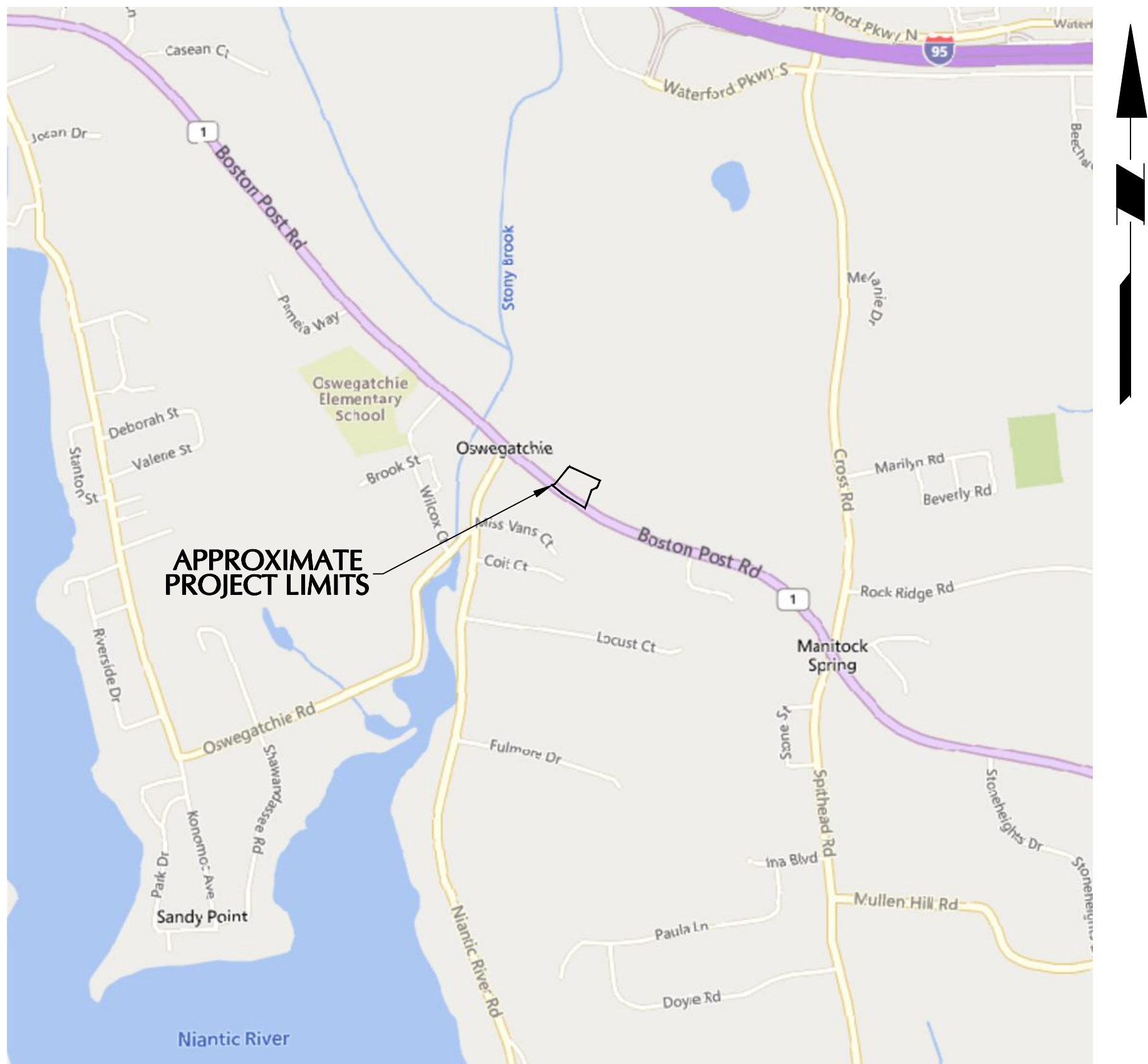


OSWEGATCHIE FIRE STATION

441 BOSTON POST ROAD

WATERFORD, CONNECTICUT

INLAND WETLAND/WATERCOURSE PERMIT SUBMISSION



LOCATION MAP
SCALE: 1" = 1,000'

DRAWING LIST			
NUMBER	TITLE	DATE	REVISED
—	COVER SHEET	1/7/2025	-
VB101	BOUNDARY AND TOPOGRAPHIC SURVEY	6/28/2024	-
VB102	BOUNDARY AND TOPOGRAPHIC SURVEY	6/28/2024	-
CS101	SITE PLAN	1/7/2025	-
CS501	SITE DETAILS I	1/7/2025	-
CS502	SITE DETAILS II	1/7/2025	-
CG101	GRADING, DRAINAGE & UTILITY PLAN	1/7/2025	-
CG501	GRADING & DRAINAGE DETAILS I	1/7/2025	-
CU101	UTILITY PLAN	1/7/2025	-
CU501	UTILITY DETAILS I	1/7/2025	-
CU501	UTILITY DETAILS II	1/7/2025	-
CE101	EROSION CONTROL/CONSTRUCTION PHASING PLAN I	1/7/2025	-
CE102	EROSION CONTROL/CONSTRUCTION PHASING PLAN II	1/7/2025	-
CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS	1/7/2025	-
LP101	PLANTING PLAN	1/7/2025	-
LP501	PLANTING DETAILS	1/7/2025	-
LL101	LIGHTING PLAN	1/7/2025	-
LL501	LIGHTING DETAILS	1/7/2025	-

OWNER & APPLICANT
OSWEGATCHIE FIRE COMPANY #4, INC.
441 BOSTON POST ROAD
WATERFORD, CT 06385

SURVEYOR, CIVIL ENGINEER &
LANDSCAPE ARCHITECT
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

ARCHITECT
SILVER AND PETRUCELLI & ASSOCIATES
3190 WHITNEY AVENUE, BUILDING 2
HAMDEN, CT 06518
(203) 230-9007

RELEASE DATES	
DATE	ISSUED FOR
1/7/2025	INLAND WETLAND/WATERCOURSE PERMIT APP

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

A. MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERFORD BOSTON POST ROAD FROM THE HICKS HILL ROAD WESTERLY ABOUT 5,800 FEET ROUTE U.S.1.", SCALE: 1"=40', DATED: AUG. 29, 1930, LAST REVISED: APRIL 13, 1994, NUMBER 878 SHEET NO. 2 OF 3

B. MAP TITLED "SITE DEVELOPMENT PLAN, ZONING LOCATION SURVEY SHOWING NEW ADDITION 441 BOSTON POST ROAD (US ROUTE 1) WATERFORD, CONNECTICUT, PROPERTY OF OSWEGATCHIE FIRE COMPANY #4, INC., ZONE: NB-PO", SCALE: 1"= 20', DATED: FEBRUARY 1, 2008, BY: JAMES BERNARDO LAND SURVEYING, LLC

C. MAP TITLED "TOWN OF WATERFORD MAP SHOWING LAND RELEASED TO OSWEGATCHIE FIRE COMPANY #4, INC. - BY THE STATE OF CONNECTICUT - BOSTON POST ROAD U.S. RTE. 1", SCALE: 1 INCH = 40 FEET, DATED: 19 OCTOBER 1991, LAST REVISED: 17 MARCH 1992, AS PREPARED BY: CONNECTICUT DEPARTMENT OF TRANSPORTATION

D. MAP TITLED "PLAN SHOWING PROPERTY BELONGING TO OSWEGATCHIE FIRE COMPANY, INC. BOSTON POST ROAD WATERFORD, CONNECTICUT", SCALE: 1"=20', DATED: NOVEMBER 1979, MAP BOOK 509 PAGE 1240

E. MAP TITLED "TOWN OF WATERFORD MAP SHOWING LAND RELEASED TO OSWEGATCHIE FIRE COMPANY #4, INC. BY THE STATE OF CONNECTICUT BOSTON POST ROAD U.S. RTE. 1", SCALE: 1"=40', DATED: OCTOBER 1991, LAST REVISED: 3/17/92, TOWN NO. 152, PROJECT NO. 152-MISC, SERIAL NO. 86, SHEET 1 OF 1, MAP BOOK 509 PAGE 3155

F. MAP TITLED "DETAILED SITE PLAN, PROPERTY OF OSWEGATCHIE FIRE CO. INC. BOSTON POST ROAD WATERFORD, CONNECTICUT, ZONE: N.B.P.O.", SCALE: 1"=20', DATED: JULY 19, 1993, LAST REVISED: MAY 2, 1994, BY: WILLIAM F. KENT, P.L.S., MAP BOOK 509 PAGE 3166

G. MAP TITLED "EASEMENT PLAN SHOWING EASEMENT TO BE GRANTED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY ON THE PROPERTY OF OSWEGATCHIE FIRE CO. #4, INC. BOSTON POST ROAD - U.S. ROUTE #1 WATERFORD, CONNECTICUT", SCALE: 1"=10', DATED: OCTOBER 20, 1995, BY: ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC., MAP BOOK 509 PAGE 3436

H. MAP TITLED "BOUNDARY SURVEY MAP PROPERTY OF OSWEGATCHIE FIRE COMPANY #4, INC. #433-441 BOSTON POST ROAD (U.S. ROUTE #1) WATERFORD, CONNECTICUT", SCALE: 1"=20', DATED: SEPTEMBER 24, 2000, LAST REVISED: 10/8/00, BY: JAMES BERNARDO, LLS, MAP BOOK 509 PAGE 4256

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) AS DETERMINED BY GNSS

5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF JUNE 2024.

6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW LONDON COUNTY, CONNECTICUT PANEL 481 OF 554 MAP NUMBER 09011C0481J, EFFECTIVE DATE AUGUST 5, 2013" THE PROJECT AREA IS IN ZONE X (UNSHADED).

7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

10. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

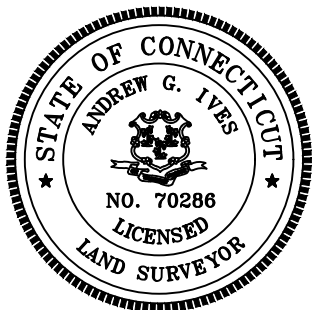
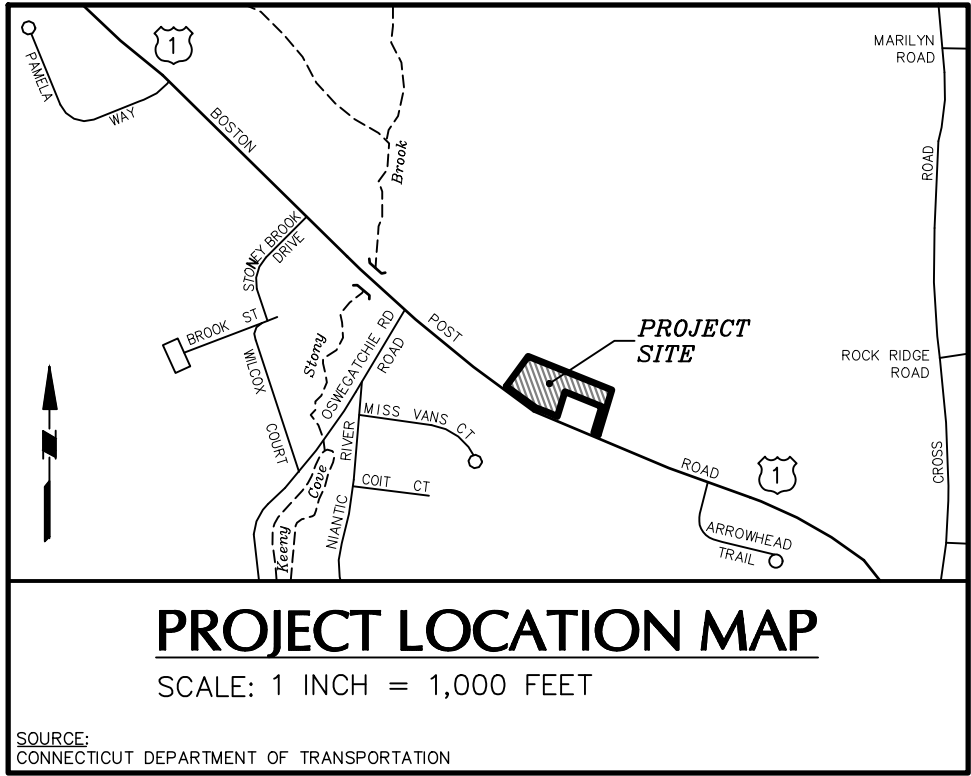
11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

12. WETLANDS DELINEATED BY ALL-POINTS TECHNOLOGY CORPORATION THE WEEK OF JUNE 2024. ALL FLAGS WERE FIELD LOCATED ON JUNE 20, 2024.

13. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

	AIR CONDITIONING UNIT		BIT		BITUMINOUS
	BOLLARD		CONC		CONCRETE
	BORING HOLE		CP		CONCRETE PAD
	COLUMN		LSA		LANDSCAPED AREA
	DOOR		BW		BOTTOM OF WALL
	DOUBLE DOOR		BOH		BUILDING OVERHANG
	FLAG POLE		EP		EDGE OF PAVEMENT
	HANDICAP SYMBOL		EG		EDGE OF GRAVEL
	MAILBOX		EW		EDGE OF WALK
	MONITORING WELL		DW		DETECTABLE WARNING
	PARKING METER		BC		BITUMINOUS CURB
	ROOF VENT		CC		CONCRETE CURB
	SIGN		GC		GRANITE CURB
	SHRUB		SG		SLOPED GRANITE CURB
	ROOF FAN		SWS		SINGLE WHITE STRIPE
	TEST PIT		BWS		BROKEN WHITE STRIPE
	TREE		SYS		SINGLE YELLOW STRIPE
	WETLAND FLAG		DYS		DOUBLE YELLOW STRIPE
	GROUND LIGHT				METAL GUARD RAIL
	CABLE BOX HAND HOLE				WOOD GUARD RAIL
	CATCH BASIN				STOCKADE FENCE
	CLEANOUT				CHAINLINK FENCE
	ELECTRIC BOX				IRON FENCE
	ELECTRIC METER				TREE LINE
	FILLER VALVE				OVERHEAD WIRE
	FIRE HYDRANT				WETLAND LINE
	FLARED END SECTION				EASEMENT LINE
	FUEL PUMP				PROPERTY LINE
	GAS METER				RIGHT-OF-WAY LINE
	GAS VALVE				CONTOUR LINE
	GUY POLE				SANITARY FORCE MAIN
	GUY WIRE				CABLE TV MARK OUT LINE
	HAND HOLE		D		DRAINAGE MARK OUT LINE
	LIGHT POLE		E		ELECTRIC MARK OUT LINE
	MANHOLE (TYPE AS LABELED)		T		COMMUNICATION MARK OUT LINE
	POST INDICATOR VALVE		G		GAS MARK OUT LINE
	POWER POLE		S		SANITARY SEWER MARK OUT LINE
	ROOF DRAIN		W		WATER MARK OUT LINE
	SATELLITE DISH		ST		STEAM MARK OUT LINE
	SPRINKLER HEAD		UNK		UNKNOWN MARK OUT LINE
	STANDPIPE		R+		REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
	TELEPHONE BOOTH				
	TELEPHONE BOX				
	TRAFFIC BOX				
	TRAFFIC SIGNAL				
	TRAFFIC SIGNAL ARM				
	TRAFFIC SIGNAL POLE				
	UNDERGROUND VAULT				
	VALVE UNKNOWN				
	WATER METER				
	WATER VALVE				
	SPOT ELEVATION				



Date	Description	No.
REVISIONS		

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

ANDREW G. IVES DATE SIGNED
PROFESSIONAL LAND SURVEYOR
CT STATE LIC. NO. 70286

LANGAN

Langan CT, Inc.
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Project

OSWEGATCHIE FIRE COMPANY #4, INC.

439 & 441 BOSTON POST ROAD
WATERFORD
NEW LONDON COUNTY CONNECTICUT

Drawing Title

BOUNDARY & TOPOGRAPHIC SURVEY

Project No.

140286501

Date

JUNE 28, 2024

Drawn By

AJR / JJS

Checked By

ACI

Drawing No.

