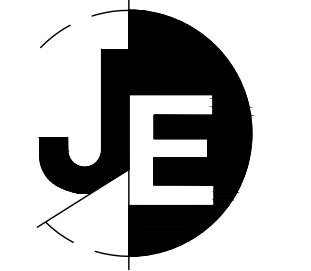


SHEET INDEX

- 1.0 TITLE SHEET
- 2.0 EXISTING CONDITIONS PLAN
- 2.1 SITE DEVELOPMENT PLAN
- 2.1A PHASING PLAN
- 2.2 PLAN & PROFILE
- 2.3 EROSION & SEDIMENT CONTROL
- 4.0 CONSTRUCTION DETAILS
- 5.0 LANDSCAPE PLAN
- 5.1 LIGHTING PLAN
- 6.0 BUILDING PLANS BY OTHERS

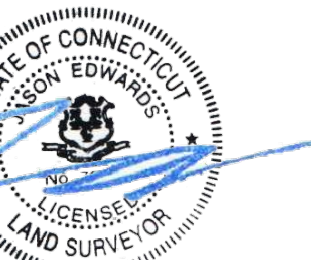
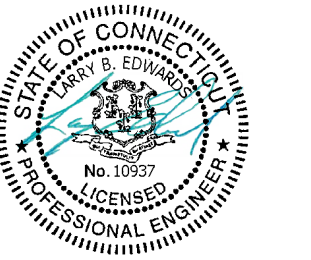
RESIDENTIAL CONDOMINIUM DEVELOPEMENT

SILVER LANE ESTATES 600 SILVER LANE STRATFORD, CONNECTICUT



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SILVER LANE ESTATES
600 SILVER LANE
STRATFORD, CONNECTICUT

August 31, 2023

Stephen Bellis, Esq.
475 Whitney Avenue
New Haven, CT 06511

RE: 600 Silver Lane – Erosion & Sediment Controls

At a public hearing held August 22, 2023, the Zoning Commission voted to approve, with conditions, your petition seeking Erosion and Sediment Controls Review to construct a sixteen-unit (16) residential development at a former church site in a Church Repurposing Development Zone.

DECISION: *Approved w/ Conditions*

CONDITIONS:

1. The applicant shall obtain a letter from a licensed engineer ensuring this project's compliance with the Town of Stratford's MS4 Stormwater Permit. This letter shall be delivered/mailed to the Office of Planning and Zoning and kept in the applicant's Erosion & Sediment Controls file.
2. All necessary siltation and erosion controls shall be in place and the Zoning Enforcement Officer notified for an inspection prior to any site/construction work being performed.
3. Immediate on-site modifications shall be employed when an erosion problem develops.
4. In evaluating this application, the Commission has relied on information provided by the applicant and, if such information subsequently proves to be inaccurate or incomplete, this approval may be modified, suspended or rescinded.

In accordance with §8-3(d) of the CGS, no approval shall become effective until the applicant records the approval letter, as approved by the Planning Commission, Zoning Board of Appeals and/or Zoning Commission, on the land records in the Stratford Town Clerk's Office. A copy of the recorded approval letter shall be delivered to the Office of Planning & Zoning.

ADDRESS: 600 Silver Lane, Stratford, CT
BOOK: 4625
PAGE: 205

Please contact the Office of Planning and Zoning should you have any further questions regarding this matter.

Regards,

Jay Habansky, AICP
Planning & Zoning Administrator

August 31, 2023

Stephen Bellis, Esq.
475 Whitney Avenue
New Haven, CT 06511

RE: 600 Silver Lane – Special Case Approval

At a public hearing held August 22, 2023, the Zoning Commission voted to approve, with conditions, your petition seeking to construct a sixteen-unit (16) residential development at a former church site in a Church Repurposing Development Zone.

DECISION: *Approved w/ Conditions*

CONDITIONS:

1. The development shall contain two (2) deed restricted affordable housing units in strict compliance with CGS 8-30(g).
2. Along the cul-de-sac/private driveway, unit number #6 on the original site development plan (revision date 5/19/23) shall be eliminated, resulting in nine (9) new standalone single-family dwellings, plus the one (1) existing single-family dwelling (former rectory) next to the former church.
3. Garages shall not be converted to bedrooms at any point.
4. There shall be no more than six (6) one-bedroom/studios located in the former church building.
5. The project has been approved in strict compliance with the Architectural Review Board (ARB) recommendations. The applicant shall meet with the ARB chair to review plans prior to filing for a building permit. The ARB chair shall send in writing to the Planning and Zoning Administrator, confirmation that the intent of all the ARB recommendations have been satisfied.
6. Sidewalks shall be installed along the entire frontage length of Silver Lane and the cul-de-sac/private driveway.
7. A six (6) foot tall privacy fence with and eight (8) foot tall vegetative arborvitae buffer inside of the fence shall be installed along the entire perimeter of the property (except the frontage) in compliance with the fence regulations in Section 3.18.

In accordance with §8-3(d) of the CGS, no approval shall become effective until the applicant records the approval letter, as approved by the Planning Commission, Zoning Board of Appeals and/or Zoning Commission, on the land records in the Stratford Town Clerk's Office. A copy of the recorded approval letter shall be delivered to the Office of Planning & Zoning.

ADDRESS: 600 Silver Lane, Stratford, CT
BOOK: 4625
PAGE: 205

Please contact the Office of Planning and Zoning should you have any further questions regarding this matter.

Regards,

Jay Habansky, AICP
Planning & Zoning Administrator

August 31, 2023

Stephen Bellis, Esq.
475 Whitney Avenue
New Haven, CT 06511

RE: Zone Change (600 Silver Lane) – RS-3 to CRD

At a public hearing held August 22, 2023, the Zoning Commission voted to approve your petition seeking to change the zone from an RS-3 to a Church Repurposing Development.

DECISION: *Approved*

REASONS:

1. The Zoning Commission has determined that the proposed zone change is consistent with the Plan of Conservation and Development.

In accordance with §8-3(d) of the CGS, no approval shall become effective until the applicant records the approval letter, as approved by the Planning Commission, Zoning Board of Appeals and/or Zoning Commission, on the land records in the Stratford Town Clerk's Office. A copy of the recorded approval letter shall be delivered to the Office of Planning & Zoning.

ADDRESS: 600 Silver Lane, Stratford, CT
BOOK: 4625
PAGE: 205

Please contact the Office of Planning and Zoning should you have any further questions regarding this matter.

Regards,

Jay Habansky, AICP
Planning & Zoning Administrator

August 31, 2023

Stephen Bellis, Esq.
475 Whitney Avenue
New Haven, CT 06511

RE: Text Amendment – Section 33 Church Repurposing Development

At a public hearing held August 22, 2023, the Zoning Commission voted to approve, with conditions, your petition seeking to create a new section 33 titled Church Repurposing Development to allow for residential development at former church sites. The final draft of the adopted regulation has been attached herein.

DECISION: *Approved w/ Conditions*

CONDITIONS:

1. The density shall be revised to eight (8) units per acre.
2. There number of standalone, single-family units shall not exceed ten (10), including the use of the former rectory building.
3. There shall be no more than six (6) one-bedroom/studios located within the former church building.

REASONS:

1. The Zoning Commission has determined that the proposed text amendment is consistent with the Plan of Conservation and Development.

Please contact the Office of Planning and Zoning should you have any further questions regarding this matter.

Regards,

Jay Habansky, AICP
Planning & Zoning Administrator

REVISIONS		
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10	3-19-24	IWC

DATE: 02-10-23
PROJECT #: 2920
DRAWING FILE: 2920
DRAWN BY: LE/JE
SCALE:

TITLE

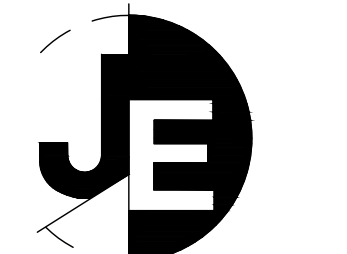
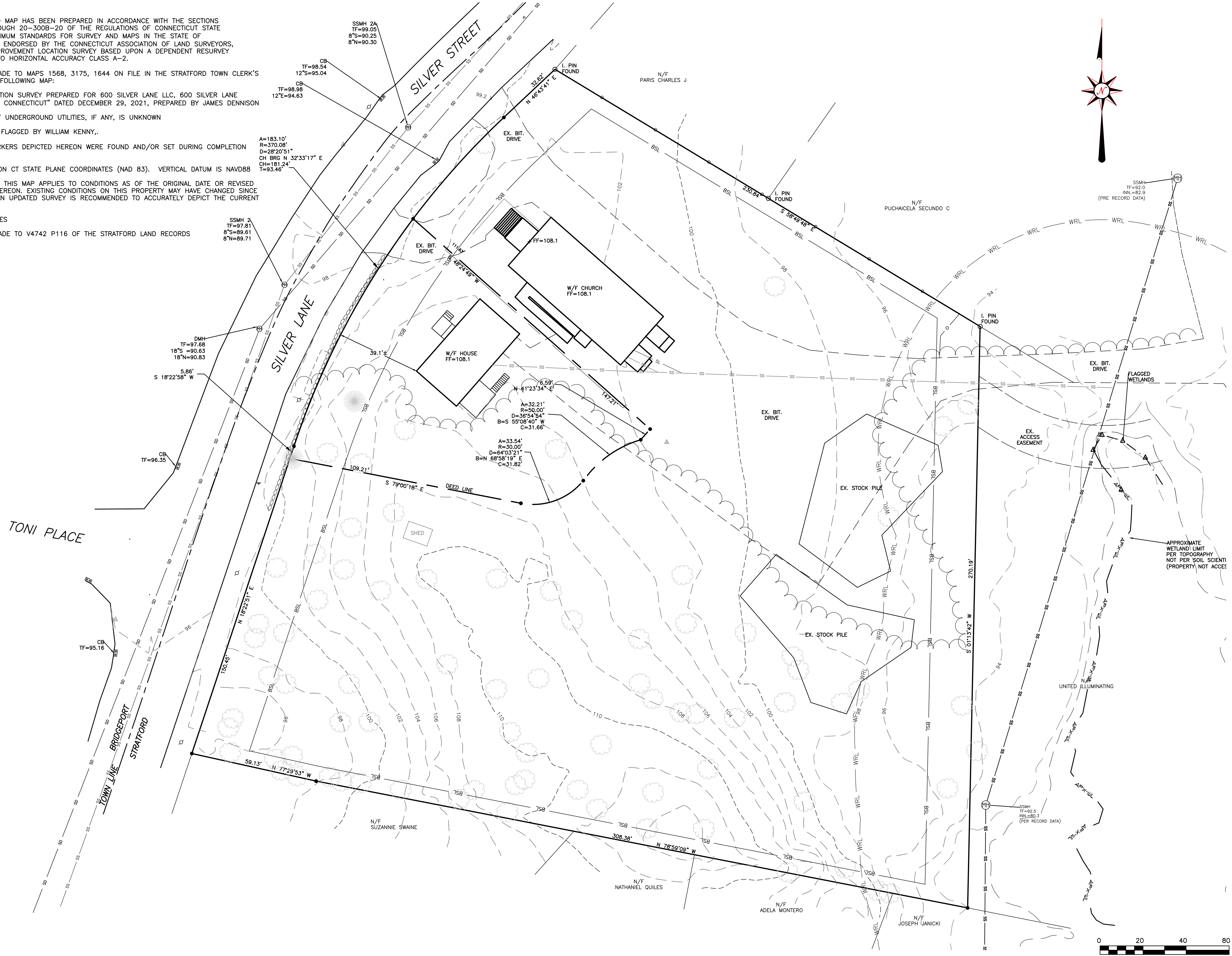
TITLE SHEET

SHEET NUMBER

1.0

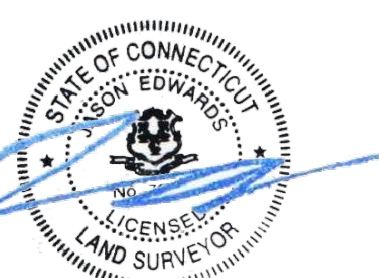
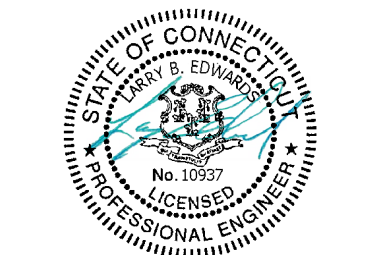
NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEY AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A DEPENDENT RESURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- REFERENCE IS MADE TO MAPS 1568, 3175, 1644 ON FILE IN THE STRATFORD TOWN CLERK'S OFFICE AND THE FOLLOWING MAP:
A. ZONING LOCATION SURVEY PREPARED FOR 600 SILVER LANE LLC, 600 SILVER LANE STRATFORD, CONNECTICUT DATED DECEMBER 29, 2021, PREPARED BY JAMES DENNISON
- THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN
- WETLANDS SOILS FLAGGED BY WILLIAM KENNY.
- LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY.
- BEARING BASED ON CT STATE PLANE COORDINATES (NAD 83). VERTICAL DATUM IS NAVD88
- CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
- AREA: 2.231 ACRES
- REFERENCE IS MADE TO V4742 P116 OF THE STRATFORD LAND RECORDS



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600 SILVER LANE
STRATFORD, CONNECTICUT

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9	3-5-24	IWC
10	3-19-24	IWC

DATE: 02-10-23
PROJECT #: 2920
DRAWING FILE: 2920
DRAWN BY: LE/JE
SCALE: 1"=20'

TITLE
EXISTING CONDITIONS

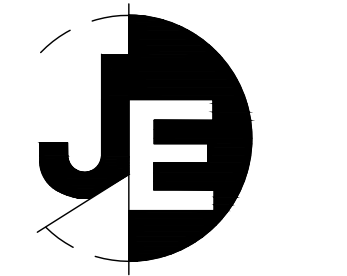
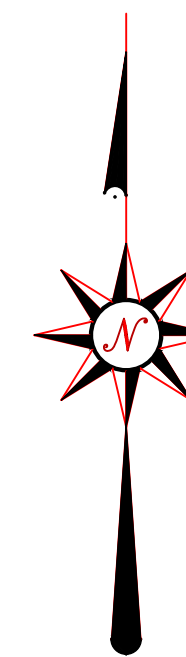
SHEET NUMBER
2.0

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- GAS LINE
- ELECTRIC LINE
- TELEPHONE LINE
- CLEAN OUT TO GRADE
- FINISHED FLOOR
- ELECTRIC AUTO CHARGING STATION
- BASEMENT SLAB
- SIDEWALK RAMP
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- WATER BREAK
- LIMIT OF DISTURBANCE
- FOUNDATION ENVELOPE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- GRADING EASEMENT
- SLOPE RIGHTS

