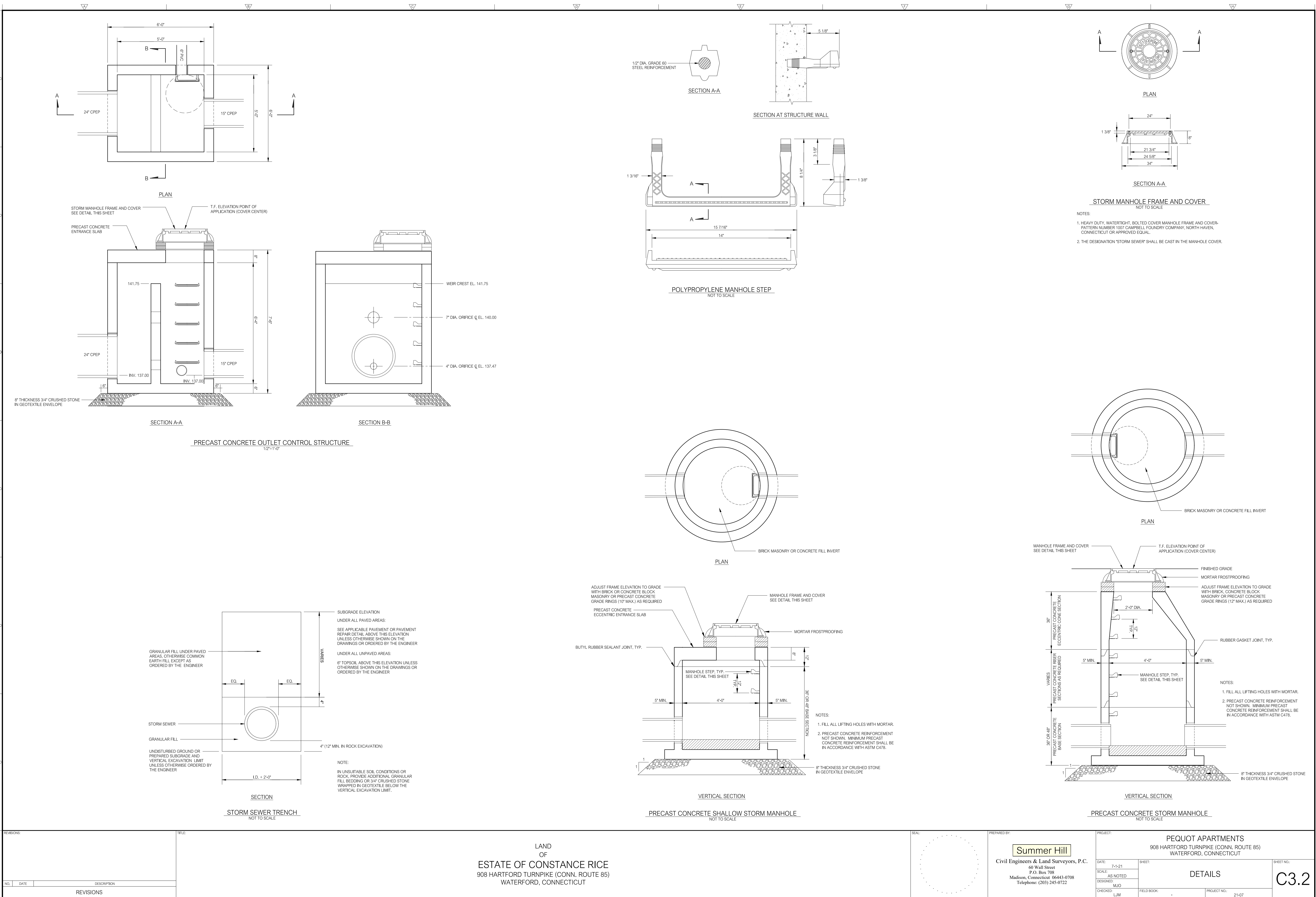
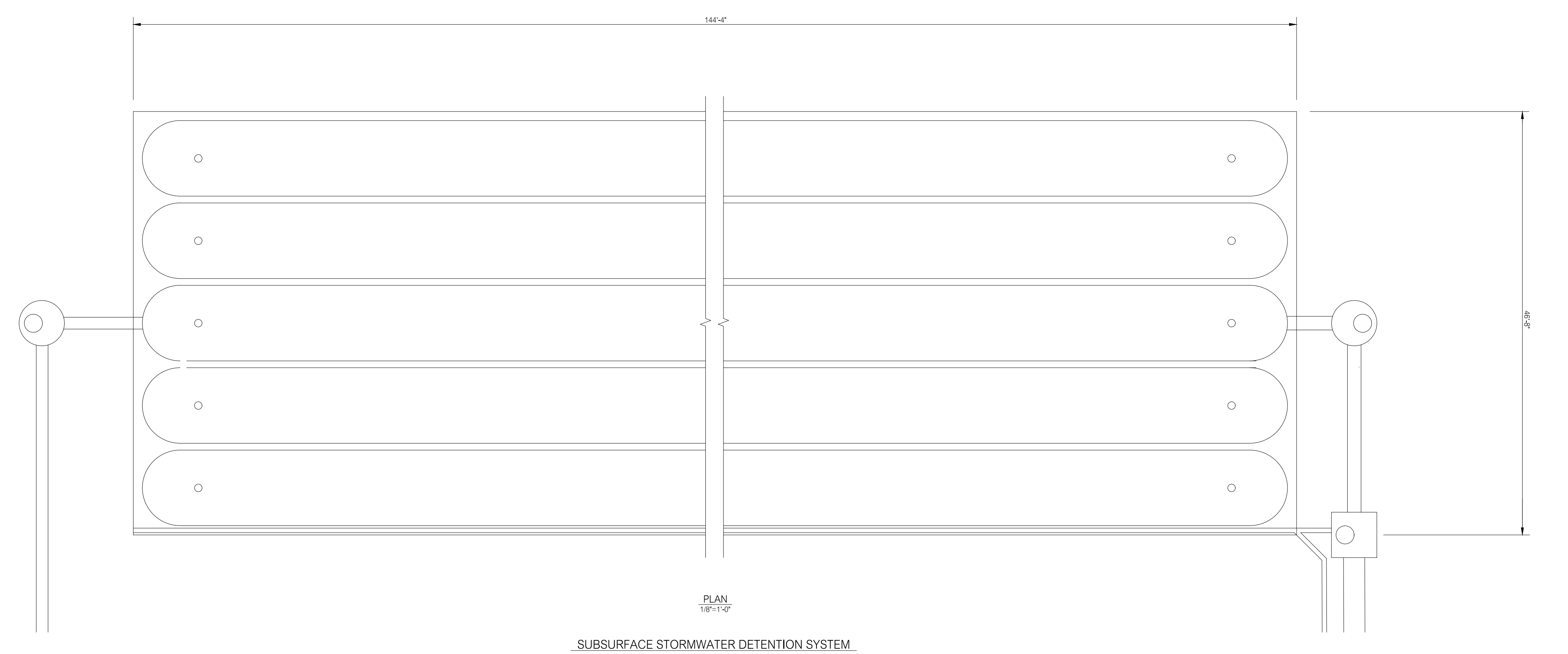
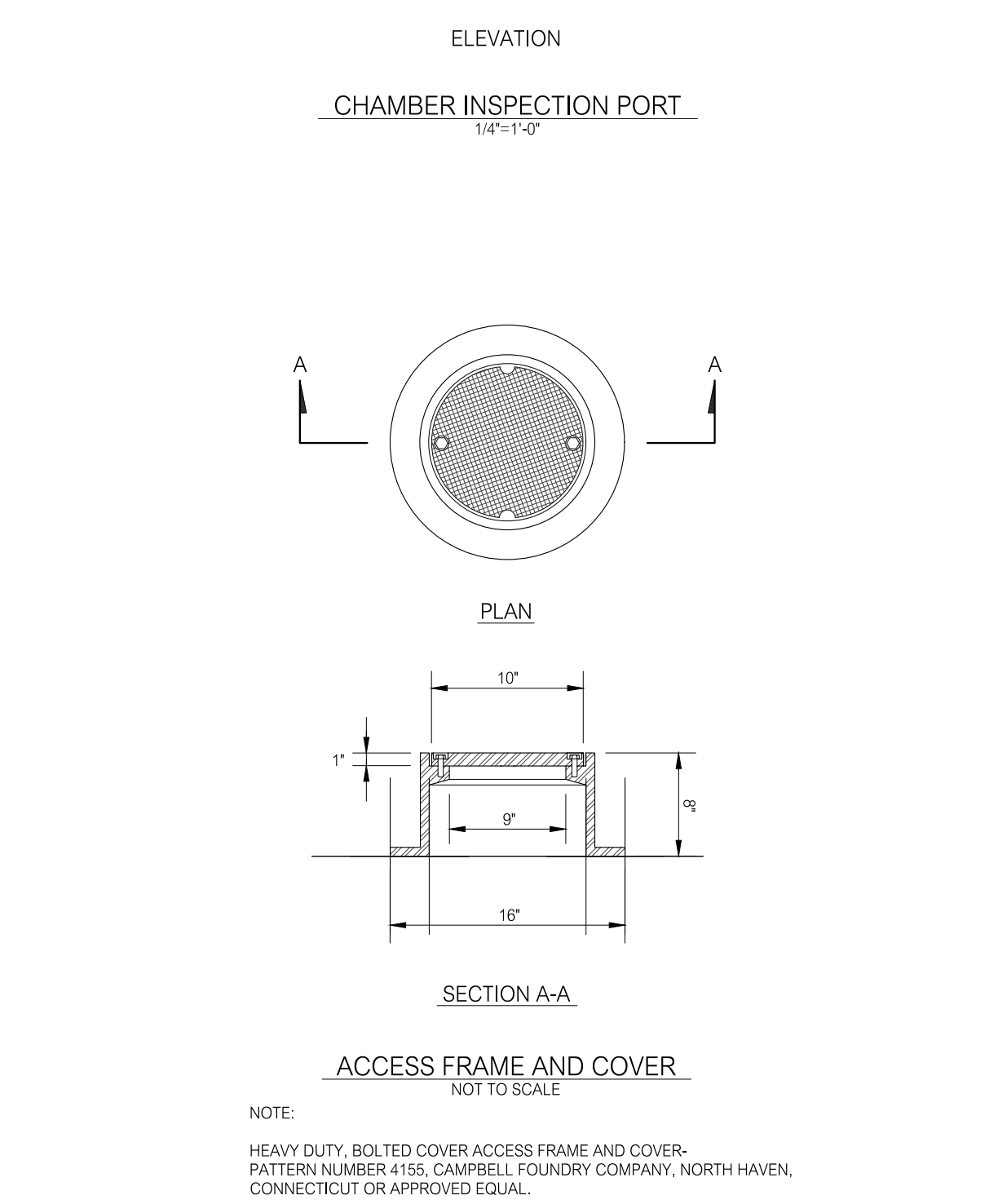
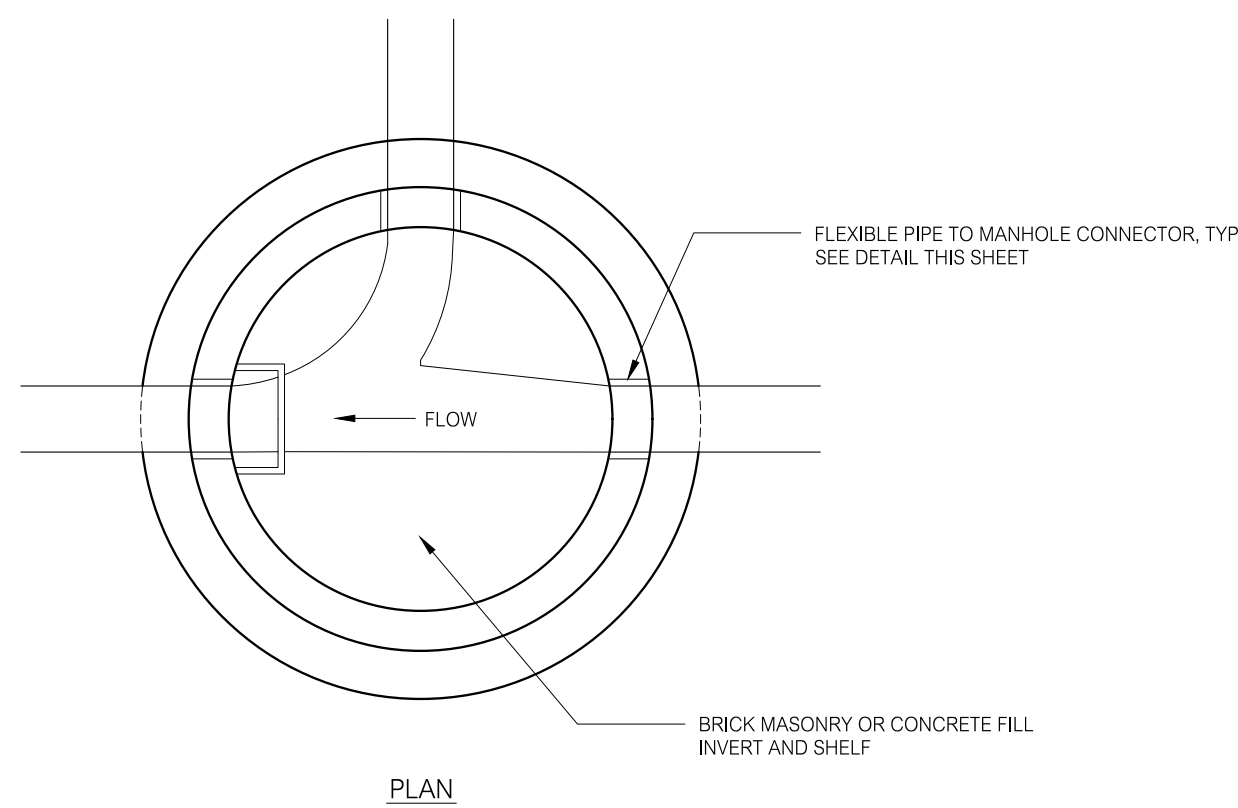
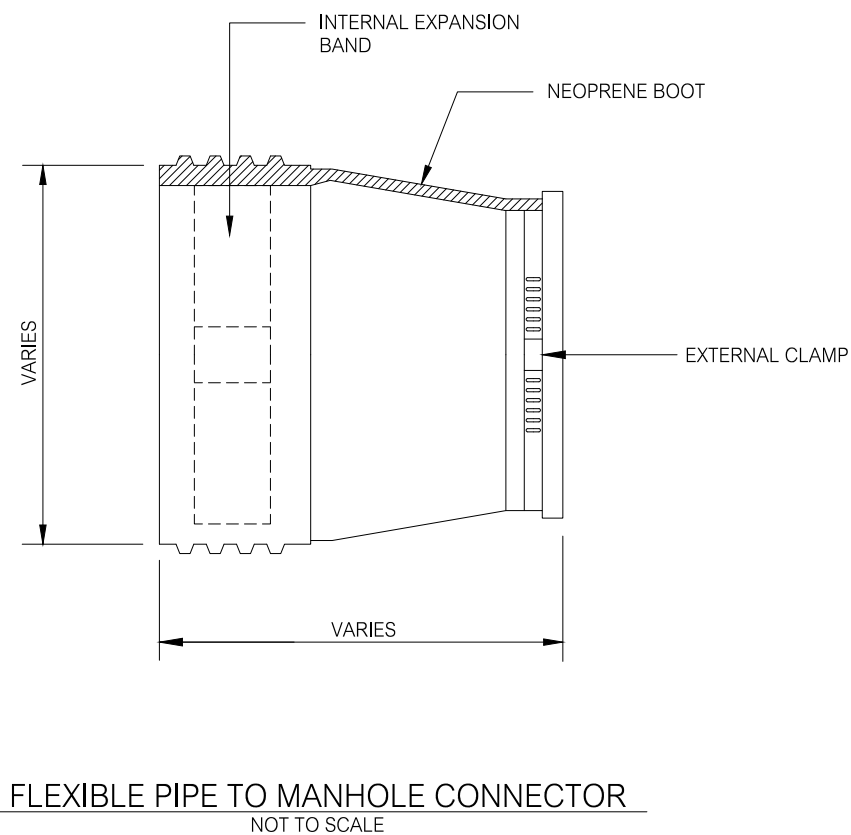
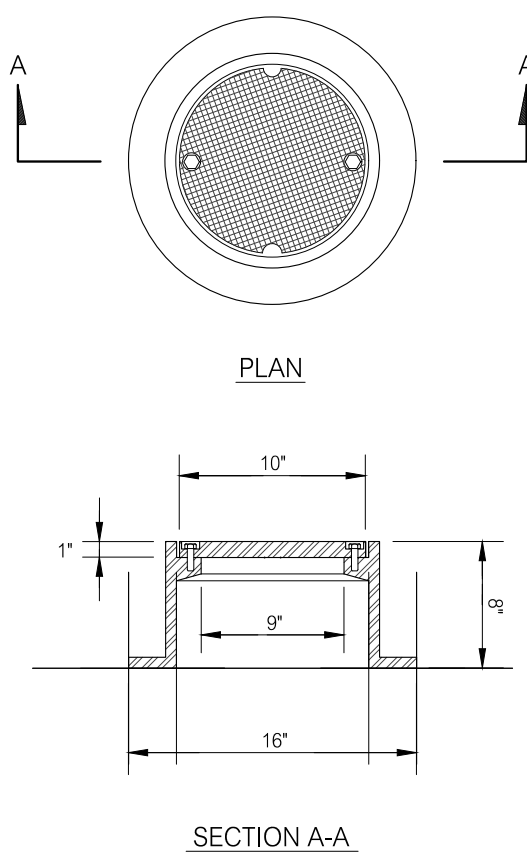
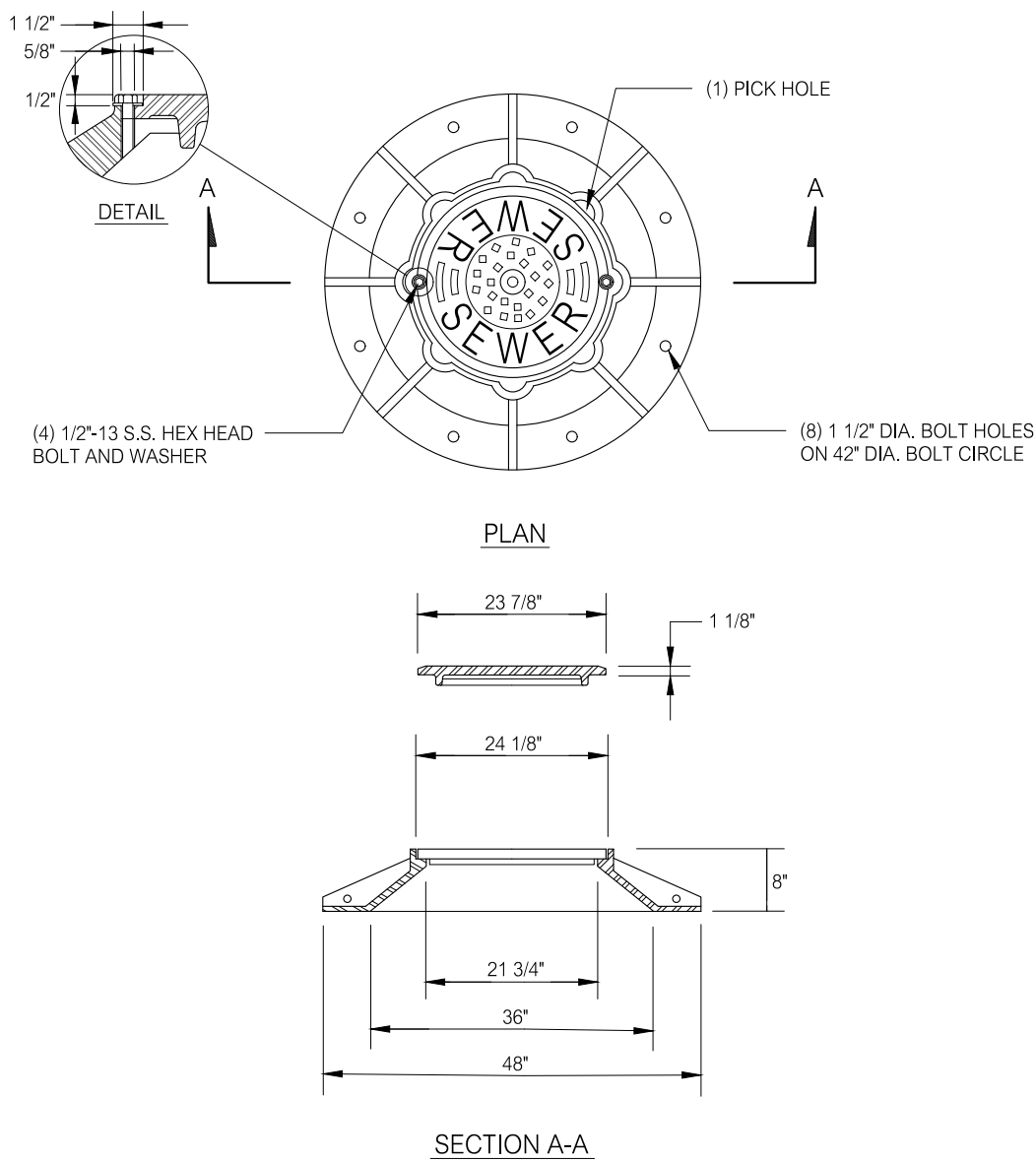
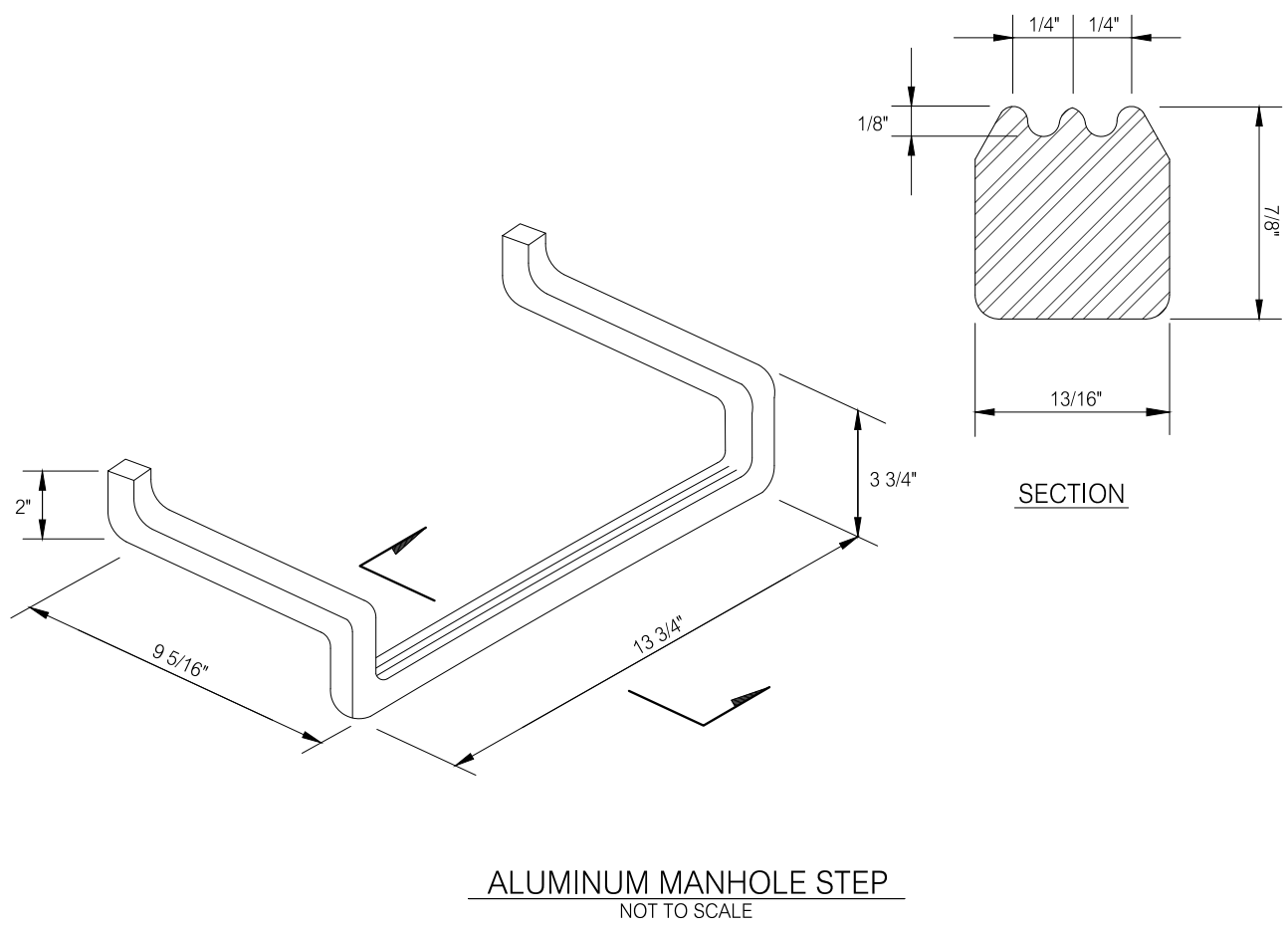


