

HABITAT FOR HUMANITY

MULTI-FAMILY RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT

PER C.G.S §8-30g

LOTS 8,9 &11 COLBY DRIVE
LEDYARD, CONNECTICUT

SUBMITTED FOR: IWWC APPLICATION
MAY 19, 2025

OWNER (PREPARED FOR)



CONSULTANTS (PREPARED BY)



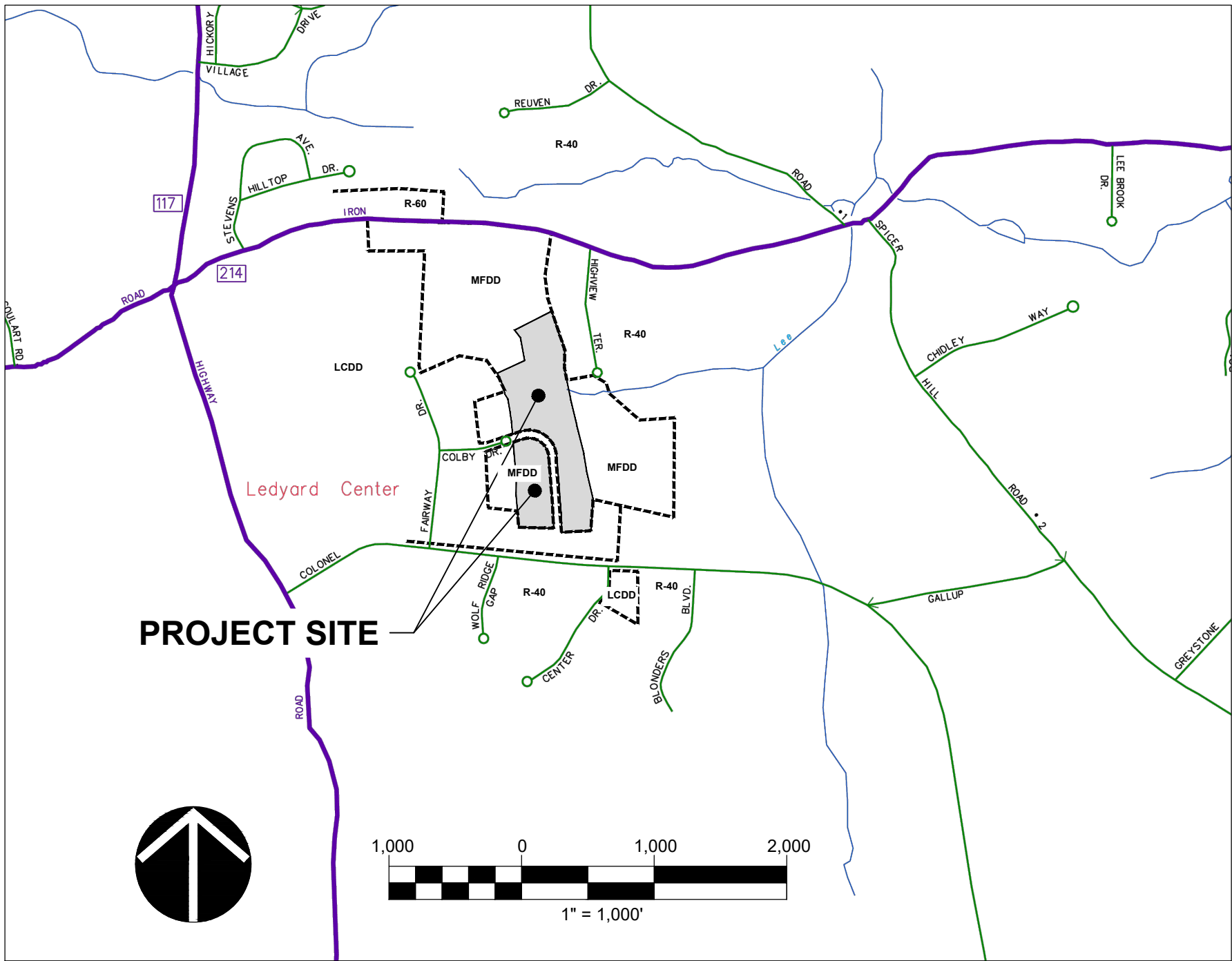
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341



LIST OF DRAWINGS

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SV.01	BOUNDARY SURVEY
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LOCUS



FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: STB



UTILITY SERVICES (UNDERGROUND OR OVERHEAD)		SYMBOL LEGEND		ABBREVIATIONS	
E	ELECTRIC SERVICE	●	CATCH BASIN	A/C	AIR CONDITIONER
G	GAS PIPES	●	ROUND DRAIN	A&T	AMERICAN TELEPHONE & TELEGRAPH COMPANY
SAN	SANITARY SEWER PIPES	■	SQUARE DRAIN	BIT.	BITUMINOUS
-----	STORM WATER PIPES (LESS THAN 12")	Ⓢ	STORM DRAIN MANHOLE	BLK.	BLACK
-----	STORM WATER PIPES (12" OR LARGER)	Ⓢ	ELECTRIC MANHOLE	CATCH	CATCH BASIN
-----	STORM PIPES (SUPPLY & COND.)	Ⓢ	SANITARY MANHOLE	CB	COMMUNICATION
STM	TELEPHONE SERVICE	Ⓢ	STEAM MANHOLE	CON.	CONCRETE
T	WATER PIPES	Ⓢ	TELEPHONE MANHOLE	CONC.	CONCRETE
W	COMMUNICATION/FIBER OPTIC SERVICE	Ⓢ	MANHOLE (OF UNKNOWN TYPE)	CNCT	CONNECTICUT NATURAL GAS
COM	FIRE PROTECTION PIPES	Ⓢ	HAND HOLE (SO. / REC.)	CL	CENTERLINE
FP	UNKNOWN UTILITY SERVICE	Ⓢ	WATER VALVE	CLF	CHAIN LINK FENCE
UG	OVERHEAD WIRES	Ⓢ	WATER VALVE (SO. / REC.)	CL&P	CONNECTICUT LIGHT & POWER COMPANY
OH		Ⓢ	COMBO STANDPIPE	CP	CONTROL POINT
		Ⓢ	GYLY WIRE	DEC.	DECIDUOUS
		Ⓢ	SIGN (SINGLE POST)	DH	DRAINAGE MANHOLE
		Ⓢ	SIGN (DOUBLE POST)	E	EAST OR ELECTRIC
		Ⓢ	BORING (AS DRILLED)	ELEC.	ELECTRIC
		Ⓢ	BORING (AS STAKED)	ELEV	ELEVATION
		Ⓢ	SPOT ELEVATION	EMH	ELECTRIC MANHOLE
		Ⓢ	WETLANDS FLAG	F.L.	FLOW LINE
		Ⓢ	PROPERTY MONUMENT	FND.	FOUND
		Ⓢ	UTILITY MONUMENT (SET AS 2' OFFSET)	GRAN.	GRANITE
		Ⓢ	IRON PIPE OR REBAR FOUND	GSC	GRANITE STONE CURB
		Ⓢ	IRRIGATION CONTROL BOX	HELCO	HARTFORD ELECTRIC COMPANY
		Ⓢ	EMERGENCY PHONE	HYD.	HYDRANT
		Ⓢ	TRAFFIC CONTROLLER CABINET	H.H.	HAND HOLE
		Ⓢ	UTILITY POLE	L.P.	LIGHT POLE
		Ⓢ	UTILITY POLE W/ LIGHT	MH	MANHOLE
		Ⓢ	STREET LIGHT	M	METER
		Ⓢ	LIGHT POST	M.W.	MONITOR WELL
		Ⓢ	BOLLARD LIGHT	N	NORTH
		Ⓢ	BOULDER / ROCK	NAD	NORTH AMERICAN DATUM
		Ⓢ	CONIFER SHRUB	NAVD	NATIONAL AMERICAN VERTICAL DATUM
		Ⓢ	DECIDUOUS SHRUB	NE	NORTHEAST
		Ⓢ	DECIDUOUS TREE (SAPLING)	NW	NORTHWEST
		Ⓢ	CONIFER TREE	PVC	POLYVINYL CHLORIDE
		Ⓢ		P.I.V.	POST INDICATOR VALVE
		Ⓢ		RET.	RETAINING
		Ⓢ		RCP	REINFORCED CONCRETE PIPE
		Ⓢ		R.L.	RAIN LEADER
		Ⓢ		S	SOUTH OR SUPPLY
		Ⓢ		SE	SOUTHEAST
		Ⓢ		SW	SOUTHWEST
		Ⓢ		SAN	SANITARY
		Ⓢ		SMH	SANITARY MANHOLE
		Ⓢ		SNET	SOUTHERN NEW ENGLAND TELEPHONE
		Ⓢ		SQ.	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

1. SUBDIVISION PLAN PREPARED FOR KONOVER INVESTMENTS CORPORATION & REALCOM, LLC COLBY DRIVE & IRON STREET LEDYARD, CT BOUNDARY PLAN DATE 2/1/05 SCALE 1"=20'00". REVISED 3/23/05, 4/26/05, & 6/08/05 SCALE 1"=80' BY CEA ENGINEER, INC.
2. BOUNDARY SURVEY AND DETAIL LOT LAYOUTMAP GRAY FARMS SUBDIVISION SECTION V COLONEL LEDYARD HIGHWAY & GALLUP HILL ROAD LEDYARD, CONNECTICUT PROPERTY OF & PREPARED FOR FLINTLOCK ASSOCIATES LIMITED 1989-1990 SCALE 1"=20' 00" REVISION 2 7/1989 REVISION 3 MARCH 28, 1989 REV. DEC1, 1990 BY J. ROBERT PFANNEKE & ASSOCIATES
3. TOPOGRAPHIC MAP COMMERCIAL SUBDIVISION PREPARED FOR J. AND I. TUTEPRAPES LEDYARD, CONN DATE 9-5-1890 SCALE 1"=40' SHEET 3 OF 5 REVISED 5-20-85 REV 6-10-85 BY MCGESSON & HEAGLE
4. 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 MCGESSON & HEAGLE
5. LOT LAYOUT GRAY FARMS RESUBDIVISION SECTION III PROPERTY OF GEORGE GOLDMAN ASSOCIATES DEVELOPER GEORGE GOLDMAN ASSOCIATES IRON STREET LEDYARD, CT #14 SPRING HILL & COLBY DRIVE LEDYARD CONN. SCALE 1"=100 JANUARY 1976 BY DICESARE-BENTLEY

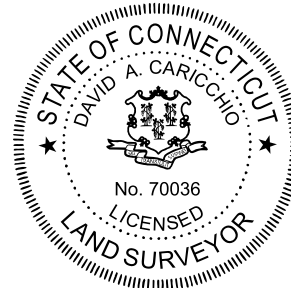
SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20 AND THE "MINIMUM STANDARDS OF ACCURACY, CONTENT & CERTIFICATION FOR SURVEYS AND MAPS," AMENDED OCTOBER 2012.
 - 1.1. THE TYPE OF SURVEY IS A PROPERTY/BOUNDARY SURVEY.
 - 1.2. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
 - 1.3. THE ACCURACIES ARE AS FOLLOWS:

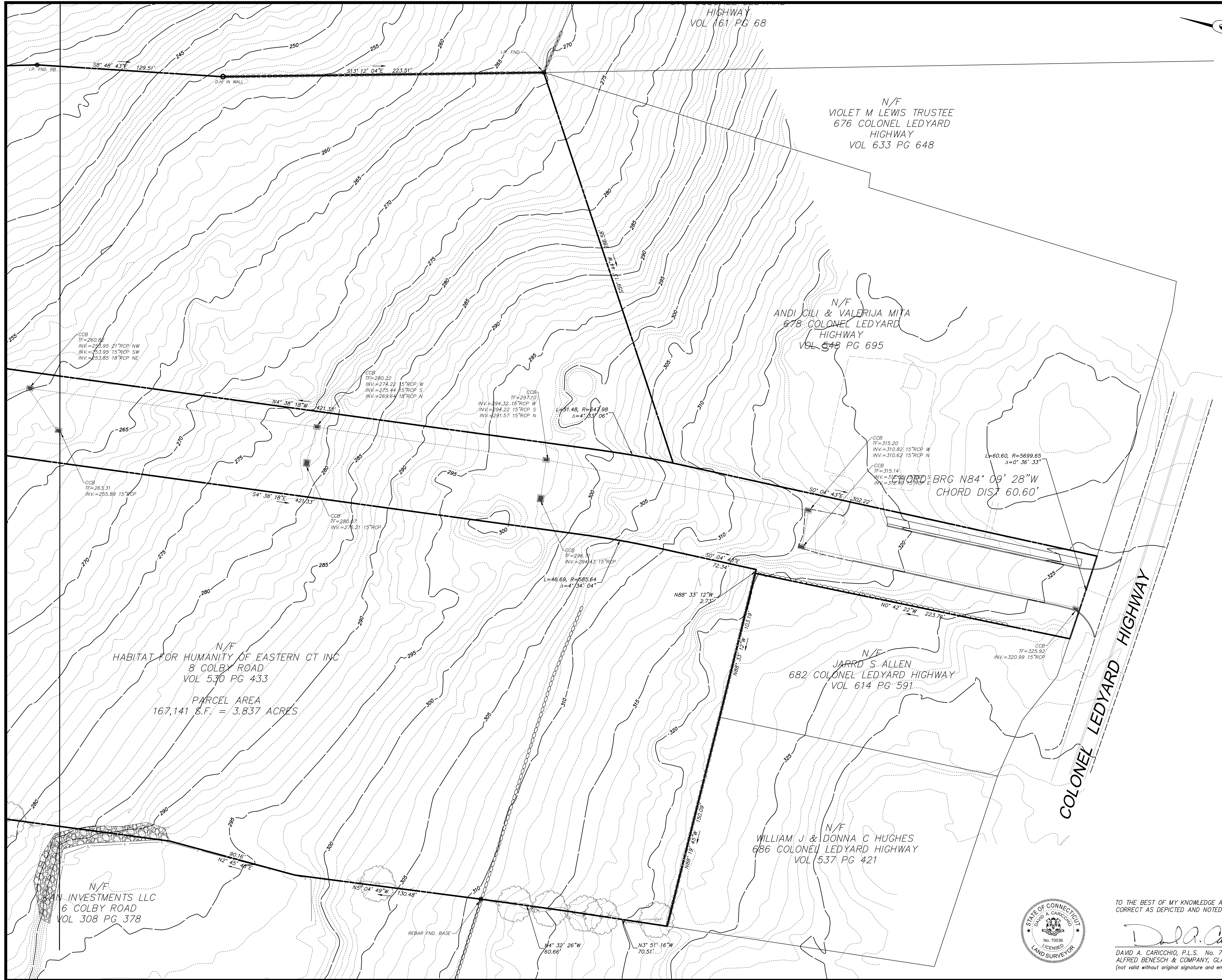
HORIZONTAL CONTROL	CLASS "A-2"
VERTICAL CONTROL	CLASS "A-2"
BOUNDARY	CLASS "A-2"
2. THE COORDINATES AND ELEVATIONS DEPICTED ON THE PLAN REPRESENT THE NAD '83 DATUM AND THE NAD '83 DATUM COORDINATES WERE OBTAINED ON THE SITE BASED UPON GPS OBSERVATIONS TAKEN ON AUGUST 2024 USING TRIMBLE GNSS RTK R10 RECEIVERS AND SOLUTIONS PROVIDED THROUGH THE KEYNET NETWORK.
3. UNDERGROUND UTILITIES (IF DEPICTED) HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE. ALFRED BENESCH & 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 EXTENCES OF WHICH ARE UNKNOWN. ALFRED BENESCH & COMPANY DOES NOT GUARANTEE LOCATION AND EXTENSION OF 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.
4. THE SUBJECT PROPERTY'S CURRENT DEED CAN BE FOUND IN VOLUME 530 PAGE 433-439 THE TOWN OF LEDARD LAND RECORDS.
5. THE PROPERTY IS LOCATED IN THE "XXXXX" ZONE PER TOWN.

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

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

[illegible]

PAPER SPACE LAYOUT NAME:
TWISTVIEW:
VIEWNAME:
LAYER MANAGER NAME:
PLOT TABLE: STB



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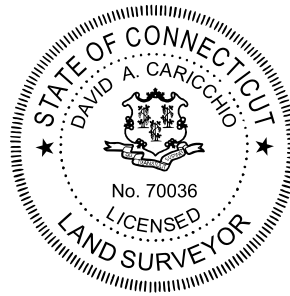
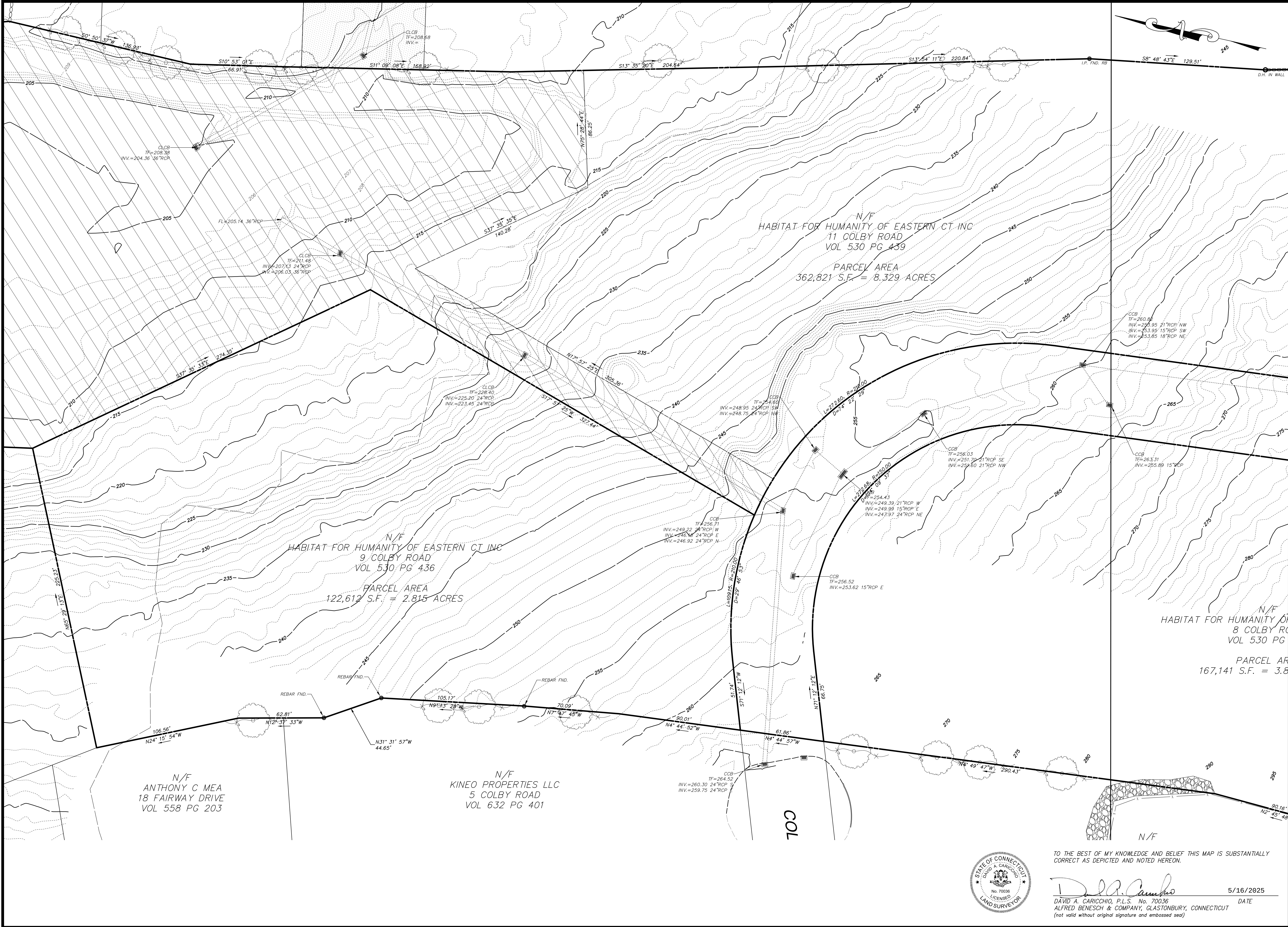
5/16/2025

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

TOPOGRAPHIC SURVEY		LEDYARD		CONNECTICUT	
PREPARED FOR HABITAT FOR HUMANITY OF EASTERN CT, INC COLBY ROAD					
Prepared By: _____  benesch <i>Alfred Benesch & Company</i> 200 Glastonbury Boulevard - Suite 201 Glastonbury, Connecticut 06033 Telephone: (860) 633-8541 Fax: (860) 633-1068 www.benesch.com					
SCALE: HORZ.: 1" = 30'		VERT.: _____		SURVEY DATUM: HORZ.: NAD 1983 VERT.: NAVD 1988	
				GRAPHIC SCALE	
No.		DATE		REVISIONS	
					DESCRIPTION
					SURVEY BOOK: 06-
					SURVEYOR PC
					DRAWN: DAC
					CHECKED: RS
					APPROVED: WW

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

PAPER SPACE LAYOUT NAME:
TITLE VIEW:
DATE:
DESIGNER 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 5/16/2025
DAVID A. CARICCHIO, P.L.S. No. 70036 DATE
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

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

PROJECT: 0725-500010
DATE: SEPT 2024

SV.03

PREPARED BY:
ALFRED BENESCH & COMPANY
GLASTONBURY, CONNECTICUT 06033
PHONE (860) 633-8341, FAX: (860) 633-1088
WWW.BENESCH.COM

benesch

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

GRAPHIC SCALE
30 15 0 30

REVISIONS	DESCRIPTION
No.	DATE

SURVEY BOOK: 06-

SURVEYOR: DC

DRAWN: DAC

CHECKED: RS

APPROVED: WW

SITE PREPARATION NOTES:

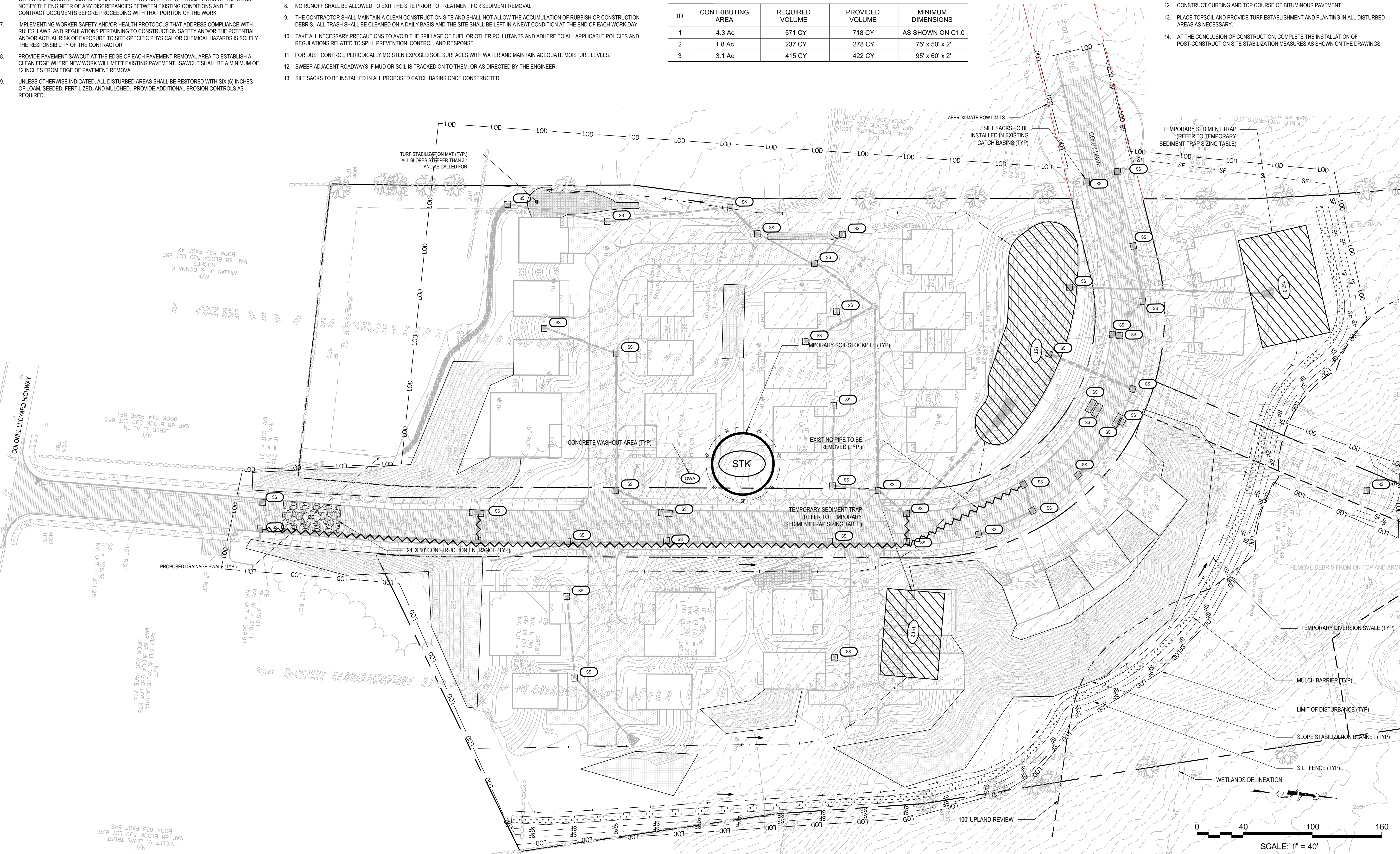
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED 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, SEEDED, 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 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 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:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

Habitat for Humanity
of Eastern Connecticut

**HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, LOTS 8, 9 & 11**

LEDYARD, CT

COLBY DRIVE

DATE:	REVISION:

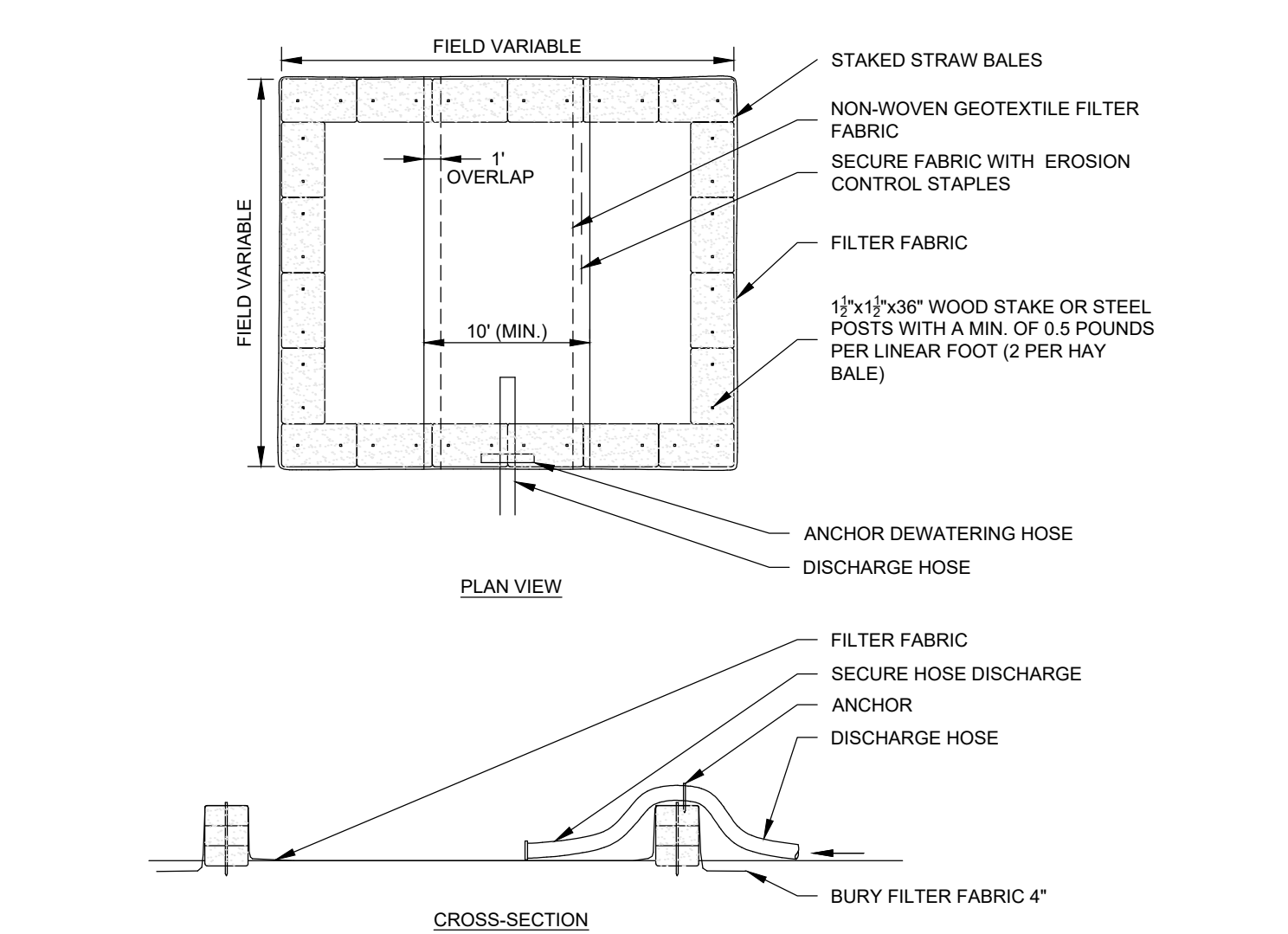
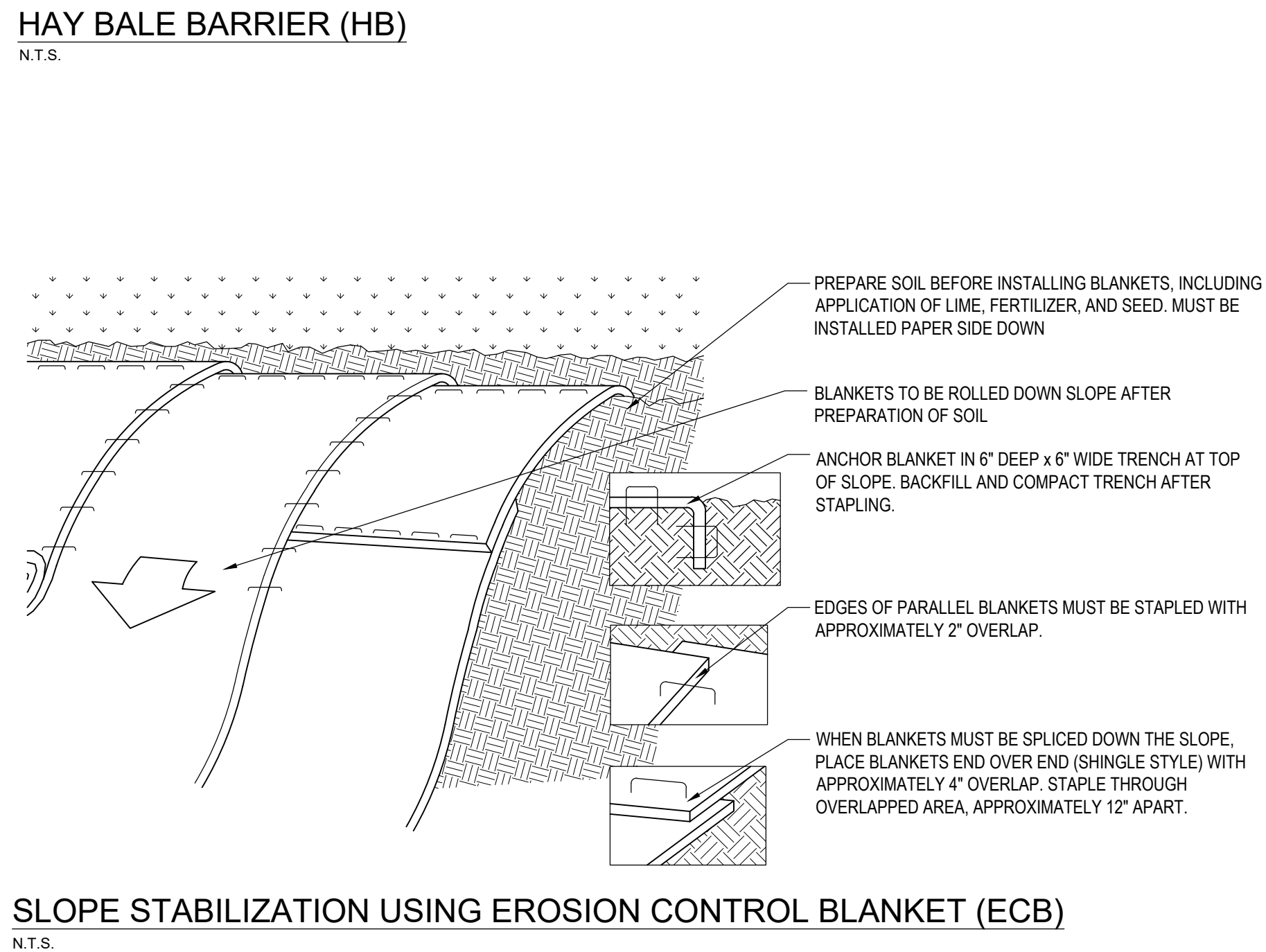
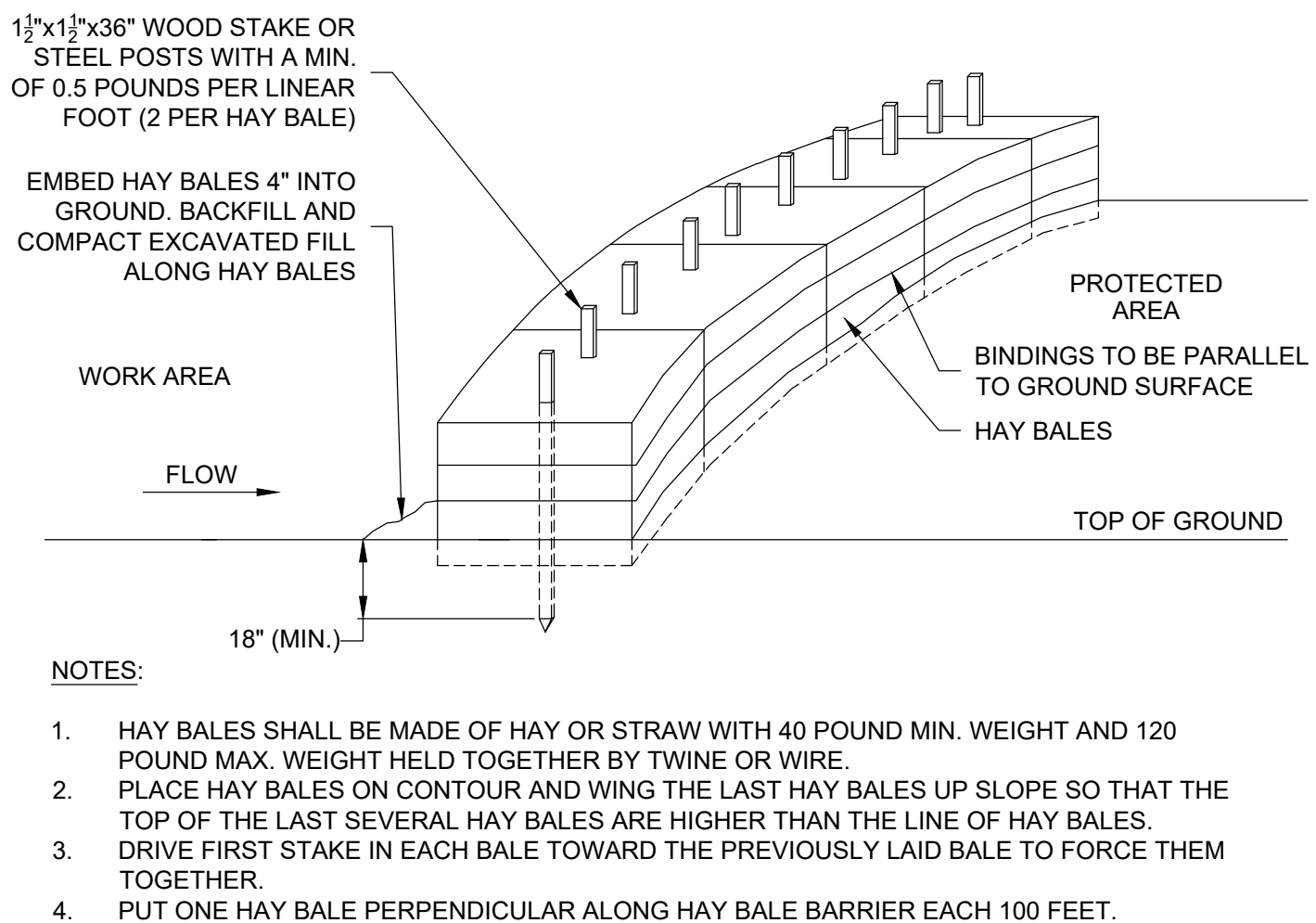
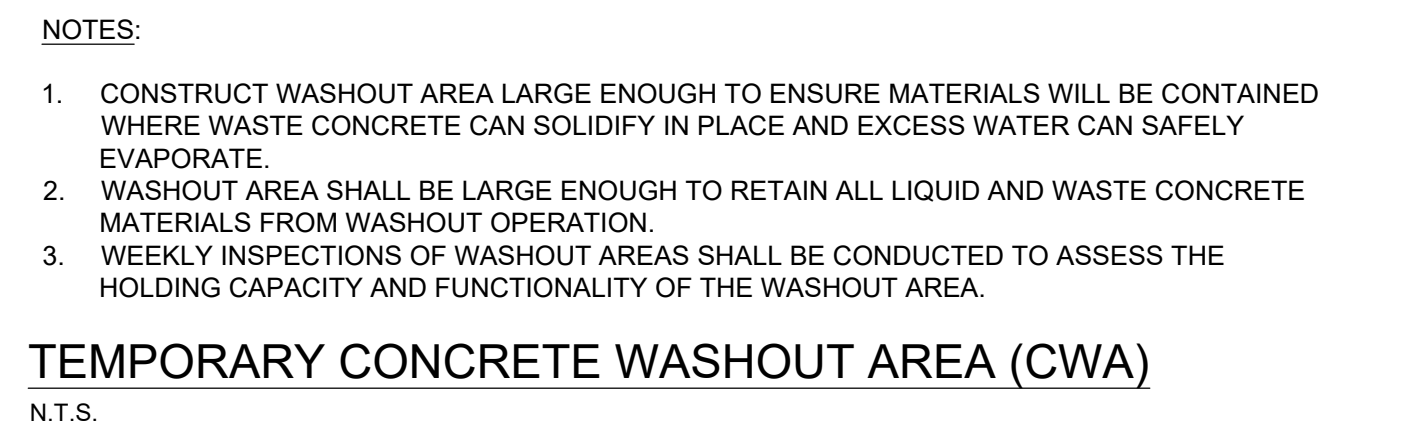
