

SITE PLAN

615 PLAINS RD

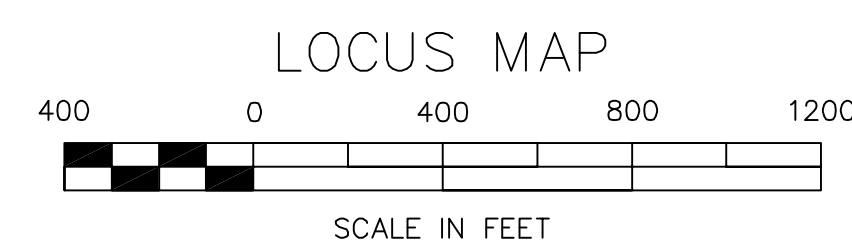
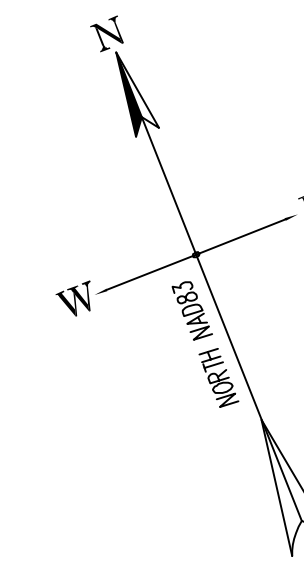
Milford, Connecticut

MAP 062 BLOCK 928 PARCEL 4B
ZONE LI

Owner / Applicant:
615 Plains Road, LLC
c/o Jason Julian
615 Plains Rd
Milford, CT
203-416-5308
jbjulian@julianenterprises.com

Attorney
Thomas B. Lynch Esq.
63 Cherry St
Milford, CT
203-878-4669
lynch@itmblaw.com

Engineer:
Ronald Wassmer, Pel 16975
158 Research Dr, Unit M
Milford, Ct 06460
203-872-8316
info@ctcivilgroup.com

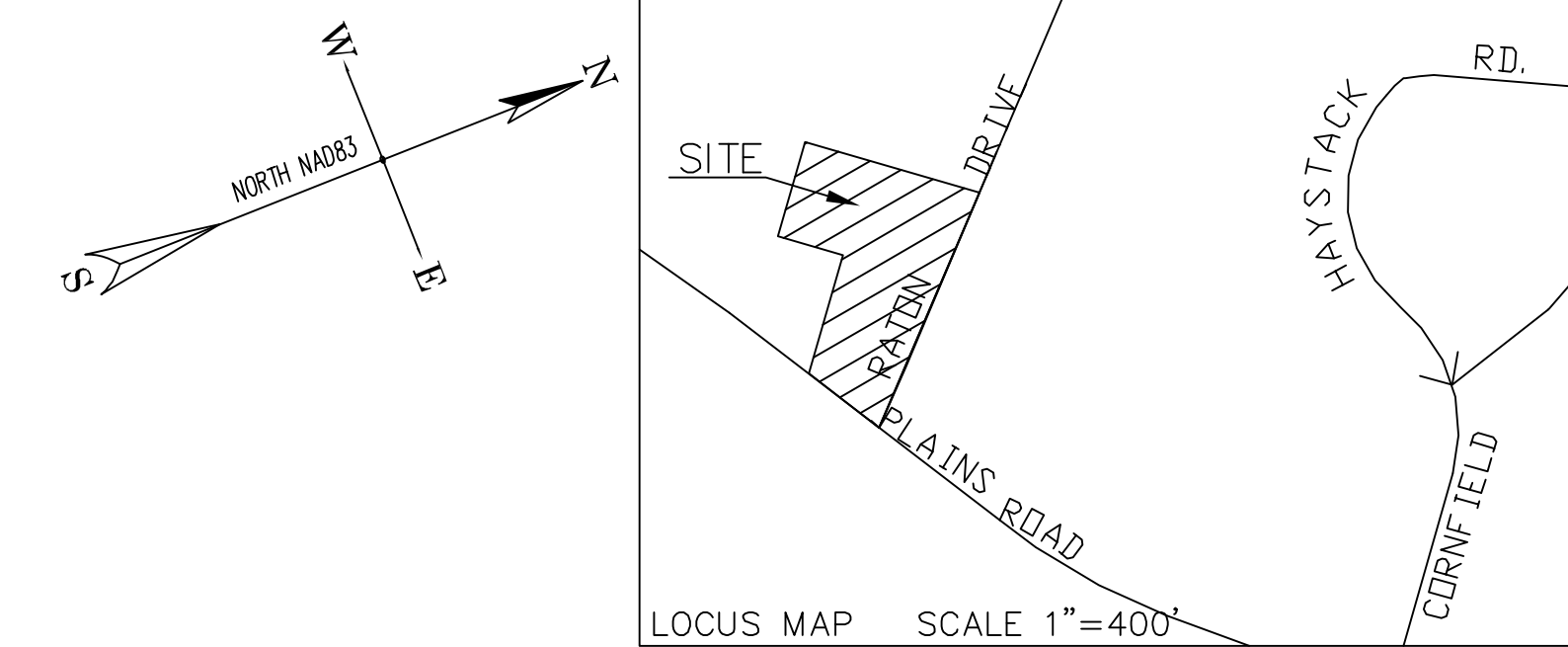
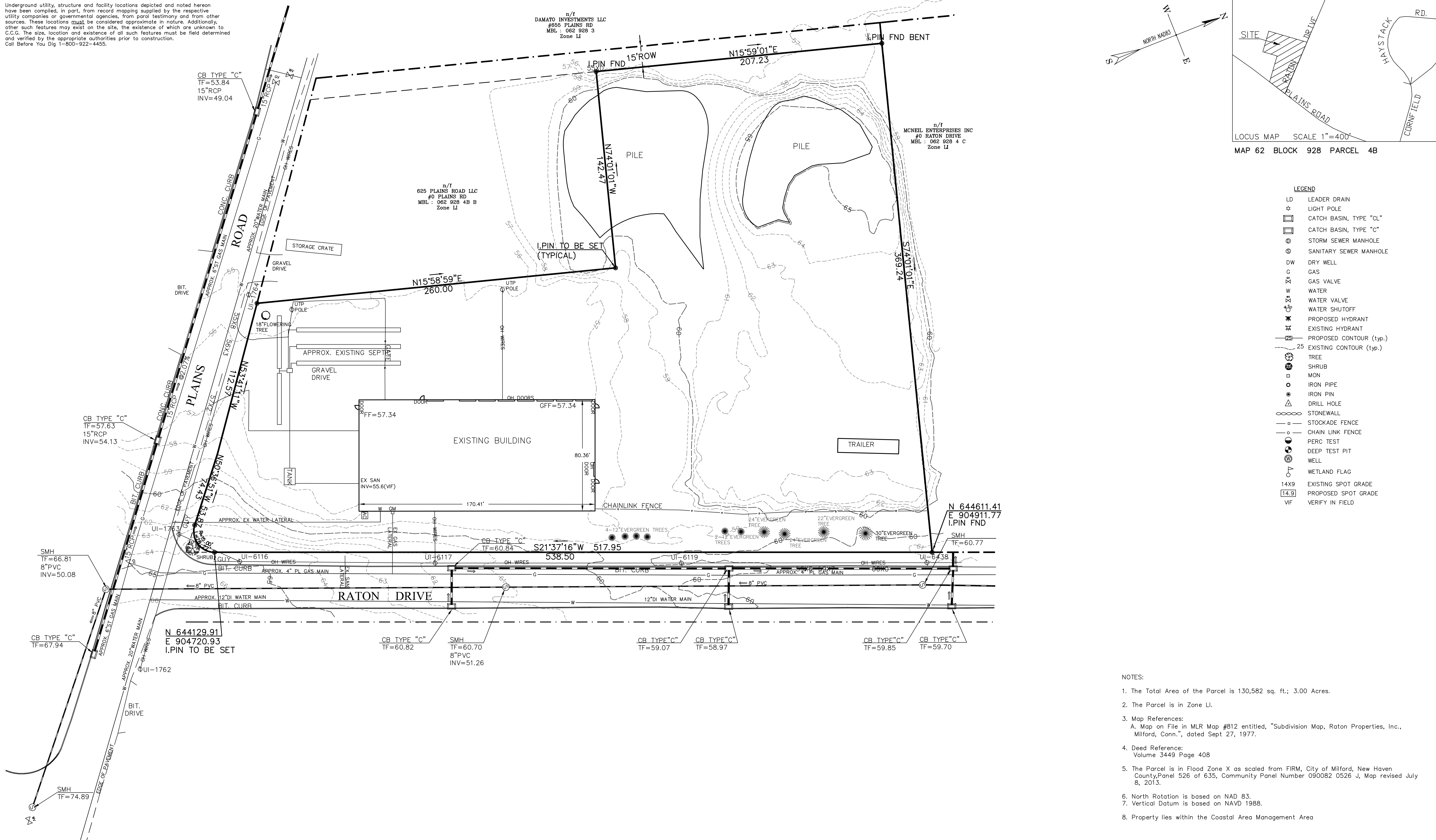


SUBMITTED FOR:	
DATE	
12-01-2020	City Planner
06-09-2021	City Planner
06-30-2021	Department Distribution
10-13-2021	Zoning Board

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2021-05-24	Rev Per City Planner's Review comments	LML
2	2021-07-15	Rev Per City Engineer's Review comments	LML

INDEX			DATE	REVISION DATE
SHEET NAME	SHEET	DESCRIPTION		
T-1	1	TITLE SHEET	12-01-2020	07-15-2021
EX-1	2	EXISTING CONDITIONS SURVEY	12-01-2020	05-24-2021
SP-1	3	SITE PLAN	12-01-2020	07-15-2021
LS-1	4	LANDSCAPE PLAN	05-24-2021	07-15-2021
GDU-1	5	GRADING & DRAINAGE & UTILITY PLAN	12-01-2020	07-15-2021
ES-1	6	SEDIMENTATION AND EROSION CONTROL PLAN	12-01-2020	07-15-2021
IP-1	7	ILLUMINATION PLAN 1	12-01-2020	07-15-2021
IP-2	8	ILLUMINATION PLAN 2	12-01-2020	05-24-2021
D-1	9	DETAILS SHEET 1	12-01-2020	07-15-2021
D-2	10	DETAILS SHEET 2	12-01-2020	05-24-2021
A-1		BUILDING ELEVATIONS	05-24-2021	05-24-2021
FP-1		FLOOR PLAN	05-24-2021	05-24-2021

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LOCUS MAP SCALE 1"=400'
MAP 62 BLOCK 928 PARCEL 4B

- LEGEND**
- LD LEADER DRAIN
 - ☆ LIGHT POLE
 - ☐ CATCH BASIN, TYPE "CL"
 - ☐ CATCH BASIN, TYPE "C"
 - ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - DW DRY WELL
 - G GAS
 - ⊕ GAS VALVE
 - W WATER
 - ⊕ WATER VALVE
 - ⊕ WATER SHUTOFF
 - ⊕ PROPOSED HYDRANT
 - ⊕ EXISTING HYDRANT
 - PROPOSED CONTOUR (typ.)
 - - - EXISTING CONTOUR (typ.)
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 - SHRUB
 - MON
 - IRON PIPE
 - IRON PIN
 - △ DRILL HOLE
 - ⊕ STONEWALL
 - ⊕ STOCKADE FENCE
 - ⊕ CHAIN LINK FENCE
 - ⊕ PERC TEST
 - ⊕ DEEP TEST PIT
 - ⊕ WELL
 - ⊕ WETLAND FLAG
 - 14X9 EXISTING SPOT GRADE
 - 14.9 PROPOSED SPOT GRADE
 - VIF VERIFY IN FIELD

- NOTES:**
- The Total Area of the Parcel is 130,582 sq. ft.; 3.00 Acres.
 - The Parcel is in Zone LI.
 - Map References:
A. Map on File in MLR Map #812 entitled, "Subdivision Map, Raton Properties, Inc., Milford, Conn.," dated Sept 27, 1977.
 - Deed Reference:
Volume 3449 Page 408
 - The Parcel is in Flood Zone X as scaled from FIRM, City of Milford, New Haven County, Panel 526 of 635, Community Panel Number 090082 0526 J, Map revised July 8, 2013.
 - North Rotation is based on NAD 83.
 - Vertical Datum is based on NAVD 1988.
 - Property lies within the Coastal Area Management Area

C.C.G. CT CIVIL GROUP, LLC
Civil + Structural Engineering + Land Surveying
Designers + Planners
158 RESEARCH DRIVE, MILFORD, CT 06460
(203) 874-8316 info@ctcivilgroup.com

REVISIONS

Revised per City Planner's Comments; revised sheet numbers	LML	05/24/2021
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NOTES:

This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

It is a Property Survey based upon a Dependent Resurvey and is intended to depict the locations of all boundary monumentation found or set, relationship of improvements and features to the boundary, record easements, means of ingress and egress, lines of occupation, deed restrictions, conflicts, and encroachments.

This survey conforms to Horizontal Accuracy Class A-2.

To my knowledge and belief, this map is substantially correct as noted herein.

Date Oct. 13, 2021 By *Ronald W. Wassmer*
Ronald W. Wassmer, PE LS CT Lic. No. 16975

This survey is not valid unless it bears a live signature and live seal.

The word "certify" is understood to be an expression of professional opinion by the land surveyor that is based on his best knowledge, information, and belief. As such, it constitutes neither a guarantee nor warranty, expressed or implied.

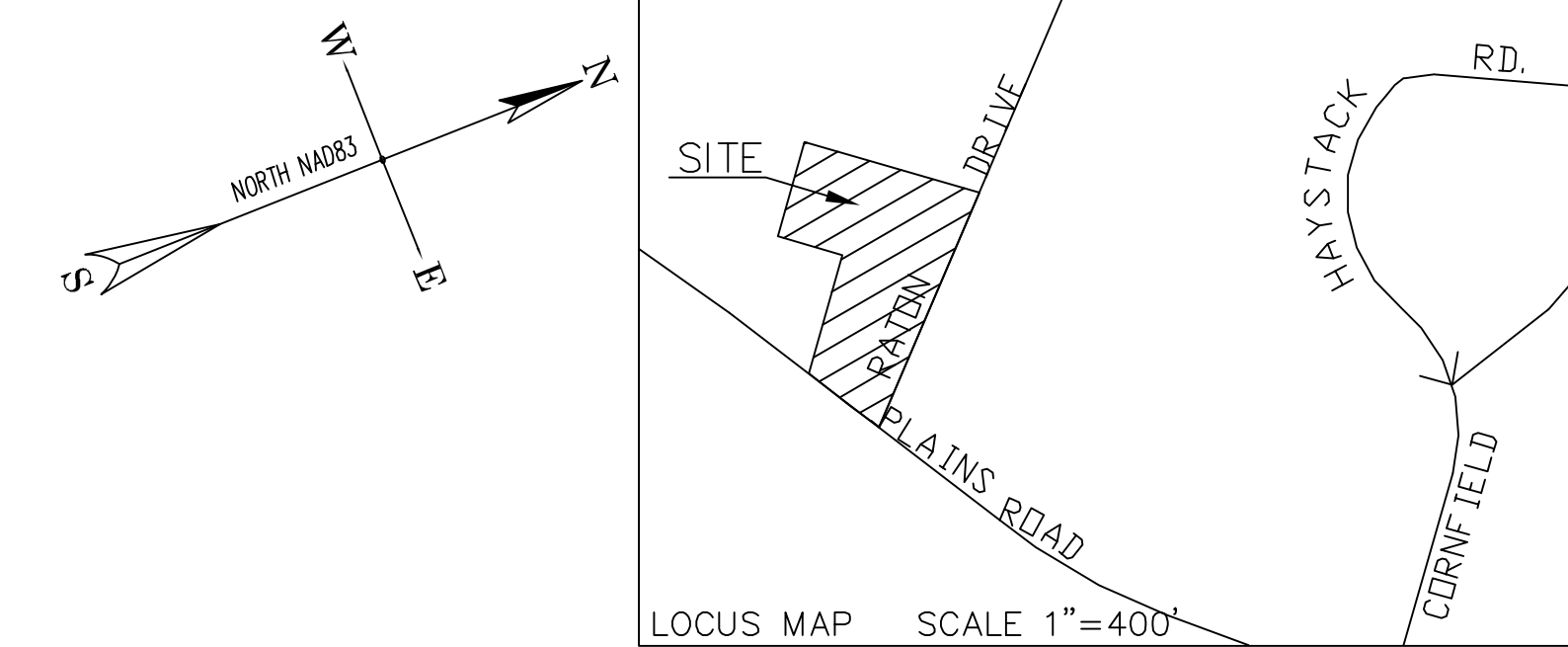
EXISTING CONDITIONS SURVEY
PREPARED FOR
615 PLAINS ROAD, LLC
615 PLAINS ROAD, Milford, Connecticut

