

LOCATION MAP  
N.T.S.

# 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**

**CONTENTS**

- G0.00 COVER SHEET
- AL-1 ALTA NSPS LAND TITLE SURVEY SHEET NUMBER 1 of 2
- AL-1 ALTA NSPS LAND TITLE SURVEY SHEET NUMBER 2 of 2
- G0.01 GENERAL NOTES
- C0.00 OVERALL DEMOLITION PLAN
- C0.01 DEMOLITION PLAN
- C0.02 DEMOLITION PLAN
- C1.00 OVERALL SITE PLAN
- C1.01 SITE PLAN
- C1.02 SITE PLAN
- C1.100 SITE PLAN DETAILS
- C1.101 SITE PLAN DETAILS
- C1.102 SITE PLAN DETAILS
- C1.103 SITE PLAN DETAILS
- C2.00 OVERALL GRADING PLAN
- C2.01 GRADING PLAN
- C2.02 GRADING PLAN
- C2.50 OVERALL DRAINAGE PLAN
- C2.51 DRAINAGE PLAN
- C2.52 DRAINAGE PLAN
- C2.100 GRADING AND DRAINAGE DETAILS
- C2.101 GRADING AND DRAINAGE DETAILS
- C2.102 GRADING AND DRAINAGE DETAILS
- C2.103 GRADING AND DRAINAGE DETAILS
- C2.104 GRADING AND DRAINAGE DETAILS
- C3.00 OVERALL SITE UTILITY PLAN
- C3.01 SITE UTILITY PLAN
- C3.02 SITE UTILITY PLAN
- C3.100 SITE UTILITY DETAILS
- C4.00 OVERALL EROSION AND SEDIMENT CONTROL PLAN
- C4.01 EROSION AND SEDIMENT CONTROL PLAN
- C4.02 EROSION AND SEDIMENT CONTROL PLAN
- C4.100 EROSION AND SEDIMENT CONTROL NOTES
- C4.101 EROSION AND SEDIMENT CONTROL DETAILS
- C4.102 EROSION AND SEDIMENT CONTROL DETAILS
- C5.00 OVERALL LANDSCAPING PLAN
- C5.01 LANDSCAPING PLAN
- C5.02 LANDSCAPING PLAN
- C5.100 LANDSCAPE NOTES AND DETAILS
- C6.00 OVERALL LIGHTING PLAN
- C6.01 LIGHTING PLAN
- C6.02 LIGHTING PLAN
- C6.100 LIGHTING NOTES AND DETAILS

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

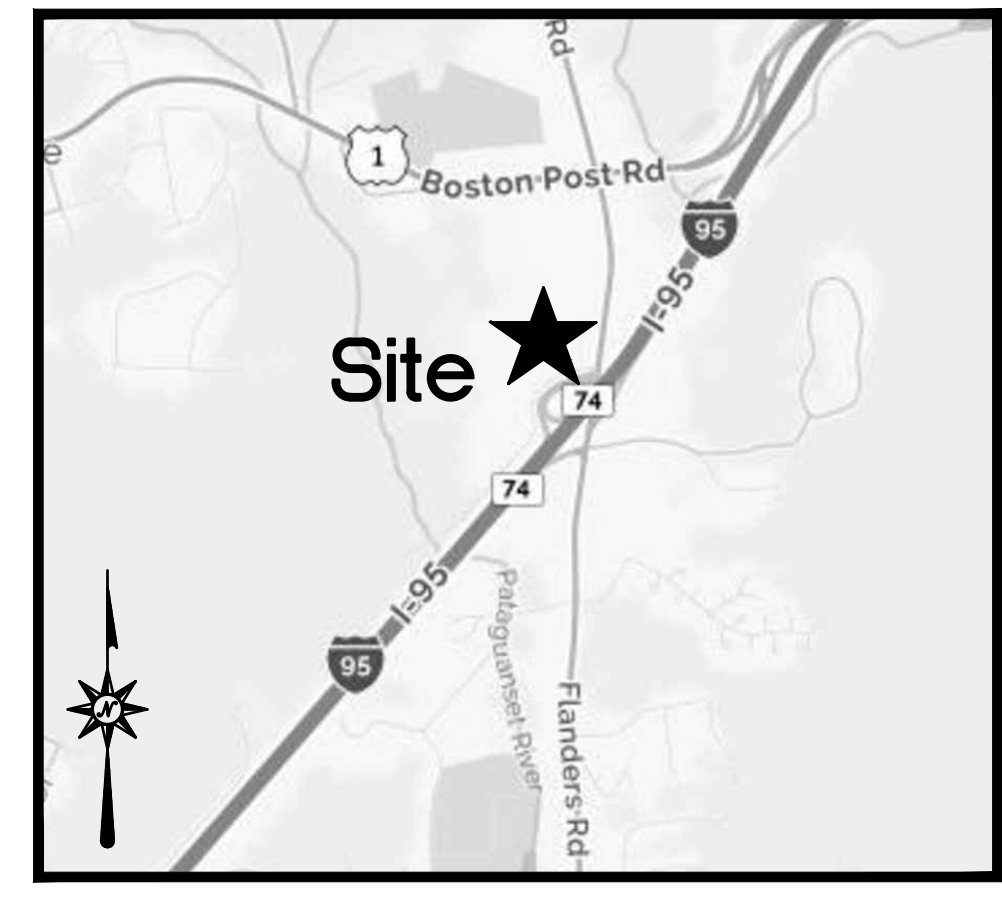
OWNER:  
CASH HOME CENTER INC  
300 FLANDERS ROAD  
EAST LYME, CT 06333

**DATES**

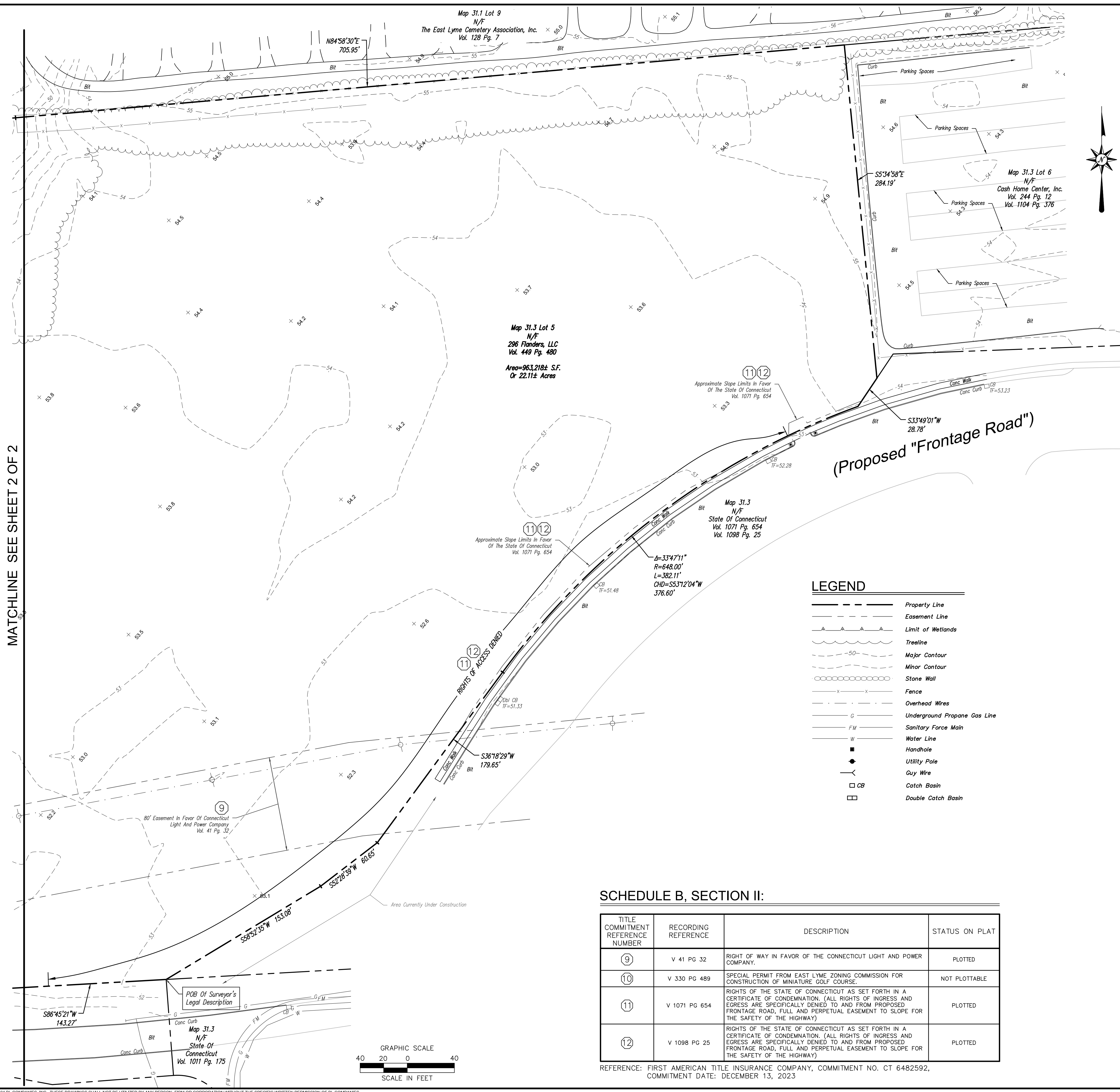
ISSUE DATE: JUNE 17, 2024  
REVISION:







LOCATION MAP  
NOT TO SCALE



MATCHLINE SEE SHEET 2 OF 2

**GENERAL NOTES**

- A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AUGUST 29, 2019.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-3.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM CT NAD 83 AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES DURING DECEMBER 2023 UTILIZING THE SMARTNET RTK NETWORK.
- ELEVATIONS AND CONTOURS REFER TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88 - GEOID 18) AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN DECEMBER 2023 UTILIZING THE SMARTNET RTK NETWORK.
- PARCEL IS LOCATED IN A FLOOD HAZARD AREA "AE", (BASE FLOOD ELEVATIONS DETERMINED); FLOOD AREAS "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND "X" (SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 0901100477J PANEL 477 OF 554 MAP REVISED: AUGUST 5, 2013.
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PARCEL AT THE TIME OF THE FIELD SURVEY.
- A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THE SURVEY.
- WETLANDS DELINEATION AND LOCATION BY BL COMPANIES 12/11/2023.

**LEGEND**

- Property Line
- Easement Line
- Limit of Wetlands
- Treeline
- Major Contour
- Minor Contour
- Stone Wall
- Fence
- Overhead Wires
- Underground Propane Gas Line
- Sanitary Force Main
- Water Line
- Handhole
- Utility Pole
- Guy Wire
- Catch Basin
- Double Catch Basin

**SCHEDULE B, SECTION II:**

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
9	V 41 PG 32	RIGHT OF WAY IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY.	PLOTTED
10	V 330 PG 489	SPECIAL PERMIT FROM EAST LYME ZONING COMMISSION FOR CONSTRUCTION OF MINIATURE GOLF COURSE.	NOT PLOTTABLE
11	V 1071 PG 654	RIGHTS OF THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF CONDEMNATION (ALL RIGHTS OF INGRESS AND EGRESS ARE SPECIFICALLY DENIED TO AND FROM PROPOSED FRONTAGE ROAD, FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SAFETY OF THE HIGHWAY)	PLOTTED
12	V 1098 PG 25	RIGHTS OF THE STATE OF CONNECTICUT AS SET FORTH IN A CERTIFICATE OF CONDEMNATION (ALL RIGHTS OF INGRESS AND EGRESS ARE SPECIFICALLY DENIED TO AND FROM PROPOSED FRONTAGE ROAD, FULL AND PERPETUAL EASEMENT TO SLOPE FOR THE SAFETY OF THE HIGHWAY)	PLOTTED

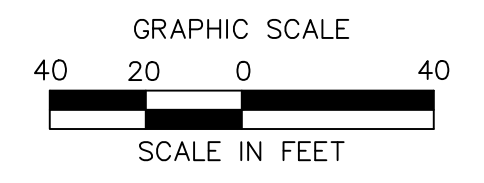
REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. CT 6482592, COMMITMENT DATE: DECEMBER 13, 2023



**SURVEY CERTIFICATION**

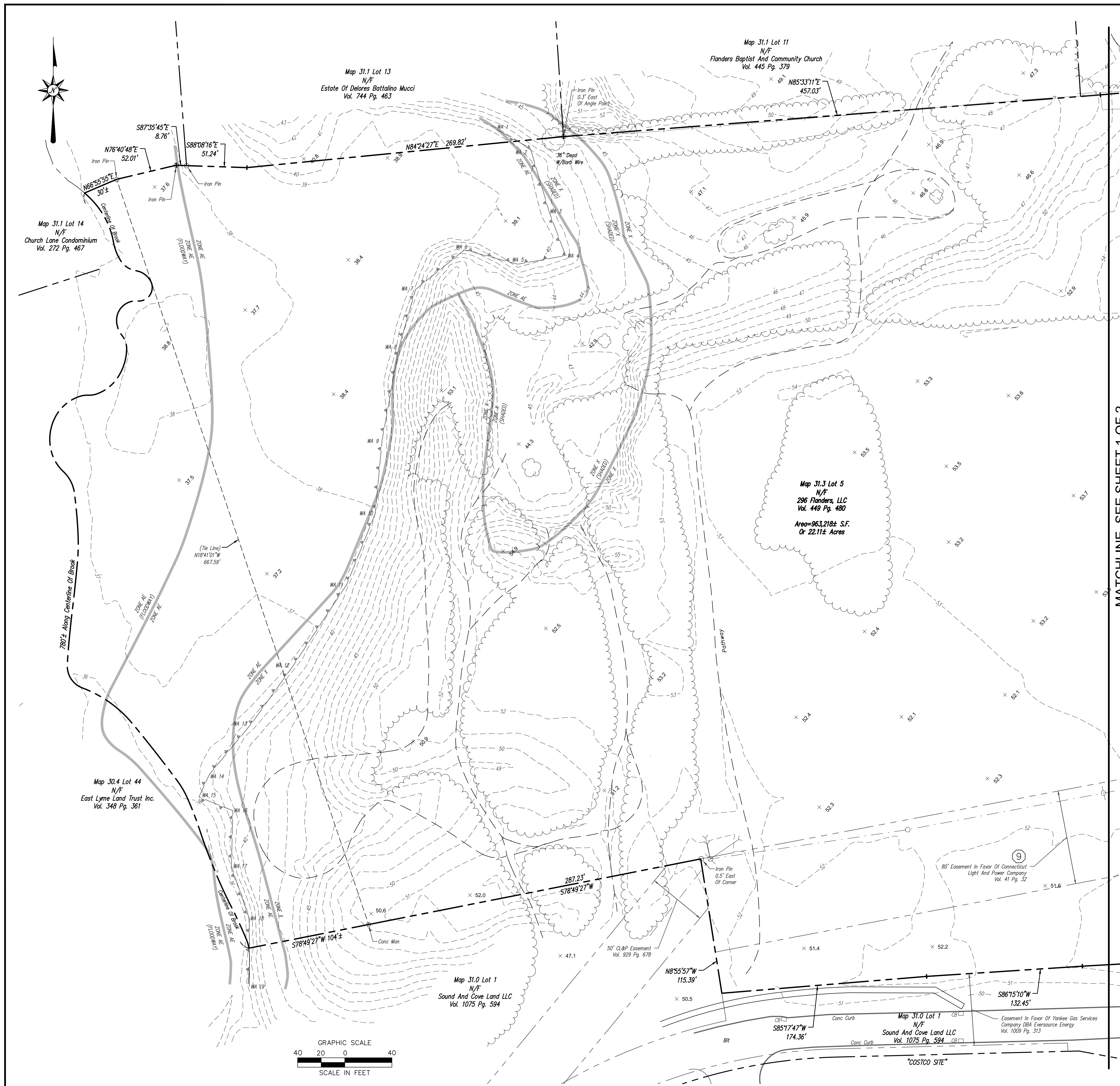
TO 296 FLANDERS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5,6(a),8,11(o),13,14,16,17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/8/2023.

DATED: 6/13/2024 SIGNED: *James M. Schragger*  
JAMES M. SCHRAGER PLS NO. 70265





Jun 13, 2024 9:30am jshahner C:\Users\jshahner\Documents\2024\20240613\20240613.dwg  
 Layout: AL-1 Plot Size: 4800 x 3600



**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.

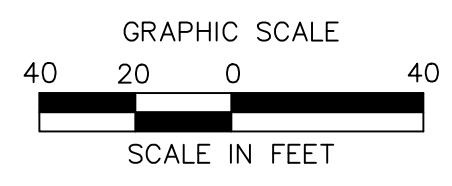
**LEGEND**

- Property Line
- Easement Line
- Limit of Wetlands
- Treeline
- Major Contour
- Minor Contour
- Stone Wall
- Fence
- Overhead Wires
- Handhole
- Utility Pole
- Guy Wire
- Catch Basin
- Double Catch Basin

MATCHLINE SEE SHEET 1 OF 2

**ZONING INFORMATION**

LOCATION: TOWN OF EAST LYME, CONNECTICUT		
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



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

**LAND OF FLANDERS, LLC**  
 296 FLANDERS ROAD (CT ROUTE 161)  
 EAST LYME, CONNECTICUT

REVISIONS

No.	Date	Desc.

