

HABITAT FOR HUMANITY RESIDENTIAL DEVELOPMENT

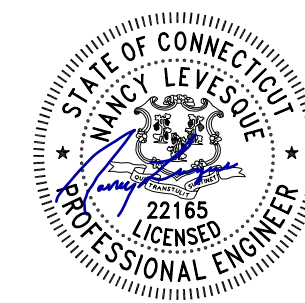
LOTS 8,9 & 11 COLBY DRIVE
LEDYARD, CONNECTICUT

SUBMITTED FOR: WETLANDS APPLICATION
DECEMBER 20, 2024

OWNER (PREPARED FOR)



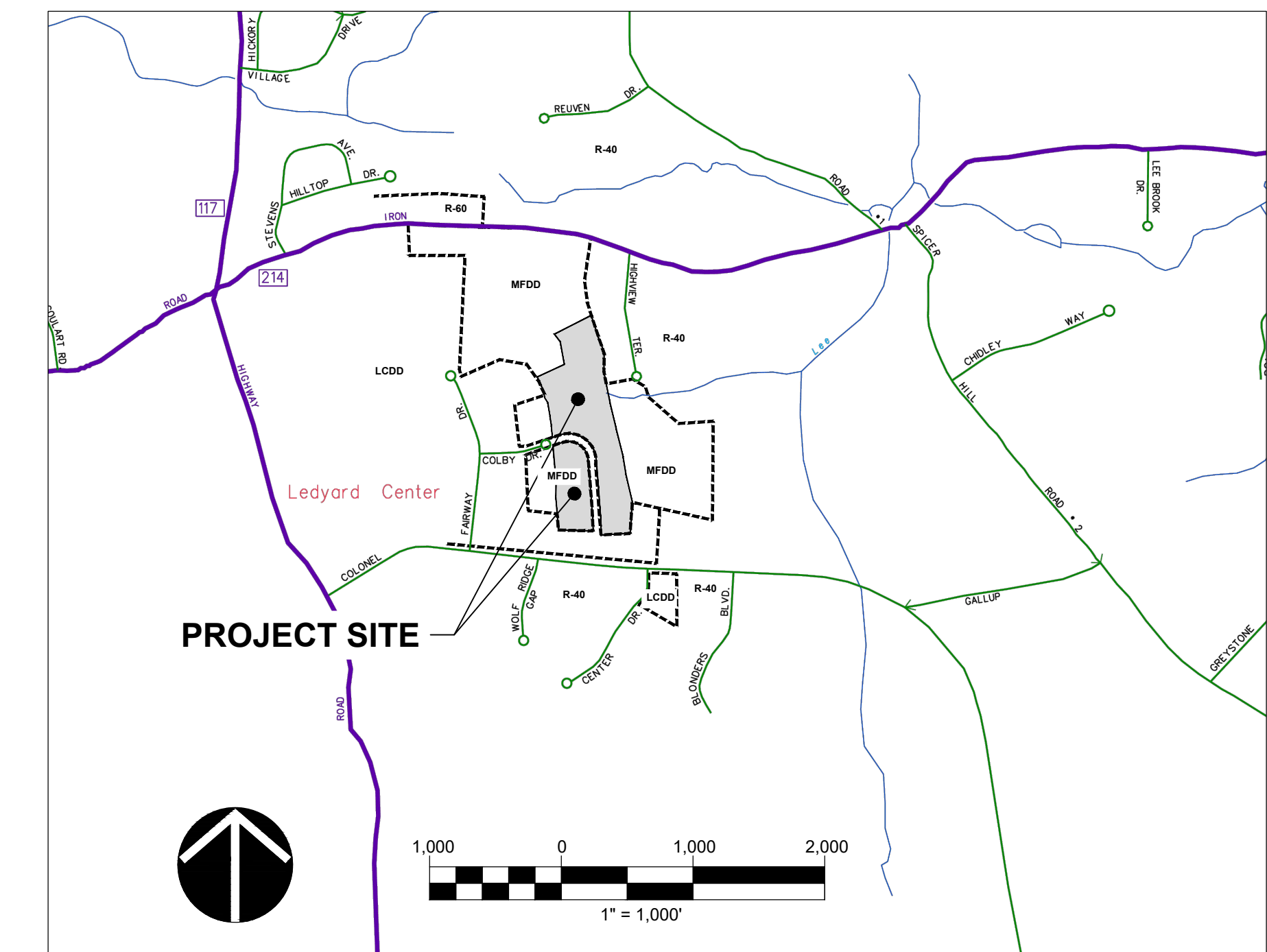
CONSULTANTS (PREPARED BY)



LIST OF DRAWINGS

-----	TITLE SHEET
SV.01	BOUNDARY SURVEY
SV.02	TOPOGRAPHIC SURVEY
SV.03	TOPOGRAPHIC SURVEY
C1.0	SITE PREPARATION & EROSION CONTROL PLAN
C1.1	EROSION & SEDIMENTATION CONTROL DETAILS
C1.2	EROSION & SEDIMENTATION CONTROL DETAILS
C1.3	EROSION CONTROL NOTES
C2.0	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	PLANTING PLAN
C5.1	PLANTING DETAILS & SCHEDULE
C6.0	SITE DETAILS
C6.1	SITE DETAILS

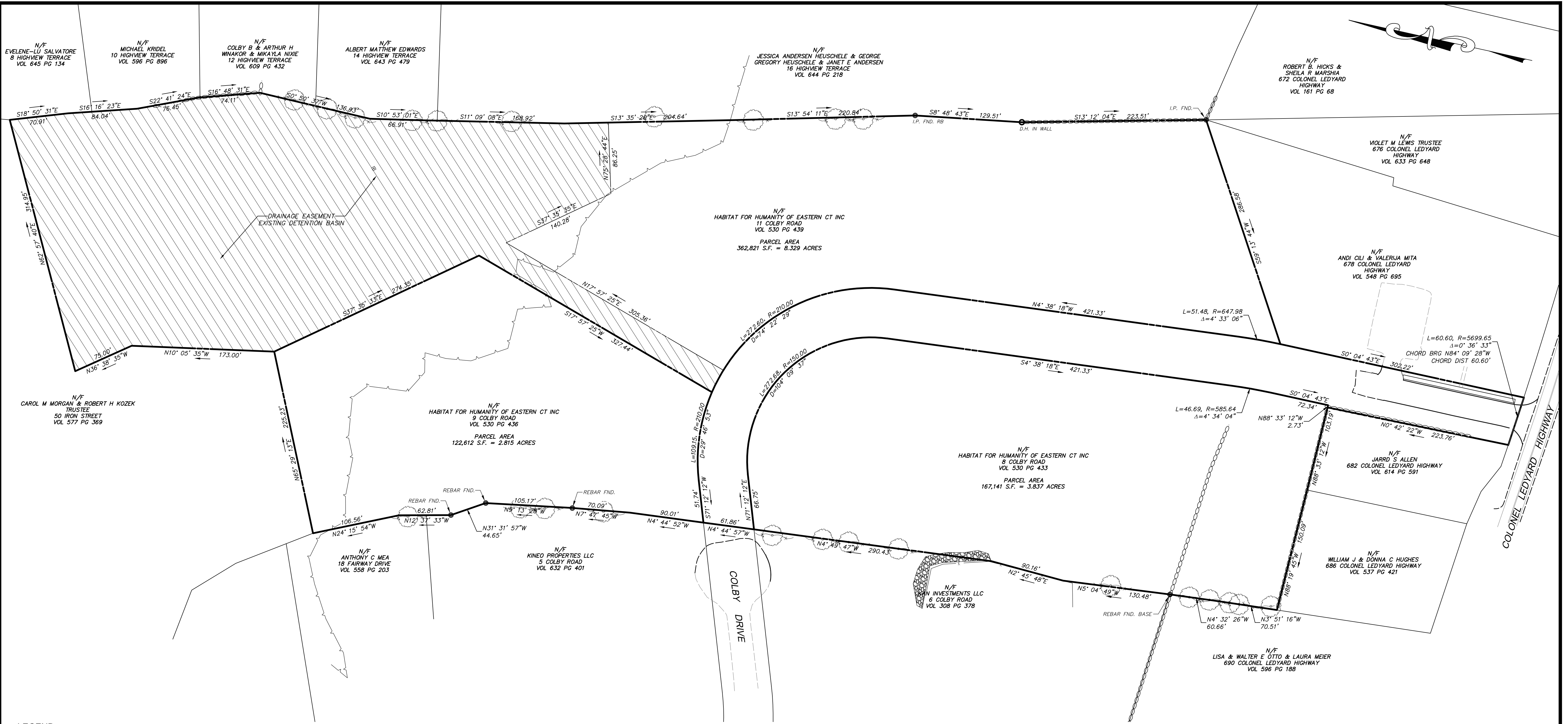
LOCUS



FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

attached to: \\...Existing_Data\Plans\222086 ex - by others.dwg

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
USER MANAGER NAME:
PLOT TABLE: STB



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)	
E	ELECTRIC SERVICE
G	GAS PIPES
SAN	SANITARY SEWER PIPES
---	STORM DRAIN MANHOLE
---	STORM WATER PIPES (LESS THAN 12")
---	STORM WATER PIPES (12" OR LARGER)
---	STEAM PIPES (SUPPLY & COND.)
---	TELEPHONE SERVICE
---	WATER PIPES
---	COMMUNICATION/FIBER OPTIC SERVICE
---	FIRE PROTECTION PIPES
---	UNKNOWN UTILITY SERVICE
OH	OVERHEAD WIRES

PROPERTY/BOUNDARY LINES	
---	PROPERTY/BOUNDARY LINES (CLASS A-2)
---	PROPERTY/BOUNDARY LINES (CLASS D)
---	EASEMENT LINES

FEATURE LINES	
---	CURBED ROADWAY
---	EDGE OF PAVED ROAD/DRIVE
---	BUILDING FOOTPRINT (AERIAL PHOTOS)
---	RETAINING WALL
---	STOCKADE FENCE
---	CHAIN LINK/WIRE FENCE
---	TRAFFIC CONTROLLER CABINET
---	UTILITY POLE
---	UTILITY POLE W/ LIGHT
---	STREET LIGHT
---	LIGHT POST
---	BOLLARD LIGHT
---	EDGE OF LANDSCAPING
---	INTERMEDIATE CONTOUR
---	INDEX CONTOUR

SYMBOL LEGEND	
●	CATCH BASIN
○	ROUND DRAIN
□	SQUARE DRAIN
⊙	STORM DRAIN MANHOLE
⊕	ELECTRIC MANHOLE
⊖	SANITARY MANHOLE
⊗	STEAM MANHOLE
⊘	TELEPHONE MANHOLE
⊙	WATER MANHOLE
⊕	MANHOLE (OF UNKNOWN TYPE)
⊖	HAND HOLE (SD. / REC.)
⊗	WATER VALVE
⊘	GAS VALVE
⊙	HYDRANT
⊕	COMBO STANDPIPE
⊖	GUY WIRE
⊗	SIGN (SINGLE POST)
⊘	SIGN (DOUBLE POST)
⊙	BORING (AS DRILLED)
⊕	BORING (AS STAKED)
⊖	SPOT ELEVATION
⊗	WETLANDS FLAG
⊘	PROPERTY MONUMENT
⊙	UTILITY MONUMENT (SET AS 2" OFFSET)
⊕	IRON PIPE OR REBAR FOUND
⊖	NORTHEAST
⊗	NOW OR FORMERLY
⊘	EMERGENCY PHONE
⊙	PKC POLYVINYL CHLORIDE
⊕	POST INDICATOR VALVE
⊖	RETAINING CONCRETE PIPE
⊗	RCP REINFORCED CONCRETE PIPE
⊘	RAIN LEADER
⊙	SOUTH OR SUPPLY
⊕	SOUTHWEST
⊖	SANITARY
⊗	SANITARY MANHOLE
⊘	SNET SOUTHERN NEW ENGLAND TELEPHONE
⊙	SQUARE
⊕	STEAM
⊖	TMH TELEPHONE MANHOLE
⊗	TEL. TELEPHONE
⊘	TOP OF FRAME
⊙	UNK. UNKNOWN
⊕	W. WATER OR WEST
⊖	W.G. WATER GATE

ABBREVIATIONS	
A/C	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
BIT	BITUMINOUS
BLK.	BLACK
CB	CATCH BASIN
COM	COMMUNICATION
CON.	CONIFER
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
EL	ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
FL	FLOW LINE
FND	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELSD	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.W.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NVD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PKC	POLYVINYL CHLORIDE
P.I.V.	POST INDICATOR VALVE
RET.	RETAINING
RCP	REINFORCED CONCRETE PIPE
R.L.	RAIN LEADER
S	SOUTH OR SUPPLY
SE	SOUTHWEST
SW	SOUTHWEST
SAN.	SANITARY
SMH	SANITARY MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SO	SQUARE
STM	STEAM
TMH	TELEPHONE MANHOLE
TEL.	TELEPHONE
T.F.	TOP OF FRAME
UNK.	UNKNOWN
W	WEST OR WEST
W.G.	WATER GATE

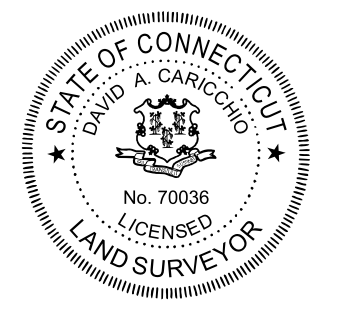
MAP REFERENCES

- SUBDIVISION PLAN PREPARED FOR KONOVER INVESTMENTS CORPORATION & REALCOM, LLC COLBY DRIVE & IRON STREET LEDYARD, CT BOUNDARY PLAN DATE 2/1/05 SHEET NO. 2 REVISED 3/23/05, 4/26/05, & 6/08/05 SCALE 1"=80' BY CLA ENGINEER, INC.
- BOUNDARY SURVEY AND DETAIL LOT LAYOUT MAP GRAY FARMS SUBDIVISION SECTION IV COLONEL LEDYARD HIGHWAY & GALLUP HILL ROAD LEDYARD, CONNECTICUT PROPERTY OF & PREPARED FOR FIMLOCK ASSOCIATES LIMITED PARTNERSHIP SCALE 1"=100' SHEET 2 OF 7 NOVEMBER 15, 1989 REV MARCH 28, 1990 REV. DECI, 1990 BY J. RORBERT PFANNEER & ASSOCIATES
- TOPOGRAPHIC MAP COMMERCIAL SUBDIVISION PREPARED FOR J. AND I. ENTERPRISES LEDYARD, CONN DATE 5-1686 SCALE 1"=40' SHEET 3 OF 5 REVISED 5-20-85 REV 6-10-85 BY MEGSON & HEAGLE
- SUBDIVISION PLAN SECTION II COMMERCIAL RESUBDIVISION PREPARED FOR J. AND I. ENTERPRISES LEDYARD CONN. DATE 9-20-86 SCALE 1"=40' SHEET 4 OF 12 AND 5 OF 12 REV 1-7-86 REV 6-17-87 BY MEGSON & HEAGLE
- LOT LAYOUT GRAY FARMS RESUBDIVISION SECTION III PROPERTY OF GEORGE GOLDMAN ASSOCIATES DEVELOPER GEORGE GOLDMAN ASSOCIATES IRON STREET (CONN ROUTE #214) SPICER HILL ROAD LEDYARD CONNECTICUT SCALE 1"=100 JANUARY 1976 BY DICESARE-BENTLEY

SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-3009-1 THRU 20-3009-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS, AS AMENDED OCTOBER 26, 2018."
 - THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY SURVEY.
 - THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 - THE ACCURACIES ARE AS FOLLOWS:

HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "V-2"
BOUNDARY	CLASS "A-2"
- THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 AND THE NAD '88 DATUMS. COORDINATES WERE ESTABLISHED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON AUGUST 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
- UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND ALFRED BENESECH & COMPANY DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN AS A RESULT. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESECH & COMPANY. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL "CALL BEFORE YOU DIG" 1-800-922-4455.
- THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 530 PAGE 433-439 THE TOWN OF LEDYARD LAND RECORDS.
- THE PROPERTY IS LOCATED IN THE "XXXXX" ZONE PER TOWN.
- A PORTION OF THE PROPERTY LIES WITHIN THE "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE 'A' - NO BASE ELEVATION DETERMINED AND "OTHER AREAS" ZONE 'X' AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN. PER THE FEMA FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 359 OF 554 MAP NUMBER: 0901100359G EFFECTIVE DATE: JULY 18, 2011



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

DAVID A. CARICCHIO 12/23/2024
 DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
 ALFRED BENESECH & COMPANY, GLASTONBURY, CONNECTICUT
 (not valid without original signature and embossed seal)

REVISIONS	NO.	DATE	DESCRIPTION

SURVEY BOOK: 06-
SURVEYOR: PC
DRAWN: DAC
CHECKED: RS
APPROVED: WW

SCALE: HORIZ. 1" = 80'
 VERT. 1" = 40'

SURVEY DATUM: HORIZ: NAD 1983
 VERT: NAVD 1988

GRAPHIC SCALE

Prepared By: **benesch**
 Alfred Benesch & Company
 1000 Main Street
 Glastonbury, Connecticut 06033
 Phone (860) 633-8341, Fax: (860) 633-1088
 www.benesch.com

BOUNDARY SURVEY
 PREPARED FOR
**HABITAT FOR HUMANITY
 OF EASTERN CT, INC**
 COLBY ROAD
 LEDYARD
 CONNECTICUT

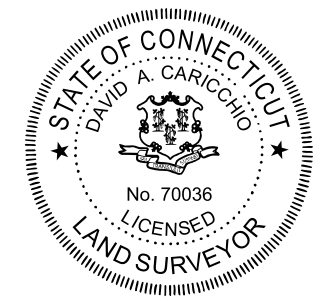
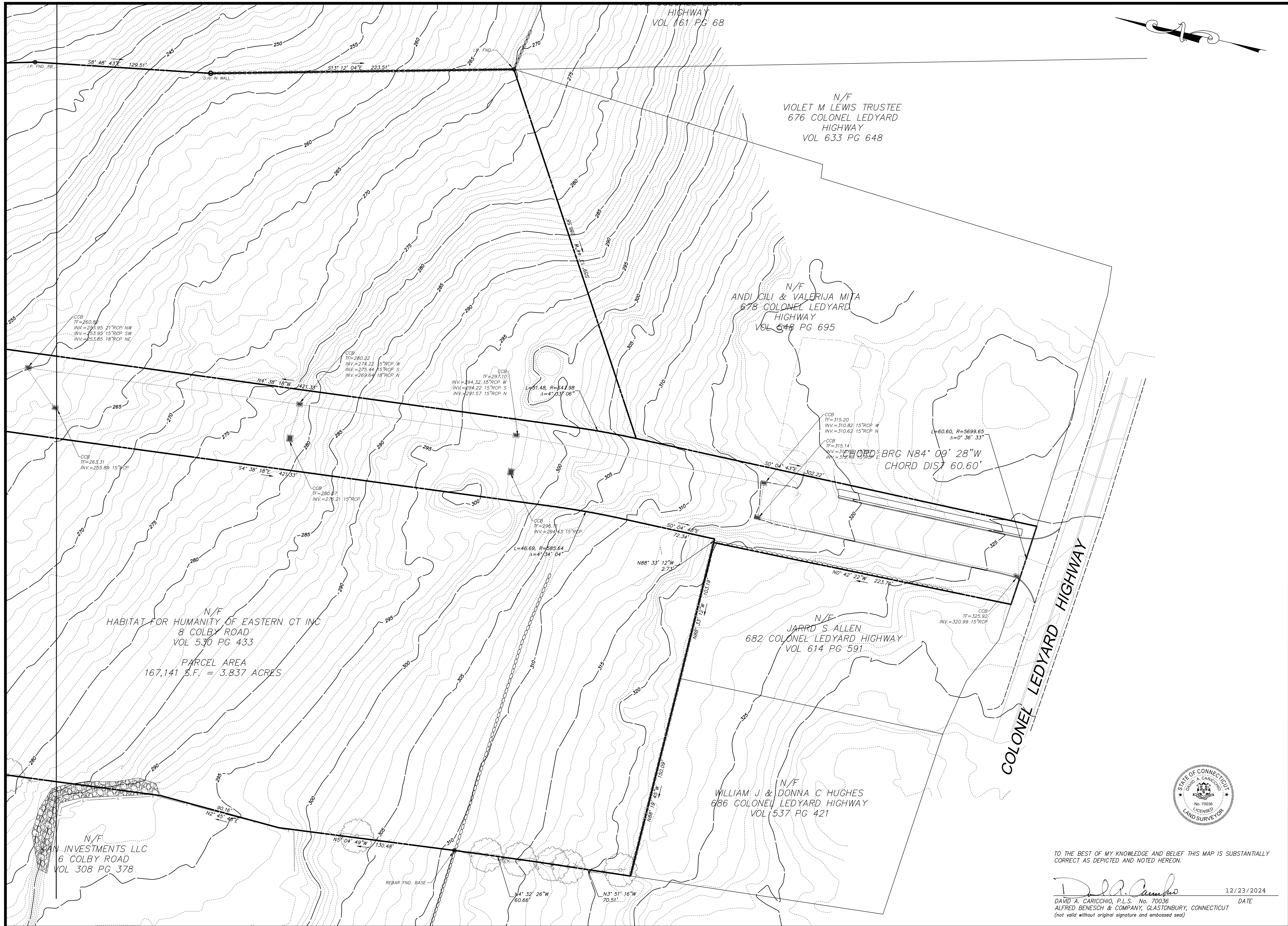
PROJ. No.: 0725-500100
 DATE: SEPT 2024

SV.01

File Location/Name - Y:\Connecticut\0725-500100\0725-50010000_JFFH_Ledyard_Mult_Fa\Survey\ACAD\0725-500100_SURVEY.dwg
 Date of Plot: December 23, 2024 - 10:01 AM

attached plots - \\... \Existing_Data\Plans\222086 ex - by others.dwg

PAPER SPACE LAYOUT NAME:
TWO VIEW:
LAYER MANAGER NAME:
PLOT TABLE: STB



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

David A. Caricchio 12/23/2024
DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
ALFRED BENESECH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

