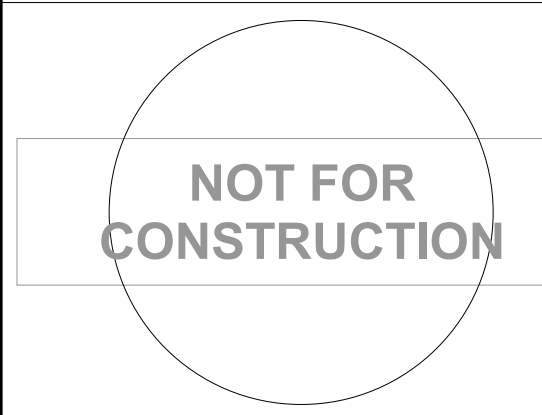


NEWMAN

	BRICK		CMU
	CONCRETE		GWB
	GRASS		DRAINAGE MAT, WEEP HOLES
	RIGID INSULATION		WOOD
	STEEL		BATT INSULATION
	WOOD BLOCKING		WOOD SHIM
	PLYWOOD		BACKER ROD & SEALANT

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PHASE:
**WATERFORD
CONSERVATION
SUBMISSION**

NO	DATE	DESCRIPTION
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[illegible]

LEARN - EARLY CHILDHOOD SC

PROJECT ADDRESS:
**51 DANIELS AVE
WATERFORD, CT**

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240

DRAWING TITLE:

**SHEET INDEX, SYMBOLS
& ABBREVIATIONS**

SCALE:	DRAWN BY:
As indicated	Author

DATE: 05/01/2025	CHECKED BY: Checker
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DRAWING NUMBER

G0.00

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
USER NAME:
USER MANAGER NAME:
PLOT TABLE: STB

LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

—E—	ELECTRIC SERVICE
—G—	GAS PIPES
—SAN—	SANITARY SEWER PIPES
-----	STORM WATER PIPES (LESS THAN 12")
-----	STORM WATER PIPES (12" OR LARGER)
-----	STEAM PIPES (SUPPLY & COND.)
—T—	TELEPHONE SERVICE
—W—	WATER PIPES
—COM—	COMMUNICATION/FIBER OPTIC SERVICE
—FP—	FIRE PROTECTION PIPES
—UG—	UNKNOWN UTILITY SERVICE
—OH—	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES

—	PROPERTY/BOUNDARY LINES (CLASS A-2)
—	PROPERTY/BOUNDARY LINES (CLASS D)
—	EASEMENT LINES

FEATURE LINES

—	CURBED ROADWAY
—	EDGE OF PAVED ROAD/DRIVE
—	BUILDING ROOFLINE (AERIAL PHOTOS)
—	RETAINING WALL
—	STOCKADE FENCE
—	CHAIN LINK/WIRE FENCE
—	TREE/VEGETATION LINE
—	STONE WALL
—	SURFACE WATER (WATERCOURSE)
—	WETLANDS LIMIT
—	EDGE OF LANDSCAPING
—	INTERMEDIATE CONTOUR
—	INDEX CONTOUR

SYMBOL LEGEND

●	CATCH BASIN
●	ROUND DRAIN
■	SQUARE DRAIN
●	STORM DRAIN MANHOLE
●	ELECTRIC MANHOLE
●	SANITARY MANHOLE
●	STEAM MANHOLE
●	TELEPHONE MANHOLE
●	WATER MANHOLE
●	MANHOLE (OF UNKNOWN TYPE)
●	HAND HOLE (SQ. / REC.)
●	WATER VALVE
●	GAS VALVE
●	HYDRANT
●	COMBO STANDPIPE
—	GUY WIRE
—	SIGN (SINGLE POST)
—	SIGN (DOUBLE POST)
—	BORING (AS DRILLED)
—	BORING (AS STAKED)
—	SPOT ELEVATION
—	WETLANDS FLAG
—	PROPERTY MONUMENT
—	UTILITY MONUMENT (SET AS 2' OFFSET)
—	IRON PIPE OR REBAR FOUND
—	IRRIGATION CONTROL BOX
—	EMERGENCY PHONE
—	HYDRAIC CONTROLLER CABINET
—	UTILITY POLE
—	UTILITY POLE W/ LIGHT
—	STREET LIGHT
—	LIGHT POST
—	BOLLARD LIGHT
—	BOULDER / ROCK
—	CONIFER SHRUB
—	DECIDUOUS SHRUB
—	DECIDUOUS TREE (SAPLING)
—	DECIDUOUS TREE
—	CONIFER TREE

ABBREVIATIONS

A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BLK.	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON.	CONIFER
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DMH	DRAINAGE MANHOLE
CP	CONTROL POINT
EL	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
F.L.	FLOW LINE
FND.	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAVDO	NATIONAL AMERICAN VERTICAL DATUM
NH	NORTHEAST
NW	NORTHWEST
PVC	POLYVINYL CHLORIDE
PI.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHEAST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SQ.	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WATER OR WEST
W.G.	WATER GATE

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, 45 AMENDED OCTOBER 26, 2018".
 - THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "Y-2"
BOUNDARY	CLASS "A-2"
TOPOGRAPHY	CLASS "Y-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAVD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN IN MARCH 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- THE UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE FEATURES, MAPS AND PLANS OF RECORD, UTILITY MAPPING OR OTHER SOURCES OF INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE DEPICTED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 107 PAGE 567 OF THE TOWN OF WATERFORD LAND RECORDS.
- TOTAL AREA OF THE PARCEL=XXXXXXXXXX SQ. FT. = XXXXXXXX AC.
- THE PROPERTY IS LOCATED IN THE R-40 ZONE.
- THIS SURVEY DEPICTS THE BOUNDARIES OF THE PROPERTY BY COURSE AND DISTANCE, AND THE METES AND BOUNDS LEGAL DESCRIPTION CORRESPONDS TO THIS SURVEY.
- ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS SURVEY.
- THE LOCATION AND TYPE(S) OF ALL IMPROVEMENTS, IMPERVIOUS SURFACES AND PERVIOUS SURFACES ARE DEPICTED ON THIS SURVEY.
- THIS SURVEY DEPICTS THE LOCATION AND WIDTH OF ALL PLOTTABLE RECORDED EASEMENTS.
- NO OBSERVABLE EVIDENCE OF UNRECORDED EASEMENTS.
- NO INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO GAPS, GORES OR OVERLAPS BETWEEN LOCUS AND THE ABUTTING PARCELS OF LAND OR PUBLIC STREETS EXIST.
- THERE ARE NO WETLANDS LOCATED WITHIN THE PROPERTY LIMITS PER THE TOWN OF WATERFORD INLAND WETLANDS MAP.
- THE PROPERTY HAS ACCESS TO A PUBLIC ROAD DANIELS AVENUE.
- THE PROPERTY LIES WITHIN THE "OTHER AREAS ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." PER THE FEMA FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 483 OF 554 MAP NUMBER:0901100483J EFFECTIVE DATE:AUGUST 5, 2013.
- TOTAL NUMBER OF PARKING SPACES 89 STANDARD 2 HANDICAP THE LINES ARE VERY FADED AND NO HANDICAP SYMBOLS WERE VISIBLE.

MAP REFERENCES

- RIVERSIDE BEACH WATERFORD, CONNECTICUT OWNED AND DEVELOPED BY TITUS & BISHOP LAN CO., INC. NEW LONDON, CONN. BILDERBECK & LANGFON INC ARCHITECTS & ENGINEERS SCALE 1"=50' JUNE 1924
- PLAN OF TRACT OF LAND ON DANIELS AVENUE TOWN OF WATERFORD, CONN TO BE CONVEYED TO THE TOWN OF WATERFORD SCALE 1"=100' AUG 1956 BY ERNEST L. DESHEFY, SURVEYOR
- PROPERTY OF HUGH MACKENZIE, MARGARET MACKENZIE AND MARY SCOTT POPE FERRY ROAD WATERFORD CONNECTICUT SCALE 1"=100' DEC 1971 ZONE R-20 SHEET #1 AND SHEET #2 BY DONALD L. AYRTON LS 6623
- WATERFORD EAST HIGHRIIDGE DRIVE CROYDON COURT WATERFORD, CONNECTICUT DATE JUNE 73 SCALE 1"=50' SHEET 2 OF 3 BY A.R.LOMBARDI ASSOCIATES, INC.
- PLAN SHOWING PROPERTY OF ANTHONY S & ROSE C. SGANDURRA II HIGH STREET & DANIELS AVENUE WATERFORD, CONNECTICUT ZONE VR-10 SCALE 1"=10' FEBRUARY 4, 1989 BY WILLIAM F. KENT
- DETAILED LOT LAYOUT SCOTT SUBDIVISION PROPERTY OF MACKENZIE SCOTT, ST AL 65 DANIELS AVENUE WATERFORD, CONNECTICUT SCALE 1"=40' SHEET 3 OF 9 DATE MARCH 3, 2006 JOB NO. 04-182 REVISED THROUGH 06-15-07 BY GERWICK - MEREEN LLC
- CLUSTER SUBDIVISION MACKENZIE FARM DEVELOPMENT PERIMETER SURVEY SHOWING BOUNDARY LINE ADJUSTMENT PREPARED FOR WHITE KNIGHT DEVELOPMENT, LLC ON PROPERTIES LOCATED AT 305 & 317 ROPE FERRY ROAD CONNECTICUT ROUTE 156 WATERFORD, CONNECTICUT SCALE 1"=100' SHEET 1 OF 14 DATE APRIL 19, 2013 JOB NO. 11-008 REVISED THROUGH 06/04/14 BY GERWICK - MEREEN LLC

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

DATE

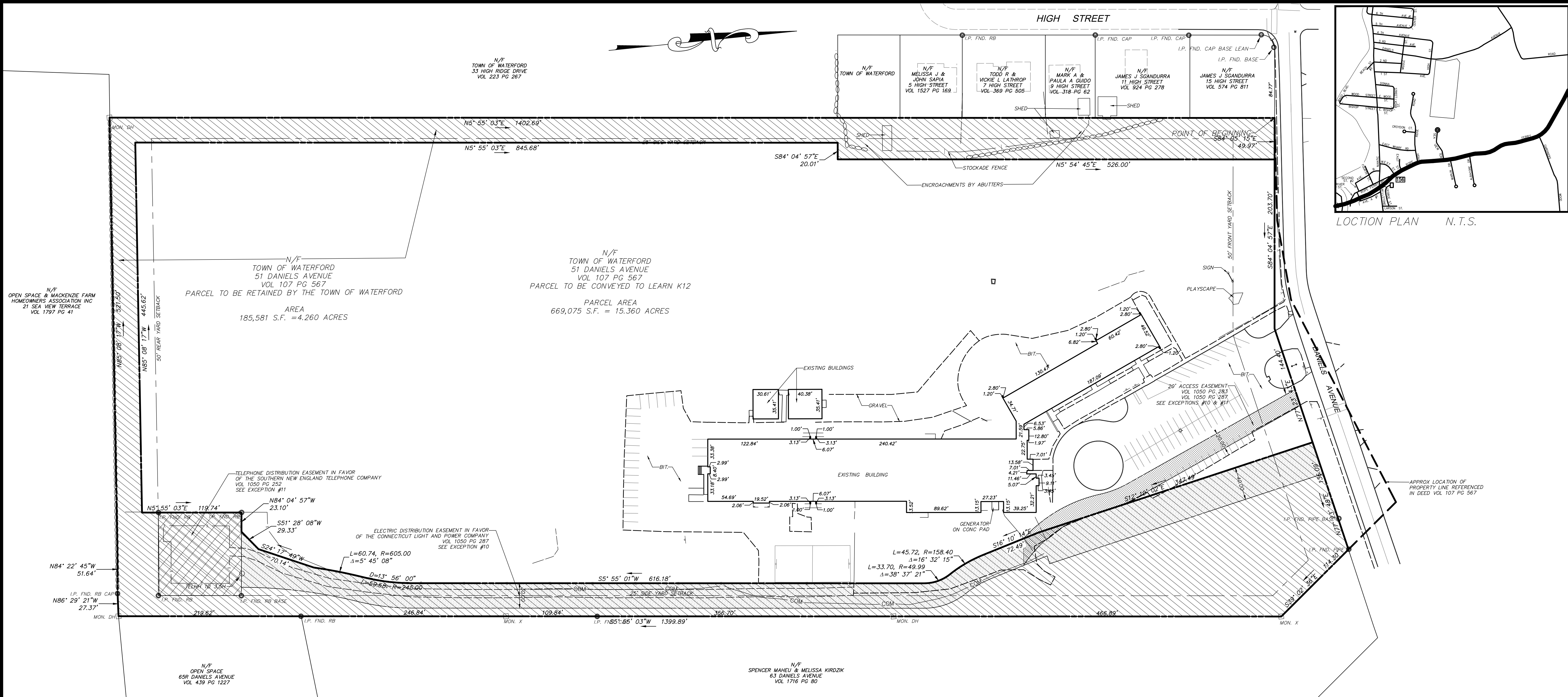
Prepared By:

BOUNDARY SURVEY
PREPARED FOR
TOWN OF WATERFORD & LEARN K12
51 DANIEL AVENUE
WATERFORD
CONNECTICUT

PROJ. No.: 0725-500011
DATE: AUG 2024

SV.01

File Location/Name - Y:\Connecticut\0725-50011\00_Newman_LEARN\Survey\CAD\0725-500011-SURVEY.dwg
Date of Plot August 22, 2024 - 9:59 AM



LOCATION PLAN N.T.S.

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VERT.:

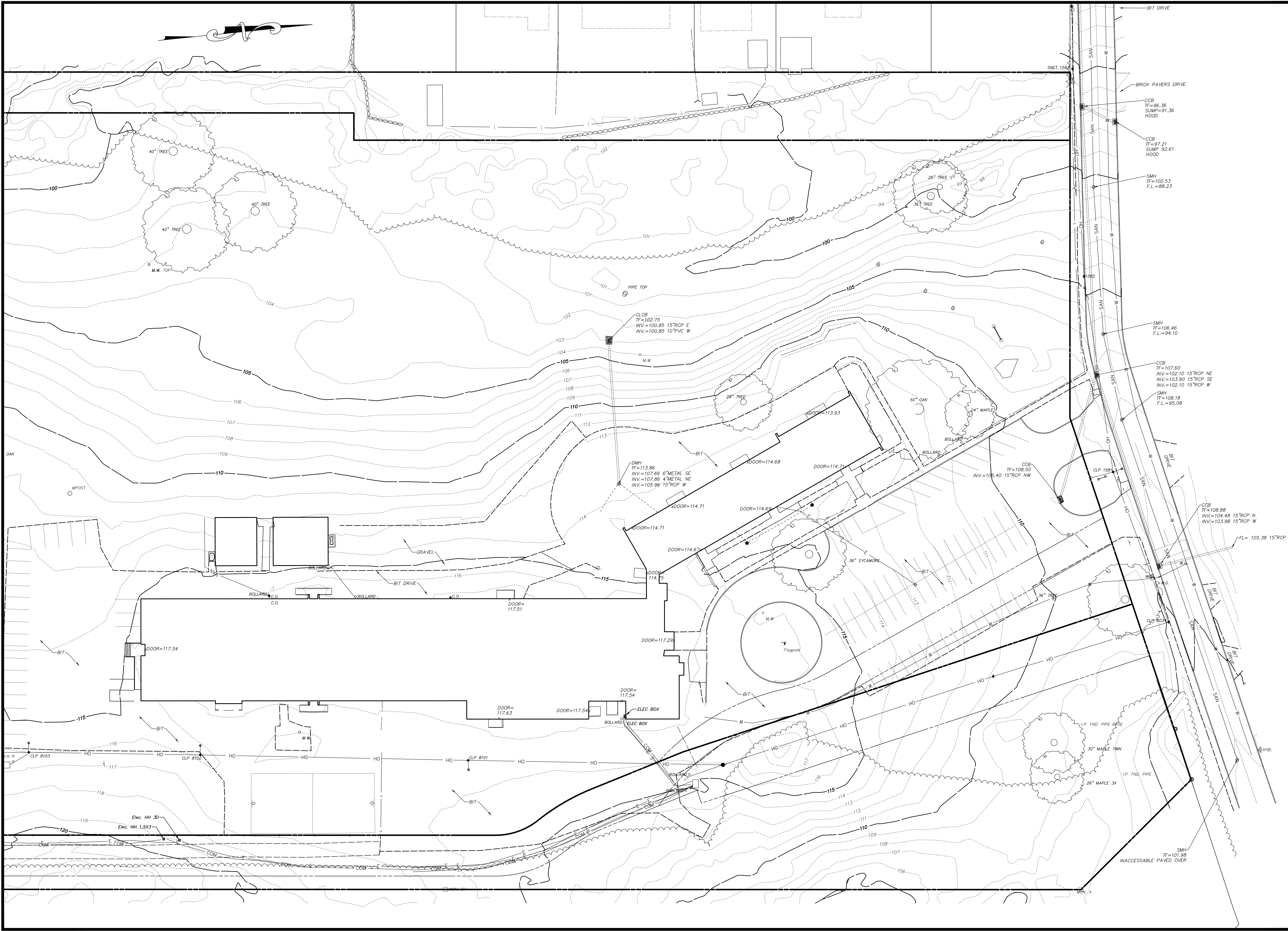
SURVEY DATUM: HORIZ.: NAD 1983
VERT.: NAVD 1988

GRAPHIC SCALE

benesch

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PAPER SPACE LAYOUT NAME:
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USER NAME:
DRAWING MANAGER NAME:
PLOT TABLE: STB



TOPOGRAPHIC SURVEY
PREPARED FOR
LEARN K12
51 DANIEL AVENUE
WATERFORD
CONNECTICUT

PROJ. No.: 0725-500011
DATE: AUG 2024

SV.02

Prepared By:

benesch
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SCALE: HORZ.: 1" = 30'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

1 03/28/2024

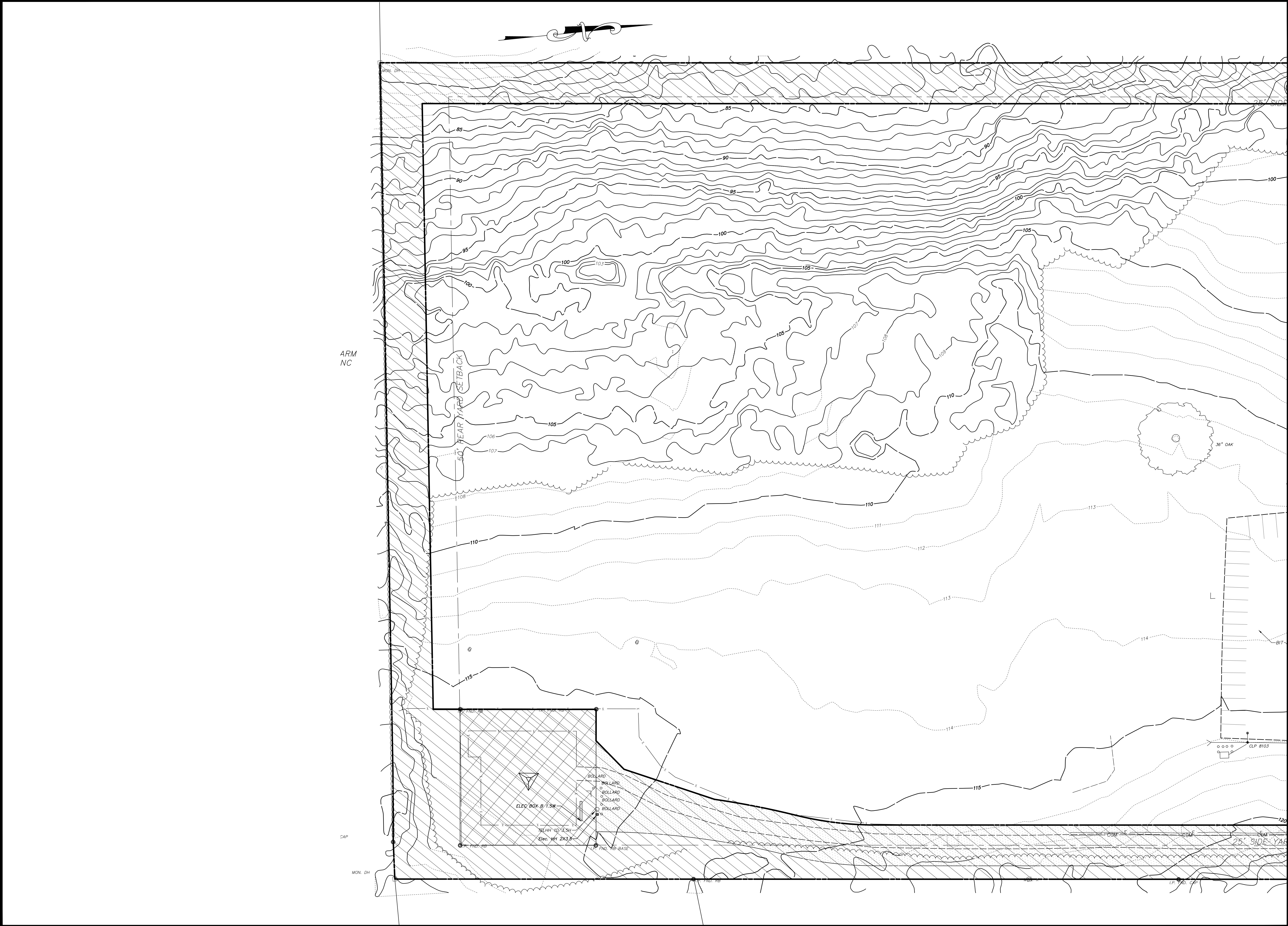
GRAPHIC SCALE
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REVISIONS	DESCRIPTION	ADDRESS COMMENTS
No.	DATE	
1	03/28/2024	

SURVEY BOOK: 06-	SURVEYOR: NDC
DRAWN: DAC	CHECKED: RS
APPROVED: WW	

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Date of Plot: August 22, 2024 - 9:49 AM

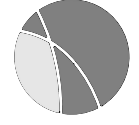
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USER NAME:
USER MANAGER NAME:
PLOT TABLE: STB



PROJ. No.: 0725-500011
DATE: AUG 2024

SV.03

LOT LINE MODIFICATION SURVEY
PREPARED FOR
LEARN K12
51 DANIEL AVENUE
WATERFORD CONNECTICUT

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SCALE: HORZ.: 1" = 30'
VERT.:
SURVEY DATUM: HORZ.: NAD 1983
VERT.: NAVD 1988

30 15 0 30
GRAPHIC SCALE

REVISIONS

No.	DATE	DESCRIPTION
1	03/28/2024	ADDRESS COMMENTS

SURVEY BOOK: 06-
SURVEYOR: NDC
DRAWN: DAC
CHECKED: RS
APPROVED: WW

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Date of Plot: August 22, 2024 - 9:49 AM

 31-0552Z A	 31-0629P B	 31-1119 D	 D9-11bP E	 31-1188 F	 G
 31-0290 H	 I	 J	 K	 M	 N
	 O	 P	 Q		

	EXISTING	PROPOSED
BUILDING LINE		
BUILDING DOOR		
CURB LINE		
FLUSH CURB LINE		
GUIDERAIL		
SAWCUT LINE		
PAVEMENT MARKINGS		
TRAFFIC SIGN		
CONCRETE SURFACE		
MINOR CONTOUR		
MAJOR CONTOUR		
SPOT GRADE		
STORM LINE		
CATCH BASIN		
YARD DRAIN		
STORM MANHOLE		
SANITARY MANHOLE		
SANITARY LINE		
CLEANOUT		
GATE VALVE		
FIRE HYDRANT		
UNDERGROUND GAS		
DOMESTIC WATER		
UNDERGROUND ELECTRIC		
FIRE LINE		
LIMIT OF DISTURBANCE		
SILT FENCE		
HAYBALES		
CONSTRUCTION ENTRANCE		
TEMPORARY STOCKPILE AREA		
EXISTING INLET PROTECTION		
PROPOSED INLET PROTECTION		
MATCHLINE		

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.

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 UPON OR COMPLETELY TRUSTED. 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 THE 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, RELOCATION, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING 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.
- CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
- A MINIMUM EIGHTEEN (18) INCHES VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- 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 OF ANY DAMAGE TO EXISTING PAVEMENT PRIOR TO AND DURING 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. ANY APPLICABLE TESTS ARE SUCCESSFULLY COMPLETED. INSPECTIONS SHALL BE PERFORMED BY THE APPLICABLE UTILITY PROVIDER, THE A/E, 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 THE 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 WITHIN 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 LOCATION OF EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS WORK AND OTHER ASSOCIATED APPEARANCES 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 APPEARANCES 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" FOM 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 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 30R 35 PVC PIPE UNLESS OTHERWISE NOTED.
- 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 WHERE THE SEWER IS ON A SLOPE OR SLOPES OR THE PROFILE STEEP, STORM OR SANITARY SEWER PIPE SHALL BE ENCASED WITH K-KRETE 5'-FT MINIMUM IN EACH DIRECTION OF PIPE RUN AND 6-INCHES MINIMUM AROUND THE PIPE DIAMETER. AT ANY 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.

PROPOSED DEVELOPMENT - 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. - 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 – BUILDING PHASE 2026–2027 - SCHEDULE A PRE-CONSTRUCTION MEETING WITH TOWN STAFF - FLAG THE CLEARING LIMIT LINES - REQUEST STAFF INSPECTION (IF REQUIRED) - INSTALL EROSION CONTROLS IN THE FOLLOWING ORDER: - INSTALLATION OF SILT FENCE AND SILT SOCK - INSTALLATION OF INLET PROTECTION - INSTALLATION OF TREE PROTECTION - INSTALLATION OF CONSTRUCTION FENCE AND GATES - INSTALLATION OF STABILIZED CONSTRUCTION PAD - REQUEST STAFF INSPECTION (IF REQUIRED) - PERFORM SITE CLEARING AND GRUBBING - COMPLETION OF EXCAVATION FOR FOUNDATIONS - COMPLETION OF ROUGH GRADING - INSTALLATION OF SITE UTILITIES - PREPARE SITE FOR PAVING, PLANTINGS AND SEEDING - INSTALL CONCRETE CURBS AND WALKWAYS - COMPLETE FINAL GRADING AND PAVEMENT INSTALLATION - BINDER COURSE MAY OCCUR IN FALL OF 2026 - COMPLETION OF FINAL LANDSCAPING AND SITE STABILIZATION IN THE FOLLOWING ORDER: - INSTALLATION OF TOP SOIL - INSTALLATIONS OF PLANTINGS AND TREES - INSTALLATION OF SEEDING (AND/OR SODDING) - CONFORM STABILIZATION OF SITE WITH TOWN STAFF AND CEOR - REMOVE EROSION AND SEDIMENT CONTROL MEASURES WHEN SITE IS FULLY STABILIZED SOIL EROSION AND SEDIMENT CONTROL NOTES - 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 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. - 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. - DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SITE ENGINEER. - FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. - 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. - ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST	CONTROL - SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS: - GROUND LIMESTONE AT A RATE OF 135 LBS. PER 1,000 SF. - FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SF USING A 10–20–10 ANALYSIS OR AN EQUIVALENT. - ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF. - MULCH ALL NEWLY SEEDS AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF. - BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDED PER ITEM D ABOVE. - PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING. - 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. - SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT. - ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM. - ALL EXPOSED SURFACES WILL BE TREATED WITH TOPSOIL PER THE LANDSCAPE PLANS PRIOR TO FINAL STABILIZATION. - PERMANENT VEGETATION IS TO BE SEEDS 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. - THE CONTRACTOR SHALL CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. - ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS. - PERMANENT - MATERIALS SPECIFICATION: LAWN AREAS. - 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. - LIME - THREE TONS PER ACRE GROUND LIMESTONE INCORPORATED FOUR INCHES INTO SOIL. - FERTILIZER 500 LBS. PER ACRES 10–20–10 INCORPORATED FOUR INCHES INTO SOIL. - 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. - SHADE AREAS 15 LBS OF SPREADING FESCUE, 15 LBS OF CHEWINGS RED FESCUE, 30 LBS KENTUCKY BLUEGRASS, AND 10 LBS OF PERENNIAL RYE GRASS PER ACRE. MULCH SHOULD BE APPLIED AFTER SEEDING FOR	ADDED PROTECTION: - MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70–90 LBS) PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY. - LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCHES. - APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANK AREAS REMAINING IN APPEARANCE. - USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS, BINDERS SUCH AS CURASOL DCA–70, PETRO SET, TERRA TACH, 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. - FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION. - CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST. - ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW. - THE LOCAL GOVERNMENT AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION. H. SEEDS PREPARATION: - TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (COMPACTED) BEFORE SEEDING. - HAVE TOPSOIL TESTED FOR pH, ADD LIME AS NECESSARY TO ACHIEVE pH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10–20–10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38–0–0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING. - 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 DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO THE SEED BED WHEREVER FEASIBLE. - 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, CLOUDS, LUMPS, OR OTHER UNSUITABLE MATERIAL. - 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 - 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. - 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: 25% OF THE INSTALLED LENGTH OF SILT FENCE - AN EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 1 STABILIZATION ENTIRETY. STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATER ENHANCEMENTS, ETC. - HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER. - HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS
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1. ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE SOIL-TIGHT JOINTS.
2. LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL & MEP DRAWINGS PRIOR TO CONSTRUCTION.
3. CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
4. ALL REQUIRED STORM LATERALS SERVICING THE BUILDINGS 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.
5. THE SIZES OF ALL DRAINAGE STRUCTURES HAVE BEEN DESIGNED TO ACCOMMODATE PIPE SIZES AND CONFIGURATIONS AS SHOWN. IN THE EVENT THAT PIPE SIZES OR CONFIGURATIONS ARE PROPOSED TO BE MODIFIED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE SIZED STRUCTURES INCLUDING SHOP DRAWINGS AND SUBMITTALS.
6. STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
7. EXISTING STORMWATER DRAINAGE STRUCTURES AND PIPES ARE TO REMAIN UNTIL THE PROPOSED SYSTEM IS INSTALLED AND OPERATIONAL IN ACCORDANCE WITH NOTE 6. REMOVAL OF THE EXISTING SYSTEM SHALL BE IN ACCORDANCE WITH ALL UCONN STANDARD PRACTICES.
8. ALL SIDEWALKS TO BE CONSTRUCTED WITH 1% MINIMUM (2% MAXIMUM) CROSS SLOPE. SIDEWALKS ADJACENT TO THE BUILDING SHALL BE PITCHED TO THE CURBLINE.

