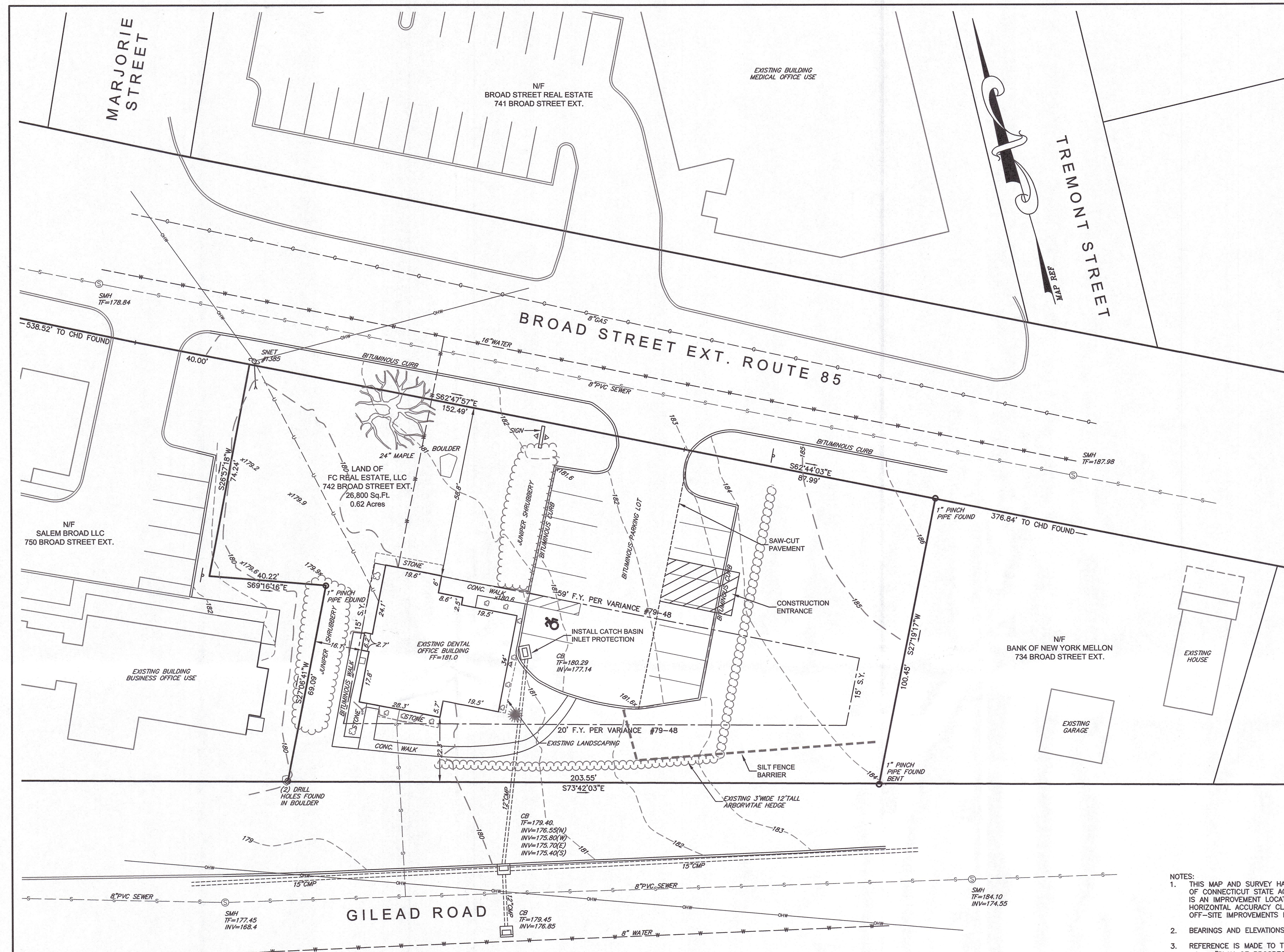




LOCATION MAP SCALE: 1"=1000'

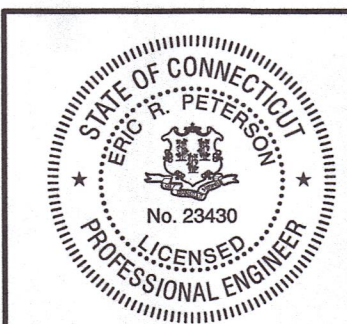
LEGEND	
	PROPERTY BOUNDARY
	CONCRETE MONUMENT
	IRON PIN
	ZONING SETBACK
	EXISTING ELEVATION
	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING CATCH BASIN
	EXISTING STORM PIPE
	EXISTING SEWER & MANHOLE
	EXISTING OVERHEAD WIRES
	EXISTING U/G UTILITY SERVICES
	EXISTING U/G GAS SERVICE
	EXISTING U/G WATER SERVICE

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 - "SITE PLAN PROPOSED DENTAL OFFICE PROPERTY OF JAMES R. McARAW, DMD I.L. CANTNER II, DMD BROAD STREET EXTENSION WATERFORD, CONNECTICUT" BY ANGUS L. McDONALD & ASSOCIATES, INC. DATE: SEPT. 24, 1979. REVISED: 11-06-1979.
 - "PROPERTY BELONGING TO SALEM-BROAD, LLC. APPLICANT: DONNA L. YOTTER 750-754 BROAD STREET EXTENSION AND 17 GILEAD ROAD WATERFORD, CONNECTICUT" BY WILLIAM F. KENT R.L.S. DATE: SEPTEMBER 12, 2002. REVISED: APRIL 23, 2003. SHEETS 1 & 2 OF 4.
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Eric R. Peterson
L.S. 23430
REGISTRATION NO.