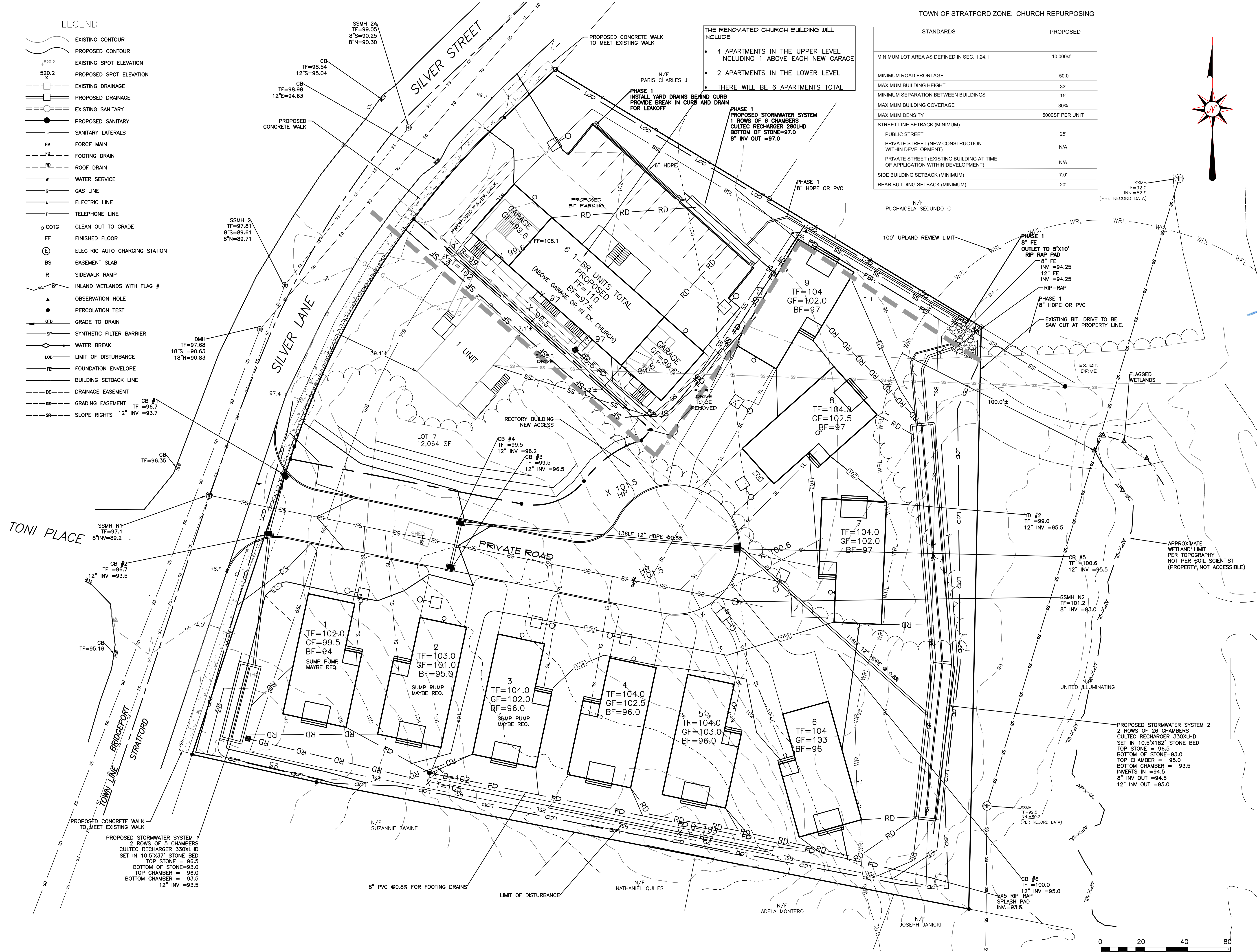
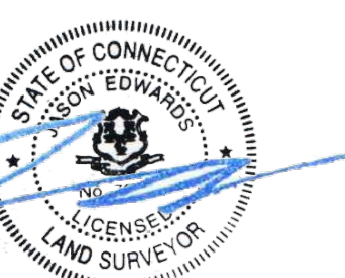
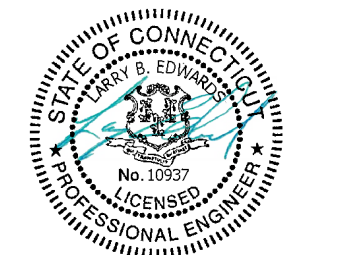
TOWN OF STRATFORD ZONE: CHURCH REPURPOSING

STANDARDS	PROPOSED
MINIMUM LOT AREA AS DEFINED IN SEC. 1.24.1	10,000sf
MINIMUM ROAD FRONTAGE	50.0'
MAXIMUM BUILDING HEIGHT	33'
MINIMUM SEPARATION BETWEEN BUILDINGS WITHIN DEVELOPMENT	15'
MAXIMUM BUILDING COVERAGE	30%
MAXIMUM DENSITY	5000SF PER UNIT
STREET LINE SETBACK (MINIMUM)	
PUBLIC STREET	25'
PRIVATE STREET (NEW CONSTRUCTION WITHIN DEVELOPMENT)	N/A
PRIVATE STREET (EXISTING BUILDING AT TIME OF APPLICATION WITHIN DEVELOPMENT)	N/A
SIDE BUILDING SETBACK (MINIMUM)	7.0'
REAR BUILDING SETBACK (MINIMUM)	20'



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THE RENOVATED CHURCH BUILDING WILL INCLUDE:

- 4 APARTMENTS IN THE UPPER LEVEL INCLUDING 1 ABOVE EACH NEW GARAGE
- 2 APARTMENTS IN THE LOWER LEVEL
- THERE WILL BE 6 APARTMENTS TOTAL

PHASE 1 PROPOSED STORMWATER SYSTEM
1 ROWS OF 6 CHAMBERS
CULTEC RECHARGER 250XLHD
BOTTOM OF STONE=97.0
8" INV OUT =97.0

PROPOSED STORMWATER SYSTEM 2
2 ROWS OF 26 CHAMBERS
CULTEC RECHARGER 330XLHD
SET IN 10.5'X182" STONE BED
TOP STONE = 96.5
BOTTOM OF STONE=93.0
TOP CHAMBER = 95.0
BOTTOM CHAMBER = 93.5
INVERTS IN =94.5
8" INV OUT =94.5
12" INV OUT =95.0

REVISIONS

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10	3-19-24	IWC

DATE: 02-10-23
PROJECT #: 2920
DRAWING FILE: 2920
DRAWN BY: LE/JE
SCALE: 1"=20'

TITLE
SITE DEVELOPMENT PLAN

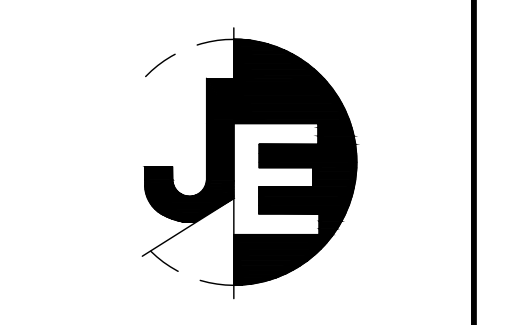
SHEET NUMBER

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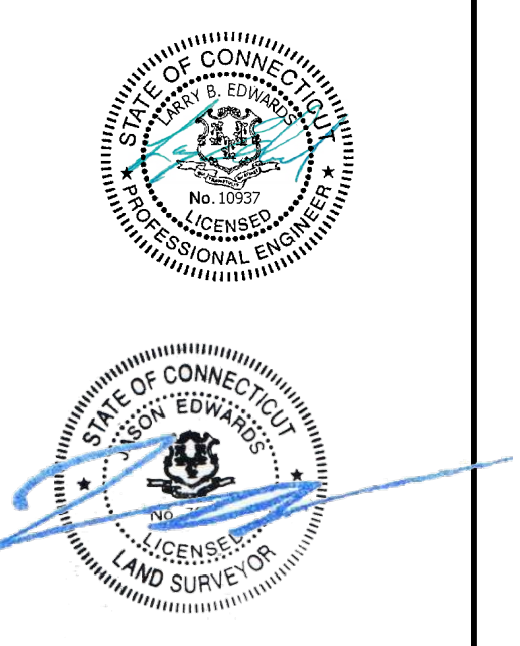
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING DRAINAGE
 - PROPOSED DRAINAGE
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 - SYNTHETIC FILTER BARRIER
 - WATER BREAK
 - LIMIT OF DISTURBANCE
 - FOUNDATION ENVELOPE
 - BUILDING SETBACK LINE
 - DRAINAGE EASEMENT
 - GRADING EASEMENT
 - SLOPE RIGHTS

- CONSTRUCTION SEQUENCE**
1. PRIOR TO STARTING ANY CONSTRUCTION ON THE SITE, ASSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND ARE CURRENT.
 2. CONTACT SITE LAND SURVEYOR AND HAVE ALL LIMITS OF CONSTRUCTION CLEARLY MARKED FOR CLEARING. CLEARLY MARK ANY TREES WHICH ARE TO BE PROTECTED.
 3. CONTACT CALL BEFORE YOU DIG AT 800-922-4455 TO MARK ALL EXISTING UTILITIES ON THE SITE.
 4. PRIOR TO STARTING ANY CONSTRUCTION ON THE SITE HOLD A PRE-CONSTRUCTION MEETING AT THE SITE. MEETING TO INCLUDE ALL CONTRACTORS, SITE ENGINEER, TOWN WETLANDS AND EROSION CONTROL OFFICER AND ANY DESIGNATED SITE MONITOR.
 5. INSTALL SALT FENCE ALONG LIMITS OF CONSTRUCTION FOR CHURCH RENOVATION, AS DEPICTED ON SHEET 2.1A
 6. INSTALL PHASE 1 STORMWATER RETENTION SYSTEM AND OUTLET PROTECTION
 7. COMPLETE PHASE 1 CONSTRUCTION.
 8. PRIOR TO STARTING ANY WORK OUTSIDE OF LIMITS OF CHURCH RENOVATION, CONTRACTOR TO SCHEDULE SITE MEETING WITH ALL CONTRACTORS, SITE ENGINEER, TOWN WETLANDS AND EROSION CONTROL OFFICER AND ANY DESIGNATED SITE MONITOR.
 9. LAND SURVEYOR TO VERIFY LIMITS OF DISTURBANCE DEMARCATION.
 10. CLEAR SITE TO LIMITS MARKED BY THE SURVEYOR. REMOVE ALL CUT MATERIALS FROM SITE BEFORE STARTING ANY OTHER SITE CONSTRUCTION.
 11. INSTALL ANTI TRACKING APRON.
 12. STUMP SITE AND REMOVE STUMPS TO APPROVED DISPOSAL OR RECYCLING SITE.
 13. STRIP USABLE TOPSOIL FROM CONSTRUCTION AREA AND STOCKPILE IN DESIGNATED AREA. STABILIZE PILES AND INSTALL PERIMETER SILT FENCES.
 14. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND DIVERSION SWALES AS SHOWN.
 15. ROUGH GRADE SITE TO FINISHED SUBGRADE.
 16. FINISH GRADE SLOPES AND LOAM SEED AND MULCH.
 17. INSTALL BUILDING FOUNDATIONS, INSTALL DRAINAGE AND STORMWATER SYSTEMS.
 18. INSTALL SITE UTILITIES.
 19. INSTALL PAVEMENT SUBBASE. PLACE BINDER PAVEMENT AND INSTALL CURBS.
 20. REMOVE TEMPORARY SEDIMENT TRAP AND SWALES.
 21. LOAM, SEED AND MULCH ALL REMAINING DISTURBED AREA.
 22. WHEN SITE IS TOTALLY STABILIZED, REMOVE REMAINING EROSION CONTROLS.



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REVISIONS

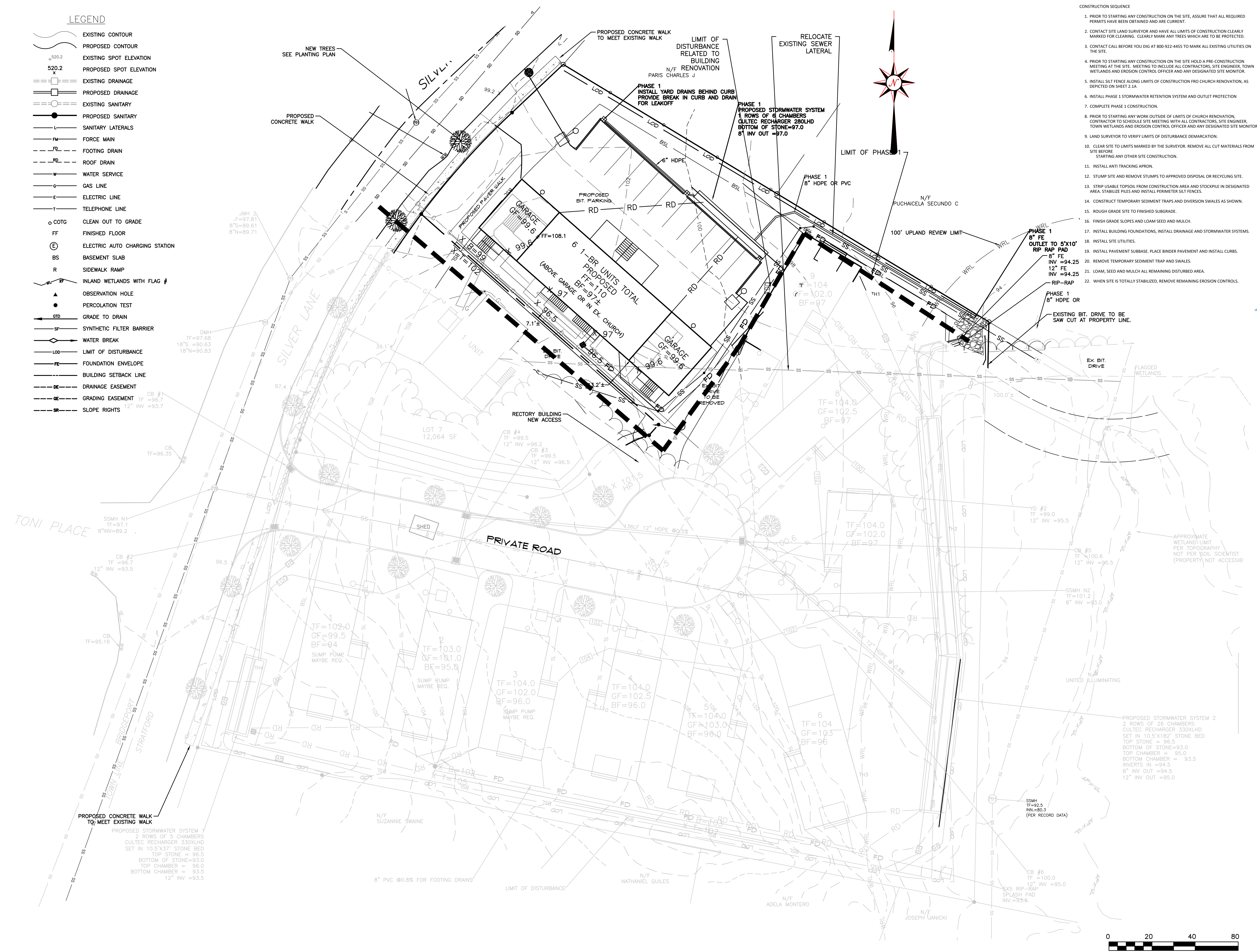
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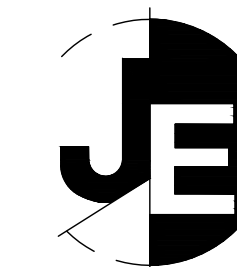
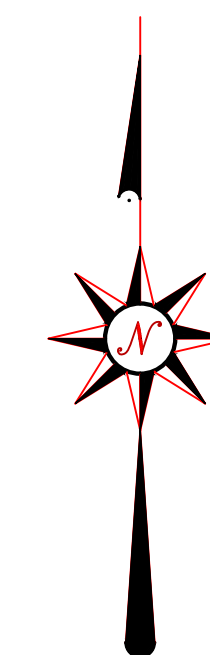
DATE: 02-10-23
 PROJECT #: 2920
 DRAWING FILE: 2920
 DRAWN BY: LE/ZE
 SCALE: 1"=20'

TITLE
 SITE DEVELOPMENT PLAN
 (PHASE 1)