1. EXISTING AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN TITLED "LOT LINE MODIFICATION SURVEY" PREPARED BY BENESCH, DATED MARCH 28, 2024.
2. THE SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP 09011C0483J FOR NEW LONDON COUNTY, EFFECTIVE DATE AUGUST 5, 2013.
3. THE PROPOSED BUILDING FOOTPRINT WAS RECEIVED ELECTRONICALLY FROM NEWMAN ARCHITECTS IN MARCH 2025.

1. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF PROPOSED STORMWATER BASINS AND RAIN GARDENS.
2. THE LOCATION OF PROPOSED STORMWATER BASINS AND RAIN GARDENS MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR MATERIAL STOCKPILES AND PREVENT SILT ACCUMULATION.
3. THE USE OF A PROPOSED STORMWATER BASIN OR RAIN GARDEN LOCATION FOR A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION IS DISCOURAGED. HOWEVER, WHEN UNAVOIDABLE, EXCAVATION FOR THE TEMPORARY SEDIMENT TRAP MUST BE A MINIMUM OF TWO FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BOTTOM OF THE PROPOSED STORMWATER BASIN.
4. EXCAVATION AND CONSTRUCTION OF A STORMWATER BASIN OR RAIN GARDEN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE OF THE LIMITS OF THE BASIN.
5. THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF A STORMWATER BASIN OR RAIN GARDEN MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION OF A STORMWATER BASIN OR RAIN GARDEN CANNOT BE COMPLETED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE BASIN THROUGHOUT ALL PHASES OF CONSTRUCTION TO DIVERT FLOWS AWAY FROM THE BASIN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED.
6. THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO STORMWATER BASIN OR RAIN GARDEN USE.
7. PRIOR TO PLACING THE BASIN SOIL MIX AND PLANTINGS, CONTRACTOR TO REMOVE ALL ACCUMULATED SILT AND SEDIMENT AND PERFORM THREE PERCOLATION TESTS IN THE PRESENCE OF THE ENGINEER TO ENSURE INFILTRATION CAPABILITIES.
8. STORMWATER BASINS AND RAIN GARDENS ARE TO BE INSPECTED AFTER EVERY MAJOR STORM EVENT FOR THE FIRST 6 MONTHS POST CONSTRUCTION TO ENSURE PROPER INFILTRATION IS REALIZED. INSPECTION LOG TO CAPTURE THE DURATION OF STANDING WATER IN THE BASIN POST STORM AND AMOUNT OF ANY SEDIMENT BUILDUP TO DETERMINE IF BASIN IS FREE OF BASIN CLOSURE. IF BASIN IS CLOSED, CONTRACTOR TO REMOVE BASIN MATERIALS AND REPLACE WITH NEW. ADDITIONALLY, CONTRACTOR TO REMOVE ANY ACCUMULATED SEDIMENT PRIOR TO PLACING TOPSOIL AND PLANTINGS.
9. POST 6 MONTHS OF OPERATION, STORMWATER BASIN AND RAIN GARDEN MAINTENANCE TO CONTINUE IN ACCORDANCE WITH MOST CURRENT CONNECTICUT STORMWATER QUALITY MANUAL.
10. CONTRACTOR TO PERFORM FIELD PERMEABILITY TESTS BOTH PRE- AND POST-CONSTRUCTION TO CONFIRM PERCOLATION RATES WITHIN THE DETENTION BASINS/RAIN GARDENS REMAIN THE SAME AS DESIGNED.

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PHASE:
**WATERFORD CONSERVATION
SUBMISSION**

REVISIONS		
NO.	DATE	DESCRIPTION

[illegible]

PROJECT NAME:

**LEARN - EARLY
CHILDHOOD SCHOOL**

PROJECT ADDRESS:
**51 DANIELS AVE,
WATERFORD, CT 06385**

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
222-12222

20240069

DRAWING TITLE:

**MASTER LEGEND
AND NOTES**

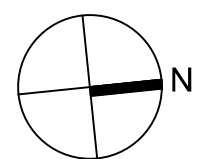
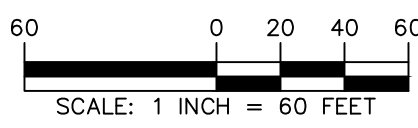
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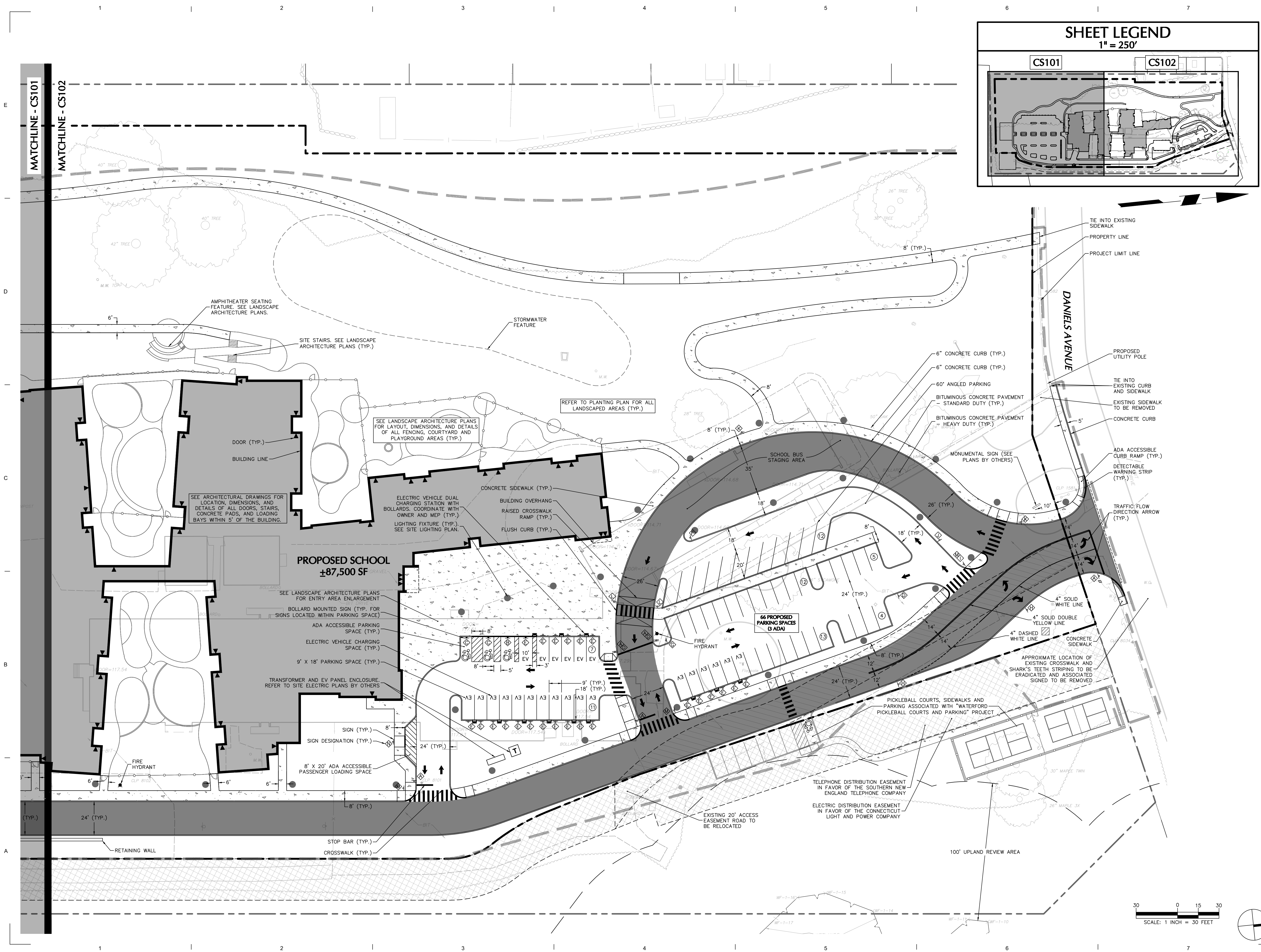
CS003

ZONING CHART				
ZONE: LOW DENSITY RESIDENTIAL DISTRICT (R-40)				
LAND USE: PUBLIC SCHOOL				
PARCEL AREA: ±15.36 ACRES		TOTAL BUILDING FOOTPRINT: ±86,900 SF		
CRITERIA	REQUIRED	EXISTING	PROPOSED	SECTION
LOT/BUILDING				
MIN. LOT AREA [SQ. FT]	40,000	854,656	669,075	5.1
MIN. FRONTAGE [FT]	100	348	348	5.3
MIN. LOT WIDTH [FT]	125	568	409	5.3
FRONT YARD SETBACK [FT]	50	139	312	5.4.1
SIDE YARD SETBACK [FT]	25	125	52	5.4.2
REAR YARD SETBACK [FT]	50	712	464	5.4.3
MAX. BUILDING COVERAGE [%]	20	4.90%	12.99%	5.5
MAX. BUILDING HEIGHT [FT]	35	–	<35	5.6
PARKING				
MIN. STANDARD SPACE DIMENSIONS [FT]	9 x 18	–	9 x 18	20.2a
MIN. NUMBER OF STANDARD SPACES	66 ^{1,2}	89	233	20.3a
MIN. NUMBER OF ACCESSIBLE SPACES	7 (2 VAN)	–	7 (6 VAN)	2010 ADA STANDARDS
MIN. NUMBER OF EV SPACES	47 ⁵	–	47	CT CLEAN AIR ACT

1. PUBLIC SCHOOL – 2 SPACES FOR EACH CLASSROOM PLUS 1 SPACE FOR EVERY 4 FIXED SEATS IN AUDITORIUMS, GYMNASIUMS OR OTHER PLACES OF PUBLIC ASSEMBLY.
KINDERGARTENS & CHILD CARE CENTERS – 2 SPACES FOR EACH CLASSROOM, BUT NOT LESS THAN 6 SPACES FOR ANY ONE BUILDING.
2. PROPOSED SCHOOL INCLUDES 33 MAIN CLASSROOMS.
3. PROVIDE LEVEL TWO EV CHARGERS IN AT LEAST 20% OF PARKING SPOTS.



CS100



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REVISIONS

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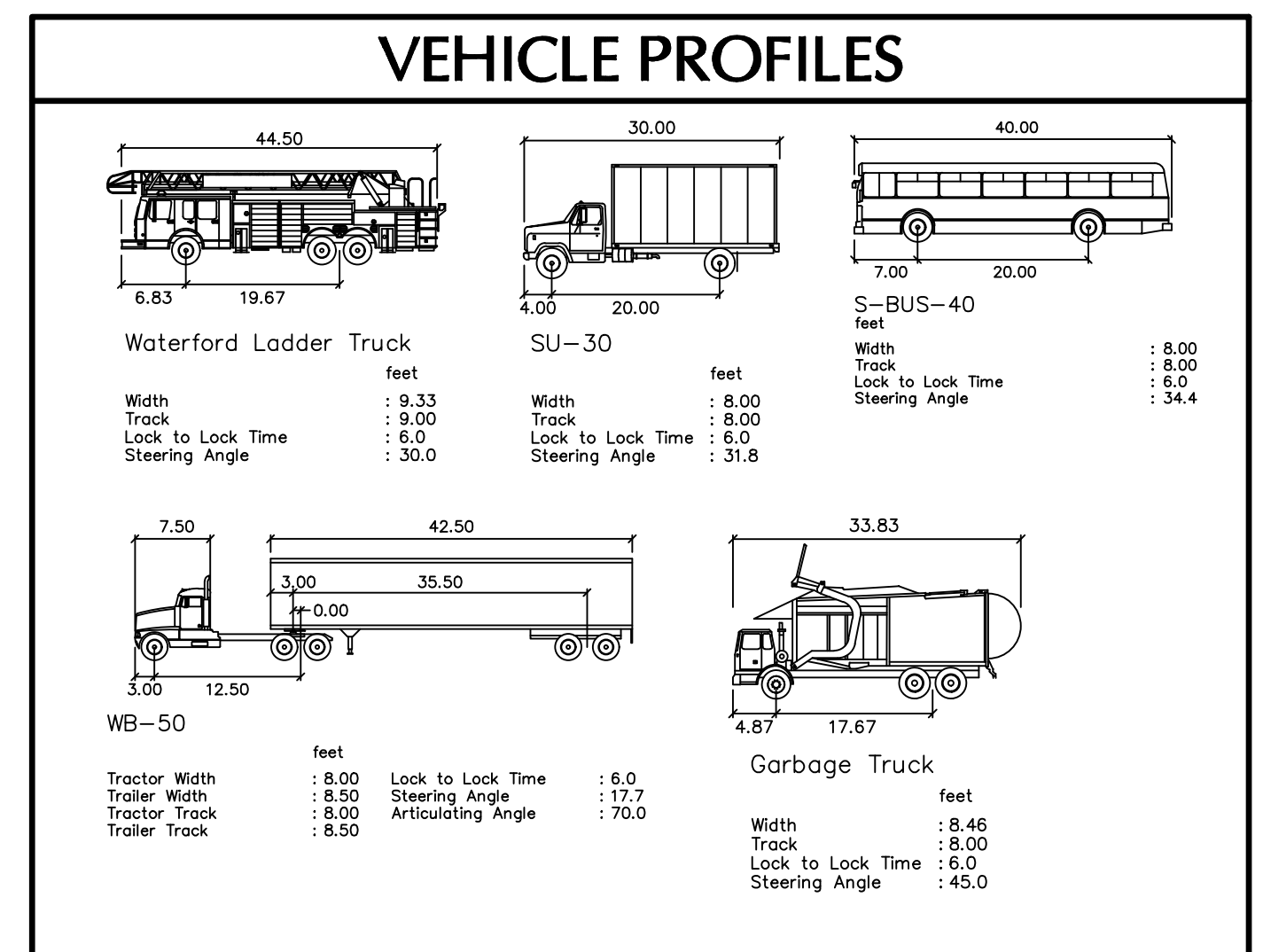
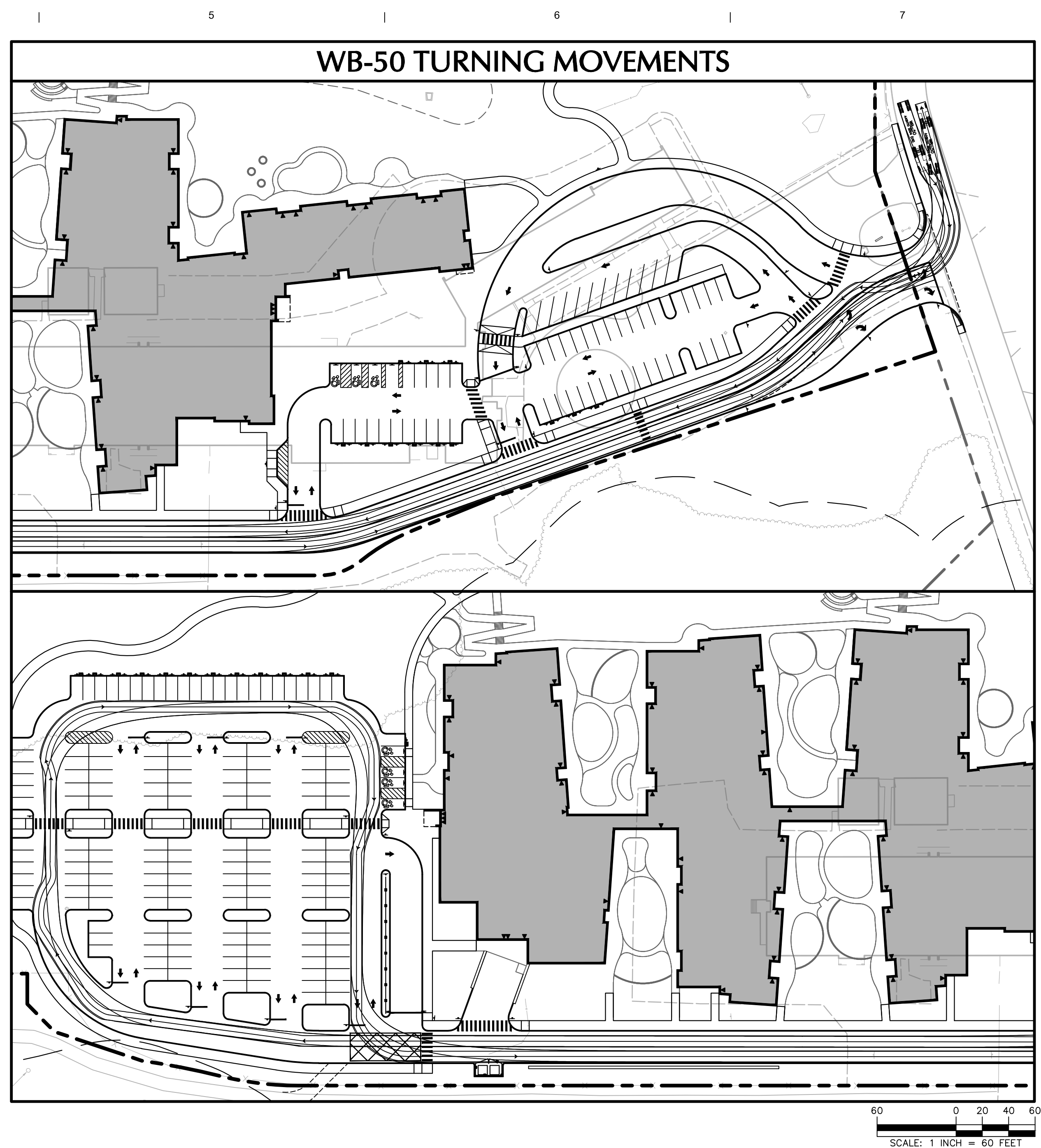
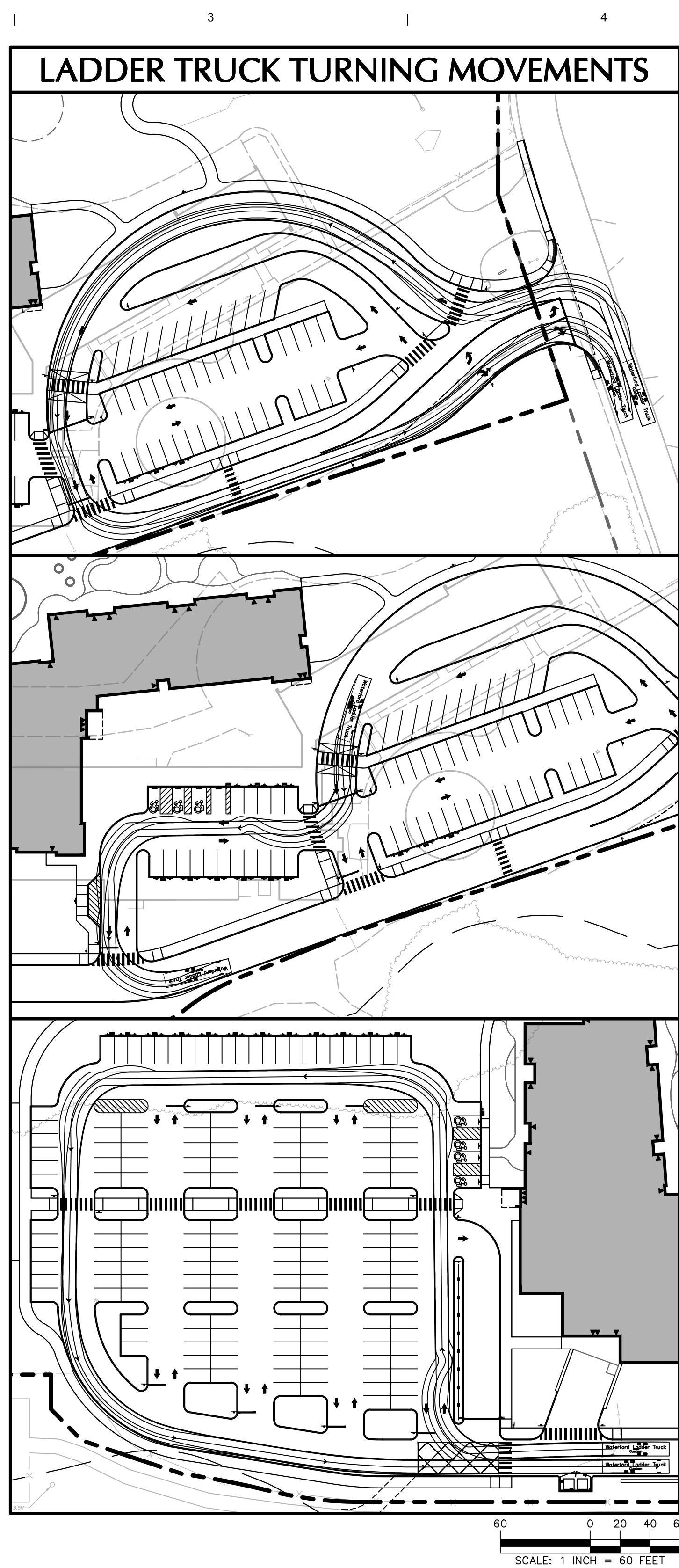
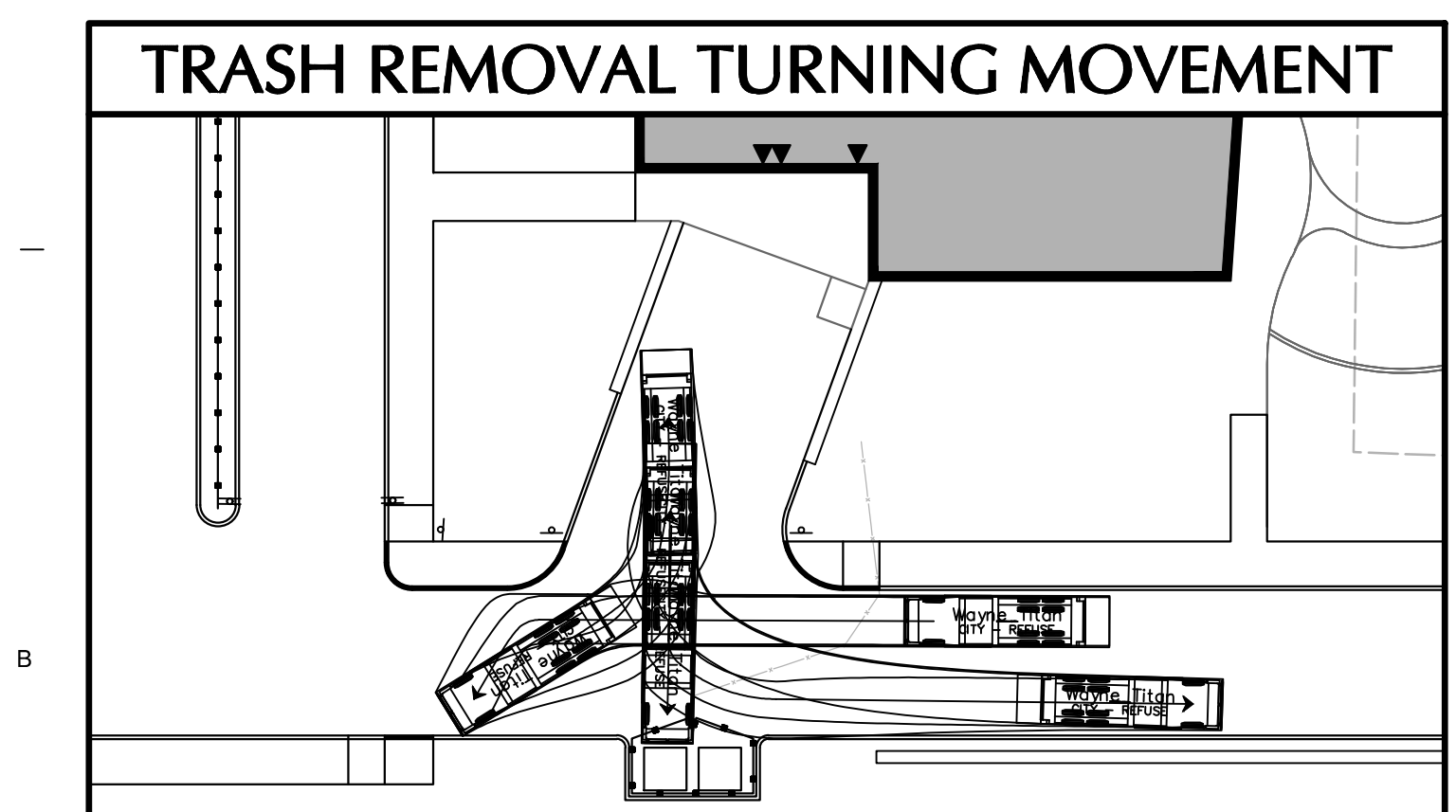
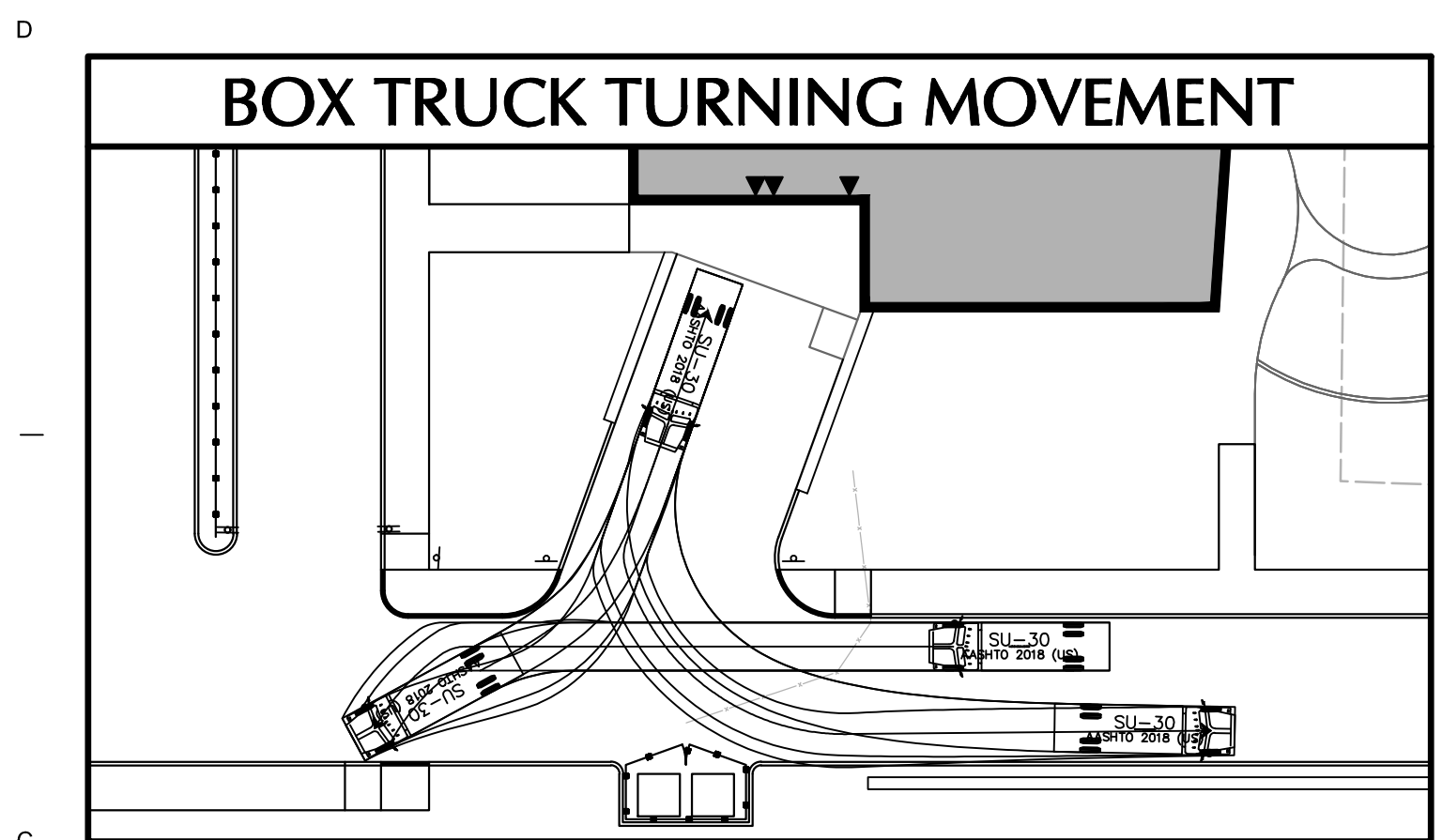
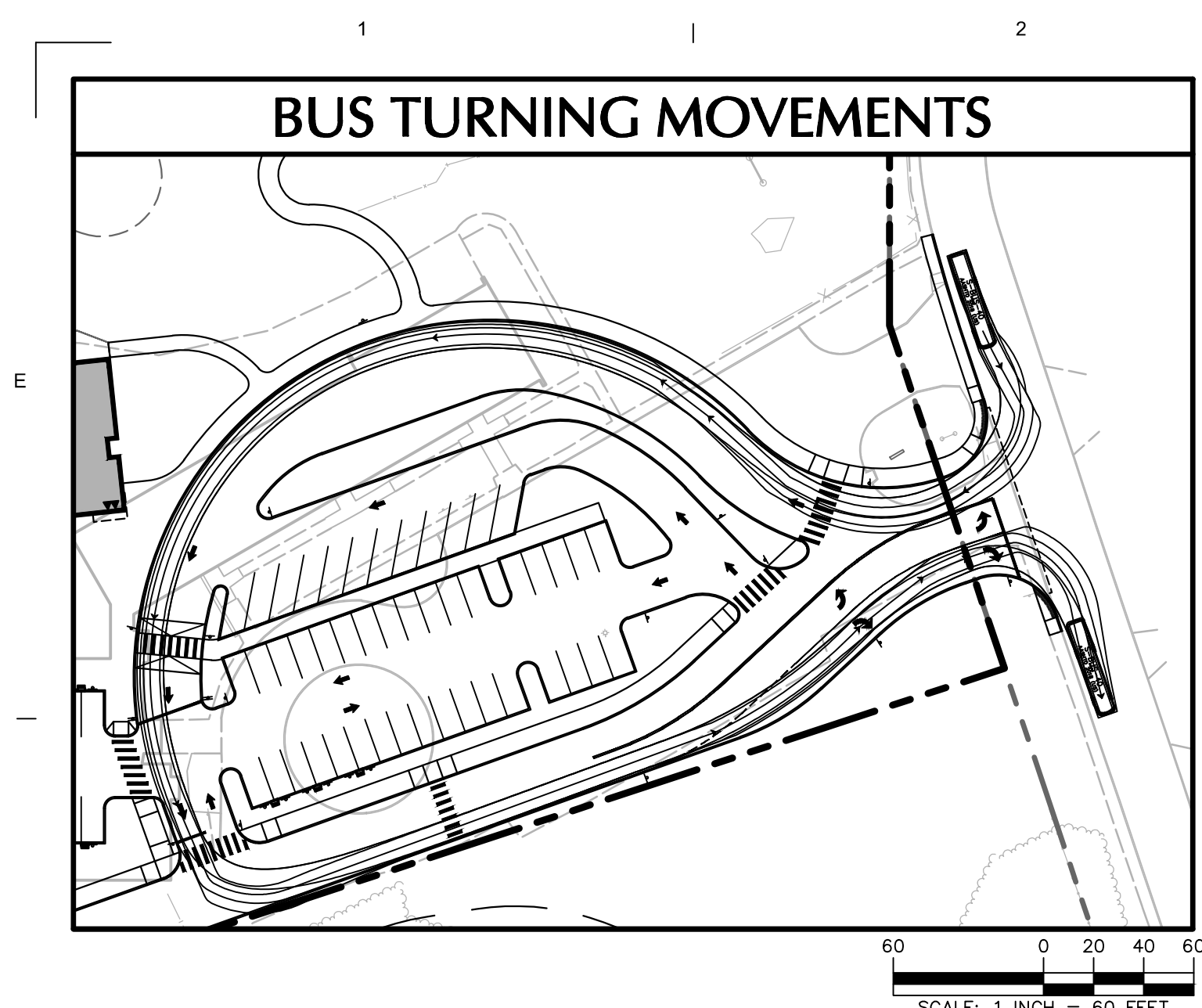
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SITE PLAN II

