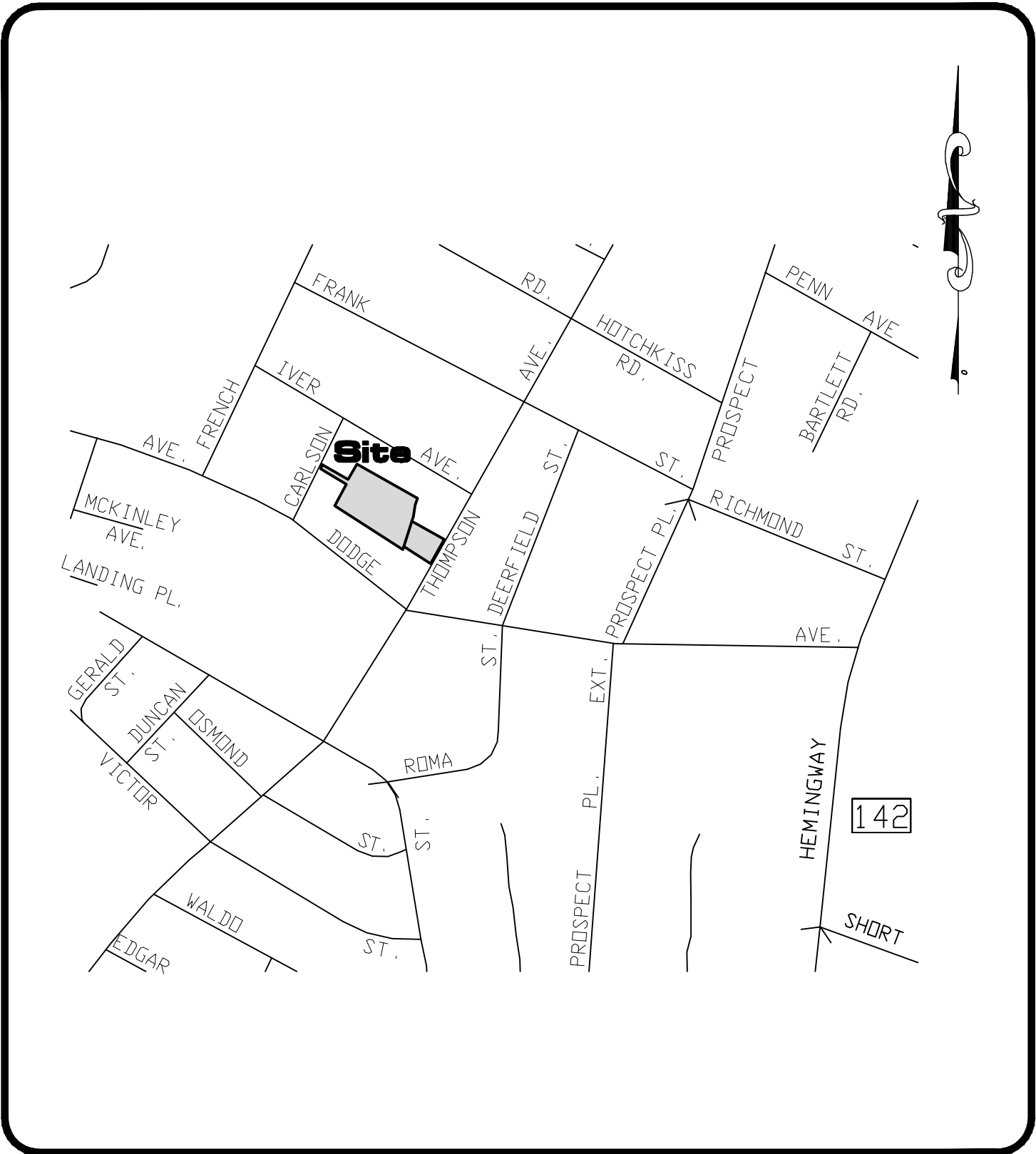


PROPOSED SITE DEVELOPMENT PLANS
360 THOMPSON AVENUE
EAST HAVEN, CONNECTICUT
TAX ASSESSORS MAP 180, BLOCK 2011, LOT 25
ZONE: R-1
AGENCY SUBMISSION DRAWINGS
DATE: SEPTEMBER 3, 2023

LIST OF DRAWINGS

CIVIL PLANS-	DATE - REVISION
EXISTING CONDITIONS/SURVEY	03/06/23
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	
ARCHITECTURAL PLANS-	
A-101 BUILDINGS A&C FIRST & SECOND FLOOR PLANS	09/03/23
A-102 BUILDINGS A&C FIRST & SECOND FLOOR PLANS	09/03/23
A-103 BUILDINGS B,E,F&G FIRST & SECOND FLOOR PLANS	09/03/23
A-104 BUILDINGS B,E,F&G THIRD FLOOR / ROOF PLANS	09/03/23
A-105 BUILDING D FIRST & SECOND FLOOR PLANS	09/03/23
A-106 BUILDING D THIRD FLOOR / ROOF PLANS	09/03/23
A-201 BUILDINGS A&C EXTERIOR ELEVATIONS	09/03/23
A-202 BUILDINGS A&C EXTERIOR ELEVATIONS	09/03/23
A-203 BUILDINGS B,E,F&G EXTERIOR ELEVATIONS	09/03/23
A-204 BUILDINGS B,E,F&G EXTERIOR ELEVATIONS	09/03/23
A-205 BUILDING D EXTERIOR ELEVATIONS	09/03/23
A-206 BUILDING D EXTERIOR ELEVATIONS	09/03/23

LOCATION PLAN



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.

263 BOSTON POST ROAD STE#5
ORANGE, CONNECTICUT
06477

SITE PLANNING
LANDSCAPE ARCHITECTURE
ENGINEERING
LAND SURVEYING



GREW DESIGN

• Architecture • Interior Design • Construction Management •
MILTON GREGORY GREW, AIA
Architect
241 Main St. South
Woodbury, Connecticut 06798
Tel: (203) 217-1074 E-mail: MG@GrewDesign.com

MAP REFERENCES:

1. "LAND BELONGING TO O. T. CARLSON DODGE AVENUE AND THOMPSON AVENUE EAST HAVEN, CT." MAY 926 1" = 40' BY H. MILLE.
2. "MAP OF TUTTLE GROVE EAST HAVEN, CT. OWNED AND DEVELOPED BY O. T. CARLSON AND SON" AUG. 1928 1" = 50' BY H. MILLE.

NOTES:

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. 090900444J 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 THE BENEFIT OF A TITLE REPORT, AND MAY NOT REFLECT ALL FACTS THAT MAY BE REVEALED BY A CURRENT AND ACCURATE TITLE COMMITMENT.

NOTES CONTINUED:

7. THE SUBJECT PARCEL IS LOCATED IN THE R-1 ZONE OF EAST HAVEN. ZONING INFORMATION SHOWN HEREON IS TAKEN FROM RECORD PLANS, DEEDS AND TOWN ZONING ORDINANCES AND DOES NOT REPRESENT AN OPINION BY THE SURVEYOR.
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 STRUCTURES.
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 AGREE 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		
ZONING DATA R-1	REQUIRED	EXISTING
MIN. LOT AREA	7,200 Sq.Ft.	#13 34,775 Sq.Ft.±
MIN. SQUARE DIM.	60'	less than 60'
MIN. LOT FRONTAGE	60'	133.75'
MAX. HEIGHT STORIES	3	1/2
MAX. HEIGHT	40'	40'
MIN. FRONT YARD SETBACK	25'	5.0'
MIN. SIDE YARD	10'	3.0'
MIN. REAR YARD	20'	23.2'
MAX. LOT COVERAGE	25%	17.7% (6,174sf)
MAX. FLOOR AREA	50%	17,77% (3,883±2,488sf)
MIN. FLOOR AREA EACH UNIT	900 sf	3,883 sf ±2,488 sf
*Pre-existing non-conforming		

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)