SHEET NUMBER

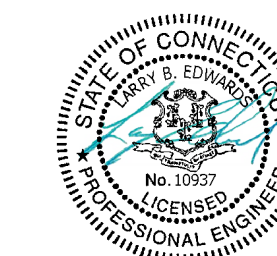
2.1A





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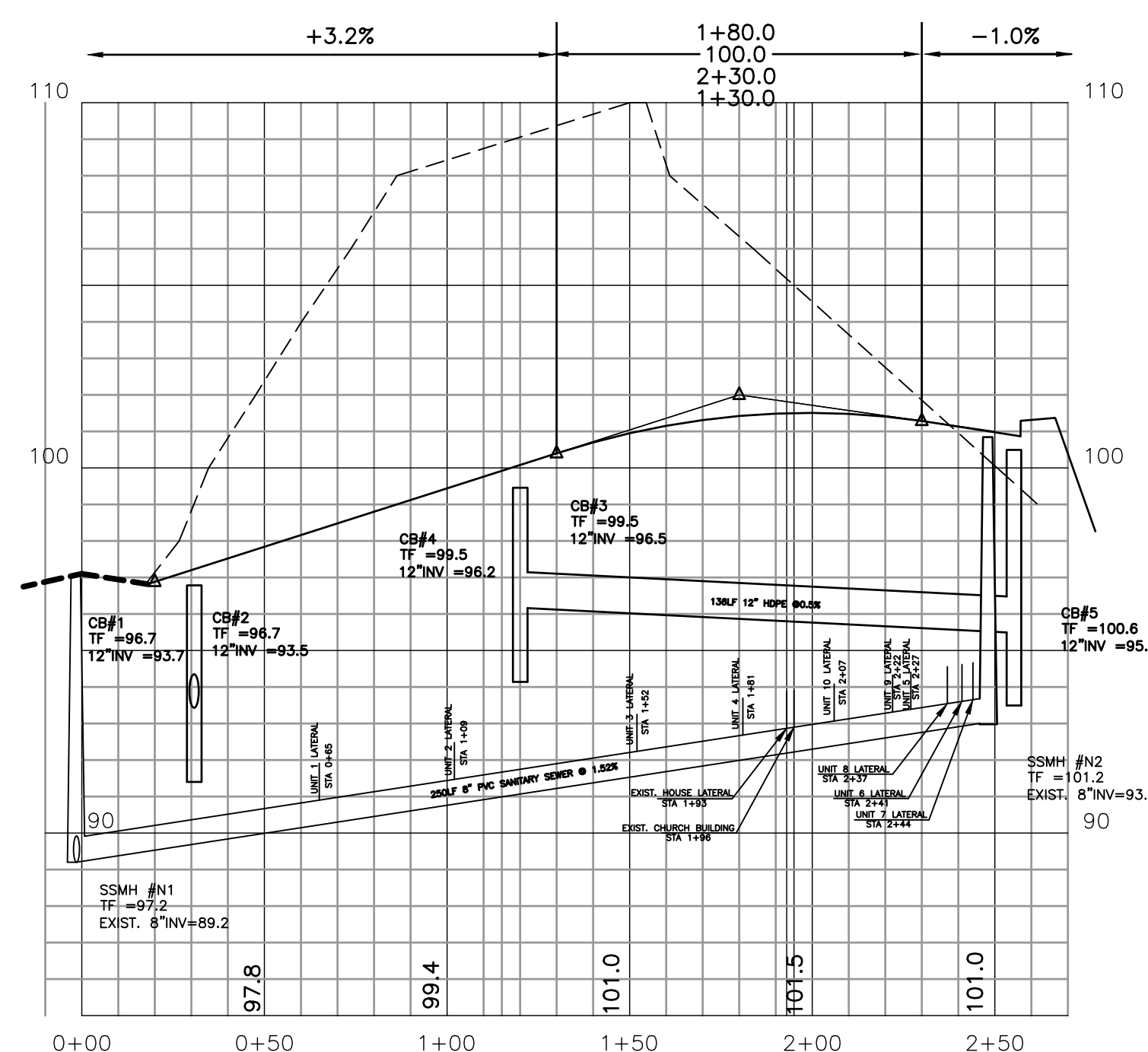
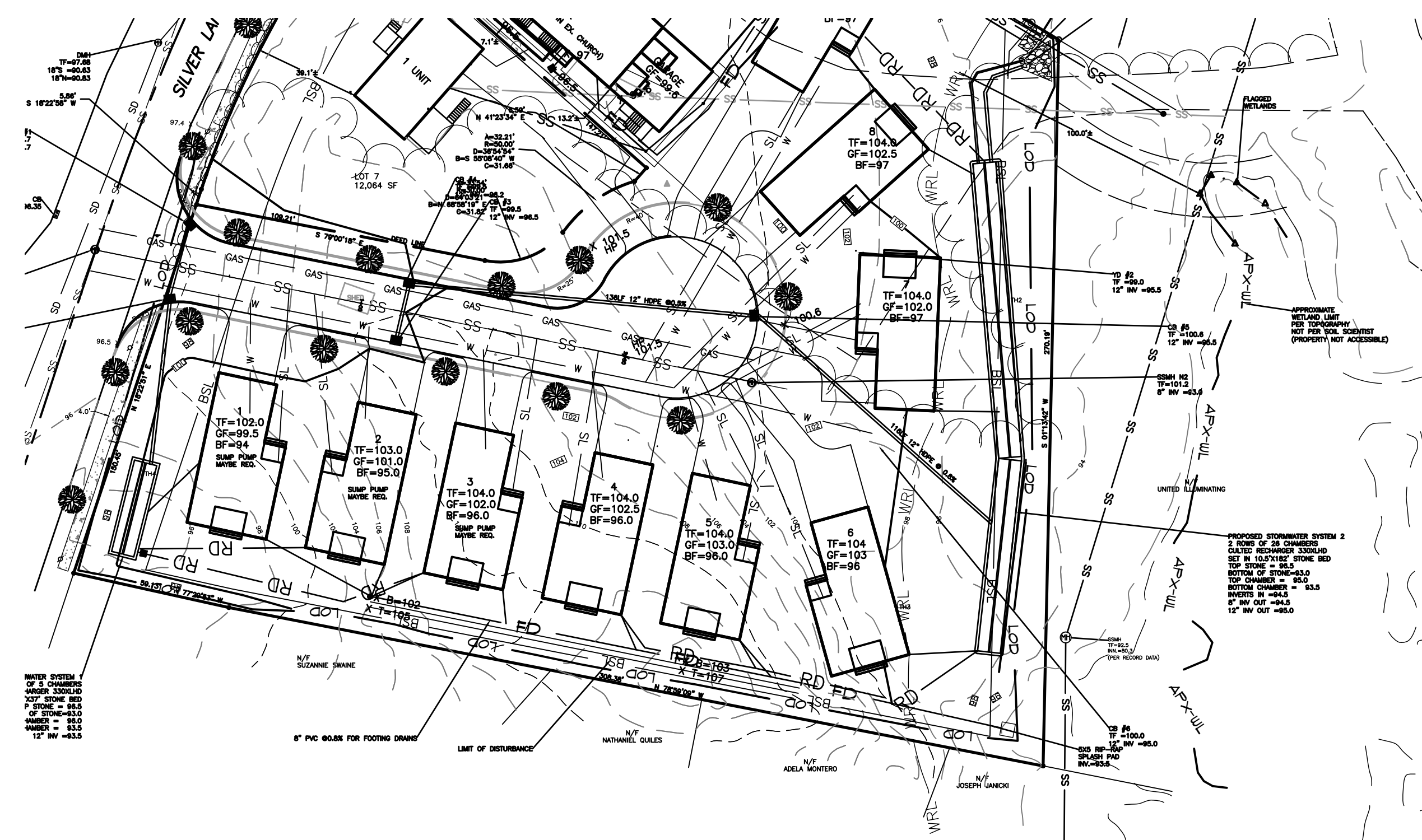
DATE: 02-10-23
PROJECT #: 2920
DRAWING FILE: 2920
DRAWN BY: LE/JE
SCALE: HORIZ 1"=40'
VERT 1"=4'

TITLE

PLAN &
PROFILE

SHEET NUMBER

2.2



ACCESS DRIVEWAY PROFILE

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
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- SLOPE RIGHTS

SEDIMENT TRAP #1
 AREA TO TRAP =0.2 ACRES
 REQUIRED VOLUME =0.2ac X 134cy/ac = 27cy (724cf)
 WET STORAGE = 0.85 X 280 X 2 =476cf
 DRY STORAGE = (280+620)/2 X2 =900cf
 TOTAL STORAGE =1376cf

SEDIMENT TRAP #2
 AREA TO TRAP =0.5 ACRES
 REQUIRED VOLUME =0.5ac X 134cy/ac = 67cy (1809cf)
 WET STORAGE = 0.85 X 580 X 2 =986cf
 DRY STORAGE = (580+1000)/2 X2 =1580cf
 TOTAL STORAGE =2566cf

CONSTRUCTION SEQUENCE
 INSTALL ALL EROSION CONTROL MEASURES TO THE EXTENT POSSIBLE IN THE FOLLOWING ORDER.

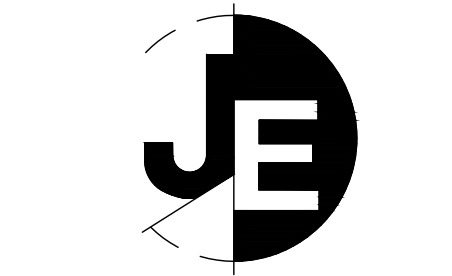
1. INSTALL SILT FENCE BEFORE ANY CONSTRUCTION.
2. INSTALL ANTI-TRAKING PAD, DOWNSTREAM DEFENDERS, DRAINAGE STRUCTURES/SYSTEM AND THERE ASSOCIATED PROTECTION.
3. ROUGH GRADE AS REQUIRED FOR CONSTRUCTION OF BUILDING. EXCESS FILL TO BE REMOVED FROM SITE.
4. INSTALL UNDER GROUND UTILITIES
5. CONSTRUCT BUILDINGS.
6. INSTALL CURBING, SIDEWALKS, AND BITUMINOUS PAVEMENT AS SHOWN ON THE PLAN.
7. SPREAD TOPSOIL AND STABILIZE WITH SEED AS SOON AS POSSIBLE.
8. INSTALL LANDSCAPING.
9. REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE BUILDING HAS BEEN COMPLETED AND SITE IS STABILIZED WITH VEGETATED COVER.
10. CLEAN-UP.

- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TEMPORARY SEDIMENT TRAP
 - HAY BALE DAM
 - SF SINGLE ROW SILT FENCE
 - DSF DOUBLE ROW SILT FENCE
 - CL CLEARING LIMITS
 - TEMP. DIVERSION SWALE
 - TEMP. WATER BREAK
 - TEMP. BERM
 - STONE CHECK DAM
 - WOODLINE/TREELINE



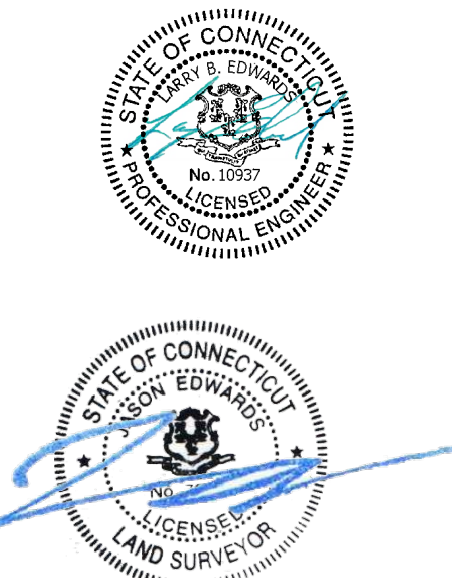
SEDIMENT TRAP #1
 BOTTOM ELEV=93.0 AREA=25sf
 BOTTOM DIKE=96.0 AREA=280sf
 SPILLWAY=98.0 AREA=620sf
 TOP BERM=99.0

SEDIMENT TRAP #2
 BOTTOM ELEV=91.0 AREA=240sf
 BOTTOM DIKE=94.0 AREA=580sf
 SPILLWAY=96.0 AREA=1000sf
 TOP BERM=97.0



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SILVER LANE ESTATES
 600 SILVER LANE
 STRATFORD, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	3-23-23	BULK STD.
2	4-5-23	WRL ADDED
3	4-20-23	PZ SUBMISSION
4	4-25-23	IW COMMENTS
5	5-19-23	PZ COMMENTS
6	7-17-23	IW COMMENTS
7	8-07-23	ARCH PLANS
8	8-29-23	APPR. COND.
9	3-5-24	IWC
10	3-19-24	IWC

DATE: 02-10-23
 PROJECT #: 2920
 DRAWING FILE: 2920
 DRAWN BY: LE/JE
 SCALE: 1"=20'

TITLE
EROSION CONTROL PLAN

SHEET NUMBER
2.3



GENERAL NOTES

- These plans are for governmental approval only and are not to be used for construction.
- All construction methods and materials are to conform to all applicable local and state regulations.
- Any variation from this plan is to be approved by a professional engineer.
- Topographic data and property lines are as shown on "Zoning Location Survey, prepared for 600 Silver Lane, LLC 600 Silver Lane, Stratford, CT scale: 1"=20' date: December 29, 2021", by James A. Dennison L.S.
- Existing grades shown hereon are to be verified by the contractor prior to commencing construction.
- Grading is to be completed in accordance with all applicable regulations and normal standards of good practice. All construction methods, materials and system installations are to conform to City of Stratford Standards and the State of Connecticut Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form B17 with latest revisions, to conform all applicable local and state regulations and to normal standards of good practice.
- It is the contractor's responsibility to verify all on-site and off-site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
- Existing grades shown hereon are to be verified by the contractor prior to commencing construction. Existing topography is compilation from survey data taken at different times throughout an active mining process. Variation from current conditions may exist.
- The building locations shown are one of many possible layouts, however, any variation from this plan is to be approved by a professional engineer, and may be subject to additional regulatory approvals.
- Proposed buildings are to be served with public water and sanitary sewers.
- Total area of site is 2.23 acres.
- Current zone is RS 3.
- The location of underground utilities, if any, is unknown. Call Before You Dig 1-800-922-4455.
- Water main and hydrant locations are subject to South Central Regional Water Authority and the City of Stratford Fire Department requirements and approvals.
- All proposed utilities, catv, gas and electric are to be underground.
- Roof drains shall tie into the storm drainage system.
- The Contractor shall familiarize himself and utilize to the maximum as practicable the 2002 Connecticut Guidelines for Soil and Erosion Control as amended.
- Owner: SILVER LANE LLC
- Retaining walls are to be designed by a structural engineer. Retaining wall over three (3) feet high require a building permit.
- Underground structures shall be capable of supporting the superimposed loads as shown on the construction plans. The superimposed loads shall consist of the earth load and the live load. The earth load shall be computed from the depth of soil cover shown on the plans. The minimum earth load shall be for soil cover of eighteen inches. The minimum live load of any underground structure shall be H-20.
- The contractor shall submit shop drawings for all drainage, detention, and sewer structures to the design engineer for his approval prior to installation. Shop drawings shall also be submitted for any facilities requested by the design engineer at the preconstruction meeting.

STORM WATER POLLUTION CONTROL PLAN

- Erosion and sediment control measures will be constructed in accordance with the City of Stratford Standards and 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, Dep Bulletin 34.
- The Storm water Pollution Control Plan shall include all erosion and sedimentation control shown on the approved maps and detail sheets. These controls are assumed to be the minimum required, and the contractor may be required to install additional measures as site conditions and weather warrant.
- All erosion and sediment control devices will be installed prior to the start of clearing and grubbing operations and excavation work. All the devices will be maintained as specified in this document until the disturbed earth has been paved or vegetated, at which time the devices will be removed.
- All construction methods, materials and system installations are to conform to all applicable local and state regulations.
- Grading to be according to all applicable regulations and normal standards of good practice.
- Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practicable.
- All control measures will be maintained in effective condition throughout the construction period until the area is stabilized.
- Maintenance of the erosion controls shall consist of inspection at the start of each work day with special attention afforded following storm events. Noted deficiencies shall be corrected immediately. Accumulated sediment shall be removed from the erosion control device and dispersed temporarily on the upland portion of the disturbed area. Additional seeding or mulching shall be employed as required.
- The contractor is to inspect the site daily during construction to insure the integrity of the erosion controls.
- The contractor is to have available at all times extra silt fence, hay bale mulch, grass seed and riprap to implement additional erosion control measures not foreseen in this plan.
- Prior to closing the site down for winter, if required, the contractor shall schedule a meeting with the project engineer to review site conditions and make recommendations to minimize erosion during the winter. The meeting is to be held no later than October 1, of any given year.
- Accumulated sediment is to be disposed of in an area approved by the design engineer.
- Catch basins shall be protected with silt sacks, haybales, and/or silt fence during construction until all disturbed areas are stabilized.
- Water breaks, silt fence, haybales and other measures are to be maintained until drainage is complete and site is stabilized with vegetated cover.
- Stabilization practices may include silt fences, temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation and other vegetative and non-structural measures as identified in the Guidelines. Where construction activities have permanently ceased or have temporarily been suspended for more

- than seven days or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas which remain disturbed but inactive for at least thirty days shall receive temporary seeding and/or mulching in accordance with the Guidelines. Areas that will remain disturbed beyond the planting season, shall receive long-term, non-vegetative stabilization sufficient to protect the site through the winter.
 - Structural practices include but are not limited to earth dikes (diversions), drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, outlet protection, reinforced soil retained systems, gabions and temporary or permanent sediment basins and chambers.
 - Disturbance will be limited to 1 acre at any one time. Overland drainage from uphill sources will be diverted around the disturbed portions of the site until those disturbed areas have been stabilized. If more than 1 acre is to be disturbed at one time, sediment basins must be provided. These sediment basins shall have a storage capacity of 134 cubic yards per acre of tributary area.
 - All contractors and subcontractors working on site will ensure that no litter, debris, building material or similar material is discharged to the inland wetlands.
 - Contractors will implement techniques to control the generation of dust.
 - De-watering waste waters might be generated during the construction of the underground utilities and the excavation for foundations. Contractors shall arrange for the pumping of water in excavations to occur in sumps created in the excavation and will discharge into temporary sediment basins.
 - The site will have anti-tracking pads installed at all points where construction traffic exits the lot to paved surfaces and silt fence installed as shown on the plans or as required downhill of areas of disturbed earth.
 - All post construction storm water structures will be cleaned of construction sediment and any remaining silt fence shall be removed.
- The developer is assigned the responsibility for implementing this Storm water Pollution Control Plan during the construction. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. If the land is transferred, the Planning and Zoning office shall be notified and a copy of the Storm water Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Storm water Pollution Control Plan for the site as outlined in this Storm water Pollution Control Plan.
- Proposed Stormwater Management Practices**
- Soil erosion and sediment control facilities to be used on the site will be in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control. Storm water facilities have been designed in accordance with the Connecticut DEP 2004 Stormwater Quality Manual. The proposed site will utilize a series of catch basins, mechanical separators and detention galleries to attenuate storm water flows. Catch basins will have two foot deep sumps. Storm water will flow through a mechanical treatment device before being discharged to concrete detention galleries. Flows will percolate into the ground from the galleries.
- Drainage facilities have been designed in accordance with the City of Stratford Engineering Guidelines.