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SUSTAINABILITY CONSULTANT THE GREEN ENGINEER 23 BRADFORD CONCORD, MA 01742 (978) 369-8978		
PHASE: WATERFORD CONSERVATION SUBMISSION		
REVISIONS		
NO	DATE	DESCRIPTION
PROJECT NAME:	LEARN - EARLY CHILDHOOD SCHOOL	
PROJECT ADDRESS:	51 DANIELS AVE, WATERFORD, CT 06385	
STATE PROJECT NUMBER:	245-0090 MAG/N/PF	
NEWMAN PROJECT NUMBER:	20240069	
DRAWING TITLE:	VEHICLE TURNING MOVEMENTS	
SCALE: As indicated	DRAWN BY: BTW	
DATE: 05/01/2025	CHECKED BY: KEG	
DRAWING NUMBER: CS103		

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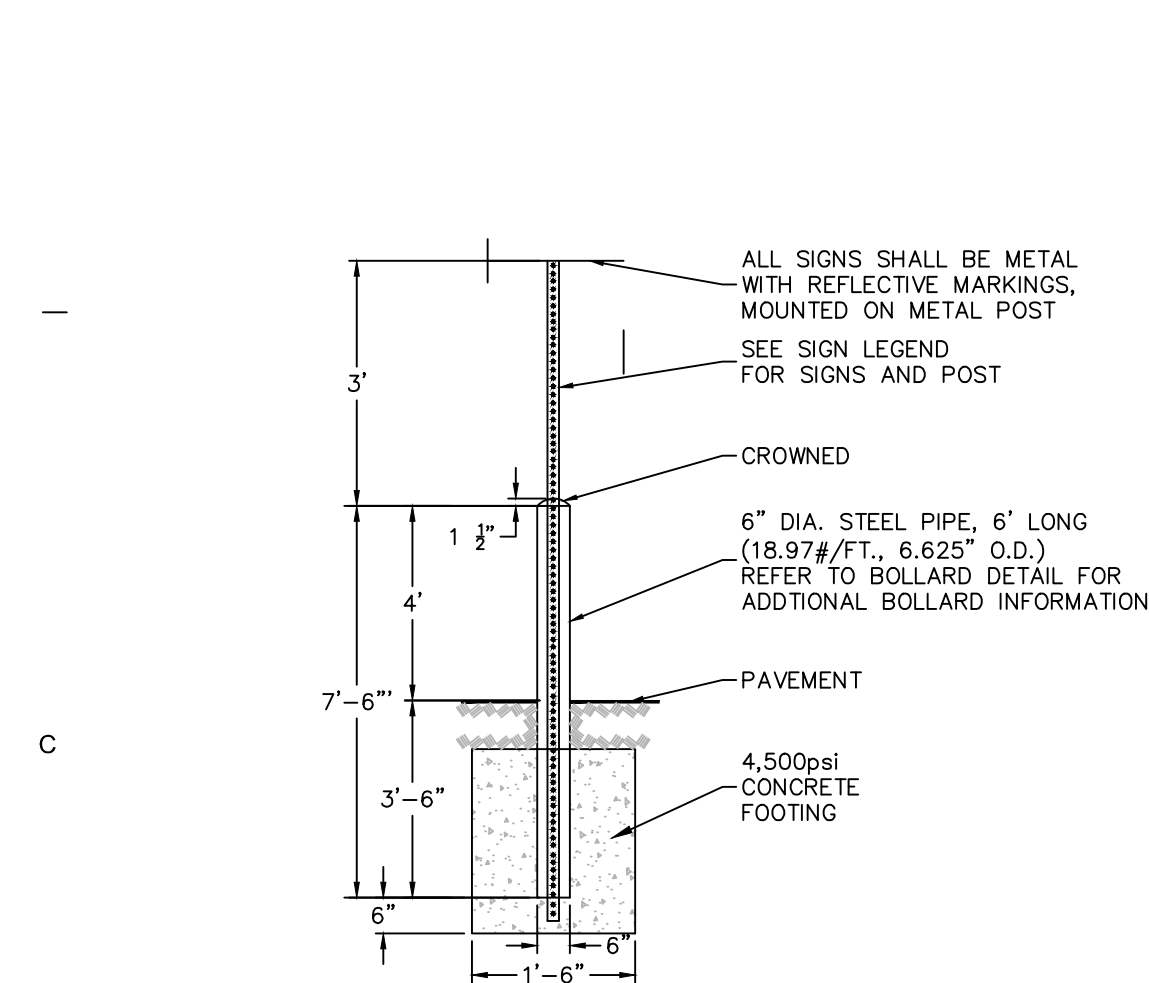
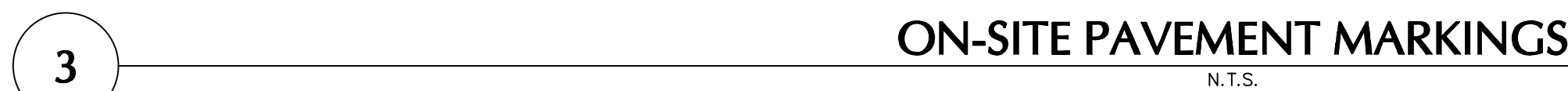
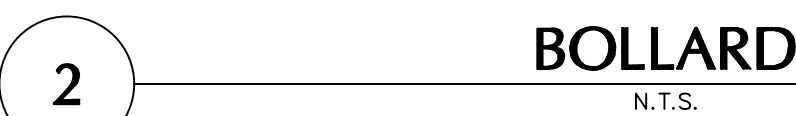
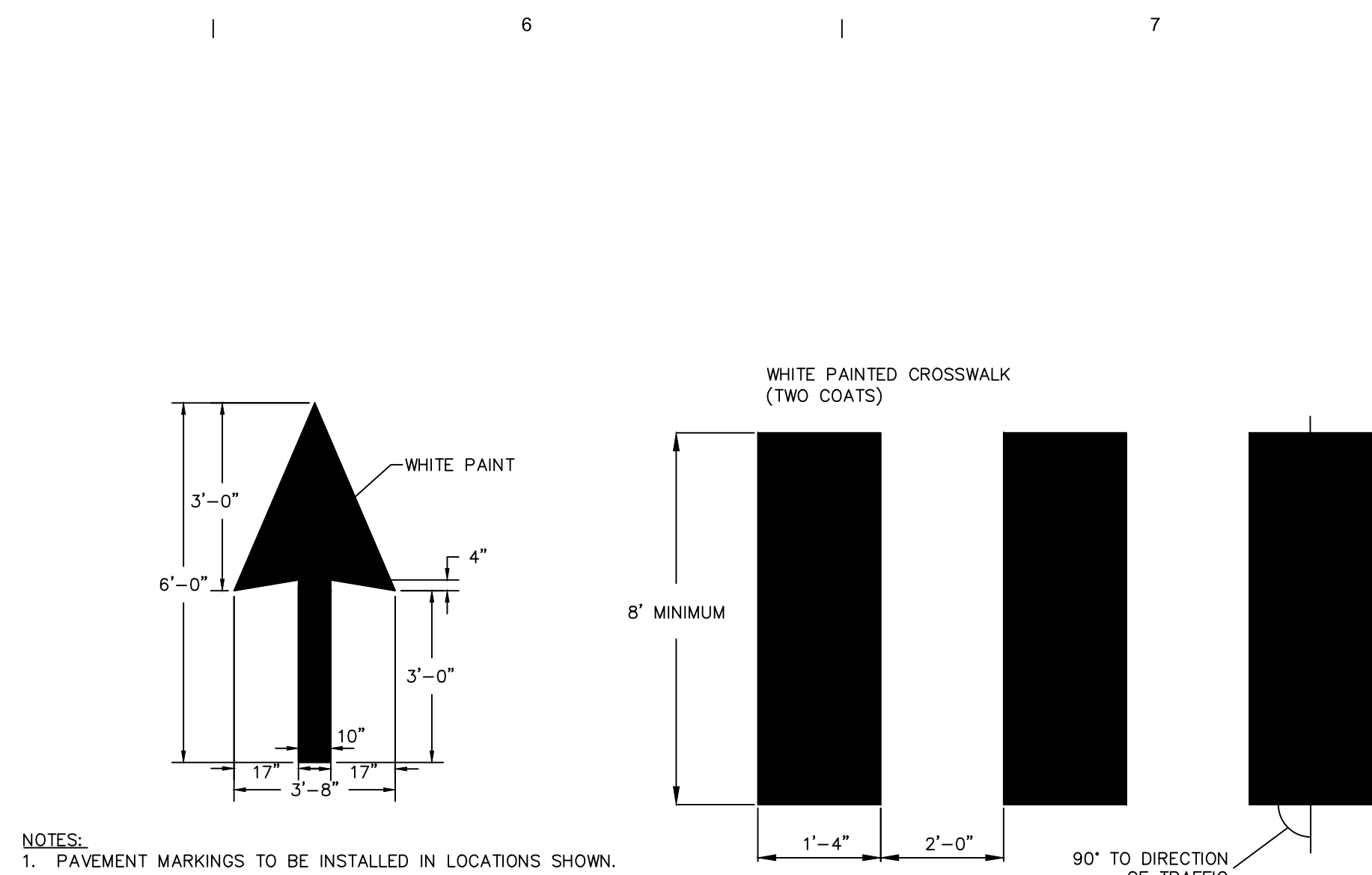
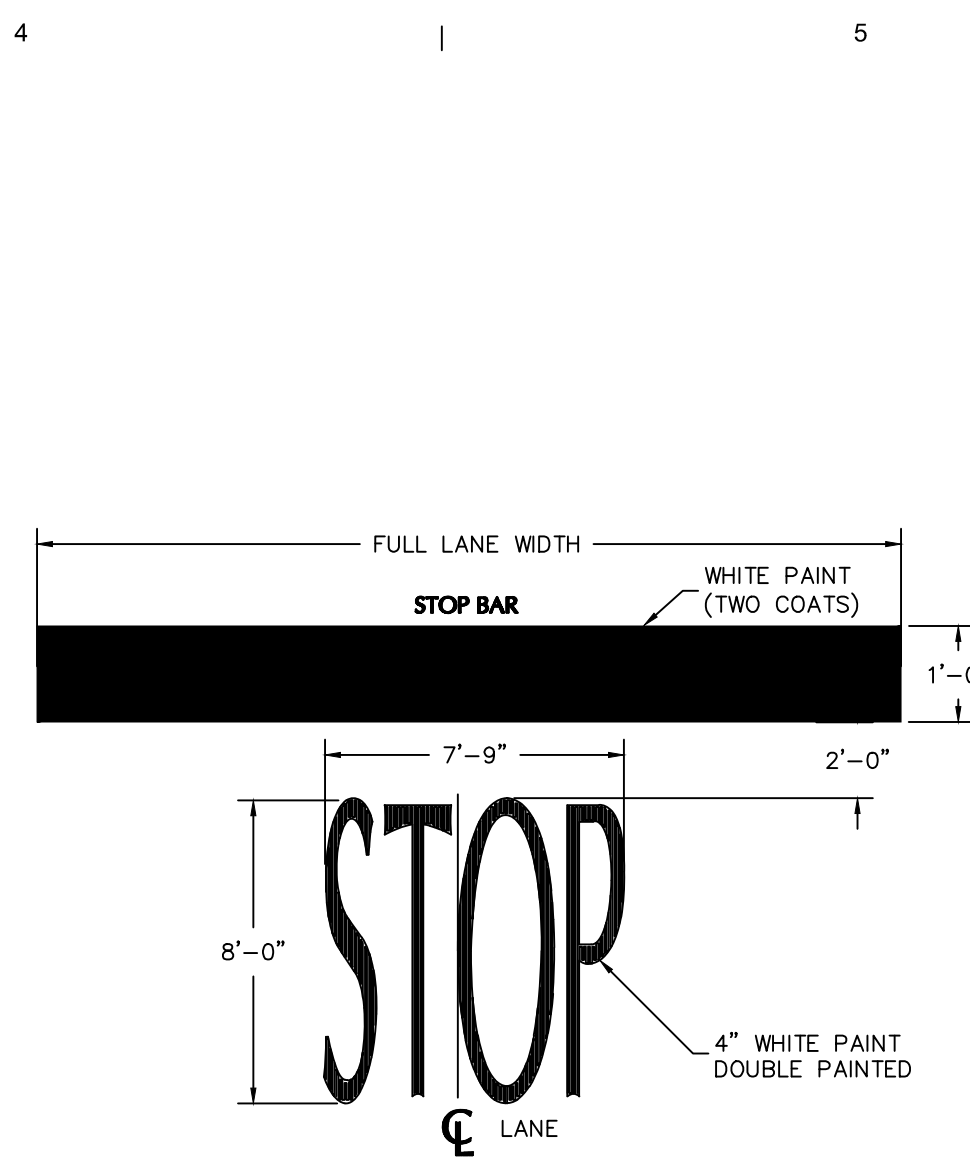
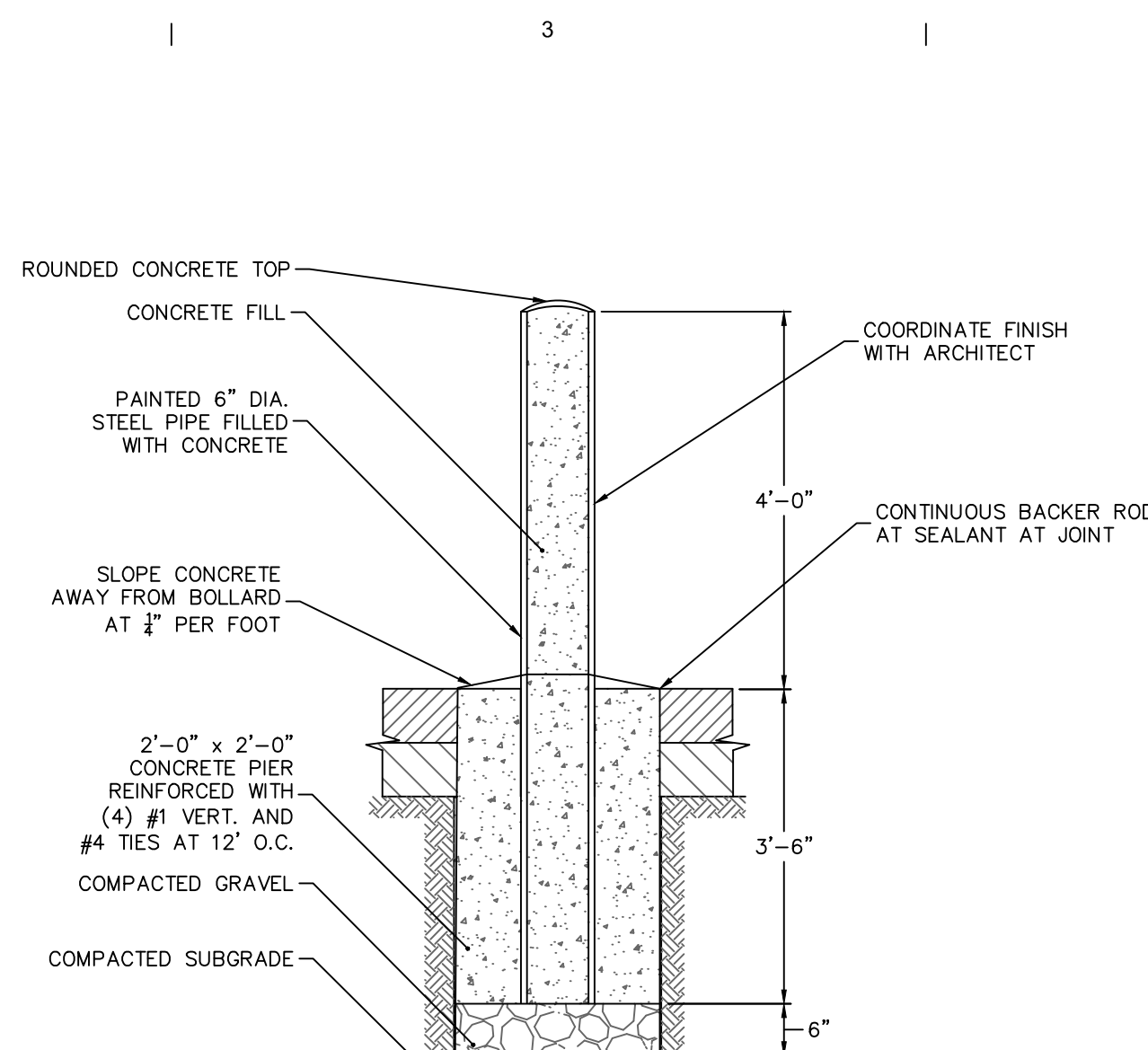
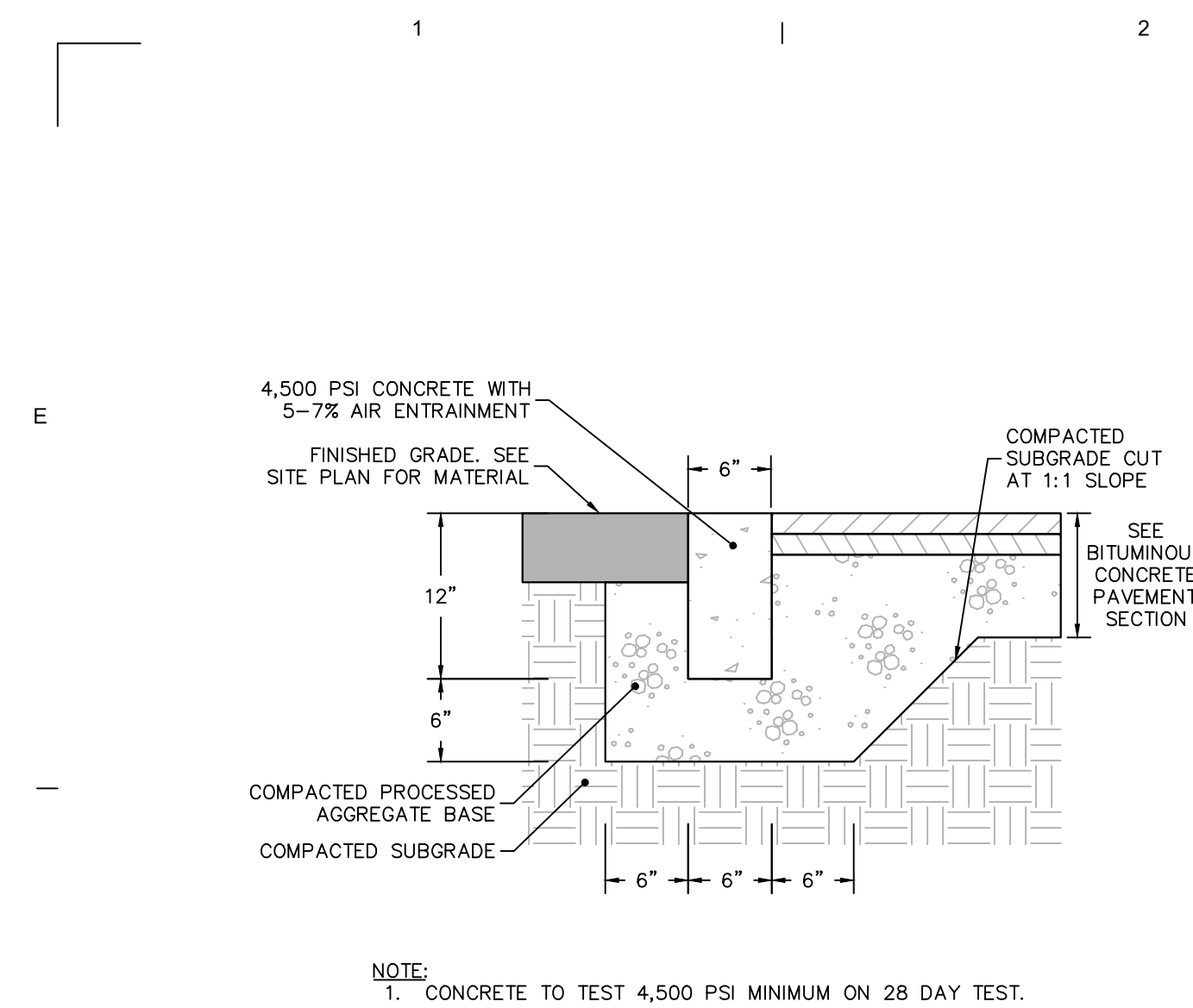
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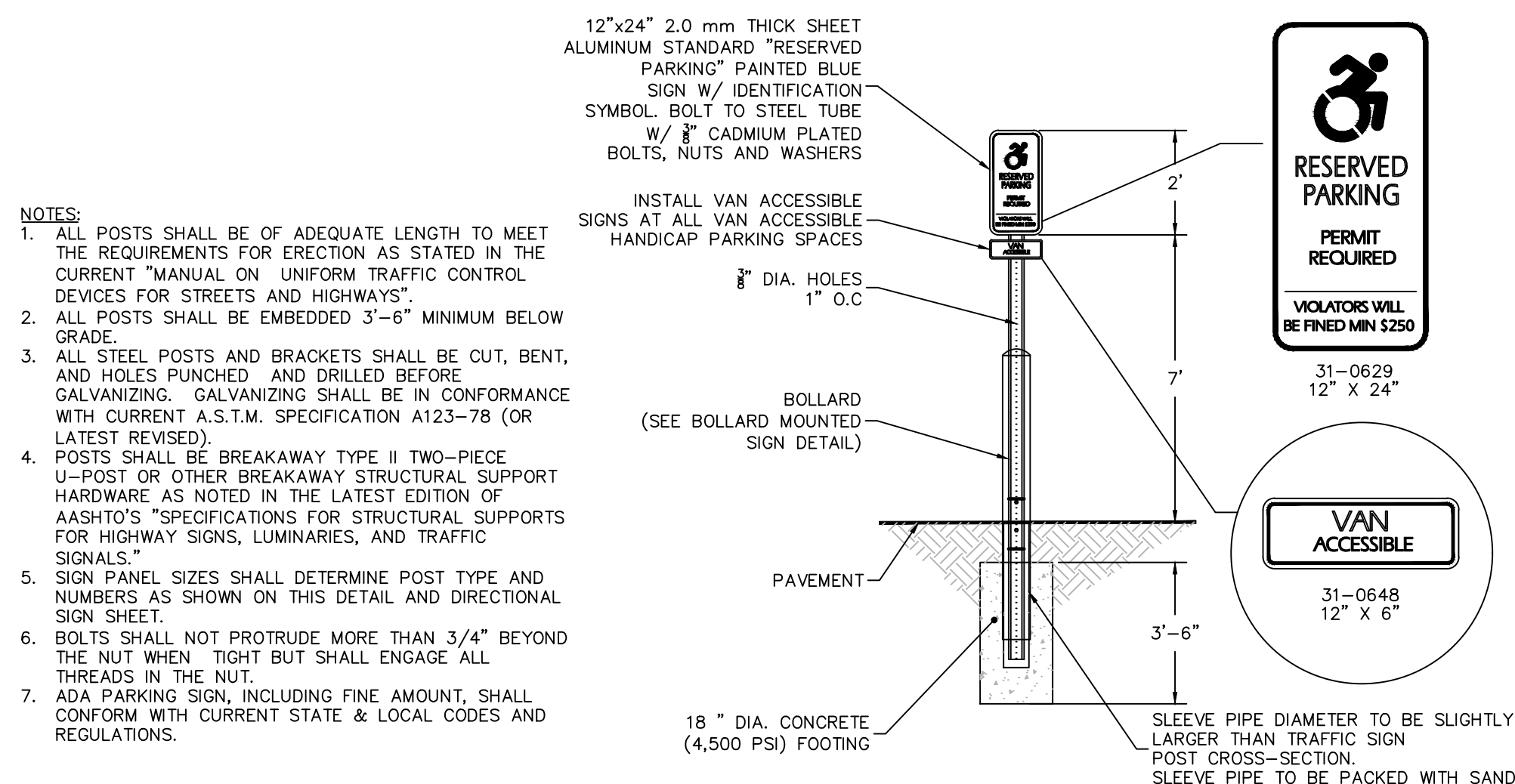
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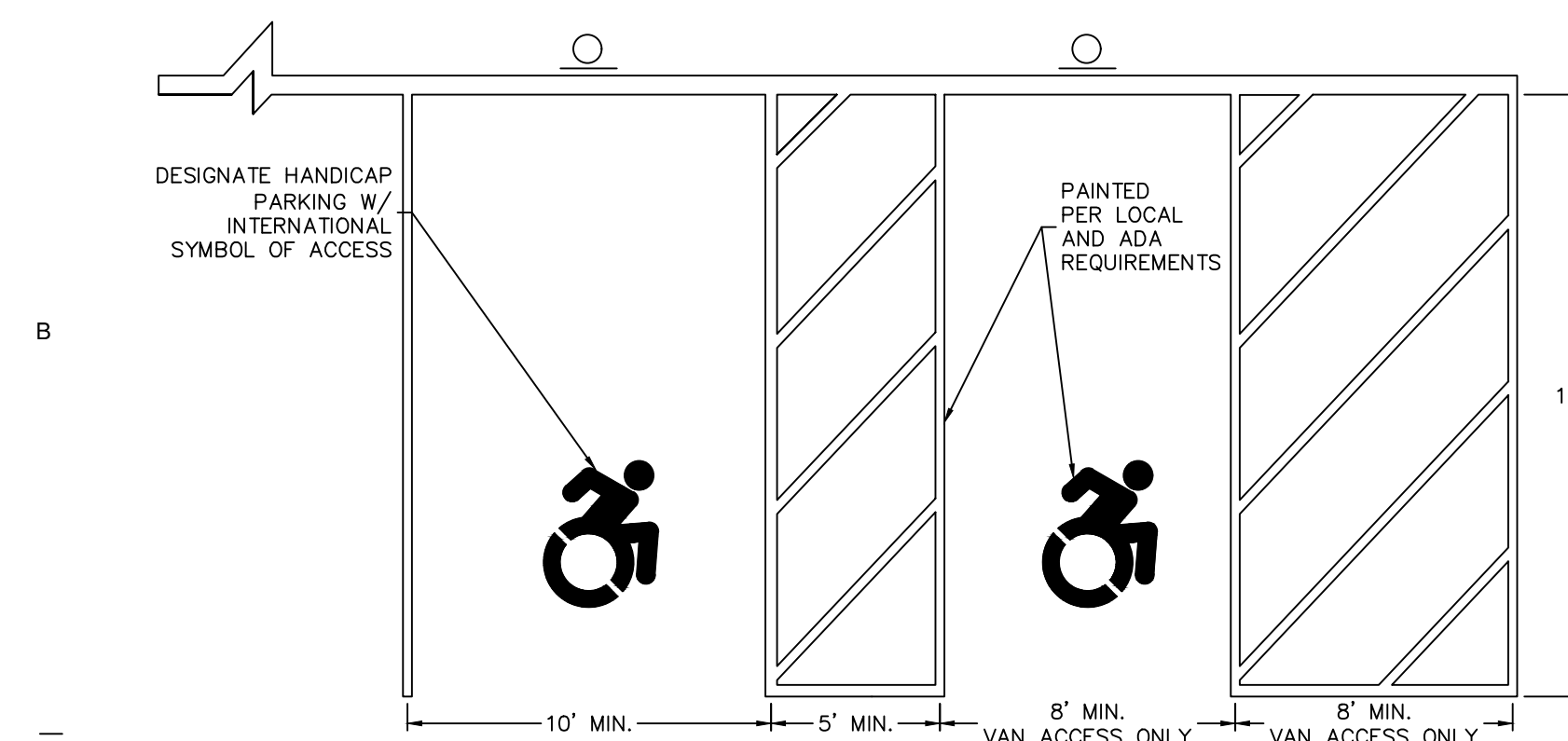
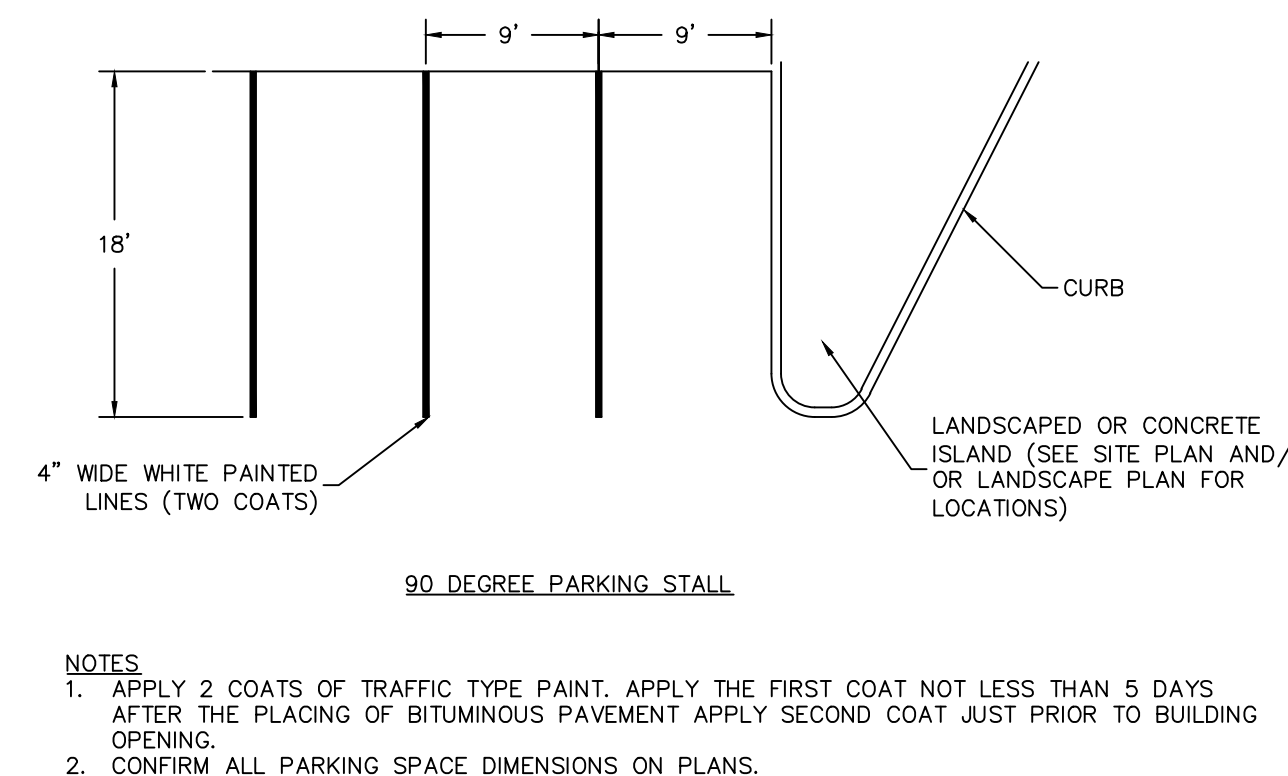
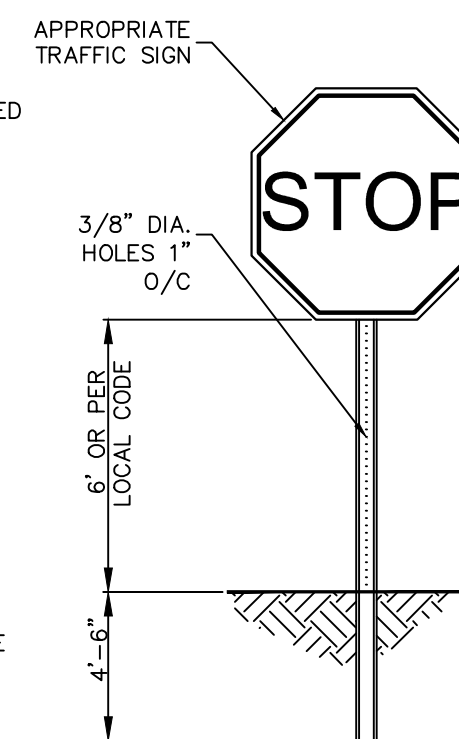