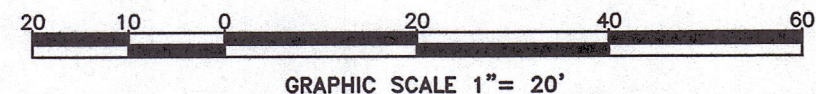
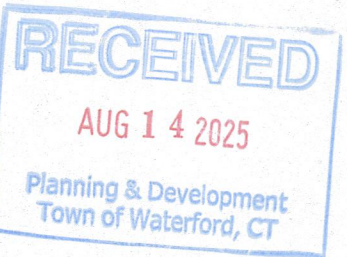
REVISIONS
08/22/2022
06/20/2025
07/16/2025

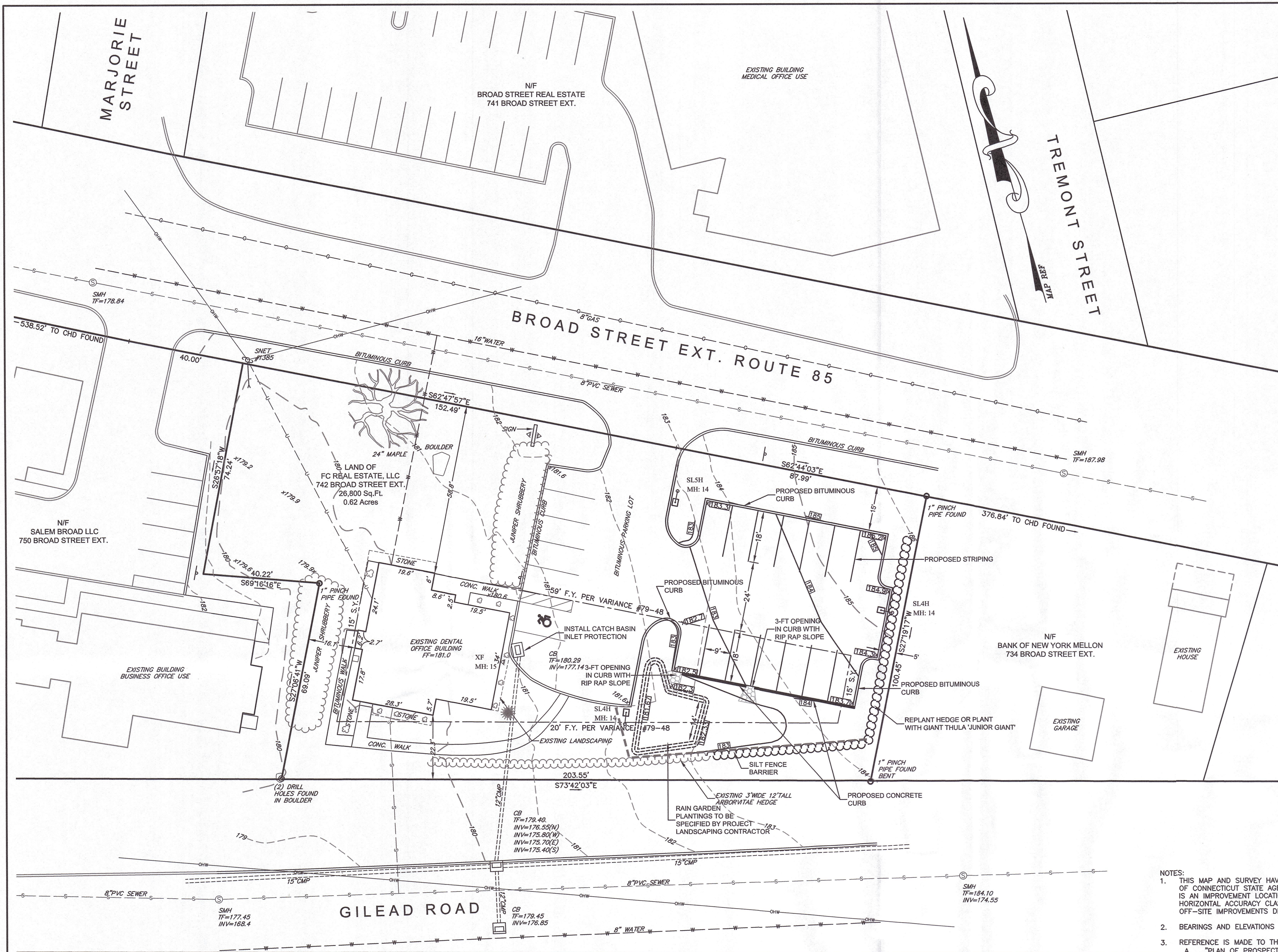
IMPROVEMENT LOCATION SURVEY
MODIFICATION TO SITE PLAN
EXISTING CONDITIONS PLAN
LAND OF
FC REAL ESTATE, LLC
742 BROAD STREET EXT. - ROUTE 85
WATERFORD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS			LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	04-21-2022	1 of 4	11045A





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ERIC R. PETERSON
L.S. 23430
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 - PROPOSED CONTOUR
 - PROPOSED ELEVATION
 - PROPOSED CURBING
 - PROPOSED LIGHT POLE
 - PROPOSED HEDGEROW
 - SILT FENCE BARRIER

