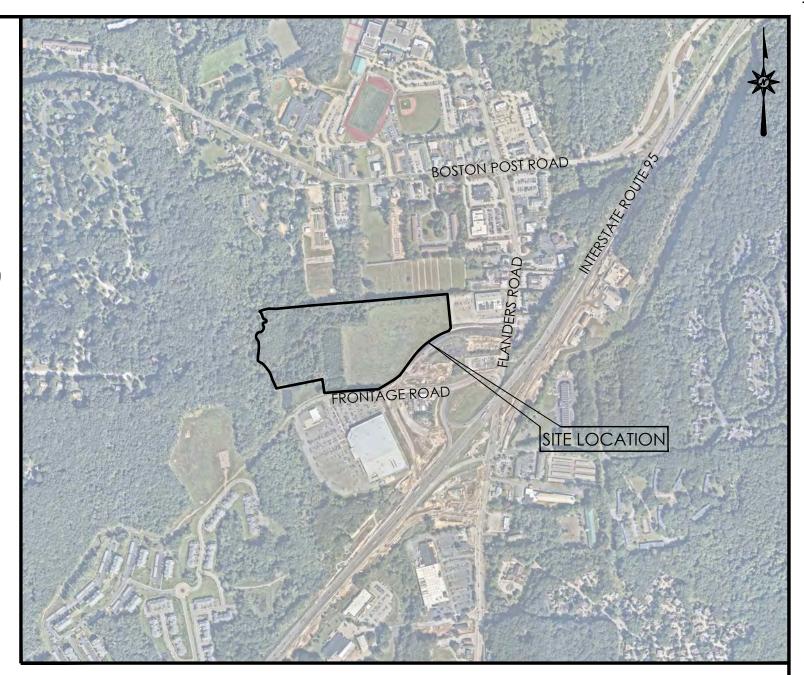


LOCATION MAP

LAND DEVELOPMENT PLANS FOR PROPOSED LIGHT MANUFACTURING ISSUED FOR INLAND WETLAND AND WATERCOURSES



VICINITY MAP

SCALE: 1"=800'

PROPOSED LIGHT MANUFACTURING
296 FLANDERS ROAD
EAST LYME, CT 06333

PREPARED FOR:

296 FLANDERS, LLC 108 MONTAUK AVENUE STONINGTON, CT 06378

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C6.100 LIGHTING NOTES AND DETA

PREPARED BY:



100 CONSTITUTION PLAZA, 10TH FLOOR HARTFORD, CONNECTICUT 06103 (860) 249-2200 (860) 249-2400 Fax FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

DEVELOPER:

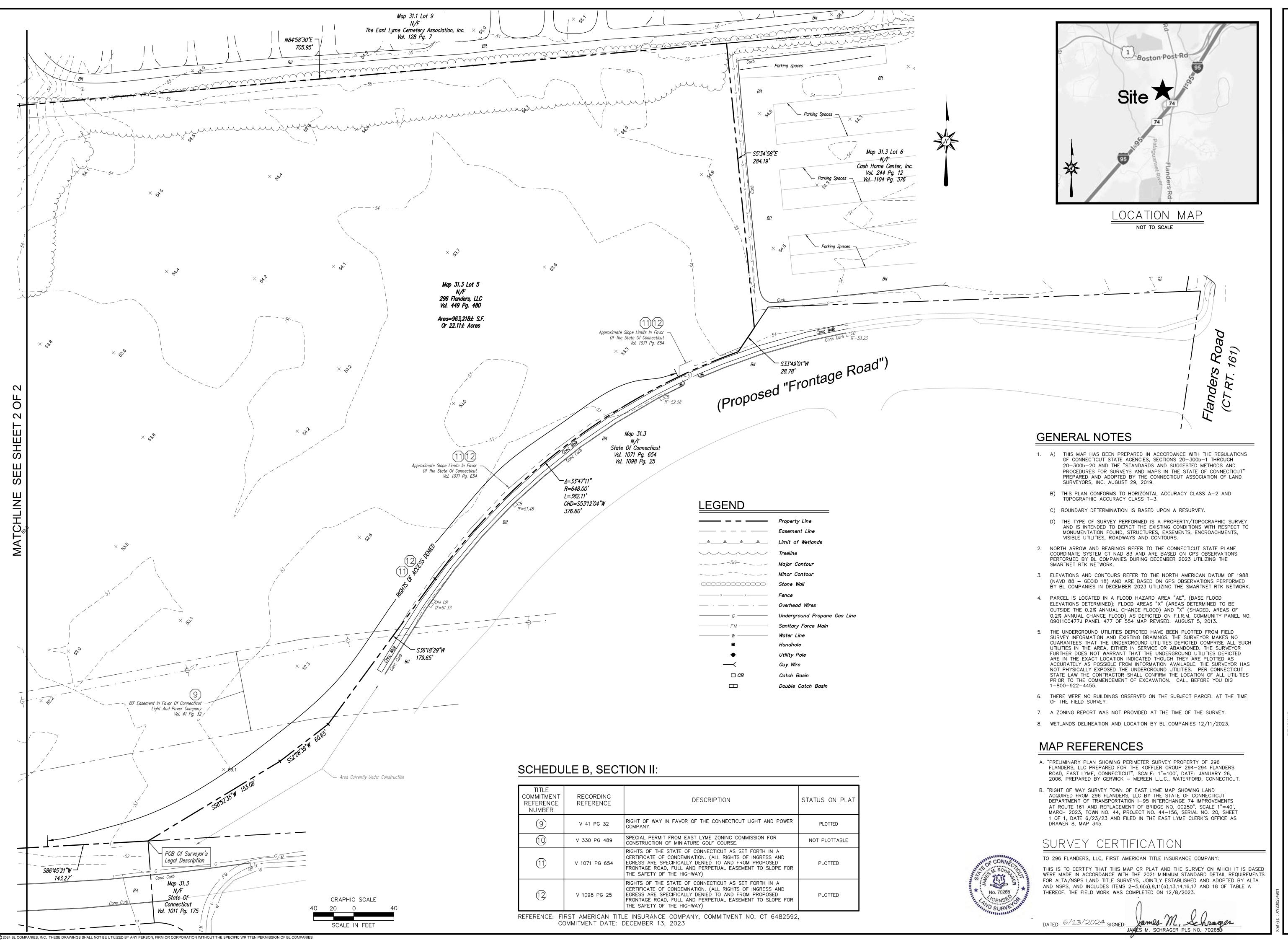
296 FLANDERS, LLC 108 MONTAUK AVENUE STONINGTON, CT 06378 OWNER:

CASH HOME CENTER INC
300 FLANDERS ROAD
EAST LYME, CT 06333



DATES

ISSUE DATE: JUNE 17, 2024 REVISION:



Architecture Engineering Environmental Land Surveying

Argenies En

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

296 FLANDERS, LLC FLANDERS ROAD (CT ROUTE 161 EAST LYME, CONNECTICUT

REVISIONS Date Desc.

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 Scale
 1"=40'

 Project No.
 2302349

 Date
 01/12/2024

 Field Book
 589

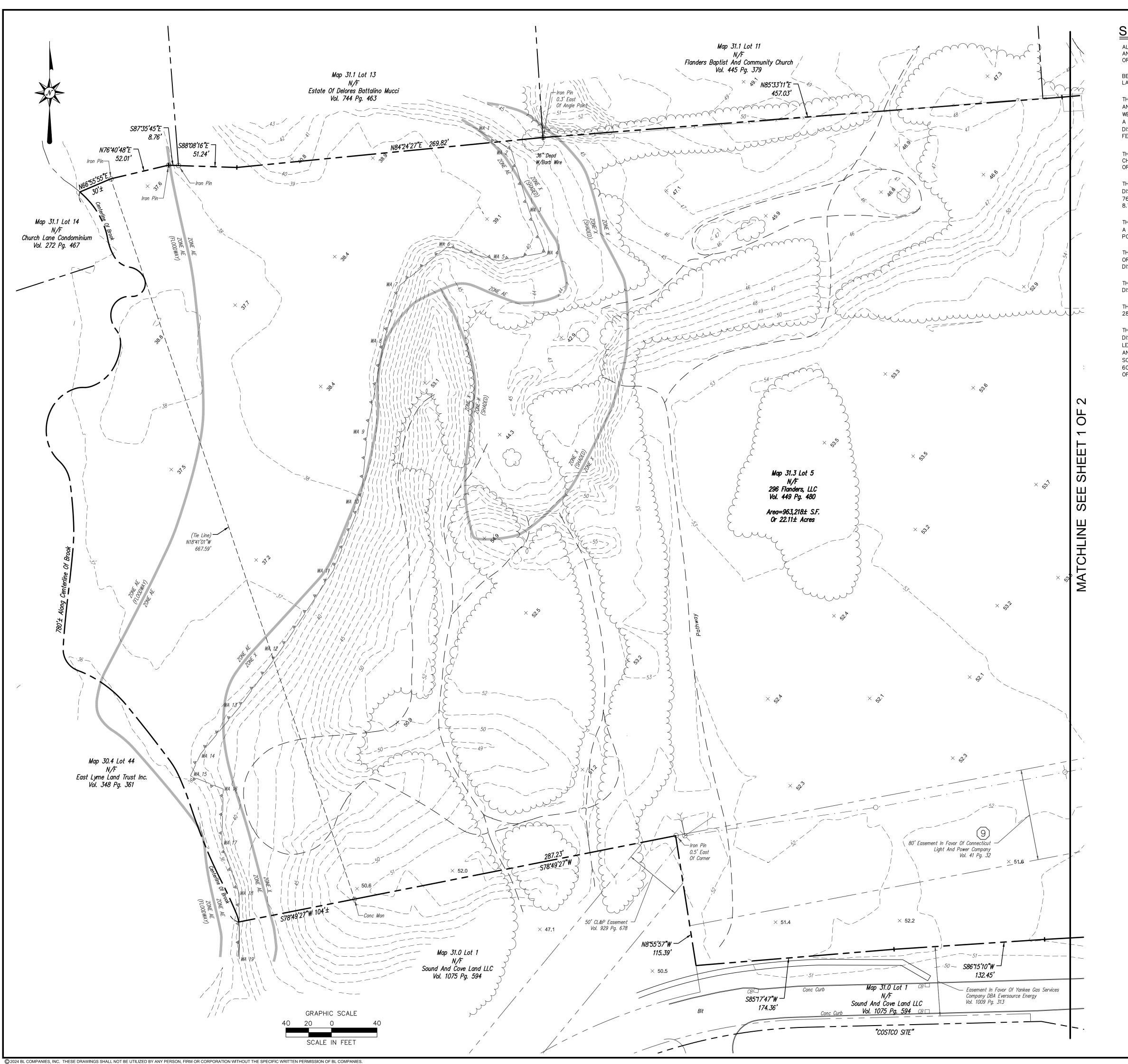
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ALTA/NSPS LAND TITLE SURVEY

Sheet No. 1 Of 2

AL-1



SURVEYOR'S LEGAL DESCRIPTION

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE TOWN OF EAST LYME, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT CONTAINING 963,218 SQUARE FEET, MORE OR LESS, OR 22.11 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY SOUND AND COVE LAND LLC AND THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY STATE OF CONNECTICUT;

THENCE RUNNING ALONG SAID LAND OF SOUND AND COVE LAND LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES: SOUTH 86°45'21" WEST A DISTANCE OF 143.27 FEET TO A POINT; SOUTH 86°15'10" WEST A DISTANCE OF 132.45 FEET TO A POINT; SOUTH 85°17'47" WEST A DISTANCE OF 174.36 FEET TO A POINT; NORTH 8°55'57" WEST A DISTANCE OF 115.39 FEET TO A POINT; SOUTH 78°49'27" WEST A DISTANCE OF 287.23 FEET TO A CONCRETE MONUMENT; SOUTH 78°49'27" WEST A DISTANCE OF 104 FEET, MORE OR LESS, TO THE CENTERLINE OF A BROOK;

THENCE ALONG LAND NOW OR FORMERLY EAST LYME LAND TRUST INC. AND LAND NOW OR FORMERLY CHURCH LANE CONDOMINIUM, PARTLY BY EACH, ALONG THE CENTERLINE OF SAID BROOK 780 FEET, MORE OR LESS, TO A POINT;

THENCE ALONG SAID LAND OF CHURCH LANE CONDOMINIUM THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 66°55'55" EAST A DISTANCE OF 30 FEET, MORE OR LESS, TO AN IRON PIN; NORTH 76°40'48" EAST A DISTANCE OF 52.01 FEET TO AN IRON PIN; SOUTH 87°35'45" EAST A DISTANCE OF 8.76 FEET TO AN IRON PIN;

THENCE ALONG LAND NOW OR FORMERLY ESTATE OF DELORES BATTALINO MUCCI SOUTH 88'08'16" EAST A DISTANCE OF 51.24 FEET TO A POINT; NORTH 84'24'27" EAST A DISTANCE OF 269.82 FEET TO A POINT:

THENCE ALONG LAND NOW OR FORMERLY FLANDERS BAPTIST AND COMMUNITY CHURCH AND LAND NOW OR FORMERLY THE EAST LYME CEMETERY ASSOCIATION, INC., PARTLY BY EACH, NORTH 85°33'11" EAST A DISTANCE OF 457.03 FEET TO A POINT;

THENCE ALONG SAID LAND OF THE EAST LYME CEMETERY ASSOCIATION, INC. NORTH 84°58'30" EAST A DISTANCE OF 705.95 FEET TO A POINT;

THENCE ALONG LAND NOW OR FORMERLY CASH HOME CENTER, INC. SOUTH 5'34'58" EAST A DISTANCE OF 284.19 FEET TO A POINT;

THENCE ALONG LAND NOW OR FORMERLY STATE OF CONNECTICUT THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 33°49'01" WEST A DISTANCE OF 28.78 FEET TO A POINT; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 648.00 FEET, A DELTA ANGLE OF 33°47'11", AN ARC LENGTH OF 382.11 FEET AND A CHORD BEARING OF SOUTH 53°12'04 WEST A CHORD DISTANCE OF 376.60 FEET TO A POINT; SOUTH 36°18'29" WEST A DISTANCE OF 179.65 FEET TO A POINT; SOUTH 52°28'39" WEST A DISTANCE OF 60.65 FEET TO A POINT; SOUTH 58°52'35" WEST A DISTANCE OF 153.08 FEET TO THE POINT AND PLACE OF BEGINNING.