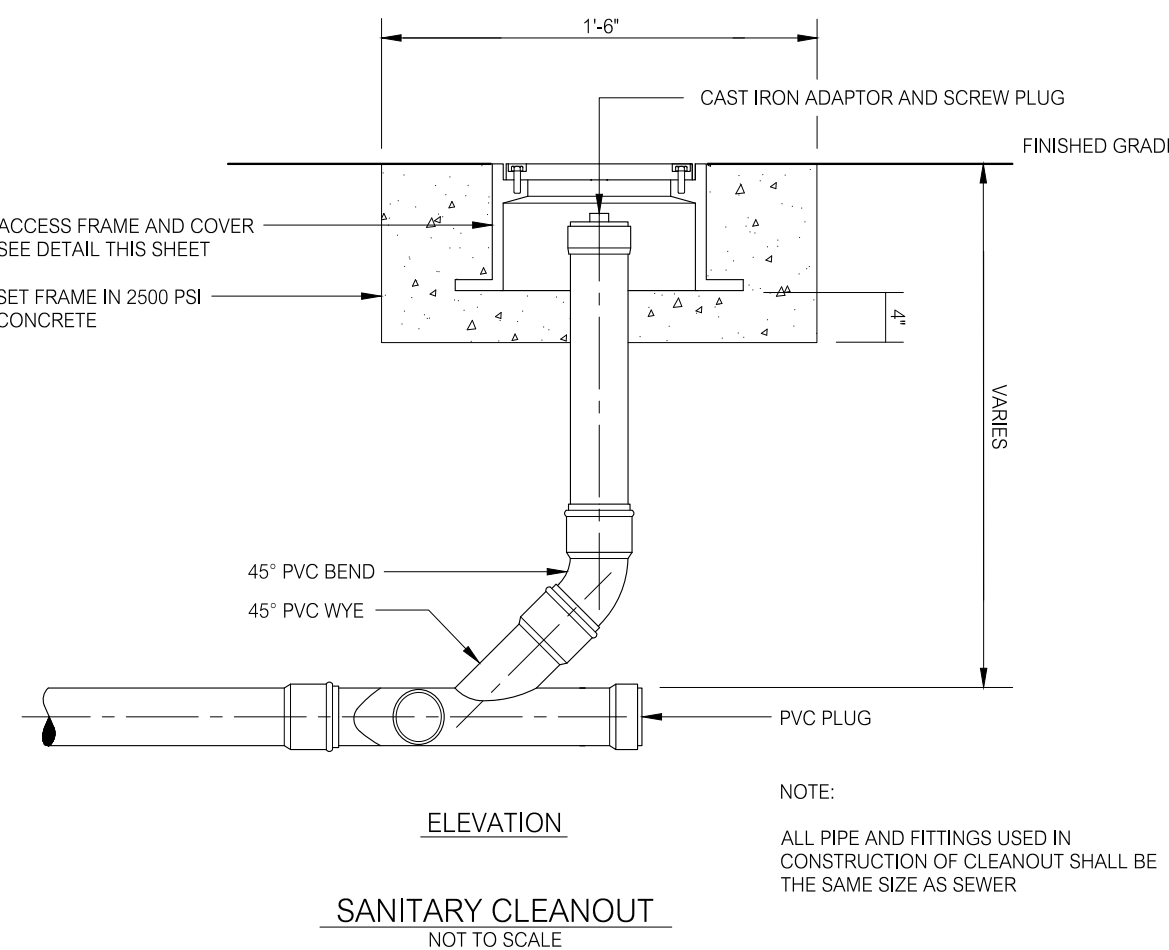
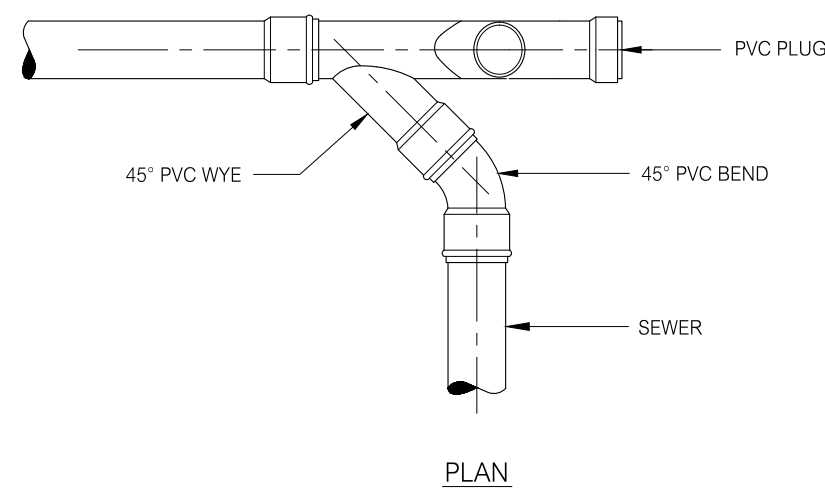