IMPROVEMENT LOCATION SURVEY

MODIFICATION TO
SITE PLAN
LAND OF
FC REAL ESTATE, LLC
742 BROAD STREET EXT. - ROUTE 85
WATERFORD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

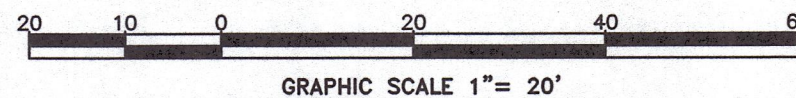
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

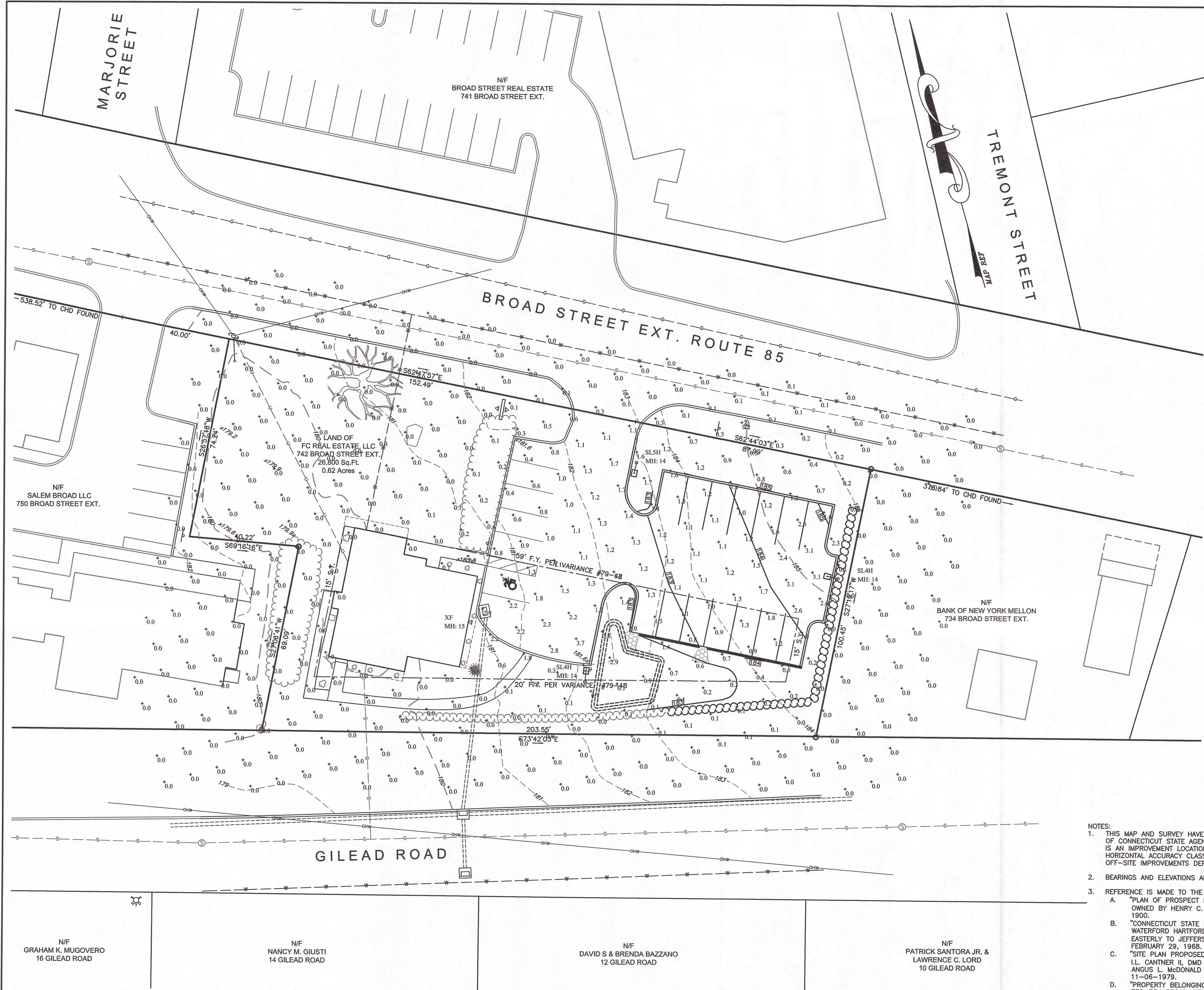
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	04-21-2022	2 of 4	11045A

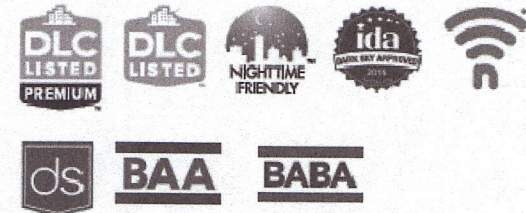
REVISIONS
08/22/2022
06/20/2025
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ZONING TABLE			
NEIGHBORHOOD BUSINESS (NB) DISTRICT			
PARCEL AREA	REQUIRED	EXISTING	PROPOSED
20,000 Sq.Ft.	20,000	26,800	26,800
LOT WIDTH	120'	132.0'	---
FRONT YARD STATE HIGHWAY*	59'	58.8'	---
FRONT YARD LOCAL ROADWAY*	20'	22.3'	---
SIDE YARD	15'	16.1'	---
REAR YARD	50'	N/A	---
BUILDING HEIGHT	35'	24.4'	---
BUILDING COVERAGE	30%	7.4%	---
*PER VARIANCE #79-48			
PARKING REQUIREMENTS:			
MEDICAL OR DENTAL OFFICES:	5 PARKING SPACES PER 1000 SF OF GROSS FLOOR AREA		
EXISTING:	13 SPACES		
REQUIRED:	1993/1000x5 = 10 SPACES		
PROPOSED:	20 SPACES		