LEGEND		
	Property Line	
	Easement Line	
&&&	Limit of Wetlands	
	Treeline	
	Major Contour	
	Minor Contour	
- 00000000000000000	Stone Wall	
XX	Fence	
	Overhead Wires	
	Handhole	
•	Utility Pole	
$\overline{}$	Guy Wire	
□ CB	Catch Basin	
\Box	Double Catch Basin	

ZONING INFORMATION

LOCATION	I: TOWN OF EAST LYME, CONNEC	СПСИТ
ZONE: GPDD (GATEWAY PLANNED DEVELOPMENT DISTRICT AND GATEWAY COMMONS MASTER DEVELOPMENT PLAN)		
USE:	VACANT LOT	
ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT AREA	40,000 SQUARE FEET
2	MINIMUM LOT FRONTAGE	150 FEET
3	MINIMUM FRONT SETBACK	25 FEET
4	MAXIMUM FRONT SETBACK	50 FEET
5	MINIMUM SIDE SETBACK	20 FEET
6	MINIMUM REAR SETBACK	20 FEET
7	MAXIMUM BUILDING HEIGHT	40 FEET
8	MAXIMUM BUILDING COVERAGE	40 PERCENT

Architecture Engineering Environmental

Arc Eng Env Campanies

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

61)

296 FLANDERS, LLC
294-2 FLANDERS ROAD (CT ROUTE
EAST LYME, CONNECTICUT

Desc.

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ALTA/NSPS LAND TITLE SURVEY

Sheet No. 2 Of 2

AL-1

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.

SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

- 2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- 3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
- 4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- 5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE
- 6. THE CONTRACTOR SHALL PROVIDE AS—BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
- 7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE
- 8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

- 9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. THE CONTRACTOR SHALL VERIFY THE SIZE LOCATION AND INVERT UPON COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ANY AND ALL UTILITIES FNCOUNTERED AND DISCONNECTED AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
- 10. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800) 922-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. STREET LIGHTING AND TRAFFIC SIGNALS LOCATED WITHIN THE PUBLIC RIGHT-OF WAY MAY NOT BE MARKED OUT, AND A SEPARATE CONTACT MUST BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL WORK TO RELOCATE ANY/ALL STREET LIGHTING EQUIPMENT TO MAINTAIN SYSTEM.
- 11. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
- 12. SHOULD CONFLICTING INFORMATION BE FOUND WITHIN THE CONTRACT DOCUMENTS, IT IS INCUMBENT UPON THE CONTRACTOR TO REQUEST CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. FOR BUDGETING PURPOSES, THE CONTRACTOR SHALL CARRY THE COST OF THE HIGHER QUALITY/QUANTITY OF WORK UNTIL SUCH TIME THAT A CLARIFICATION IS RENDERED.
- 13. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.
- 14. ALL NOTES AND DIMENSION DESIGNATED AS "TYPICAL" OR "TYP" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- 15. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- 16. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.
- 17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY MODIFICATIONS TO THE DESIGN PLANS UNTIL THE WORK HAS BEEN APPROVED. ANY WORK DONE WITHOUT THE APPROVAL OF THE ENGINEER AND/OR CLIENT MAY BE DEEMED UNACCEPTABLE.
- 18. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

19. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE

- CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CTDOT ENCROACHMENT PERMIT BOND.
- 20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- 21. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
- 22. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, , AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, AND RAMPS.
- 23. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- 24. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS
- ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
- 25. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
- 26. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
- 27. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
- 28. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- 29. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
- 30. PAVEMENT MARKING KEY:
- 4" SYDL 4" SOLID YELLOW DOUBLE LINE
 4" SYL 4" SOLID YELLOW LINE
 4" SWL 4" SOLID WHITE LINE
 12" SWSB 12" SOLID WHITE STOP BAR
- 4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
- 31. 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 ADA ACCESSIBLE SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- 32. ALL NON-THERMOPLASTIC PAVEMENT MARKINGS SHALL HAVE TWO COATS APPLIED. PAVEMENT MARKINGS SHALL BE REFLECTIVE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS.
- 33. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
- 34. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY.
- 35. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "(ALTA/NSPS LAND TITLE SURVEY)"; SCALE 1" = 40', DATED 1/12/2024, BY BL COMPANIES INC.)
- 36. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
- 37. CTDOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CTDOT ENCROACHMENT PERMIT BOND.
- 38. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
- 39. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
- 40. THE SITE IS CURRENTLY SERVICED BY PUBLIC SEWER.

TO CONNDOT SPECIFICATIONS.

- 41. THE PROJECT PARCEL IS LOCATED PARTLY OR WHOLLY WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA.
- 42. THERE ARE WETLANDS LOCATED ON THE SITE AS DELINEATED BY BL COMPANIES.
- 43. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING
- 44. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.
- 45. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
- 46. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
- 47. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION
- OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
- 48. THE CONTRACTOR TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES.49. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE

- SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- 50. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
- 51. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- 52. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEPOSIS IN AN APPROVED OFF—SITE LANDER!
- DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF—SITE LANDFILL.

 53. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.
- 54. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
- 55. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
- 56. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE

FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.

- CONTRACTOR.

 57. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF THE WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S
- 58. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.

REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND

- 59. 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.
- 60. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER.
 REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY
 THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.
- 61. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.
- 62. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
- 63. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING
- 64. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE MUNICIPALITY BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
- 65. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
- 66. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE STATE AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
- 67. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
- 68. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE CALL BEFORE YOU DID MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
- 69. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED.

 MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY
- 70. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
- 71. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
- 72. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.

DISTRICT AND HEALTH CODE REQUIREMENTS.

- 73. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE LEDGE LIGHT HEALTH
- 74. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL
- 75. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- 76. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL

AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.

- 77. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
- 78. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- 79. VERTICAL DATUM IS NAVD 88.
- 80. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AGENT PRIOR TO THE START OF WORK ON THE SITE.
- 81. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2023 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- 82. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.
- 83. ALL DISTURBANCE INCURRED TO MUNICIPAL, COUNTY, AND STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE MUNICIPALITY, COUNTY AND STATE AS APPLICABLE FOR THE LOCATION OF THE WORK.
- 84. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- 85. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION
- 86. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL PROPOSED UTILITY CROSSINGS AND EARTHWORK OVER EXISTING UTILITIES TO REMAIN. TEST PITS SHALL BE USED TO DETERMINE THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN UTILITIES.
- 87. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- 88. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- 89. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- 90. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
- 91. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- 92. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
- 93. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- 94. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
- 95. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- 96. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.

- 97. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER
- REQUIREMENTS.

 98. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL
- 99. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY

CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.

- SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.

 100. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- 101. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
- 102. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- 103. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.

 104. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL

PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS

- 105. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH LOCAL UTILITY PROVIDER REGULATIONS. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE, PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN
- 106. ALL WATER LINES TO HAVE A MINIMUM COVER OF 4.5'. ALL LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH LOCAL UTILITY AND/OR MANUFACTURER REQUIREMENT.
- 107. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS. AND FOR SANITARY SEWER SYSTEMS.

ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT

POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL

TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC

- 108. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
- 109. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.
- 110. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
- 111. POLYVINYL CHLORIDE PIPE (PVCP) FOR STORM PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
- 112. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

NFCFSSARY.

UTILITY PROVIDER.

- 113. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE ADS N-12 WT OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, WATERTIGHT TYPE. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
- 114. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER GREATER THAN 12" IN DIAMETER SHALL BE ADS N-12 WT OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 242, WATERTIGHT TYPE. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
- 115. PE WATER PIPING SHALL CONFORM TO AWWA C901.
- 116. POLYVINYL CHLORIDE (PVC) PIPE FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVC SHALL CONFORM TO ASTM D3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVC SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D2321 AND MANUFACTURER'S RECOMMENDED
- 117. DUCTILE IRON PIPE SHALL CONFORM TO LOCAL JURISDICTION OR AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANSI A21.4 FOR WATER MAINS AND SERVICES 3" ID AND LARGER. JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGAULUG RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH—ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE.
- 118. PVC WATER MAIN PIPING SHALL CONFORM TO AWWA C900.
- 119. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.

<u>DEFINITIONS</u>

MUNICIPALITY SHALL MEAN TOWN OF EAST LYME

COUNTY SHALL MEAN NEW LONDON COUNTY

STATE SHALL MEAN STATE OF CONNECTICUT

WATER UTILITY PROVIDER SHALL MEAN TOWN OF EAST LYME WATER AND SEWER COMMISSION

SANITARY UTILITY PROVIDER SHALL MEAN TOWN OF EAST LYME WATER AND SEWER COMMISSION

GAS UTILITY PROVIDER SHALL MEAN YANKEE GAS SERVICES COMPANY DBA EVERSOURCE

TELECOMMUNICATIONS UTILITY PROVIDER SHALL MEAN FRONTIER

ELECTRIC UTILITY PROVIDER SHALL MEAN THE CONNECTICUT LIGHT AND POWER COMPANY (CL&P) DBA EVERSOURCE

DOT SHALL MEAN THE CONNECTICUT STATE DEPARTMENT OF TRANSPORTATION

with the second second

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10th Floor

Hartford, CT 06103

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LIGHT MANUFAC 196 FLANDERS ROAD

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Desc.

No. Date

Designed
Drawn
Reviewed
Scale
Project No.

CAD File: G2302349-01 T.L.B.

R.M.R.

N.T.S

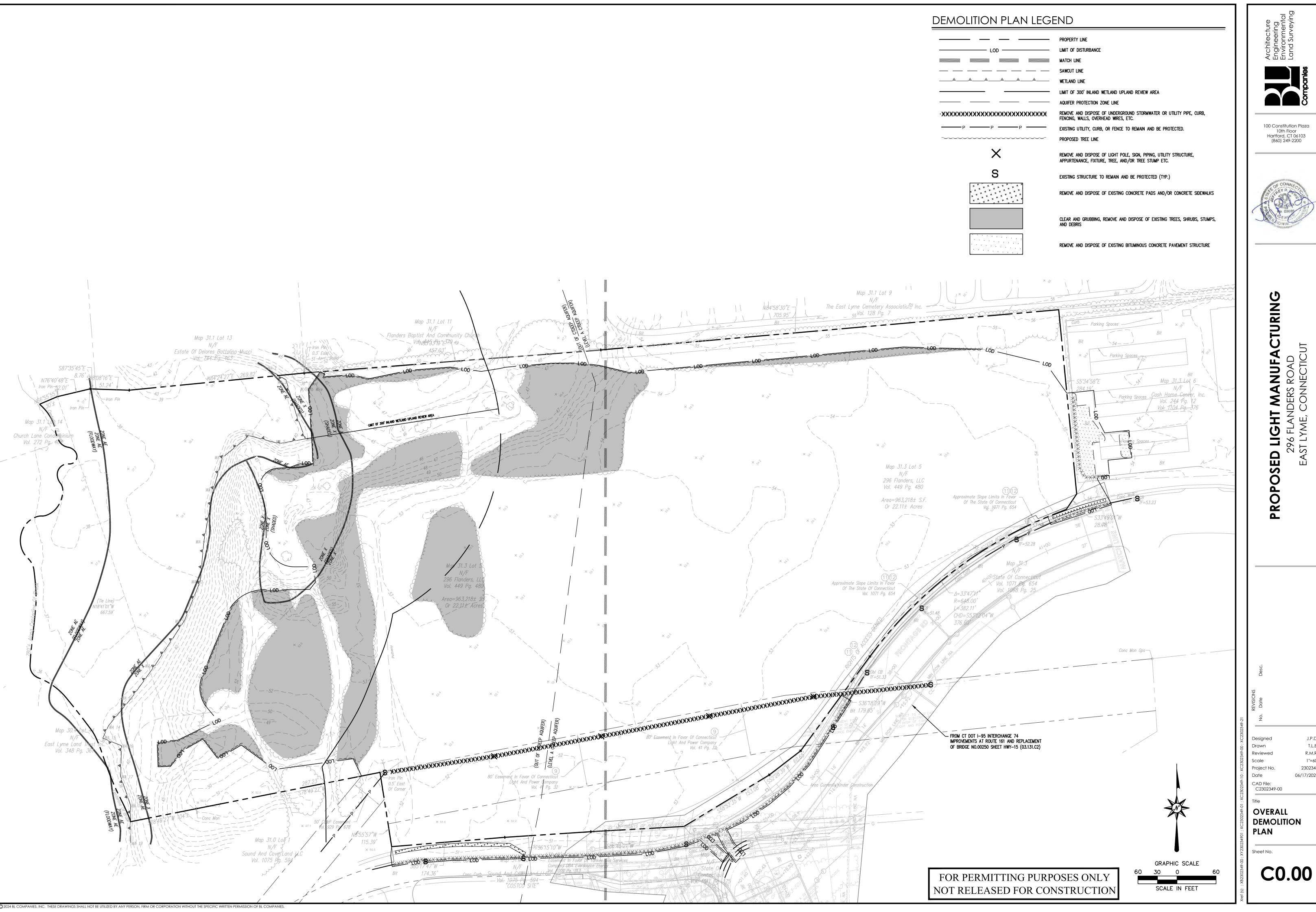
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GENERAL NOTES