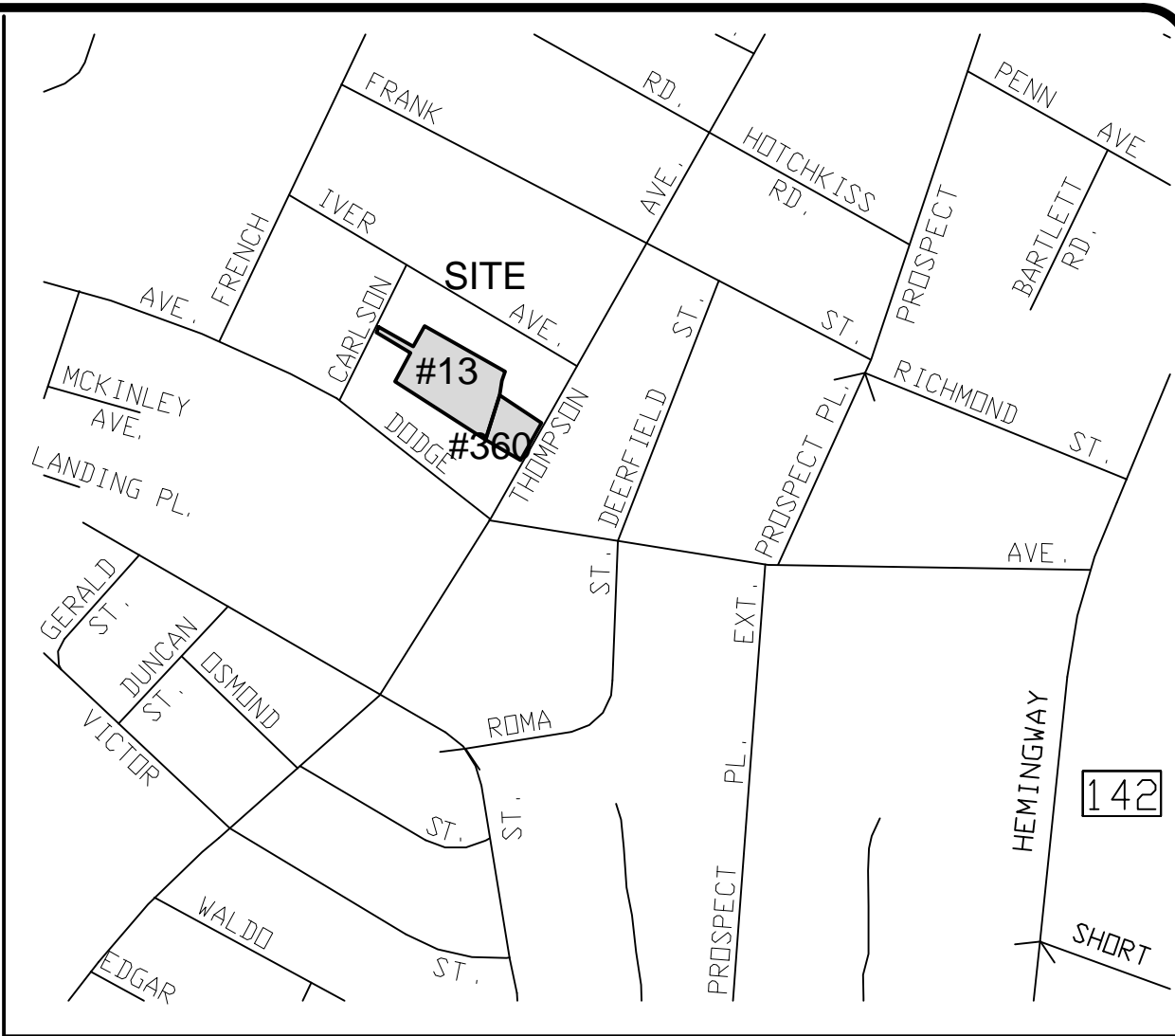
TOTAL PARCEL AREA: 34,775 SQ.FT.±
0.80 AC.±
ASSESSORS MAP 180, BLOCK 2011, LOT 25.
PARCEL IS IN ZONE: R-1

SCHEDULE "B" BULK STANDARDS		
ZONING DATA R-1	REQUIRED	EXISTING
MIN. LOT AREA	7,200 Sq.Ft.	#360 10,784 Sq.Ft.±
MIN. SQUARE DIM.	60'	less than 60'
MIN. LOT FRONTAGE	60'	86.60'
MAX. HEIGHT STORIES	3	1.5
MAX. HEIGHT	40'	40'
MIN. FRONT YARD SETBACK	25'	24.9'±
MIN. SIDE YARD	10'	16.6'±
MIN. REAR YARD	20'	57.3'±
MAX. LOT COVERAGE	25%	13.0% (1,409sf)
MAX. FLOOR AREA	50%	15.1% (1,627sf)
MIN. FLOOR AREA EACH UNIT	900 sf	
*Pre-existing non-conforming		

ALL ZONING DATA SUBJECT TO VERIFICATION BY CITY OF EAST HAVEN

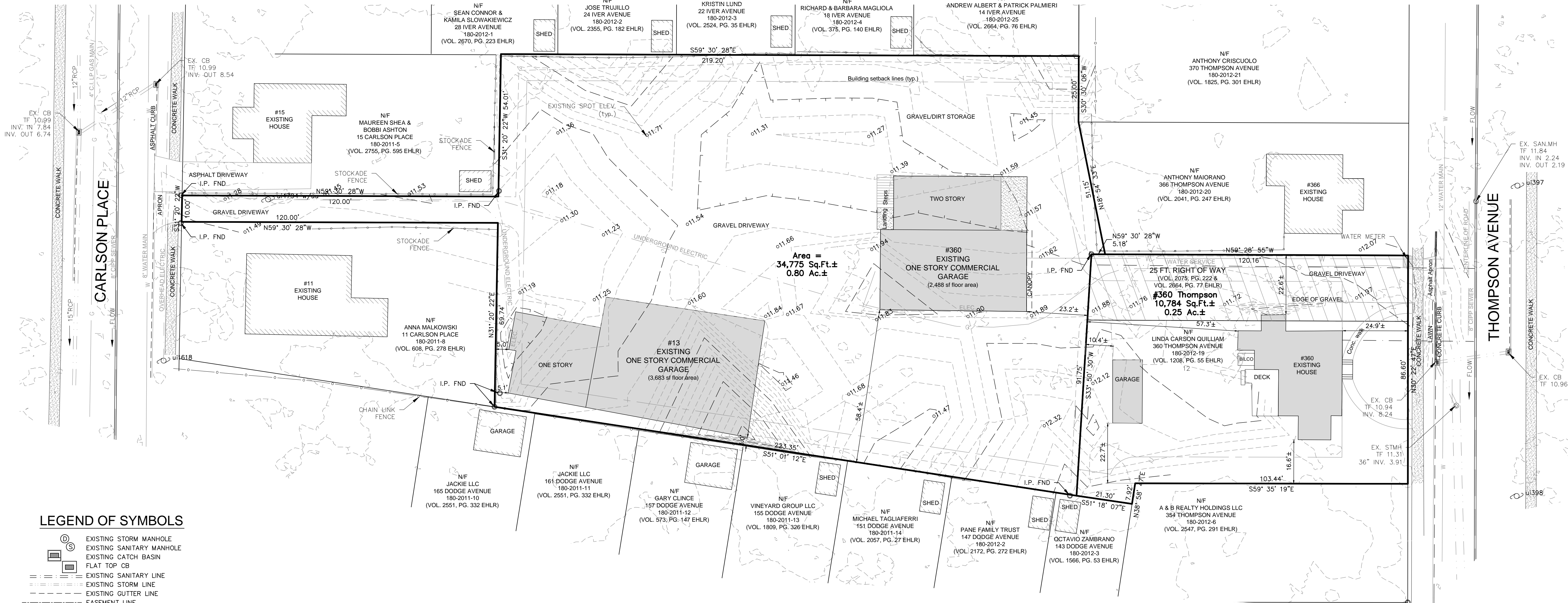
OWNER OF RECORD: LINDA CARSON QUILLIAM
360 THOMPSON AVENUE
EAST HAVEN, CT.
(VOL. 1208, PG. 55 EHLR)

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'



LEGEND OF SYMBOLS

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- FLAT TOP CB
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GUTTER LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- UTILITY POLE
- GUY ANCHOR
- WATER METER / VALVE
- GAS METER/VALVE
- AIR CONDITIONER UNITS/CONC. PAD
- MONUMENT FOUND
- EXISTING LAMP POST
- HYDRANT
- WATER SHUT OFF
- BOLLARD
- IRON PIPE/REBAR
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND GAS
- UNDERGROUND FOOTING DRAIN
- UNDERGROUND SANITARY LATERAL
- SPOT ELEVATION
- EXISTING 2' CONTOUR LINE
- EXISTING 10' CONTOUR LINE

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

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

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

JOSEPH M. CODESPOTI DATE L.S.#70177

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.

BY

REVISIONS

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CODESPOTI & ASSOCIATES P.C.