NO.	DATE	DESCRIPTION

SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'
SURVEY DATUM: HORIZ: NAD 1983 VERT: NAVD 1988
GRAPHIC SCALE

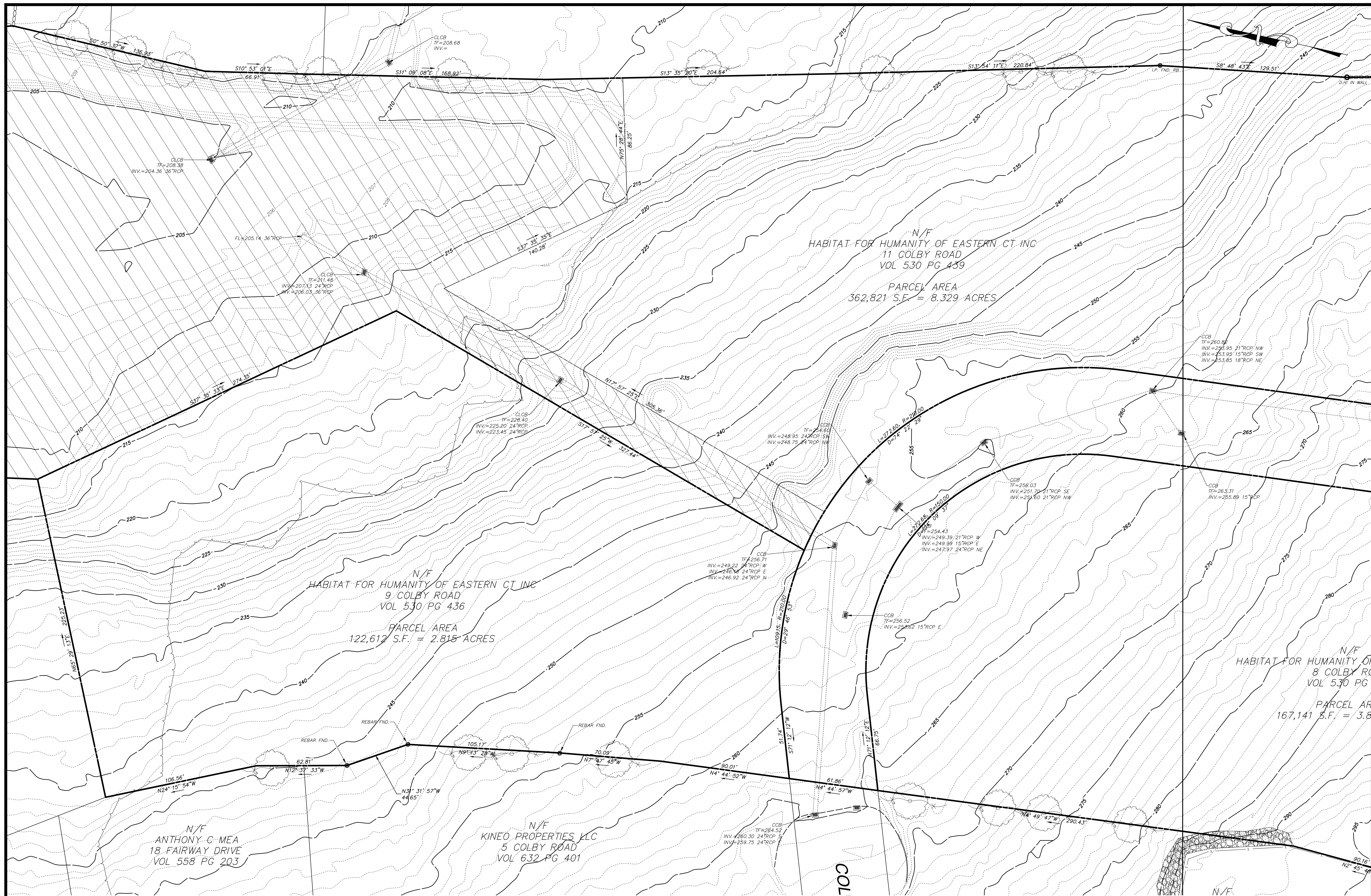
Prepared By: **benesch**
Alfred Benesch & Company
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1088
www.benesch.com

TOPOGRAPHIC SURVEY
PREPARED FOR
HABITAT FOR HUMANITY OF EASTERN CT, INC
COLBY ROAD
LEDYARD CONNECTICUT

PROJ. No.: 0725-500010
DATE: SEPT 2024
SV.02

attached notes \1\Existing_Data\Plans\222086 ex - by others.dwg

PAPER SPACE LAYOUT NAME:
TWO VIEW:
USER NAME:
PLOT TABLE: STB



NO.	DATE	DESCRIPTION

SCALE: HORIZ. 1" = 30'
VERT. 1" = 30'

SURVEY DATUM: HORIZ: NAD 1983
VERT.: NAVD 1988

GRAPHIC SCALE

Prepared By:

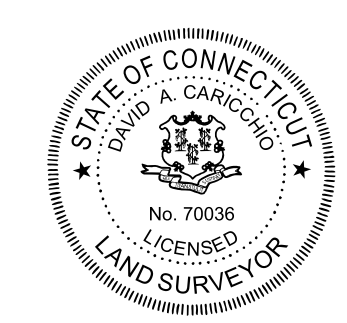


Alfred Benesch & Company
Glastonbury, Connecticut 06033
Phone (860) 633-8341, Fax: (860) 633-1068
www.benesch.com

TOPOGRAPHIC SURVEY
PREPARED FOR
**HABITAT FOR HUMANITY
OF EASTERN CT, INC**
LEDYARD CONNECTICUT
COLBY ROAD

PROJ. No.: 0725-500010
DATE: SEPT 2024

SV.03



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

David A. Caricchio
DAVID A. CARICCHIO, P.L.S. No. 70036
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

DATE: 12/23/2024

SITE PREPARATION NOTES:

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
- PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- DURING DEMOLITION, PROTECT ALL ADJACENT CURBING, SIDEWALKS, RAMPS, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.

EROSION AND SEDIMENT CONTROL NOTES:

- THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
- THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK. CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. EXCAVATED MATERIAL SHOULD NOT BE DISPOSED OF IN THE WETLAND AREA. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SEDIMENTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
- MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
- ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2024 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
- PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
- ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
- NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
- FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
- SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.
- SILT SACKS TO BE INSTALLED IN ALL PROPOSED CATCH BASINS ONCE CONSTRUCTED.

TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE		
E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
HAY BALES/SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED. REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER A STORM GENERATING A DISCHARGE
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY
TEMPORARY SEDIMENT TRAP	CHECK AND REPAIR OUTLET (SNAKE IF NECESSARY), CLEAN WHEN HALF FULL OF SEDIMENT (DEWATER IF NECESSARY), RESTORE TRAP TO ORIGINAL DIMENSIONS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TEMPORARY DIVERSION SWALE	REPAIR DAMAGED AREA WITHIN 24 HOURS OF OBSERVED FAILURE	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE. INSPECT DAILY WHEN CONSTRUCTION ACTIVITIES ARE IN CLOSE PROXIMITY

TEMPORARY SEDIMENT TRAP SIZING TABLE				
ID	CONTRIBUTING AREA	REQUIRED VOLUME	PROVIDED VOLUME	MINIMUM DIMENSIONS
1	4.3 Ac	571 CY	718 CY	AS SHOWN ON C1.0
2	1.8 Ac	237 CY	278 CY	75' x 50' x 2'
3	3.1 Ac	415 CY	422 CY	95' x 60' x 2'

SUGGESTED CONSTRUCTION SEQUENCE:

- CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER, ENGINEER, ZONING ENFORCEMENT OFFICER, AND THE BUILDING OFFICIAL, PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE CATCH BASIN FILTER INSERTS IN EXISTING CATCH BASINS.
- INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
- REMOVE EXISTING PAVING AND CURBING.
- DEMOLISH EXISTING BUILDING AND REMOVE EXISTING UTILITIES.
- PERFORM BULK EARTHWORK OPERATIONS.
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
- CONSTRUCT UTILITIES.
- BOX OUT PARKING LOT WITH IMPORTED BASE MATERIALS.
- CONSTRUCT BOTTOM COURSE OF BITUMINOUS PAVEMENT.
- CONSTRUCT LANDSCAPING AND OTHER SITE AMENITIES.
- CONSTRUCT CURBING AND TOP COURSE OF BITUMINOUS PAVEMENT.
- PLACE TOPSOIL AND PROVIDE TURF ESTABLISHMENT AND PLANTING IN ALL DISTURBED AREAS AS NECESSARY.
- AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS SHOWN ON THE DRAWINGS.

Prepared by:



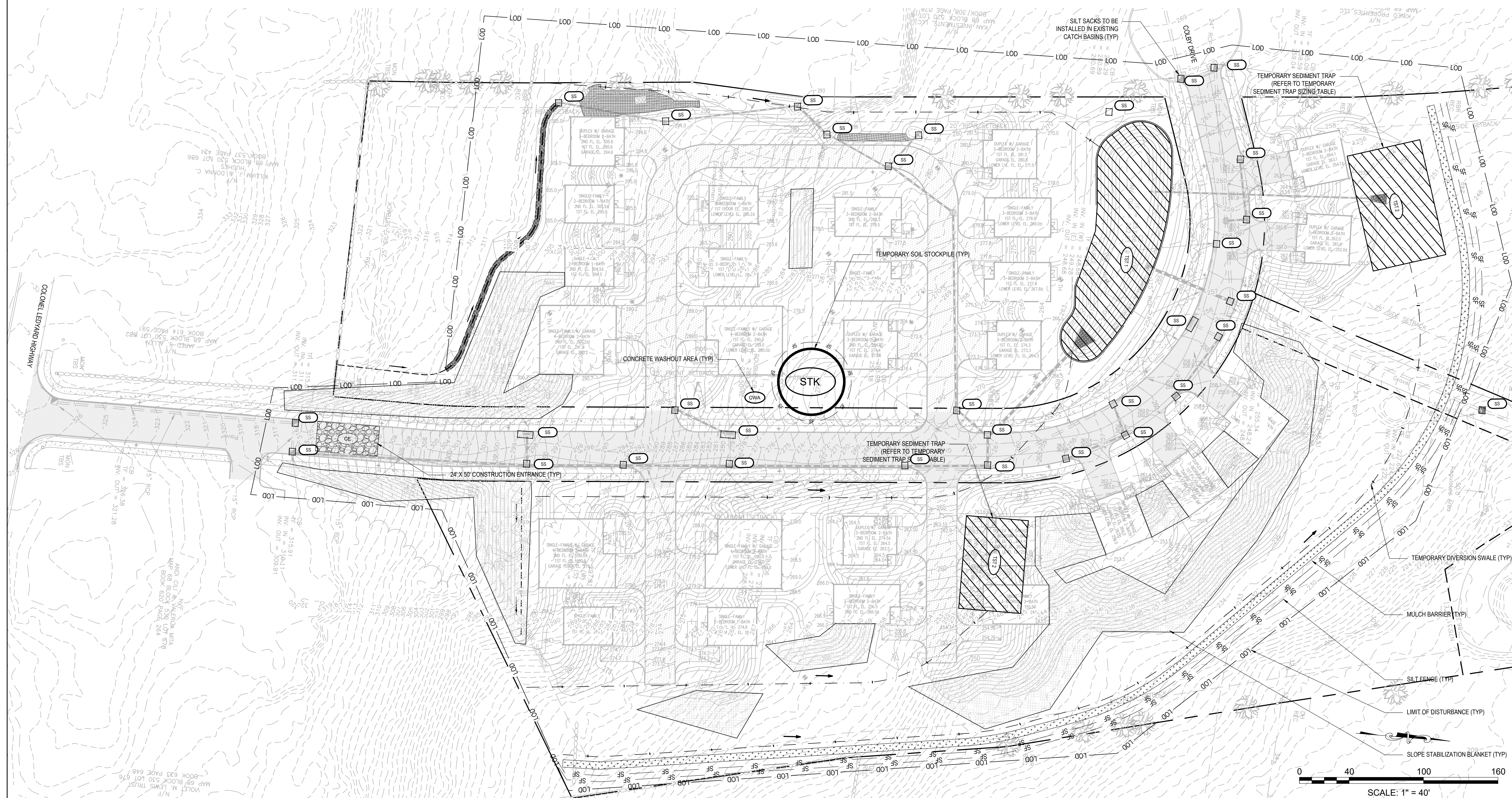
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:



**HABITAT FOR HUMANITY
RESIDENTIAL DEVELOPMENT
LOTS 8, 9 & 11**

LEDYARD, CT
COLBY DRIVE



DATE:	REVISION:

KEY PLAN

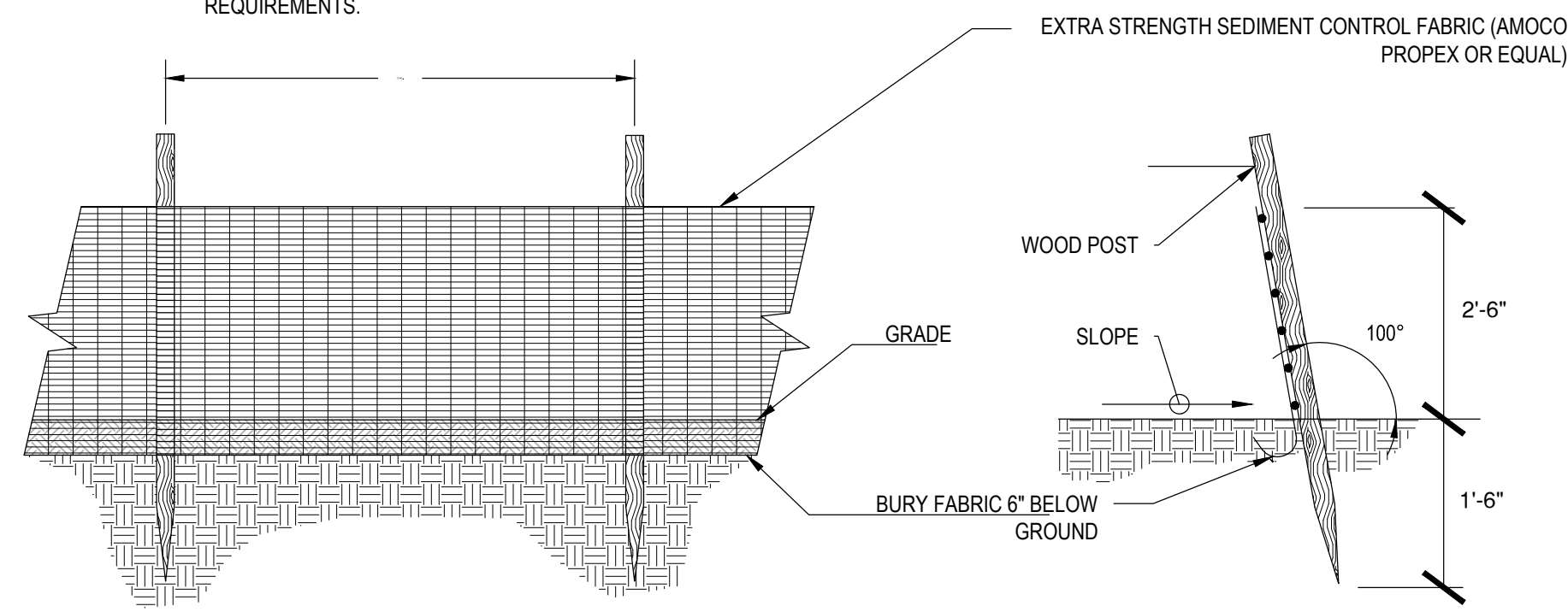
PROJECT NO.: 0725 500010.00
SCALE: 1" = 40'
DATE: 12/20/2024

DRAWN BY: CLM
CHECKED BY: WGW

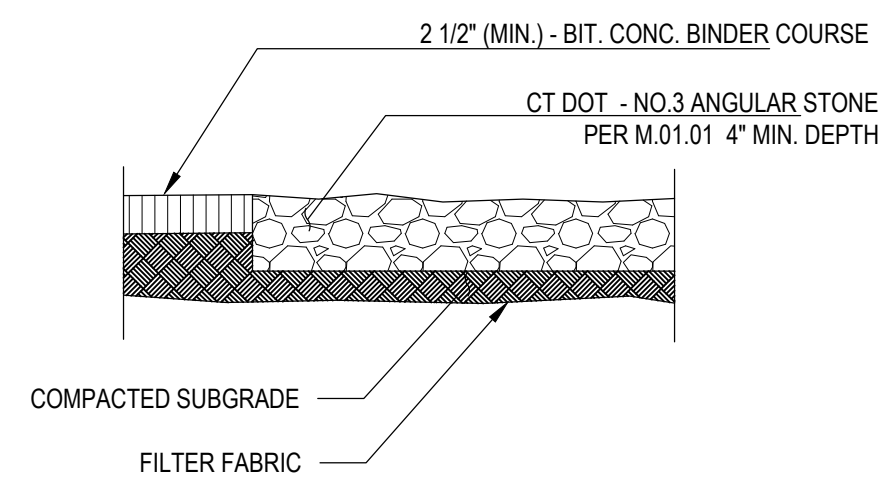
EROSION & SEDIMENTATION CONTROL PLAN

DRAWING NO.: **C1.0**

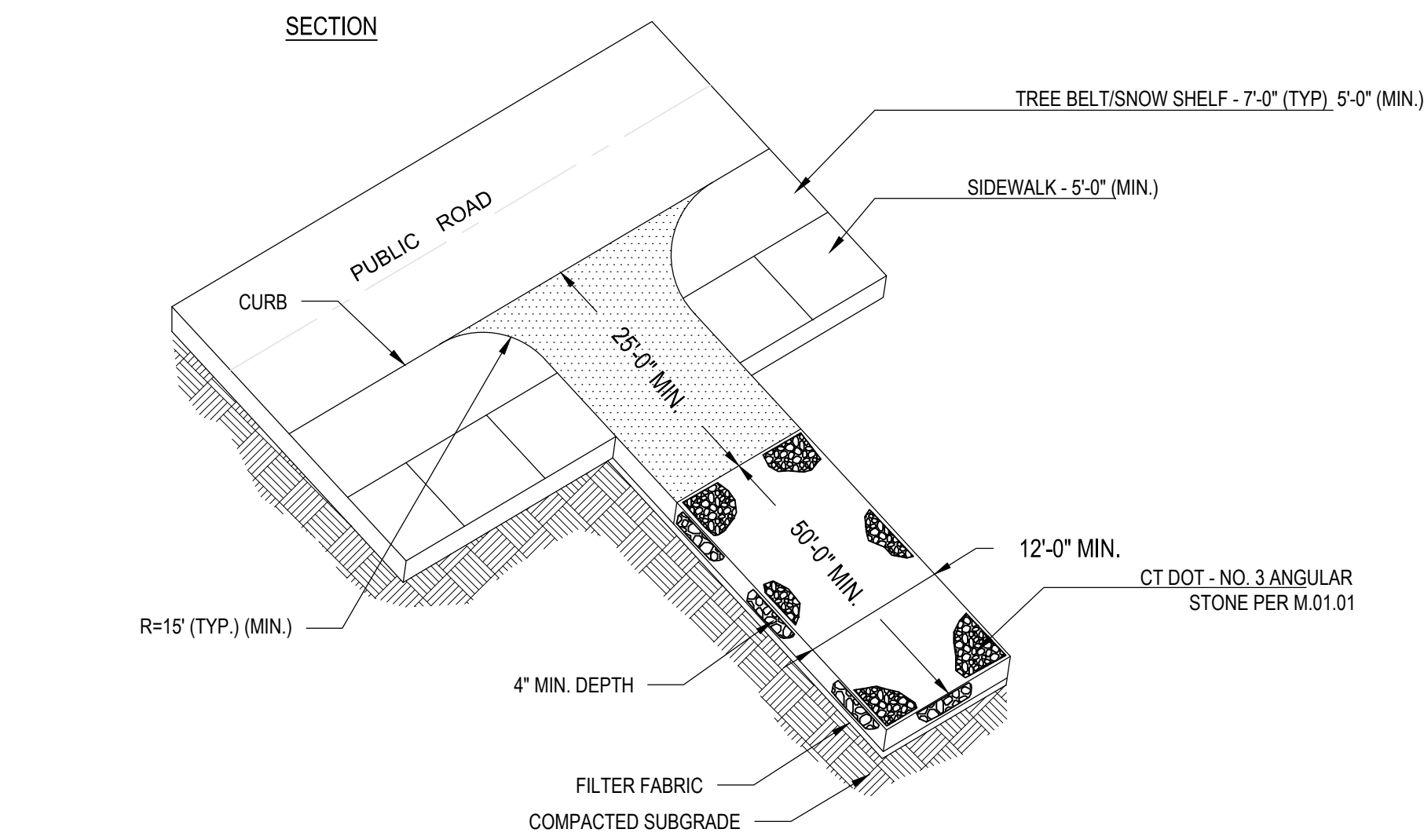
*NOTE: POST SPACING AND EMBEDMENT VARIES BASED ON THE FABRIC MANUFACTURER'S REQUIREMENTS.



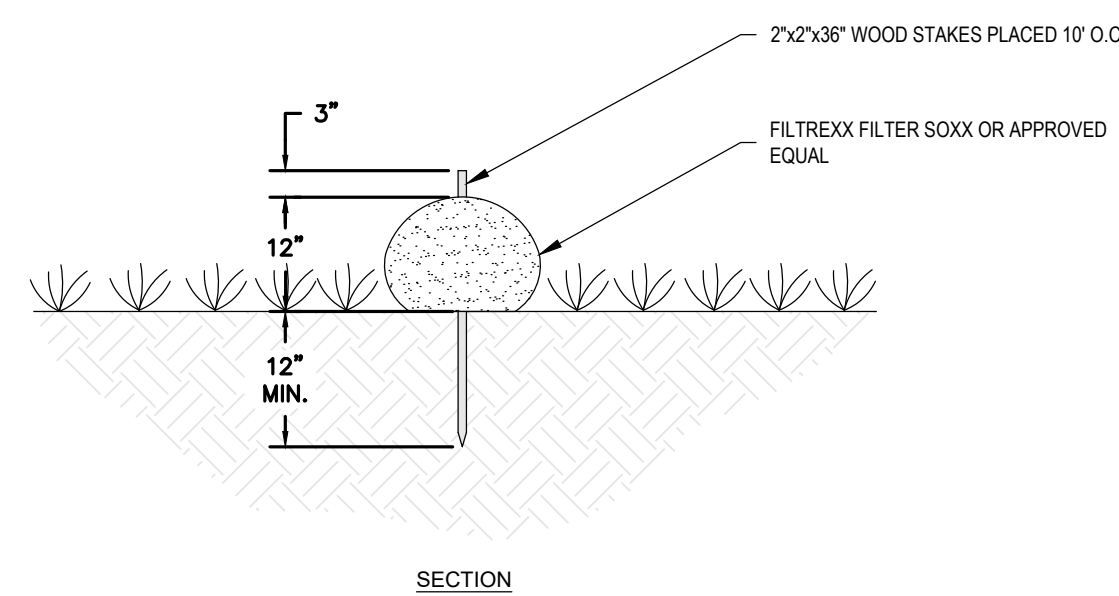
ELEVATION
SILT FENCE BARRIER (SF)
 N.T.S.



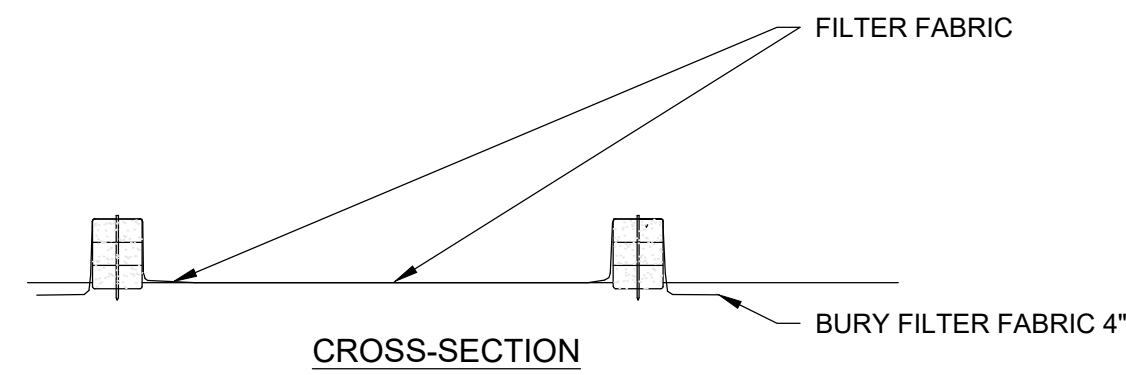
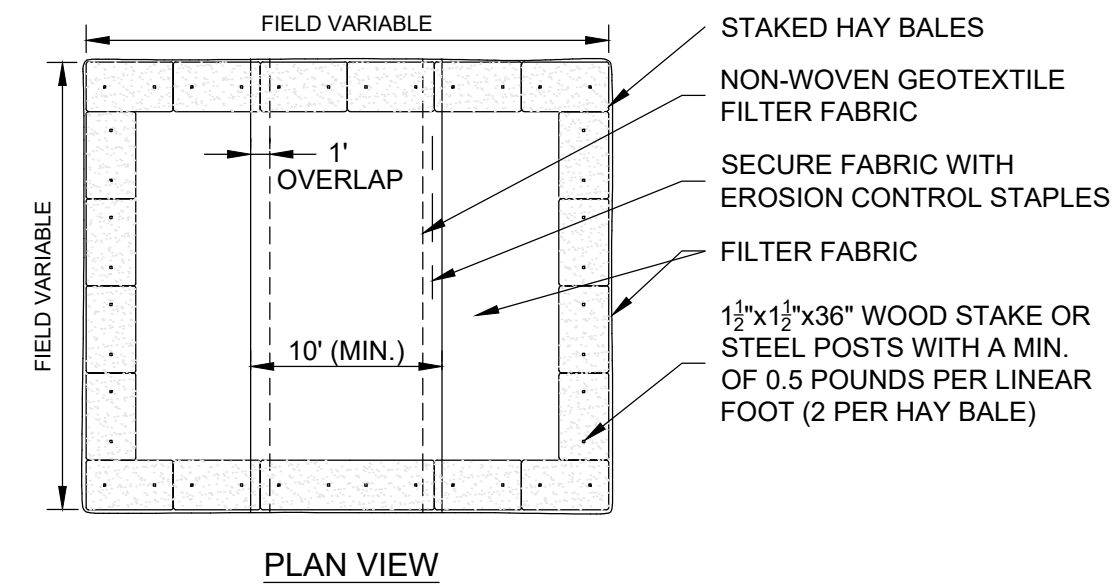
NOTE: LOCATION TO BE DETERMINED IN THE FIELD BY THE CONSTRUCTION ADMINISTRATOR



CONSTRUCTION ENTRANCE (CE)
 N.T.S.