Surveyed: JW  
 Drawn: JWJS  
 Reviewed: JS.  
 Scale: 1"=40'  
 Project No.: 2302349  
 Date: 01/12/2024  
 Field Book: 589  
 CAD File: AL230234901

Title  
**ALTA/NSPS LAND TITLE SURVEY**

Sheet No. 2 Of 2

**AL-1**










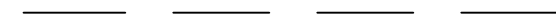




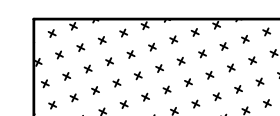

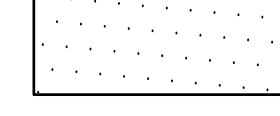






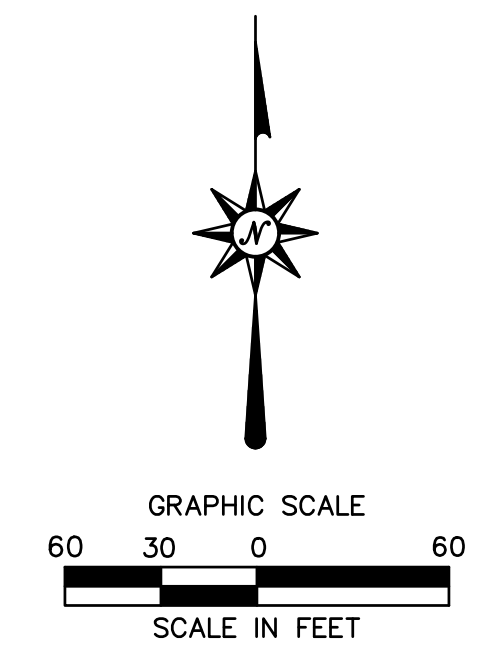
**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

**DEMOLITION PLAN LEGEND**

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	MATCH LINE
	SAWCUT LINE
	WETLAND LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	AQUIFER PROTECTION ZONE LINE
	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
	EXISTING UTILITY, CURB, OR FENCE TO REMAIN AND BE PROTECTED.
	PROPOSED TREE LINE
	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
	EXISTING STRUCTURE TO REMAIN AND BE PROTECTED (TYP.)
	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
	CLEAR AND GRUBBING, REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, STUMPS, AND DEBRIS
	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE



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



DESIGNED	J.P.D.
DRAWN	T.L.B.
REVIEWED	R.M.R.
SCALE	1"=60'
PROJECT NO.	2302349
DATE	06/17/2024
CAD FILE:	C2302349-00
TITLE	<b>OVERALL DEMOLITION PLAN</b>
SHEET NO.	<b>C0.00</b>

6/17/2024, 10:46:40 AM, C:\PROJECTS\2302349\DWG\C2302349-00.DWG, C:\00\_2456.DWG

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.





# PROPOSED LIGHT MANUFACTURING

296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

REVISIONS	
No.	Date

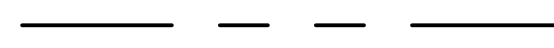




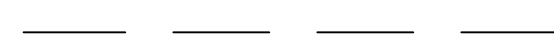

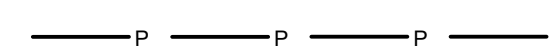




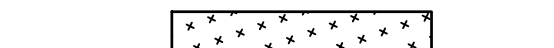
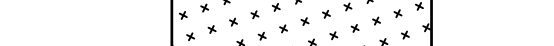

Designed	J.P.D.
Drawn	T.L.B.
Reviewed	R.M.R.
Scale	1"=40'
Project No.	2302349
Date	06/17/2024
CAD File:	C2302349-00

Title	
<b>DEMOLITION PLAN</b>	
Sheet No.	

Sheet No. **C0.01**

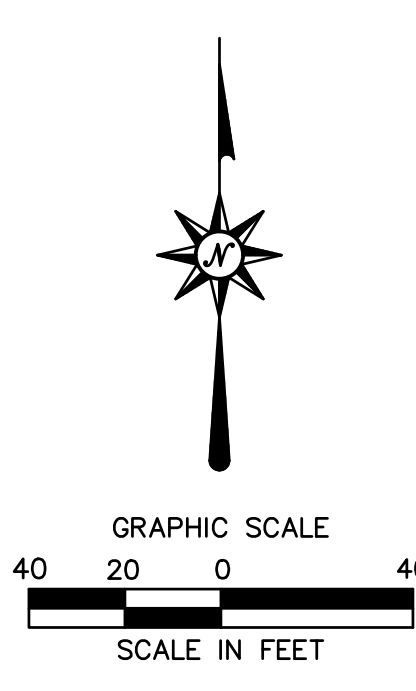
## DEMOLITION PLAN LEGEND

-  PROPERTY LINE
-  LIMIT OF DISTURBANCE
-  MATCH LINE
-  SAWCUT LINE
-  WETLAND LINE
-  LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
-  AQUIFER PROTECTION ZONE LINE
-  REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
-  EXISTING UTILITY, CURB, OR FENCE TO REMAIN AND BE PROTECTED.
-  PROPOSED TREE LINE
-  REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP, ETC.
-  EXISTING STRUCTURE TO REMAIN AND BE PROTECTED (TYP.)
-  REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
-  CLEAR AND GRUBBING, REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, STUMPS, AND DEBRIS
-  REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE



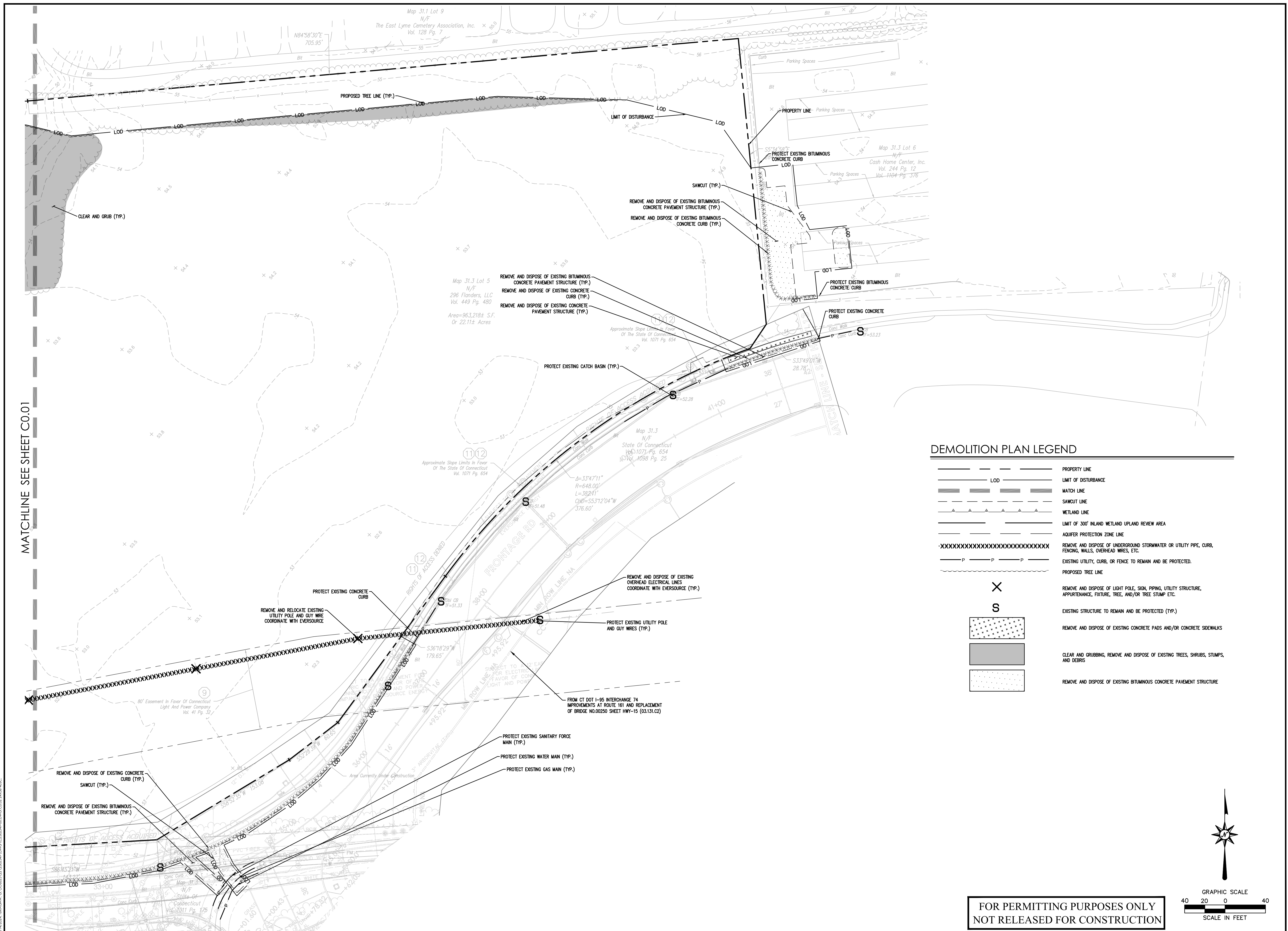
MATCHLINE SEE SHEET C0.02

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



© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

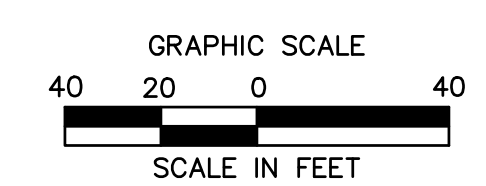
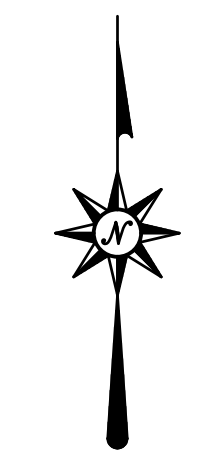




MATCHLINE SEE SHEET C0.01

**DEMOLITION PLAN LEGEND**

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	MATCH LINE
	SAWCUT LINE
	WETLAND LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	AQUIFER PROTECTION ZONE LINE
	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
	EXISTING UTILITY, CURB, OR FENCE TO REMAIN AND BE PROTECTED.
	PROPOSED TREE LINE
	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
	EXISTING STRUCTURE TO REMAIN AND BE PROTECTED (TYP.)
	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
	CLEAR AND GRUBBING, REMOVE AND DISPOSE OF EXISTING TREES, SHRUBS, STUMPS, AND DEBRIS
	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

DESIGN	
Designed	J.P.D.
Drawn	T.L.B.
Reviewed	R.M.R.
Scale	1"=40'
Project No.	2302349
Date	06/17/2024
CAD FILE: C2302349-00	
Title	
<b>DEMOLITION PLAN</b>	
Sheet No.	

C0.02

6/17/2024, 10:46:00 AM, C:\PROJECTS\2023\2302349\DWG\C2302349-00.DWG, C:\02, 24X36, 40XC

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



# ZONING INFORMATION

LOCATION-TOWN OF EAST LYME, NEW LONDON COUNTY, CONNECTICUT				
ZONE: GPDD (GATEWAY PLANNED DEVELOPMENT DISTRICT) AND GCOMD (GATEWAY COMMONS MASTER DEVELOPMENT PLAN)				
USE: LIGHT MANUFACTURING FACILITIES (SPECIAL PERMIT USE)				
ITEM	GPDD REQUIREMENTS	GCOMD REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	40,000 S.F.	20,000 S.F.	963,218 S.F. (22.11 AC.)	NO
MINIMUM LOT FRONTAGE	150 FEET	75 FEET	1,254 FEET	NO
MINIMUM FRONT SETBACK	25 FEET	10 FEET	25.8 FEET	NO
MAXIMUM FRONT SETBACK	50 FEET	N/A	25.8 FEET	NO
MINIMUM SIDE SETBACK	20 FEET	20 FEET	185.2 FEET	NO
MINIMUM REAR SETBACK	20 FEET	20 FEET	95.0 FEET	NO
LANDSCAPE BUFFER BETWEEN CONTRACTING USE	20-40 FEET	20 FEET	50 FEET	NO
CEMETERY SETBACK	50 FEET	N/A	50 FEET	NO
FRONT LANDSCAPE BUFFER	8 FEET ALONG ANY PUBLIC STREET OR HIGHWAY	6 FEET ALONG ANY PUBLIC STREET OR HIGHWAY	8 FEET	NO
SIDE LANDSCAPE BUFFER	8 FEET	20 FEET NON-RESIDENTIAL 50 FEET FOR RESIDENTIAL ZONED PROPERTY	8 FEET	NO
REAR LANDSCAPE BUFFER	8 FEET	20 FEET NON-RESIDENTIAL 50 FEET FOR RESIDENTIAL ZONED PROPERTY	50 FEET	NO
MAXIMUM BUILDING HEIGHT	40 FEET	40 FEET	> 40 FEET	NO
MAXIMUM BUILDING COVERAGE	40 PERCENT	40 PERCENT	19.1 PERCENT	NO

# PARKING INFORMATION

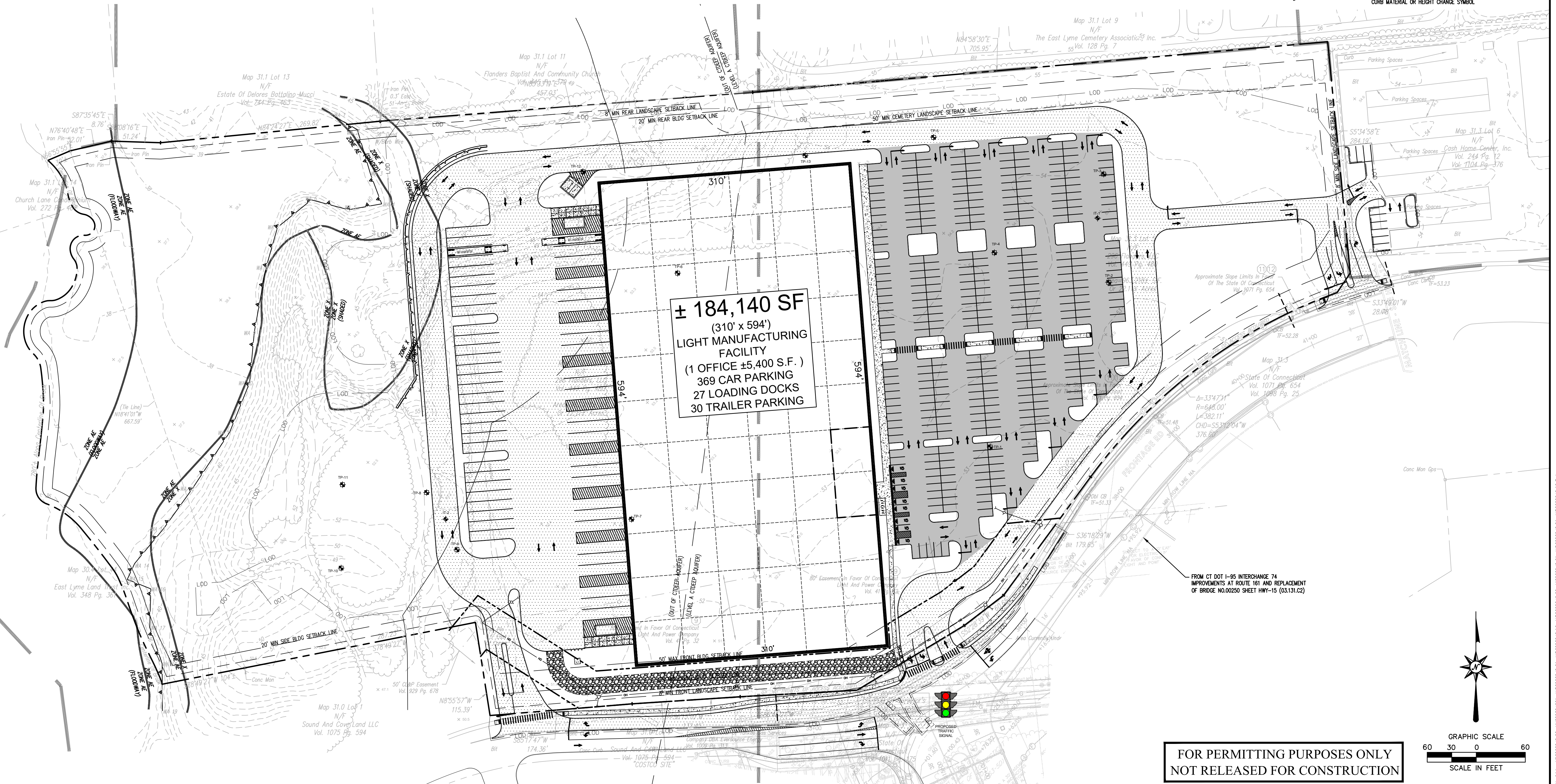
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED	184,140 S.F.	NO
PARKING REQUIRED	LIGHT MANUFACTURING BUILDING: 1 SPACE PER EVERY 2 EMPLOYEES ON THE LARGEST SHIFT PLUS ONE SPACE FOR EACH COMPANY-OWNED VEHICLE TOTAL REQUIRED = TBD  THE INDUSTRY STANDARD FOR THE TYPE OF USE BEING CONSIDERED IS 1 SPACE PER 500 GROSS SQ. FT. 184,140/500 = 368.3 SPACES TOTAL REQUIRED: 369 SPACES	369 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	8 SPACES	8 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
LOADING REQUIRED	INDUSTRIAL BUILDING 1 SPACE PER EVERY 40,000 S.F. OF FLOOR AREA TOTAL REQUIRED: 5 SPACES	27 LOADING DOORS 30 TRAILER PARKING	NO
MINIMUM LOADING DIMENSIONS	10 FEET X 30 FEET	13.5 FEET X 60 FEET	NO
MINIMUM AISLE WIDTH	24 FEET - 2-WAY 16 FEET - 1-WAY	24 FEET - 2-WAY	NO
MINIMUM PARKING AREA LANDSCAPING	15 S.F. OF INTERIOR LANDSCAPING PER PARKING SPACE (388 X 15 S.F.) TOTAL REQUIRED: 5,520 S.F.	17,030 S.F.	NO
MINIMUM INTERIOR LANDSCAPING	10 PERCENT	12.8 PERCENT	NO