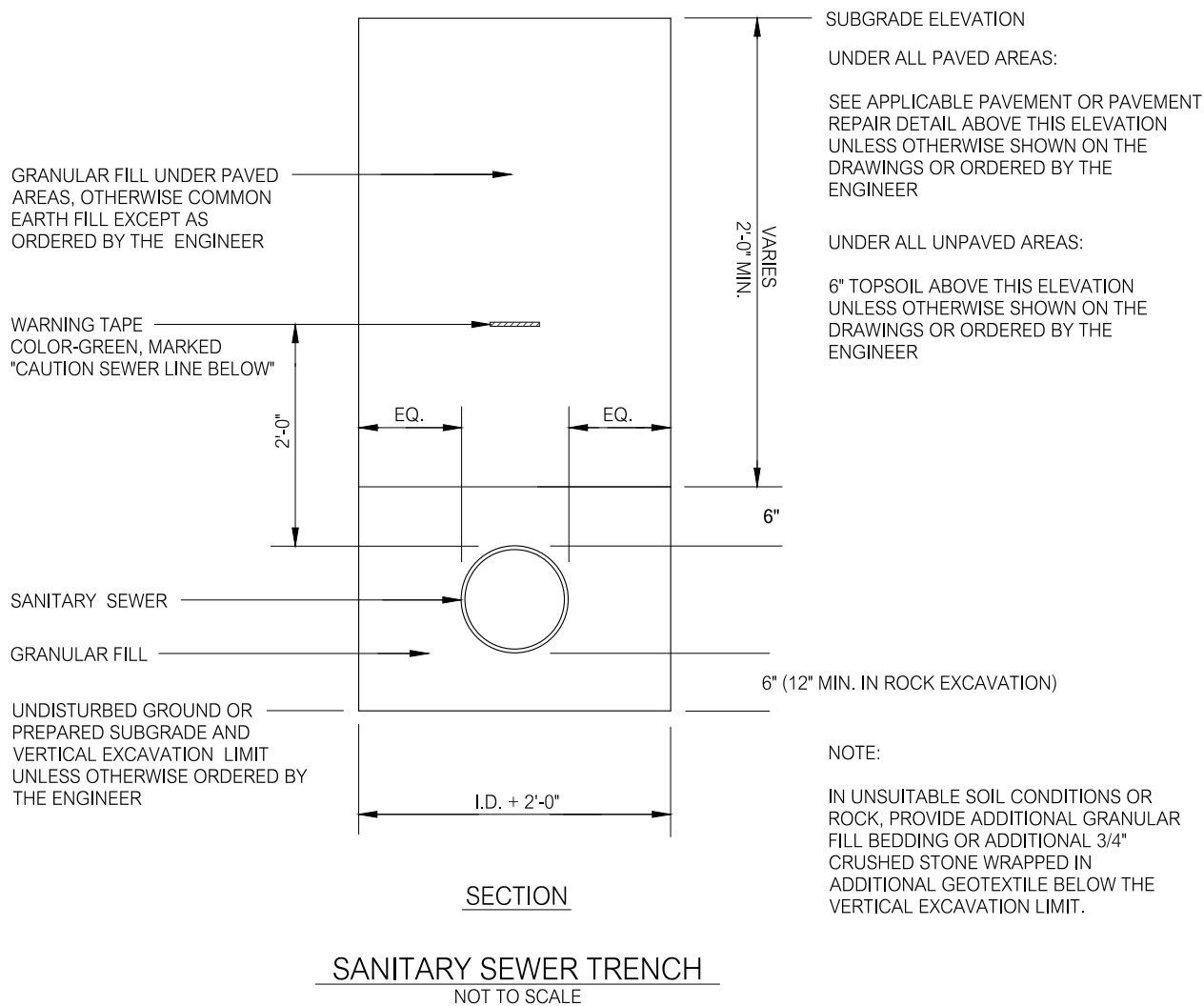
REVISIONS:			TITLE:		
			LAND OF ESTATE OF CONSTANCE RICE 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT		
NO.	DATE	DESCRIPTION			
REVISIONS					
			SEAL		
			PREPARED BY: Summer Hill Civil Engineers & Land Surveyors, P.C. 60 Wall Street P.O. Box 708 Madison, Connecticut 06443-0708 Telephone: (203) 245-0722		
			PROJECT: PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT		
			DATE: 7-1-21		
			SCALE: AS NOTED		
			DESIGNED: MJO		
			CHECKED: LJM		
			FIELD BOOK: -		
			PROJECT NO.: 21-07		
			SHEET NO.: C3.3		
			DETAILS		



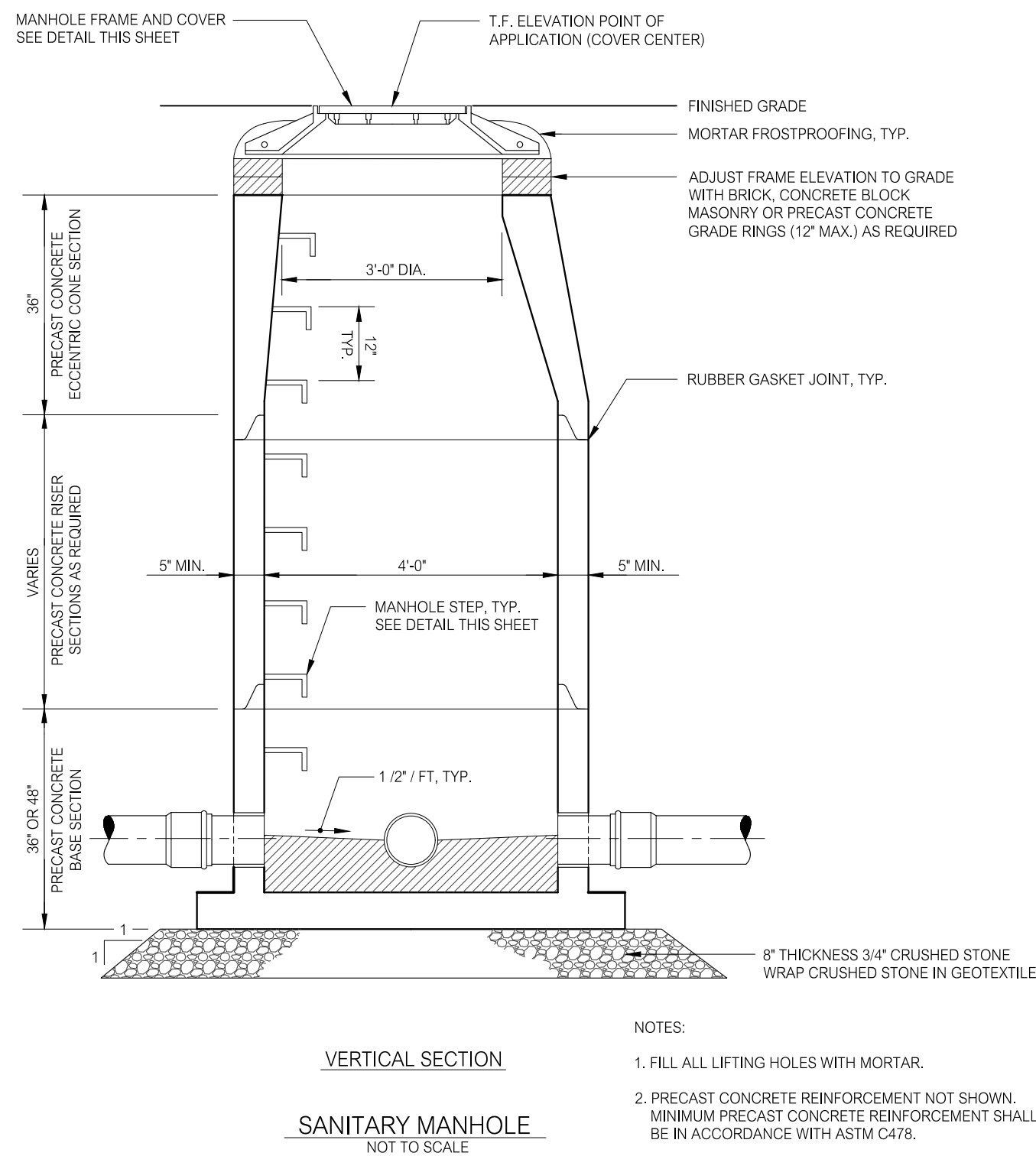
NOTE:
HEAVY DUTY, BOLTED COVER ACCESS FRAME AND COVER-PATTERN NUMBER 4155 AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY, NORTH HAVEN, CONNECTICUT OR APPROVED EQUAL.



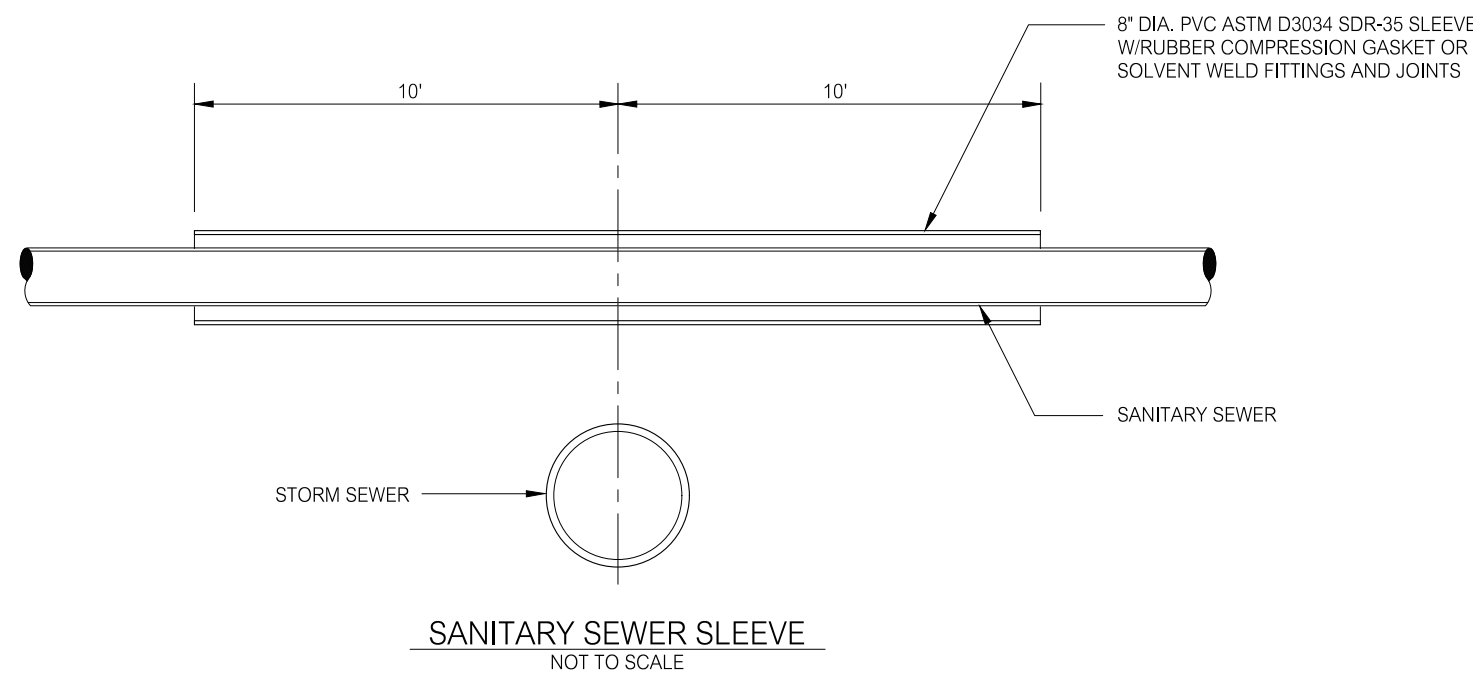
NOTE:
ALL PIPE AND FITTINGS USED IN CONSTRUCTION OF CLEANOUT SHALL BE THE SAME SIZE AS SEWER



NOTE:
IN UNSUITABLE SOIL CONDITIONS OR ROCK, PROVIDE ADDITIONAL GRANULAR FILL BEDDING OR ADDITIONAL 3/4" CRUSHED STONE WRAPPED IN ADDITIONAL GEOTEXTILE BELOW THE VERTICAL EXCAVATION LIMIT.