DATE: December 01, 2020 FB: 472 TFF: 26 DRAWN BY: JD CHECKED: RWW

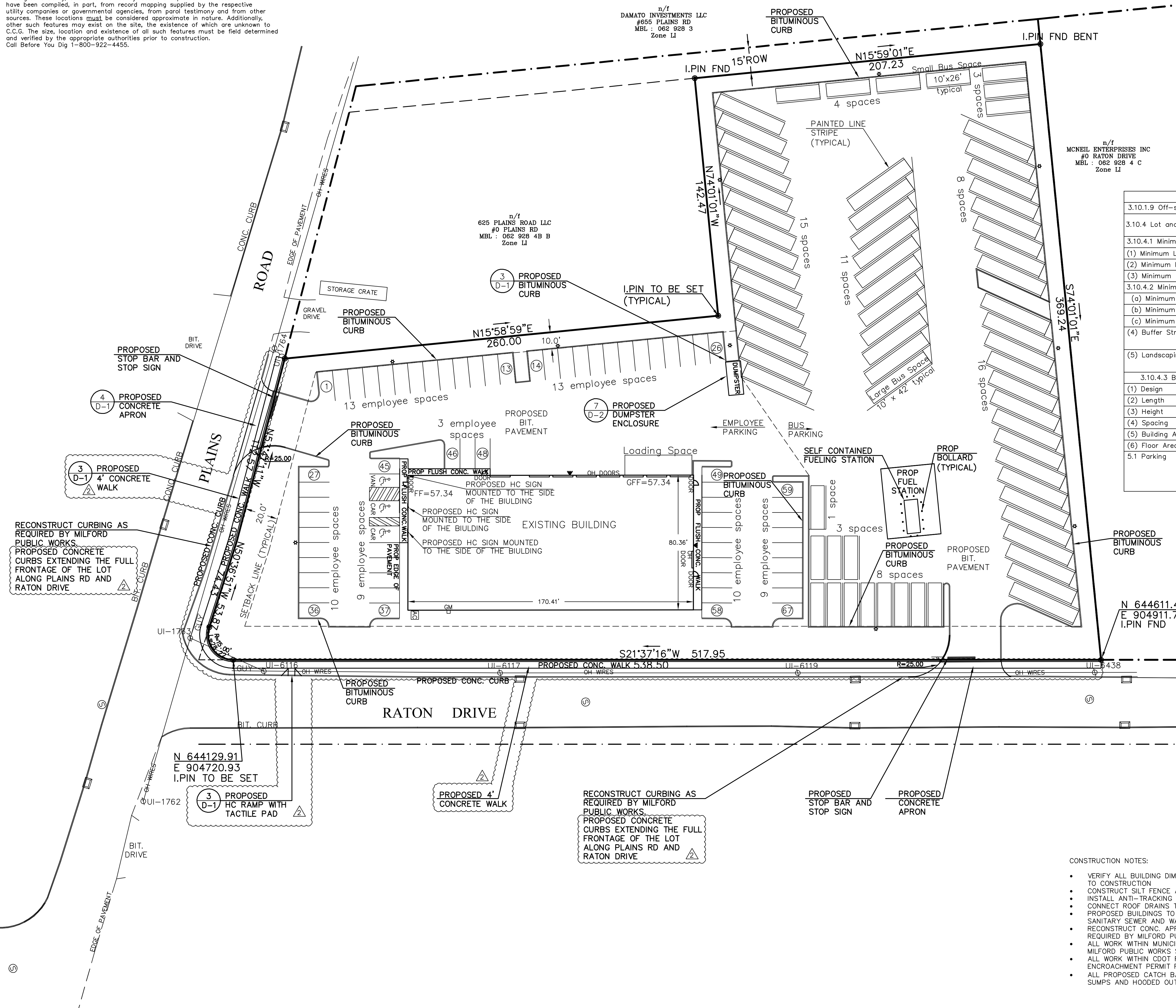
Scale: 30 0 1" = 30' 30 60

BOX No.: 181 PROJECT No.: 2020-015
DWG No.: 2351 SHT 2 of 10

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MAP 62 BLOCK 928 PARCEL 4B



Zoning Requirements - Zone LI (Limited Industrial)				
3.10.1.9 Off-street parking garages or lots				
3.10.4 Lot and Building Requirements	Minimum Required Maximum Allowed	Existing Conditions	Proposed Conditions	As-Built Conditions
3.10.4.1 Minimum Lot Requirements				
(1) Minimum Lot Area	10,000 SF	130,582 SF	130,582 SF	
(2) Minimum Lot Width	50'	189.1'±	189.1'±	
(3) Minimum Lot Depth	100'	372.8'±	372.8'±	
3.10.4.2 Minimum Yard & Open Space				
(a) Minimum Front Yard	20'	88.9' / 29.7'	20' / 20'	
(b) Minimum Side Yard	None Required But 10' If Provided	76.6' / 231.2'	10'	
(c) Minimum Rear Yard	None Required But 20' If Provided	235.7'	10'	
(4) Buffer Strip		N/A	N/A	
(5) Landscaping: Front yard	Shall be appropriately landscaped except for required access ways	Not adjacent to Residential District	Not adjacent to Residential District	Front Yard Landscaping Provided
3.10.4.3 Building Requirements				
(1) Design	in harmony	Existing Building	Existing Building	
(2) Length	Not unreasonable	170' (Existing)	170' (Existing)	
(3) Height	35 Feet max.	22' (Existing)	22' (Existing)	
(4) Spacing	Shall be equal to 1/2 sum of heights	N/A	N/A	
(5) Building Area	50% max.	13,694sq.ft.=10.7%	13,694sq.ft.=10.7%	
(6) Floor Area Ratio	1.0 F.A.R. max.	13,694sq.ft.=0.107	13,694sq.ft.=0.107	
5.1 Parking	Parking is based on employees		67 spaces provided 3 HC req. 3 HC provided including 1 Van Accessible space	

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RECONSTRUCT CURBING AS REQUIRED BY MILFORD PUBLIC WORKS. PROPOSED CONCRETE CURBS EXTENDING THE FULL FRONTAGE OF THE LOT ALONG PLAINS RD AND RATON DRIVE

RECONSTRUCT CURBING AS REQUIRED BY MILFORD PUBLIC WORKS. PROPOSED CONCRETE CURBS EXTENDING THE FULL FRONTAGE OF THE LOT ALONG PLAINS RD AND RATON DRIVE

CONSTRUCTION NOTES:

- VERIFY ALL BUILDING DIMENSIONS WITH BUILDING PLAN PRIOR TO CONSTRUCTION
- CONSTRUCT SILT FENCE AROUND PERIMETER OF LOT
- INSTALL ANTI-TRACKING PAD
- CONNECT ROOF DRAINS TO PROPOSED GALLEYS
- PROPOSED BUILDINGS TO BE CONNECTED TO MUNICIPAL SANITARY SEWER AND WATER.
- RECONSTRUCT CONC. APRON, CURBING, AND SIDEWALK AS REQUIRED BY MILFORD PUBLIC WORKS.
- ALL WORK WITHIN MUNICIPAL STREET TO BE CONDUCTED PER MILFORD PUBLIC WORKS STANDARDS.
- ALL WORK WITHIN CDOT RIGHT OF WAY REQUIRE AN ENCROACHMENT PERMIT FROM CDOT.
- ALL PROPOSED CATCH BASINS TO BE PROVIDED WITH 4' SUMPS AND HOODED OUTLETS

NOTES:

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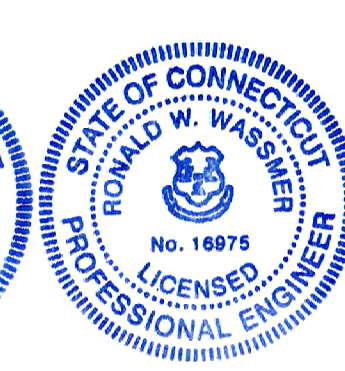
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REVISIONS

NO.	DESCRIPTION	BY	DATE
1	Revised per City Engineer's review; added conc. curbs, walks, and HC ramp	LML	07/15/2021
2	Revised per City Planner's review comments; added dumpster	LML	05/24/2021

NOTES:
 This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
 This survey conforms to Horizontal Accuracy Class A-2.

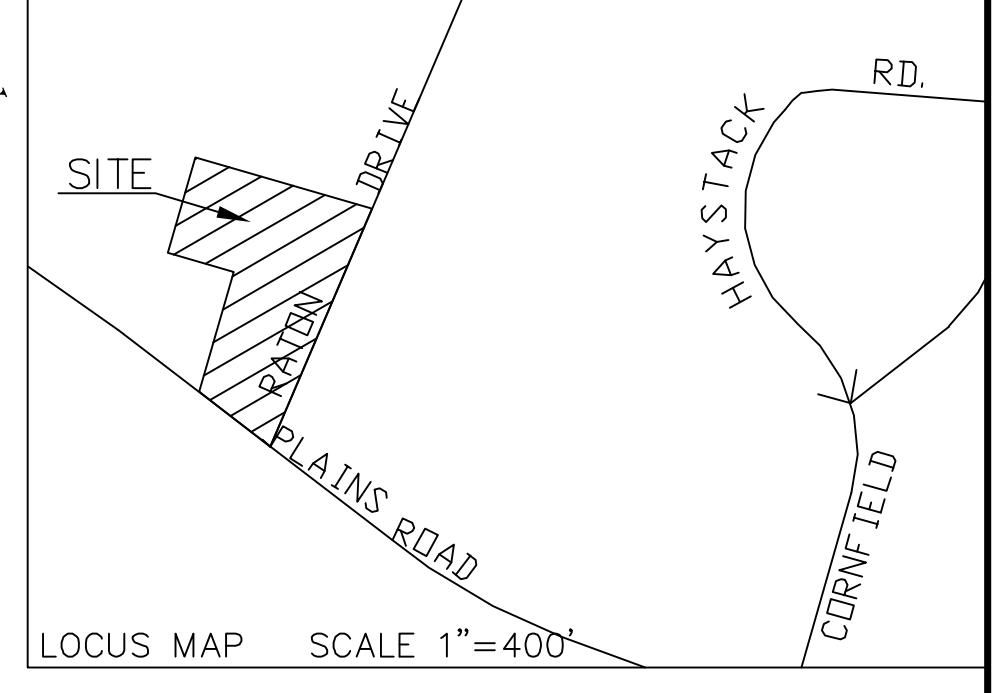
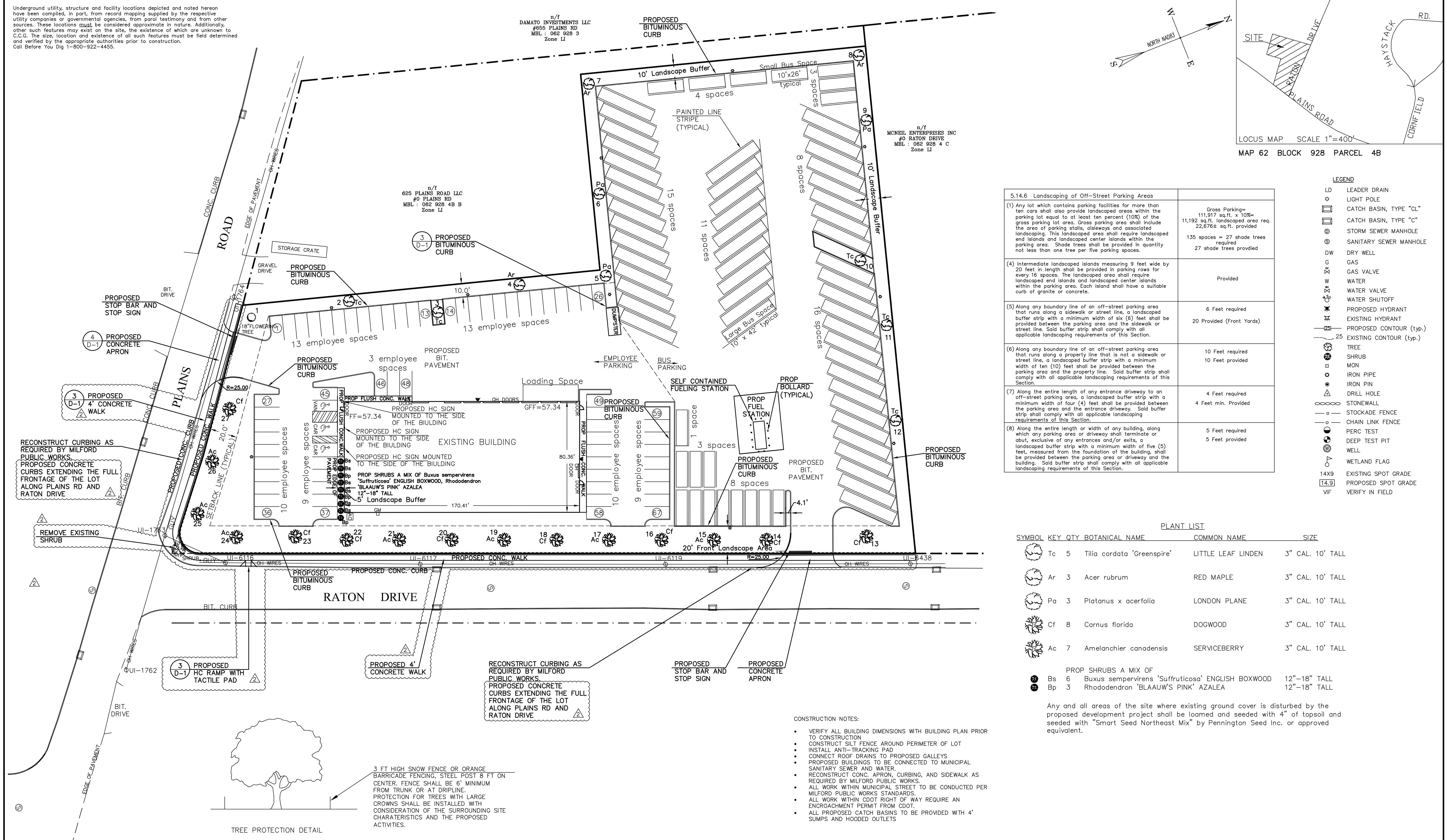
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SITE PLAN
 PREPARED FOR
 615 PLAINS ROAD, LLC
 615 PLAINS ROAD, Milford, Connecticut

DATE: December 01, 2020 FB: 472 TFF: 26 DRAWN BY: LML CHECKED: RWW
 BOX No.: 181 PROJECT No.: 2020-015
 DWG No.: 2351 SHT 3 of 10

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5.14.6 Landscaping of Off-Street Parking Areas	
(1) Any lot which contains parking facilities for more than ten cars shall also provide landscaped areas within the parking lot equal to at least ten percent (10%) of the gross parking lot area. Gross parking area shall include the area of parking stalls, aisles and associated landscaping. This landscaped area shall require landscaped end islands and landscaped center islands within the parking area. Shade trees shall be provided in quantity not less than one tree per five parking spaces.	Gross Parking = 111,917 sq.ft. x 10% = 11,192 sq.ft. landscaped area req. 22,676± sq.ft. provided 135 spaces = 27 shade trees required 27 shade trees provided
(4) Intermediate landscaped islands measuring 9 feet wide by 20 feet in length shall be provided in parking rows for every 16 spaces. The landscaped area shall require landscaped end islands and landscaped center islands within the parking area. Each island shall have a suitable curb of granite or concrete.	Provided
(5) Along any boundary line of an off-street parking area that runs along a sidewalk or street line, a landscaped buffer strip with a minimum width of six (6) feet shall be provided between the parking area and the sidewalk or street line. Said buffer strip shall comply with all applicable landscaping requirements of this Section.	6 Feet required 20 Provided (Front Yards)
(6) Along any boundary line of an off-street parking area that runs along a property line that is not a sidewalk or street line, a landscaped buffer strip with a minimum width of ten (10) feet shall be provided between the parking area and the property line. Said buffer strip shall comply with all applicable landscaping requirements of this Section.	10 Feet required 10 Feet provided
(7) Along the entire length of any entrance driveway to an off-street parking area, a landscaped buffer strip with a minimum width of four (4) feet shall be provided between the parking area and the entrance driveway. Said buffer strip shall comply with all applicable landscaping requirements of this Section.	4 Feet required 4 Feet min. Provided
(8) Along the entire length or width of any building, along which any parking area or driveway shall terminate or abut, exclusive of any entrances and/or exits, a landscaped buffer strip with a minimum width of five (5) feet, measured from the foundation of the building, shall be provided between the parking area or driveway and the building. Said buffer strip shall comply with all applicable landscaping requirements of this Section.	5 Feet required 5 Feet provided

LEGEND

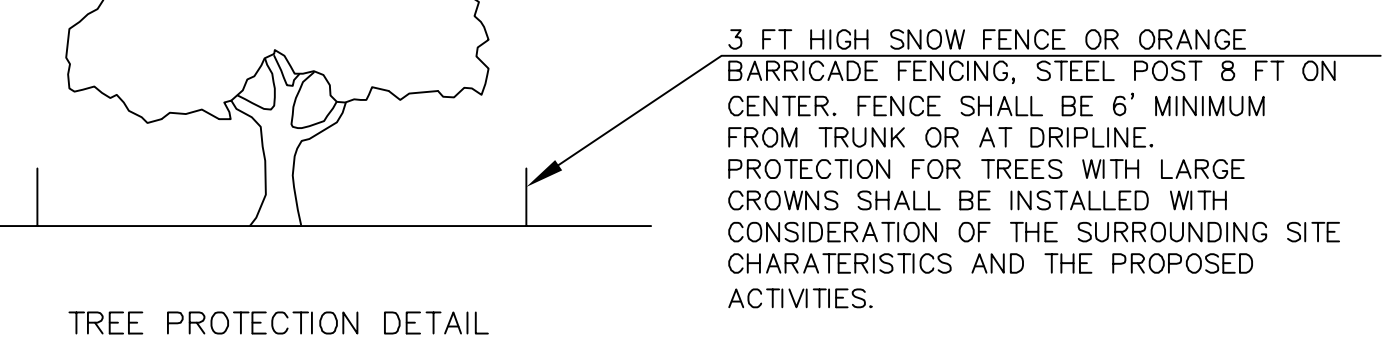
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VF	VERIFY IN FIELD

PLANT LIST

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
⊕	Tc	5	Tilia cordata 'Greenspire'	LITTLE LEAF LINDEN	3" CAL. 10' TALL
⊕	Ar	3	Acer rubrum	RED MAPLE	3" CAL. 10' TALL
⊕	Pa	3	Platanus x acerfolia	LONDON PLANE	3" CAL. 10' TALL
⊕	Cf	8	Cornus florida	DOGWOOD	3" CAL. 10' TALL
⊕	Ac	7	Amelanchier canadensis	SERVICEBERRY	3" CAL. 10' TALL
⊕	Bs	6	Buxus sempervirens 'Suffruticosa' ENGLISH BOXWOOD		12"-18" TALL
⊕	Bp	3	Rhododendron 'BLAAUW'S PINK' AZALEA		12"-18" TALL

Any and all areas of the site where existing ground cover is disturbed by the proposed development project shall be loamed and seeded with 4" of topsoil and seeded with "Smart Seed Northeast Mix" by Pennington Seed Inc. or approved equivalent.