Site Maintenance Plan

This Site Maintenance Plan and Schedule highlights the maintenance procedures for the development. However, this does not preclude the maintenance personnel's responsibility to perform maintenance procedures properly, add other procedures as necessary and conduct maintenance in accordance with current state laws and regulations.

The dates and results of the inspections and cleanings will be kept on file by the property owner and/or its management company and will be made available for review upon request by the designated City official.

After construction is completed, the owner will be assigned the responsibility for implementing this Site Maintenance Plan. This responsibility includes the inspection and maintenance of control measures and informing parties engaged in activities on the site of the requirements and objectives of the plan. If the land is transferred, this Site Maintenance Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Plan. The Plan, as with any land use approval, shall run with the land.

Driveways and Parking Areas

The driveway and parking area shall be swept with a mechanical sweeper or broom at least four times per year. One cleaning will be in the fall after the leaves are off the trees. The second will be in the spring after the last snow fall. The other two sweepings will be scheduled at equal intervals during the spring, summer and early fall seasons preferably after extended dry periods. A light spray of water is recommended to minimize dust during sweeping. Use of high velocity blowers is not recommended as they often "defeat the basic purpose of sweeping in an environmentally sound manner."

The sweepings shall be collected and removed from the site. The disposal method shall be determined by the personnel conducting the sweeping and shall comply with all applicable laws.

Pavement markings, directional arrows and stop bars shall be inspected annually. All pavement markings and directional signs shall be replaced as necessary to insure they are clear, visible and reflective to maintain safe traffic flow.

Paved surfaces shall be crack sealed on a yearly basis and inspected for "Pot Holes". Required patching shall be done on a yearly basis every spring. Paved surfaces should be replaced every 20 years, or as site conditions warrant.

Catch Basins

The catch basin shall be cleaned twice per year. The cleaning shall be in the late fall after leaves have fallen and before snowfall. The second cleaning shall be in springtime after snow melt to remove accumulated debris and sand from the catch basin sump. In no case, shall the sediment level exceed 50% of the sump volume of the catch basin.

A tractor truck may be used to clean the catch basin. Disposal of liquids and solids contained in the tractor truck requires specific disposal protocol and discharge permits. Operators shall be aware of the regulations. Decanted water from the catch basin may not be returned to the catch basin.

Oil/Sand Separator

The Mechanical Treatment Devices will be maintained according to the manufacturer's recommendations. As a minimum the device shall be inspected twice per year. The cleaning of the sediment in the sump is recommended when sediment is 6 inches deep. The floatables should be cleaned when the depth in the chamber is greater than one inch. A preliminary schedule is to clean the device in the late fall and in springtime after snow melt. The pumper truck contents shall be delivered to an approved waste disposal facility.

Landscaping

The site landscaping shall be maintained including trimming and replacing plant materials that have died or diseased. All grass areas shall be maintained by cutting and fertilizing. All fertilizer application shall be based upon a yearly evaluation of the required nutrient levels and fertilizer application shall be calibrated accordingly to avoid excessive amounts of fertilizer.

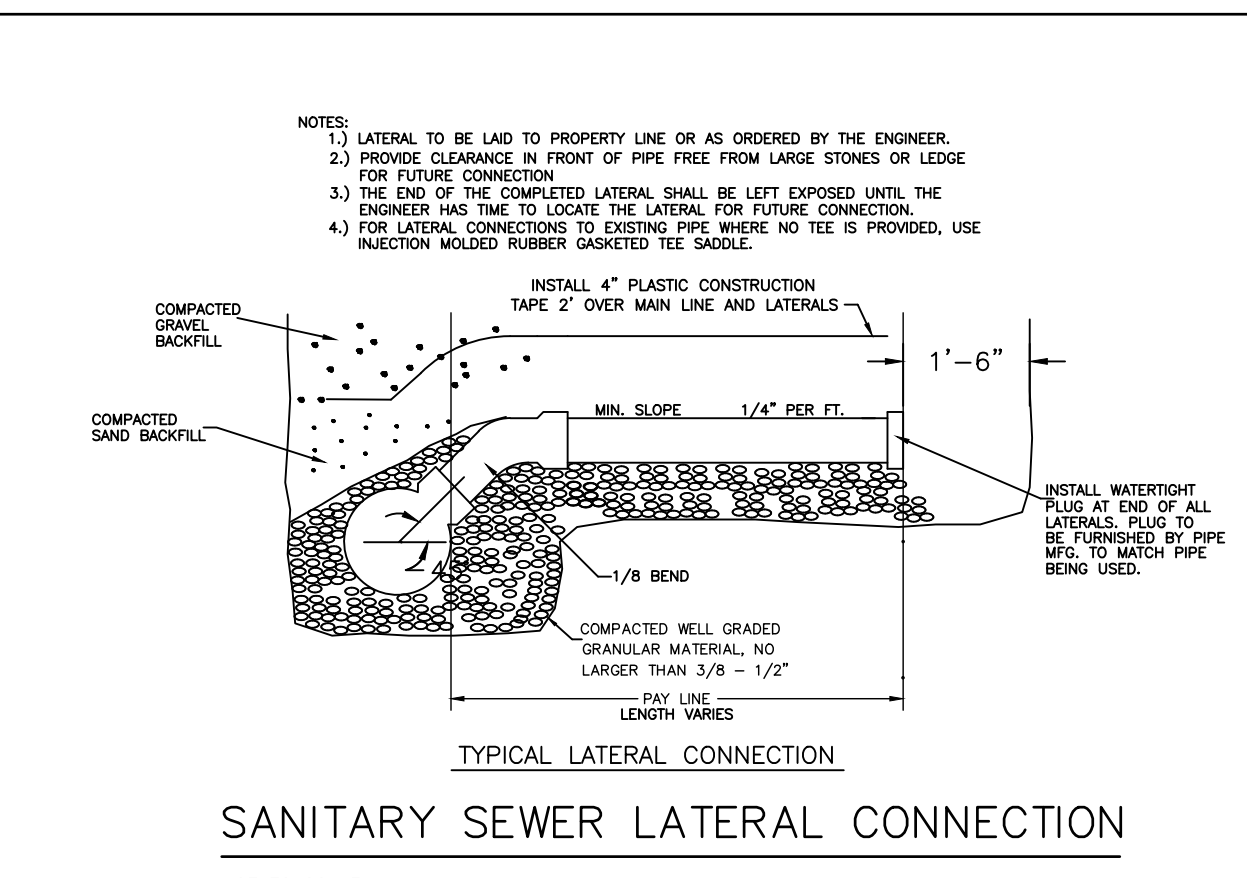
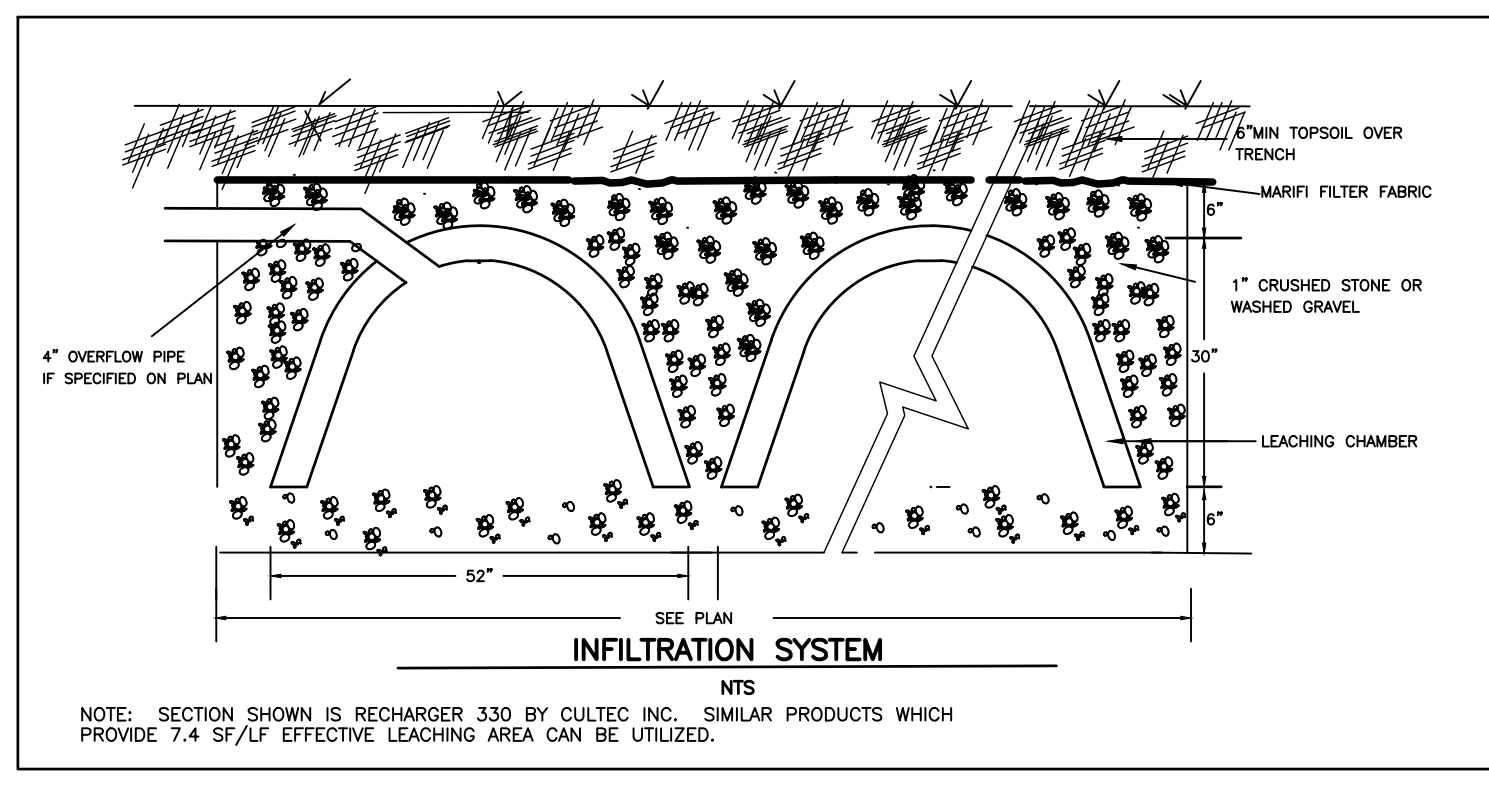
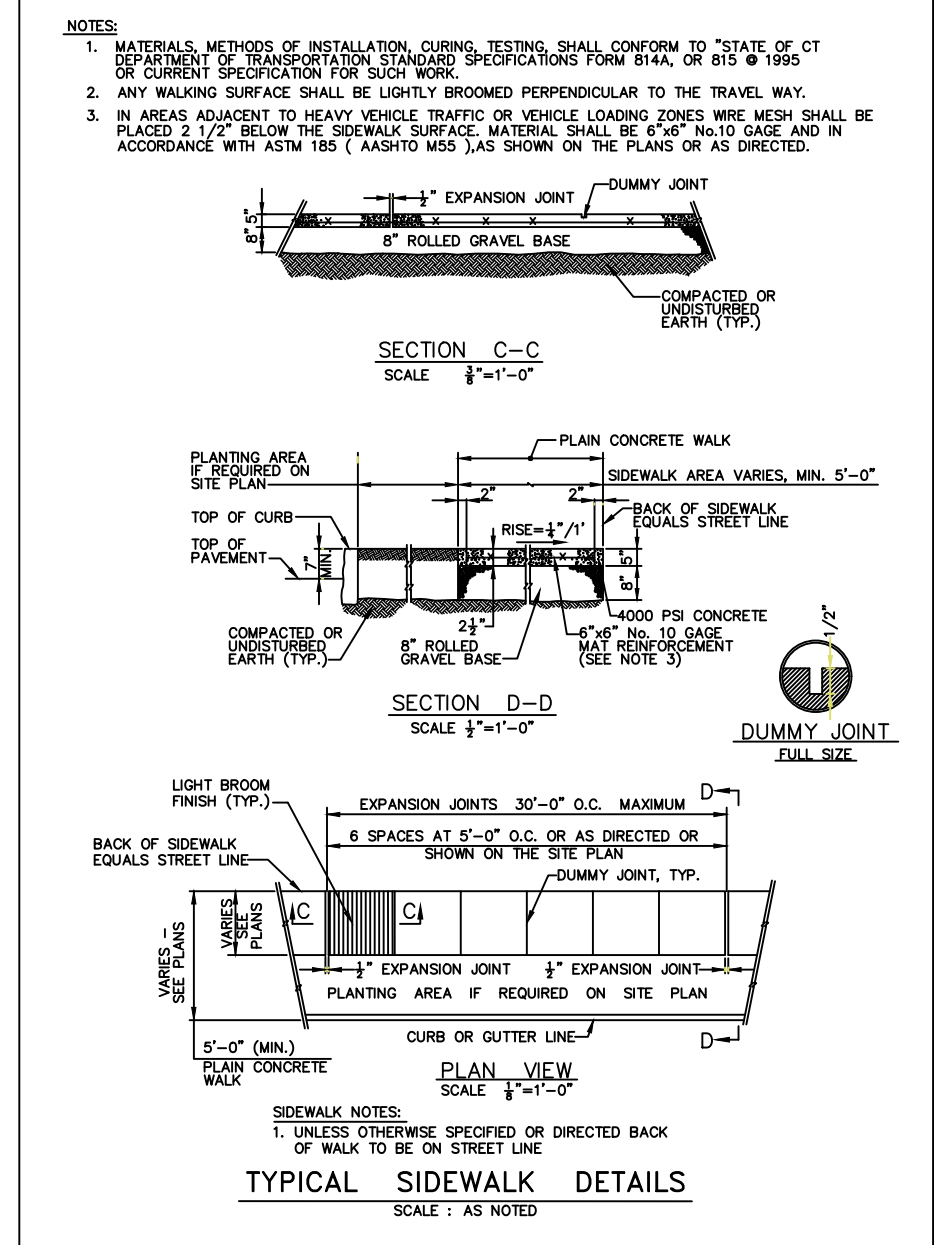
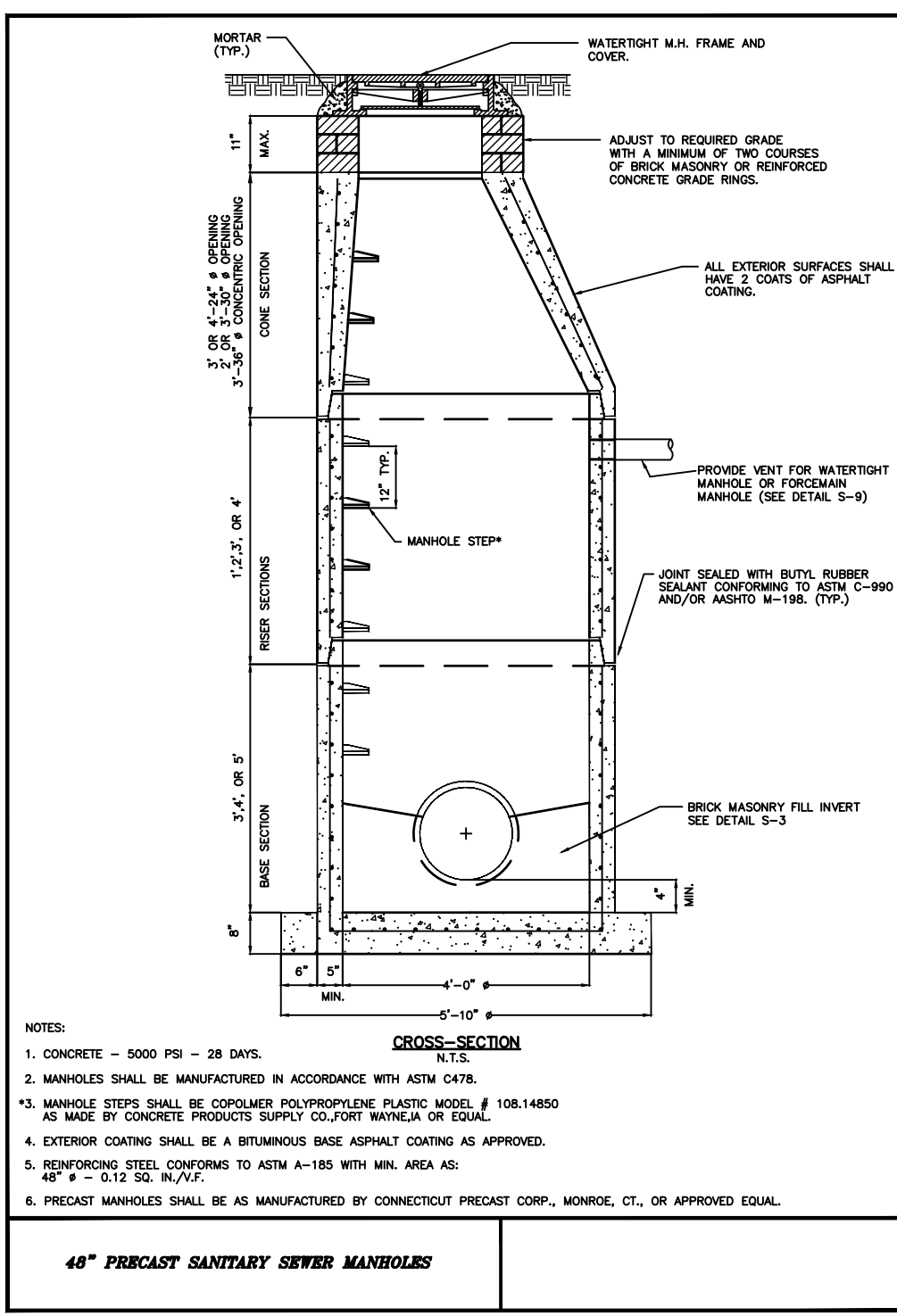
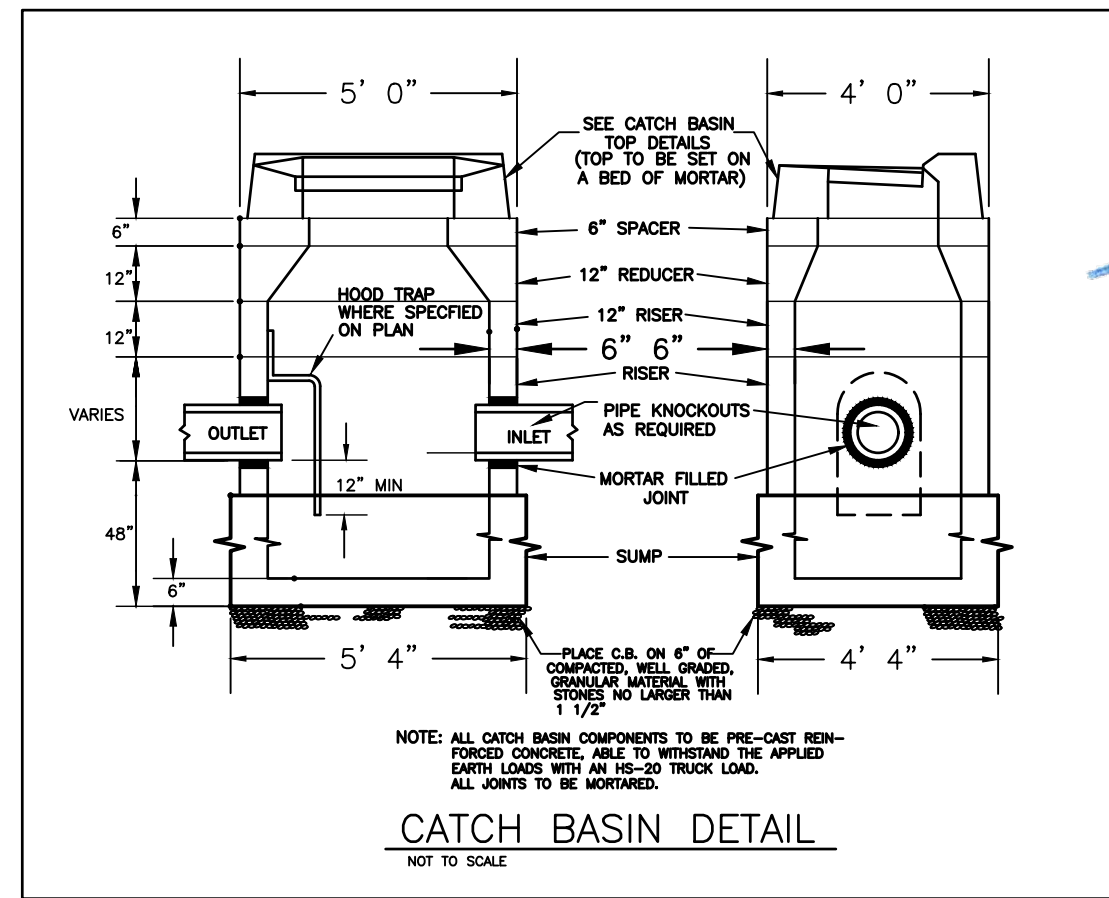
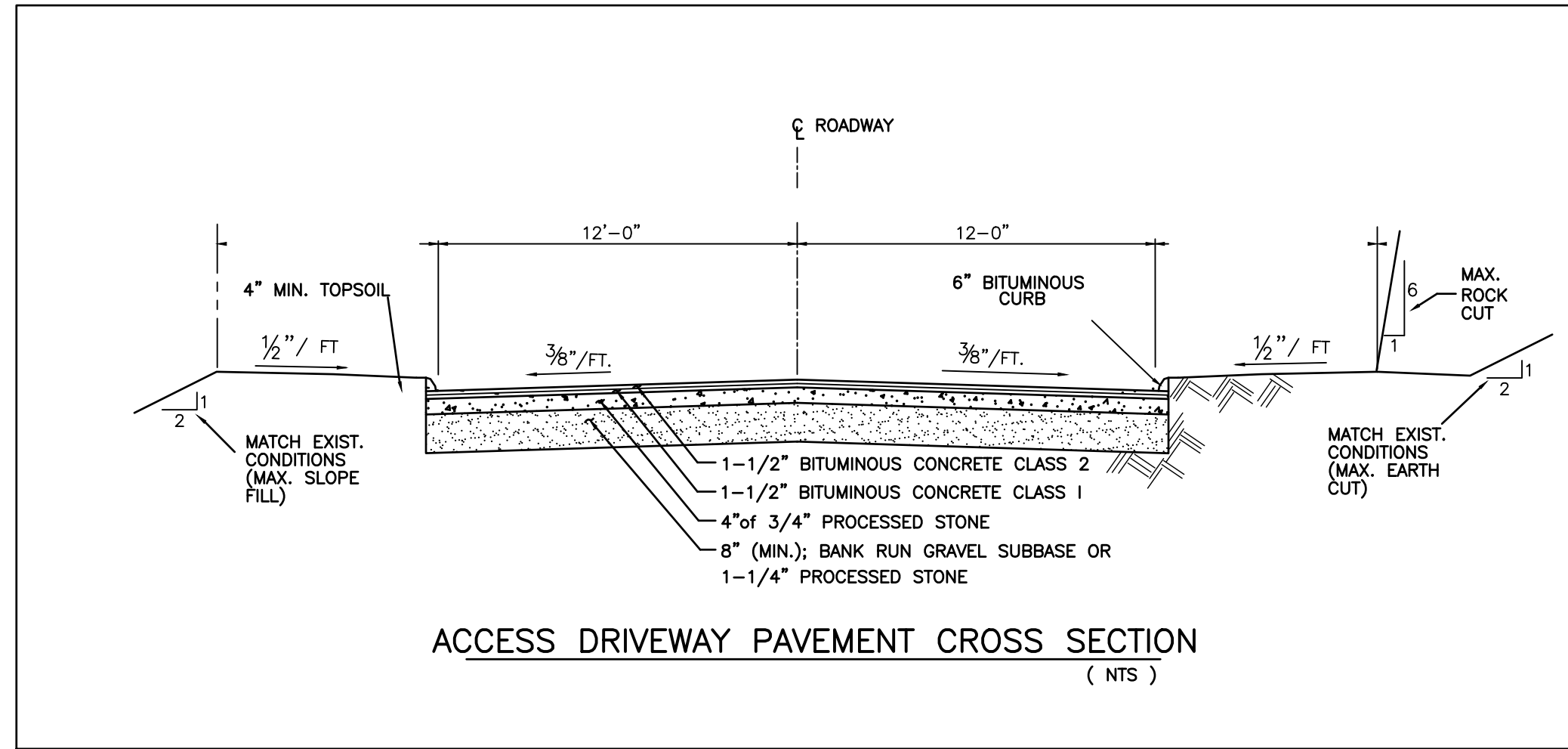
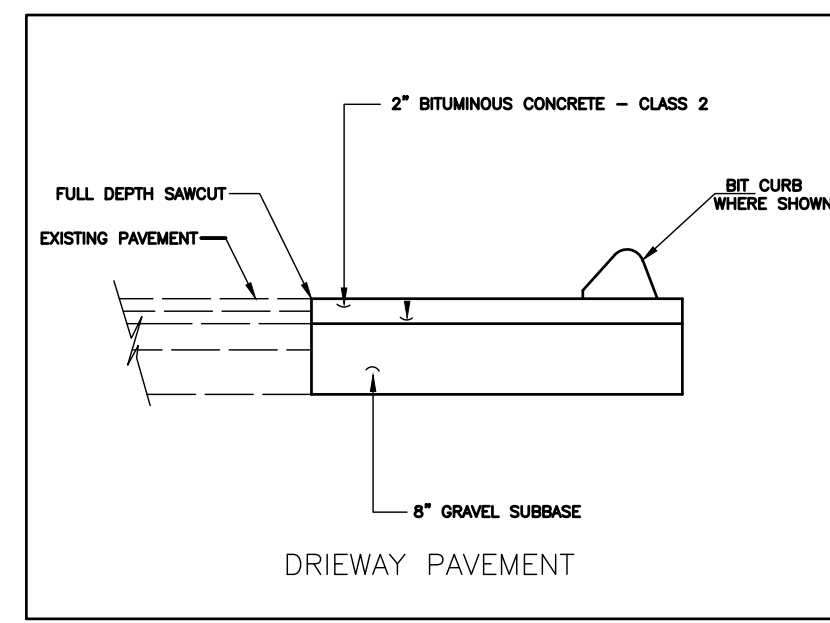
Do not fertilize mitigation areas unless directed by the project Landscape Architect.