VB102

Sheet 2 of 2

GENERAL NOTES

- EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
- PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
- THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

SIGN LEGEND



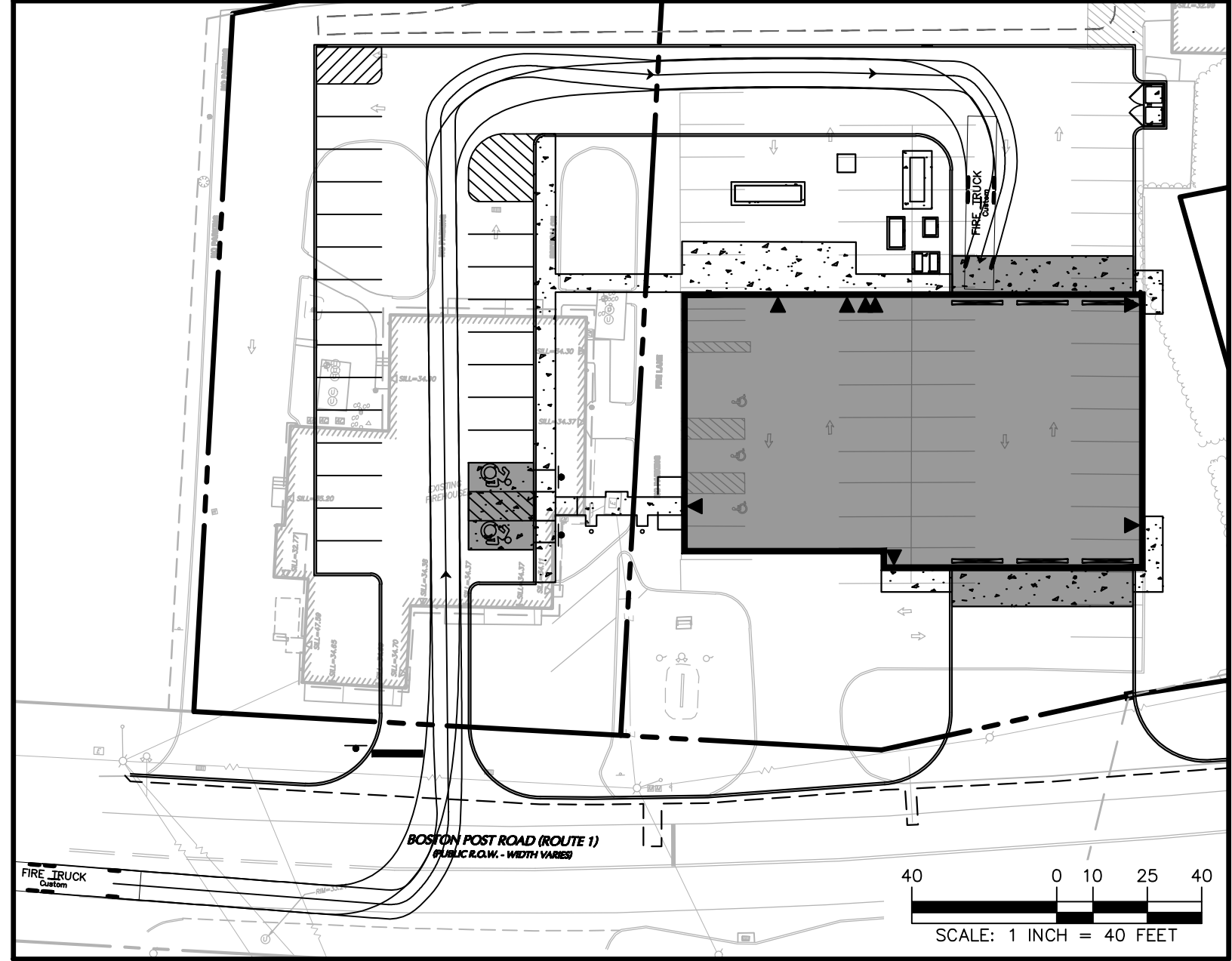
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SETBACK LINE	---	---
BUILDING DOOR	▽	▽
CURB LINE	---	---
FLUSH CURB LINE	---	---
CONCRETE	---	---
SITE SIGN	---	---
POTENTIAL RAIN GARDEN	---	---

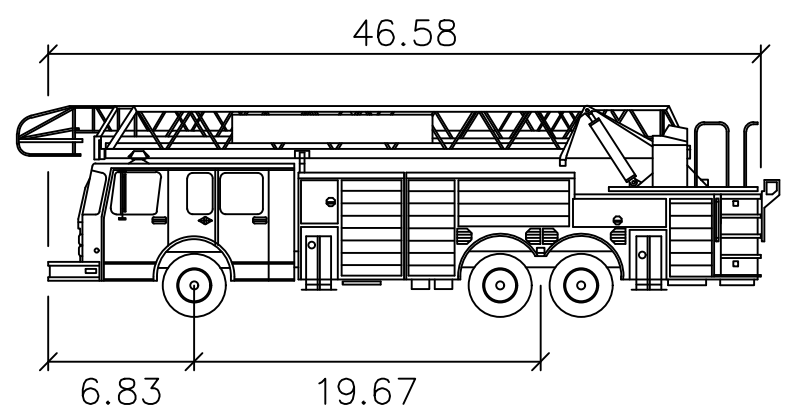
ZONING CHART

REFERENCE: TOWN OF WATERFORD CT ZONING REGULATIONS (AMENDED EFFECTIVE OCTOBER 4, 2024)			
ZONE: NBPO - NEIGHBORHOOD BUSINESS PROFESSIONAL OFFICE DISTRICT PROPOSED USE: MUNICIPAL FACILITY			
ITEM	REQUIRED	PROPOSED	SECTION
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	SECTION 7A.7
MINIMUM LOT FRONTAGE	100 FT	311 FT	SECTION 7A.4
MINIMUM SETBACK, FRONT YARD	25 FT	33.5 FT	SECTION 7A.5.1
MINIMUM SETBACK, SIDE YARD	15 FT	16.4 FT	SECTION 7A.5.2
MINIMUM SETBACK, REAR YARD	50 FT	99.3 FT	SECTION 7A.5.3
MINIMUM LOT SIZE	20,000 SF	87,087 SF	SECTION 2.1
OFF-STREET PARKING	1 SPACE PER 250 SF (GOVERNMENT OFFICE SPACE) 5,274 SF / 250 = 21 SPACES	26 SPACES	SECTION 7A.8 SECTION 20.3.c
BUILDING COVERAGE	25%	11%	SECTION 7A.6

FIRE TRUCK TURNING MOVEMENT



FIRE TRUCK PROFILE



Fire Truck

	feet
Width	: 8.50
Track	: 8.42
Lock to Lock Time	: 6.0
Steering Angle	: 32.9

Date	Description	No.
------	-------------	-----

Revisions



LANGAN

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555 Long Wharf Drive, 9th Floor
New Haven, CT 06511
T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

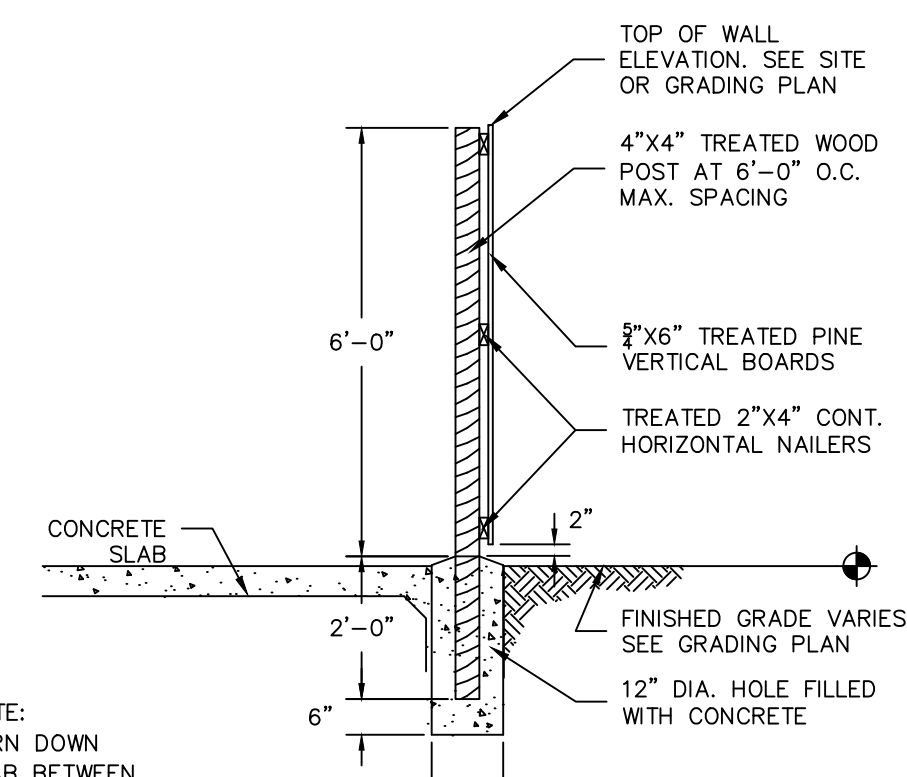
OSWEGATCHIE FIRE STATION

WATERFORD CONNECTICUT
Drawing Title

SITE PLAN

Project No. 140286501	Drawing No. CS101
Date 1/7/2025	
Drawn By APF	
Checked By BP	

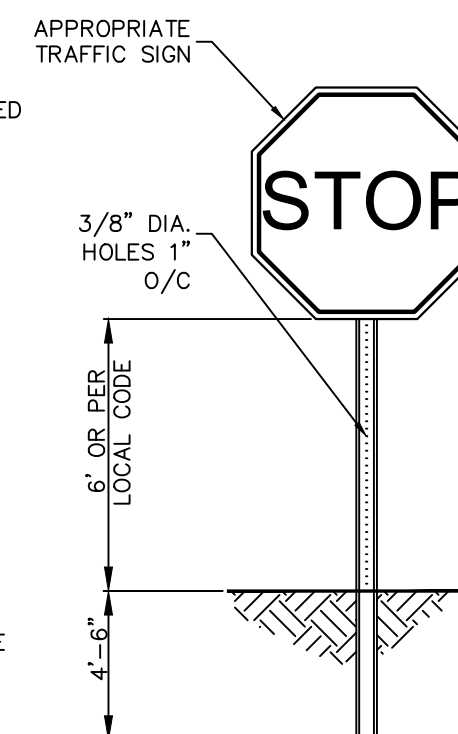
Sheet 1 of 15



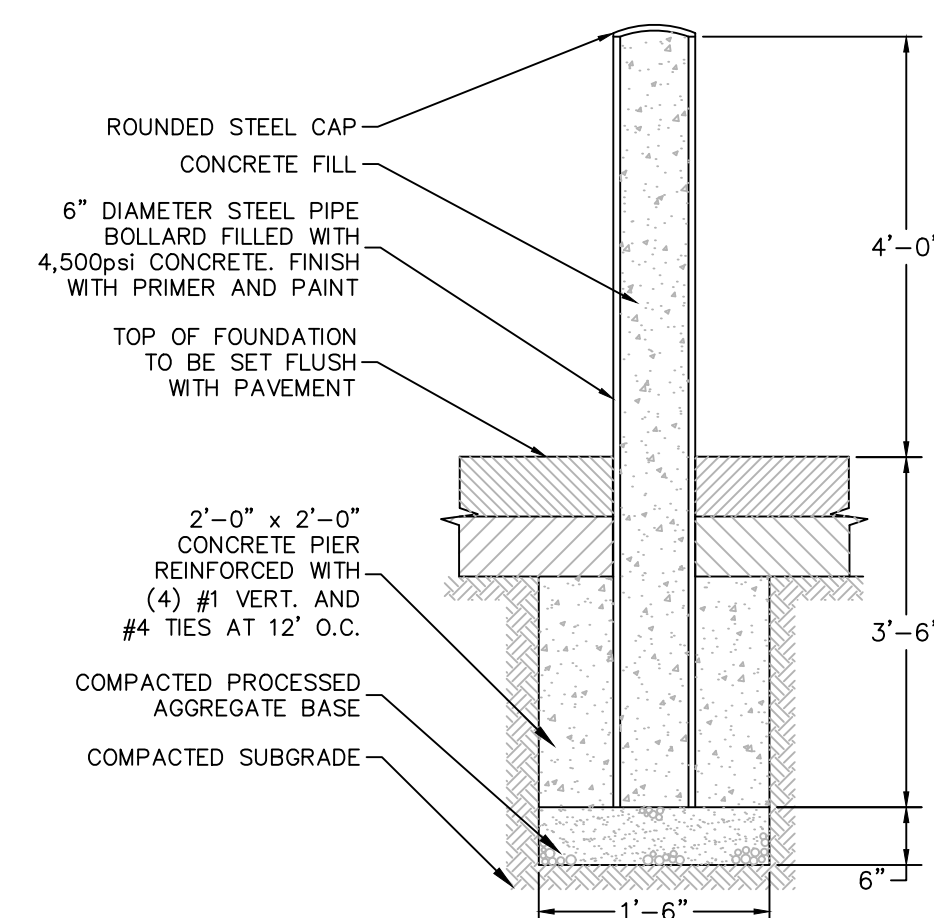
NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION

3 DUMPSTER ENCLOSURE

N.T.S



N.T.S.



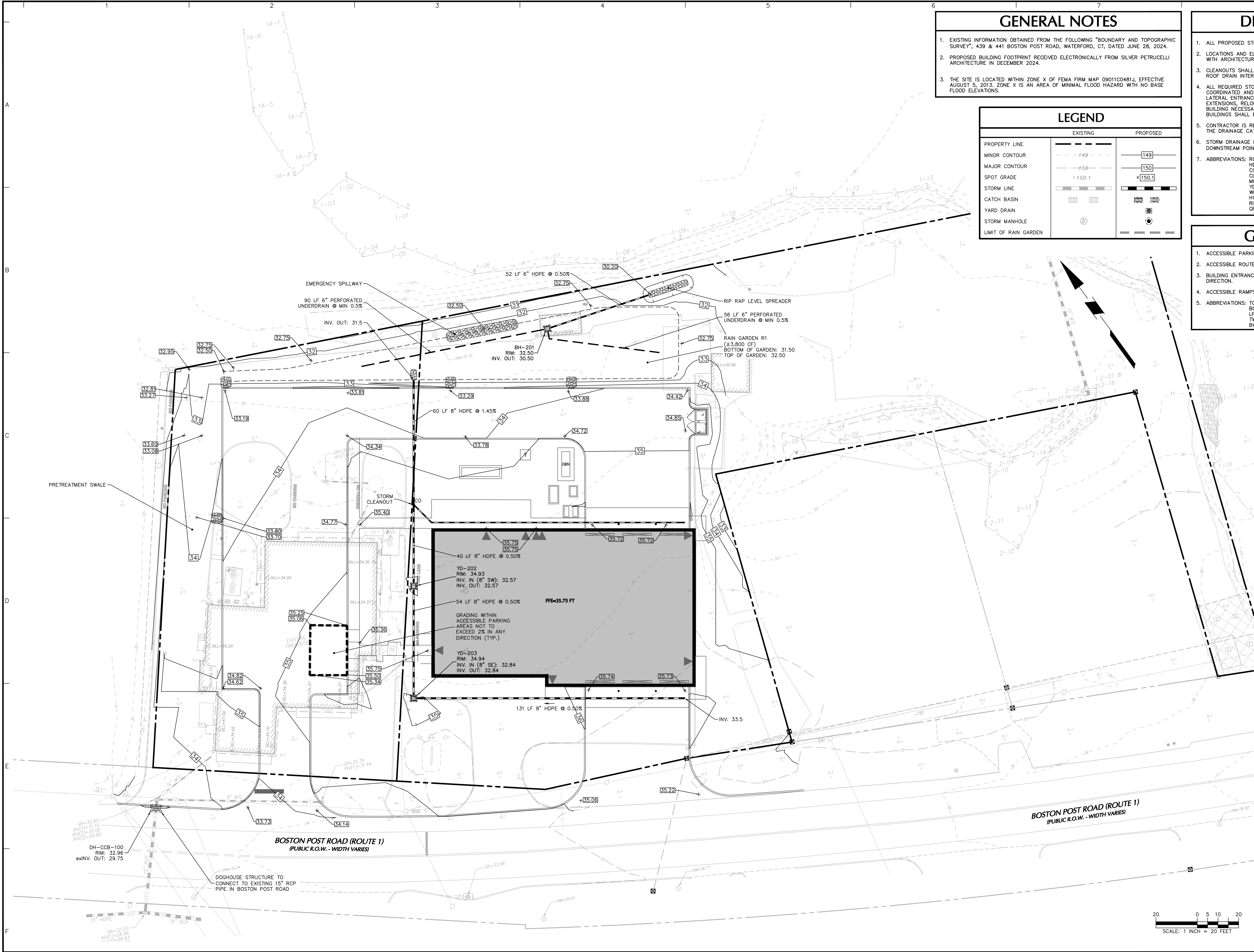
NOTES:

1. PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES. COLORS TO BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

BOLLARD

NTS

Date: 1/6/2025 Time: 10:15 User: afay Style Table: | angan sth | layout: | layout1 Document Code: 140286501-0502-CS501-0102



GENERAL NOTES

- EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
- PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
- THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
MINOR CONTOUR	--- 149 ---	149
MAJOR CONTOUR	--- 150 ---	150
SPOT GRADE	x 150.1	x 150.1
STORM LINE	---	---
CATCH BASIN	---	---
YARD DRAIN	---	---
STORM MANHOLE	---	---
LIMIT OF RAIN GARDEN	---	---

DRAINAGE NOTES

- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
- ALL REQUIRED STORM LATERALS SERVICING THE BUILDING SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE DRAINAGE CATCH BASINS AND MANHOLES TO RECEIVE PIPING SHOWN.
- STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
- ABBREVIATIONS: RCP=REINFORCED CONCRETE PIPE
HDPE=HIGH DENSITY POLYETHYLENE PIPE
CCB=CURBED CATCH BASIN
CLCB=CURBLESS CATCH BASIN
MH=MANHOLE
YD=YARD DRAIN
WQU=WATER QUALITY UNIT
HW=HEADWALL
RIM=TOP OF RIM ELEVATION
GR=TOP OF GRATE ELEVATION