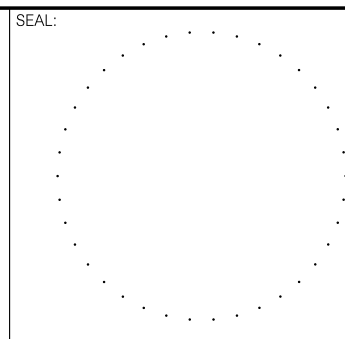


NOTES:
1. FILL ALL LIFTING HOLES WITH MORTAR.
2. PRECAST CONCRETE REINFORCEMENT NOT SHOWN. MINIMUM PRECAST CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM C478.



REVISIONS		

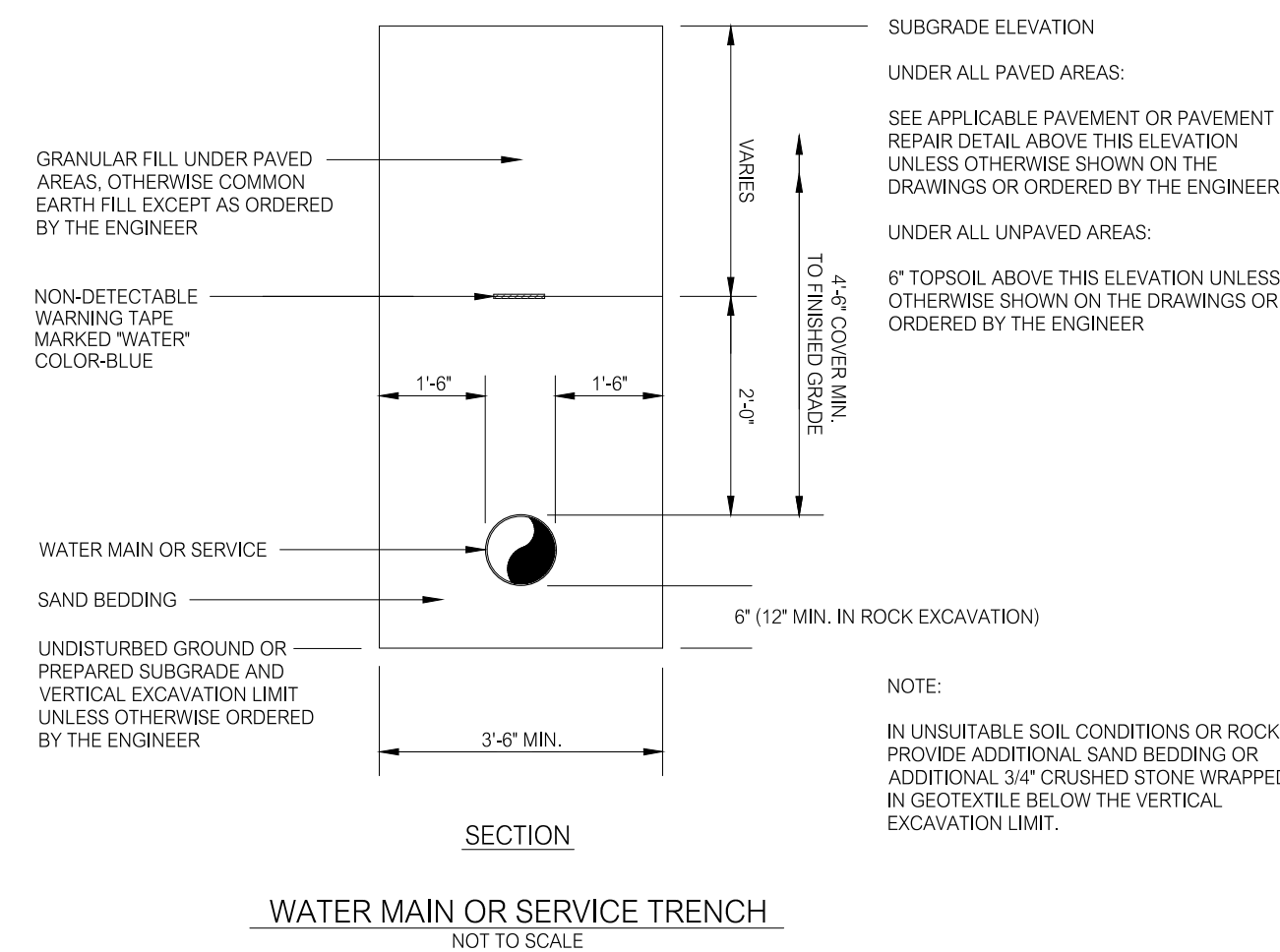
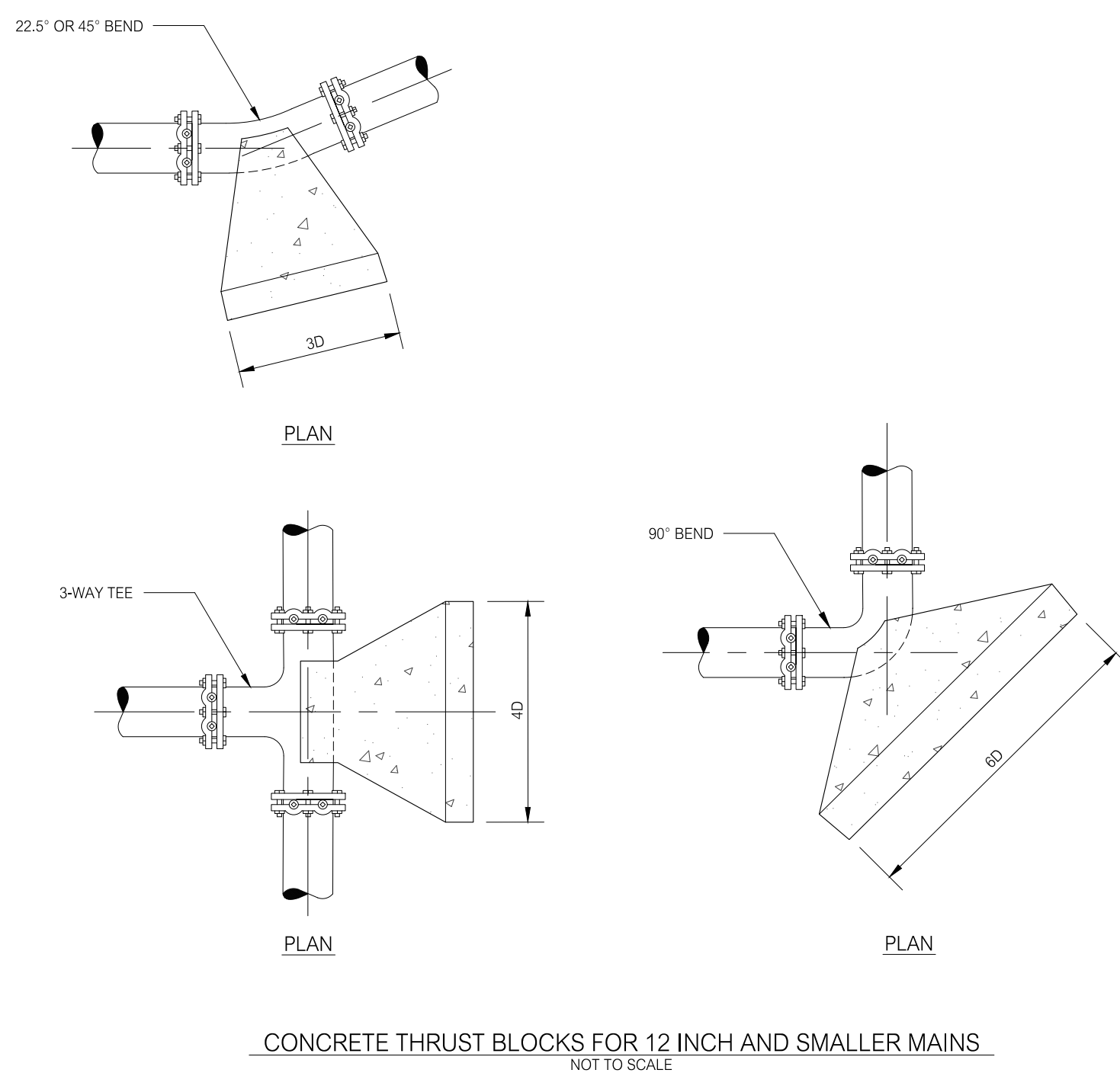
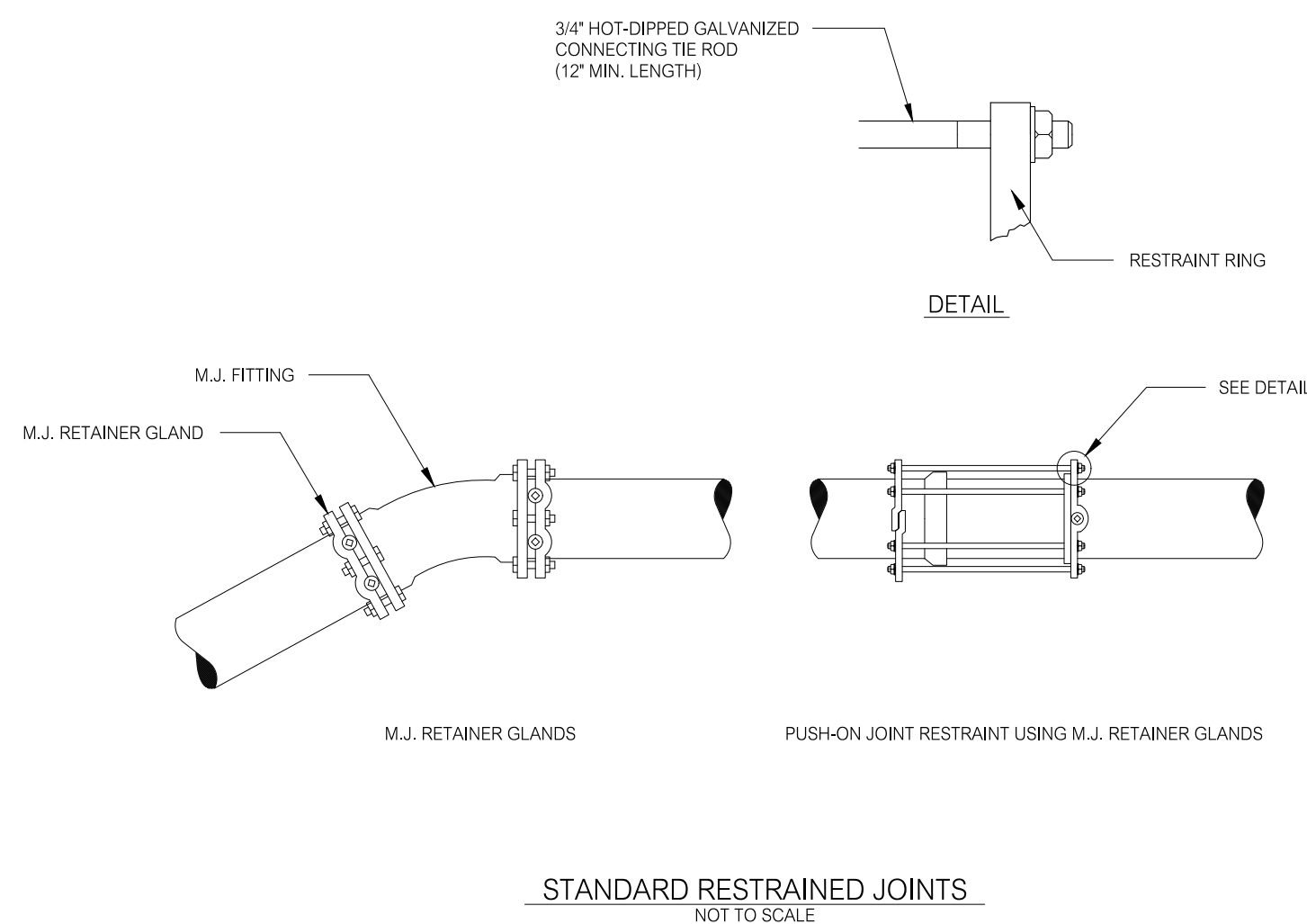
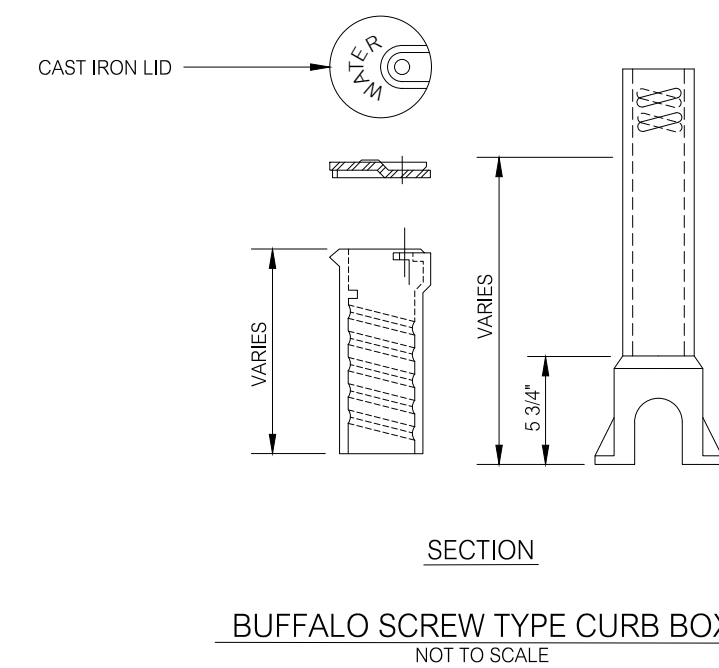
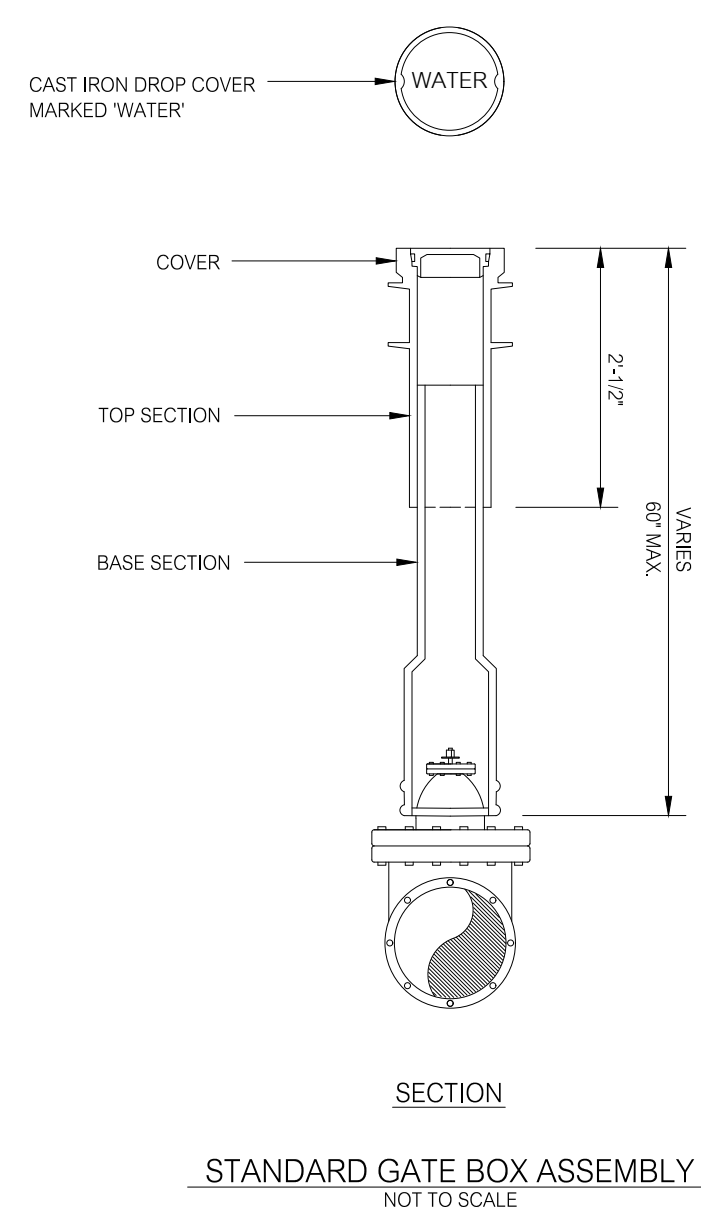
LAND
OF
ESTATE OF CONSTANCE RICE
908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT



PREPARED BY:
Summer Hill
Civil Engineers & Land Surveyors, P.C.
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P.O. Box 7108
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

PROJECT:			PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT	SHEET NO.
DATE: 7-1-21				
SCALE: AS NOTED				
DESIGNED: MJO			DETAILS	C3.4
CHECKED: LJM				
FIELD BOOK: *		PROJECT NO.: 21-07		

C3.4



REVISIONS:		
NO.	DATE	DESCRIPTION
REVISIONS		

LAND
OF
ESTATE OF CONSTANCE RICE
908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT

SEAL:



PREPARED BY:

Summer Hill

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PROJECT: PEQUOT APARTMENTS
908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT

DATE: 7-1-21	SHEET:	DETAILS
SCALE: AS NOTED		
DESIGNED: MJO		
CHECKED: LJM	FIELD BOOK:	PROJECT

SHEET NO.:

C3.5

PLAN

SECTION A-A

SECTION B-B

CONCRETE SIDEWALK

NOT TO SCALE

NOTES:

1. JOINTS LOCATIONS MAY BE VARIED IN THE FIELD BY THE ENGINEER.
2. SIDEWALK EDGES AND ALONG JOINTS SHALL BE EDGED WITH A 1/4" RADIUS EDGING TOOL.
3. SIDEWALK SURFACE SHALL RECEIVE A LIGHT BROOM FINISH IN THE TRANSVERSE DIRECTION. BROOM SURFACE AFTER EDGING ALL SIDEWALK EDGES AND ALONG JOINTS TO REMOVE EDGING TOOL LINES.
4. SIDEWALK FINISHED SURFACES SHALL MATCH ADJOINING PAVEMENT, SIDEWALK OR TURF FINISHED SURFACES.

CONSTRUCTION JOINT

CONTROL JOINT

EXPANSION JOINT

CONCRETE SIDEWALK JOINTS

NOT TO SCALE

NOTES:

1. 1/4" RADIUS, 1/2" DEPTH TOOLED JOINT AT CONSTRUCTION, CONTROL AND EXPANSION JOINTS.
2. AT EXPANSION JOINTS, SET TOP OF JOINT FILLER 1/2" BELOW FINISHED SIDEWALK SURFACE. APPLY JOINT SEALANT FLUSH WITH TOP OF FINISHED SIDEWALK SURFACE.

PLAN

ELEVATION

SECTION A-A

TYPE I SIDEWALK RAMP

NOT TO SCALE

NOTES

1. RAMP AND LANDING SLOPE VALUES SHOWN ARE DESIGN SLOPES WITH AN ALLOWABLE CONSTRUCTION TOLERANCE OF $\pm 0.5\%$. THE CONSTRUCTED RAMP AND LANDING SLOPE SHALL NOT EXCEED 8.33% AND 2.00% RESPECTIVELY.
2. RAMP AND LANDING CROSS SLOPE DESIGN VALUES ARE 1.5% WITH A CONSTRUCTION TOLERANCE OF $\pm 0.5\%$. THE CONSTRUCTED RAMP AND LANDING CROSS SLOPE SHALL NOT EXCEED 2.00%.

SECTION

DETECTABLE WARNING PLATE DETAILS

NOT TO SCALE

PLAN

ELEVATION

SECTION A-A

TYPE II SIDEWALK RAMP

$$1/2^{\circ}=1'-0''$$

NOTES:

1. RAMP AND LANDING SLOPE VALUES SHOWN ARE DESIGN SLOPES WITH AN ALLOWABLE CONSTRUCTION TOLERANCE OF $\pm 0.5\%$. THE CONSTRUCTED RAMP AND LANDING SLOPE SHALL NOT EXCEED 8.33% AND 2.00% RESPECTIVELY.
2. RAMP AND LANDING CROSS SLOPE DESIGN VALUES ARE 1.5% WITH A CONSTRUCTION TOLERANCE OF $\pm 0.5\%$. THE CONSTRUCTED RAMP AND LANDING CROSS SLOPE SHALL NOT EXCEED 2.00%.

SECTION B-B

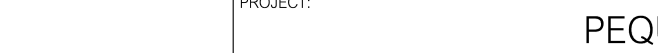
SECTION A-A

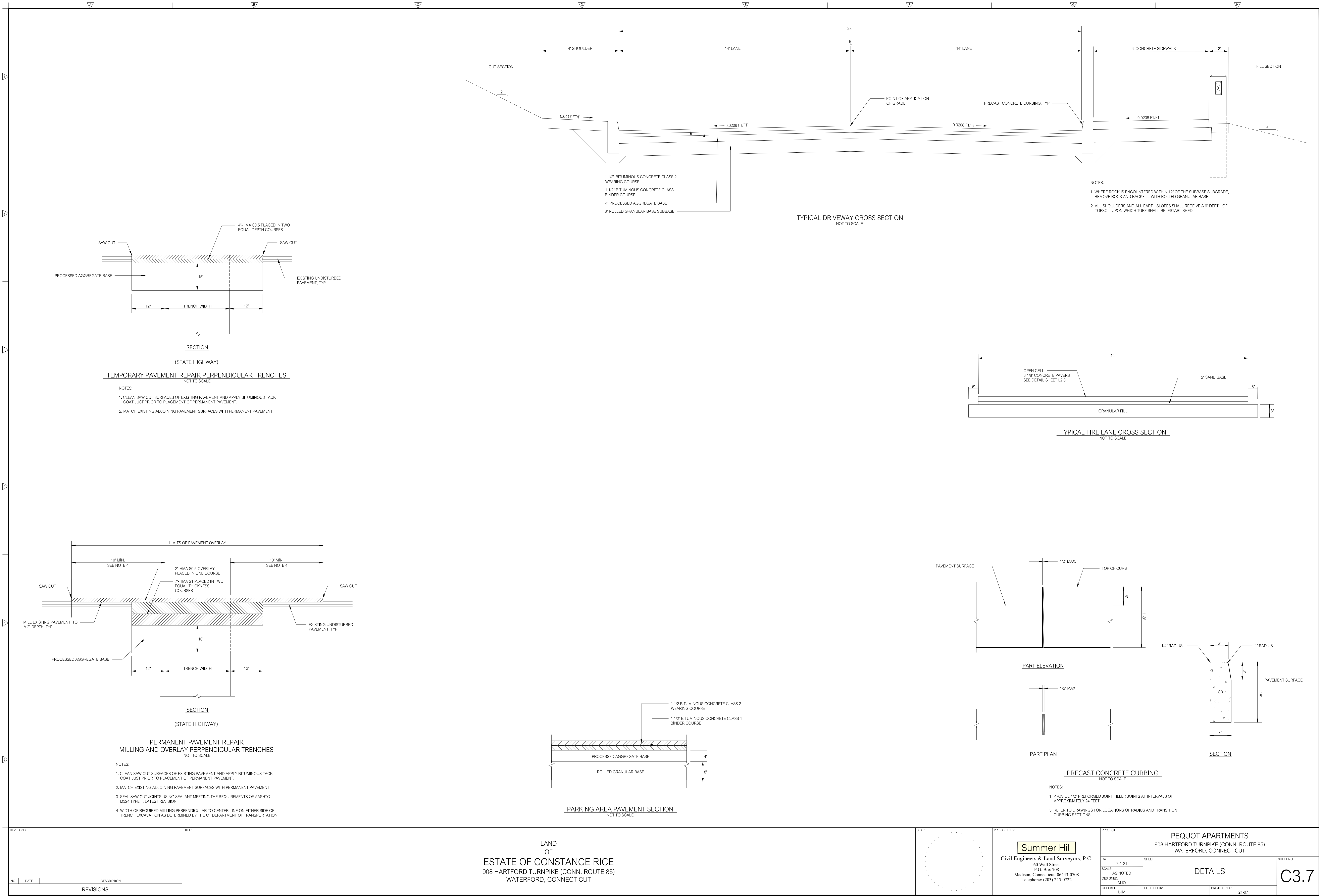
CAST IRON DETECTABLE WARNING PLATE

NOT TO SCALE

NOTE:

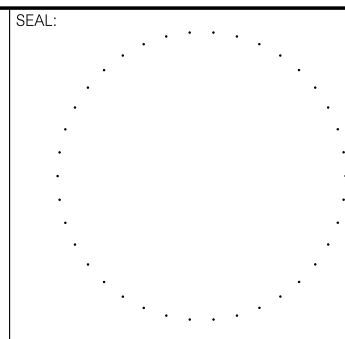
CAST IRON DETECTABLE WARNING PLATE, NEENAH FOUNDRY,
NEENAH WISCONSIN OR APPROVED EQUAL.

REVISIONS:			TITLE:			LAND OF ESTATE OF CONSTANCE RICE 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT			SEAL: 			PREPARED BY: Summer Hill Civil Engineers & Land Surveyors, P.C. 60 Wall Street P.O. Box 708 Madison, Connecticut 06443-0708 Telephone: (203) 245-0722			PROJECT: PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT			SHEET NO.: C3.6		
NO. DATE DESCRIPTION									DATE: 7-1-21			SHEET: DETAILS								
									SCALE: AS NOTED											
									DESIGNED: MJO											
REVISIONS									CHECKED: LJM			FIELD BOOK: *			PROJECT NO.: 21-07					



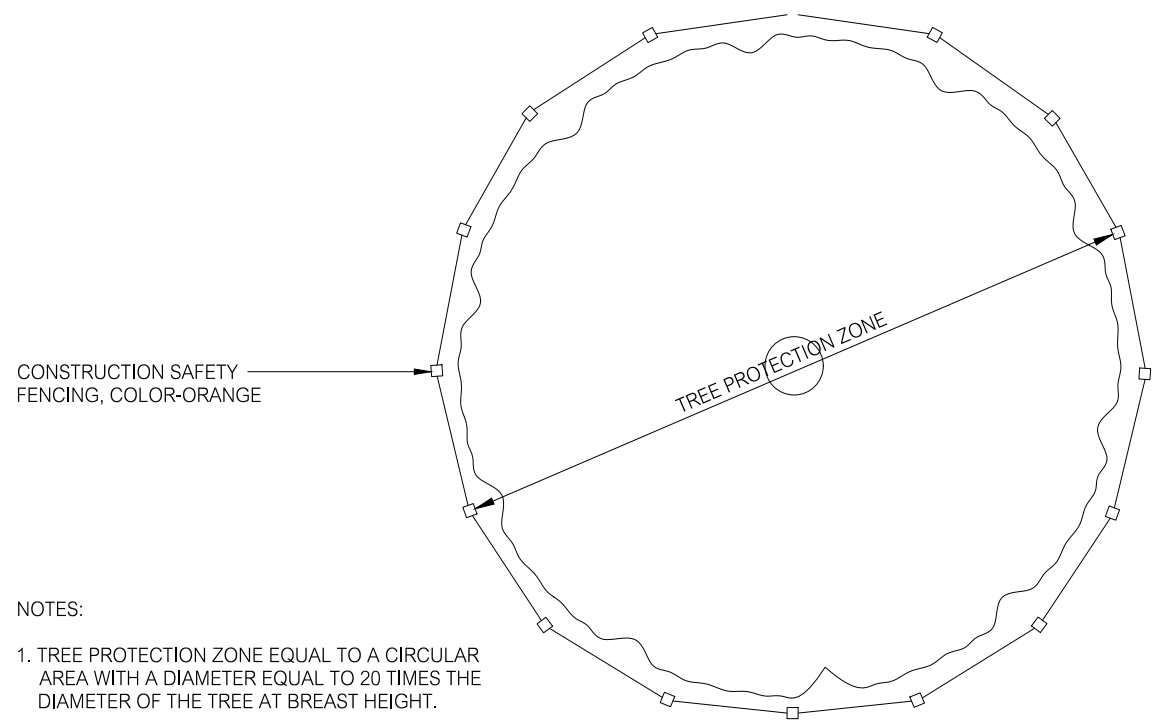
REVISIONS			TITLE
NO.	DATE	DESCRIPTION	
REVISIONS			

LAND
OF
ESTATE OF CONSTANCE RICE
908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT