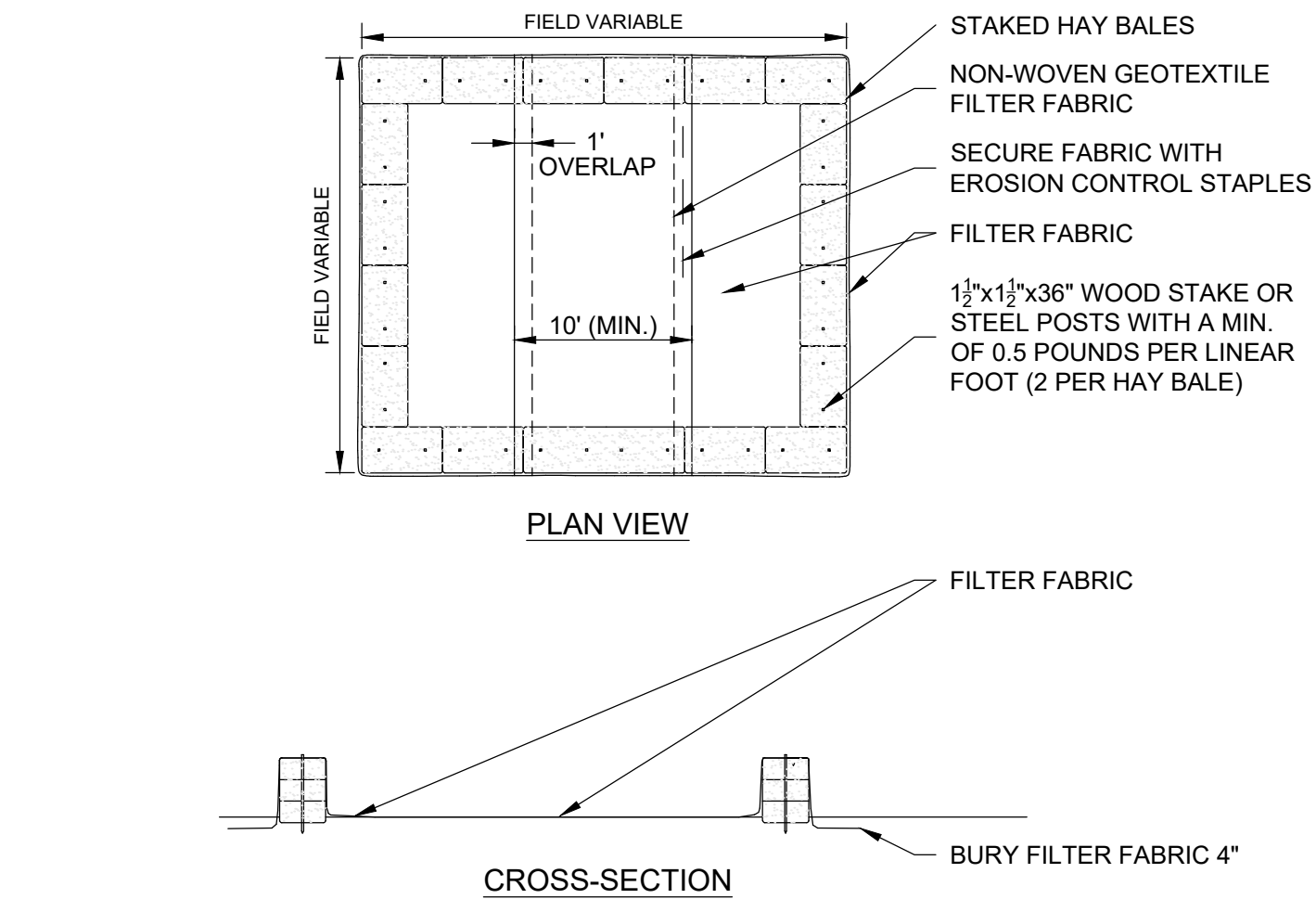
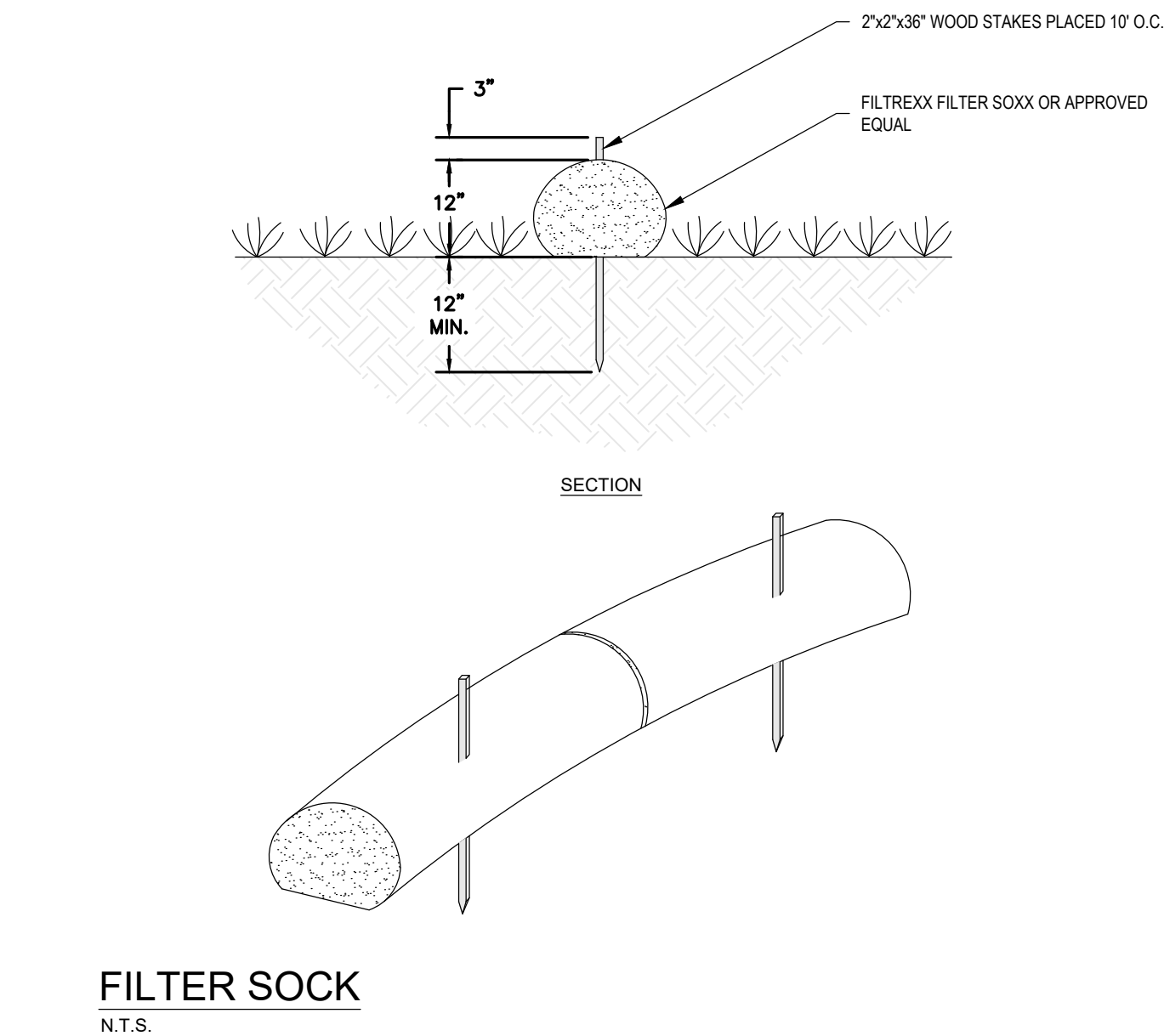
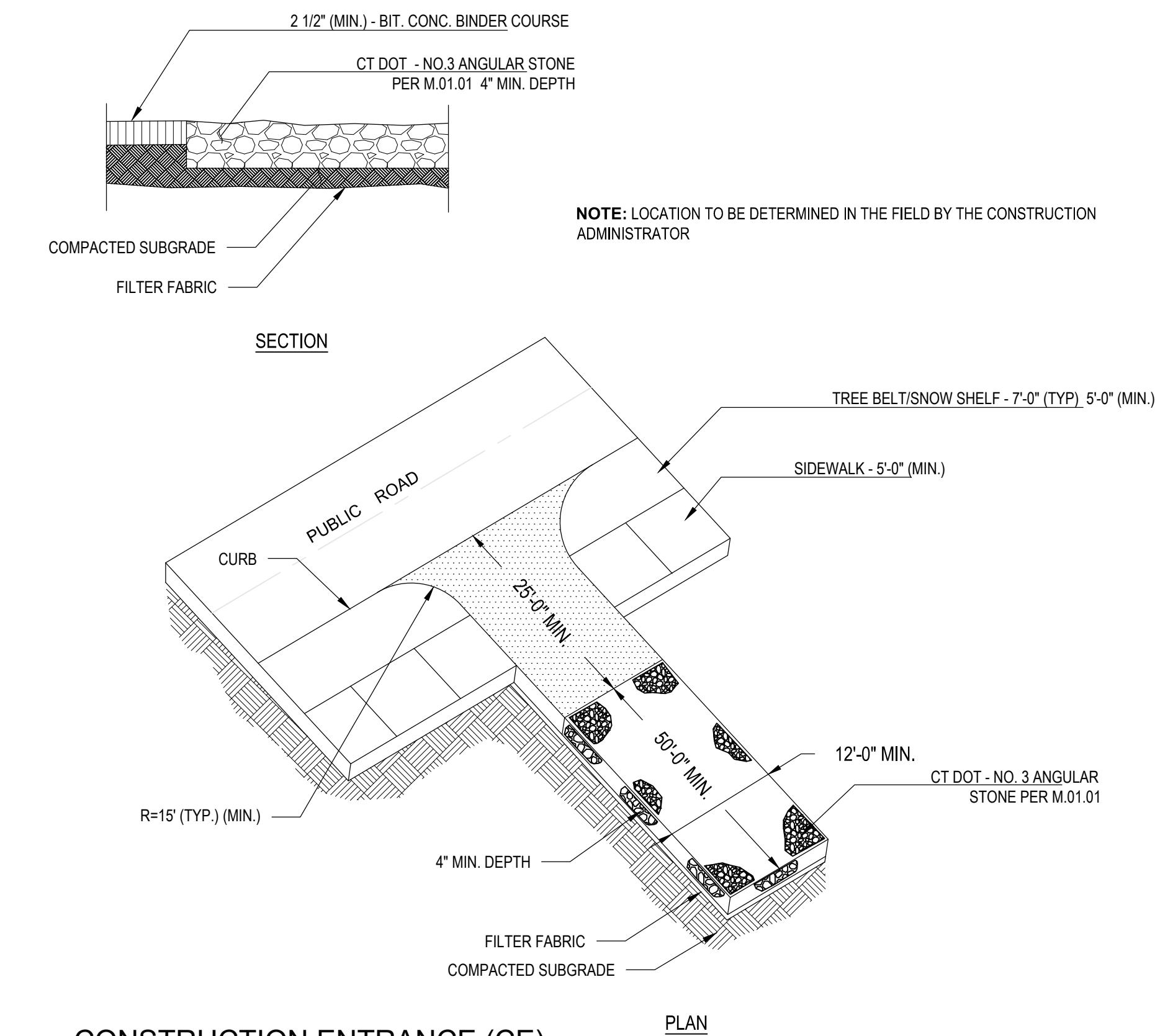
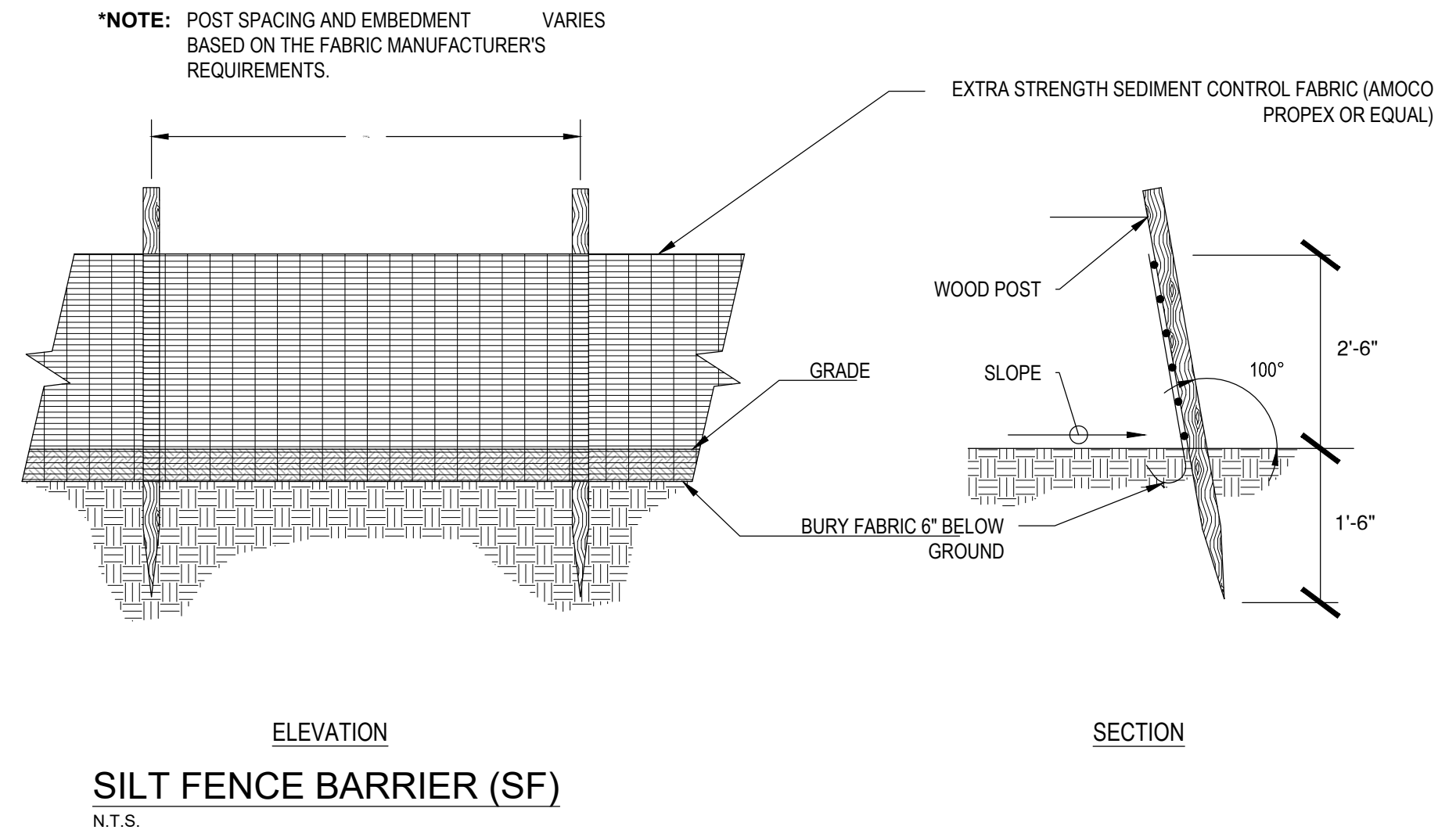