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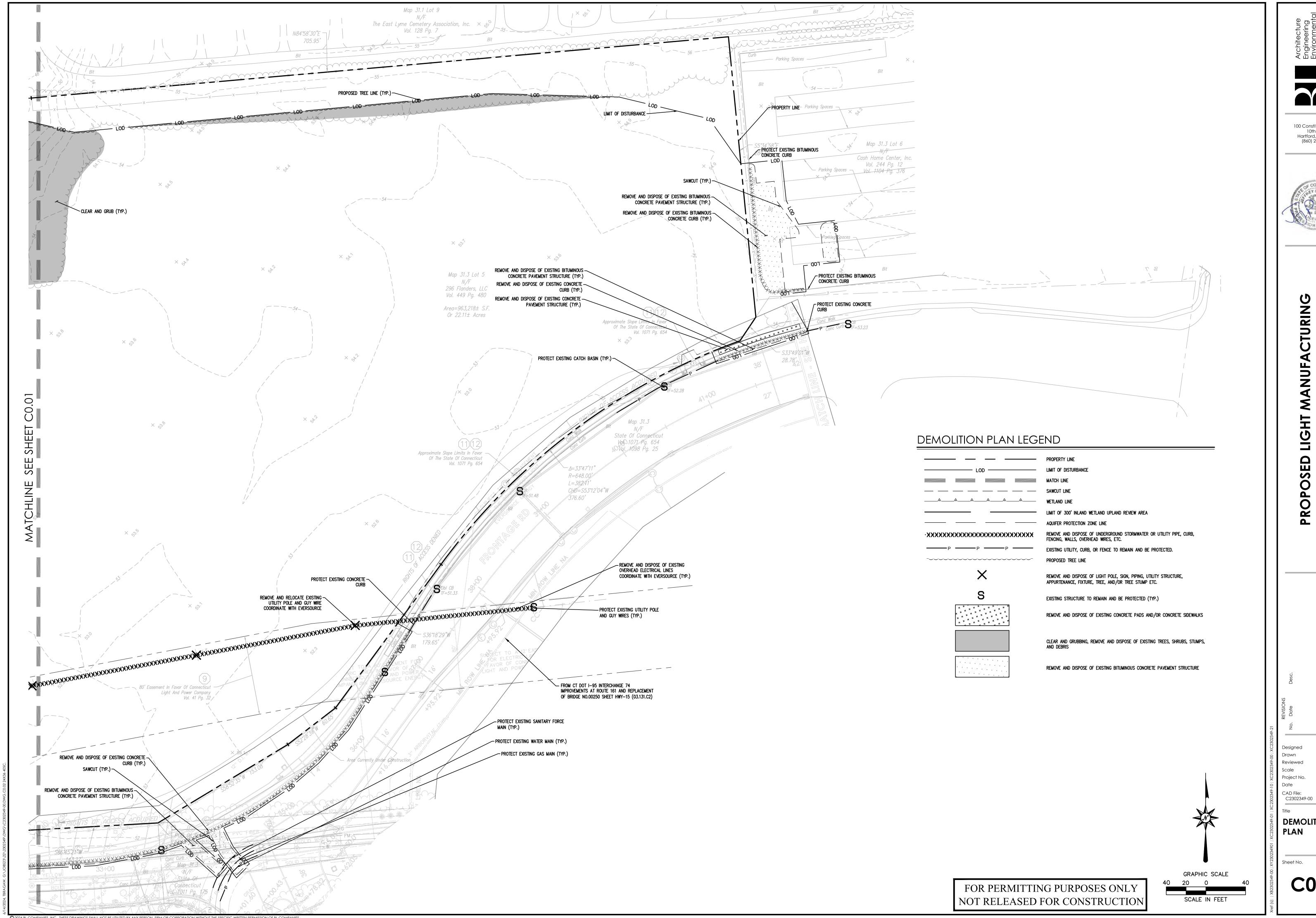


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DEMOLITION PLAN

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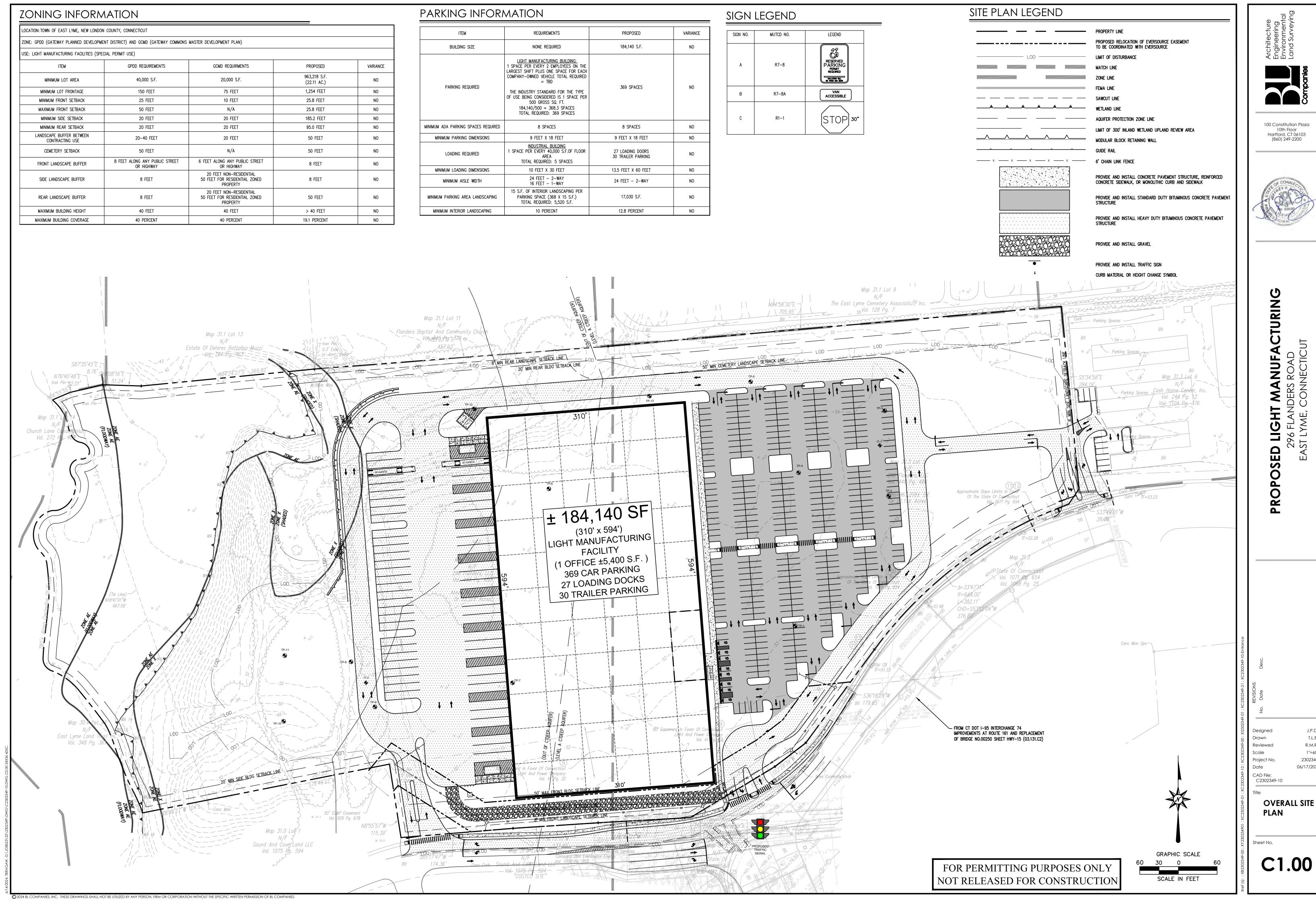


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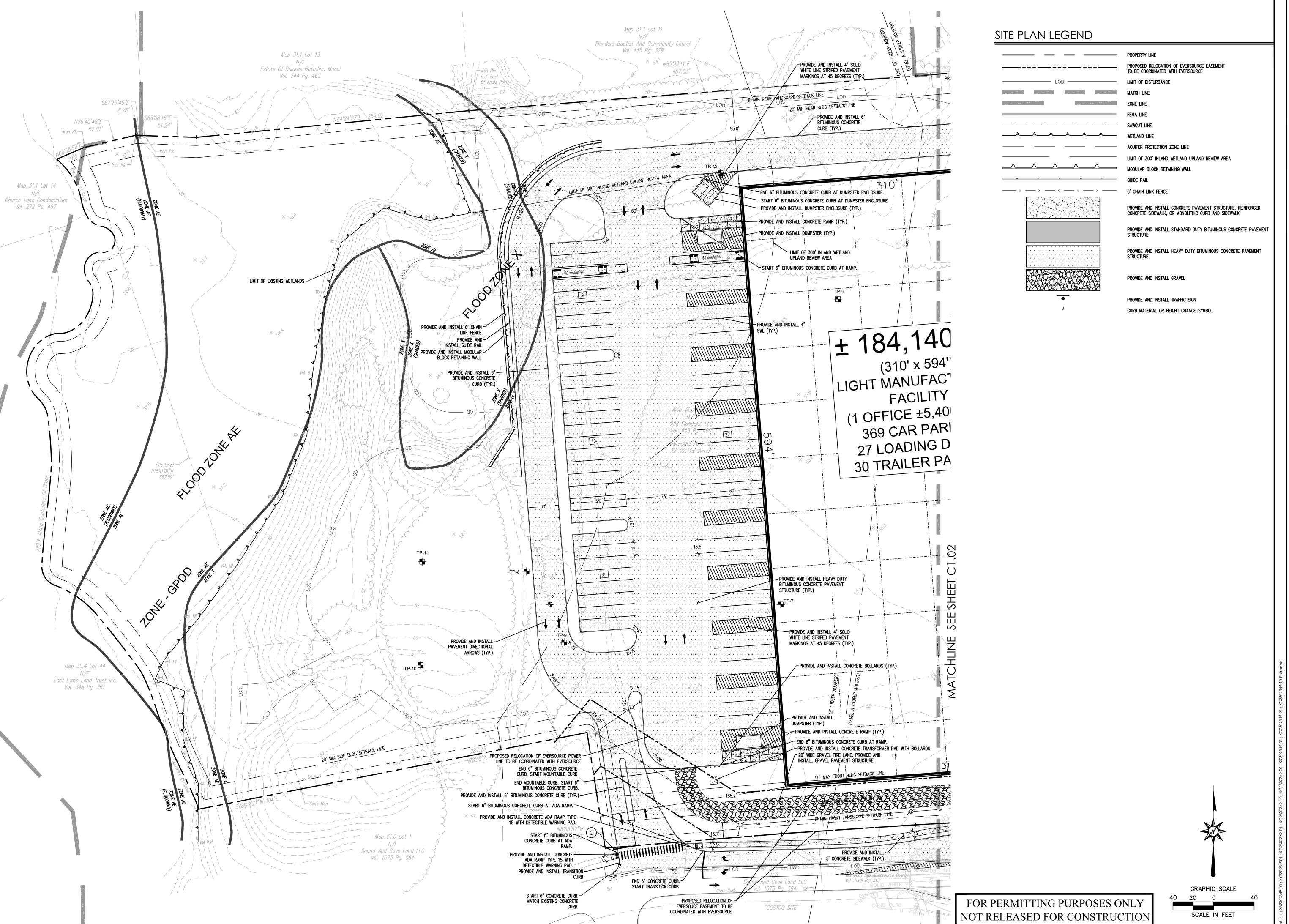
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DEMOLITION

