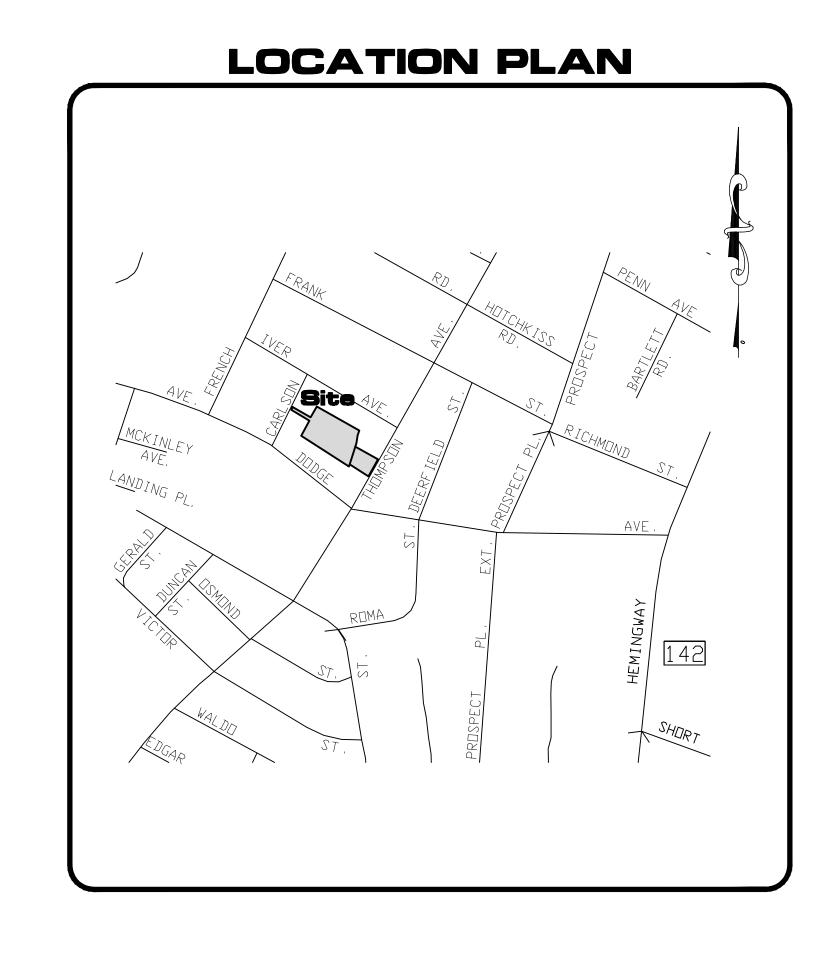
PROPOSED SITE DEVELOPMENT PLANS 360 THOMPSON AVENUE EAST HAVEN, CONNECTICUT TAX ASSESSORS MAP 180, BLOCK 2011, LOT 25 ZONE: R-1 AGENCY SUBMISSION DRAWINGS

DATE: SEPTEMBER 3, 2023

LIST OF DRAWINGS

LIST OF DRAWING	
CIVIL PLANS-	DATE - REVISION
EXISTING CONDITIONS/SURVEY SP1 SITE PLAN SP2 SITE GRADING/UTILITY PLAN SP3 SOIL EROSION & SEDIMENT CONTROL PLAN SP4 LANDSCAPE PLAN SP5 LIGHTING PLAN SP6 SITE EROSION / PLANTING DETAILS SP7 DRAINAGE / SEWER DETAILS SP8 ROADWAY DETAILS	03/06/23
ARCHITECTURAL PLANS- A-101 BUILDINGS A&C FIRST & SECOND FLOOR PLANS A-102 BUILDINGS A&C FIRST & SECOND FLOOR PLANS A-103 BUILDINGS B,E,F&G FIRST & SECOND FLOOR PL A-104 BUILDINGS B,E,F&G THIRD FLOOR / ROOF PLANS A-105 BUILDING D FIRST & SECOND FLOOR PLANS A-106 BUILDING D THIRD FLOOR / ROOF PLANS A-201 BUILDINGS A&C EXTERIOR ELEVATIONS A-202 BUILDINGS A&C EXTERIOR ELEVATIONS A-203 BUILDINGS B,E,F&G EXTERIOR ELEVATIONS A-204 BUILDINGS B,E,F&G EXTERIOR ELEVATIONS A-205 BUILDING D EXTERIOR ELEVATIONS A-206 BUILDING D EXTERIOR ELEVATIONS	S 09/03/23 ANS 09/03/23



OWNER/DEVELOPER:

OWNER OF RECORD: PATRICK PALMIERI
360 THOMPSON AVENUE
13 CARLSON PLACE
EAST HAVEN, CT.

(VOL. 2664, PG. 76 EHLR)

ASSESSORS MAP 180, BLOCK 2011, LOT 25.

PROJECT PLANNING & DESIGN

CODESPOTI

& ASSOCIATES, P.C.

SITE PLANNING LANDSCAPE ARCHITECTURE ENGINEERING LAND SURVEYING

263 BOSTON POST ROAD STE#5
ORANGE, CONNECTICUT
06477 203-799-1400



MAP REFERENCES: MAY 926 1" = 40' BY H. MILLE. AUG. 1928 1" = 50' BY BY H. MILLE. 1. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO US. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455. 2. THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC.. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED HEREIN. CODESPOTI & ASSOCIATES, P.C., AND/OR ITS AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE & SCOPE. 3. THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM), ENTITLED NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS); PANEL NO. 09009C0444J EFFECTIVE JULY 8, 2013 1"=500'. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION BY CODESPOTI & ASSOCIATES P.C. DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON. 4. PLANIMETRICS AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY CODESPOTI & ASSOCIATES, FIELD WORK COMPLETED DURING MARCH 2022. 5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED IN CONSTRUCTION OF ANY TYPE. 6. THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREON REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THIS SURVEY WAS PREPARED WITHOUT TF 10199 INV. tn′ 7.84 INV. OUT 6.74

NOTES CONTINUED: 7. THE SUBJECT PARCEL IS LOCATED IN THE R-1 ZONE OF EAST HAVEN. ZONING INFORMATION SHOWN 1. "LAND BELONGING TO O. T. CARLSON DODGE AVENUE AND THOMPSON AVENUE EAST HAVEN, CT." HEREON IS TAKEN FROM RECORD PLANS, DEEDS AND TOWN ZONING ORDINANCES AND DOES NOT REPRESENT AN OPINION BY THE SURVEYOR. 2. "MAP OF TUTTLE GROVE EAST HAVEN, CT. OWNED AND DEVELOPED BY O. T. CARLSON AND SON" 8. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION, INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE, WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.) CONDITIONS CAN VARY FROM THOSE

ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED

9. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT VARIOUS LEVELS. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

10. IF DEPICTED, ALL ELEVATIONS / TOPOGRAPHY BASED ON NAVD 1988 GPS DERIVED.

11. RECORD MAPS, DEEDS AND OTHER DRAWINGS IN THE THE FILES OF VARIOUS DEPARTMENTS OF THE TOWN OF EAST HAVEN EVIDENCE DISCREPANCIES, IN SOME CASES SIGNIFICANT, WITH RESPECT TO LINES OF TITLE (INCLUDING STREET LINES). THE LINES OF TITLE EVIDENCED IN THE DOCUMENTS REFERENCED HEREIN DO NOT NECESSARILY ÁGREE WITH PINS, PIPES, MONUMENTS, ETC. FOUND OR WITH OTHER PHYSICAL EVIDENCE FOUND. THE TOWN OF EAST HAVEN HAS NOT ESTABLISHED STREET LINES IN THE SUBJECT AREA. THE PROPERTY LINES, INCLUDING THE STREET LINES DEPICTED AND NOTED HEREON REPRESENT THE APPARENT "BEST FIT" OF THESE CONFLICTING ELEMENTS AND ARE CONSIDERED TO BE THOSE WHICH ARE TO BE MOST LIKELY CORRECT AND ARE SUBJECT TO ANY REVISION OR CORRECTION WHICH MAY BE REQUIRED BY APPROPRIATE LEGAL PROCEEDINGS OR BY DISCOVERY OF ADDITIONAL INFORMATION.

12. SURVEY REPORT. THE ABOVE ANALYSIS AND RESULTS ARE A REASONABLE OPINION BASED ON A DEFENDABLE SOLUTION TO A COMPLICATED SITUATION. ALTHOUGH THIS IS AN OPINION THAT CAN BE SUPPORTED BY LOGIC AND INFORMATION THAT A SURVEYOR OF ORDINARY PRUDENCE AND CARE WOULD USE UNDER SIMILAR CIRCUMSTANCES," IT DOES NOT RESOLVE THE FACT THAT UNCERTAINTY IN THE POSITION OF THE ORIGINAL BOUNDARIES WILL CONTINUE TO EXIST. AS A CONSEQUENCE, ANOTHER SURVEYOR EXERCISING ORDINARY PRUDENCE USING THE SAME INFORMATION MAY AND COULD VERY WELL ARRIVE AT A DIFFERENT CONCLUSION AND LOCATION OF THE BOUNDARIES.

SCHEDULE "B" BULK STANDARDS			SCHEDULE	
ZONING DATA R-1	REQUIRED	EXISTING	ZONING DATA R-1	
		#13		
MIN. LOT AREA	7,200 Sq.Ft.	34,775 Sq.Ft.±	MIN. LOT AREA	
MIN. SQUARE DIM.	60'	less than 60'	MIN. SQUARE DIM.	
MIN. LOT FRONTAGE	60'	133.75'	MIN. LOT FRONTAGE	
MAX. HEIGHT STORIES	3	1/2	MAX. HEIGHT STORIES	
MAX. HEIGHT	40'	,	MAX. HEIGHT	
MIN. FRONT YARD SETBACK	25'	5.0'	MIN. FRONT YARD SETBACK	
MIN. SIDE YARD	10'	3.0'	MIN. SIDE YARD	
MIN. REAR YARD	20'	23.2'	MIN. REAR YARD	
MAX. LOT COVERAGE	25%	17.7% (6,174sf)	MAX. LOT COVERAGE	
MAX. FLOOR AREA	50%	17.7%(3,883+2,488sf)	MAX. FLOOR AREA	
MIN. FLOOR AREA EACH UNIT	900 sf	3,883 sf $+2,488$ sf	MIN. FLOOR AREA EACH UNIT	
*Pre-existing non-conforming			*Pre-existing non-conforming	
1			l I	

MIN. FLOOR AREA EACH UNIT *Pre-existing non-conforming ALL ZONING DATA SUBJECT TO VERIFICATION BY CITY OF EAST HAVEN ALL ZONING DATA SUBJECT TO VERIFICATION BY CITY OF EAST HAVEN

OWNER OF RECORD: PATRICK PALMIERI 13 CARLSON PLACE EAST HAVEN, CT. (VOL. 2664, PG.76 EHLR)

TOTAL PARCEL AREA: 34,775 SQ.FT.± 0.80 AC.± ASSESSORS MAP 180, BLOCK 2011, LOT 25. PARCEL IS IN ZONE: R-1

OWNER OF RECORD: LINDA CARSON QUILLIAM 360 THOMPSON AVENUE EAST HAVEN, CT. (VOL. 1208, PG. 55 EHLR)

SCHEDULE "B" BULK STANDARDS

7,200 Sq.Ft.