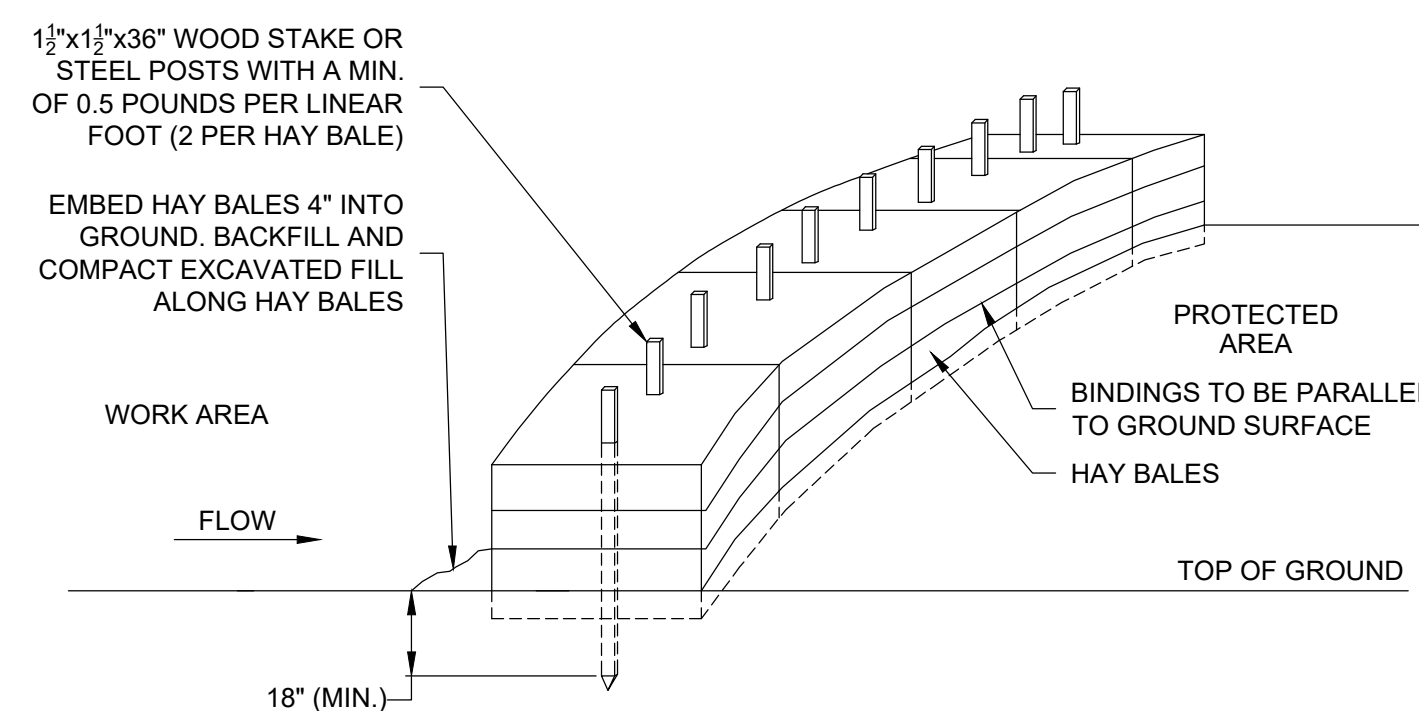
FILTER SOCK
 N.T.S.



NOTES:

1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

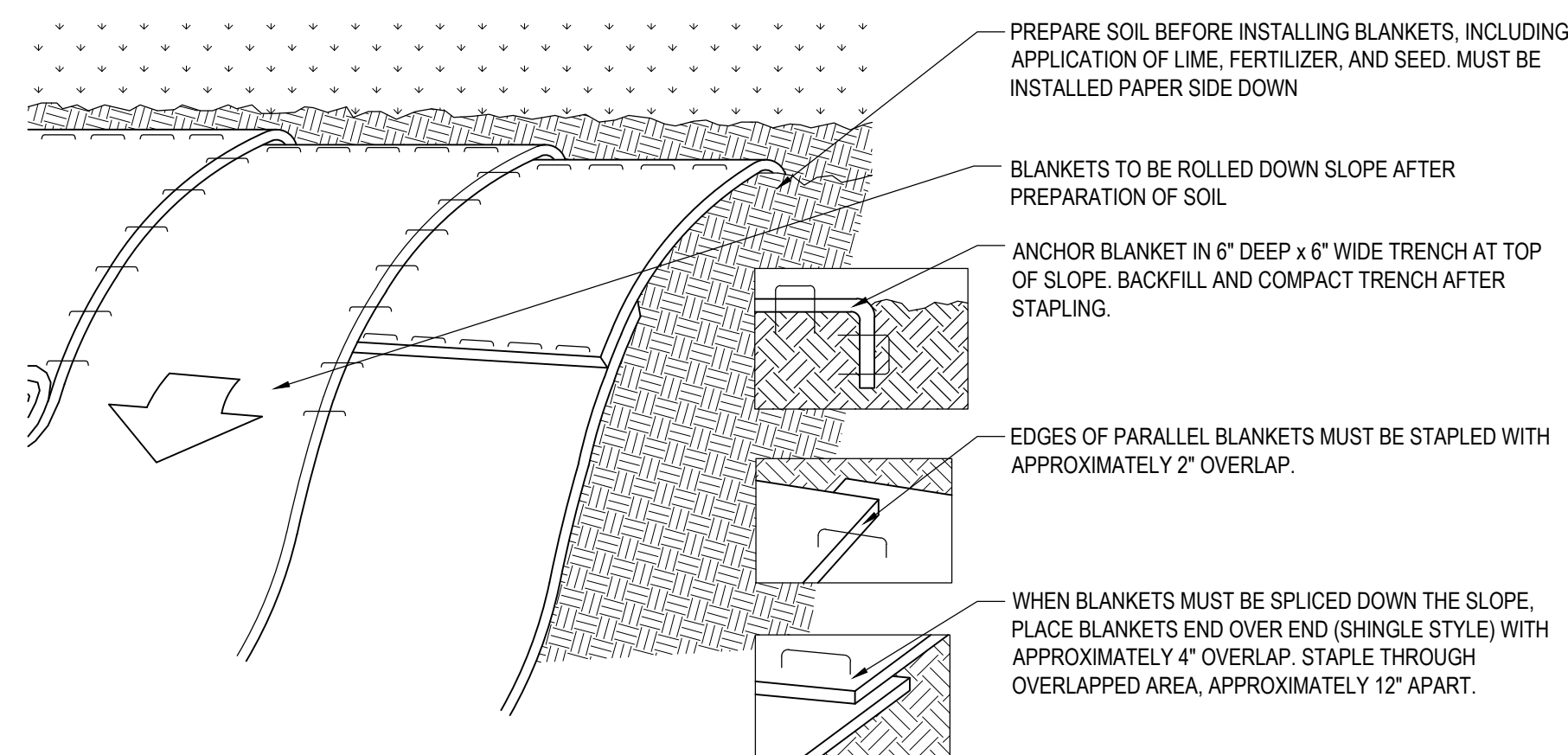
TEMPORARY CONCRETE WASHOUT AREA (CWA)
 N.T.S.



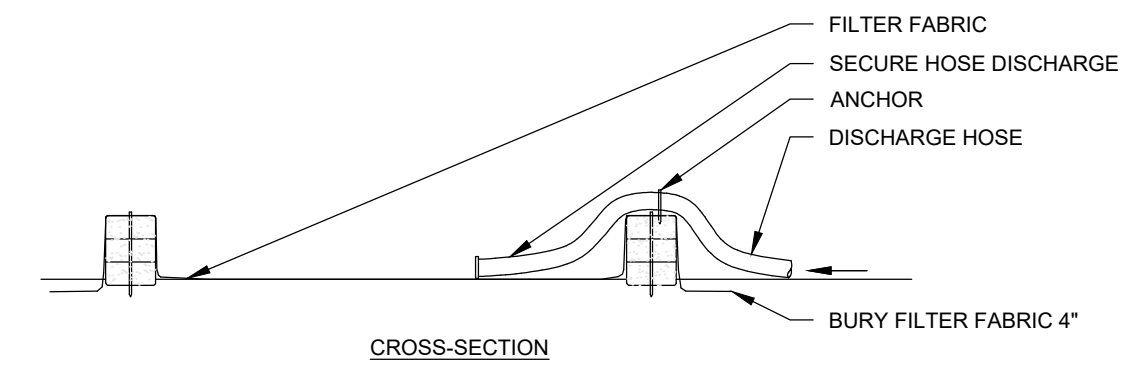
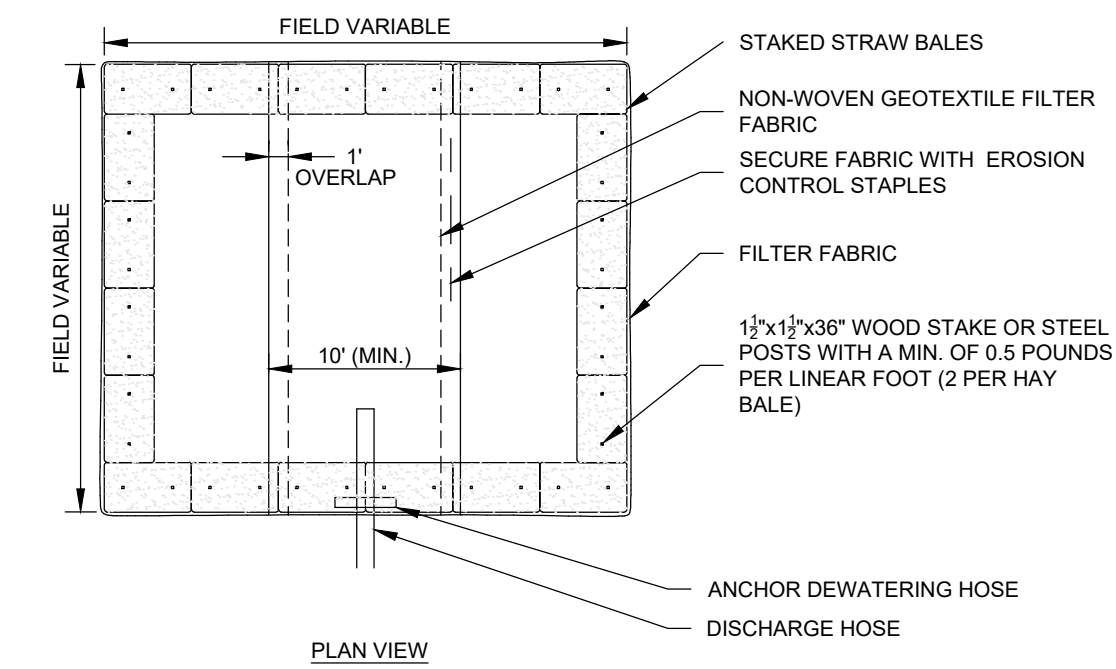
NOTES:

1. HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET.

HAY BALE BARRIER (HB)
 N.T.S.



SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)
 N.T.S.

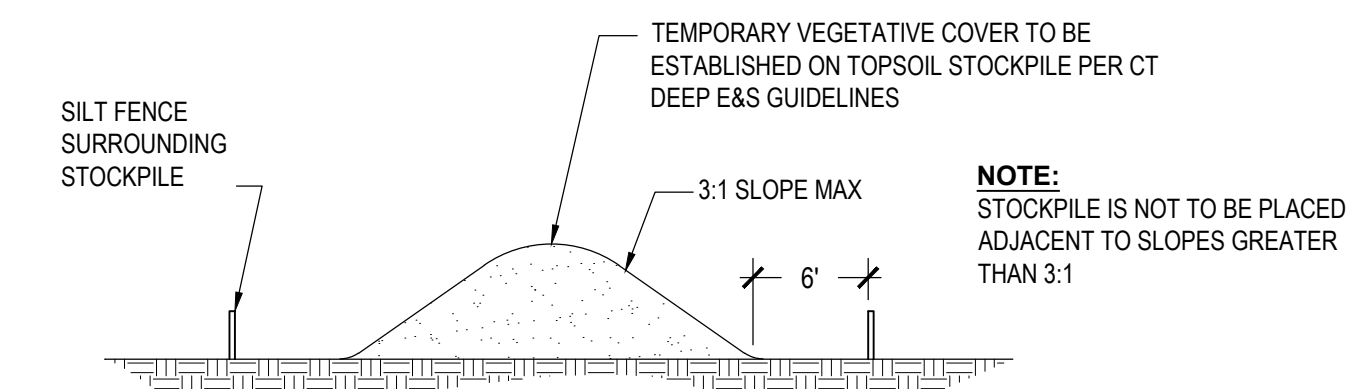


GENERAL NOTES:

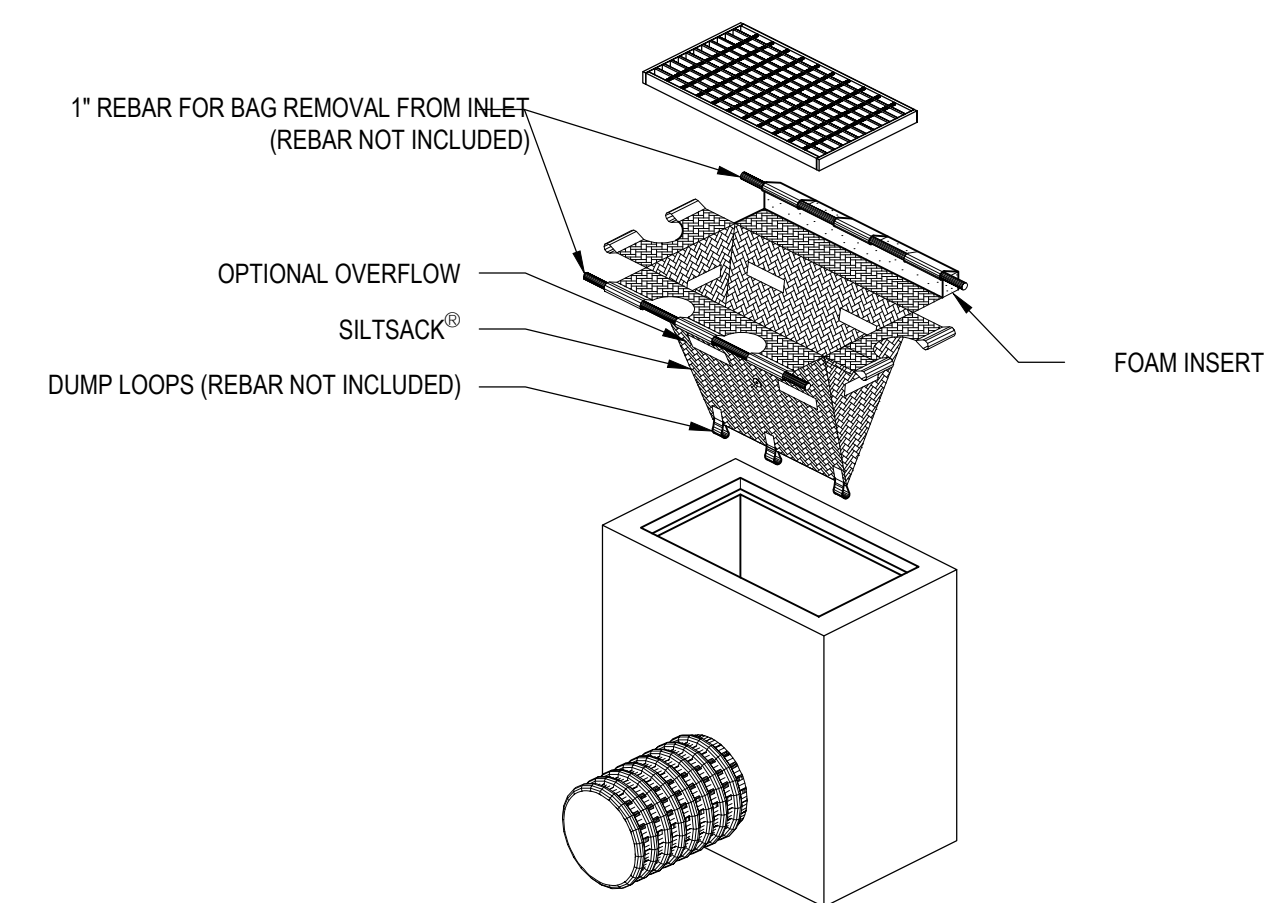
1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE (gpm) x 16.
3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING STRAW BALE BASIN

SCALE: NONE



TEMPORARY STOCKPILE (STK)
 N.T.S.



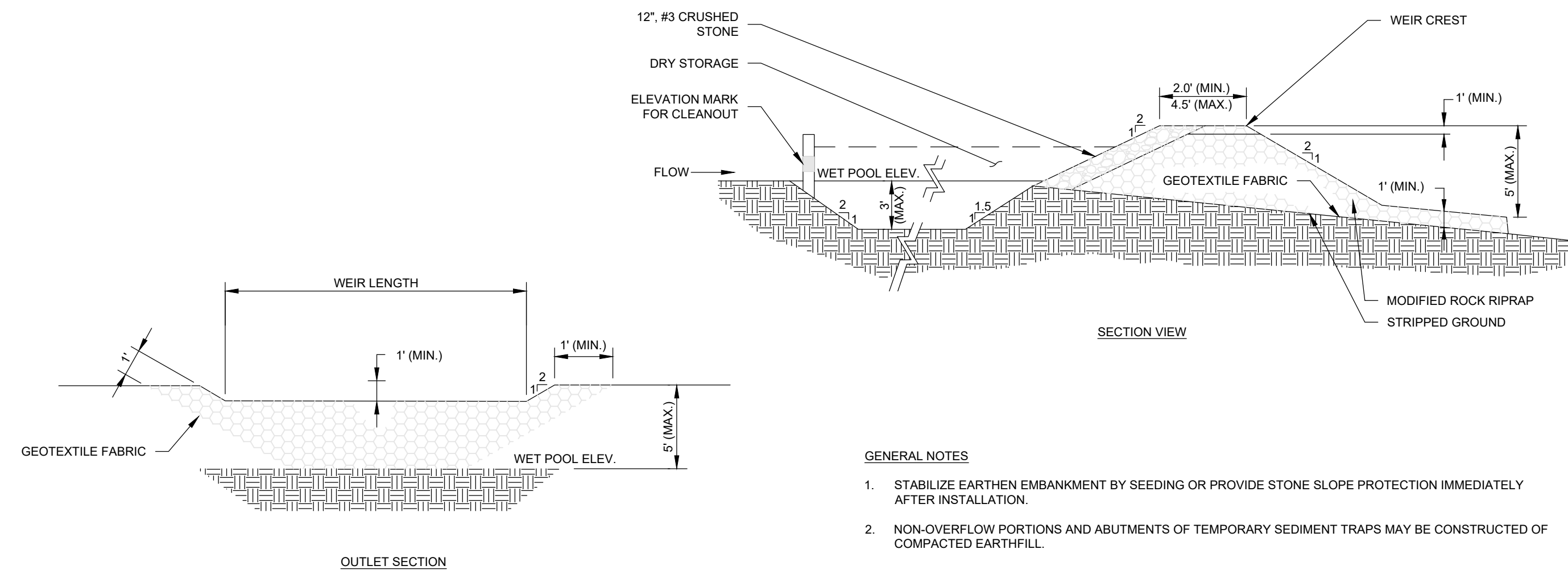
'SILTSACK' SEDIMENT CONTROL DEVICE, TERRAFIX GEOSYNTHETICS INC. TORONTO, ONTARIO, CA
 WWW.TERRAFIXGEO.COM

SILT SACK DETAIL (SS)
 N.T.S.