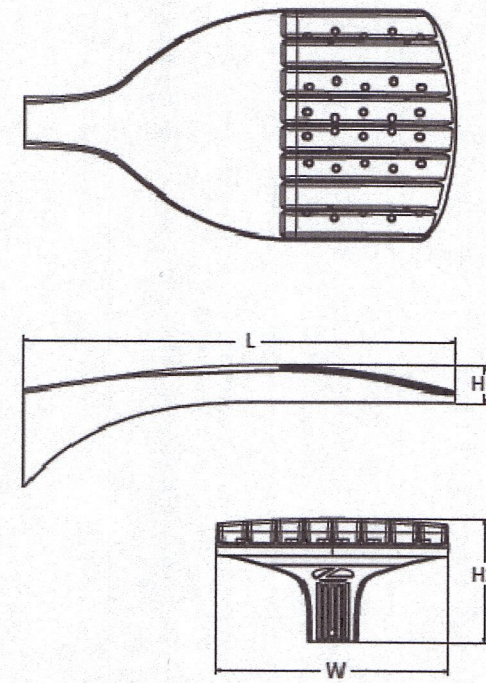


D-Series Size 0 LED Area Luminaire



Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



LEGEND

	PROPERTY BOUNDARY
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	ZONING SETBACK
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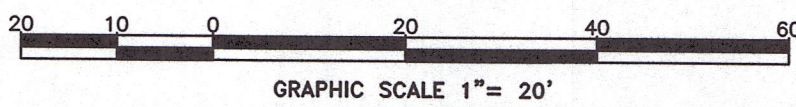
Filename: River Valley Parking Expansion Site Lighting - 744 Broad Street Ext - Waterford.AGI

Luminaire Schedule							
Symbol	Qty	Label	Luminaire Lumens	Luminaire Watts	LLF	BUG Rating	Mounting Height
	2	SL4H	5754	68.95	0.900	B0-U0-G3	14
	1	SL5H	5521	68.95	0.900	B2-U0-G2	14
	1	XF	2915	19.12	0.900	B1-U0-G0	15
Description							
Lithonia DSX0 LED P3 30K 80CRI BLC4 MVOLT SPA PIR DBLXD - SSS 14 4C DM19AS DBLXD 14FT POLE							
Lithonia DSX0 LED P3 30K 80CRI T5W MVOLT SPA PIR HS DBLXD - SSS 14 4C DM19AS DBLXD 14FT POLE							
Existing 19W LED Flood Light 3000K							

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.35	3.7	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	1.49	3.7	0.4	3.73	9.25

Greg Loda
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email : gloda@lightingaffiliates.com



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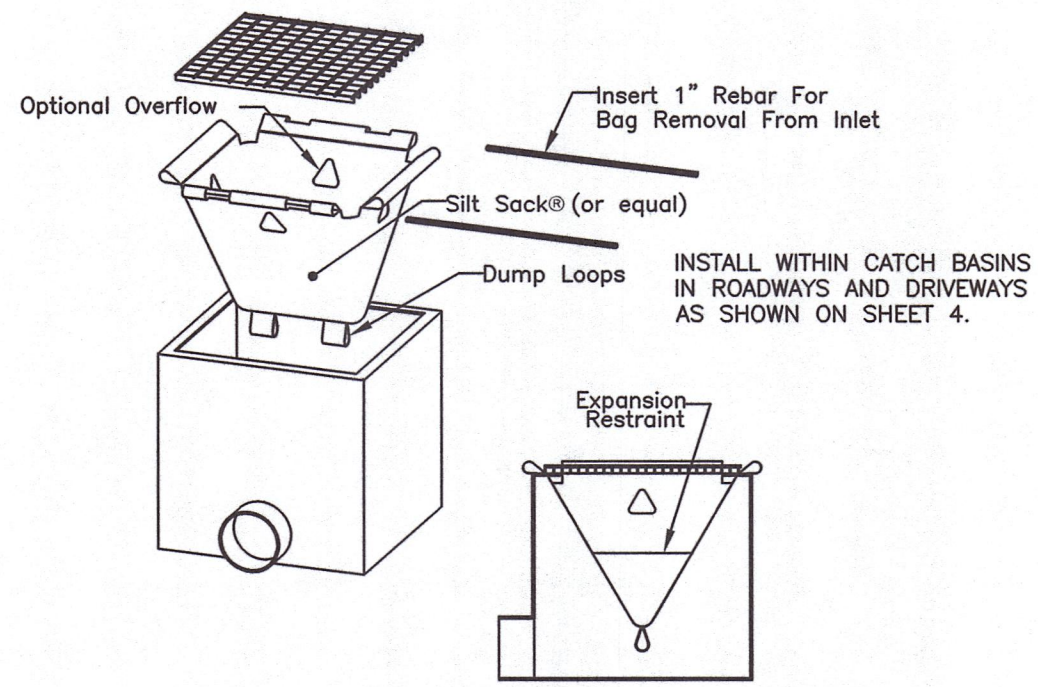
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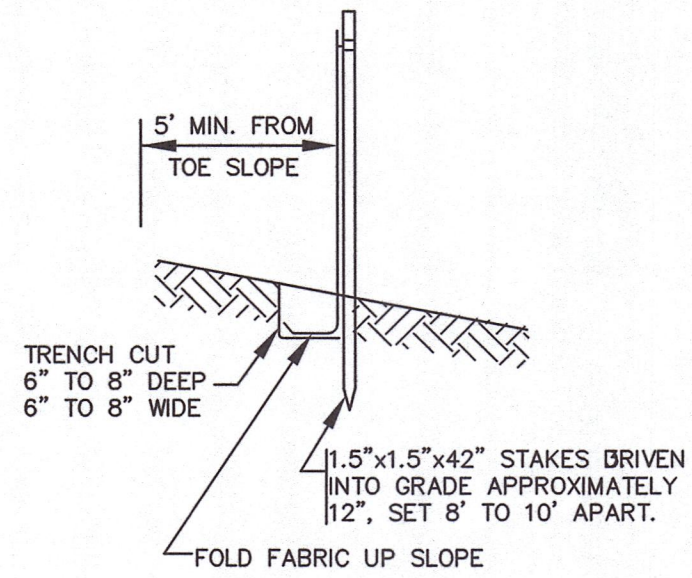
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E.R.P.	1"=20'	04-21-2022	3 of 4	11045A