- CONSTRUCTION NOTES:**
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REVISIONS

NO.	DESCRIPTION	DATE
1	Revised per City Engineer's review; added conc. curbs and walks, added HC ramp	07/15/2021
2	Added Landscaping; Revised sheet numbers	05/24/2021

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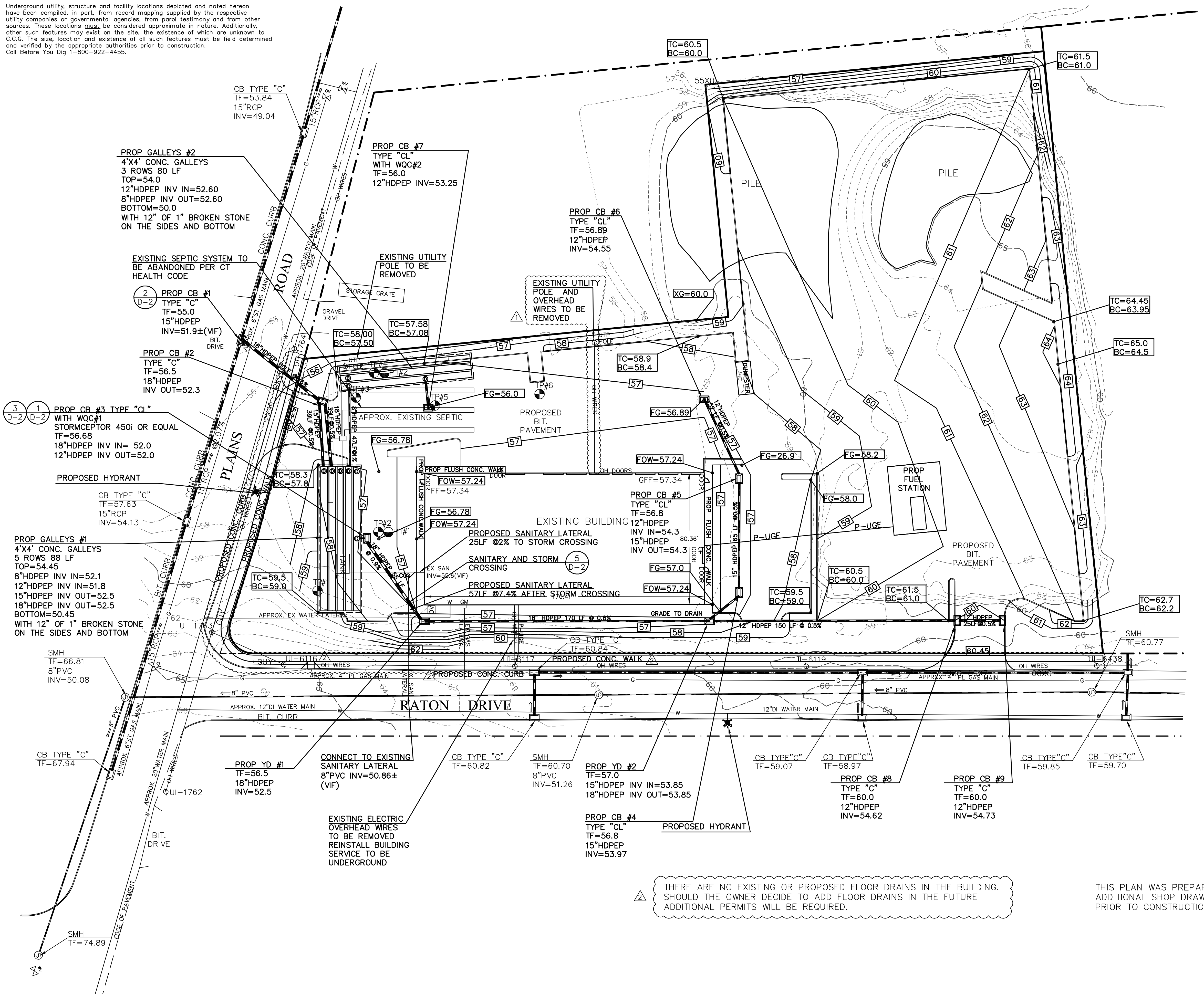
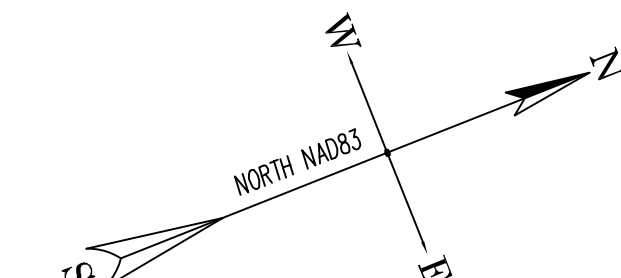
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LANDSCAPE PLAN
 PREPARED FOR
 615 PLAINS ROAD, LLC
 615 PLAINS ROAD, Milford, Connecticut

DATE: May 24, 2021 FB: 472 TFF: 26 DRAWN BY: LML CHECKED: RWW
 Scale: 30 0 1" = 30' 30 60 BOX No.: 181 PROJECT No.: 2020-015
 DWG No.: 2351 SHT 4 of 10

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 - E ELECTRIC METER
 - AC AC COMPRESSOR
 - G GAS METER
 - T TRANSFORMER
 - RD ROOF DRAIN
 - P-D PROPOSED ROOF DRAIN
 - P-UG PROPOSED UNDERGROUND ELECTRICAL
 - P-GAS PROPOSED GAS LINE
 - P-San PROPOSED SANITARY SEWER
 - P-W PROPOSED WATER

- TP #1** Existing Grade = 58.3'
 0 - 12" Topsoil
 12" - 36" Orange brown fine sandy loam
 36" - 96" Coarse sand and gravel with cobble
 No Groundwater, No Ledge, No Mottling
- TP #2** Existing Grade = 57.0'
 0 - 6" Topsoil
 6" - 32" Dark brown fill
 32" - 60" Orange brown fine sandy loam
 60" - 108" coarse sand
 No Groundwater, No Ledge, No Mottling
- PT Perc#1**
 6-12" diameter
 60" to bottom
 Time depth to top of water
 10:47 fill with 9"
 10:51 4.5" 6.5" remain
 10:59 6"
 11:09 8"
 11:19 Dry
 Rate = 1.5" per 10 mins = 9" per hour
 Use 5" per hour per DEEP
- TP #3** Old septic
- TP #4** Existing Grade = 56.1'
 0 - 6" Milling
 6" - 30" Coarse sand and gravel
 30" - 36" misc fill
 36" - 96" Coarse sand and gravel
 Septic from North
 No Groundwater, No Ledge
- PT Perc#2**
 6-12" diameter
 60" to bottom
 Time depth to top of water
 10:58 10"
 11:08 11"
 11:18 11.5"
 11:28 12"
 11:38 12.5"
 Rate = 0.5" per 10 mins = 3" per hour
- TP #5** 0 - 12" Millings
 12" - 36" Coarse sand and gravel
 36" - 60" Coarse sand and gravel wet (probably from old septic)
- TP #6** Fly Ash

- CONSTRUCTION NOTES:**
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MAINTENANCE AND OPERATION PLAN FOR THE STORM WATER TREATMENT AND MITIGATION SYSTEM

EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL PAVING IS COMPLETED AND LANDSCAPING IS ESTABLISHED.

UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF ALL LANDSCAPING THE DRAINAGE STRUCTURES SHALL BE CLEANED OF ANY SEDIMENT. THE DRAINAGE SYSTEM SHALL BE CLEAN OF SEDIMENT AT A MINIMUM OF ONCE PER YEAR EACH SPRING. ALL WATER QUALITY CHAMBERS AND CATCH BASINS SHALL BE CLEANED AT LEAST ANNUALLY (MORE FREQUENTLY IF NECESSARY) BY A LICENSED CONTRACTOR WITH DISPOSAL AT AN APPROPRIATE FACILITY.

ADDITIONAL SEDIMENT REMOVAL SHALL BE CONDUCTED IF NEEDED TO ENSURE THE FUNCTIONALITY OF THE DRAINAGE SYSTEM. THE INTENT OF THE DRAINAGE SYSTEM IS TO PROVIDE WATER QUALITY MEASURES, PROVIDE GROUNDWATER RECHARGE, MINIMIZE POTENTIAL EROSION OR SEDIMENTATION AND ATTENUATE STORM RUNOFF.

MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SWEEPING OF THE PAVED AREAS WITH A VACUUM EQUIPPED STREET SWEEPING TRUCK, THE INSPECTION AND CLEANING OF THE WATER QUALITY CATCH BASIN STRUCTURE, THE CATCH BASIN SUMPS, AND THE GALLEY SYSTEM. PARKING LOTS SHOULD BE SWEEPED AT LEAST TWICE A YEAR. ANY AREA OF EROSION SHALL BE REPLANTED AND/OR THE LANDSCAPE MATERIALS SHALL BE MODIFIED TO PREVENT EROSION.

△ THERE ARE NO EXISTING OR PROPOSED FLOOR DRAINS IN THE BUILDING. SHOULD THE OWNER DECIDE TO ADD FLOOR DRAINS IN THE FUTURE ADDITIONAL PERMITS WILL BE REQUIRED.

THIS PLAN WAS PREPARED FOR ZONING APPLICATION ADDITIONAL SHOP DRAWINGS MAY BE REQUIRED PRIOR TO CONSTRUCTION

C.C.G. CT CIVIL GROUP, LLC
 Civil + Structural Engineering + Land Surveying
 Designers + Planners
 158 RESEARCH DRIVE, MILFORD, CT 06460
 (203) 874-8316 info@ctcivilgroup.com

REVISIONS

△	Revised per City Engineer's review; added floor drain note; added conc. curbs and walks, added HC ramp	LML	07/15/2021
△	Revised per City Planner's review comments	LML	05/24/2021

To my knowledge and belief, this map is substantially correct as noted hereon.

Date Oct 13, 2021 By *Ronald W. Wassmer*
 Ronald W. Wassmer, PE LS CT Lic. No. 16975

This survey is not valid unless it bears a live signature and live seal.

The word "certify" is understood to be an expression of professional opinion by the land surveyor that is based on his best knowledge, information, and belief. As such, it constitutes neither a guarantee nor warranty, expressed or implied.

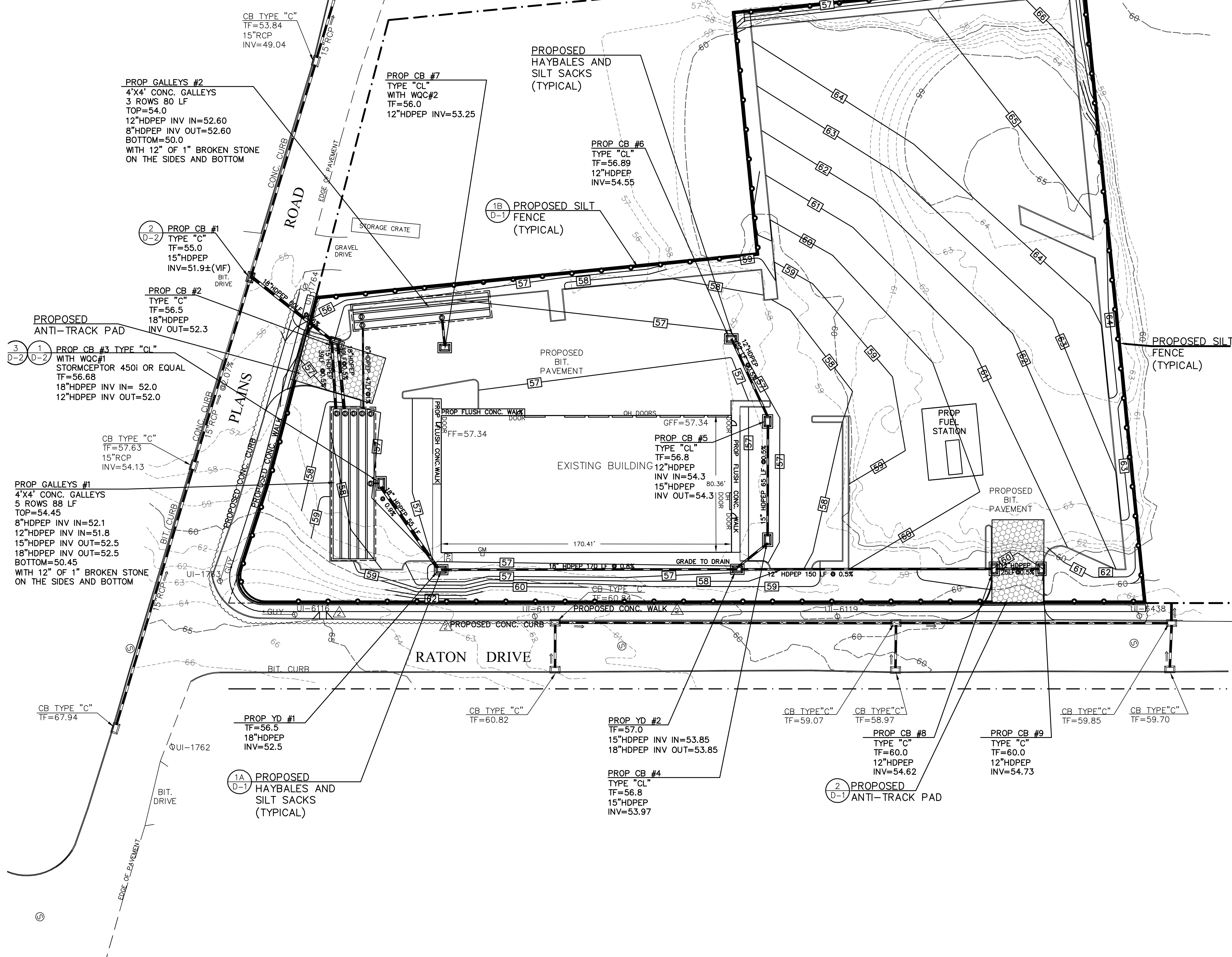
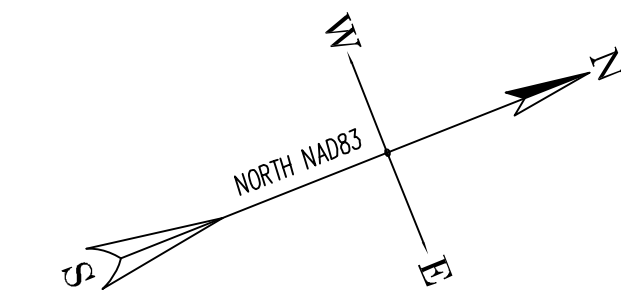
STATE OF CONNECTICUT
PROFESSIONAL ENGINEER
 No. 16975

GRADING, DRAINAGE, & UTILITY PLAN
 PREPARED FOR
 615 PLAINS ROAD, LLC
 615 PLAINS ROAD, Milford, Connecticut

GDU-1

DATE: December 01, 2020 FB: 472 TFF: 26 DRAWN BY: LML CHECKED: RWW
 Scale: 30 0 1" = 30' 30 60 BOX No.: 181 PROJECT No.: 2020-015
 DWG No.: 2351 SHT 5 of 10

Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to C.C.G. 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.



SEDIMENTATION & EROSION CONTROL NARRATIVE
 The developer shall incorporate "Best Management Practices". The developer shall be familiar with all sedimentation and erosion control measures as detailed in "2002 CT Guidelines for Soil Erosion and Sediment Control" (GSESC).

The applicant shall request a preconstruction meeting with the project engineer and the site contractor. The zoning enforcement officer and/or the wetland enforcement officer. This meeting shall establish the requirements for temporary erosion control measurements (TECM) and permanent site stabilization requirements. These measures and requirements shall include but not limited to, locations of required measures, timing requirements for implementation, seeding and planting requirements, species, planting dates and fertilizer requirements.

Silt fencing shall be installed as indicated on this plan.

TECM shall be installed on all disturbed areas where it is impractical to establish permanent vegetation. Any area to remain disturbed for more than thirty days shall have temporary seeding installed. TECM shall include but not limited to temporary seeding, hay or wood chip mulch, silt fencing, and haybales.

TECM shall be placed at the discretion of the site contractor. Additional TECM shall be installed as required by zoning enforcement officer and/or wetlands enforcement officer.

The (TECM) shall be installed per (GSESC).

TECM shall be inspected daily and repaired or replaced as necessary to ensure optimum function.

The party responsible for TECM is Jason Julian 203-416-5308.

- LEGEND**
- LD LEADER DRAIN
 - ☆ LIGHT POLE
 - ☐ CATCH BASIN, TYPE "CL"
 - ☐ CATCH BASIN, TYPE "C"
 - ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - DW DRY WELL
 - G GAS
 - W WATER VALVE
 - W WATER
 - W WATER VALVE
 - W WATER SHUTOFF
 - W PROPOSED HYDRANT
 - W EXISTING HYDRANT
 - PROPOSED CONTOUR (typ.)
 - EXISTING CONTOUR (typ.)
 - TREE
 - SHRUB
 - MON
 - IRON PIPE
 - IRON PIN
 - DRILL HOLE
 - STONEWALL
 - STOCKADE FENCE
 - CHAIN LINK FENCE
 - PERC TEST
 - DEEP TEST PIT
 - WELL
 - WETLAND FLAG
 - 14X9 EXISTING SPOT GRADE
 - 14.9 PROPOSED SPOT GRADE
 - VF VERIFY IN FIELD

PROJECT DESCRIPTION & LOCATION

This site currently exists as an developed parcel with an existing building and parking areas. The proposed development would require construction to expand the parking areas and associated infra-structure. The proposed grading onsite is substantially similar to existing grades.

The site is a 3.0 acre site that is mostly flat with a low area to the south of the parcel. It has frontage on two public roads (Plains Road & Raton Drive) and abuts LI zoned properties to the north and west.