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





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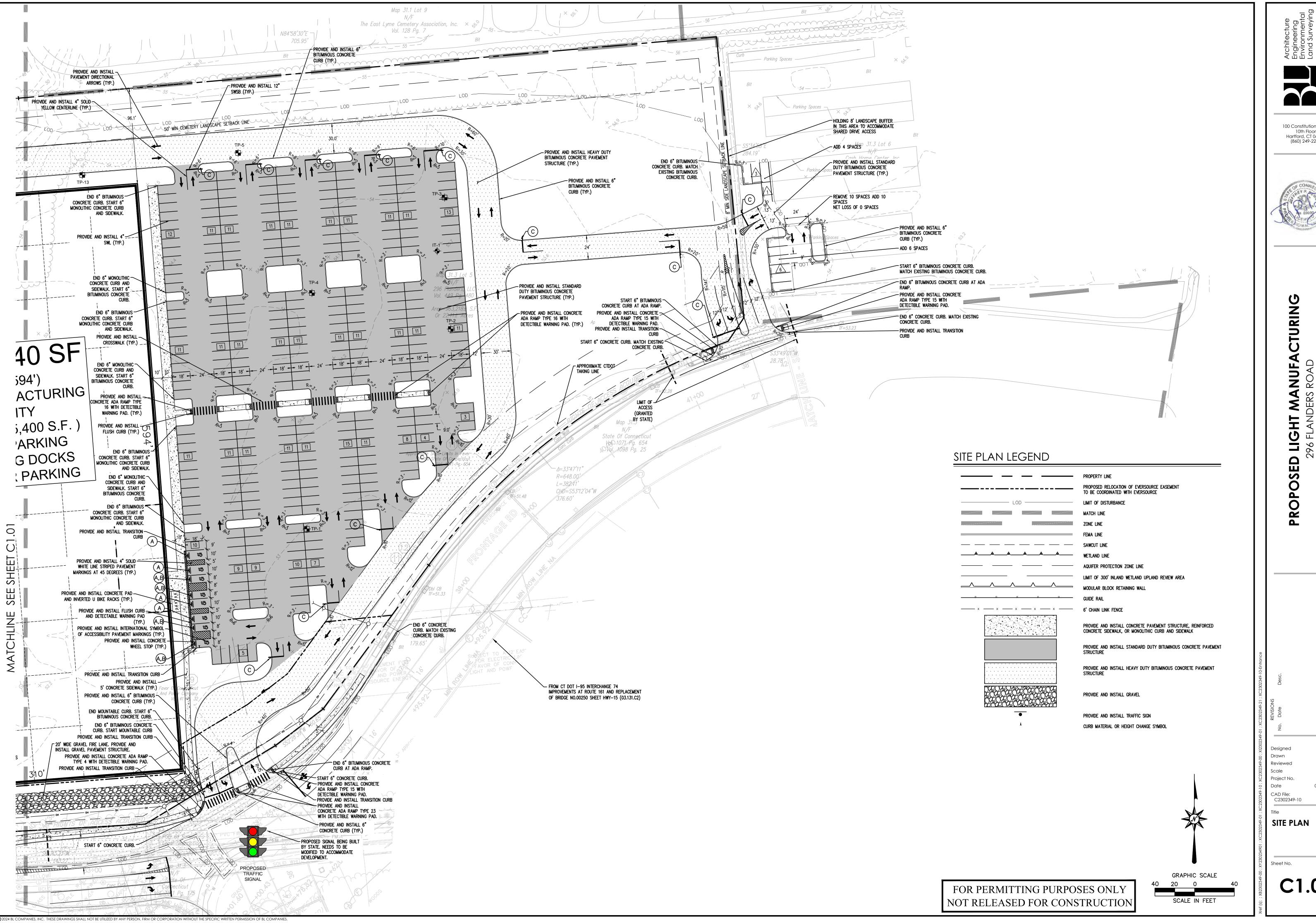


MANUFACTURING SED

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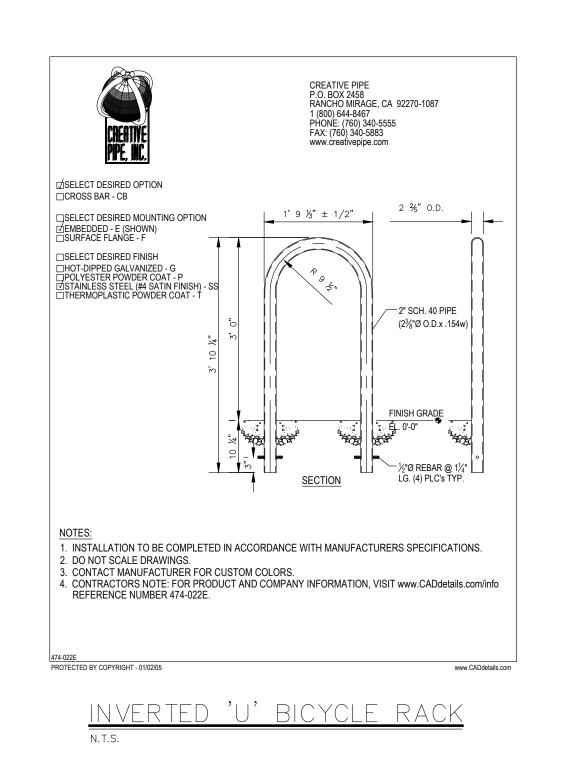
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SITE PLAN





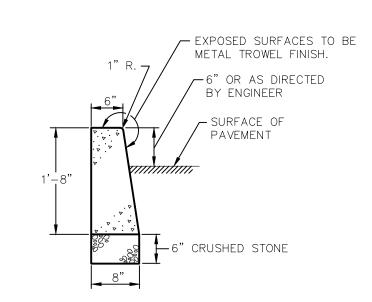
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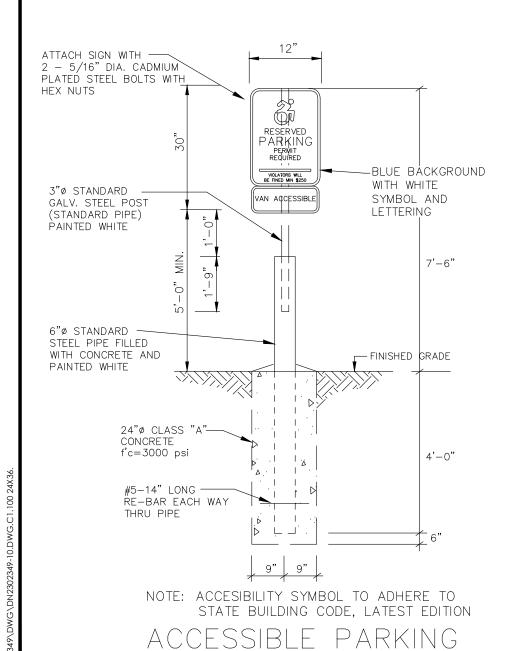
1. CONSTRUCTION JOINTS SHALL BE SPACED APPROXIMATELY EVERY 10 FEET BUT NOT LESS THAN 6 FEET. 1/4" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE INSTALLED

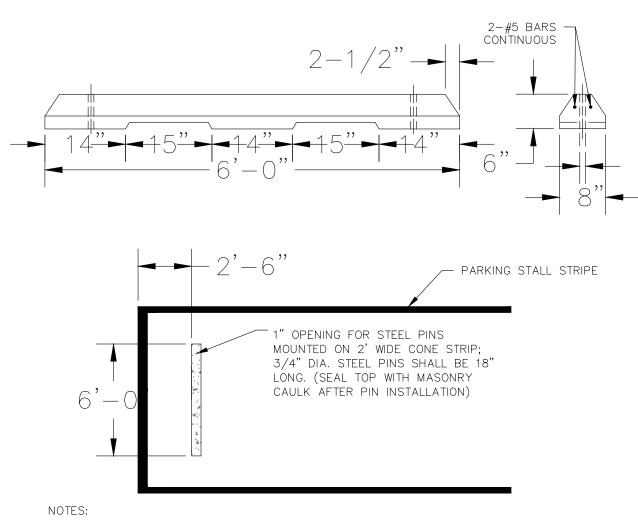
2. FORMWORK SHALL REMAIN INPLACE FOR 24 HOURS FOLLOWING CONCRETE POURING.

EVERY OTHER JOINT.

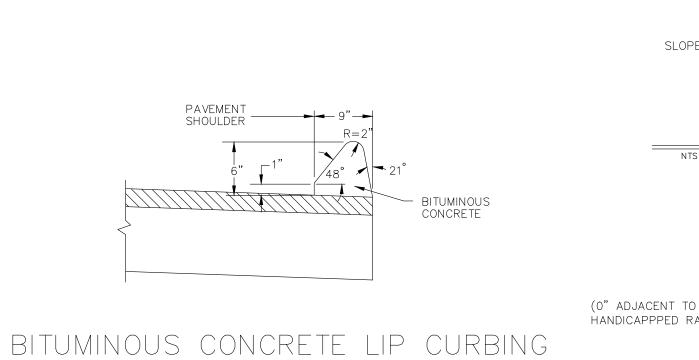


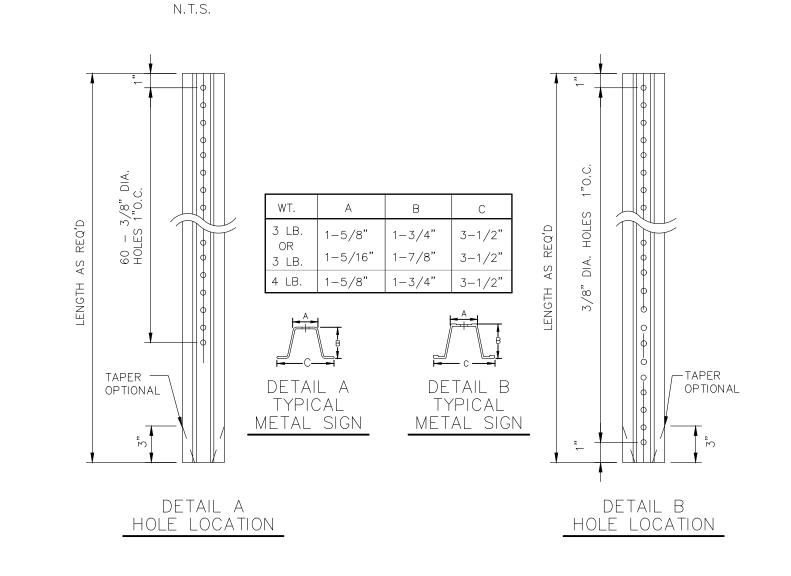












NOTES: STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "91 LBS OR GREATER PER LINEAR YARD. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM $A\!-\!123$. SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

TYPICAL METAL SIGN POSTS

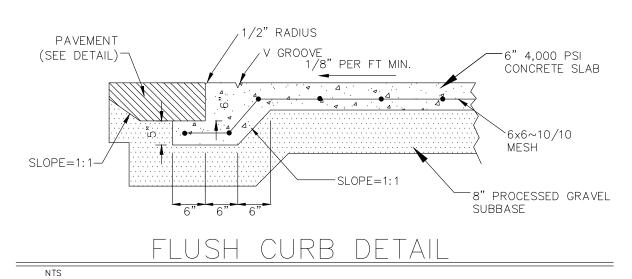
N.T.S.

2'-6" 2'-3" 3'-2" 6'-0" 12.5 S.F. REFER TO ADJACENT VIEWS FOR DIMENSIONS 15.5 S.F. 27.0 S.F.

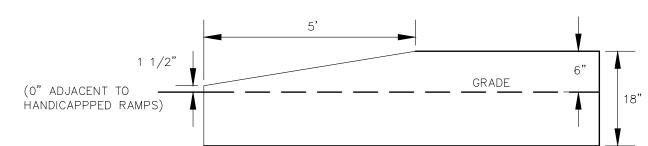
> (ARROWS TO BE CENTERED IN TRAVEL LANE) PAVEMENT ARROW DETAILS

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

N.T.S.

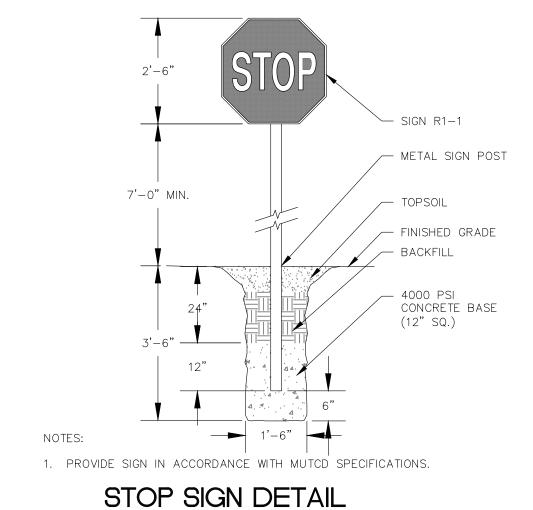


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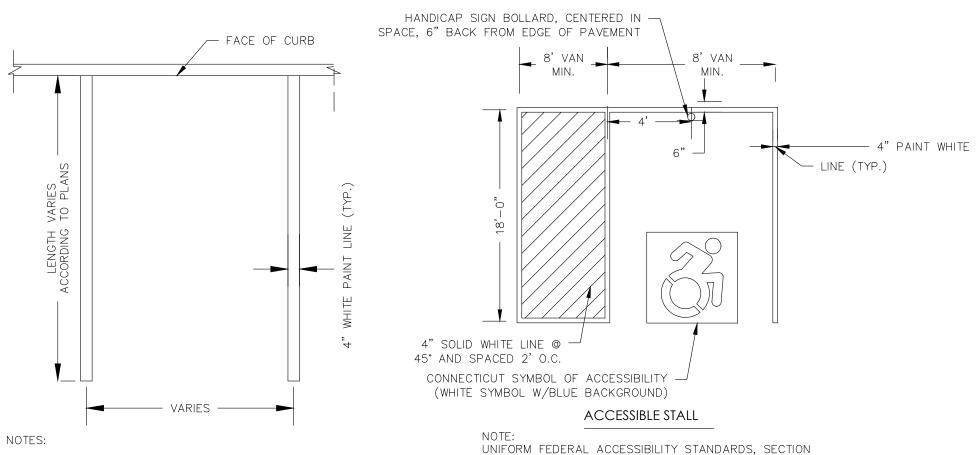