REVISIONS	
08/22/2022	
06/20/2025	
07/16/2025	



CATCH BASIN INLET PROTECTION



SILT FENCE INSTALLATION

- NOTES:
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
 2. USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
 3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
 4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

TEMPORARY SEEDING SCHEDULE:			
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-8/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

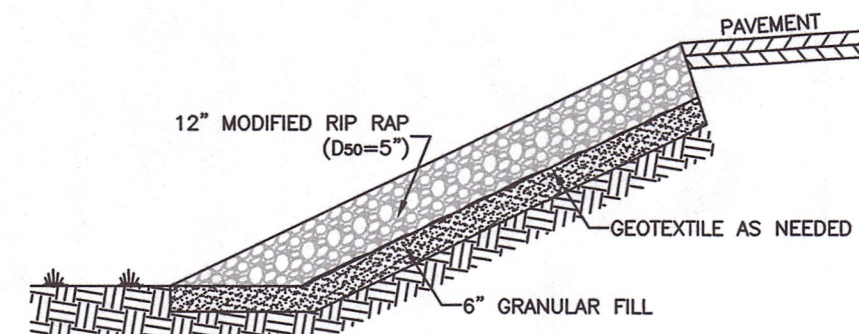
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

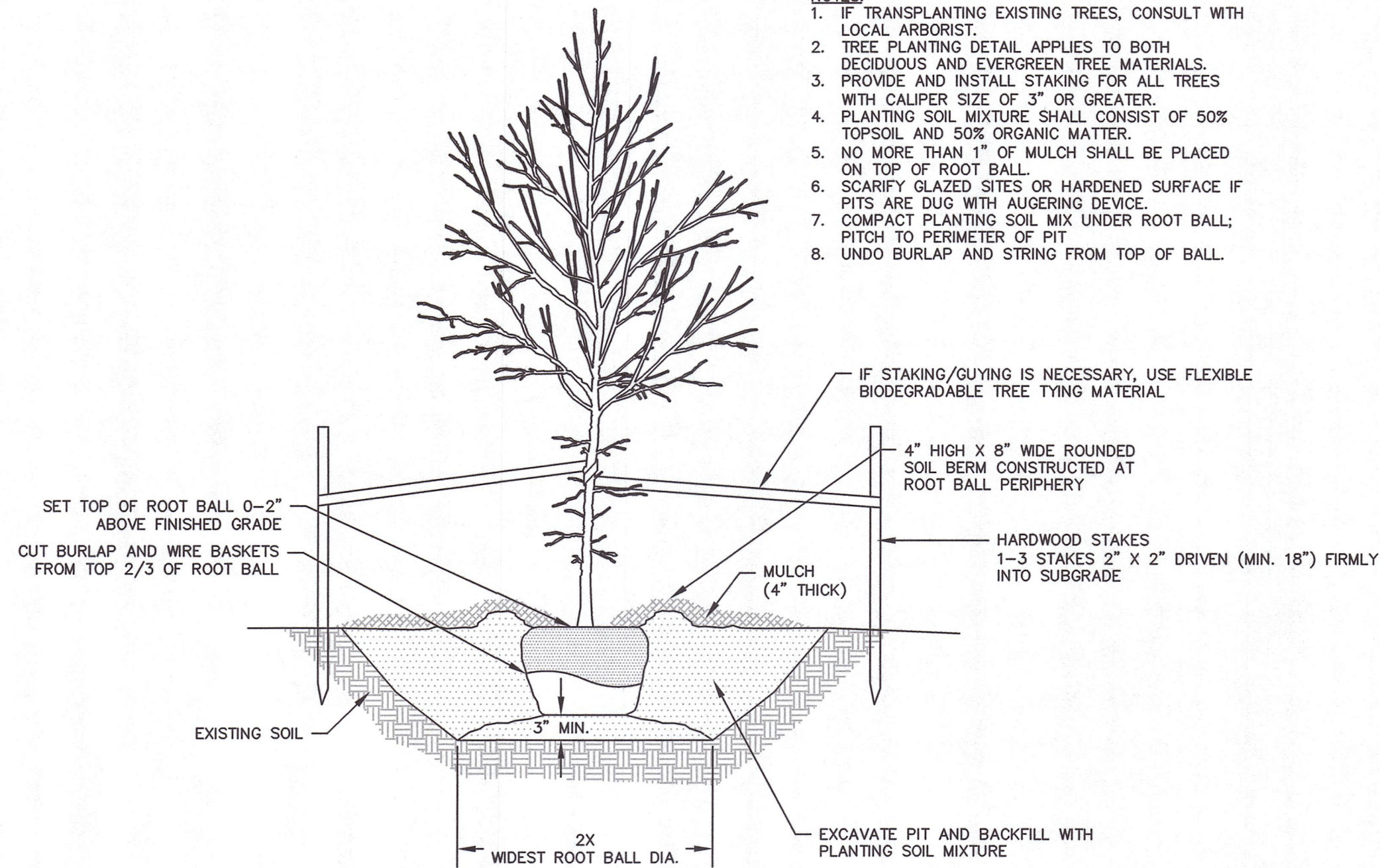
PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