# SIGN LEGEND

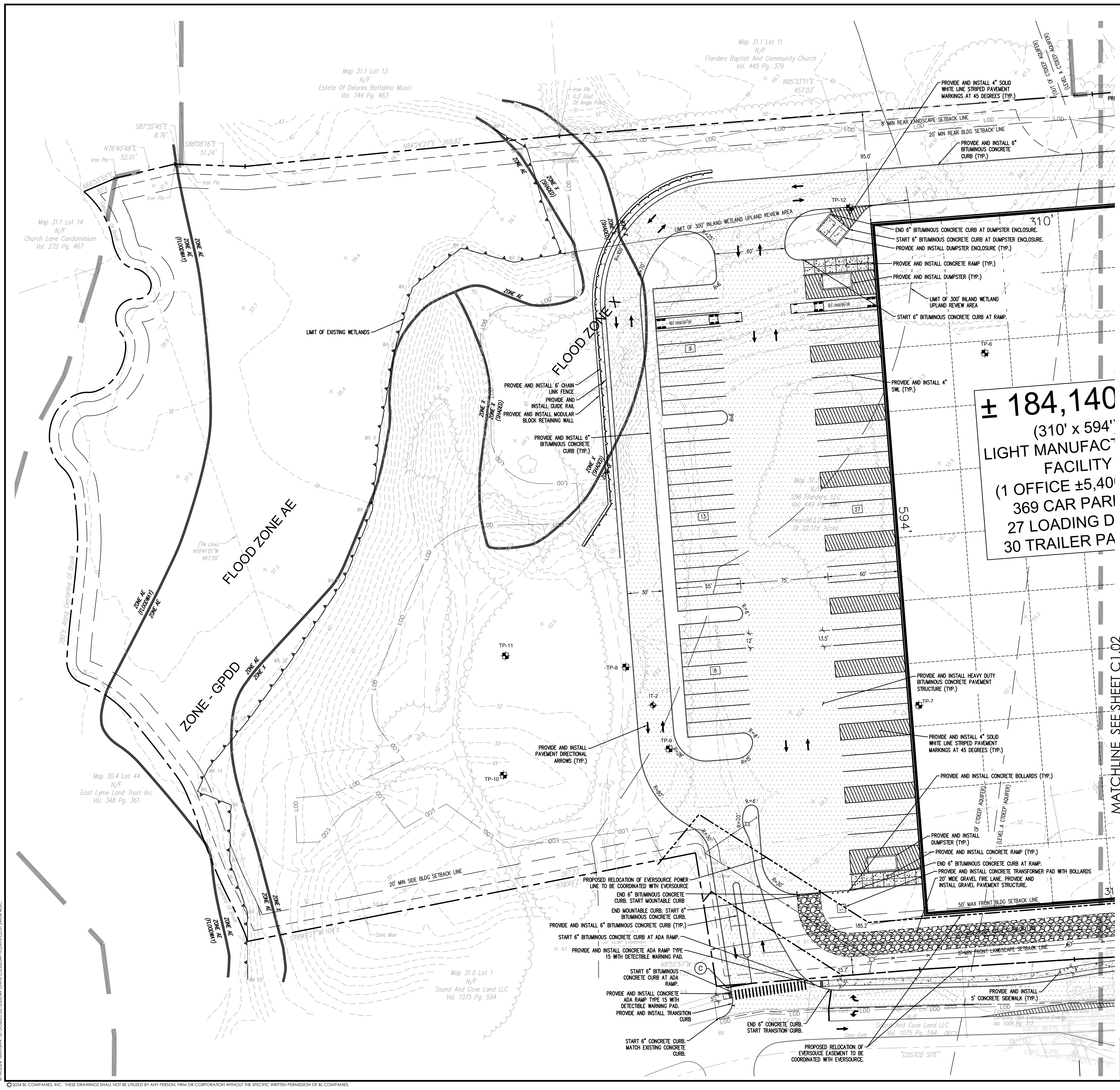
SIGN NO.	MUTCD NO.	LEGEND
A	R7-8	RESERVED PARKING - VEHICLES ONLY
B	R7-8A	VAN ACCESSIBLE
C	R1-1	STOP 30°

# SITE PLAN LEGEND

	PROPERTY LINE
	PROPOSED RELOCATION OF EVERSOURCE EASEMENT TO BE COORDINATED WITH EVERSOURCE
	LIMIT OF DISTURBANCE
	MATCH LINE
	ZONE LINE
	FEMA LINE
	SAWCUT LINE
	WETLAND LINE
	AQUIFER PROTECTION ZONE LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	MODULAR BLOCK RETAINING WALL
	GUIDE RAIL
	6' CHAIN LINK FENCE
	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CURB AND SIDEWALK
	PROVIDE AND INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL GRAVEL
	PROVIDE AND INSTALL TRAFFIC SIGN
	CURB MATERIAL OR HEIGHT CHANGE SYMBOL







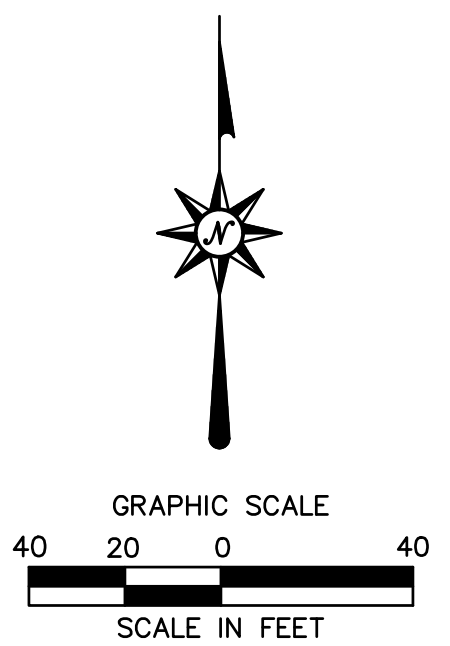
**SITE PLAN LEGEND**

- PROPERTY LINE
- PROPOSED RELOCATION OF EVERSOURCE EASEMENT TO BE COORDINATED WITH EVERSOURCE
- LIMIT OF DISTURBANCE
- MATCH LINE
- ZONE LINE
- FEMA LINE
- SAWCUT LINE
- WETLAND LINE
- AQUIFER PROTECTION ZONE LINE
- LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
- MODULAR BLOCK RETAINING WALL
- GUIDE RAIL
- 6' CHAIN LINK FENCE
- PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CURB AND SIDEWALK
- PROVIDE AND INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL GRAVEL
- PROVIDE AND INSTALL TRAFFIC SIGN
- CURB MATERIAL OR HEIGHT CHANGE SYMBOL

**± 184,140**  
 (310' x 594')  
**LIGHT MANUFACTURING FACILITY**  
 (1 OFFICE ±5,400'  
 369 CAR PARKING  
 27 LOADING DOCKS  
 30 TRAILER PARKING)

MATCHLINE SEE SHEET C1.02

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



**PROPOSED LIGHT MANUFACTURING**  
 296 FLANDERS ROAD  
 EAST LYME, CONNECTICUT

REV/ISSN	No.	Date	Desc.
Designed	J.P.D.		
Drawn	T.L.B.		
Reviewed	R.M.R.		
Scale	1"=40'		
Project No.	2302349		
Date	06/17/2024		
CAD File:	C2302349-10		

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.





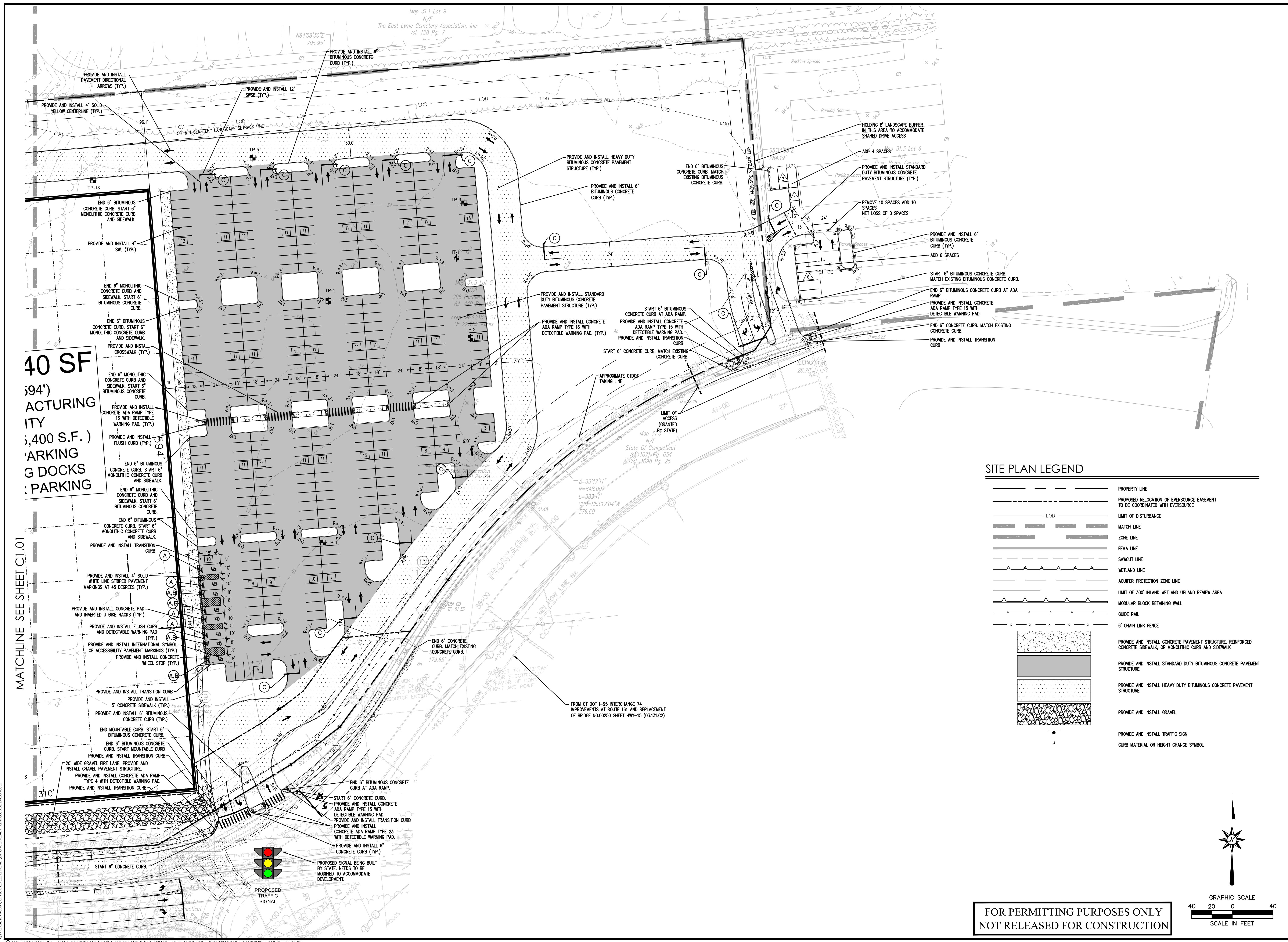
**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

DESIGNED: J.P.D.  
DRAWN: T.L.B.  
REVIEWED: R.M.R.  
SCALE: 1"=40'  
PROJECT NO.: 2302349  
DATE: 06/17/2024  
CAD FILE: C2302349-10

REVISIONS:  
No. Date  
Desc.

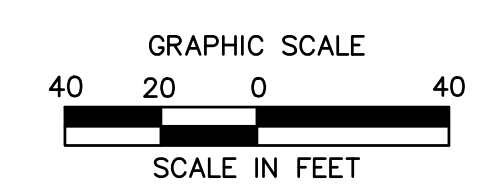
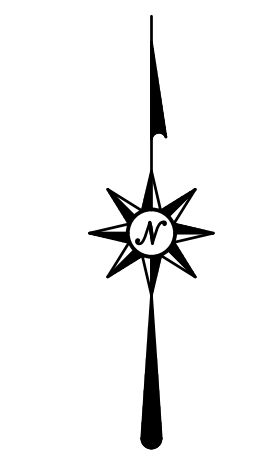
Title: **SITE PLAN**

Sheet No. **C1.02**



**SITE PLAN LEGEND**

	PROPERTY LINE
	PROPOSED RELOCATION OF EVERSEOURCE EASEMENT TO BE COORDINATED WITH EVERSOURCE
	LIMIT OF DISTURBANCE
	MATCH LINE
	ZONE LINE
	FEMA LINE
	SAWCUT LINE
	WETLAND LINE
	AQUIFER PROTECTION ZONE LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	MODULAR BLOCK RETAINING WALL
	GUIDE RAIL
	6' CHAIN LINK FENCE
	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK, OR MONOLITHIC CURB AND SIDEWALK
	PROVIDE AND INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL GRAVEL
	PROVIDE AND INSTALL TRAFFIC SIGN
	CURB MATERIAL OR HEIGHT CHANGE SYMBOL



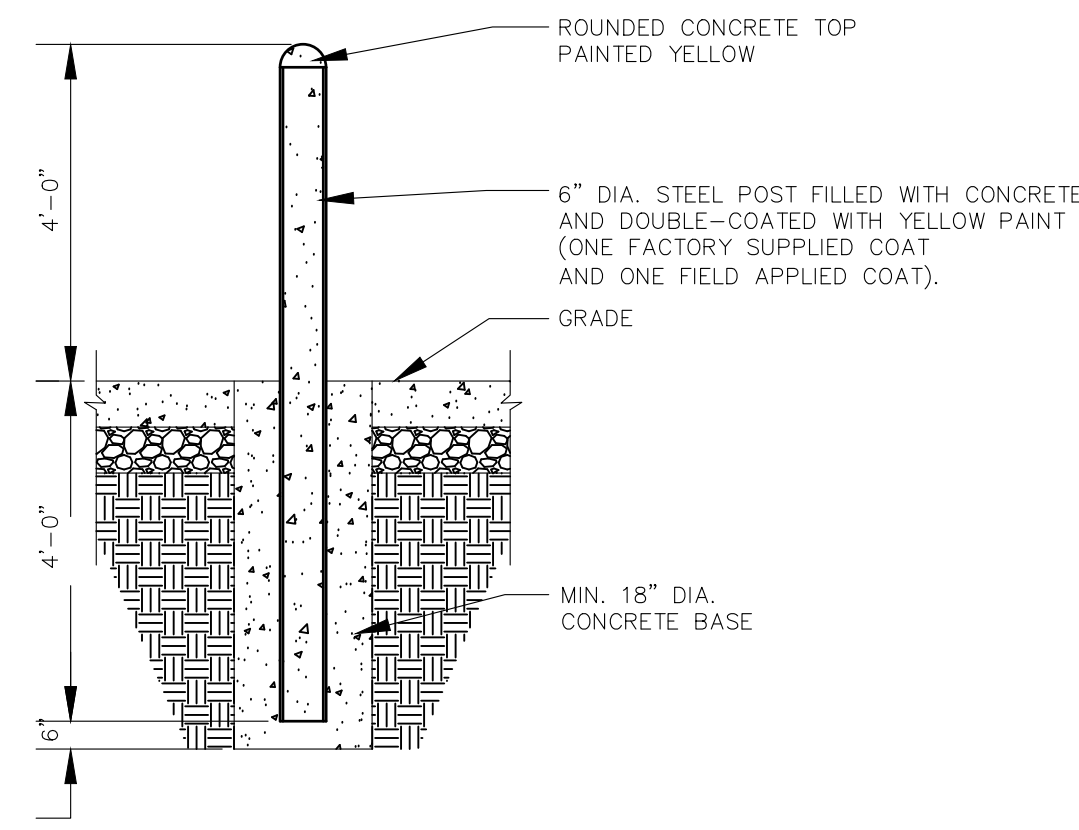
**FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION**