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TRANSITION CURB



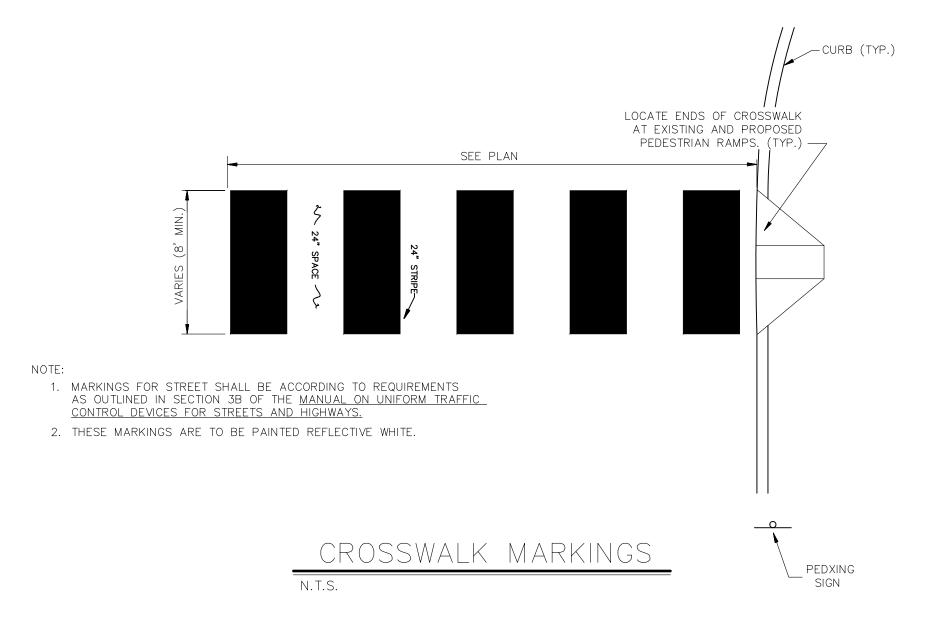




1. PROVIDE TWO COATS OF PAINT ON ALL SURFACES. 2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS. TYPICAL STALL

PARKING STALL DETAIL

4.30. & 2010 ADA



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-----BLUE BACKGROUND

- WHITE SYMBOL (TYP)



CTURIN LIGHT MANUFAC 296 FLANDERS ROAD ST LYME, CONNECTICUT

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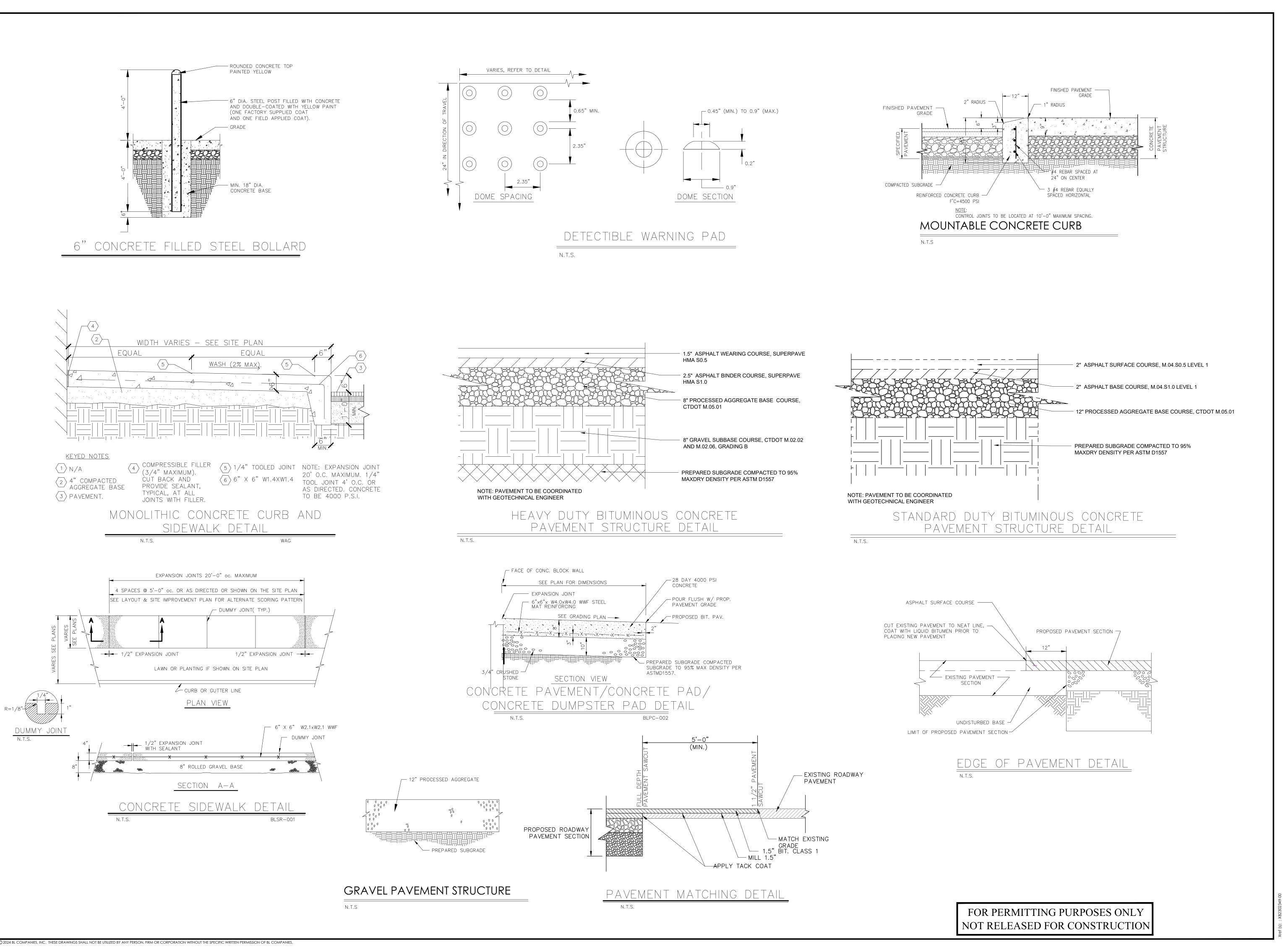
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J.P.D. Designed T.L.B. Drawn R.M.R. Reviewed N.T.S. Scale 2302349 Project No. 06/17/2024 Date

CAD File: DN2302349-10

SITE PLAN DETAILS

Sheet No.



Architecture Engineering Environment Land Survey

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CTURING

DPOSED LIGHT MANUFACTI296 FLANDERS ROAD
EAST LYME, CONNECTICUT

Desc.

REVISIONS No. Date

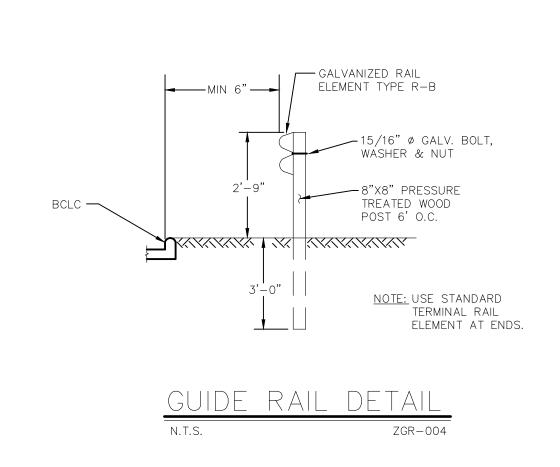
Designed J.P.D.
Drawn T.L.B.
Reviewed R.M.R.
Scale N.T.S.
Project No. 2302349
Date 06/17/2024
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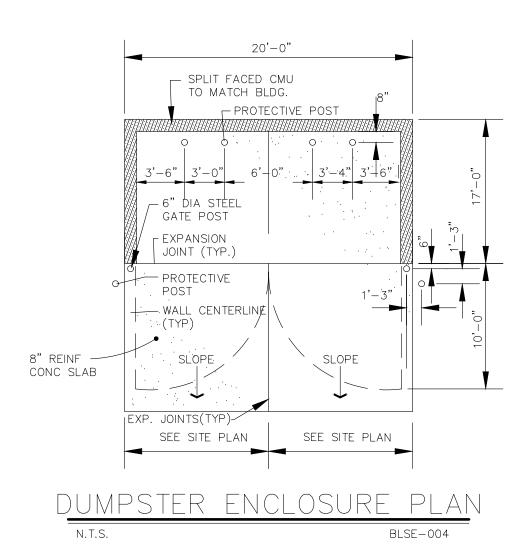
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SITE PLAN DETAIL

SITE PLAN DETAILS

Sheet No.

CHAIN LINK FENCE DETAIL





4" PERF. PVC FILL VOIDS WITH CLASS "A" CONCRETE (TYP.) (BLOCK MAY BE SPLIT)

BLFD-001

SCALE: NTS

SEGMENTAL RETAINING WALL DRAIN DETAIL

STAMPED BY A CONNECTICUT LICENSED PROFESSIONAL ENGINEER

PRIOR TO ORDERING MATERIALS.

TYPICAL SEGMENTAL RETAINING WALL SECTION

GENERAL NOTES

1. STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AND GRID ALIGNMENT.

N.T.S.

2. BENCH CUT ALL EXCAVATED SLOPES. 3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO

DRAWINGS.

- REMOVE UNSUITABLE SOIL. 4. SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
- 5. LEVELING PAD SHALL CONSIST OF 3/4" CRUSHED STONE, MINIMUM 6"
- THICK OR MINIMUM 2000 PSI CONCRÉTE. 6. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 24".
- 7. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- 8. WHERE DRAIN PIPE IS USED, PROVIDE OUTLETS AS SHOWN ON WALL ELEVATIONS.
- 9. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER, OR AS INDICATED IN THE SPECIFICATION.
- 10. COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY PER AASHTO 11. GEOGRID SHALL BE PER BLOCK MANUFACTURER'S DESIGN ON SHOP
- 12. PULL GEOGRID TIGHT PRIOR TO BACK FILLING. LENGTH OF GEOGRID SHALL BE MEASURED FROM FRONT OF SEGMENTAL CONCRETE UNITS.
- 13. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL.
- 14. ESTABLISH TURF AS SOON AS THE WALL IS COMPLETED. 15. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
- 16. REINFORCED BACK FILL REQUIREMENTS FOR THE SEGMENTAL CONCRETE RETAINING WALL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

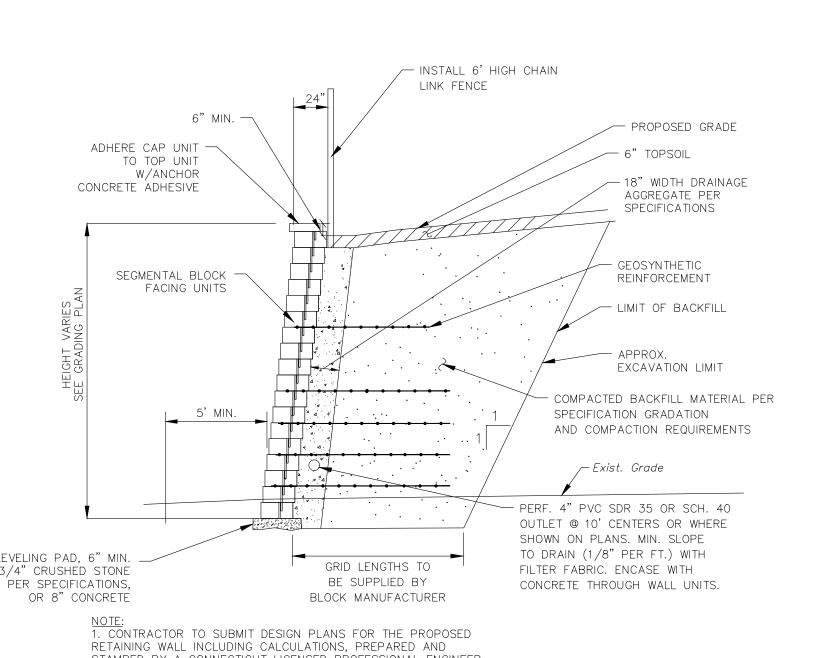
SIEVE SIZE	PERCENT PASSING REINFORCED BACK FILL
5 INCH	100
3-1/2 INCH	90-100
1-1/2 INCH	55-95
1/4 INCH	25-60
NO. 10	15-45
NO. 40	5-25
NO. 100	0-10
NO. 200	0-5