- NOTES:
1. INSTALL SEDIMENT CONTROL STRUCTURES NEEDED TO CONTROL WATER MOVEMENT INTO THE AREA TO BE COVERED WITH STONE.
 2. PREPARE SLOPE TO FINAL GRADE.
 3. SPREAD STONE BY ANY SUITABLE MEANS WHICH WILL NOT CRUSH THE STONE.
 4. SHAPE THE STONE TO A SMOOTH UNIFORM FINISHED GRADE.
 5. PROVIDE 100% COVERAGE OF THE DISTURBED SOIL WITH THE STONE.

RIP RAP SLOPE



TREE PLANTING

- NOTES:
1. IF TRANSPLANTING EXISTING TREES, CONSULT WITH LOCAL ARBORIST.
 2. TREE PLANTING DETAIL APPLIES TO BOTH DECIDUOUS AND EVERGREEN TREE MATERIALS.
 3. PROVIDE AND INSTALL STAKING FOR ALL TREES WITH CALIPER SIZE OF 3" OR GREATER.
 4. PLANTING SOIL MIXTURE SHALL CONSIST OF 50% TOPSOIL AND 50% ORGANIC MATTER.
 5. NO MORE THAN 1" OF MULCH SHALL BE PLACED ON TOP OF ROOT BALL.
 6. SCARIFY GLAZED SITES OR HARDENED SURFACE IF PITS ARE DUG WITH AUGERING DEVICE.
 7. COMPACT PLANTING SOIL MIX UNDER ROOT BALL; PITCH TO PERIMETER OF PIT
 8. UNDO BURLAP AND STRING FROM TOP OF BALL.

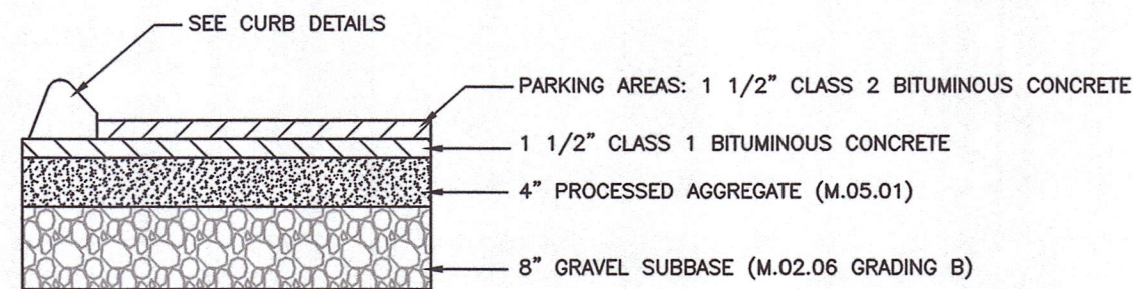
CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: RIVER VALLEY PERIODONTICS
LOCATION: 742 BROAD STREET EXTENSION
PROJECT DESCRIPTION: PARKING LOT EXPANSION
PARCEL AREA: 29.97 AC.
RESPONSIBLE PERSONNEL: LAUREN CAVALIERI (860) 444-0601