ZONING LOCATION SURVEY
360 THOMPSON AVENUE

EXISTING CONDITIONS/
SURVEY

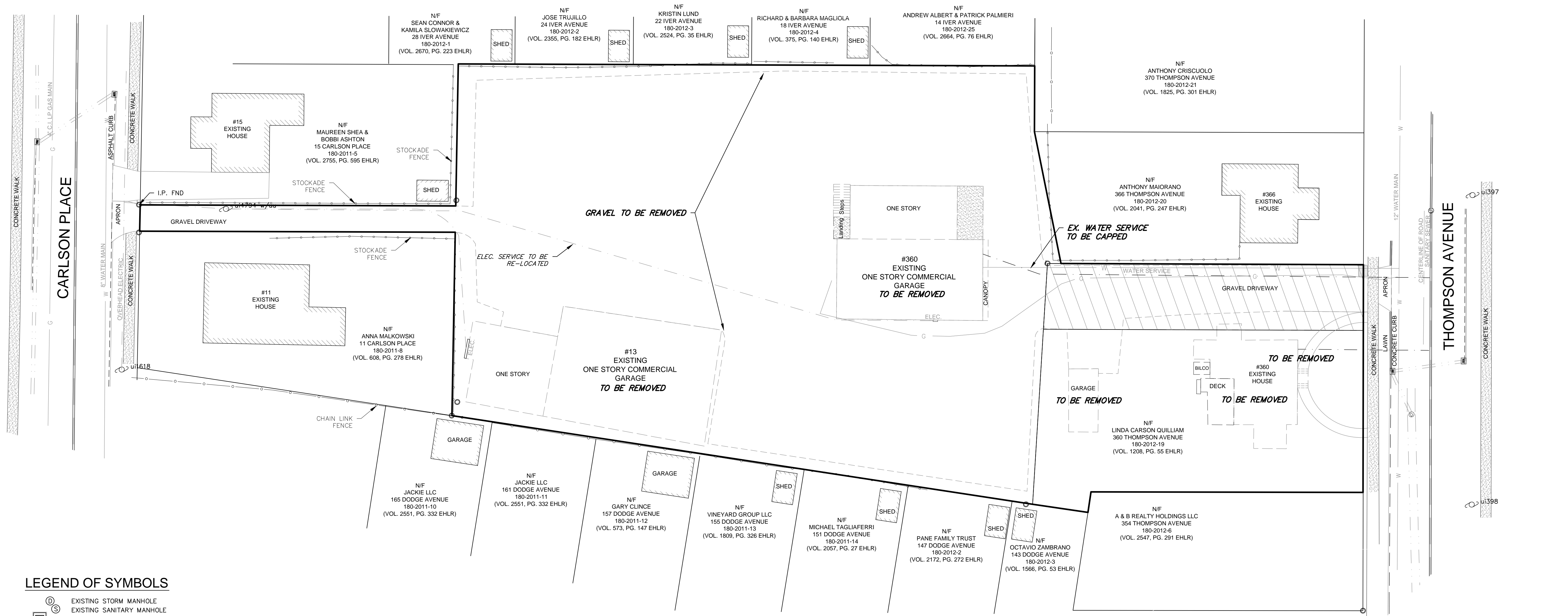
PREPARED FOR
JOHN HALL

EAST HAVEN, CONNECTICUT

DWG #	CHECKED
D4630	
CAD FILE	CAD VER
4632	C3D2014
DATE	03/06/23
SCALE	1"=20'
JOB NO.	4632
SHEET	

EC/SV

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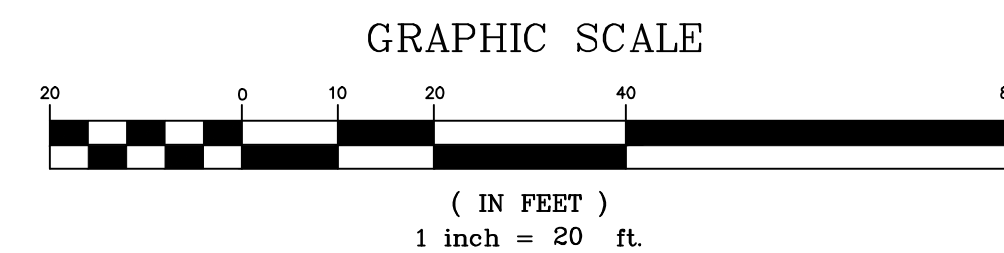


LEGEND OF SYMBOLS

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- FLAT TOP CB
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GUTTER LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- UTILITY POLE
- GUY ANCHOR
- WATER METER / VALVE
- GAS METER/VALVE
- AIR CONDITIONER UNITS/CONC. PAD
- MONUMENT FOUND
- EXISTING LAMP POST
- HYDRANT
- WATER SHUT OFF
- BOLLARD
- IRON PIPE/REBAR
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND GAS
- UNDERGROUND FOOTING DRAIN
- UNDERGROUND SANITARY LATERAL
- SPOT ELEVATION
- EXISTING 2' CONTOUR LINE
- EXISTING 10' CONTOUR LINE

OWNER OF RECORD: PATRICK PALMIERI
13 CARLSON PLACE
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



REVISIONS	BY
#####	

CODESPOTI
& ASSOCIATES P.C.

263 BOSTON POST ROAD, SUITE 5
ORANGE, CONNECTICUT 06477
TEL: 203-799-0011
FAX: 203-799-0011

ZONING LOCATION SURVEY

360 THOMPSON AVENUE

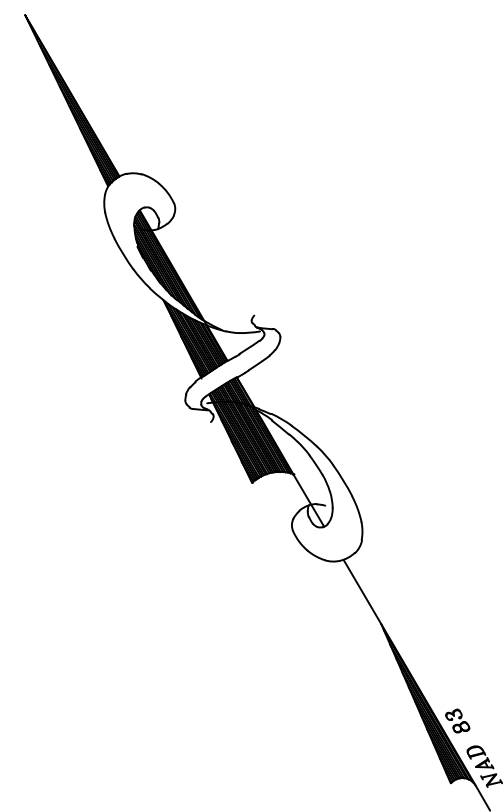
PREPARED FOR
JOHN HALL

EAST HAVEN, CONNECTICUT

DEMOLITION PLAN

DWG #	CHECKED
D46320	
CAD FILE	CAD VER
4632	C302014
DATE	03/06/23
SCALE	1"=20'
JOB NO.	4632
SHEET	

DEM



SCHEDULE "R" BULK STANDARDS				
ZONING DATA R-1	REQUIRED/ALLOWED	EXISTING	EXISTING	PROPOSED 8-30G
MIN. LOT AREA	7,200 S.F.	#13 CARLSON 34,775 S.F. ± / 0.8 Ac.	360 THOMPSON 10,784 S.F. ± / 0.25 Ac.	COMBINED 45,559 S.F. ± / 1.05 Ac.
MIN. SQUARE DIM.	60'	less than 60'	60' ±	N/a
MIN. LOT FRONTAGE	60'	133.75'		N/a
MAX. HEIGHT	3	1 1/2	3	3
MAX. HEIGHT STORIES	40'		38' ±	35' ±
MIN. FRONT YARD SETBACK	25'	5.0'		25'
MIN. SIDE YARD	10'	3.0'		8.4' Min.
MIN. REAR YARD	20'	23.2'		N/a
MAX. LOT COVERAGE	25%	17.7% (6,174 S.F.)		22.9% (10,450 S.F.)
MAX. FLOOR AREA	50%	17.7% (3,883 ± 2,488 sf)		61.5% (182,852, 6,419 ± 7 ± 28,034 sf)
MIN. FLOOR AREA EACH UNIT	900 sf	3,883 sf ± 2,488 sf		1,390 S.F.
PARKING: HB6107 2/2BR UNIT	2x20 = 40			20 GARAGE + 30 DRIVEWAY + 7 SURFACE = 57 TOTAL

*Pre-existing non-conforming
ALL ZONING DATA SUBJECT TO VERIFICATION BY CITY OF EAST HAVEN

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

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

TOTAL PARCEL AREA: 10,784 SQ.FT. ±

0.25 AC. ±

ASSESSORS MAP 180, BLOCK 2012, LOT 19.