Litter and dead, diseased or unhealthy plants which are a safety hazard shall be removed.

There shall be no outside storage of maintenance equipment or supplies. There shall be no unregistered vehicles stored on the site.

STRUCTURAL SECTION OF DRIVEWAYS

All buried structures shall have an HS 20 load rating. All drainage pipe shall have a minimum one foot cover to provide for traffic applications. The backfill envelope must be constructed in accordance with the Installation section of the Drainage Handbook and the requirements of ASTM D2321. Type and compaction of the envelope shall be in accordance with the Drainage Handbook.



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STATE OF CONNECTICUT
 J. EDWARDS
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 38187

SILVER LANE ESTATES
 600 SILVER LANE
 STRATFORD, CONNECTICUT

REVISIONS	DATE	DESCRIPTION
# 1	3-23-23	BULK STD.
2	4-5-23	WRL ADDED
3	4-20-23	PZ SUBMISSION
4	4-25-23	IW COMMENTS
5	5-19-23	PZ COMMENTS
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9	3-5-24	IWC
10	3-19-24	IWC

DATE: 02-10-23
 PROJECT #: 2920
 DRAWING FILE: 2920
 DRAWN BY: LE/JE
 SCALE: 1"=20'

TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
4.0

A. GENERAL STATEMENT

This project consists of the development of a 2.2 acre which are to be developed as self multi unit residential facility.

1. Work on this project is expected to commence upon approval by the Town of Stratford. Final stabilization shall be completed as soon as possible after completion of work. In all cases disturbed areas shall be stabilized by the end of the growing season so that grass cover can be established. Construction shall be completed in accordance with the attached schedule.
2. The Storm Pollution control program for this site shall include the following as shown on the approved map:
 - a. Installation of a filter fence as shown on the plan.
 - b. Installation of anti-tracking apron on the driveways and at entrance to the roads.
 - c. Installation of detention/sediment basins and traps
3. Prior to any construction on the site, a pre-construction meeting shall be held with the owner, contractor, design engineer, and the authorized town official to review the site and the required erosion/sedimentation and storm pollution control plan.
4. The approved site plans, erosion control plan, engineering report and land use applications are considered part of this plan.

B. SCHEDULING OF GRADING AND CONSTRUCTION ACTIVITIES

Prior to starting construction on the site, all erosion and sediment control measures shall be installed as directed by the design engineer, permittee and/or authorized town agent. Detailed plans have been provided. Detailed construction sequencing has been included on the sheet for each phase.

Construction sequence:
A detailed construction sequence has been included on the Erosion Control Plan.

C. MEASURES TO BE USED DURING CONSTRUCTION

1. **SILT FENCE**
Silt fence consists of wooden post and filter fabric. Fences will be secured in place by wood posts set a maximum of five feet on-center. The filter fabric will be three feet in height. Fabric at the base of the fence will be buried at least six inches into the ground. Twice will be used to secure the fence on the up-slope side to prevent overturning. The purpose of silt fences is to intercept and detain sediment contained in overland runoff from disturbed areas of limited extent. (Approval by Mirafi Inc. is an acceptable alternative to the system described above.)

Installation and Maintenance shall conform to the following:
Sediment will be removed from behind silt fences when sediment has accumulated to 50% of original height of the fence.

2. **ANTI-TRACKING APRON**
A ramp of crushed stone extending a minimum distance of 50 feet will be installed at the point of ingress and egress to the site. The purpose of the device is to minimize the potential of tracking mud from the site onto public right-of-way.
Installation and Maintenance shall conform to the following:
Minimum length will be 50 feet.
Stone size will meet CT DOT standards for two inch crushed gravel.
Stone will be placed upon the full width of the entrance roads.
Thickness of stone will be four inches or greater.
All sediment spilled, dropped, washed, or tracked onto public right-of-way will be removed immediately.
3. **TEMPORARY WATER BREAKS**
This temporary device consists of a swale constructed across proposed roadways. The purpose of this device is to direct runoff away from the road surface and minimize sediment from entering the drainage system. This shortens the length of disturbed slope by intercepting runoff and diverting it away from the roadway catch basins.
Installation and Maintenance shall conform to the following:
Swales will be placed across roads, which are to be constructed in fill:
Every 200 feet on slopes of 5-10%.
Every 300 feet on slopes less than 5%.
Contributory drainage areas, which are less than five acres.
Swales drain to hay bale check dams.

4. **HAY BALE CHECK DAMS**
Hay bale check dams of tightly bound, steel pin anchored, hay bales embedded four inches below grade in drainage swales adjacent to roadways or at the toe of an exposed slope. The purpose of a hay bale check dam is to reduce runoff velocity, and promote deposition and filtering of sediment from runoff. Hay bale check dams will be used where the runoff velocities will be less than three feet per second.
Installation and Maintenance shall conform to the following:
Compacted backfill will be placed against the up slope side of the Hay bales to a height of 4" above the ground.
Check dams will be placed in drainage swales.
Every 100 feet on slopes greater than 10%.
Every 200 feet on slopes 5-10%.
Every 300 feet on slopes less than 5%.
Sediment shall be removed from hay bale check dams when sediment has accumulated to 50% of the original height.

5. **TEMPORARY SEDIMENT TRAPS**
Runoff collected in roadway interceptor swales or other swales will be directed to a sediment trap. The trap consists of a small excavation and/or embankment. The purpose of the trap is to collect runoff, promote settling of sediment, and de-concentrate and distribute clean runoff overland through natural vegetation before it enters existing watercourses and wetlands.
Installation and Maintenance shall conform to the following:
Contributory drainage areas that are less than or equal to five acres.
Utilized as part of swales prior to discharge to natural slopes.
Traps will be placed such that runoff discharging from the trap will flow at least 30 feet overland through natural vegetation before entering stream channels or wetlands.
Traps will be designed before construction.
Trap sides shall be compacted during construction.
The trap outlet shall have crushed stone rip-rap hand placed for energy dissipation.
Traps will be cleaned when sediment has accumulated to 50% of design volume.
Remove sediment deposited upland and treat to reduce potential erosion.