6/17/2024, 10:46:00 AM, C:\Users\jbraganza\OneDrive\Documents\C2302349-10\DWG\C1.02.dwg, C:\Users\jbraganza\OneDrive\Documents\C2302349-10\DWG\C1.02.dwg

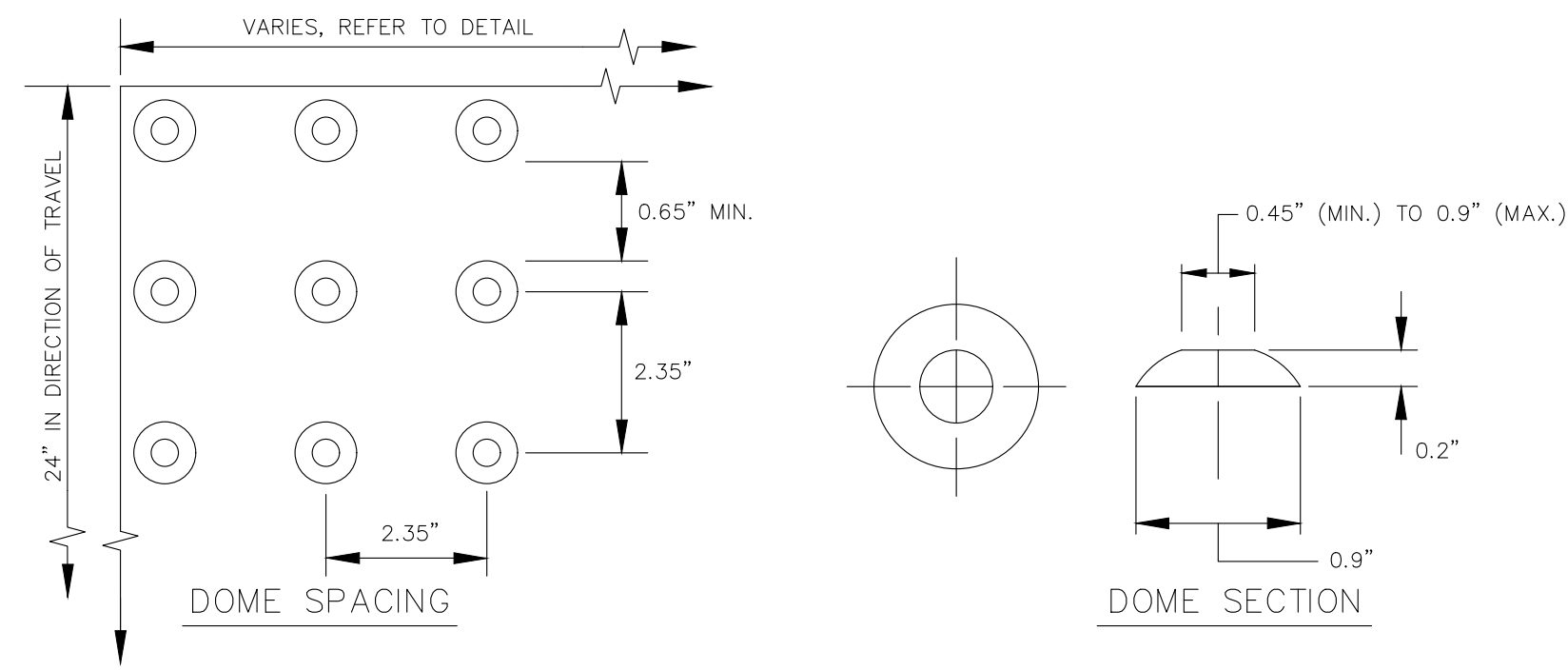






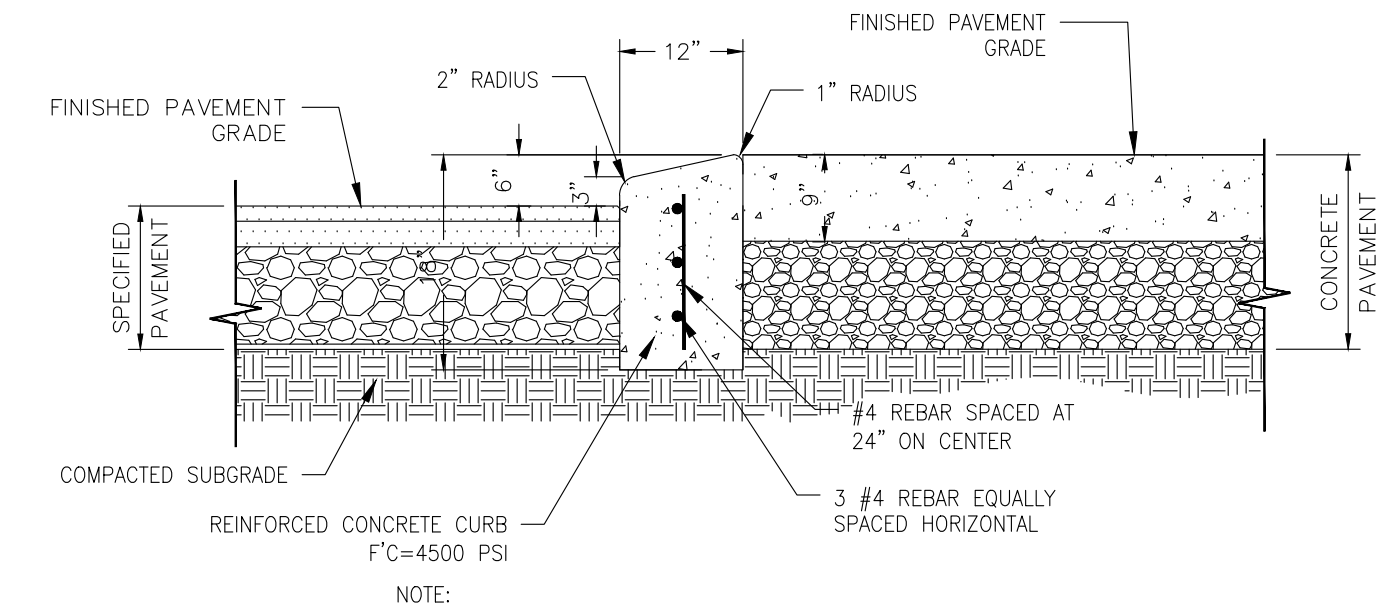


**6" CONCRETE FILLED STEEL BOLLARD**



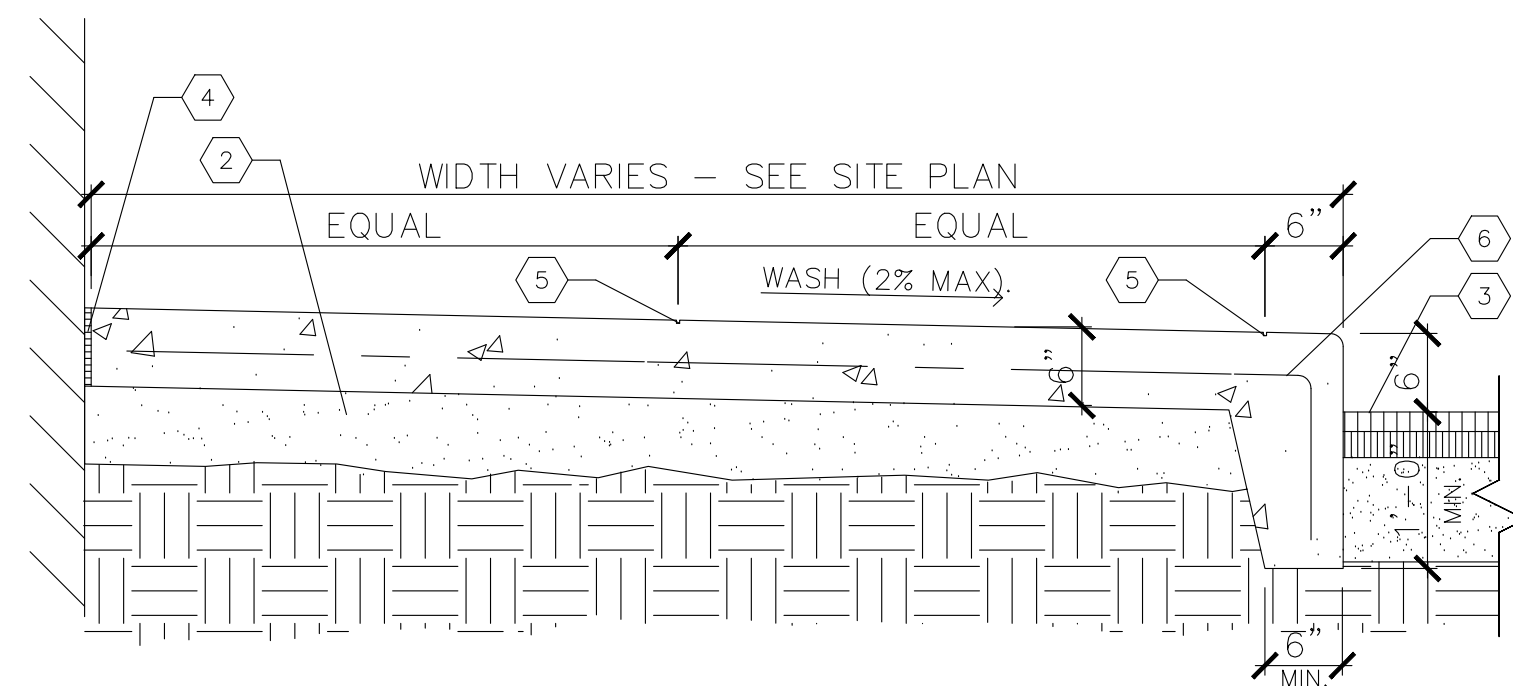
**DETECTIBLE WARNING PAD**

N.T.S.



**MOUNTABLE CONCRETE CURB**

N.T.S.



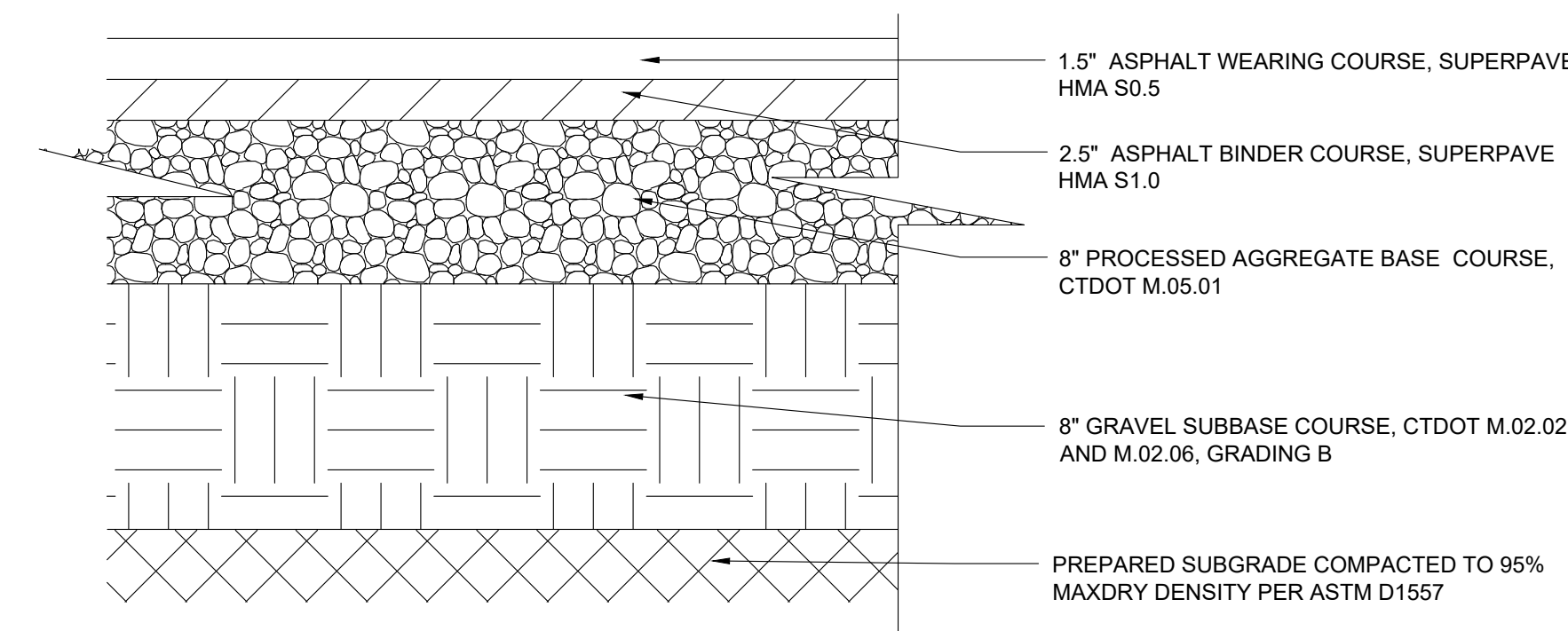
**MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL**

N.T.S. WAG

**KEYED NOTES**

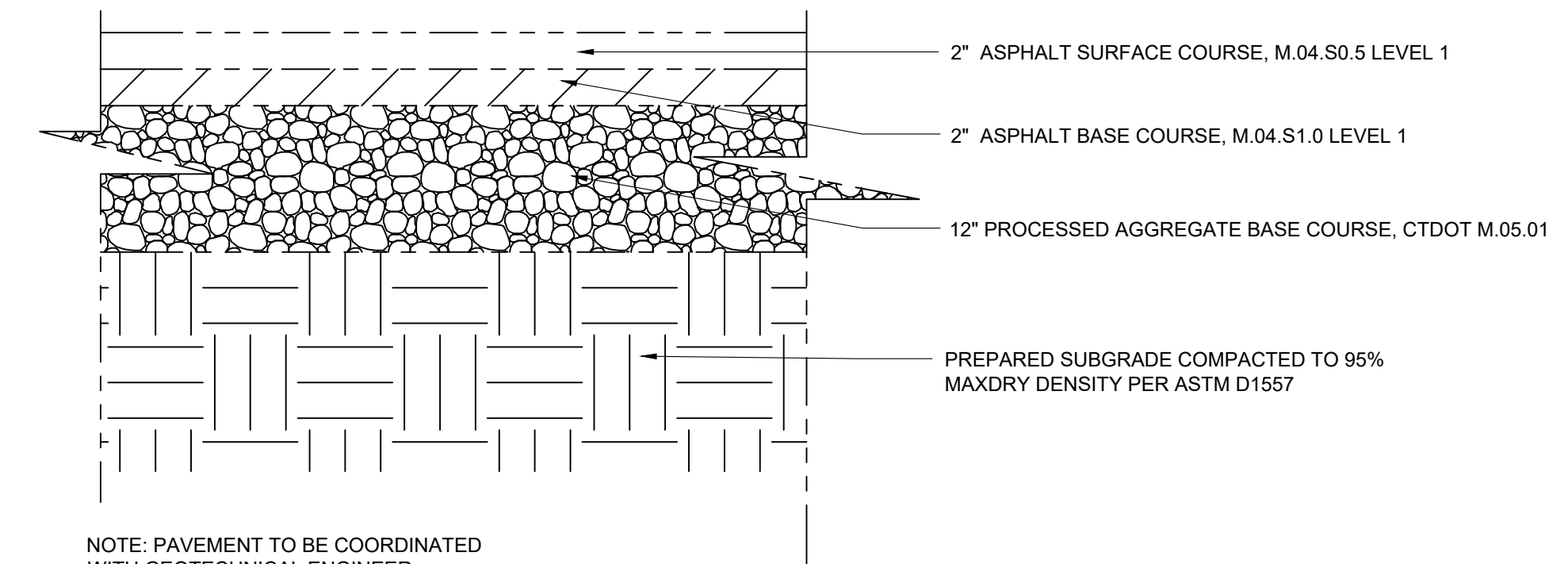
- 1 N/A
- 2 4" COMPACTED AGGREGATE BASE
- 3 PAVEMENT.
- 4 COMPRESSIBLE FILLER (3/4" MAXIMUM).
- 5 1/4" TOOLED JOINT (3/4" MAXIMUM).
- 6 6" X 6" W1.4XW1.4

NOTE: EXPANSION JOINT 20' O.C. MAXIMUM. 1/4" TOOL JOINT 4' O.C. OR AS DIRECTED. CONCRETE TO BE 4000 P.S.I.