GRADING NOTES

- ACCESSIBLE PARKING AREAS NOT TO EXCEED 2% IN ANY DIRECTION.
- ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS-SLOPE.
- BUILDING ENTRANCES AND RAMP LANDINGS NOT TO EXCEED 2% IN ANY DIRECTION.
- ACCESSIBLE RAMPS TO BE CONSTRUCTED PER ADA REQUIREMENTS
- ABBREVIATIONS: TC=TOP OF CURB
BC=BOTTOM OF CURB
LP=LOW POINT
TW=TOP OF WALL
BW=BOTTOM OF WALL

Date	Description	No.
------	-------------	-----

Revisions



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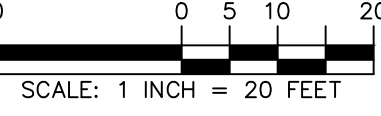
Project
OSWEGATCHIE FIRE STATION

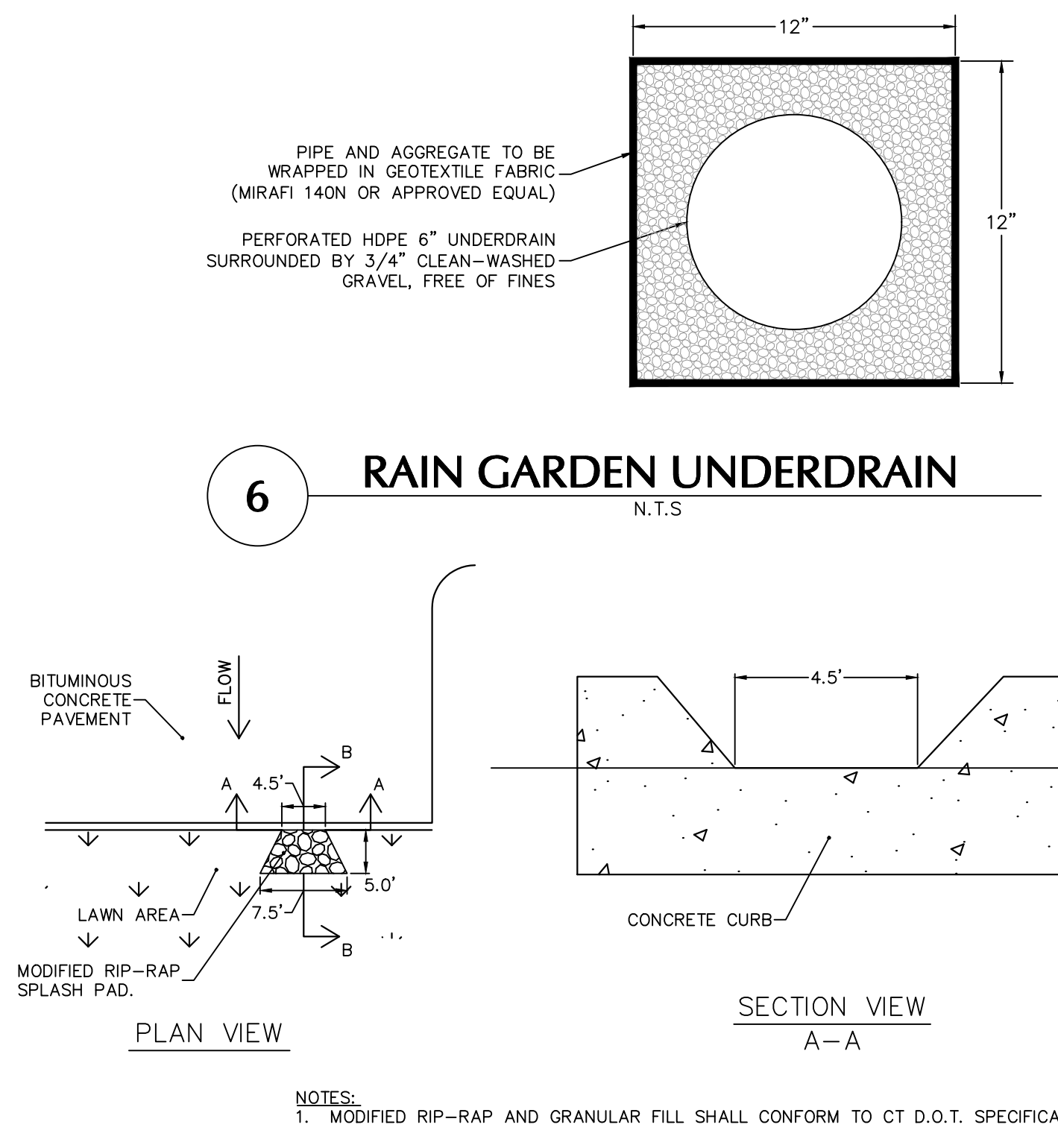
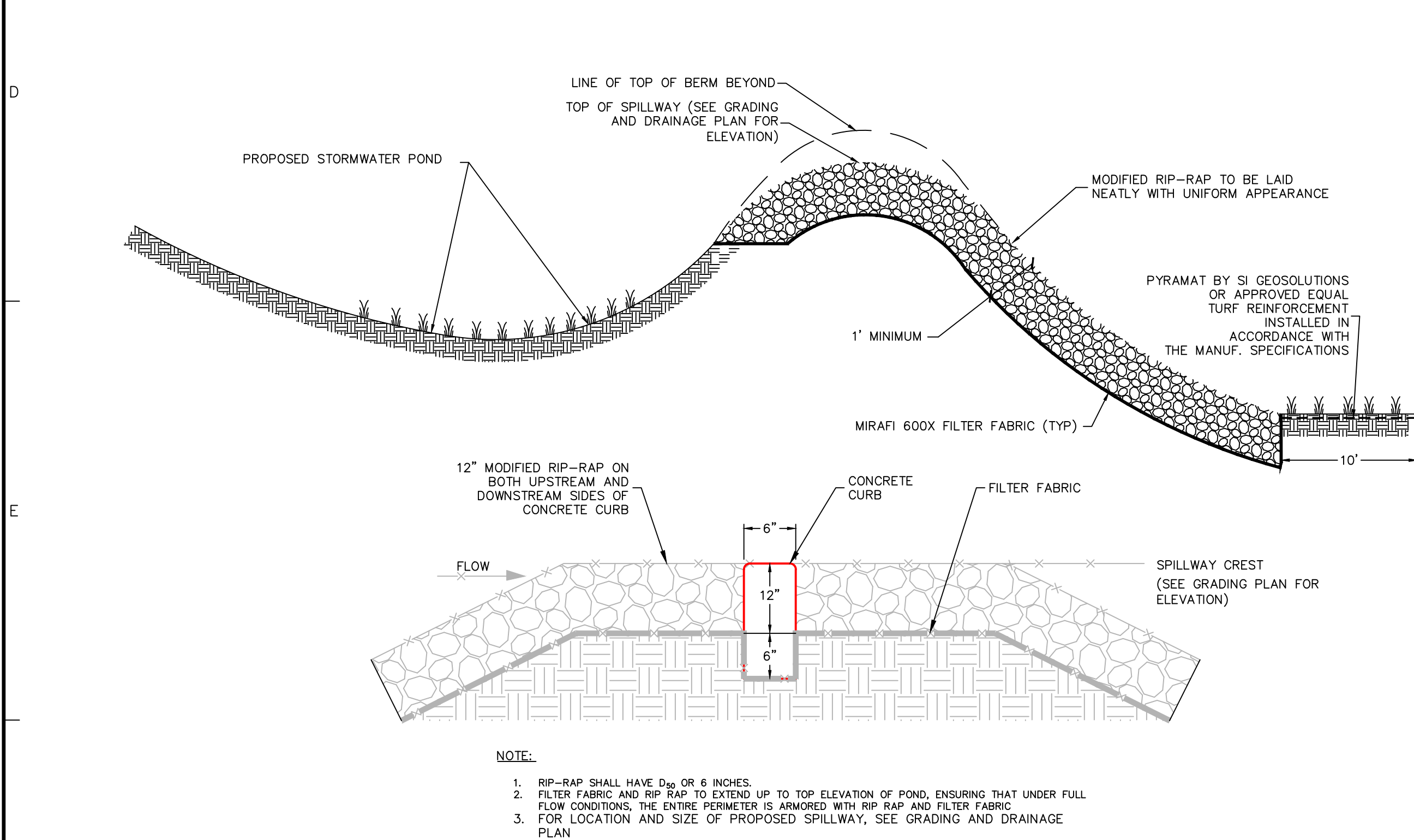
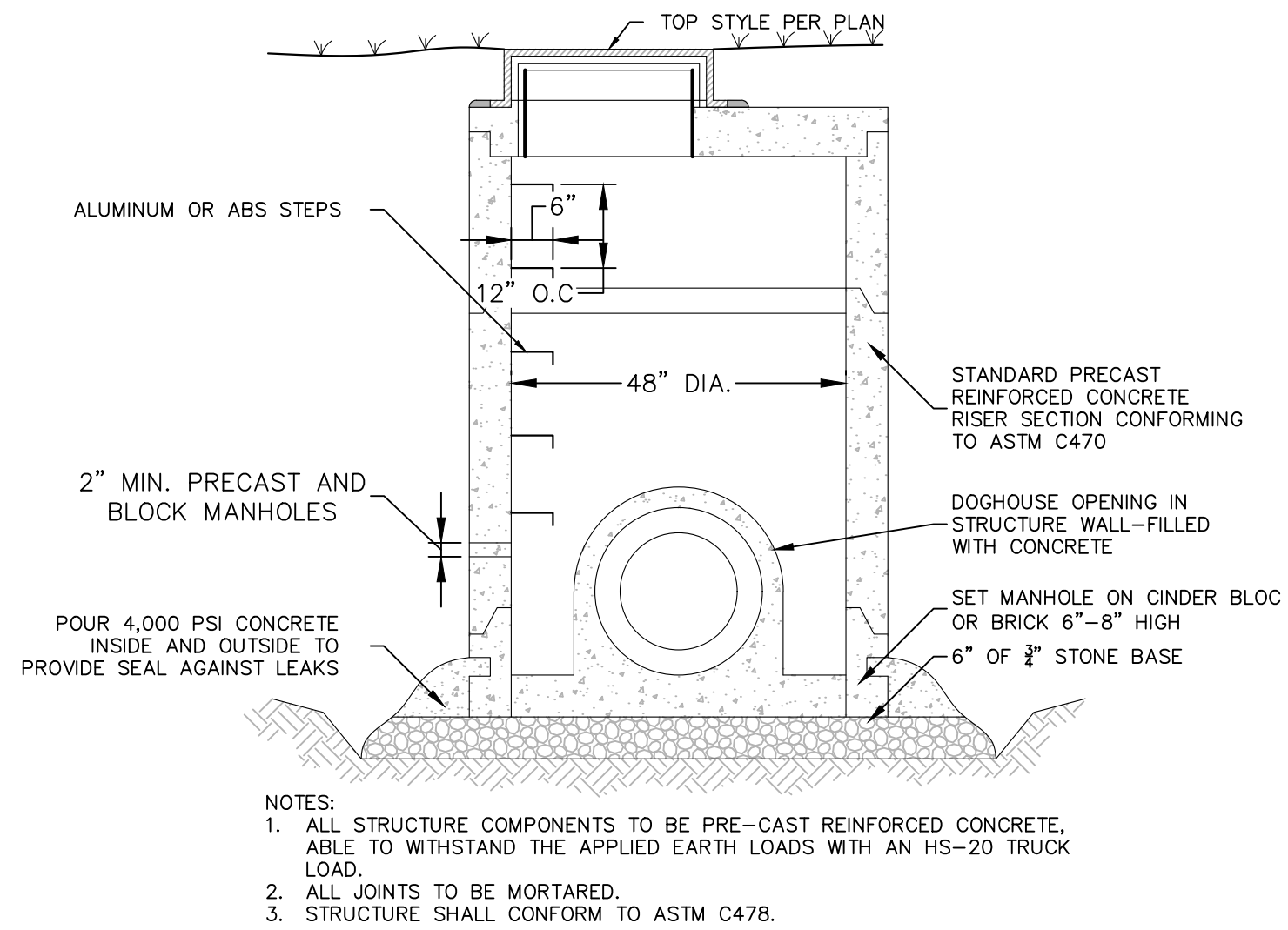
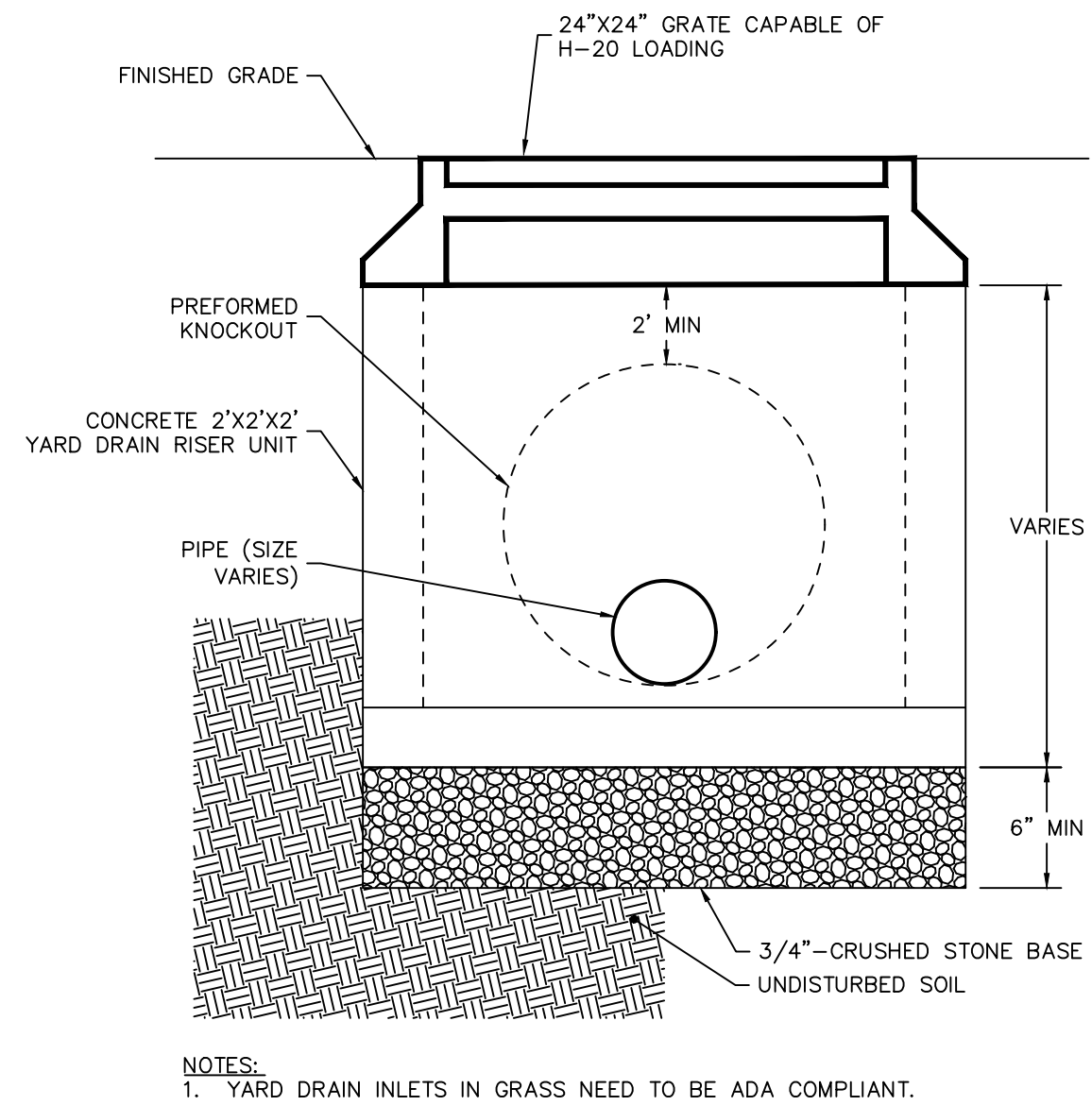
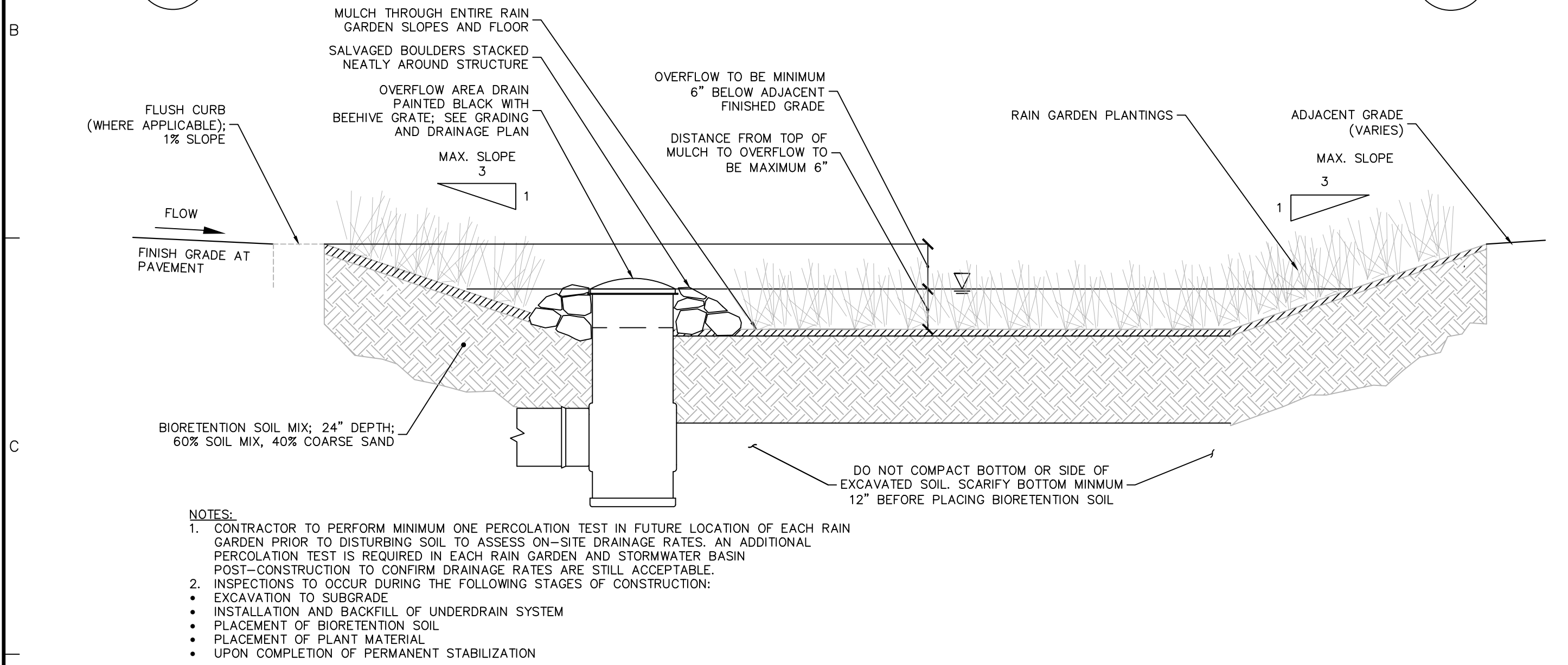
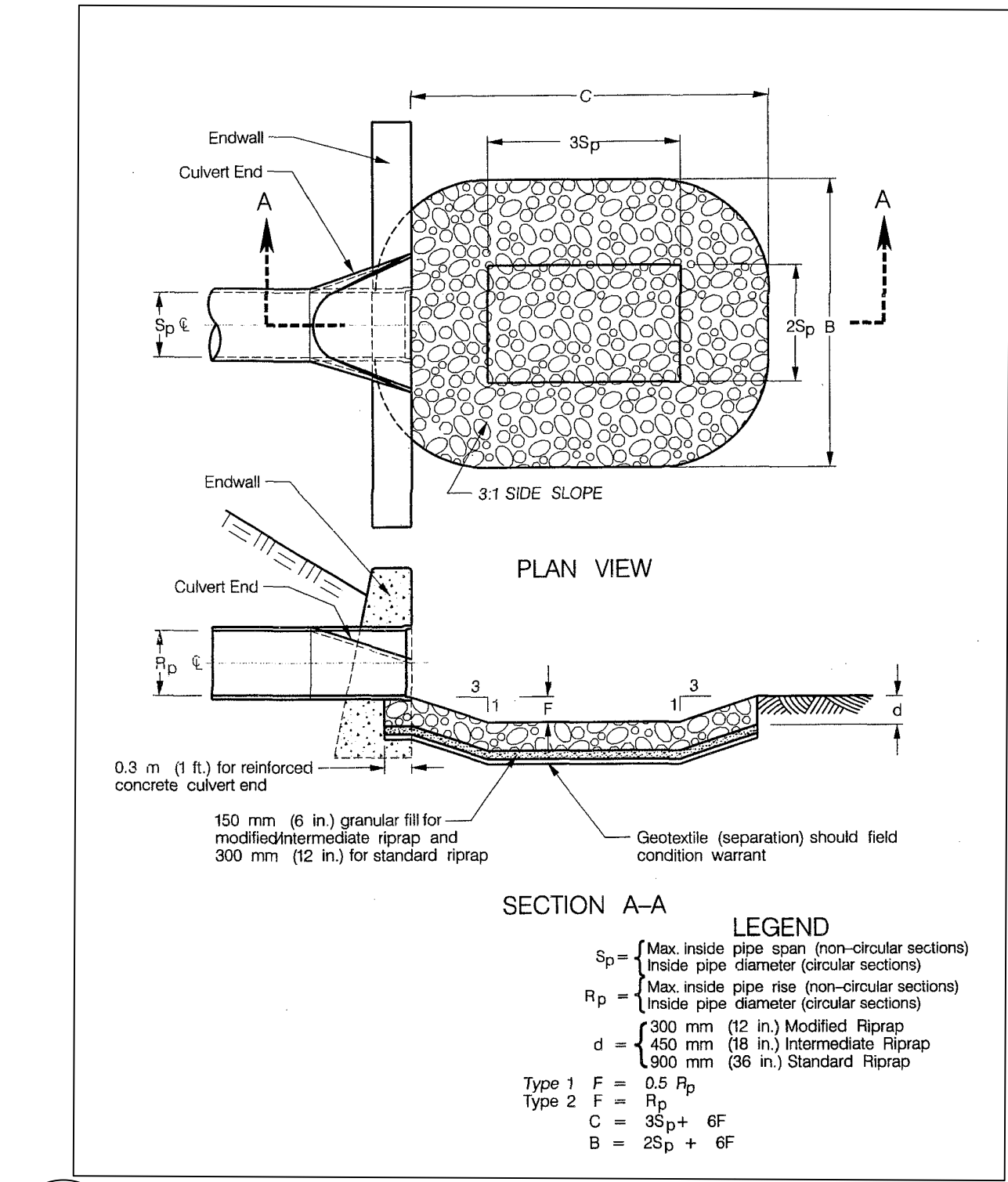
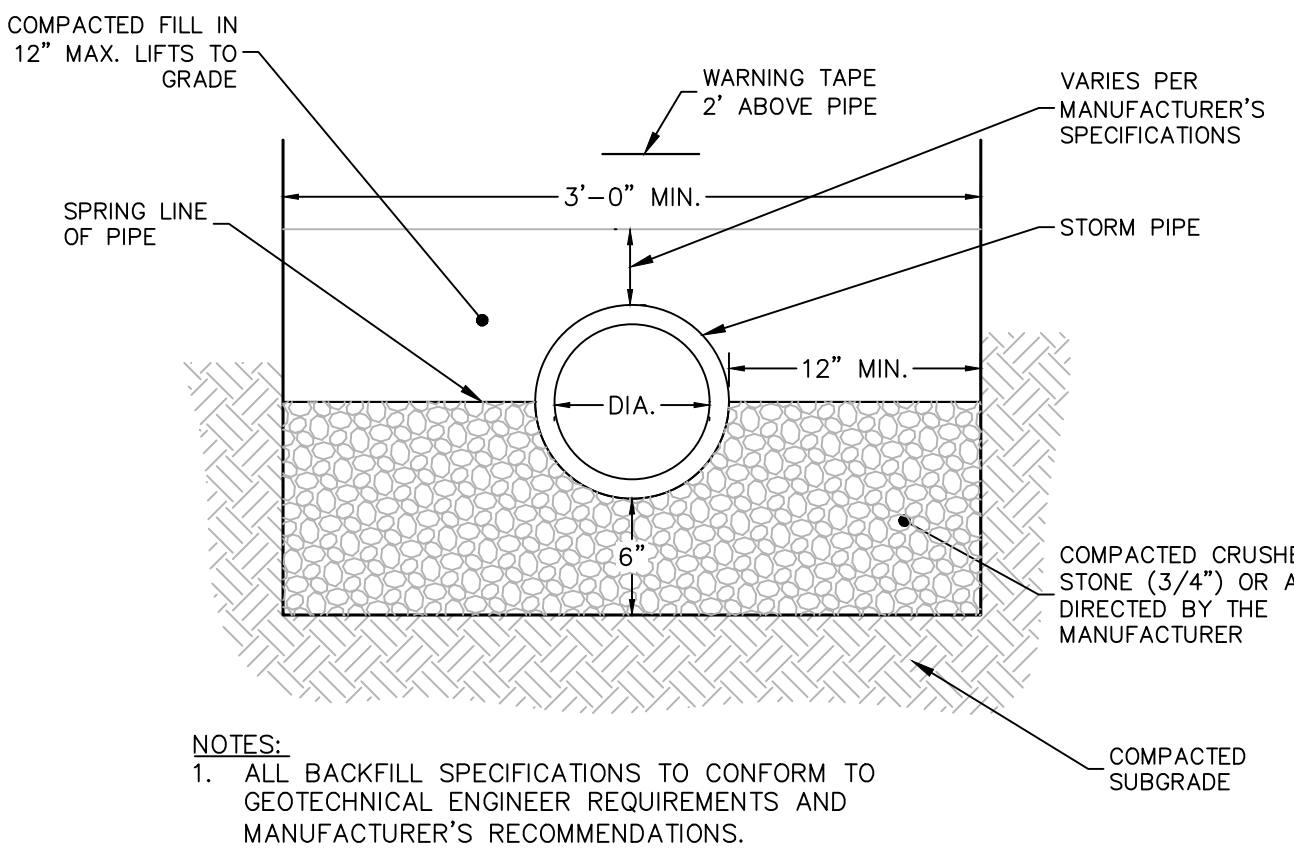
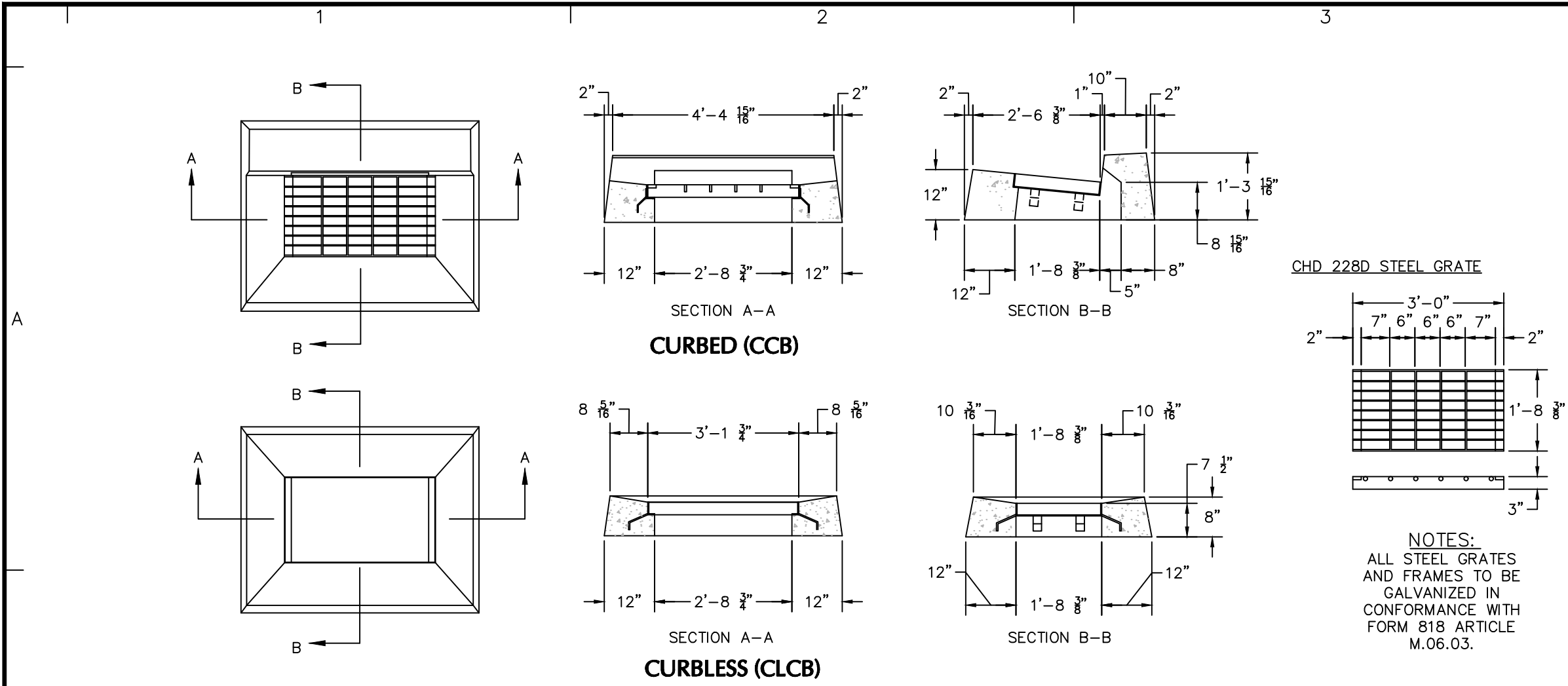
WATERFORD CONNECTICUT
Drawing Title