PARCEL IS IN ZONE: R-1

TOTAL PARCEL AREA: 34,775 SQ.FT. ±

0.80 AC. ±

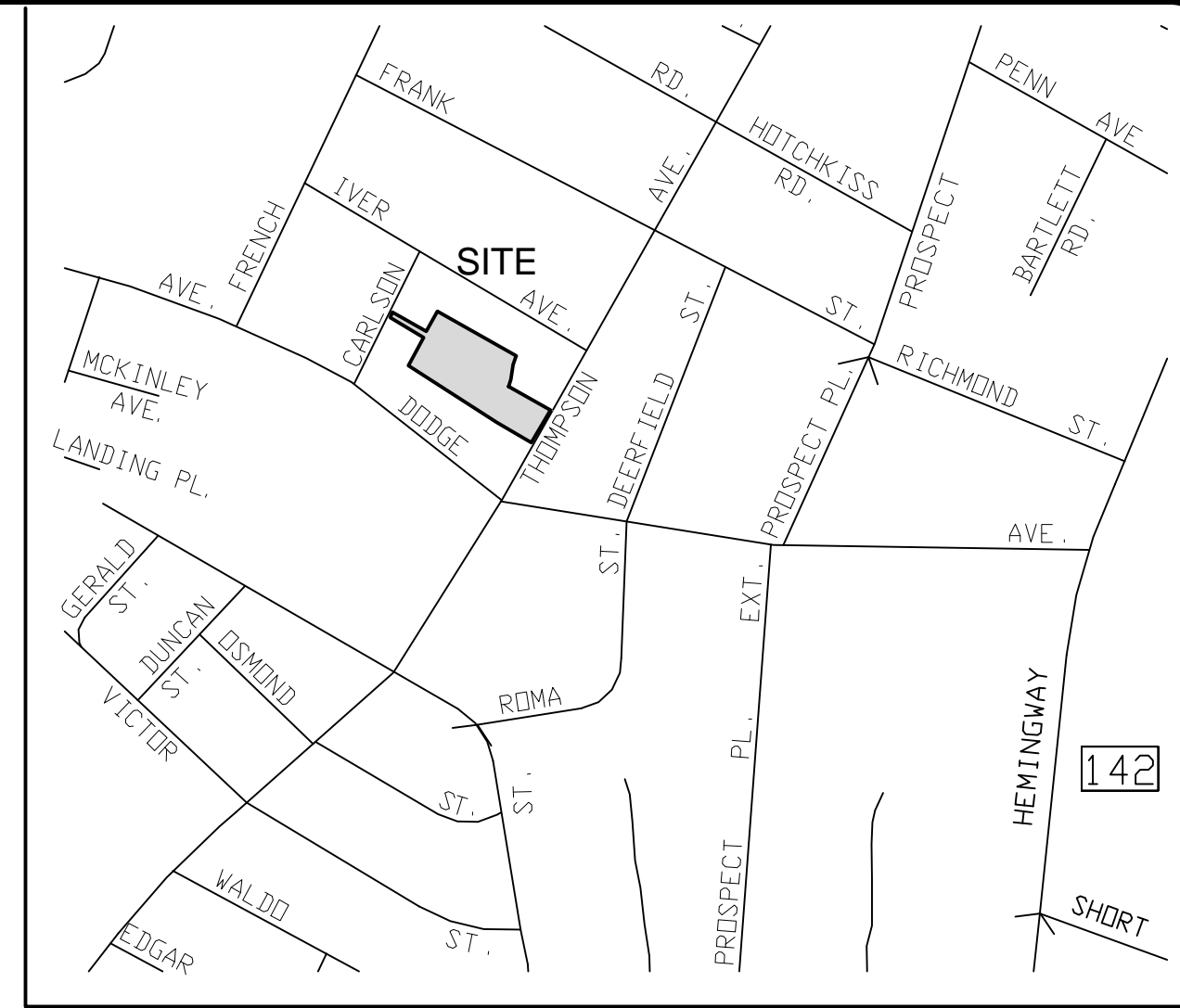
ASSESSORS MAP 180, BLOCK 2011, LOT 25.

PARCEL IS IN ZONE: R-1

INITIAL AFFORDABLE UNITS DESIGNATION

(Subject to Change Based on Annual Review)

UNIT NUMBERS:
A2, B2, C2, E2, F2, G2

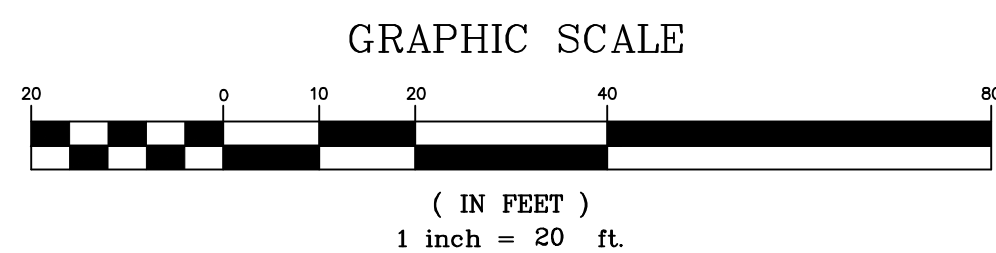
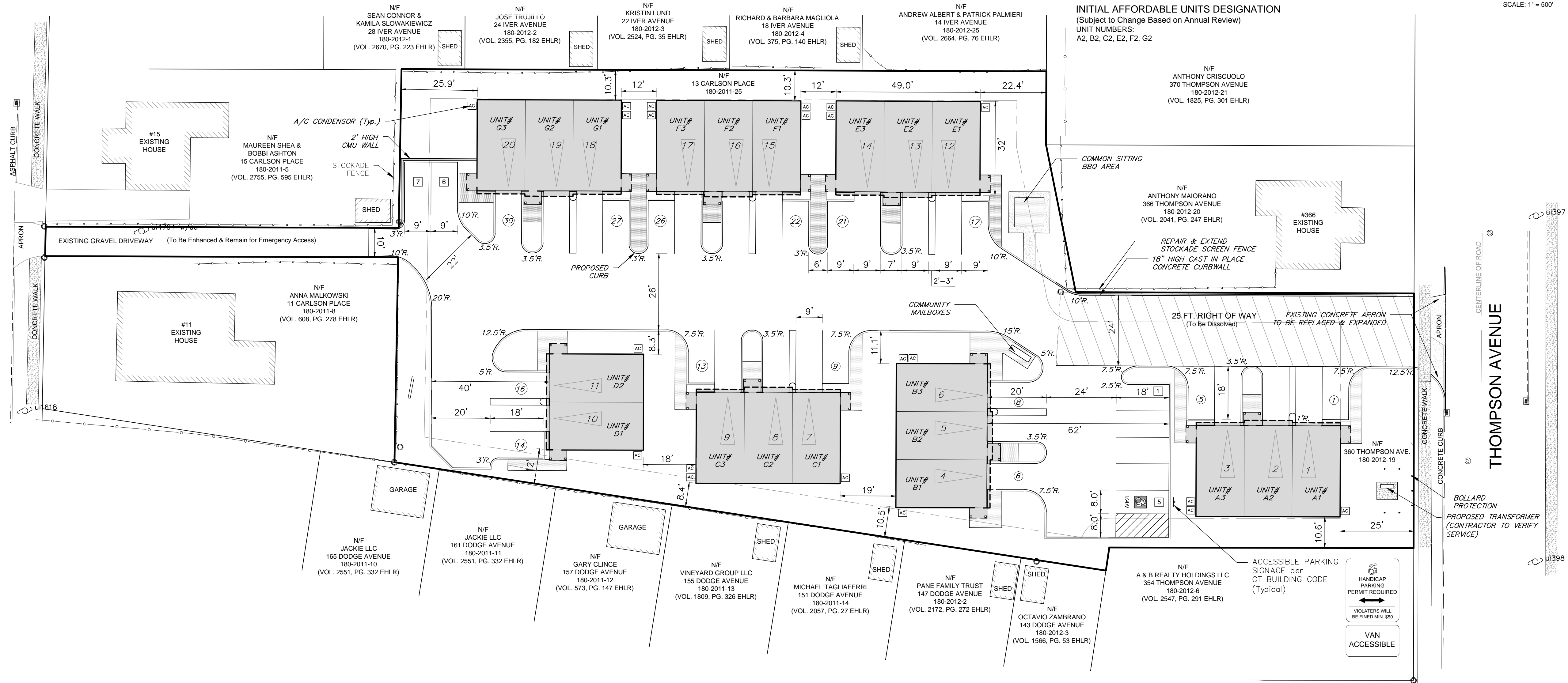


LOCATION MAP

SCALE: 1" = 500'

