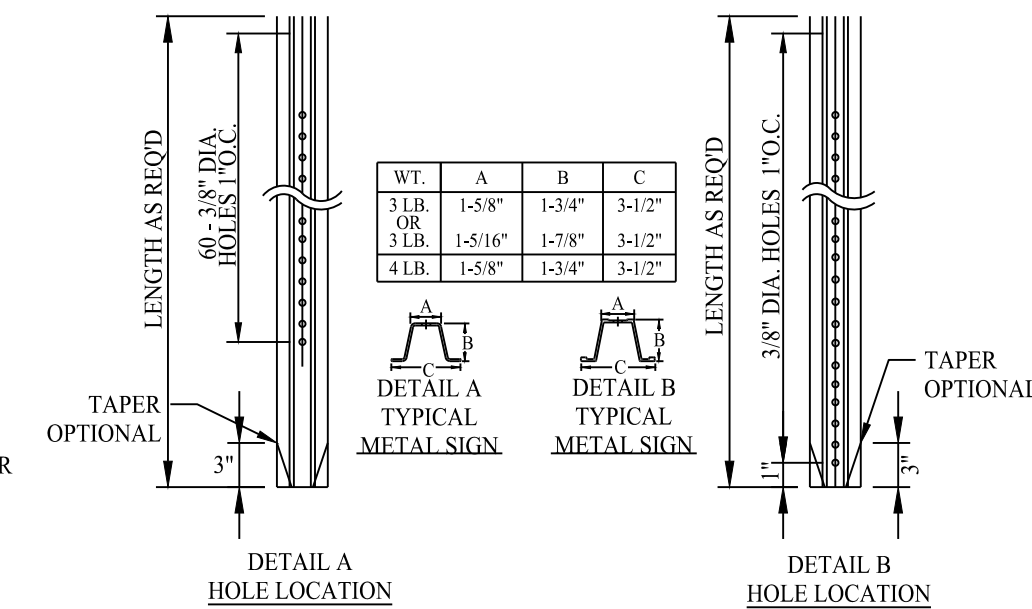
SCALE: NTS

DETAIL TAKEN FROM CTDOT HIGHWAY STANDARD DETAILS



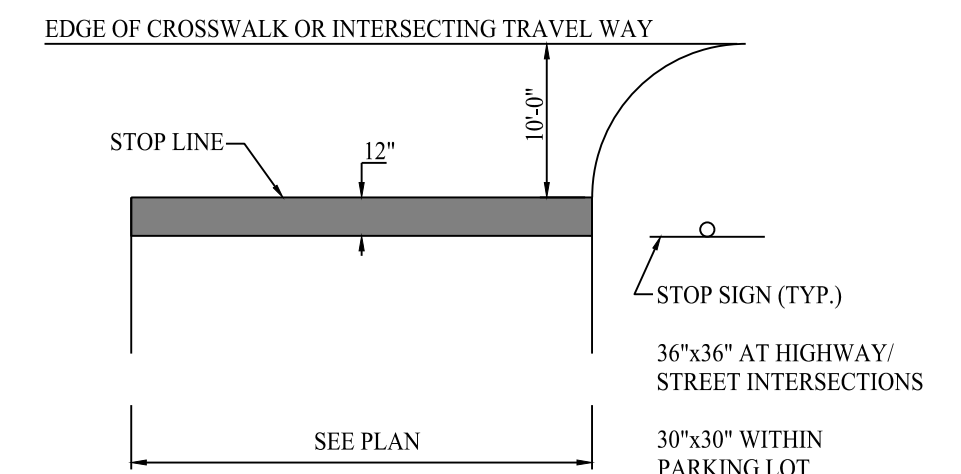
ACCESSIBLE SIGN DETAILS

SCALE: NTS



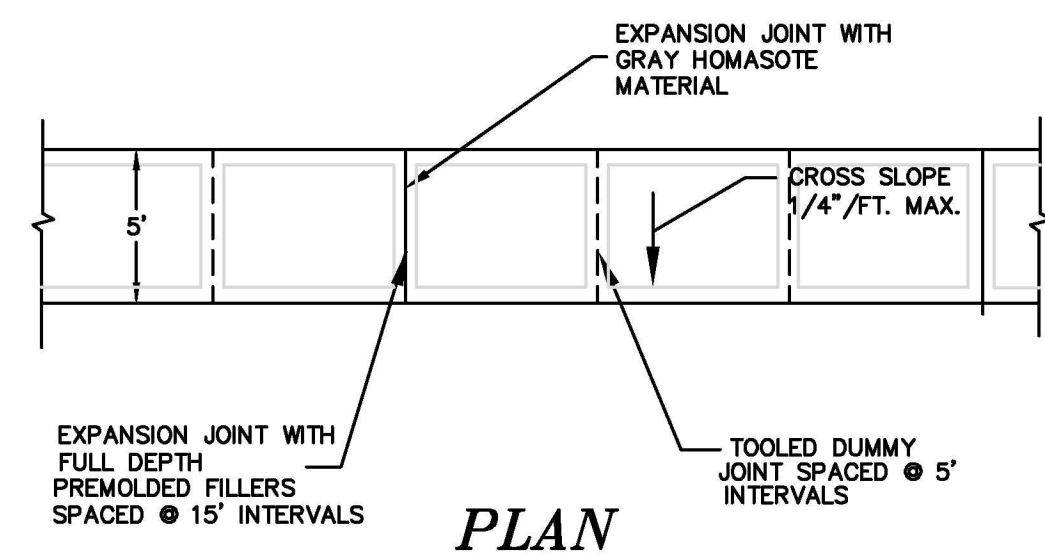
TYPICAL METAL SIGN POSTS

SCALE: NTS



STOP SIGNAGE AND MARKING

