Site Plans

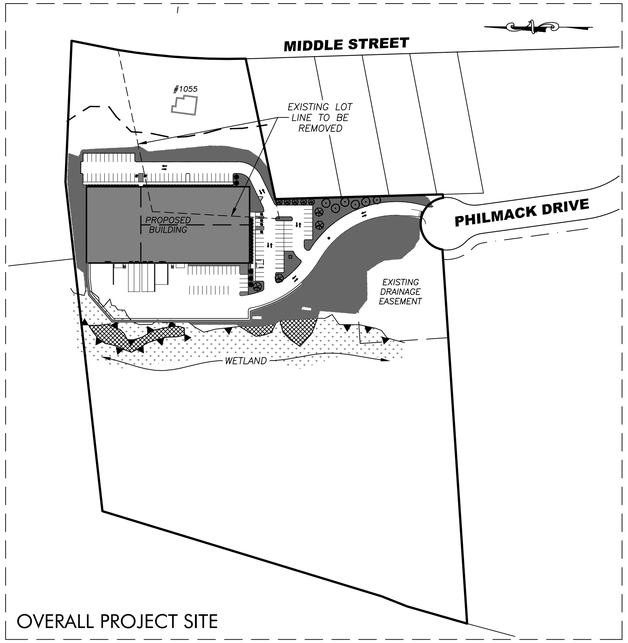
Proposed Warehouse & Office

0 Middle Street & 1055 Middle Street
(Map-Lot 01-0075 & 01-0074)
Middletown, CT 06457

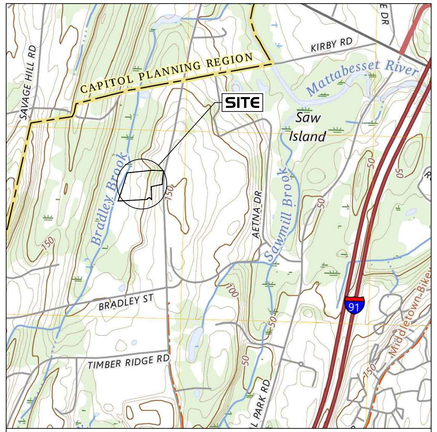
AS PREPARED FOR

EriKelAri LLC
c/o Mr. Gary Dayharsh

P.O. Box 820
Essex, CT 06426



OVERALL PROJECT SITE



SOURCE: USGS

NORTH

December 17, 2024
Revised: Jan. 10, 2025

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BY

RLA

R LEVESQUE ASSOCIATES INC
A LAND PLANNING SERVICES COMPANY

40 School Street · Westfield, MA · 01085
ph 413.568.0985 · fax 413.568.0986
www.rlaland.com

RLA Project Number: 240429

PERMITTING
NOT FOR CONSTRUCTION

LOCUS MAP SCALE 1"=1000'

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED BY THE STATE OF CONNECTICUT ON JUNE 21, 1996.* IT IS A PROPERTY SURVEY BASED UPON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, AND VERTICAL CLASS T-2 STANDARDS.

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

* AS AMENDED OCTOBER 26, 2018.

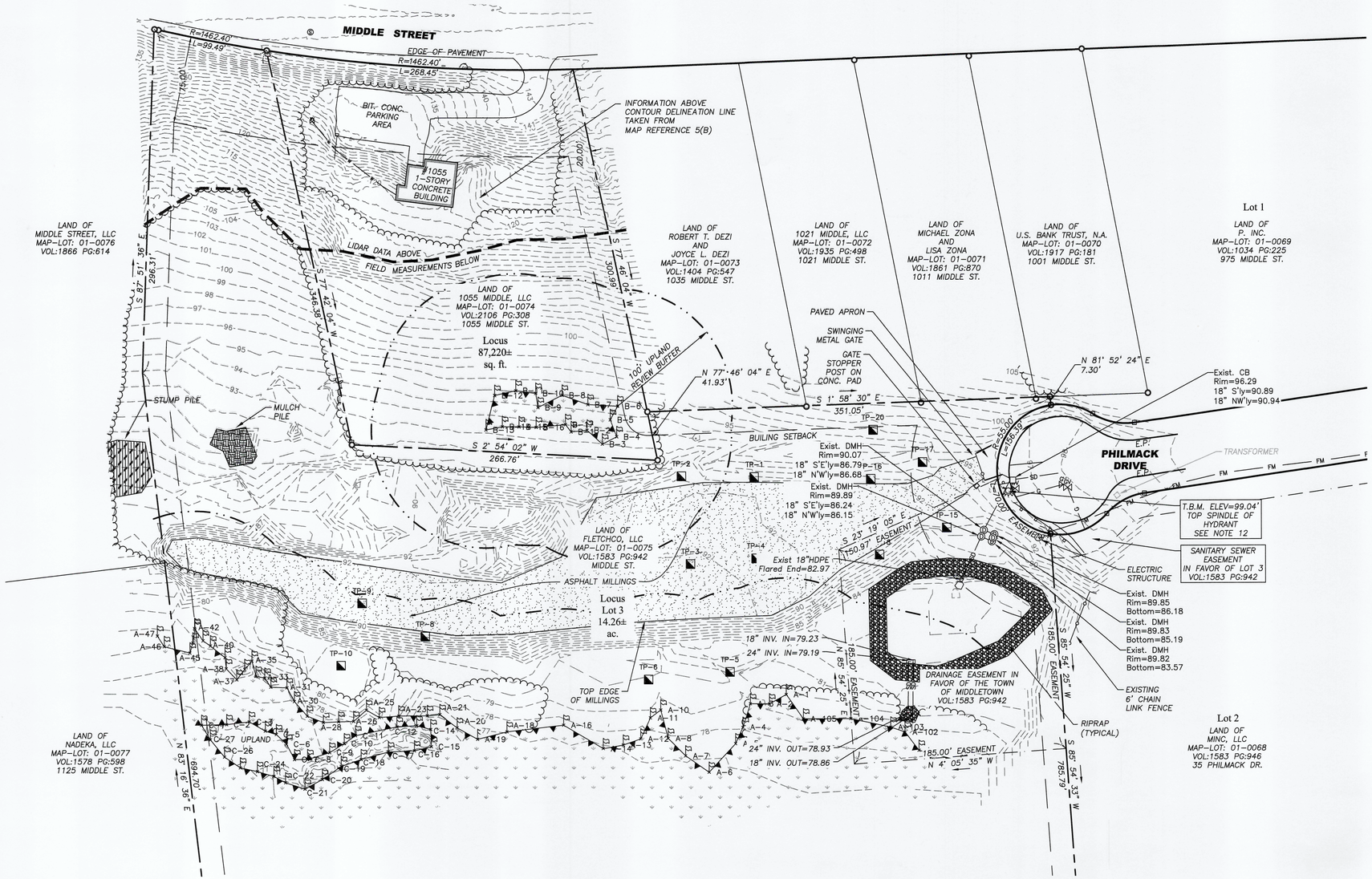
DATE: 12-17-2024

MICHAEL D. SMITH, L.S #70441

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING WATER VALVE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- EXISTING GAURDRAIL
- EXISTING CONTOUR
- EXISTING TREELINE

C.S.P.C.S.



50 0 25 50 100

SCALE: 1"=50'

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCELS IS FLETCHCO, LLC AND 1055 MIDDLE, LLC. SEE CITY OF MIDDLETOWNN LAND RECORDS VOLUME 1583 PAGE 942 AND VOLUME 2106 PAGE 308, RESPECTIVELY.
2. THIS SURVEY AND MAP HAVE BEEN PREPARED IN CONFORMANCE WITH REGULATIONS AS DEFINED IN THE STANDARDS FOR SURVEYS IN MAPS IN THE STATE OF CONNECTICUT IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS AMENDED OCTOBER 26, 2018.
3. THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY AND BOUNDARY SURVEY AND IS INTENDED TO NOTE THE POSITION, HORIZONTALLY AND, WHERE REQUIRED, VERTICALLY, BETWEEN EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.
4. THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT RESURVEY OF MAP REFERENCE 5 (A) LISTED BELOW.
5. REFERENCE IS ALSO MADE TO THE FOLLOWING PLANS RECORDED IN THE CITY OF MIDDLETOWN LAND RECORDS:
   A. MLR #56-06 "MAP OF SURVEY SHOWING PROPERTY OF P. INC., LLC, AS SUBDIVIDED, WEST SIDE OF MIDDLE STREET, MIDDLETOWN, CONNECTICUT" SCALE 1"=100 FT., PREPARED BY BASCOM AND MAGNOTTA, INC., 15 MAY, 2002, REV. 09 SEPTEMBER, 2002.
   B. MAP TITLED "PROPERTY & TOPOGRAPHIC SURVEY, LAND OF SOUTHERN NEW ENGLAND TELEPHONE COMPANY, 1055 MIDDLE STREET, MIDDLETOWN, CONNECTICUT" SCALE 1"=20', PREPARED BY MARTIN SURVEYING ASSOCIATES, DATED 5/16/2022.
   C. MLR #2179 "MAP SHOWING PLOTS 1 TO 5, THE PROPERTY OF ERNEST RIZZA AND ERWIN BRECKLIN, MIDDLETOWN, CONN." SCALE 1"=30', PREPARED BY R.H. JOHNSON, DATED APRIL 20, 1959.
   D. MLR #9-92 "PROPERTY OF CONNECTICUT NATIONAL BANK (CO-EXECUTORS) 1011 MIDDLE STREET, MIDDLETOWN, CONN." SCALE 1"=30', PREPARED BY CONKLIN & SOROKA, INC., DATED 6/20/91.
   E. MLR #13-2016 "PROPERTY BOUNDARY SURVEY, DEPICTING LOT LINE MODIFICATION, PROPERTY OF NADEKA LLC, MIDDLE STREET, MIDDLETOWN, CONNECTICUT" SCALE 1"=60', PREPARED BY JACKOWIAK LAND SURVEYING, DATED DECEMBER 14, 2015.
   F. MLR #289-3 "A PORTION OF PROPERTY OF HOWARD R. LEONARD & RUTH C. FLESCH, MIDDLE STREET, MIDDLETOWM, CONNECTICUT" SCALE 1"=100', PREPARED BY E.B. HARVEY, DATED SEPTEMBER 10, 1985.
6. THE PROPERTY DEPICTED HEREON IS SUBJECT TO THE FOLLOWING:
   A. A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MIDDLETOWN AS DEPICTED ON MAP REFERENCE 5(A) NOTED ABOVE, AND DESCRIBED IN DEED VOLUME 1583 PAGE 942.
   B. A PRIVATE SANITARY SEWER EASEMENT IN FAVOR OF LOT 3 AS DEPICTED ON MAP REFERENCE 5(A) NOTED ABOVE, AND DESCRIBED IN DEED VOLUME 1583 PAGE 942.
   C. RIGHTS OR CLAIMS OF PERSONS IN POSSESSION, OTHER THAN THE INSURED, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
   D. ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, TITLE TO FILLED LANDS (IF ANY) AND ALL OTHER FACTS WHICH AN ACCURATE SURVEY OR INSPECTION OF THE LAND WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
   E. UNRECORDED MECHANICS' LIENS.
   F. TAXES TO THE CITY OF MIDDLETOWN, DUE AND PAYABLE AND THEREAFTER.
   G. ANY AND ALL MATTERS SHOWN ON THE MAPS.
   H. EASEMENT AGREEMENT WITH THE RIGHT OF ACCESS FROM 1055 MIDDLE, LLC IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY DATED SEPTEMBER 30, 2024 AND RECORDED IMMEDIATELY AFTER DEED VOLUME 2106 PAGE 308.
7. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
8. SUBJECT PARCEL CONTAINS ±16.62 ACRES.
9. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON JULY 18, 2024 AND DECEMBER 13, 2024.
10. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
11. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE CITY OF MIDDLETOWN GIS APPLICATION WEBSITE.
12. SUBJECT PARCEL IS ZONED INTERSTATE TRADE (IT) ACCORDING TO THE CITY OF MIDDLETOWN ZONING MAP.
13. THE SUBJECT PARCEL IS NOT LOCATED WITHIN FLOOD ZONE ACCORDING TO FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE MAP NUMBER 09007C0101G – EFFECTIVE DATE: AUGUST 28, 2008.
12. THE NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT STATE COORDINATE SYSTEM N.A.D. 1983. THE ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) USING GEOID 12A, COORDINATES AND ELEVATIONS WERE DETERMINED FROM RTK GPS OBSERVATIONS MADE ON AUGUST 18, 2024, USING THE CT DOT RTK NETWORK KNOWN AS ACORN.
13. REGISTER SOIL SCIENTIST IS GEORGE LOGAN OF REMA ECOLOGICAL SERVICES, LLC. WETLANDS WERE DELINEATED IN THE SUMMER OF 2024 AND LOCATED BY R LEVESQUE ASSOCIATES ON JULY 18, 2024 AND SEPTEMBER 18, 2024.
14. GROUND CONTOURS DEPICTED HEREON ARE BASED UPON FIELD MEASUREMENTS AND LIDAR DATA.

THE WETLAND SOILS ON THIS SITE WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT PUBLIC ACT 72-155, AS AMENDED BY CT P.A. 73-571, CT P.A. 87-338, CT P.A. 87-533. THE BOUNDARIES OF THESE SOILS, AND OF IDENTIFIED WATER COURSES ARE ACCURATELY REPRESENTED ON THIS PLAN.

George T. Logan
Digitally signed by George T. Logan
DN: CN = George T. Logan email = rema@snet.net, C = US O = Rema Ecological Services, LLC
Date: 2024.12.17 16:04:15 -05'00'

12/17/2024
GEORGE LOGAN, SOIL SCIENTIST — DATE

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

Limited Property/Boundary Survey

0 Middle Street & 1055 Middle Street (Map-Lot: 01-0075 & 01-0074) Middletown, CT 06457

STATE OF CONNECTICUT MICHAEL D. SMITH 70441 LICENSED LAND SURVEYOR

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: DECEMBER 17, 2024	
REVISIONS:	**DATE:**
DRAFTED BY: J.L.	

SCALE: As Noted

RLA PROJ. NUMBER: 240429

DRAWING#	REV.
EX-1	-

\\RLA-SERVER01\Data\Projects\2024\240429 - Dayharsh - Philmack Dr., Middleton, CT\05 Civil 3D\240429 - Exist Cond.dwg

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE BOUND FOUND
- CONCRETE BOUND TO BE SET
- COMPUTED POINT
- EXISTING SIGN
- EXISTING MAILBOX
- MW EXISTING MONITORING WELL
- EXISTING LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- E EXISTING ELECTRIC MANHOLE
- T EXISTING TELEPHONE MANHOLE
- EXISTING CABLE TV BOX
- W EXISTING WELL LOCATION
- WV EXISTING WATER VALVE
- EXISTING WATER SHUT-OFF
- EXISTING HYDRANT
- PROPOSED WATER VALVE
- PROPOSED HYDRANT
- GV EXISTING GAS VALVE
- S EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- D EXISTING DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROP. OUTLET CONTROL STRUCTURE
- SB-1 SOIL BORING LOCATION
- TP-1 TEST PIT LOCATION
- PC-1 PERC TEST LOCATION
- WF-1 WETLAND FLAG LOCATION
- R-1 M.A.H.W. FLAG LOCATION
- EXISTING STONE WALL
- TREE LINE
- × 102.4 EXISTING SPOT GRADE
- 219 EXISTING CONTOUR
- × 94.7 PROPOSED SPOT GRADE
- 214 PROPOSED CONTOUR
- EDGE OF WETLAND
- FENCE LINE
- GUARDRAIL
- OHW EXISTING OVERHEAD WIRES
- UEL EXISTING UNDERGROUND ELECTRIC
- TEL EXISTING TELEPHONE LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- FM EXISTING FORCE MAIN
- LOW LIMIT OF WORK LINE
- SF SILT FENCE LINE

ABBREVIATIONS

A.F.F.	–	ABOVE FINISHED FLOOR
A.F.S.	–	ABOVE FINISHED SLAB
APPROX.	–	APPROXIMATE
A.T.F.	–	ABOVE TOP OF FOUNDATION
BLDG.	–	BUILDING
BLK.	–	BLOCK
BOT.	–	BOTTOM
B.O.W.	–	BOTTOM OF WALL
BRG.	–	BEARING
CB.	–	CATCH BASIN
CL	–	CENTERLINE
C.I.	–	CAST IRON
CLR.	–	CLEAR
CONC.	–	CONCRETE
CONT.	–	CONTINUOUS
CONTR.	–	CONTRACTOR
DBL.	–	DOUBLE
DET.	–	DETAIL
D.I.	–	DUCTILE IRON
DIA.	–	DIAMETER
DIM.	–	DIMENSION
DT'L.	–	DETAIL
DWG.	–	DRAWING
EA.	–	EACH
ELEC.	–	ELECTRIC
ELEV.	–	ELEVATION
EXIST.	–	EXISTING
EXT.	–	EXTERIOR
FFE	–	FINISH FLOOR ELEVATION
FIN.	–	FINISH
FLR.	–	FLOOR
FOUND.	–	FOUNDATION
FT.	–	FOOT OR FEET
INSTL.	–	INSTALLED
LT.	–	LIGHT
MAX.	–	MAXIMUM
M.A.H.W.	–	MEAN ANNUAL HIGH WATER
MH.	–	MANHOLE
MIN.	–	MINIMUM
MISC.	–	MISCELLANEOUS
N.T.S.	–	NOT TO SCALE
O.A.	–	OVERALL
O.C.	–	ON CENTER
PCB	–	PROPOSED CATCH BASIN
PDMH	–	PROPOSED DRAIN MANHOLE
PFES	–	PROP. FLARED END SECTION
POCS	–	PROP. OUTLET CONTROL STRUCT.
PROP.	–	PROPOSED
PSMH	–	PROP. SANITARY SEWER MANHOLE
PWQU	–	PROP. WATER QUALITY UNIT
P.S.I.	–	POUNDS PER SQUARE INCH
REINF.	–	REINFORCING
R.H.	–	RIGHT HAND
SHT.	–	SHEET
SPEC.	–	SPECIAL OR SPECIFICATIONS
SQ.	–	SQUARE
ST.	–	STEEL
STA.	–	STATION
T.O.F.	–	TOP OF FOUNDATION
T.O.W.	–	TOP OF WALL
T.S.	–	TOP OF STEEL
TYP.	–	TYPICAL
W/	–	WITH
WTR.	–	WATER
W.W.M.	–	WELDED WIRE MESH

EROSION & SEDIMENT CONTROL NOTES

MANAGEMENT STRATEGIES

1. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
2. CONSTRUCTION SEQUENCE SHALL BE PHASED TO AVOID LEAVING LARGE AREAS EXPOSED FOR LONG PERIODS OF TIME.
3. TEMPORARY SEED AND MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING.
4. SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED CONTINUOUSLY, ESPECIALLY FOLLOWING STORM EVENTS TO LOCATE FAILING CONTROL MEASURES AND CONDUCT ROUTINE MAINTENANCE OPERATIONS.
5. THE CONSTRUCTION SUPERINTENDENT SHALL INFORM ALL ON-SITE WORKERS OF THE SEDIMENTATION CONTROL PROGRAM.

VEGETATIVE CONTROL PRACTICES

1. TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER AND BE WITHIN LIMIT OF WORK.
2. TEMPORARY SEEDING: THE TEMPORARY SEDIMENT BASIN, TOPSOIL STOCKPILE AND ROUGH GRADED AREAS SHALL BE SEEDED WITH WINTER RYE AT A RATE OF 30 LBS. PER ACRE ANY SOILS THAT ARE LEFT EXPOSED AND UNDISTURBED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED.

A. SITE PREPARATION
- COMPLETE ALL ROUGH GRADING ACTIVITIES
- REMOVE ALL ROCKS AND DEBRIS LARGER THAN 3" IN DIAMETER FROM AREAS TO BE TEMPORARILY SEEDED. -EVENLY APPLY LIME TO ACHIEVE A PH VALUE OF 6.0.
- EVENLY APPLY 14 LBS. OF 5-10-10 ANALYSIS FERTILIZER TO A DEPTH OF 4" USING SUITABLE EQUIPMENT.
- SEEDBED IS TO BE LEFT IN FIRM AND SMOOTH CONDITION.
- THE LAST TILLAGE OPERATION SHALL BE PERFORMED ACROSS THE SLOPE.

B. ESTABLISHMENT
- EVENLY APPLY SEED IN ACCORDANCE WITH THE SPECIES AND RATE INDICATED ABOVE BY MEANS OF BROADCASTING OR HYDROSEEDING.
- UNLESS HYDROSEEDED, COVER SEED WITH 1/4" TO 1/2" OF TOPSOIL
- APPLY MULCH OR EROSION CONTROL BLANKET IMMEDIATELY FOLLOWING SEEDING.
- VERIFY SEEDING DATES WITH ENGINEER/LANDSCAPE ARCHITECT. IF ENGINEER/LANDSCAPE ARCHITECT DETERMINES THAT SEED CANNOT BE APPLIED DUE TO CLIMATE, TOPSOIL SHALL NOT BE SPREAD AND MULCHING SHALL BE APPLIED TO THE EXPOSED SURFACE TO STABILIZE SOILS UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- PERMANENT SEEDING SHALL BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 30. TEMPORARY SEEDING SHALL BE APPLIED TO ALL DISTURBED AREAS OUTSIDE THIS TIME FRAME, UPON APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.