- NOTES:
1. ALL THE CUR DEV
 2. ALL GRA
 3. ALL AND GAL WIT LAT
 4. POS U-H HAR AAS FOR SIG
 5. SIG NUM SIG
 6. BOL THE THR
 7. ADA CON REC



- NOTES:

1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON URBAN TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 4'-8" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BEVELLED, HOT-DIP GALVANIZED, AND COATED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
4. POSTS SHALL BE AVAILABLE IN TWO-PIECE U-POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF THE AASHO'S SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAYS, SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS."
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS TO BE USED. REFER TO THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE THE NUTS IN ALL CASES.
7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE CURRENT UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.



1. ALL PAINT SHALL BE EPOXY RESIN PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE F, PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
2. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
3. APPLY TWO COATS OF TRAFFIC PAINT. ALLOW FOR A MINIMUM CURE TIME OF 24 HOURS BETWEEN APPLICATIONS.



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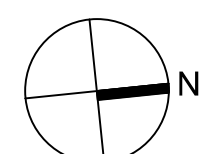
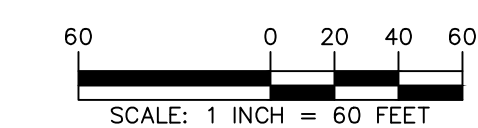
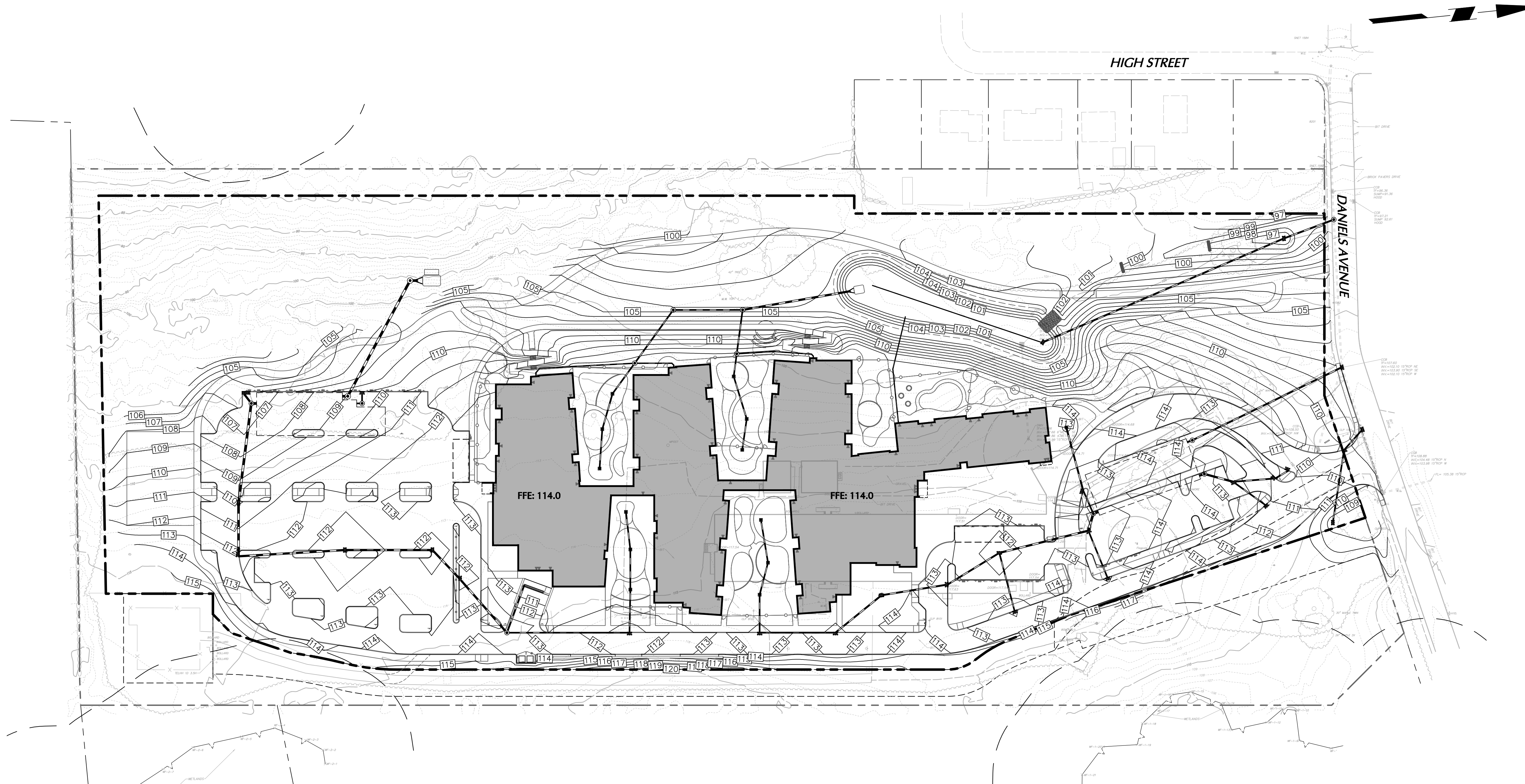
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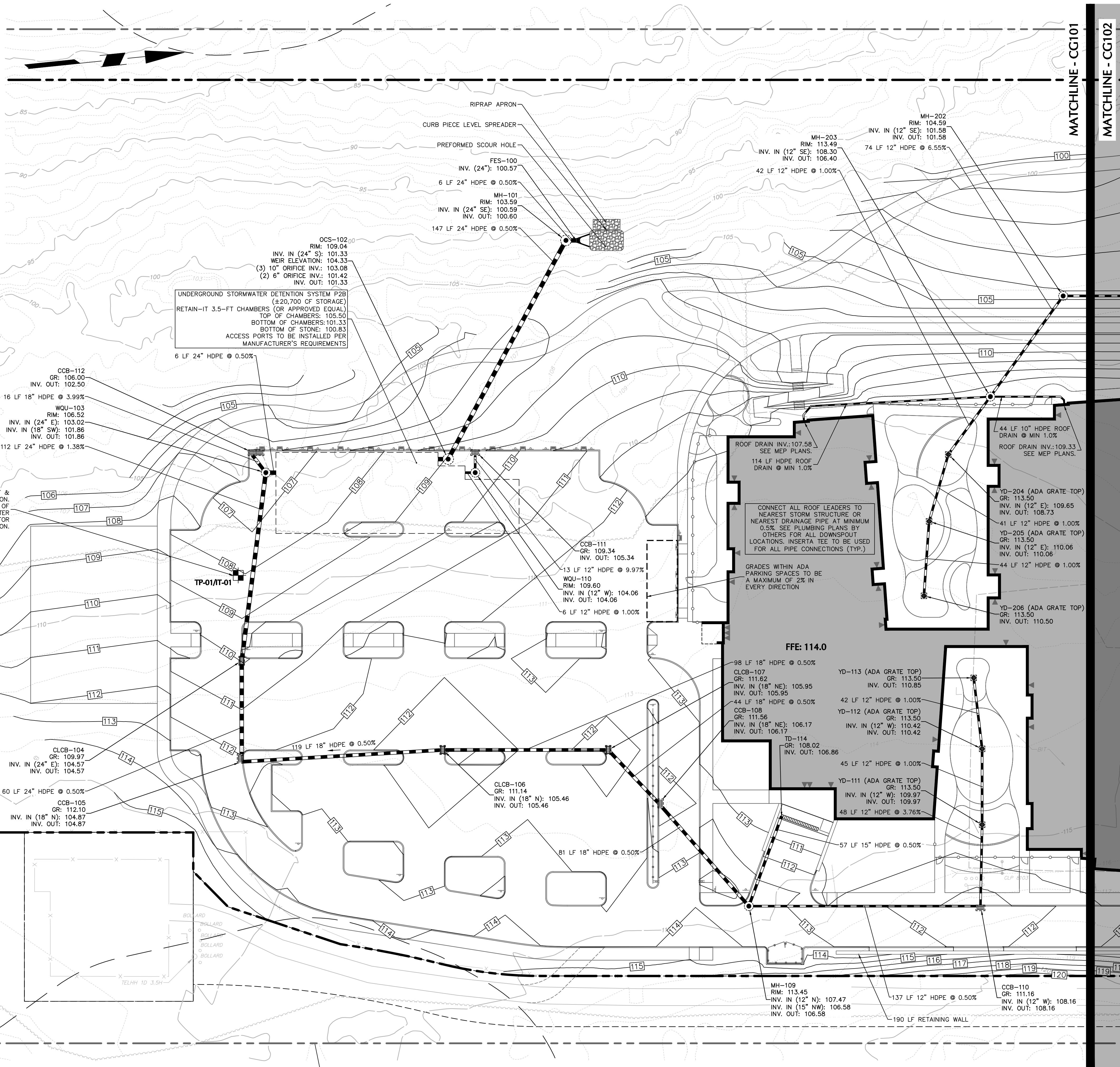
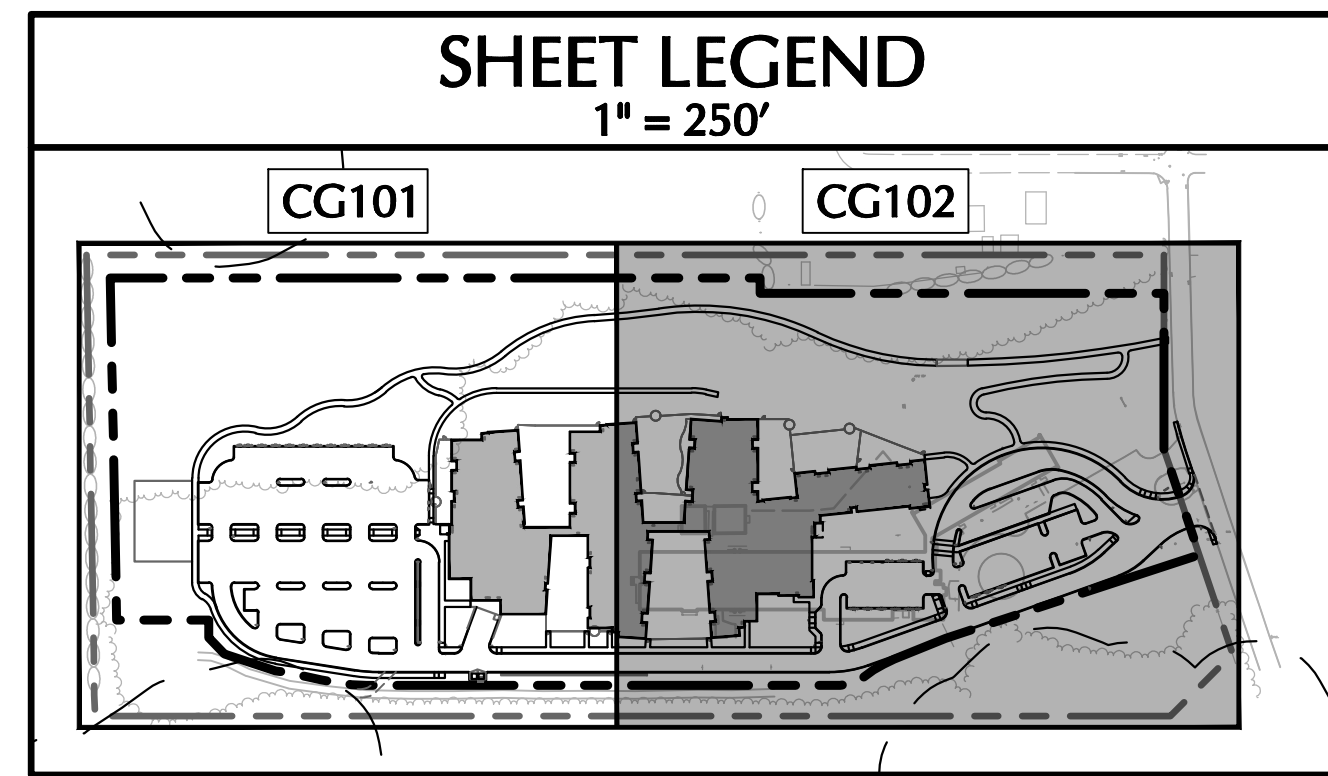
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NEWMAN PROJECT NUMBER:
20240069

DRAWING NUMBER:

CG100





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PHASE:
**WATERFORD CONSERVATION
SUBMISSION**

REVISIONS

[illegible]

PROJECT NAME:

**LEARN - EARLY
CHILDHOOD SCHOOL**

PROJECT ADDRESS:
**51 DANIELS AVE,
WATERFORD, CT 06385**

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
20240069

DRAWING TITLE:

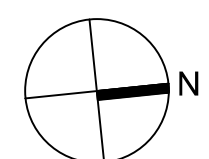
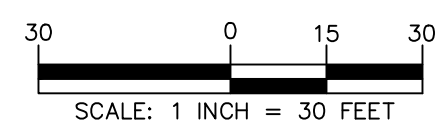
**GRADING AND
DRAINAGE PLAN I**

SCALE:	DRAWN BY:
As indicated	BTW

DATE:	CHECKED BY:
05/01/2025	KEG

DRAWING NUMBER:

CG101

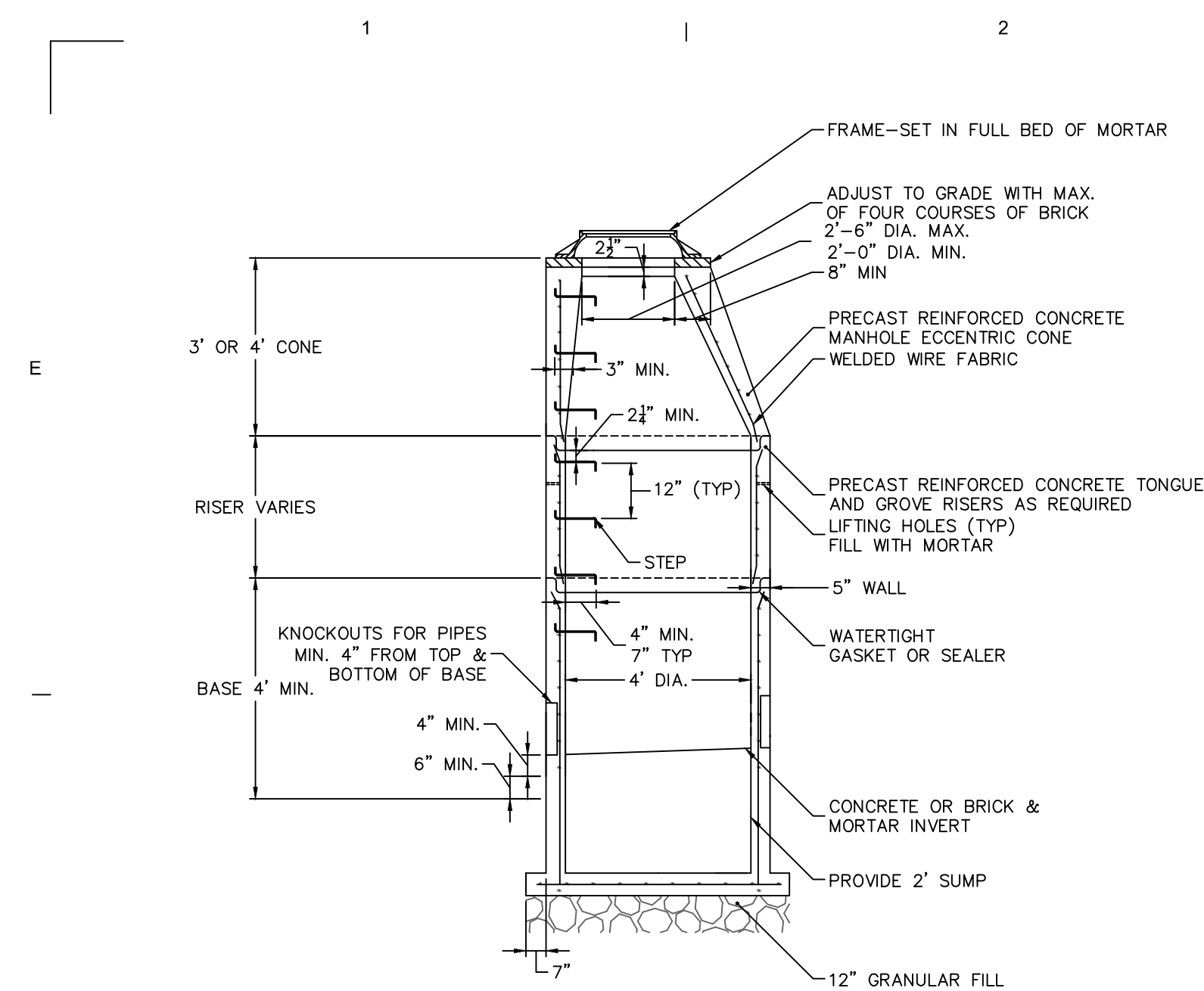


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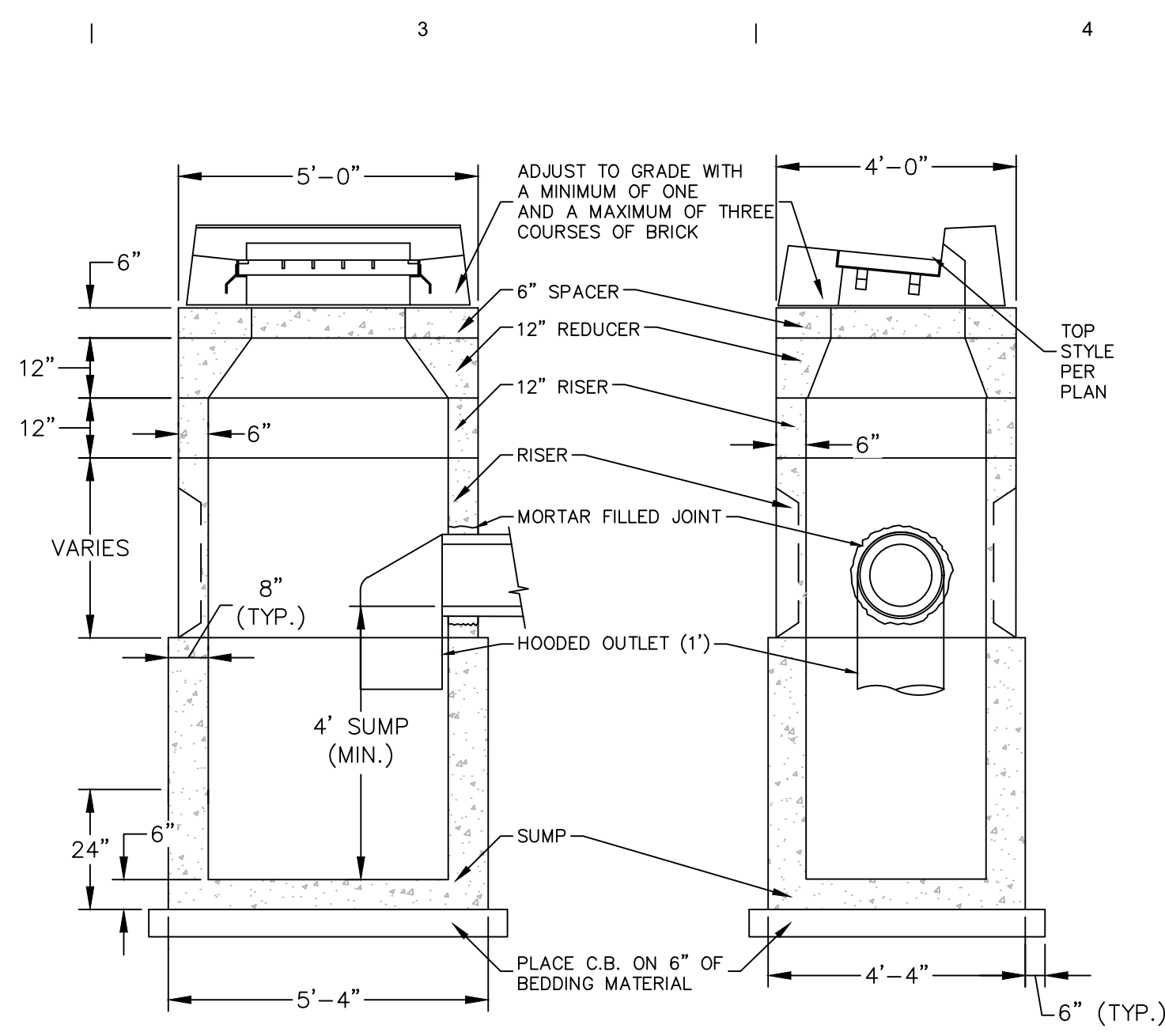
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CG102