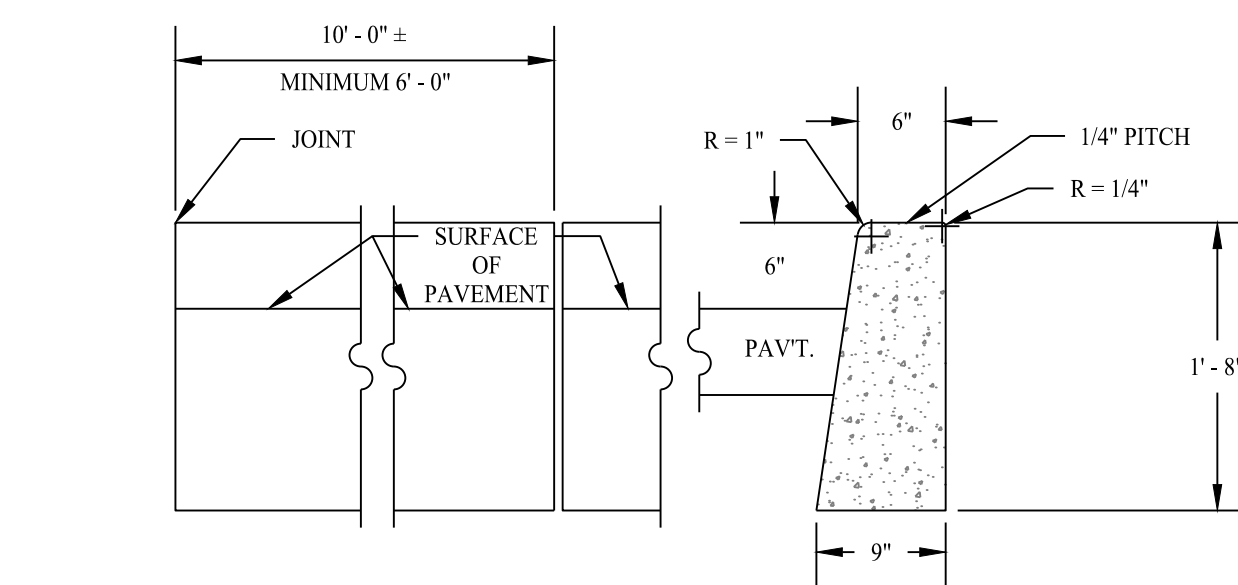
SCALE: NTS



CONCRETE SIDEWALK DETAIL

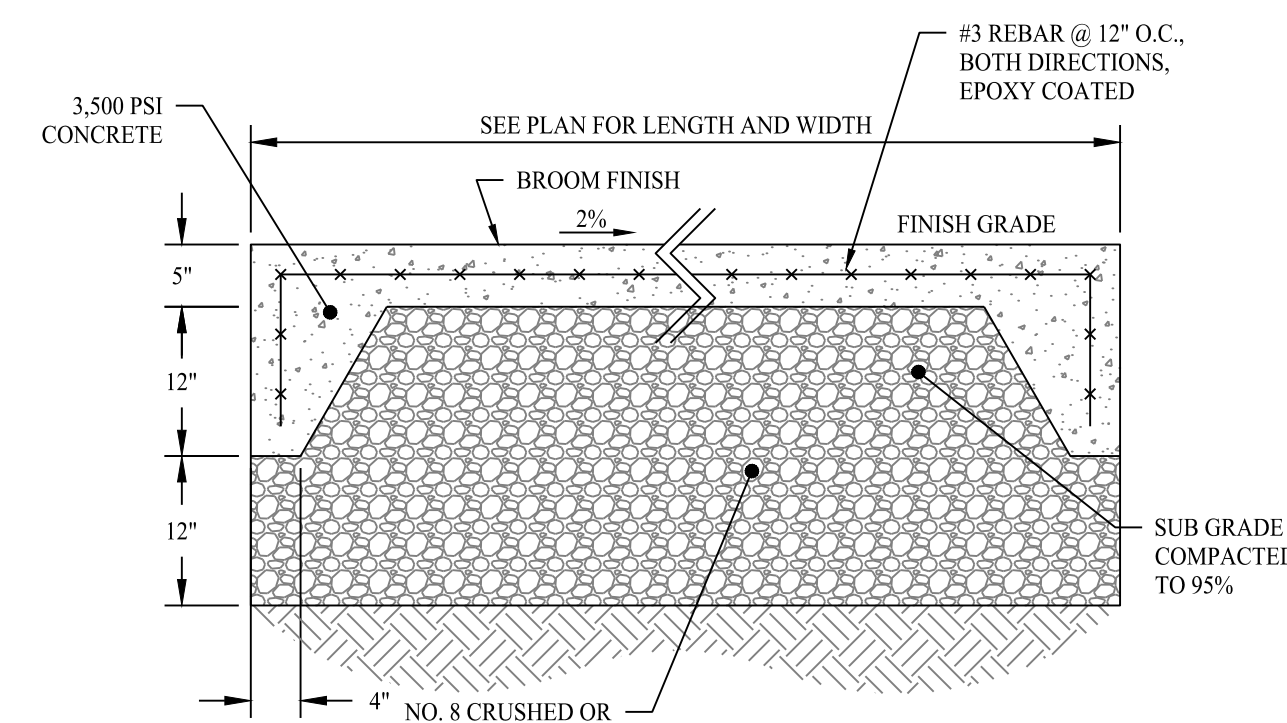
SCALE: NTS

DETAIL PROVIDED BY TOWN OF EAST LYME



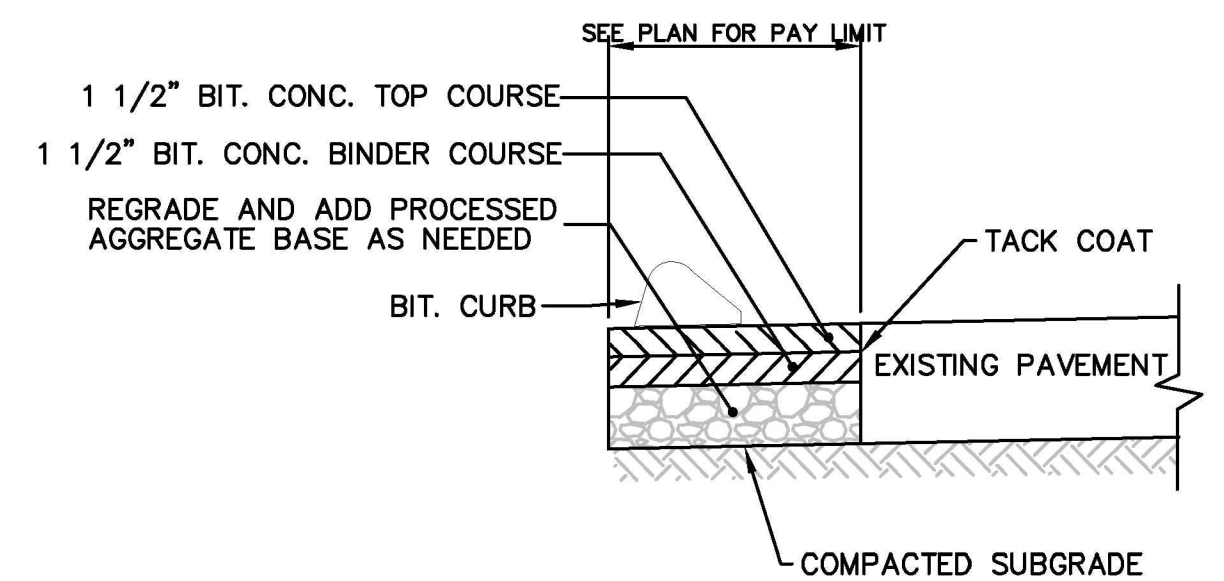
CONCRETE CURBING DETAIL

SCALE: NTS



CONCRETE PAD DETAIL