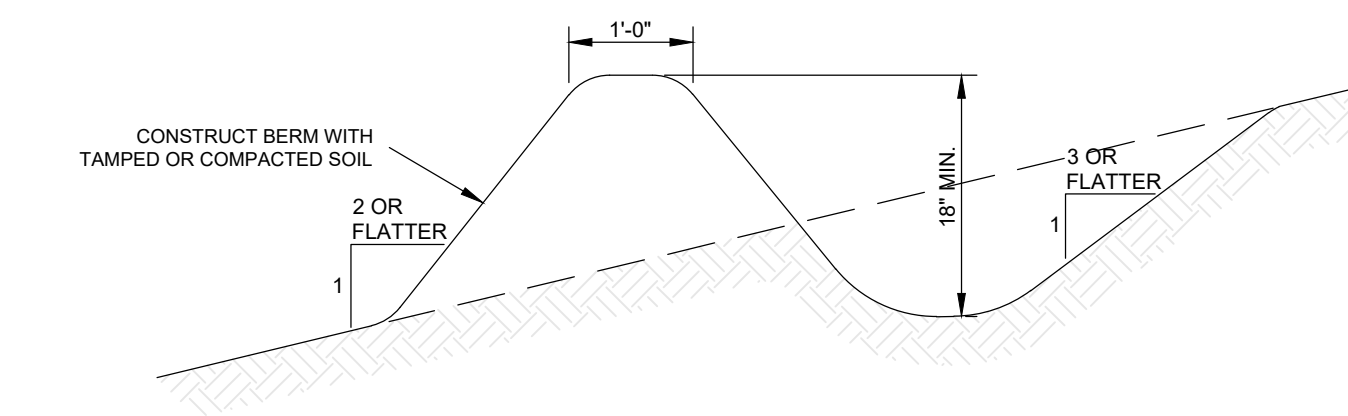
DATE:	REVISION:

KEY PLAN

**HABITAT FOR HUMANITY
 RESIDENTIAL DEVELOPMENT
 LOTS 8, 9 & 11
 COLBY DRIVE
 LEDYARD, CT**



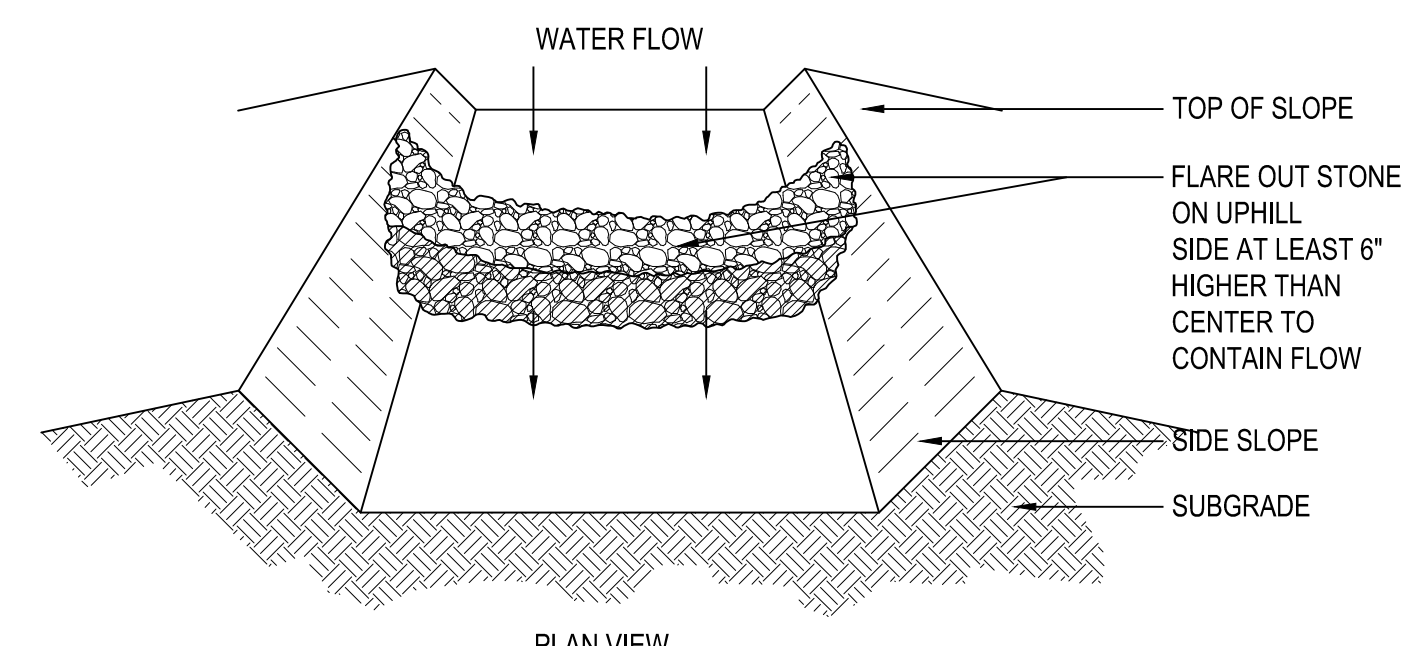
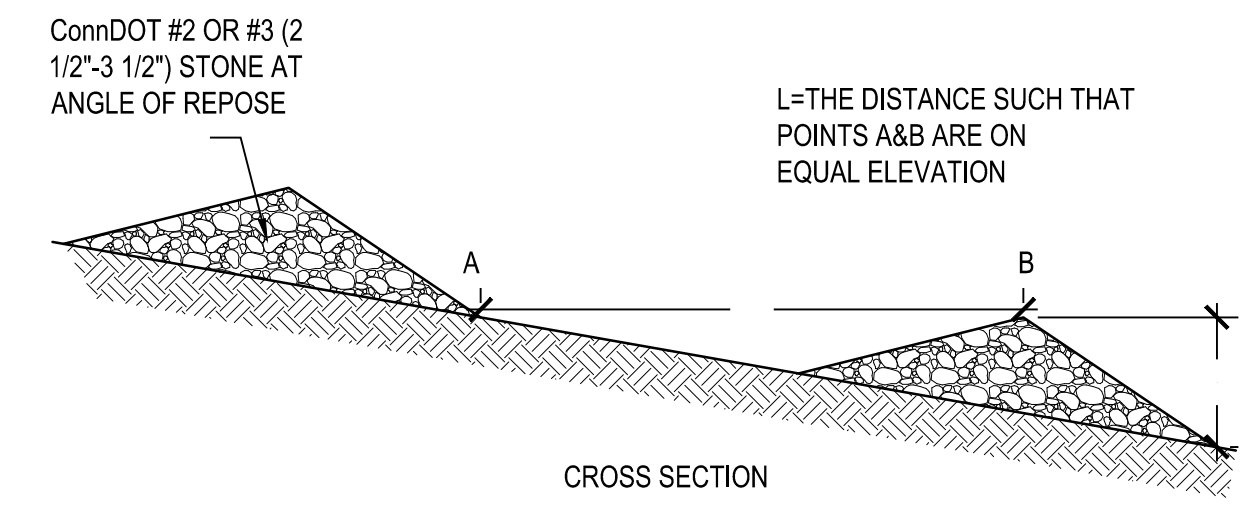
- GENERAL NOTES**
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
 2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.



- GENERAL NOTES**
1. INSTALL TEMPORARY DIVERSION SWALES TO CHANNEL WATER FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT BASIN. ADJUST SWALE LOCATIONS AS NECESSARY PER CHANGING SITE CONDITIONS.
 2. CONTRIBUTING DRAINAGE AREA MUST NOT EXCEED ONE ACRE.

TEMPORARY SEDIMENT TRAP
 SCALE: NONE

TEMPORARY DIVERSION SWALE
 SCALE: NONE



TEMPORARY STONE CHECK DAM
 Scale: NTS

DATE:	REVISION:

KEY PLAN

PROJECT NO.: 0725 500010.00 DRAWN BY: CLM
 SCALE: AS SHOWN CHECKED BY: WGW
 DATE: 12/20/2024

**EROSION &
 SEDIMENTATION
 CONTROL DETAILS**
 DRAWING NO.:
C1.2

SITE PREPARATION NOTES:

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION, AND INVERTS AS REQUIRED.
- PROTECT ALL IMPROVEMENTS NOT INCLUDED WITHIN THE LIMITS OF WORK. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- DURING DEMOLITION, PROTECT ALL ADJACENT CURBING, SIDEWALKS, RAMPS, ABOVE-GRADE AND BELOW-GRADE UTILITIES, DRAINAGE STRUCTURES, LIGHT BASES, AND OTHER IMPROVEMENTS POTENTIALLY AFFECTED BY THE WORK. CLEARLY DELINEATE THE LIMITS OF WORK AND MARK, BARRICADE, OR OTHERWISE IDENTIFY THOSE IMPROVEMENTS THAT ARE TO BE PROTECTED AND/OR AVOIDED. ANY IMPROVEMENT WHICH IS DAMAGED SHALL BE REPAIRED OR REPLACED IN-KIND TO THE OWNER'S SATISFACTION.
- THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS-BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
- THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY AND/OR THE POTENTIAL AND/OR ACTUAL RISK OF EXPOSURE TO SITE-SPECIFIC PHYSICAL OR CHEMICAL HAZARDS IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- PRIOR TO THE TERMINATION, ABANDONMENT, OR REMOVAL OF ANY UTILITY, VERIFY THAT APPLICABLE NOTIFICATIONS HAVE BEEN MADE TO THE UTILITY OWNER/OPERATOR AND THAT THE UTILITY HAS BEEN PROPERLY TERMINATED, CAPPED, OR PLUGGED AS REQUIRED.
- PROVIDE PAVEMENT SAWCUT AT THE EDGE OF EACH PAVEMENT REMOVAL AREA TO ESTABLISH A CLEAN EDGE WHERE NEW WORK WILL MEET EXISTING PAVEMENT. SAWCUT SHALL BE A MINIMUM OF 12 INCHES FROM EDGE OF PAVEMENT REMOVAL.
- UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH SIX (6) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
- ALL SIDEWALK CLOSURES AND MEASURES FOR TEMPORARY PEDESTRIAN ACCESS, SIDEWALKS, CROSSINGS, AND BIKE LANES SHALL MEET THE APPROVAL OF THE TOWN OF LEDYARD.

SUGGESTED CONSTRUCTION SEQUENCE:

- CONDUCT A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY.
- INSTALL CONSTRUCTION ENTRANCE(S) AND PLACE CATCH BASIN FILTER INSERTS IN EXISTING CATCH BASINS.
- INSTALL PERIMETER E&S CONTROLS AND REQUEST PRE-CONSTRUCTION INSPECTION FROM THE ENGINEER.
- REFER TO PHASING PLAN FOR SEQUENCE.
- REMOVE EXISTING PAVING AND CURBING.
- PERFORM BULK EARTHWORK OPERATIONS.
- BEGIN CONSTRUCTION OF BUILDING FOUNDATION.
- CONSTRUCT UTILITIES.
- BOX OUT PARKING LOT WITH IMPORTED BASE MATERIALS.
- CONSTRUCT BOTTOM COURSE OF BITUMINOUS PAVEMENT.
- CONSTRUCT LANDSCAPING AND OTHER SITE AMENITIES.
- CONSTRUCT CURBING AND TOP COURSE OF BITUMINOUS PAVEMENT.
- AT THE CONCLUSION OF CONSTRUCTION, COMPLETE THE INSTALLATION OF POST-CONSTRUCTION SITE STABILIZATION MEASURES AS SHOWN ON THE DRAWINGS.

EROSION AND SEDIMENT CONTROL NOTES:

- THIS PLAN IS FOR EROSION AND SEDIMENTATION (E&S) CONTROL ONLY. SEE OTHER PLANS FOR THE SCOPE OF CONSTRUCTION WORK.
- THE MEASURES SPECIFIED HEREON ARE THE MINIMUM REQUIREMENTS FOR E&S CONTROL AND ARE SHOWN IN GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL E&S CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS. ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE WORK. CONTROLS SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. EXCAVATED MATERIAL SHOULD NOT BE DISPOSED OF IN THE WETLAND AREA. PROVIDE ADDITIONAL E&S MEASURES AS REQUIRED TO CONTROL EROSION AND SILTATION THROUGHOUT THE DURATION OF THE CONSTRUCTION AS CONDITIONS DICTATE AND/OR AS DIRECTED BY THE OWNER OR THE ENGINEER.
- MONITOR AND INSPECT ALL E&S MEASURES IN AN ONGOING MANNER THROUGHOUT THE WORK AND TAKE CORRECTIVE MEASURES, AS REQUIRED, TO MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO ANY RESOURCE AREAS.
- ANY EROSION AND SEDIMENTATION MEASURE IMPLEMENTED BEYOND THAT SHOWN HEREON SHALL CONFORM TO APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT'S 2002 "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- ANY STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL MEASURES THAT INCLUDE A MINIMUM OF SILT FENCE OR HAY BALE BARRIER. COVER STOCKPILES IF SIGNIFICANT RAINFALL IS PREDICTED.
- PROVIDE TEMPORARY SEEDING WITH MULCH ON ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
- ALL TEMPORARY SLOPES IN EXCESS OF 3 (HORIZONTAL) TO 1 (VERTICAL) SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR APPROVED EQUIVALENT.
- NO RUNOFF SHALL BE ALLOWED TO ENTER ANY STORMWATER SYSTEM OR EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. ALL TRASH SHALL BE CLEANED ON A DAILY BASIS AND THE SITE SHALL BE LEFT IN A NEAT CONDITION AT THE END OF EACH WORK DAY.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS AND ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION, CONTROL, AND RESPONSE.
- FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER AND MAINTAIN ADEQUATE MOISTURE LEVELS.
- SWEEP ADJACENT ROADWAYS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE ENGINEER.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED BY THE PERMITTEE AND INSPECTED BY THE TOWN ENGINEER AND/OR THE WETLANDS ENFORCEMENT OFFICER / DULY AUTHORIZED AGENT; ADDITIONAL OR SUPPLEMENTAL CONTROLS MAY BE REQUIRED. THE PERMITTEE SHALL MAINTAIN THE CONTROLS DURING AND AFTER CONSTRUCTION AND REMOVE THEM UPON SITE STABILIZATION OF THE AFFECTED AREA.
- AN ANTI-TRACKING APRON SHALL BE INSTALLED AT THE SITE ACCESS DRIVE AT A LOCATION APPROVED BY THE TOWN ENGINEER, WITH 6 INCHES OF CRUSHED STONE (SIZED 1 1/2" TO 3") UNDERLAIN WITH CONSTRUCTION FRAME SPREAD TO THE TRAVELED WIDTH AND 40 FEET IN LENGTH OR WITH APRON MATS. THE APRON SHALL BE MAINTAINED AT ALL TIMES.
- THE PERMITTEE AND THEIR CONTRACTOR SHALL MEET WITH AGENCY STAFF, INCLUDING BUT NOT LIMITED TO THE WETLANDS ENFORCEMENT OFFICER / DULY AUTHORIZED AGENT AND TOWN ENGINEER, TO REVIEW THE CONDITIONS OF THIS APPROVAL AND THE CONSTRUCTION PROGRAM TO BE UTILIZED TO IMPLEMENT THE APPROVED REGULATED ACTIVITY.
- THE WETLANDS ENFORCEMENT OFFICER / DULY AUTHORIZED AGENT SHALL BE NOTIFIED IN WRITING FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- DURING THE DURATION OF THIS APPROVAL, THE CHAIRMAN OF THE AGENCY OR THE WETLANDS ENFORCEMENT OFFICER / DULY AUTHORIZED AGENT SHALL HAVE PERMISSION TO ENTER UPON THE SUBJECT PROPERTY AT REASONABLE TIMES FOR THE PURPOSE OF VIEWING AND INSPECTING THE CONDUCT OF THE APPROVED REGULATED ACTIVITY.
- NO WORK OTHER THAN MAINTENANCE OF SEDIMENT AND EROSION CONTROL SHALL BE PERFORMED DURING SIGNIFICANT RAINFALL OF ONE (1) INCH OR MORE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. ALL WORK SHALL BE PERFORMED BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY. NO WORK MAY BE CONDUCTED ON LEGAL HOLIDAYS OR WEEKENDS WITHOUT THE EXPRESSED APPROVAL OF THE AGENCY.
- UPON COMPLETION OF THE REGULATED ACTIVITY APPROVED HEREIN, THE PERMITTEE SHALL NOTIFY THE WETLANDS ENFORCEMENT OFFICER / DULY AUTHORIZED AGENT FOR A FINAL INSPECTION AND CONFIRMATION OF SATISFACTORY COMPLETION AND COMPLIANCE WITH THE APPROVED SITE PLANS AND ALL STANDARD AND SPECIAL SUPPLEMENTAL CONDITIONS, REQUIREMENTS AND MODIFICATIONS OF THIS APPROVAL.

TEMPORARY E&S MEASURES MAINTENANCE SCHEDULE

E&S MEASURE	MAINTENANCE MEASURES	SCHEDULE
FILTER INSERTS IN DRAINAGE SYSTEM	CLEAN CATCH BASIN GRATE, REMOVE SEDIMENT/DEBRIS FROM FILTER INSERTS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
HAY BALES/ SILT FENCE BARRIER	REPAIR/REPLACE WHEN FAILURE OBSERVED, REMOVE SILT WHEN ACCUMULATION REACHES APPROX. HALF HEIGHT OF BARRIER	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
CONSTRUCTION ENTRANCE	SWEEP PAVED ROADWAY ADJACENT TO SITE ENTRANCE AS NECESSARY, REFRESH STONE AS NECESSARY, REMOVE SILTED GRAVEL	WEEKLY
MOISTEN EXPOSED SOILS	PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS AND KEEP TRAVELWAYS DAMP	DAILY
TEMPORARY SEDIMENT TRAP	CHECK AND REPAIR STONE OUTLET, CLEAN WHEN HALF FULL OF SEDIMENT (DEWATER IF NECESSARY), RESTORE TRAP TO ORIGINAL DIMENSIONS	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE
TEMPORARY DIVERSION SWALE	REPAIR DAMAGED AREAS WITHIN 24 HOURS OF OBSERVED FAILURE	WEEKLY & WITHIN 24 HOURS AFTER STORM GENERATING A DISCHARGE. INSPECT DAILY WHEN CONSTRUCTION ACTIVITIES ARE IN CLOSE PROXIMITY

Prepared by:



Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:



HABITAT FOR HUMANITY
RESIDENTIAL DEVELOPMENT
LOTS 8, 9 & 11
LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:

KEY PLAN

PROJECT NO.: 0725 500010.00 DRAWN BY: CLM
SCALE: AS SHOWN CHECKED BY: WGW
DATE: 12/20/2024

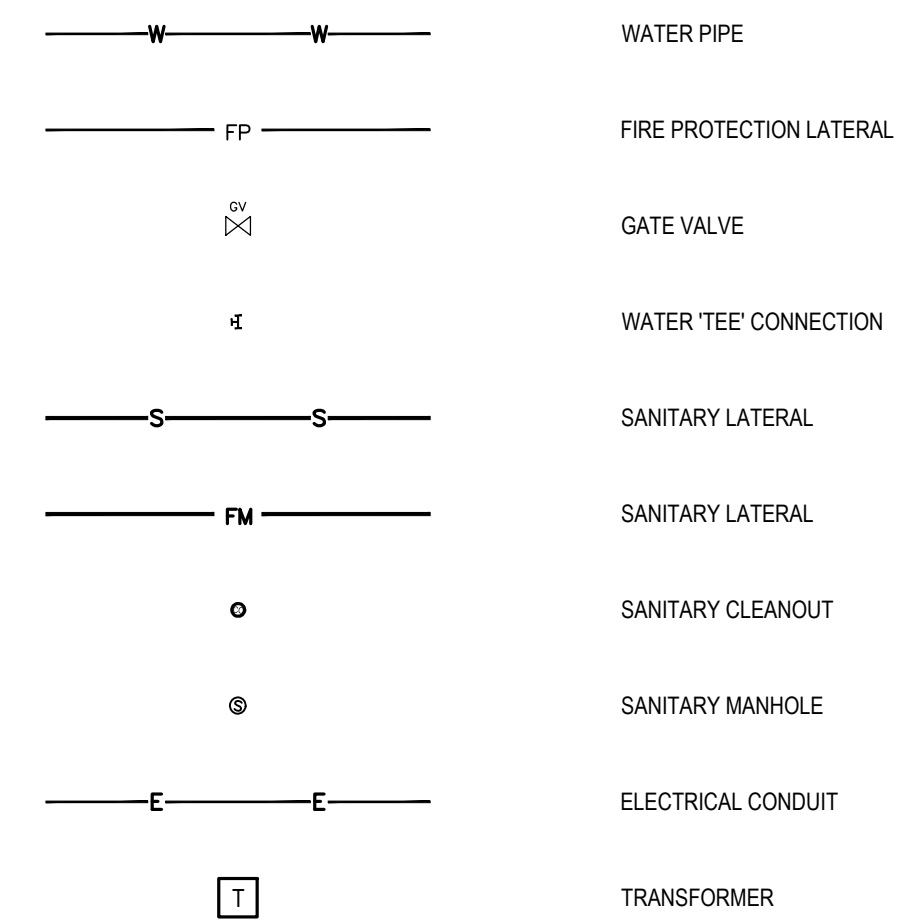
EROSION & SEDIMENTATION CONTROL NOTES

DRAWING NO.: **C1.3**

UTILITY NOTES

- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER 72 HOURS PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED. VERIFY ALL TIE-IN POINTS, ROUTING, CONFLICTS, CROSSINGS, AND BUILDING CONNECTION POINTS TO FACILITATE THE COMPLETION OF THE WORK.
- PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
- WATER SERVICE
 - ALL BUILDING SEWER LATERALS SHALL BE 6" DIAMETER AND ALL PIPE ACCEPTING FLOW FROM MORE THAN ONE (1) LATERAL SHALL BE 8" DIAMETER.
 - ALL WATER SERVICE WORK TO COMPLY WITH CWC STANDARDS AND SPECIFICATIONS.
 - ALL WATER MAINS ARE TO BE 8" D.I. WITH 4.5 FT OF COVER UNLESS OTHERWISE NOTED.
 - ALL DOMESTIC WATER SERVICES ARE TO BE 2" COPPER WITH 4.5 FT OF COVER UNLESS OTHERWISE NOTED.
 - ALL FIRE SERVICES ARE TO BE 6" D.I. WITH 4.5 FT OF COVER UNLESS OTHERWISE NOTED.
 - ALL WATER SERVICES ARE TO BE A MIN. 10 FT FROM ANY SANITARY SERVICE (UNLESS SHELVED IN THE SAME TRENCH) AND A MINIMUM OF 18" OF VERTICAL CLEARANCE FROM ANY OTHER UTILITY LINE.
 - LOCATION OF WATER SERVICES AT THE BUILDING TO BE COORDINATED WITH MECHANICAL DRAWINGS.
 - ALTHOUGH NOT SHOWN ON THE DRAWINGS, PROVIDE FOR THE INSTALLATION OF ALL JOINTS, COUPLINGS, RESTRAINTS, BENDS, ANGLES, AND OTHER APPURTENANCES TO ACHIEVE A COMPLETE, FUNCTIONAL WATER SUPPLY SYSTEM.
- TELECOMMUNICATIONS
 - TRACER WIRE REQUIRED FOR TELECOMMUNICATIONS AND ELECTRIC ONLY. PROVIDE APPROPRIATE WIRE ACCESS POINTS.
 - FOR TELECOMMUNICATIONS AND ELECTRIC, WARNING TAPE SHALL BE INSTALLED 12-INCHES BELOW GRADE.
 - SEAL ALL CONDUIT ENDS WITH BLANK DUCT PLUGS, SECURE PULL ROPE TO DUCT PLUG.
 - ALL WORK ASSOCIATED WITH TELECOMMUNICATIONS SHALL CONFORM TO THE STANDARDS OF THE LOCAL TELECOMMUNICATIONS PROVIDER.
 - INSTALL CONDUIT, PULL ROPE, CAPS, WARNING TAPE, AND TRACER WIRE PER APPLICABLE SPECIFICATIONS, STANDARDS, AND CODES.
- ELECTRICAL SERVICES (EVERSOURCE)
 - ALL ELECTRICAL SERVICES ARE TO CONFORM TO UNITED ILLUMINATING COMPANY MOST CURRENT STANDARDS AND REGULATIONS.
 - FINAL DESIGN TO BE COORDINATED WITH EVERSOURCE.
 - METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.
 - ELECTRICAL VEHICLE INFRASTRUCTURE WILL BE INCLUDED AND COORDINATED WITH THE ELECTRICAL ENGINEER AND EVERSOURCE.