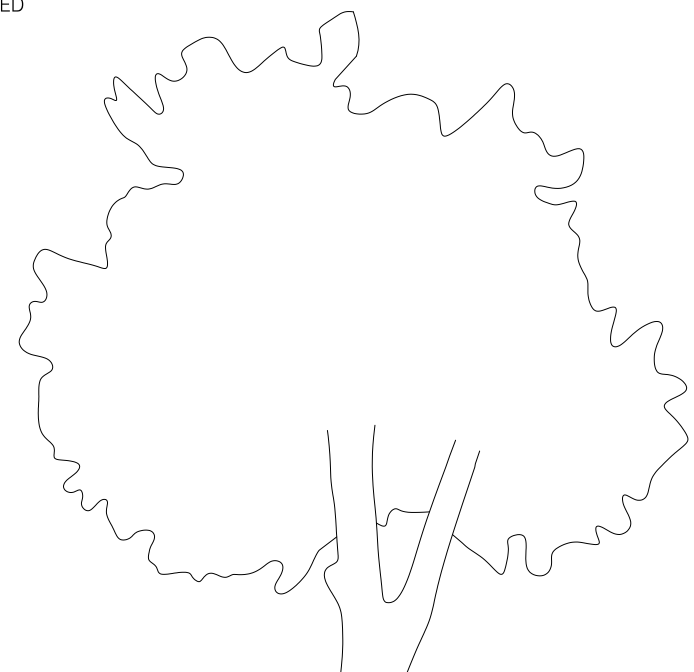
PREPARED BY:
Summer Hill
Civil Engineers & Land Surveyors, P.C.
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Madison, Connecticut 06443-0708
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PROJECT:				PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT		SHEET NO.	
DATE:	7-1-21	SHEET:		DETAILS		C3.7	
SCALE:	AS NOTED						
DESIGNED:	MJO						
CHECKED:	LJM	FIELD BOOK:	-				

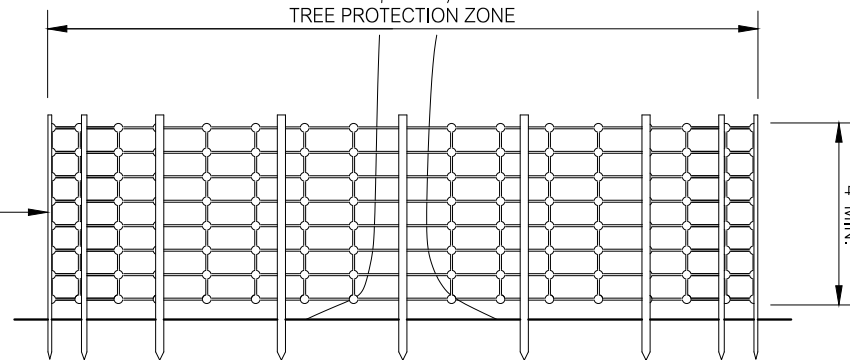


- NOTES:
1. TREE PROTECTION ZONE EQUAL TO A CIRCULAR AREA WITH A DIAMETER EQUAL TO 20 TIMES THE DIAMETER OF THE TREE AT BREAST HEIGHT.
 2. STAKE FENCING USING WOOD OR METAL STAKES AT INTERVALS ADEQUATE TO MAINTAIN FENCING UPRIGHT.
 3. MAINTAIN TREE PROTECTION UNTIL ALL CONSTRUCTION ACTIVITIES REQUIRING THE USE OF EQUIPMENT AND VEHICLES AND STOCKPILING OF MATERIALS IN THE VICINITY OF PROTECTED TREE ARE COMPLETE.

PLAN

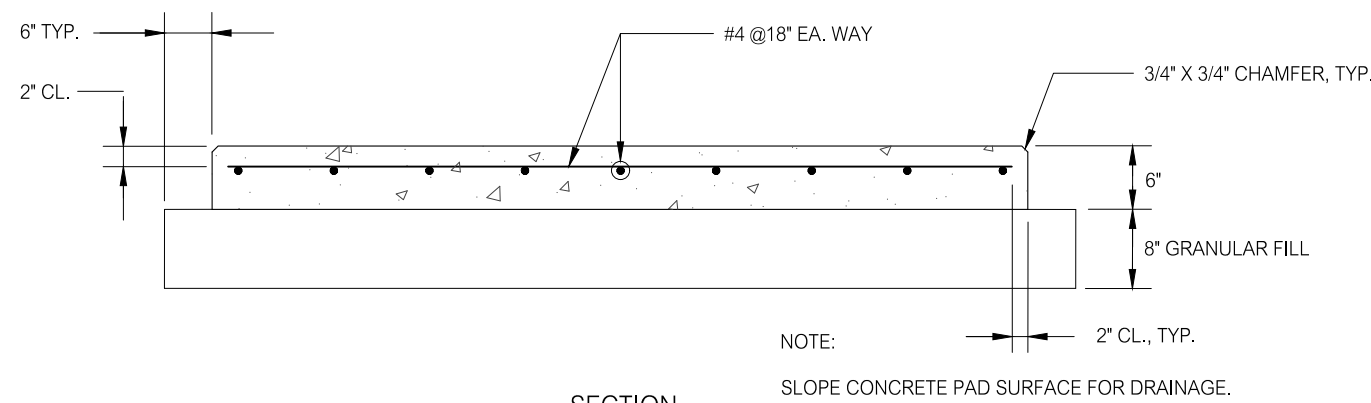


CONSTRUCTION SAFETY FENCING, COLOR-ORANGE

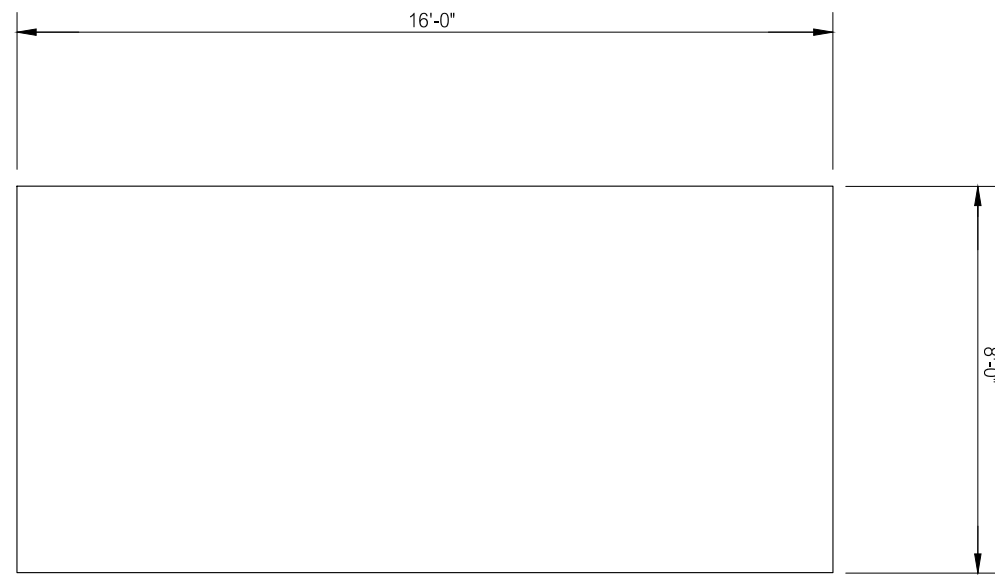


ELEVATION

TP TREE PROTECTION
NOT TO SCALE

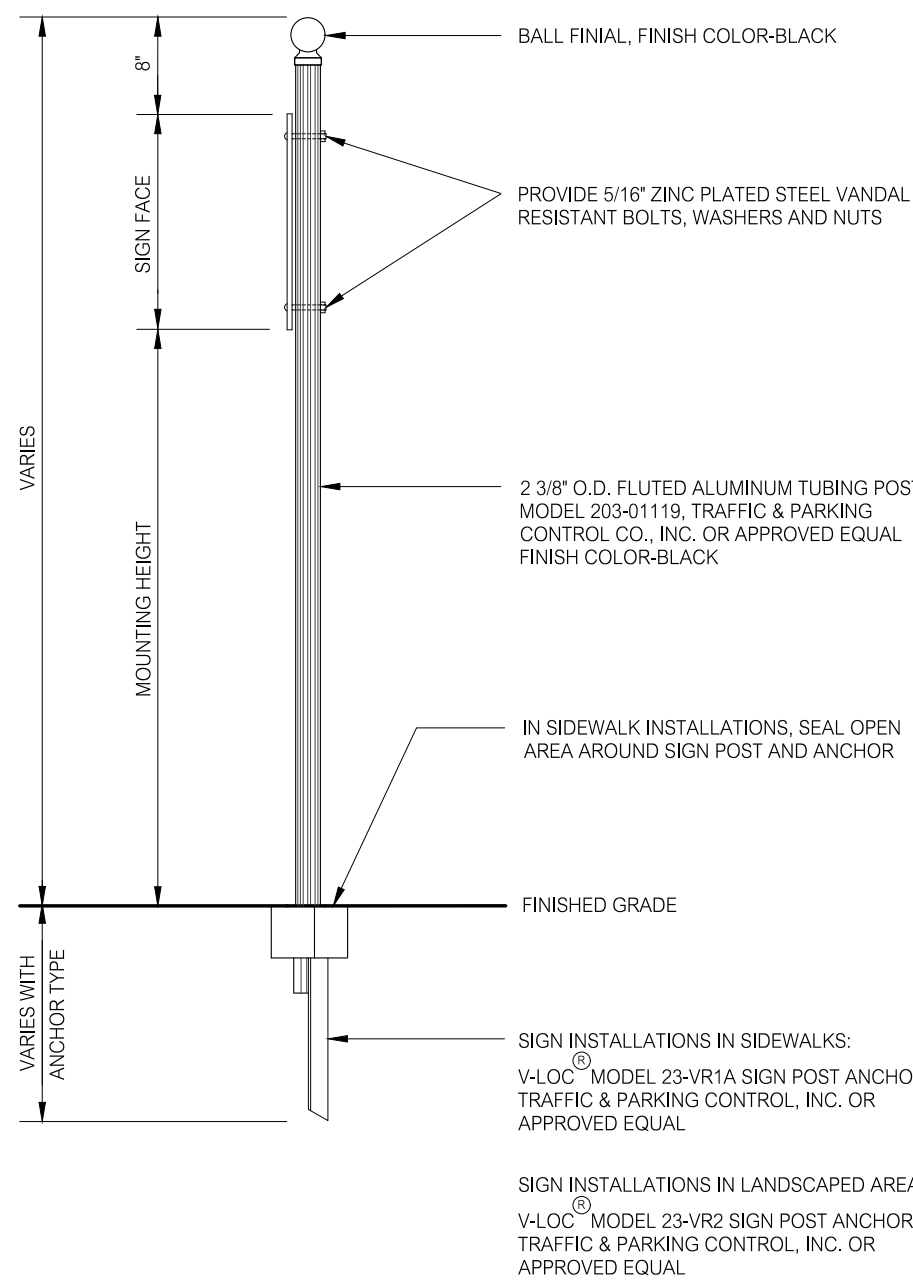


SECTION

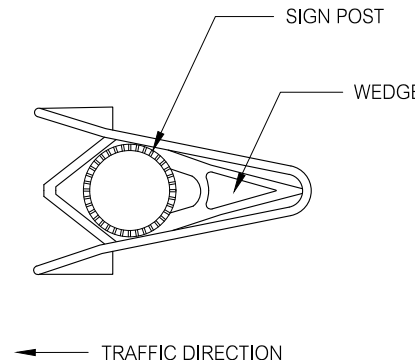


PLAN

TRASH AND RECYCLING RECEPACLE AREA CONCRETE PAD
NOT TO SCALE

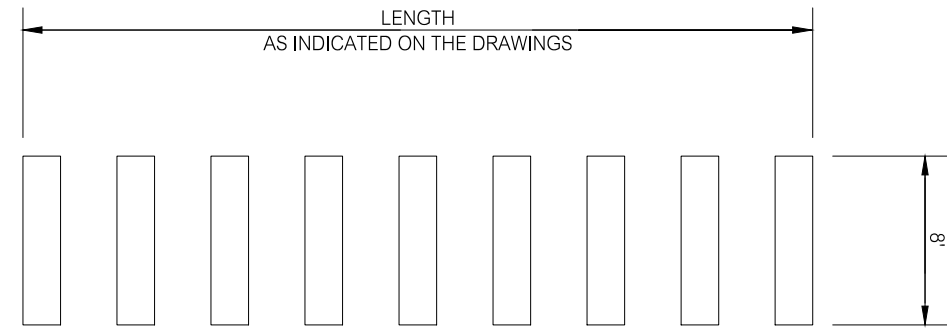


TRAFFIC SIGN POST
NOT TO SCALE



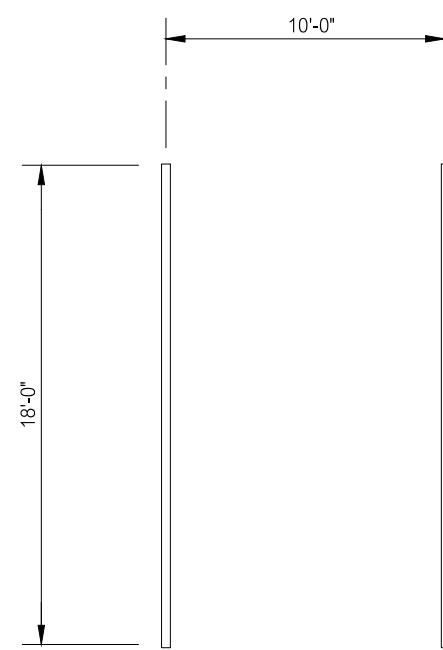
PLAN

V-LOC SIGN POST ANCHOR
NOT TO SCALE



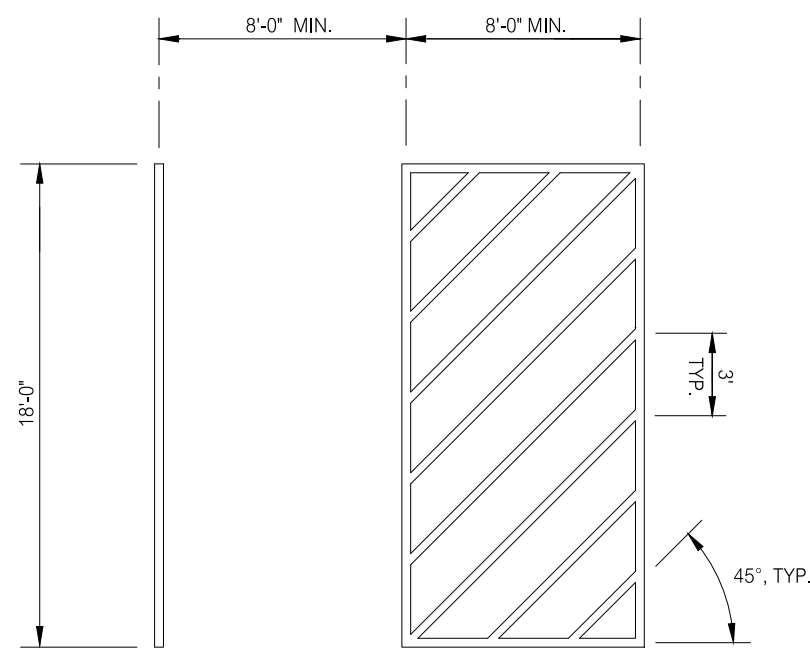
CROSSWALK
NOT TO SCALE

- NOTES:
1. 16" BARS, 24" SPACES.
 2. ALL BARS COLOR-WHITE.