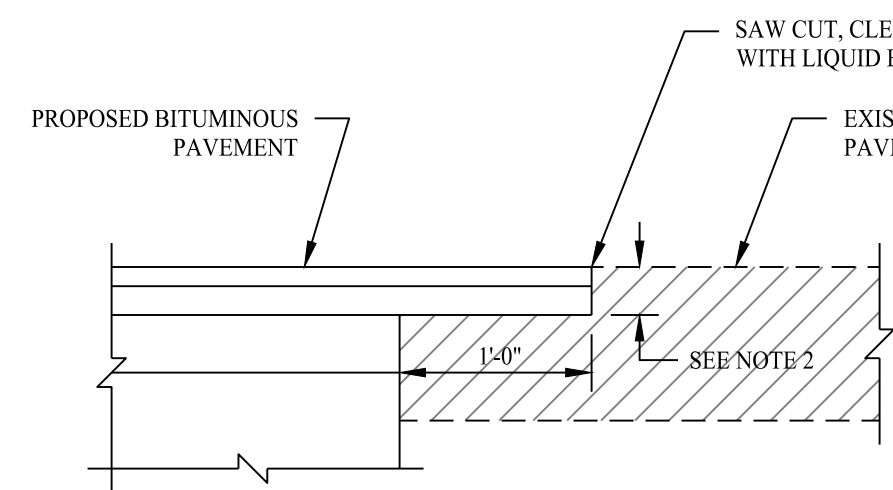
SCALE: NTS



PAVEMENT REPAIR OVER TRENCH DETAIL

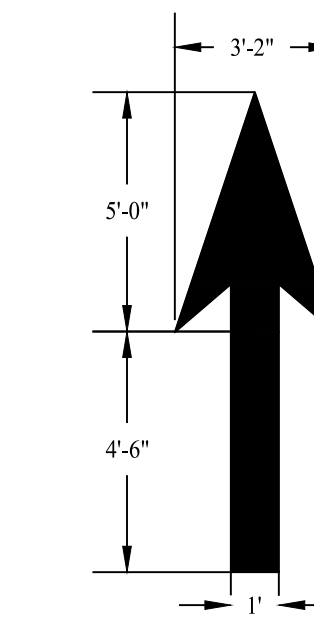
SCALE: NTS

DETAIL PROVIDED BY TOWN OF EAST LYME



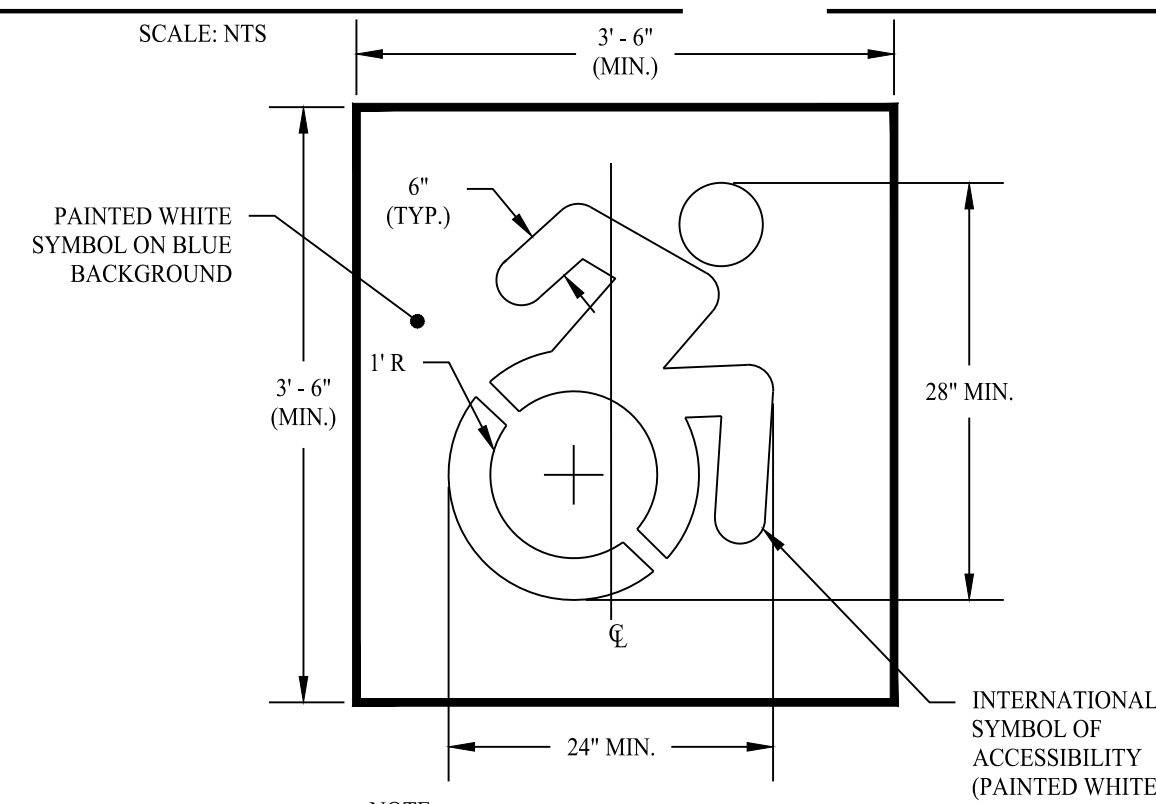
PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS



PAVEMENT MARKING DETAIL

SCALE: NTS



ACCESSIBLE PARKING SYMBOL

SCALE: NTS

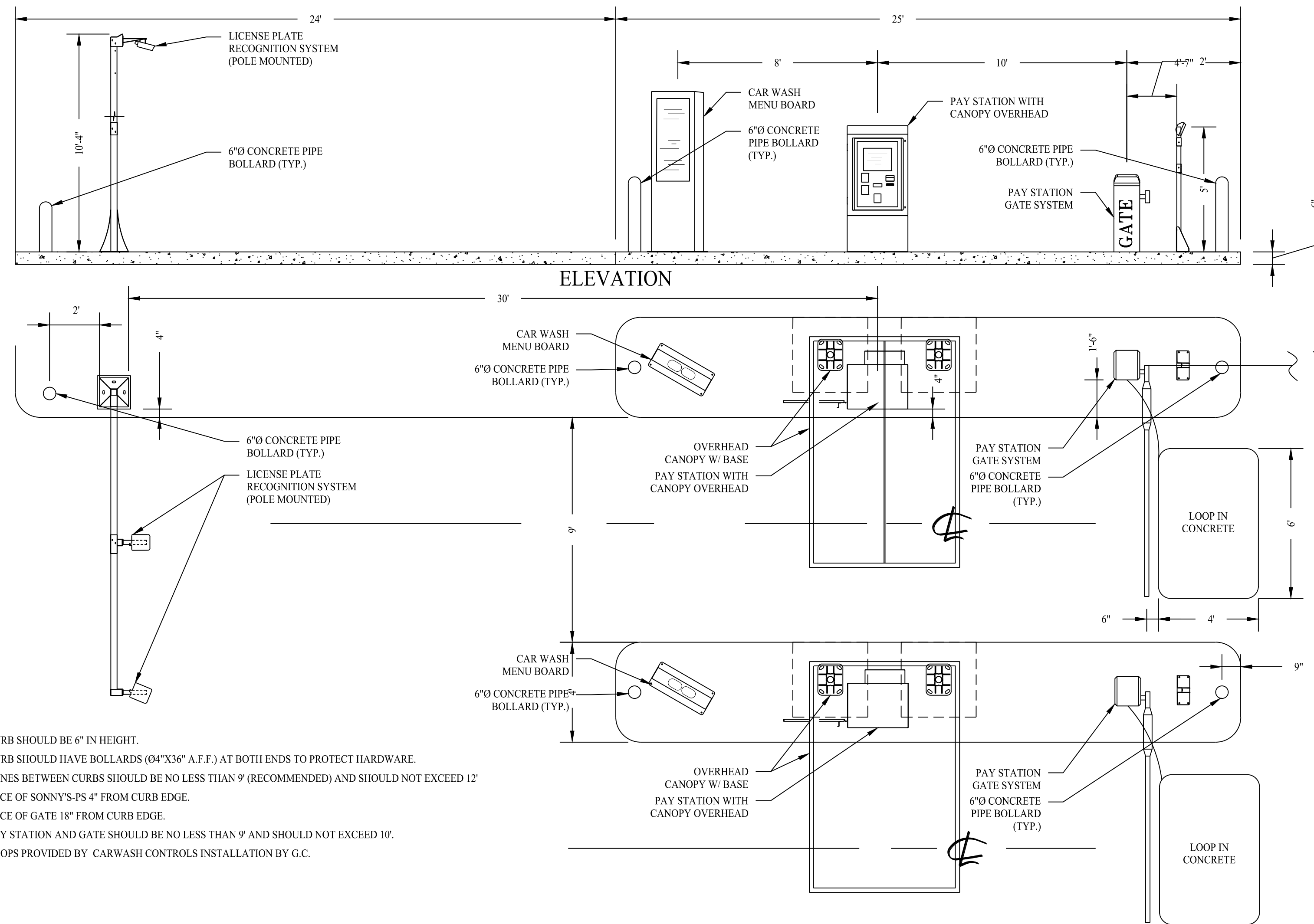
Rev. #:	Date	Description
1	12/02/22	Wetland Mitigation Revisions

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 11 Vanderbilt Ave., Norwood, MA 02062 T: (781) 352-8491 F: (203) 880-9695

Drawn By:	JEP
Checked By:	CJB
Approved By:	KMS
Project #:	22105001
Plan Date:	11/29/22
Scale:	NTS