CARLSON PLACE

THOMPSON AVENUE



AGENCY SUBMISSION DRAWINGS
NOT FOR CONSTRUCTION

REVISIONS
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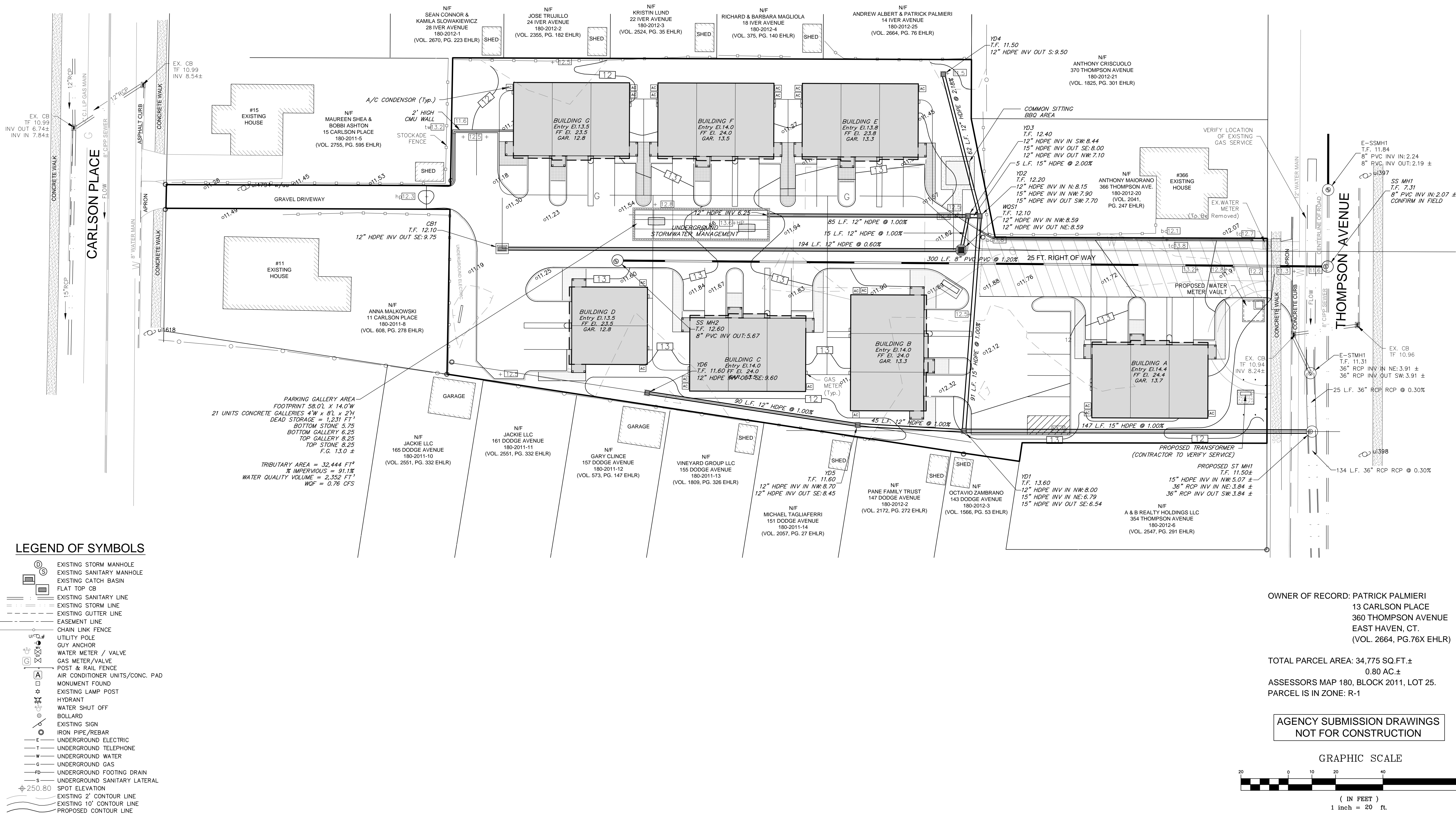
CODESPOTI
& ASSOCIATES P.C.
200 WEST MAIN STREET, SUITE 5
ORANGE, CONNECTICUT 06477
TEL: 203-799-1400
FAX: 203-799-3011

PROPOSED SITE DEVELOPMENT PLANS
360 THOMPSON AVENUE
PREPARED FOR
JOHN HALL
EAST HAVEN, CONNECTICUT

SITE PLAN

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

SP1



(IN FEET)
1 inch = 20 ft.

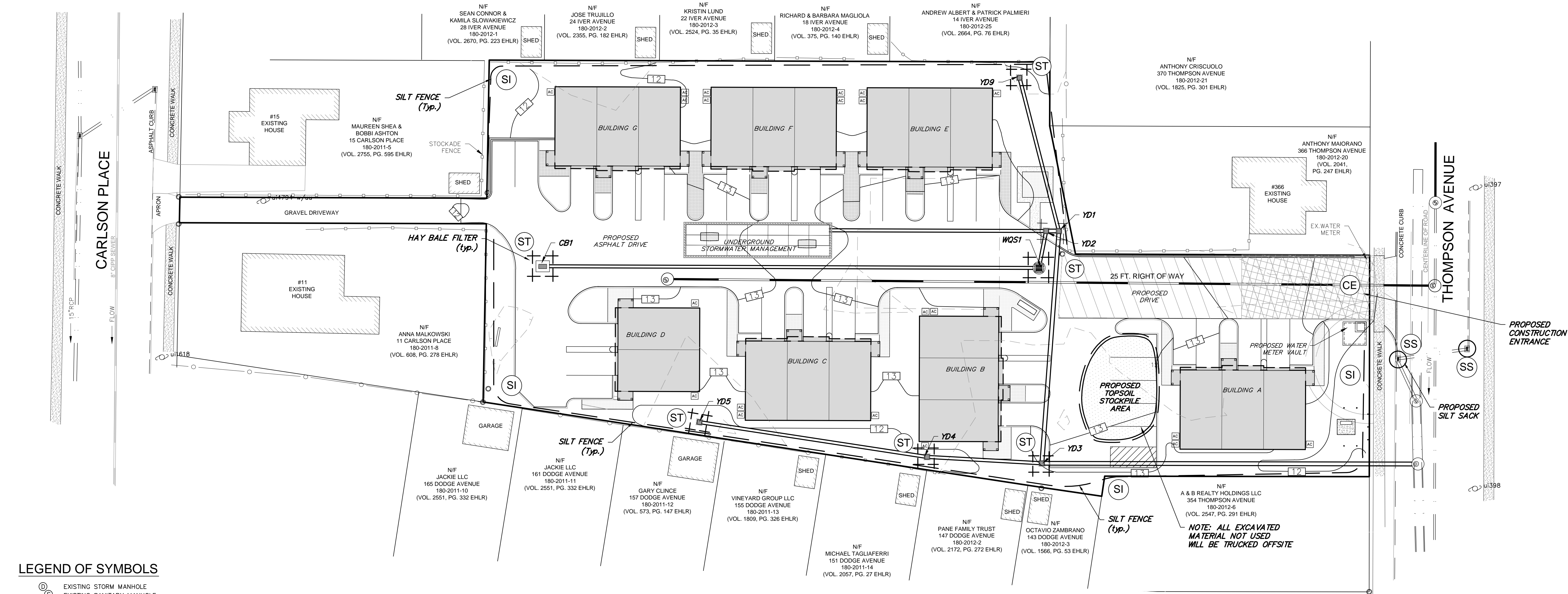
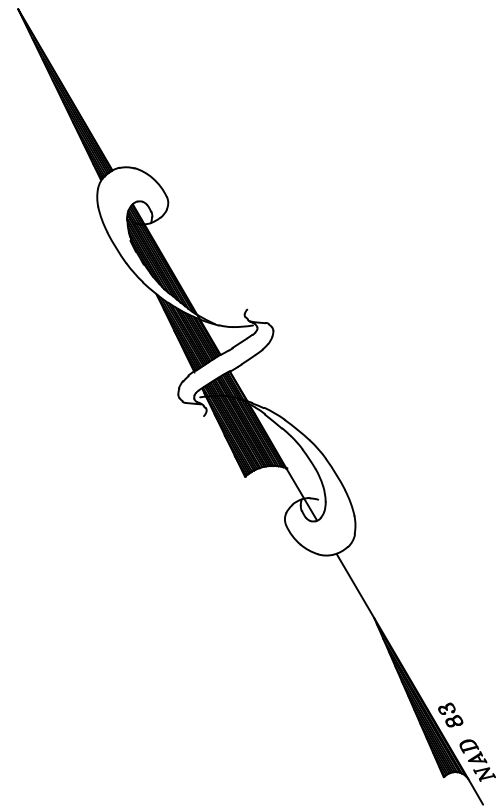
SP2

EAST HAVEN,

PLANNING
CAPE ARCHITECTURE
EERING
YING

REVISIONS

五、其他



LEGEND OF SYMBOLS

- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- FLAT TOP CB
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING GUTTER LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- UTILITY POLE
- GUY ANCHOR
- WATER METER / VALVE
- GAS METER/VALVE
- POST & RAIL FENCE
- AIR CONDITIONER UNITS/CONC. PAD
- MONUMENT FOUND
- EXISTING LAMP POST
- HYDRANT
- WATER SHUT OFF
- BOLLARD
- IRON PIPE/REBAR
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND WATER
- UNDERGROUND GAS
- UNDERGROUND FOOTING DRAIN
- UNDERGROUND SANITARY LATERAL
- SPOT ELEVATION
- EXISTING 2' CONTOUR LINE
- EXISTING 10' CONTOUR LINE
- PROPOSED CONTOUR LINE
- DEEP TEST PIT
- INFILTRATION TEST

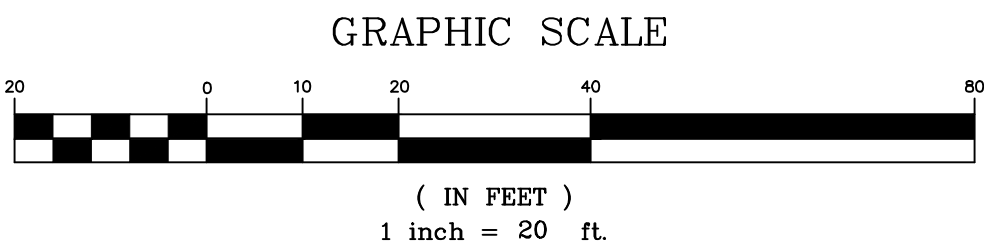
LEGEND:

- CE - CONSTRUCTION ENTRANCE
- DV - DIVERSION
- OP - OUTLET PROTECTION
- PV - PERMANENT VEGETATION
- RR - RIP RAP
- SI - SILT FENCE
- SS - SILT SACK
- ST - HAYBALE FILTER
- TV - TEMPORARY VEGETATIVE COVER
- VP - VEGETATIVE PROTECTION

OWNER OF RECORD: PATRICK PALMIERI
13 CARLSON PLACE
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



REVISIONS

#####

SITE PLANNING
LANDSCAPE ARCHITECTURE
CODESPOTI & ASSOCIATES P.C. SURVEYING
200 WEST MAIN ROAD, SUITE 5
ORANGE, CONNECTICUT 06477
TEL. 203-799-1400
FAX 203-799-3011

PROPOSED SITE DEVELOPMENT PLANS
360 THOMPSON AVENUE

PREPARED FOR
JOHN HALL

EAST HAVEN, CONNECTICUT

SOIL EROSION &
SEDIMENT CONTROL
PLAN

CAD FILE

4632

DATE

3/06/23

SCALE

1" = 20'

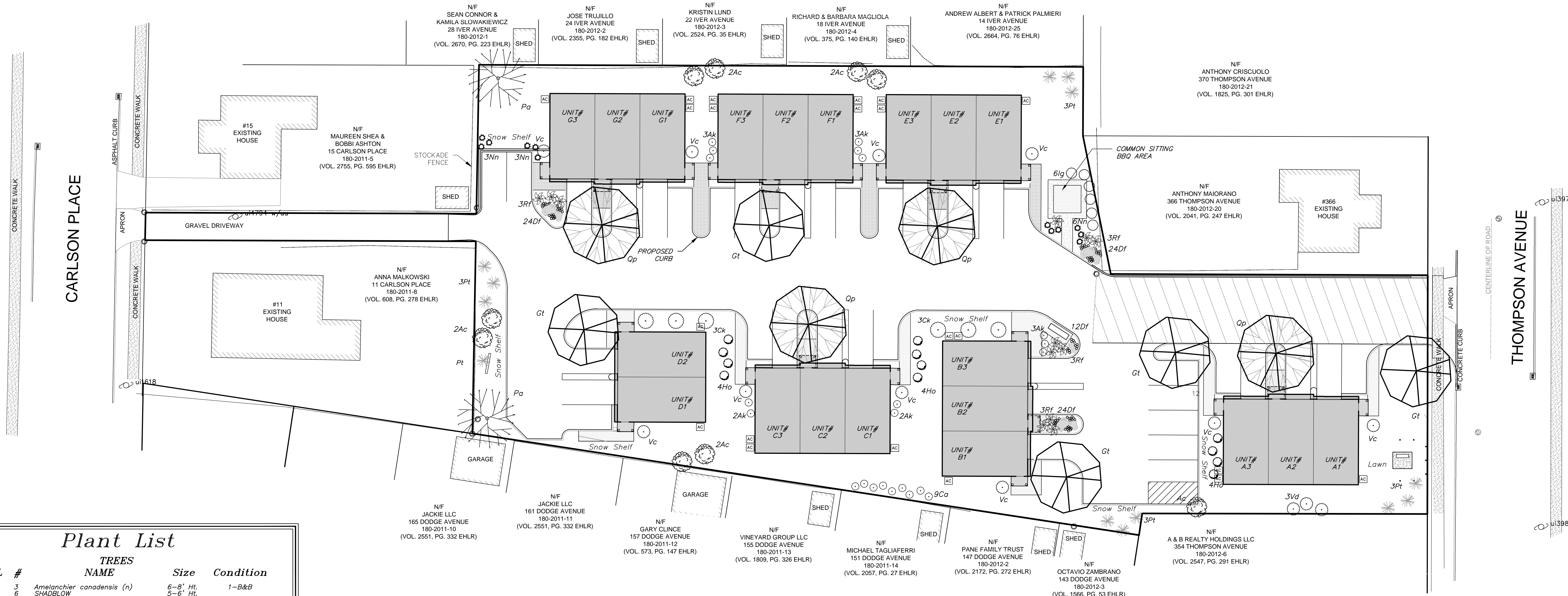
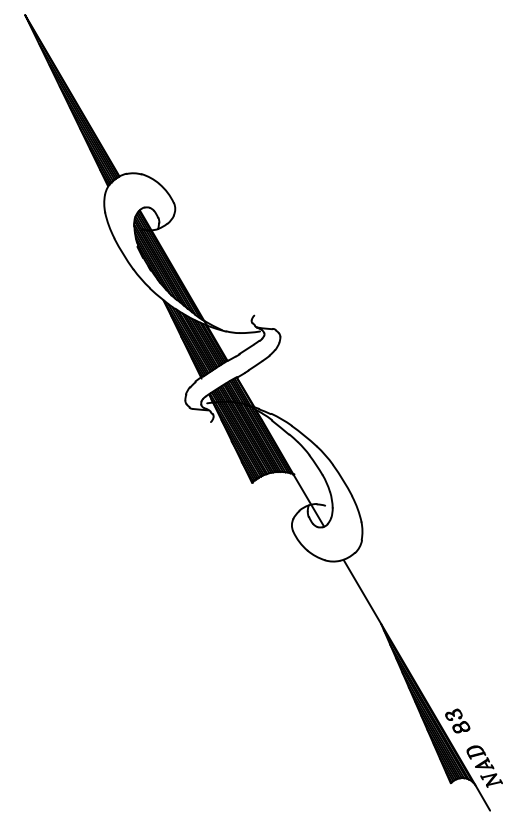
JOB NO.

4632

SHEET

SP3

V:\DC\Shared\Autocad Projects\CHUD 2014\4632-360 Thompson\4632_Landscape.dwg, 11/28/2023 9:35:36 AM, Juh, 1:1



Plant List

TREES				
SYMBOL	#	NAME	Size	Condition
	3	<i>Amelanchier canadensis</i> (n)	6-8' Ht.	1-B&B
	6	SHADBLOW	5-6' Ht.	
	6	<i>Cornus kousa</i>	6-8' Ht.	CG/B&B
	5	CHINESE DOGWOOD	2.5-3" cal.	2-B&B
	2	<i>Gleditsia triacanthos inermis</i>	2.5-3" cal.	2-B&B
	4	SHADEMASTER HONEYLOCUST (n)	2-2.5" cal.	2-B&B
	13	<i>Platanus acerifolia</i> 'Bloodgood'	2-2.5" cal.	2-B&B
	4	BLOODGOOD LONDON PLANE	2-2.5" cal.	2-B&B
	13	<i>Quercus palustris</i>	5-6' Ht.	3-B&B
	13	PIN OAK (n)	>6" Cal.	4
	13	<i>Pinus thunbergiana</i>	>6" Cal.	4
	13	JAPANESE BLACK PINE	>6" Cal.	4
Existing Tree, to Remain				
SPECIES VARY				
1- CLUMP FORM MINIMUM 5 CANES				
2- STRAIGHT TRUNK, SINGLE LEADER, NO LIMBS BELOW 6 FT.				
3- STRAIGHT TRUNK, SINGLE LEADER, LOW BRANCHED				
4- SEE EXISTING CONDITIONS PLAN OR LANDSCAPE PLAN				
SHRUBS				
	13	<i>Azalea kurume</i> Delaware Valley White	2-2.5' Ht.	CG
	9	DELAWARE VALLEY WHITE AZALEA	2-2.5' Ht.	CG
	12	<i>Clethra alnifolia</i> (n)	2-2.5' spr.	CG/B&B
	6	SUMMERSWEET	2.5-3' Ht.	CG/B&B
	10	<i>Hydrangea macrophylla</i>	2-2.5' Ht.	CG/B&B
	3	ENDLESS SUMMER HYDRANGEA	2-3' Ht.	CG/B&B
	10	<i>Ilex glabra</i> (n)	2-2.5' Ht.	CG/B&B
	10	INKBERRY	2-2.5' Ht.	CG/B&B
	10	<i>Viburnum carlesii</i>	2-2.5' Ht.	CG/B&B
	3	CARLESI VIBURNUM	2-3' Ht.	CG/B&B
	3	<i>Viburnum dentatum</i> (n)	2-3' Ht.	CG/B&B
	3	ARROWWOOD VIBURNUM	2-3' Ht.	CG/B&B
GRASSES, GROUNDCOVER				
	12	<i>Rosa 'polyantha'</i>	2-3' Ht.	CG
	12	THE FAIRY PINK	2-3' Ht.	CG
	84	<i>Nipponanthemum nipponicum</i>	2-3' Ht.	CG
	84	MONTAUK DAISY	2-3' Ht.	CG
	84	<i>Narcissus Amaryllidoidae</i>		BULB
	7	DAFFODILS		BULB
	7	LANDSCAPE BOULDERS		BULB

NOTES:
1) IF THERE ARE ANY CONFLICTS BETWEEN PLANT LIST TOTALS AND DRAWINGS THE HIGHER NUMBER WILL PREVAIL.
2) WHEN A COMPARABLE NATIVE VARIETY IS AVAILABLE, IT SHOULD BE UTILIZED IN LIEU OF THE SPECIFIED MATERIAL.