6. **CATCH BASIN FILTERS**
Temporary catch basin filters will be utilized to prevent the deposition of sediment into the storm sewer system prior to the stabilization of exposed areas with vegetation and/or pavement. These filters will consist of tightly bound, pin-anchored hay bales embedded four inches below grade, surrounding each catch basin inlet.
Installation and Maintenance shall conform to the following:
Placed around each catch basin inlet prior to paving or stabilization with vegetation.
Sediment shall be removed from the filters when sediment has accumulated to 50% of the filter's original height.

7. **TEMPORARY GRADE TO DRAINS**
This is a temporary raised berm of compacted soil, placed across a disturbed slope that intercepts runoff from disturbed areas and directs it to an appropriate outlet. This device will be used mostly on steep slopes above deep excavations.
Installation and Maintenance shall conform to the following:
Temporary grade to drains may be placed on cut and fill slopes exceeding 10 feet in height.
Contributory drainage area should not be greater than one acre.
Runoff will be diverted overland by the berms to sediment traps, sedimentation basins, swales, or check dams.
On slopes over 5%, additional stabilization is required in the form of stone rip-rap eight inches vertically up the upslope side of the berm and seven feet upslope from the upslope toe of the berm.
Top width of berm will be two feet. Side slopes will be 2:1 or flatter.
All berms shall be machine compacted.

8. **RIP-RAP OUTFALL PROTECTION**
As a permanent erosion control measure to protect the soil surface from the erosive forces and to slow the velocity of concentrated runoff while enhancing the potential for infiltration, velocity reducers in the form of crushed stone rip-rap will be used at the outfalls of all drainage structures that discharge to wetlands or other sensitive areas. The minimum thickness of the rip-rap layer will be 1.5 times the maximum stone diameter but not less than six inches. Sizing the stone and determining the dimensions of the rip-rap pads will be completed upon further design of the project using the methods described in the Connecticut Guidelines for Soil Erosion and Sediment Control.

9. Names, addresses and phone numbers of all persons and organizations that will be responsible for the installation and maintenance of the erosion and sedimentation devices will be provided prior to any earth moving or any other construction activity.
10. Construction area to be kept clean from all litter, debris and other building materials collected and disposed of offsite in approved manner. All fuels, oils and other controlled chemicals to be stored in approved areas. Such areas to be bermed as necessary to prevent spills from entering open watercourses. Fueling of equipment shall not be allowed in other than approved areas. In the event of a fuel or chemical spill, immediate measures to be taken to control damage and local and state officials are to be notified immediately.

11. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days, or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas that remain disturbed but inactive for at least thirty days shall receive temporary seeding in accordance with the guidelines.

GENERAL EROSION CONTROL NOTES:

1. A MINIMUM OF 4" OF TOPSOIL MUST BE PLACED ON ALL DISTURBED AREAS.
2. ALL WASTE MATERIAL INCLUDING WASTEWATER, SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORKING DAY.
3. E&S CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCES FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN ACCUMULATED SEDIMENT HAS REACHED ONE-HALF ABOVE THE GROUND HEIGHT OF THE FENCE.
5. ALL SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
6. THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER SOIL CONSERVATION HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
7. IF SEEDING OR OTHER VEGETATIVE EROSION CONTROL METHOD IS USED, IT SHALL BECOME ESTABLISHED WITHIN TWO WEEKS OR THE TOWN MAY REQUIRE THE SITE TO BE RESEED OR A NONVEGETATIVE OPTION TO BE EMPLOYED.
8. SOIL STOCKPILES MUST BE STABILIZED AS PER THE LATEST EDITION OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL DISTURBED AREAS TO BE SEEDDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX (SEE CONSTRUCTION DETAIL SHEET) UNLESS OTHERWISE SPECIFIED ON PLANS.

D. MAINTENANCE PROGRAM DURING CONSTRUCTION

1. The designated site monitor will inspect disturbed areas of the construction activity that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 1 inch or greater. Where sites have been temporarily or finally stabilized, such inspection shall be conducted at least once every month for three months.
2. Additional control measures will be installed and the plan revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the site within 24 hours and implementation of any changes to the plan with 3 calendar days following the inspection. The plan shall be revised and the site controls updated in accordance with sound engineering practices, and applicable state and local regulations.
3. All control measures shall be maintained in effective working condition throughout the construction period.
4. Control measures found to be in disrepair shall be repaired or replaced immediately.
5. Sediment removed from control structures will be disposed of in a neat manner and disposed of in areas designated by the authorized town official or design engineer.
6. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the Stormwater Pollution Control Plan, and actions taken shall be made and retained as part of the Plan for at least three years after the date of inspection. The permittee, or his authorized representative shall sign the report.
7. The Owner, or his designated agent is assigned the responsibility for implementing this erosion and storm pollution control plan. This responsibility includes site inspections, preparation of reports, the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Commission of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan and the Implementation Schedule for Erosion and Sedimentation Control if the title to the land is transferred.