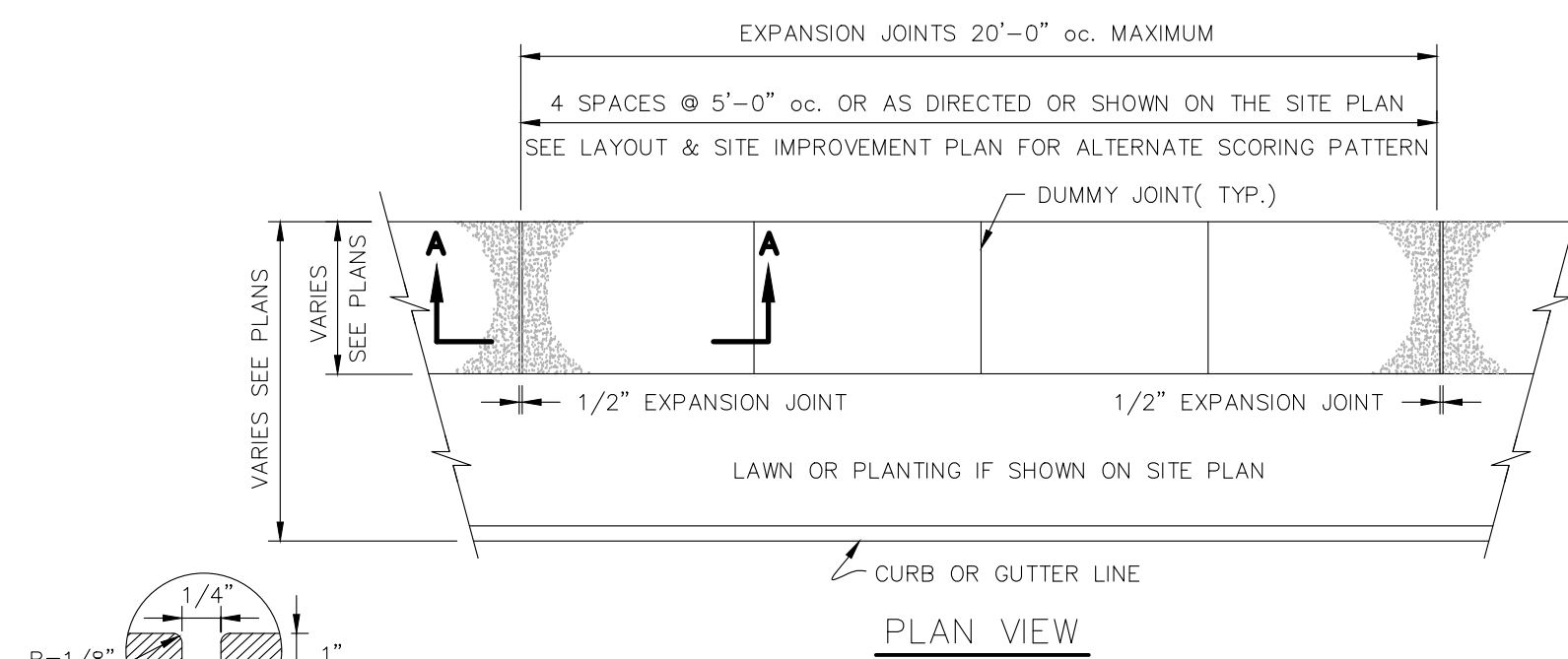
**HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE DETAIL**

N.T.S.



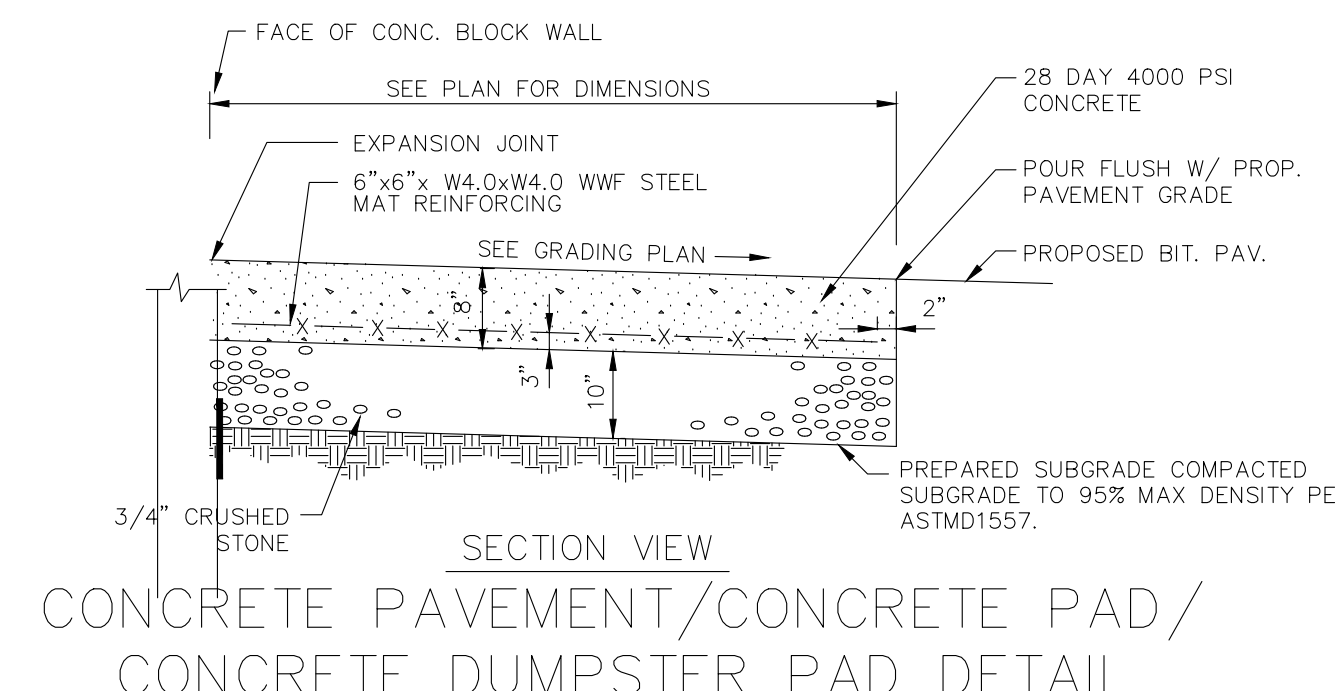
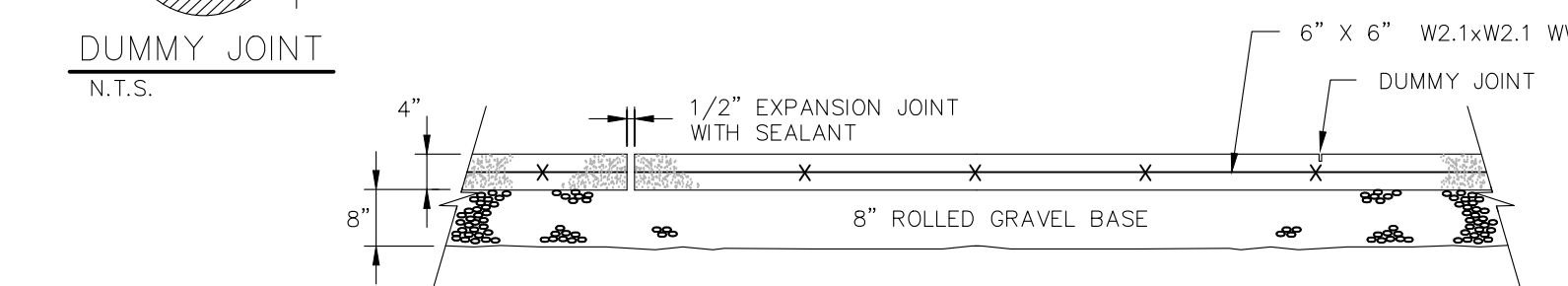
**STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE DETAIL**

N.T.S.



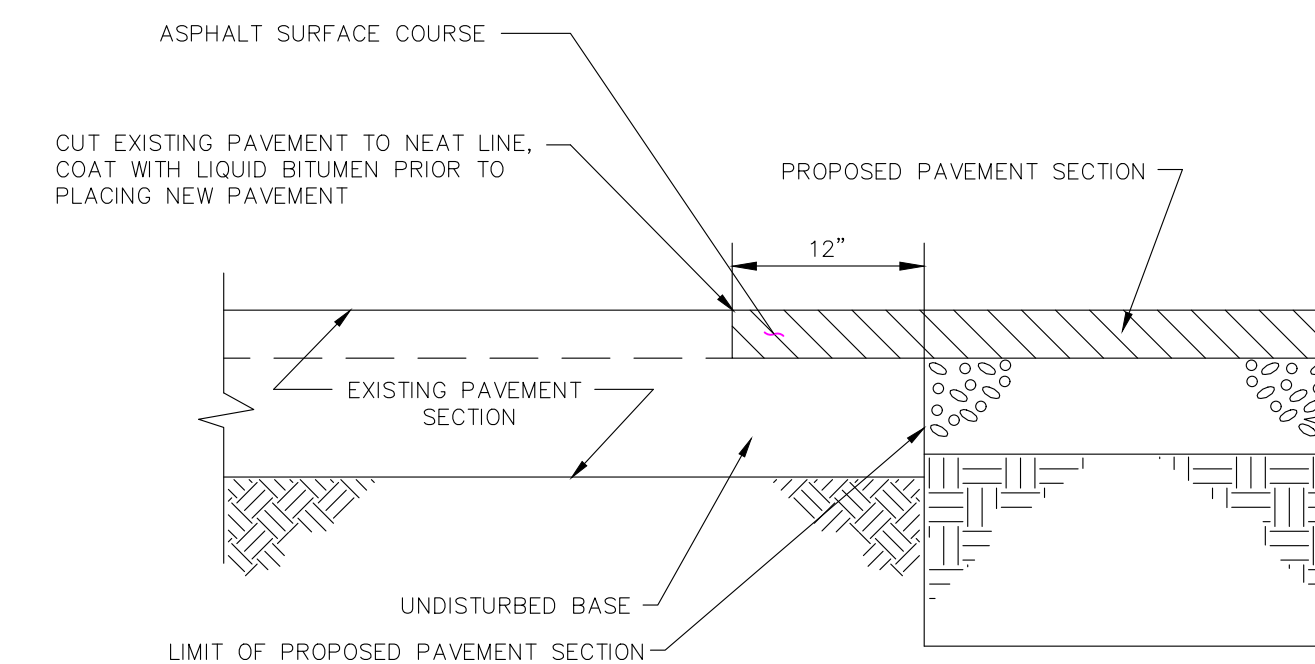
**CONCRETE SIDEWALK DETAIL**

N.T.S. BLSR-001



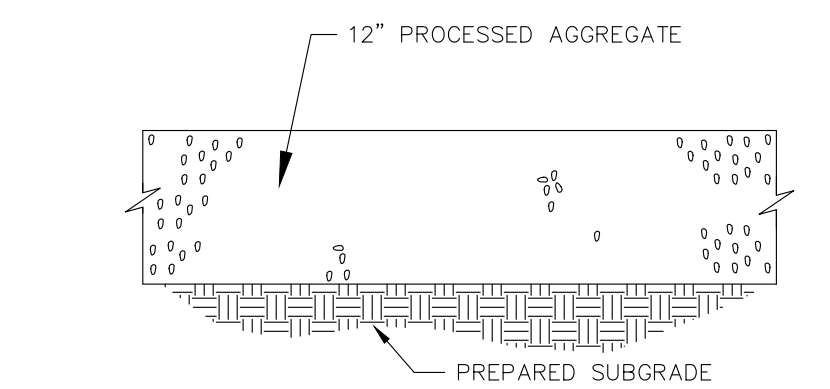
**CONCRETE PAVEMENT/CONCRETE PAD/ CONCRETE DUMPSTER PAD DETAIL**

N.T.S. BLPc-002



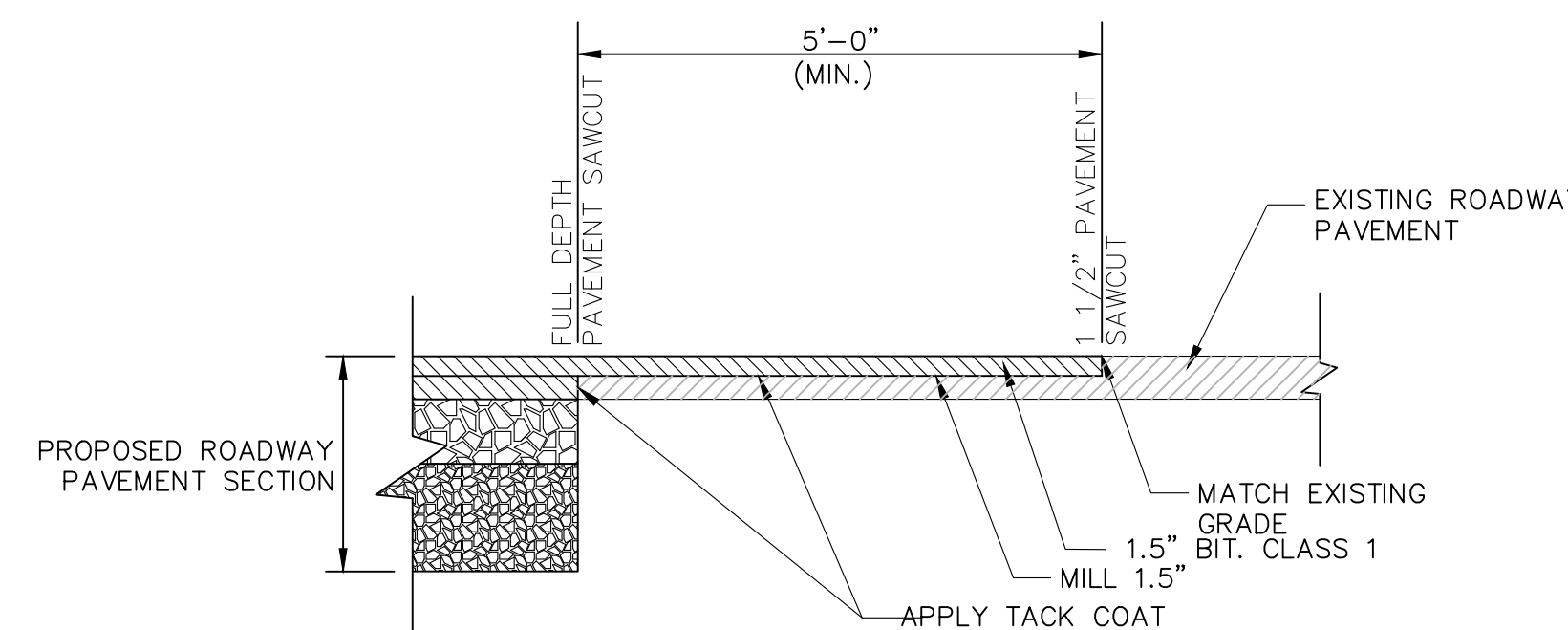
**EDGE OF PAVEMENT DETAIL**

N.T.S.



**GRAVEL PAVEMENT STRUCTURE**

N.T.S.



**PAVEMENT MATCHING DETAIL**

N.T.S.

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



REVISIONS  
No. Date Desc.