900 sf

EXISTING

10,784 Sq.Ft.±

86.60'

less than 60'

24.9'±

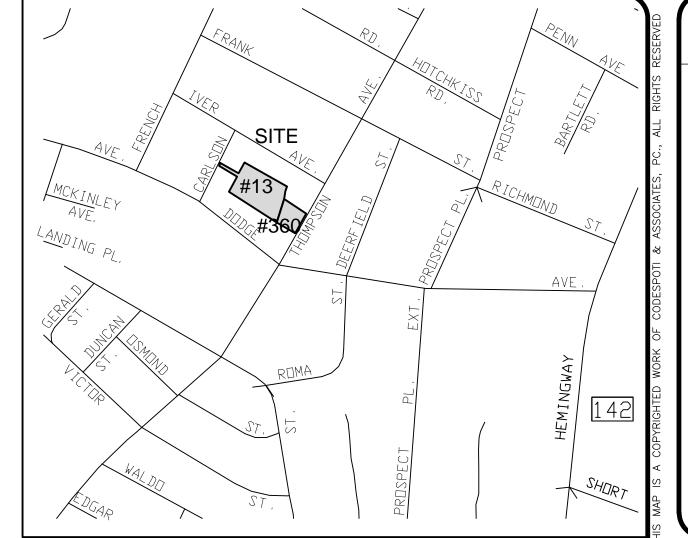
16.6'±

57.3°±

15.1%(1,627sf)

13.0% (1,400sf)

TOTAL PARCEL AREA: 10,784 SQ.FT.± 0.25 AC.± ASSESSORS MAP 180, BLOCK 2012, LOT 19. PARCEL IS IN ZONE: R-1



LOCATION MAP SCALE: 1" = 500'

THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL FACTS THAT MAY BE REVEALED BY A CURRENT AND ACCURATE TITLE COMMITMENT. KRISTIN LUND ANDREW ALBERT & PATRICK PALMIERI JOSE TRUJILLO RICHARD & BARBARA MAGLIOLA 22 IVER AVENUE 14 IVER AVENUE SEAN CONNOR & 24 IVER AVENUE 18 IVER AVENUE 180-2012-3 KAMILA SLOWAKIEWICZ **180-2012-25** 180-2012-2 180-2012-4 (VOL. 2524, PG. 35 EHLR) (VOL. 2664, P.G. 76 EHLR) 28 IVER AVENUE (VOL. 2355, PG. 182 EHLR) (VOL. 375, PG. 140 EHLR) 180-2012-1 (VOL. 2670, PG. 223 EHLR) ANTHONY CRISCUOLO 370 THOMPSON AVENUE 180-2012-21 Building setback lines (typ.) (VOL. 1825, PG. 301 EHLR) EXISTING SPOT ELEV GRAVEL/DIRT STORAGE **EXISTING** MAUREEN SHEA & HOUSE **BOBBI ASHTON** 15 CARLSON PLACE SIOCKADE -- EX. SAN.MH 180-2011-5 FENCE VOL. 2755, PG. 595 EHLR) TF 11 84 INV. IN 2.24 INV. OUT 2.19 STOCKADE -ASPHALT DRIVEWAY ANTHONY MAIORANO **FENCE** SHED - J.P. FND 366 THOMPSON AVENUE #366 180-2012-20 **EXISTING** TWO STORY (VOL. 2041, PG. 247 EHLR) HOUSE 120.00 GRAVEL DRIVEWAY **GRAVEL DRIVEWAY** N59° 30' 28"W STOCKADE 5.18' #360 ⊸N59° 28′ 55″W Area = EXISTING 120,16 34,775 Sq.Ft.± ONE STORY COMMERCIAL 25 FT RIGHT OF WAY I.P. FND -0.80 Ac.± GRAVEL DRIVEWAY GARAGE (VOL. 2075, PG. 222 & (2,488 sf floor area) VOL. 2664, P.G. 77 EHLR) **EXISTING** #360 Thompson HOUSE EDGE OF GRAVEL 10,784 Sq.Ft.± 0.25 Ac.± ANNA MALKOWSKI 11 CARLSON PLACE LINDA CARSON QUILLIAM ′ #13′ / 360 THOMPSON AVENUE (VOL. 608, PG. 278 EHLR) ÉXISTING / 180-2012-19 ONE STORY COMMERCIAL (VQL. 1208, PG. 55 EHLR) ONE STORY EXISTING GARAGE' HOUSE DECK (3,683 sf floor area)) I.P. FND -CHAIN' HINK -MV. 8.24 FENCE GARAGE EX. STMĽ 36" INV. 3.91 GARAGE JACKIE LLC 103 44' 161 DODGE AVENUE JACKIE LLC 180-2011-11 165 DODGE AVENUE (VOL. 2551, PG. 332 EHLR) GARY CLINCE 180-2011-10 (VOL. 2551, PG. 332 EHLR) 157 DODGE AVENUE VINEYARD GROUP LLC A & B REALTY HOLDINGS LLC 180-2011-12 155 DODGE AVENUE 354 THOMPSON AVENUE LEGEND OF SYMBOLS (VOL. 573, PG. 147 EHLR) MICHAEL TAGLIAFERRI 180-2011-13 180-2012-6 151 DODGE AVENUE (VOL. 1809, PG. 326 EHLR) PANE FAMILY TRUST (VOL. 2547, PG. 291 EHLR) 180-2011-14 147 DODGE AVENUE EXISTING STORM MANHOLE **OCTAVIO ZAMBRANO** (VOL. 2057, PG. 27 EHLR) 180-2012-2 143 DODGE AVENUE EXISTING SANITARY MANHOLE (VOL. 2172, PG. 272 EHLR) 180-2012-3 EXISTING CATCH BASIN (VOL. 1566, PG. 53 EHLR) FLAT TOP CB = : = : = EXISTING SANITARY LINE =::=::=::= EXISTING STORM LINE

------ CHAIN LINK FENCE GUY ANCHOR WATER METER / VALVE GAS METER/VALVE AIR CONDITIONER UNITS/CONC. PAD MONUMENT FOUND EXISTING LAMP POST

—— E —— UNDERGROUND ELECTRIC — T — UNDERGROUND TELEPHONE ----w---- UNDERGROUND WATER

---- Existing gutter line

UTILITY POLE

HYDRANT

BOLLARD

EXISTING 10' CONTOUR LINE

WATER SHUT OFF

----- EASEMENT LINE

UI**℃**#

——FD—— UNDERGROUND FOOTING DRAIN ----s---- UNDERGROUND SANITARY LATERAL

→ 250.80 **SPOT ELEVATION** EXISTING 2' CONTOUR LINE GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A RED LIVE SIGNATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED.

NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2018. ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. A) THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"

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

B) THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY" C) THE TYPE OF SURVEY IS A "PROPERTY SURVEY"

JOSEPH M. CODESPOTI L.S.#70177 THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.

4	DWG #	CHECKED
	D4630	
	CAD FILE	CAD VER
	4632	C3D2014
	DA	TE
	03/0	6/23
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	1"=	:20'
	JOB	NO.
	46	32
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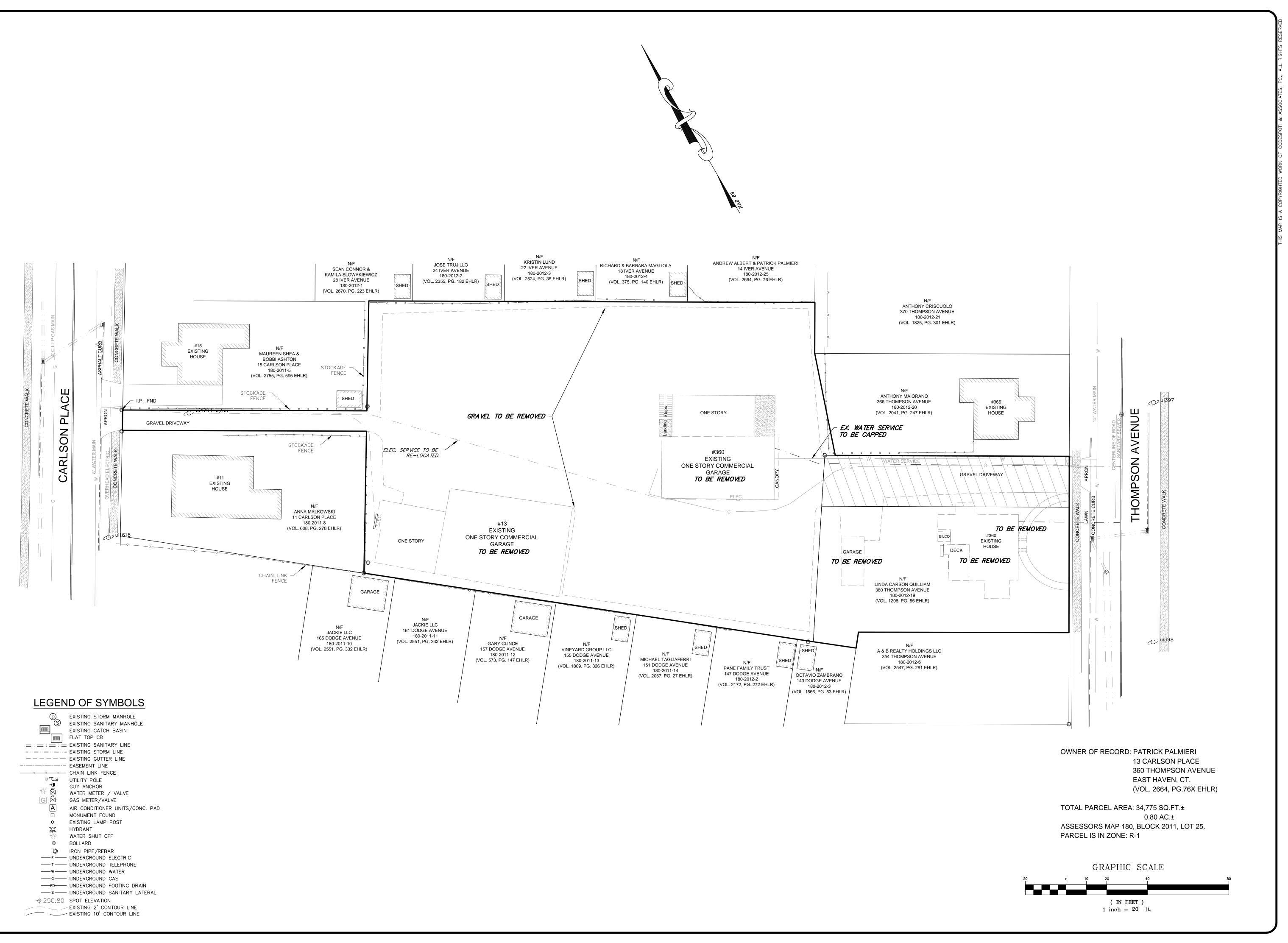
EXISTING