CONSTRUCTION NOTES:

- VERIFY ALL BUILDING DIMENSIONS WITH BUILDING PLAN PRIOR TO CONSTRUCTION
- CONSTRUCT SILT FENCE AROUND PERIMETER OF LOT
- INSTALL ANTI-TRACKING PAD
- CONNECT ROOF DRAINS TO PROPOSED GALLEYS
- PROPOSED BUILDINGS TO BE CONNECTED TO MUNICIPAL SANITARY SEWER AND WATER.
- RECONSTRUCT CONC. APRON AND CURBING AS REQUIRED BY MILFORD PUBLIC WORKS.
- ALL WORK WITHIN MUNICIPAL STREET TO BE CONDUCTED PER MILFORD PUBLIC WORKS STANDARDS.
- ALL WORK WITHIN CDDT RIGHT OF WAY REQUIRE AN ENROACHMENT PERMIT FROM CDDT.
- ALL PROPOSED CATCH BASINS TO BE PROVIDED WITH 4' SUMPS AND HOODED OUTLETS

REVISIONS

△	Revised per City Engineer's review; added conc. curbs and walks, added HC ramp	LML	07/15/2021
△	Revised per City Planner's review comments; rev sheet numbers	LML	05/24/2021

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To my knowledge and belief, this map is substantially correct as noted hereon.
 Date Oct. 13, 2021 By *Ronald W. Wassmer*
 Ronald W. Wassmer, PE LS CT Lic. No. 16975
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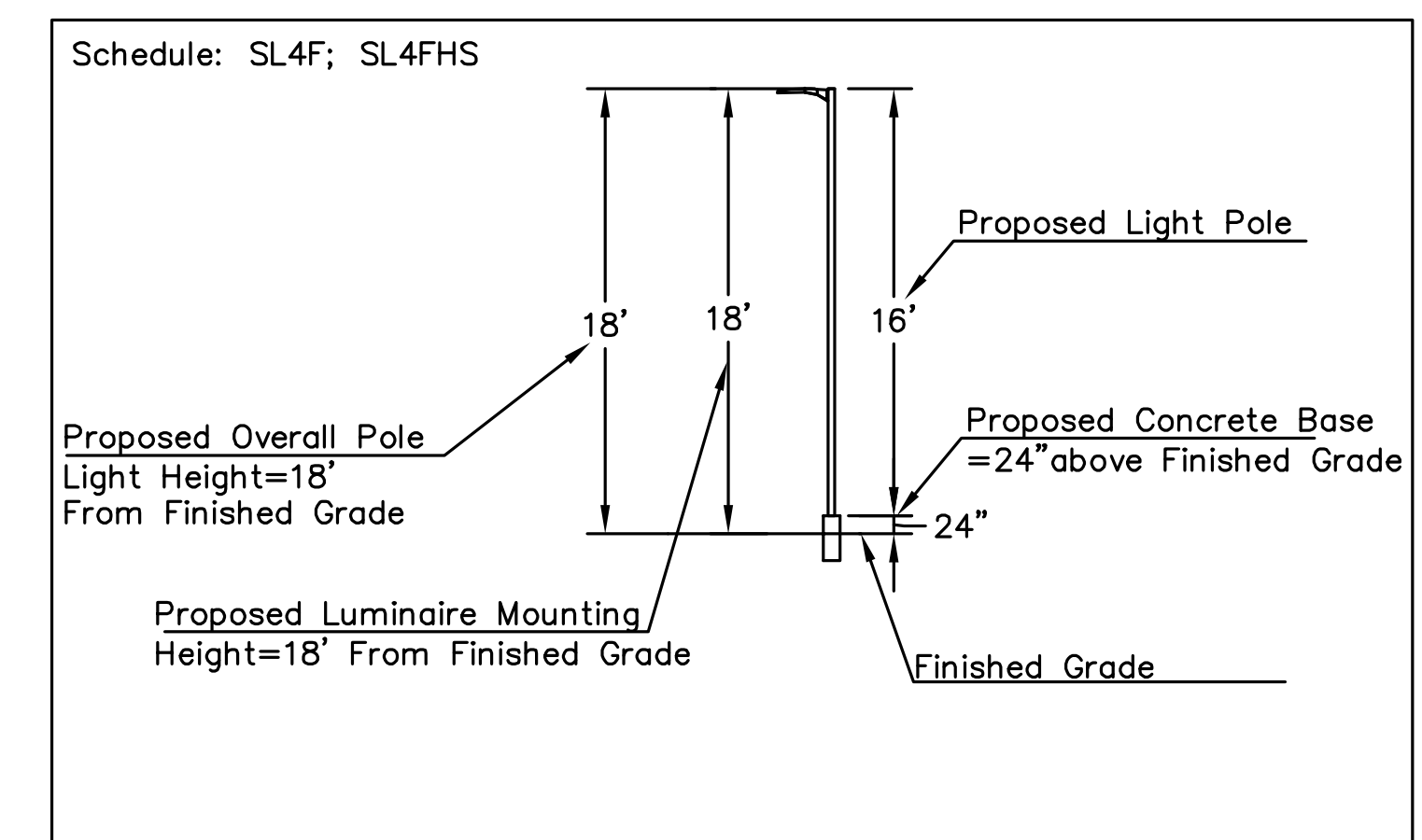
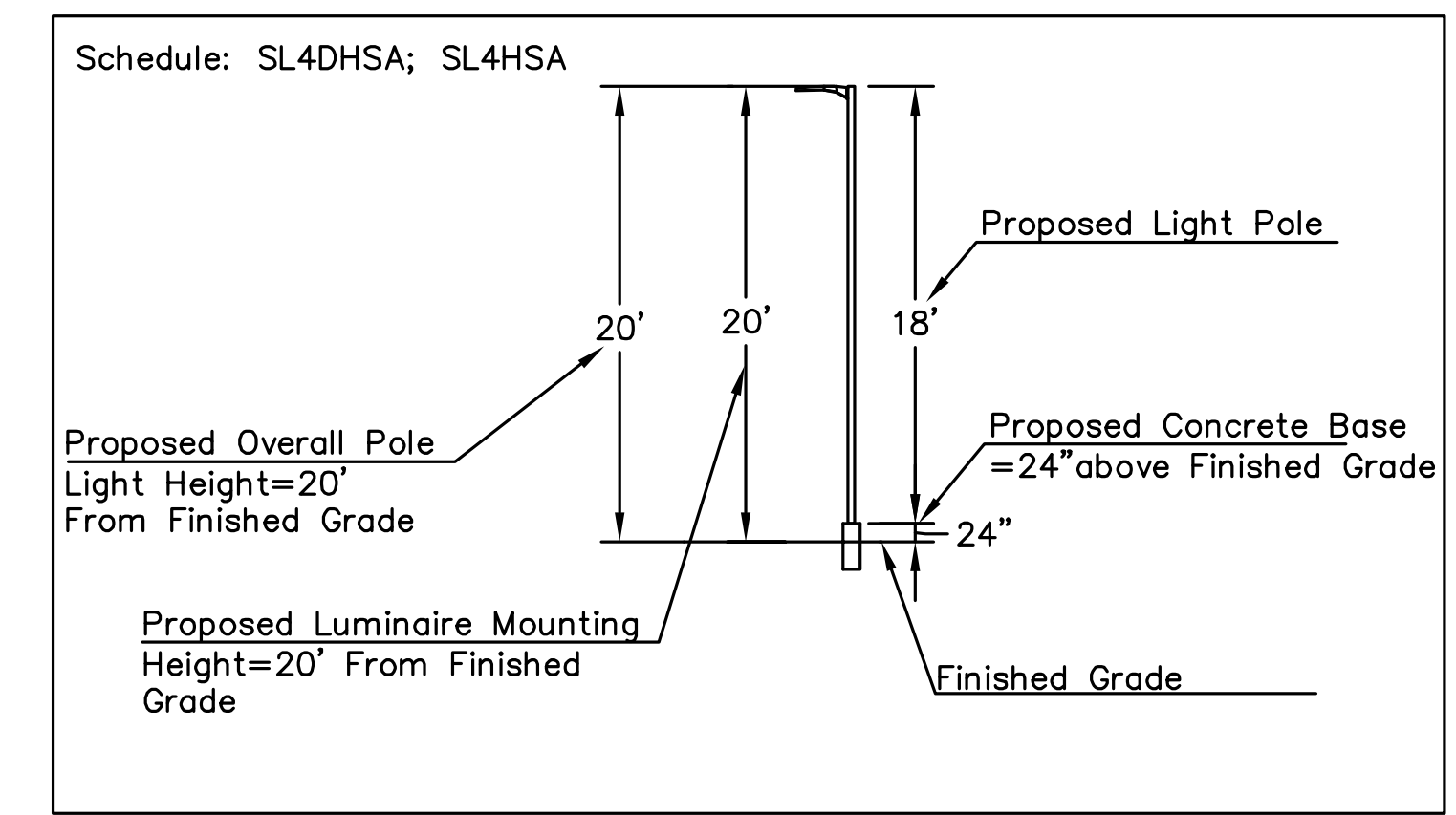
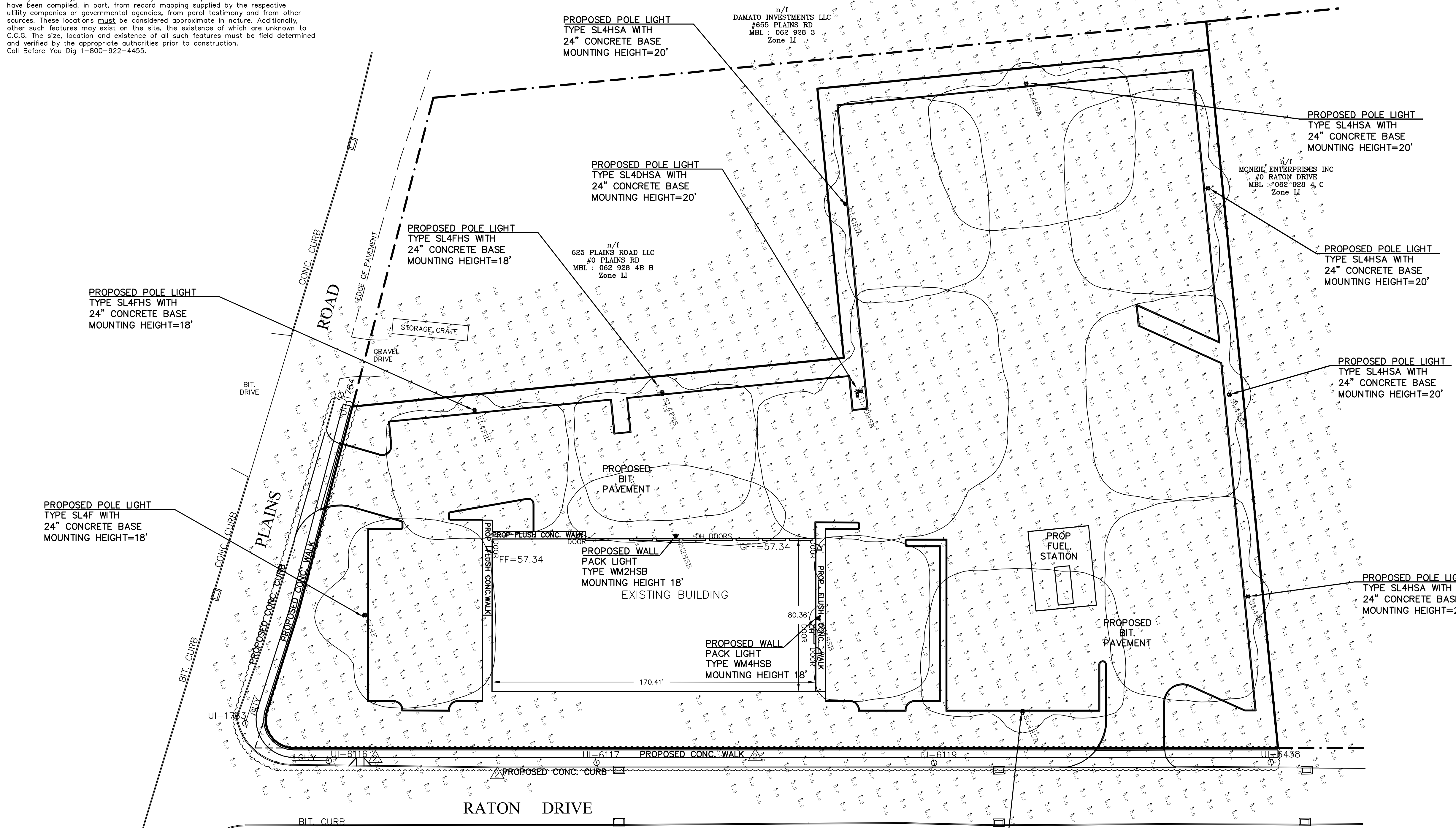
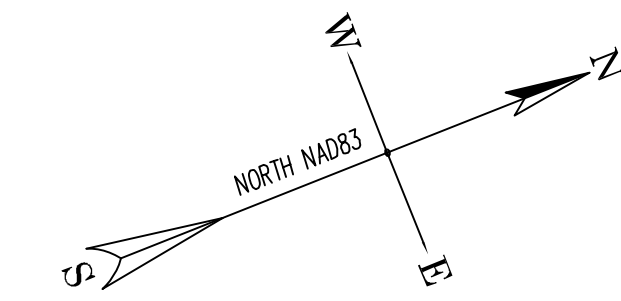


SEDIMENTATION & EROSION CONTROL
 PREPARED FOR
 615 PLAINS ROAD, LLC
 615 PLAINS ROAD, Milford, Connecticut

DATE: December 01, 2020 FB: 472 TFF: 26 DRAWN BY: LML CHECKED: RWW
 BOX No.: 181 PROJECT No.: 2020-015
 DWG No.: 2351 SHT 6 of 10

Scale: 30 0 1" = 30' 30 60

Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to C.C.G. 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.



JOB NAME: 615 PLAINS RD MILFORD CT
 APEX LIGHTING SOLUTIONS
 REFLECTANCES: N/A
 WORKPLANE/CALC PLANE: @ GRADE
 MOUNTING HEIGHT: 18FT
 AFS: CTR
 SALES: SP

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL4DHSA	2 @ 90°	22451	256.4	0.850	B1-U0-G5	U.S. ARCH R2R-PLRD-IV-FT-80LED-1050MA-NW-VOLT-FINISH-HS-PLRD MOUNTED TO SNTS4-184-11-2-90-FINISH W/ 2FT CONCRETE PIER @ 20FT AFG TO BOF
1	SL4F	SINGLE	21528	173.6	0.850	B3-U0-G4	U.S. ARCH R2R-PLRD-IV-FT-80LED-700MA-NW-VOLT-FINISH MOUNTED TO SNTS4-164-11-1-FINISH W/ 2FT CONCRETE PIER @ 18FT AFG TO BOF
2	SL4FHS	SINGLE	16903	173.6	0.850	B1-U0-G4	U.S. ARCH R2R-PLRD-IV-FT-80LED-700MA-NW-VOLT-FINISH-HS-PLRD MOUNTED TO SNTS4-164-11-1-FINISH W/ 2FT CONCRETE PIER @ 18FT AFG TO BOF
6	SL4HSA	SINGLE	22451	256.4	0.850	B1-U0-G5	U.S. ARCH R2R-PLRD-IV-FT-80LED-1050MA-NW-VOLT-FINISH-HS-PLRD MOUNTED TO SNTS4-184-11-1-FINISH W/ 2FT CONCRETE PIER @ 20FT AFG TO BOF
1	WM2HSB	SINGLE	10122	97.1	0.850	B1-U0-G2	U.S. ARCH R2R-WM3-PLRD-II-60LED-525MA-NW-VOLT-FINISH-HS-PLRD WALL MOUNTED @ 18FT AFG TO BOF
1	WM4HSB	SINGLE	9997	97.1	0.850	B1-U0-G3	U.S. ARCH R2R-WM3-PLRD-IV-FT-60LED-525MA-NW-VOLT-FINISH-HS-PLRD WALL MOUNTED @ 18FT AFG TO BOF

Calculation Summary

Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.94	9.4	0.0	N.A.	N.A.
PARKING LOT		2.25	9.4	0.2	11.25	47.00

REVISIONS

Rev	Description	Date
1	Revised per City Engineer's review; added conc. curbs and walks, added HC ramp	07/15/2021
2	Revised per City Planner's review comments; rev pole light detail	05/24/2021

GENERAL DISCLAIMER:
 Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.
 * LLF Determined Using Current Published Lamp Data
 NOTE TO REVIEWER:
 Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results. For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.



To my knowledge and belief, this map is substantially correct as noted hereon.
 Date: Oct. 13, 2021 By: [Signature]
 Ronald W. Wassmer, PE LS CT Lic. No. 16975
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ILLUMINATION PLAN
 PREPARED FOR
 615 PLAINS ROAD, LLC
 615 PLAINS ROAD, Milford, Connecticut

DATE: December 01, 2020 FB: 472 TFF: 26 DRAWN BY: JD CHECKED: RWW
 BOX No.: 181 PROJECT No.: 2020-015
 DWG No.: 2351 SHT 7 of 10

C.C.G. CT CIVIL GROUP, LLC
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SOLID STATE AREA LIGHTING RAZAR SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: SL4DHS

OPTICAL HOUSING: Heavy coat low copper aluminum (A306 alloy, $\leq 2\%$ copper) assembly with integral coating. The optical beam mounting surface is milled flat (surface tolerance $\pm .002$). To facilitate thermal transfer of heat to housing and cooling fins, solder bearing will separate optical and electrical components. The optical and electrical components are soldered to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING: Heavy coat low copper aluminum (A306 alloy, $\leq 2\%$ copper) assembly with integral coating. The electrical compartment and a flat surface on the top of the arm to accommodate an electrical component. The electrical compartment and electrical component with the integrated support are soldered to create one assembly. Minimum wall thickness is .188". Cast and tapered drive assembly cover is integrated with wiring connections.

PLED OPTICS: AMBER LED's are mounted on a metal core PCB panel with each emitter coated on a copper thermal transfer post and enclosed by an LED reflector. The LED reflector has a beveled edge and is tapered to meet an AR6 coating. In operation, light is directed towards the flat top surface of a house size aluminum reflector. The LED reflector is milled flat on the top surface and is tapered to meet an AR6 coating. In operation, light is directed towards the flat top surface of a house size aluminum reflector. The LED reflector is milled flat on the top surface and is tapered to meet an AR6 coating. In operation, light is directed towards the flat top surface of a house size aluminum reflector.

AMBER LED'S: Phosphor Converted Amber (PCA) LED's utilize phosphors to create color output similar to US lamps and have a slight output in the blue spectrum compared to US lamps. LED's utilize phosphors that emit light in the amber spectral bandwidth only without the use of phosphors.

FINISH: Electrochemically coated 50% Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F for 45 minutes. Powder coat and iron phosphate primer for protection and adhesion. 400°F bake for maximum hardness and durability.

LED EMISSIONS: The standard electrical housing is a standard 3.38" O.D. diameter. The standard electrical housing is a standard 3.38" O.D. diameter. The standard electrical housing is a standard 3.38" O.D. diameter. The standard electrical housing is a standard 3.38" O.D. diameter.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

RAZAR SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: SL4DHS

WALLMOUNT: RZR-P, RZR-G, RZR-MAF

WALL PLATE: RZR-MAF

POLE DRILLING TEMPLATE: RZR-MAF

PLED MODULES: RZR-P, RZR-G, RZR-MAF

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

RAZAR SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: SL4FH

WALLMOUNT: RZR-P, RZR-G, RZR-MAF

WALL PLATE: RZR-MAF

POLE DRILLING TEMPLATE: RZR-MAF

PLED MODULES: RZR-P, RZR-G, RZR-MAF

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

RAZAR SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: SL4HSA

WALLMOUNT: RZR-P, RZR-G, RZR-MAF

WALL PLATE: RZR-MAF

POLE DRILLING TEMPLATE: RZR-MAF

PLED MODULES: RZR-P, RZR-G, RZR-MAF

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

RAZAR SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: SL4HSA

WALLMOUNT: RZR-P, RZR-G, RZR-MAF

WALL PLATE: RZR-MAF

POLE DRILLING TEMPLATE: RZR-MAF

PLED MODULES: RZR-P, RZR-G, RZR-MAF

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

SQUARE STRAIGHT STEEL POLE SNTS 4"

PROJECT NAME: MILFORD, CT
PROJECT TYPE: SL4DHS,SL4FH,SL4HSA

FEATURES: Short, 1/2" diameter, 4" height. Hand Hole Cover, Pole Top Mount, Pole Mount, Pole Mount.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

SNTS 4" SPECIFICATIONS

Engineering Data: Table with columns: Model Number, Max. Height, Max. Weight, 100 MPH, 90 MPH, 80 MPH, 70 MPH.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

SNTS 4" SPECIFICATIONS

Engineering Data: Table with columns: Model Number, Max. Height, Max. Weight, 100 MPH, 90 MPH, 80 MPH, 70 MPH.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

SNTS 4" SPECIFICATIONS

Engineering Data: Table with columns: Model Number, Max. Height, Max. Weight, 100 MPH, 90 MPH, 80 MPH, 70 MPH.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

SOLID STATE AREA LIGHTING RAZAR WALLMOUNT SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: WM4HSB

EMERGENCY OPTION: RZR-WM1, RZR-WM2, RZR-WM3

WALL MOUNTING: RZR-WM1, RZR-WM2, RZR-WM3

PLED MODULES: RZR-WM1, RZR-WM2, RZR-WM3

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

RAZAR WALLMOUNT SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: WM2HSS

EMERGENCY OPTION: RZR-WM1, RZR-WM2, RZR-WM3

WALL MOUNTING: RZR-WM1, RZR-WM2, RZR-WM3

PLED MODULES: RZR-WM1, RZR-WM2, RZR-WM3

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

RAZAR WALLMOUNT SERIES-LED SPECIFICATIONS

PROJECT NAME: 615 PLAINS ROAD MILFORD, CT
PROJECT TYPE: WM2HSS

EMERGENCY OPTION: RZR-WM1, RZR-WM2, RZR-WM3

WALL MOUNTING: RZR-WM1, RZR-WM2, RZR-WM3

PLED MODULES: RZR-WM1, RZR-WM2, RZR-WM3

SPEC/ORDERING INFORMATION: Table with columns: Model, PLED-IV-FT, 80LED-1050-NW, VOLT, FIN, HS-PLED, OPTIONS.