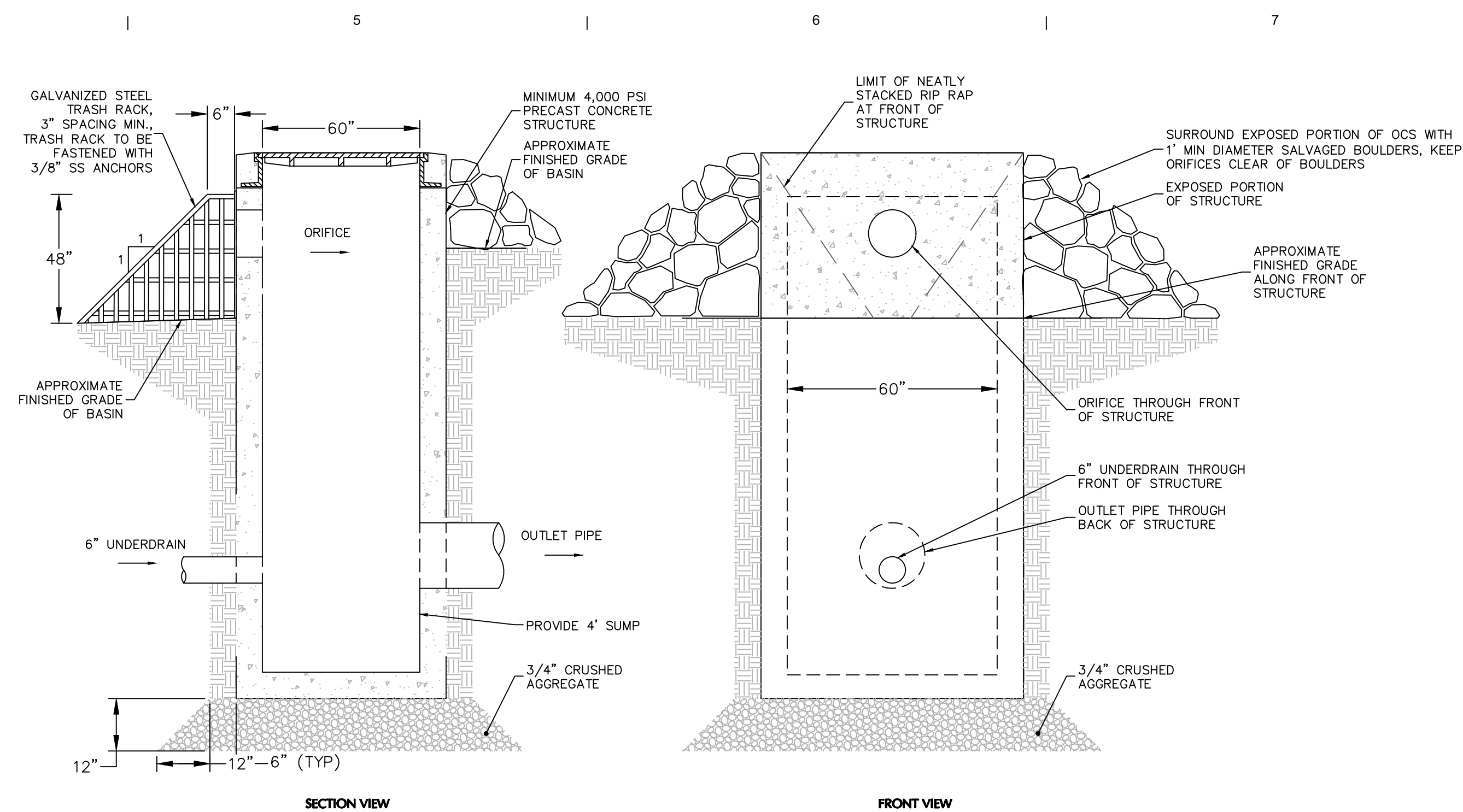




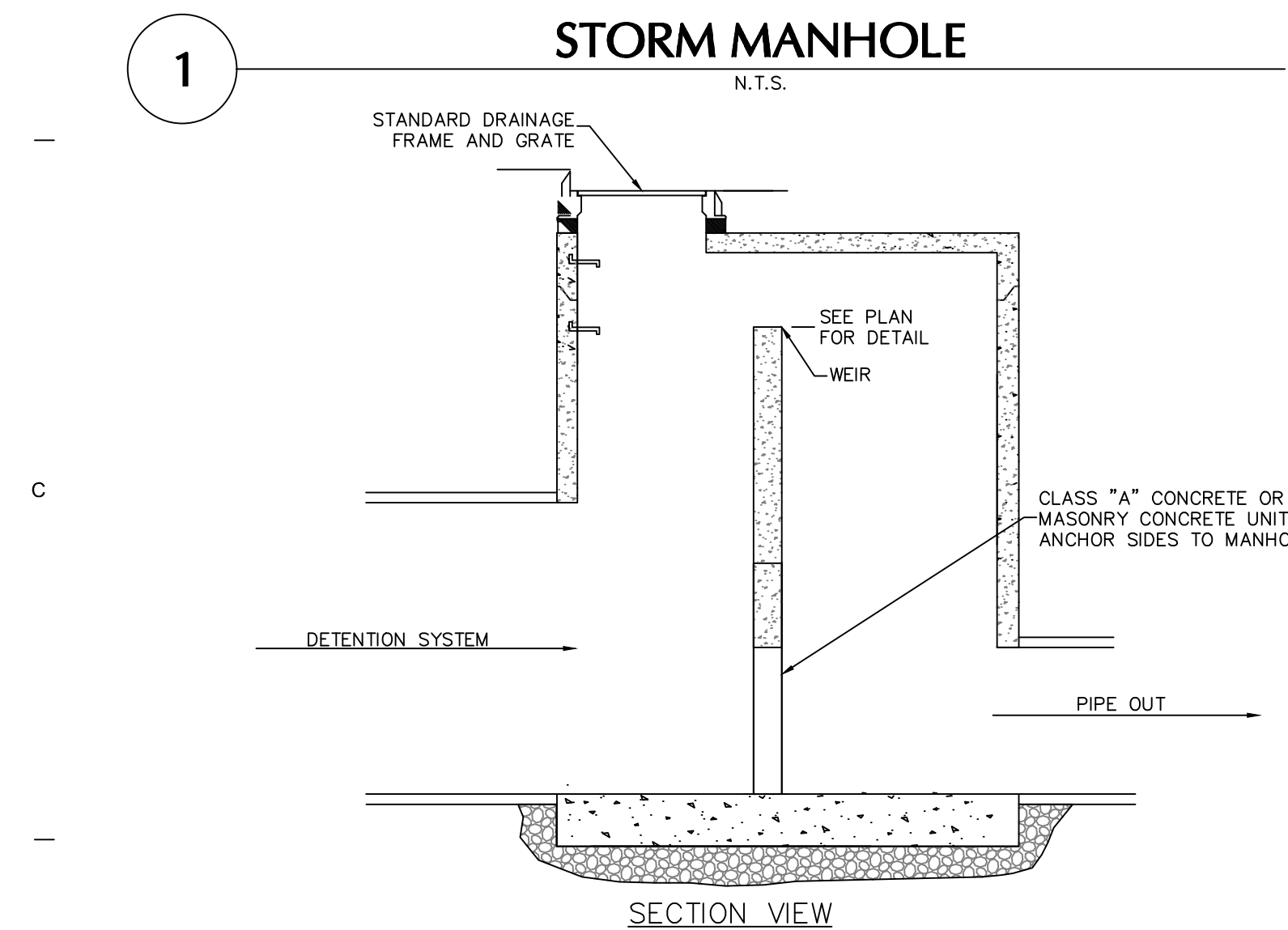
- NOTES:
1. 5" OR 6" DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5" OR 6" BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1" OF INSIDE DIAMETER INCREASE. MINIMUM 6" WALL THICKNESS SHOULD BE PROVIDED BETWEEN ALL PIPES.
2. FRAME DIAMETER OF 3'-3" WITH 4" FLANGE MUST BE USED WHEN THE TOP DIA. OF THE PRECAST MANHOLE IS LESS THAN 3'-0". ALL OTHER FRAME DIMENSIONS ARE TO REMAIN THE SAME.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF $F'_c = 4000$ PSI SHALL BE OBTAINED PRIOR TO SHIPPING.



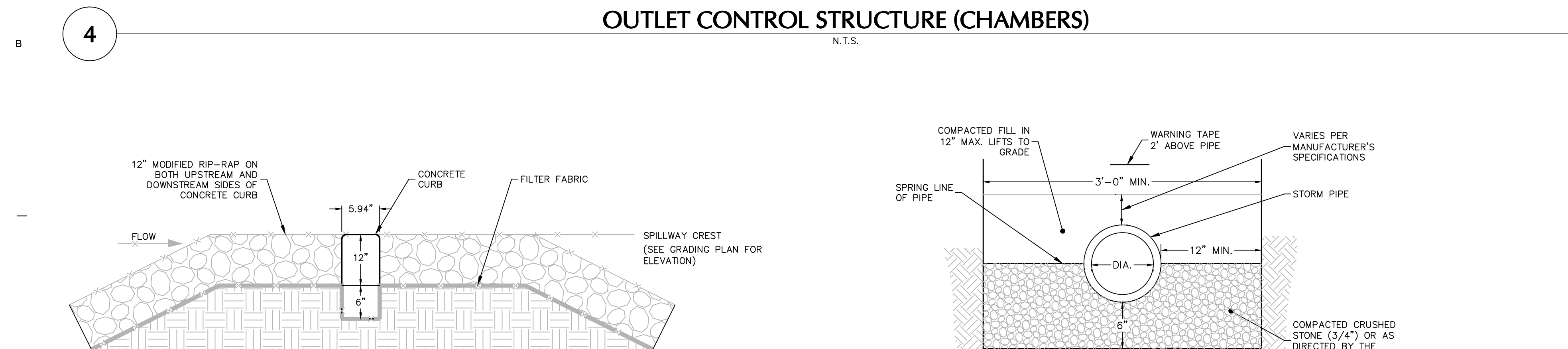
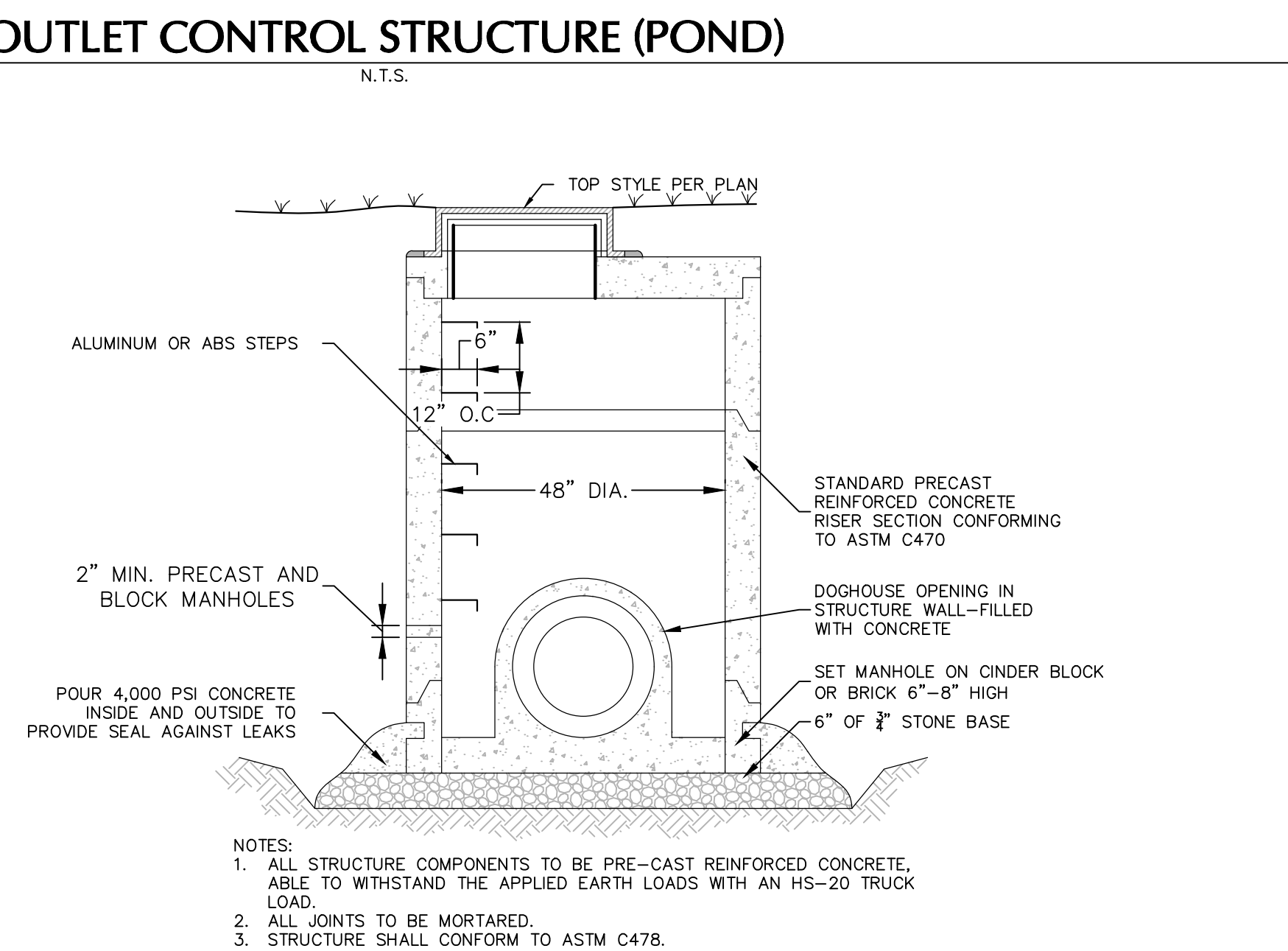
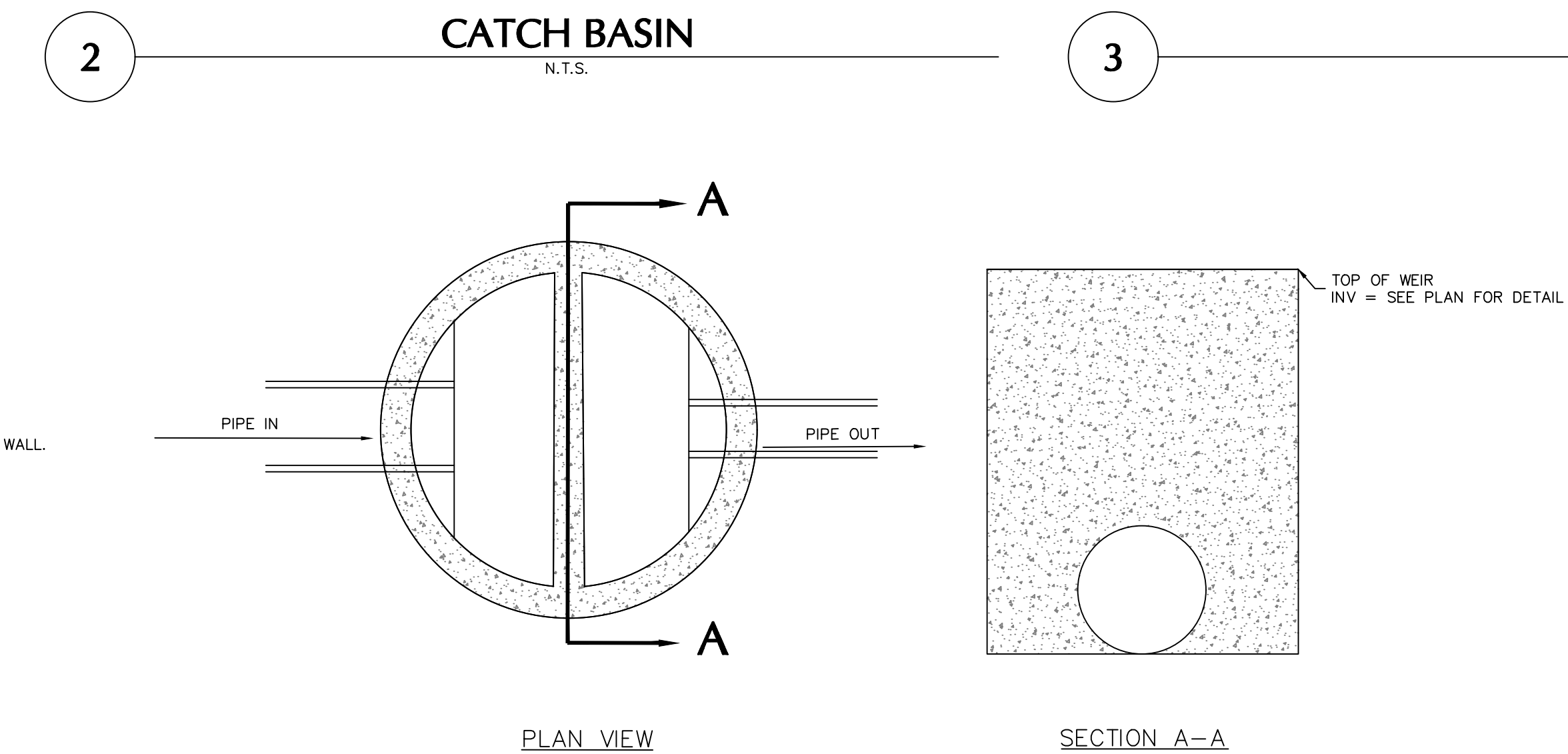
- NOTES:**
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS-20 TRUCK LOAD.
 2. ALL JOINTS TO BE MORTARED.
 3. CATCH BASIN SHALL CONFORM TO ASTM C478.
 4. PROVIDE FLOODPROOF GRATES



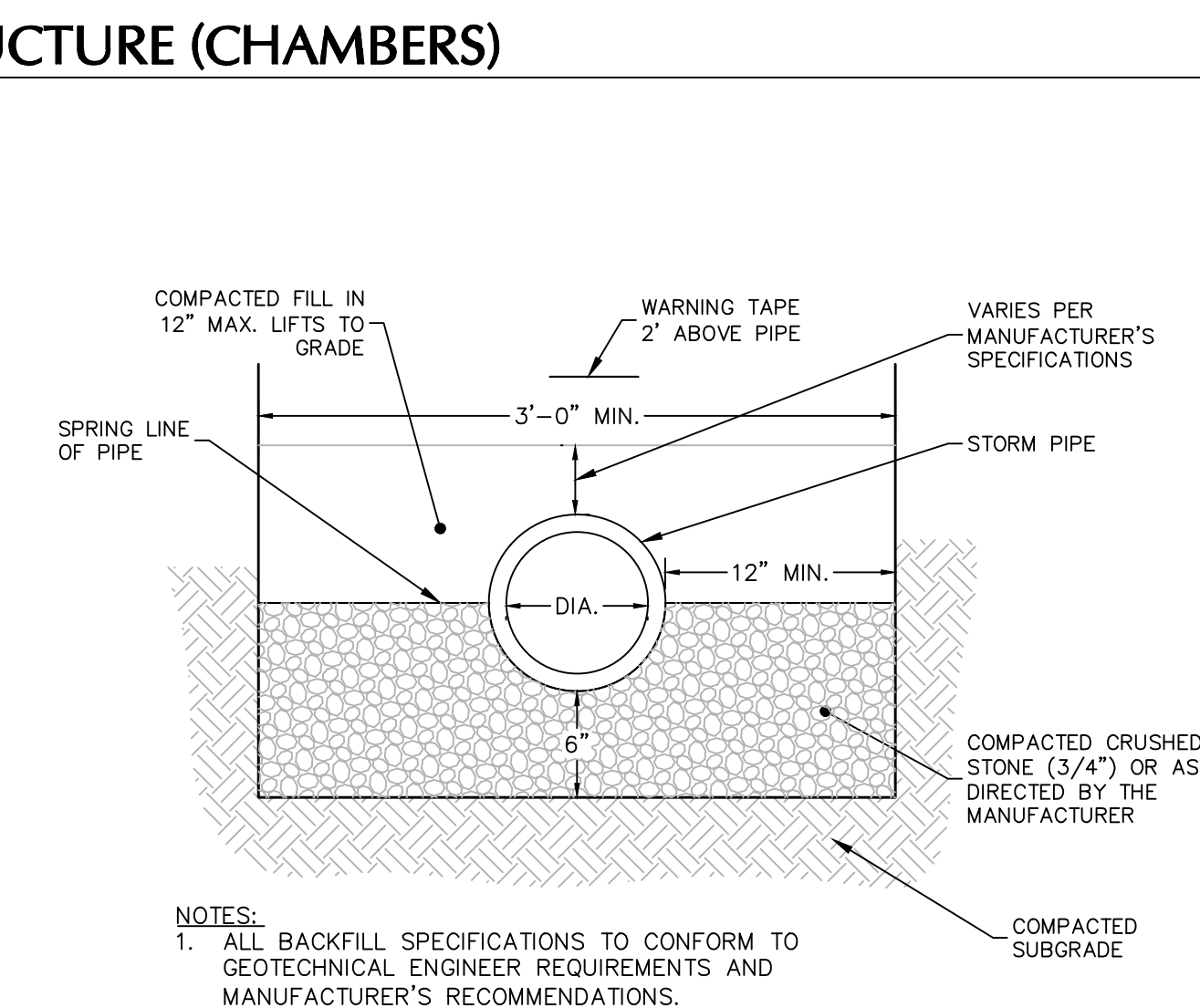
- NOTES:
1. SEE GRADING AND DRAINAGE PLANS FOR INVERT AND ELEVATION DETAILS FOR EACH OUTLET CONTROL STRUCTURE.