GRADING & DRAINAGE PLAN

Project No. 140286501	Drawing No. CG101
Date 1/7/2025	
Drawn By APF	
Checked By BP	

Sheet 4 of 15





Date	Description	No.
Revisions		
		
LANGAN		
Langan CT, Inc. 555 Long Wharf Drive, 9th Floor New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title		
GRADING AND DRAINAGE DETAILS		
Project No. 140286501	Drawing No. CG501	
Date 1/7/2025	Sheet 5 of 15	
Drawn By APF		
Checked By BP		

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
3. THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

TOWN OF WATERFORD UTILITY NOTES

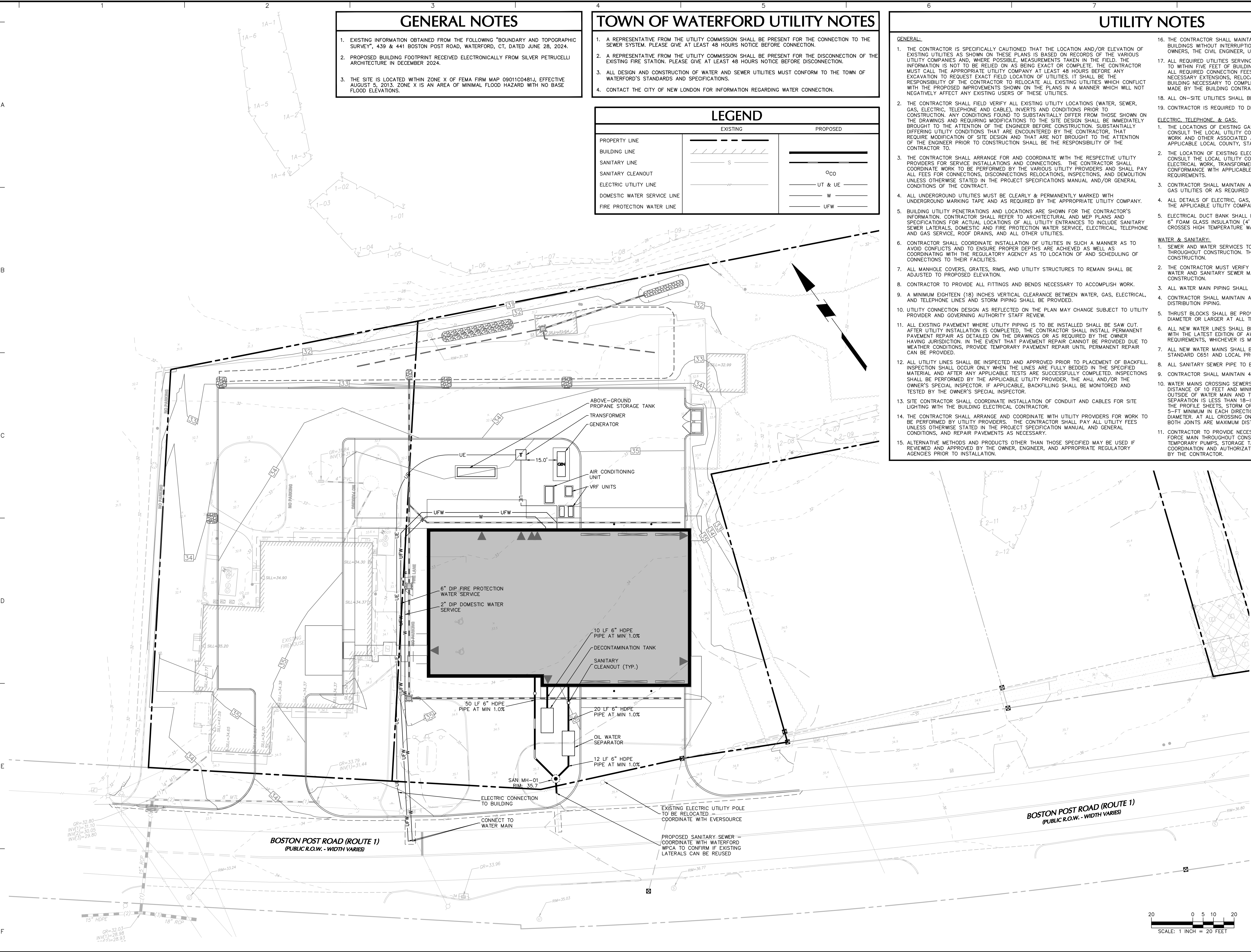
1. A REPRESENTATIVE FROM THE UTILITY COMMISSION SHALL BE PRESENT FOR THE CONNECTION TO THE SEWER SYSTEM. PLEASE GIVE AT LEAST 48 HOURS NOTICE BEFORE CONNECTION.
2. A REPRESENTATIVE FROM THE UTILITY COMMISSION SHALL BE PRESENT FOR THE DISCONNECTION OF THE EXISTING FIRE STATION. PLEASE GIVE AT LEAST 48 HOURS NOTICE BEFORE DISCONNECTION.
3. ALL DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES MUST CONFORM TO THE TOWN OF WATERFORD'S STANDARDS AND SPECIFICATIONS.
4. CONTACT THE CITY OF NEW LONDON FOR INFORMATION REGARDING WATER CONNECTION.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	///	---
SANITARY LINE	---	---
SANITARY CLEANOUT	---	OC
ELECTRIC UTILITY LINE	---	UT & UE
DOMESTIC WATER SERVICE LINE	---	W
FIRE PROTECTION WATER LINE	---	UFW