STANDARD PARKING STALL
NOT TO SCALE

- NOTE:
- ALL LINES SHALL BE 4" WIDE, COLOR-WHITE.



VAN RESERVED PARKING STALL
NOT TO SCALE

- NOTES:
1. ALL LINES SHALL BE 4" WIDE, COLOR-WHITE.
 2. THE SLOPE OF THE PAVEMENT SURFACE WITHIN THE LIMITS OF THE RESERVED PARKING SPACE SHALL BE NO GREATER THAN 1:50 IN ANY DIRECTION.
 3. STALL AND HATCHED AISLE WIDTHS SHOWN ARE MINIMUM WIDTHS.

SIGN NO.	R1 (31-0552)	R7 (31-0629/31-0648)	.
SIZE	30" x 30"	12" x 24"1/2" x 6"	24" X 18"
MOUNTING HEIGHT	5'-0"	5'-0"	5'-0"

VIOLATORS WILL BE FINED MIN \$150

RESERVED PARKING

STATE PERMIT REQUIRED

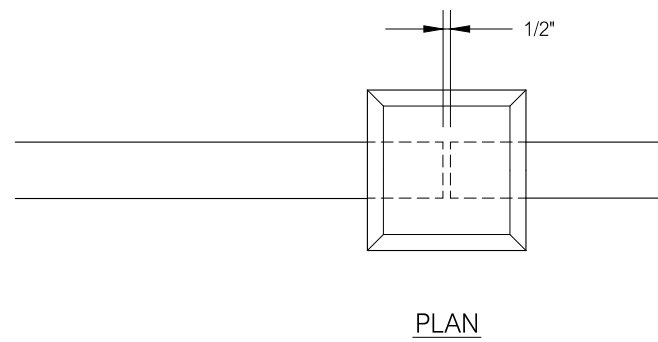
VAN ACCESSIBLE

PEQUOT APARTMENTS

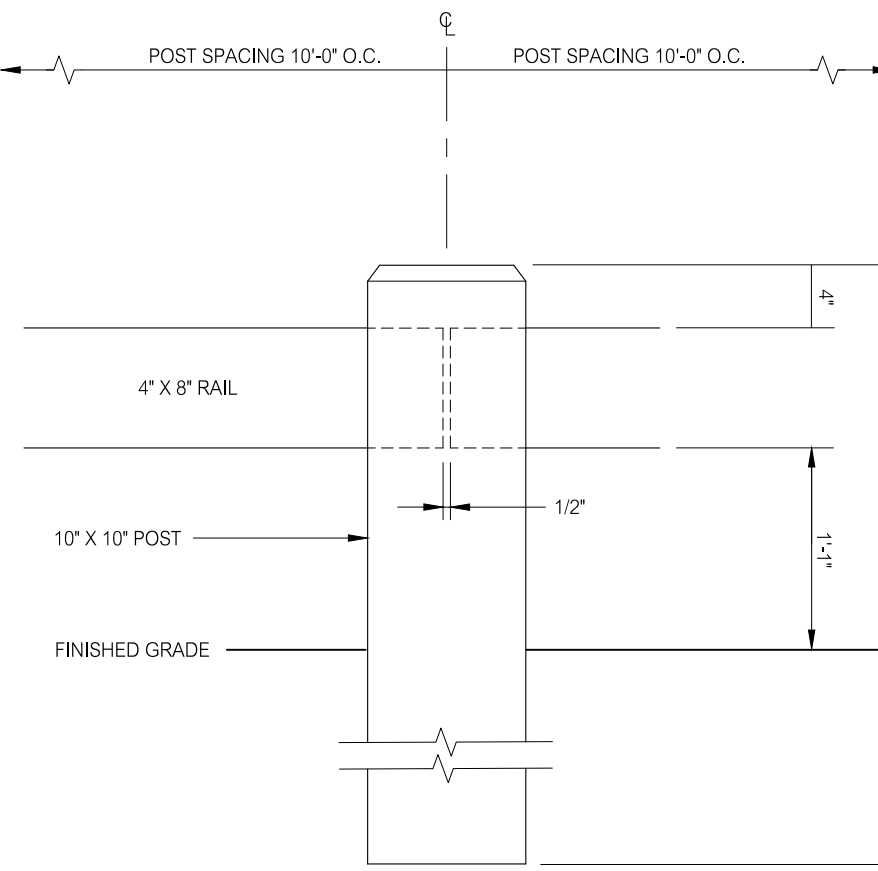
UNITS 1-20

UNITS 21-40

SITE SIGNAGE SCHEDULE

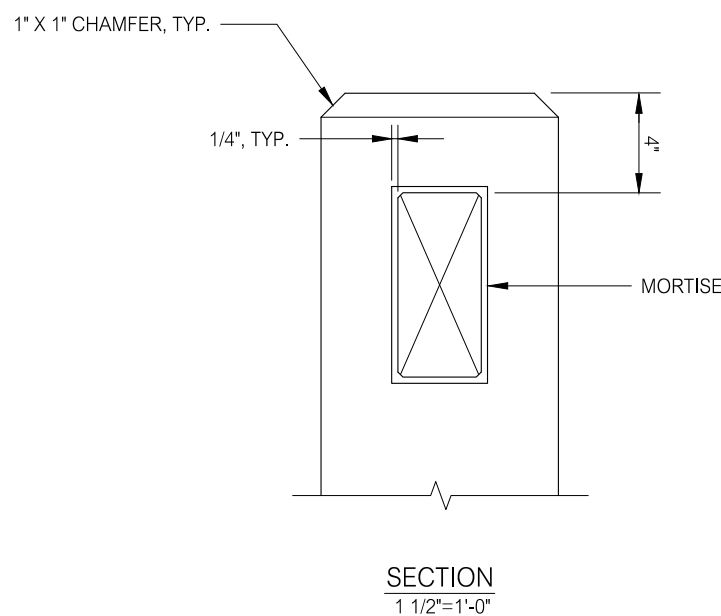


PLAN



ELEVATION

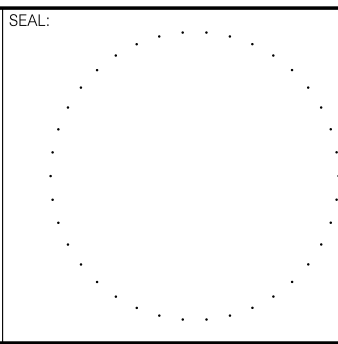
TIMBER POST AND RAIL FENCE
1"=1'-0"



SECTION
1 1/2"=1'-0"

REVISIONS			TITLE
NO.	DATE	DESCRIPTION	
REVISIONS			

LAND
OF
ESTATE OF CONSTANCE RICE
908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT



PREPARED BY:
Summer Hill
Civil Engineers & Land Surveyors, P.C.
60 Wall Street
P.O. Box 7108
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

PROJECT:			SHEET NO.
PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT			
DATE: 7-1-21	SCALE: AS NOTED	DETAILS	C3.8
DESIGNED: MJO	CHECKED: UJM		
FIELD BOOK: -	PROJECT NO.: 21-07		



- NOTES:
1. GEOTEXTILE FILTER BAG SHALL BE PLACED IN A LOCATION THAT MINIMIZES INTERFERENCE WITH CONSTRUCTION ACTIVITIES, IS A MINIMUM OF FIFTY (50) FEET FROM WETLANDS, WATERCOURSES AND SURFACE WATER BODIES, IS RELATIVELY LEVEL, PROVIDES FOR THE RELEASE OF FILTERED WATER WITHOUT CAUSING EROSION, AND PROVIDES FOR EASE OF ACCESS BY EQUIPMENT FOR CLEANOUT AND DISPOSAL OF TRAPPED SEDIMENT.
 2. PLACE GEOTEXTILE FILTER BAG ON A 6" THICKNESS OF 3/4" CRUSHED STONE OR A 6" THICKNESS STRAW MAT.
 3. FILTER BAG SIZE AND GEOTEXTILE TYPE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS BASED ON THE ANTICIPATED PUMP DISCHARGE RATE.
 4. GEOTEXTILE FILTER BAG SHALL BE CONSIDERED FULL AND REPLACED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 5. DISPOSE OF GEOTEXTILE FILTER BAG BY REMOVING THE BAG AND DISPOSING OF IT OFF-SITE OR WHERE PERMITTED, TO AN APPROPRIATE DESIGNATED UPLAND AREA, CUTTING THE BAG OPEN AND REMOVING THE GEOTEXTILE FOR DISPOSAL, SPREADING THE SEDIMENT CONTENTS, AND SEEDING AND MULCHING THE SEDIMENT AREA.
 6. UPON COMPLETION OF DEWATERING OPERATIONS, RESTORE DISTURBED AREAS WHERE GEOTEXTILE FILTER BAGS HAVE BEEN PLACED.



- NOTES:
1. INSTALL EROSION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
 2. AMEND TOPSOIL AS REQUIRED AND SEED PRIOR TO INSTALLATION OF EROSION CONTROL BLANKETS.
 3. INSTALL EROSION CONTROL BLANKETS IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
 4. SEE MANUFACTURERS INSTRUCTIONS FOR STAPLE AND STAPLE PATTERN REQUIREMENTS.



1. EXCAVATE 4' DEEP TRENCH ALONG THE GROUND SURFACE CONTOUR AS WIDE AS WATTLE DIAMETER FOR LENGTH OF WATTLE.
 2. PLACE AND STAKE WATTLE AT 4 FOOT INTERVALS OR IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 3. OVERLAP ADJACENT WATTLE SECTIONS 12" MINIMUM.
 4. BACKFILL AND COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF BARRIER.
-
1. INSPECT BARRIER AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
 2. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE BARRIER.



1. PLACE GEO-TEXTILE SEDIMENT TRAP AND FILTER UNDER GRATE AND SET IN FRAME.
2. PLACE CURB INLET BARRIER AGAINST CURB INLET OPENING.
3. INSPECT DRAINAGE STRUCTURE INLETS AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
2. REMOVE SEDIMENT TRAP AND FILTER WHEN 1/2 FULL, DISPOSE OF SEDIMENT, CLEAN AND RE-INSTALL THE SEDIMENT TRAP.

NOTE:
TYPE "C" CATCH BASIN SHOWN. THIS DETAIL
APPLIES TO ALL DRAINAGE STRUCTURE INLET
TYPES SHOWN ON THE DRAWINGS.



- NOTES:
1. CLEAR AND GRUB AREA AND REMOVE TOPSOIL. BEFORE PLACEMENT OF CRUSHED STONE LAYER, A GEOTEXTILE MAY BE REQUIRED TO STRENGTHEN SUBGRADE SOILS AND TO PREVENT STONE MOVEMENT AND LOSS OF VOIDS WITHIN THE STONE ENTRANCE WHERE REQUIRED.
 2. LENGTH OF ENTRANCE MAY BE LIMITED BY SITE CONDITIONS. PROVIDE ADEQUATE WIDTH OF ENTRANCE AT ROAD INTERSECTION TO ACCOMMODATE THE TURNING MOVEMENTS OF CONSTRUCTION VEHICLES.
 3. MAINTAIN ENTRANCE SO AS TO PREVENT TRACKING OR WASHING OF SEDIMENT ONTO ROAD. SEDIMENT THAT MAY BE TRACKED OR OTHERWISE DEPOSITED WITHIN THE ROAD SHALL BE REMOVED IMMEDIATELY.
 4. MAINTENANCE MAY INCLUDE THE REQUIREMENT FOR TOP DRESSING THE CRUSHED STONE LAYER OR REPLACING THE FULL DEPTH OF THE CRUSHED STONE LAYER.
 5. SHOULD SITE CONDITIONS BE SUCH THAT SOIL CANNOT BE REMOVED BY VEHICLES TRAVELING OVER THE ENTRANCE, THE TIRES OF VEHICLES MAY BE WASHED PRIOR TO VEHICLES LEAVING THE ROAD. ALL WASH WATER SHALL BE DIRECTED THROUGH AN APPROVED SEDIMENT FILTER OR TO A SEDIMENT BASIN.



GEOTEXTILE SILT FENCE AND STRAW BALE SEDIMENT BARRIER
NOT TO SCALE

NOTE:
SEE GEOTEXTILE SILT FENCE AND STRAW BALE BARRIER DETAILS THIS SHEET.



NOTE:
DRIVE STAKES TIGHTLY TOGETHER AND
SECURE TOPS OF STAKES WITH CORD OR
WIRE TO PREVENT FLOW-THROUGH OF
SEDIMENT.



NOTE:
WHEN NOT INSTALLED ON THE CONTOUR OR
WHEN INSTALLED IN A DRAINAGE WAY, THE
ELEVATION OF POINTS B SHALL BE HIGHER
THAN POINT A.



1. EXCAVATE 6" DEEP TRENCH FOR LENGTH OF THE FENCE.
2. EXTEND 6" LENGTH OF GEOTEXTILE INTO TRENCH, BACKFILL AND COMPACT.
3. AS AN ALTERNATE METHOD, EXTEND LENGTH OF GEOTEXTILE HORIZONTALLY ON EXISTING GROUND, RAMP SOIL OVER GEOTEXTILE AND COMPACT.