C. MAINTENANCE
- ALL SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

NONSTRUCTURAL CONTROL PRACTICES

1. SCARIFICATION: EXPOSED SLOPES EXCEEDING 4:1 SHALL BE SCARIFIED AT RIGHT ANGLES TO THE SLOPE. PROVIDE PERIODIC UPGRADING OF SERRATIONS DURING EXPOSED PERIOD UNTIL VEGETATION IS ESTABLISHED. PROVIDE VEGETATIVE COVER AS SOON AS POSSIBLE.
2. STRAW MULCH: STRAW MULCH SHALL BE APPLIED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDING AND TO GRADED AREAS WHICH REMAIN EXPOSED OUTSIDE OF RECOMMENDED SEEDING DATES. MULCH SHALL BE APPLIED AT 90 LBS. PER 1000 S.F. CONTRACTOR SHALL PERIODICALLY INSPECT AND REAPPLY AS NECESSARY, PARTICULARLY FOLLOWING SIGNIFICANT STORM EVENTS.
3. TOPSOIL: DISTURBED AREAS SHALL BE TOPSOILED PRIOR TO SEED APPLICATION. APPLICATION STANDARDS:
   - REMOVE ALL ROCKS AND DEBRIS OVER 1"-1 1/2" IN DIAMETER.
   - SCARIFY SURFACE PRIOR TO SEED APPLICATION.
   - APPLY 6" DEPTH OF TOPSOIL.
4. SILT FENCE: SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE, AT CULVERT OUTLET LOCATIONS, OR AS INDICATED ON THE DRAWINGS. SILT FENCE SHALL BE INSPECTED AND REPAIRED ROUTINELY, ESPECIALLY FOLLOWING STORM EVENTS UNTIL THE SITE HAS BEEN STABILIZED (COVER > 70%) BY VEGETATION.

STRUCTURAL CONTROL PRACTICES

1. RIP-RAP OUTLET PROTECTION: RIP-RAP SHALL BE PROVIDED AT ALL PIPE OUTLETS. MATERIAL SHALL BE HARD, DURABLE FIELD OR QUARRY STONE WHICH IS ANGULAR AND RESISTS BREAKING DOWN WHEN EXPOSED TO WATER OR WEATHERING.
2. CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS.
3. DUST CONTROL: A WATER TRUCK SHOULD BE LOCATED ON-SITE FOR DUST CONTROL WHILE WORK IS PROCEEDING. MAINTENANCE SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:
   A. RIP-RAP OUTLET PROTECTION SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION. IF SIGNIFICANT AMOUNTS OF SEDIMENT ACCUMULATE, RIP-RAP SHALL BE REMOVED AND REPLACED.
   B. SILT FENCING SHALL BE INSPECTED REGULARLY FOR UNDERMINING AND DETERIORATION. REMOVE SEDIMENT FROM BEHIND FENCE WHEN IT BECOMES 6 INCHES DEEP.
   C. SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

SILT FENCE INSTALLATION NOTES

1. THIS SEDIMENT BARRIER UTILIZES MIRAFI ENVIROFENCE (100X) OR EQUAL. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES (HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE). IDEALLY THE FILTER FENCE SHALL BE PLACED 10 FEET AWAY FROM THE TOE OF SLOPE.
3. WHEN JOINTS ARE NECESSARY, FILTER FABRICS SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT STAKES WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATION.
4. STAKES SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). IN APPLICATIONS WHERE HEAVY FLOWS ARE EXPECTED SUCH AS IN-STREAM INSTALLATIONS STAKE SPACING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND/OR THE ENGINEERS RECOMMENDATIONS.
5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. THE PRE ASSEMBLED SILT FENCE SYSTEM SHALL BE UNROLLED, POSITION THE STAKES ON THE DOWNHILL SIDE OF THE TRENCH AND HAMMER THE STAKES AT LEAST 12 INCHES INTO THE GROUND.
7. THE BOTTOM SIX (6) INCHES OF THE FABRIC SHALL BE LAID INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
8. BACKFILL THE TRENCH OVER THE FILTER FABRIC AND COMPACT SUFFICIENTLY TO PREVENT THE RUNOFF FROM ERODING THE BACKFILL.
9. THE FABRIC SHALL NOT EXTEND MORE THAT 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES OR SUPPORTS OTHER THAN THE STANDARD STAKES.
10. INSTALLED SILT FENCE BARRIERS SHALL BE MAINTAINED ON A REGULAR SCHEDULE WHICH MAY BE PRESCRIBED BY THE LOCAL, STATE OF FEDERAL REGULATORY AUTHORITY; BUT, AT MINIMUM SHALL BE CHECKED WEEKLY AS WELL AS AFTER EACH STORM EVENT. MAINTENANCE SHALL CONSIST OF AN INSPECTION OF THE ENTIRE LENGTH OF THE BARRIER TO DETERMINE IF IT IS FUNCTIONING AS INTENDED. ALL BREAKS, DETACHED FABRIC, SLUMPED FABRIC, CLOGGED FABRIC, AND UNDERMINED AREAS SHALL BE FIXED THE DAY THAT THEY ARE DISCOVERED.
11. WHEN A MAXIMUM OF SIX (6) INCHES OF SEDIMENT HAS ACCUMULATED BEHIND THE SILT FENCE THIS SEDIMENT SHALL BE REMOVED AND THE FENCE SHALL BE INSPECTED FOR TEARS, CLOGGING OF BREAKS. ALL DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY EITHER BY REPAIR OF REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
12. SILT FENCE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN CLEANED OF SILT AND PERMANENTLY STABILIZED.

STRAW BALE INSTALLATION & MAINTENANCE (AS REQ'D)

1. HAY BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. ALL BALES SHALL BE EITHER WIRE BOUND OR STRING TIES. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.
3. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR (4) INCHES AND A MAXIMUM DEPTH OF SIX (6) INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO FOUR (4) INCHES AGAINST THE UPHILL SIDE OF THE BARRIER.
4. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
5. THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES. (LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY.)
6. STRAW BALES GENERALLY DETERIORATE IN 2-6 MONTHS AND THUS NEED REPLACEMENT.
7. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SITE PREP

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
2. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
4. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS.
5. DO NOT DAMAGE EXISTING UTILITIES TO REMAIN WITHIN PROJECT AREA. ALL DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.
6. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
7. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
8. DEMOLISH AND REMOVE ALL PAVEMENT, SLABS, FOOTINGS, SUBSURFACE ELEMENTS, MISCELLANEOUS DEBRIS, ETC. WITHIN PROPERTY LINES UNLESS NOTED OTHERWISE.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST SO THAT DUST DOES NOT CREATE A NUISANCE ON ADJACENT ROADS OR PROPERTIES. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING AND CATCH BASIN CLEANING AFTER EACH PHASE OF CONSTRUCTION AND AS NEED IS DETERMINED BY THE ENGINEER.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY ABANDONED SUBSURFACE SOIL ABSORPTION SYSTEM (SAS) AND MISCELLANEOUS DEBRIS.
11. NO ACTIVITY OTHER THAN NORMAL MAINTENANCE SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINES AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE ENGINEER.
12. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG @ 1-800-922-4455 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
2. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR DAMAGE. THE OWNER/LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
3. WARRANTEE: FOR A PERIOD OF TWO GROWING SEASONS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS SUBSTANTIALLY COMPLETE, THE CONTRACTOR SHALL: 1) WARRANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2)REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN POOR CONDITION AS DETERMINED BY THE OWNER; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
4. ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES TOPSOIL OF THE PROPER pH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS. THESE AREAS SHALL BE SEEDED WITH A FINE BLADE LAWN GRASS SEED OR SODDED. ADDITIONAL OFF-SITE TOPSOIL MAY BE REQUIRED.
5. ALL AREAS TO BE MULCHED SHALL RECEIVE 6 INCHES MINIMUM 100% SHREDDED BARK MULCH WITHIN 48 HOURS OF PLANTING UNLESS OTHERWISE NOTED IN PLANTING DETAILS.
6. ALL TREE AND SHRUB PITS SHALL BE AT LEAST 2 FEET WIDER AND 1 FOOT DEEPER THAN THE TREE OR SHRUB ROOT BALL TO BE PLANTED IN IT. BACKFILL SHALL BE HIGH QUALITY LOAM OF THE PROPER pH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
7. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
8. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
9. EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.
10. ADJACENT TO THE TOP OF ANY WALLS OVER 36" A FENCE OR WALL SHALL BE CONSTRUCTED PER PLAN THAT MEETS LOCAL BUILDING CODE AND ALL OTHER APPLICABLE STATE AND FEDERAL LAWS.
11. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS & SPECIFICATIONS.
12. SHOULD GC OR ANY SUBCONTRACTOR ENCOUNTER A DISCREPANCE/CONFLICT IN THE PLAN AN THE ACTUAL LOCATION OF A SITE FEATURE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER IMMEDIATELY.
13. ALL AREAS DISTURBED DURING CONSTRUCTION NOT DESIGNATED TO RECEIVE OTHER TREATMENT SHALL BE LOAMED TO A MINIMUM DEPTH OF 4" AND SEEDED IN ACCORDANCE WITH THE FOLLOWING:
    A. INCORPORATE GROUND LIMESTONE INTO ALL AREAS TO BE SEEDED AT A RATE OF 50 LBS/1,000 S.F.
    B. APPLY 10-6-4 FERTILIZER TO ALL AREAS TO BE SEEDED AT A RATE OF 2 LBS/1,000 S.F.
    C. THOROUGHLY INCORPORATE LIME AND FERTILIZER INTO SEED BED TO DEPTH OF 3" BY DISCING OR OTHER APPROVED METHOD.
    D. SEED WITH THE FOLLOWING MIXTURE, APPLIED AT A RATE OF 1 LB/1,000 S.F. SEED MIX:

NAME OF SEED	% BY WEIGHT IN MIXTURE	MIN. % PURITY	MIN. GERMINATION
KENTUCKY BLUEGRASS	45	95	70
CREEPING RED FESCUE	45	95	70
PERENNIAL RYEGRASS	10	95	70

    E. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 5 LBS/1,000 S.F.UNLESS HYDROSEEDING WAS USED.
    F. ALL SLOPES OF 3:1 OR GREATER AFTER BEING LOAMED, SEEDED AND MULCHED IN ACCORDANCE WITH THE ABOVE SHALL SECURED WITH EROSION CONTROL BLANKETS (NO. AMERICAN GREEN S150 OR EQUAL). OVERLAP ALL NETTING JOINTS A MINIMUM OF 6" AND SECURE WITH DOUBLE ROW OF STAPLES.

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
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NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS

0 Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT · REBECCA L. · PEN.0035851 · LICENSED · LANDSCAPE ARCHITECT · 12/17/24

PREPARED FOR:
EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

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GENERAL CONSTRUCTION NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY/TOWN REPRESENTATIVES, CONSULTING ENGINEER/LANDSCAPE ARCHITECT, UTILITY COMPANY REPRESENTATIVES, AND ANY OTHER AFFECTED PARTIES.
2. THE OWNER, R LEVESQUE ASSOCIATES, INC. AND/OR THEIR REPRESENTATIVES, IN PREPARING THESE PLANS HAVE ATTEMPTED TO LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA. HOWEVER, THERE MAY BE UTILITIES THAT WERE NOT OR COULD NOT BE LOCATED. UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES FOR LOCATIONS OF THEIR UTILITIES AT LEAST 48 HOURS BEFORE COMMENCING EXCAVATION. IN THE EVENT THAT A UTILITY IS SITUATED SUCH THAT CONSTRUCTION CANNOT PROCEED AS SHOWN ON THE PLANS, THE PROJECT ENGINEER/LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.
4. ALL FILL WORK REQUIRED TO BRING THE PROPOSED ROADWAY UP TO SUB-GRADE LEVEL SHALL CONFORM TO MHD SPECIFICATIONS SECTION 150.
5. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6. ALL WORK IN THE CITY/TOWN RIGHT-OF-WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN SPECIFICATIONS AND CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES, AND INCIDENTAL CONSTRUCTION, LATEST EDITION.
7. THE CONTRACTOR SHALL GIVE THE CITY/TOWN A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OUTLINED IN ALL STATE AND LOCAL PERMITS. COPIES OF THE CONDITIONS ARE INCLUDED WITHIN THE PROJECTS TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THIS INFORMATION PRIOR TO CONSTRUCTION AND CONFORMING TO THE CONDITIONS AS REQUIRED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. THE WORK AREAS ARE TO BE PICKED UP AT THE END OF EACH WORK DAY.
11. ANY TEMPORARY FACILITIES FOR THE STORAGE OR PROTECTION OF TOOLS, EQUIPMENT OR MATERIALS SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY.
12. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. NO EXTRAS DUE TO UNFAMILIARITY WITH THE EXISTING SITE OR WORKING CONDITIONS WILL BE ALLOWED.
13. CONTRACTOR SHALL BE REQUIRED TO PERFORM FINAL CLEANUP CONSISTING OF CLEANING THE PROPOSED DRAINAGE AND SEWER SYSTEMS OF ALL DEBRIS PRIOR TO THE ACCEPTANCE BY THE OWNER. ADDITIONALLY, THE PROPOSED ROADWAY SHALL BE CLEANED AND SWEPT BY THE CONTRACTOR PRIOR TO ACCEPTANCE.
14. ALL EXCAVATION SHALL COMPLY WITH OSHA'S LATEST STANDARDS. ALL REQUIREMENTS OF OSHA'S EXCAVATION STANDARDS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE MANAGER AND ANY REQUIRED DOCUMENTATION THAT MAY REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER. THE OWNER, THROUGH ITS ENGINEER, SHALL EXPRESSLY NOT PROVIDE ANY OF THE ABOVE REQUIREMENTS DESIGNATED BY OSHA'S EXCAVATION STANDARD.
15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COST OF LAYING OUT ALL ITEMS OF THE WORK BASED ON CERTAIN HORIZONTAL CONTROL AND BENCHMARK SUPPLIED BY THE SURVEYOR OF RECORD. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
16. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, PERMITS AND APPURTENANCES NECESSARY TO PROVIDE A COMPLETE PROJECT AS INDICATED ON THE PLANS AND IN THESE SPECIFICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION IN ORDER TO PREPARE SITE FOR CONSTRUCTION.
18. ANY AND ALL DEMOLISHED TREES, STRUCTURES AND OTHER RUBBLE MATERIAL PERTAINING TO THIS PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE AT HIS EXPENSE IN ACCORDANCE WITH ALL OF THE CITY/TOWN ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL ENVIRONMENTAL REGULATIONS.
19. ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
20. ALL STREET EXCAVATIONS SHALL BE COMPLETELY CLOSED AT THE END OF EACH WORKING DAY BY BACKFILLING OR COVERING WITH STEEL PLATES.
21. ALL MATERIALS AND METHODS ARE TO COMPLY WITH THE CITY/TOWN DPW STANDARDS OR CONNECTICUT DEPARTMENT OF TRANSPORTATION (CTDOT) (WHERE APPLICABLE), UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
22. PERMITS WILL BE REQUIRED BY CONTRACTOR WHEN WORKING WITHIN OR OCCUPYING PUBLIC WAY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED WORK PERMITS AND MAINTAINING A COPY OF ALL PERMITS IN A THREE RING BINDER OR PROJECT BOOK AND ON-SITE AT ALL TIMES.
23. BACKFILL WILL BE PLACED IN SUCCESSIVE LAYERS NOT MORE THAN TWELVE INCHES IN THICKNESS AND SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY DETERMINED BY STANDARD PROCTOR TEST (ASTM 698) FOR ALL APPLICABLE TYPES OF BACKFILL MATERIAL. NO FROZEN MATERIAL SHALL BE USED AS BACKFILL. IF, IN THE OPINION OF THE ENGINEER OR THE DPW, THE EXCAVATED MATERIAL IS UNSUITABLE, THE ENTIRE MATERIAL FOR BACKFILLING SHALL CONSIST OF APPROVED GRAVEL OR APPROVED BORROW, AS DIRECTED. AFTER THOROUGH TAMPING AROUND AND BENEATH THE UTILITY, A SIX-INCH LAYER OF BACKFILL WILL BE THOROUGHLY COMPACTED AS FOLLOWS: IF DRY, SHALL BE MOISTENED AND THEN COMPACTED WITH MECHANICAL TAMPERS OR BY HAND TAMPERS HAVING A TAMPING FACE NOT EXCEEDING 25 SQUARE INCHES IN AREA. THE FINAL TWELVE INCHES OF FILLING WILL, IN ALL CASES, CONSIST OF APPROVED GRAVEL THOROUGHLY TAMPED.
24. CONTRACTOR SHALL PROVIDE FIELD COMPACTION VERIFICATION UTILIZING ASTM D5195-02, STANDARD TEST METHOD FOR DENSITY OF SOIL & ROCK IN-PLACE AT DEPTHS BELOW THE SURFACE BY NUCLEAR METHODS.
25. CONTRACTOR SHALL PROVIDE FIELD COMPACTION RESULTS TO ENGINEER WITHIN 24-HOURS PRIOR TO PLACEMENT OF INFRASTRUCTURE OR BITUMINOUS BINDER.
26. ALL FILL TO BRING PROPOSED ROADWAY UP TO THE SUB-GRADE LEVEL SHALL EXTEND PAST THE EDGE OF THE RIGHT-OF-WAY AT A 2:1 SLOPE. THIS IS TO PROVIDE ADEQUATE SUPPORT FOR THE RIGHT-OF-WAY.

LAYOUT NOTES

1. ALL CONSTRUCTION IN CITY/TOWN RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN STANDARD SPECIFICATIONS.
2. IN THE EVENT OF DISCREPANCIES BETWEEN LOCAL SPECIFICATIONS AND SITE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. SITE CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
4. ALL STRIPING, PAVEMENT MARKINGS, AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO: AASHTO, OSHA, EPA, DEP, CTDOT , ETC. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL PERMITS AND SHALL PAY ALL PERMIT RELATED FEES. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF WORK.
6. ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR. IF FIELD CONDITIONS VARY SIGNIFICANTLY ENOUGH TO REQUIRE A CHANGE TO THE CONTRACT DOCUMENTS, THE PROJECT PROPONENT AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. THE SITE/GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONTACT THE OWNER AND ENGINEER SHOULD HE FIND ANY CONFLICT OR INCONSISTENCY BETWEEN THE WORK SHOWN ON THE DRAWINGS AND NORMAL ACCEPTED CONSTRUCTION PRACTICES, OR HE SHALL ASSUME RESPONSIBILITY FOR ALL CORRECTIONS.
8. ANY CORRECTIONS REQUIRED FOR REVISIONS TO THE CONTRACT DRAWINGS INITIATED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS WITHOUT PRIOR APPROVAL OF THE OWNER AND OR THE ENGINEER SHALL BE ACCOMPLISHED AT THE CONTRACTORS RISK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL & LEGAL DISPOSAL OF ALL MATERIAL NECESSARY TO PREPARE THE SITE FOR THE NEW CONSTRUCTION AS SHOWN ON THE SITE DRAWINGS.
10. REPAIR DAMAGED CITY/TOWN ROADS AND CURBS IN ACCORDANCE WITH CTDOT AND/OR THE CITY/TOWN REGULATIONS.
11. CONTRACTOR SHALL SAWCUT PAVEMENT EDGE WHERE PAVEMENT TO REMAIN IS ADJACENT TO PAVEMENT TO BE REMOVED.
12. CONTRACTOR SHALL PREPARE SITE AS NECESSARY FOR CONSTRUCTION SHOWN ON THE PLANS.

EARTHWORK NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 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.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. STORM PIPE SHALL BE AS NOTED ON PLANS.
4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
5. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES FRAMES AND GRATES ARE TO BE SET EQUAL TO FINISH GRADES, AND SHALL HAVE TRAFFIC BEARING RING & COVERS (H20).
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET WITHIN A TOLERANCE OF 0.010 FT.
15. CONTRACTOR SHALL LEAVE GRADE BEHIND CURB IN ALL PLANTER AREAS A MINIMUM OF 4" LOW FOR THE PLACEMENT OF SUITABLE TOPSOIL OR PLANTING MIX.

SITE UTILITY NOTES

GENERAL:

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. TOPS OF EXISTING MANHOLES SHALL BE SET EQUAL TO FINISH GRADE. IN GRASSED LANDSCAPED AREAS WITH WATER TIGHT LIDS.
3. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
4. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
5. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
6. SITE/GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES AT THE CITY WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 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.
8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
9. CONTRACTOR SHALL COORDINATE INSPECTION OF UTILITY LINES WITH APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
10. CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS OR DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND MAINTENANCE OF ALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES WITH LOCAL COMPANIES TO AVOID CONFLICTS AND TO ASSURE THAT PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES FOR EXACT LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. DUE TO THE LACK OF AVAILABLE DOCUMENTATION. ALL UTILITIES, INCLUDING CURB BOXES, MAY NOT BE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL CALL THE "DIG SAFE CENTER" TO HAVE ALL UTILITIES MARKED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
14. DO NOT INTERRUPT EXISTING UTILITIES WITHOUT AUTHORIZATION FROM THE OWNER, OWNERS OF ADJACENT PROPERTIES, AND THE CORRESPONDING UTILITY OWNER. CONTRACTOR SHALL ARRANGE TO SHUT OFF UTILITIES, AS REQUIRED, WITH THE UTILITY OWNERS.
15. COORDINATE UTILITY TERMINATION WITH UTILITY OWNERS.