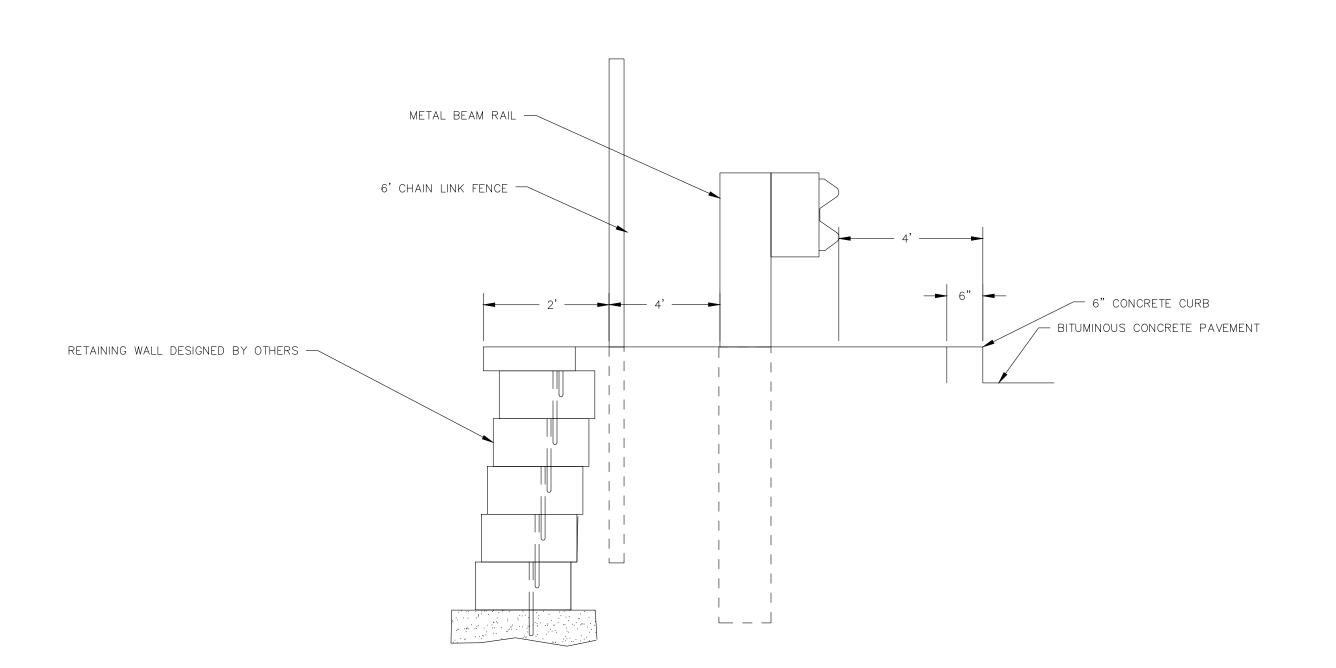
PLASTICITY INDEX (PI) LESS THAN OR EQUAL TO 10 AND A LIQUID LIMIT LESS THAN OR EQUAL TO 40. REINFORCED BACK FILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT EXCEEDING 10 INCHES. REINFORCED BACK LEVELING PAD, 6" MIN. _ FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS 3/4" CRUSHED STONE DETERMINED BY AASHTO T-99. THE MOISTURE CONTENT OF THE BACK FILL
MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE WITHIN 2

OR 8" CONCRETE PERCENTAGE POINTS OF DRY OPTIMUM.

IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.

N.T.S.





SEGMENTAL RETAINING WALL CROSS SECTION

N.T.S.

FOR PERMITTING PURPOSES ONLY

NOT RELEASED FOR CONSTRUCTION

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T MANUFACTURING

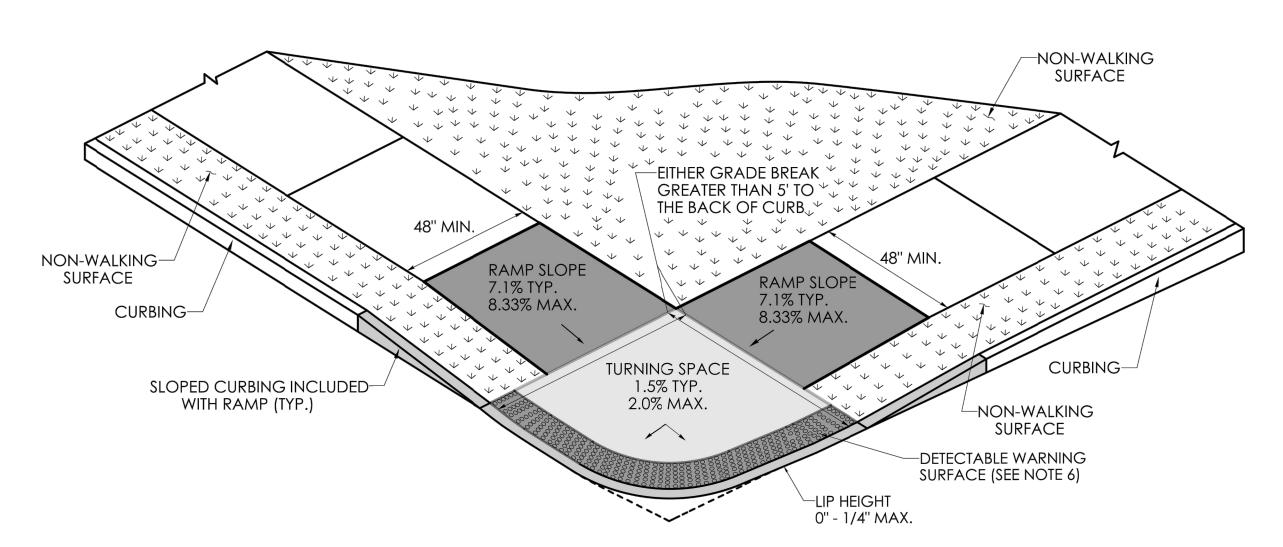
VDERS ROAD

CONNECTICUT ED S

J.P.D. Designed T.L.B. Drawn R.M.R. Reviewed N.T.S. Scale 2302349 Project No. 06/17/2024 Date

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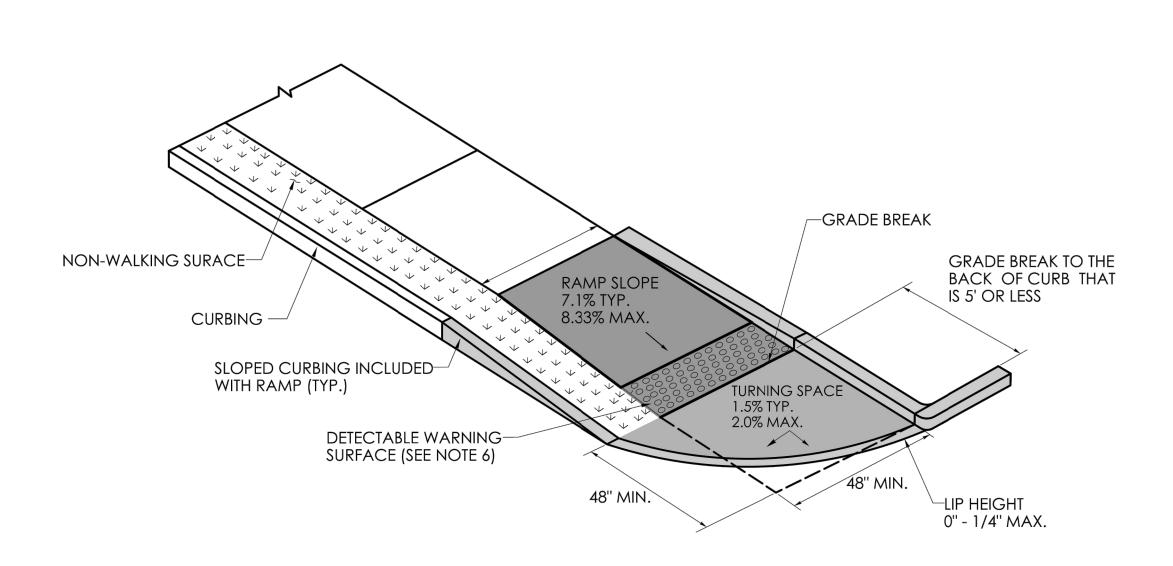
SITE PLAN DETAILS



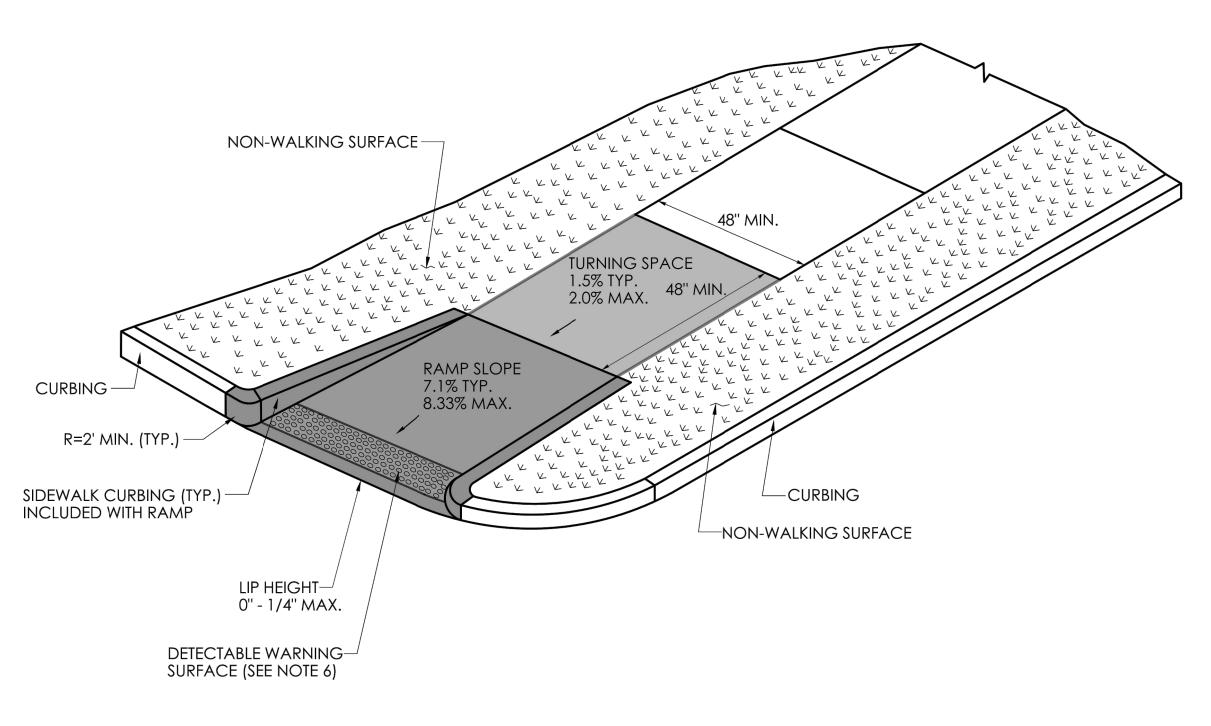
TWO DIRECTIONAL PERPENDICULAR RAMP
WITH A GRADE BREAK
TO BACK OF CURB GREATER THAN 5'
WITH NON-WALKING SURFACE
(TYPE 4)

GENERAL NOTES:

- 1. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
- 2. VERTICAL SURFACE DISCONTINUITIES AT JOINTS SHALL NOT EXCEED $\frac{1}{4}$ INCH.
- 3. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT.
- 4. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.33 PERCENT MAXIMUM BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET.
- 5. DETECTABLE WARNING SURFACES SHALL BE INSTALLED ON SIDEWALK RAMPS AT PEDESTRIAN STREET CROSSINGS, PEDESTRIAN REFUGE ISLANDS AND RAILROAD CROSSINGS ALONG STREETS OR HIGHWAYS.
- 6. DETECTABLE WARNING SURFACES SHALL EXTEND 2 FEET MIN. IN THE DIRECTION OF PEDESTRIAN TRAVEL AND SPAN THE ENTIRE RAMP OPENING.
- 7. ALL GUIDESHEET VALUES COMPLY WITH PROWAG DRAFT 2013 GUIDELNES. UPDATED VALUES WILL BE MADE TO COMPLY WITH PROWAG FINAL RULE ONCE OFFICIALLY THE LAW.
- CTDOT DESIGN STANDARD USE THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) SEE ENGINEERING DIRECTIVE ED-2019-07.
- 9. CURB RAMPS SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMLATE WITHIN THE PEDESTRIAN ACCESS ROUTE.