UTILITY NOTES

- GENERAL:**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS (WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE), INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO SUBSTANTIALLY DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND REQUIRING MODIFICATIONS TO THE SITE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION. SUBSTANTIALLY DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF SITE DESIGN AND THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO.
3. 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.
4. ALL UNDERGROUND UTILITIES MUST BE CLEARLY & PERMANENTLY MARKED WITH UNDERGROUND MARKING TAPE AND AS REQUIRED BY THE APPROPRIATE UTILITY COMPANY.
5. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES.
6. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
7. ALL MANHOLE COVERS, GRATES, RIMS, AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO PROPOSED ELEVATION.
8. CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
9. A MINIMUM EIGHTEEN (18) INCHES VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED.
10. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
11. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION. IN THE EVENT THAT PAVEMENT REPAIR CANNOT BE PROVIDED DUE TO WEATHER CONDITIONS, PROVIDE TEMPORARY PAVEMENT REPAIR UNTIL PERMANENT REPAIR CAN BE PROVIDED.
12. ALL UTILITY LINES SHALL BE INSPECTED AND APPROVED PRIOR TO PLACEMENT OF BACKFILL. INSPECTION SHALL OCCUR ONLY WHEN THE LINES ARE FULLY BEDDED IN THE SPECIFIED MATERIAL AND AFTER ANY APPLICABLE TESTS ARE SUCCESSFULLY COMPLETED. INSPECTIONS SHALL BE PERFORMED BY THE APPLICABLE UTILITY PROVIDER, THE A.H.J. AND/OR THE OWNER'S SPECIAL INSPECTOR. IF APPLICABLE, BACKFILLING SHALL BE MONITORED AND TESTED BY THE OWNER'S SPECIAL INSPECTOR.
13. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
14. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
15. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
16. 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.
17. ALL REQUIRED UTILITIES SERVING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF BUILDING UTILITY ENTRANCE LOCATION AT THE INVERTS NOTED. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE BUILDING CONTRACTOR. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF UTILITIES TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
18. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND, WHERE APPLICABLE.
19. CONTRACTOR IS REQUIRED TO DIGITALLY PHOTOGRAPH 75% OF THE UTILITIES INSTALLED.
- ELECTRIC, TELEPHONE, & GAS:**
1. THE LOCATIONS OF EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
2. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30 INCHES OF COVER FOR ALL UNDERGROUND GAS UTILITIES OR AS REQUIRED BY THE UTILITY COMPANY, WHICHEVER IS MORE RESTRICTIVE.
4. ALL DETAILS OF ELECTRIC, GAS, & TELEPHONE UTILITY SERVICE SHALL BE APPROVED BY THE APPLICABLE UTILITY COMPANY AND INSTALLED TO THEIR REQUIREMENTS.
5. ELECTRICAL DUCT BANK SHALL RUN BELOW GAS LINES. A MINIMUM SEPARATION OF 3' AND 6" FOAM GLASS INSULATION (4' IN BOTH DIRECTIONS) IS REQUIRED WHERE THE DUCT BANK CROSSES HIGH TEMPERATURE WATER LINES.
- WATER & SANITARY:**
1. SEWER AND WATER SERVICES TO THE EXISTING BUILDINGS SHALL REMAIN CONTINUOUS THROUGHOUT CONSTRUCTION. THESE BUILDINGS WILL BE OCCUPIED THROUGHOUT CONSTRUCTION.
2. THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE, AND SERVICEABILITY OF THE EXISTING WATER AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
3. ALL WATER MAIN PIPING SHALL BE CLASS 54 DUCTILE IRON PIPE.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
5. THRUST BLOCKS SHALL BE PROVIDED ALONG WATER AND FORCE MAIN LINES 6" IN DIAMETER OR LARGER AT ALL TEES, ELBOWS AND PLUGS.
6. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600, OR THE REGIONAL WATER AUTHORITY REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
7. ALL NEW WATER MAINS SHALL BE DISINFECTED AND TESTED IN ACCORDANCE WITH AWWA STANDARD C651 AND LOCAL PROVIDER REQUIREMENTS.
8. ALL SANITARY SEWER PIPE TO BE SDR 35 PVC PIPE UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL MAINTAIN 4.5 FEET OF COVER ON ALL SEWER PIPES.
10. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM HORIZONTAL DISTANCE OF 10 FEET AND MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF SEWER. IN CASES WHERE THE VERTICAL SEPARATION IS LESS THAN 18-INCHES OR AS OTHERWISE SPECIFIED ON THIS DRAWING OR THE PROFILE SHEETS, STORM OR SANITARY SEWER PIPE SHALL BE ENCASED WITH K-RETE 5'-FT MINIMUM IN EACH DIRECTION OF PIPE RUN AND 6-INCHES MINIMUM AROUND THE PIPE DIAMETER. AT ALL CROSSING ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE MAXIMUM DISTANCE FROM SEWER.
11. CONTRACTOR TO PROVIDE NECESSARY MATERIALS TO ENSURE CONTINUOUS SERVICE OF THE FORCE MAIN THROUGHOUT CONSTRUCTION. ITEMS NEEDED INCLUDE BUT ARE NOT LIMITED TO TEMPORARY PUMPS, STORAGE TANKS, AND POWER. IF A SHUTDOWN IS NEEDED, PRIOR COORDINATION AND AUTHORIZATION FROM THE AFFECTED PROPERTIES MUST BE OBTAINED BY THE CONTRACTOR.



Date	Description	No.
Revisions		
		
LANGAN		
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Project		
OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title		
UTILITY PLAN		
Project No. 140286501		Drawing No. CU101
Date 1/7/2025		CU101
Drawn By APF		
Checked By BP		
Sheet 6 of 15		

EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THE PROPOSED LOCATIONS OF SITUATION AND EROSION CONTROL MEASURES REQUIRED ARE SHOWN ON THE SITE GRADING AND LAYOUT PLAN. REFER TO DWG C-3, PROVIDE SILT FENCE, STONE CHECK DAMS AND OTHER EROSION CONTROL MEASURES AS REQUIRED TO ADEQUATELY PREVENT SEDIMENT TRANSPORT AS NOTED IN THE BMP.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNGRADED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL, AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
- SEDIMENT BARRIERS (SILT FENCE, STONE CHECK DAMS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UPSTREAM DRAINAGE AREAS.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #6.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPLAND ARE PERMANENTLY STABILIZED.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 TO 1) UNLESS STABILIZED WITH PERMANENT EROSION CONTROL MEASURES.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT TO BE COMPLETED 30 DAYS PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING, UNTIL UPLAND AREAS ARE STABILIZED.
- WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED AS FOLLOWS:
 - A MINIMUM OF FOUR (4) INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT DEEMED FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TUNING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 100% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 4 TONS PER ACRE (180 LB PER 1,000 SQ. FT.) FOR CHALK, CLAY LOAM, AND HIGH ORGANIC SOIL AT A RATE OF 3 TONS PER ACRE (135 LBS PER 1,000 SQ. FT.) FOR SANDY LOAM, LOAM AND SILT LOAM. AT A RATE OF 2 TONS PER ACRE (90 LBS PER 1,000 SQ. FT.) FOR LOAMY SAND, AND SAND.
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED WITH A MIXTURE OF 47% CREEPING RED FESCUE, 25% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED WITH A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYE GRASS. SEEDING RATE IS 3.0 LBS PER 1,000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - HAY MULCH AT THE RATE OF 2 TONS PER ACRE OR 90-95 LBS PER 1000 SQUARE FEET ON A HYDRO-APPLICATION OF CELLULOSE FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BRIDGER WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE WORK AREA IS STABILIZED.
- WETLANDS (EXCEPTING THOSE WHICH ARE TO BE FILLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS) WILL BE PROTECTED WITH SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- IN GENERAL, AREAS WITHIN 100 FEET OF DELINEATED WETLANDS OR STREAMS SHALL HAVE A MAXIMUM PERIOD OF EXPOSURE OF NOT MORE THAN 15 DAYS.
- FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IN ALL AREAS WITHIN 100 FEET OF DELINEATED WETLANDS OR STREAMS.

EROSION CONTROL DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY PRECIPITATION EVENT.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE-FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE 250 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- A) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE EITHER WOOD CELLULOSE FIBER OR BE ANCHORED WITH MULCH NETTING OR CHEMICAL TACK.
B) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE REACH WITH A SLOPE GREATER THAN 2%, FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 6%.
C) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 10%. AFTER OCTOBER 1ST, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 6%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIODS ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

MULCH ANCHORING

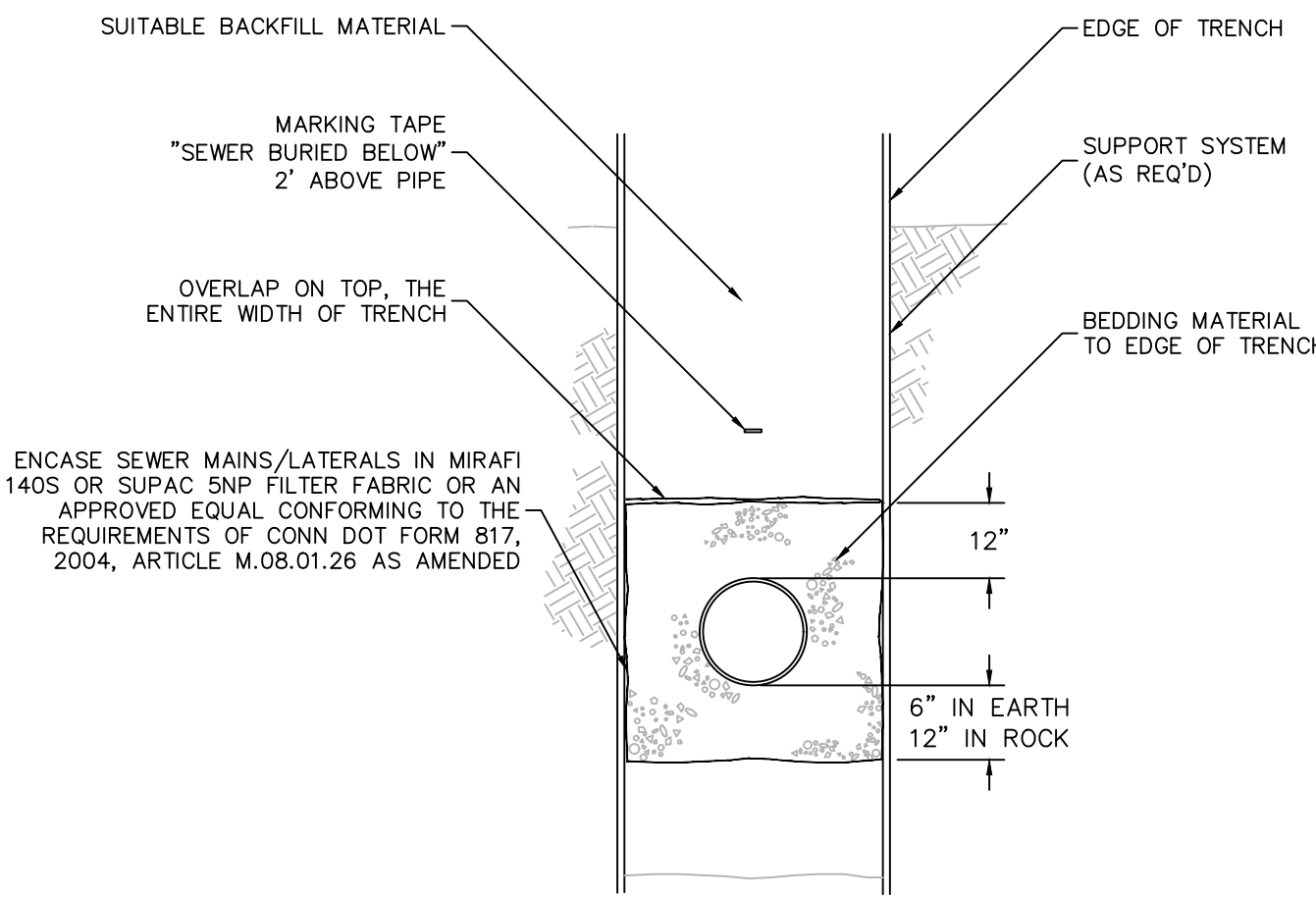
ANCHOR MULCH WITH: MULCH NETTING (AS PER MANUFACTURER); ASPHALT DAKLASHION (2.0L GALLONS PER SQ. YD.); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); OR BE WOOD CELLULOSE FIBER (2000 LBS./ACRE). NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

MULCH AND MULCH ANCHORING

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN 3:1)	JUTE MESH, EXCELISOR MAT OR EQUIV.	AS REQUIRED
* A HYDRO-APPLICATION OF CELLULOSE FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BRIDGER SHALL BE USED ON HAY MULCH FOR WIND CONTROL.		
ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS)		
DATES	SEED	RATE
3/1 - 5/15	OATS	80 LBS./ACRE
5/15 - 9/15	ANNUAL RYE GRASS	40 LBS./ACRE
9/1 - 10/15	WINTER RYE	120 LBS./ACRE
4/15 - 7/1 (9/15 - 10/15)	MILLET	20 LBS./ACRE
5/15 - 7/15		
*SEED RATE ONLY		