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

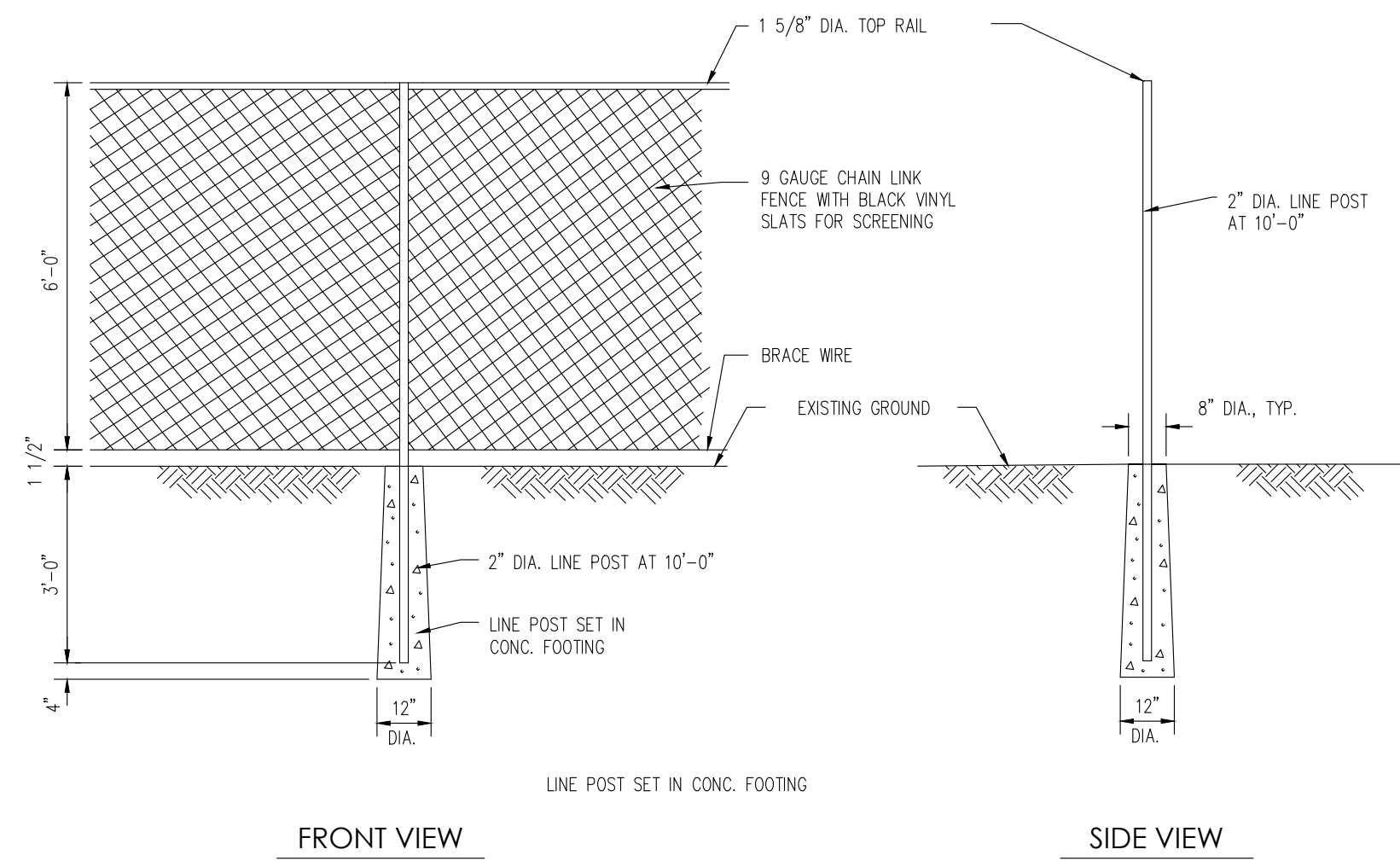
CAD File: DN2302349-10

Title  
**SITE PLAN DETAILS**

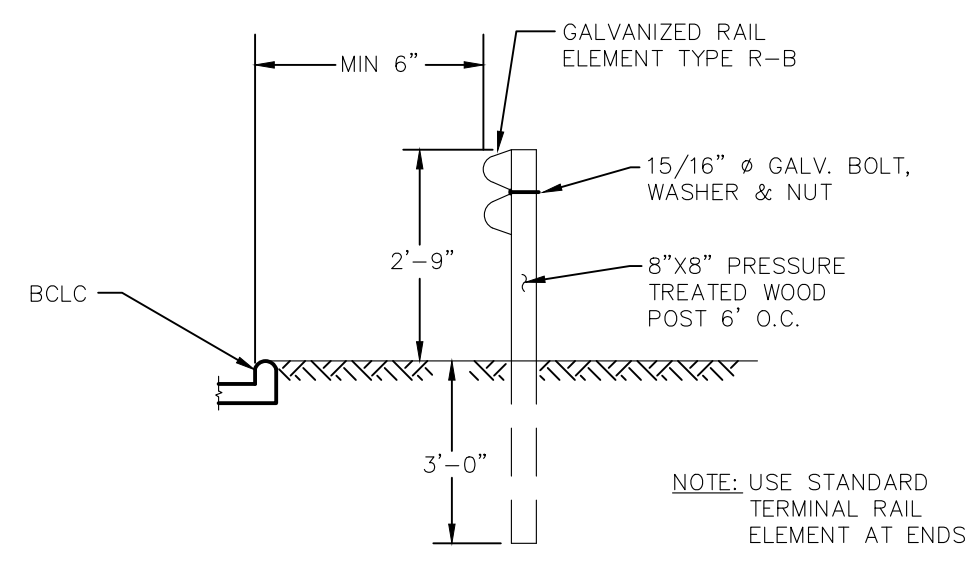
Sheet No.

**C1.101**

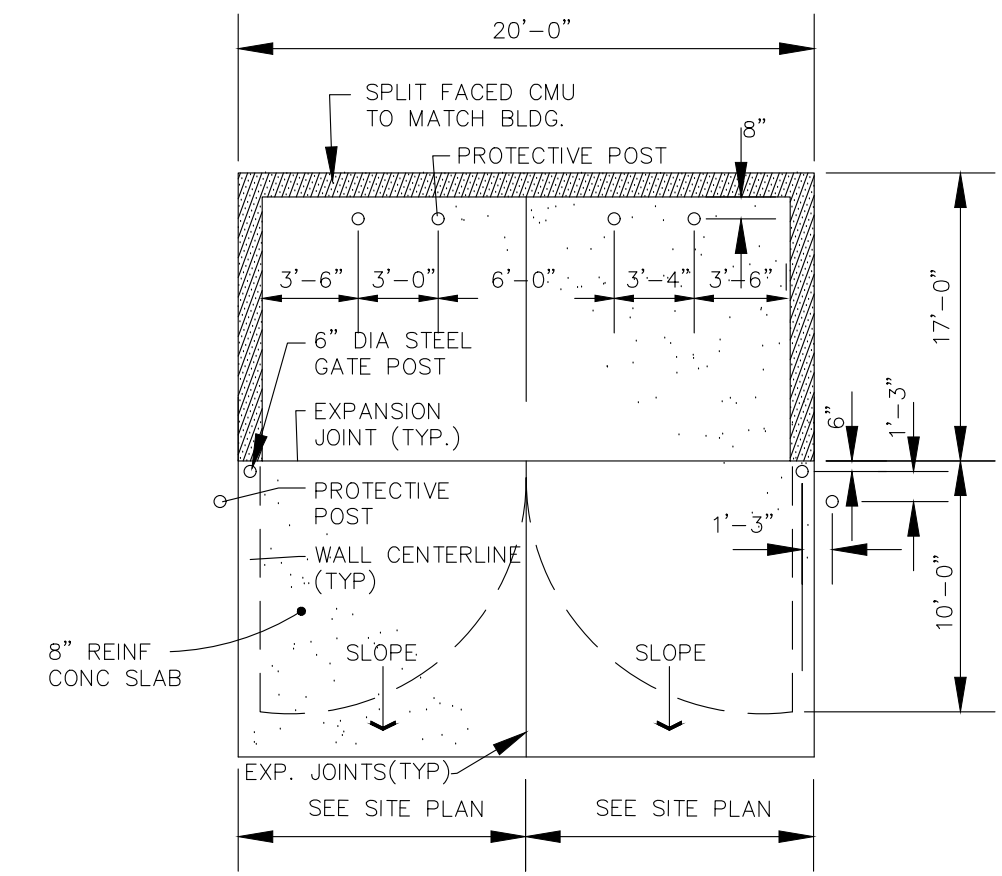




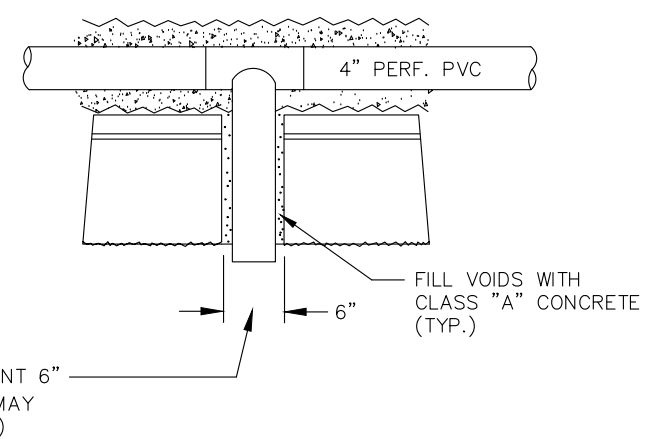
**CHAIN LINK FENCE DETAIL**  
N.T.S. BLFD-001



**GUIDE RAIL DETAIL**  
N.T.S. ZGR-004



**DUMPSTER ENCLOSURE PLAN**  
N.T.S. BLSE-004



**SEGMENTAL RETAINING WALL DRAIN DETAIL**  
SCALE: NTS

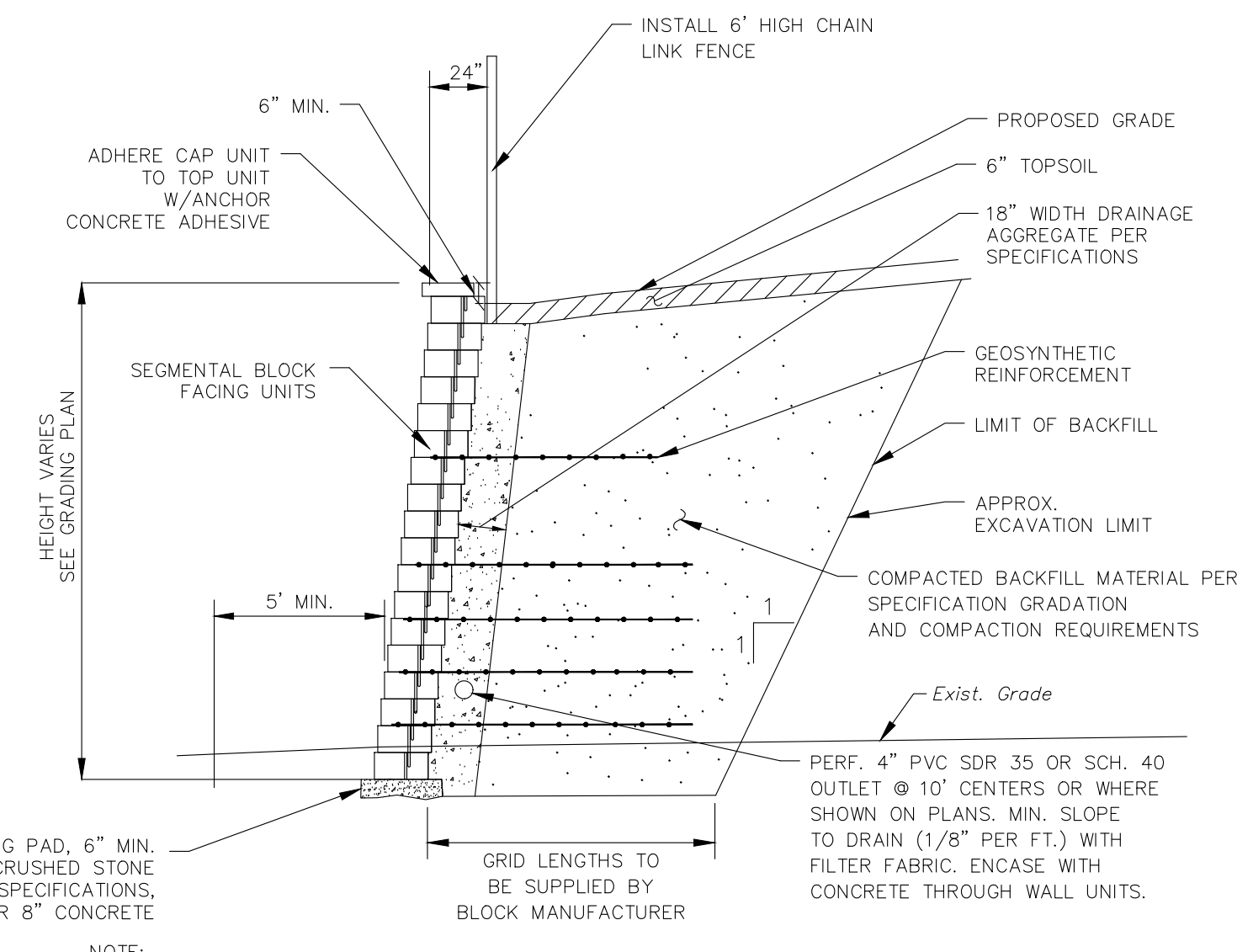
**GENERAL NOTES**

- STRIP ALL VEGETATION AND ORGANIC SOIL FROM THE WALL AND GRID ALIGNMENT.
- BENCH CUT ALL EXCAVATED SLOPES.
- DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
- SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
- LEVELING PAD SHALL CONSIST OF 3/4" CRUSHED STONE, MINIMUM 6" THICK OR MINIMUM 2000 PSI CONCRETE.
- MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 24".
- FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- WHERE DRAIN PIPE IS USED, PROVIDE OUTLETS AS SHOWN ON WALL ELEVATIONS.
- 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.
- COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99.
- GEOGRID SHALL BE PER BLOCK MANUFACTURER'S DESIGN ON SHOP DRAWINGS.
- PULL GEOGRID TIGHT PRIOR TO BACK FILLING. LENGTH OF GEOGRID SHALL BE MEASURED FROM FRONT OF SEGMENTAL CONCRETE UNITS.
- PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL.
- ESTABLISH TURF AS SOON AS THE WALL IS COMPLETED.
- FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.
- REINFORCED BACK FILL REQUIREMENTS FOR THE SEGMENTAL CONCRETE RETAINING WALL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

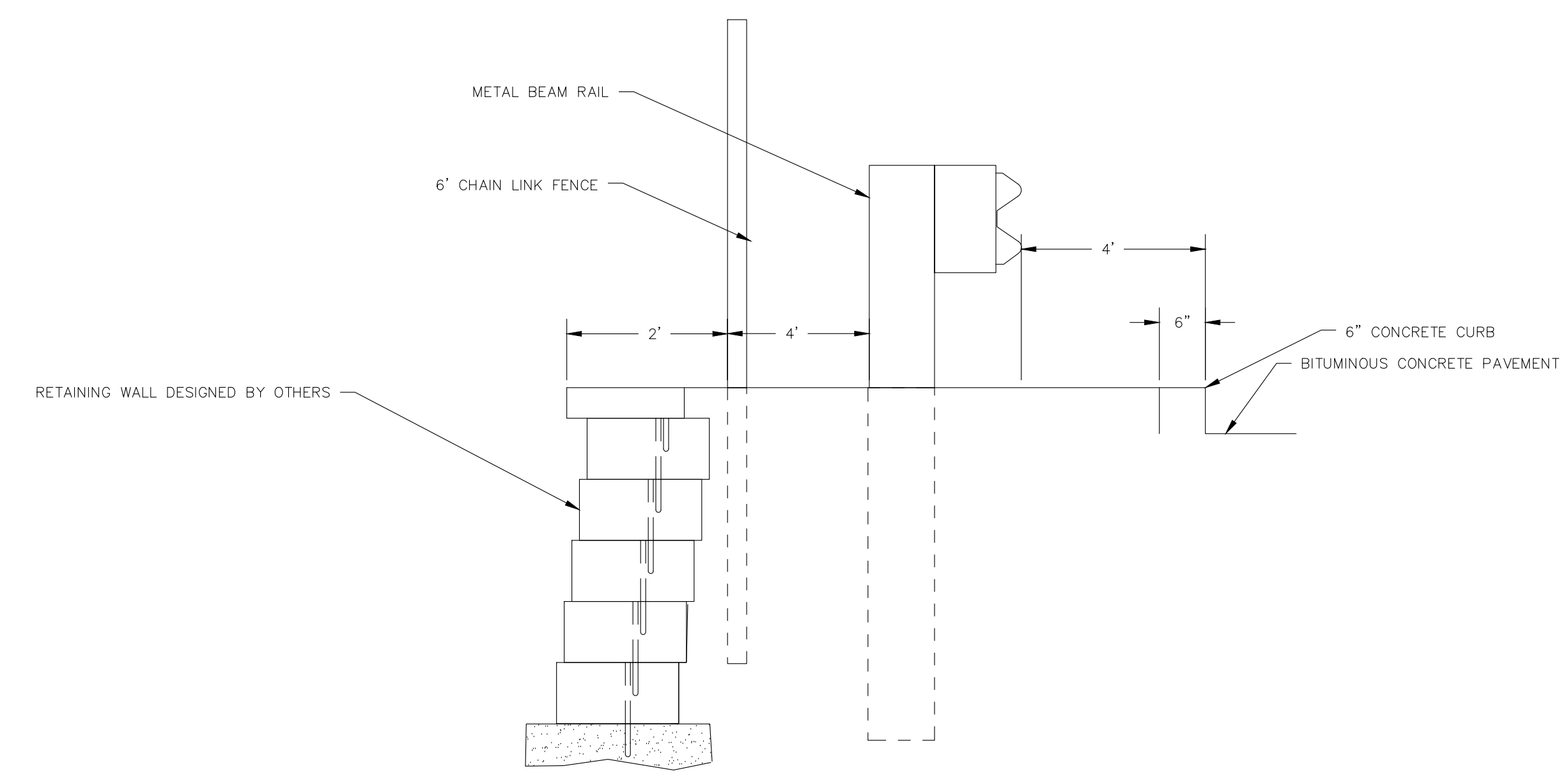
SIEVE SIZE	PERCENT PASSING REINFORCED BACK FILL
5 INCH	100
3-1/2 INCH	90-100
1-1/2 INCH	55-95
1/4 INCH	25-60
NO. 10	15-45
NO. 40	5-25
NO. 100	0-10
NO. 200	0-5

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 FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE MOISTURE CONTENT OF THE BACK FILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE WITHIN 2 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.