CONDITIONS/

SURVEY

LOCATION

EC/SV



.

CODESPOTI SITE PLANNING LANDSCAPE ARCHITECTURE ASSOCIATES P.C. SURVEYING MINIMUM MINIM

ZONING LOCATION SURVEY

SONING LOCATION SURVEY

SONING LOCATION SURVEY

PREPARED FOR PREPARED FOR JOHN HALL

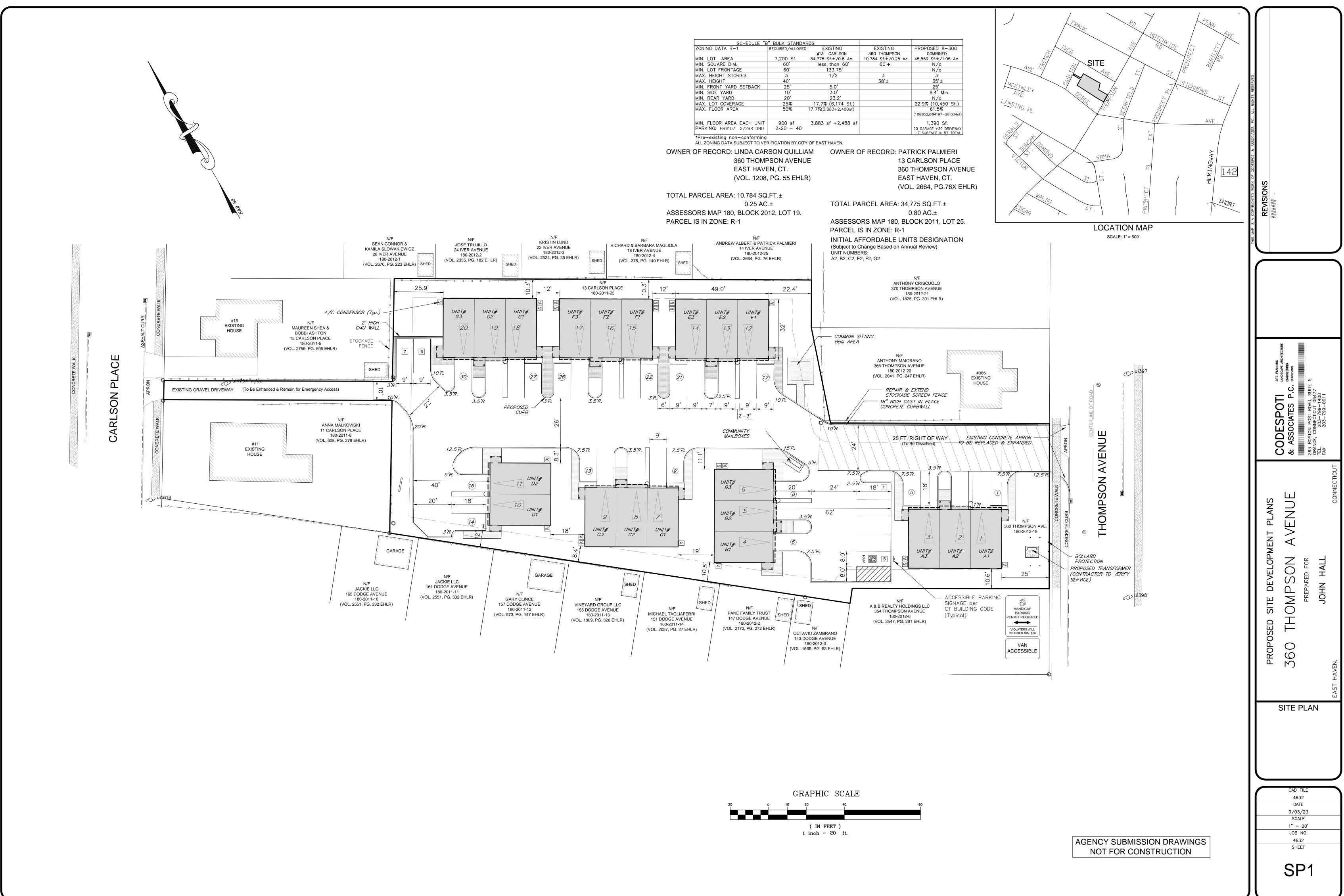
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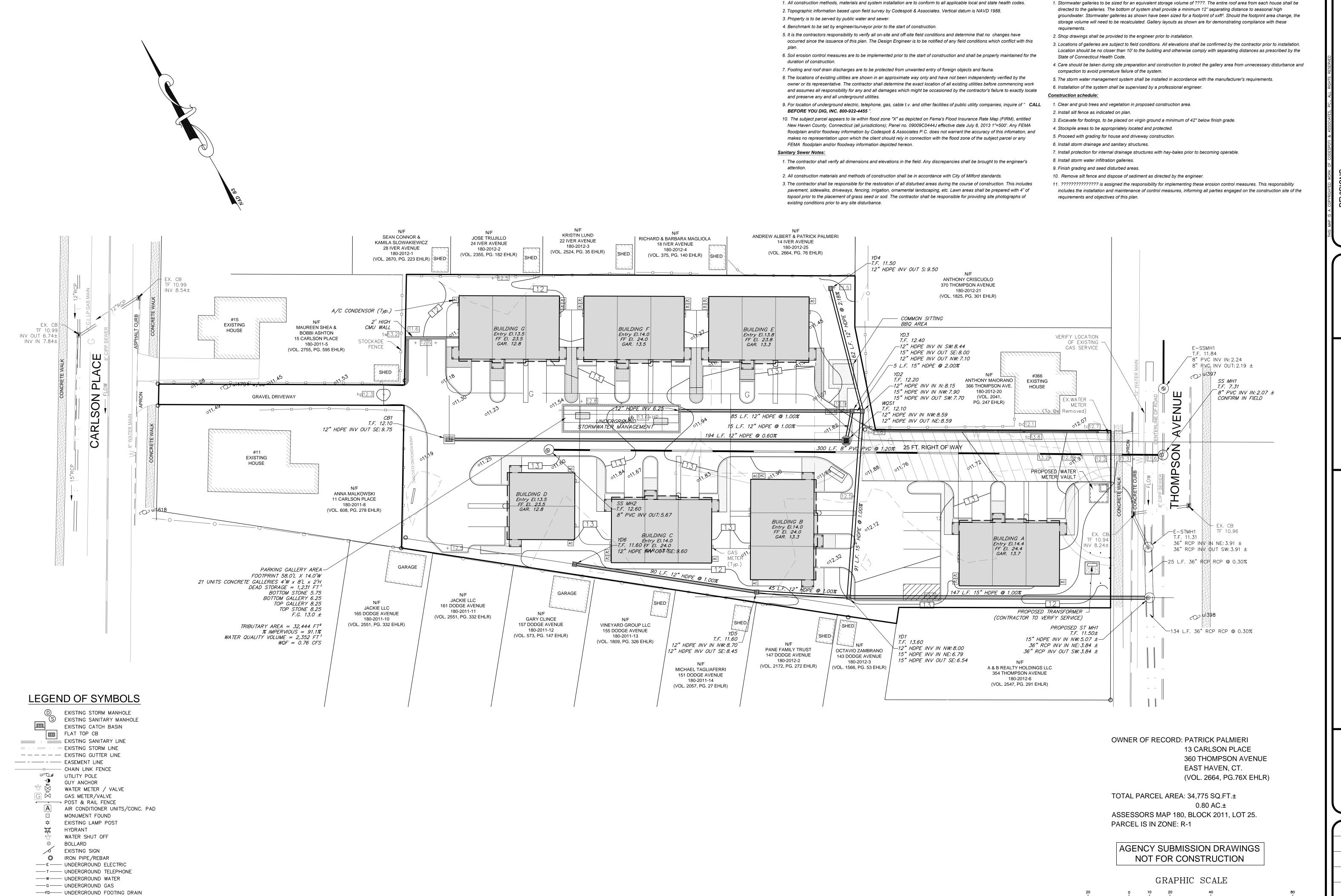
CAD FILE CAD VER
4632 C3D2014

DATE
03/06/23

SCALE
1"=20'
JOB NO.
4632
SHEET

DEM





----s--- UNDERGROUND SANITARY LATERAL

EXISTING 2' CONTOUR LINE

EXISTING 10' CONTOUR LINE

PROPOSED CONTOUR LINE

+250.80 **SPOT ELEVATION**

General Notes:

1. Stormwater galleries to be sized for an equivalent storage volume of ????. The entire roof area from each house shall be

Storm Water Gallery Notes:

Z O \mathcal{O} DE \geq \bigcirc \bigcirc 9 \simeq 2

SITE GRADING & UTILITY PLAN

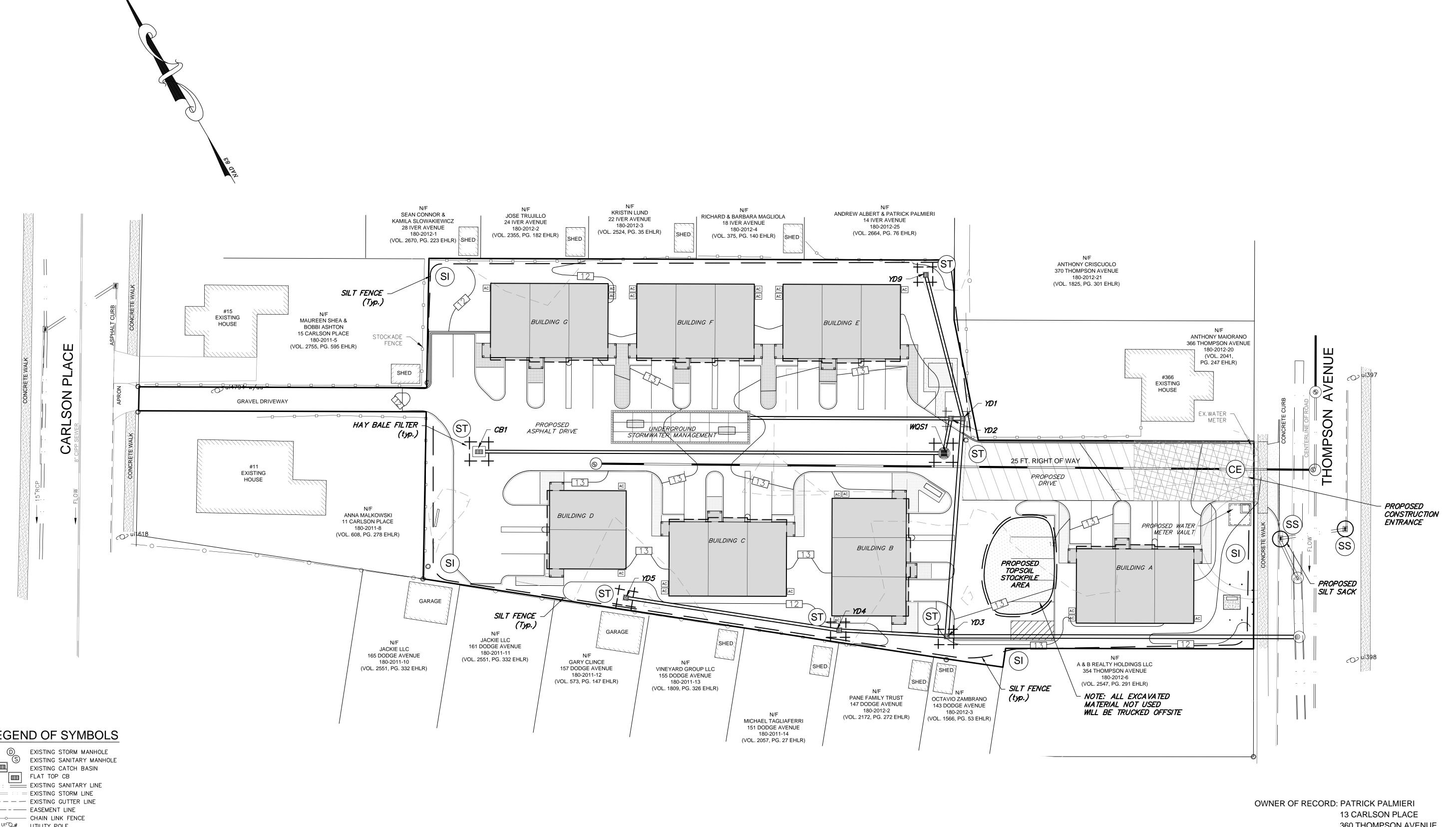
9/03/23 SCALE 1" = 20'JOB NO. 4632

SHEET

(IN FEET)

1 inch = 20 ft.

SP2



LEGEND OF SYMBOLS

= : : == : : = EXISTING STORM LINE ---- EXISTING GUTTER LINE ------ EASEMENT LINE —

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CHAIN LINK FENCE UTILITY POLE GUY ANCHOR WATER METER / VALVE G S METER/VALVE POST & RAIL FENCE AIR CONDITIONER UNITS/CONC. PAD MONUMENT FOUND EXISTING LAMP POST X HYDRANT WATER SHUT OFF BOLLARD

LEGEND:

CE - CONSTRUCTION ENTRANCE DV - DIVERSION OP - OUTLET PROTECTION PV - PERMANENT VEGETATION RR - RIP RAP SI SILT FENCE

EXISTING 10' CONTOUR LINE PROPOSED CONTOUR LINE €DT? DEEP TEST PIT

●/T ? INFILTRATION TEST

---- UNDERGROUND ELECTRIC

+250.80 **SPOT ELEVATION**

— T — UNDERGROUND TELEPHONE

——FD—— UNDERGROUND FOOTING DRAIN

EXISTING 2' CONTOUR LINE

----s--- UNDERGROUND SANITARY LATERAL

SS - SILT SACK ST - HAYBALE FILTER TV - TEMPORARY VEGETATIVE COVER

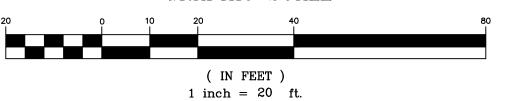
VP - VEGETATIVE PROTECTION

360 THOMPSON AVENUE EAST HAVEN, CT. (VOL. 2664, PG.76X EHLR)

TOTAL PARCEL AREA: 34,775 SQ.FT.± 0.80 AC.± ASSESSORS MAP 180, BLOCK 2011, LOT 25. PARCEL IS IN ZONE: R-1

AGENCY SUBMISSION DRAWINGS NOT FOR CONSTRUCTION

GRAPHIC SCALE



3/06/23 SCALE 1" = 20'JOB NO. 4632 SHEET

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SOIL EROSION &

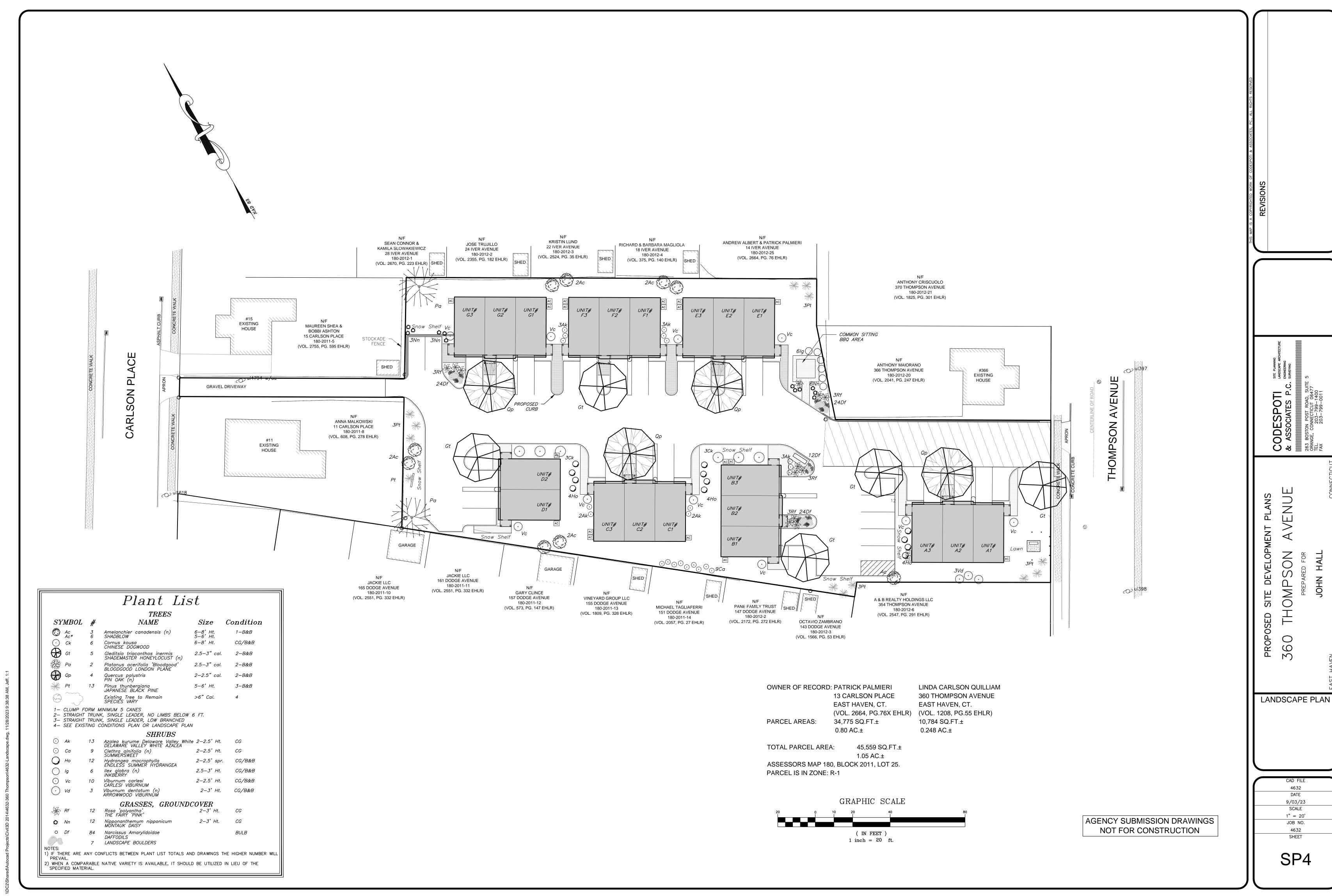
SEDIMENT CONTROL

PLAN

DE

SED

SP3



JOB NO. 4632 SHEET SP4

9/03/23

SCALE

1" = 20'