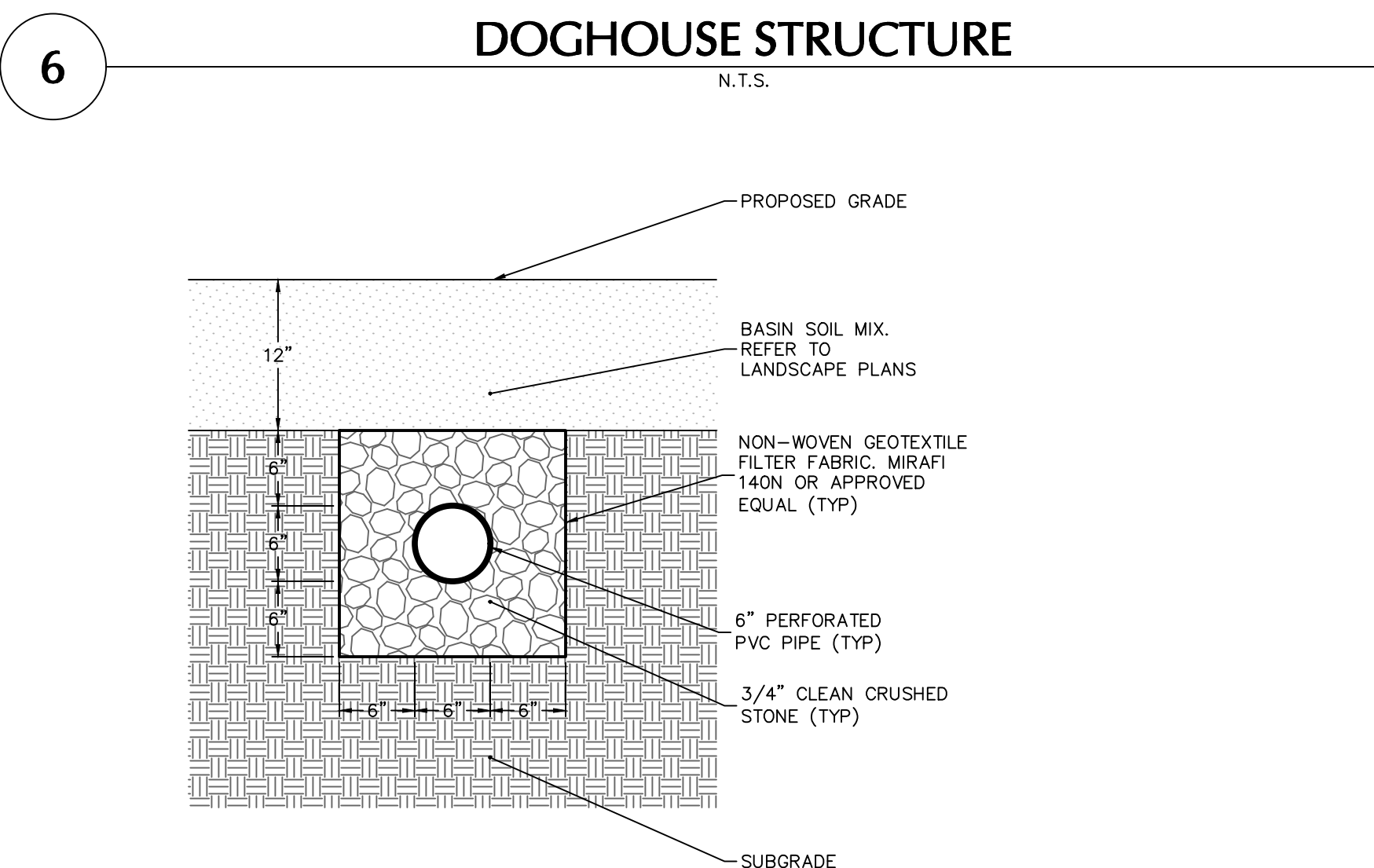
- NOTE:**
1. THESE DETAILS REPRESENT A MODIFICATION OF A STANDARD 72" MANHOLE FOR USE IN DIVERTING STORMWATER OUT OF THE UNDERGROUND DETENTION SYSTEM. SEE MANHOLE DETAIL FOR STANDARD DIMENSIONS AND NOTES.
 2. SEE GRADING AND DRAINAGE PLANS FOR INVERT AND ELEVATION DETAILS FOR EACH OUTLET CONTROL STRUCTURE

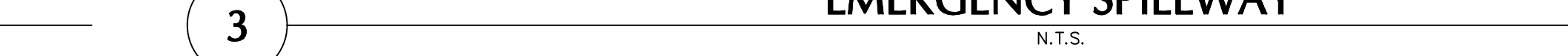
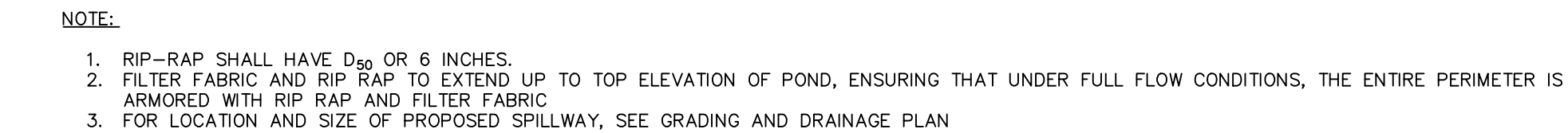
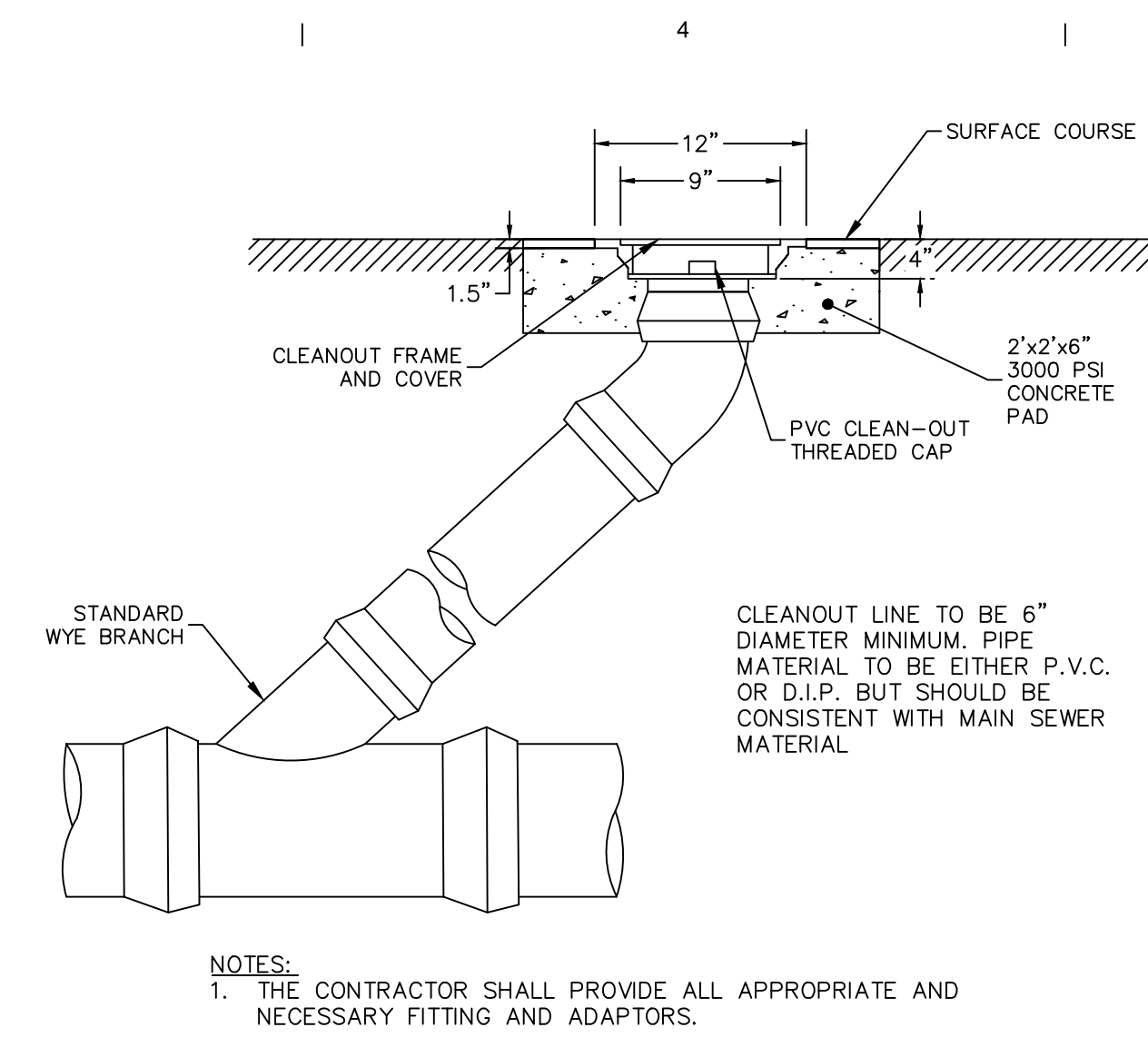


- NOTE:
1. RIP-RAP SHALL HAVE D₅₀ OR 6 INCHES.
 2. FILTER FABRIC AND RIP RAP TO EXTEND UP TO TOP ELEVATION OF POND, ENSURING THAT UNDER FLOW CONDITIONS, THE ENTIRE PERIMETER IS ARMORED WITH RIP RAP AND FILTER FABRIC



- NOTES:**
1. ALL BACKFILL SPECIFICATIONS TO CONFORM TO GEOTECHNICAL ENGINEER REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS.

[illegible]



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PHASE:

WATERFORD CONSERVATION SUBMISSION

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:

LEARN - EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:

51 DANIELS AVE,
WATERFORD, CT 06385

STATE PROJECT NUMBER:

245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:

20240069

DRAWING TITLE:

GRADING &
DRAINAGE
DETAILS II

SCALE:

As indicated

DRAWN BY:

BTW

DATE:

05/01/2025

CHECKED BY:

KEG

DRAWING NUMBER:

CG502

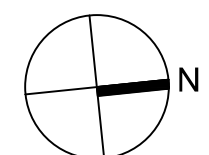
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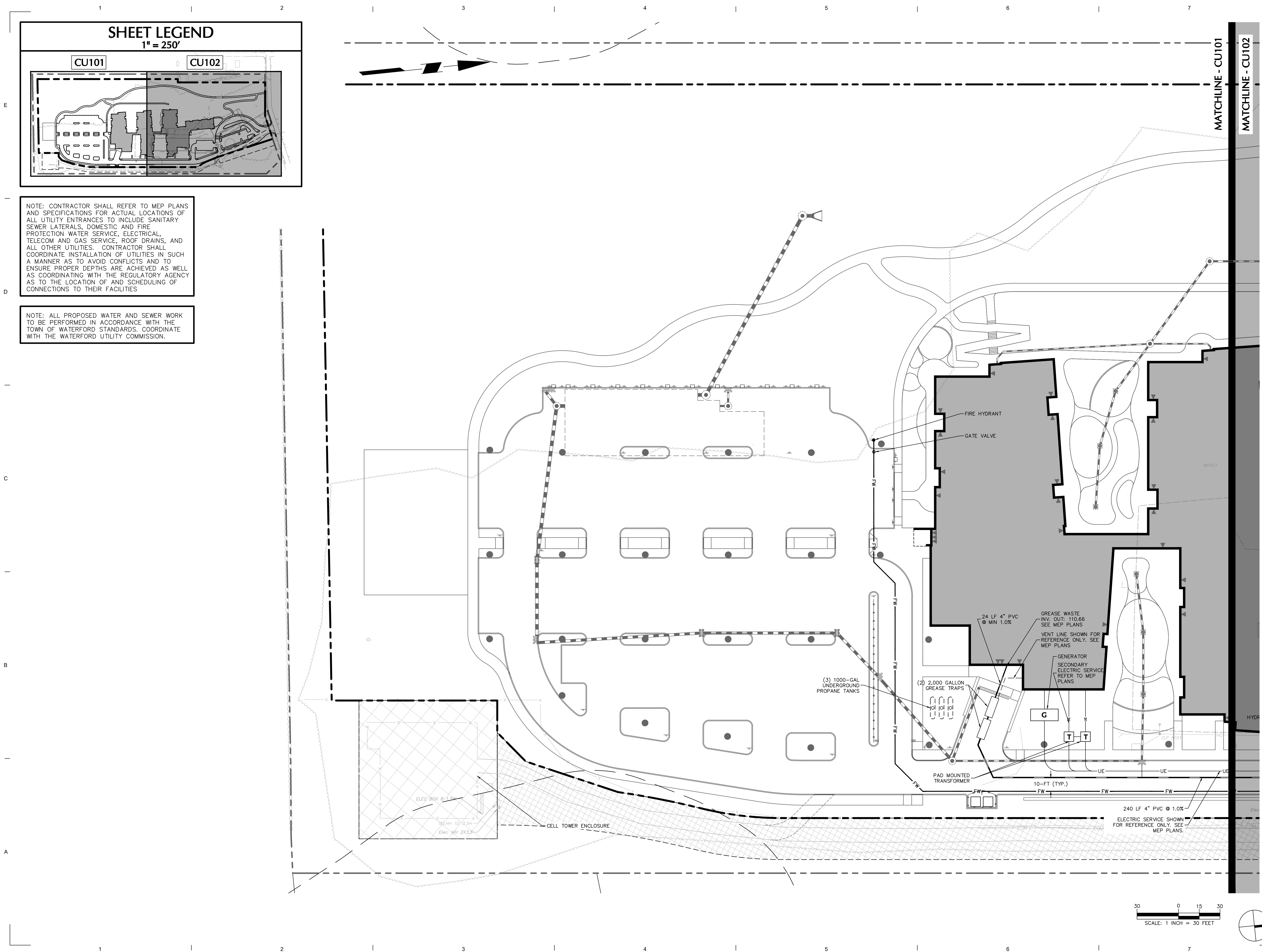
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NEWMAN PROJECT NUMBER:
20240069

DRAWING NUMBER:	
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PHASE:
**WATERFORD CONSERVATION
SUBMISSION**

REVISIONS

[illegible]

PROJECT NAME: **LEARN - EARLY CHILDHOOD SCHOOL**

PROJECT ADDRESS:
**51 DANIELS AVE,
WATERFORD, CT 06385**

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
20240069

DRAWING TITLE:
UTILITY PLAN I

SCALE:
As indicated

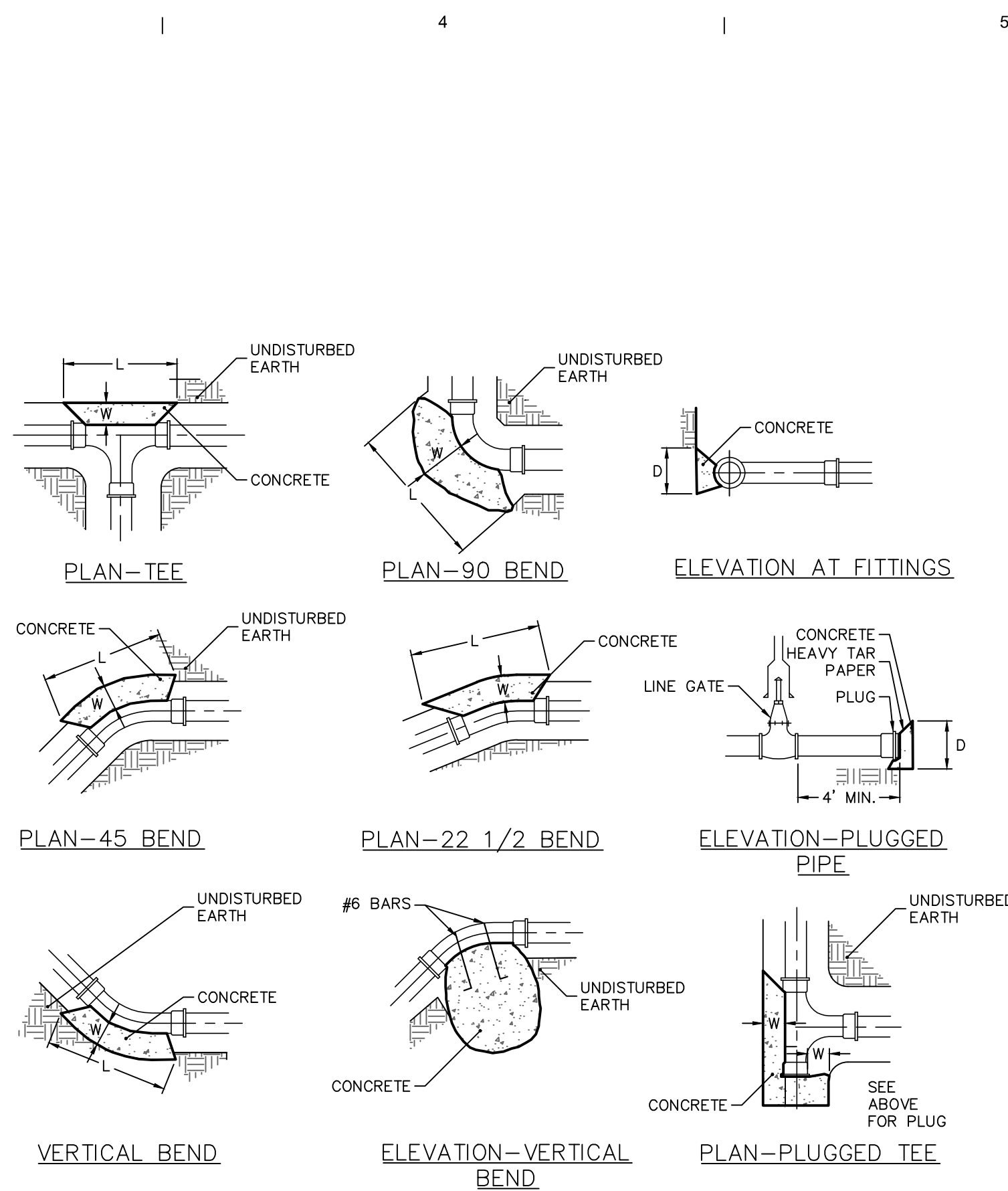
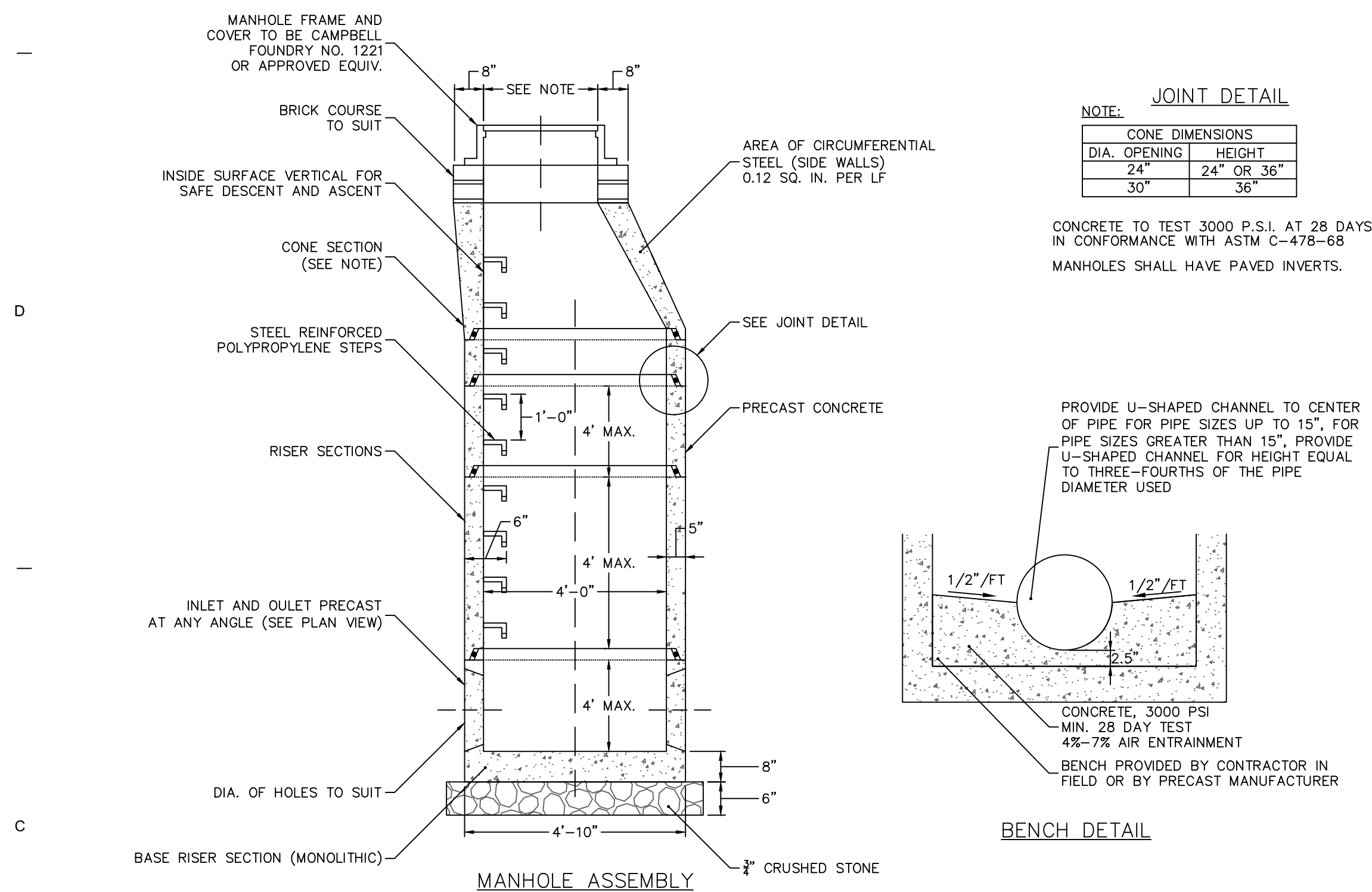
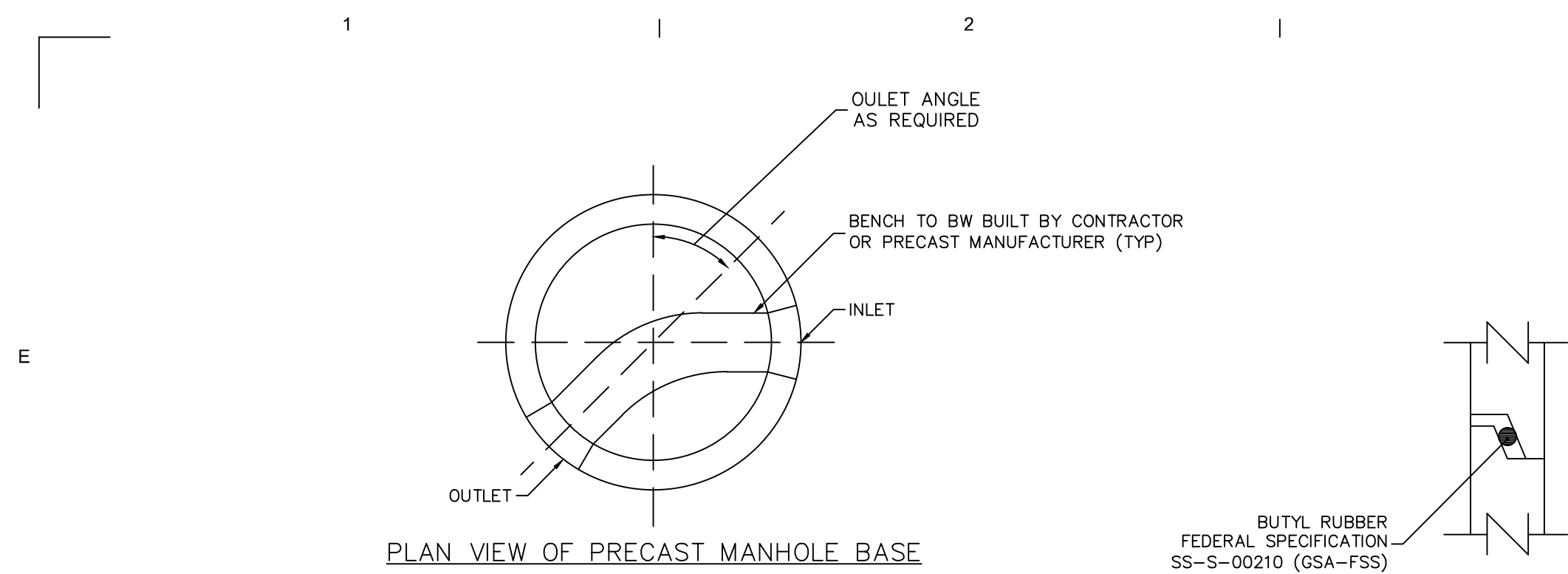
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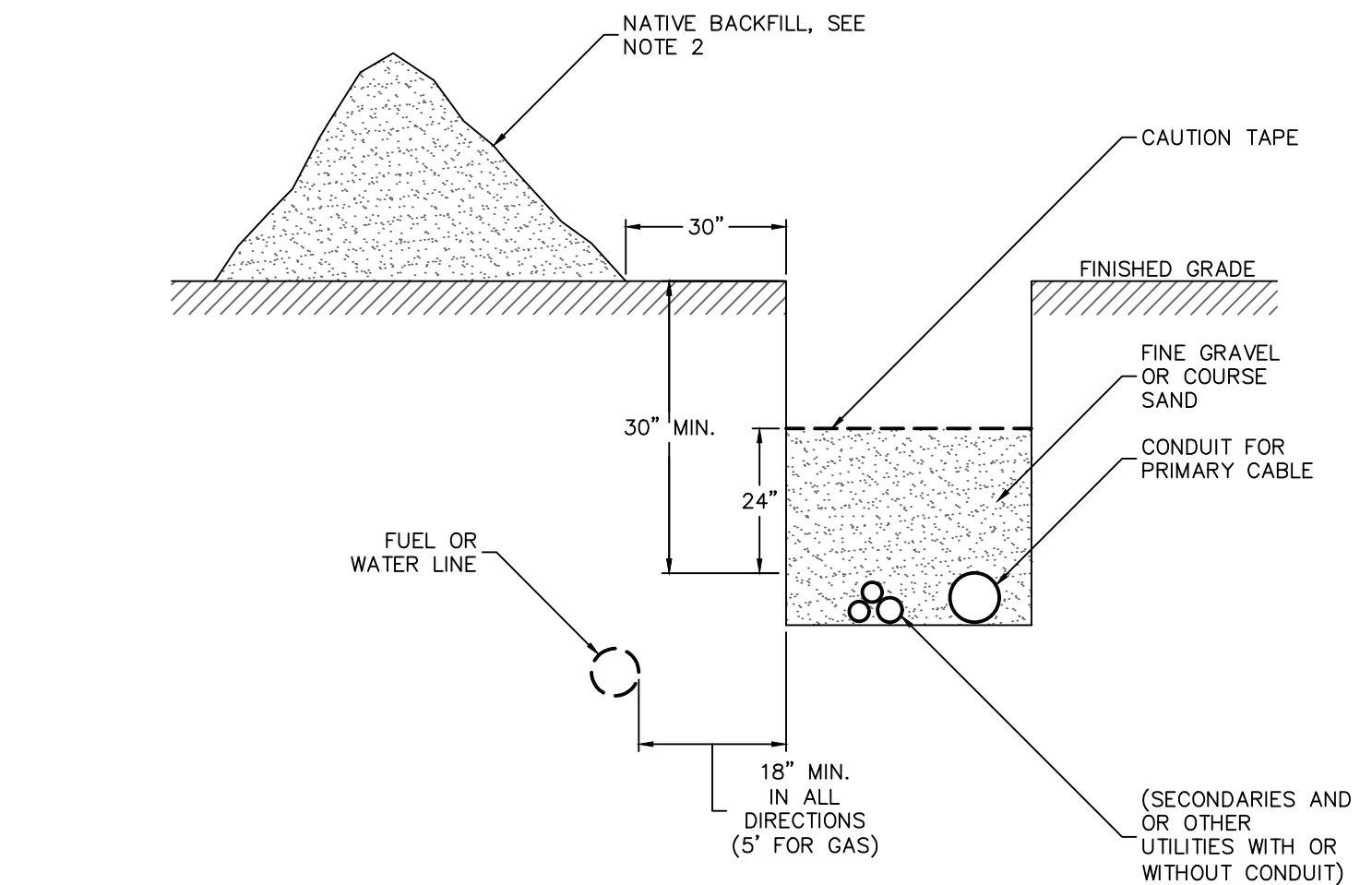
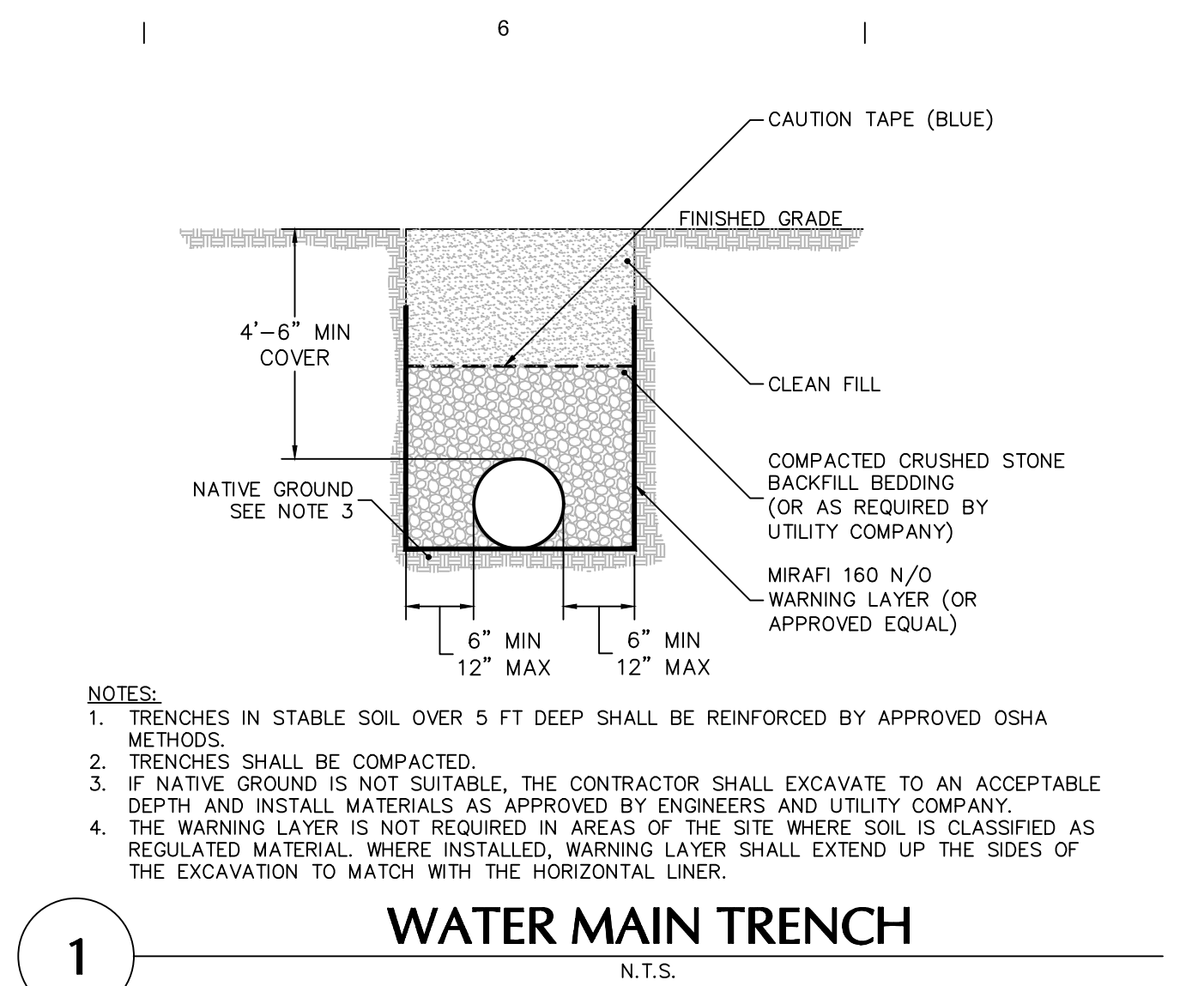
THRUST BLOCK SCHEDULE										
PIPE SIZE	TEE		22 1/2		45		90		W	
	D	D	D	D	D	D	D	D		
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"	
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'	
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"	
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"	
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"	
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	33"	