ORDERING INFORMATION: Model Number: SNTS-184-11, Pole Mount Number: SNTS-184-11, Mounting: 1, Finish: 1, Options: 1

JOB NAME: 615 PLAINS RD MILFORD CT
APEX LIGHTING SOLUTIONS
REFLECTANCES: N/A
WORKPLANE/CALC PLANE: @ GRADE
MOUNTING HEIGHT: 18FT
AFS: CTR
SALES: SP

Luminaire Schedule

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL4DHS	2 @ 90°	22451	256.4	0.850	B1-U0-G5	U.S. ARCH RZR-P-LED-IV-FT-80LED-1050MA-NW-VOLT-FINISH-HS-PLED MOUNTED TO SNTS4-184-11-2-90-FINISH W/ 2FT CONCRETE PIER @ 20FT AFG TO BOF
1	SL4F	SINGLE	21528	173.6	0.850	B3-U0-G4	U.S. ARCH RZR-P-LED-IV-FT-80LED-700MA-NW-VOLT-FINISH MOUNTED TO SNTS4-164-11-1-FINISH W/ 2FT CONCRETE PIER @ 18FT AFG TO BOF
2	SL4FHS	SINGLE	16903	173.6	0.850	B1-U0-G4	U.S. ARCH RZR-P-LED-IV-FT-80LED-700MA-NW-VOLT-FINISH-HS-PLED MOUNTED TO SNTS4-164-11-1-FINISH W/ 2FT CONCRETE PIER @ 18FT AFG TO BOF
6	SL4HSA	SINGLE	22451	256.4	0.850	B1-U0-G5	U.S. ARCH RZR-P-LED-IV-FT-80LED-1050MA-NW-VOLT-FINISH-HS-PLED MOUNTED TO SNTS4-184-11-1-FINISH W/ 2FT CONCRETE PIER @ 20FT AFG TO BOF
1	WM2HSS	SINGLE	10122	97.1	0.850	B1-U0-G2	U.S. ARCH RZR-WM3-LED-IV-FT-60LED-525MA-NW-VOLT-FINISH-HS-PLED WALL MOUNTED @ 18FT AFG TO BOF
1	WM4HSB	SINGLE	9997	97.1	0.850	B1-U0-G3	U.S. ARCH RZR-WM3-LED-IV-FT-60LED-525MA-NW-VOLT-FINISH-HS-PLED WALL MOUNTED @ 18FT AFG TO BOF

Calculation Summary

Label	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
SITE	0	0.94	9.4	0.0	N.A.	N.A.
PARKING LOT	0	2.25	9.4	0.2	11.25	47.00

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NOTE TO REVIEWER: Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values, and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results. For proper comparison of photometric layouts, it is essential that you insert all designers use correct Light Loss Factors.

APEX LIGHTING SOLUTIONS
201 693-0303
www.apexlightingsolutions.com

U.S. ARCHITECTURAL LIGHTING
201 693-0303
www.usarchlighting.com

ILLUMINATION PLAN
PREPARED FOR
615 PLAINS ROAD, LLC
615 PLAINS ROAD, Milford, Connecticut

ILL-2

DATE: December 01, 2020
FB: 472
TFF: 26
DRAWN BY: LML
CHECKED: RWW

Scale: 30' = 1" = 30' = 30' = 60'