SEWER:

1. SANITARY SEWER MAINS AND LATERALS SHALL BE PVC PIPE CONFORMING TO ASTM D 3034-SDR35. THE MINIMUM SIZE FOR SEWER MAINS SHAL BE 8"; SEWER LATERALS SHALL BE 6" MIN.
2. ALL SANITARY SEWERS, SEWER FORCE MAINS, AND SEWER LATERALS SHALL BE INSTALLED IN FIRST-CLASS BEDDING AND IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS. SEWERS SHALL BE INSTALLED TO THE LINE AND GRADE INDICATED ON THE PLANS.
3. ONLY PRECAST CONCRETE MANHOLES OF A DESIGN APPROVED BY THE TOWN ENGINEER SHALL BE INSTALLED ON A SANITARY SEWER MAIN.
4. NO GROUNDWATER OR SURFACE WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER.
5. WHERE ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF ONE FOOT BELOW THE FLOWLINE OF THE SEWER AND THE PIPE LAID IN A PROPERLY COMPACTED GRANULAR MATERIAL APPROVED BY THE TOWN ENGINEER.
6. ONLY GRANULAR MATERIAL APPROVED BY THE TOWN ENGINEER SHALL BE USED AS BACKFILL IN ANY TRENCH EXCAVATION.

WATER:

1. CONTRACTOR SHALL CONTACT THE CITY/TOWN WATER DEPARTMENT FOR SPECIFICATIONS AND MAKE OF VALVES, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER WATER LINE APPURTENANCES.
2. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL DPW SPECIFICATIONS AND WATER DISTRIBUTION SYSTEM. CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY WATER DEPARTMENT.
3. ALL WATER MAIN SHALL BE DUCTILE IRON (D.I.), CLASS 52, AWWA C-151 (ANSI A21.40). D.I. PIPE SHALL BE DOUBLE CEMENT LINED WITH A SEAL COAT CONFORMING TO AWWA C-104 (ANSI A-21.4).
4. JOINTS FOR D.I. PIPE SHALL BE PUSH-ON OR OTHERWISE APPROVED, AWWA C151(ANSI A-21.51) WITH GASKETS CONFORMING TO AWWA C-111 (ANSI A-21.11) MAXIMUM LENGTH OF PIPE TO BE 20 L.F.
5. ALL FITTINGS SHALL BE DUCTILE IRON CLASS 53 WITH PRESSURE RATING OF 350 PSI AND MECHANICAL JOINTS CONFORMING TO AWWA C-151 (ANSI A21.51).
6. RETAINER GLANDS: RETAINER GLANDS SHALL BE DESIGNED TO IMPART MULTIPLE WEDGING ACTION AGAINST THE PIPE, INCREASE ITS RESISTANCE AS THE PRESSURE INCREASES. GLANDS SHALL BE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536-80. RESTRAINING DEVICES SHALL BE DUCTILE IRON HEAT-TREATED TO A MINIMUM HARNESS OF 370 BHN. TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RETAINER GLAND. DIMENSIONS OF THE GLAND SHALL BE SUCH THAT IT CAN BE USED WITH THE STANDARD MECHANICAL JOINT BELL AND TEE-HEADED BOLTS CONFORMING TO ANSI/AWWA A21.1 AND ANSI/WWA 153/A21.5. THE RETAINER GLAND SHALL HAVE A WORKING PRESSURE OF 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1 AND SHALL BE CERTIFIED BY THE MANUFACTURER TO BE COMPATIBLE WITH THE PIPE CLASS AND PIPE MANUFACTURER FOR ALL SIZES PROVIDED ON THE JOB. THE RETAINER GLAND SHALL BE MEGA-LUG AS MANUFACTURED EBAA IRON, INC., OR APPROVED EQUAL.
7. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED WITH A MINIMUM FIVE FEET OF COVER. WHEN CROSSING ABOVE OR BELOW WATER PIPELINES, A MINIMUM VERTICAL SEPARATION OF SIX INCHES SHALL BE PROVIDED. WHEN CROSSING SANITARY SEWERS, A MINIMUM OF 18" SHALL BE PROVIDED.

SITE UTILITY NOTES (CONTINUED)

8. THE INSTALLED WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED BY CONTRACTOR IN ACCORDANCE WITH AWWA C-600 AND AWWA C-651 OR PER CITY/TOWN WATER DEPARTMENT STANDARDS.
9. DUCTILE IRON PIPES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C-600.
10. ALL MECHANICAL JOINTS ARE TO BE RESTRAINED. FITTINGS SHALL BE RESTRAINED BY MECHANICAL JOINT RESTRAINTS. THE PIPE CONNECTED TO THE FITTING SHALL BE RESTRAINED PER THE MANUFACTURER'S SCHEDULE.
11. THE CONTRACTOR SHALL MARK THE LOCATION OF THE PROPOSED WATER MAIN AT LEAST 48 HOURS PRIOR TO EXCAVATING. EXCAVATION SHALL NOT PROCEED WITHOUT AUTHORIZATION BY THE ENGINEER.
12. ALL WATER MAINS, HYDRANT BRANCHES, AND SERVICES SHALL HAVE UTILITY WARNING TAPE. THE TAPE SHALL BE BURIED APPROXIMATELY 2 FEET BELOW FINISHED GRADE.
13. BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698. COMPACTION EQUIPMENT USED MUST BE SPECIFICALLY DESIGNED FOR COMPACTION. TAMPING WITH THE BACK OF THE BACK HOE BUCKET IS UNACCEPTABLE COMPACTION.
14. ALL WATER SERVICES SHALL BE 2" DIA. COPPER TUBING TYPE K, SOFT TEMPER CONFORMING TO ASTM B88 UNLESS OTHERWISE NOTED.
15. DEPRESS WATER MAIN UNDER EXISTING SERVICES AND HYDRANT BRANCHES TO MAINTAIN 5'-0" OF COVER.
16. ALL WATER MAINS SHALL BE LAID PER THE PLANS TO MAINTAIN THE MAXIMUM SEPARATION FROM EXISTING OR PROPOSED SANITARY SEWER. DISTANCE SHALL BE MEASURED EDGE TO EDGE.
17. IDENTIFY EACH PIPE LENGTH & FITTING CLEARLY WITH MANUFACTURE'S NAME & TRADEMARK. NOMINAL PIPE SIZE & MATERIAL DESIGNATION.
18. ALL WATER MAINS & SERVICE PIPES SHALL BE LAID IN A TRENCH SEPARATE FROM ANY OTHER UTILITY (GAS, ELECTRIC, TELEPHONE, ETC.) SHALL BE A MINIMUM NO LESS THAN FIVE (5) FEET FROM ANOTHER UTILITY.
19. ALL MATERIAL SHALL BE IN ACCORDANCE WITH CITY/TOWN WATER DEPARTMENT "RULES & REGULATIONS". ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY/TOWN WATER DEPARTMENT "SPECIFICATIONS". CITY/TOWN WATER DEPARTMENT STANDARDS SHALL TAKE PRECEDENCE OVER ANY REQUIREMENTS LISTED ABOVE.

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
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CONSTRUCTION NOTES

0 Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT · REBECCA L. LEVESQUE · PEN.0035851 · LICENSED PROFESSIONAL ENGINEER · 12/19/24

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Doyharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

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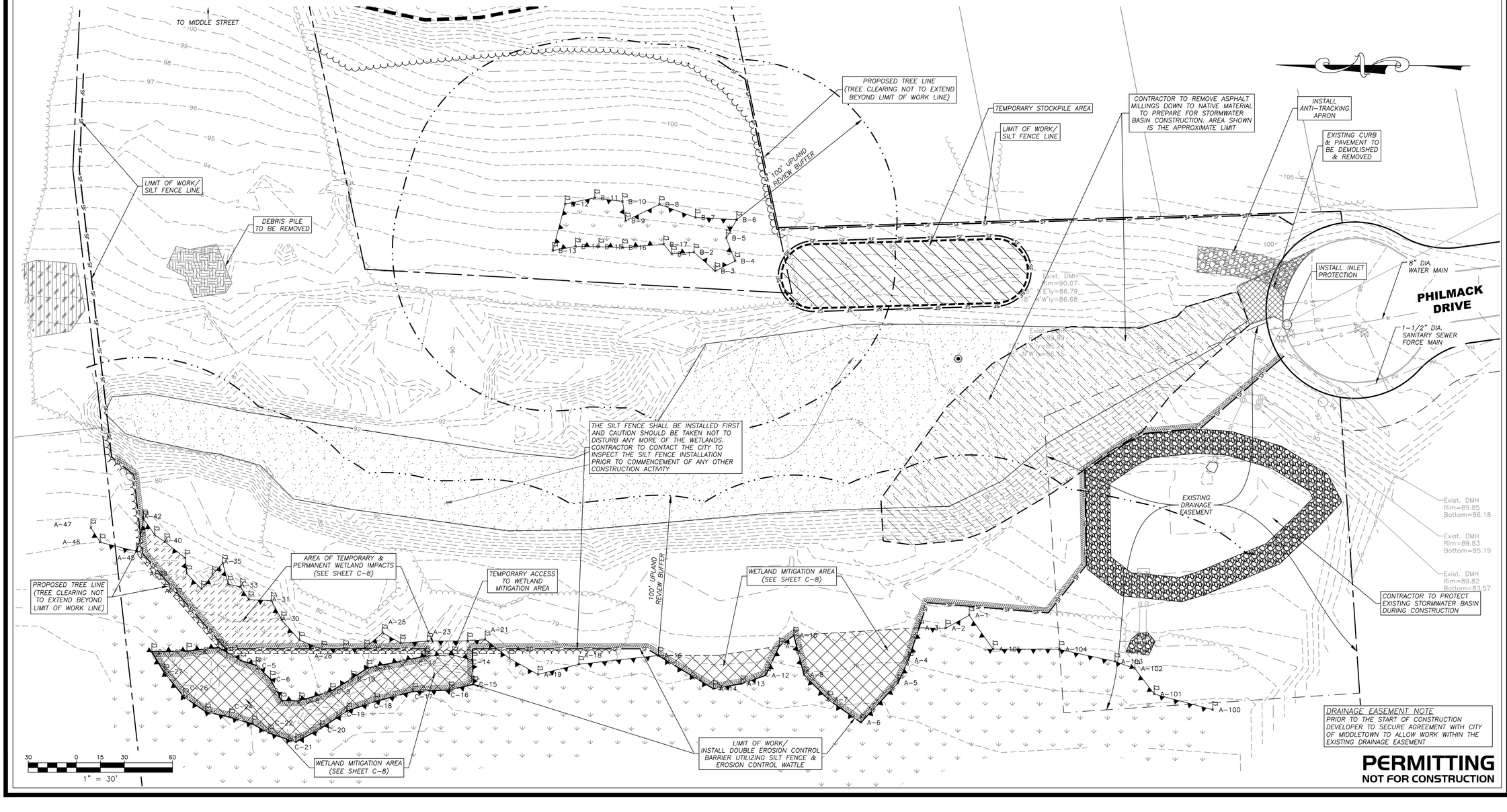
C-2	-

DEMOLITION NOTES

1. THE INFORMATION SHOWN HEREON IS NOT INTENDED TO BE AN EXHAUSTIVE SURVEY OF ALL APPURTENANCES THAT MAY OR MAY NOT BE IN PLACE TO SERVE THE EXISTING ON-SITE STRUCTURES AND USE. SEPTIC SYSTEM COMPONENTS, UNDERGROUND TANKS, AND OTHER SUB-SURFACE STRUCTURES MAY BE IN PLACE AND MAY REQUIRE ATTENTION BEFORE CONSTRUCTION MAY PROCEED.
2. CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION SURVEY TO IDENTIFY ANY AND ALL UTILITIES AND UTILITY COMPONENTS TO BE DISCONTINUED, REMOVED, OR DEMOLISHED IN PLACE AND THE PRESENCE OR ABSENCE OF ANY HAZARDOUS MATERIALS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL OR RELOCATION, INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES AND LANDSCAPING TO REMAIN.
6. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.
7. ALL UTILITY DISCONNECTION SHALL BE PERFORMED TO THE SATISFACTION OF THE RELEVANT UTILITY COMPANY AND COMPLY WITH ANY LOCAL, STATE AND/OR FEDERAL REGULATORY AGENCIES.
8. CONTRACTOR SHALL PROMPTLY TRANSPORT AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS OFF OWNERS PROPERTY. DO NOT ALLOW DEMOLISHED MATERIAL TO COLLECT ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL.
9. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
10. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST SO THAT DUST DOES NOT CREATE A NUISANCE ON ADJACENT ROADS OR PROPERTIES. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING AND CATCH BASIN CLEANING AFTER EACH PHASE OF CONSTRUCTION AND AS NEED IS DETERMINED BY THE LANDSCAPE ARCHITECT/ENGINEER.
12. NO ACTIVITY SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINE AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/ENGINEER AND LANDOWNER.
12. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG @ 1-800-922-4455 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.
13. THE LANDSCAPE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE DISCOVERED ON-SITE DURING DEMOLITION OR CONSTRUCTION THAT WAS NOT PREVIOUSLY INDICATED ON THE SURVEYS OR INFORMATION PROVIDED.
14. PAVEMENT SHALL BE SAWCUT AT THE LIMIT OF WORK. ALL PAVING, FOOTINGS, UTILITIES, CURBING AND OTHER EXISTING IMPROVEMENTS SHALL BE REMOVED OR SUITABLY MILLED TO THE SATISFACTION OF THE OWNER AND GENERAL CONTRACTOR.

CONSTRUCTION SEQUENCE

1. CONTACT THE CITY OF MIDDLETOWN AT LEAST FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION, OR EARTHWORK ACTIVITY ON THIS PROJECT.
2. CONSTRUCT ANTI-TRACKING PAD AT ENTRANCE AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
3. INSTALL SILT FENCE AS SHOWN ON THE PLANS. CONTACT THE CITY OF MIDDLETOWN TO PERFORM AN INSPECTION OF THE SILT FENCE INSTALLATION PRIOR TO THE COMMENCEMENT OF ANY OTHER CONSTRUCTION ACTIVITY.
4. UPON COMPLETION OF EROSION CONTROL MEASURES, CLEARING AND GRUBBING AND EARTHWORK MAY COMMENCE.
5. CLEAR AND GRUB SITE. STOCKPILE ANY CHIPPING OR TOPSOIL MATERIAL TO REMAIN ON SITE FOR LONGER THAN 14 DAYS AND INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
6. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
7. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER SERVICE, GAS SERVICE, ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
8. GRADE THE SITE TO ACCEPT PAVEMENT SECTION MATERIALS.
9. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
10. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
11. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
12. AT THE DIRECTION OF THE CITY OF MIDDLETOWN, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.



DRAINAGE EASEMENT NOTE

PRIOR TO THE START OF CONSTRUCTION DEVELOPER TO SECURE AGREEMENT WITH CITY OF MIDDLETOWN TO ALLOW WORK WITHIN THE EXISTING DRAINAGE EASEMENT

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RLA
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Environmental Consultants
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DEMOLITION & REMOVALS PLAN

0 Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT · REGISTERED · PEN.0035851 · LICENSED LANDSCAPE ARCHITECT
1-10-25

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024	
REVISIONS:	**DATE:**
A. City Comment Incorporation	1/10/25

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

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C-3	A

LAYOUT NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

SIGNAGE AND PAVEMENT MARKING NOTES

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", CTDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

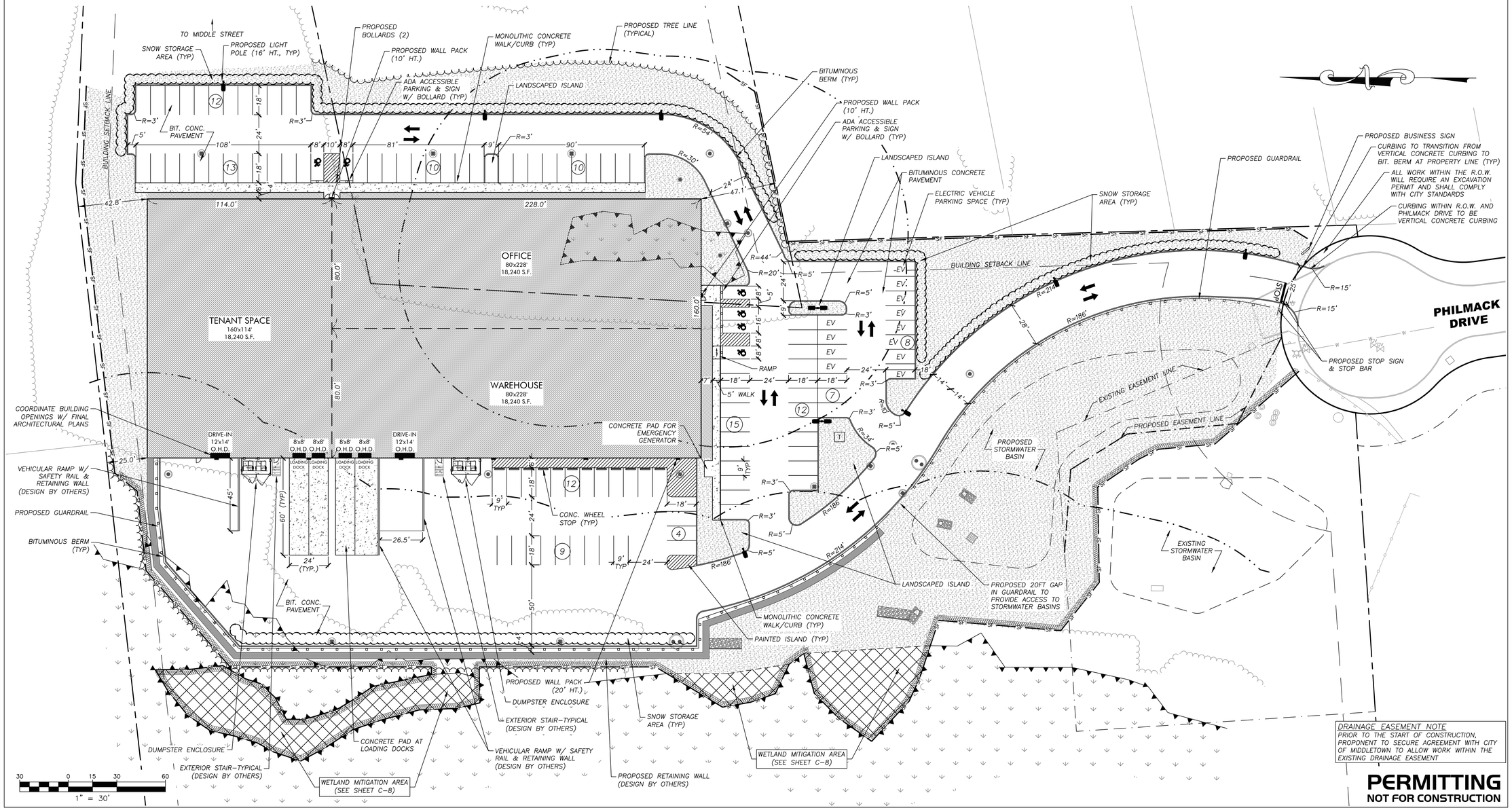
ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO THE CT BUILDING CODE & CT ACCESSIBILITY CODE.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF THE CT BUILDING CODE & CT ACCESSIBILITY CODE AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

ZONING REVIEW - Interstate Trade (IT)

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	2 Acres	±16.3 Acres (total)
WIDTH	200'	648'
FRONT YARD	75'	158'
SIDE YARD	20'	21'
REAR YARD	25'	522'
HEIGHT (MAX)	50'	<50'
BUILDING COVERAGE (MAX)	40%	±10%
PARKING	86 SPACES*	112 SPACES

*PARKING REQUIREMENTS:
Office: 18,240 S.F. / 300 S.F. = 61 SPACES
Warehouse: 18,240 S.F. + 18,240 S.F. / 1,500 S.F. = 25 SPACES
Total: 61 + 25 = 86 REQUIRED SPACES



DRAINAGE EASEMENT NOTE

PRIOR TO THE START OF CONSTRUCTION, PROPONENT TO SECURE AGREEMENT WITH CITY OF MIDDLETOWN TO ALLOW WORK WITHIN THE EXISTING DRAINAGE EASEMENT

PERMITTING
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LAYOUT & MATERIALS PLAN

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Middletown, CT 06457

STATE OF CONNECTICUT
REBECCA J. LEVESQUE
PEN.0035851
LICENSED LANDSCAPE ARCHITECT
1-10-25

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:
A. City Comment Incorporation	1/10/25

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

DRAWING#	REV.
C-4	A

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SHORT–TERM EROSION CONTROL MAINTENANCE

1. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF–SITE SEDIMENTATION IF DEEMED NECESSARY BY ON–SITE INSPECTION.
3. EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION.
4. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24–HOUR PERIOD, AND THE INSPECTION SHALL BE DOCUMENTED IN WRITING. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
5. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID EXCESS EROSION OF THE SITE DUE TO THE CONSTRUCTION OF THIS PROJECT.
6. SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6–INCHES DEEP OR AS NEEDED. SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON–SITE.
7. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
8. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.
9. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD, WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. AT THAT TIME, THE EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF SO AS TO CAUSE NO OFF–SITE SILTATION.
10. INSPECT AND MAINTAIN CONSTRUCTION ENTRANCE STONE SUCH THAT SEDIMENT DOES NOT TRACK ONTO THE STREET. ANY SEDIMENT TRACKED ONTO THE STREET SHALL BE CLEANED DAILY.
11. AFTER CATCH BASINS HAVE BEEN CONSTRUCTED AND THE SITE HAS BEEN PAVED, THE CONTRACTOR SHALL PROTECT THE INLETS BY CONSTRUCTING INLET PROTECTION AS SHOWN ON THE PLANS. INLET PROTECTION TO REMAIN IN PLACE AND MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED, LOAMED AND SEEDED.
12. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SUBSTANTIALLY STABILIZED, AFTER REMOVAL OF MEASURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS NECESSARY.
13. THIS PLAN IS PROVIDED AS A BASIS FOR THE INITIAL SEDIMENTATION AND EROSION CONTROL MEASURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO UPDATE AND EXPAND THIS PLAN AS SITE CONDITIONS DICTATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT THE OCCURRENCE OF SILTATION TO WETLAND RESOURCE AREAS AND THE MOVEMENT OF SEDIMENT BEYOND THE SITE BOUNDARIES.