UTILITY LEGEND



Prepared by:
benesch
 Alfred Benesch & Company
 120 Hebron Avenue, 2nd Floor
 Glastonbury, Connecticut 06033
 860-633-8341

Prepared for:
Habitat for Humanity
 of Eastern Connecticut

HABITAT FOR HUMANITY
RESIDENTIAL DEVELOPMENT
LOTS 8, 9 & 11
 LEDYARD, CT
 COLBY DRIVE

DATE:	REVISION:

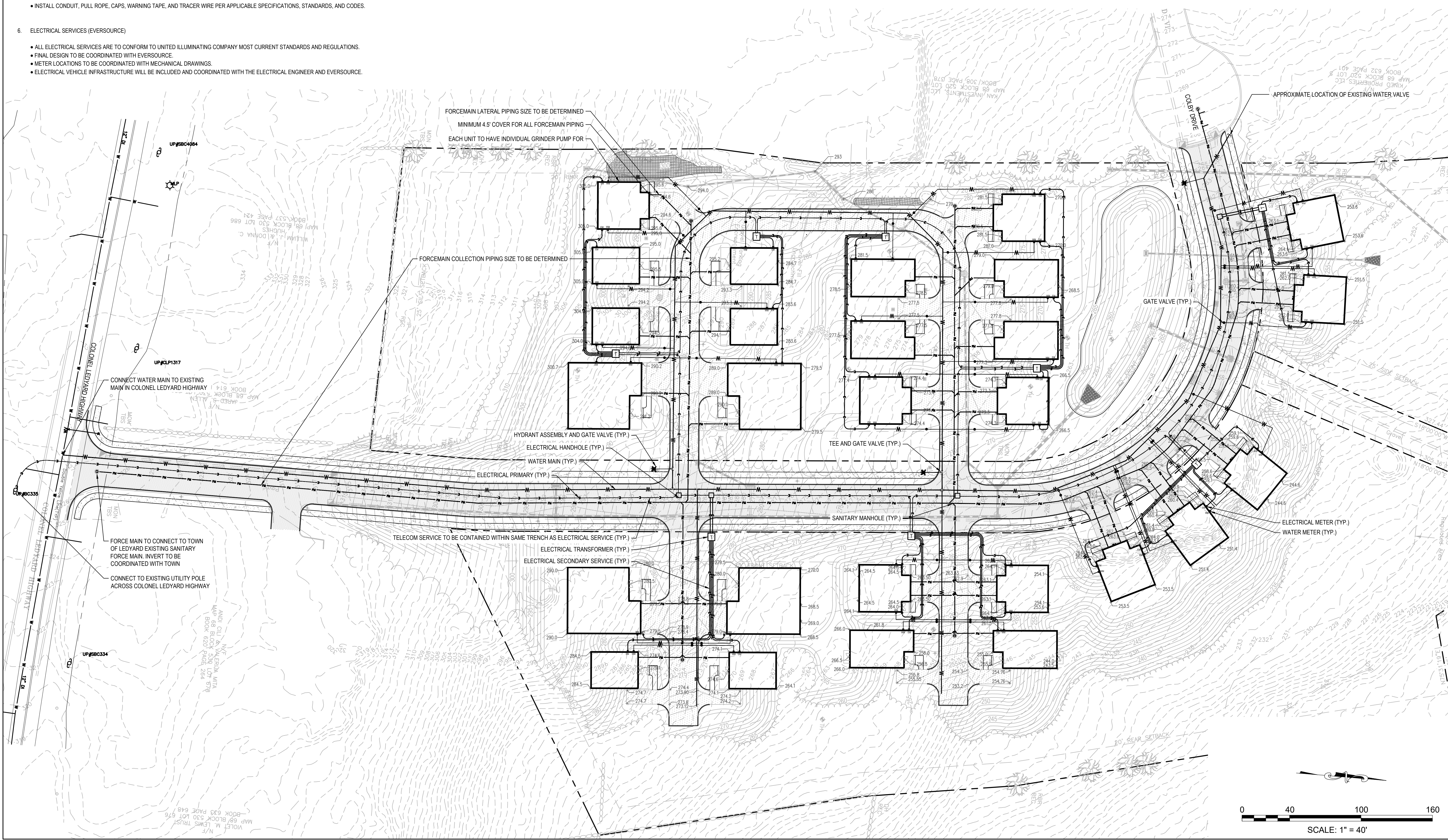
KEY PLAN

PROJECT NO.: 0725 500010.00
 SCALE: 1"=40'
 DATE: 12/20/2024

DRAWN BY: CLM
 CHECKED BY: WGW

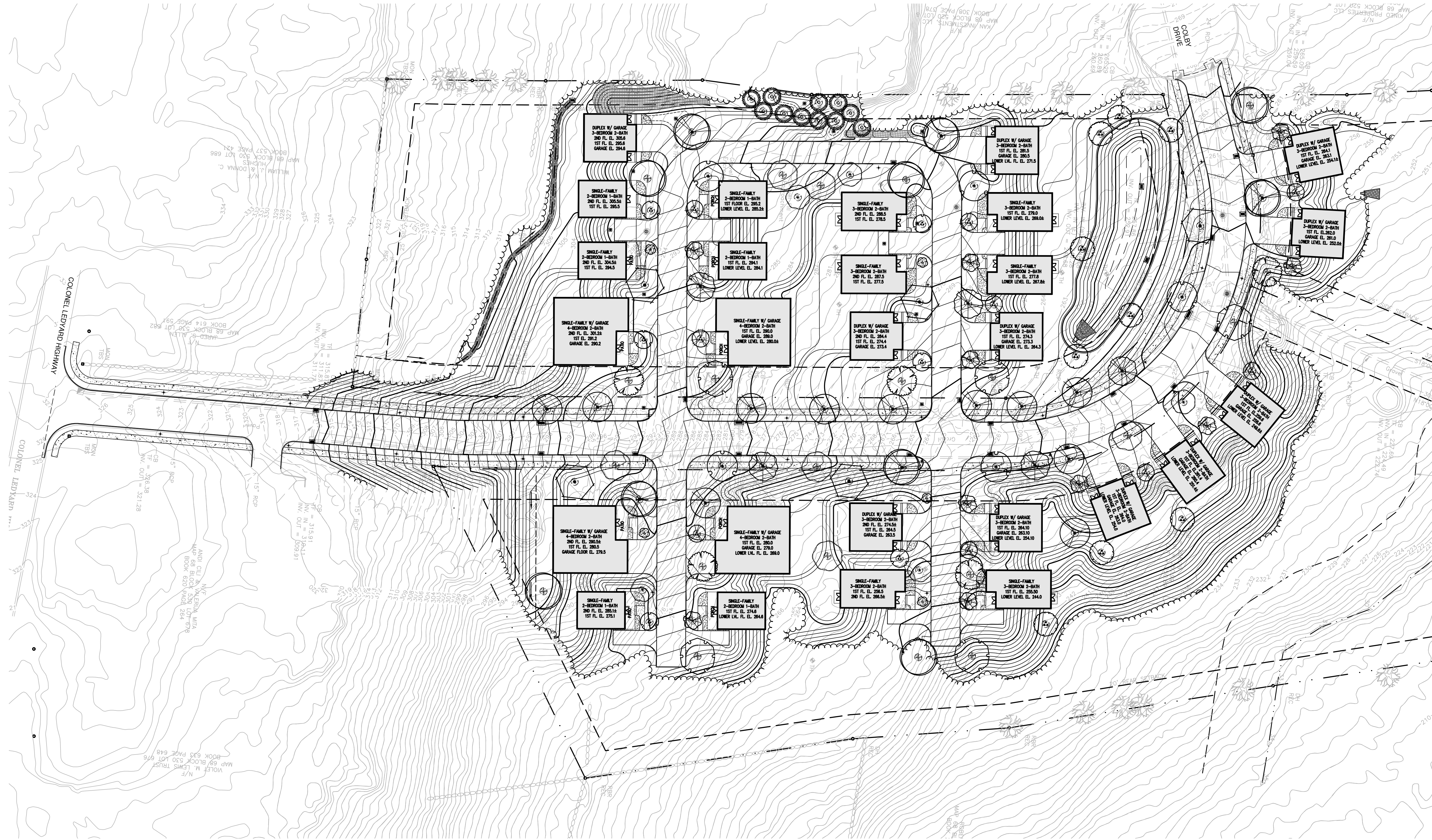
UTILITY PLAN

DRAWING NO.: **C4.0**



**HABITAT FOR HUMANITY
 RESIDENTIAL DEVELOPMENT
 LOTS 8, 9 & 11**

LEDYARD, CT
 COLBY DRIVE

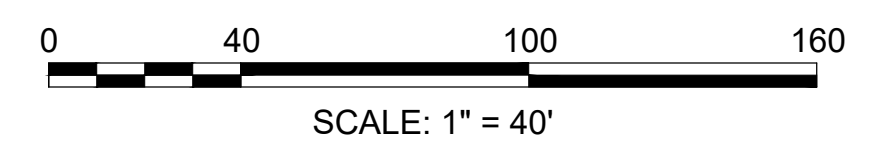


DATE:	REVISION:

KEY PLAN

PROJECT NO.: 0725 500010.00 DRAWN BY: TRS
 SCALE: AS SHOWN CHECKED BY: RCD
 DATE: 12/20/2024

**PLANTING
 PLAN**

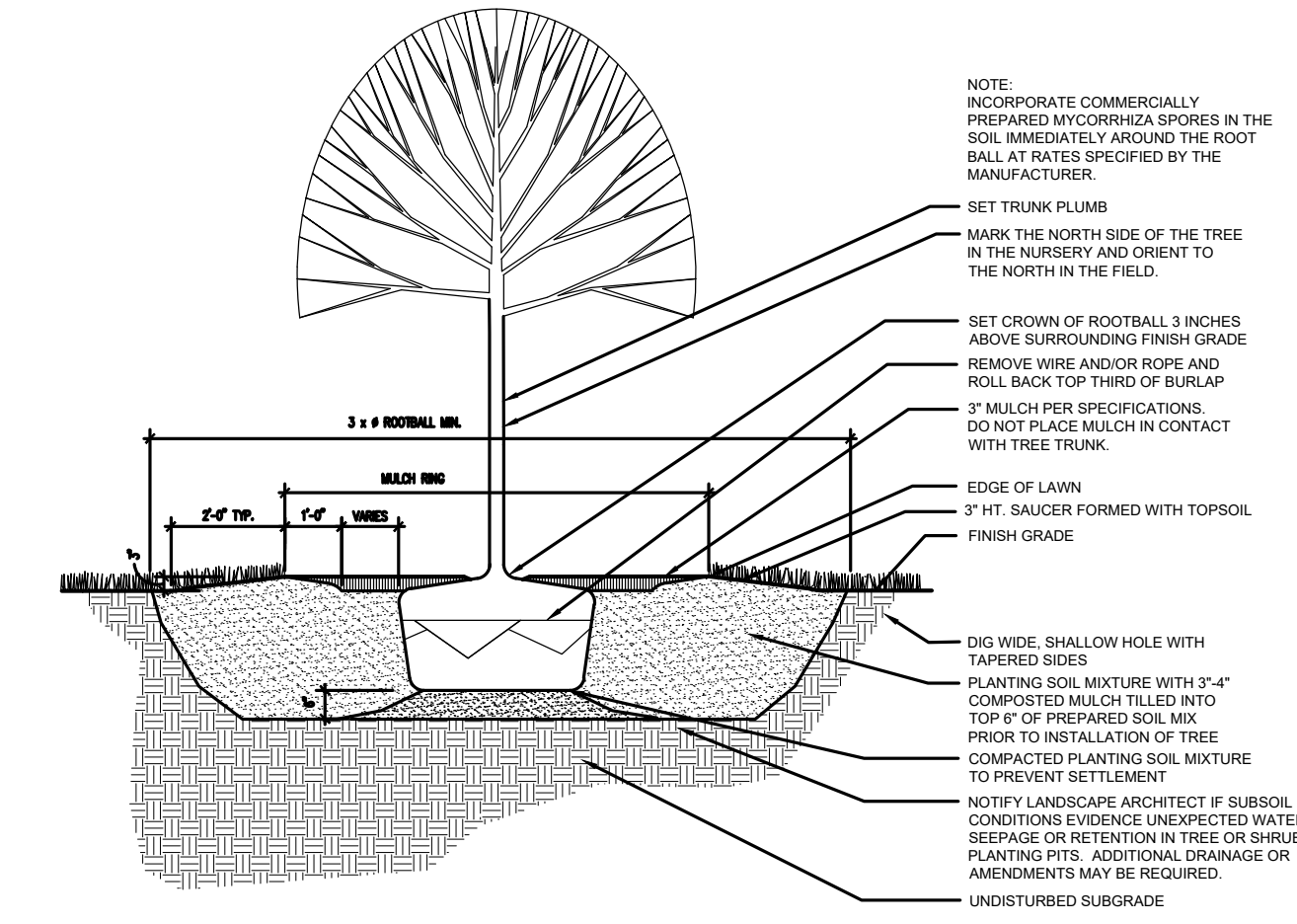


PLANT SELECTION SCHEDULE

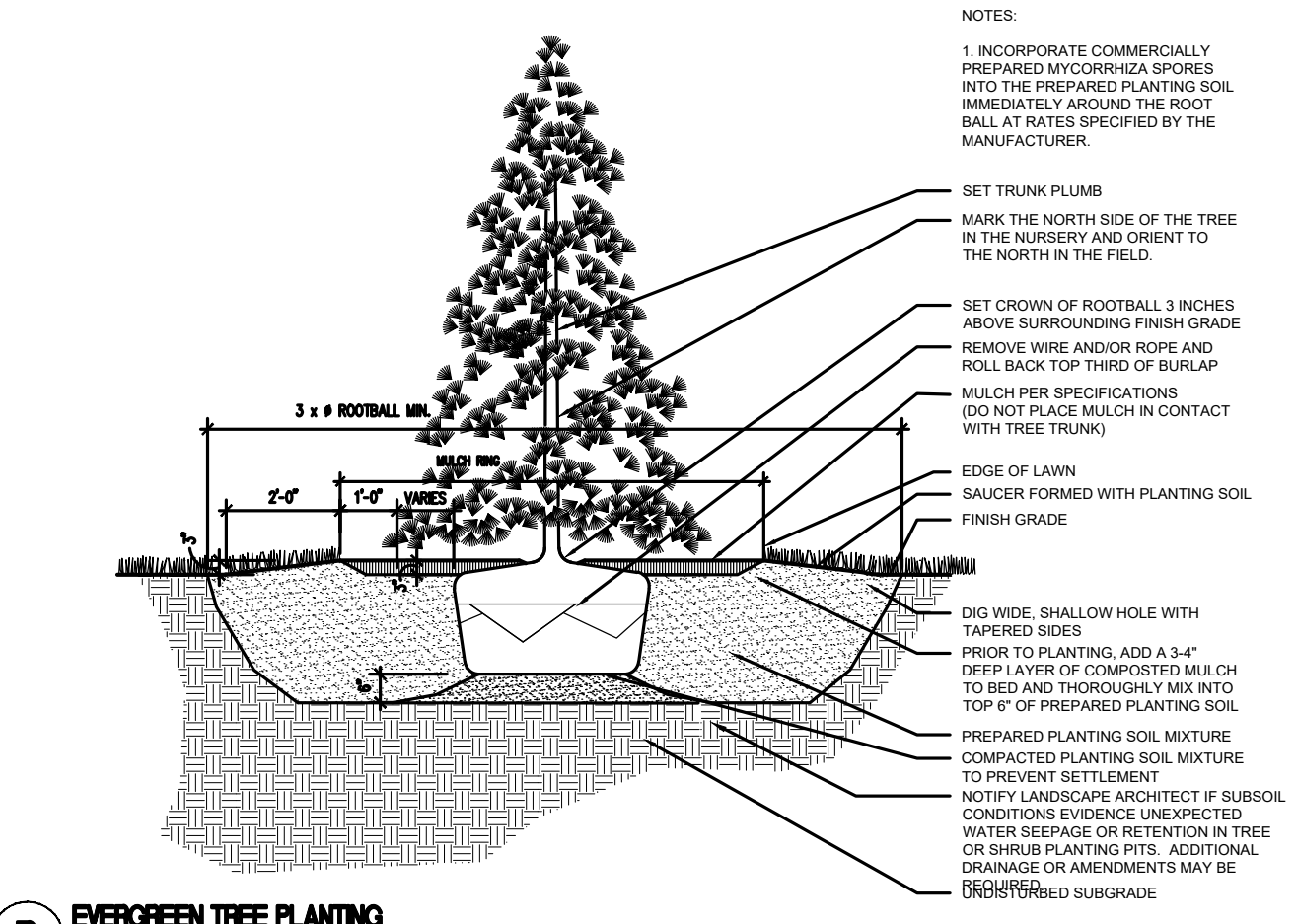
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2.5-3" CAL.	
	ASFF	ACER SACCHARUM 'FALL FIESTA' / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	14-16' HT.
	AHB	AESCULUS HIPPOCASTANUM 'BAUMANNII' / BAUMANN HORSE CHESTNUT	B & B	2.5-3" CAL.	12-16' HT.
	BNH	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	B & B	MULTI-TRUNK	8-10' HT.
	GTH	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B & B	2.5-3" CAL.	12-16' HT.
	LSR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B & B	2.5-3" CAL.	14-16' HT.
	LA	LIRIODENDRON TULIPIFERA 'SNOW BIRD' / SNOW BIRD TULIP TREE	B & B	3.0"-3.5" CAL	14-16' HT.
	QP	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5-3" CAL.	
	QR	QUERCUS RUBRA / NORTHERN RED OAK	B & B	6-7" CAL.	20' MIN.
	TR	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5-3" CAL.	12-16' HT.
	UAP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5-3" CAL.	
EVERGREEN TREES					
	ACC	ABIES CONCOLOR 'CANDICANS' / CANDICANS WHITE FIR	B & B	CONIFER	12-14' HT.
	CL	CUPRESSUS X LEYLANDII / LEYLAND CYPRESS	B & B	CONIFER	8-10' HT.
	PA	PICEA ABIES / NORWAY SPRUCE	B & B	CONIFER	8-10' HT.
	PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B	CONIFER	12-14' HT.
ORNAMENTAL TREES					
	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	12-14' HT.
	BW	BETULA POPULIFOLIA 'WHITESPIRE SR.' / WHITESPIRE SENIOR GRAY BIRCH	B & B	2"-2.5" CAL.	12-14' HT.
	CC2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	MULTI-TRUNK	8-10' HT.
	CRRG	CORNUS X RUTGERSSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12' HT.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
GRASSES					
	PVG	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	#3 CONT.	2-3' HT.	15-18" SPR.
DECIDUOUS SHRUBS					
	CAE	CORNUS ALBA 'ELEGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD	#5 CONT.	24-30" HT.	24-30" SPR.
	CSB	CORNUS SERICEA 'BAILEYI' / BAILEYI RED TWIG DOGWOOD	#7 CONT.	3-4' HT.	36-42" SPR.
	HV	HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL	#7 CONT.	36-42" HT.	36-42" SPR.
	HMT	HYDRANGEA MACROPHYLLA 'PIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA	#5 CONT.	30-36" HT.	30-36" SP.
	HL	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA	#5 CONT.	18-24" HT.	18-24" SPR.
	HF3	HYDRANGEA QUERCIFOLIA 'FLEMINGEA' / SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL.		
	HKA	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT	#3 CONT.	15-18" HT.	15-18" SPR.
	IVRS	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	#3 CONT.	18-24" HT.	18-24" SPR.
	IVSG	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY	B & B	4-5' HT.	36-42" SPR.
	IWVR	ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY	B & B	4-5' HT.	36-42" SPR.
	IVHG	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	#5 CONT.	18-24" HT.	24-30" SP.
	MP	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY	#5 CONT.	30-36" HT.	30-36" SP.
	POLD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	#3 CONT.	30-36" HT.	30-36" SP.
EVERGREEN SHRUBS					
	JT2	JUNIPERUS COMMUNIS 'SMNJCB' / TORTUGA® COMMON JUNIPER	#3 CONT.	8-12" HT.	18-24" SPR.
	KLS	KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL	#5 CONT.	30-36" HT.	30-36" SPR.
	LF	LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	#5 CONT.	15-18" HT.	18-24" SPR.
	RM	RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON	#7 CONT.	2-4' HT.	2-3' SPR.
	RR	RHODODENDRON MAXIMUM 'ROSEUM' / PINK ROSEBAY RHODODENDRON	7 GAL.	2-4' HT.	2-3' SPR.
	TN2	THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE	7 GAL.	30-36" HT.	30-36" SP.
	TG2	THUJA OCCIDENTALIS 'GOLDEN GLOBE' / GOLDEN GLOBE ARBORVITAE	#3 CONT.	24-30" HT.	24-30" SPR.
	TOLG	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT ARBORVITAE	#3 CONT.	2-3' HT.	2-3' SPR.
	TI2	THUJA OCCIDENTALIS 'SMT0YB' / POLAR GOLD® ARBORVITAE	7 GAL.	30-36" HT.	30-36" SP.

TOPSOIL, SEEDING & PLANTING NOTES

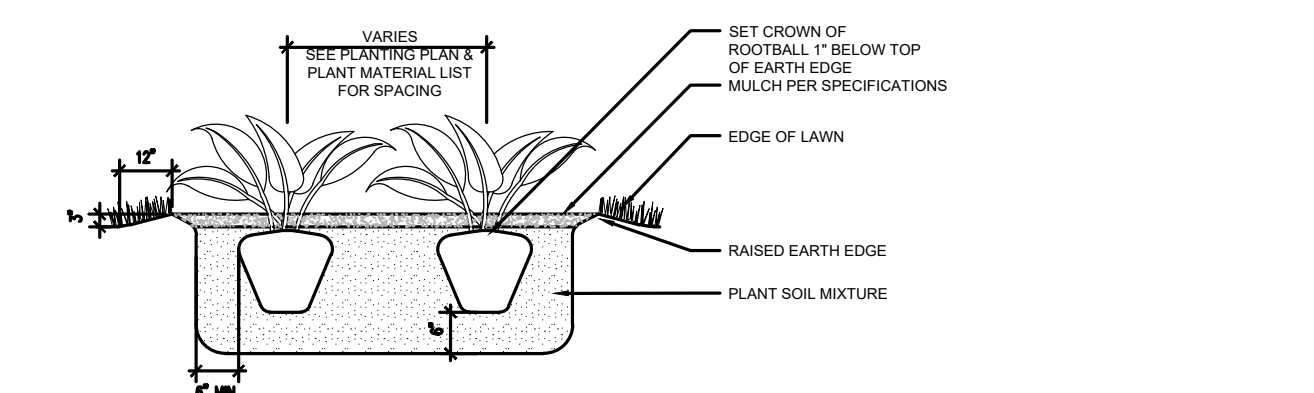
- BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
- TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING AREAS OUTSIDE OF THE CONTRACT LIMIT LINE, BUT WHICH ARE NOT COVERED BY OTHER SITE IMPROVEMENTS.
- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH UNLESS INDICATED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
- ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF AMENDED PLANTING SOIL TO A MINIMUM DEPTH OF 18 INCHES. SEE PLANTING PLANS FOR BED EXTENTS AND DETAILS FOR AREAS OF ADDITIONAL REQUIRED DEPTH.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.