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DATE: 12/20/2024

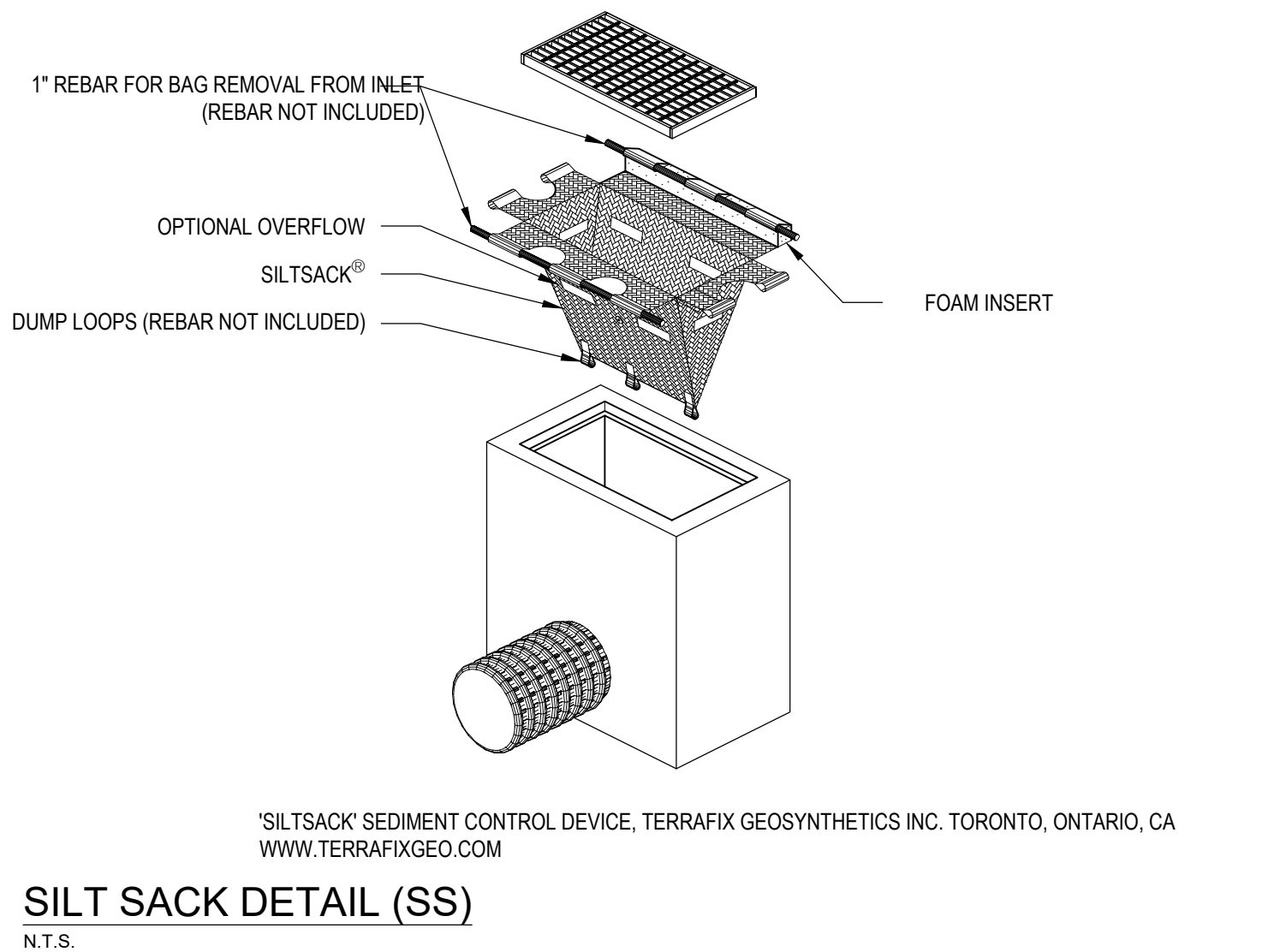
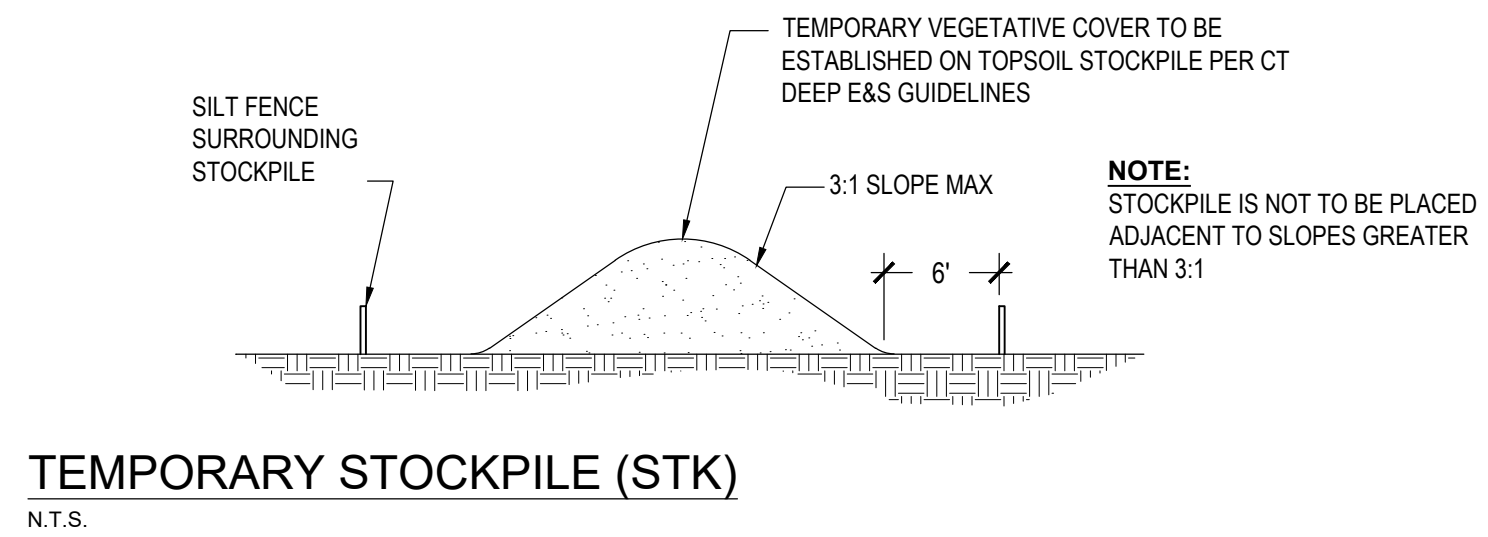
DRAWN BY: CLM
CHECKED BY: WGW

**EROSION &
SEDIMENTATION
CONTROL PLAN**

DRAWING NO.:
C1.0

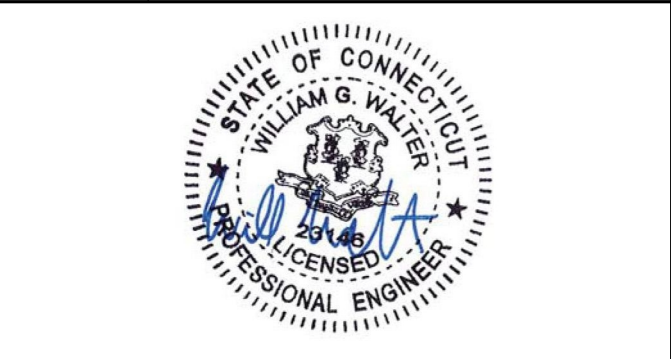


- GENERAL NOTES**
1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
 2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
 3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

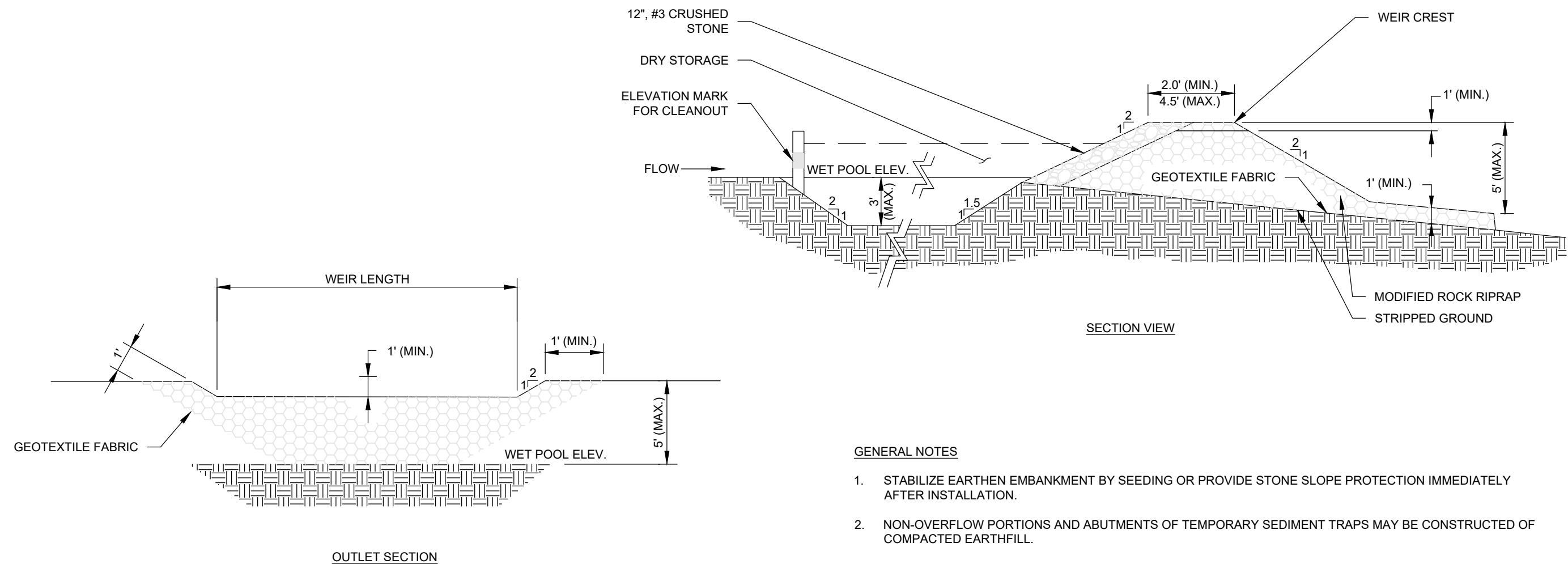


**HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, LOTS 8, 9 & 11
LEDYARD, CT
COLBY DRIVE**

DATE:	REVISION:



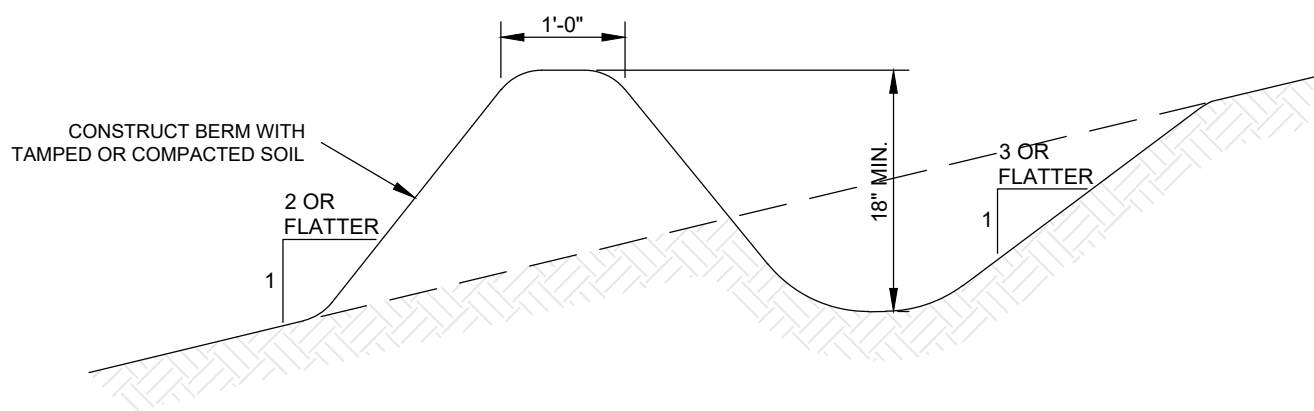
PROJECT NO.: 0725 500010.00	DRAWN BY: CLM
SCALE: AS SHOWN	CHECKED BY: WGW
DATE: 12/20/2024	