ACCESSIBILITY NOTES

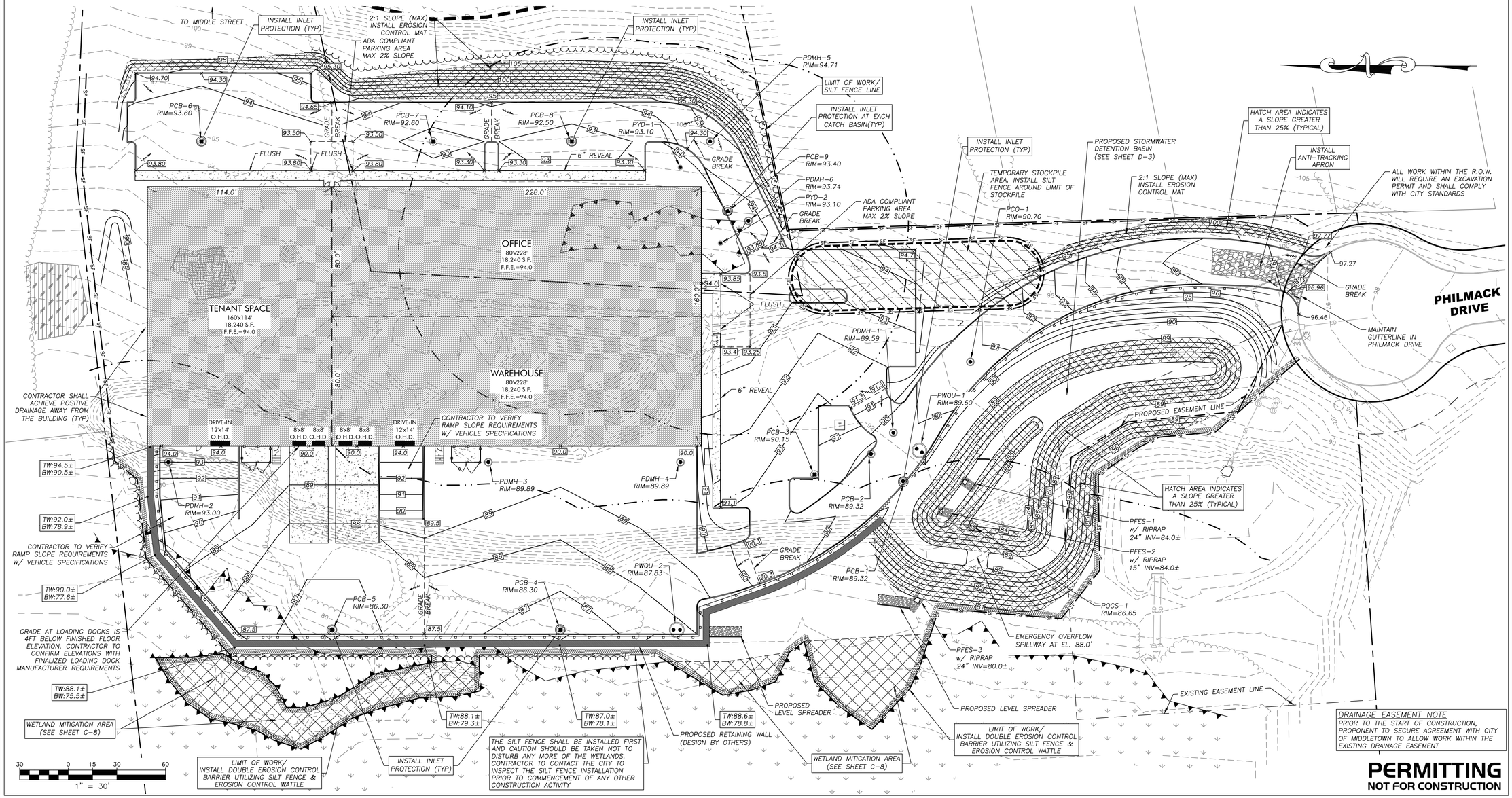
1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO THE CT BUILDING CODE & CT ACCESSIBILITY CODE.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF THE CT BUILDING CODE & CT ACCESSIBILITY CODE AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

GRADING & DRAINAGE NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING GRADING AND DRAINAGE.
2. PRIOR TO SUBMITTING A BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
3. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
4. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH R LEVESQUE ASSOCIATES, INC. (RLA) TO CONDUCT A POST–CONSTRUCTION ANALYSIS OF THE DRAINAGE SYSTEM DURING ACTUAL STORM EVENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SAID EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL WORLD CONDITIONS, RLA WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.
5. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE TOWN DEPARTMENT SPECIFICATIONS.

CONSTRUCTION NOTES

1. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA AND ARE APPROXIMATE. ACTUAL FIELD LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG @ 1–800–922–4455 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.
3. APPROVED PLANS TO BE ON SITE AT ALL TIMES.
4. CHANGES TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES TO BE APPROVED BY DESIGN ENGINEER, FIELD INSPECTOR AND TOWN ENGINEER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
6. CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
7. TREES, BRUSH AND STUMPS REMOVED BY CLEARING AND GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
8. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
9. ALL CONSTRUCTION METHODS TO CONFORM TO MIDDLETOWN PLANNING BOARD REGULATIONS AND DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
10. MIDDLETOWN DEPARTMENT OF PUBLIC WORKS APPROVAL IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL AS OTHER APPROVALS MAY BE NECESSARY, I.E. TOWN ENGINEER, CONSERVATION, FIRE DEPARTMENT, WATER DEPARTMENT, ETC.
11. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.



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GRADING, EROSION & SEDIMENTATION CONTROL PLAN

O Middle Street & 1055 Middle Street
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Middletown, CT 06457

STATE OF CONNECTICUT · REBECCA J. TAYLOR · PEN.0035851 · LICENSED PROFESSIONAL ENGINEER
1-10-25

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DRAINAGE & UTILITY NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING GRADING AND DRAINAGE.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH GRADING AND DRAINAGE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING A BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
4. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
5. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH R LEVESQUE ASSOCIATES, INC. (RLA) TO CONDUCT A POST-CONSTRUCTION ANALYSIS OF THE DRAINAGE SYSTEM DURING ACTUAL STORM EVENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SAID EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL WORLD CONDITIONS, RLA WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.
6. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE CITY DEPARTMENT SPECIFICATIONS.
7. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS AND INVERTS FROM EXISTING/PROPOSED BUILDING TO SERVICES IN THE STREET. IF ANY DISCREPANCIES EXISTS BETWEEN PLAN AND INFORMATION FOUND IN THE FIELD, CONTACT ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY.
8. SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTIONS OF ALL UTILITIES.
9. UTILITY CONNECTIONS (NATURAL GAS, ELECTRICAL, TELECOMMUNICATIONS, ETC) SHOWN HEREON ARE SCHEMATIC IN NATURE TO DEPICT CONNECTION OF SAID UTILITIES TO THE SUBJECT BUILDING(S). THE RESPECTIVE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE RELEVANT UTILITY.

CONSTRUCTION NOTES

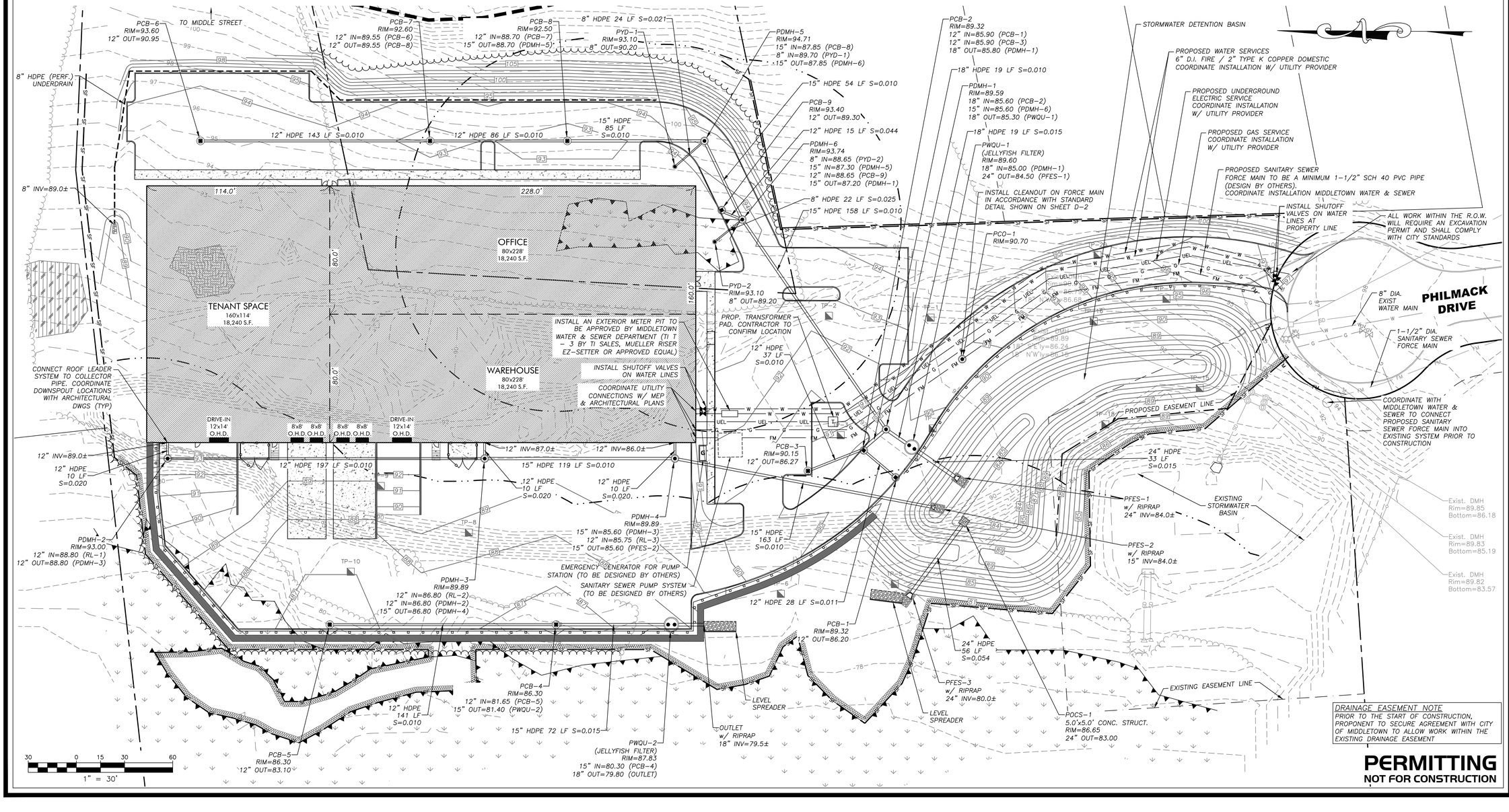
1. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA AND ARE APPROXIMATE. ACTUAL FIELD LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.
2. ALL LAYOUT WORK REQUIRED SHALL BE PERFORMED BY A LICENSED SURVEYOR OR ENGINEER EMPLOYED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG @ 1-800-922-4455 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.
4. APPROVED PLANS TO BE ON SITE AT ALL TIMES.
5. CHANGES TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES TO BE APPROVED BY DESIGN ENGINEER, FIELD INSPECTOR AND TOWN ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
8. TREES, BRUSH AND STUMPS REMOVED BY CLEARING AND GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
9. CALCIUM CHLORIDE/WATER FOR DUST CONTROL TO BE AVAILABLE AT ALL TIMES.
10. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
11. ALL CONSTRUCTION METHODS TO CONFORM TO BOARD OF PUBLIC WORKS SPECIFICATIONS.
12. MIDDLETOWN DEPARTMENT OF PUBLIC WORKS APPROVAL IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL AS OTHER APPROVALS MAY BE NECESSARY, I.E. CITY ENGINEER, CONSERVATION, FIRE DEPARTMENT, WATER DEPARTMENT, ETC.
13. ALL CATCH BASINS TO HAVE 48" SEALED SUMPS AND HOODS.
14. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.
15. SITE CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS MEET REQUIRED SETBACK DISTANCES.

ROOF DRAIN NOTE

1. THE ENTIRETY OF THE PROPOSED BUILDING ROOF SHALL BE COLLECTED AND CONVEYED TO THE ON-SITE STORMWATER MANAGEMENT SYSTEM.
2. PRIOR TO CONSTRUCTION, ALL ROOF DRAIN CONNECTIONS SHALL BE COORDINATED WITH FINAL ARCHITECTURAL/MEP PLANS

WATER SERVICE NOTE

CONNECT PROPOSED WATER SERVICES TO MAIN IN ACCORDANCE WITH MIDDLETOWN WATER & SEWER DEPT. REQUIREMENTS. SEE SHEET D-3 FOR INSTALLATION NOTES.



DRAINAGE EASEMENT NOTE

PRIOR TO THE START OF CONSTRUCTION, PROPONENT TO SECURE AGREEMENT WITH CITY OF MIDDLETOWN TO ALLOW WORK WITHIN THE EXISTING DRAINAGE EASEMENT

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DRAINAGE & UTILITIES PLAN

0 Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT REBECCA J. LEVESQUE PEN.0035851 REGISTERED LANDSCAPE ARCHITECT
1-10-25

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:
A. City Comment Incorporation	1/10/25

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

DRAWING#	REV.
C-6	A

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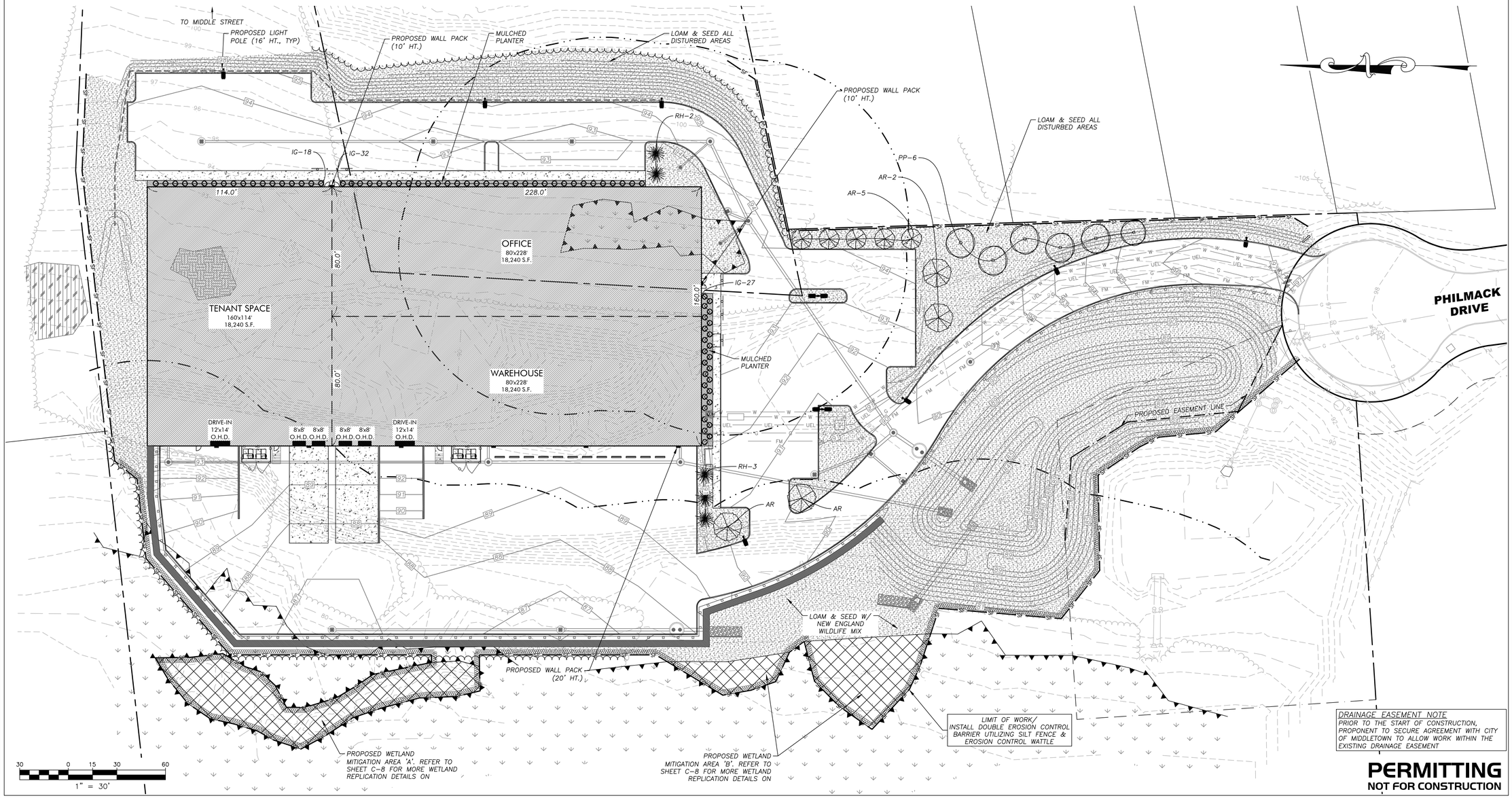
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
AR	9	ACER RUBRUM	RED MAPLE	2.5–3" CAL.
PP	6	PICEA PUNGENS	BLUE SPRUCE	2.5–3" CAL.
IG	77	ILEX GLABRA	INKBERRY	2'–3' HT. (> 5 GAL. CONTAINER)
RH	5	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'–3' HT. (> 5 GAL. CONTAINER)
	–	LAWN AREA (MIN. 4" LOAM & SEED)		RATE PER SUPPLIER REC.

LANDSCAPE NOTES

1. SITE CONTRACTOR SHALL REFER TO SHEET C–1, C–2, DETAIL SHEETS AND REMAINING PLAN SET FOR INFORMATION REGARDING LANDSCAPING.
2. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO CROSS–REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE LANDSCAPE INFORMATION SHOWN HEREON.
3. ALL SITE PLANTINGS ARE TO MEET OR EXCEED THE MINIMUM SPECIFICATIONS DETAILED IN THE AFOREMENTIONED NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SPECIFICATIONS FOR EACH INDIVIDUAL PLANTING AND SOURCE IT APPROPRIATELY.
4. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND SAID SPECIFICATIONS WITH THE PROJECT PROPONENT, LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
5. LANDSCAPE CONTRACTOR SHALL HAVE EXCAVATING CONTRACTOR, "CALL BEFORE YOU DIG", AND ANY APPLICABLE NON–[DIGSAFE] MEMBER UTILITIES MARK ALL UNDERGROUND UTILITIES AND PRIOR TO ANY PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROJECT PROPONENT IF ANY CONFLICTS ARISE AND STOP ALL WORK UNTIL CONFLICT IS RESOLVED.