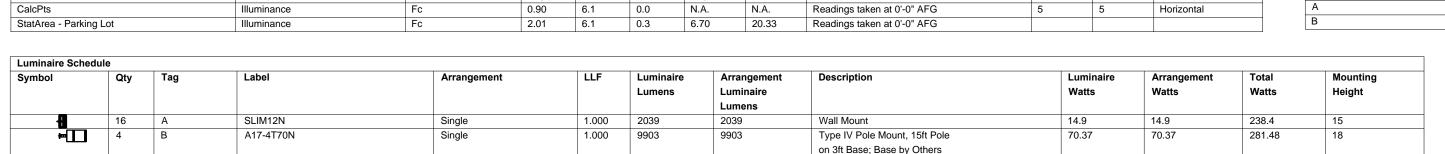
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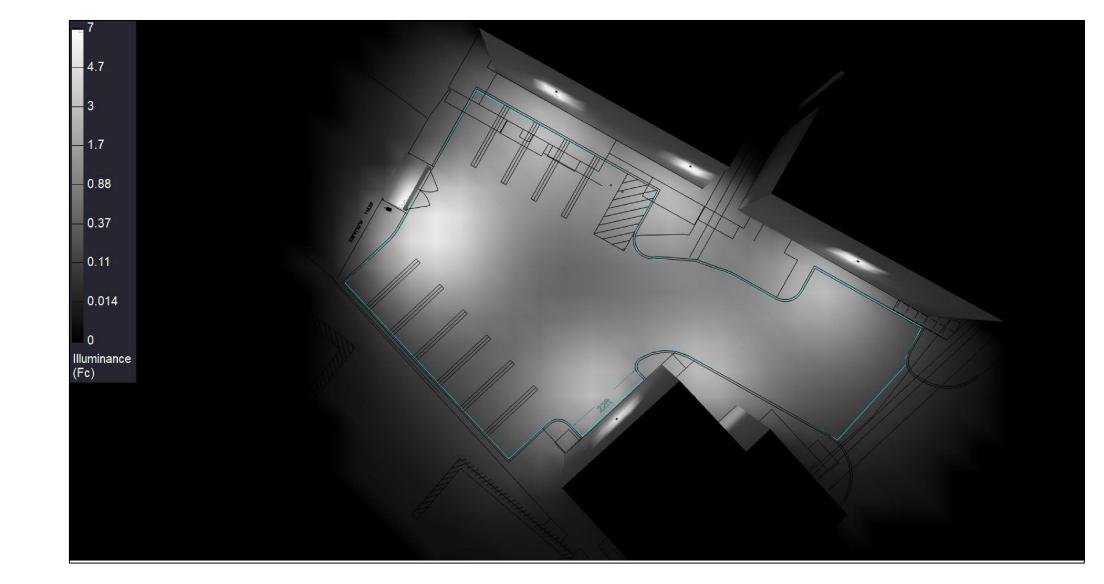
SED



LumNo	Tag	X	Υ	MTG HT	Orient	Tilt
1	Α	170.714	145.558	15	270	0
2	Α	192.872	145.401	15	270	0
3	Α	231.801	145.147	15	270	0
4	Α	253.908	145.078	15	270	0
5	Α	293.331	144.873	15	270	0
6	Α	314.821	144.804	15	270	0
7	Α	184.407	73.988	15	180	0
8	Α	245.578	77.377	15	90	0
9	Α	267.138	77.324	15	90	0
10	Α	333.868	70.097	15	0	0
11	Α	333.844	48.332	15	0	0
12	Α	415.115	65.579	15	90	0
13	Α	437.154	65.785	15	90	0
14	В	431.198	111.907	18	270	0
15	В	356.787	118.76	18	270	0
16	В	368.536	25.421	18	90	0
17	Α	310.56	87.015	15	90	0
18	Α	202.014	90.679	15	90	0
19	В	137.575	100.593	18	0	0
20	Α	159.75	160.893	15	180	0

Calculation Summary





NOTE

* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

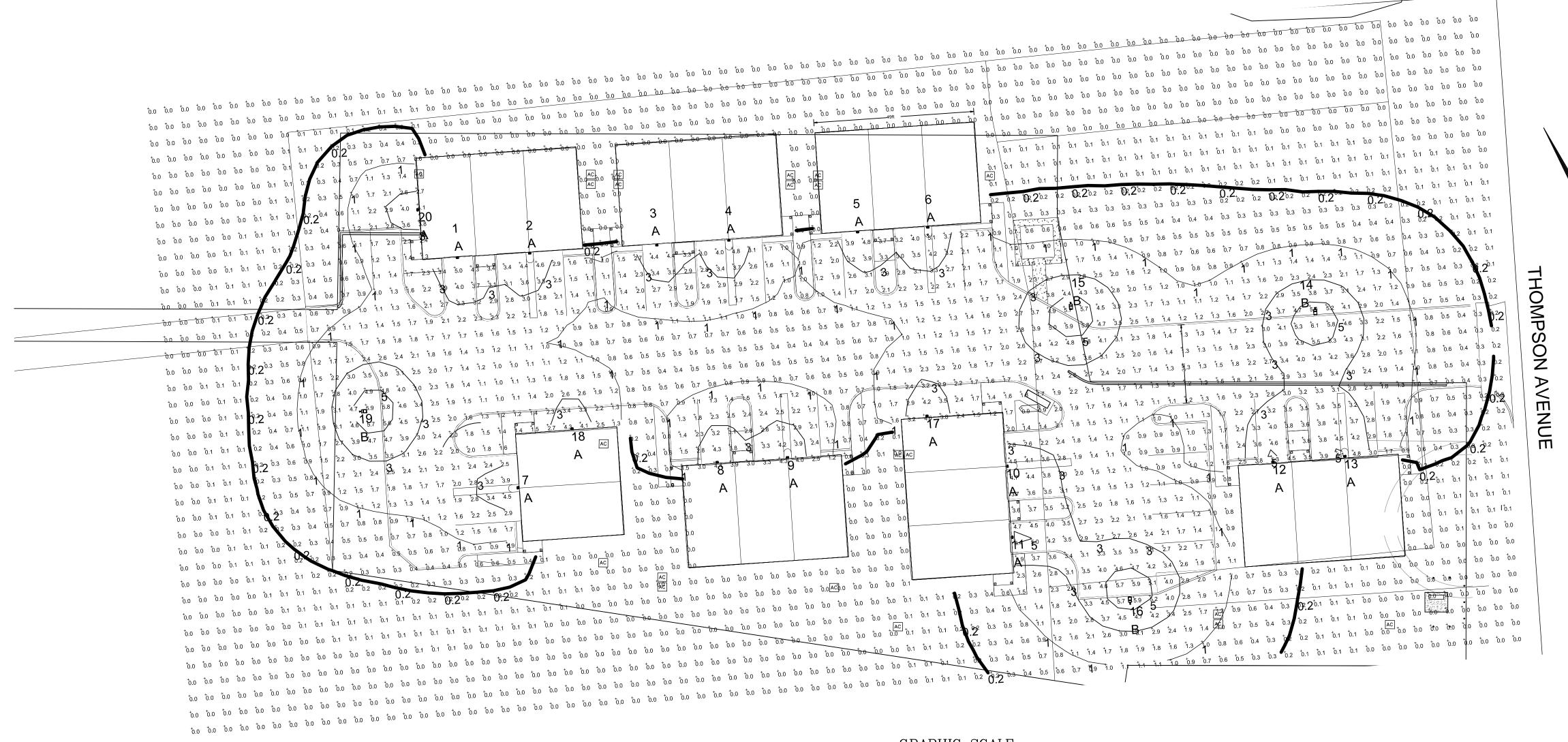
* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

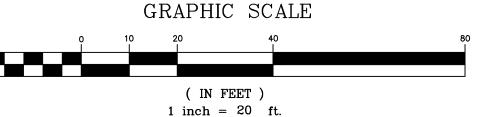
* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.





AGENCY SUBMISSION DRAWINGS NOT FOR CONSTRUCTION

CODESPOTI STE PLANNING
LANDSCAPE ARCHITECTURE
& ASSOCIATES P.C. SURFEING

BELL CONNECTICUT 06477

TEL. 203-799-1400

FAX 203-799-0011

O THOMPSON AVENUE
PREPARED FOR
JOHN HALL

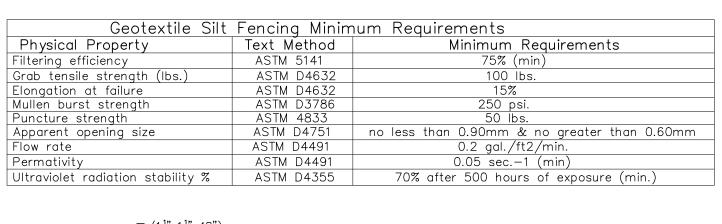
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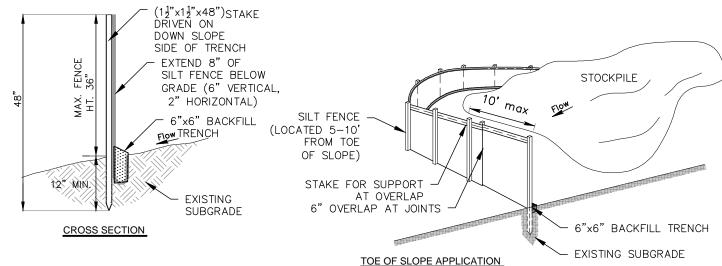
LIGHTING PLAN

36

CAD FILE
4632
DATE
9/03/23
SCALE
1" = 20'
JOB NO.