TEMPORARY SEDIMENT TRAP

SCALE: NONE

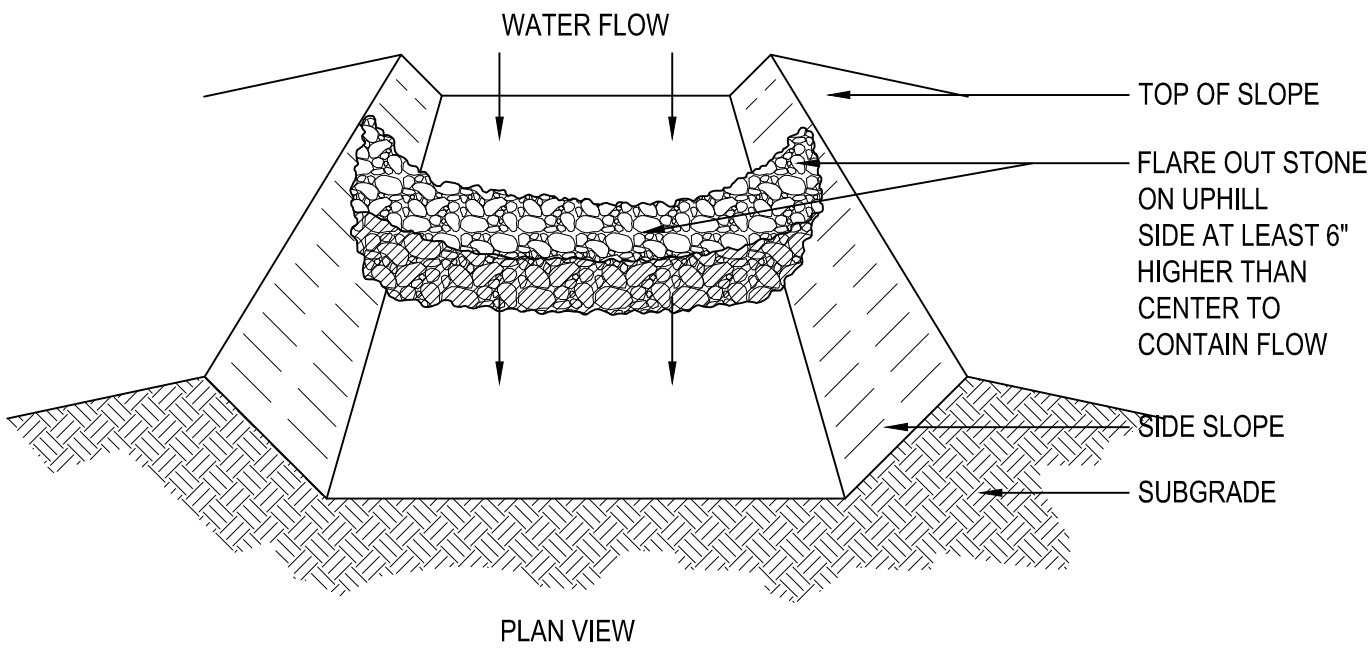
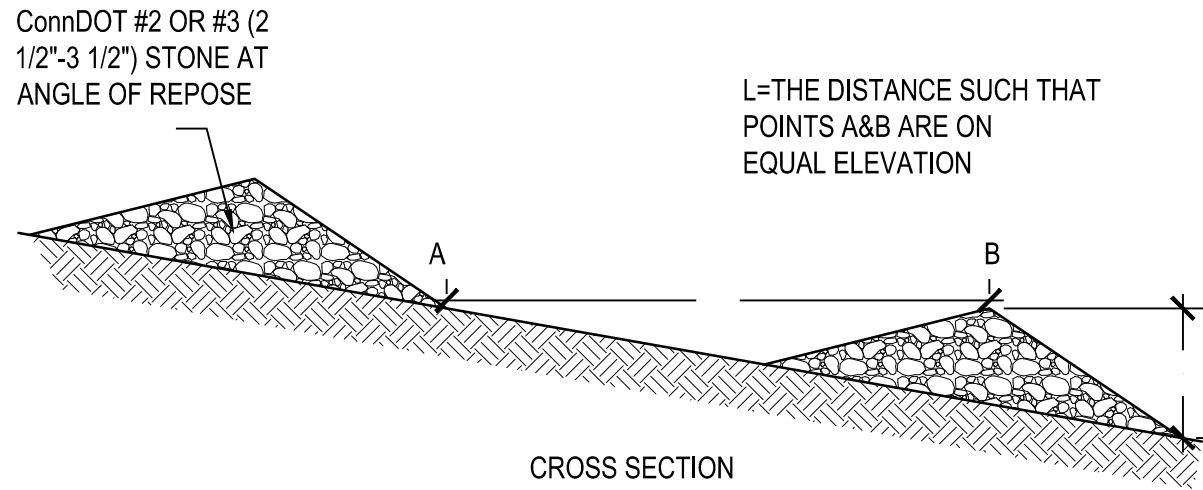
- GENERAL NOTES
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
 2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.



- 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 DIVERSION SWALE

SCALE: NONE



TEMPORARY STONE CHECK DAM

Scale: NTS

**HABITAT FOR HUMANITY MULTI-FAMILY
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PER C.G.S. §8-30g, LOTS 8, 9 & 11**

LEDYARD, CT

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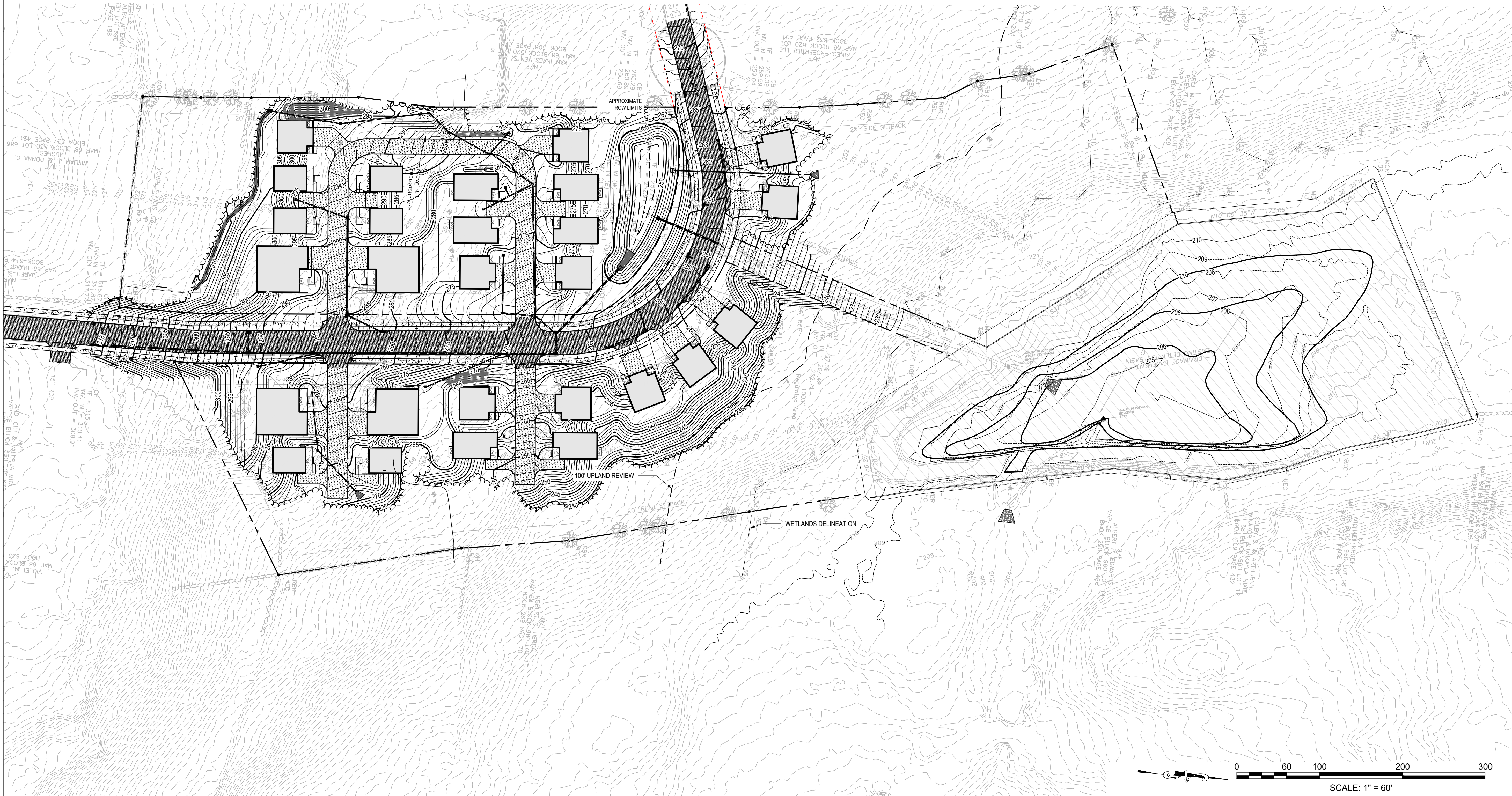


PROJECT NO.: 0725 500010.00	DRAWN BY: CLM
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**EROSION &
SEDIMENTATION
CONTROL DETAILS**

DRAWING NO.:
C1.2

GRADING LEGEND		DRAINAGE AND UTILITIES LEGEND	
	DIRECTION OF SURFACE DRAINAGE FLOW		STORM DRAINAGE PIPE
	PROPOSED INTERMEDIATE CONTOUR		CATCH BASIN
	PROPOSED INDEX CONTOUR		DRAINAGE MANHOLE
	PROPOSED SPOT ELEVATION		AREA/YARD DRAIN
	MATCH EXISTING SPOT ELEVATION		TREATMENT UNIT
	FLUSH CONDITION		ROOF LEADER
	ACCESSIBLE ROUTE		SANITARY MANHOLE
	SOIL BORING LOCATION		SANITARY SEWER
			VENT LINE
			CLEANOUT
			WATER LINE / FIRE LINE
			WATER LINE DOMESTIC
			WATER GATE VALVE
			WATER TAPPING SLEEVE
			WATER METER
			ELECTRIC / COMM. DUCT BANK
			ELECTRIC / COMM. DUCT BANK
			GAS LINE
			GAS METER
			CO ₂ SUPPLY
			COMMUNICATION CONDUITS
			EXISTING DRINKING WATER WELL
			EXISTING LEACHING FIELD
			EXISTING SEPTIC TANK



ACCESSIBILITY NOTES

- SLOPES ALONG THE ACCESSIBLE ROUTE SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/4" INCH.
- LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
- SLOPES WITHIN THE ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.

DRAINAGE 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- 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.
- 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.
- COMPLY WITH CONNECTICUT BUILDING CODE FOR ALL SITE CONSTRUCTION, INCLUDING HANDICAPPED ACCESSIBILITY.
- THE CROSS-SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:50H (2.00%). UNLESS OTHERWISE INDICATED, THE MAXIMUM RUNNING SLOPE OF ALL SIDEWALKS AND WALKWAYS SHALL BE LESS THAN 1V:20H (5%). VERIFY GRADES AND SLOPES PRIOR TO CONCRETE PLACEMENT. REPORT DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS, DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
- PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
- GRADE TRANSITION BETWEEN TOPOGRAPHIC LINES AND SPOT GRADES SHALL BE UNIFORM UNLESS OTHERWISE INDICATED.
- MAXIMUM LANDSCAPE SLOPES SHALL BE 3(H):1(V) UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE), UNLESS OTHERWISE INDICATED. SEE SPECIFICATIONS. ALL PROPOSED DRAINAGE PIPE UNDER ROADWAY WITH LESS THAN TWO (2) FEET OF COVER SHALL BE CLASS V RCP.
- ALL CATCH BASINS. SET AGAINST CURBS SHALL BE CONDOT TYPE "C" AND THOSE NOT AGAINST CURBING SHALL BE CONDOT TYPE "C-L".
- GRADE ELEVATIONS ADJACENT BUILDINGS SHALL BE NO HIGHER THAN 8" BELOW FINISH FLOOR EXCEPT AT BUILDING ENTRANCES.
- AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM.