SINGLE DIRECTION PERPENDICULAR RAMP
WITH GRADE BREAK TO THE BACK
OF CURB THAT IS 5' OR LESS
(TYPE 15)



SINGLE DIRECTION PERPENDICULAR RAMP RETURN CURB WITH NON-WALKING SURFACE (TYPE 16)

CTDOT ADA CONCRETE RAMP DETAILS

NTS

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Architecture Engineering Environmental Land Surveying

Companies

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SED LIGHT MANUFACTURIN
296 FLANDERS ROAD
FAST I YMF CONNECTION

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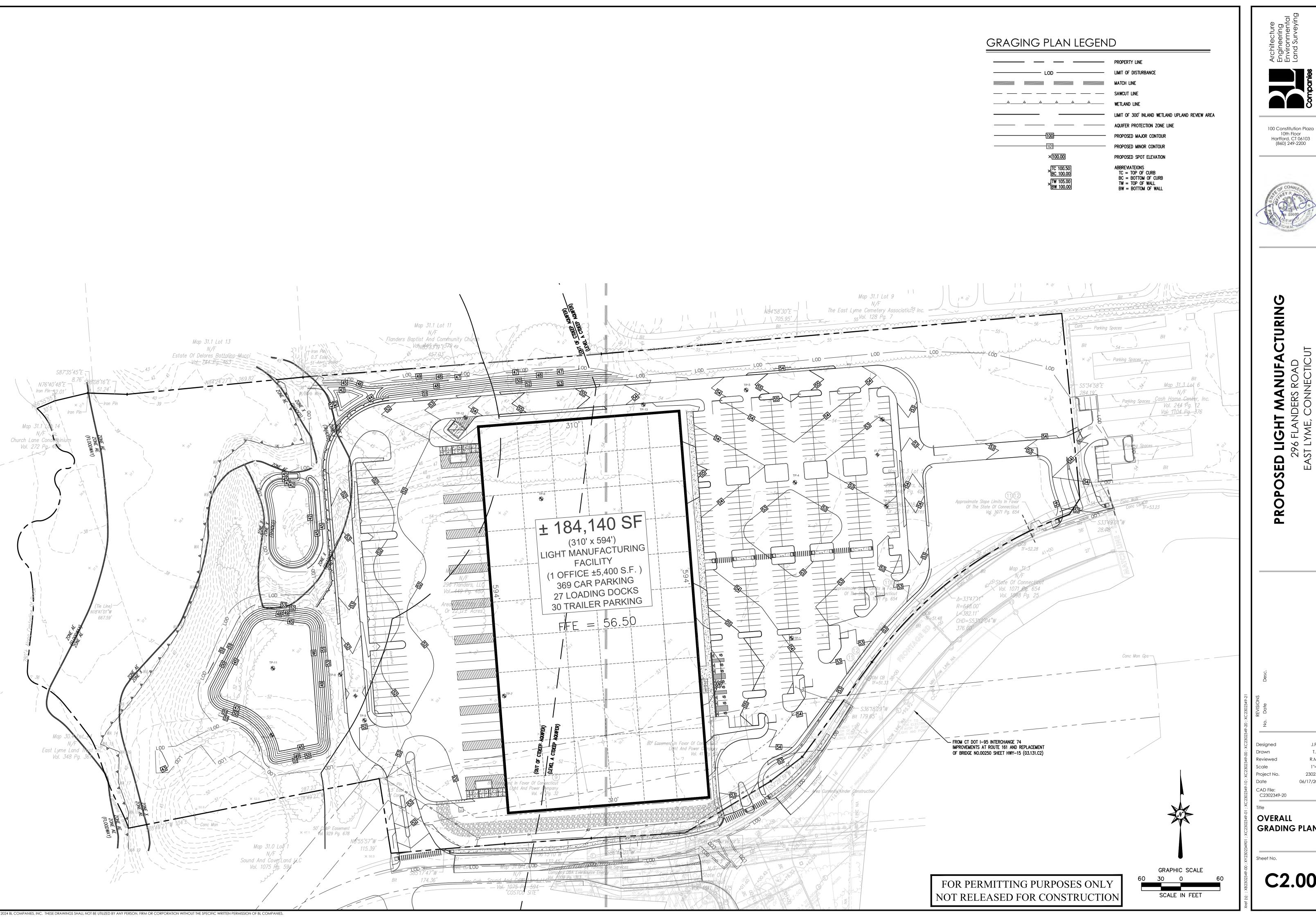
REVISIONS No. Date

Designed J.P.D.
Drawn T.L.B.
Reviewed R.M.R.
Scale N.T.S.
Project No. 2302349
Date 06/17/2024

CAD File: DN2302349-10

SITE PLAN DETAILS

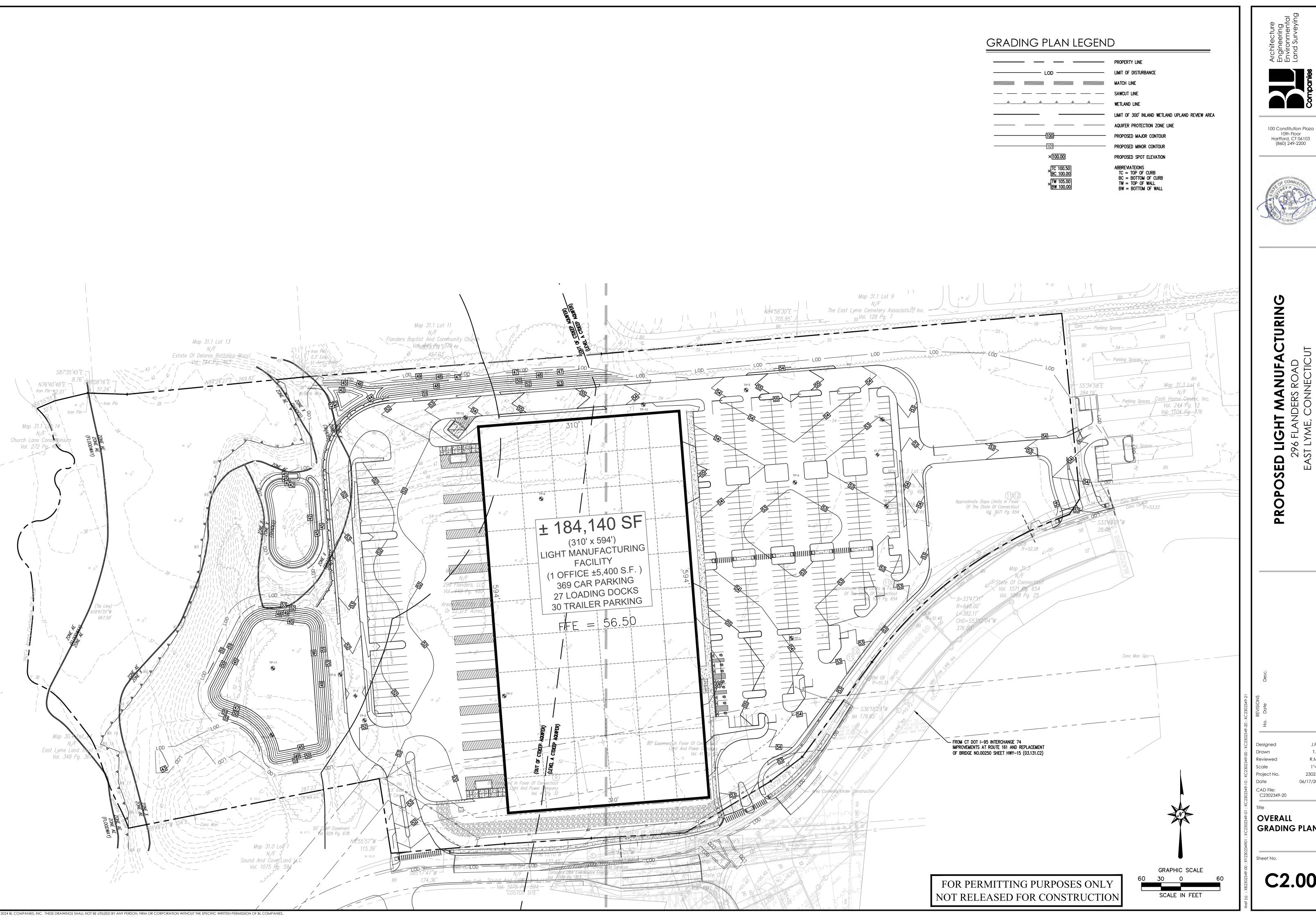
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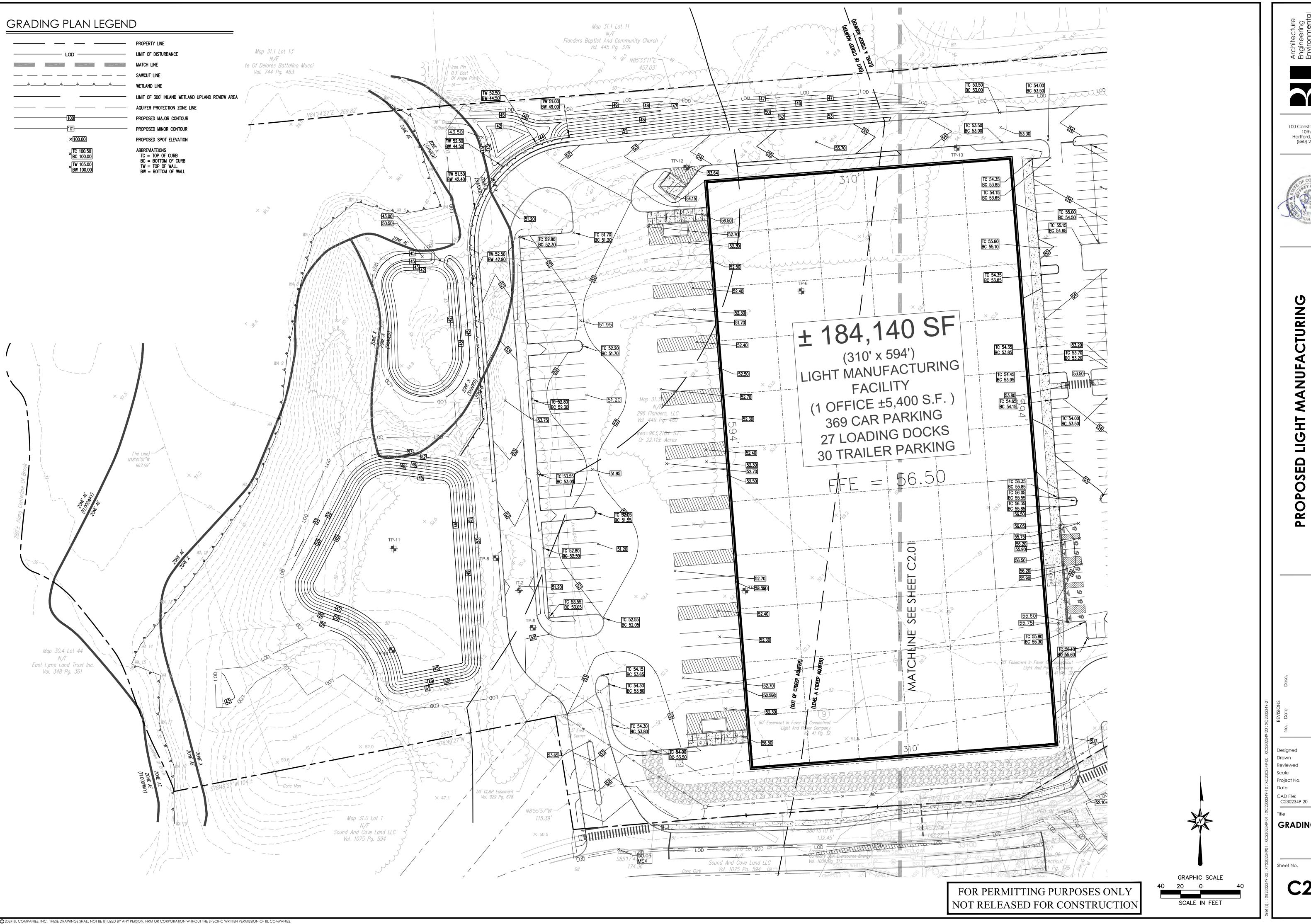
GRADING PLAN