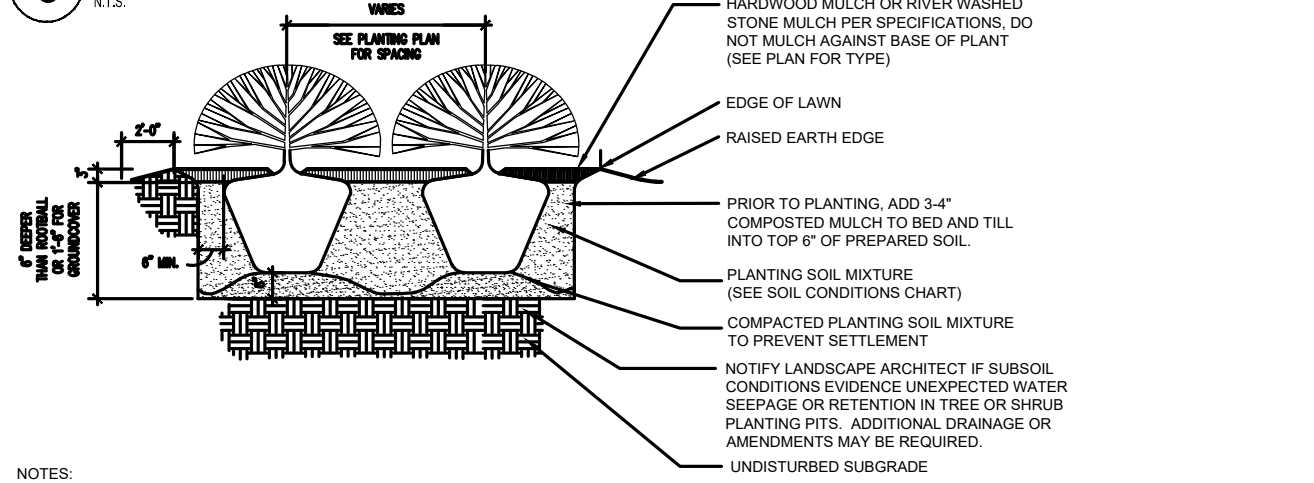
A DECIDUOUS TREE PLANTING
NOT TO SCALE



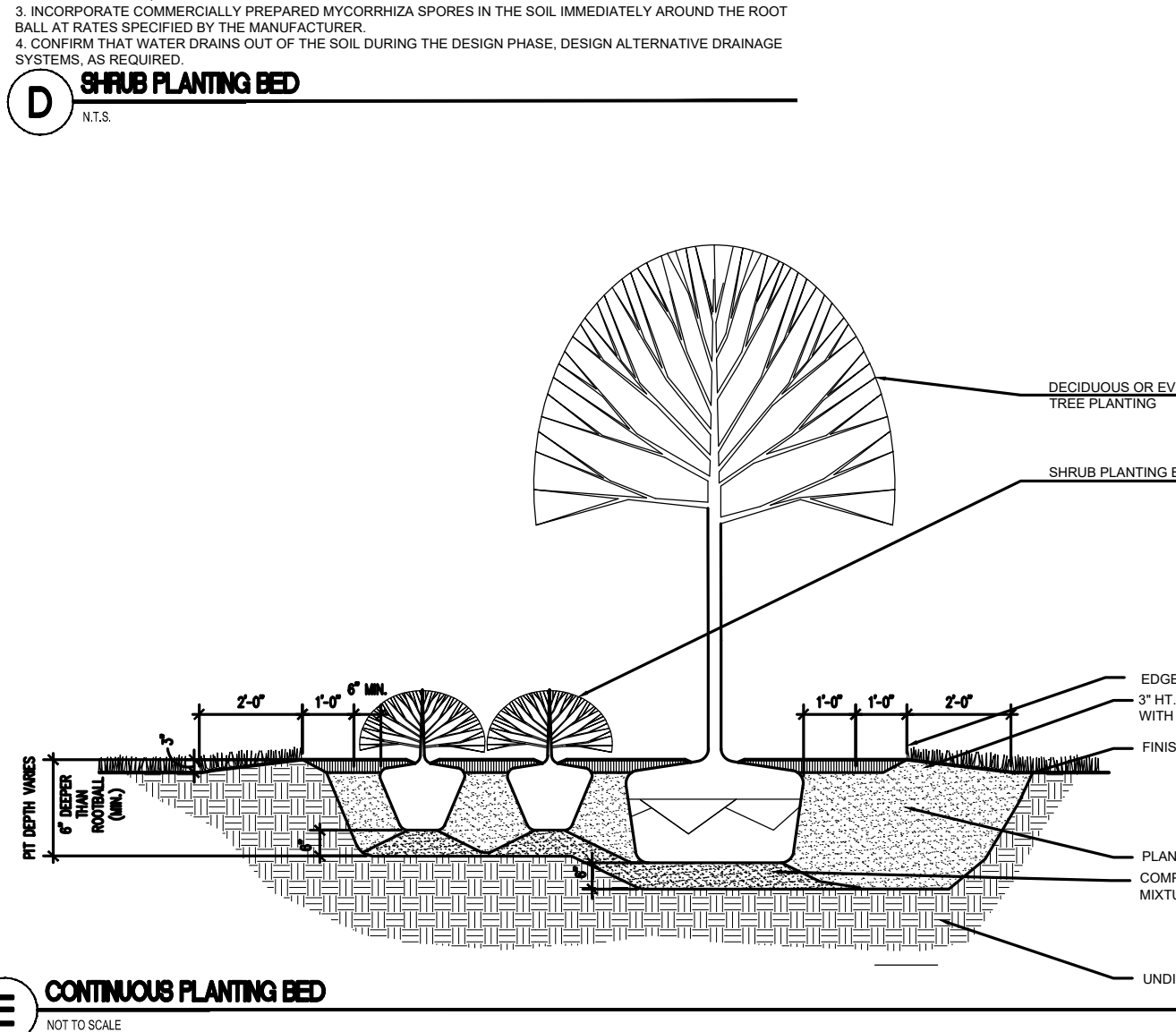
B EVERGREEN TREE PLANTING
NOT TO SCALE



C PERENNIAL PLANTING (CONTINUOUS PLANTING BED)
N.T.S.



D SHRUB PLANTING BED
N.T.S.



E CONTINUOUS PLANTING BED
NOT TO SCALE

Prepared by:

Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

HABITAT FOR HUMANITY
RESIDENTIAL DEVELOPMENT
LOTS 8, 9 & 11
LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:

KEY PLAN

PROJECT NO.: **0725 500010.00** DRAWN BY: TRS
SCALE: AS SHOWN CHECKED BY: RCD
DATE: 12/20/2024

PLANTING
DETAILS & SCHEDULE

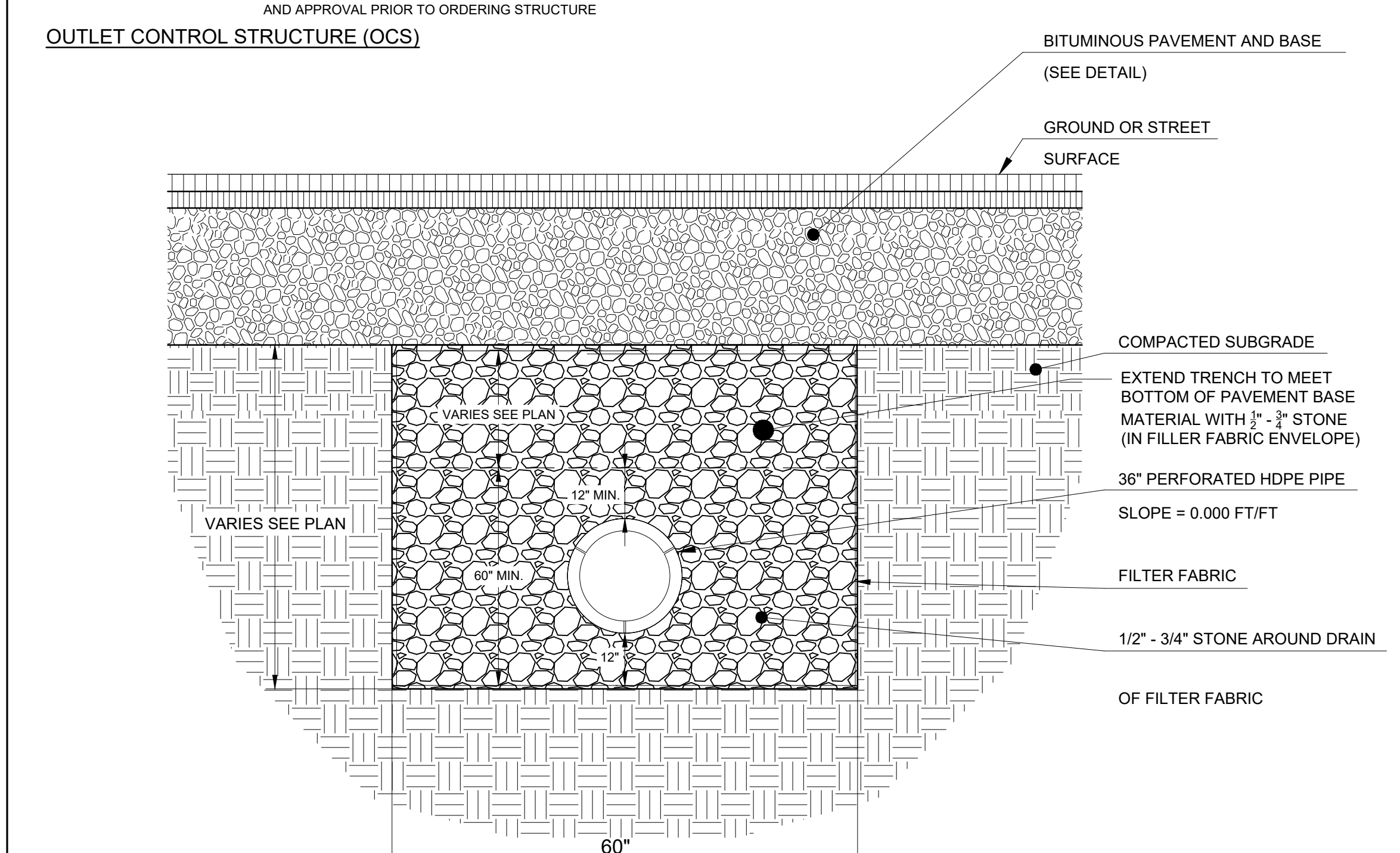
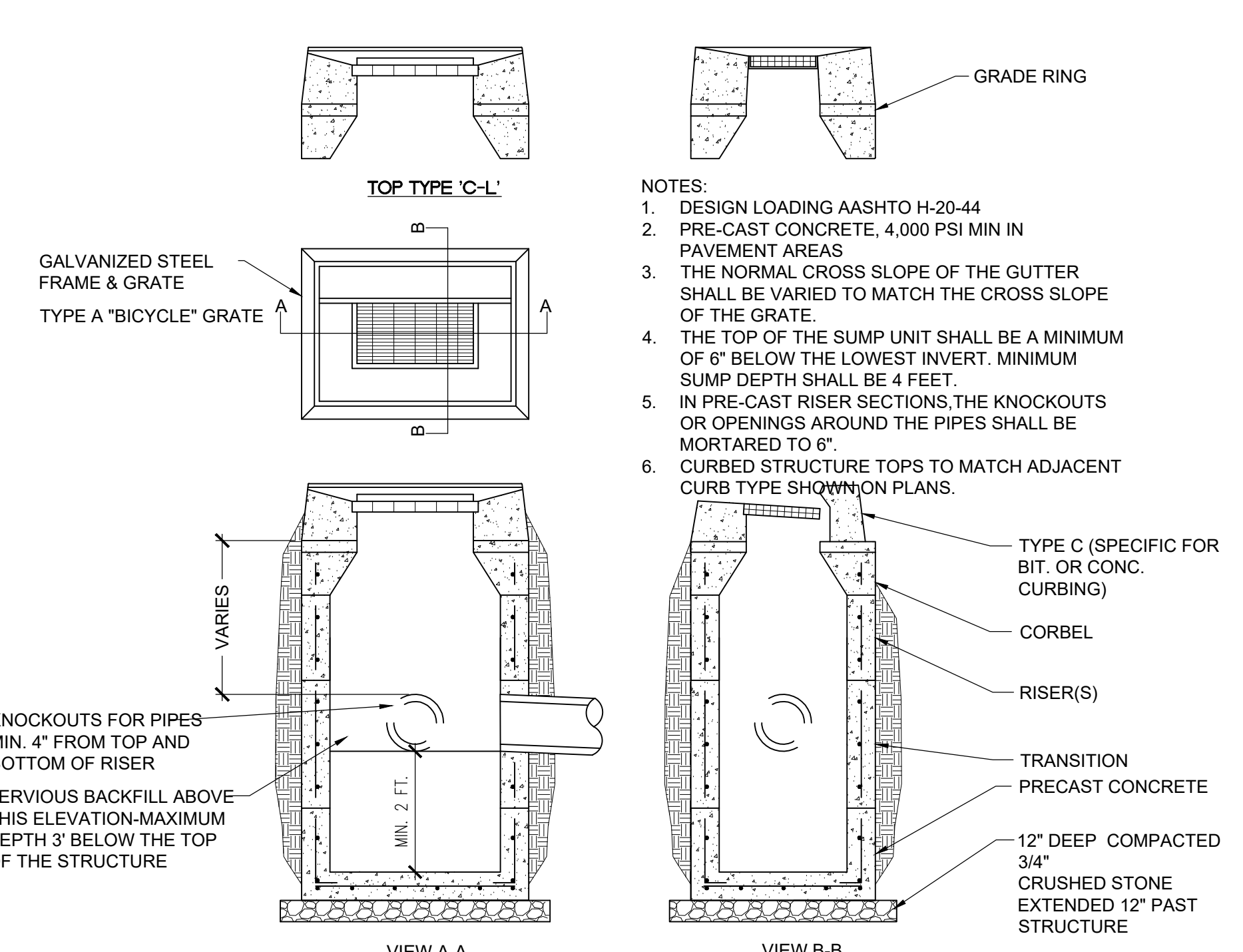
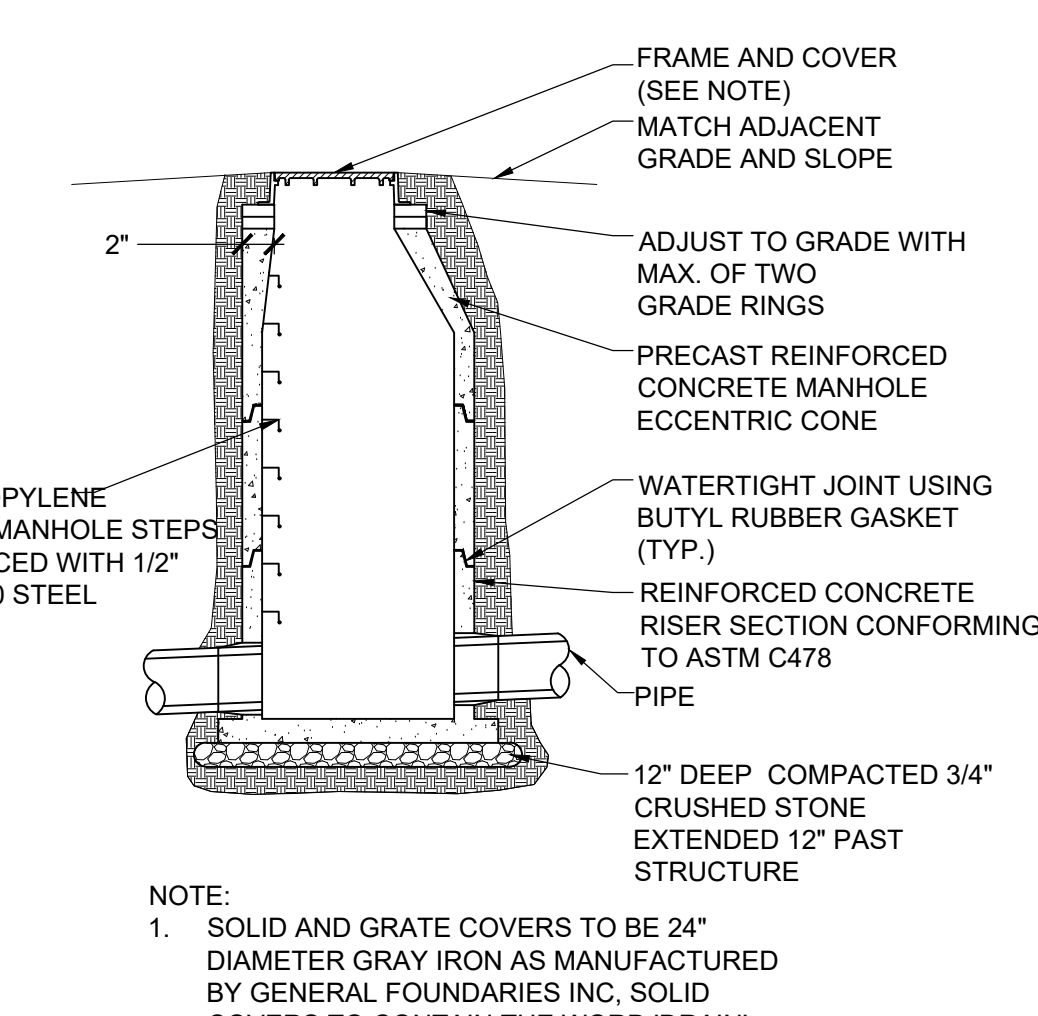
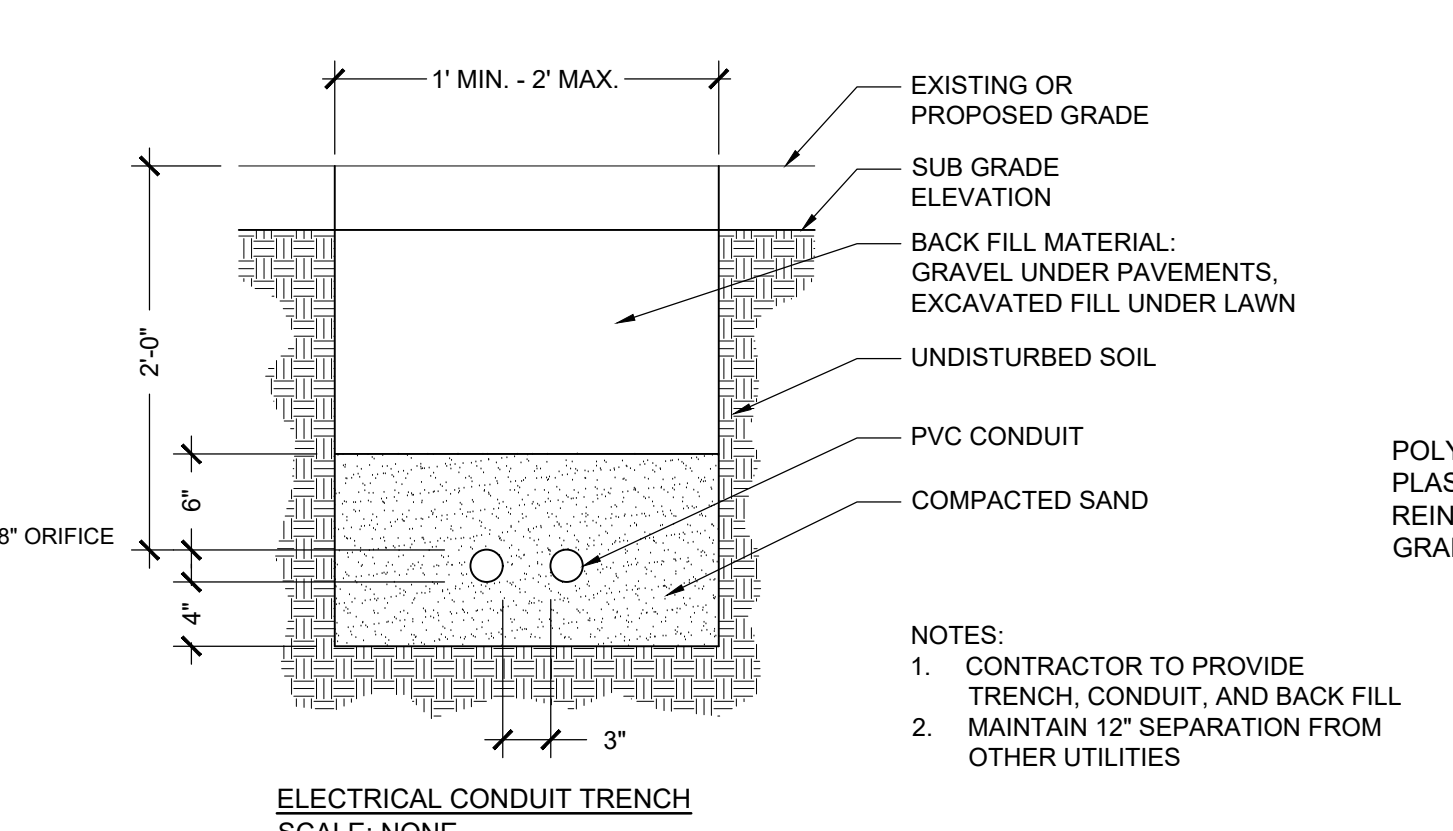
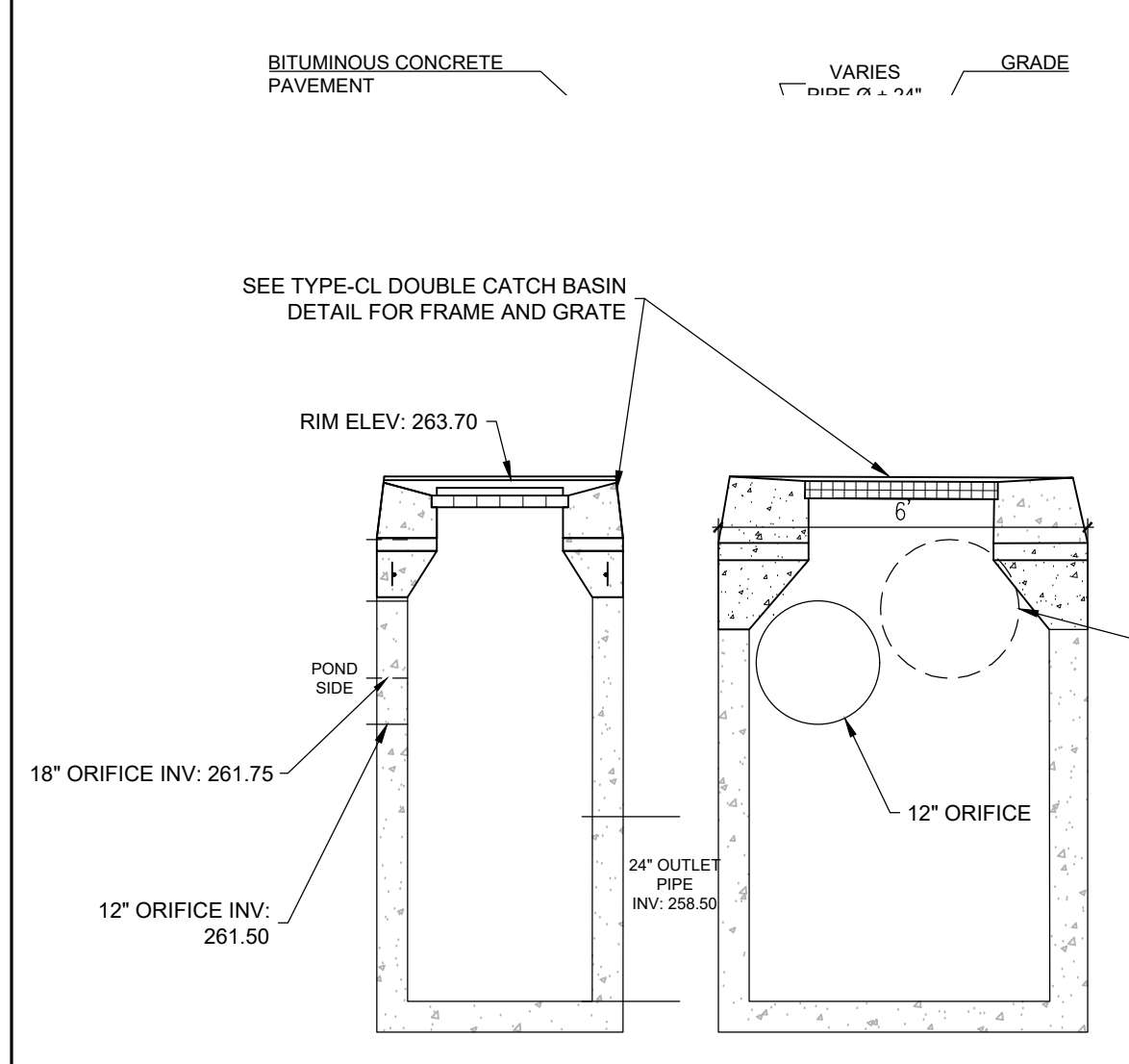
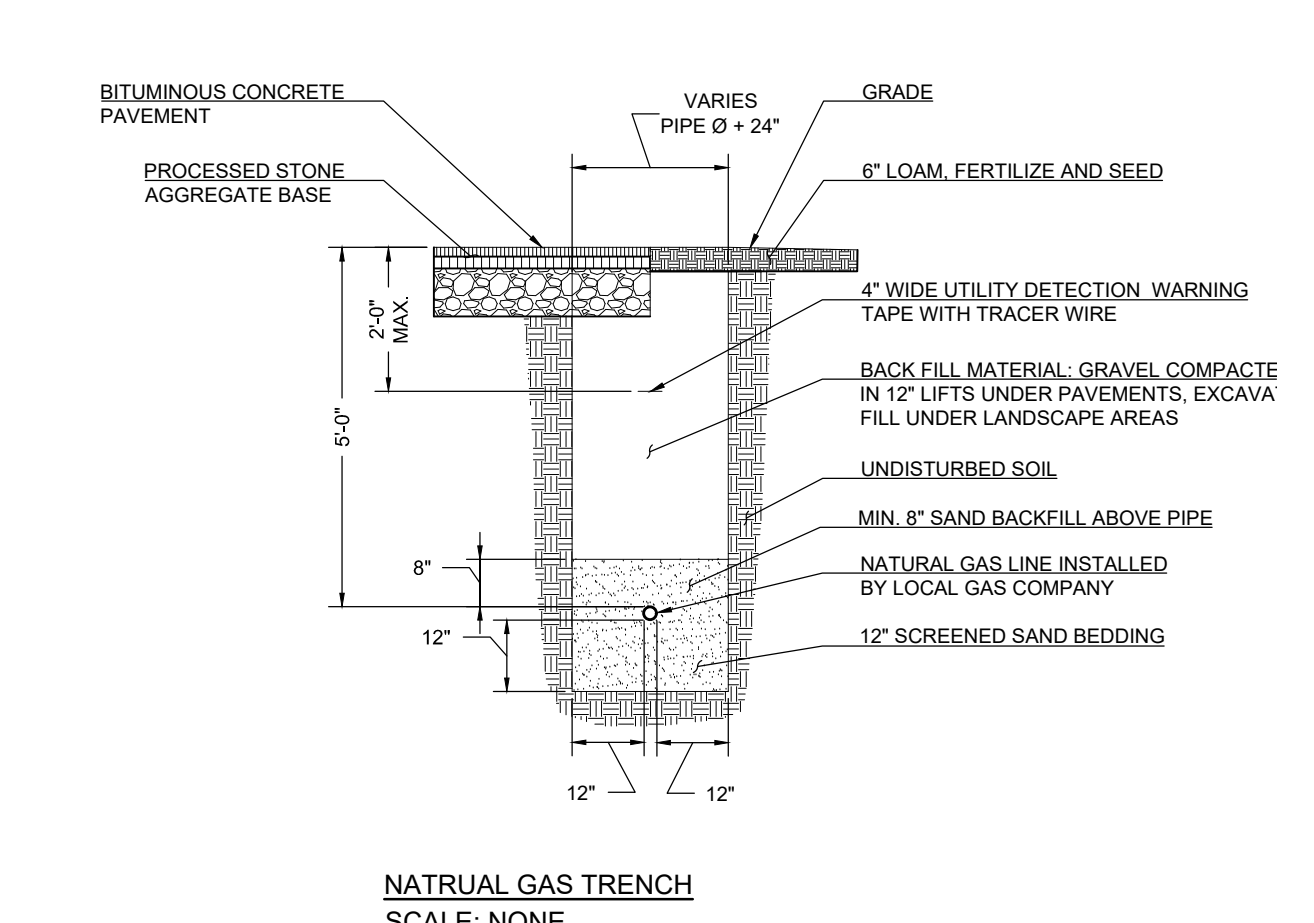
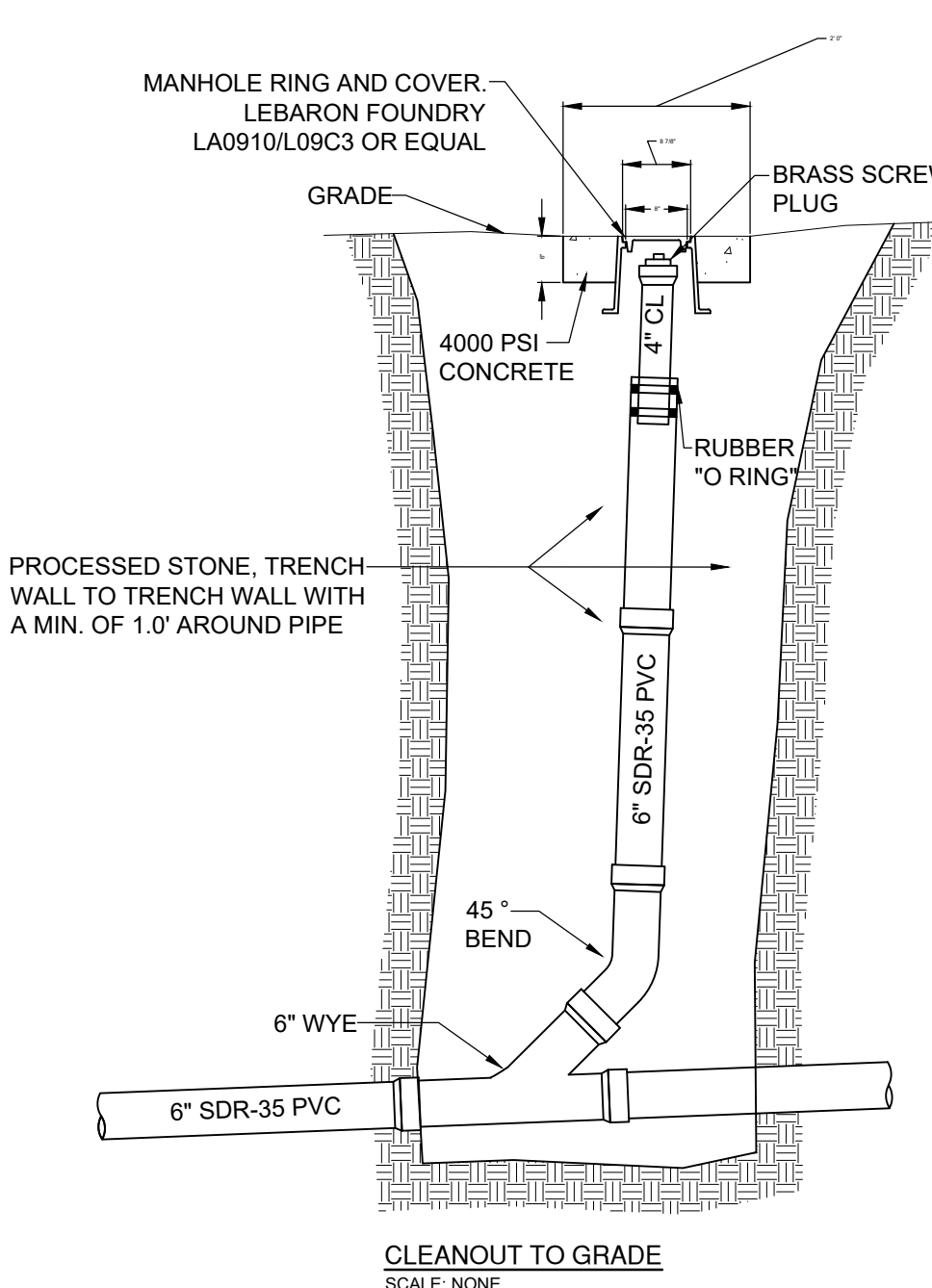
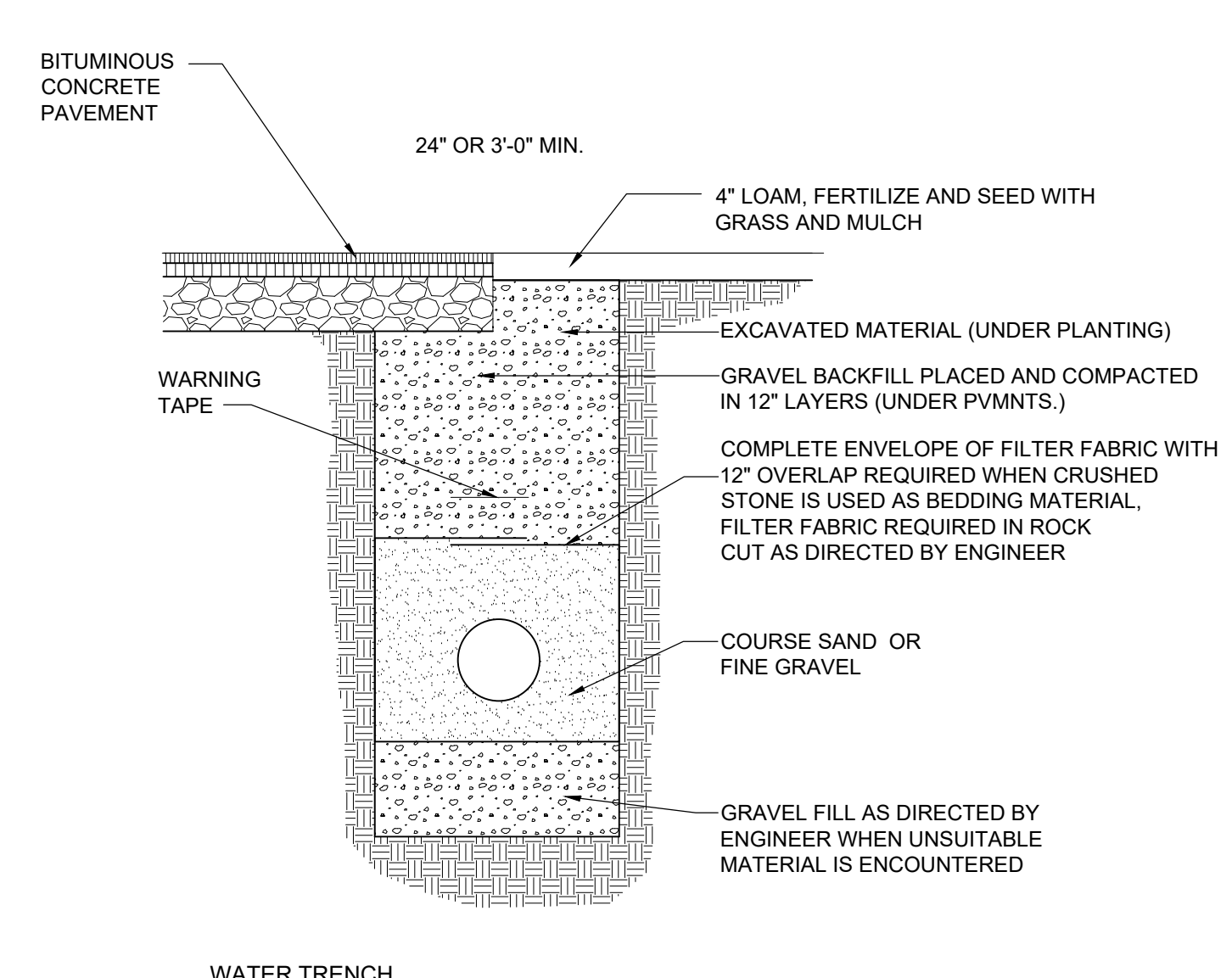
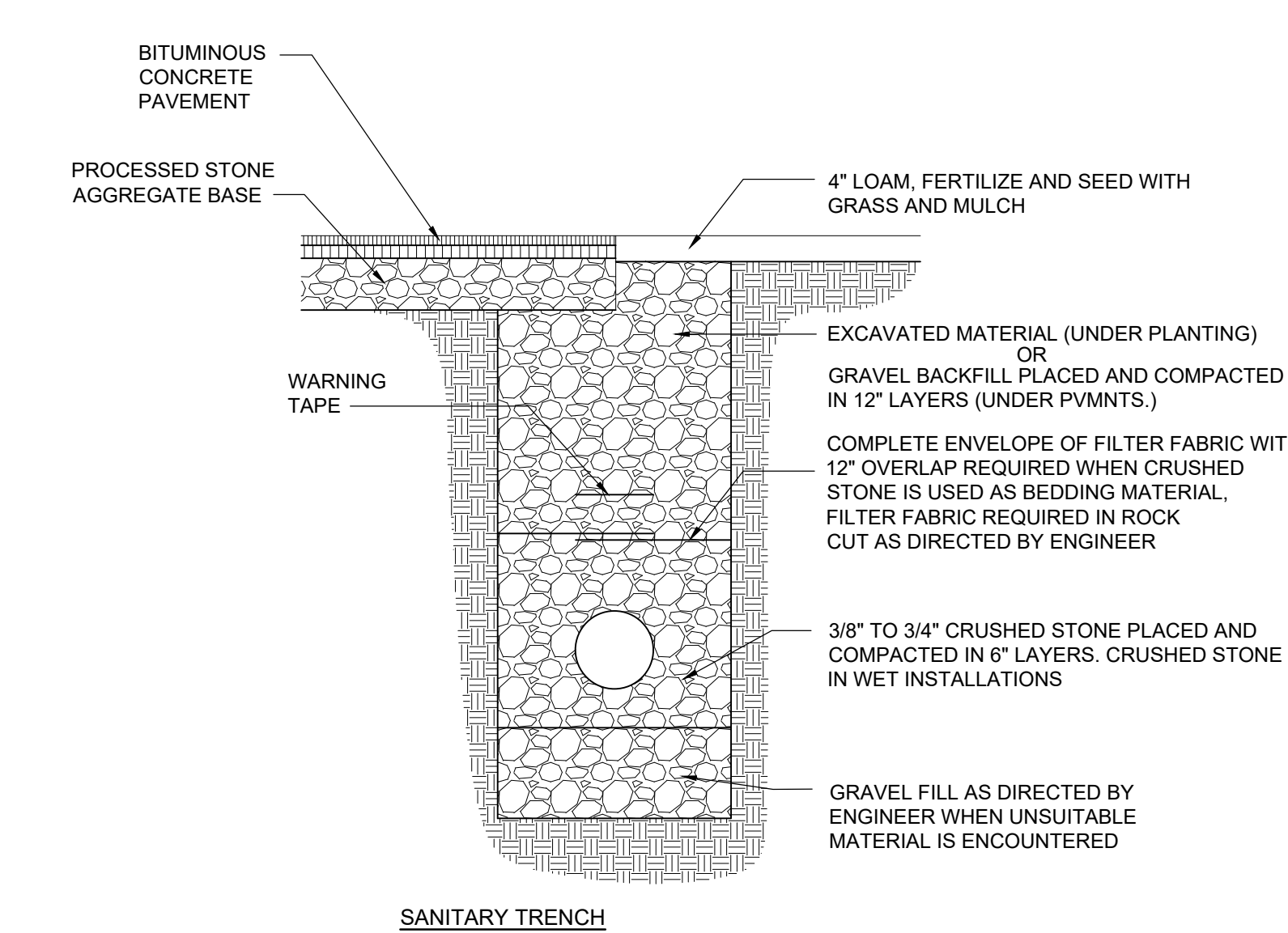
HABITAT FOR HUMANITY
RESIDENTIAL DEVELOPMENT
LOTS 8, 9 & 11
 LEDYARD, CT
 COLBY DRIVE

