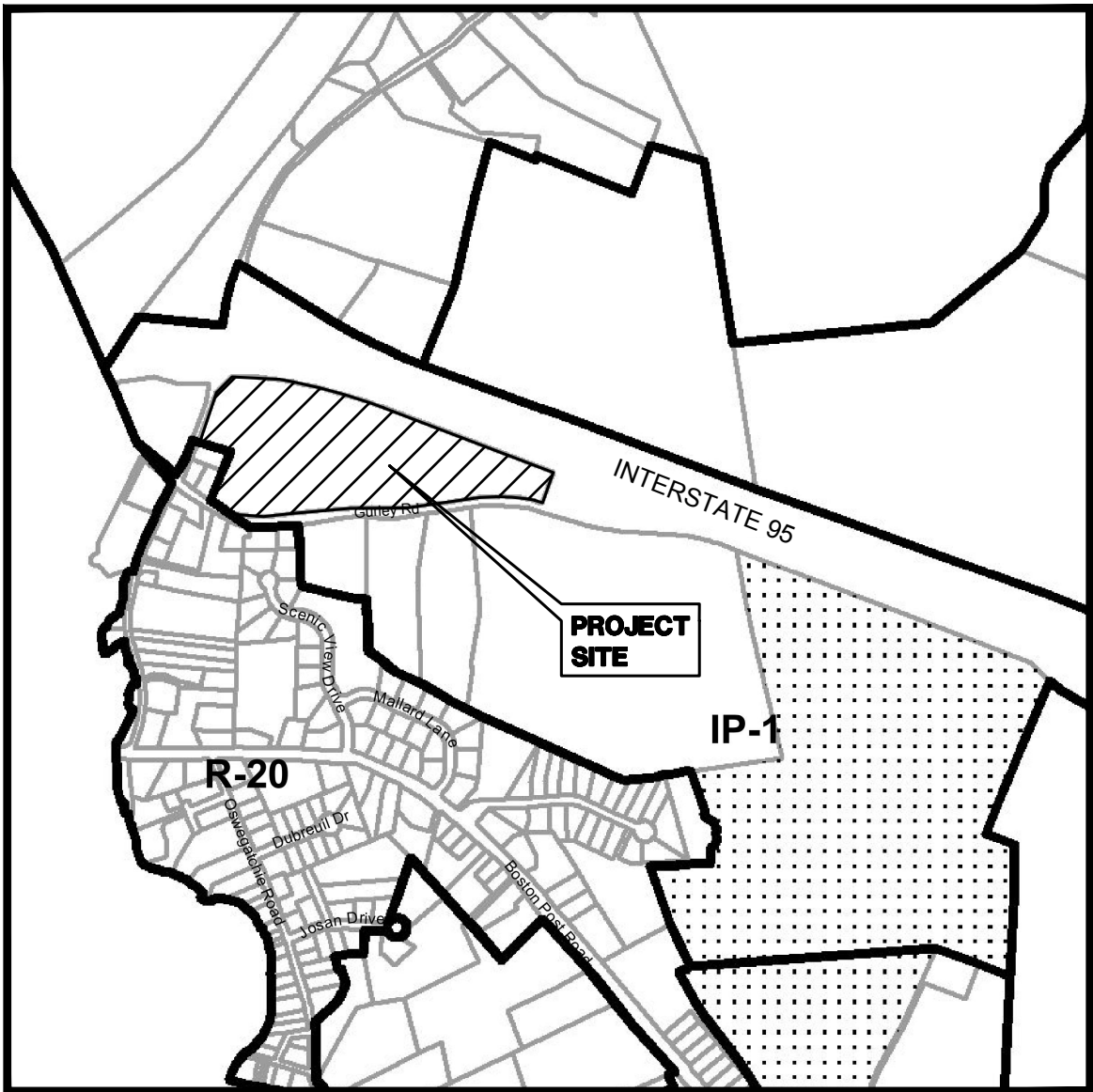


STONE RIDGE BUSINESS PARK
21 GURLEY ROAD
WATERFORD, CONNECTICUT

APPROVED BY THE WATERFORD PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____



LOCATION MAP
SCALE: 1"=1000'