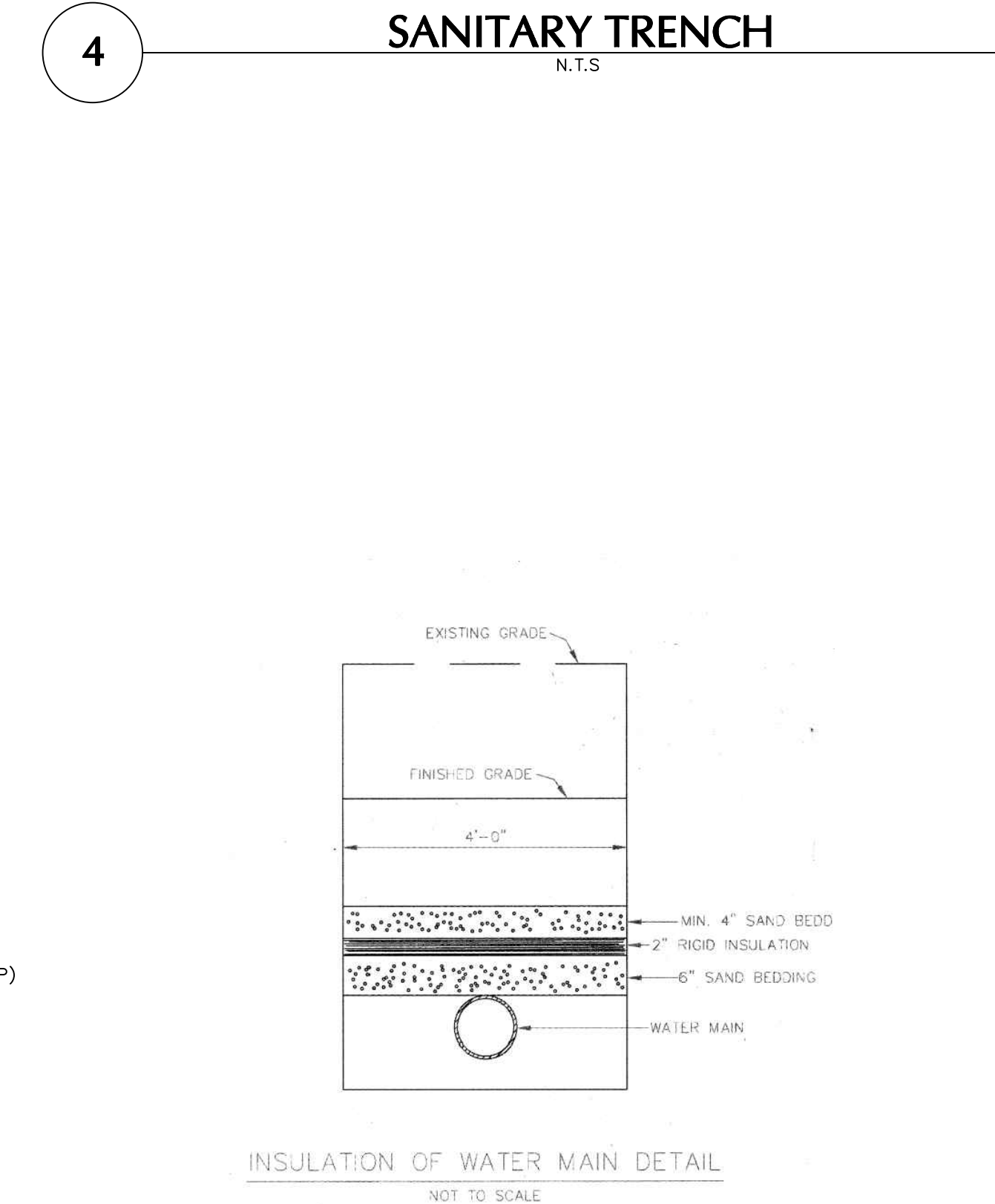
ELECTRICAL UTILITY TRENCH

N.T.S



SANITARY TRENCH

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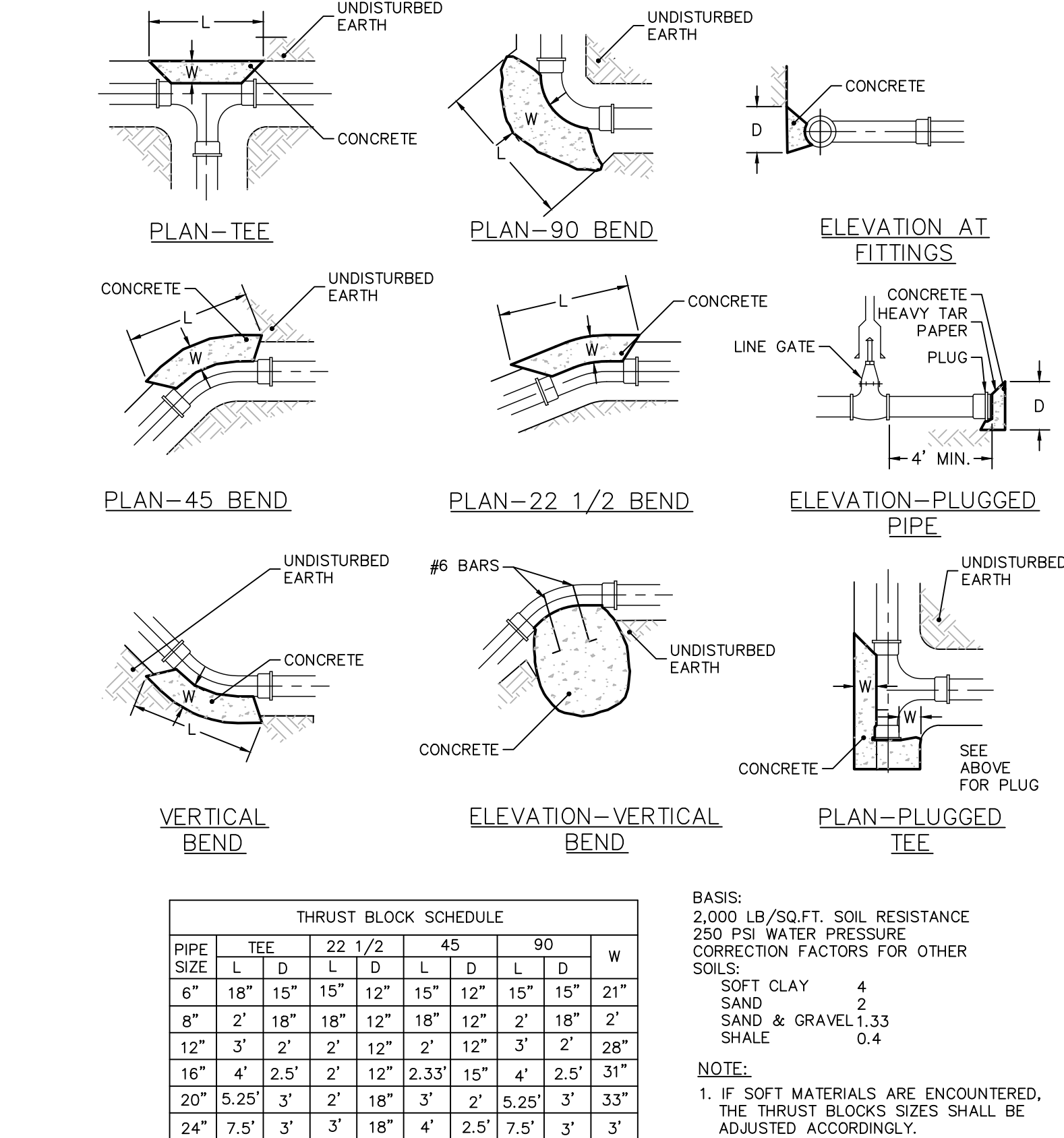


INSULATION OF WATER MAIN DETAIL

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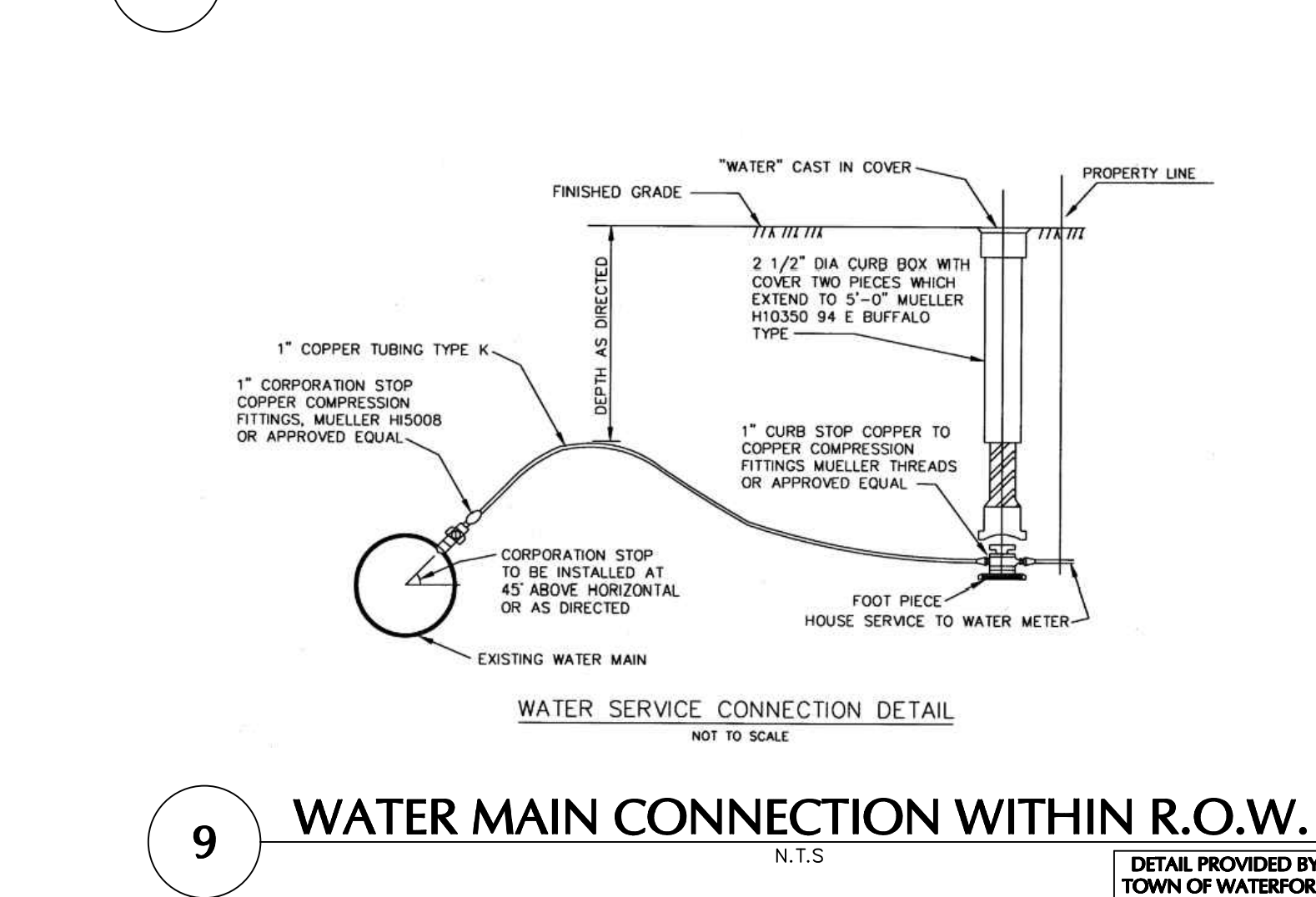
SANITARY CLEANOUT

N.T.S



THRUST BLOCKS

N.T.S



WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS



DETAIL:
1A
DATE:
JAN 2006

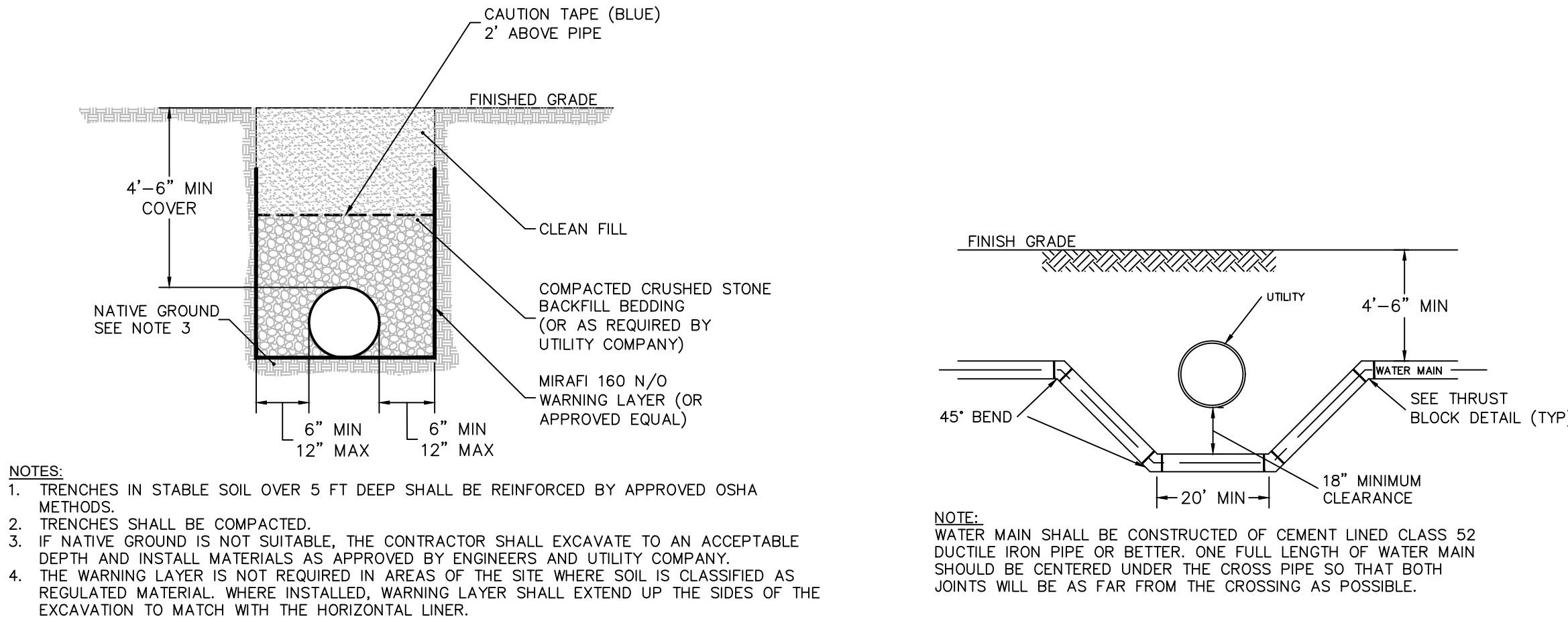
WATERFORD UTILITY STANDARDS

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TOWN OF WATERFORD

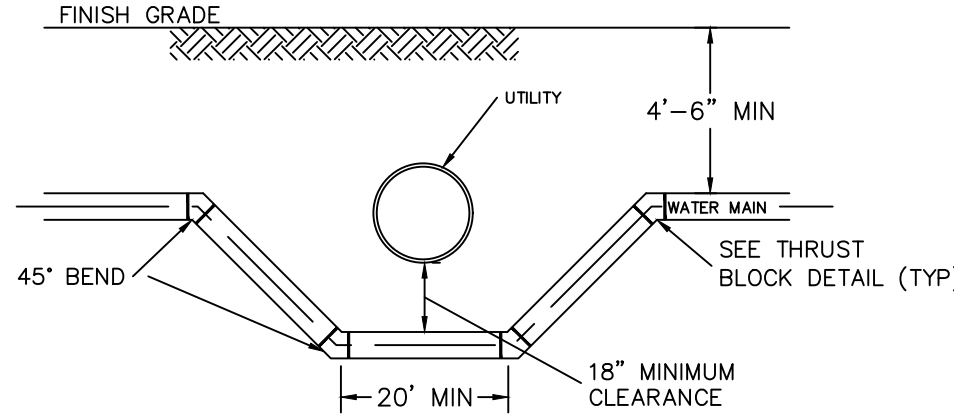
WATER MAIN TRENCH

N.T.S



WATER MAIN DROP

N.T.S



WATER MAIN WITHIN R.O.W.

N.T.S

DETAIL PROVIDED BY
TOWN OF WATERFORD

WATER MAIN CONNECTION WITHIN R.O.W.

N.T.S

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TOWN OF WATERFORD

DateDescriptionNo.

Revisions

LANGAN
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ProjectOSWEGATCHIE FIRE STATION

WATERFORDCONNECTICUT
Drawing Title

Project No.140286501
Date1/7/2025
Drawn ByAPF
Checked ByBP

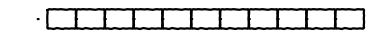
Drawing No.CU501
Sheet 7 of 15

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
3. THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

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PROPOSED	
PROPERTY LINE	
LIMIT OF DISTURBANCE	
SILT FENCE	
EXISTING INLET PROTECTION	
PROPOSED BUILDING	
HAYBALES	
TEMPORARY PARKING AREA	
CONSTRUCTION ENTRANCE	
PROPOSED CURB	

- | | |
|---------------------------|---|
| PROPERTY LINE |  |
| LIMIT OF DISTURBANCE |  |
| SILT FENCE |  |
| EXISTING INLET PROTECTION |  |
| PROPOSED BUILDING |  |
| HAYBALES |  |
| TEMPORARY PARKING AREA |  |
| CONSTRUCTION ENTRANCE |  |
| PROPOSED CURB |  |