BASIS:
2,000 LB./SQ.FT. SOIL
RESISTANCE 250 PSI WATER
PRESSURE CORRECTION FACTORS
FOR OTHER SOILS:

1. SOFT CLAY	4
2. SAND	2
3. SAND & GRAVEL	1.33
4. SHALE	0.4

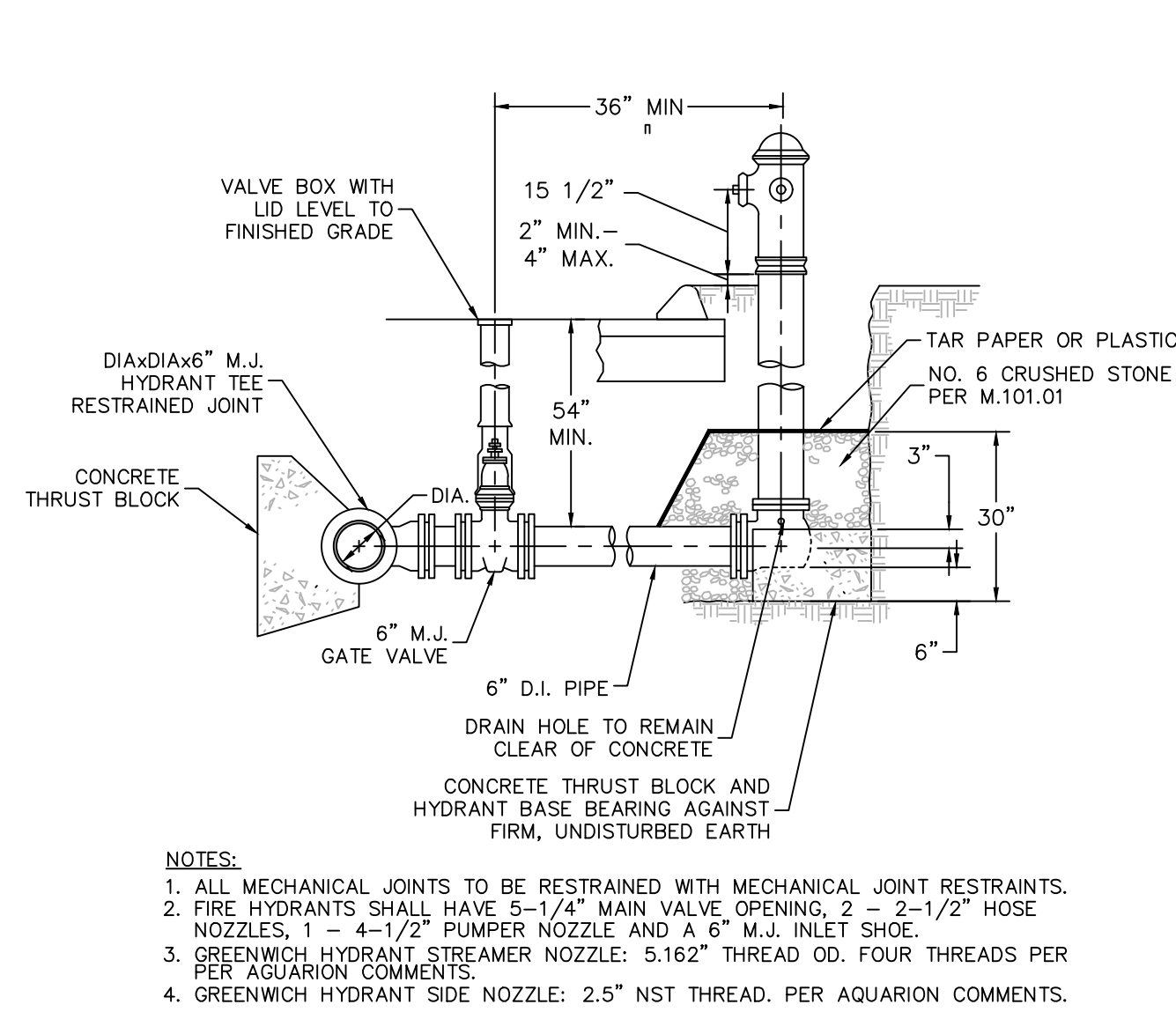
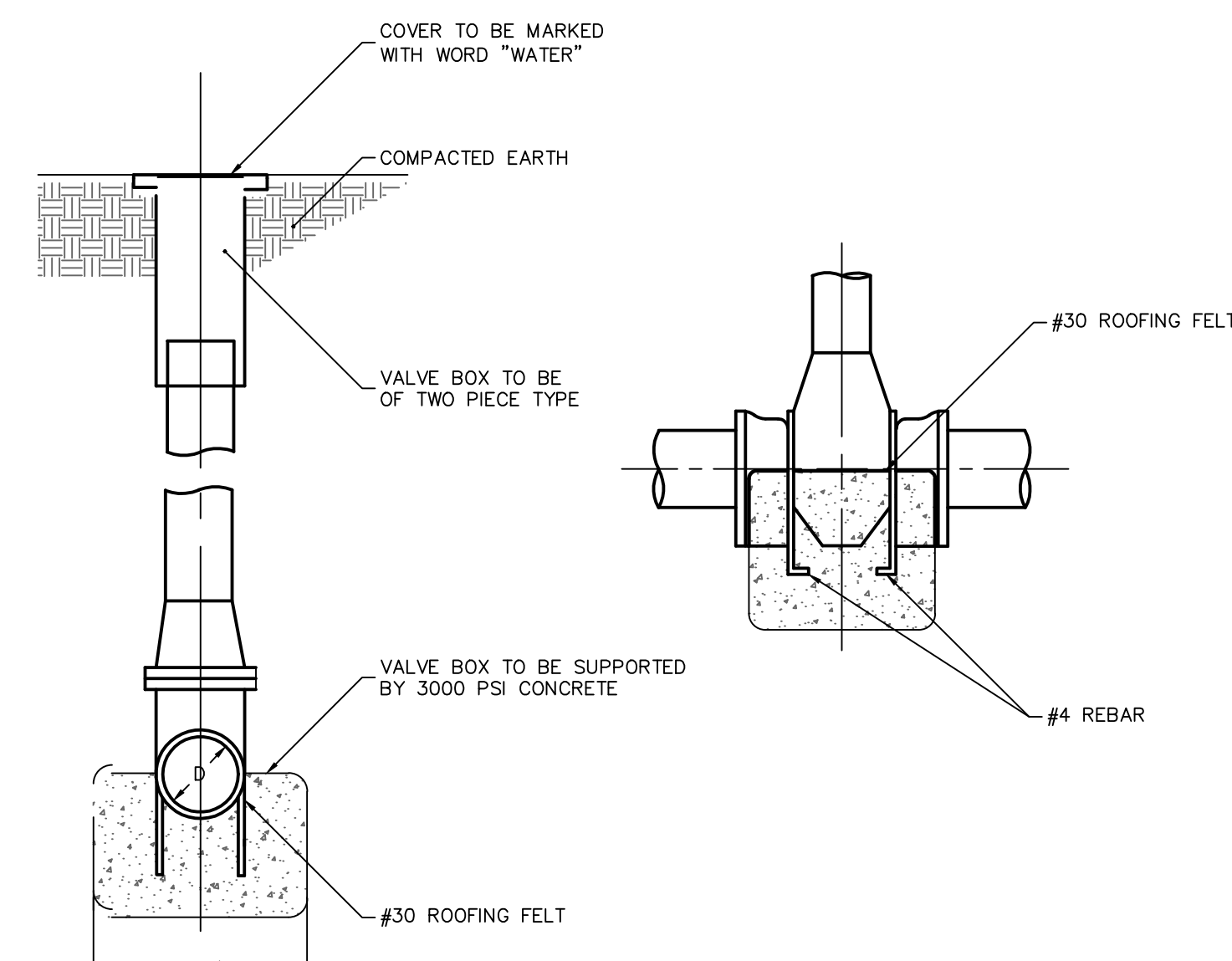
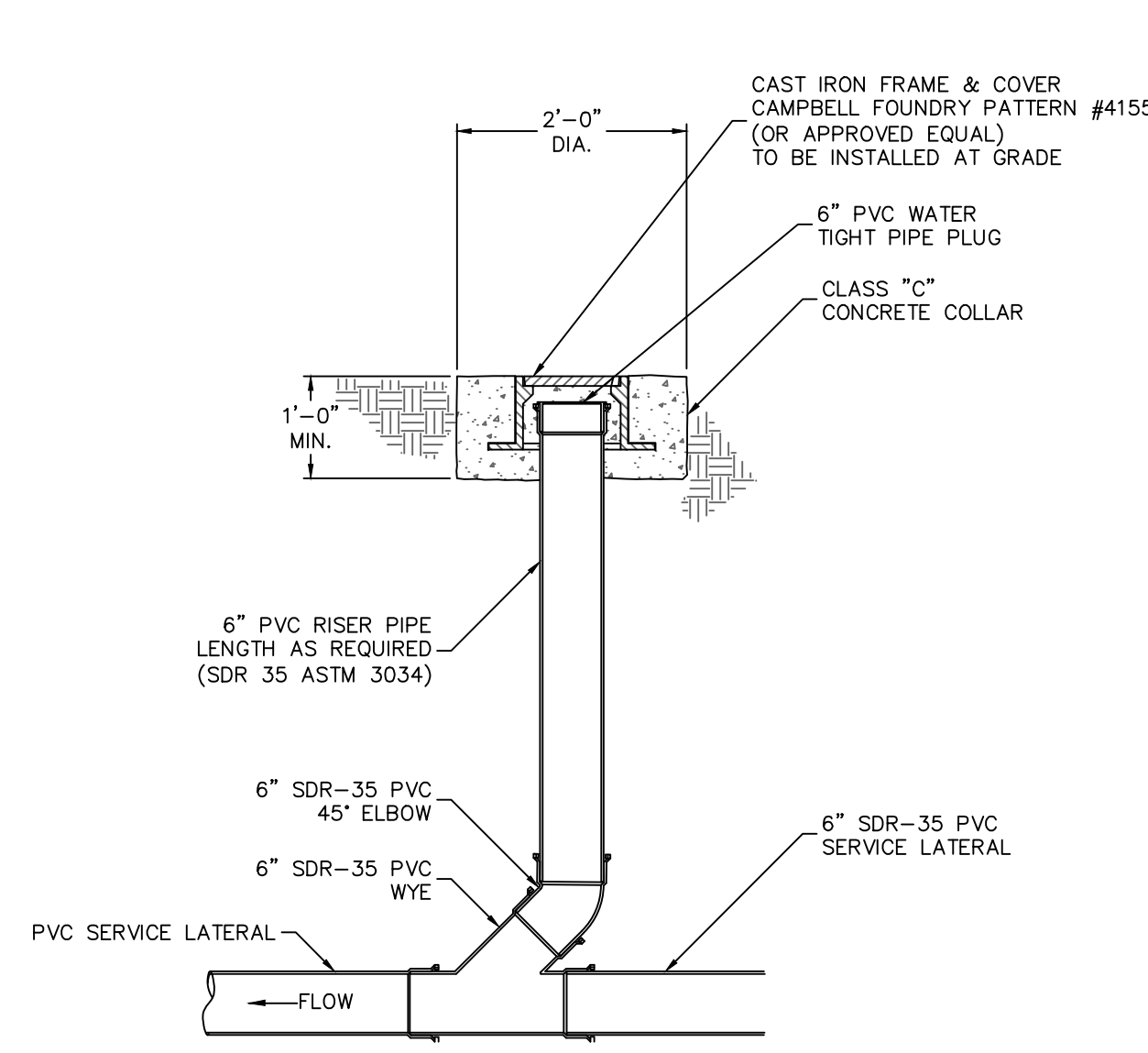
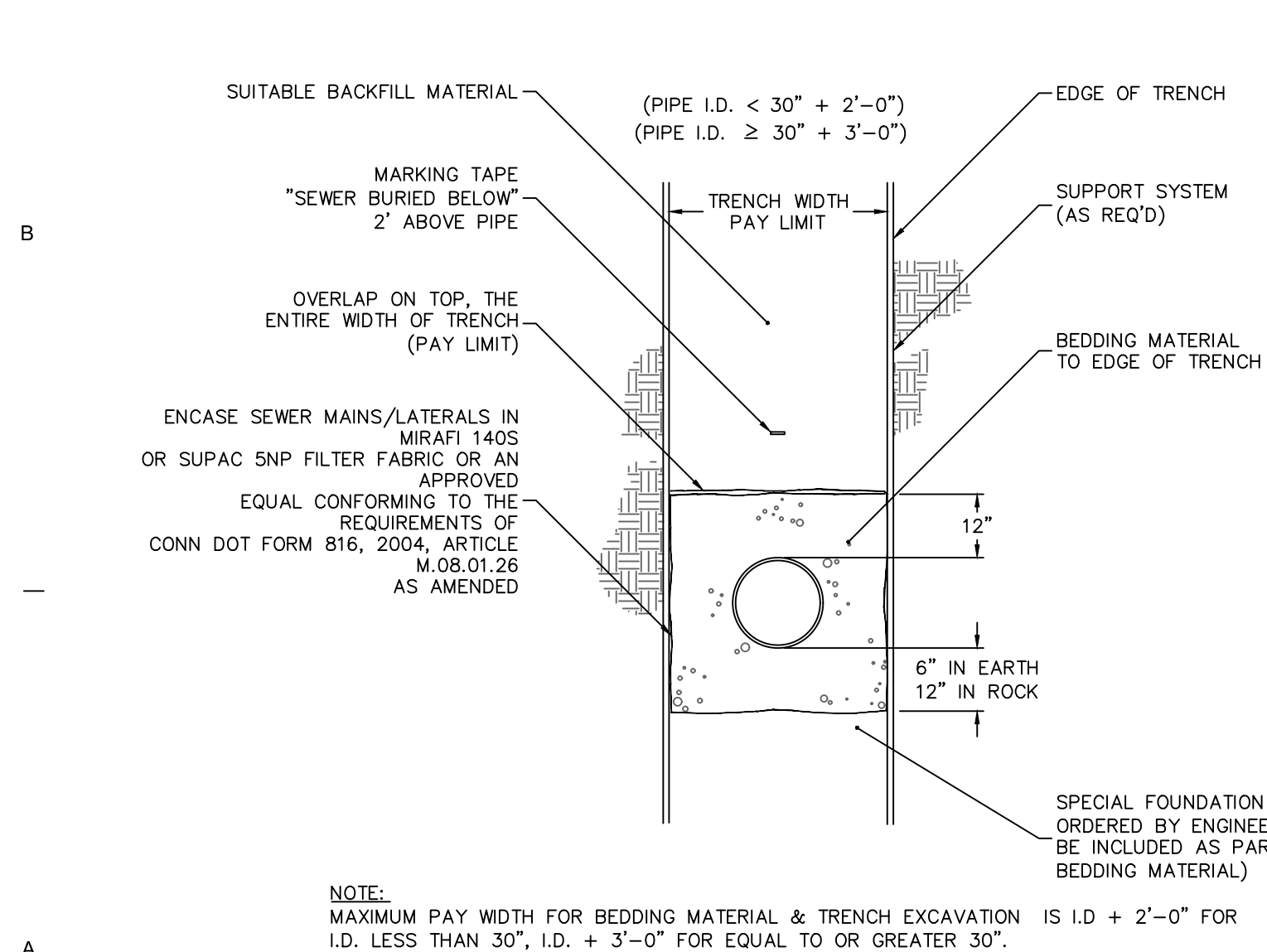
NOTE:

1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 3000 PSI.



NOTES:

1. ALL DIRECT-BURIED CABLES SHALL BE INSTALLED AT A DEPTH OF AT LEAST 30 INCHES IN THE FOLLOWING ORDER:
 - A. ENSURE THAT THE BOTTOM OF THE TRENCH IS WELL-TAMPED AND FREE OF ROCKS.
 - B. INSTALL THE CONDUIT, GLUING ALL COUPLINGS.
 - C. INSTALL SECONDARIES AND OTHER UTILITY CABLES OR CONDUITS LARGER THAN 2 INCHES IN MAXIMUM DIAMETER.
 - D. BACKFILL WITH 12 INCHES CLEAN FILL NOT TO CONTAIN STONES LARGER THAN 2 INCHES IN MAXIMUM DIAMETER.
 - E. INSTALL CABLE WARNING TAPE 12 INCHES OVER THE CONDUIT.
2. FILL IN THE REMAINDER OF THE TRENCH WITH NATIVE BACKFILL.
3. THE TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING PLACEMENT OF THE CONDUIT.
4. 1/4-INCH NYLON ROPE AND PLASTIC CONDUIT PLUG TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.



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PHASE:
**WATERFORD CONSERVATION
SUBMISSION**

[illegible]

PROJECT NAME:

**LEARN - EARLY
CHILDHOOD SCHOOL**

PROJECT ADDRESS:
**51 DANIELS AVE,
WATERFORD, CT 06385**

STATE PROJECT NUMBER: 245-0090 MAG/N/PF
NEWMAN PROJECT NUMBER: 20240069

DRAWING TITLE:

UTILITY DETAILS I

SCALE: As indicated	DRAWN BY: BTW
DATE: 05/01/2025	CHECKED BY: KEG

DRAWING NUMBER:

CU501

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.

1. 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.

- 2

1. WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY REVEGETATION EVENT.

- .T.S.

N.T.S.



- 3

N.T.S.



N.T.S.



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DRAWING TITLE:

UTILITY DETAILS II

SCALE: As indicated	DRAWN BY: BTW
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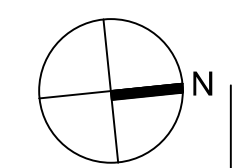
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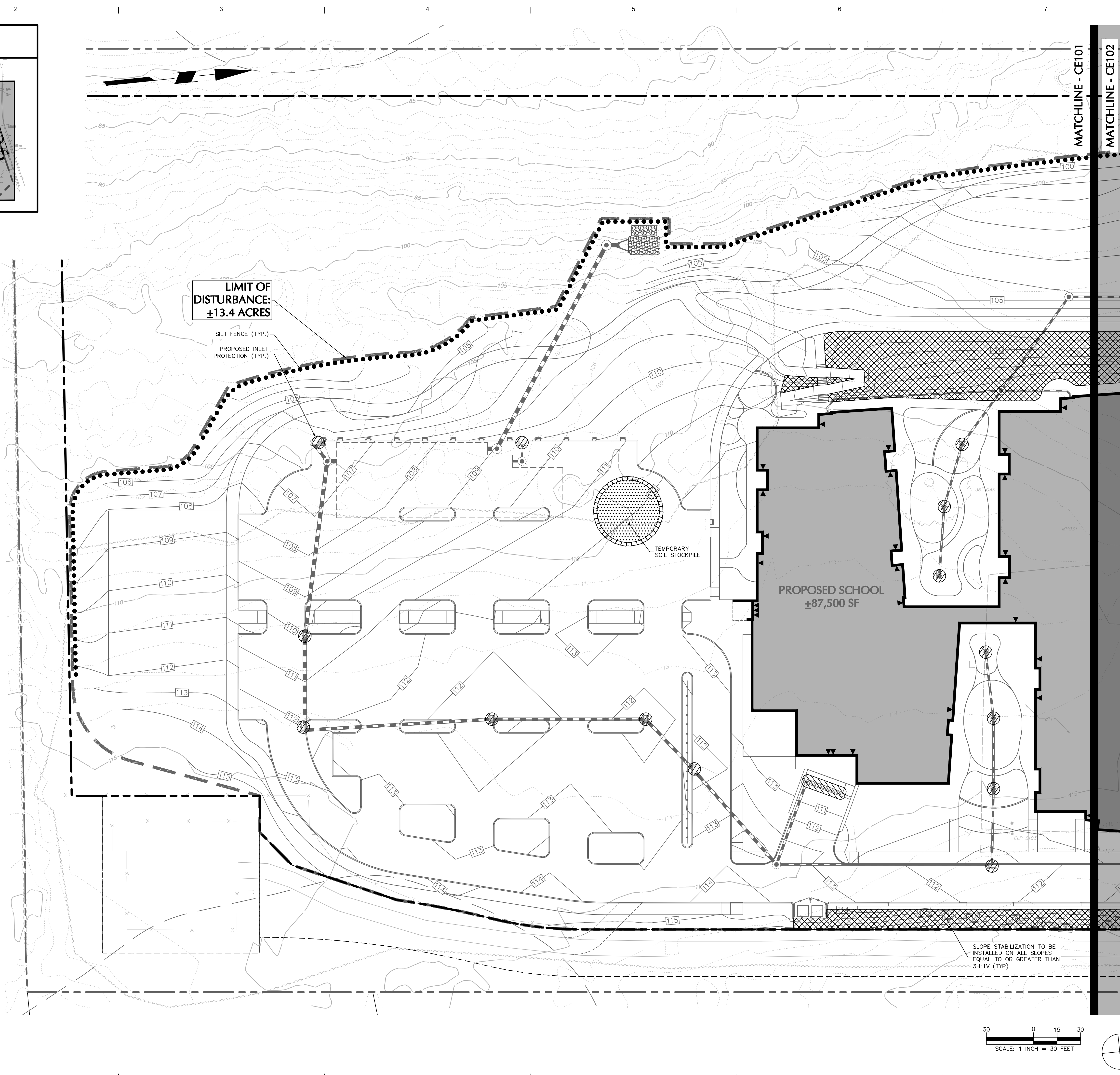
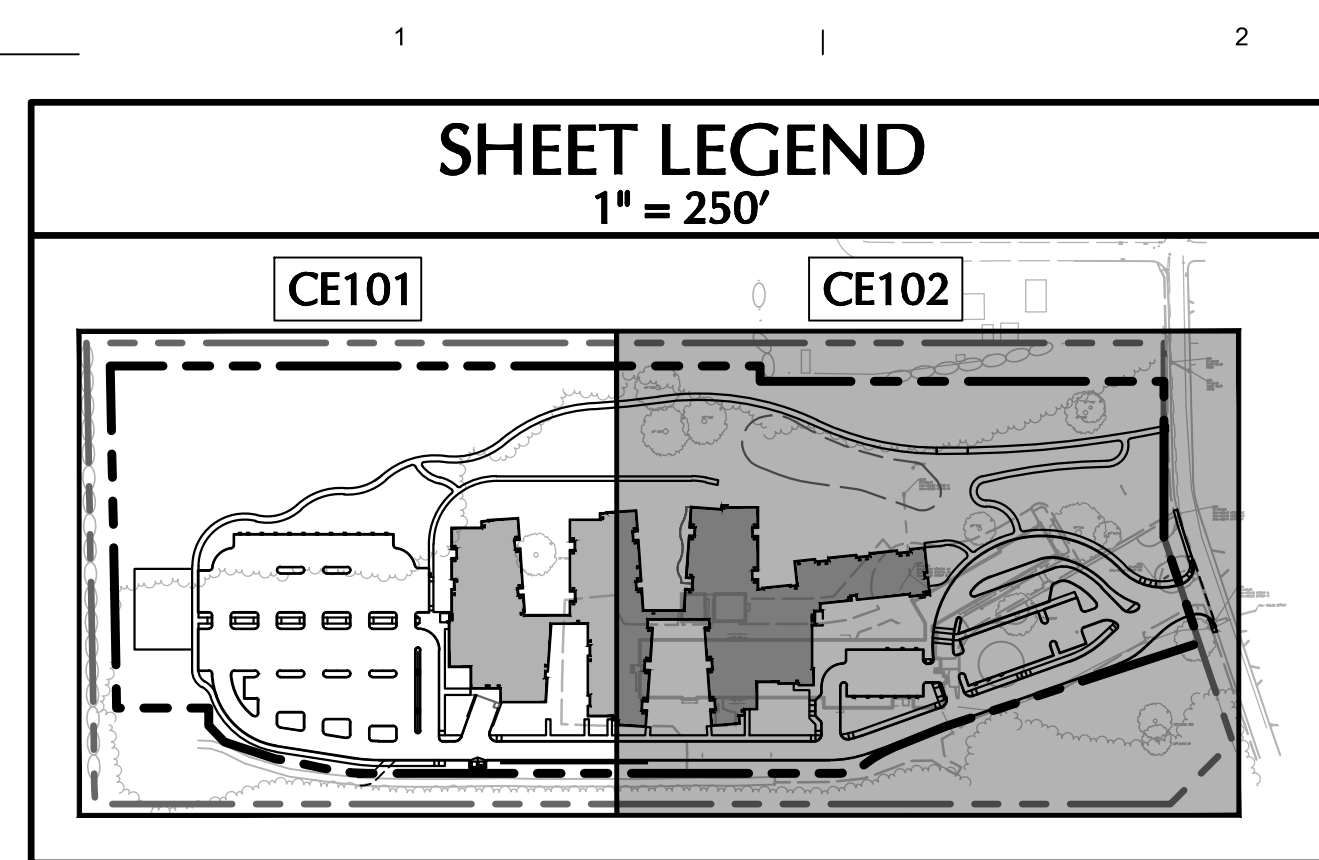
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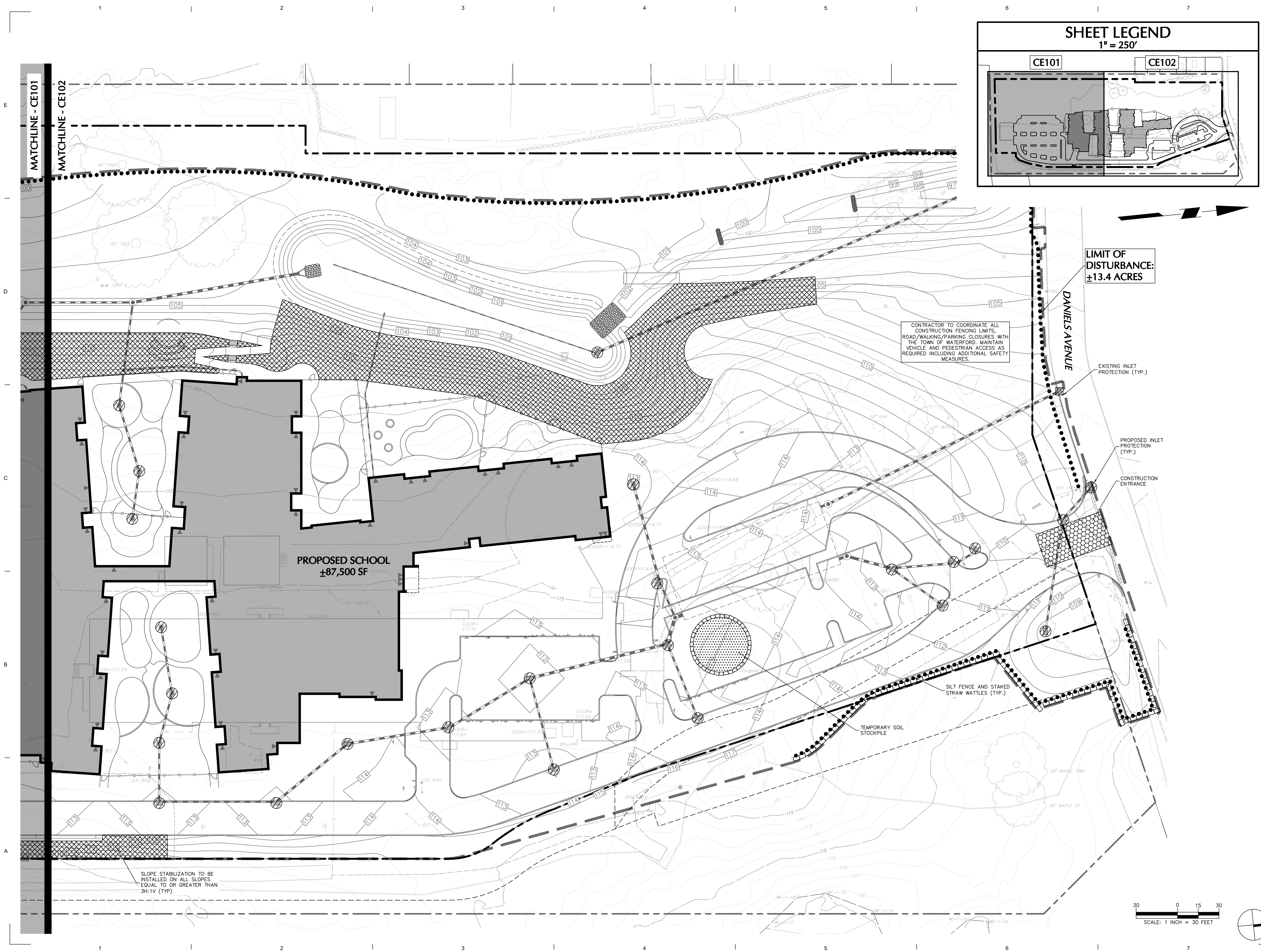
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[illegible]