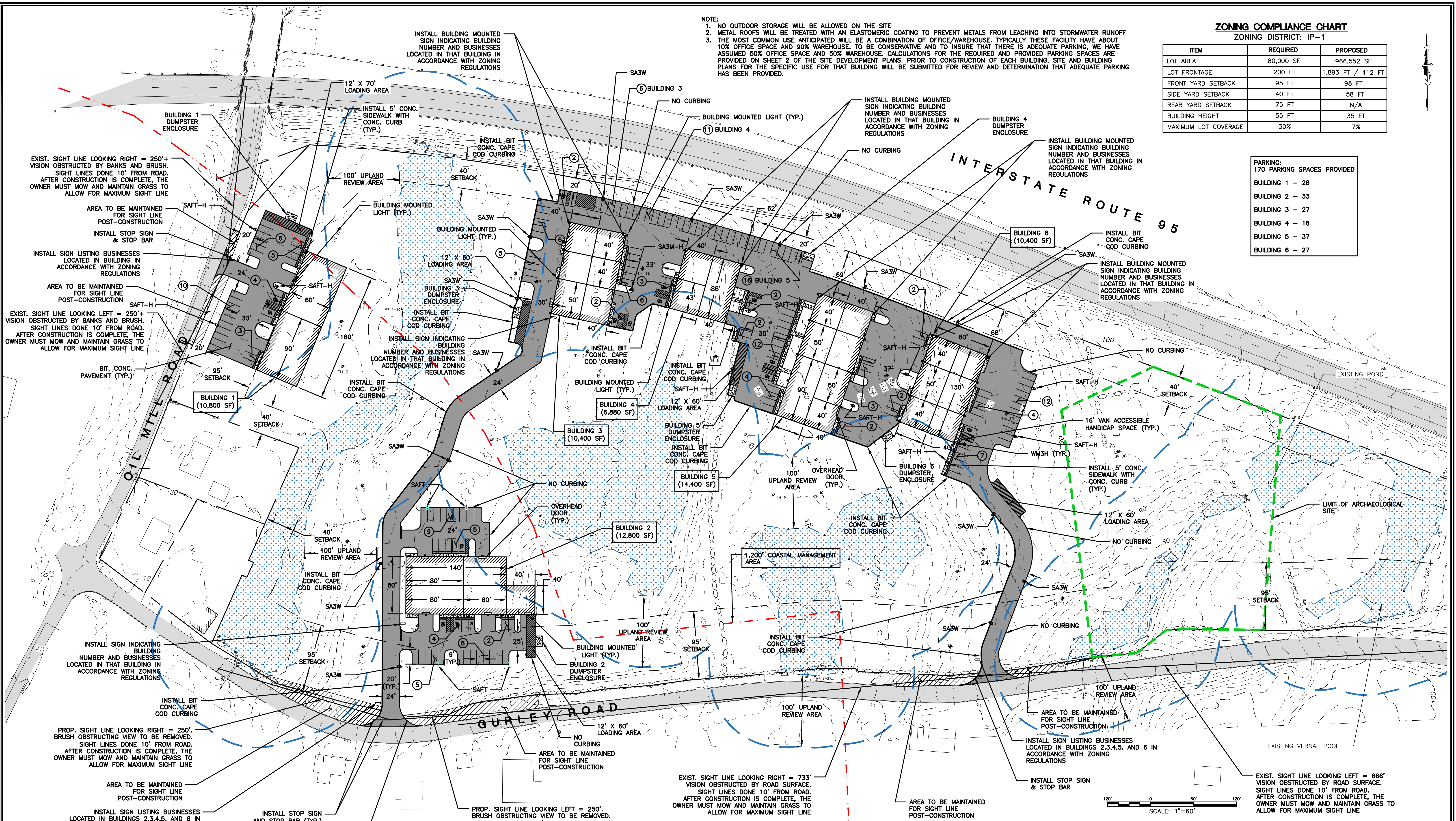
FEBRUARY 1, 2023
OCTOBER 25, 2022
JULY 27, 2022
APRIL 27, 2022
MARCH 15, 2022
JUNE 2021

PROPOSED USE: INDUSTRIAL PARK
APPLICANT: STONE RIDGE RE LLC
OWNER: STONE RIDGE RE LLC

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	SURVEY PLAN
2	SITE PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	UTILITY EXTENSION & GRADING PLAN - BUILDING 1
5	UTILITY EXTENSION - GURLEY ROAD
6	GRADING PLAN - BUILDINGS 2-7
7	PLANTING PLAN - WEST
8	PLANTING PLAN - EAST
9	SEEDING PLAN
10	SITE DETAILS - 1
11	SITE DETAILS - 2
12	EROSION & SEDIMENT CONTROL DETAILS
13	STORMWATER BASIN PROFILES - 1
14	STORMWATER BASIN PROFILES - 2
15	DEWATERING DETAILS
16	LANDSCAPE DETAILS
17	DRAINAGE DETAILS
18	PHASE 1 & 2
19	PHASE 3-6
20	PHASE 3-6 CONTINUED