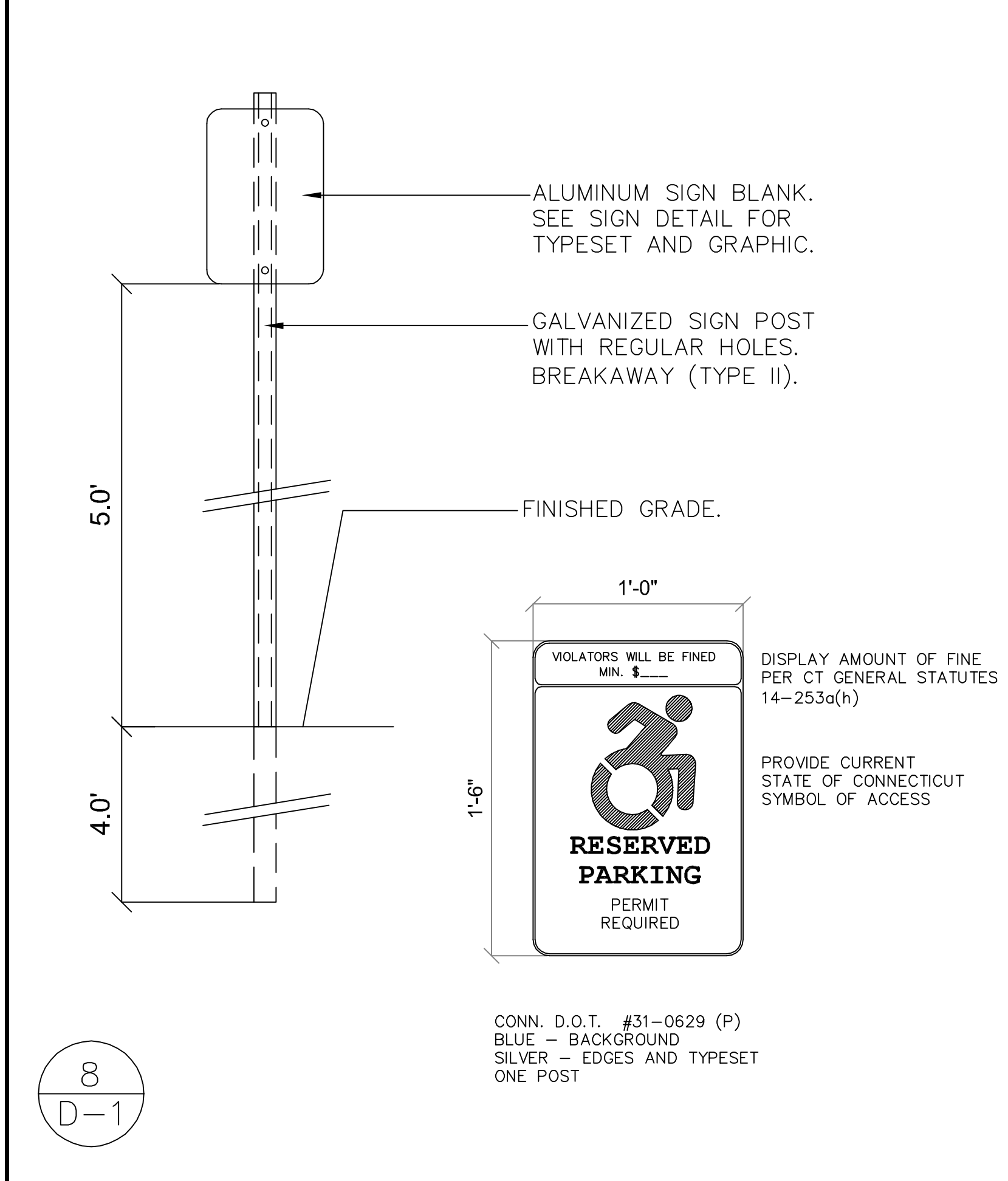
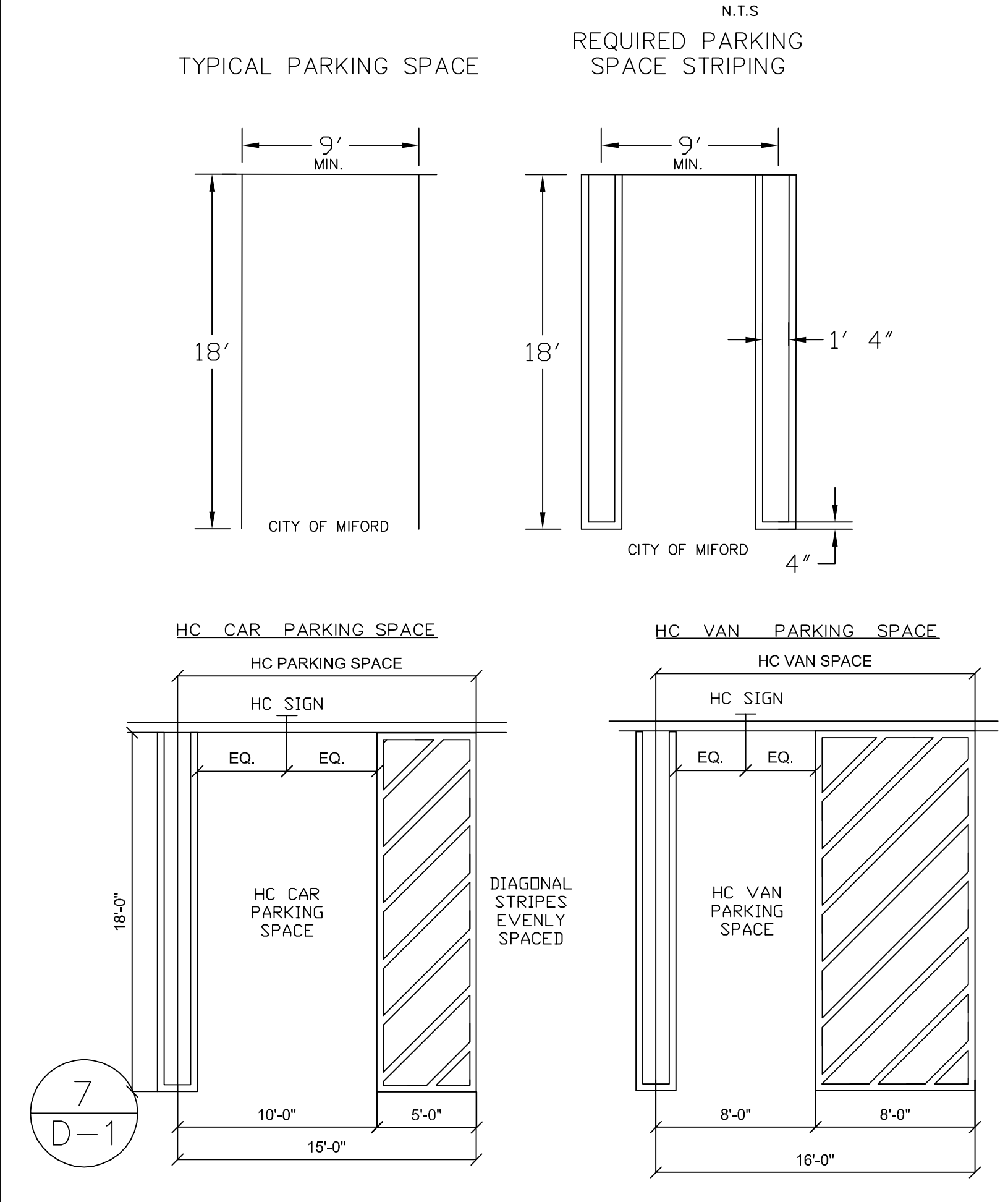
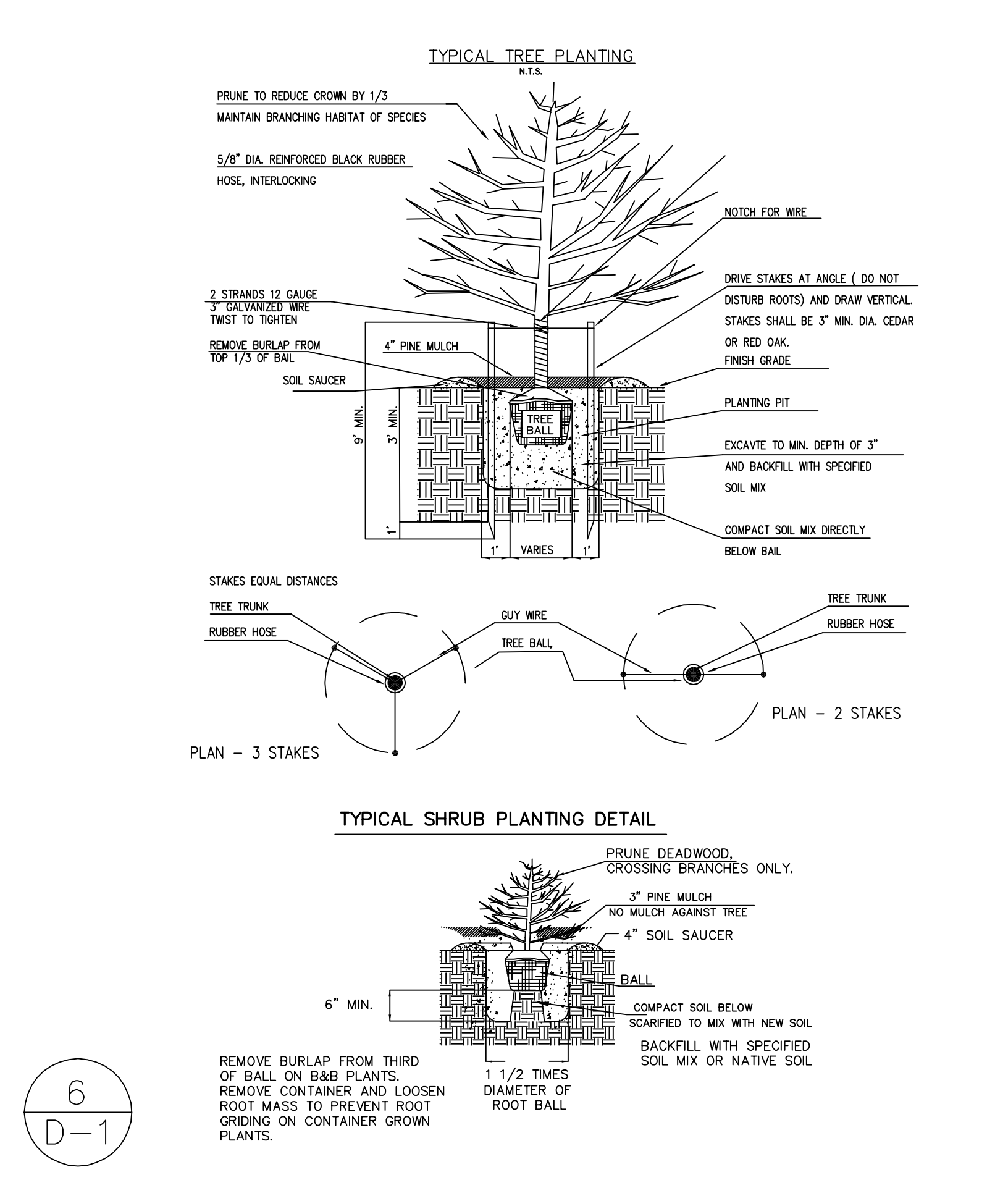
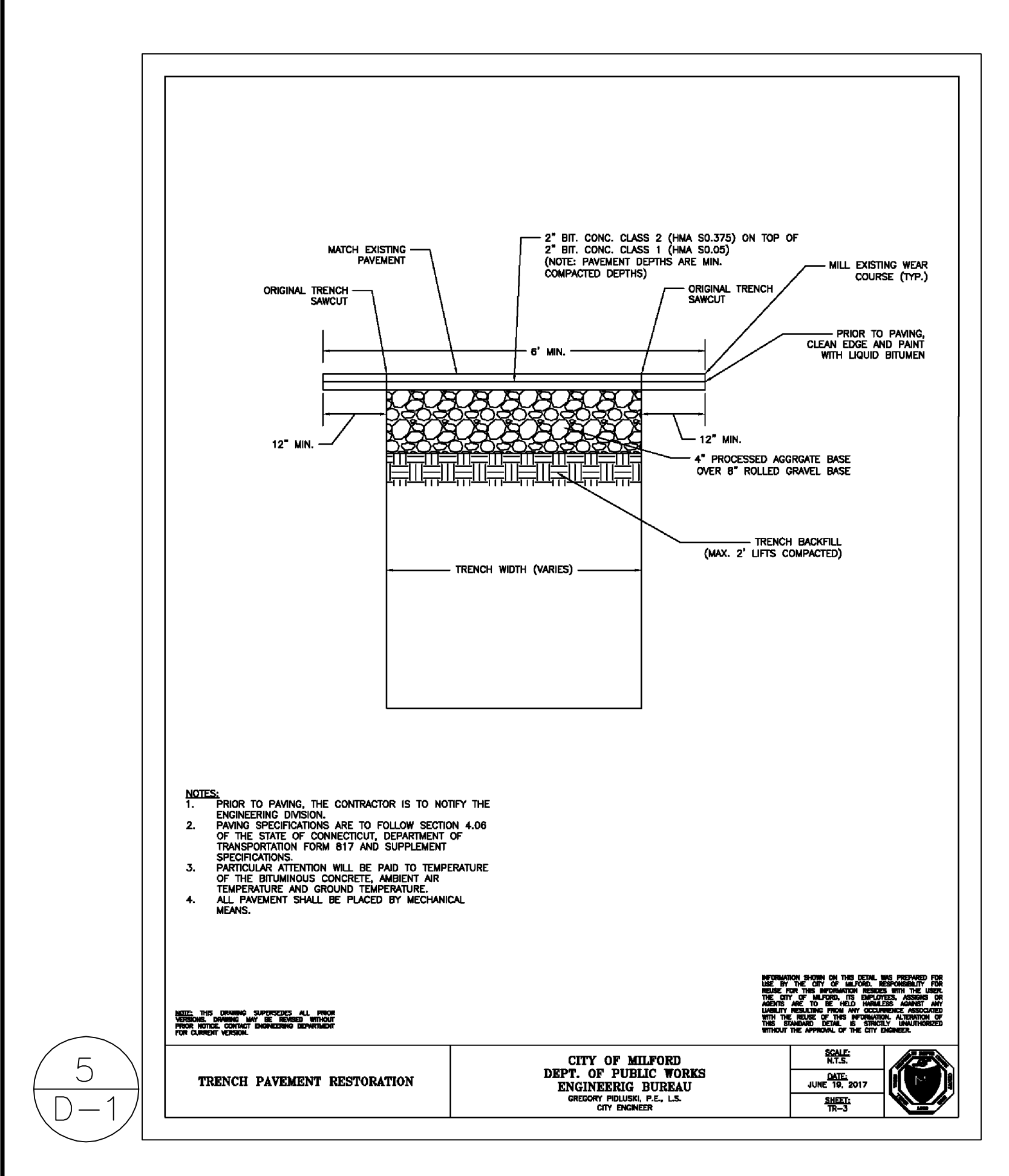
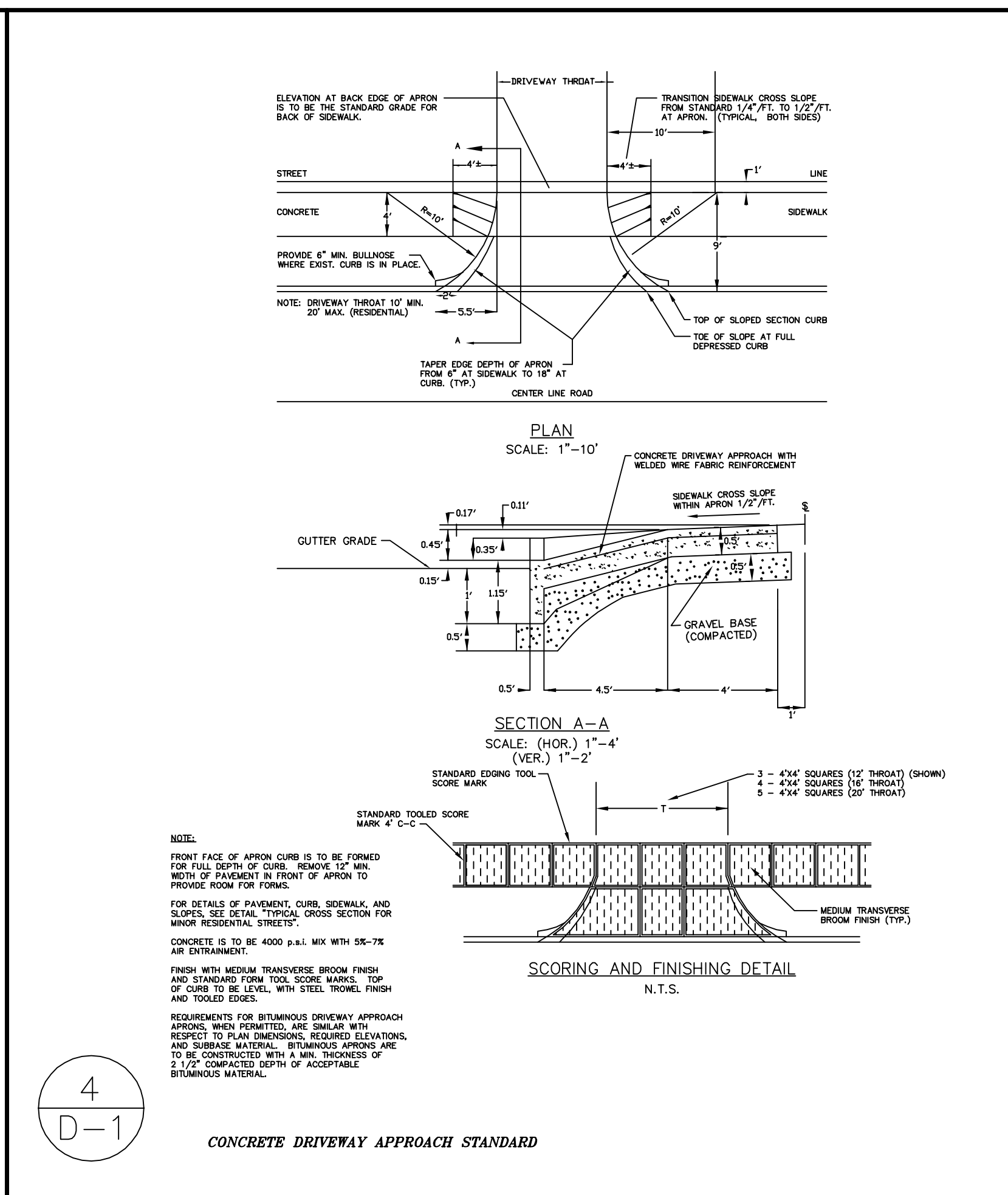
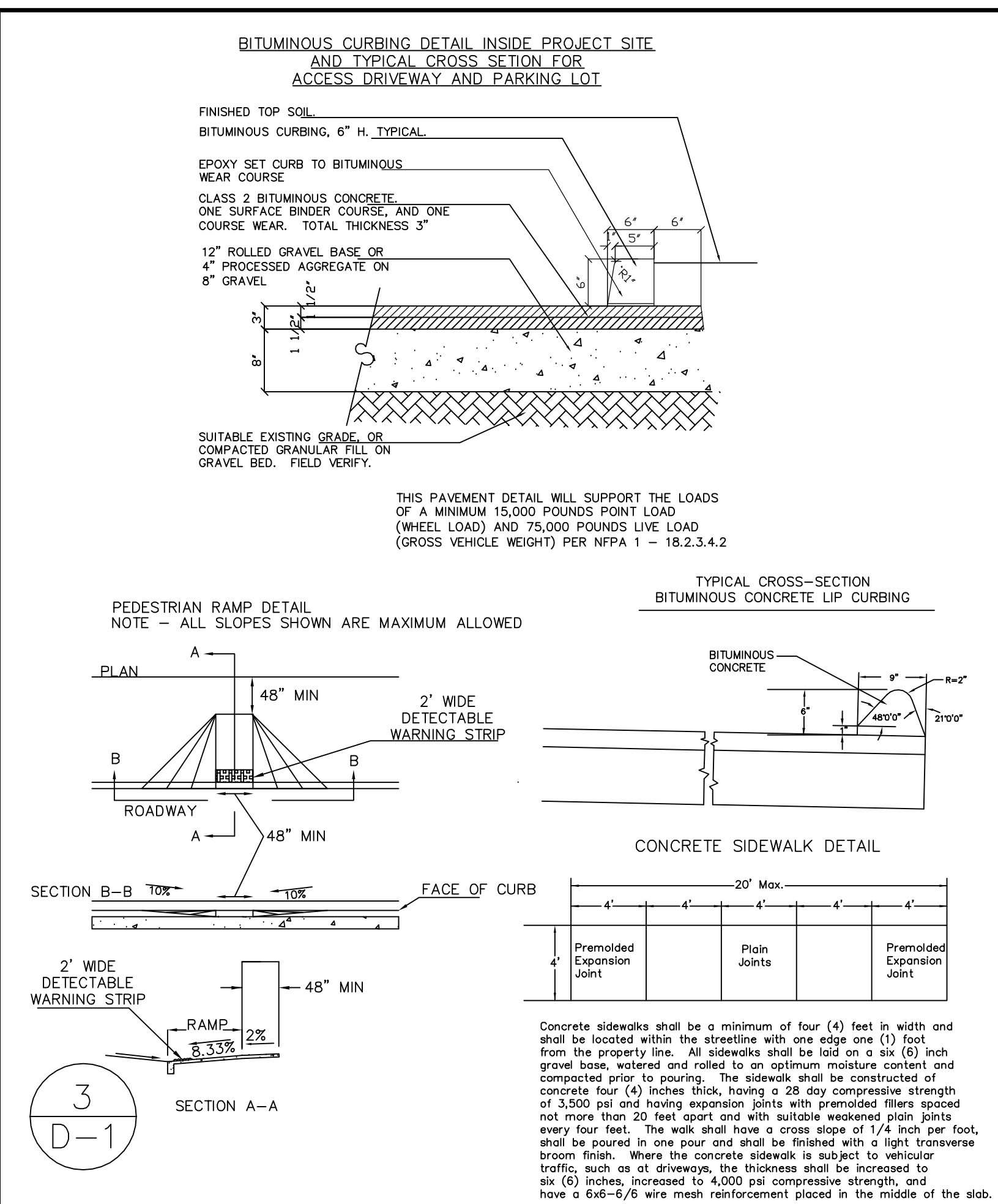
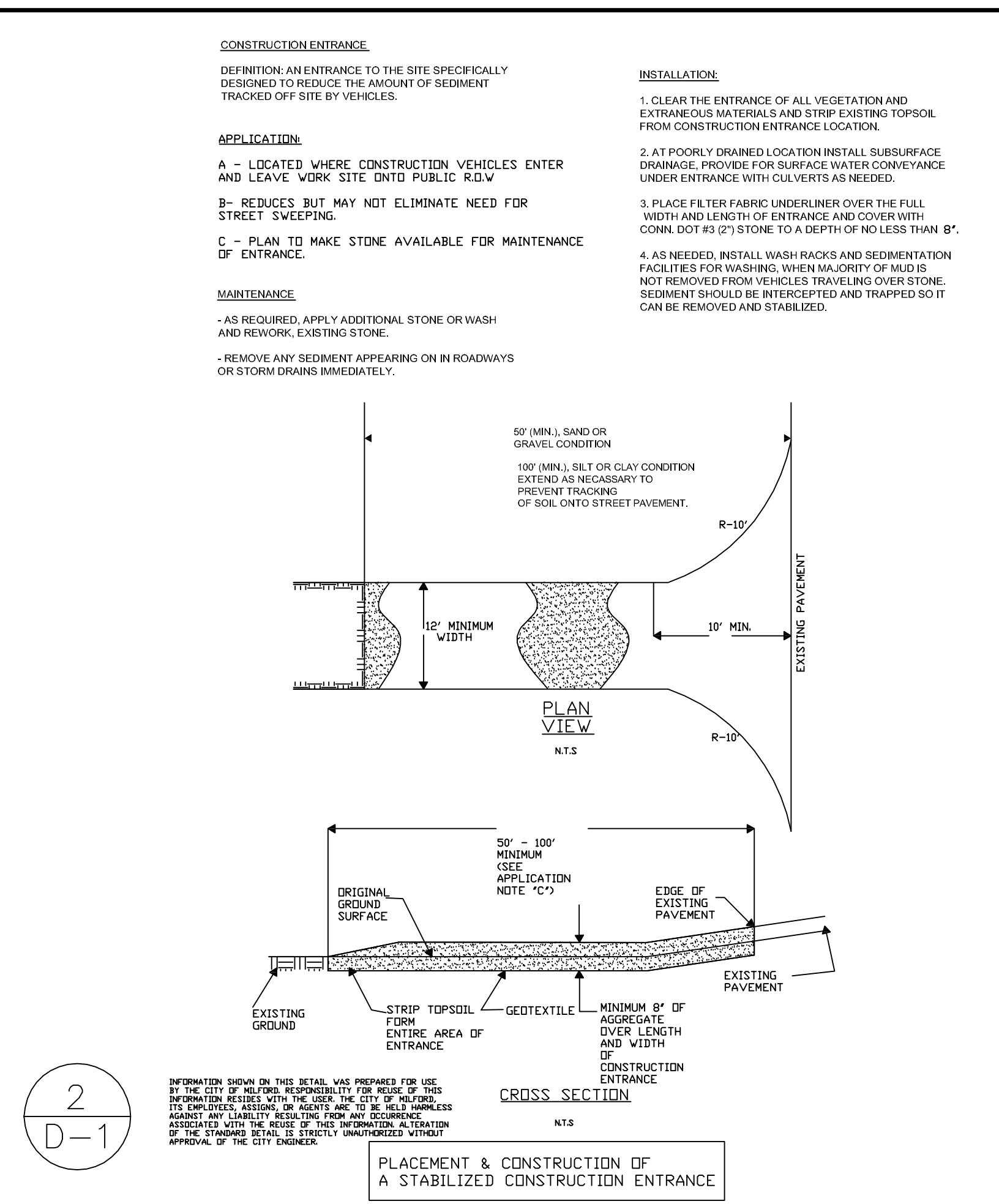
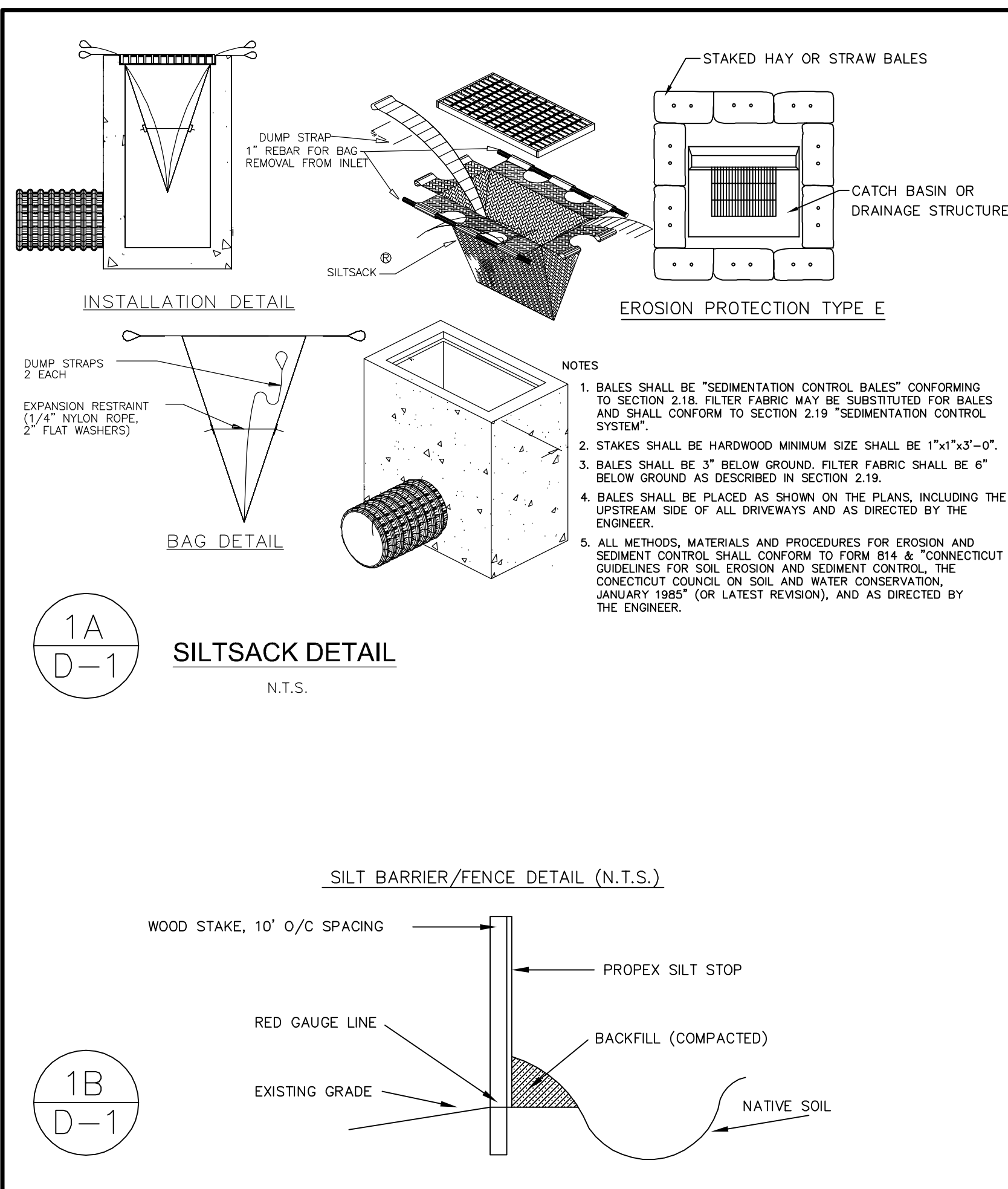
BOX NO.: 181
PROJECT NO.: 2020-015
DWG NO.: 2351
SHT 8 of 10

STATE OF CONNECTICUT
No. 18975
PROFESSIONAL ENGINEER

ILLUMINATION PLAN
To my knowledge and belief, this map is substantially correct as noted herein.
Date: Oct. 13, 2021
Ronald W. Wassmer, PE Lic. No. 16975
This survey is not valid unless it bears a live signature and live seal.
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info@ctcivilgroup.com

Revised per City Planner's review comments; rev sheet numbers LML 05/24/2021



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REVISIONS

Revised per City Engineer's review; added HC Ramp details	LML	07/15/2021
Revised per City Planner's Comments; revised sheet numbers	LML	05/24/2021

REVISIONS

Revised per City Engineer's review; added HC Ramp details	LML	07/15/2021
Revised per City Planner's Comments; revised sheet numbers	LML	05/24/2021

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Date Oct. 13, 2021 By *Ronald W. Wassmer*
Ronald W. Wassmer, PE LS CT Lic. No. 16975

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DETAILS
PREPARED FOR
615 PLAINS ROAD, LLC
615 PLAINS ROAD, Milford, Connecticut

DATE: December 01, 2020 FB: 472 TFF: 26
Scale: NOT TO SCALE

D-1

DATE: December 01, 2020 FB: 472 TFF: 26
Scale: NOT TO SCALE

BOX No: 181
DWG No: 2351

CHECKED: RWW
PROJECT No: 2020-015
SHT 9 of 10

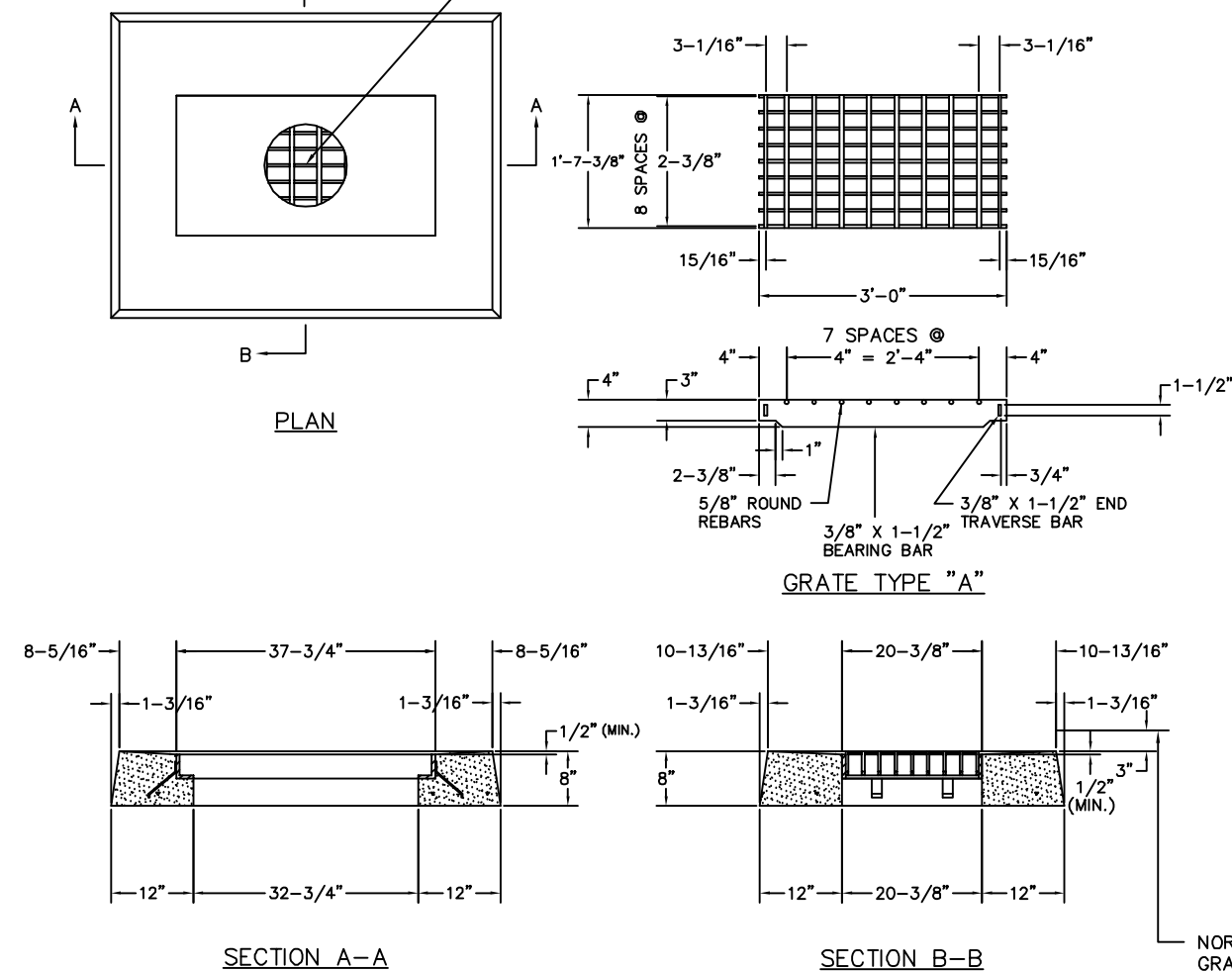
CATCH BASIN TYPE 'CL'

N.T.S.