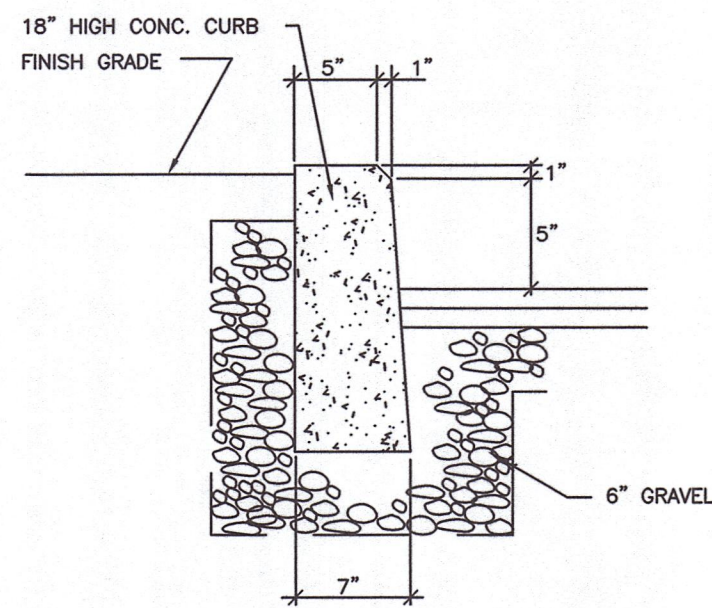
WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
DURING CONSTRUCTION THE OFFICE WILL LIMIT THE NUMBER OF PATIENTS TO EQUAL THE NUMBER OF PARKING SPACES IN THE LOT AND EMPLOYEES WILL PARK OFFSITE			
REMOVE OR TRANSPLANT EXISTING HEDGES	INSTALL ANTI-TRACKING PAD AND CONSTRUCTION FENCING ALONG SAW-CUT		
SAW CUT-PAVEMENT	INSTALL SILT FENCE BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN		
	INSTALL INLET PROTECTION IN EXISTING CATCH BASINS		
ROUGH GRADE SITE	INSPECT AND MAINTAIN SEDIMENT BARRIERS WEEKLY AND AFTER RAIN EVENTS OVER 0.5-INCH AND REPAIR AS NECESSARY		
INSTALL CONCRETE CURBS			
FINAL GRADE AND FINAL PAVE			
FINALIZE RAIN GARDEN	TOPSOIL, SEED AND MULCH SITE		
INSTALL BUFFER PLANTINGS	REMOVE SEDIMENT FROM DRAINAGE STRUCTURES		
	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START SEPTEMBER 1, 2025
DATE OF CONSTRUCTION COMPLETION OCTOBER 1, 2025

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.