NOTE:
1. NO OUTDOOR STORAGE WILL BE ALLOWED ON THE SITE
2. METAL ROOFS WILL BE TREATED WITH AN ELASTOMERIC COATING TO PREVENT METALS FROM LEACHING INTO STORMWATER RUNOFF
3. THE MOST COMMON USE ANTICIPATED WILL BE A COMBINATION OF OFFICE/WAREHOUSE. TYPICALLY THESE FACILITY HAVE ABOUT 10% OFFICE SPACE AND 90% WAREHOUSE. TO BE CONSERVATIVE AND TO INSURE THAT THERE IS ADEQUATE PARKING, WE HAVE ASSUMED 50% OFFICE SPACE AND 50% WAREHOUSE. CALCULATIONS FOR THE REQUIRED AND PROVIDED PARKING SPACES ARE PROVIDED ON SHEET 2 OF THE SITE DEVELOPMENT PLANS. PRIOR TO CONSTRUCTION OF EACH BUILDING, SITE AND BUILDING PLANS FOR THE SPECIFIC USE FOR THAT BUILDING WILL BE SUBMITTED FOR REVIEW AND DETERMINATION THAT ADEQUATE PARKING HAS BEEN PROVIDED.

ZONING COMPLIANCE CHART
ZONING DISTRICT: IP-1

ITEM	REQUIRED	PROPOSED
LOT AREA	80,000 SF	966,552 SF
LOT FRONTAGE	200 FT	1,893 FT / 412 FT
FRONT YARD SETBACK	95 FT	98 FT
SIDE YARD SETBACK	40 FT	58 FT
REAR YARD SETBACK	75 FT	N/A
BUILDING HEIGHT	55 FT	35 FT
MAXIMUM LOT COVERAGE	30%	7%

PARKING:
170 PARKING SPACES PROVIDED

BUILDING 1 - 28
BUILDING 2 - 33
BUILDING 3 - 27
BUILDING 4 - 18
BUILDING 5 - 37
BUILDING 6 - 27

PARKING CALCULATIONS

THE MOST COMMON USE ANTICIPATED WILL BE A COMBINATION OF OFFICE/WAREHOUSE. TYPICALLY THESE FACILITY HAVE ABOUT 10% OFFICE SPACE AND 90% WAREHOUSE. TO BE CONSERVATIVE AND TO INSURE THAT THERE IS ADEQUATE PARKING, WE HAVE ASSUMED 50% OFFICE SPACE AND 50% WAREHOUSE. PRIOR TO CONSTRUCTION OF EACH BUILDING, SITE AND BUILDING PLANS FOR THE SPECIFIC USE FOR THAT BUILDING WILL BE SUBMITTED FOR REVIEW AND DETERMINATION THAT ADEQUATE PARKING HAS BEEN PROVIDED.

BUILDING 1

OFFICE SPACE: 5,400 SF @ 1 SPACE / 250 SF = 22 SPACES
INDUSTRIAL/WAREHOUSE: 5,400 SF @ 1 SPACE / 1,000 SF = 6 SPACES
28 SPACES REQUIRED
28 SPACES PROVIDED

BUILDING 2

OFFICE SPACE: 6,400 SF @ 1 SPACE / 250 SF = 26 SPACES
INDUSTRIAL/WAREHOUSE: 6,400 SF @ 1 SPACE / 1,000 SF = 7 SPACES
33 SPACES REQUIRED
33 SPACES PROVIDED

BUILDING 3

OFFICE SPACE: 5,200 SF @ 1 SPACE / 250 SF = 21 SPACES
INDUSTRIAL/WAREHOUSE: 5,200 SF @ 1 SPACE / 1,000 SF = 6 SPACES
27 SPACES REQUIRED
27 SPACES PROVIDED

BUILDING 4

OFFICE SPACE: 3,440 SF @ 1 SPACE / 250 SF = 14 SPACES
INDUSTRIAL/WAREHOUSE: 3,440 SF @ 1 SPACE / 1,000 SF = 4 SPACES
18 SPACES REQUIRED
18 SPACES PROVIDED