DRAINAGE EASEMENT NOTE
PRIOR TO THE START OF CONSTRUCTION, PROPONENT TO SECURE AGREEMENT WITH CITY OF MIDDLETOWN TO ALLOW WORK WITHIN THE EXISTING DRAINAGE EASEMENT

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
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ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

SITE LANDSCAPING PLAN

0 Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT
REBECCA T. LEVESQUE
PEN.0035851
LICENSED LANDSCAPE ARCHITECT
1-10-25

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

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C-7	A

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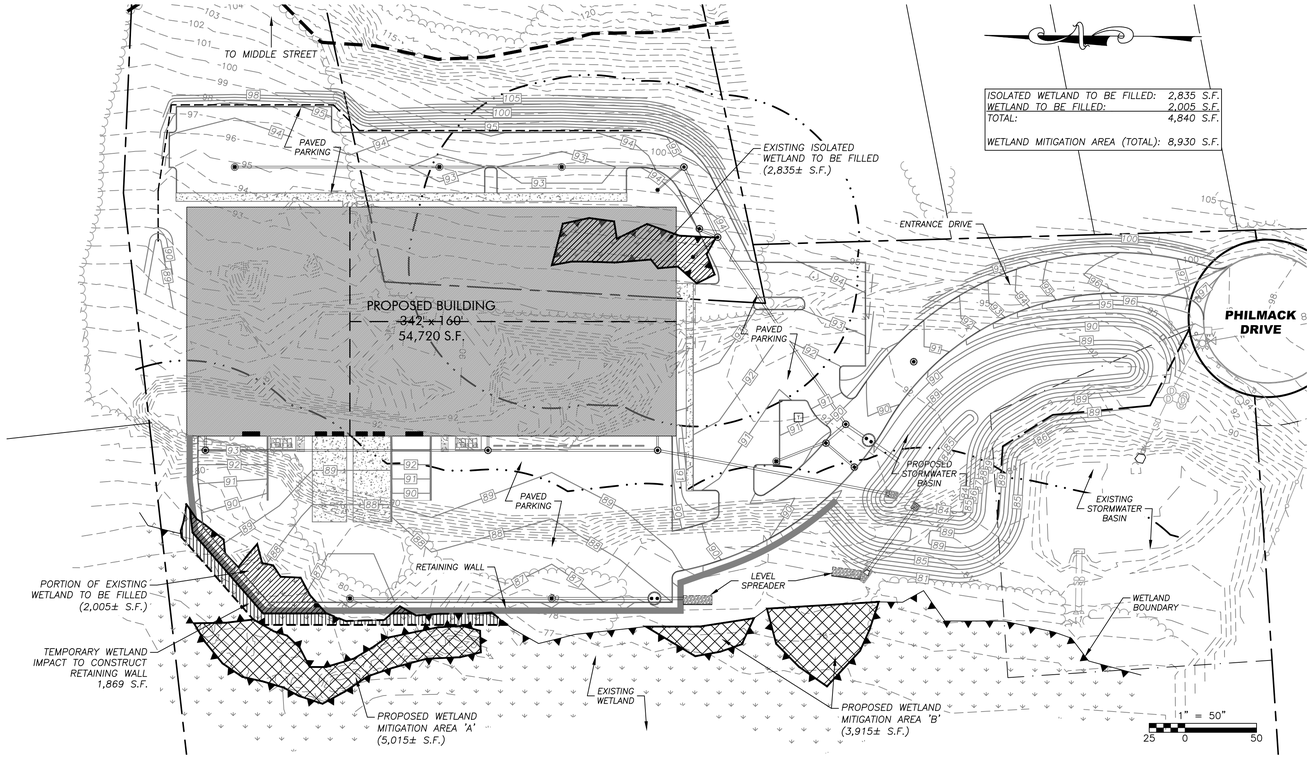

ISOLATED WETLAND TO BE FILLED:	2,835 S.F.
WETLAND TO BE FILLED:	2,005 S.F.
TOTAL:	4,840 S.F.
WETLAND MITIGATION AREA (TOTAL):	8,930 S.F.

OVERALL WETLAND SITE PLAN

1" = 50'

ESTABLISHMENT & MONITORING:

1. AT THE END OF EACH GROWING SEASON, FOR THREE YEARS FOLLOWING PLAN IMPLEMENTATION (I.E., YEARS 2 THROUGH 4), A MONITORING REPORT SHALL BE SUBMITTED BY A WETLANDS PROFESSIONAL, TO THE CITY OF MIDDLETOWN INLAND WETLANDS & WATERCOURSES AGENCY.
2. AT LEAST 90% OF THE REPLICATION AREAS SHALL BE ESTABLISHED WITH NATIVE PLANT SPECIES, BY THE THIRD GROWING SEASON AFTER PLAN IMPLEMENTATION (I.E, YEAR 4). IF BY THE END OF THE FIRST OR THE SECOND GROWING SEASON FOLLOWING PLAN IMPLEMENTATION (OR BOTH), NATIVE PLANTS DO NOT OCCUPY AT LEAST 75% OF THE WETLAND REPLICATION AREAS, SUPPLEMENTAL PLANTING AND/OR RE-SEEDING SHALL BE UNDERTAKEN. VEGETATION MAY BE CUT OR REMOVED SELECTIVELY TO ELIMINATE NUISANCE OR INVASIVE PLANTS AND ENCOURAGE WETLAND SPECIES.

MAINTENANCE:

1. AFTER SUCCESSFUL ESTABLISHMENT OF NATIVE WETLAND VEGETATION, THE WETLAND REPLICATION AREAS SHALL BE PERMITTED TO GROW WITHOUT DISTURBANCE. NO CONTINUING MAINTENANCE IS REQUIRED, EXCEPT FOR THE POSSIBLE SELECTIVE PRUNING OR REMOVAL OF NUISANCE AND/OR INVASIVE SPECIES THAT MAY HAVE INVADED THE REPLICATION AREAS. IF INVASIVE PLANT SPECIES WITHIN THE WETLAND REPLICATION AREAS ARE IDENTIFIED, THEY SHALL BE CAREFULLY REMOVED BY HAND OR AN APPROVED HERBICIDE APPLIED BY A LICENSED APPLICATOR. HERBICIDE APPLICATION SHALL UTILIZE APPROPRIATE METHODS AND WILL BE LIMITED TO TIMES OF APPROPRIATE WEATHER CONDITIONS TO MINIMIZE DRIFT AND MAXIMIZE EFFECTIVENESS ON TARGET SPECIES. THE INVASIVE ERADICATION AND REMOVAL METHODS PROMULGATED BY CT DEEP'S CONNECTICUT INVASIVE PLANT WORKING GROUP (CIPWG) WILL BE FOLLOWED.
2. THERE SHALL BE NO MOWING WITHIN THE BVW AREAS AS SHOWN.

DECIDUOUS PLANTING PROTECTION:

1. AS DEEMED NECESSARY BY A WETLANDS PROFESSIONAL, PROTECTION FROM DEER BROWSING AND PROVISION FOR ADEQUATE MOISTURE FOR PLANTINGS ARE CRITICAL DURING THE ESTABLISHMENT PERIOD. THE FOLLOWING PROTECTION MEASURES ARE RECOMMENDED, ALTHOUGH OTHER SUITABLE ALTERNATIVES MAY EXIST:

   1.1. INSTALL METAL HARDWARE CLOTH IN A CIRCULAR CAGE FASHION AROUND THE PLANT AT AN ADEQUATE HEIGHT AND DIAMETER TO PROTECT THE PLANT FROM DEER BROWSING AND ANTLER RUBBING. THE HARDWARE CLOTH SHOULD BE INSTALLED AND STAKED AT LEAST 6 INCHES AWAY FROM THE PLANT'S TRUNK/STEM IN ORDER TO ALLOW FOR FUTURE REGROWTH AND SUFFICIENT AIRFLOW TO PREVENT FUNGUS, ROT, INSECTS, AND MICE NESTS. PROTECTION MAY NEED TO BE READJUSTED AS PLANT MATURES OR FROM WEATHER CONDITIONS.

   1.2. DEER REPELLANT SPRAY MAY BE USED ON PLANTINGS AND APPLIED PER MANUFACTURERS SPECIFICATIONS. THIS CAN INCLUDE THE USE MILOGRANITE FERTILIZER WITH KNOWN SHORT-TERM DEER REPELLING PROPERTIES.

   1.3. VINYL SPIRAL TREE GUARDS, OR SIMILAR, SHALL BE INSTALLED ON SAPLING TRUNKS TO PREVENT RODENTS FROM FEEDING ON THE STEMS AND STRIPPING THE BARK. THE HEIGHT OF THE SPIRAL TREE GUARDS SHALL TAKE INTO ACCOUNT RODENTS ON TOP OF SNOW-PACK DURING WINTER MONTHS. TREE GUARDS SHALL BE INSPECTED FREQUENTLY FOR INSECTS AND CLEANED IF NECESSARY.

   1.4. MULCH OF MEDIUM TO COARSE TEXTURED ORGANIC MATTER, SHOULD BE APPLIED AT A DEPTH OF 3-4 INCHES AROUND THE BASE OF THE PLANT, EXTENDING OUTWARDS TO THE DROP LINE OF THE BRANCHES OR 3 TO 5 FEET, WHICHEVER IS GREATER. THE MULCH WILL HELP RETAIN MOISTURE AS WELL AS SUPPRESS WEEDS AND THEREFORE THE LARGER THE MULCHED AREA AROUND THE PLANT THE BETTER. MULCH SHOULD NOT BE MOUNDED AGAINST THE TRUNK OR STEM OF THE PLANT LEAVING AT LEAST A TWO INCH SPACE. BIODEGRADABLE FIBER MATS PLACED AROUND THE BASE OF THE TREE IS ALSO A SUITABLE SOLUTION. SOME REMOVAL OF COMPETING WEEDS AROUND THE BASE OF THE PLANTS MAY STILL BE REQUIRED.

SCHEDULE:

1. WETLAND REPLICATION WORK SHALL TAKE PLACE DURING THE GROWING SEASON.
2. THE CITY OF MIDDLETOWN INLAND WETLANDS & WATERCOURSES AGENCY STAFF SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE START OF WORK AND A PRECONSTRUCTION SITE MEETING SHALL BE HELD, IF SO DESIRED BY THE CITY, WITH THE LANDSCAPER AND THE WETLANDS PROFESSIONAL.
3. THE WETLANDS PROFESSIONAL SHALL BE ON SITE AT THE START OF WORK AND CHECK ON THE PROGRESS OF THE PROJECT REGULARLY DURING WORK IN WETLANDS AND AT OTHER CRITICAL POINTS DURING CONSTRUCTION OR AS REQUIRED UNDER PERMIT CONDITIONS. AT A MINIMUM, THE WETLANDS PROFESSIONAL SHALL BE PRESENT: AT THE START OF WORK; TO VERIFY SUBGRADES; AT THE BEGINNING OF PLANTING; AND TO VERIFY THAT WORK IS COMPLETE. ALL WETLAND REPLICATION EFFORTS ARE TO BE OVERSEEN BY A WETLANDS PROFESSIONAL.
4. THE WETLANDS PROFESSIONAL SHALL SUPERVISE ALL WORK RELATED TO THE WETLAND REPLICATIONS INCLUDING INITIAL GRADING, PLANTING, MARKING INVASIVES IN ADJACENT AREAS, AND MARKING ANY NATIVE MATERIALS FOR SALVAGE OR RETENTION. EXCAVATION AND GRADING WILL FOLLOW THE PLANS, BUT THE WETLANDS PROFESSIONAL WILL HAVE THE ABILITY TO MAKE MINOR IN-FIELD ADJUSTMENT TO ACHIEVE THE DESIRE WETLAND HYDROLOGY. ALSO, THE WETLANDS PROFESSIONAL WILL PROVIDE GUIDANCE FOR THE CREATION OF MICROTOPOGRAPHY WITHIN THE WETLAND REPLICATION AREAS.
5. AN INSPECTION REPORT SHALL BE SUBMITTED TO THE CITY'S INLAND WETLANDS & WATERCOURSES AGENCY BY THE WETLANDS PROFESSIONAL ONCE WETLAND REPLICATION HAS BEEN COMPLETED.

CONSTRUCTION SEQUENCE:

1. AS DEEMED NECESSARY, THE WETLANDS PROFESSIONAL, WITH THE AID OF A LAND SURVEYOR, SHALL STAKE OUT THE LIMITS OF THE WETLAND REPLICATION AREAS, ESPECIALLY WETLAND MITIGATION AREA 'B', BEFORE CONSTRUCTION COMMENCES. EXISTING WETLAND BOUNDARIES SHALL ALSO BE STAKED AND BE CLEARLY VISIBLE IN THE FIELD FOR THE SITE CONTRACTOR.
2. INSTALL EROSION CONTROL AND SILTATION BARRIERS AT LOCATIONS SHOWN ON PLAN, PRIOR TO CONSTRUCTION. NO EQUIPMENT TRAFFIC OR OTHER ALTERATION IS PERMITTED IN WETLAND AREAS, EXCEPT FOR PROPOSED GRADING WITHIN THE WETLAND REPLICATION AREAS. BARRIERS WITHIN THE WETLAND SHALL BE INSTALLED SO AS TO MINIMIZE DISTURBANCE OF THE WETLAND. IF SILT FENCING IS TO BE USED, IT SHALL BE TRENCHED IN BY HAND IN WETLAND AREAS. STRAW BALES OR STRAW WATTLES MAY BE SET DIRECTLY ON THE WETLAND SURFACE WITHOUT TRENCHING, BUT MUST BE WELL STAKED, TIGHTLY BUTTED, AND JOINTS CHINKED WITH LOOSE HAY IF NEEDED.
3. FOR WETLAND MITIGATION AREA 'A', A PRESCRIBED ACCESS PATH THROUGH EXISTING WETLANDS SHALL BE ESTABLISHED IN THE FIELD, CHOSEN FOR THE LEAST POSSIBLE TEMPORARY IMPACT. FOLLOWING THE EARTHWORK THE TEMPORARY ACCESS SHALL BE RESTORED AND SEEDED WITH A WETLAND PLANT MIX (SEE TABLE 4).
4. CLEAR AND GRUB THE REPLICATION AREA AND REMOVE TOPSOIL FOR STOCKPILING IN AN UPLAND LOCATION. EXCAVATE SUBSOIL TO THE DEPTH BELOW THE FINAL GRADE SHOWN ON PLANS TO ALLOW FOR INLAY OF AT LEAST 8 INCHES OF HIGH QUALITY TOPSOIL, FREE OF INVASIVES (I.E, ROOTS OR RHIZOMES), WITH AT LEAST 6 PERCENT ORGANIC MATTER BY WEIGHT (I.E., LOSS AT INGNITION TEST). A TOP-DRESSING OF AT LEAST TWO INCHES OF WELL-ROTTED LEAF COMPOST (I.E., TWO YEAR MINIMUM) WILL BE APPLIED OVER THE FINAL GRADE. DO NOT STOCKPILE TOPSOIL, SUBSOIL, STUMPS OR DEBRIS WITHIN RESOURCE AREAS. LANDSCAPING CONTRACTOR SHALL TAKE APPROPRIATE MEASURES DURING PLAN IMPLEMENTATION TO PREVENT TRANSLOCATION OF INVASIVE PLANT SPECIES OR SEEDS.
5. EXCAVATION WORK SHALL BE DONE FROM OUTSIDE THE EXISTING WETLAND BOUNDARIES AND SHALL PROGRESS FROM THE WETLAND EDGE INTO THE UPLAND.
6. THE SUPERVISING WETLANDS PROFESSIONAL SHALL DETERMINE WHETHER EXCAVATED MATERIALS ARE SUITABLE FOR REUSE OR IF THEY NEED TO BE FURTHER AMENDED FOR THE WETLAND SOIL INLAY.
7. AVOID COMPACTION OF SUBSOILS AND PLACED WETLAND SOILS. EQUIPMENT TRAFFIC IN THE WETLAND REPLICATION AREAS IS TO BE MINIMIZED BY USING TRACK INSTEAD OF WHEEL MACHINES. THERE SHALL BE NO TRAFFIC ON WETLAND SOILS ALREADY PLACED.
8. PRIOR TO SEEDING AND PLANTING WITH TREES, SHRUBS, AND EMERGENTS (SEE TABLES 1 THROUGH 3) 'ROUGHNESS ELEMENTS', SUCH AS LOGS (MINIMUM 10" DIAMETER & GREATER THAN 4 FEET IN LENGTH) SHALL BE PLACED WITHIN THE REPLICATION AREAS TO PROVIDE MICROHABITAT.
9. ALL EXPOSED SOIL WITHIN THE MITIGATION AREAS SHALL BE SEEDED WITH A WETLAND MIXTURE (SEE TABLE 4) AND MULCHED WITH A LIGHT LAYER OF WEED-FREE STRAW TO PREVENT EROSION UNTIL VEGETATION IS ESTABLISHED.
10. ALL DISTURBED SLOPES AND FILL AREAS IN THE ADJACENT UPLANDS, SPECIFICALLY FOR WETLAND MITIGATION AREA 'B', SHALL BE SEEDED AND MULCHED UPON COMPLETION OF CONSTRUCTION TO PREVENT ANY POSSIBLE IMPACT TO ADJACENT REPLICATED WETLAND.

TABLES OF PLANTING MATERIALS FOR WETLAND REPLICATION

Table 1. Trees

Scientific Name	Code	Common Name	Size	Shade tolerant?	Form	Mitigation Area A	Mitigation Area B	Total
FULL SIZE TREES								
Acer rubrum	AR	Red maple	4'-6'	N	potted	3	3	4
Nyssa sylvatica	NS	Black gum	4'-6'	Y	potted	3	2	5
Total:						*6*	*4*	***9***
SMALL TREES/LARGE SHRUBS								
Amelanchier canadensis	AC	Shadblow	4'-6'	Y /N	potted		2	2
Juniperus virginiana	JV	Red cedar	4'-6'	N	potted		4	4
Salix discolor	SD	Pussy willow	4'-6'	N	potted	4	2	6
Totals:						*4*	*8*	***12***

Table 2. Shrubs

Scientific Name	Common Name	Size	Shade tolerant?	Form	Mitigation Area A	Mitigation Area B	Total
MEDIUM TO LOW SHRUBS							
Spiraea latifolia	SL	Meadowsweet	3'-4'	N	potted	8	12	20
Lyonia ligustrina	LL	Maleberry	3'-4'	N	potted	4	4	8
Ilex verticillata	IV	Winterberry	3'-4'	Y	potted	4	4	8
Morella pensylvanica	MP	Bayberry	3'-4'	N	potted		4	4
Photinia pyrifolia	PP	Red chokeberry	3'-4'	N	potted	6	4	10
Rosa palustris	RP	Swamp rose	3'-4'	N	potted	6	6	12
Swida racemosa	SR	Gray dogwood	3'-4'	Y	potted	4	4	8
Vaccinium corymbosum	VC	Highbush blueberry	3'-4'	Y	potted	4	4	8
Viburnum lentago	VL	Nannyberry	3'-4'	Y	potted	4	2	6
Totals:						*40*	*44*	***84***

Table 3. Herbs

Scientific Name	Common Name	Size	Hydro Zone	NWI*	Spacing	Mitigation Area A	Mitigation Area B	Total
Asclepias incarnata	Swamp milkweed	plug	B	OBL	1.5'OC	25	25	50
Carex lupulina	Hop sedge	plug	A/B	FACW	1'OC	50	50	100
Carex scoparia	Broom sedge	plug	B	OBL	1.5'OC	50	50	100
Glyceria canadensis	Manna grass	plug	A	OBL	1.5'OC	25	25	50
Eutrochium maculatum	Spotted joy-pye-weed	plug	B	FACW	1.5'OC	50	50	100
Schoenoplectus tabernaemontani	Soft-stem bulrush	plug	A	OBL	2'OC	50		50
Schoenoplectus acutus	Hard-stem bulrush	plug	A	OBL	2'OC	50		50
Onoclea sensibilis	Sensitive fern	pot	B	FACW	1.5'OC	10	10	20
Sagitaria latifolia	Arrowhead	plug	A	OBL	2'OC	50		50
Symphyotrichum novae-angliae	New England aster	plug	B	FACW	1.5'OC	25	25	50
Mimulus ringens	Monkey flower	plug	B	OBL	1.5'OC	25	25	50
Verbena hastata	Blue vervain	plug	B	FACW	1.5'OC	25	25	50
Vernonia noveboracensis	New York ironweed	plug	B,C	FACW	1.5'OC	50	50	100
Scirpus atrovirens	Green bulrush	plug	B	OBL	1.5'OC	25	25	50
Totals:						*510*	*360*	***870***

** NWI Status (National Wetland Inventory; National Wetland Plant List: Northcentral & Northeast)*

NOTES:

Hydrologic Zones: A: Saturated/Shallow Inundation; B: seasonally satureated/temporarily flooded; C: moderately well drained/moist

1. Shaded species (NWI) were selected specifically to attract moths and butterflies
2. Preferably plant woody and herbaceous plantings between April 15 and June 15 of a given year, unless waterirng is proposed through summer season.
3. Coordinate plug order early in prior fall, so that flats of all species are planted (contract growing).
4. Use New England Wetmix from NEWP (New England Wetland Plants), South Hadley, MA (see Table 4) in areas between beds of herbaceous plugs.
5. No seeding or other plants in 3' diameter circle around each shrub, tree, and plug bed, mulched with bark mulch or shredded leaf litter.
6. Water frequently during first growing season; this is necessary for establishment of plugs and many of the seedlings.
7. Monitoring will take place for 3-years following establishment of plantings.
8. Annual reporting to the City of Middletown will be provided for the 3-year monitoring period.

Table 4: Seed Mixes for Wetland Replication

Zone B: Saturated within 6", may be flooded at times (Wet Meadow)
Zone C: Transitional wetland/moist upland, occasionally saturated

NEWP Seed Mixes (New England Wetland Plants, Inc.)	Comments	Zone	Total Pounds Per Seed Mix: Wetland Mitigation Area A	Wetland Mitigation Area B	Totals
NE Wetmix ***1 lb/2500 sf***	*Wet meadow and edge of shallow marsh - not in area of inundation*	B	2	2	4
NE Conservation/Wildlife Mix ***1 lb/1750 sf***	*Upper portion of wet meadow and moist moderately well drained uplands*	B, C		2	2
		Totals:	2	4	6

Notes:

1. Mix 1:1 with filler (coarse sand or kitty litter) to help correctly divide seed packages and for even spreading.
2. Mixes contain seeds with a range of hydrologic tolerances, so different species will thrive in different areas.
3. Mulch (do not seed) areas under and around plug & shrub clusters, to exclude weeds and hold moisture. (Coverage specified assumes area occupied by mulched woody plantings has been subtracted.)
4. A late fall seeding will require 20% more seed, because some seed wil be lost to wash off and herbivory, but germination rates will actually be higher, due to the cold winter stratification of the seed.
5. The NE Conservation/Wildlife Mix will extend 20 to 30 feet upgradient of Mitigation Area B.