SP5



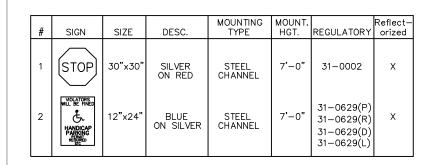


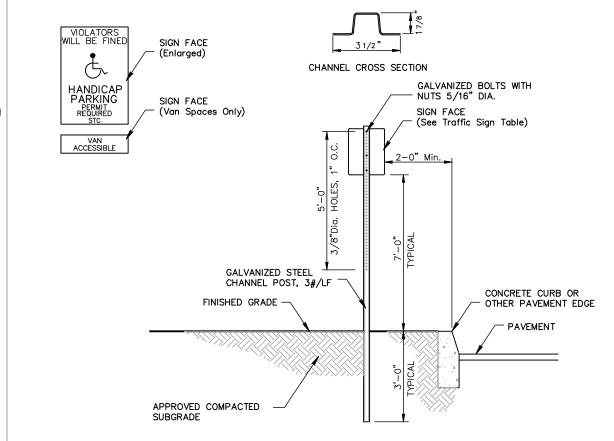
- I. LOCATE AS NECESSARY FOR APPLICATION. (SEE DIAGRAM)
- 2. EXCAVATE TRENCH TO A MINIMUM OF 6" DEEP BY 6" WIDE ON UP SLOPE SIDE OF FENCE FOR SLOPES EXTEND TRENCH UP SLOPE AT BOTH ENDS OF THE FENCE TO PREVENT WATER FROM RUNNING AROUND. ENCIRCLE CATCH BASINS IN DEPRESSIONS, CUTTING FABRIC ON THE
- 3. DRIVE HARDWOOD STAKES $(1\frac{1}{2}"x1\frac{1}{2}"x48")$ ON DOWN SLOPE SIDE OF FENCE AT A MAXIMUM SPACING OF 10', OR CLOSER WHEN CONCENTRATED FLOWS ARE ANTICIPATED. 4. STAPLE OR SECURE FENCE TO STAKES PER MANUFACTURERS INSTRUCTIONS SUCH THAT AT
- LEAST 8" OF FABRIC LAYS WITHIN TRENCH

BOTTOM CORNERS 4"± TO ALLOW FABRIC TO LAY FLAT AROUND CORNERS

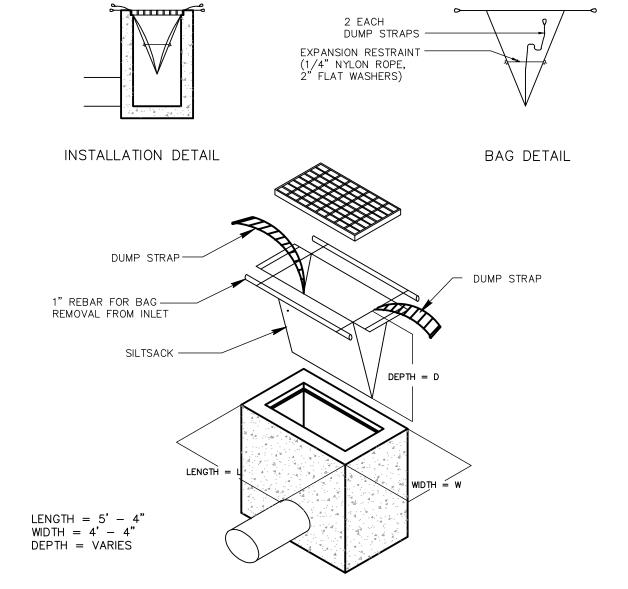
5. PLACE FABRIC JOINTS AT STAKES WITH A 6" OVERLAP OF FABRIC. 6. BACKFILL & COMPACT TRENCH.

PLACEMENT & CONSTRUCTION SILT FENCE (FILTER FENCE)





TRAFFIC SIGN POST



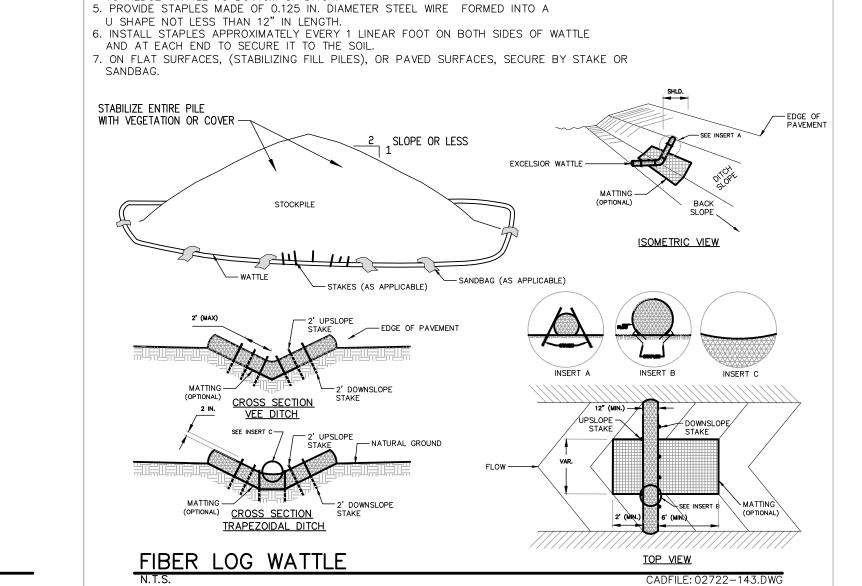
INLET SEDIMENT CONTROL DEVICE DETAIL

NOTES:

the nursery.

Trees shall be planted so

at which they/it grew in



1. USE MINIMUM 8-12 IN.. DIAMETER EXCELSIOR WATTLE

TO WEDGE WATTLE TO BOTTOM OF DITCH

WATTLE AND SCOUR DITCH SLOPES AND AS DIRECTED

2. USE 2 FT. WOODEN STAKES WITH A 2 IN. BY 2 IN. NOMINAL CROSS SECTION

3. ONLY INSTALL WATTLE(S) TO A HEIGHT IN DITCH SO FLOW WILL NOT WASH AROUND

4. INSTALL A MINIMUM OF 2 UP-SLOPE STAKES AND 4 DOWN-SLOPE STAKES AT AN ANGLE

1. ALL PROPOSED PLANTING AREAS SHALL BE DESIGNATED OFF LIMITS TO HEAVY MACHINERY AND REPEATED GENERAL VEHICULAR ACTIVITY NON-COMPLIANCE TO THIS REQUIREMENT MAY CAUSE SOIL COMPACTION AND BREAKDOWN OF THE SOIL STRUCTURE. SHOULD INTRUSION INTO

- 2. BOTANICAL NAMES SHALL PREVAIL OVER COMMON NAMES.
- 3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

THE OFF LIMITS AREA OCCUR, THE CONTRACTOR MAY BE REQUIRED TO

REMOVE THE COMPACTED SOILS AND REPLACE WITH THE APPROVED MIX.

- 4. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN OR AS OTHERWISE SPECIFIED. NO CONSTRUCTED
- BALLS SHALL BE ACCEPTED 5. ALL PLANT MATERIALS SHALL BE PLACED, OR LOCATIONS STAKED, ON THE SITE AS SHOWN ON THE PLANTING PLAN PRIOR TO COMMENCEMENT OF PLANT EXCAVATION FOR THE LANDSCAPE ARCHITECT'S APPROVAL. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT OF ALL PLANTING OPERATIONS A $\underline{\mathsf{MINIMUM}}$ OF
- 24 HOURS IN ADVANCE BY CALLING (203) 799-1400. 6. ALL PLANT MATERIALS ARE TO BE SET WITH THE TOP OF THE ROOT BALL EVEN WITH THE FINISHED GRADE.
- 7. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED, AND SHALL CONTINUE UNTIL ACCEPTANCE. PLANTS SHALL BE WATERED, REMULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL ACCEPTANCE OF WORK. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED, AND DEAD MATERIAL REMOVED. GUYS SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT, WHEN WEATHER AND SEASON PERMIT. UPON COMPLETION OF PLANTING AND PRIOR TO ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE E EXCESS SOIL AND DEBRIS AND REPAIR ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. DANGEROUS CONDITIONS SHALL BE
- REPAIRED IMMEDIATELY. 8. UPON COMPLETION OF ALL LANDSCAPE OPERATIONS AN INSPECTION WILL BE MADE TO DETERMINE THE ACCEPTABILITY OF THE JOB. AT THIS TIME, A ONE YEAR GUARANTEE PERIOD SHALL BEGIN, TO BE CULMINATED BY A FINAL INSPECTION. IMMEDIATELY PRIOR TO FINAL INSPECTION. UNLESS OTHERWISE DIRECTED. THE CONTRACTOR SHALL REMOVE SOIL SAUCERS, HOSE, GUY WIRES, WRAPPING MATERIAL AND STAKES. ONLY THOSE MATERIALS FOUND TO BE ALIVE AND IN A VIGOROUS. HEALTHY CONDITION AT THAT TIME WILL BE GRANTED FINAL ACCEPTANCE. ALL OTHER MATERIALS
- SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. 9. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
- IMMEDIATELY FOR DECISION. 10. SEED ALL DISTURBED AREAS. GRASS SEED SHALL BE FRESH, CLEAN, NEW CROP SEED COMPOSED OF THE FOLLOWING VARIETIES MIXED IN THE PROPORTIONS BY WEIGHT SHOWN AND TESTING THE MINIMUM PERCENTAGE OF PURITY AND GERMINATION:
 - TYPE II % BY WEIGHT <u> % BY WEIGH</u>T PERENNIAL RYE 25% F-31 TALL FESCUE 80% KENTUCKY BLUEGRASS 25% ANNUAL RYEGRASS 20% CRFFPING RED OR 50%
- PENNLAWN FESCUE 11. SEEDING OF LAWN AREAS SHALL BE AT THE RATE OF AT LEAST 5 LBS. PER 1,000 SQUARE FEET. ALL LAWN AREAS SHALL BE
- TYPE I MIX UNLESS OTHERWISE DESIGNATED. 12. ALL NEW LAWN AREAS SHALL BE MULCHED WITH HAY OR EQUAL AS APPROVED BY THE LANDSCAPE ARCHITECT.
- 13. ALL LAWN AREAS SHALL BE FURNISHED WITH A COMPLETE FERTILIZER, AT LEAST HALF OF THE NITROGEN OF WHICH IS DERIVED FROM A NATURAL ORGANIC SOURCE. IT SHALL BE OF A 1:1:1 RATIO IN THE SPRING USING A MINIMUM ANALYSIS OF 10:10:10 AND A 1:2:1 RATIO IN THE FALL USING A MINIMUM ANALYSIS OF 5:10:5.
- 14. PLANTING SOIL MIX SHALL CONSIST OF 5 PARTS TOPSOIL (OR EXCAVATED SOIL IF APPROVED BY THE LANDSCAPE ARCHITECT), ONE PART "BOVUNG" DEHYDRATED COW MANURE, AND ONE PÂRT. <u>GAP-GRADED</u> SAND.
- 15. SHRUB BEDS OF HIGH VISIBILITY ARE TO BE TOPPED WITH A 3" LAYER OF PINE BARK MULCH.
- 16. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, NO COLLECTED MATERIALS SHALL BE ACCEPTED. 17. PLANTS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF
- NURSERYMEN STANDARDS IN ALL WAYS INCLUDING DIMENSIONS. 18. ALL PLANTS ARE TO BE APPROVED AND/OR TAGGED BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIALS UPON DELIVERY TO

THE PROJECT. SELECTION BY THE LANDSCAPE ARCHITECT DOES

- NOT WAIVE THE RIGHT OF REJECTION. 19. QUANTITIES SHOWN ON CONTRACT DRAWINGS TAKE PRECEDENCE OVER PLANT MATERIALS LIST. PLANT MATERIALS SHALL BE FURNISHED AND PLANTED AS SPECIFIED. ANY DEVIATION FROM
- THESE SPECIFICATIONS WILL BE REJECTED.
- 20. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST, OR AS IS NECESSARY TO MATCH SURVIVING PLANTS OF THE SAME PLANTING GROUP. ALL COSTS SHALL BE BORNE BY THE LANDSCAPE CONTRACTOR EXCEPT FOR THE REPLACEMENTS RESULTING FROM LOSS OR DAMAGE DUE TO VANDALISM OR ACTS OR NEGLECT ON THE PART OF OTHERS, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, FIRE, ETC., AS MAY BE DETERMINED BY THE LANDSCAPE ARCHITECT.
- 21. ALL LAWN AREAS SHALL BE TOP DRESSED AND FINE GRADED WITH SIX INCHES OF TOPSOIL SO AS TO ALLOW FOR COMPACTION.