E. POST-CONSTRUCTION STORM MANAGEMENT

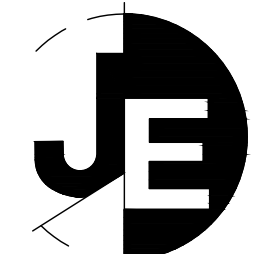
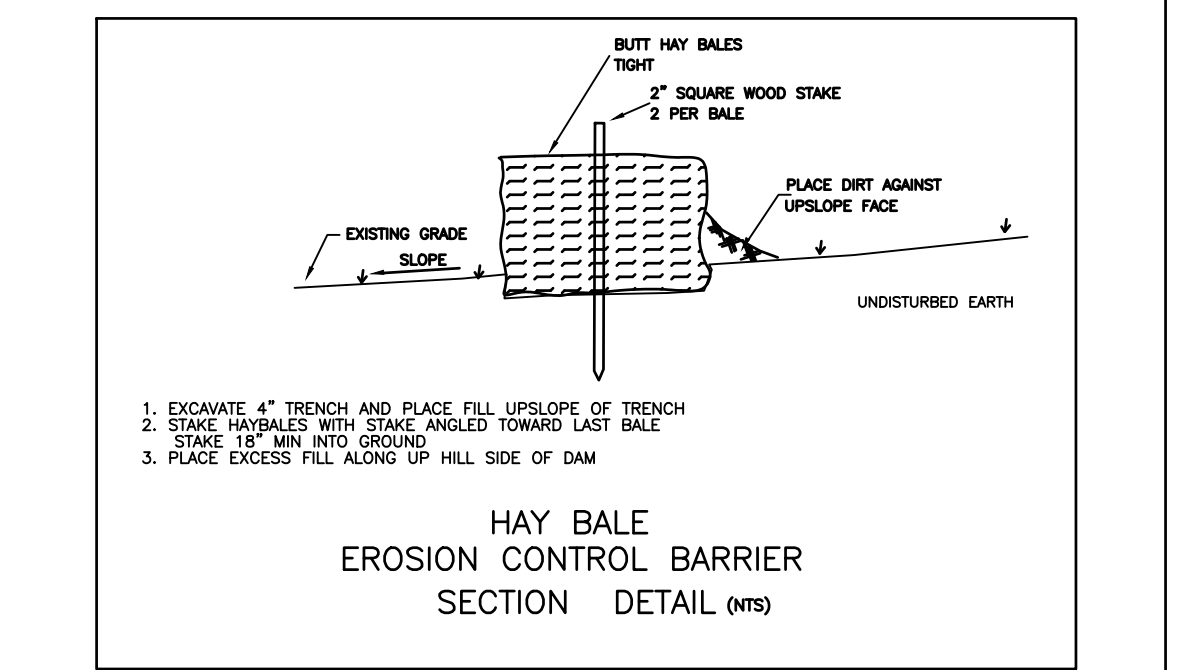
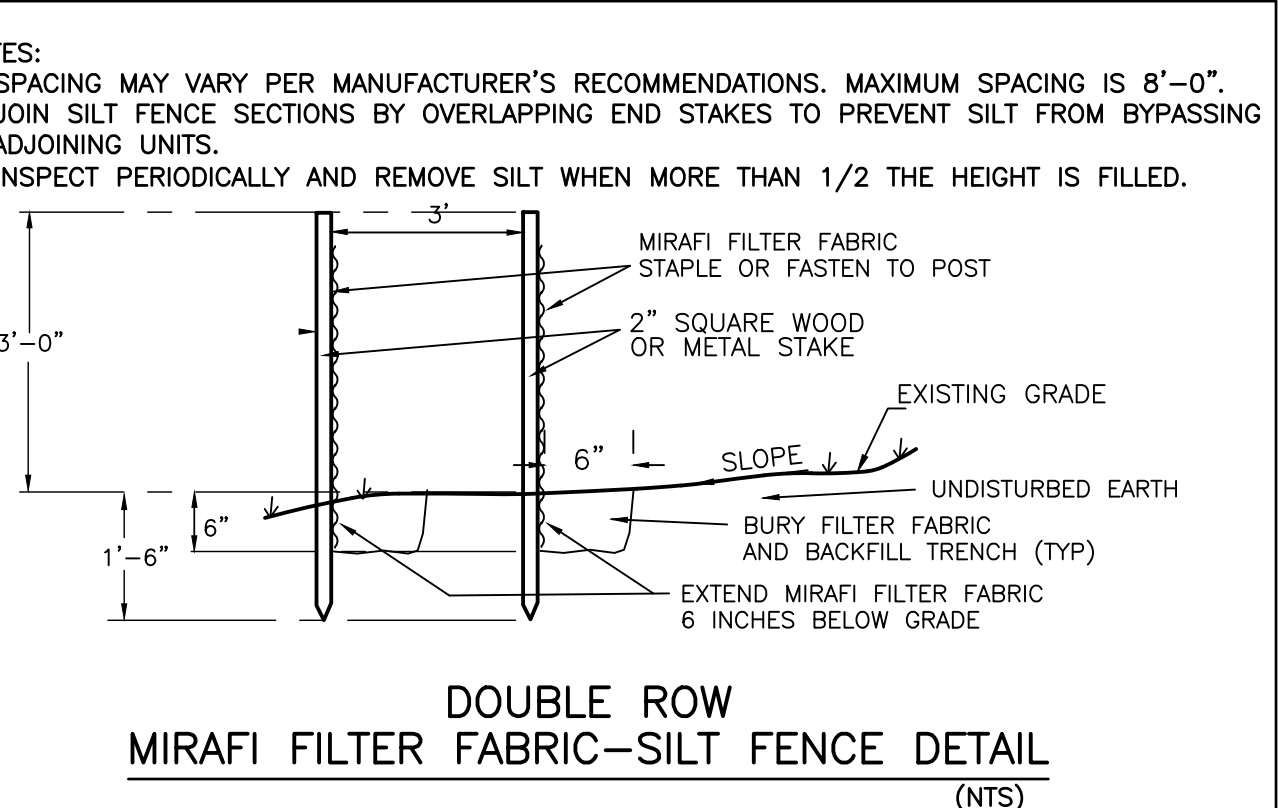
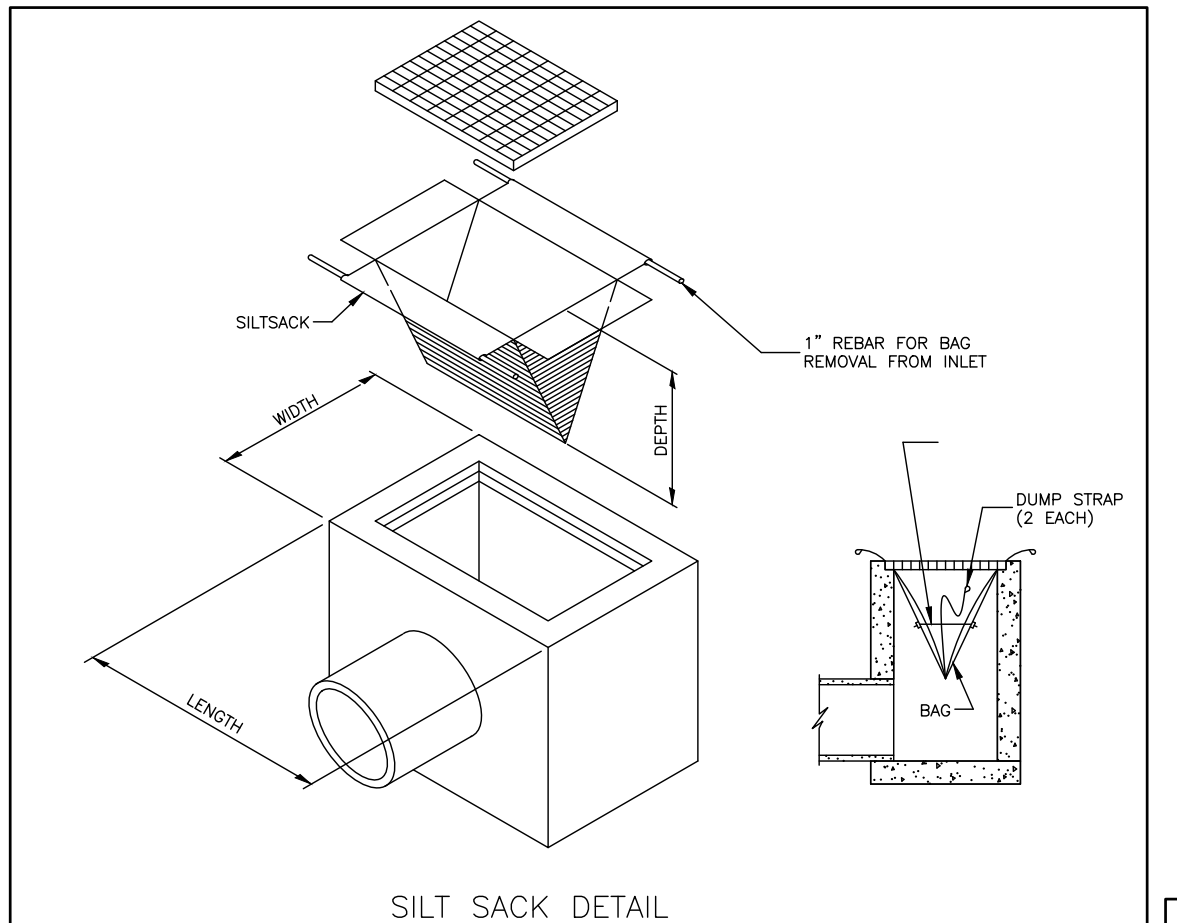
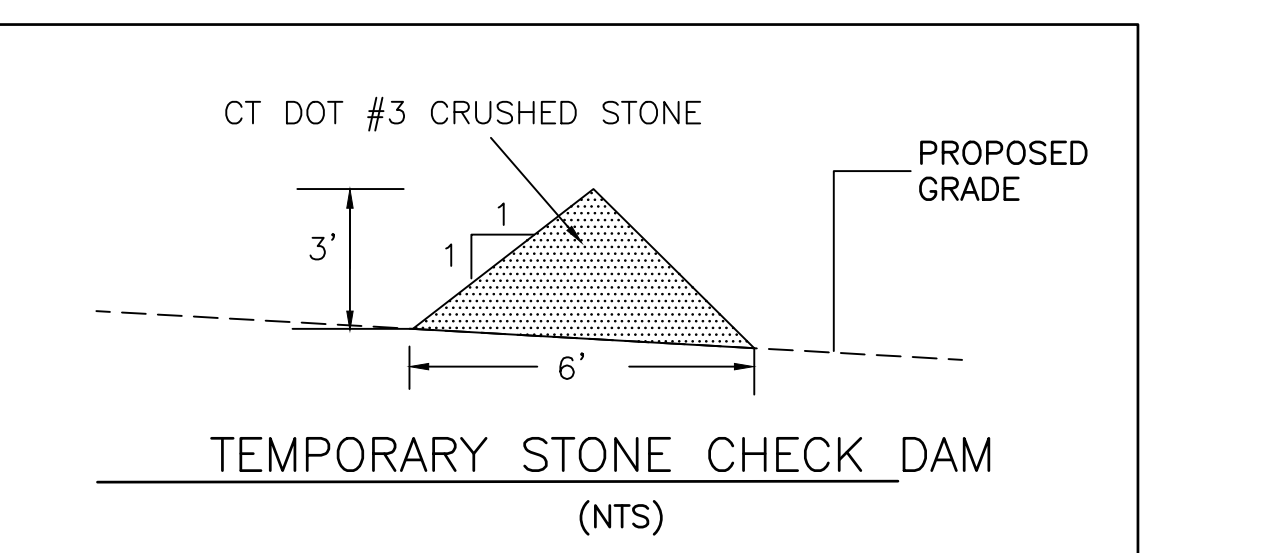
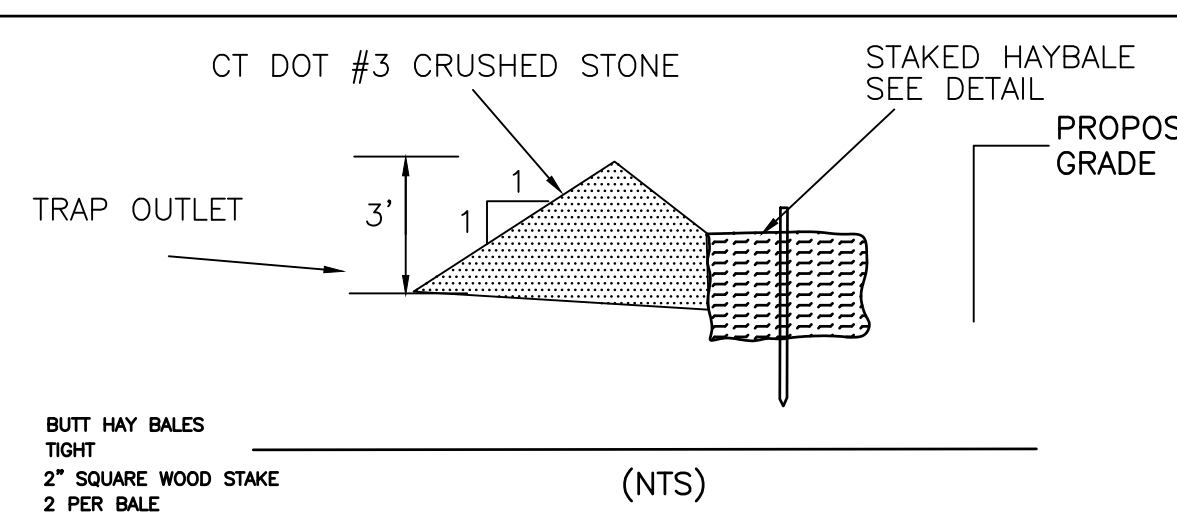
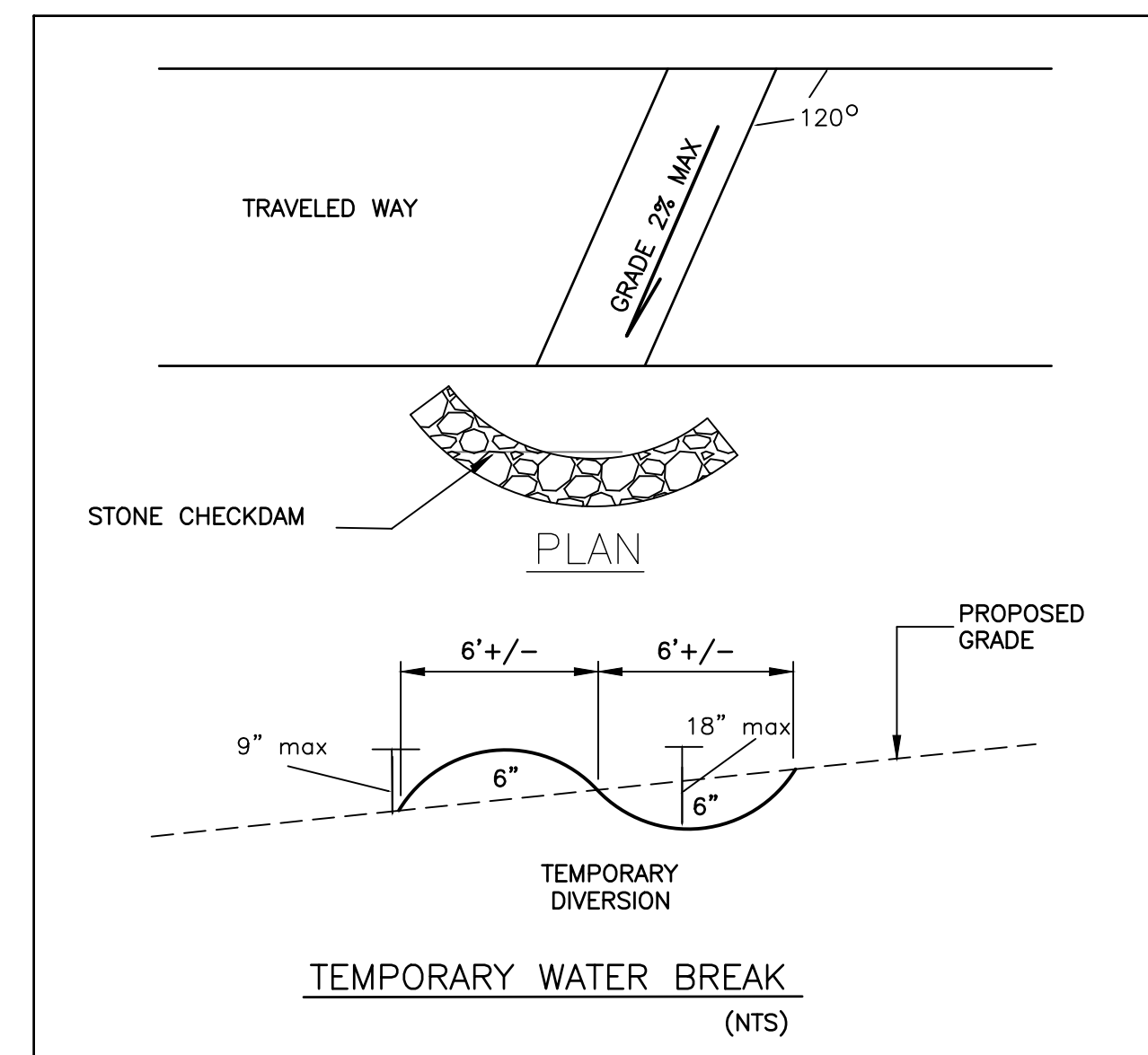
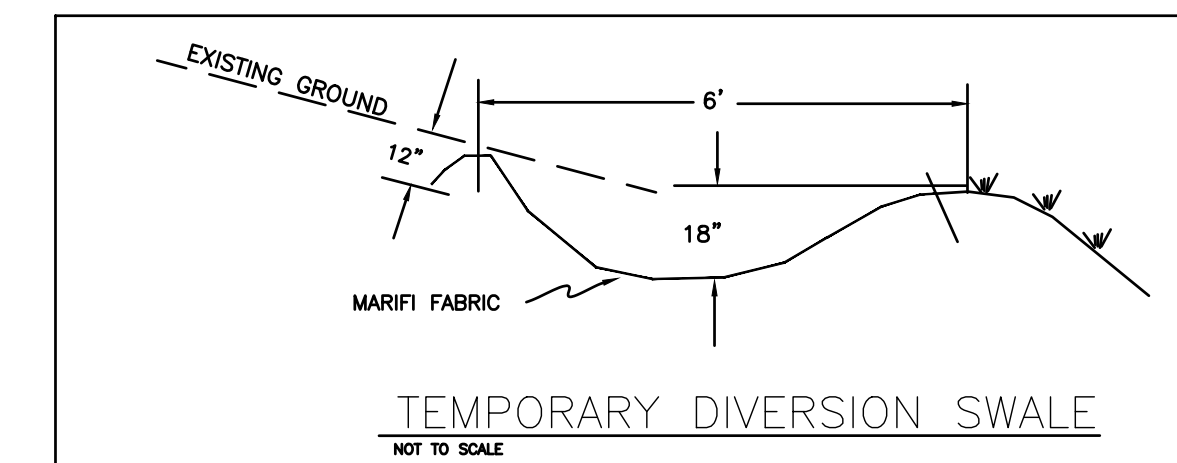
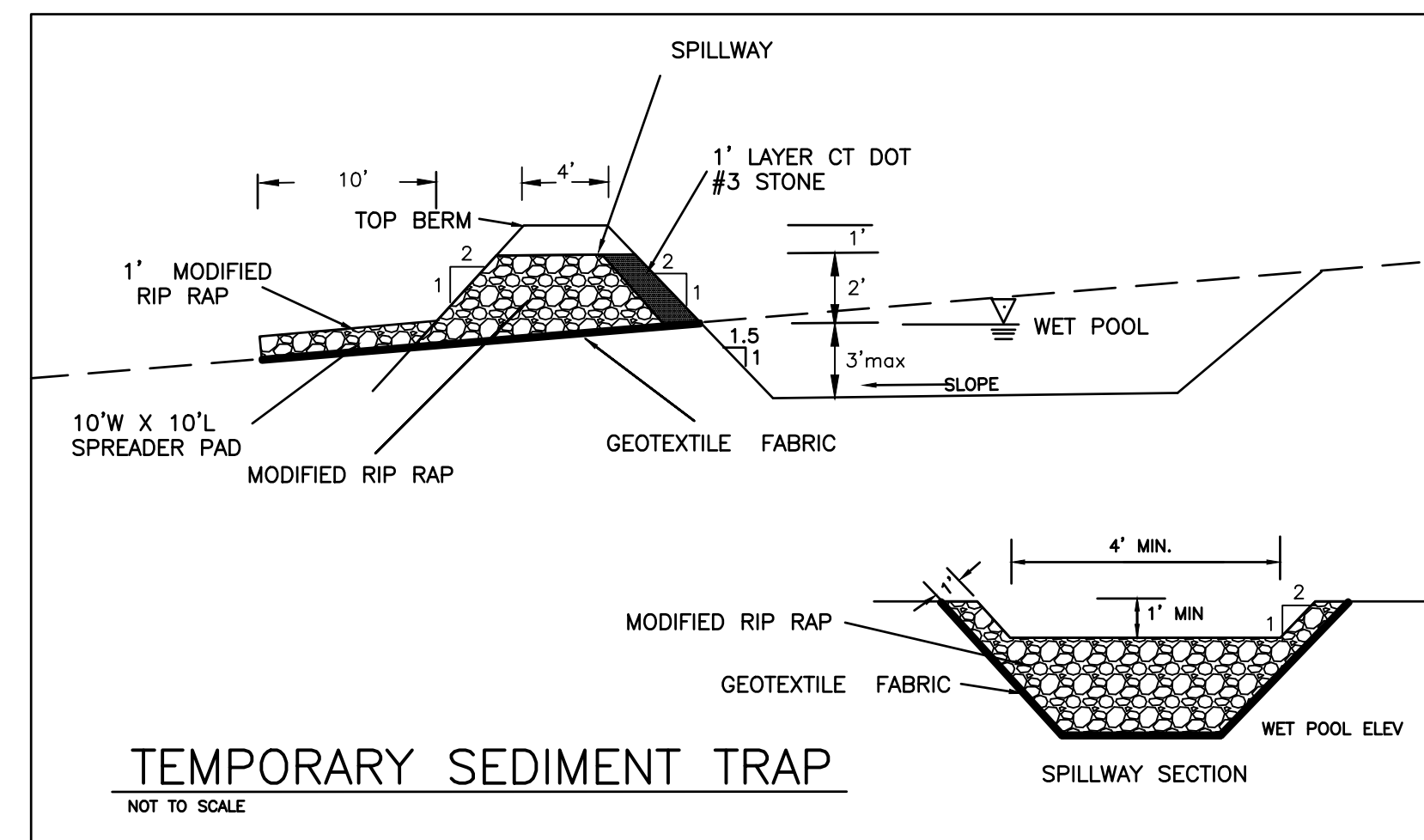
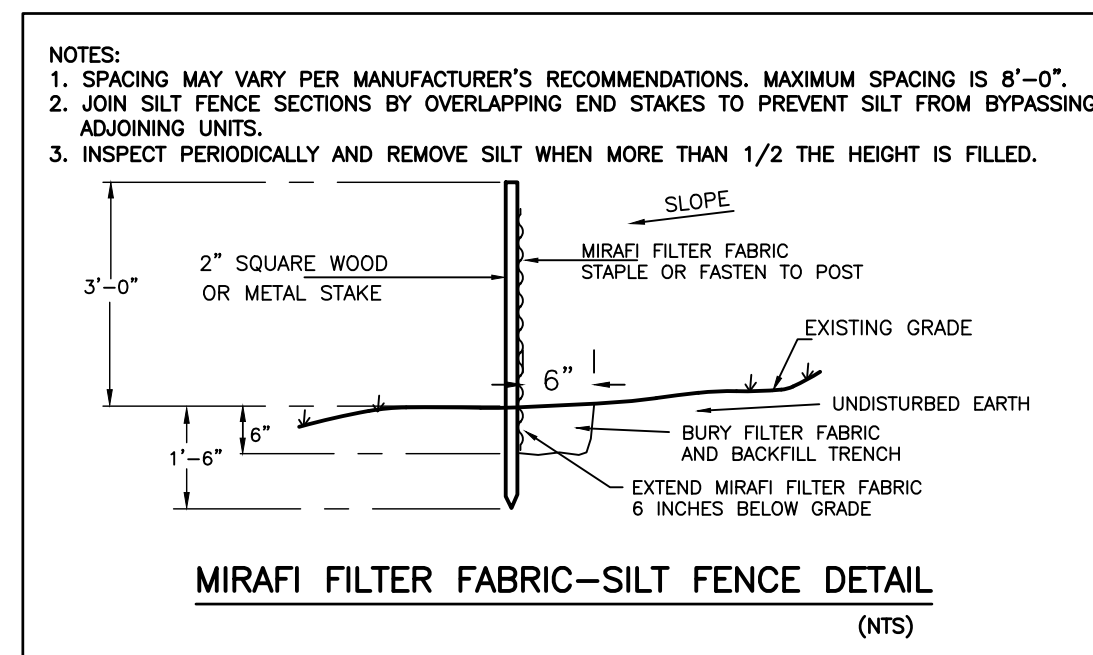
1. After completion of site disturbance and satisfactory stabilization, all permanent control structures including detention basins, storm water ditches, and catch basins to be cleaned of all sediment and debris. At time of transfer of ownership and/or responsibility for controls, the new owner or designated agent shall be advised of the sedimentation control maintenance requirements for the project.

MAINTENANCE PROGRAM

- Seasonal Site Inspection/Maintenance
1. In the spring sweep sand deposits from the driveway areas and deposit at approved site. Inspect the water quality areas for excessive sediment buildup and remove as required.
 2. In the fall, remove leaf debris from the site to avoid excessive loading of the water quality areas and rain gardens. Mow areas, as required eliminating unwanted plant species.
 3. All catchbasins to be inspected and cleaned yearly.
 4. The infiltration systems to be inspected yearly. If there is significant sediment accumulation in the systems, the cleaning schedule for the catchbasins shall be increased to 2 times per year.

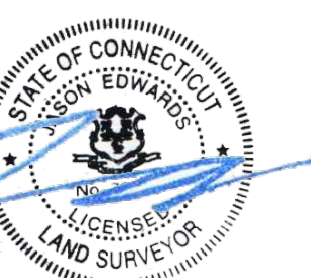
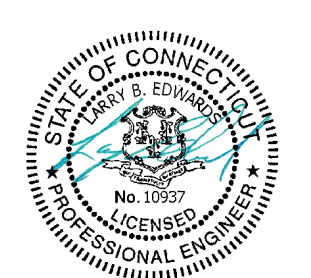
F. REPORTING AND RECORD KEEPING REQUIREMENTS

1. The permittee shall retain copies of Stormwater Pollution Control Plans and all reports required by this general permit, and records of all data used to complete the registration to be authorized by this general permit, for a period of at least three years from the date that construction at the site is completed unless the commissioner specifies another time period in writing.
2. The permittee shall retain an updated copy of the Stormwater Pollution Control Plan required by this general permit at the construction site from the date construction is initiated at the site until the date construction at the site is completed.
3. Upon completion of construction, for sites authorized by the General Permit for the Discharge of Stormwater Associated with Commercial Activity or the General Permit for the Discharge of Stormwater Associated with Industrial Activity, the Stormwater Pollution Control Plan shall be kept as an appendix to the Stormwater Management Plan or Stormwater Pollution Prevention Plan (as applicable) for a period of at least three years from the date of completion of construction. A notice of termination form shall be completed by the permittee and forwarded to DEP upon completion of all site construction.