Source:
New England Wetland Plants, Inc., 14 Pearl Lane, South Hadley, Massachusetts 01075; phone: 413-548-8000

PERMITTING
NOT FOR CONSTRUCTION

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R LEVESQUE ASSOCIATES INC
Landscape Architects
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ph: 413.568.0985 fax: 413.568.0986
40 School Street
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WETLAND MITIGATION PLAN

0 Middle Street & 1055 Middle Street (Map-Lot: 01-0075 & 01-0074) Middletown, CT 06457

STATE OF CONNECTICUT REBECCA J. LEVESQUE PEN.0035851 LICENSED LANDSCAPE ARCHITECT 1-10-25

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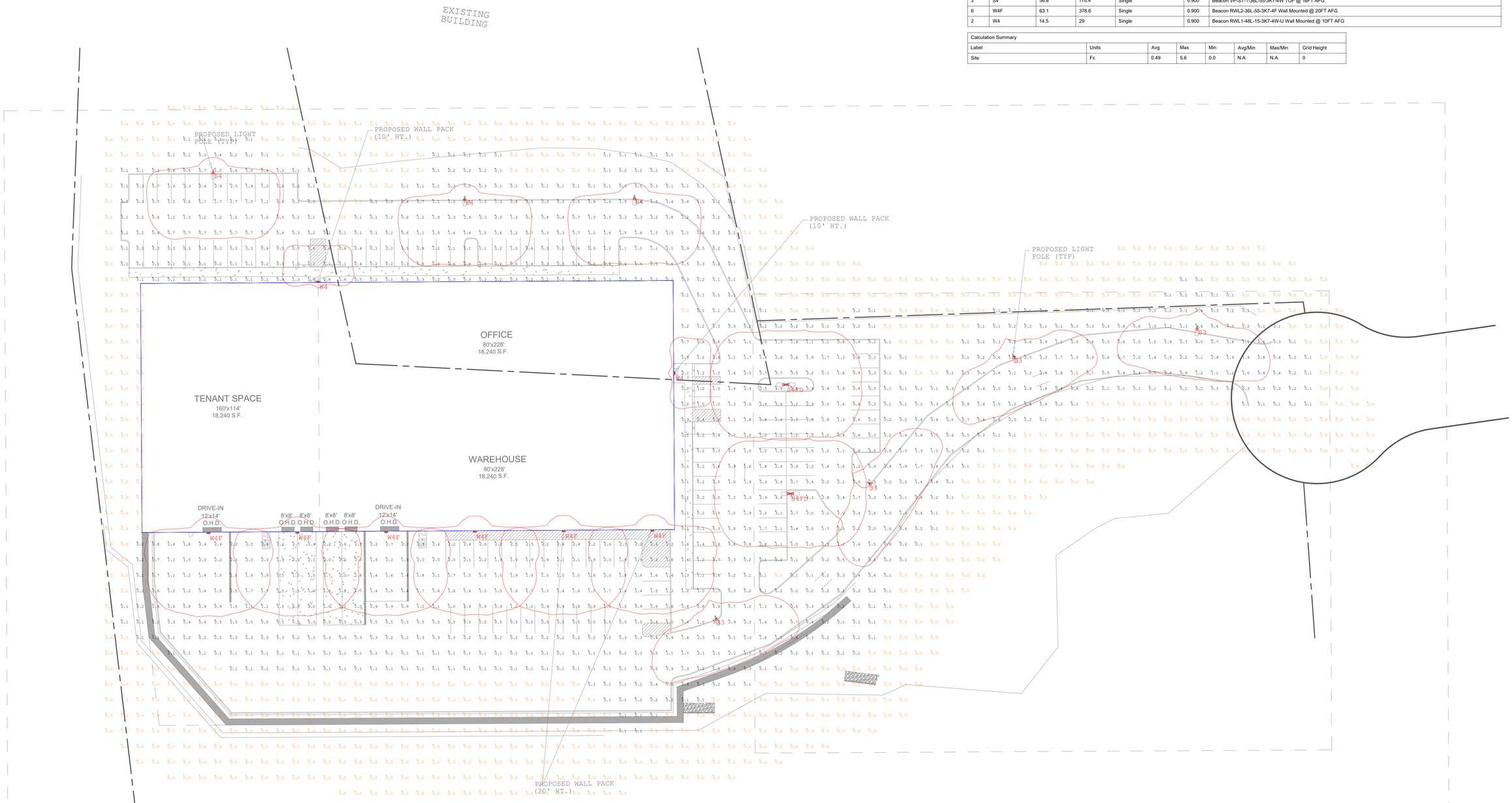
Luminaire Schedule						
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description
2	S4FD	56.8	227.2	Back-Back	0.900	Beacon VP-ST-1-36L-55-3K7-4F TOF @ 16FT AFG
4	S3	56.8	227.2	Single	0.900	Beacon VP-ST-1-36L-55-3K7-3 TOF @ 16FT AFG
3	S4	56.8	170.4	Single	0.900	Beacon VP-ST-1-36L-55-3K7-4W TOF @ 16FT AFG
6	W4F	63.1	378.6	Single	0.900	Beacon RWL2-36L-55-3K7-4F Wall Mounted @ 20FT AFG
2	W4	14.5	29	Single	0.900	Beacon RWL1-48L-15-3K7-4W-U Wall Mounted @ 10FT AFG

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Site	Fc	0.49	5.6	0.0	N.A.	N.A.	0



Project:
Philmack Drive

Detail: Photometric Calculation
Date: 12/20/2024
Revision:----
Scale: 1"=30'-0"
Drawn By: CK

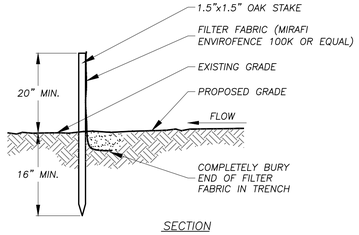
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

SL-1

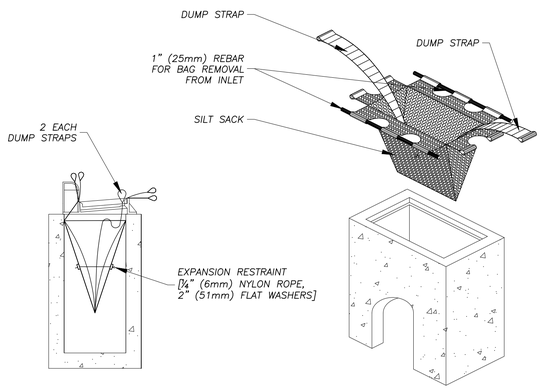
Sheet 1 of 1



SECTION

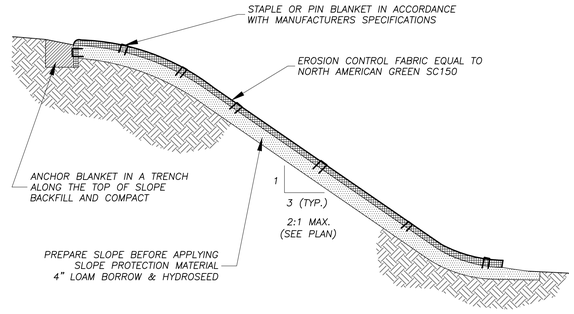
SILT FENCE DETAIL

NO SCALE



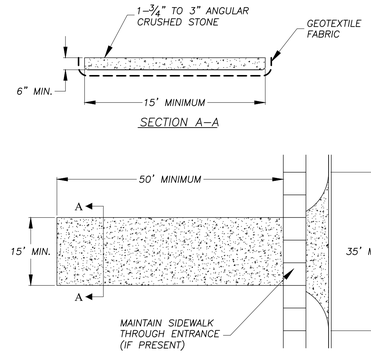
INLET PROTECTION - SEDIMENT FILTER SACK

NO SCALE



SLOPE PROTECTION MATERIAL INSTALLATION (AS REQ'D)

NO SCALE

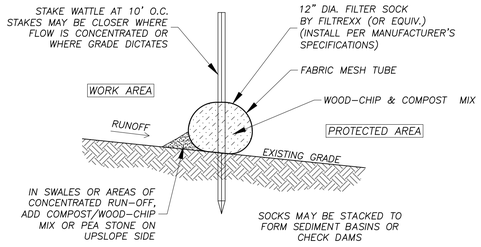


NOTES

1. EACH SITE ENTRANCE IS TO HAVE A TEMPORARY CONSTRUCTION ENTRANCE.
2. STONE IS TO BE 1–3/4" TO 3" ANGULAR CRUSHED STONE.
3. PLACE GEOTEXTILE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. ANY SEDIMENT TRACKED INTO THE ROADWAY NEEDS TO BE CLEANED IMMEDIATELY.
5. ADDITIONAL STONE IS TO BE ADDED TO THE PAD AS NEEDED TO MAINTAIN THE ORIGINAL DEPTH.
6. ANY SIDEWALK DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS/DEVELOPERS EXPENSE.
7. SIDEWALK MUST REMAIN PASSABLE, IF THE SIDEWALK BECOMES UNSAFE OR IMPASSABLE, A TEMPORARY SIDEWALK/ SIDEWALK DETOUR MUST BE PROVIDED.

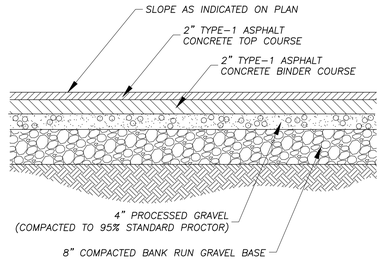
ANTI-TRACKING APRON (AS REQ'D)

NO SCALE



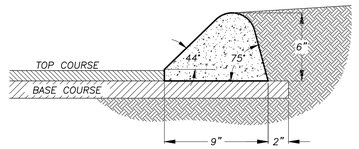
EROSION CONTROL WATTLE

NO SCALE



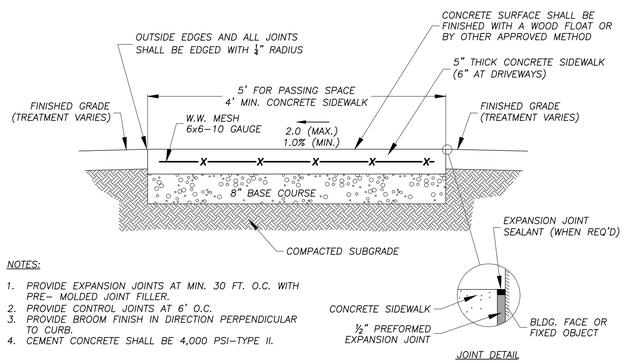
BITUMINOUS CONCRETE PAVING DETAIL

NO SCALE



6" BITUMINOUS CONCRETE LIP CURBING

NO SCALE



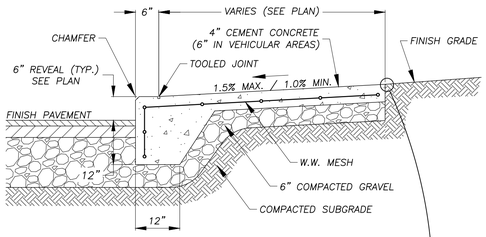
NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE– MOLDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4,000 PSI–TYPE II.

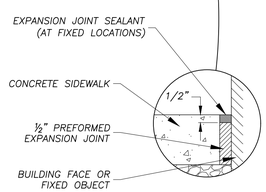
JOINT DETAIL

REINFORCED CONCRETE SIDEWALK SECTION

NO SCALE



SECTION



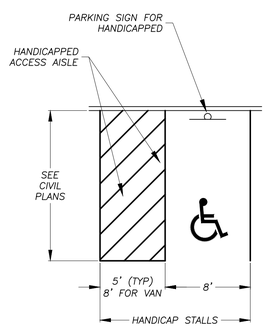
JOINT DETAIL

NOTES:

1. PROVIDE EXPANSION JOINTS AT MINIMUM 30 FEET O.C. WITH PRE–MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6 FEET O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4,000 PSI, TYPE II.

MONOLITHIC CONCRETE CURB & SIDEWALK

NO SCALE

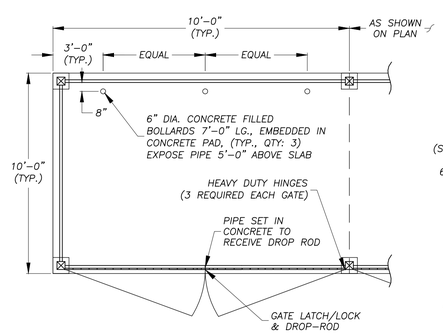


NOTES:

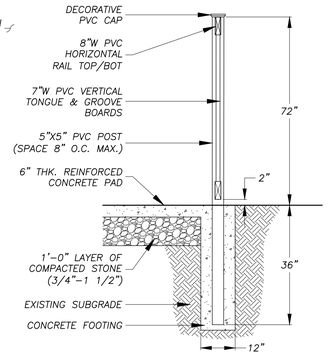
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO ENSURE HANDICAP ACCESSIBLE PARKING SPACE SHALL HAVE A SLOPE OF 2% OR LESS IN ALL DIRECTIONS.
4. SEE CT BUILDING CODE AND CT ACCESSIBILITY CODE FOR REQUIRED NUMBER AND PROPORTION OF VAN ACCESSIBLE SPACES.

HANDICAP PARKING STALL

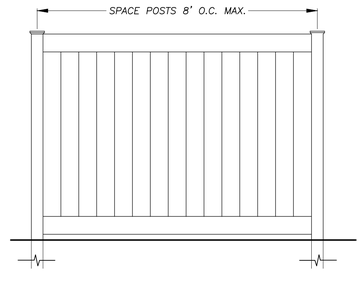
NO SCALE



TYPICAL ENCLOSURE PLAN VIEW



TYPICAL ENCLOSURE DUMPSTER SECTION



TYPICAL DUMPSTER ENCLOSURE ELEVATION

DUMPSTER ENCLOSURE

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DETAILS

0 Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT REBECCA L. PEN.0035851 LICENSED PROFESSIONAL ENGINEER 12/17/24

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

DRAWING#	REV.
D-1	-

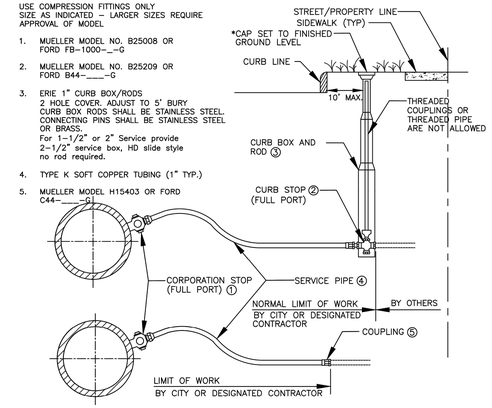
S:\Projects\2024\240429 - Dayharsh - Philmack Dr., Middleton, CT\05 Civil 3D\240429 - SITE.dwg

TYPICAL WATER SERVICE CONNECTION
N.T.S.

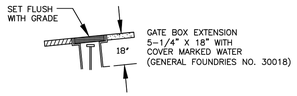
NOTES:

USE COMPRESSION FITTINGS ONLY
SIZE AS INDICATED – LARGER SIZES REQUIRE APPROVAL OF MODEL

1. MUELLER MODEL NO. B25008 OR FORD FB-1000-_-G
2. MUELLER MODEL NO. B25209 OR FORD B44-_____-G
3. ERIE 1" CURB BOX/RODS
   2 HOLE COVER. ADJUST TO 5' BURY
   CURB BOX RODS SHALL BE STAINLESS STEEL. CONNECTING PINS SHALL BE STAINLESS STEEL OR BRASS.
   For 1-1/2" or 2" Service provide 2-1/2" service box, HD slide style no rod required.
4. TYPE K SOFT COPPER TUBING (1" TYP.)
5. MUELLER MODEL H15403 OR FORD C44-_____-Q



ALTERNATE RENEWED SERVICE



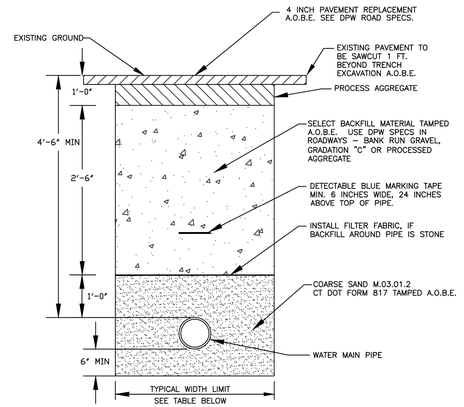
* –CURB BOXES LOCATED IN ANY TYPE OF VEHICULAR OR PEDESTRIAN TRAVEL WAY, DRIVEWAY, SIDEWALK, ETC., SHALL BE INSTALLED WITH A GATE BOX EXTENSION OVER THE CURB BOX.

CITY OF MIDDLETOWN
WATER & SEWER DEPARTMENT
ENGINEERING DIVISION

WATER SYSTEM SPECIFICATIONS
TYPICAL WATER SERVICE DETAIL

DATE: MARCH 2024 | SHEET 5 OF 11

TYPICAL TRENCH CROSS-SECTION
(WATER OR FIRE SERVICE)
N.T.S.



TRENCH STANDARD LIMITS

PIPE SIZE	WIDTH
6"	3.0'
8"	3.0'
12"	3.0'
16"	3.4'
20"	3.9'
24"	4.3'

NOTE:

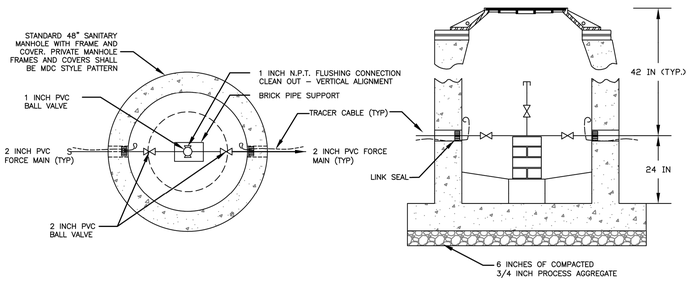
PROVIDE GATE VALVE NUT EXTENSION IF NUT IS DEEPER THAN THREE FEET BELOW FINAL GRADE. (AOBE). THE NUT EXTENSION SHALL BE A GENECO MAIN VALVE STEM EXTENSION PART NO. 5VR-D.

CITY OF MIDDLETOWN
WATER & SEWER DEPARTMENT
ENGINEERING DIVISION

WATER SYSTEM SPECIFICATIONS
TYPICAL TRENCH CROSS-SECTION

DATE: MARCH 2024 | SHEET 1 OF 11

TYPICAL LOW PRESSURE SEWER CLEAN OUT
N.T.S.



NOTES:

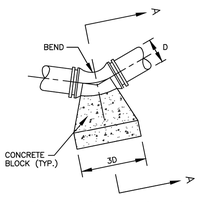
1. MANHOLE TO BE MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
2. MANHOLE STEPS TO BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC MODEL #PS2-PF-SL OR CAST ALUMINUM ALLOY 6061 DROP FRONT DESIGN.
3. INSERT RUBBER PLUG INTO LIFTING HOLES FROM OUTSIDE & FILL WITH NON-SHRINK MORTAR INSIDE & OUTSIDE.
4. BRICK RISER COLLAR TO BE PARGED & RECEIVE TWO COATS BITUMINOUS WATERPROOFING MATERIAL.
5. MANHOLE JOINTS SHALL RECEIVE NON-SHRINK GROUT INTERIOR.
6. MANHOLE STEPS SHALL BE 12 INCH ON CENTER.
7. OUTSIDE OF MANHOLE SHALL RECEIVE TWO COATS BITUMINOUS WATERPROOFING MATERIAL.
8. BACKFILL AND COMPACT IN 12 INCH LIFTS.
9. ALL FASTENING HARDWARE SHALL BE 316 STAINLESS STEEL.
10. DETAIL IS DIAGRAMATIC ONLY.

CITY OF MIDDLETOWN
WATER & SEWER DEPARTMENT
ENGINEERING DIVISION

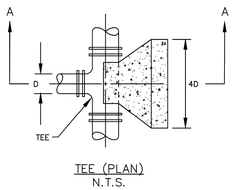
LOW PRESSURE SEWER SYSTEM SPECIFICATIONS
TYPICAL CLEANOUT MANHOLE DETAIL

DATE: MARCH 2024 | SHEET 1 OF 3

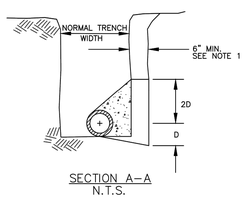
TYPICAL THRUST BLOCK DETAIL
N.T.S.



1/16 OR 1/8 BEND (PLAN)
N.T.S.



TEE (PLAN)
N.T.S.



SECTION A–A
N.T.S.