BUILDING 5

OFFICE SPACE: 7,200 SF @ 1 SPACE / 250 SF = 29 SPACES
INDUSTRIAL/WAREHOUSE: 7,200 SF @ 1 SPACE / 1,000 SF = 8 SPACES
37 SPACES REQUIRED
37 SPACES PROVIDED

BUILDING 6

OFFICE SPACE: 5,200 SF @ 1 SPACE / 250 SF = 21 SPACES
INDUSTRIAL/WAREHOUSE: 5,200 SF @ 1 SPACE / 1,000 SF = 6 SPACES
27 SPACES REQUIRED
27 SPACES PROVIDED

5	2/1/23	REVIEW COMMENTS
4	10/25/22	REVIEW COMMENTS
3	7/27/22	REVIEW COMMENTS
2	4/27/22	REVIEW COMMENTS
1	3/15/22	REVIEW COMMENTS
No.	DATE	REVISION

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

21 GURLEY ROAD
TOWN OF WATERFORD, CONNECTICUT

**STONE RIDGE
BUSINESS PARK**

SITE PLAN

Project No.
GSD-60
Proj. Engineer
E.M.B
Date:
JUNE 2021
Sheet No.



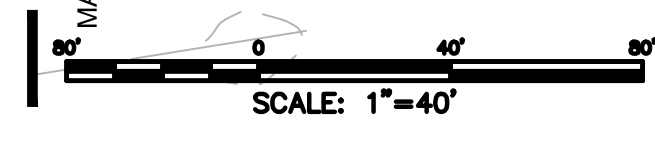
PLANTING NOTES

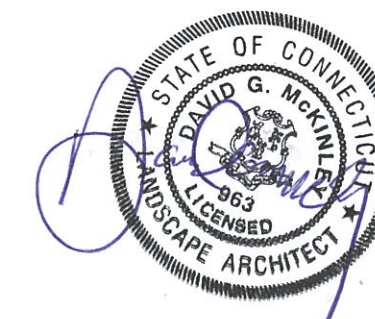
1. ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A MINIMUM DEPTH OF 6" AND GRASS SEED.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CT ASSOCIATION OF LANDSCAPE CONTRACTORS SPECIFICATIONS AND THE AMERICAN LANDSCAPE & NURSERY ASSOCIATION STANDARDS FOR NURSERY STOCK.
3. WEED FABRIC SHALL PROVIDE FULL COVERAGE OVER TOPSOIL THROUGHOUT PLANTING BEDS. OVERLAP ALL INDIVIDUAL PIECES OF FABRIC. WRAP FABRIC A MINIMUM OF 2" UP SIDES OF ABUTTING EDGING, SITE AMENITIES (BOLLARDS, LIGHTS, WALLS, ECT.) AND CONCRETE WALKS. THERE SHALL BE NO GAPS IN FABRIC. FABRIC SHALL NOT BE VISIBLE AT GRADES OR ABOVE THE MULCHING SOIL.
4. ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING, BUT IN NO INSTANCE MORE THAN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTENANCE PERIOD REMOVE ALL STAKES, FLAGS, GUYS, TREE WRAP, AND ANCHORS.
5. MULCH ALL NEW SHRUB BEDS AND PLANT PITS TO ACHIEVE A 4" DEPTH (3" AFTER SETTLEMENT). MULCH ALL GROUND COVER BEDS TO ACHIEVE A 3" DEPTH (2" AFTER SETTLEMENT). MULCH FOR SAUCERS AND PLANTING AREAS TO BE A DOUBLE SHREDDED BARK MULCH.
6. ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY.
7. SEE SPECIFICATIONS FOR LAWN AREA SEED MIXTURE PROVIDE LAWN DEVELOPMENT IN ALL AREAS OF SELECTIVE CLEARING AS DIRECTED.
8. FINAL LOCATION OF PLANT MATERIAL TO BE APPROVED BY ARCHITECT IN THE FIELD.
9. THE PLANT LIST APPEARS ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN THE FINAL PROJECT. THE SUBMISSION OF A BID BY THE CONTRACTOR ACKNOWLEDGES THAT THE PLANT MATERIAL TYPES AND SIZES SHOWN ON THE CONTRACT DOCUMENTS ARE AVAILABLE.