1. INSPECT FENCE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
2. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.



1. EXCAVATE 4" DEEP TRENCH FOR LENGTH OF BALES.
 2. PLACE AND STAKE BALES. TWO (2) STAKES PER BALE.
 3. PLACE BALES SUCH THAT BINDINGS ARE ORIENTED AROUND THE SIDES OF BALES RATHER THAN ALONG THE TOP AND BOTTOM OF BALES.
 4. WEDGE LOOSE STRAW BETWEEN BALES.
 5. BACKFILL AND COMPACT THE EXCAVATED SOIL ON UPWIND SIDE OF BARRIER.
-
1. INSPECT BARRIER AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
 2. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE BARRIER.

NO.			DATE	DESCRIPTION
REVISIONS				

LAND
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908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT

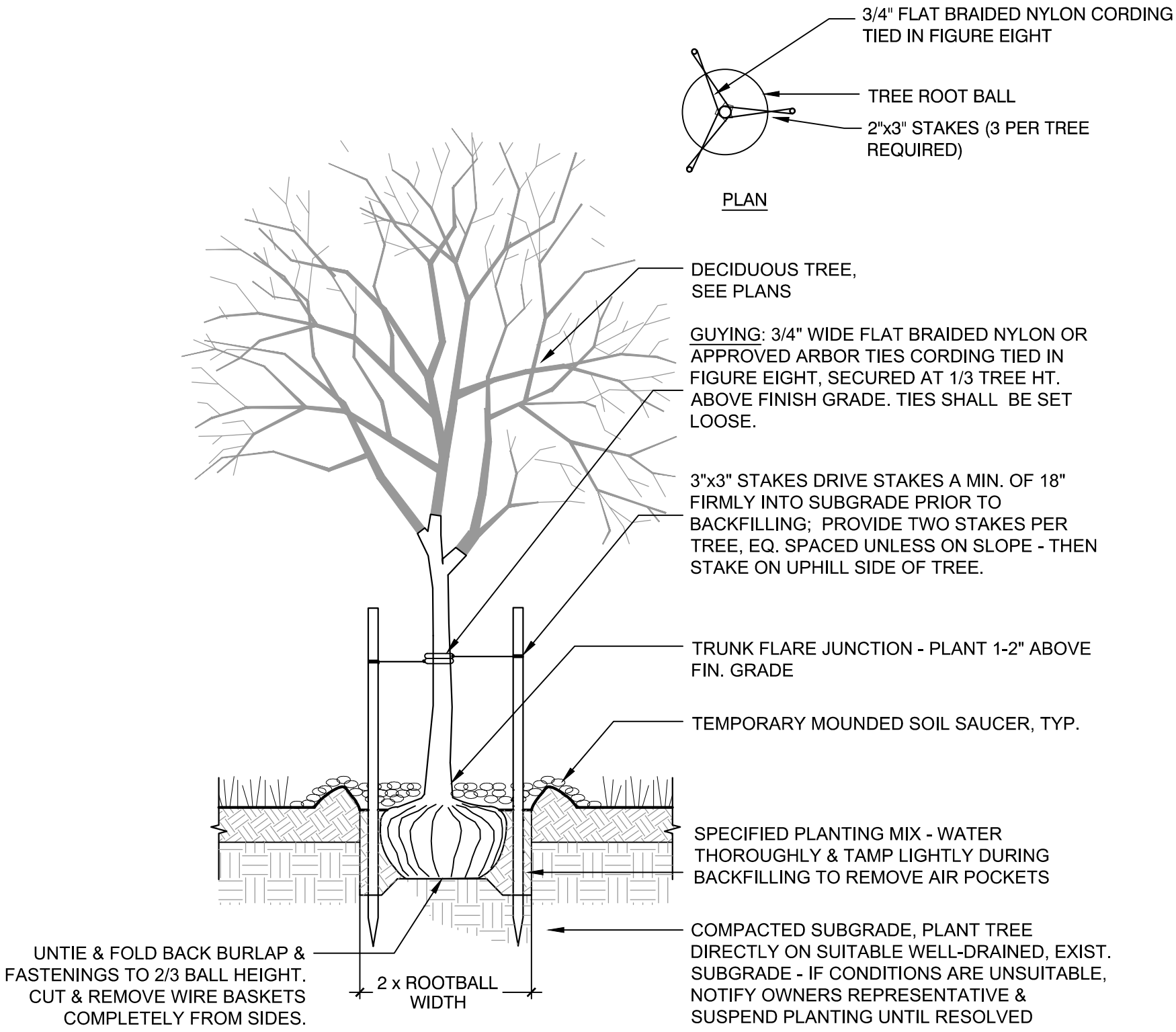
PREPARED BY:

Summer Hill

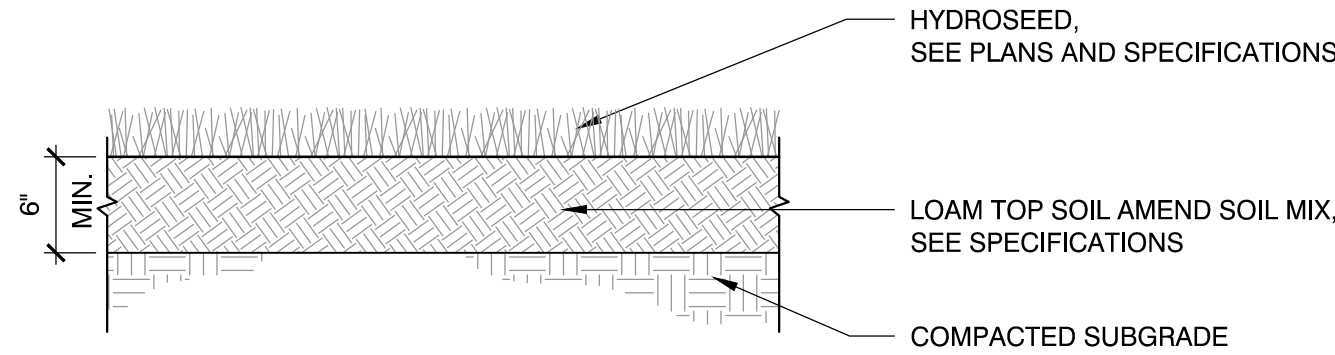
Civil Engineers & Land Surveyors, P.C.
60 Wall Street
P.O. Box 708
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

PROJECT:		PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT	
DATE:	7-1-21	SHEET:	SHEET NO.:
SCALE:	AS NOTED	DETAILS C3.9	
DESIGNED:	MJO		
CHECKED:	LIM		
FIELD BOOK:		PROJECT NO.:	21-07

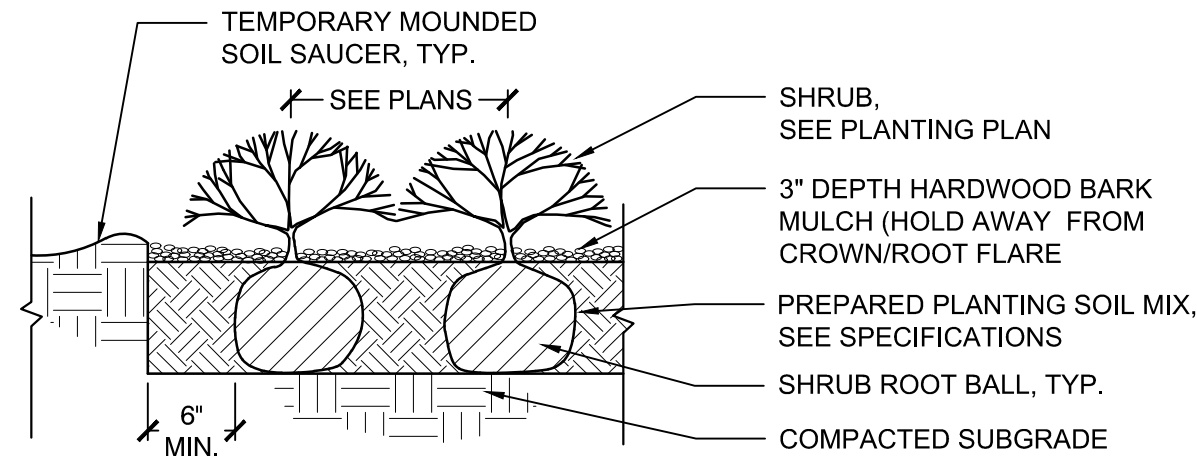
PROJECT:		PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT	
DATE: 7-20-21	SHEET: PLANTING PLAN	SHEET NO.: L1.0	
SCALE: 1" = 40'			
DESIGNED: JC,RC			
CHECKED: RC	FIELD BOOK: -	PROJECT NO.: 21-07	



1 TREE STAKING AND PLANTING - SECTION
SCALE: N.T.S.

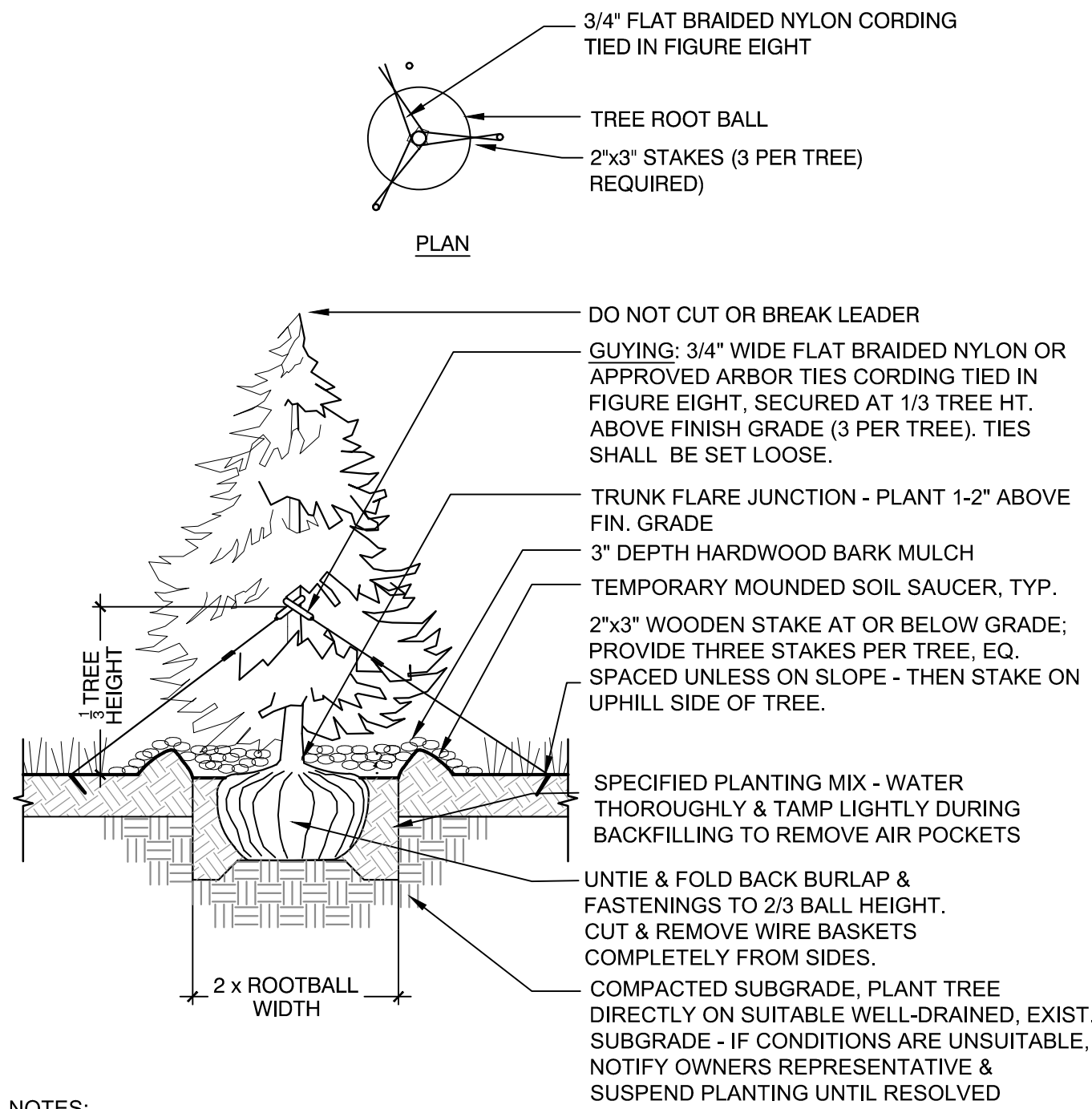


3 LOAM AND SEED
SCALE: N.T.S.



NOTES:
1. ALL MULCH MUST BE DARK IN COLOR. PROVIDE SAMPLE PRIOR TO INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.

4 SHRUB PLANTING
SCALE: N.T.S.



NOTES:
1. STAKING ONLY REQUIRED ON TREES 6' HT. OR TALLER.

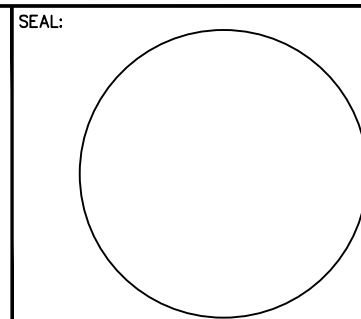
2 TREE STAKING AND PLANTING - EVERGREEN
SCALE: N.T.S.

PERMIT DRAWINGS

REVISIONS:			TITLE:
NO.	DATE	DESCRIPTION	
REVISIONS			

LAND
OF
ESTATE OF CONSTANCE RICE
908 HARTFORD TURNPIKE (CONN. ROUTE 85)
WATERFORD, CONNECTICUT

LANDSCAPE ARCHITECT:
Weston & Sampson
Weston & Sampson Engineers, Inc.
273 Dividend Road
Rocky Hill, CT 06067
(860) 513-1473
www.westonandsampson.com



PREPARED BY:
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PROJECT:				SHEET NO.:	
PEQUOT APARTMENTS 908 HARTFORD TURNPIKE (CONN. ROUTE 85) WATERFORD, CONNECTICUT				L2.0	
DATE: 7-20-21		SHEET:		PROJECT NO.:	
SCALE:		DESIGNED: JC, RC		FIELD BOOK: -	
CHECKED: RC		PROJECT NO.:		21-07	