NOTES:

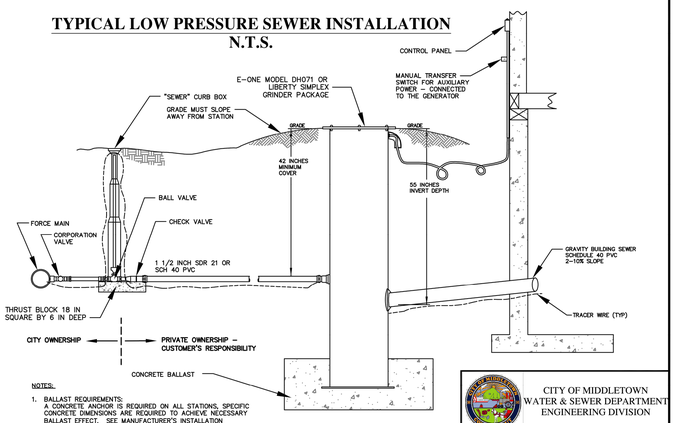
1. TRENCH SHALL BE EXCAVATED TO UNDISTURBED FIRM MATERIAL IMMEDIATELY PRIOR TO PLACING CONCRETE BLOCKS OR POURING CONCRETE.
2. INSTALL SOLID CONCRETE BLOCKS WITH OAK WEDGES. (TYPICAL)
3. POURED CONCRETE THRUST BLOCK SHALL BE 3,000 PSI.

CITY OF MIDDLETOWN
WATER & SEWER DEPARTMENT
ENGINEERING DIVISION

WATER SYSTEM SPECIFICATIONS
TYPICAL THRUST BLOCK DETAIL

DATE: MARCH 2024 | SHEET 2 OF 11

TYPICAL LOW PRESSURE SEWER INSTALLATION
N.T.S.



NOTES:

1. BALLAST REQUIREMENTS:
   A CONCRETE ANCHOR IS REQUIRED ON ALL STATIONS. SPECIFIC CONCRETE DIMENSIONS ARE REQUIRED TO ACHIEVE NECESSARY BALLAST EFFECT. SEE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.
2. INSTALL ALL PIPING IN 12 INCHES OF SAND OR SCREENINGS.
3. OWNER IS RESPONSIBLE FOR INSTALLING THE COMPLETE LATERAL FROM THE CITY FORCE MAIN TO THE BUILDING BEING SERVED. THE CITY WILL WILL TAKE OWNERSHIP FROM THE MAIN TO THE CURB BOX INCLUDING THE BALL VALVE AFTER ACCEPTANCE.

CITY OF MIDDLETOWN
WATER & SEWER DEPARTMENT
ENGINEERING DIVISION

LOW PRESSURE SEWER SYSTEM SPECIFICATIONS
TYPICAL SANITARY LATERAL DETAIL

DATE: MARCH 2024 | SHEET 2 OF 3

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DETAILS

O Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT
REBECCA J. TAYLOR
PEN.0035851
LICENSED PROFESSIONAL ENGINEER
1-10-25

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

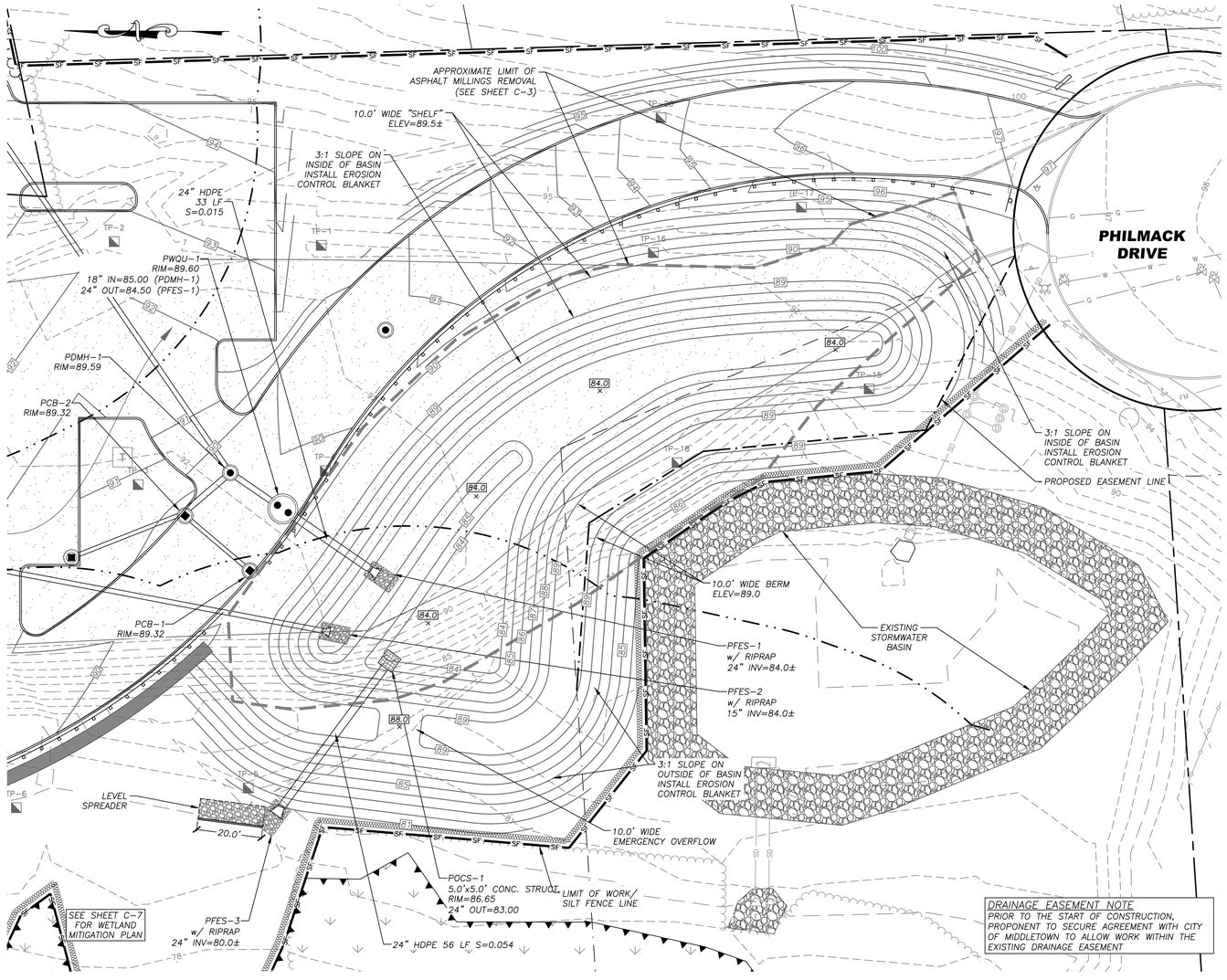
REVISIONS:	DATE:
A. City Comment Incorporation	1/10/25

DRAFTED BY: J.T.

SCALE: As noted

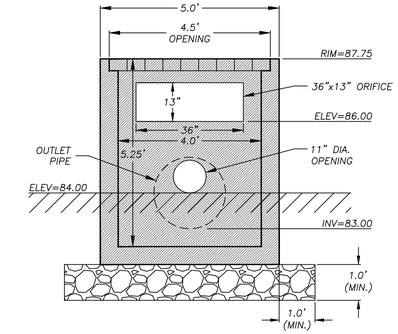
RLA PROJ. NUMBER: 240429

DRAWING#	REV.
D-2	A

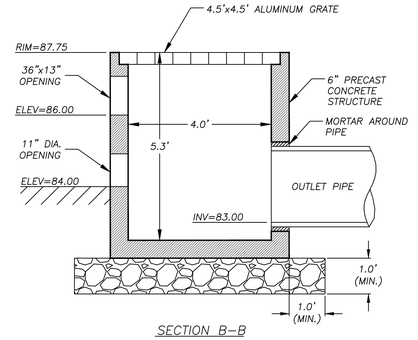


SURFACE DETENTION BASIN

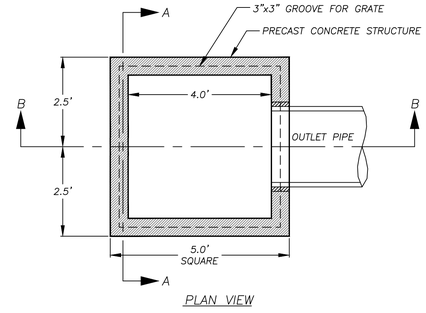
1" = 20"



SECTION A-A



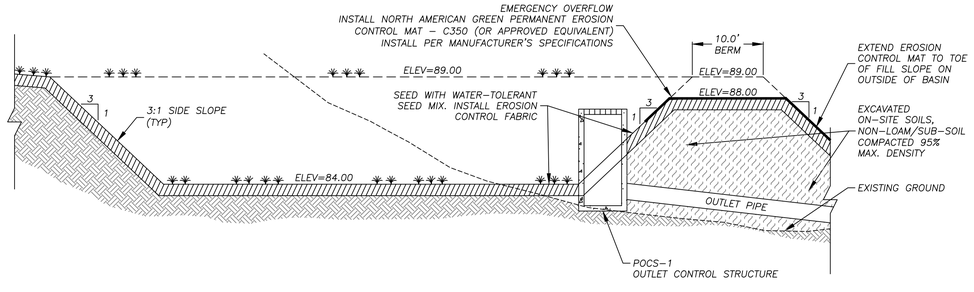
SECTION B-B



PLAN VIEW

OUTLET CONTROL STRUCTURE (POCS-1)

NO SCALE



SECTION THROUGH SURFACE DETENTION BASIN

NO SCALE

DETENTION BASIN NOTES

1. IMMEDIATELY AFTER CONSTRUCTING THE BASIN, STABILIZE THE BOTTOM AND SIDE SLOPES WITH WATER-TOLERANT FESCUE GRASS.
2. DURING BASIN EXCAVATION, USE NATIVE SOILS THAT WERE EXCAVATED FROM THE A OR B HORIZONS AND MIX WITH COMPOST, PROPERLY AGED TO KILL ANY SEED STOCK. SCARIFY THE NATIVE MATERIALS AND USE THE COMPOST MATERIAL TO SHAPE THE BASIN. MIX INTO THE PARENT MATERIAL TO A DEPTH OF 12 INCHES.
3. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS, ETC.) TO THE BASIN AREAS DURING ANY STAGE OF CONSTRUCTION.
4. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH HEAVY CONSTRUCTION EQUIPMENT. PERFORM EXCAVATIONS WITH LIGHT EARTH-MOVING EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM IF FEASIBLE.
5. IF BASIN AREAS ARE EXPOSED DURING CONSTRUCTION AND DO RECEIVE SEDIMENT DEPOSITS, BASIN BOTTOM MUST BE OVER EXCAVATED 6-8" INTO NATIVE MATERIAL TO REMOVE SEDIMENT DEPOSITS.
6. ALL DRAINAGE AREAS TO A BASIN FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF TOPSOIL/COMPOST MIX AND SEED MIX.
7. DETENTION BASIN BOTTOMS AND EMBANKMENTS TO BE SEEDED AS NOTED ON PLANS. NO TREES OR SHRUBS TO BE PLANTED WITHIN INFILTRATION BASINS OR EMBANKMENTS. DO NOT USE SOD.

SURFACE DETENTION BASIN CONSTRUCTION NOTE

THE ENGINEER SHALL INSPECT THE CONSTRUCTION OF THE BASIN AT THE MILESTONES LISTED BELOW. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION ON THE FOLLOWING:

1. COMPLETION OF EXCAVATION FOR THE DETENTION BASIN AREA TO SUBGRADE
2. AFTER SPREADING OF WATER-TOLERANT, FESCUE GRASS.

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DETAILS

0 Middle Street & 1055 Middle Street (Map-Lot: 01-0075 & 01-0074) Middletown, CT 06457

STATE OF CONNECTICUT REBECCA J. TOMLINSON PEN.0035851 LICENSED PROFESSIONAL ENGINEER
1-10-25

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:
A. City Comment Incorporation	1/10/25

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

DRAWING#	REV.
D-3	A

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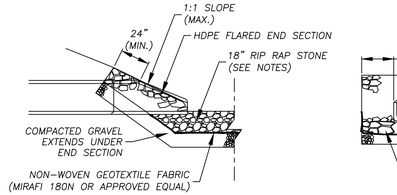
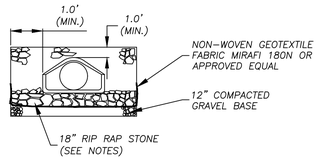
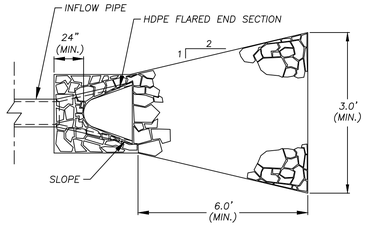


SIDE SECTION



FRONT SECTION



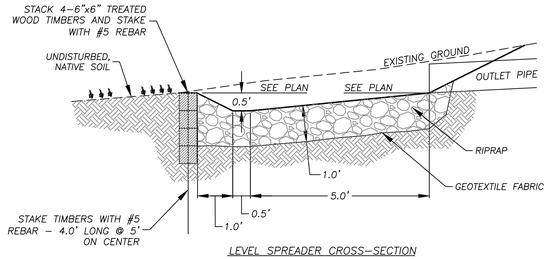
PLAN VIEW

NOTES

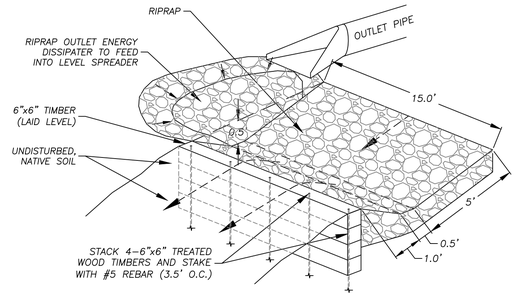
1. FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS
2. STONE RIPRAP SHALL NOT BE LESS THAN 50 POUNDS NOR MORE THAN 125 POUNDS AND AT LEAST 75% OF THE VOLUME SHALL BE AT LEAST 75 POUNDS

STANDARD RIP RAP PIPE OUTLET

NO SCALE



LEVEL SPREADER CROSS-SECTION

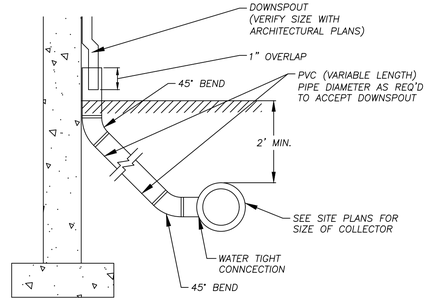


NOTES

1.) LEVEL SPREADER SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL UP TO 0% GRADE TO ENSURE UNIFORM SHEET FLOW. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL.
2.) CONSTRUCTION OF LEVEL SPREADER SHALL BE FROM UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADES AND UNDISTURBED BY EARTHWORK OR EQUIPMENT.
3.) CONSTRUCT SPREADER WITH LIP AT EXISTING GRADE AS SPECIFIED.
4.) DOWNGRADIENT RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.

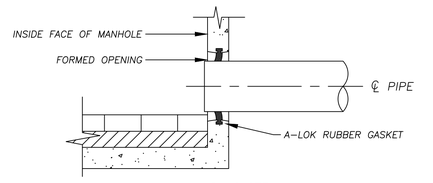
LEVEL SPREADER DETAIL

NO SCALE

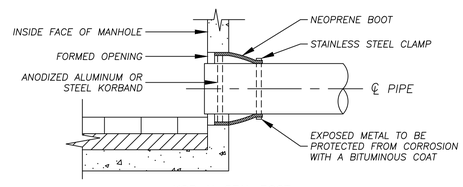


DOWNSPOUT COLLECTOR DETAIL

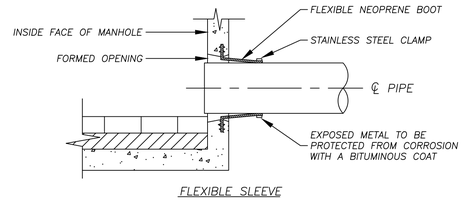
NO SCALE



A-LOK SYSTEM



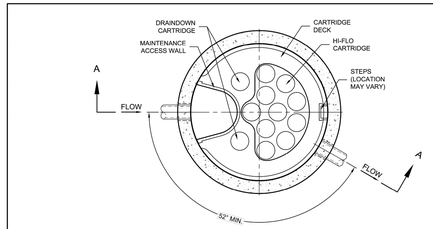
KOR-N-SEAL BOOT



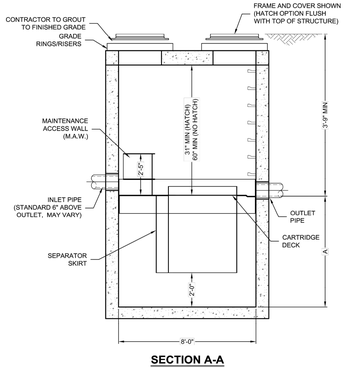
FLEXIBLE SLEEVE

PIPE CONNECTION DETAILS

NO SCALE



PLAN VIEW



SECTION A-A

Jellyfish Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726, 8,257,618 & 9,103,930. OTHER INTERNATIONAL PATENTS PENDING.

JELLYFISH FILTER (WATER QUALITY UNIT)

NO SCALE

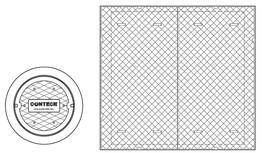
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN. Ø96" MANHOLE JELLYFISH PEAK TREATMENT CAPACITY IS 1.96 CFS. IF THE SITE CONDITIONS EXCEED 1.96 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE DEPTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-0"	5'-3"	4'-2"	3'-2"
FLOW RATE HIGH-FLO / DRAINDOWN (cfs) (per cart)	0.18 / 0.09	0.13 / 0.065	0.09 / 0.045	0.05 / 0.025
MAX. CARTS HIGH-FLO / DRAINDOWN	10 / 2			

NOTE: THIS DETAIL IS FOR REFERENCE ONLY. SEE REMAINING PLAN SET AND STORMWATER MANAGEMENT REPORT FOR ADDITIONAL INFORMATION REGARDING THE JELLYFISH FILTERS TO BE INSTALLED.



FRAME AND COVER (DIAMETER VARIES) N.T.S.

HATCH (72" x 72" CAST INTO SLAB) N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	* / *
CARTRIDGE SIZE	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

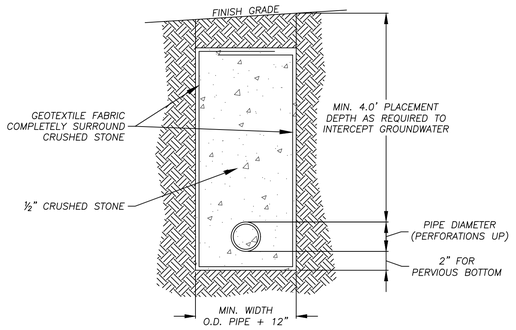
* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE (LIFTING CLUTCHES PROVIDED)
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT)
D. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
E. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION AT (866) 740-3318.