- LEGEND**
- EVERGREEN TREE
 - SHADE TREE
 - UNDERSTORY TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUB
 - GROUND COVER
 - PERENNIALS + GRASS MIX
 - POLLINATOR MIX
 - MULCH BED

NOTE: POLLINATOR + PERENNIAL MIX NUMBERS ARE SHOWN ON PLAN. CONTRACTOR SHALL BLEND PLANTS IN CLUMPS OF 2 OR 3 FROM MIXES FOR EACH AREA CALLED OUT.

CL A Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
317 Main Street Norwich, CT 06360 (860) 886-1986 Fax (860) 886-9165	
No.	DATE
REVISION	
21 GURLEY ROAD TOWN OF WATERFORD, CONNECTICUT	
STONE RIDGE BUSINESS PARK	
PLANTING PLAN – WEST	
Project No. GSD-60	Proj. Engineer E.M.B
Date: JULY 2021	Sheet No. 7





PLANTING NOTES

- ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A MINIMUM DEPTH OF 6" AND GRASS SEED.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CT ASSOCIATION OF LANDSCAPE CONTRACTORS SPECIFICATIONS AND THE AMERICAN LANDSCAPE & NURSERY ASSOCIATION STANDARDS FOR NURSERY STOCK.
- WEED FABRIC SHALL PROVIDE FULL COVERAGE OVER TOPSOIL THROUGHOUT PLANTING BEDS. OVERLAP ALL INDIVIDUAL PIECES OF FABRIC. WRAP FABRIC A MINIMUM OF 2" UP SIDES OF ABUTTING EDGING, SITE AMENITIES (BOLLARDS, LIGHTS, WALLS, ECT.) AND CONCRETE WALKS. THERE SHALL BE NO GAPS IN FABRIC. FABRIC SHALL NOT BE VISIBLE AT GRADES OR ABOVE THE MULCHING SOIL.
- ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING, BUT IN NO INSTANCE MORE THAN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTENANCE PERIOD REMOVE ALL STAKES, FLAGS, GUYS, TREE WRAP, AND ANCHORS.
- MULCH ALL NEW SHRUB BEDS AND PLANT PITS TO ACHIEVE A 4" DEPTH (3" AFTER SETTLEMENT). MULCH ALL GROUND COVER BEDS TO ACHIEVE A 3" DEPTH (2" AFTER SETTLEMENT). MULCH FOR SAUCERS AND PLANTING AREAS TO BE A DOUBLE SHREDDED BARK MULCH.
- ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY.
- SEE SPECIFICATIONS FOR LAWN AREA SEED MIXTURE PROVIDE LAWN DEVELOPMENT IN ALL AREAS OF SELECTIVE CLEARING AS DIRECTED.
- FINAL LOCATION OF PLANT MATERIAL TO BE APPROVED BY ARCHITECT IN THE FIELD.
- THE PLANT LIST APPEARS ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN THE FINAL PROJECT. THE SUBMISSION OF A BID BY THE CONTRACTOR ACKNOWLEDGES THAT THE PLANT MATERIAL TYPES AND SIZES SHOWN ON THE CONTRACT DOCUMENTS ARE AVAILABLE.

LEGEND

- EVERGREEN TREE
- SHADE TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- GROUND COVER
- PERENNIALS + GRASS MIX
- POLLINATOR MIX
- MULCH BED

NOTE: POLLINATOR + PERENNIAL MIX NUMBERS ARE SHOWN ON PLAN. CONTRACTOR SHALL BLEND PLANTS IN CLUMPS OF 2 OR 3 FROM MIXES FOR EACH AREA CALLED OUT.

SCALE: 1"=40'

CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
317 Main Street Norwich, CT 06360 (860) 886-1986 Fax (860) 886-9165	
No.	DATE
REVISION	
21 GURLEY ROAD TOWN OF WATERFORD, CONNECTICUT	
STONE RIDGE BUSINESS PARK	
PLANTING PLAN- EAST	
Project No. GSD-60	Proj. Engineer E.M.B
Date: JULY 2021	Sheet No. 8





		CL A Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
		317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
		21 GURLEY ROAD TOWN OF WATERFORD, CONNECTICUT	
		STONE RIDGE BUSINESS PARK	
		SEEDING PLAN	
No.	DATE	REVISION	Project No. GSD-60
4	2/1/23	REVIEW COMMENTS	Proj. Engineer E.M.B
3	10/25/22	REVIEW COMMENTS	Date: JUNE 2021
2	7/27/22	REVIEW COMMENTS	Sheet No.
1	4/27/22	REVIEW COMMENTS	9