**TYPICAL SEGMENTAL RETAINING WALL SECTION**  
N.T.S.



**SEGMENTAL RETAINING WALL CROSS SECTION**  
N.T.S.

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



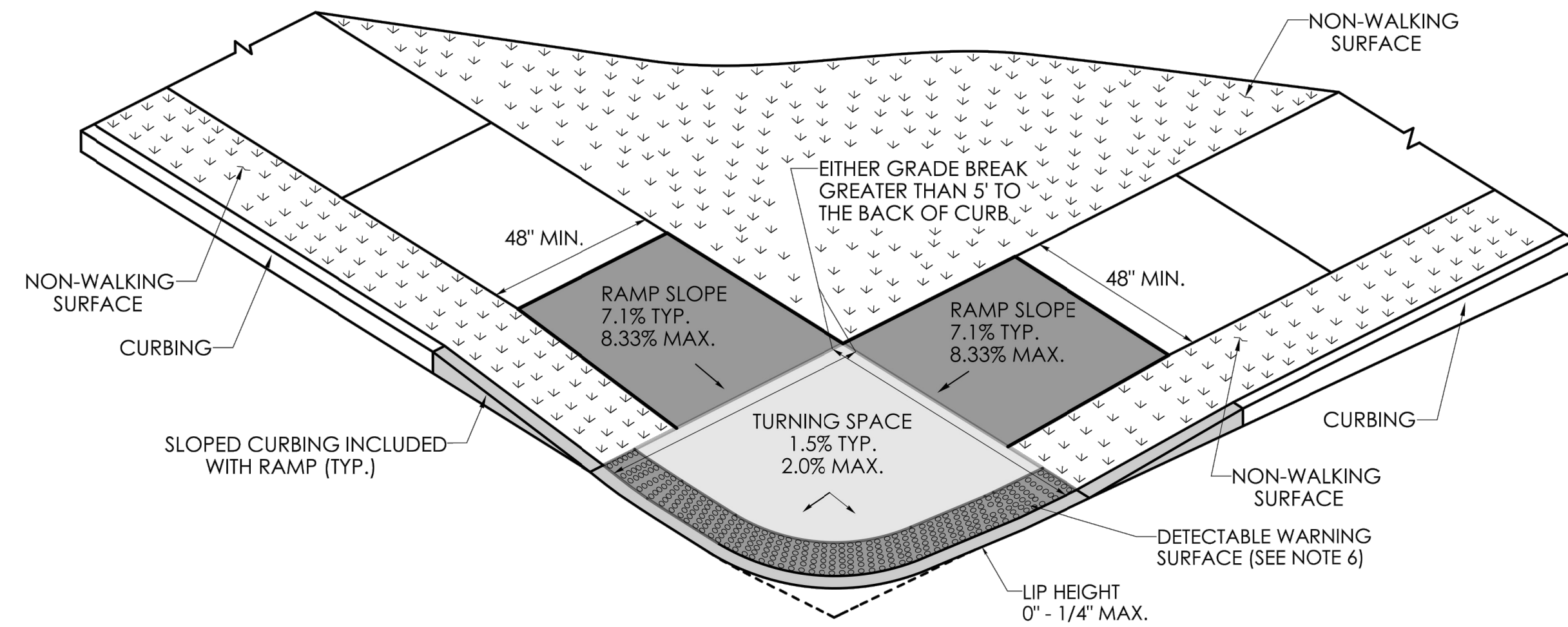
**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

REVISIONS	Desc.
No.	Date

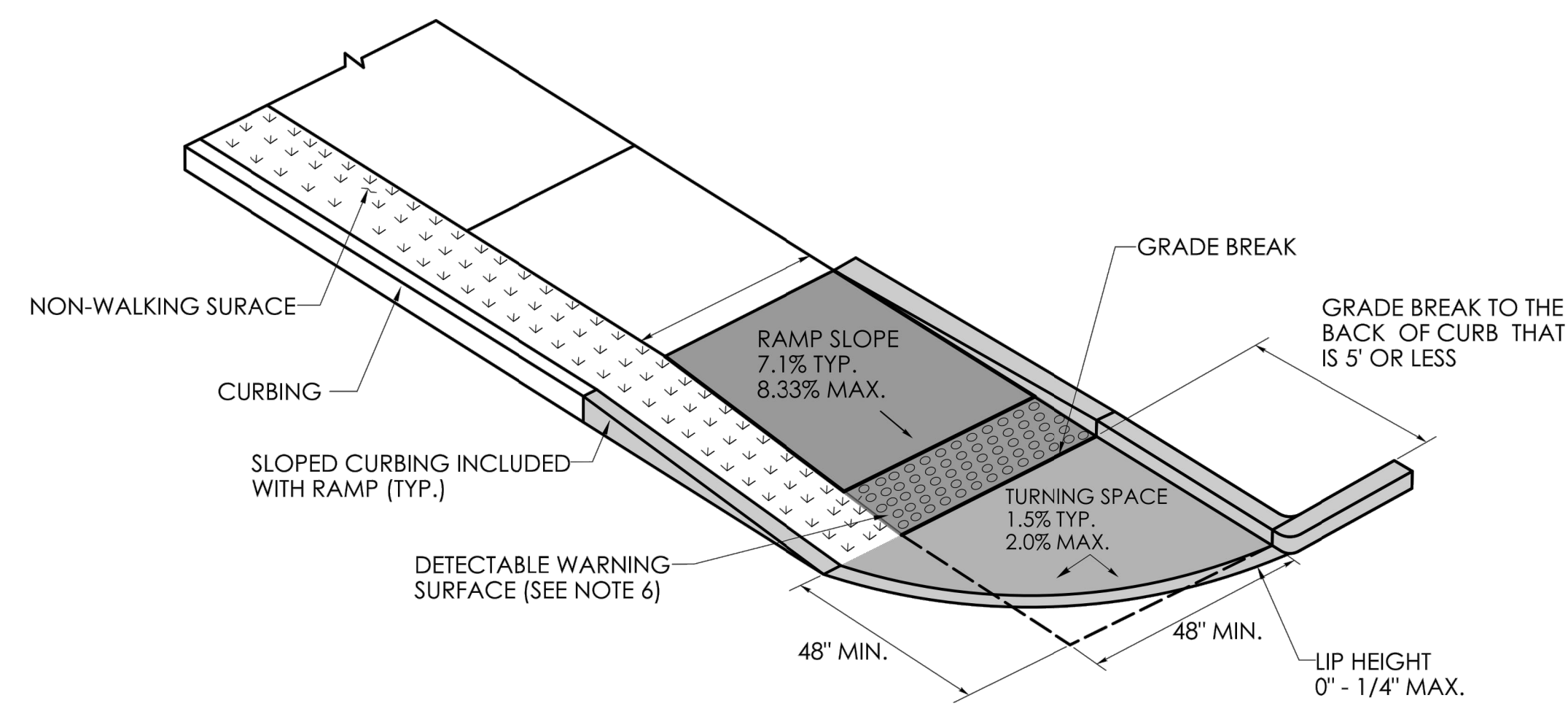
Designed: J.P.D.  
Drawn: T.L.B.  
Reviewed: R.M.R.  
Scale: N.T.S.  
Project No.: 2302349  
Date: 06/17/2024  
CAD File: DN2302349-10

Title: **SITE PLAN DETAILS**  
Sheet No.

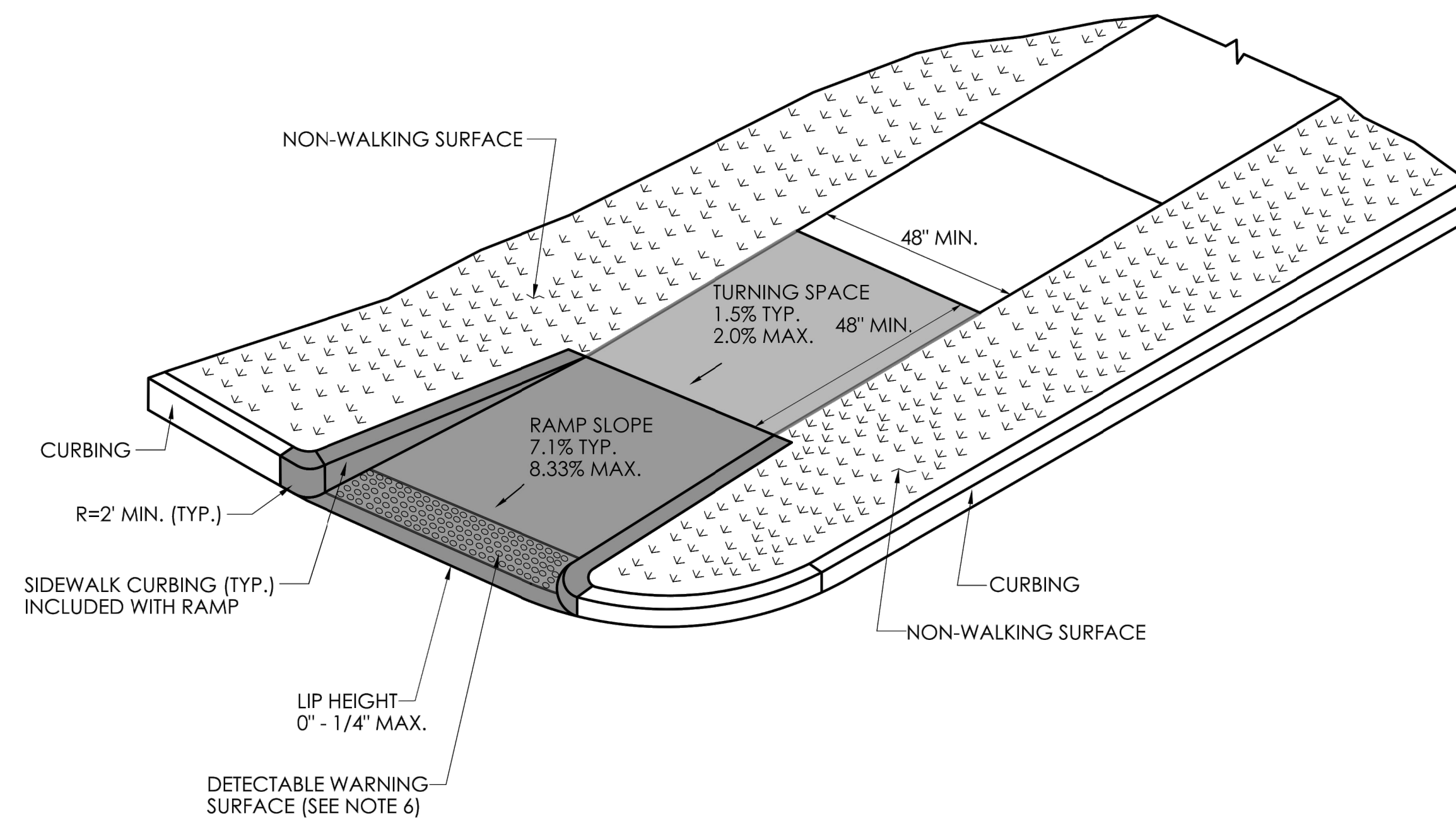




**TWO DIRECTIONAL PERPENDICULAR RAMP  
WITH A GRADE BREAK  
TO BACK OF CURB GREATER THAN 5'  
WITH NON-WALKING SURFACE  
(TYPE 4)**



**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)**

- 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 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.
  8. 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 ACCUMULATE WITHIN THE PEDESTRIAN ACCESS ROUTE.

CTDOT ADA CONCRETE RAMP DETAILS

N.T.S.













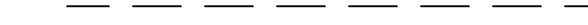









**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

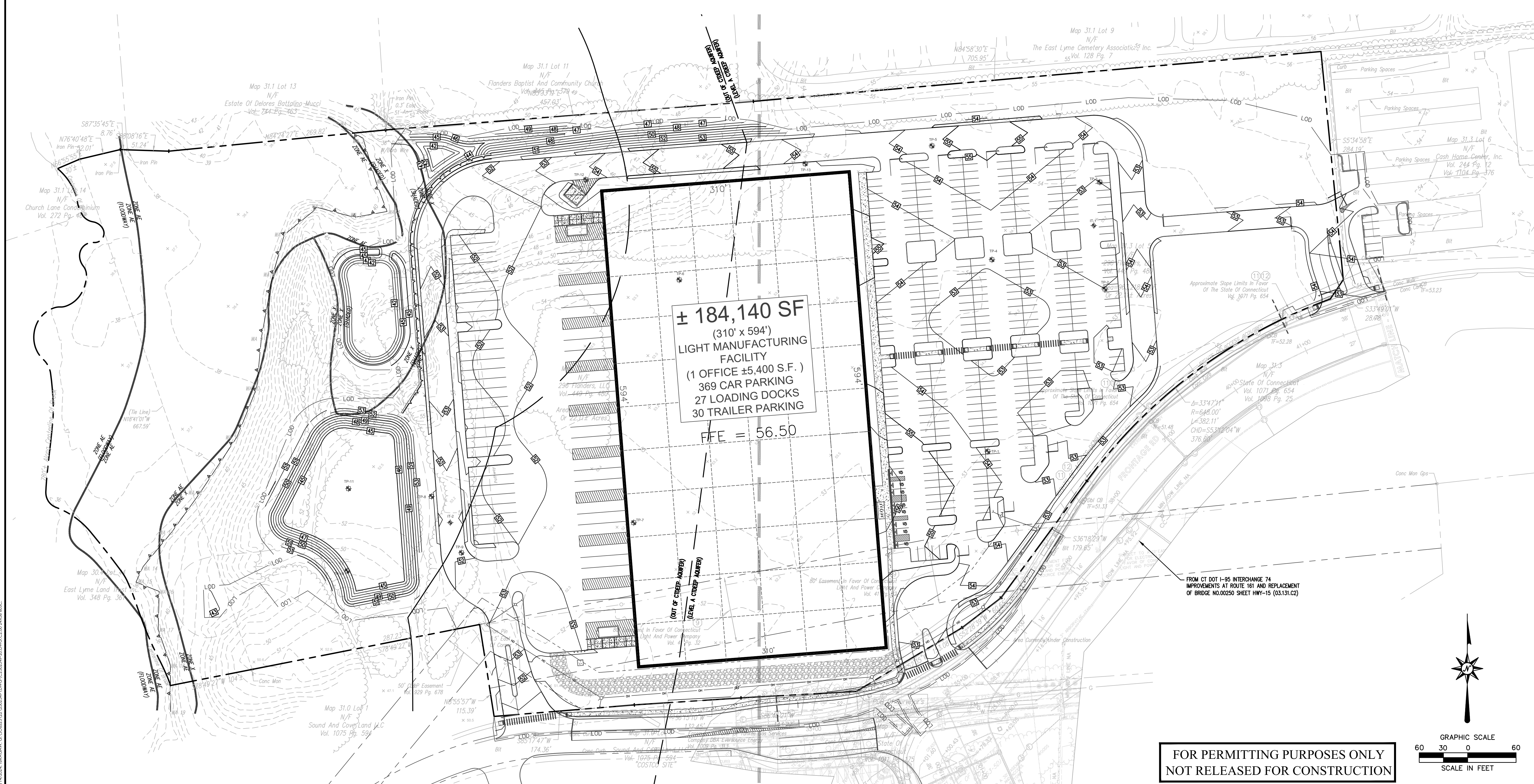
DESIGNED: J.P.D.  
DRAWN: T.L.B.  
REVIEWED: R.M.R.  
SCALE: 1"=60'  
PROJECT NO.: 2302349  
DATE: 06/17/2024  
CAD FILE: C2302349-20

TITLE: **OVERALL GRADING PLAN**

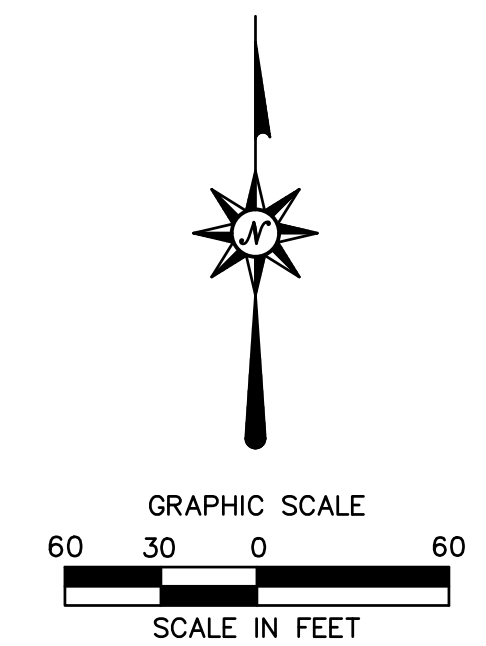
SHEET NO.: **C2.00**

**GRADING PLAN LEGEND**

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	MATCH LINE
	SAWCUT LINE
	WETLAND LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	AQUIFER PROTECTION ZONE LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	TC = TOP OF CURB
	BC = BOTTOM OF CURB
	TW = TOP OF WALL
	BW = BOTTOM OF WALL