SOIL EROSION-SEDIMENT CONTROL NOTES

PROPOSED DEVELOPMENT 1. CONSTRUCTION WILL INCLUDE EARTHWORK, CURBING, PAVING, UTILITY INSTALLATION, LANDSCAPING AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES. 2. THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN WITHIN THIS PLANSET. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE. PROJECT SCHEDULE PHASE 1: 1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH TOWN STAFF 2. FLAG THE CLEARING LIMIT LINES 3. REQUEST STAFF INSPECTION (IF REQUIRED) 4.1. INSTALL EROSION CONTROLS FOR PHASE 1 IN THE FOLLOWING ORDER: 4.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES 4.2. INSTALLATION OF INLET PROTECTION 4.3. INSTALLATION OF TREE PROTECTION 4.4. INSTALLATION OF CONSTRUCTION FENCE AND GATES 4.5. INSTALLATION OF STABILIZED CONSTRUCTION PAD 5. REQUEST STAFF INSPECTION (IF REQUIRED) 6. COMPLETION OF SITE CLEARING WITHIN THE LIMITS OF PHASE 1 7. COMPLETION OF ROUGH GRADING WITHIN THE LIMITS OF PHASE 1 8. PREPARATION OF FOUNDATION AND BUILDING PAD 9. INSTALLATION OF SITE UTILITIES 10. COMPLETION OF FINAL GRADING AND PAVEMENT INSTALLATION WITHIN LIMITS OF PHASE 1 11. SUBSTANTIAL COMPLETION OF BUILDING FOR PHASE 1 PHASE 2: 12.1. INSTALL ADDITIONAL EROSION CONTROL MEASURES NEEDED FOR PHASE 2 IN THE FOLLOWING ORDER: 12.1.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES 12.2. INSTALLATION OF INLET PROTECTION 12.3. INSTALLATION OF TREE PROTECTION 12.4. INSTALLATION OF CONSTRUCTION FENCE AND GATES 12.5. INSTALLATION OF STABILIZED CONSTRUCTION PAD 13. REQUEST STAFF INSPECTION (IF REQUIRED) 14. COMPLETE CLEARING OF SITE, INCLUDING DEMOLITION OF EXISTING FIRE STATION 15. COMPLETION OF ROUGH GRADING OF THE SITE 16. COMPLETE INSTALLATION OF SITE UTILITIES 17. COMPLETION OF FINAL GRADING AND PAVEMENT INSTALLATION 18. COMPLETION OF FINAL LANDSCAPING & SITE STABILIZATION IN THE FOLLOWING ORDER: 18.1. INSTALLATION OF PLANTING SOIL 18.2. INSTALLATION OF PLANTINGS AND TREES 18.3. INSTALLATION OF STABILIZED SEED MIX 18.4. CONTRACTOR TO CONFIRM ESTABLISHMENT OF SEED MIX AND PLANTINGS THE REMOVAL OF CONSTRUCTION E&S CONTROL SYSTEMS WHEN SITE IS FULLY STABILIZED SOIL EROSION AND SEDIMENT CONTROL NOTES 1. THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN. 3. DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER. 4. FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. 5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS. 6. ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. 7. SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS: A. GROUND LIMESTONE AT A RATE OF 135 LBS. PER 1,000 SF. B. FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SF USING A 10-20-10 ANALYSIS OR AN EQUIVALENT. C. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF. D. MULCH ALL NEWLY SEEDING AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF. 8. BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDED PER ITEM D ABOVE. 9. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING. 10. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.	11. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT. 12. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM. 13. ALL EXPOSED SURFACES WILL BE TREATED WITH TOPSOIL PER THE LANDSCAPE PLANS PRIOR TO FINAL STABILIZATION. 14. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZER PRIOR TO PERMANENT SEEDING. 15. SOIL EROSION AND SEDIMENT CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY WITH THE ABOVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 16. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS. 17. PERMANENT A. MATERIALS SPECIFICATION: LAWN AREAS. a. SOIL ANY SOIL HAVING A pH OF 4 OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A pH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION. b. LIME THREE TONS PER ACRE GROUND LIMESTONE INCORPORATED FOUR INCHES INTO SOIL. c. FERTILIZER 500 L.S. PER ACRES 10-20-10 INCORPORATED FOUR INCHES INTO SOIL. d. SEED DATES 4/15-6/15 AND 9/15-10/15. 30 LBS OF KENTUCKY 31 TALL FESCUE, 30 LBS OF SPREADING FESCUE, 30 LBS OF KENTUCKY BLUEGRASS PER ACRE. e. SHADE AREA 15 LBS OF SPREADING FESCUE, 15 LBS OF CHEWINGS REED FESCUE, 30 LBS KENTUCKY BLUEGRASS, AND 10 LBS OF PERENNIAL RYE GRASS PER ACRE. MULCH SHOULD BE APPLIED AFTER SEEDING FOR ADDED PROTECTION. B. MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY. a. LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAY MULCHES. a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE. C. USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS SUCH AS CURASOL DCA-70, PETRO SET, TERRA TACK, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED. NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS D. FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES MAXIMUM DIMENSION. E. CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST. F. ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW. G. THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION. H. SEEDING PREPARATION: a. TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (COMPACTED) BEFORE SEEDING. b. HAVE TOPSOIL TESTED FOR pH, ADD LIME AS NECESSARY TO ACHIEVE pH OF 6.5. APPLY FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR SEVEN POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MULCH TO BE USED IN LIEU OF FERTILIZER. c. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISKING OPERATION SHALL BE DONE TO GENERAL CONTOUR, CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE. d. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL. e. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE. CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE 1. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION. CONTRACTOR TO PROVIDE NAME AND PHONE NUMBER OF INDIVIDUAL TO THE PLANNING AND ZONING COMMISSION PRIOR TO THE START OF CONSTRUCTION. 2. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE SESC MEASURES: A. 25% OF THE INSTALLED LENGTH OF SILT FENCE B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 1 STABILIZATION ENTRANCE. STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATER ENHANCEMENTS, ETC. C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER. D. HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS
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- PROJECT SCHEDULE
- PHASE 1:
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 4. INSTALL EROSION CONTROLS FOR PHASE 1 IN THE FOLLOWING ORDER:
 - 4.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES
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- PHASE 2:
12. INSTALL ADDITIONAL EROSION CONTROL MEASURES NEEDED FOR PHASE 2 IN THE FOLLOWING ORDER:
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 18. COMPLETION OF FINAL LANDSCAPING & SITE STABILIZATION IN THE FOLLOWING ORDER:
 - 18.1. INSTALLATION OF PLANTING SOIL
 - 18.2. INSTALLATION OF PLANTINGS AND TREES
 - 18.3. INSTALLATION OF STABILIZED SEED MIX
 19. CONTRACTOR TO CONFIRM ESTABLISHMENT OF SEED MIX AND PLANTINGS
- THE REMOVAL OF CONSTRUCTION E&S CONTROL SYSTEMS WHEN SITE IS FULLY STABILIZED

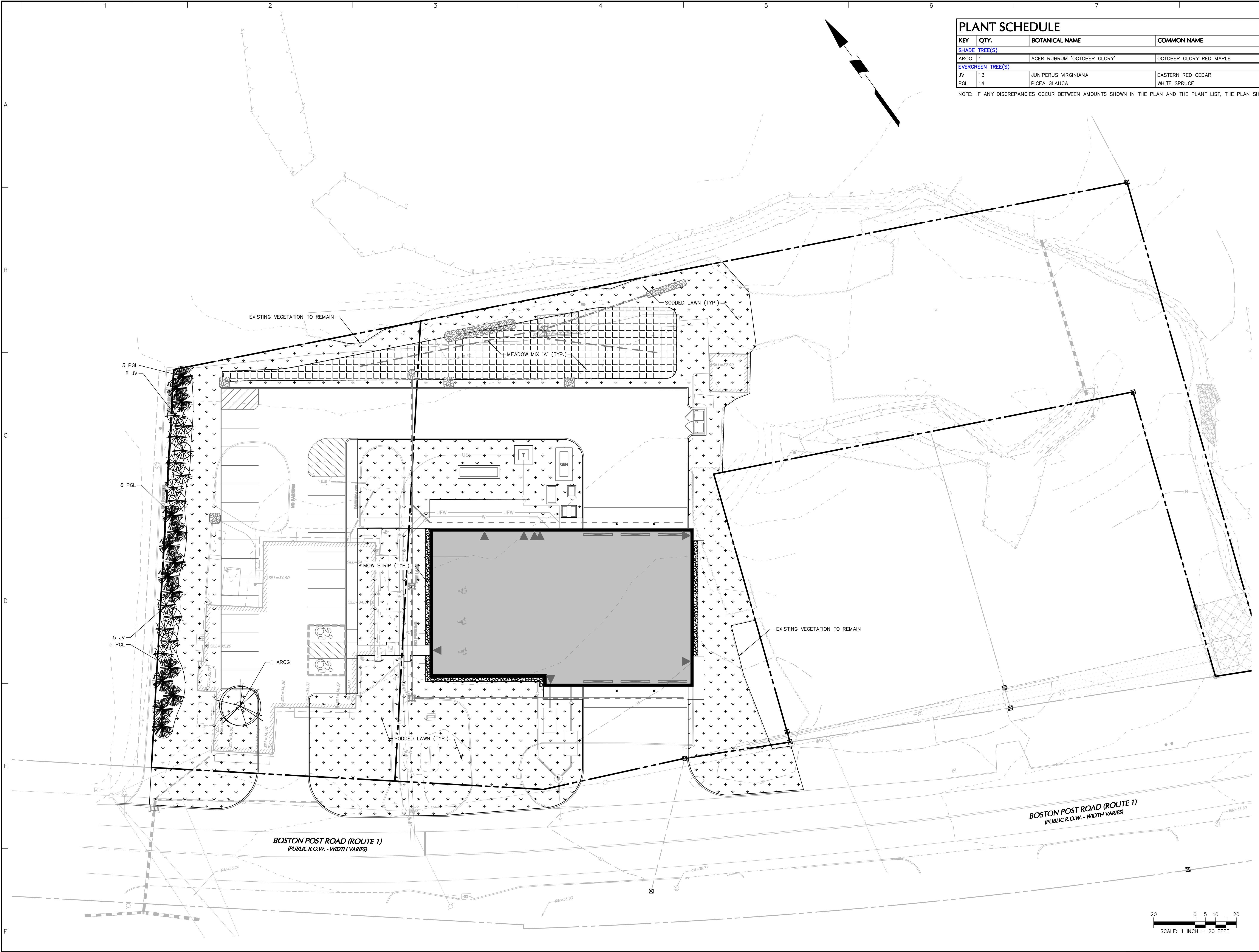
SOIL EROSION AND SEDIMENT CONTROL NOTES

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CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

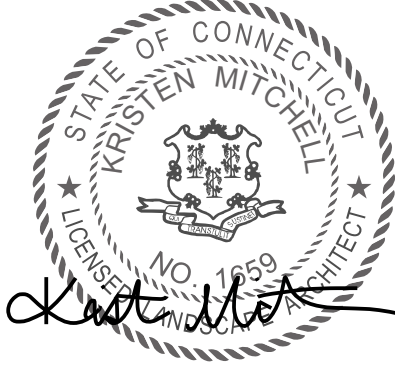
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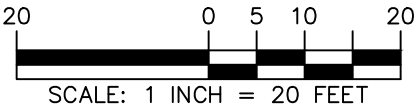
Date	Description	No.
Revisions		
		
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Project		
OSWEGATCHIE FIRE STATION		
WATERFORD		CONNECTICUT
Drawing Title EROSION CONTROL/ CONSTRUCTION PHASING PLAN 1		
Project No.		Drawing No.
140286501		CE101
Date		
1/7/2025		
Drawn By		
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BP		Sheet 9 of 15

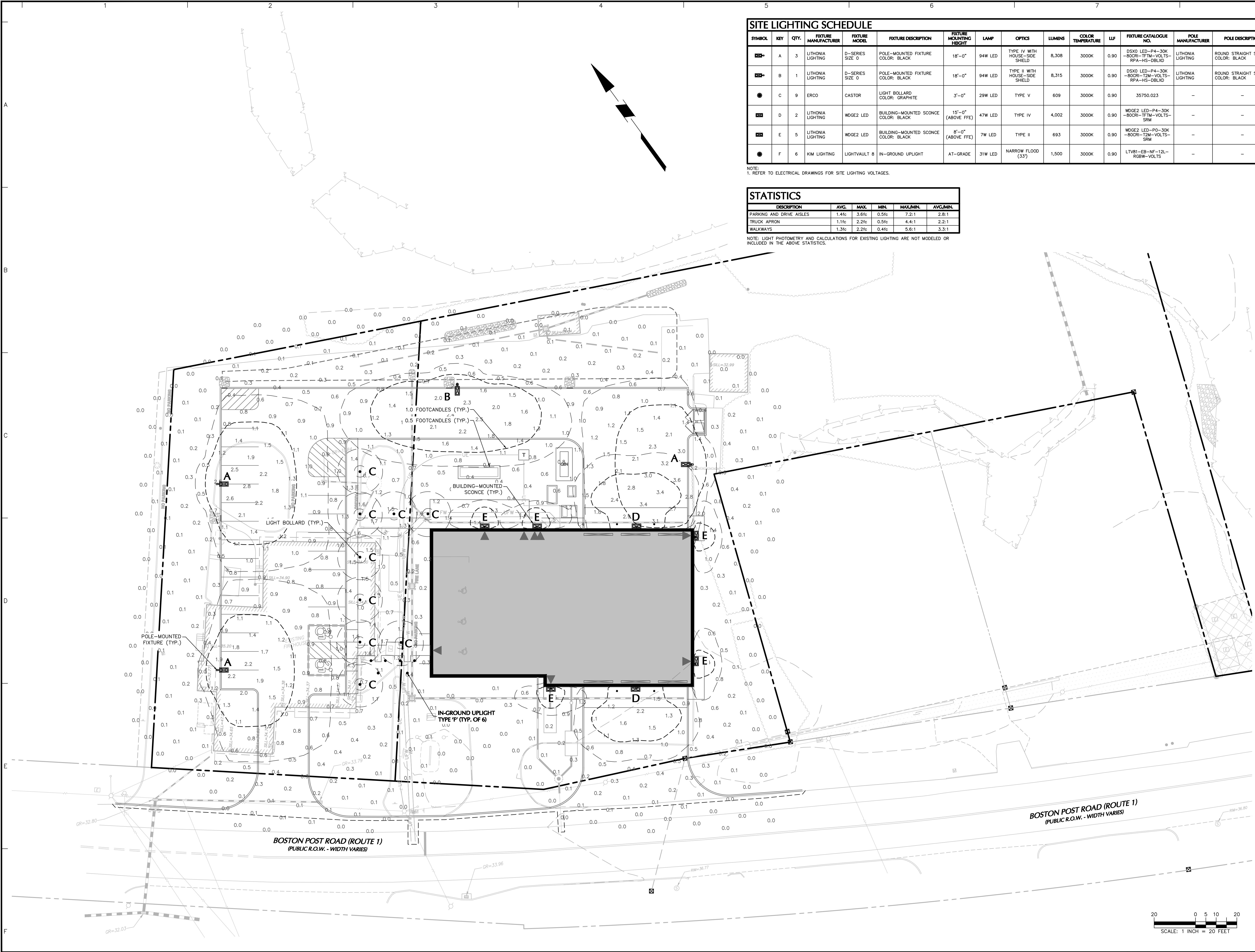


PLANT SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AROG	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	-
EVERGREEN TREE(S)						
JV	13	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7"	B+B	-
PGL	14	PICEA GLAUCA	WHITE SPRUCE	6-7"	B+B	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

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Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title		
PLANTING PLAN		
Project No. 140286501		Drawing No. LP101
Date 1/7/2025		Sheet 12 of 15
Drawn By		
Checked By		





SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	COLOR TEMPERATURE	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A	3	LITHONIA LIGHTING	D-SERIES SIZE 0	POLE-MOUNTED FIXTURE COLOR: BLACK	18'-0"	94W LED	TYPE IV WITH HOUSE-SIDE SHIELD	8,308	3000K	0.90	DSX0 LED-P4-30K-80CRI-TFTM-VOLTS-RPA-HS-DBLXD	LITHONIA LIGHTING	ROUND STRAIGHT STEEL COLOR: BLACK	18'-0"	RSS-48-DM19AS-DBLXD	MOUNTED ON FLUSH CONCRETE BASE
	B	1	LITHONIA LIGHTING	D-SERIES SIZE 0	POLE-MOUNTED FIXTURE COLOR: BLACK	18'-0"	94W LED	TYPE II WITH HOUSE-SIDE SHIELD	8,315	3000K	0.90	DSX0 LED-P4-30K-80CRI-T2M-VOLTS-RPA-HS-DBLXD	LITHONIA LIGHTING	ROUND STRAIGHT STEEL COLOR: BLACK	18'-0"	RSS-48-DM19AS-DBLXD	MOUNTED ON FLUSH CONCRETE BASE
	C	9	ERCO	CASTOR	LIGHT BOLLARD COLOR: GRAPHITE	3'-0"	29W LED	TYPE V	609	3000K	0.90	35750.023	-	-	-	-	MOUNTED ON FLUSH CONCRETE BASE
	D	2	LITHONIA LIGHTING	WDGE2 LED	BUILDING-MOUNTED SCONCE COLOR: BLACK	15'-0" (ABOVE FFE)	47W LED	TYPE IV	4,002	3000K	0.90	WDGE2 LED-P4-30K-80CRI-TFTM-VOLTS-SRM	-	-	-	-	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS
	E	5	LITHONIA LIGHTING	WDGE2 LED	BUILDING-MOUNTED SCONCE COLOR: BLACK	8'-0" (ABOVE FFE)	7W LED	TYPE II	693	3000K	0.90	WDGE2 LED-P0-30K-80CRI-T2M-VOLTS-SRM	-	-	-	-	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS
	F	6	KIM LIGHTING	LIGHTVAULT 8	IN-GROUND UPLIGHT	AT-GRADE	31W LED	NARROW FLOOD (33°)	1,500	3000K	0.90	LTV81-EB-NF-12L-RGBW-VOLTS	-	-	-	-	BEAM ANGLE TO BE ADJUSTED IN-FIELD

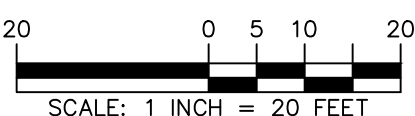
NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.