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

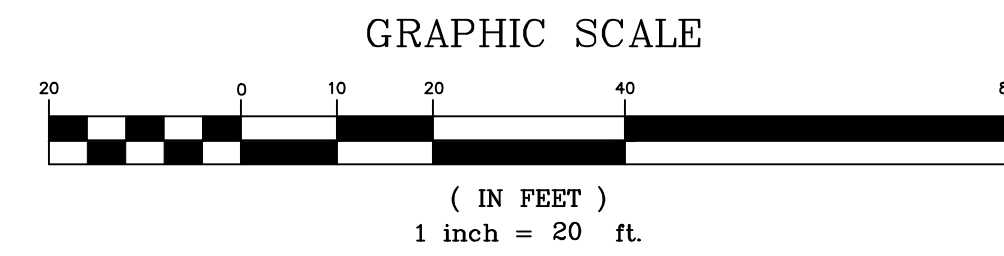
PARCEL AREAS:
34,775 SQ.FT.±
0.80 AC.±

TOTAL PARCEL AREA: 45,559 SQ.FT.±
1.05 AC.±

ASSESSORS MAP 180, BLOCK 2011, LOT 25.
PARCEL IS IN ZONE: R-1

LINDA CARLSON QUILLIAM
360 THOMPSON AVENUE
EAST HAVEN, CT.
(VOL. 1208, PG.55 EHLR)

10,784 SQ.FT.±
0.248 AC.±



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REVISIONS

CODESPOTI & ASSOCIATES P.C. SITE PLANNING LANDSCAPE ARCHITECTURE SURVEYING
200 WEST MAIN STREET SUITE 5
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PROPOSED SITE DEVELOPMENT PLANS
360 THOMPSON AVENUE
EAST HAVEN, CONNECTICUT
PREPARED FOR
JOHN HALL

LANDSCAPE PLAN

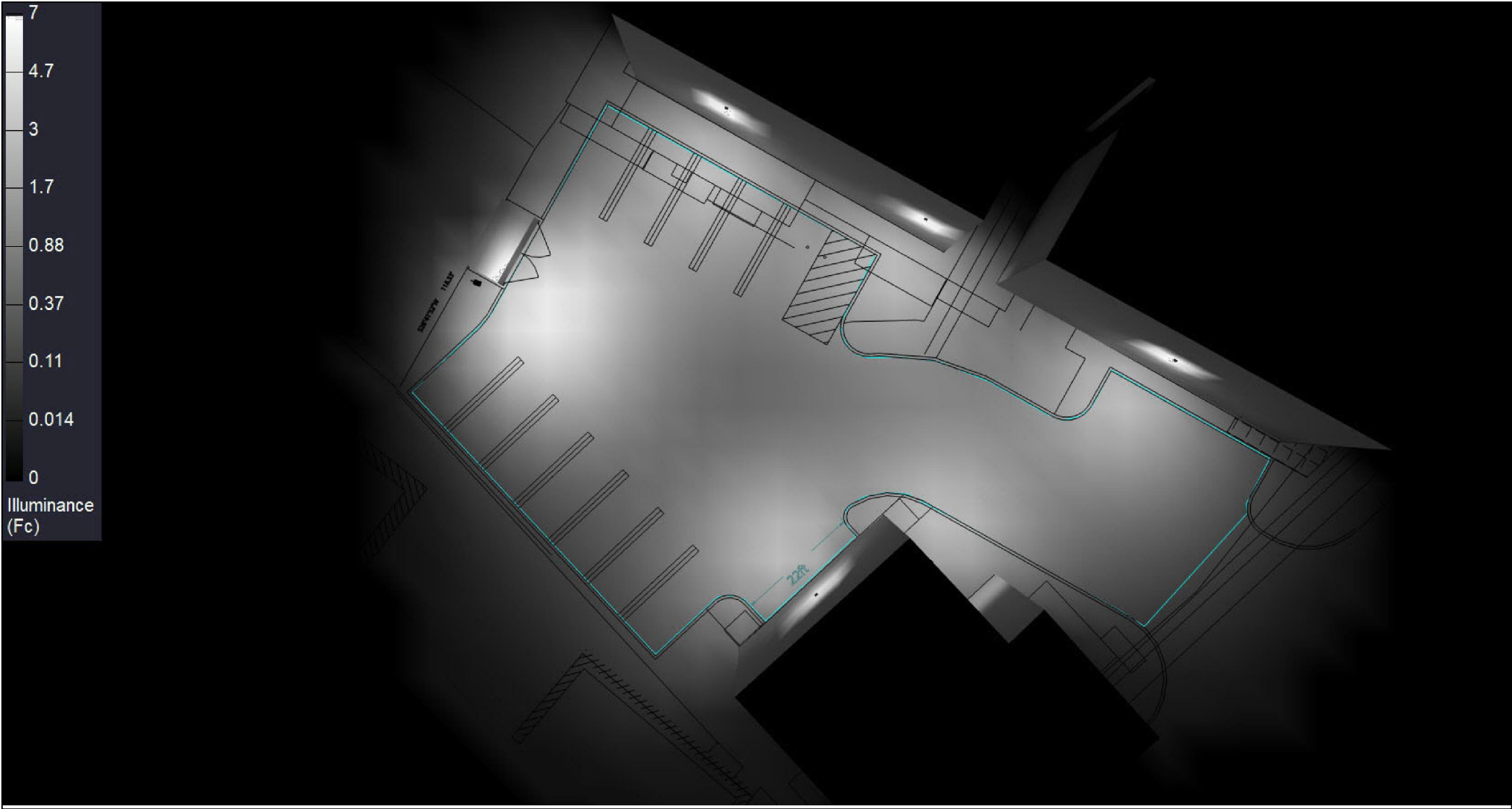
CAD FILE
4632
DATE
9/03/23
SCALE
1" = 20'
JOB NO.
4632
SHEET
SP4

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpctLr
CalcPts	Illuminance	Fc	0.90	6.1	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG	5
StatArea - Parking Lot	Illuminance	Fc	2.01	6.1	0.3	6.70	20.33	Readings taken at 0'-0" AFG	5

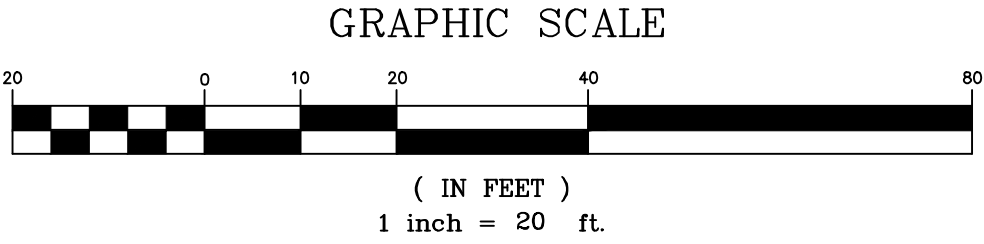
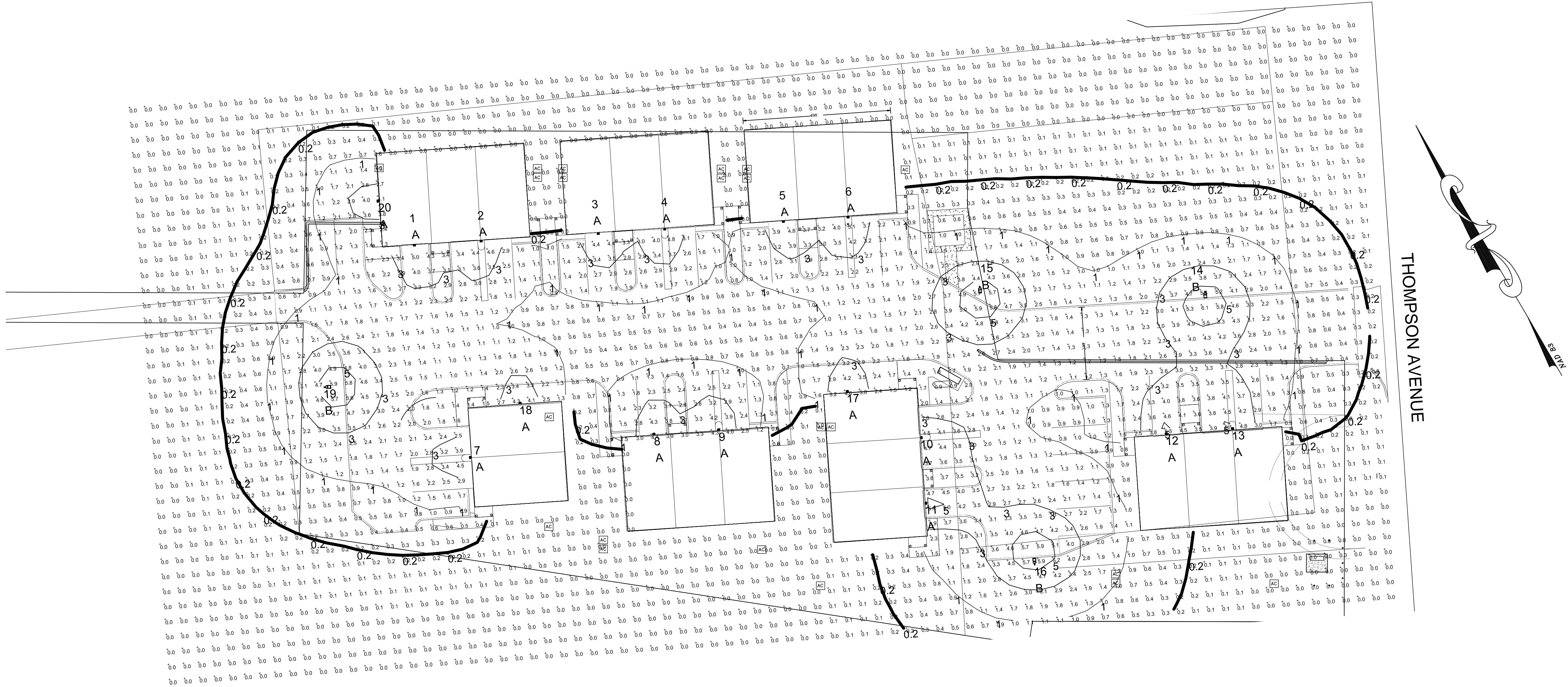
Luminaire Tag Summary	
Tag	Qty
A	16
B	4