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

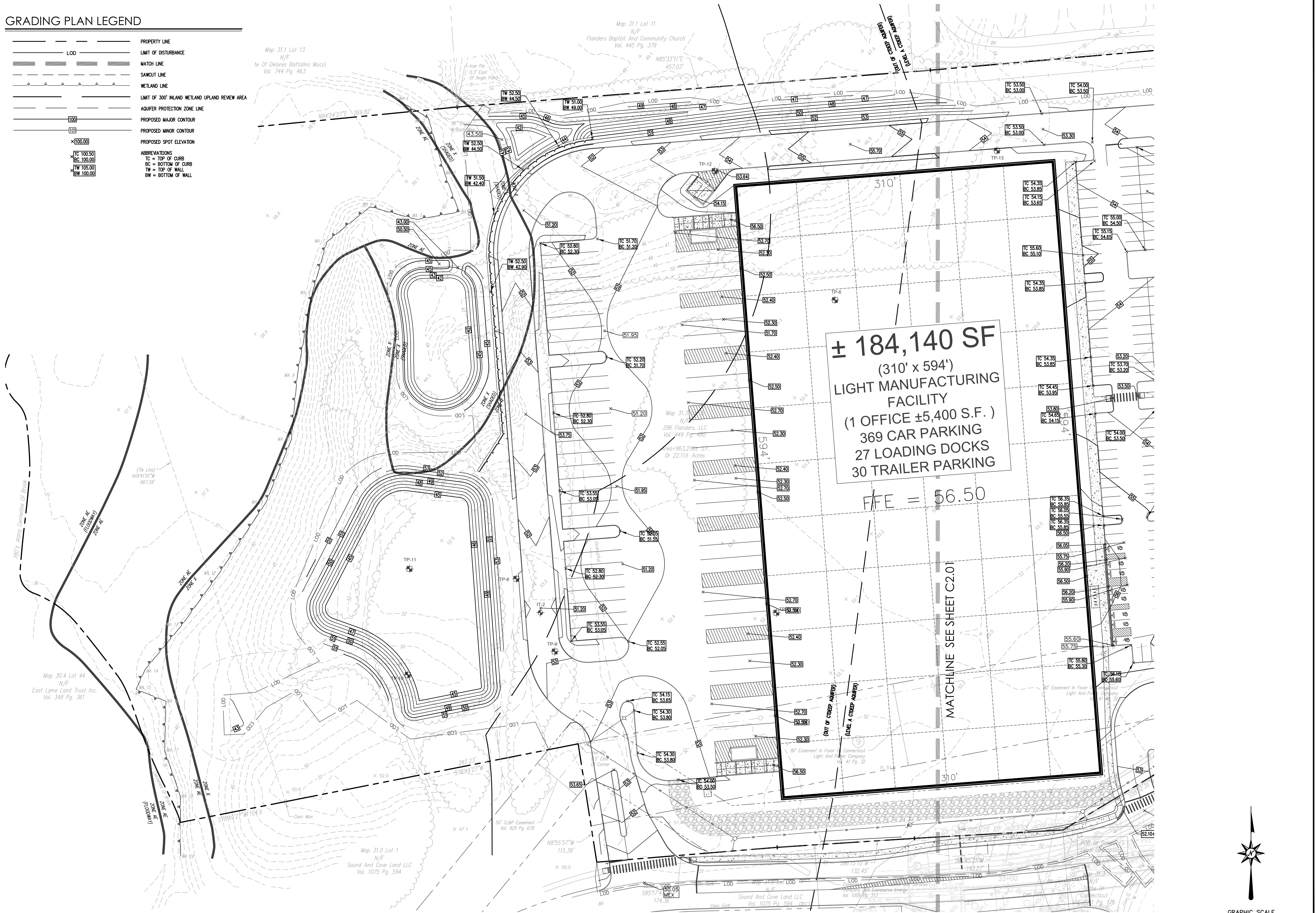


6/17/2024, 10:46:00 AM, C:\PROJECTS\2023\2302349\DWG\C2302349-20.DWG, C2.00, 24X36, 60%  
© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

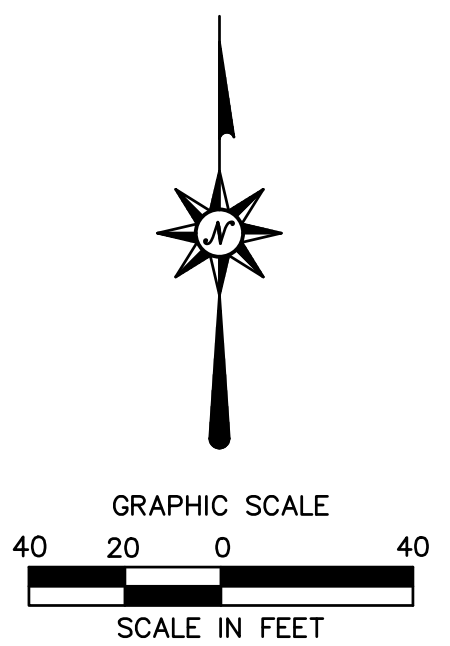


**GRADING PLAN LEGEND**

- — — — — PROPERTY LINE
- — — — — LOD
- — — — — MATCH LINE
- — — — — SAWCUT LINE
- — — — — WETLAND LINE
- — — — — LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
- — — — — AQUIFER PROTECTION ZONE LINE
- — — — — PROPOSED MAJOR CONTOUR
- — — — — PROPOSED MINOR CONTOUR
- — — — — PROPOSED SPOT ELEVATION
- — — — — ABBREVIATIONS
- TC = TOP OF CURB
- BC = BOTTOM OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL



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



**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

REV/ISSUES	No.	Date	Desc.

Designed: J.P.D.  
Drawn: T.L.B.  
Reviewed: R.M.R.  
Scale: 1"=40'  
Project No.: 2302349  
Date: 06/17/2024  
CAD File: C2302349-20

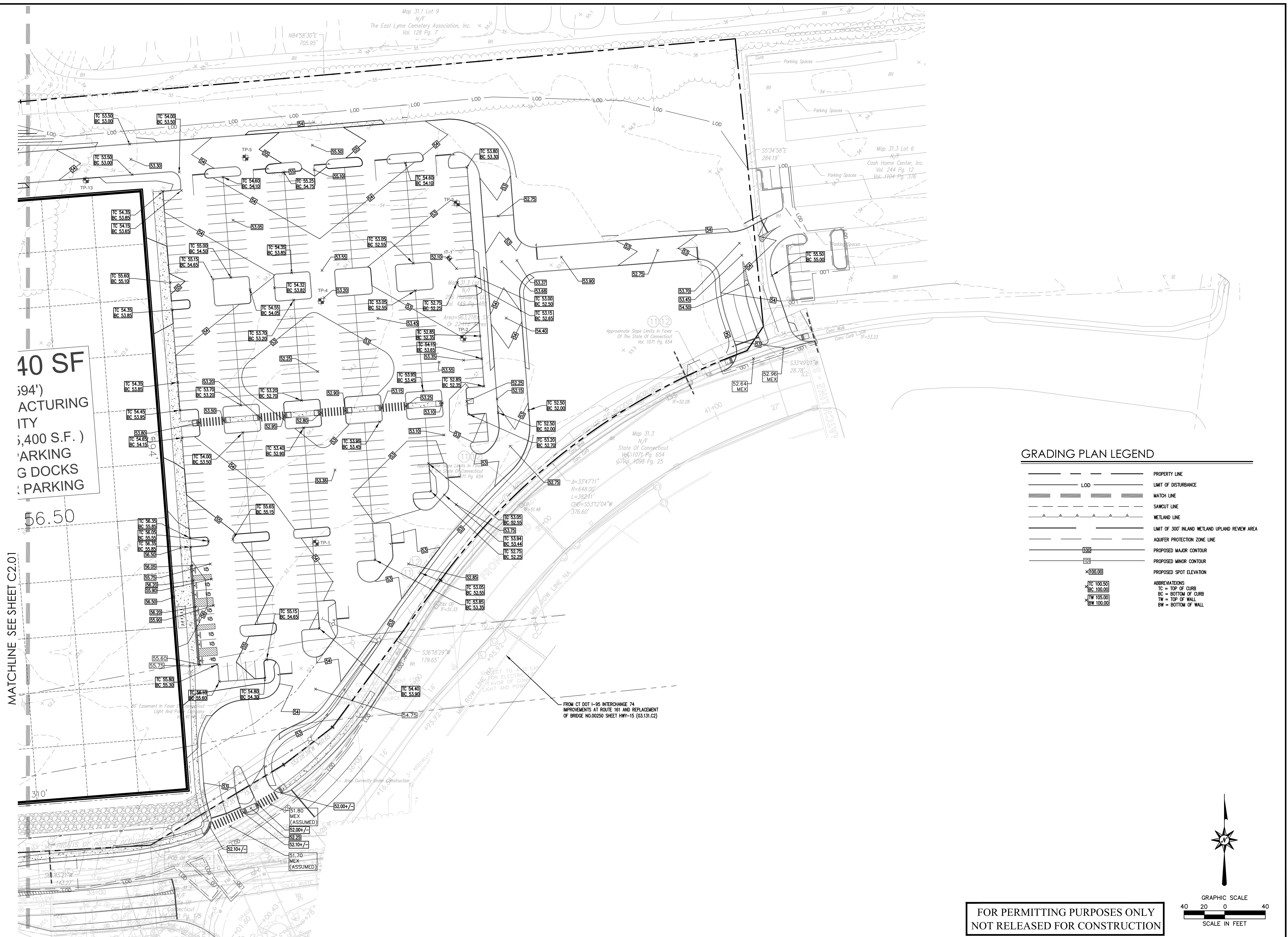
Title: **GRADING PLAN**

Sheet No.:

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



6/14/2024, 10:46:00 AM, C:\Users\jbragan\OneDrive\Documents\2302349-20\DWG\C2.02\K2024-02.dwg, C:\Users\jbragan\OneDrive\Documents\2302349-20\DWG\C2.02\K2024-02.dwg



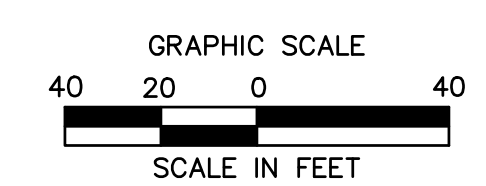
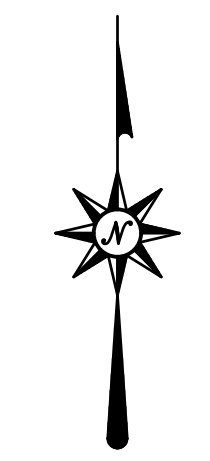
40 SF  
(94')  
FACTORY  
(400 S.F.)  
PARKING DOCKS  
PARKING

56.50

MATCHLINE SEE SHEET C2.01

### GRADING PLAN LEGEND

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	MATCH LINE
	SAWCUT LINE
	WETLAND LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	AQUIFER PROTECTION ZONE LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	ABBREVIATIONS
TC 100.50	TC = TOP OF CURB
BC 100.00	BC = BOTTOM OF CURB
TW 105.00	TW = TOP OF WALL
BW 100.00	BW = BOTTOM OF WALL



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



## PROPOSED LIGHT MANUFACTURING

296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

Desig.	
Drawn	J.P.D.
Reviewed	T.L.B.
Scale	R.M.R.
Project No.	1"=40'
Date	2302349
CAD File:	06/17/2024
Title	C2302349-20
Sheet No.	
<b>C2.02</b>	

© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.









**PROPOSED LIGHT MANUFACTURING**  
296 FLANDERS ROAD  
EAST LYME, CONNECTICUT

REV/ISSUE	No.	Date	Desc.

Designed J.P.D.  
Drawn T.L.B.  
Reviewed R.M.R.  
Scale 1"=40'  
Project No. 2302349  
Date 06/17/2024  
CAD File: C2302349-25

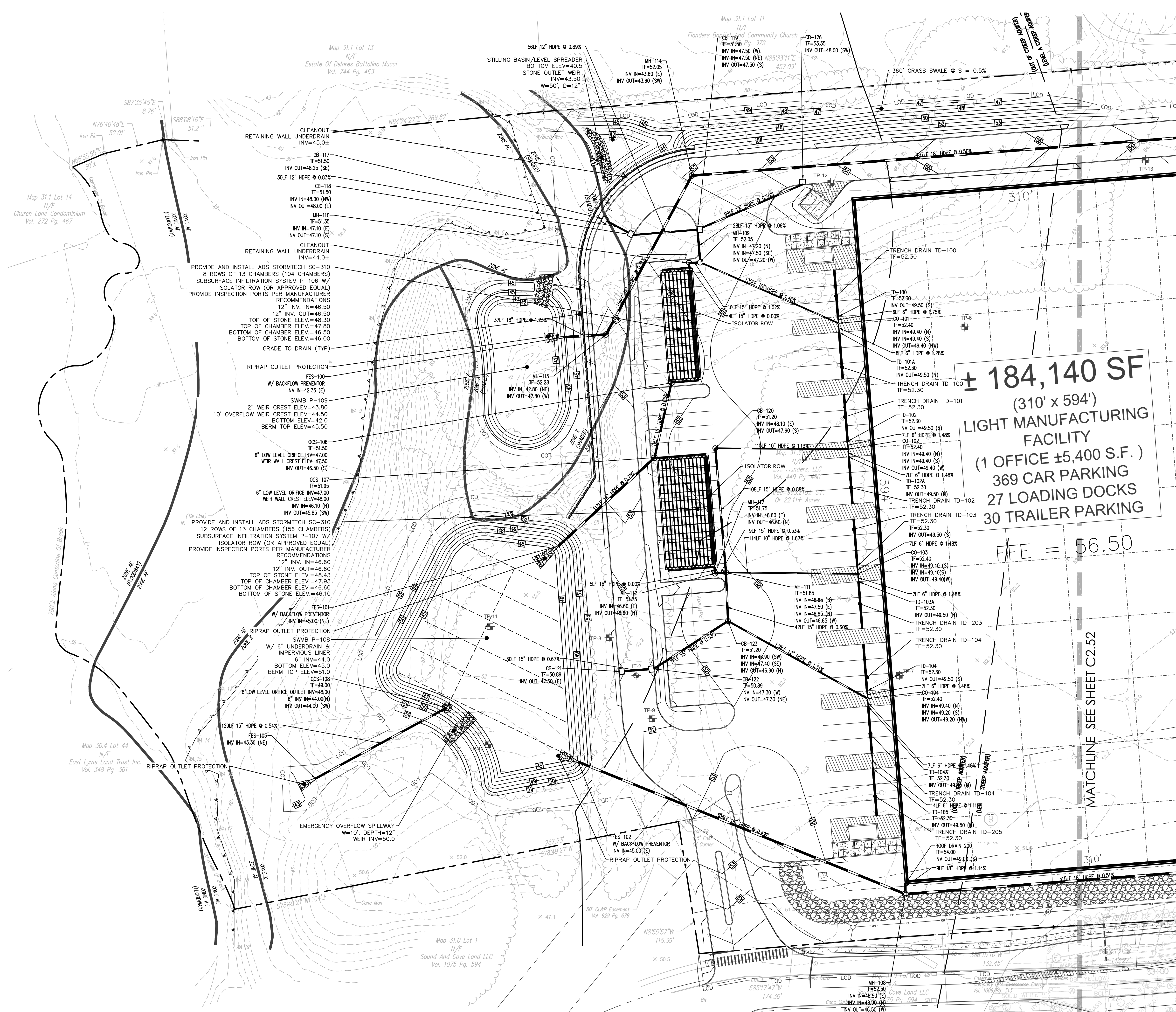
**DRAINAGE PLAN**

Sheet No.

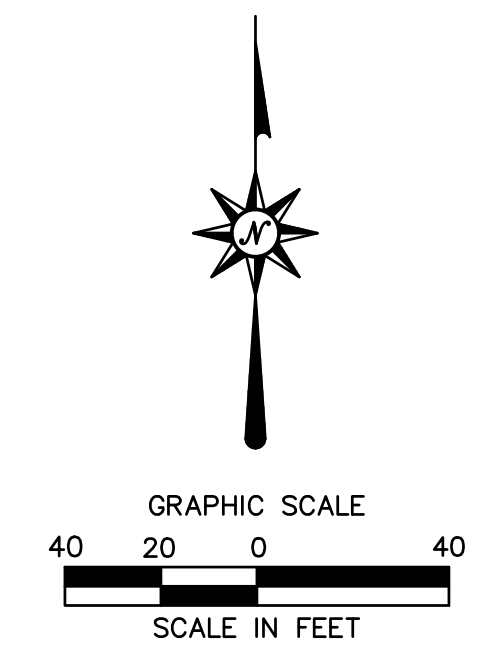
**C2.51**

**DRAINAGE PLAN LEGEND**

	PROPERTY LINE
	LIMIT OF DISTURBANCE
	MATCH LINE
	SAWCUT LINE
	WETLAND LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	AQUIFER PROTECTION ZONE LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM CONVEYANCE LINE
	PROPOSED SPOT ELEVATION
	ABBREVIATIONS
	TC = TOP OF CURB
	BC = BOTTOM OF CURB
	TW = TOP OF WALL
	BW = BOTTOM OF WALL
	PROPOSED CATCH BASIN
	PROPOSED STORM MANHOLE



FOR PERMITTING PURPOSES ONLY  
NOT RELEASED FOR CONSTRUCTION



© 2024 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.