Prepared by:

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

Habitat for Humanity
of Eastern Connecticut

HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, LOTS 8, 9 & 11

LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:

PROJECT NO.: 0725 500010.00
SCALE: AS SHOWN
DATE: 12/20/2024

DRAWN BY: GSL, TRS
CHECKED BY: WGW

OVERALL GRADING &
DRAINAGE
PLAN

DRAWING NO.:
C3.0

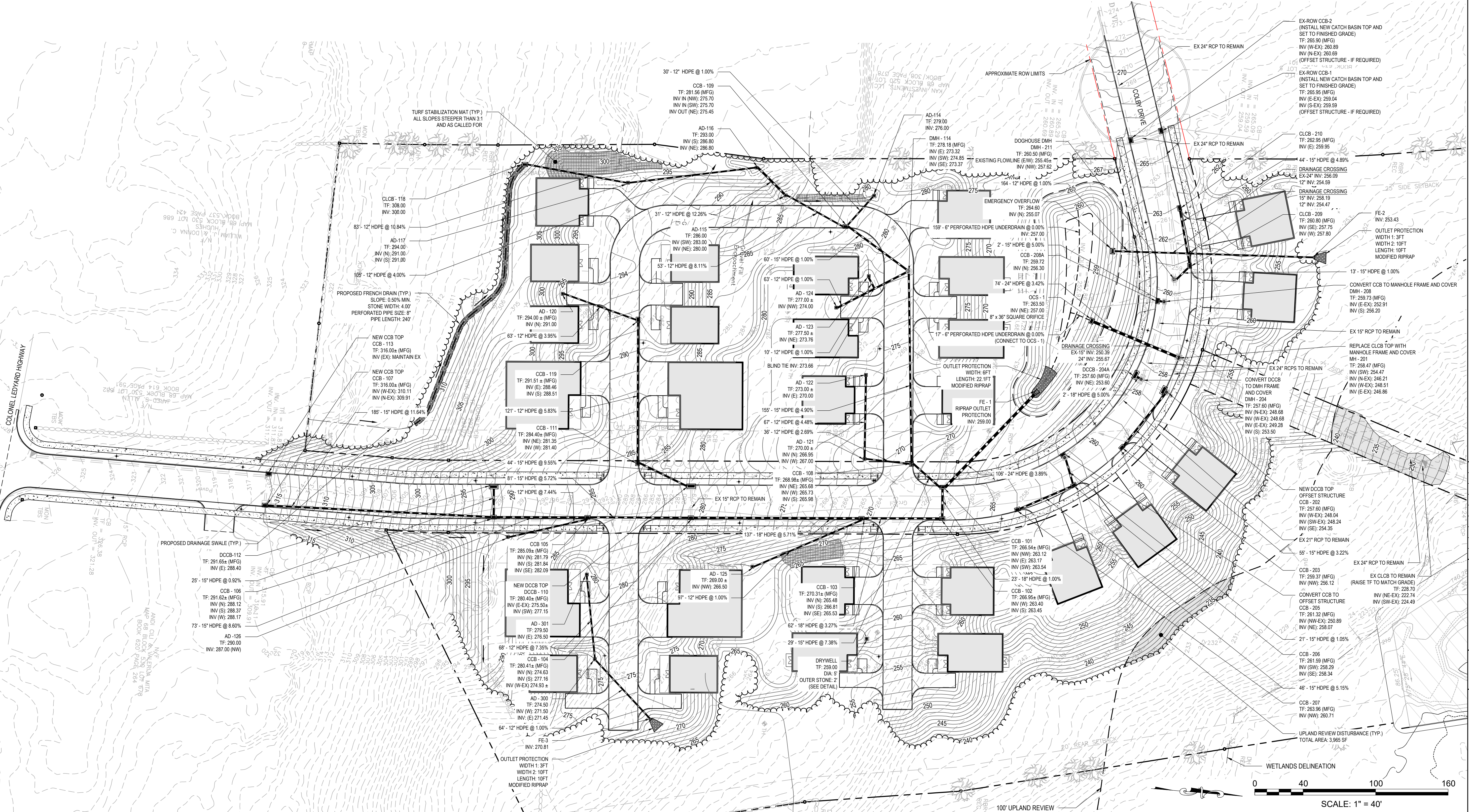
	STORM DRAINAGE PIPE		WATER GATE VALVE
	CATCH BASIN		WATER TAPPING SLEEVE
	DRAINAGE MANHOLE		WATER METER
	AREA/YARD DRAIN		ELECTRIC / COMM. DUCT BANK
	TREATMENT UNIT		ELECTRIC / COMM. DUCT BANK
	ROOF LEADER		GAS LINE
	SANITARY MANHOLE		GAS METER
	SANITARY SEWER		CO ₂ SUPPLY
	VENT LINE		COMMUNICATION CONDUITS
	CLEANOUT		EXISTING DRINKING WATER WELL
	WATER LINE / FIRE LINE		EXISTING LEACHING FIELD
	WATER LINE DOMESTIC		EXISTING SEPTIC TANK

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4445) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. 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.
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4. 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.
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6. 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.
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9. ENGAGE A CONNECTICUT-LICENSED LAND SURVEYOR TO PERFORM LAND-SURVEYING SERVICES REQUIRED, INCLUDING, BUT NOT LIMITED TO VERIFICATION AND LAYOUT OF BASELINES, PROPOSED IMPROVEMENTS, DIMENSIONS AND ELEVATIONS. REPORT DISCREPANCIES TO THE ENGINEER.
10. PROPOSED GRADES INDICATE DESIGN INTENT. VERIFY ELEVATIONS AND MAKE ADJUSTMENTS TO MEET FIELD CONDITIONS. DO NOT PROCEED WITH ANY ADJUSTMENT OR FIELD MODIFICATION UNTIL APPROVED BY THE ENGINEER.
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14. ALL CATCH BASINS SET AGAINST CURBS SHALL BE CONDDOT TYPE "C" AND THOSE NOT AGAINST CURBING SHALL BE CONDDOT TYPE "C-L".
15. GRADE ELEVATIONS ADJACENT BUILDINGS SHALL BE NO HIGHER THAN 8" BELOW FINISH FLOOR EXCEPT AT BUILDING ENTRANCES.
16. AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM

Prepared for:

 **Habitat for Humanity®**
of Eastern Connecticut

COLBY DRIVE



DATE:	REVISION:



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

DRAWING NO.:
C3.1

**HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, LOTS 8, 9 & 11**

LEDYARD, CT

COLBY DRIVE

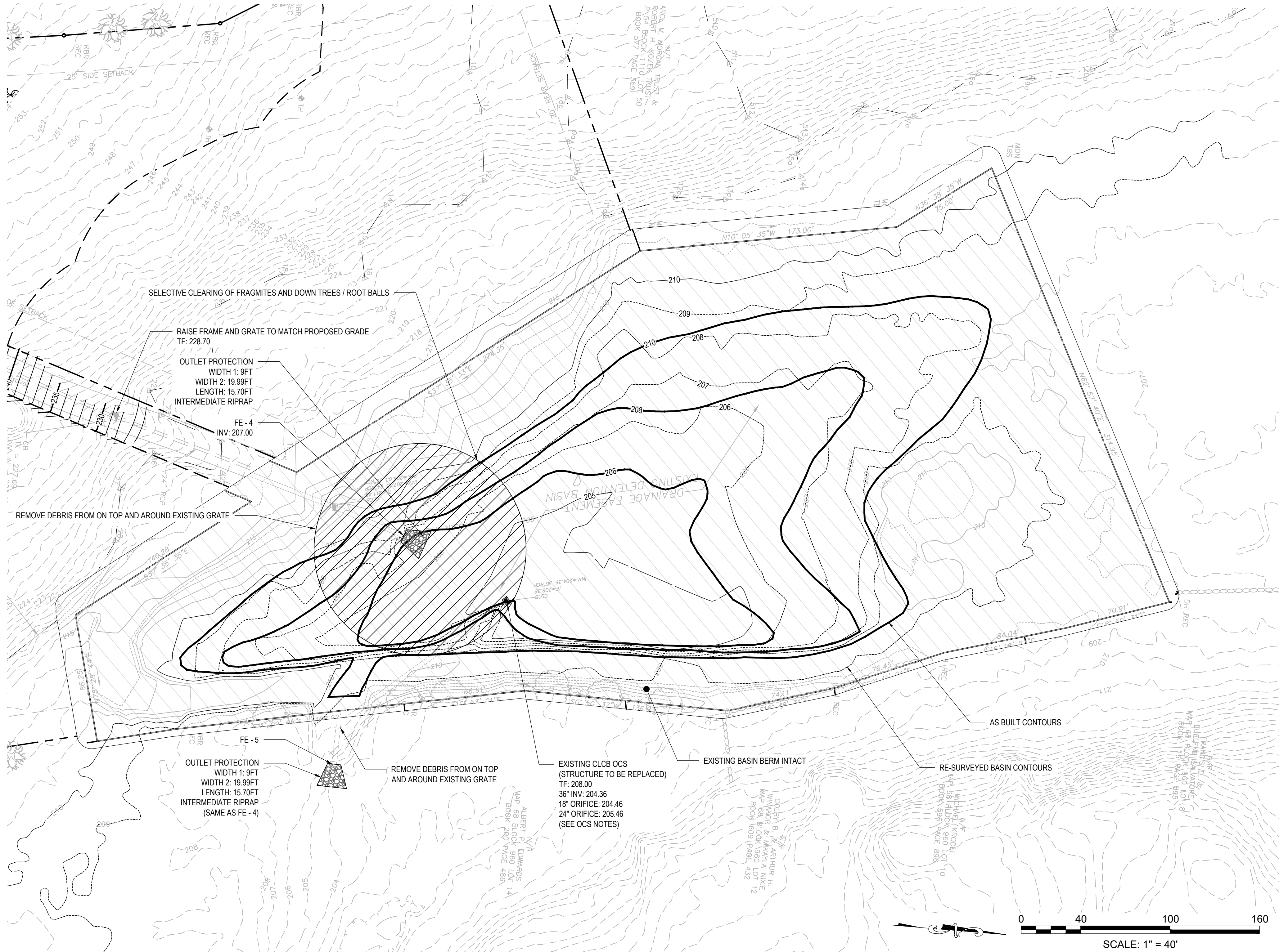
DATE:	REVISION:



PROJECT NO.: 0725 500010.00	DRAWN BY: GSL
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DATE: 12/20/2024	

**EXISTING BASIN
REHABILITATION PLAN**

DRAWING NO.:
C3.2



OCS NOTES

- PIPE IS IN ACCEPTABLE CONDITION.
- REPLACE EXISTING STRUCTURE AS CALLED FOR, SEE OCS DETAILS.

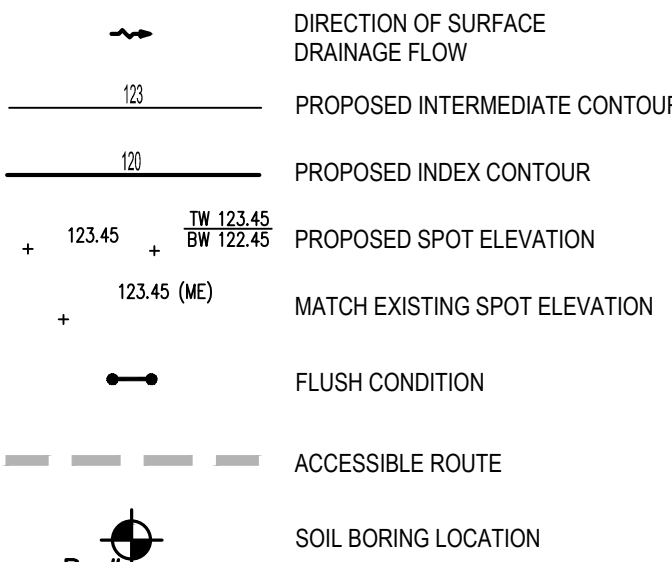
BASIN COMPARISON

BASIN PER AS-BUILT SURVEY DATED 12/05/2003
APPROXIMATE VOLUME: 125.465 CUBIC FEET

BASIN PER ADDITIONAL SURVEY PERFORMED OCTOBER 2024
APPROXIMATE VOLUME: 145.0303 CUBIC FEET

SEE HYDROCAD ANALYSIS

GRADING LEGEND



ACCESSIBILITY NOTES

1. SLOPES ALONG THE ACCESSIBLE ROUTE SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/4 INCH.
2. LANDINGS SHALL NOT HAVE A SLOPE GREATER THAN 1:50 (2%) IN ANY DIRECTION.
3. SLOPES WITHIN THE ACCESSIBLE PARKING SPACE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.