Project: **PROPOSED SOAPY NOBLE EXPRESS CAR WASH**
 230 FLANDERS ROAD
 EAST LYME, CONNECTICUT

Sheet Title:	Sheet #:
CONSTRUCTION DETAILS	3.01

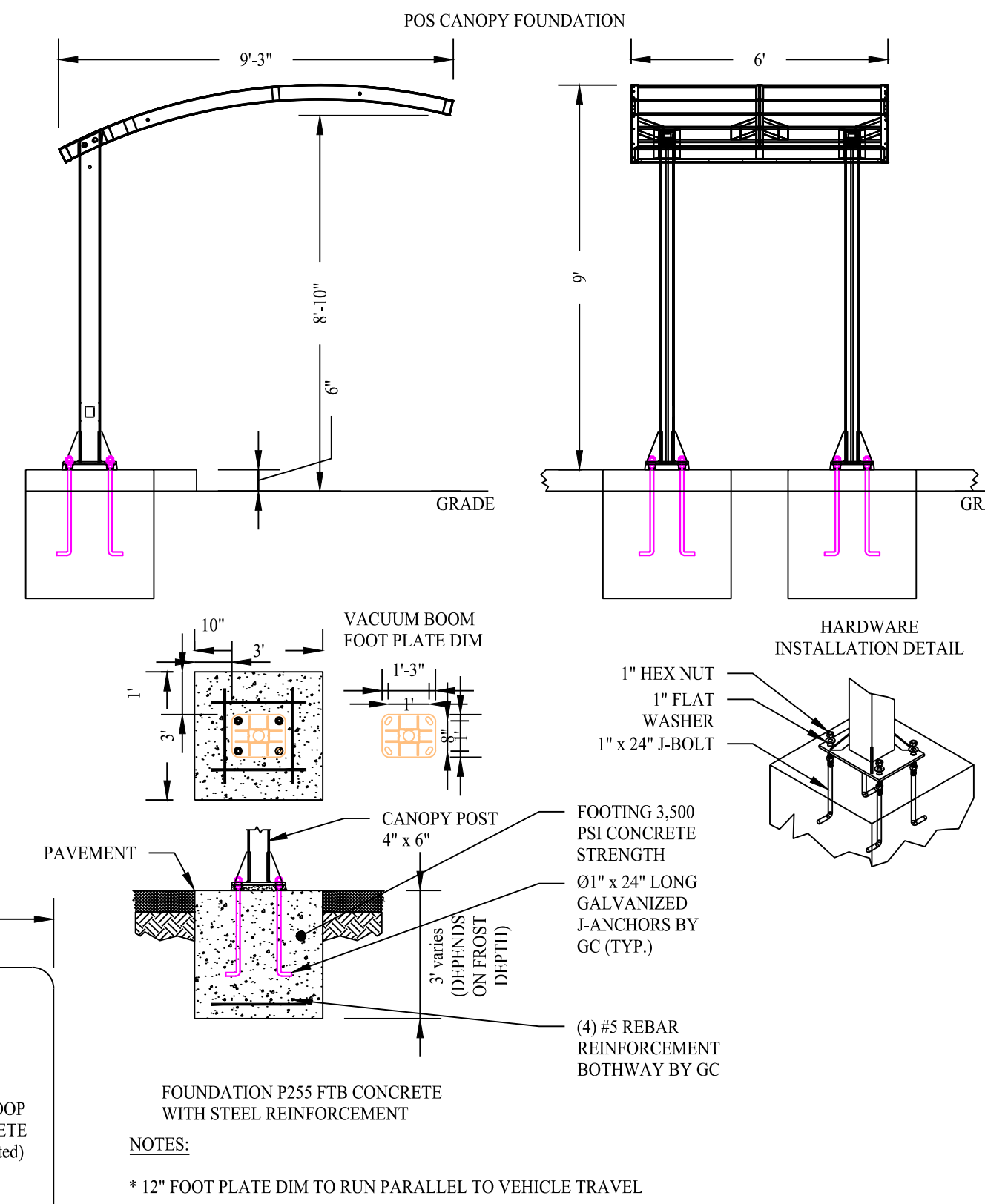


- NOTES**
1. CURB SHOULD BE 6" IN HEIGHT.
 2. CURB SHOULD HAVE BOLLARDS (Ø4"x36" A.F.F.) AT BOTH ENDS TO PROTECT HARDWARE.
 3. LANES BETWEEN CURBS SHOULD BE NO LESS THAN 9' (RECOMMENDED) AND SHOULD NOT EXCEED 12'
 4. FACE OF SONNY'S-PS 4" FROM CURB EDGE.
 5. FACE OF GATE 18" FROM CURB EDGE.
 6. PAY STATION AND GATE SHOULD BE NO LESS THAN 9' AND SHOULD NOT EXCEED 10'.
 7. LOOPS PROVIDED BY CARWASH CONTROLS INSTALLATION BY G.C.