PLANTING NOTES

NOT FOR CONSTRUCTION

NARRATIVE:

that the roots or tree ball are at the same elevation THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF 7 NEW RESIDENTIAL BUILDINGS, WITH TWO DRIVEWAYS. THE PRIMARY ACCESS WILL BE ON THOMPSON AVENUE, THE EMERGENCY ACCESS ON CARLSON PLACE. THE PROPERTY WILL BE RECONFIGURED WITH THE MERGER OF TWO LOTS. IT WILL UTILIZE GARAGE, DRIVEWAY, LIMITED SURFACE PARKING & A STORMWATER MANAGEMENT SYSTEM. THE PROPOSED CONSTRUCTION WILL DISTURB APPROXIMATELY 90% OF THE SITE DURING CONSTRUCTION WHICH WILL INCLUDE EXCAVATION AND GRADING FOR THIS STRUCTURES. THERE WILL BE A POTENTIAL FOR EROSION FROM THE SITE. TO MITIGATE THIS POTENTIAL, A COMPREHENSIVE "SOIL EROSION AND SEDIMENT CONTROL PLAN" HAS BEEN DEVELOPED IN CONJUNCTION WITH THIS PROJECT. DURING MOST PHASES OF THE PROJECT HEAVY CONSTRUCTION EQUIPMENT MAY BE UTILIZED. THE PRIMARY TYPE OF EROSION WHICH MAY RESULT FROM THE PROPOSED CONSTRUCTION WILL BE RILL AND GULLY WHICH IS INDICATIVE OF SITE GRADING. CONSTRUCTION/SILT FENCING AND HAY BALE BARRIERS SHOULD PROVIDE THE MOST EFFECTIVE MEANS OF CONTROLLING THE EROSION POTENTIAL IN THE DISTURBED AREA. PRIOR TO ANY WORK COMMENCING ON THE SITE, THE SENSITIVE AREAS WILL BE APPROPRIATELY NOTED TO THE CONTRACTOR AS AREAS OF NO DISTURBANCE AND OFF LIMITS TO CONSTRUCTION EQUIPMENT, UNLESS OTHERWISE SHOWN ON THE APPROVED SITE PLAN. ALL SILT FENCING SHOULD BE INSTALLED IN ACCORDANCE WITH THE DETAIL PLAN AND IN GENERAL BE PLACED PERPENDICULAR TO THE FLOW.

EROSION CONTROLS SHALL BE INSPECTED BY THE DEVELOPER PERIODICALLY AND AFTER STORMS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY AND ALSO REMOVE ANY EXCESS SEDIMENT WHICH WOULD HAMPER THE USEFULNESS OF THE CONTROL MEASURE. THE SILTS REMOVED, ARE TO BE BURIED ON SITE OR DISPOSED OF IN A MANNER APPROVED BY THE DIRECTOR OF PUBLIC WORKS. RESPONSIBILITY FOR AN OPERATING AND MAINTENANCE PROGRAM SHALL LIE WITH THE DEVELOPER DURING CONSTRUCTION. WHERE APPLICABLE, ALL CONTROL MEASURES ARE DESIGNED IN ACCORDANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE STATE OF CONNECTICUT." DETAILS FOR SAID MEASURES CAN BE FOUND ON THIS SHEET.

SEQUENCE OF CONSTRUCTION:

- 1) Locate Construction Entrances and install silt fencing as shown on plan.
- 2) Stockpile areas to be determined and appropriately stabilized. 3) Demolish and dispose of materials from exisitng structures
- 4) Initiate rough grading for foundation installation. 5) Site drainage and utility installation.
- 6) Stabilize all areas as grading progresses.
- 7) Install protection for internal drainage structures prior to becoming operable. 9) Finish grading and pavement placing.
- 9) Establish permanent vegetative cover.
- 10) Remove control measures and dispose of siltation as directed.

NARRATIVE-SEQUENCE OF CONSTRUCTION

" dia. reinforced black rubber Remove burlap from top 1/3 of ball ⊢Notch Stake 4" Pine bark backfill with specified Stakes-equal distances TRIPOD METHOD - 3 STAKES TYPICAL EVERGREEN PLANTING & STAKING DETAIL

Brace evergreens 7' high or over

with the tripod method.

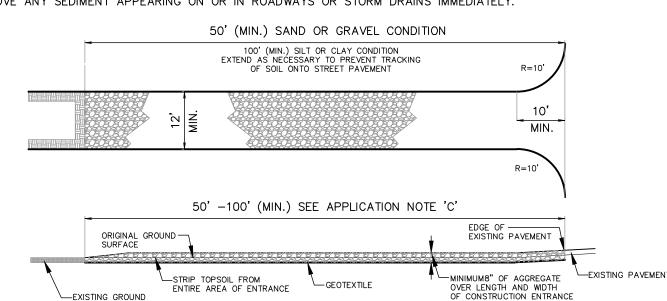
CONSTRUCTION ENTRANCE DEFINITION: AN ENTRANCE TO THE SITE SPECIFICALLY DESIGNED TO REDUCE THE AMOUNT OF SEDIMENT TRACKED SITE BY VEHICLES.

- APPLICATION:

 A LOCATED WHERE CONSTRUCTION VEHICLES ENTER AND LEAVE WORK SITE ONTO PUBLIC R.O.W. B - REDUCES BUT MAY NOT ELIMINATE NEED FOR STREET SWEEPING C - FOR SANDY OR GRAVELLY SOIL ON SITE, MINIMUM LENGTH IS 50'. FOR SILTY OR CLAY SOILS ON SITE
- MINIMUM IS LENGTH IS 100' D - PLAN TO MAKE STONE AVAILABLE FOR MAINTENANCE OF ENTRANCE

- . CLEAR ENTRANCE OF VEGETATION AND EXTRANEOUS MATERIALS AND STRIP EXISTING TOPSOIL. 2. AT POORLY DRAINED LOCATIONS INSTALL SUBSURFACE DRAINAGE. PROVIDE FOR SURFACE WATER
- CONVEYANCE UNDER ENTRANCE WITH CULVERTS AS NEEDED. 3. PLACE FILTER FABRIC UNDERLINER OVER THE FULL WIDTH AND LENGTH OF ENTRANCE AND COVER WITH
- CT. D.O.T. #3 2" STONE TO A DEPTH OF NO LESS THAN 8". 4. AS NEEDED INSTALL WASH RACKS AND SEDIMENTATION FACILITIES FOR WASHING WHEN MAJORITY OF MUD IS NOT REMOVED FROM VEHICLES TRAVELING OVER THE STONE. SEDIMENT SHOULD BE INTERCEPTED
- AS REQUESTED, APPLY ADDITIONAL STONE OR WASH AND REWORK EXISTING STONE - REMOVE ANY SEDIMENT APPEARING ON OR IN ROADWAYS OR STORM DRAINS IMMEDIATELY.

AND TRAPPED SO IT CAN BE REMOVED AND STABLIZED.



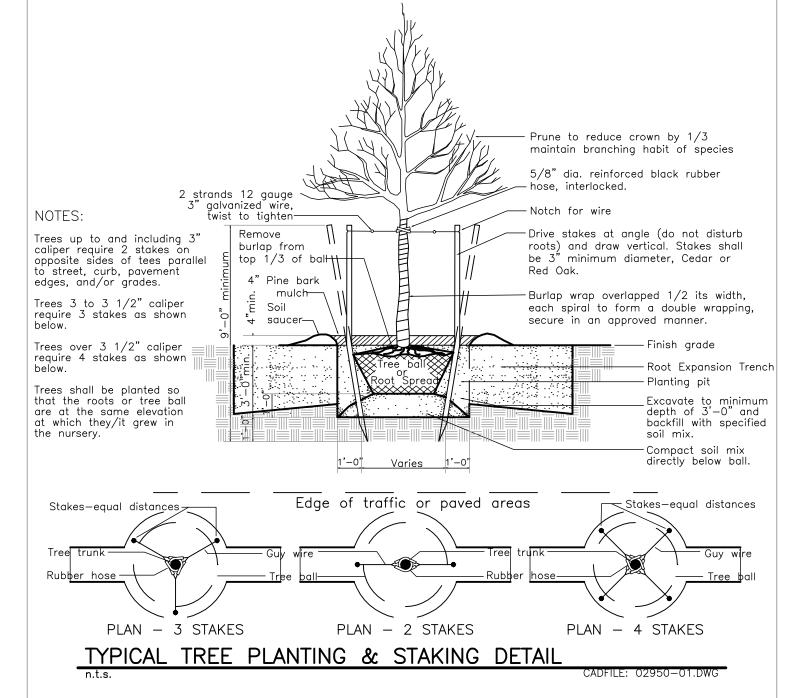
PLACEMENT AND CONSTRUCTION OF A STABILIZED CONSTRUCTION ENTRANCE

SOIL EROSION CONTROL NOTES

- LAND DISTURBANCES WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE. TEMPORARY SEEDING OR PERMANENT HYDRO-SEEDING SHOULD TAKE PLACE IMMEDIATELY UPON COMPLETION OF GRADING. PERMANENT SEEDING WILL BE SCHEDULED DURING THE PERIOD APRIL 1 - JUNE 15; AUGUST 15 - SEPTEMBER 15.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE AND WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- 3. HAY BALE FILTERS WILL BE INSTALLED AS SHOWN ON THIS PLAN AS WELL AS AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- 4. ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND THE EMBANKMENTS STABILIZED AS SOON AS POSSIBLE AFTER THE CONSTRUCTION COMMENCES.
- 5. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP-RAP CHANNELS; ENERGY DISSIPATERS WILL BE PROVIDED AS NECESSARY.
- 6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION
- PERIOD IF NECESSARY AS REQUIRED. 7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" CONNECTICUT COUNCIL
- ON SOIL AND WATER CONSERVATION. 8. CROWNVETCH / PERENNIAL RYE GRASS (40% - 60% MIXTURE) IS RECOMMENDED TO BE APPLIED AT A RATE OF 2.5 LBS. PER 1000 SQUARE FEET TO STABILIZE ALL FILL AND CUT EMBANKMENTS.
- 9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE BURIED OR DISPOSED OF AS DETERMINED BY THE TOWN ENGINEER.
- 10. **JOHN HALL**

IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING THE INLAND WETLAND OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.