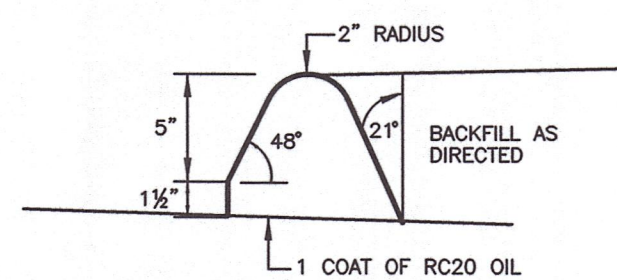


BITUMINOUS PAVEMENT CROSS SECTION

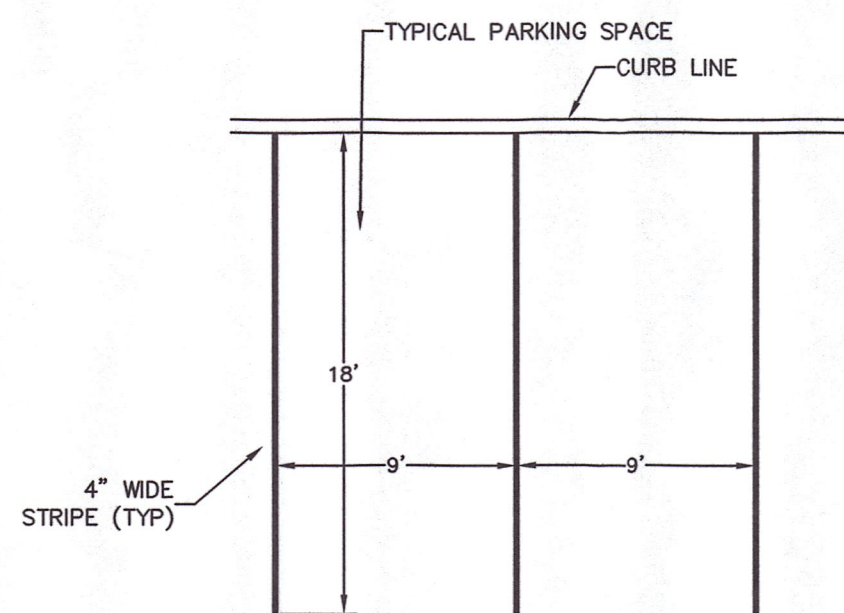


NOTE:
PRECAST CURB MAY BE REPLACED WITH PRE-CAST CONCRETE CURBING OF SIMILAR DIMENSION

PRECAST CONCRETE CURB DETAIL

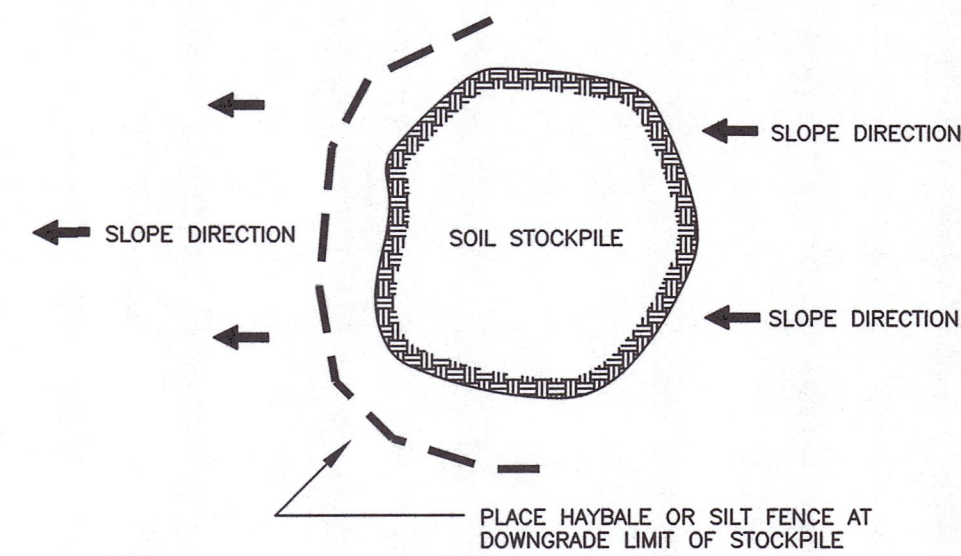


BIT. CONC. CURB

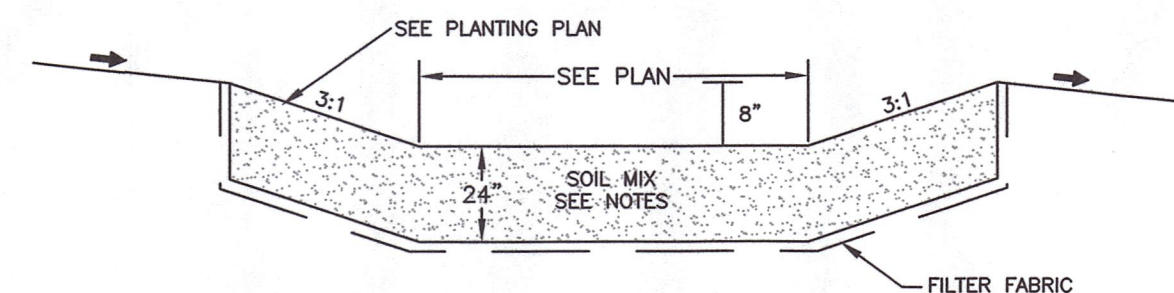


- PAVEMENT MARKING NOTES:
1. All work to conform to Form 818, Section 12.09 and the manufacturer's instructions and recommendations for application.
 2. Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
 3. Paint shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
 4. Epoxy Resins shall conform to Form 818 and project requirements for layout of crosswalks. Install glass beads by free fall method.
 5. Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
 6. After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and paint all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

PAINTED PARKING STALL DETAIL

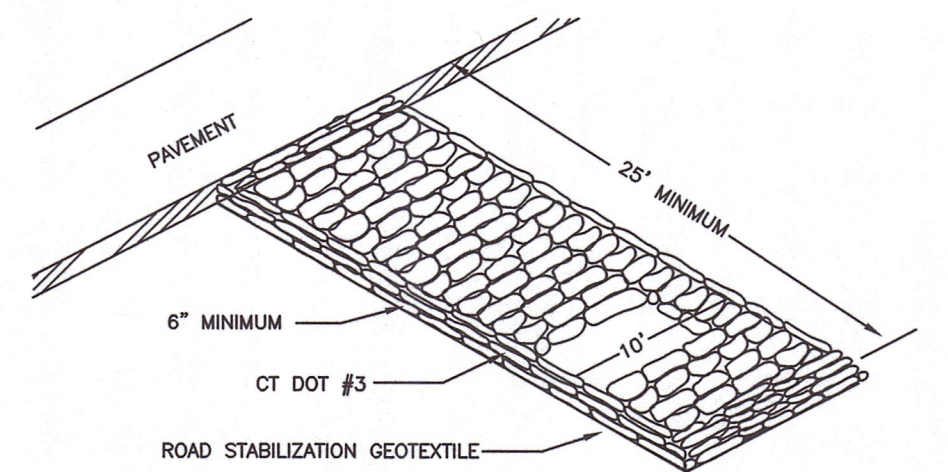


STOCKPILE EROSION PROTECTION DETAIL



- NOTES:
1. THE RAIN GARDEN PROVIDES AMPLE STORAGE TO COLLECT THE WATER QUALITY VOLUME OF THE NEW PARKING AREA. THE DIMENSION OF THE RAIN GARDEN SHOWN ON THIS PLAN SHALL BE ADHERED TO SO THAT THE PROPER STORAGE VOLUME OF 308 CU.FT. IS PROVIDED.
 2. SOIL MIXTURE SHOULD BE A HOMOGENEOUS SOIL MIX OF (BY VOLUME):
 - SAND (FORM 818 M.01.04-1) 55-65%
 - TOPSOIL 15-25%
 - ORGANIC MATTER 15-25%ORGANIC MATTER SHALL CONSIST OF EITHER SPAGNUM PEAT: PARTIALLY DECOMPOSED SPAGNUM PEAT MOSS, FINELY DIVIDED OR OF GRANULAR TEXTURE WITH 100 PERCENT PASSING THROUGH A 1/2" SIEVE, A pH OF 3.4-4.8 or WOOD DERIVATIVES: SHREDDED WOOD, WOOD CHIPS, GROUND BARK, OR WOOD WASTE OF UNIFORM TEXTURE AND FREE OF STONES, STICKS, SOIL OR TOXIC MATERIALS.

RAIN GARDEN SECTION



CONSTRUCTION ENTRANCE

CONSTRUCTION DETAILS

MODIFICATION TO SITE PLAN

LAND OF
FC REAL ESTATE, LLC
742 BROAD STREET EXT. - ROUTE 85
WATERFORD, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC

178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	04-21-2022	4 of 4	11045A

REVISIONS
08/22/2022
06/20/2025