TYPICAL PAY STATION LAYOUT DETAIL

SCALE: NTS

DETAIL PROVIDED BY SOAPY NOBLE CAR WASH

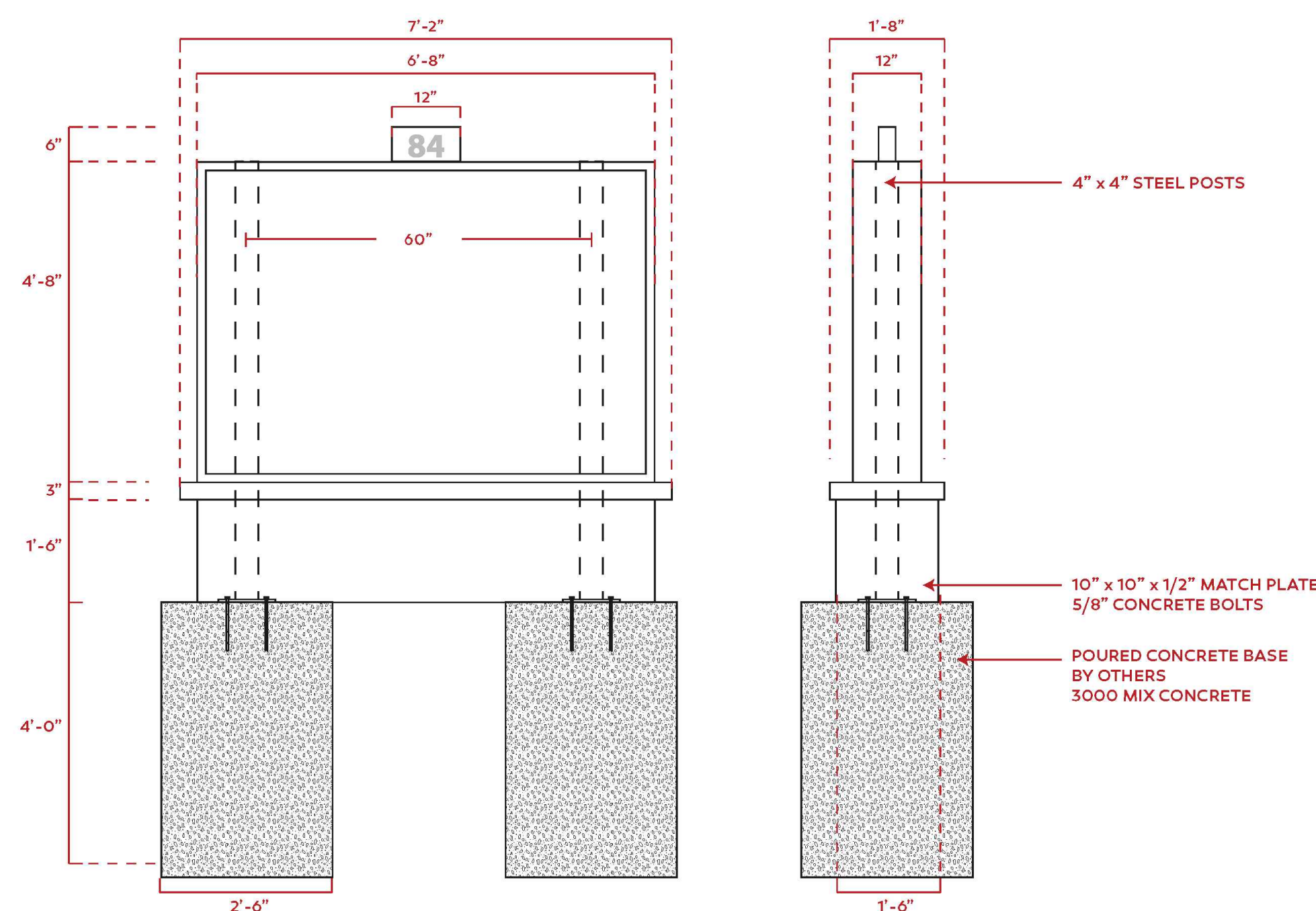


- NOTES**
- * 12" FOOT PLATE DIM TO RUN PARALLEL TO VEHICLE TRAVEL

LICENSE PLATE RECOGNITION POLE DETAIL

SCALE: NTS

DETAIL PROVIDED BY SOAPY NOBLE CAR WASH



TYPICAL SOAPY NOBLE MONUMENT SIGN DETAIL

SCALE: NTS

DETAIL PROVIDED BY SOAPY NOBLE CAR WASH




12/02/22 Wetland Mitigation Revisions	
Rev. #:	Date Description
SOLLI ENGINEERING	
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Drawn By:	JEP
Checked By:	CJB
Approved By:	KMS
Project #:	22105001
Plan Date:	11/29/22
Scale:	NTS
PROPOSED SOAPY NOBLE EXPRESS CAR WASH	
230 FLANDERS ROAD EAST LYME, CONNECTICUT	
Sheet Title:	Sheet #:
CONSTRUCTION DETAILS	3.02

PROJECT NO : 1508

SEAL : 
 DATE :

CONSULTANT :

CLIENT :


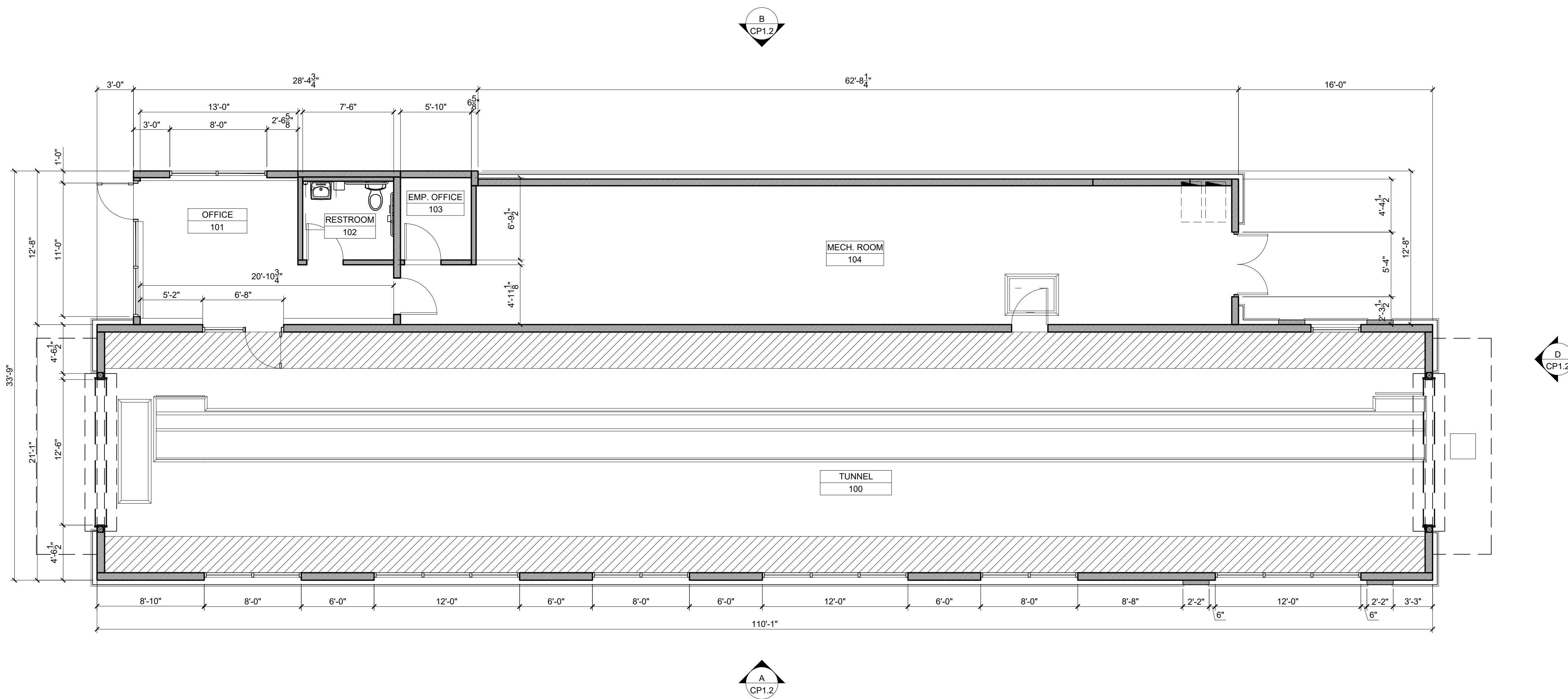
KEY PLAN :