NOTES

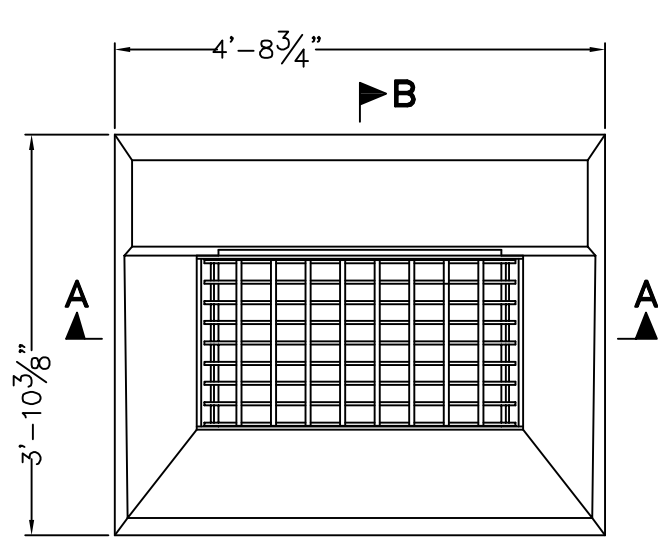
- CATCH BASIN TOPS SHALL BE APPROVED PRECAST UNITS, FACTORY MANUFACTURED.
- FRAMES AND GRATES SHALL BE GALVANIZED STEEL PER CDOT SPECIFICATIONS.

FOR DETAILS OF FRAME AND GRATE, SEE "STANDARDS SHEET CONNECTICUT DEPARTMENT OF TRANSPORTATION", CATCH BASIN FRAMES AND GRATES, DATED: 8/1/91 STANDARD #507K

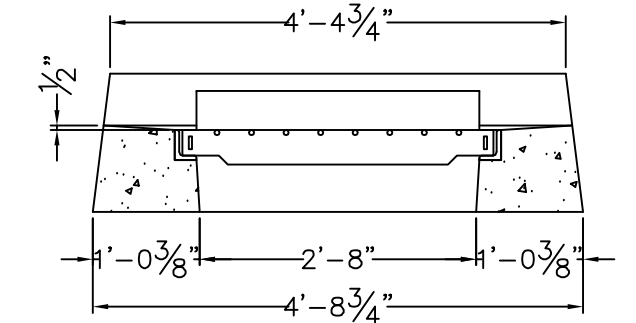


NORMAL FINISHED GRADING. GRADING TO BE VARIED ADJACENT TO CATCH BASIN AS DIRECTED.

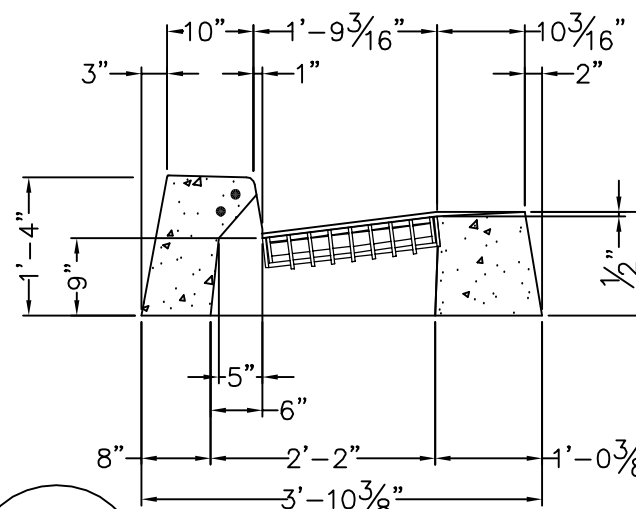
1
D-1



TOP PLAN VIEW



SECTION A-A



SECTION B-B

2
D-2

TYPE "C" CONCRETE CURB CATCH BASIN TOP

CONFORMS TO CTDOT STANDARD SHEET #HW-507_07, DATED 7-28-11.

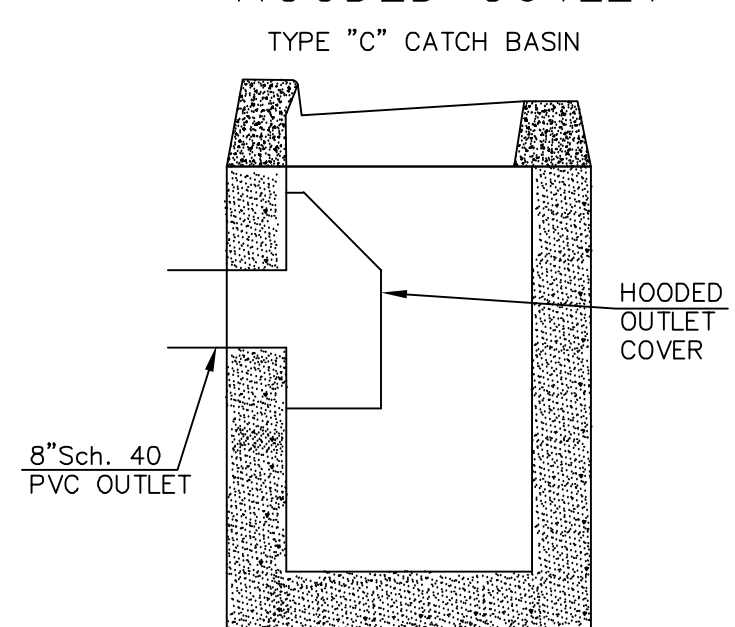
DESIGN NOTES:

- REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615/A706, GRADE 60, MIN. COVER 2" UNLESS NOTED. (ADD'L BARS ADDED FOR HANDLING NOT SHOWN).
- CONCRETE COMPRESSIVE STRENGTH- 4,000 PSI AT 28 DAYS SELF COMPACTING CONCRETE MIX.
- METHOD OF MANUFACTURE: WET CAST
- SECTION IS MONOLITHIC.
- GALVANIZED FRAME & GRATE.
- CONFORMS TO CTDOT STANDARD SHEET HW-507_08
- GRATE- TYPE A OR B ARE AVAILABLE.

WEIGHT CHART

PRODUCT	APPROX WEIGHT
TYPE "C" TOP	1900 LBS

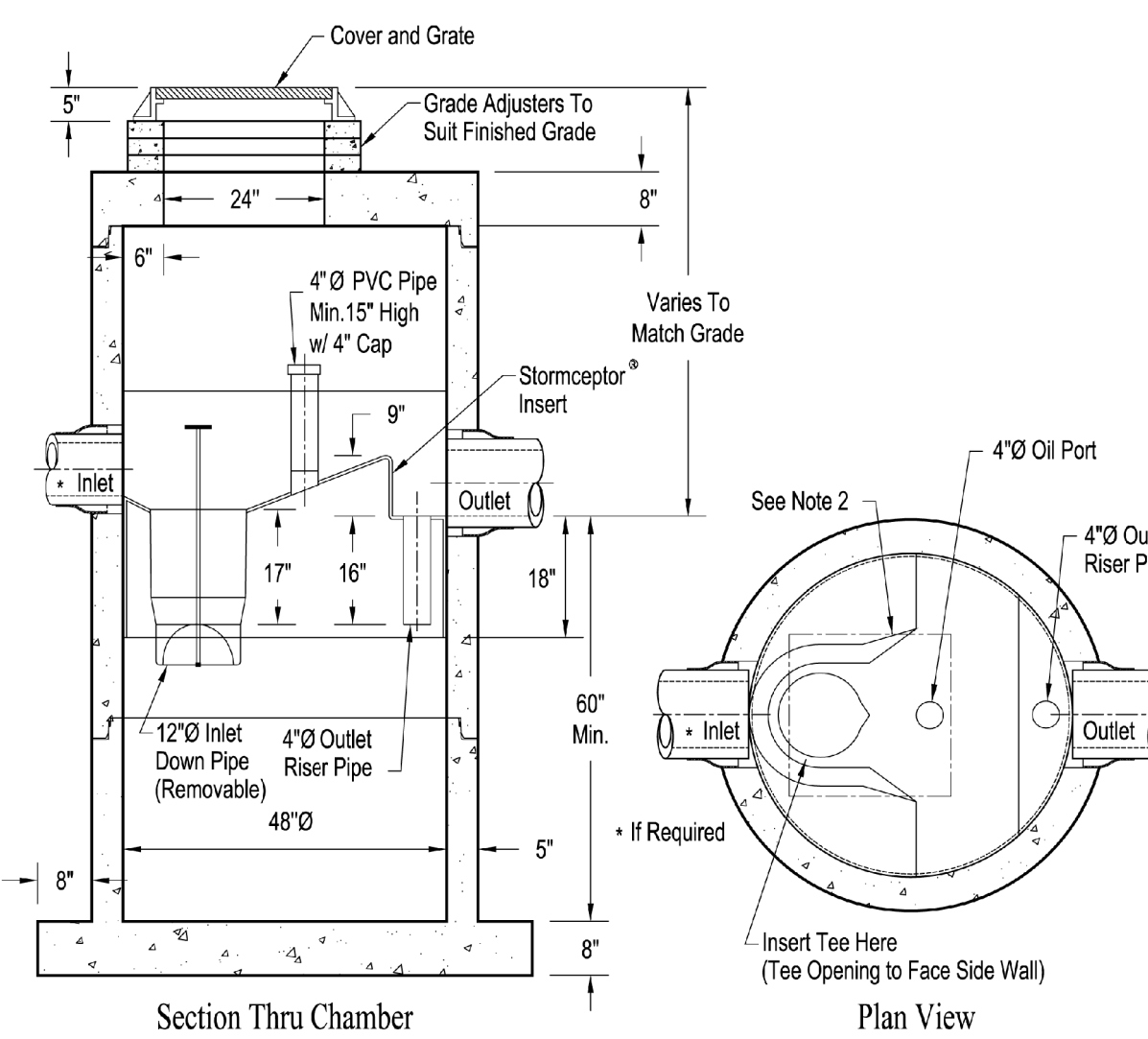
HOODED OUTLET TYPE "C" CATCH BASIN



3
D-2

Rinker Concrete Pipe Division

STC 450i Precast Concrete Stormceptor® (450 U.S. Gallon Capacity)



Notes:

- The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
- The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
- The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
- Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

4
D-2

4'x4'x4' GALLEY HS-20 LEACHING CHAMBER

GALLEY DESIGN SPECIFICATIONS CONFORMS TO LATEST: ASTM DESIGNATION C913

NOTES:

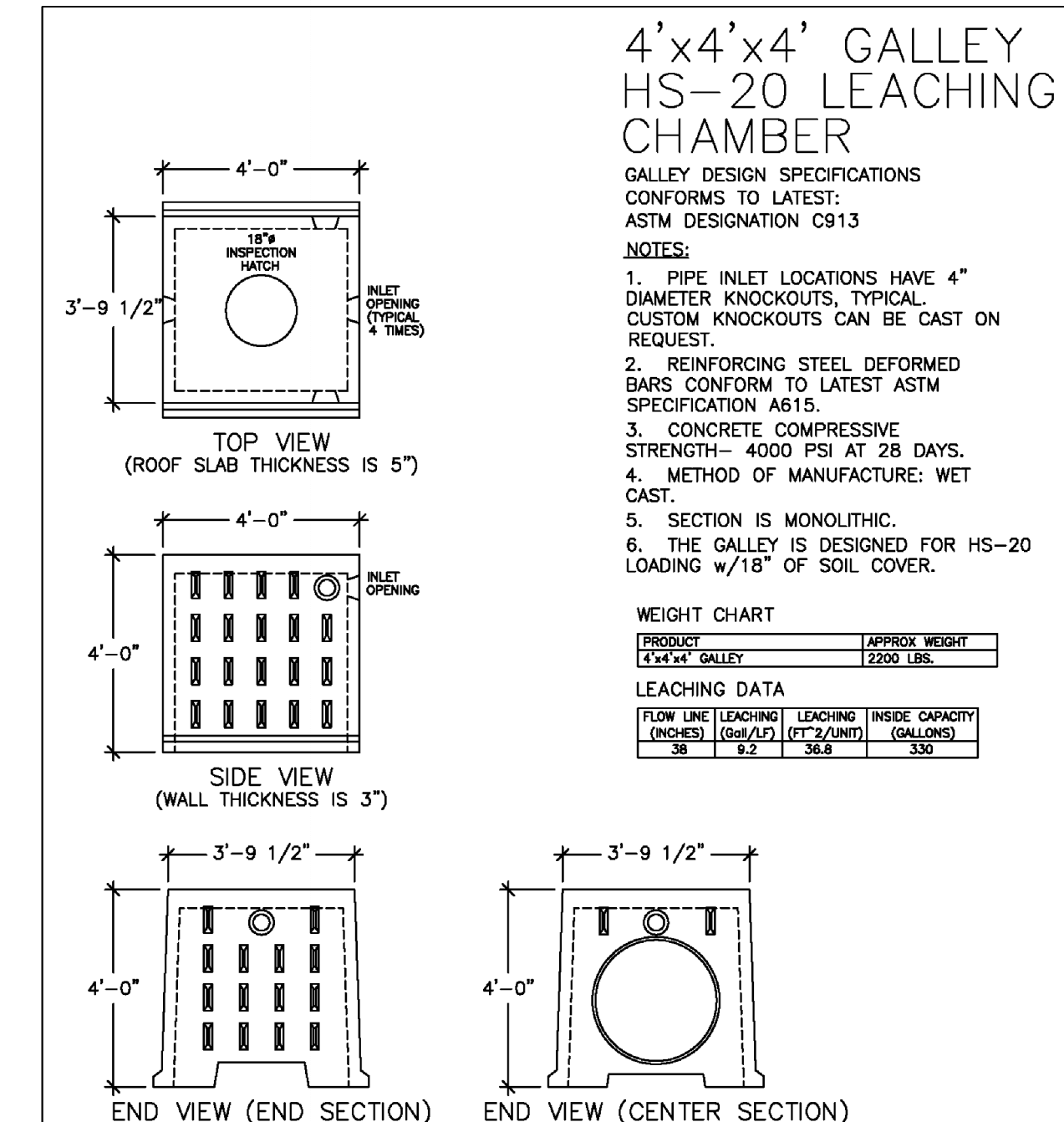
- PIPE INLET LOCATIONS HAVE 4" DIAMETER KNOCKOUTS, TYPICAL. CUSTOM KNOCKOUTS CAN BE CAST ON REQUEST.
- REINFORCING STEEL DEFORMED BARS CONFORM TO LATEST ASTM SPECIFICATION A615.
- CONCRETE COMPRESSIVE STRENGTH- 4000 PSI AT 28 DAYS.
- METHOD OF MANUFACTURE: WET CAST.
- SECTION IS MONOLITHIC.
- THE GALLEY IS DESIGNED FOR HS-20 LOADING w/1/8" OF SOIL COVER.

WEIGHT CHART

PRODUCT	APPROX WEIGHT
4'x4' GALLEY	2200 LBS

LEACHING DATA

FLOW LINE (LEACHING)	LEACHING (INCHES)	INSIDE CAPACITY (GALLONS)
HS	8.2	360



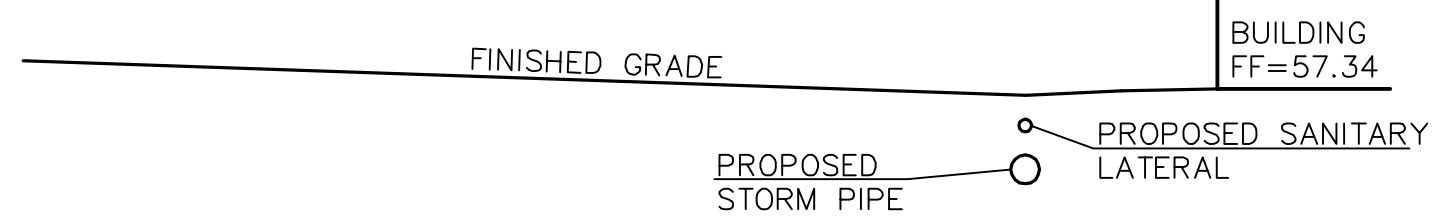
UNITED CONCRETE PRODUCTS INC.