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SILVER LANE ESTATES
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REVISIONS	
#	DATE DESCRIPTION
1	3-23-23 BULK STD.
2	4-5-23 WRL ADDED
3	4-20-23 PZ SUBMISSION
4	4-25-23 IW COMMENTS
5	5-19-23 PZ COMMENTS
6	7-17-23 IW COMMENTS
7	8-07-23 ARCH PLANS
8	8-29-23 APPR. COND.
9	3-5-24 IWC
10	3-19-24 IWC



DATE: 02-10-23
PROJECT #: 2920
DRAWING FILE: 2920
DRAWN BY: LE/JE
SCALE: 1"=20'

TITLE
EROSION CONTROL NOTES & DETAILS

SHEET NUMBER

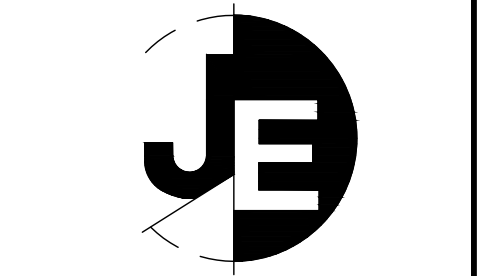
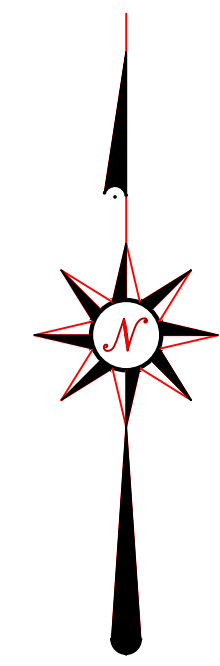
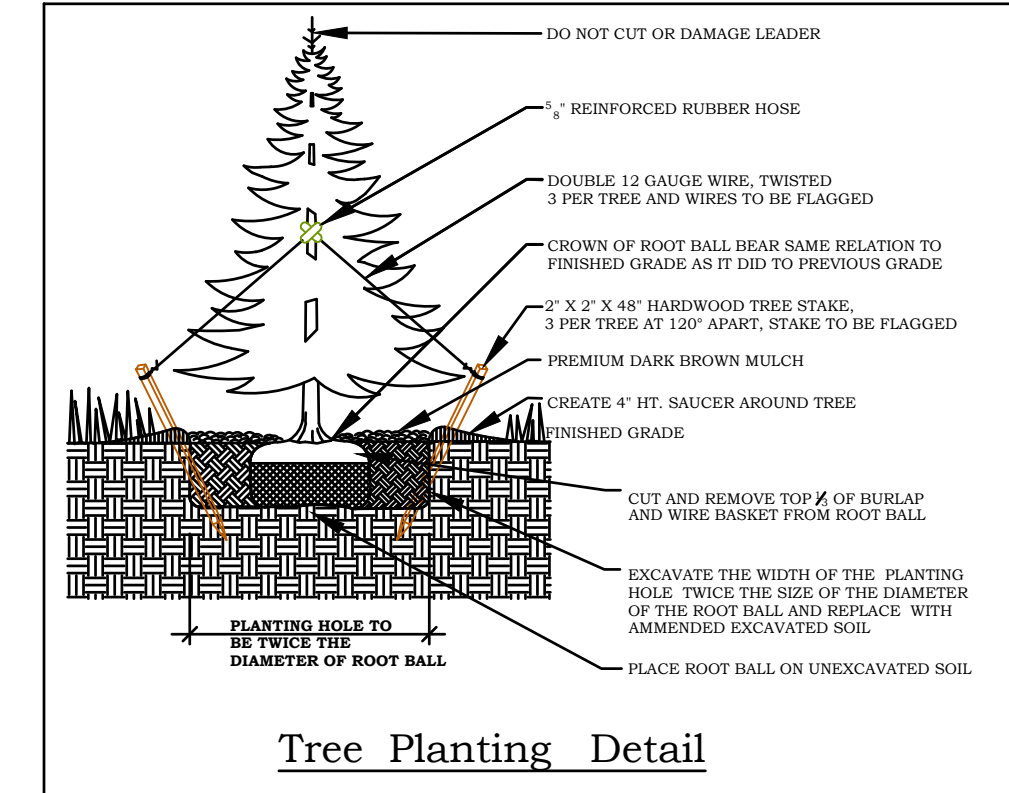
4.1

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACE RBR	Acer rubrum	Red Maple	2' Cal.	3	
	PIN STR	Pinus strobus	White Pine	3' Ht.	6	
	QUE BIC	Quercus bicolor	Swamp White Oak	1.5' Cal.	4	
	QUE RUB	Quercus rubra	Red Oak	1.5' Cal.	1	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL
	ILE W3	Ilex verticillata	Winterberry	2.5' Ht.	16	
	KAL LAT	Kalmia latifolia	Mountain Laurel	2.5' Ht.	14	
	LON OBL	Lonicera oblongifolia	Swampfly Honeysuckle	2.5' Ht.	7	
	RHO VIS	Rhododendron viscosum	Swamp Azalea	2.5' Ht.	23	
	VAC HIG	Vaccinium corymbosum	Highbush Blueberry	2.5' Ht.	8	

LANDSCAPE NOTES:

- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS MIX TURF MIX SUCH AS SEED "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED, INC. OR APPROVED EQUIVALENT. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEED AREA WITH WEED-FREE CLEAN HAY.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT MANAGER AND TOWN TREE WARDEN PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
- ABOVE GROUND UTILITY STRUCTURES TO BE SCREENED BY PLANTINGS.



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TITLE
LANDSCAPE PLAN

SHEET NUMBER
5.0



K:\PROJECTS\2920 CURIO SILVER LANE DRAWINGS\2020-NEW-LAYOUT 1 (JASON EDWARDS'S CONFLICTED COPY 2024-03-08)

Madison 1 Light Post Light Black

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SPECIFICATIONS

Certification/Qualifications: ANSI/IESNA C90.1-08

Dimensions

Height: 5.00 LBS
 Width: 2.75
 Depth: 3.00

Light Source

Lamp Included: Not Included
 Light Type: LED
 Lumens: 1500
 Max or Nominal Watt: 15W
 # of Filament Modules: 1
 Socket Type: E26
 Socket Size: Medium

Mounting/Installation

Mounting Location: Pole Mount
 Mounting Style: Pole Mount

FINISHES ATTRIBUTES


Mounting: Clear Anodized
 Diffuse Description: ALUMINUM
 Primary Material: ALUMINUM

Product/Ordering Information

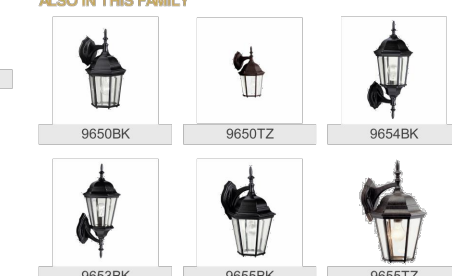
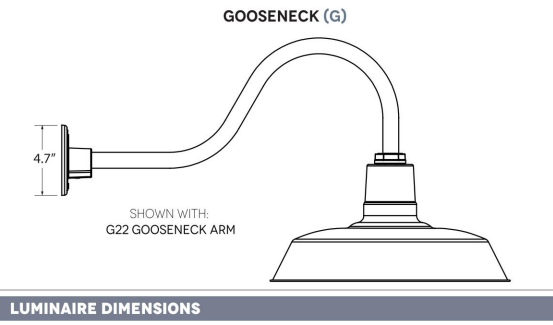
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 Stock: In Stock
 UPC: 753027191719

Finish Options

Black
 Tarnary Bronze



ALSO IN THIS FAMILY

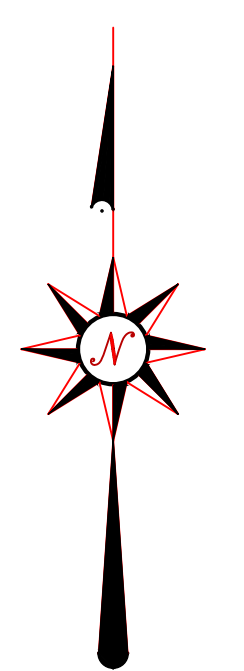



LUMINAIRE DIMENSIONS

HEIGHT (A)
 DIAMETER (B)
 EXTENSION (C)

SHADE CODE	HEIGHT (A)	DIAMETER (B)	EXTENSION (C)
WH010	7.5"	12"	5.5"
WH014	7.5"	14"	4.5"
WH016	7.5"	16"	4.4"
WH018	8.5"	16"	3.5"
WH020	9.25"	20"	2.9"

SHOWN WITH OPTIONAL GUARD & GLASS ACCESSORY



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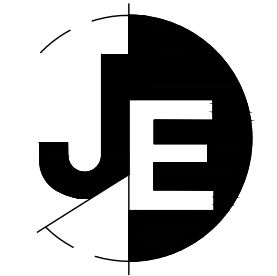
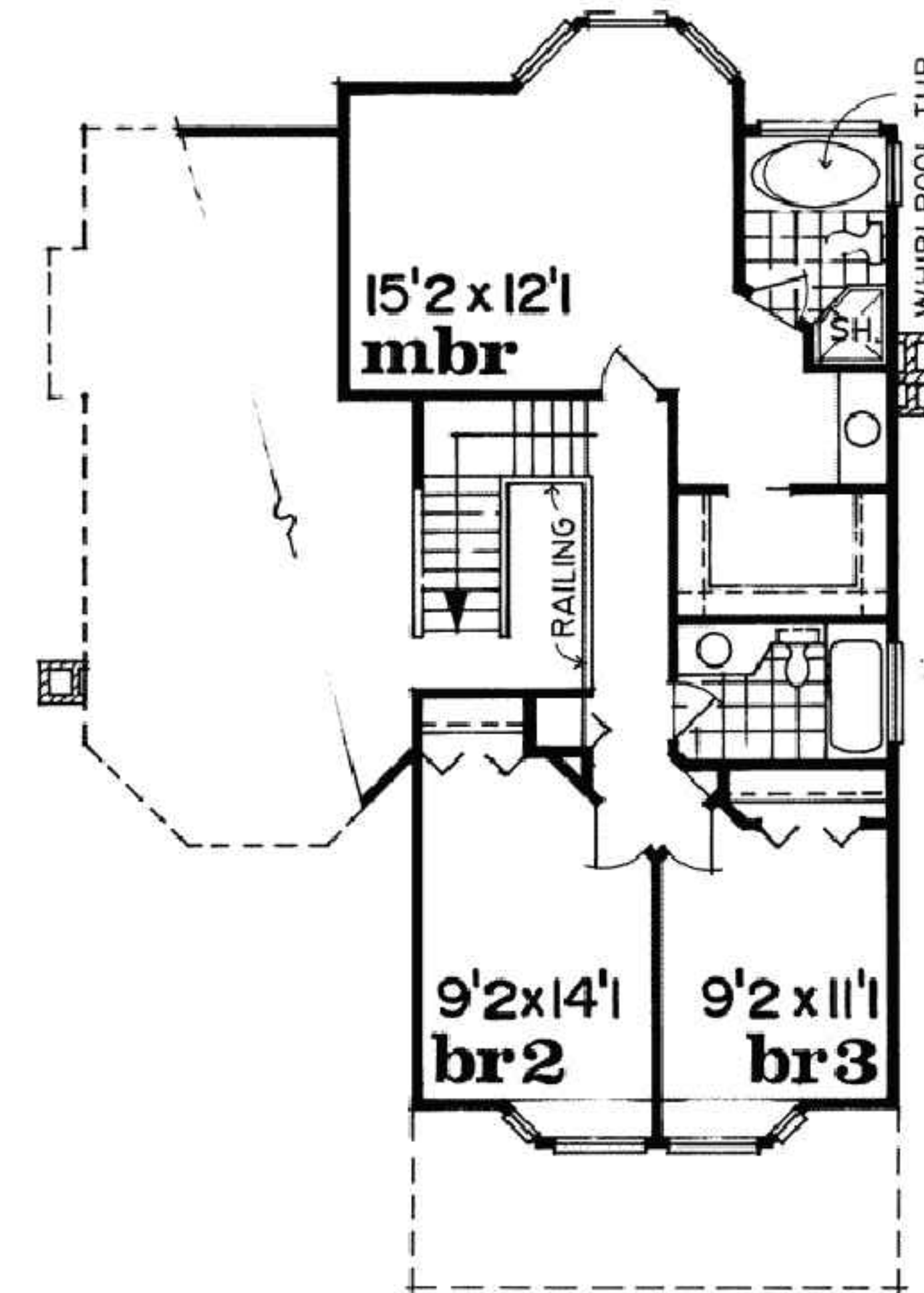
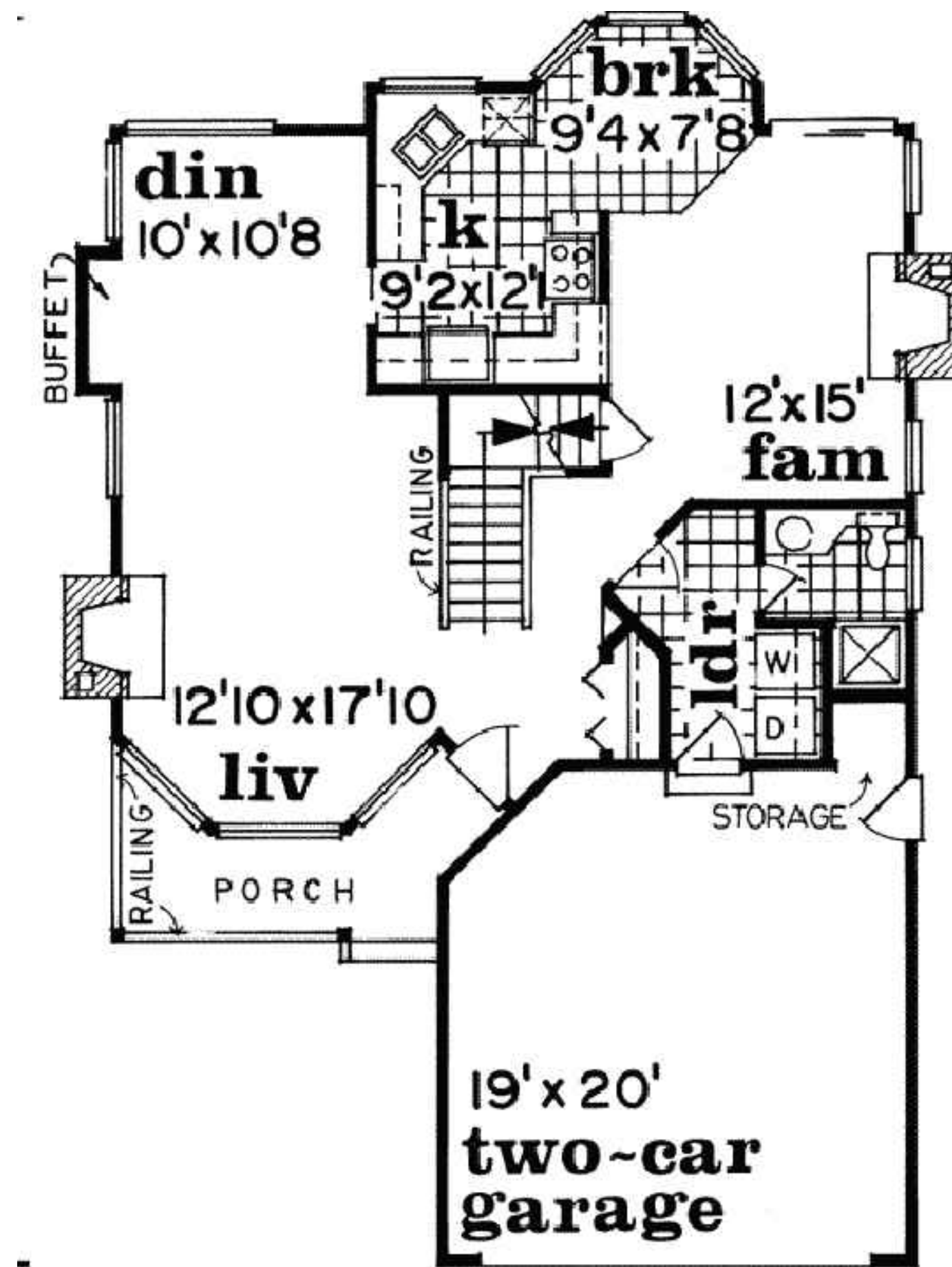
TITLE
 LIGHTING PLAN

SHEET NUMBER
 5.1

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	NOTE 3	QUANTITY
LP1	○ □	(1)	LED LUMINAIRE, T5 SILICONE OPTICS	ELECTRONIC	POLE	NLS Lighting, CLA-M-TS-16L-35-30K-LUNV	120V 1P 2W	PHILIPS ADVANCE XIC36C100V054DSM5			11
WI	○	(1) LED 16W LMH2 LED MODULE W/ DOME, LMH020-3000-3069-00D01TW	PHOTOPIA - LMH2 - DOMED LENS - WHA	ELECTRONIC	WALL		120V 1P 2W				11





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DATE: 02-10-23
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 DRAWING FILE: 2920
 DRAWN BY: LE/JE
 SCALE: AS NOTED

TITLE
BUILDING ELEVATIONS

SHEET NUMBER
6.0

PLAN PROVIDED BY OTHERS