DATE:	REVISION:

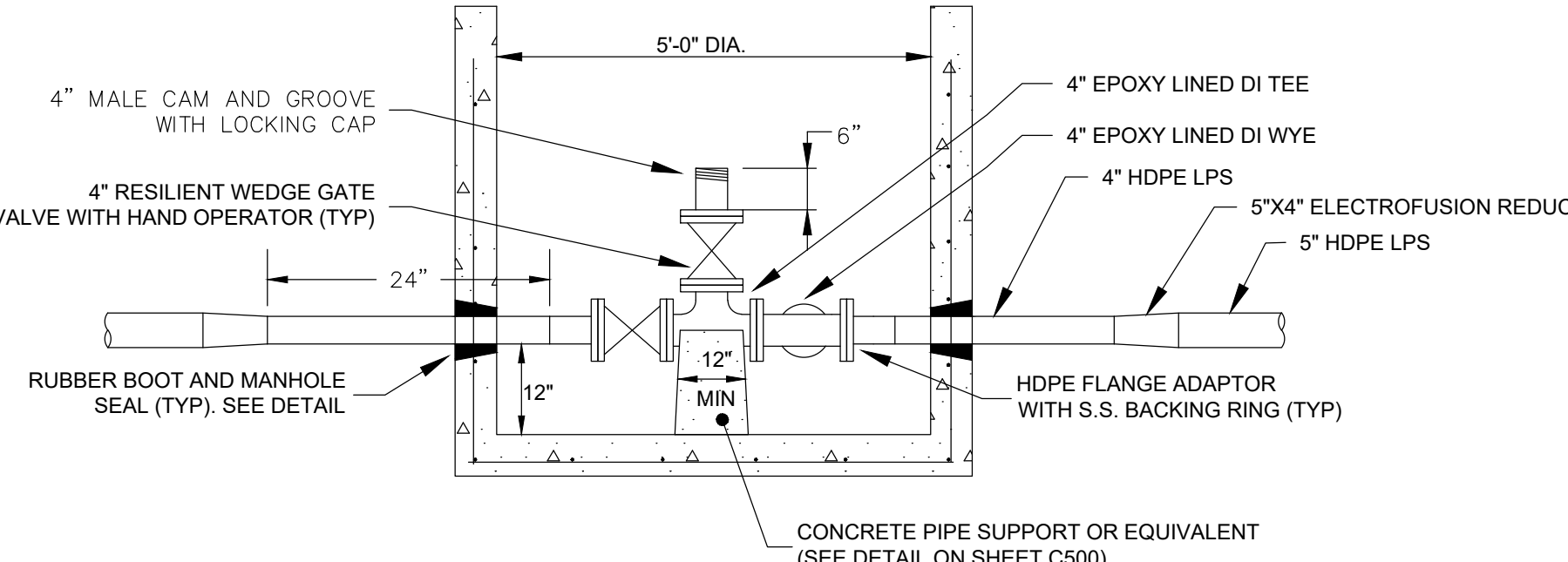
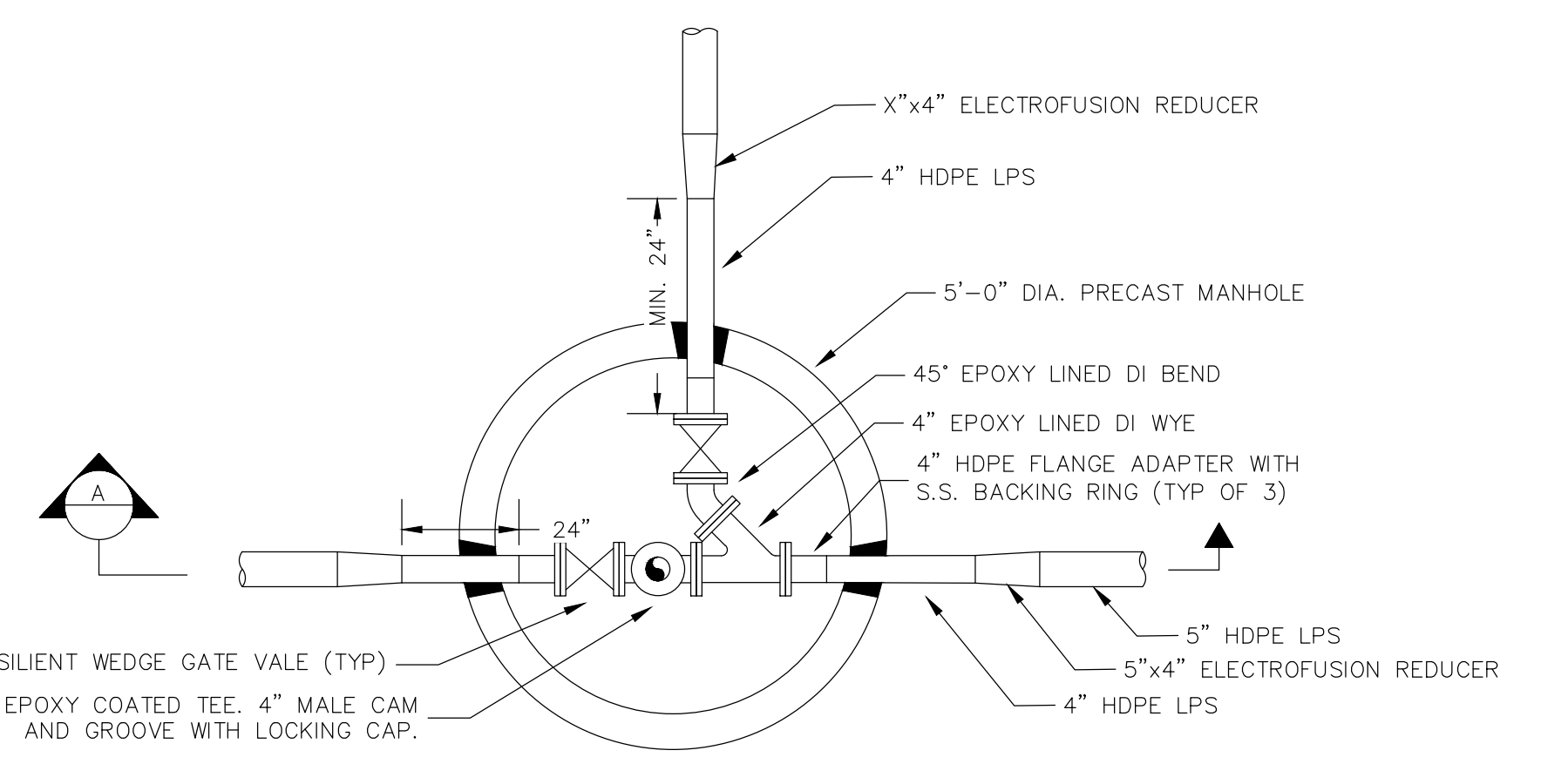
KEY PLAN