CE100



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REVISIONS

[illegible]

PROJECT NAME: **LEARN - EARLY CHILDHOOD SCHOOL**

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STATE PROJECT NUMBER:
245-0090 MAG/N/PF

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DRAWING TITLE:

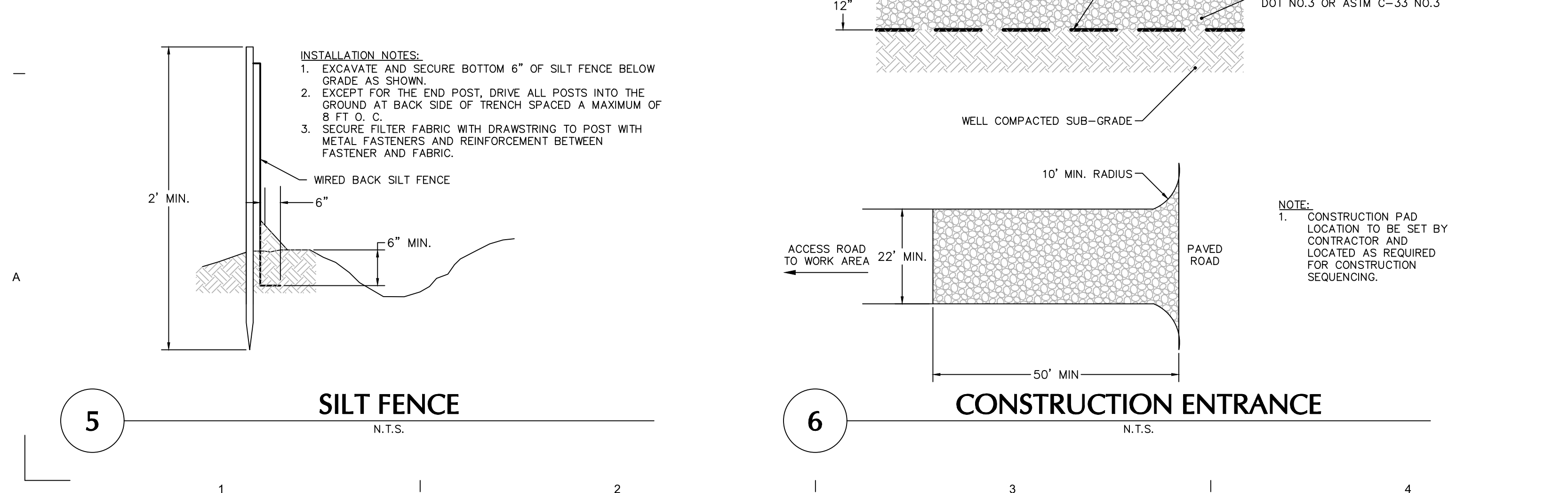
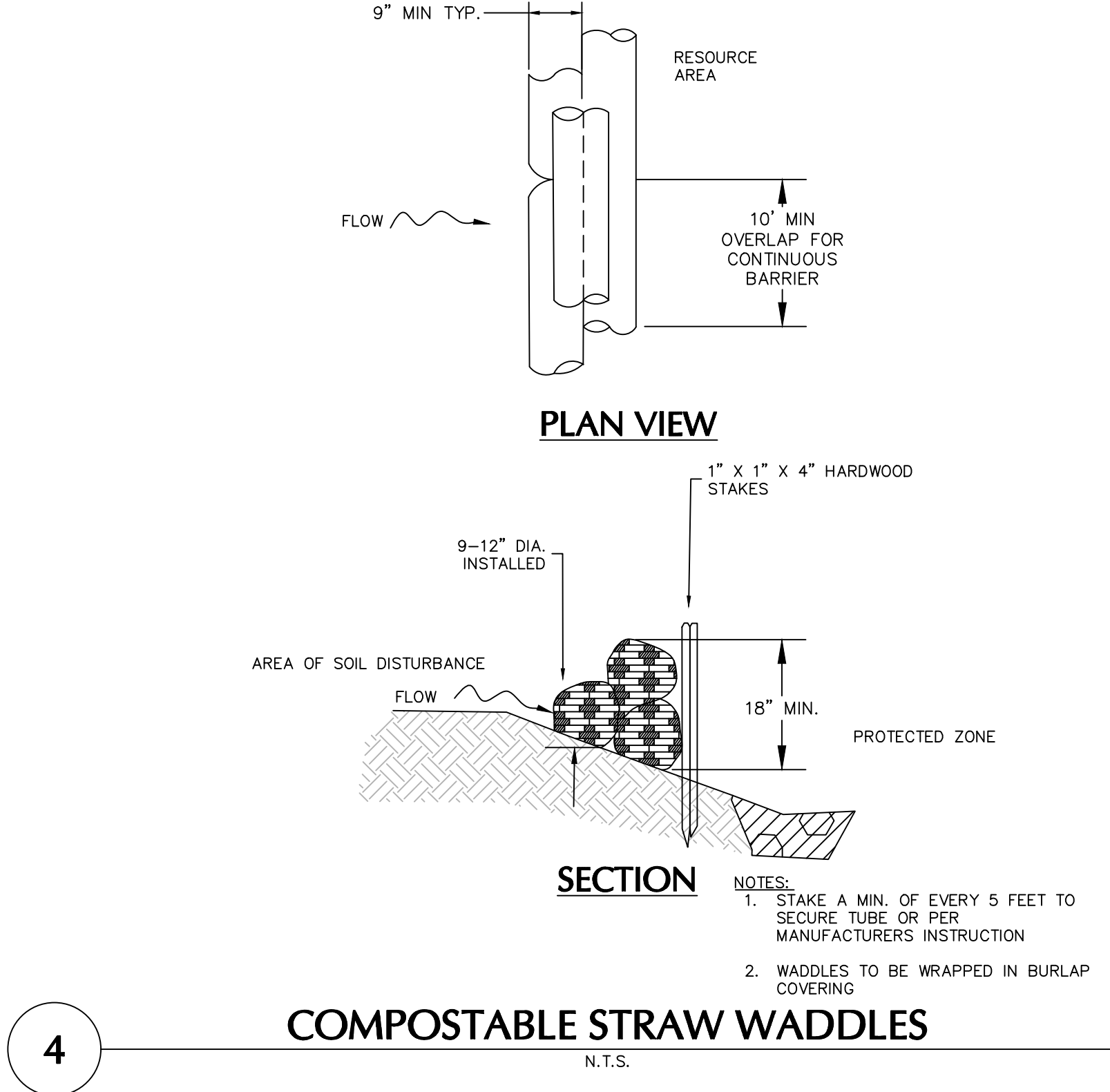
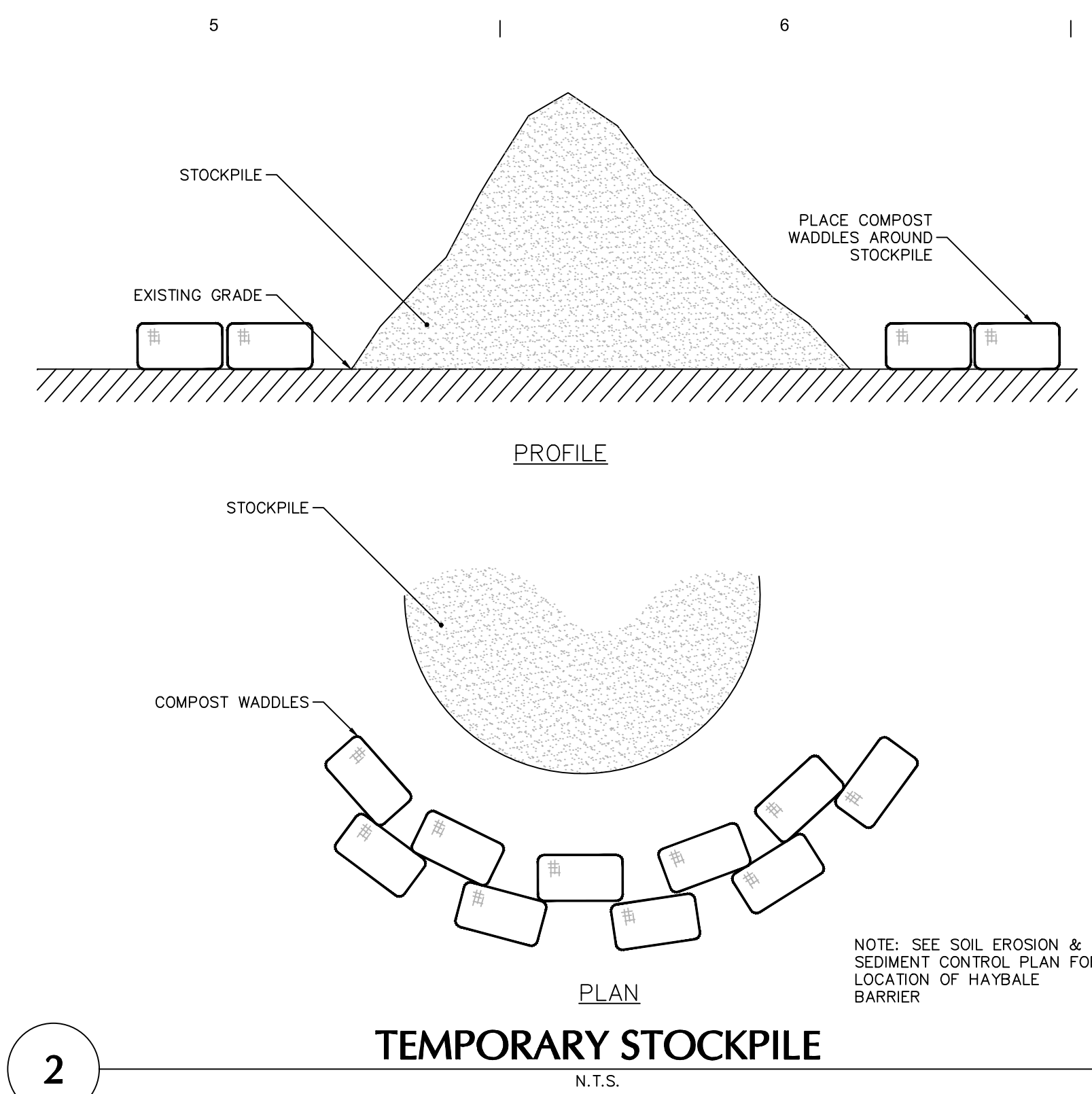
**SOIL EROSION &
SEDIMENT
CONTROL PLAN ii**

SCALE:	DRAWN BY:
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DATE:	CHECKED BY:
05/01/2025	KEG

DRAWING NUMBER:
05100

CE102



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PHASE:
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REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
LEARN - EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
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WATERFORD, CT 06385

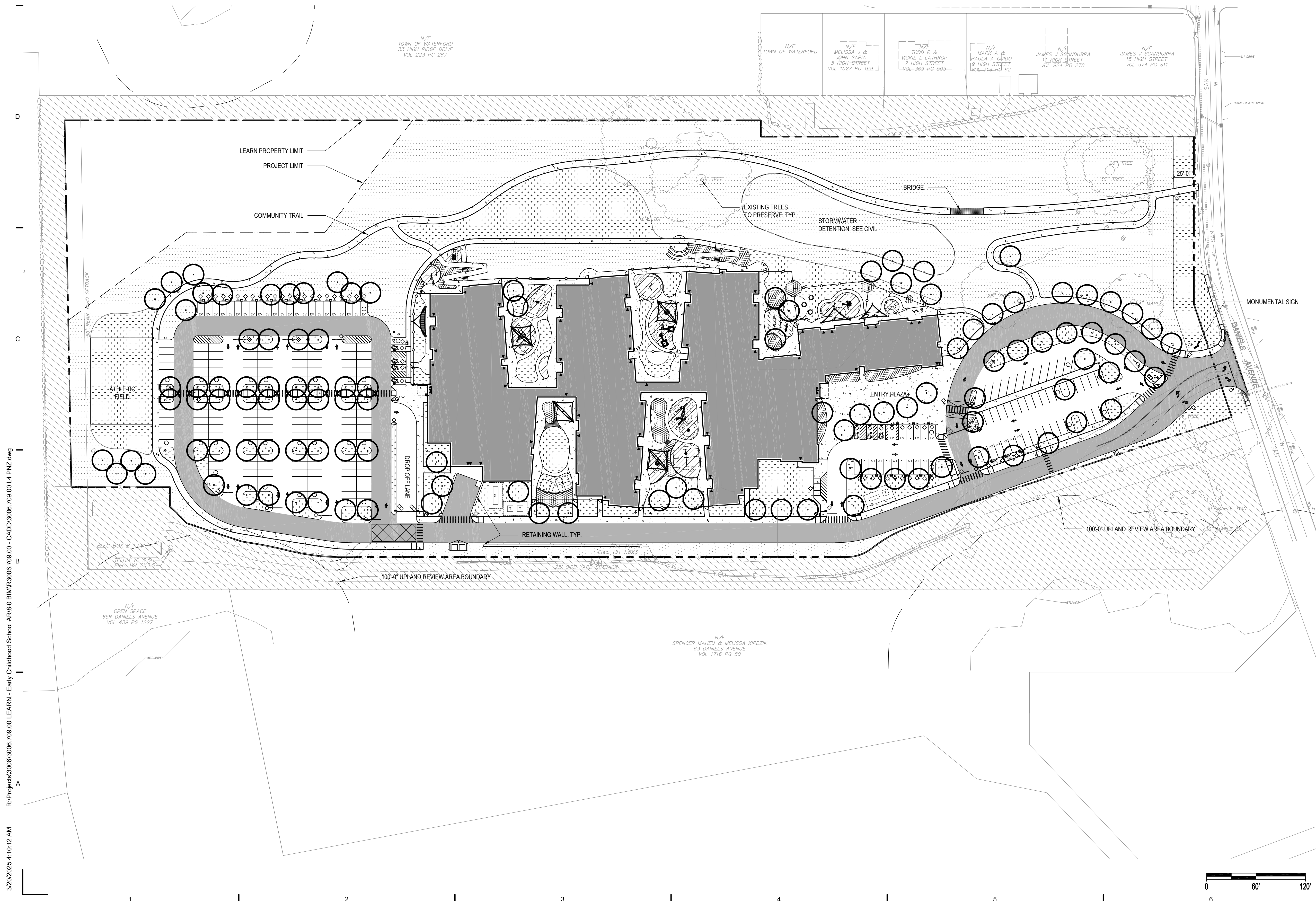
STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
20240069

DRAWING TITLE:
SOIL EROSION &
SEDIMENT CONTROL DETAILS

SCALE:	DRAWN BY:
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[illegible]

PROJECT NAME:

LEARN - EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
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WATERFORD, CT**

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

DRAWING TITLE:
SITE PHOTOMETRY

SCALE:
1" = 50'-0"

DATE:	CHECKED BY:
05/01/2025	Checker

DRAWING NUMBER

A1.53



TYPE	LUMINAIRE	DESCRIPTION	WATTAGE	LEADING	DRIVER	APPROVED MANUFACTURERS	COMMENTS	LOCATION	CONTROL INTENT
LX1-3	Bell-shaped area luminaire with Type II distribution, pole-mounted to ground.	Die-cast aluminum housing with prismatic tempered flat glass lens. IP66 rated for outdoor use. IK07 impact rated. "Neri" gray matte finish. U0 upright rating. Optics: Type III Nom Dim: 1'-2 3/4"Dia x 13'-0"H	44 W	LED Boards 3000K CCT 80+ CRI 6000 lm	Dimmable Integral Driver 0-10V 10% 277 Volts	Neri Lighting, Nova M #UNOV-M1-3000K-6000-010V- LP40212RTSB		Driving Lanes Parking Lots	Photocell.
LX1-4	Bell-shaped area luminaire with Type IV distribution, pole-mounted to ground.	Die-cast aluminum housing with prismatic tempered flat glass lens. IP66 rated for outdoor use. IK07 impact rated. "Neri" gray matte finish. U0 upright rating. Optics: Type IV Nom Dim: 1'-2 3/4"Dia x 13'-0"H	44 W	LED Boards 3000K CCT 80+ CRI 6000 lm	Dimmable Integral Driver 0-10V 10% 277 Volts	Neri Lighting, Nova M #UNOV-M1-3000K-6000-010V- LP40212RTSB		Parking Lots	Photocell.
LX1-5	Bell-shaped area luminaire with Type V distribution, pole-mounted to ground.	Die-cast aluminum housing with prismatic tempered flat glass lens. IP66 rated for outdoor use. IK07 impact rated. "Neri" gray matte finish. U0 upright rating. Optics: Type V Nom Dim: 1'-8"Dia x 14'-0"H	44 W	LED Boards 3000K CCT 80+ CRI 6000 lm	Dimmable Integral Driver 0-10V 10% 277 Volts	Neri Lighting, Nova M #UNOV-M1-3000K-6000-010V-L PA0212RTSB		Entry Plaza Driving Lanes Parking Lots	Photocell.
LX2	Linear 2" direct-only exterior slot light wall-mounted to facade panel.	Extruded aluminum housing with extruded acrylic lens. Silicone gaskets for wet rating. Wet rated for use outdoors. Custom finish to be determined - to match storefront color. U0 upright rating. Optics: Asymmetric Nom Dim: <varies> x 2 1/4"W x 1 1/2"H	4 W/lft	LED Boards 3000K CCT 90+ CRI 300 lm/ft	Dimmable Integral Driver 0-10V 1% UNV Volts	Axis Lighting, Extend 2 #EX2WD-300-80-30-SO-LENGT HSLC RAL008060-UNV-OP-1-WB At Mr 1: Lumenex, via Wet At Mr 2: Susex, Peeta	Mounted at 11'-0" AFF, top of luminaire to be mounted at top of brick facade. Custom RAL finish to be confirmed during Construction Documents.	Classroom Exits	Photocell.
LX3	Round 3" cylinder downlight, wall-mount to facade panels at 7'-0" AFF.	Extruded aluminum housing with die-bell-trim and tempered glass lens. Wet rated for outdoor use. Finish varies by location. U0 upright rating. Optics: Asymmetric Nom Dim: 3"Dia x 10"H	10 W	LED Module 3000K CCT 90+ CRI 1034 lm	Dimmable Integral Driver 0-10V 1% 277 Volts	Insight, Scope Medium #SMA-DLN-04-NA-30K-ASY- Wet RAL008060-HCRI At Mr 1: Luminis, Syriotes	Mounted at 9'-6" AFF - mounting height to be confirmed by Lighting Designer and Architect. Custom RAL finish to be confirmed during Construction Documents - RAL 000-80-00 Foggy Grey* powder coat finish to match brick facade and standard "Textured White" at white Stentl facades.	Egress Doors Loading Dock	Photocell.

GENERAL SITE ELECTRICAL NOTES

1. REFER TO DRAWING 600 FOR SYMBOLS LIST.
2. COORDINATE SITE LIGHTING LOCATIONS WITH SITE LANDSCAPING PLANS.
3. REFER TO DRAWING 905.00 FOR SITE ELECTRICAL DETAILS.
4. REFER TO DRAWING A 53 IN THE ARCHITECTURAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE AND SITE POLE SCHEDULES.
5. WHERE UNDERGROUND UTILITIES ARE LIKELY TO BE ENCOUNTERED THE CONTRACTOR SHALL EXCAVATE BY HAND.
6. REFER TO LANDSCAPE & CIVIL SITE PLANS FOR FINAL LOCATIONS OF LIGHTING FIXTURES, FLAGPOLES AND OTHER SITE UTILITIES.
7. WHERE 277V & 120V CIRCUITS OCCUPY THE SAME HANDHOLE/REACEWAY, INDICATE NEUTRAL CONDUCTORS WITH AN "N" IN THE CIRCLES.
8. PROVIDE CONDUIT PLUGS WITH 1/4" NPTN DRAG LINE ATTACHED IN ALL EMPTY CONDUITS.
9. EXISTING OVERHEAD UTILITIES NOT SHOWN. COORDINATE WITH UTILITY COMPANY AS REQUIRED.
10. UTILITY PRIMARY CONDUITS SHALL BE ENCASED IN CONCRETE WHEN CROSSING DRIVEWAYS OR DRIVEWAYS REQUIREMENTS. COORDINATE WITH ILLUSTRATED TRENCHING AND CIVIL DRAWINGS.

UNDERGROUND UTILITY NOTE

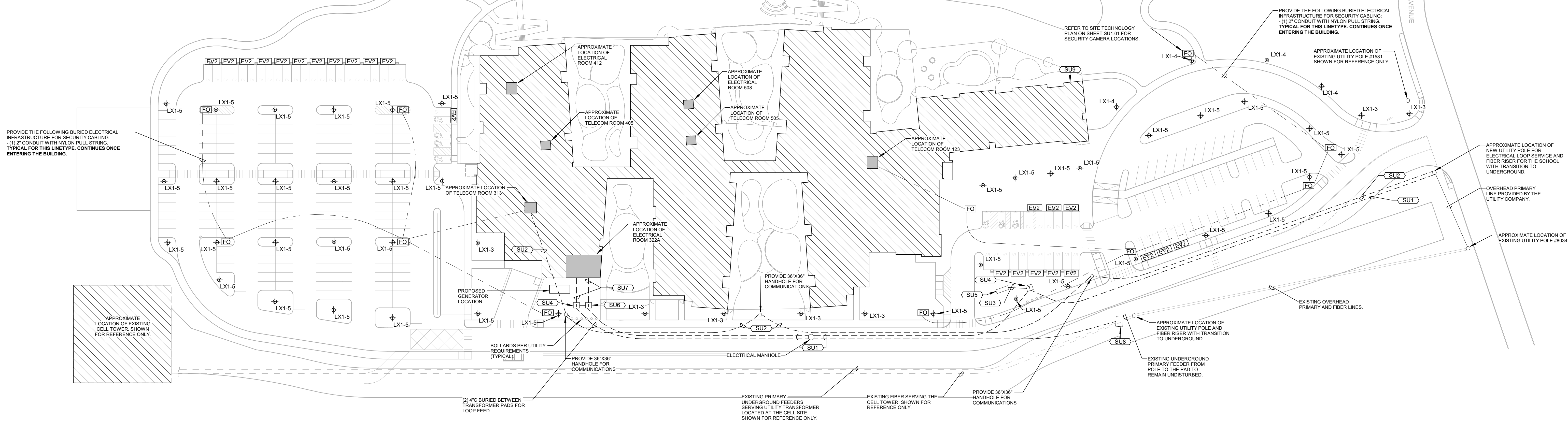
THE CONTRACTOR IS TO BE FULLY RESPONSIBLE FOR CONTACTING THE LOCAL CABLE TELEVISION COMPANY, POWER COMPANY, TELEPHONE COMPANY, GAS COMPANY, WATER AND SEWER COMPANY AND ANY OTHER UTILITY COMPANY WITHIN THE AREA PRIOR TO PROCEEDING WITH ANY EXCAVATION. BY LAW, THE CONTRACTOR IS REQUIRED TO CALL BEFORE DOING ANY EXCAVATION, DIGGING HOLES OR DRIVING POSTS REGARDLESS OF WHETHER IT IS WITHIN THE STREET LINE OR ON PRIVATE PROPERTY. OBTAIN INFORMATION REGARDING THE EXISTENCE AND LOCATION OF ANY UNDERGROUND FACILITIES BY CALLING 811.

WATER PREVENTION MEASURES

1. PITCH ALL UNDERGROUND CONDUITS SUCH THAT THEY ARE ANGLED DOWNWARDS AWAY FROM THE BUILDING. CONDUITS SHALL NOT BE PITCHED DOWNWARDS TOWARD THE BUILDING, ALLOWING GROUND WATER TO ENTER BUILDING.
2. ALL CABLE TRAY SEGMENT FOR ALL ACTIVE ELECTRIC CONDUITS CONTAINING CONDUCTORS, EQUAL TO POLYWATER FST, LOCATE AT INTERIOR END OF EACH ACTIVE CONDUIT (AT EXTERIOR ENCLOSURE AND WHERE CONDUIT TERMINATES IN BUILDING), FOR SPARE CONDUITS WITHOUT CONDUCTORS, LOCATE AT EXTERIOR END OF CONDUIT.
3. ALL CONDUITS (ACTIVE AND SPARE) SHALL SWEEP UPWARD A MINIMUM OF 12" ABOVE THE BASE OF HANDHOLES OR OTHER EXTERIOR STRUCTURES. CONDUITS SWEEP OVER TRANSFORMER PADS WITH UTILITY COMPANY DETAILS AND STANDARDS.

KEYNOTES - SITE UTILITY

Key Value	Keynote Text
SU1	PRIMARY CONDUITS: PROVIDE (4) 4" UNDERGROUND CONDUITS FOR PRIMARY FEEDERS.
SU2	TELECOMMUNICATION SERVICES: PROVIDE (4) 4" UNDERGROUND CONDUITS FOR INCOMING TELECOMMUNICATION SERVICES.
SU3	UNDERGROUND FEEDERS FROM TRANSFORMER TO EXTERIOR EV PANEL ENCLOSURE. REFER TO ELECTRICAL RISKER DIAGRAM ON SHEET E22.01 FOR CONDUIT AND FEEDER SIZES.
SU4	NEW PAIDMOUNT TRANSFORMER: APPROXIMATE LOCATION OF PAIDMOUNT TRANSFORMER FOR NEW 120/208V, 3PH 4W ELECTRIC SERVICE SERVING THE ELECTRICAL VEHICLE CHARGING. REFER TO ELECTRICAL RISKER DIAGRAM ON SHEET E21 FOR ADDITIONAL INFORMATION.
SU5	APPROXIMATE LOCATION OF NEW NEMA4X EXTERIOR EV PANEL ENCLOSURE. REFER TO DETAIL SUS, 208V FOR MORE INFORMATION.
SU6	NEW PAIDMOUNT TRANSFORMER: APPROXIMATE LOCATION OF PAIDMOUNT TRANSFORMER FOR NEW 277/480V, 3PH 4W ELECTRIC SERVICE SERVING THE BUILDING. REFER TO ELECTRICAL RISKER DIAGRAM ON SHEET E22.01 FOR ADDITIONAL INFORMATION.
SU7	SECONDARY FEEDERS: TRANSFORMER SECONDARY FEEDERS ROUTED UNDERGROUND TO MAIN ELECTRICAL ROOM. REFER TO RISKER DIAGRAM ON SHEET E22.01 FOR CONDUIT AND FEEDER SIZES.
SU8	APPROXIMATE LOCATION OF NEW 120/208V, 3PH 4W ELECTRIC SERVICE UTILITY ABOVE-GROUND SPLICE BOX TO BE INSTALLED ON THE EXISTING PAD. ONE-IN, TWO-OUT SPLICE BOX TO BE PROVIDED BY THE UTILITY COMPANY. PRIMARY FEEDER SERVING THE GELT TOWER TO BE CONNECTED TO THE SPLICE BOX FOR PERMANENT SERVICE.
SU9	REFER TO "EL" SERIES DRAWINGS FOR LOCATIONS, QUANTITIES, AND CIRCUITING OF BUILDING MOUNTED LIGHTING FIXTURES.



1 SITE UTILITY PLAN
1" = 50'-0"

$$1'' = 50'-0''$$

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REVISIONS

[illegible]

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WATERFORD, CT

STATE PROJECT NUMBER

245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
R3006.709.00

DRAWING TITLE:

SITE UTILITY PLAN

SCALE: As indicated	DRAWN BY: RNM
DATE: 05/01/2025	CHECKED BY: VCN

DRAWING NUMBER

SU1.00