PROJECT LOCATION :
THE SOAPY NOBLE
 230 FLANDERS ROAD
 E. LYME, CT 06357
 (NIANTIC)

ORIGINAL ISSUE	DATE
SITE PLAN REVIEW	10.24.22
REVISIONS & SUBMISSIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	

DRAWING NAME :
CONCEPT PLAN - CAR WASH

DRAWING NO :
CP1.1



CONCEPTUAL FLOOR PLAN 3/16" = 1'-0" **A**

BUILDING CODE REFERENCED - 2018 CONNECTICUT STATE BUILDING CODE, COMPRISED OF THE FOLLOWING MODEL BUILDING CODES WITH STATE SUPPLEMENT AND AMENDMENTS:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- ICC/ANSI A117.1-2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)

309.1 USE GROUP CLASSIFICATION
 PROPOSED: B - BUSINESS

504.3 (TABLE) ALLOWABLE HEIGHT
 ALLOWED / PROPOSED: 40' > 24'

504.4 (TABLE) ALLOWABLE STORIES ABOVE GRADE
 ALLOWED / PROPOSED: 2 STORY / 1 STORY

506.2 (TABLE) ALLOWABLE BUILDING AREA
 ALLOWED: B: 9,000
 PROPOSED: 3197

602.1 CONSTRUCTION CLASSIFICATION
 PROPOSED: VB (COMBUSTIBLE/UNPROTECTED)

903.2 FIRE PROTECTION SYSTEMS (SPRINKLER SYSTEM)
 REQUIRED: NO - B USE / BUILDING SIZE

907.2.7 MANUAL FIRE ALARM SYSTEMS - GROUP B
 REQUIRED: NO - < 500 PERSONS, 1 STORY AT GRADE

1004.1.2 DESIGN OCCUPANT LOAD (TABLE)

USE	AREA IN S.F.	S.F. PER PERSON	OCCUPANT LOAD
B TUNNEL	2183	100 GROSS	22
B OFFICE / SUPPORT	329	100 GROSS	3
MECHANICAL ROOM	685	300 GROSS	2
TOTAL	3197	TOTAL	27

2902.1 (TABLE) MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

FIXTURE	REQUIRED		PROVIDED	
	MEN	WOMEN	MEN	WOMEN
TOILET	1 : 25			1
LAVATORY	1 : 40			1
UTILITY SINK	NO		N/A - < 15 OCCUPANTS	
WATER FOUNTAIN	NO		N/A - < 15 OCC (EMPLOYEES)	

2902.2 SEPARATE FACILITIES
 REQUIRED: NO - < 15 OCCUPANTS
 PROPOSED: NO - SHARED ACCESSIBLE RESTROOM

CODE ANALYSIS



LOOKING NORTHEAST



LOOKING SOUTHWEST

CONCEPTUAL PERSPECTIVE RENDERINGS

PROJECT NO: 1508



CONSULTANT:

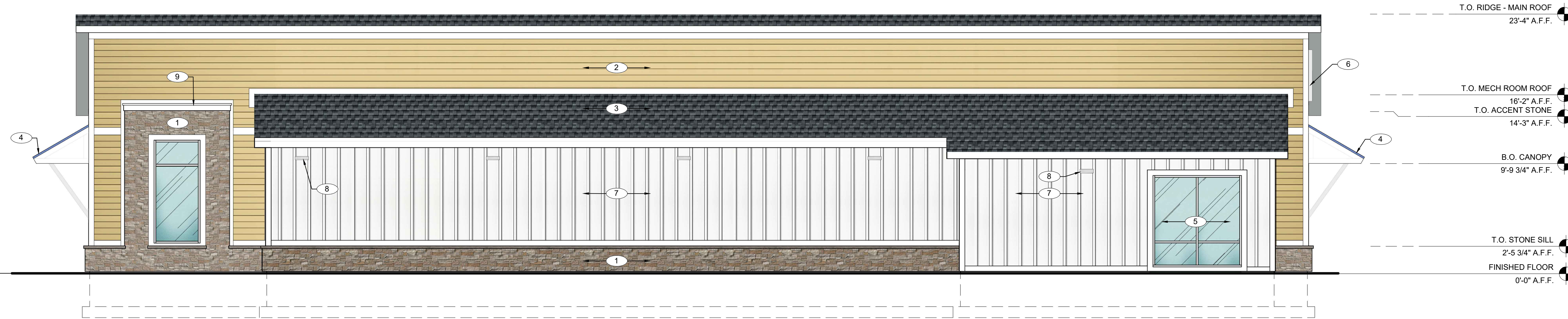
CLIENT:

KEY PLAN:

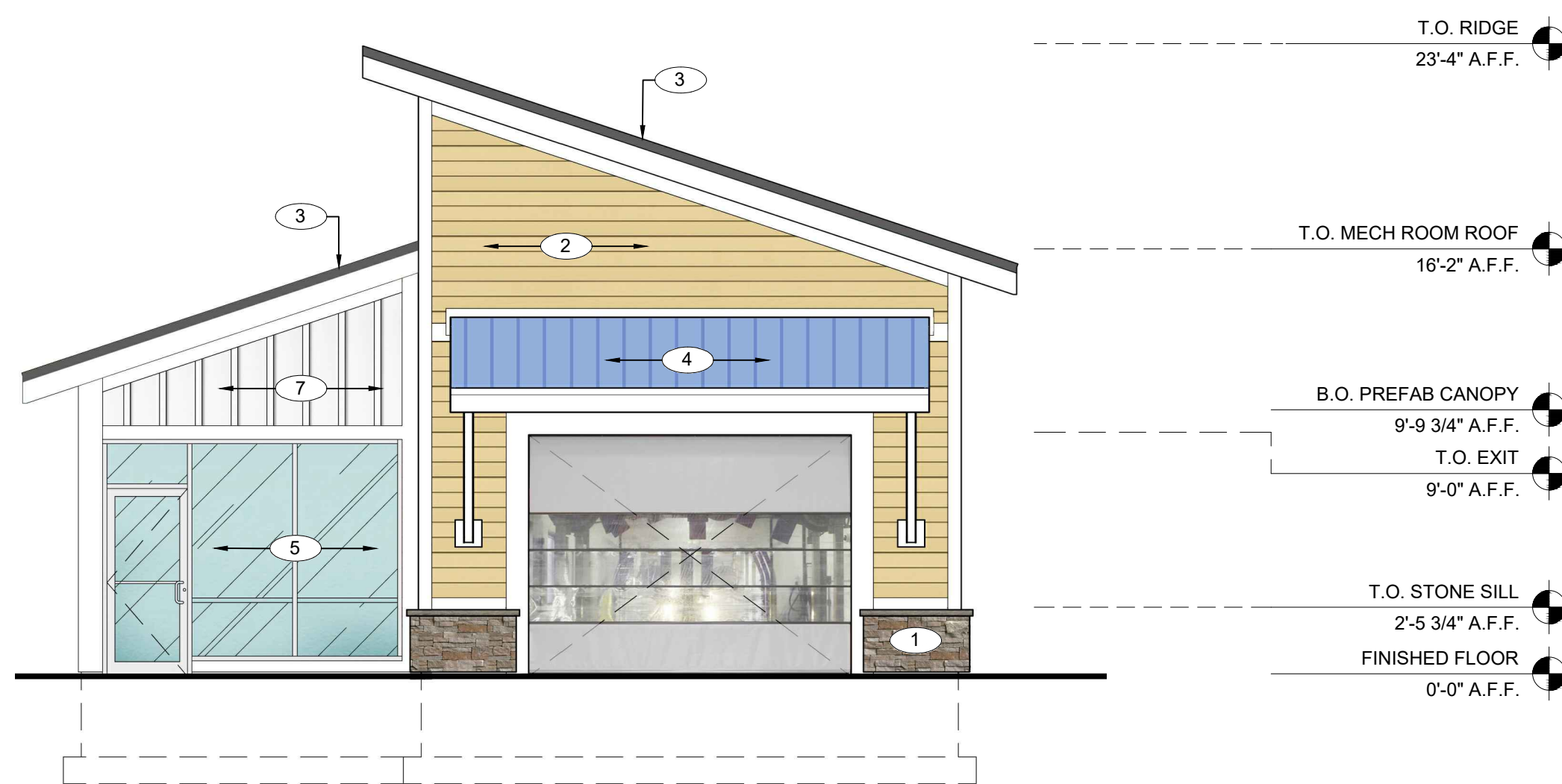
PROJECT LOCATION:
 THE SOAPY NOBLE
 230 FLANDERS ROAD
 E. LYME, CT 06357
 (NIANTIC)



SOUTH ELEVATION NTS **A**



NORTH ELEVATION NTS **B**



WEST ELEVATION NTS **C**



EAST ELEVATION NTS **D**

KEY NOTE NUMBERS ON ABOVE EXTERIOR ELEVATIONS DENOTED WITH THIS SYMBOL (#) CORRESPOND TO THE FOLLOWING ITEMS:

1. PRO-FIT CULTURED STONE VENEER AND CAST-FIT SILL. STONE VENEER COLOR 'PHEASANT' AND SILL COLOR 'INTACLO'.
2. PRE-FINISHED JAMES HARDIE CLAPBOARD SIDING. COLOR - EMBELLISHED CREAM.
3. 30 YR ASPHALT SHINGLES - TIMBERLINE HD BY GAF. COLOR - 'CHARCOAL'.
4. PREFABRICATED STEEL CANOPY WITH STANDING SEAM METAL ROOFING: MFGR: DREXMET, MODEL: DMC 175S (OR APPROVED EQUAL), 24 GAUGE GALVALUME IN 16" WIDTH WITH SNOW GUARD SYSTEM - NO OFFSETS. FINISH: KYNAR. COLOR SHALL MATCH THE BLUE IN NOBLE LOGO (BLUE PMS #27889C)
5. STOREFRONT WINDOWS AND DOORS. COLOR 'DARK BRONZE'.
6. INTERNALLY ILLUMINATED WALL SIGN. SIZED PER APPLICABLE LOCAL ZONING REGULATIONS AND UNDER SEPARATE PERMIT BY OTHERS.
7. PRE-FINISHED JAMES HARDIE BOARD AND BATTEN SIDING - COLOR WHITE.
8. EXTERIOR WALL SCONCE: MFGR: WAC LIGHTING, MODEL: WS-W2509-AL 16W/80SLUM/WT.
9. PVC TOP CAP WITH FLASHING ABOVE STONE VENEER.
10. 1 X PVC TRIM SCREWED AND PLUGGED.
11. JAMES HARDIE SMOOTH 3/4"x4"x8" PANEL (WHITE) FOR CT CAB/METER MOUNT.

SOAPY NOBLE - 42 SF
 MAX SIGNAGE SF PER APPLICABLE ZONING REGS - 42 SF (2 SF PER LINEAR FRONT)

ORIGINAL ISSUE	DATE
SITE PLAN REVIEW	10.24.22
REVISIONS & SUBMISSIONS	DATE
1	
2	
3	
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6	
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8	

DRAWING NAME:
CONCEPT ELEVATIONS - CAR WASH COLORED

DRAWING NO:
CP1.2

ELEVATION KEY NOTES