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JF8
STANDARD DETAIL
OFFLINE CONFIGURATION



UNDERDRAIN DETAIL

NO SCALE

RLA

R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085

rlaland.com

DETAILS

Middle Street & 1055 Middle Street
(Map-Lot: 01-0075 & 01-0074)
Middletown, CT 06457

STATE OF CONNECTICUT · REBECCA L. LEVESQUE · PEN.0035851 · LICENSED PROFESSIONAL ENGINEER · 12/19/24

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

DRAWING#	REV.
D-4	-

PERMITTING
NOT FOR CONSTRUCTION

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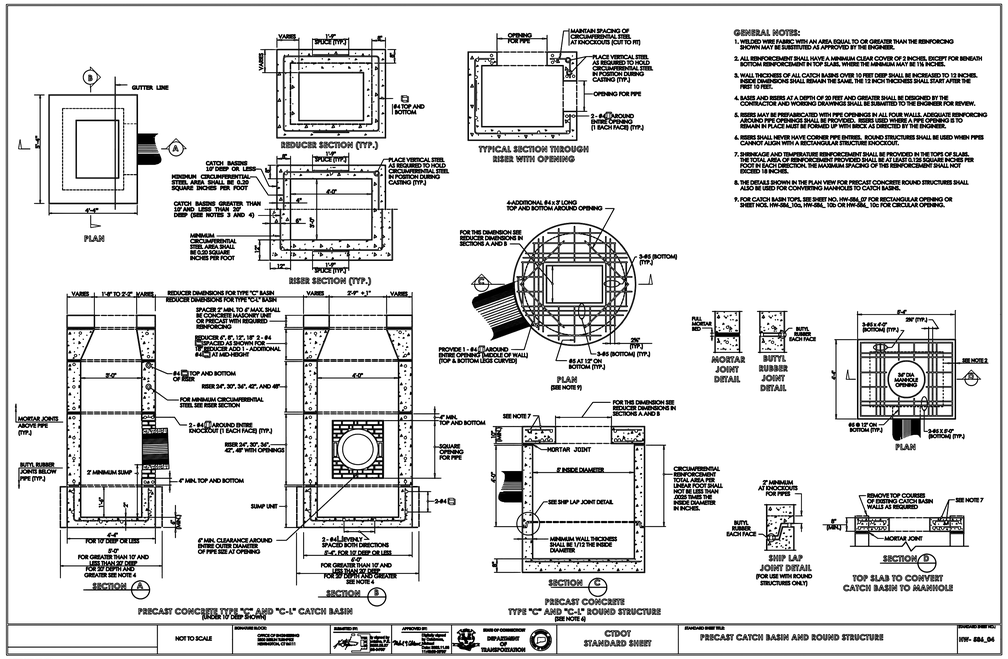
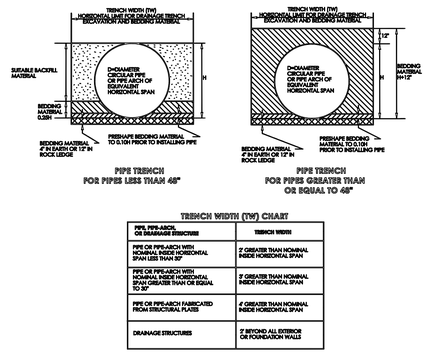
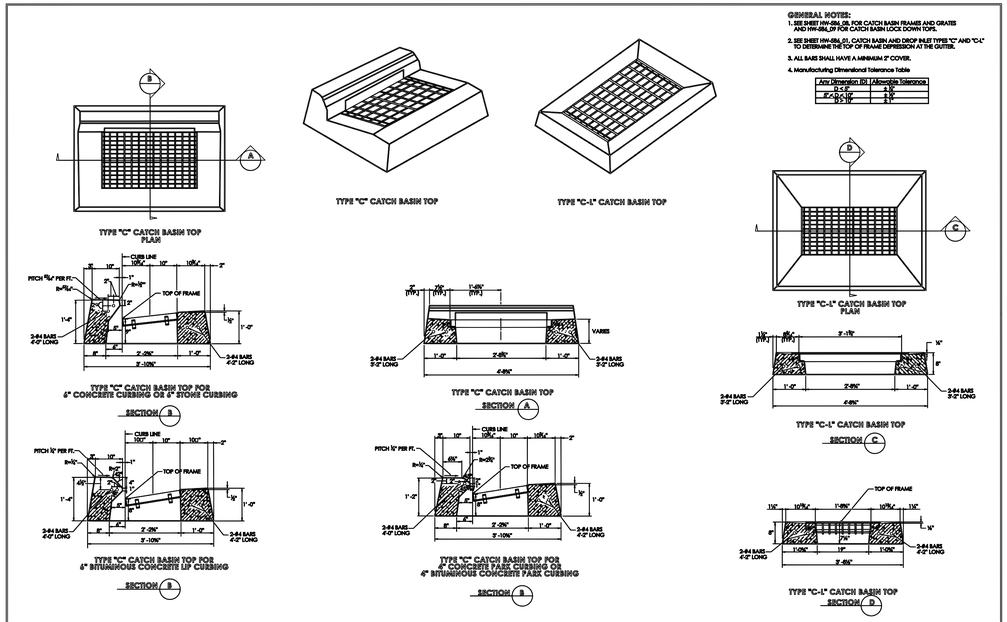
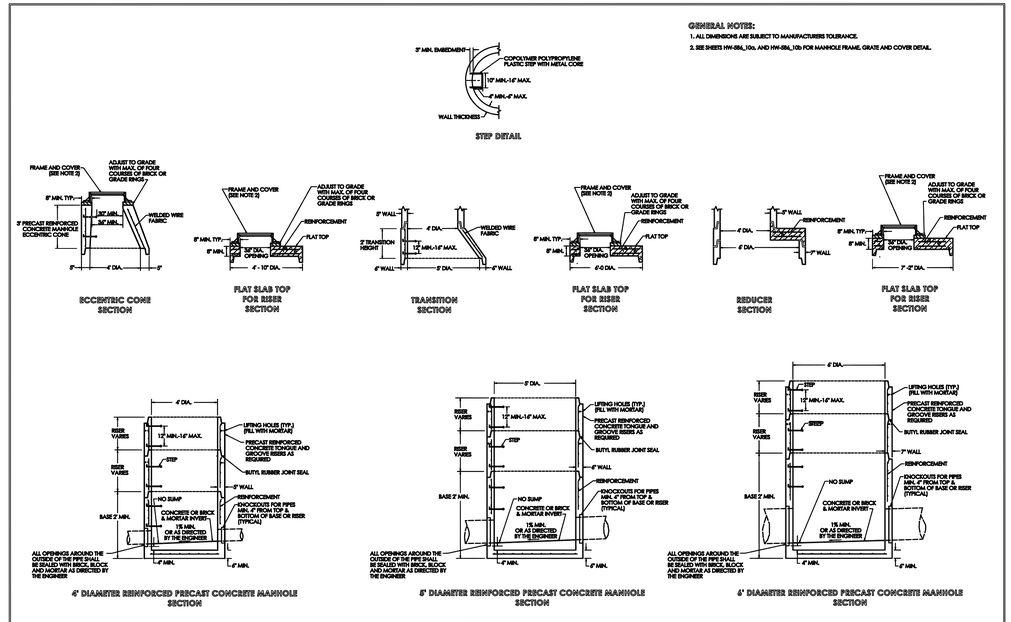




PIPE, PIPE-ARCH, OR DRAINAGE STRUCTURE	TRENCH WIDTH
PIPE OR PIPE-ARCH WITH NOMINAL INSIDE HORIZONTAL SPAN LESS THAN 30"	7" GREATER THAN NOMINAL INSIDE HORIZONTAL SPAN
PIPE OR PIPE-ARCH WITH NOMINAL INSIDE HORIZONTAL SPAN GREATER THAN OR EQUAL TO 30"	9" GREATER THAN NOMINAL INSIDE HORIZONTAL SPAN
PIPE OR PIPE-ARCH FABRICATED FROM STRUCTURAL PLATES	4' GREATER THAN NOMINAL INSIDE HORIZONTAL SPAN
DRAINAGE STRUCTURES	2' BEYOND ALL EXTERIOR OR FOUNDATION WALLS





PERMITTING
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DETAILS

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Middletown, CT 06457

STATE OF CONNECTICUT
REBECCA L. LEVESQUE
PEN.0035851
LICENSED PROFESSIONAL ENGINEER
12/19/24

PREPARED FOR:

EriKelAri LLC
c/o Mr. Gary Doyharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024	
REVISIONS:	DATE:

DRAFTED BY: J.T.

SCALE: As noted

RLA PROJ. NUMBER: 240429

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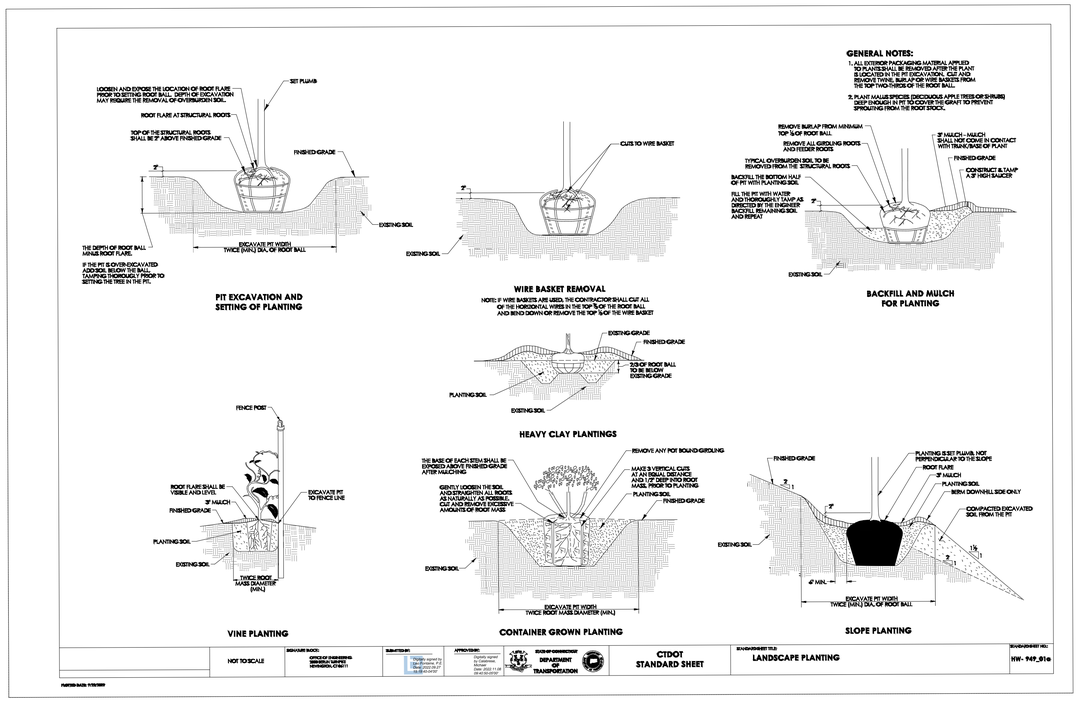
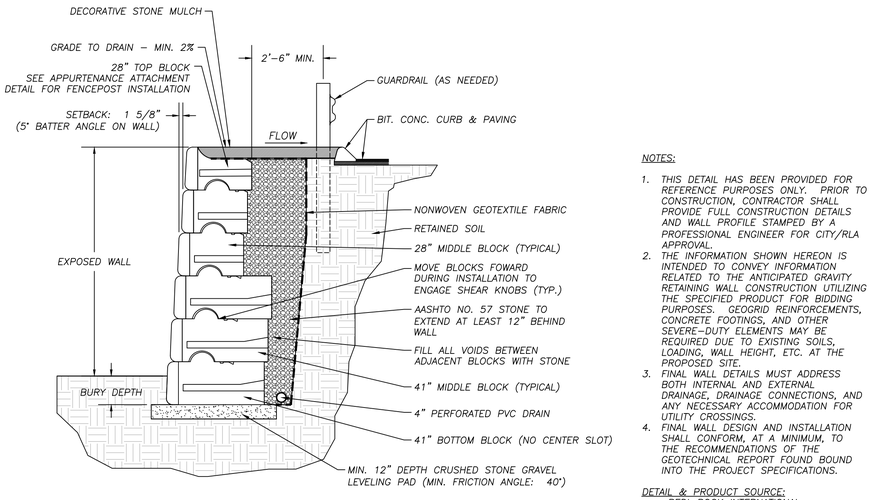




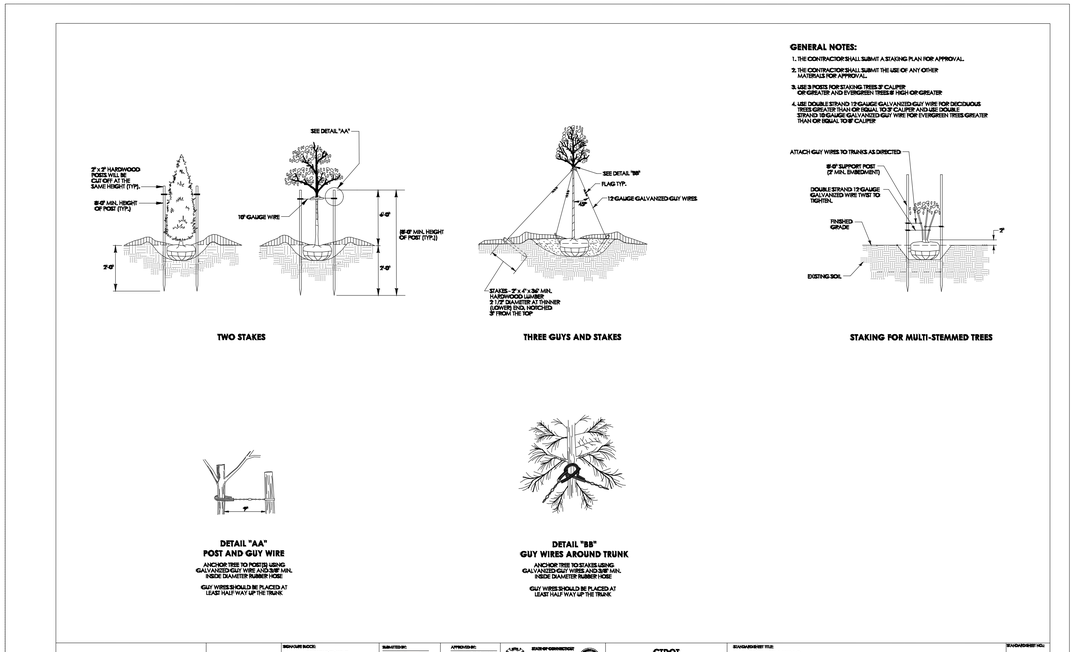
NOTES:

1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE FULL CONSTRUCTION DETAILS AND WALL PROFILE STAMPED BY A PROFESSIONAL ENGINEER FOR CITY/RLA APPROVAL.
2. THE INFORMATION SHOWN HEREON IS INTENDED TO CONVEY INFORMATION RELATED TO THE ANTICIPATED GRAVITY RETAINING WALL CONSTRUCTION UTILIZING THE SPECIFIED PRODUCT FOR BIDDING PURPOSES. GEOGRID REINFORCEMENTS, CONCRETE FOOTINGS, AND OTHER SEVERE–DUTY ELEMENTS MAY BE REQUIRED DUE TO EXISTING SOILS, LOADING, WALL HEIGHT, ETC. AT THE PROPOSED SITE.
3. FINAL WALL DETAILS MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE, DRAINAGE CONNECTIONS, AND ANY NECESSARY ACCOMMODATION FOR UTILITY CROSSINGS.
4. FINAL WALL DESIGN AND INSTALLATION SHALL CONFORM, AT A MINIMUM, TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOUND BOUND INTO THE PROJECT SPECIFICATIONS.

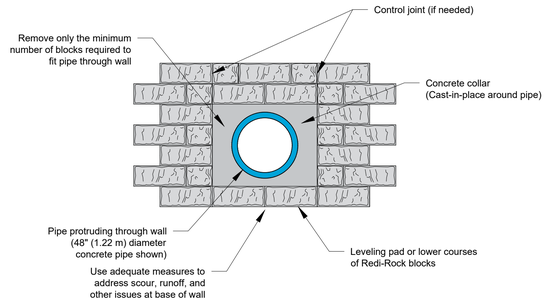
DETAIL & PRODUCT SOURCE:
REDI–ROCK INTERNATIONAL
www.redi–rock.com

TYPICAL SECTION - SEGMENTAL PRECAST CONCRETE RETAINING WALL

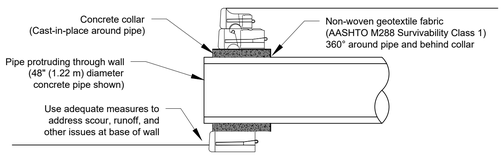
NO SCALE



Pipes Installed Perpendicular Through Wall



Plan View



Section View

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

DRAWN BY:	JRJ	TITLE:	Pipes Installed Perpendicular Through Wall
APPROVED BY:	JRJ		
DATE:	06-22-2015		
SHEET:	1 of 1	FILE:	1 Pipe Installed Perpendicular Through Wall 062215.dwg

REDI-ROCK
05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

PIPE THROUGH REDI-ROCK WALL DETAIL

NO SCALE

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12/17/24

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c/o Mr. Gary Dayharsh
P.O. Box 820
Essex, CT 06426

ISSUANCE DATE: December 17, 2024

REVISIONS:	DATE:

DRAFTED BY: J.T.

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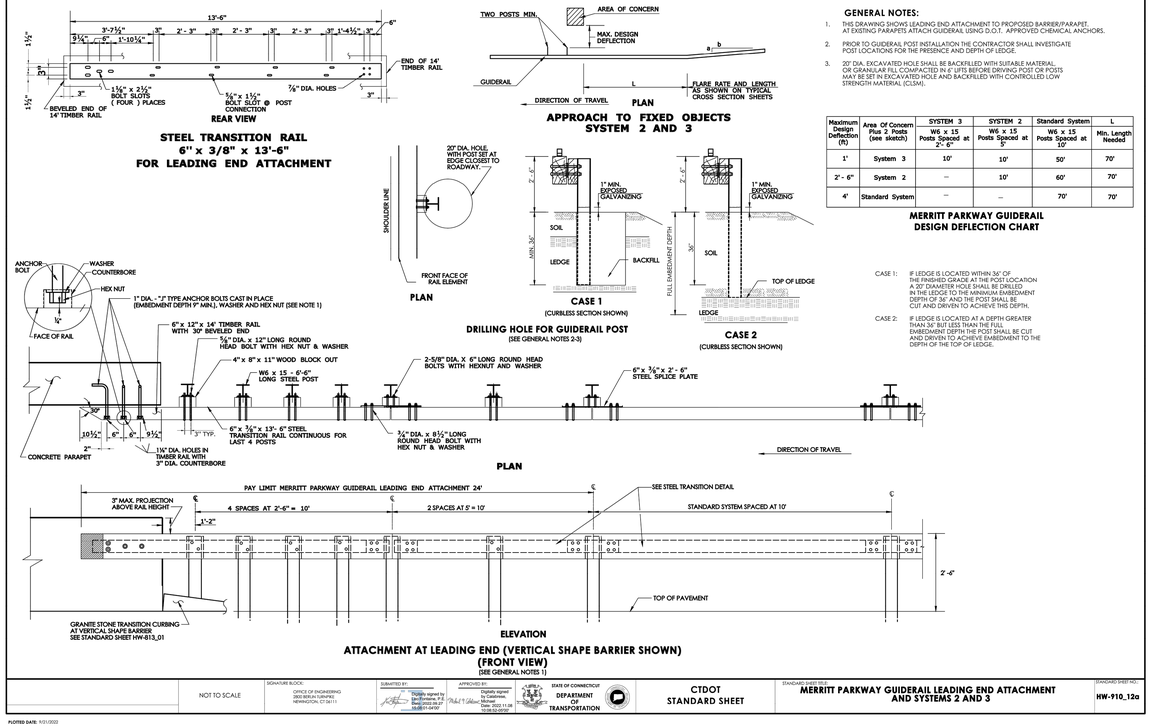
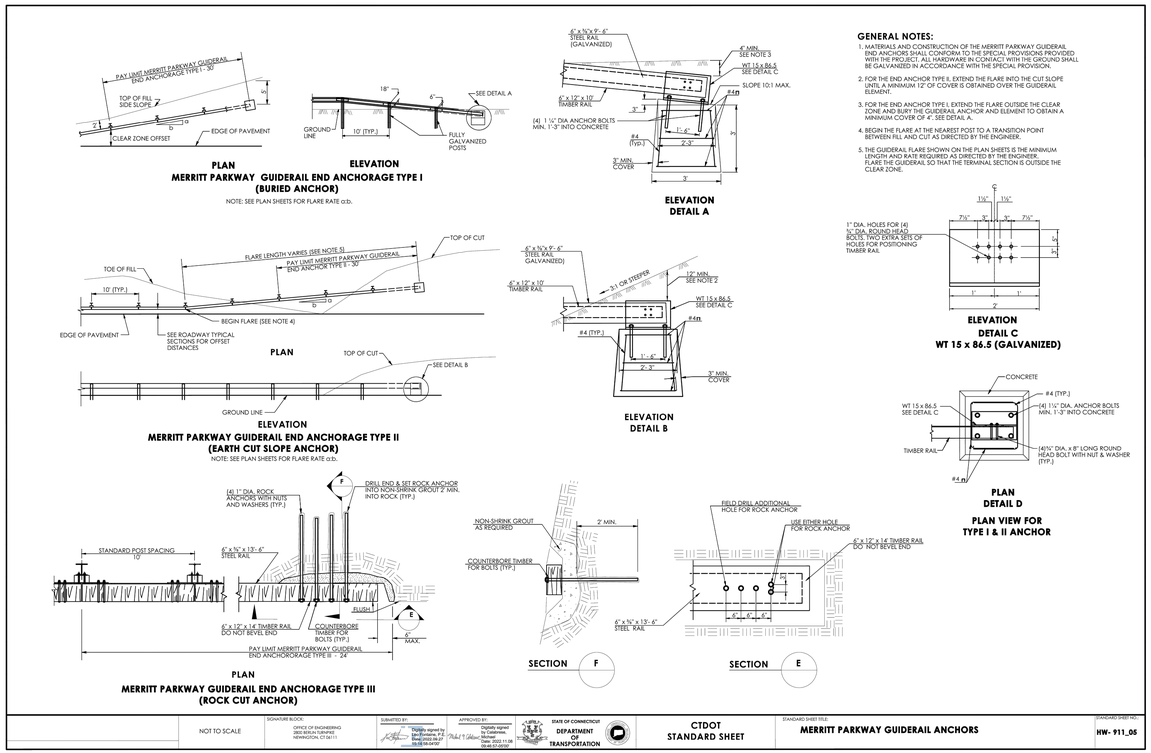
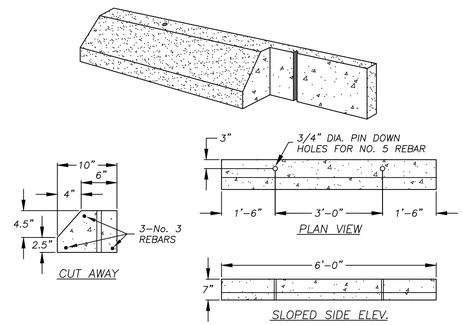
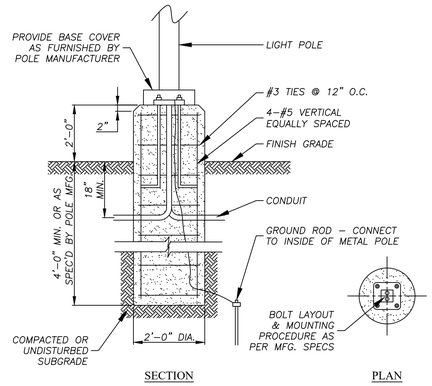






6' STANDARD SINGLE SIDE WHEEL STOP

NO SCALE



LIGHT POLE INSTALLATION DETAIL

NO SCALE

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