PROJECT NO.: 0725 500010.00 DRAWN BY: CLM
 SCALE: AS SHOWN CHECKED BY: WGW
 DATE: 12/20/2024

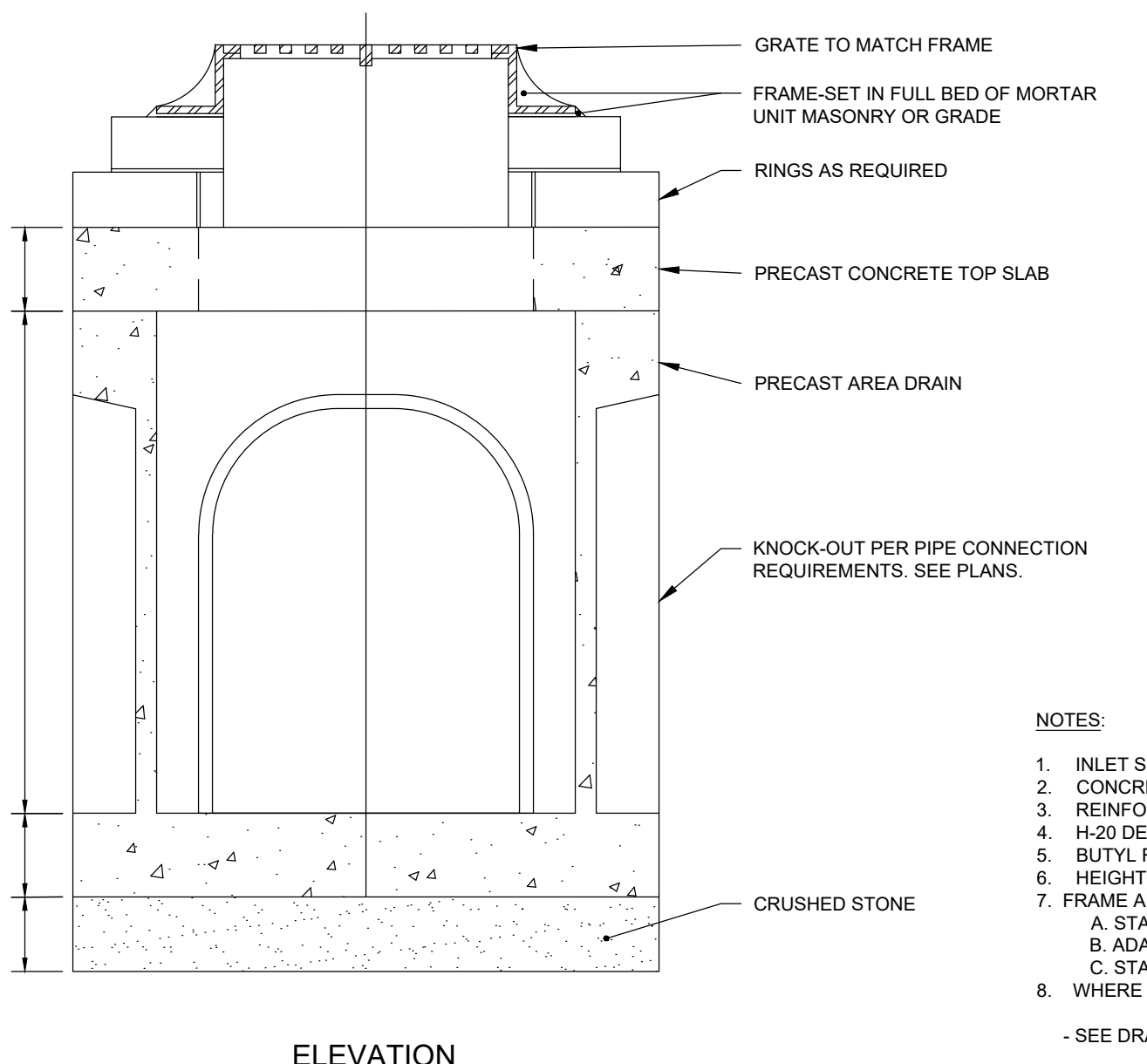
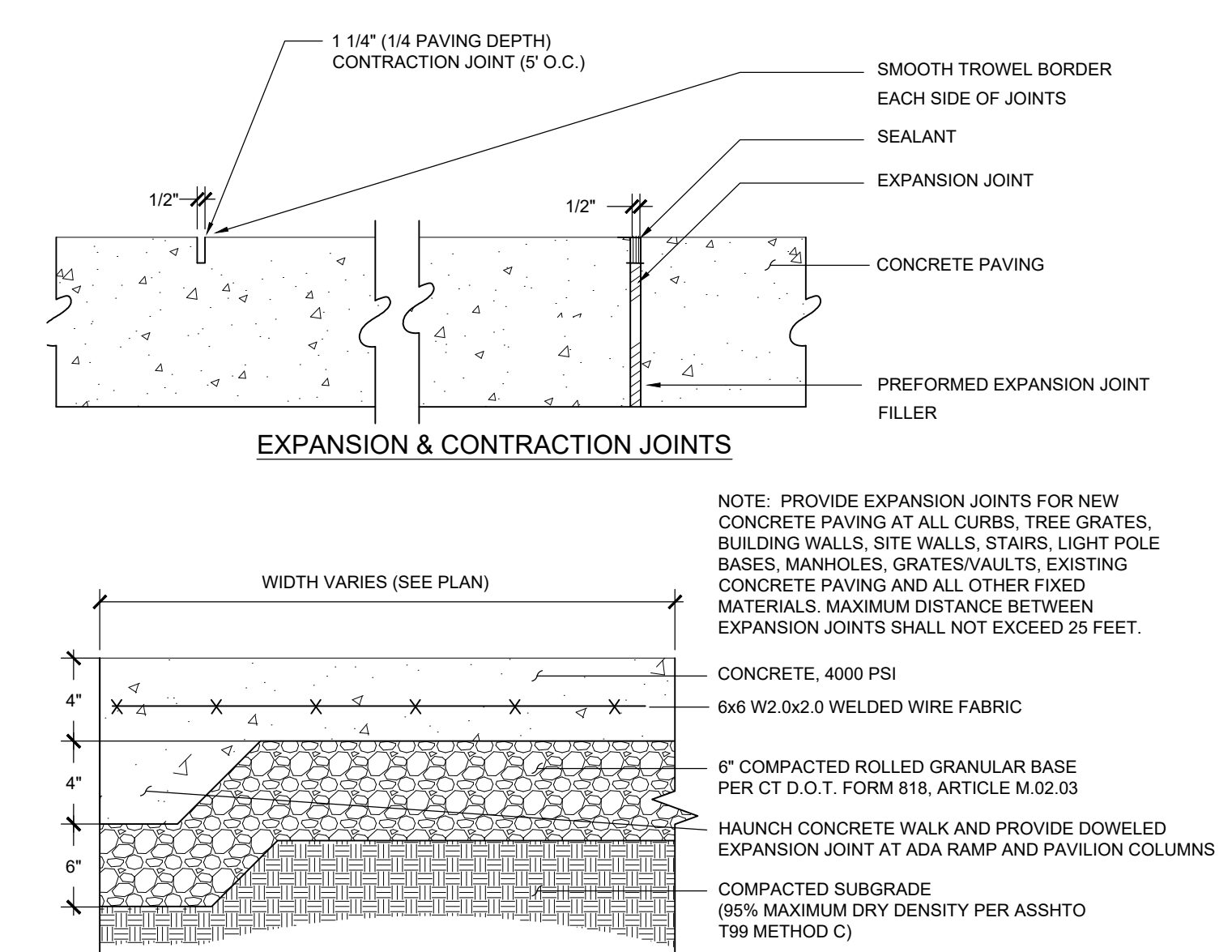
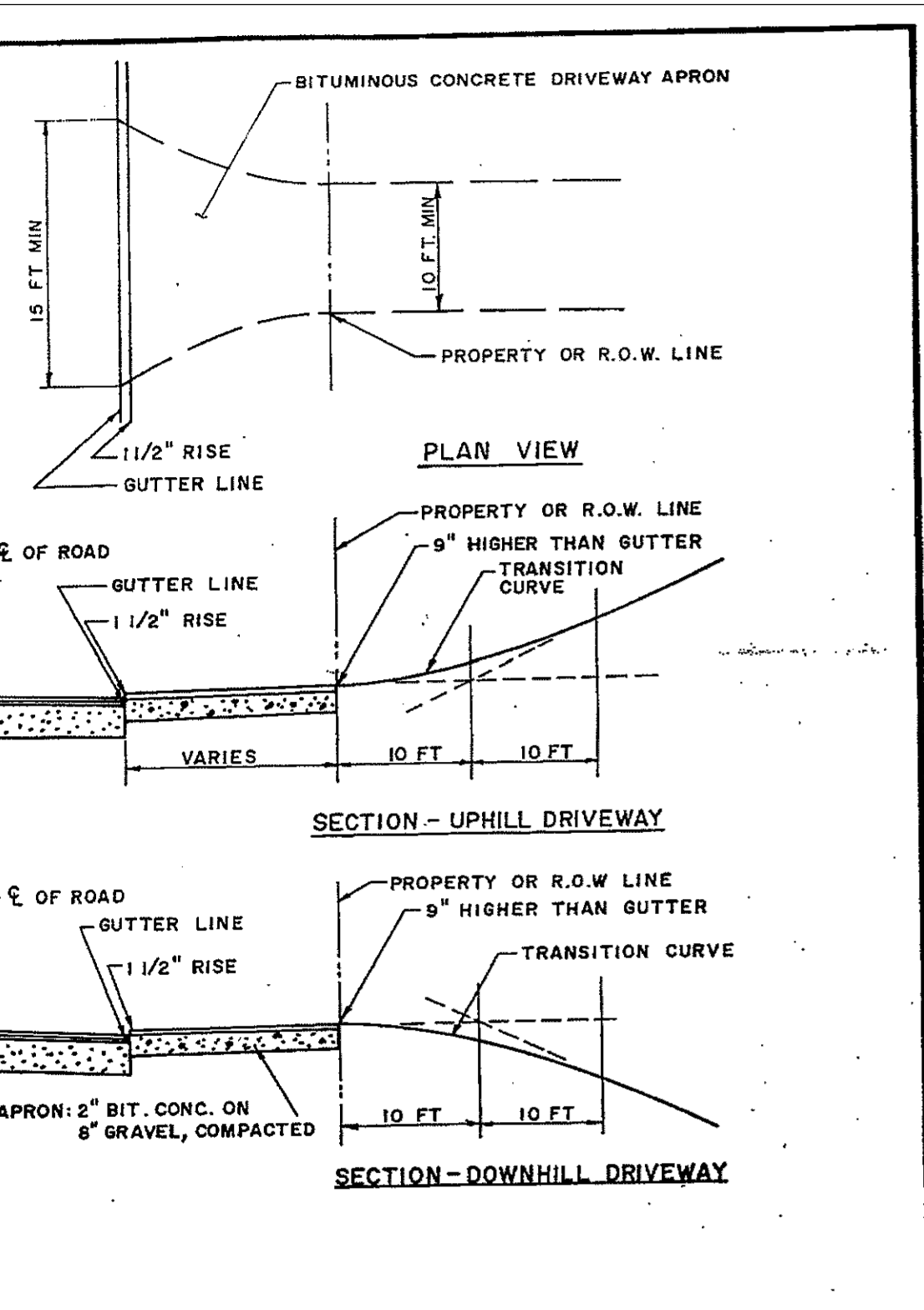
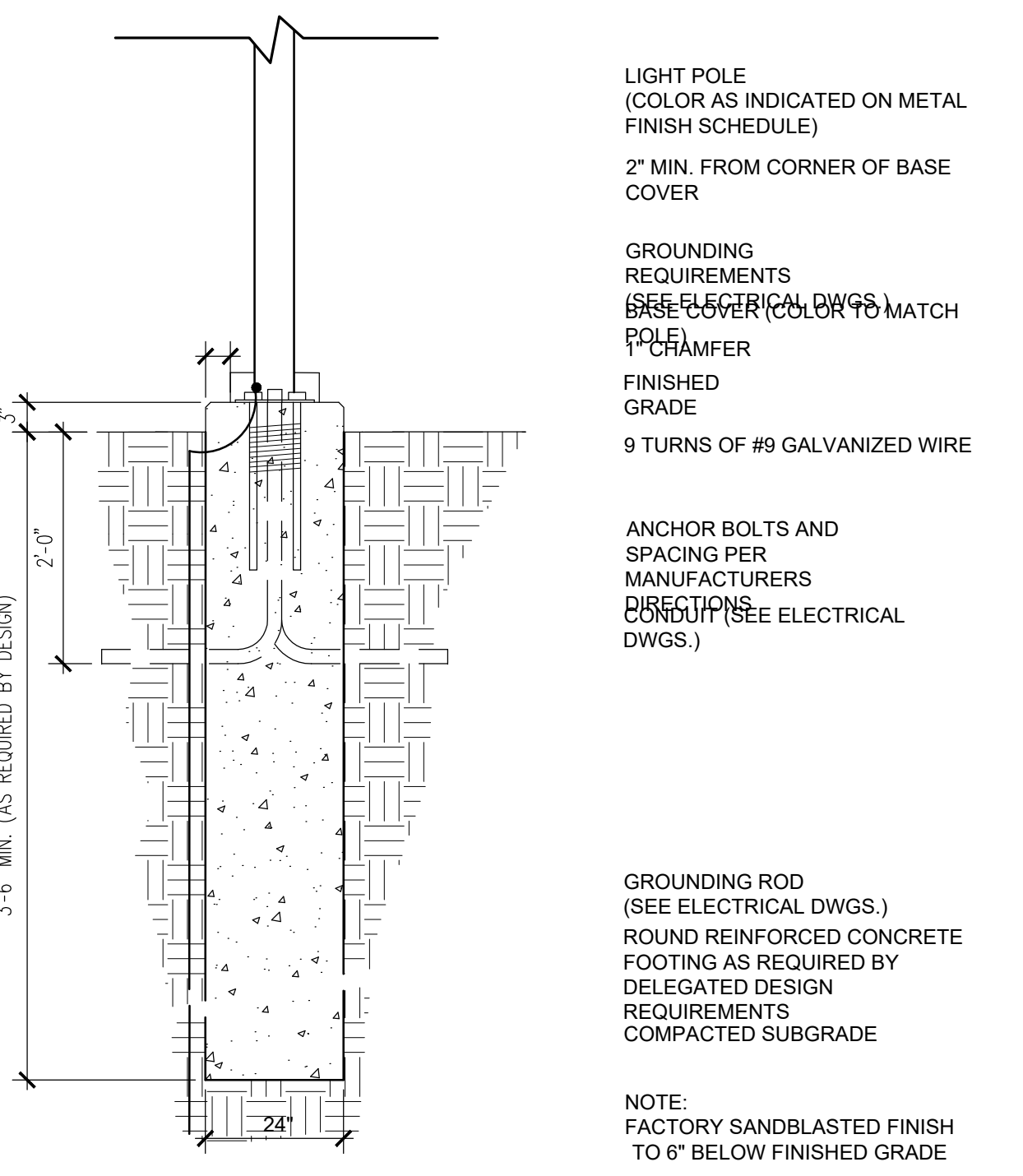
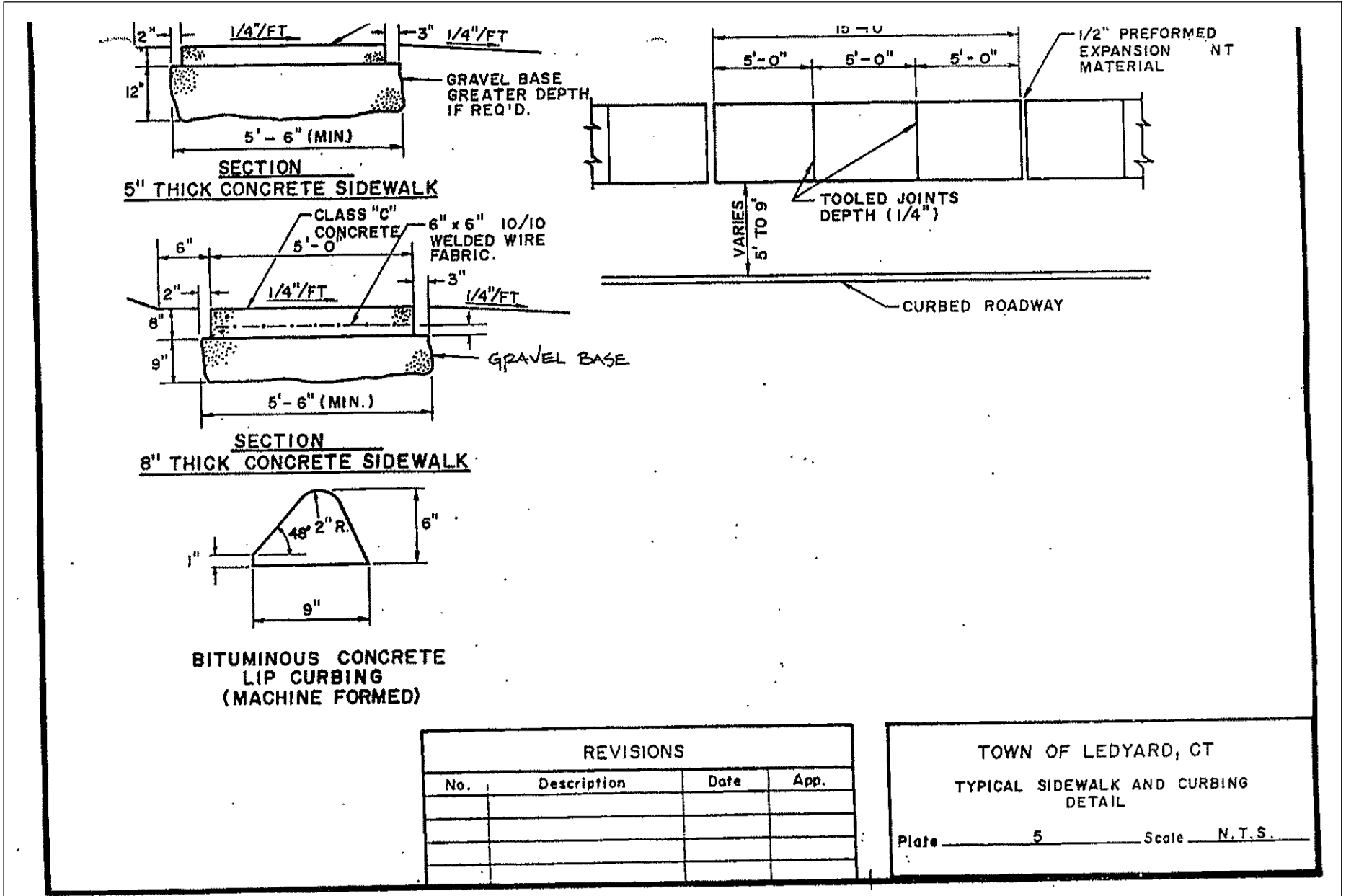
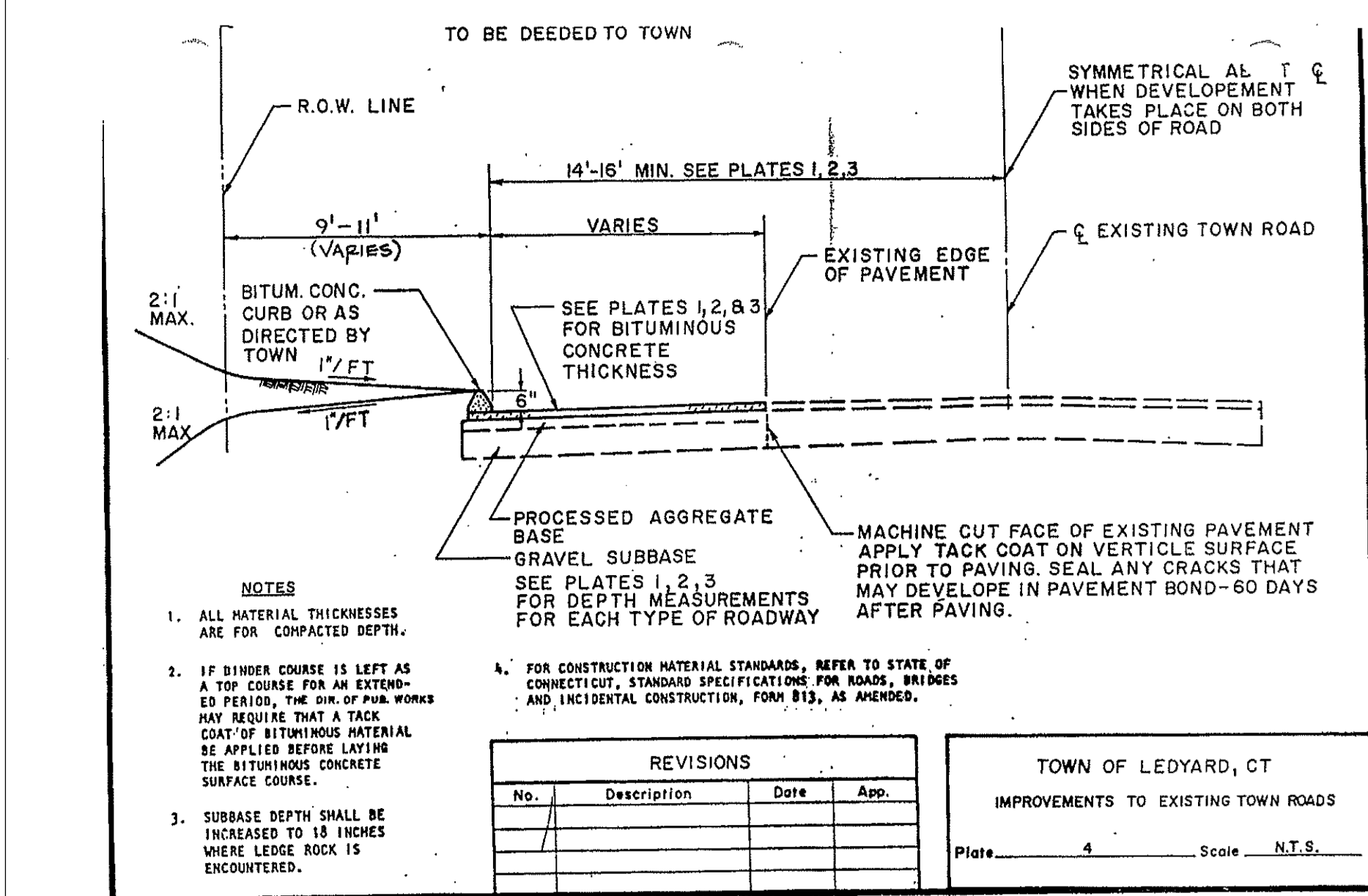
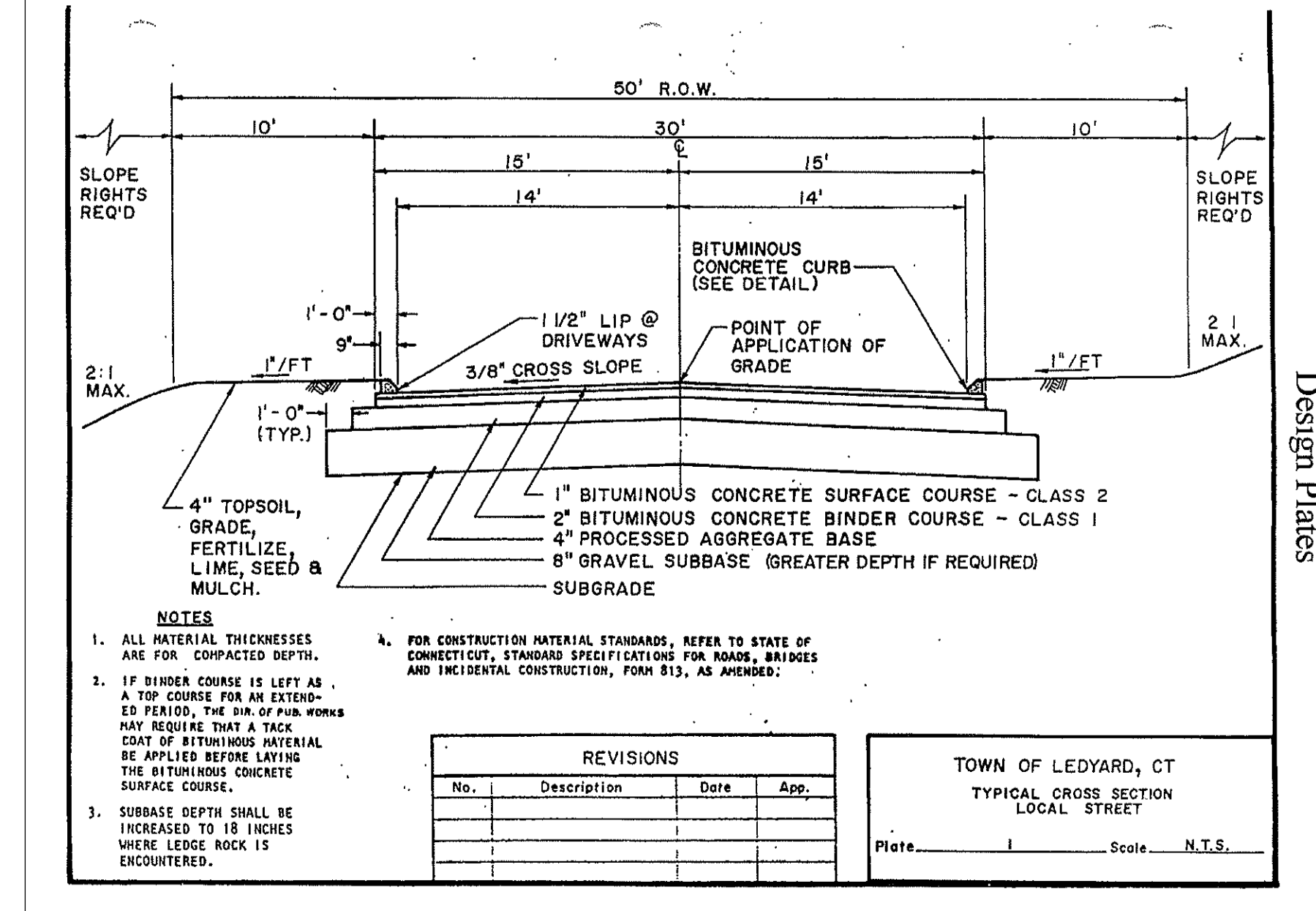
SITE DETAILS



**HABITAT FOR HUMANITY
RESIDENTIAL DEVELOPMENT
LOTS 8, 9 & 11
LEDYARD, CT
COLBY DRIVE**



LOW PRESSURE SEWER JUNCTION MANHOLE
N.T.S.



REVISIONS			
No.	Description	Date	App.

TOWN OF LEDYARD, CT
RESIDENTIAL DRIVEWAY DETAIL FOR CURBED ROADWAY
Plate 7 Scale N.T.S.

DATE	REVISION

CIVIL DETAILS