- 11. A PRE CONSTRUCTION CONFERENCE WITH THE WETLANDS ENFORCEMENT OFFICER AND THE PARTY RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL MUST BE HELD.
- 12. ANY CHANGES TO THE SUBMITTED PLANS MUST BE RESUBMITTED TO THE PLANNING & ZONING COMMISSION FOR APPROVAL.
- 13. PRIOR TO THE START OF CONSTRUCTION THE WETLANDS ENFORCEMENT OFFICER SHALL BE NOTIFIED FOR THE INSPECTION OF SEDIMENT & EROSION CONTROLS. SEDIMENT & EROSION CONTROLS INCLUDING CONSTRUCTION ENTRANCE(S) SHALL BE MONITORED THROUGHOUT CONSTRUCTION. CADFILE: 02722-09.DWG



AGENCY SUBMISSION DRAWINGS

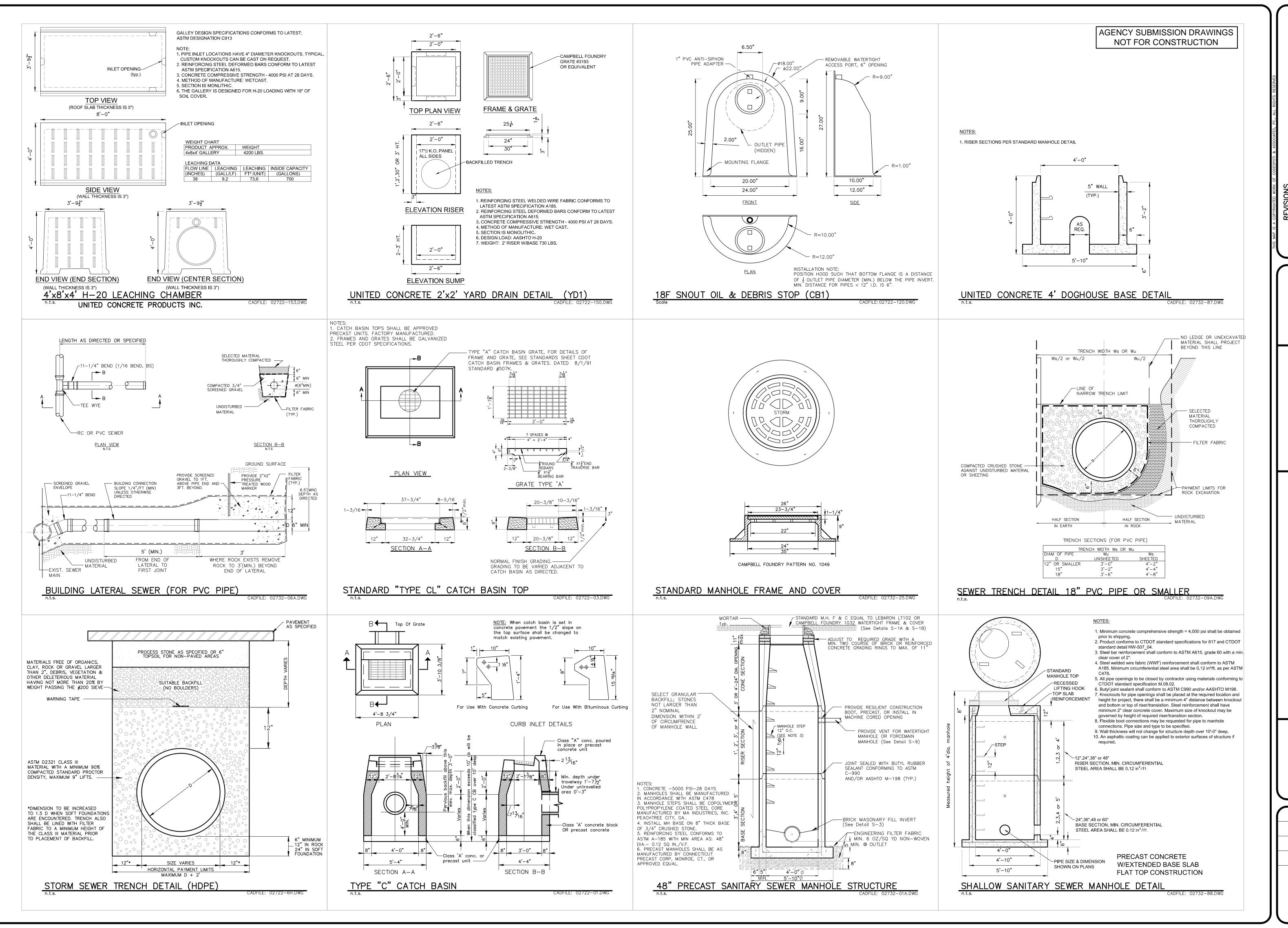
9/03/23 SCALE AS NOTED JOB NO. SHEET

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SITE EROSION AND

PLANTING DETAILS



CODESPOTI SITE PLANNING

LANDSCAPE ARCHITECTURE

LANDS

SED SITE DEVELOPMENT PLANS
THOMPSON AVENUE
PREPARED FOR
JOHN HALL

SITE DRAINAGE DETAILS

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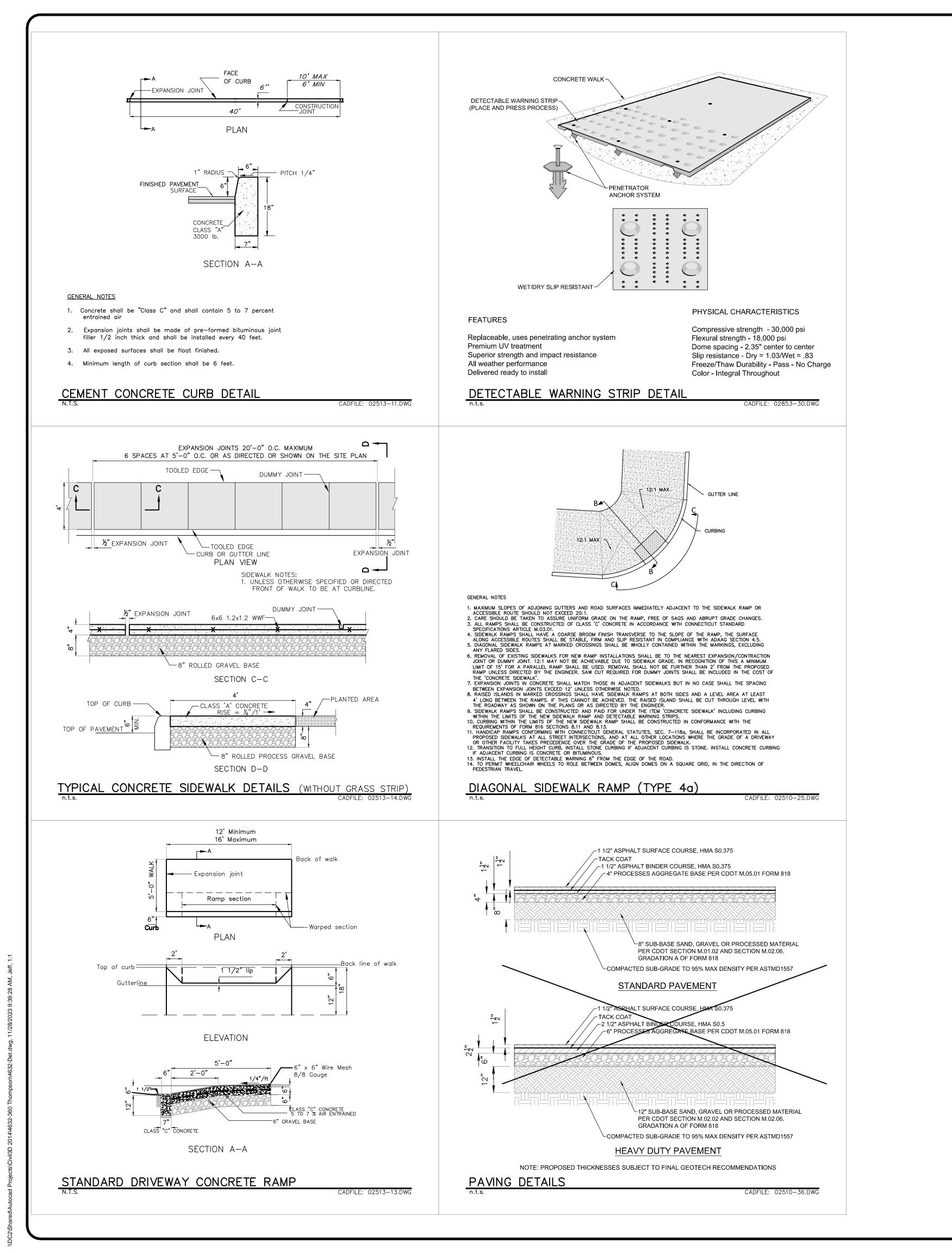
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SP7

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DEVEL(SED \circ 36 ROADWAY DETAILS 9/03/23 SCALE AS NOTED JOB NO.

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AGENCY SUBMISSION DRAWINGS

NOT FOR CONSTRUCTION