173 CHURCH STREET YALESVILLE, CT 06492 TEL. 800 234-3119 FAX. (203) 265-4941 (203) 269-3119

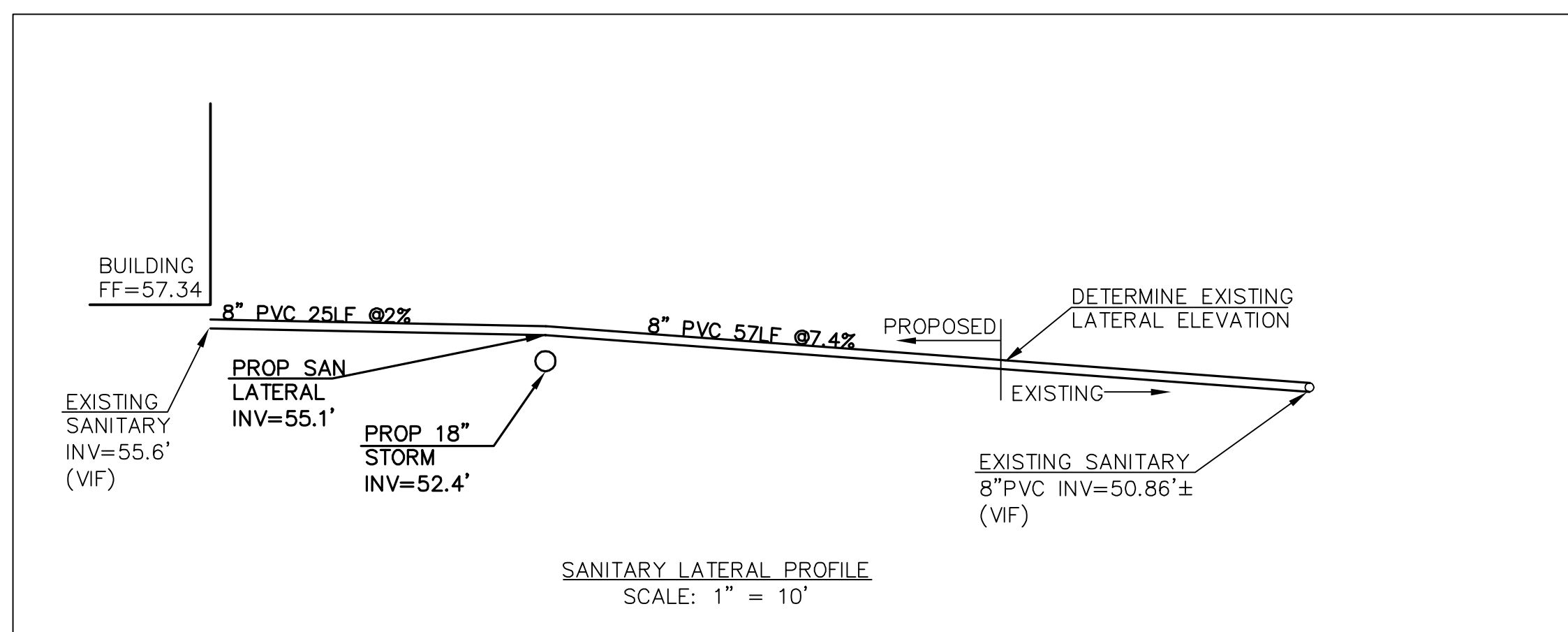
5
D-2

DETAIL OF SANITARY AND STORM CROSSING

INVERT OF SANITARY LATERAL 25LF AT 2% = INV ELEV 55.1'
INVERT OF 18" STORM PIPE 47LF AT 0.9% = INV ELEV 52.4'
TOP OF STORM PIPE = 53.9'
CLEARANCE = 1.2'



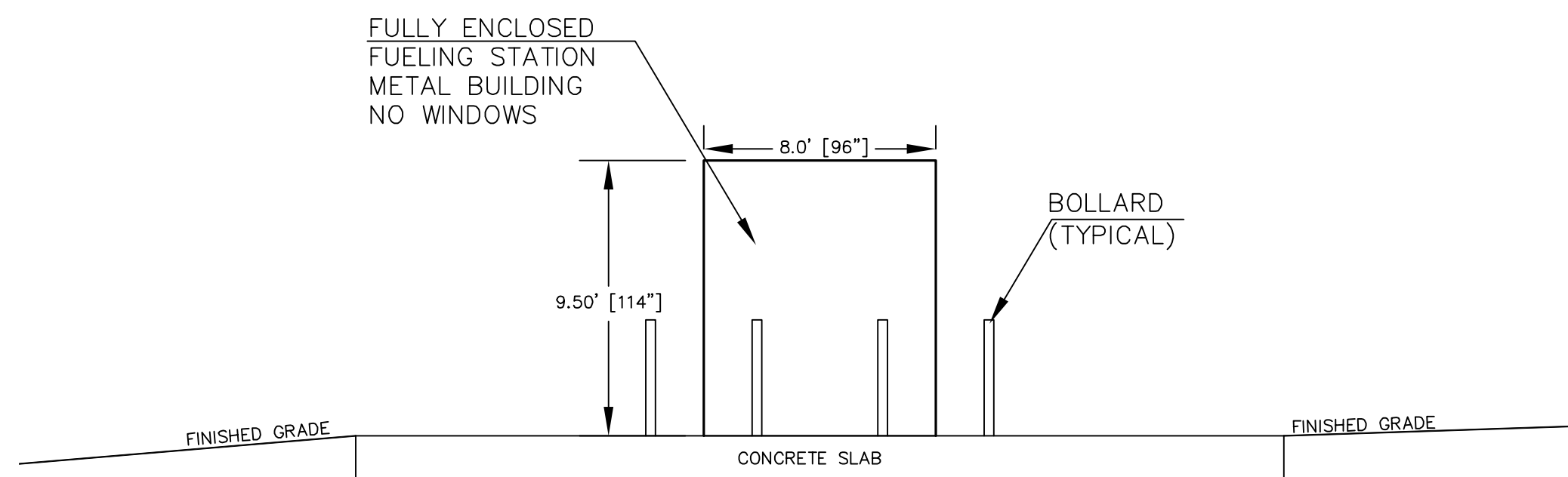
SCALE: 1" = 10'



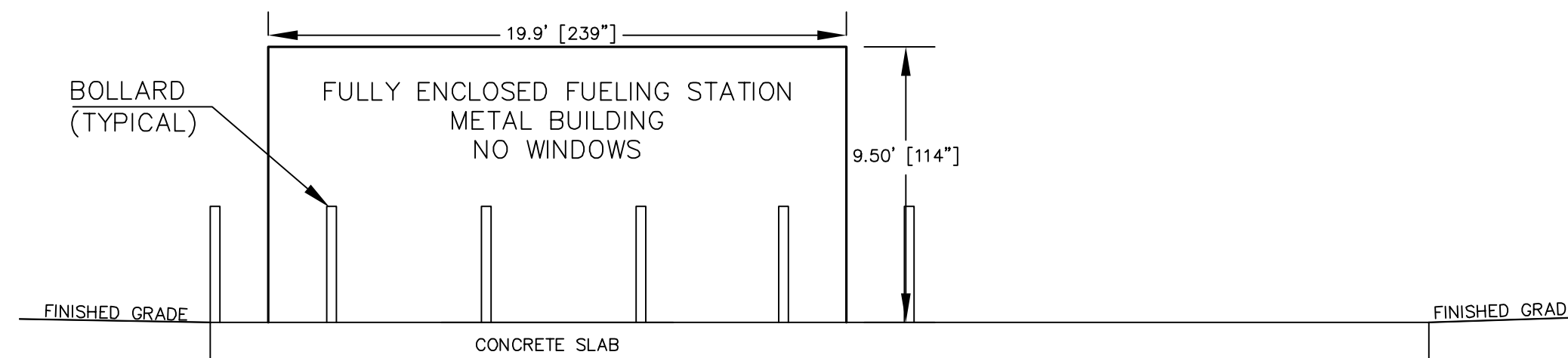
SANITARY LATERAL PROFILE SCALE: 1" = 10'

6
D-2

ELEVATIONS OF FUEL STATION



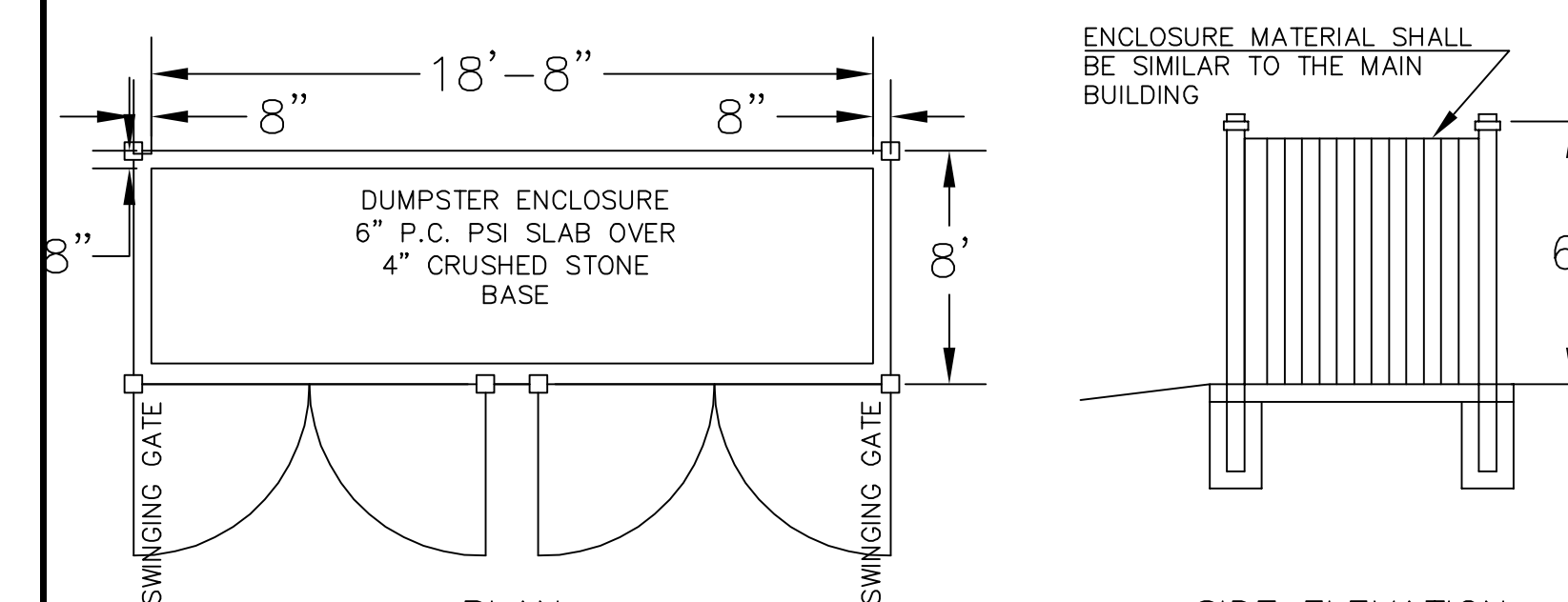
FRONT VIEW Scale: 1" = 5'



SIDE VIEW Scale: 1" = 5'

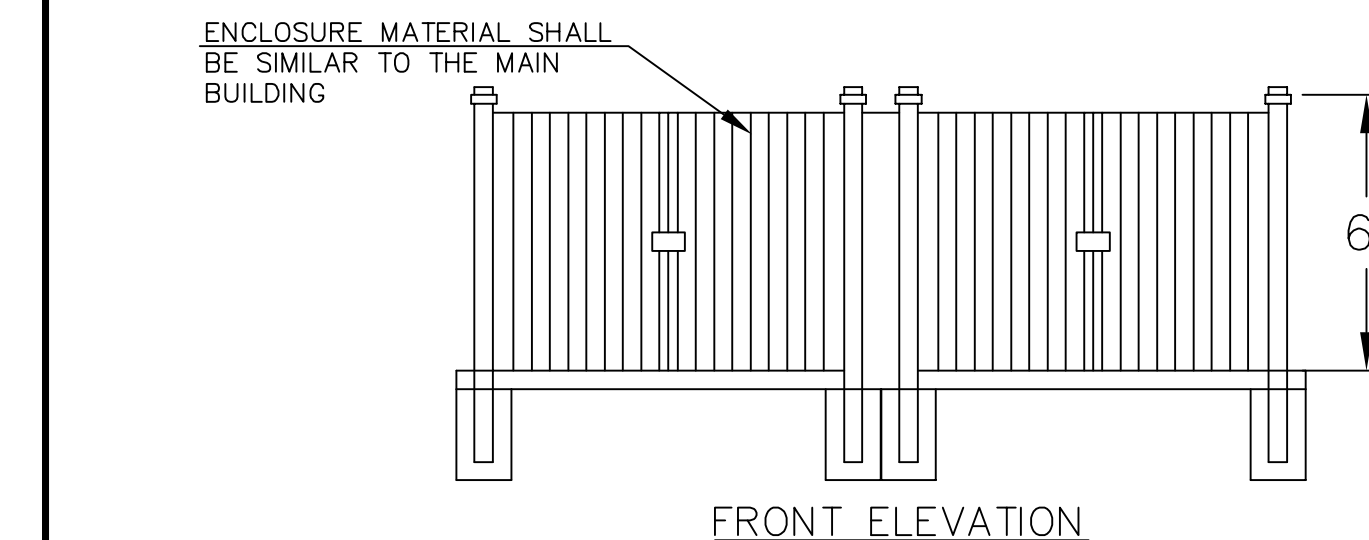
7
D-2

DUMPSTER ENCLOSURE



PLAN

SIDE ELEVATION



FRONT ELEVATION

8
D-2

REVISIONS

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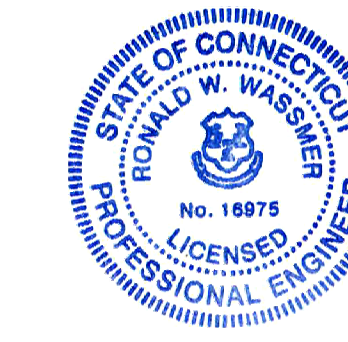
Revised per City Planner's Comments; added details LML 05/24/2021

To my knowledge and belief, this map is substantially correct as noted hereon.

Date Oct. 13, 2021 By Ronald W. Wassmer, PE, LS, CT Lic. No. 16975

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DETAILS		PREPARED FOR		PROJECT No.:	
615 PLAINS ROAD, LLC		615 PLAINS ROAD, Milford, Connecticut		2020-015	
DATE: December 01, 2020	FB: 472	TFF: 26	DRAWN BY: LML	CHECKED: RWW	
Scale: NOT TO SCALE			BOX No.: 181	PROJECT No.: 2020-015	
			DWG No.: 2351	SHT 10 of 10	

D-2

NORTH SIDE—VIEW FROM PARKING AREA



SOUTH SIDE--VIEW FROM RATON DRIVE



EAST SIDE--VIEW FROM PARKING AREA



WEST SIDE—VIEW FROM PLAINS ROAD



REVISIONS

▲	Revised per City Planner's Comments; added elevations	LML	05/24/2021
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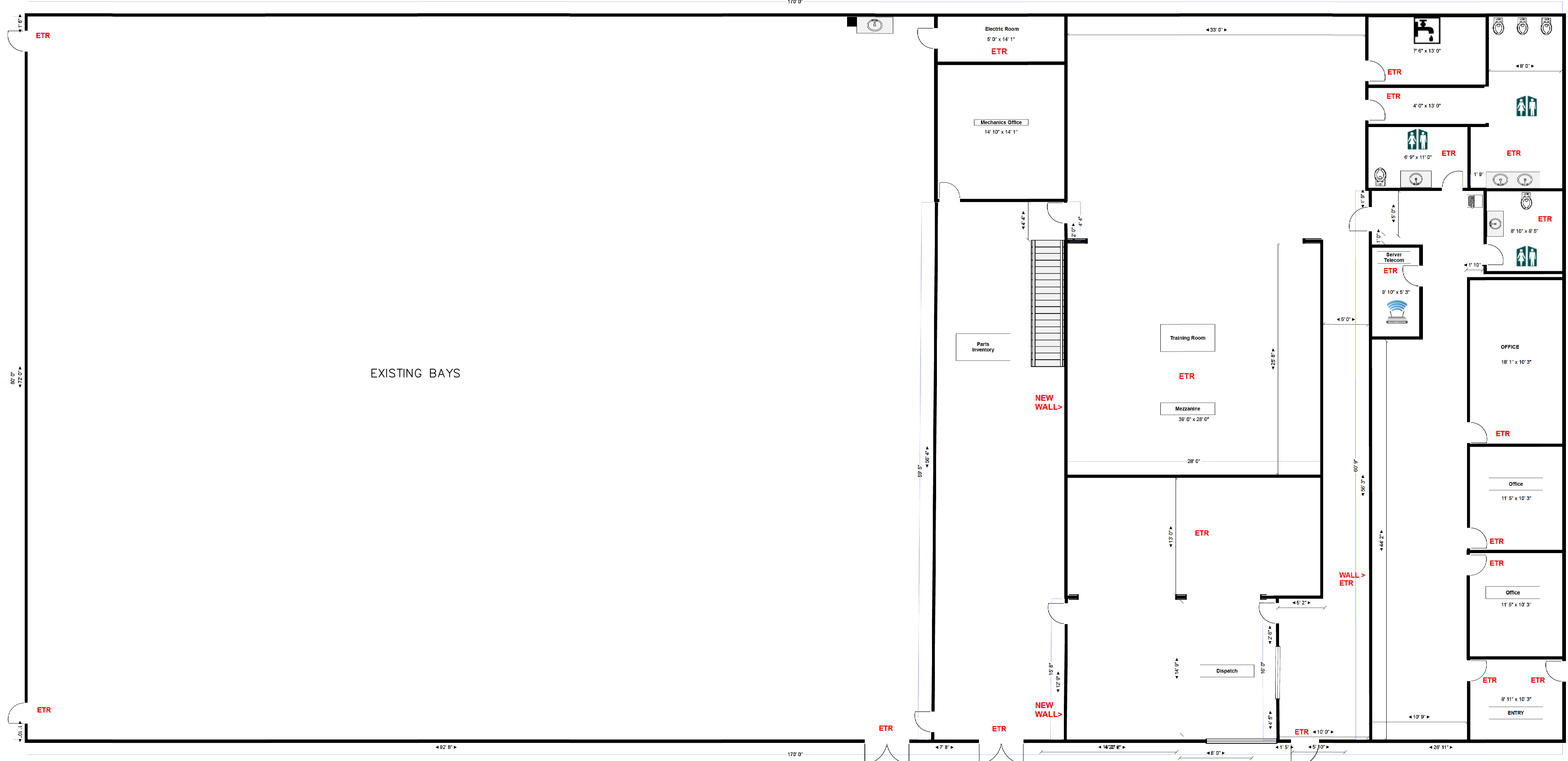
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 Designers + Planners
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ELEVATIONS

PREPARED FOR
 615 PLAINS ROAD, LLC
 615 PLAINS ROAD, Milford, Connecticut

A-1

DATE: May 24, 2021	FB: 472	TFF: 26	DRAWN BY: LML	CHECKED: RWW
Scale: NOT TO SCALE			BOX No.: 181	PROJECT No.: 2020-015
			DWG No.: 2351	



ETR= EXISTING TO REMAIN

REVISIONS

Revised per City Planner's Comments; added floor plan	LML	05/24/2021
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FLOOR PLAN PREPARED FOR 615 PLAINS ROAD, LLC 615 PLAINS ROAD, Milford, Connecticut				FP-1
DATE: May 24, 2021	FB: 472	TFF: 26	DRAWN BY: LML	
Scale: NOT TO SCALE			BOX No.: 181	PROJECT No.: 2020-015
			DWG No.: 2351	