STATISTICS

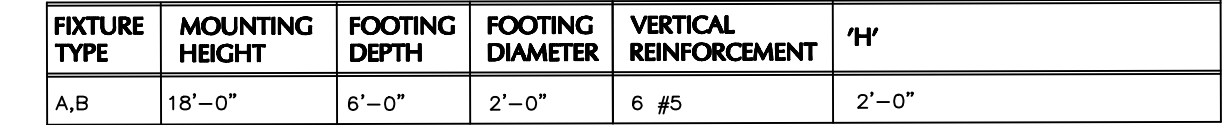
DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN.	AVG/MIN.
PARKING AND DRIVE AISLES	1.4fc	3.6fc	0.5fc	7.2:1	2.8:1
TRUCK APRON	1.1fc	2.2fc	0.5fc	4.4:1	2.2:1
WALKWAYS	1.3fc	2.2fc	0.4fc	5.6:1	3.3:1

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING LIGHTING ARE NOT MODELED OR INCLUDED IN THE ABOVE STATISTICS.

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Project OSWEGATCHIE FIRE STATION		
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Project No. 140286501		Drawing No. LL101
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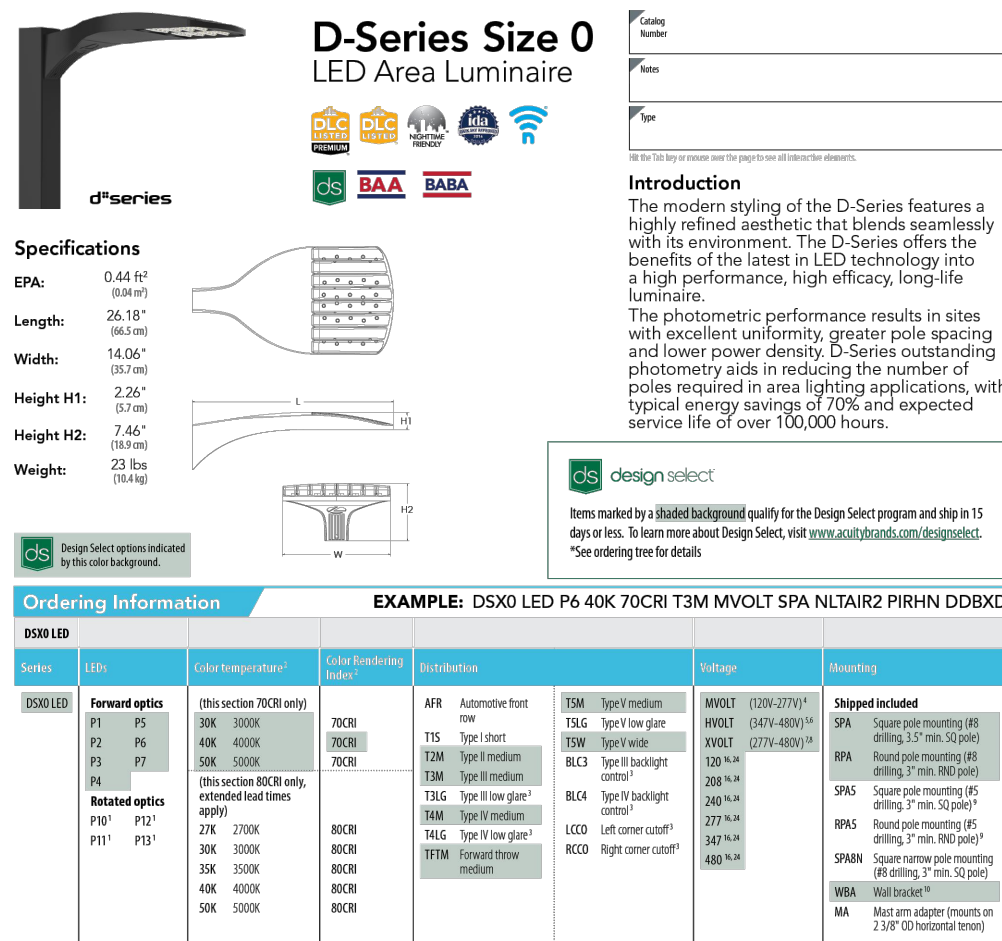
1. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES LISTED IN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE. USUAL FACTORS AFFECTING THE MAINTAINED LIGHT LEVELS INCLUDE: LAMP DEGRADATION AND NATURAL BUILDUP ON THE FIXTURE LENSES. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY ACCEPTABLE LLF TO DELIVER THE AMBIENT LIGHT LEVELS TO THE WORK AREA AND NEARBY WALKWAYS. VARIATIONS IN TOPOGRAPHICAL PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM THE VALUES PORTRAYED ON THESE DRAWINGS.
2. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CONSTRUCTION.
3. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATION.
4. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION, INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
5. AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
6. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO THE FIXTURES(S) WITH ALL UTILITIES, WATER, GAS, SEWER, AND/OR OWNER.
7. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRACES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
8. POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES LISTED IN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED LIGHT LEVELS DELIVERED TO THE GROUND PLANE. USUAL FACTORS AFFECTING THE MAINTAINED LIGHT LEVELS INCLUDE: LAMP DEGRADATION AND NATURAL BUILDUP ON THE FIXTURE LENSES. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY ACCEPTABLE LLF TO DELIVER THE AMBIENT LIGHT LEVELS TO THE WORK AREA AND NEARBY WALKWAYS. VARIATIONS IN TOPOGRAPHICAL PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. GIVEN THAT AS-BUILT VALUES MAY VARY, GREATER THAN OR LESS THAN, THAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
9. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS.
10. SITE ELECTRICAL CONTRACTOR TO COORDINATE/COORDINATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
11. SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
12. SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THE PLANS.
13. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE WORK FOR SITE LIGHTING.



FIXTURE TYPE	MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
A,B	18'-0"	6'-0"	2'-0"	6 #5	2'-0"

NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH FOUNDATION SHALL BE CONCRETE. FOUNDATION SHALL BE CAST WITH REINFORCING BARS. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
3. FOUNDATION TO EXISTING FOUNDATION SHALL BE POURED & FINISHED AS FOLLOWS:
 - a. BASE SHALL BE 12" MINIMUM THICKNESS.
 - b. BASE SHALL BE 12" MINIMUM THICKNESS.
 - c. POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-ROUGH SMOOTH.
4. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
5. FOUNDATION TO EXISTING FOUNDATION SHALL BE CONCRETE. FOUNDATION SHALL BE CAST WITH REINFORCING BARS. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
6. REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND CONSTRUCTED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARD AND MANUFACTURER'S RECOMMENDATIONS.



THE PROTECTION – This section is designed to protect the head of the pole from damage and provide a secure mounting point for the pole. The protection is made of a durable material and is designed to fit over the head of the pole. It is secured by a locking mechanism that prevents the pole from being removed without the proper tool. The protection is also designed to provide a secure mounting point for the pole, ensuring that it is held firmly in place. The protection is made of a durable material and is designed to fit over the head of the pole. It is secured by a locking mechanism that prevents the pole from being removed without the proper tool. The protection is also designed to provide a secure mounting point for the pole, ensuring that it is held firmly in place.

ANCHOR BASE POLES – These poles are designed to be used in situations where a standard pole would not be sufficient. They are made of a durable material and are designed to fit over the head of the pole. They are secured by a locking mechanism that prevents the pole from being removed without the proper tool. The anchor base poles are also designed to provide a secure mounting point for the pole, ensuring that it is held firmly in place.

RSS – This section is designed to provide a secure mounting point for the pole. It is made of a durable material and is designed to fit over the head of the pole. It is secured by a locking mechanism that prevents the pole from being removed without the proper tool. The RSS is also designed to provide a secure mounting point for the pole, ensuring that it is held firmly in place.

ROUND STRAIGHT STEEL – This section is designed to provide a secure mounting point for the pole. It is made of a durable material and is designed to fit over the head of the pole. It is secured by a locking mechanism that prevents the pole from being removed without the proper tool. The round straight steel is also designed to provide a secure mounting point for the pole, ensuring that it is held firmly in place.

BA A BABA – These are the logos for the companies that manufacture the poles. They are designed to be used in situations where a standard pole would not be sufficient. They are made of a durable material and are designed to fit over the head of the pole. They are secured by a locking mechanism that prevents the pole from being removed without the proper tool. The BA A BABA logos are also designed to provide a secure mounting point for the pole, ensuring that it is held firmly in place.



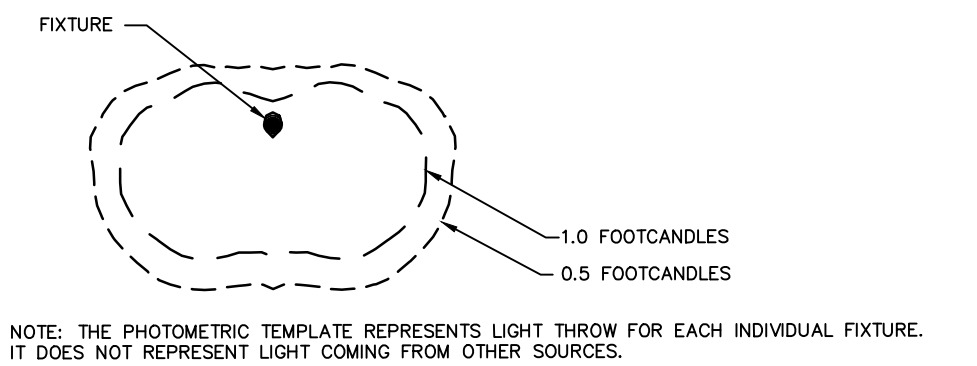
WDGE LED Family Overview													
Luminaire	Optic	Mount/IC	Voltage/AC	Sensor	Approximate lumens (900, 800)								
					P1	P2	P3	P4	P5	P6	P7	P8	
WQGE1125	Visual Comfort	4W	—	—	P10	12,000	2,000	—	—	—	—	—	—
WQGE2125	Visual Comfort	15W	10W	Standard / right	—	1,200	2,000	1,000	4,500	6,000	—	—	—
WQGE3125	Precision Reflective	15W	10W	Standard / right	P10	1,200	2,000	1,200	4,500	—	—	—	—
WQGE4125	Precision Reflective	110W	10W	Standard / right	—	7,500	8,500	10,000	12,000	—	—	—	—
WQGE5125	Precision Reflective	—	—	Standard / right	—	12,000	16,000	16,000	20,000	22,000	20,000	—	—

Ordering Information		EXAMPLE: WDG2 LED P3 40K 80CRI T3M MVOLT SRM DDBX

Series	Package	Color Temperature	CRI	Dimensions	Wattage	Mounting
HDG2LED	P01	27K 2700K	70CR*	715	NVCOT	Shipped Included SDM Surface mounting bracket ICM indirect Canopy/Ceiling Mounting bracket (right and/or left) (canopy lights only)
	P01	30K 3000K	715M	1210		
	P02	40K 4000K	715M	1210		
	P03	50K 5000K	715M	1210		
	P04	AMB* Ambient	715M	Forward These Models		
						Shipped separately AWS 1/8" x 3/4" Architectural wall spacer P8800 Surface-mounted back box (left, right and/or entry). (Use when there is no junction box available)

[illegible]

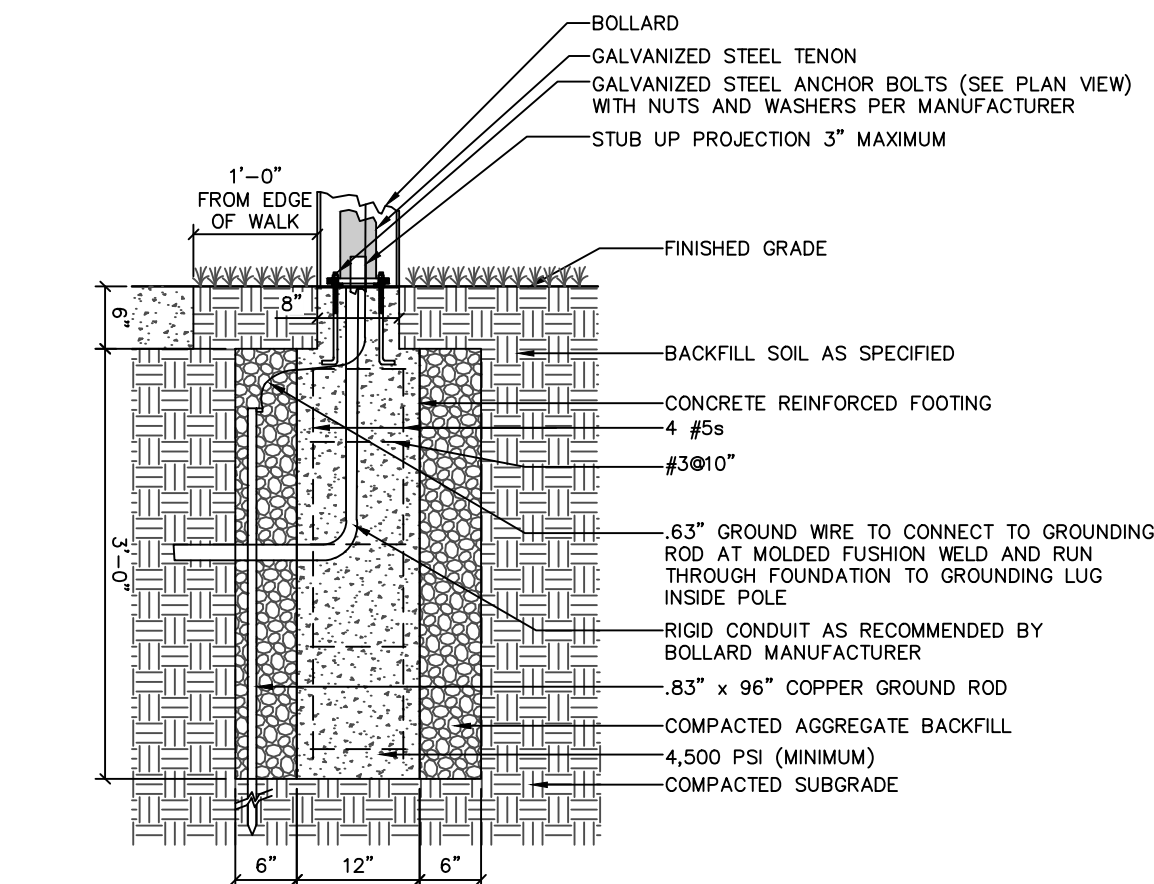
NT



NTS



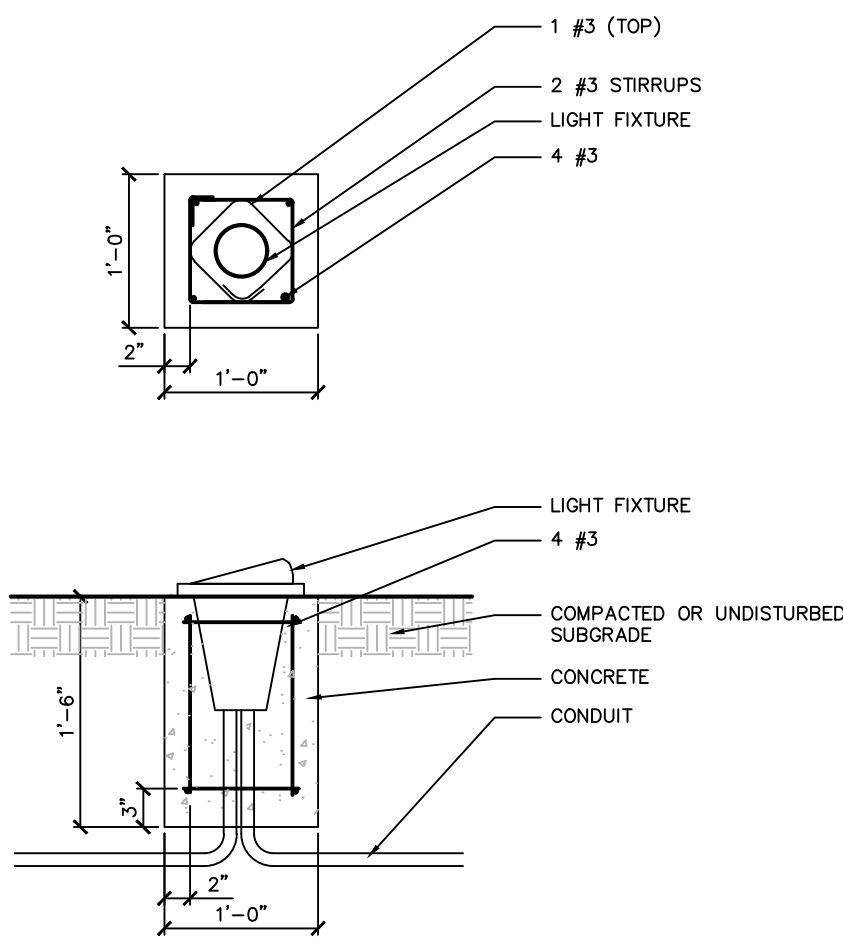
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NOTES:

FOOTING SHOP DRAWINGS TO BE SUBMITTED TO PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

6 NTS

[illegible]

NTS

NTS

3 NTS

Date	Description	No.
Revisions		
		
LANGAN Langan CT, Inc. 555 Long Wharf Drive, 9th Floor New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT		
Drawing Title		
SITE LIGHTING DETAILS		
Project No.		Drawing No.
140286501		
Date	1/7/2025	
Drawn By		
Checked By		LL501
Sheet		15 of 15