GRADING PLAN



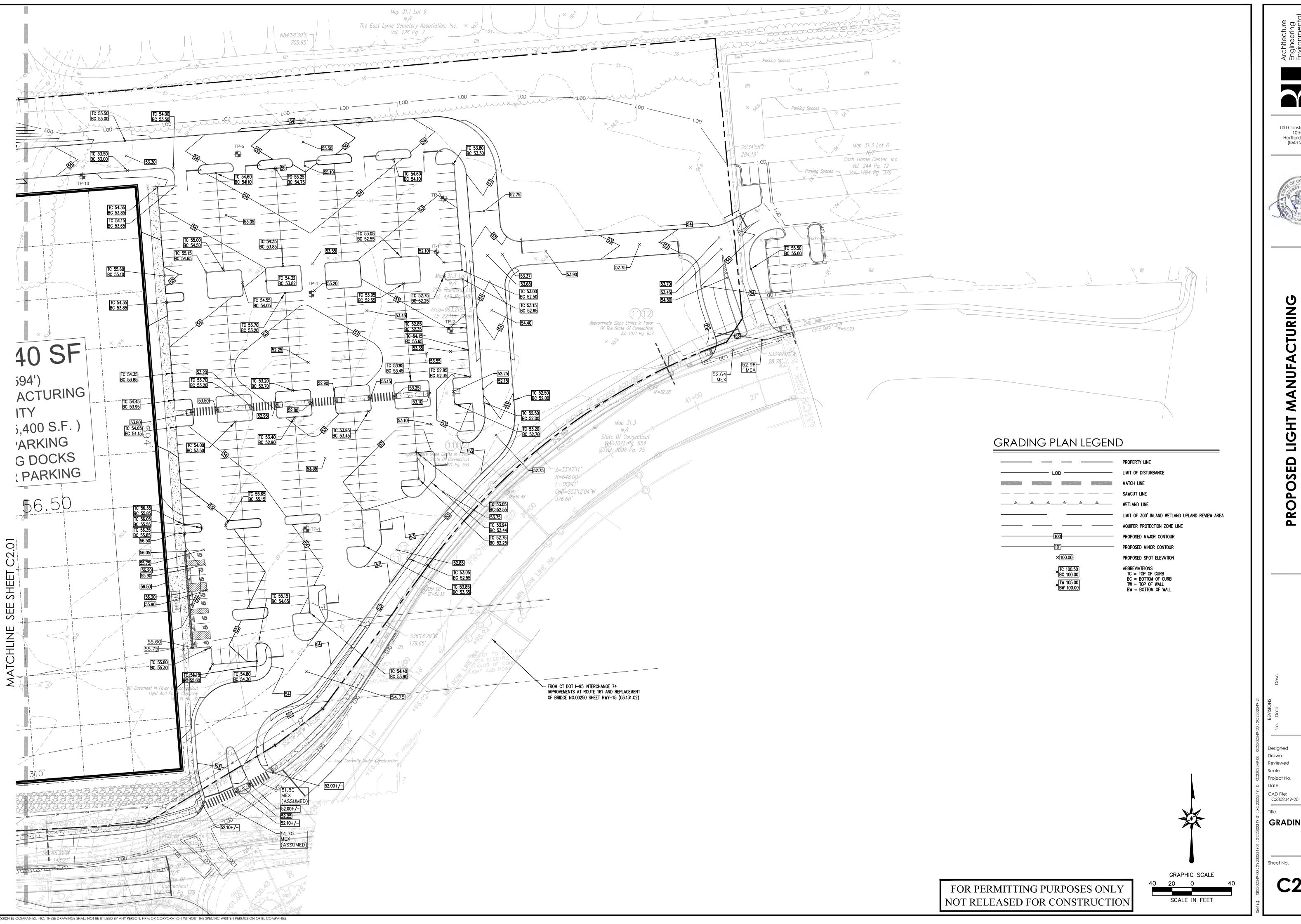




ED LIGHT MANUFACTURING
296 FLANDERS ROAD
EAST LYME, CONNECTICUT

2302349

GRADING PLAN

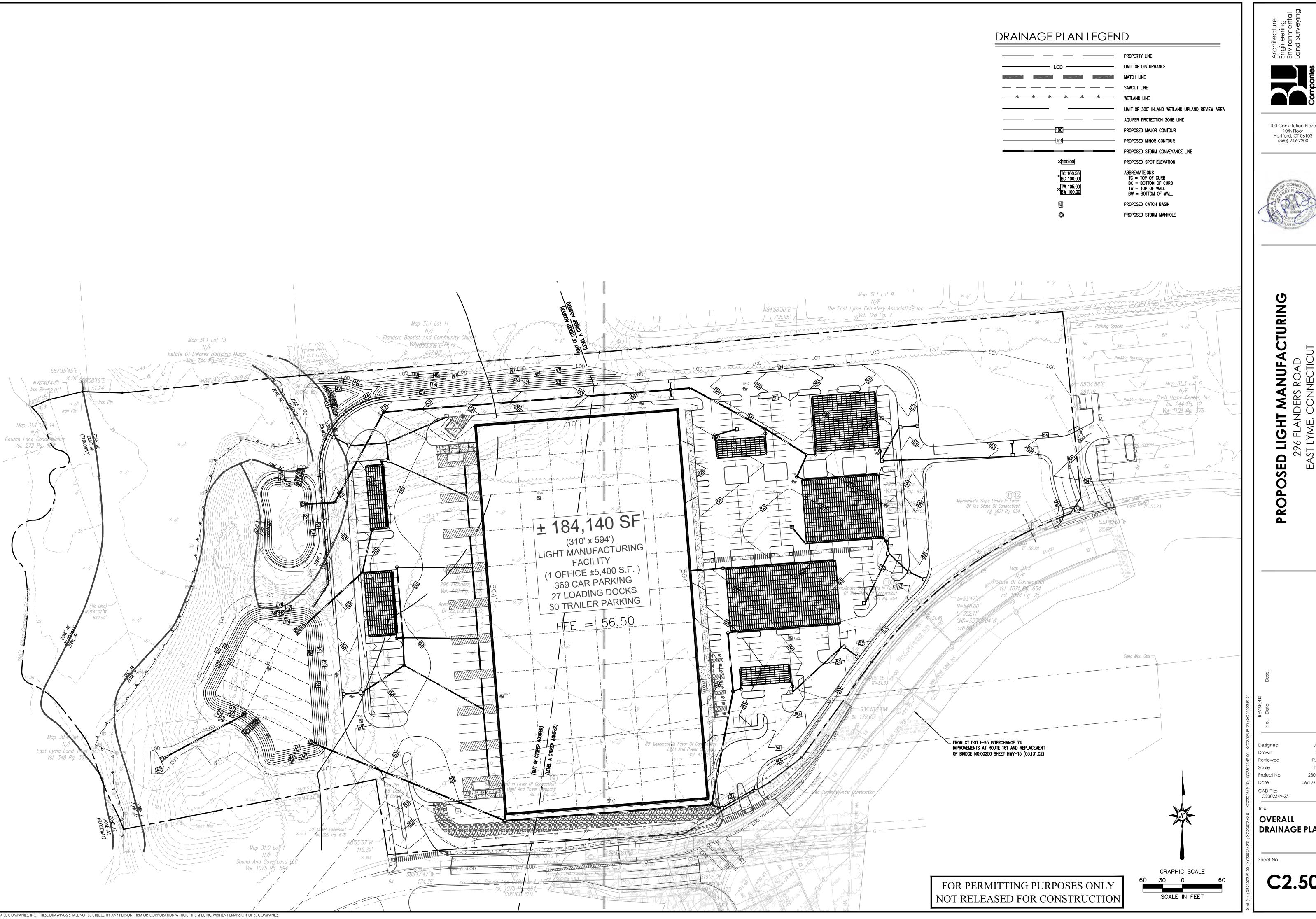




ED LIGHT MANUFACTURING 296 FLANDERS ROAD EAST LYME, CONNECTICUT SED

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GRADING PLAN



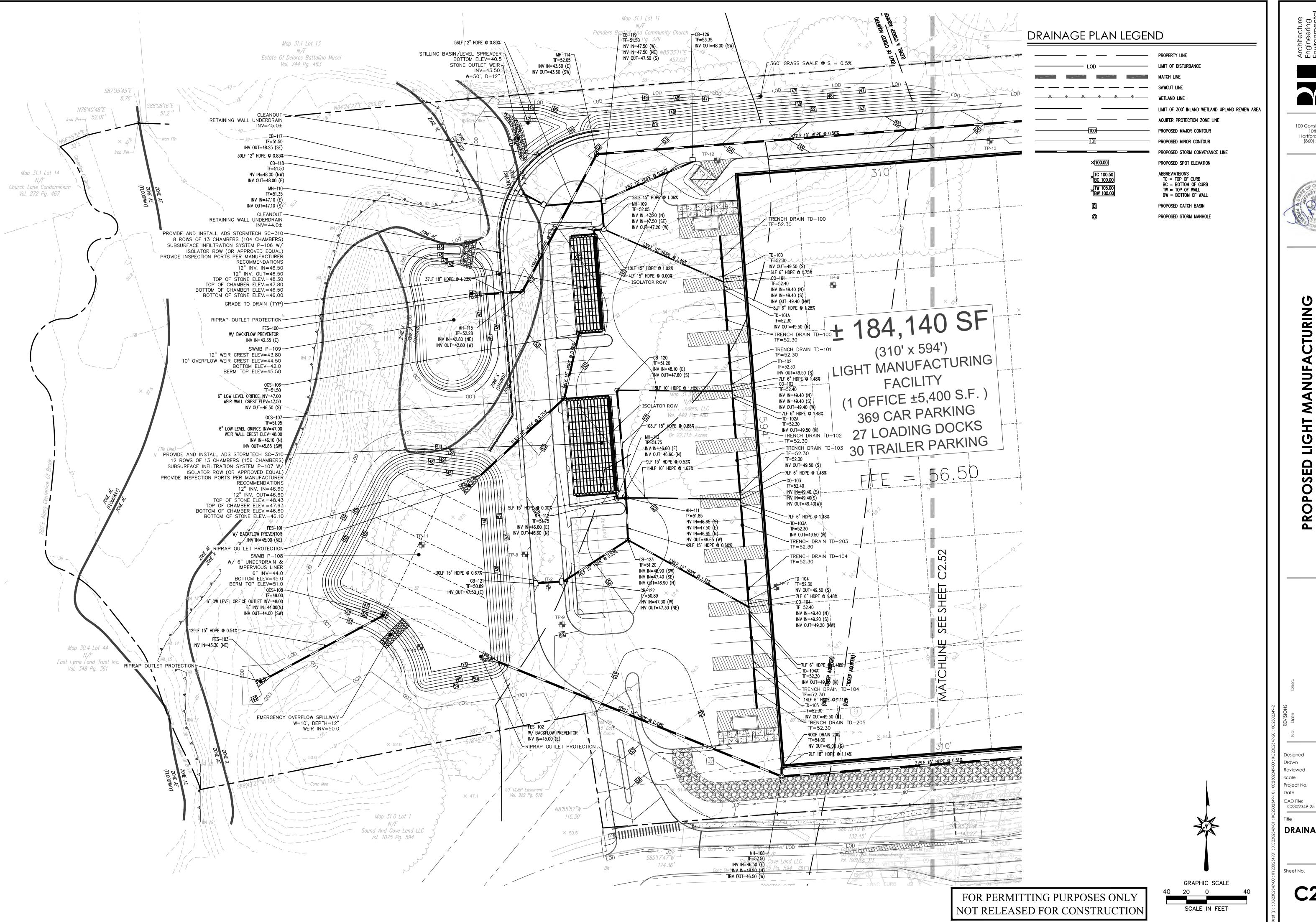


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ED LIGHT MANUFACTURING 296 FLANDERS ROAD EAST LYME, CONNECTICUT

DRAINAGE PLAN



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TURIN MANUFACT

IDERS ROAD

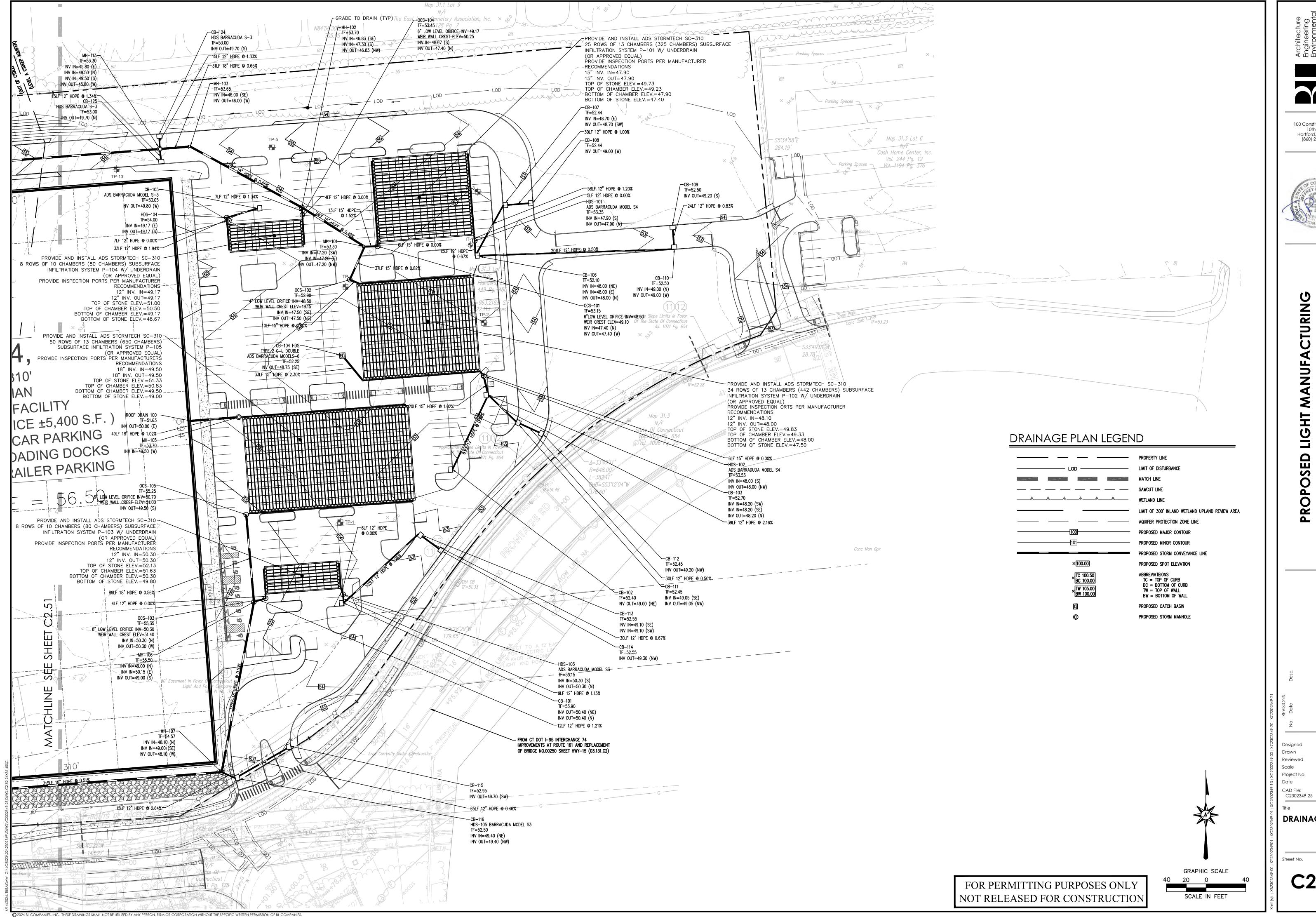
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Designed

T.L.B. R.M.R. 2302349

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DRAINAGE PLAN





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DERS ROAD
CONNECTICUT LIGHT N 296 FLANDI TLYME, CO

T.L.B. R.M.R. 2302349 06/17/2024

DRAINAGE PLAN