Luminaire Schedule											
Symbol	Qty	Tag	Label	Arrangement	LLF	Luminaire Lumens	Arrangement Luminaire Lumens	Description	Luminaire Watts	Arrangement Watts	Total Watts
	16	A	SLIM12N	Single	1.000	2039	2039	Wall Mount	14.9	14.9	238.4
	4	B	A17-4T10N	Single	1.000	9903	9903	Type IV Pole Mount, 15ft Pole on 3ft Base, Base by Others	70.37	70.37	281.48

Expanded Luminaire Location Summary					
LumNo	Tag	X	Y	MTG HT	Orient
1	A	170.714	145.558	15	270
2	A	192.872	145.401	15	270
3	A	231.801	145.147	15	270
4	A	253.908	145.078	15	270
5	A	293.331	144.873	15	270
6	A	314.821	144.804	15	270
7	A	184.407	73.988	15	180
8	A	245.578	77.377	15	90
9	A	267.138	77.324	15	90
10	A	333.868	70.087	15	0
11	A	333.844	48.332	15	0
12	A	415.115	65.579	15	90
13	A	437.154	65.785	15	90
14	B	431.198	111.907	18	270
15	B	356.787	118.76	18	270
16	B	360.536	25.421	18	90
17	A	310.56	87.015	15	90
18	A	202.014	90.679	15	90
19	B	137.575	100.593	18	0
20	A	159.75	160.893	15	180



- NOTES:
- * 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/p.
 - * The Lighting Analysis, E2Layout, 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.



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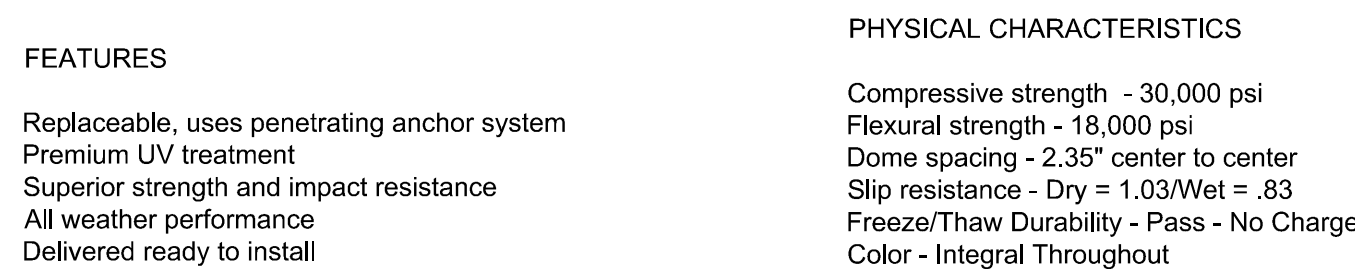
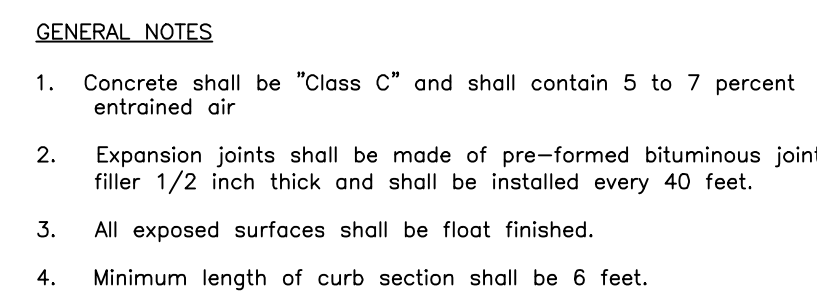
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PROPOSED SITE DEVELOPMENT PLANS
360 THOMPSON AVENUE
PREPARED FOR
JOHN HALL
EAST HAVEN, CONNECTICUT

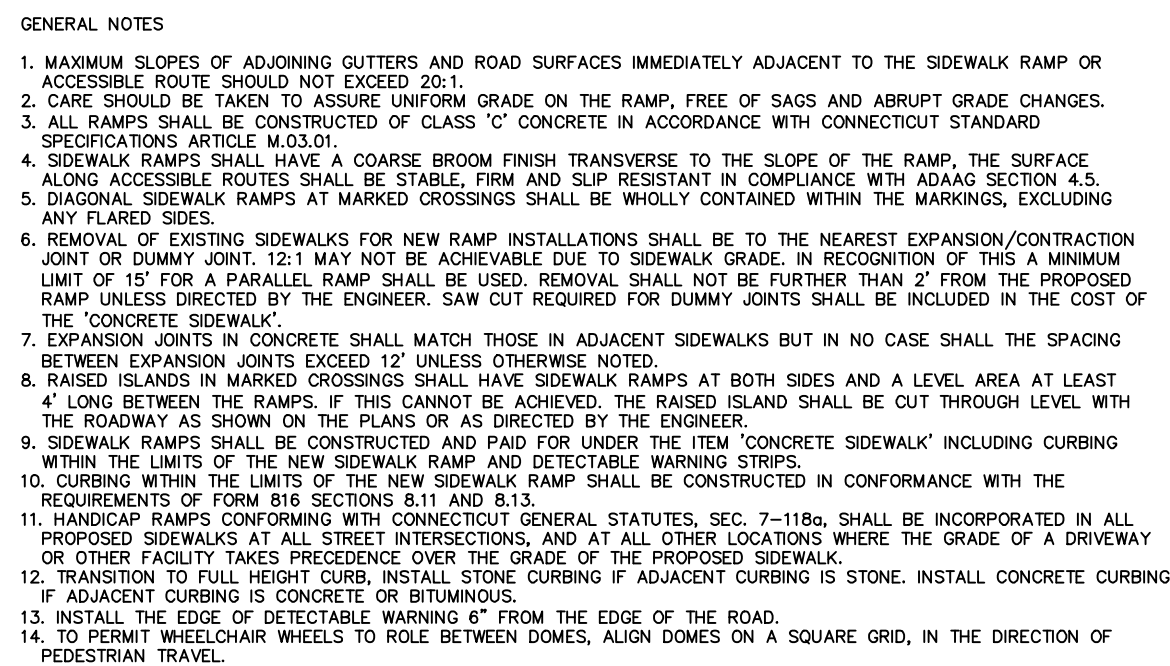
LIGHTING PLAN

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

SP5



N.T.S. CADFILE: 02513-11.DWG



n.t.s. CADFILE: 02510-25.DWG



n.t.s. CADFILE: 02510-36.DWG

CAD FILE
4632
DATE
9/03/23
SCALE
AS NOTED
JOB NO.
4632
SHEET

SP8

REVISIONS

CODESPOTI
& ASSOCIATES P.C.

PROPOSED SITE DEVELOPMENT PLANS
3360 THOMPSON AVENUE

PREPARED FOR
JOHN HALL

EAST HAVEN.

CONNECTICUT

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新華社北京二十日電