Prepared by:

benesch

Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

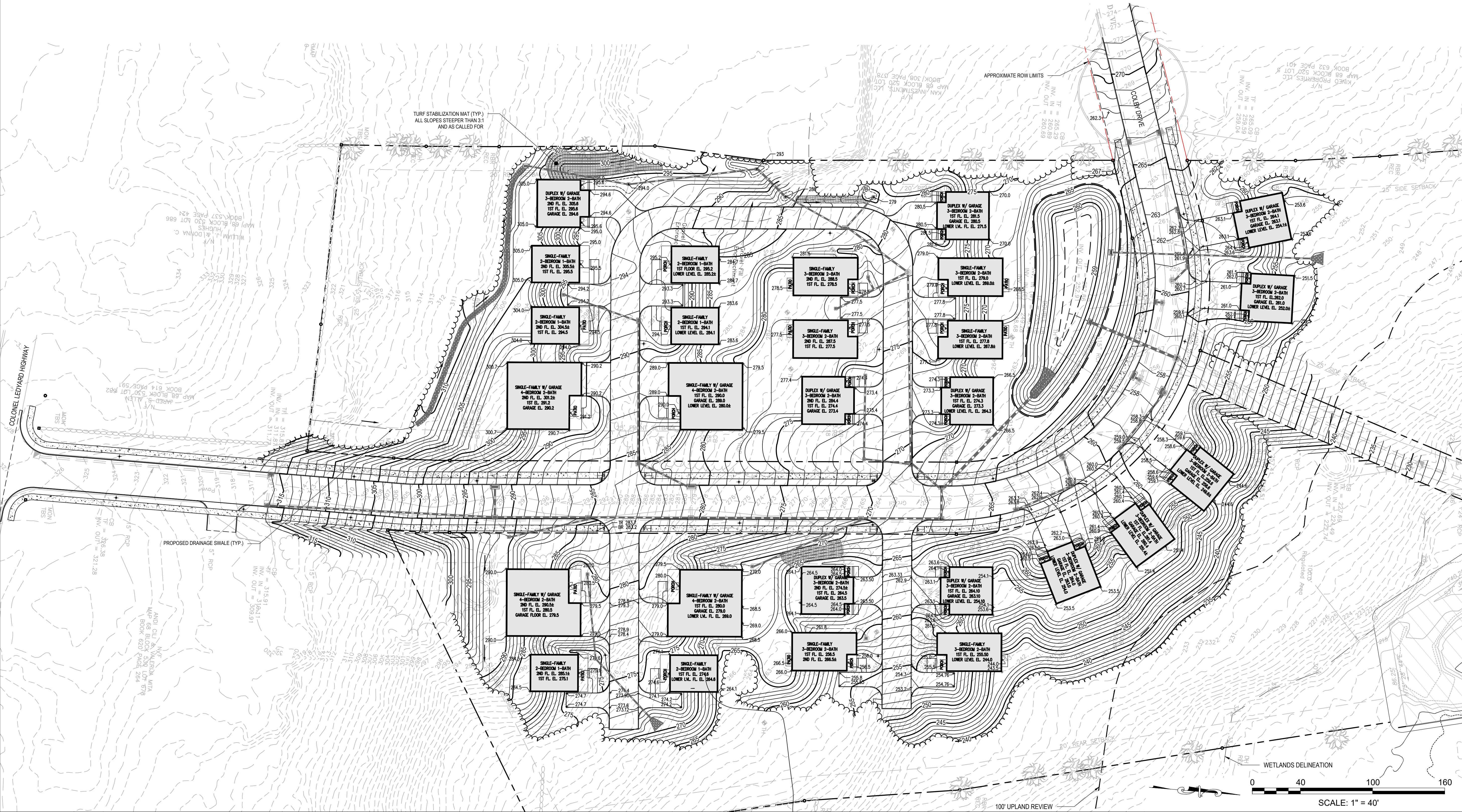
Prepared for:

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**HABITAT FOR HUMANITY MULTI-FAMILY
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LEDYARD, CT

COLBY DRIVE



DATE: REVISION:

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

STATE OF CONNECTICUT
WILLIAM G. HANLEY
LICENSED PROFESSIONAL ENGINEER

GRADING PLAN

DRAWING NO.:
C3.3

UTILITY NOTES

1.

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.
2.

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.
3.

PERFORM EXPLORATORY EXCAVATIONS AS REQUIRED TO VERIFY THE AS-BUILT LOCATION OF EXISTING SUBSURFACE UTILITIES WHERE CROSSINGS OR OTHER POTENTIAL CONFLICTS ARE PRESENT.
4.

WATER SERVICE

• ALL BUILDING SEWER LATERALS SHALL BE 8" 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.

5.

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.

6.

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

	W	W	WATER PIPE
	FP		FIRE PROTECTION LATERAL
	GV		GATE VALVE
	WT		WATER TEE CONNECTION
	S	S	SANITARY LATERAL
	FM		SANITARY LATERAL
	OC		SANITARY CLEANOUT
	OM		SANITARY MANHOLE
	E	E	ELECTRICAL CONDUIT
	T		TRANSFORMER

Prepared by:

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200 Glastonbury Boulevard, Suite 201
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Prepared for:

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RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, LOTS 8, 9 & 11
LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:

PROJECT NO.: 0725 500010.00	DRAWN BY: CLM
SCALE: 1"=40'	CHECKED BY: GWG
DATE: 12/20/2024	

UTILITY
PLAN

DRAWING NO.:
C4.0

**HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
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LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:



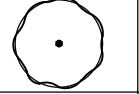
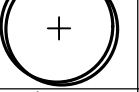
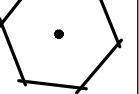
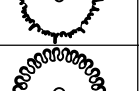
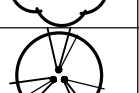
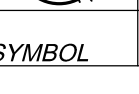
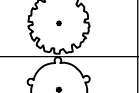
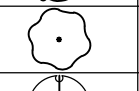
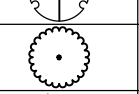
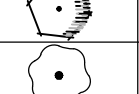
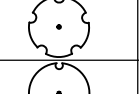
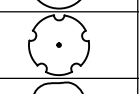
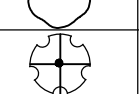
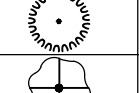
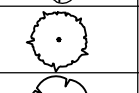
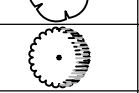
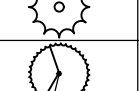
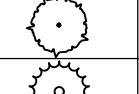
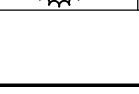
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DATE: 12/20/2024
DRAWN BY: TRS
CHECKED BY: RCD

**PLANTING
PLAN**

DRAWING NO.:
C5.0

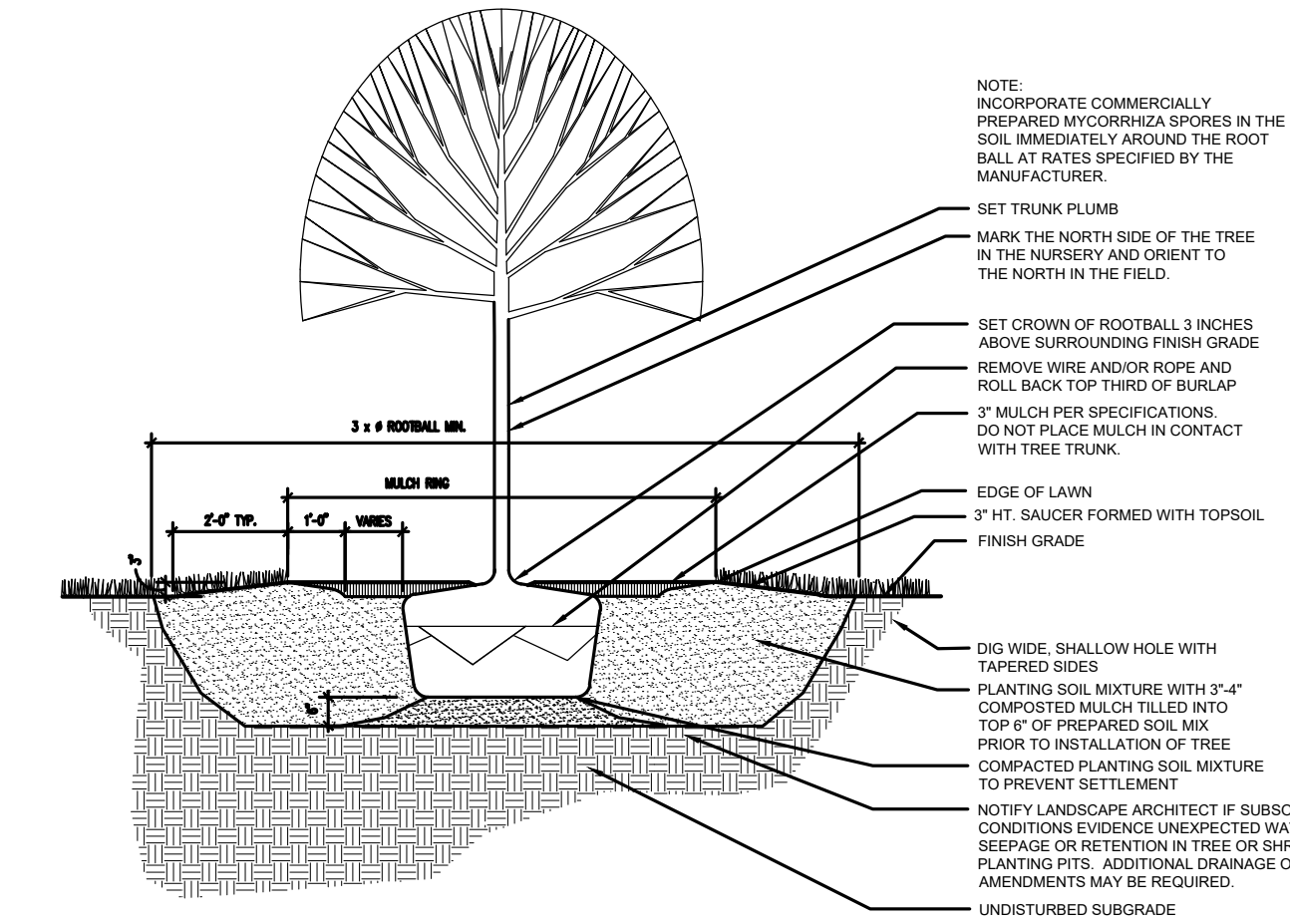


PLANT SELECTION SCHEDULE

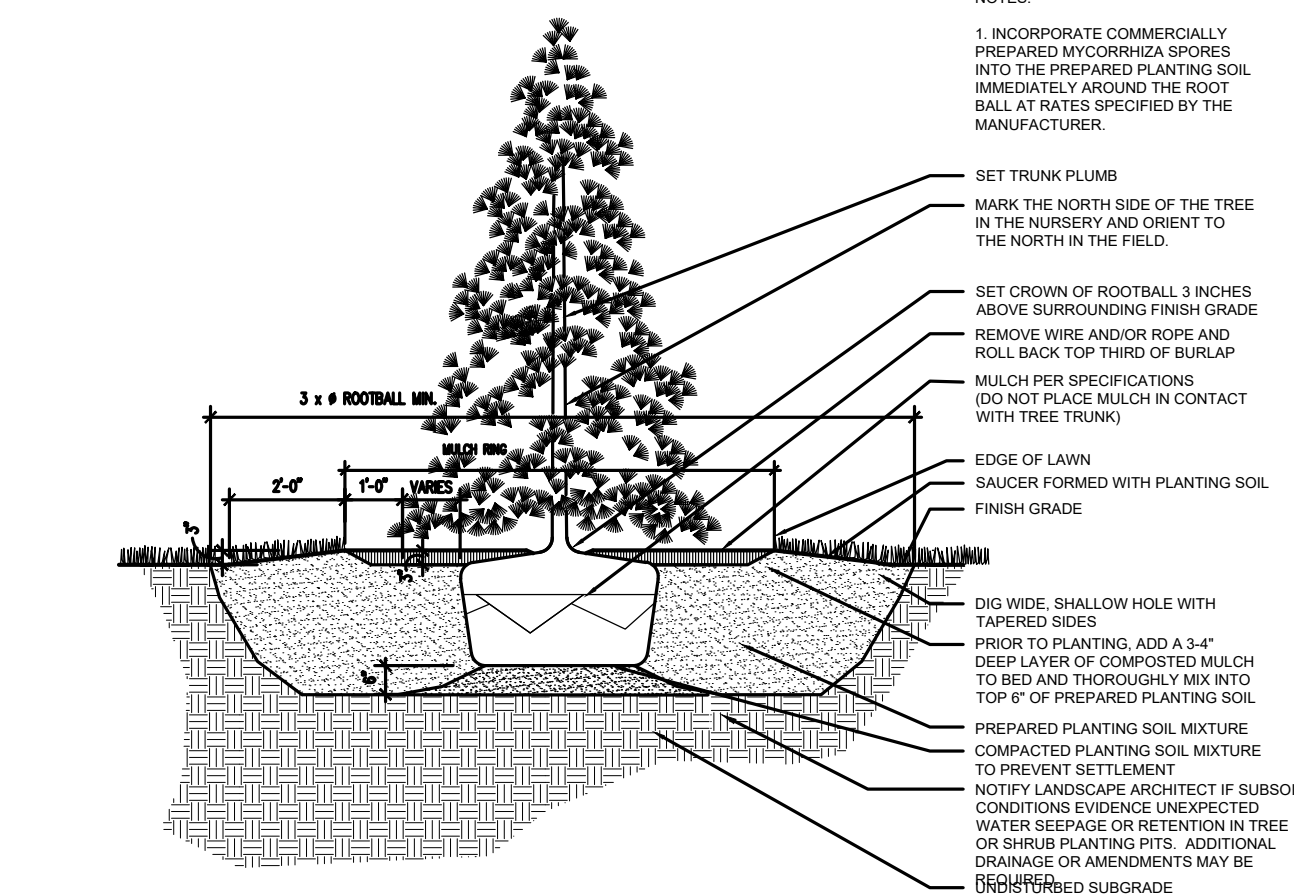
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES					
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2.5-3" CAL.	
	ASFF	ACER SACCHARUM 'FALL FIESTA' / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	14-16' HT.
	AHB	AESCULUS HIPPOCASTANUM 'BAUMANNII' / BAUMANN HORSE CHESTNUT	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 RUTGSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12' HT.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
GRASSES					
	PVH	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 'PIIHM-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 'FLEMYGEA' / 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 PENSYLVANICA / 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

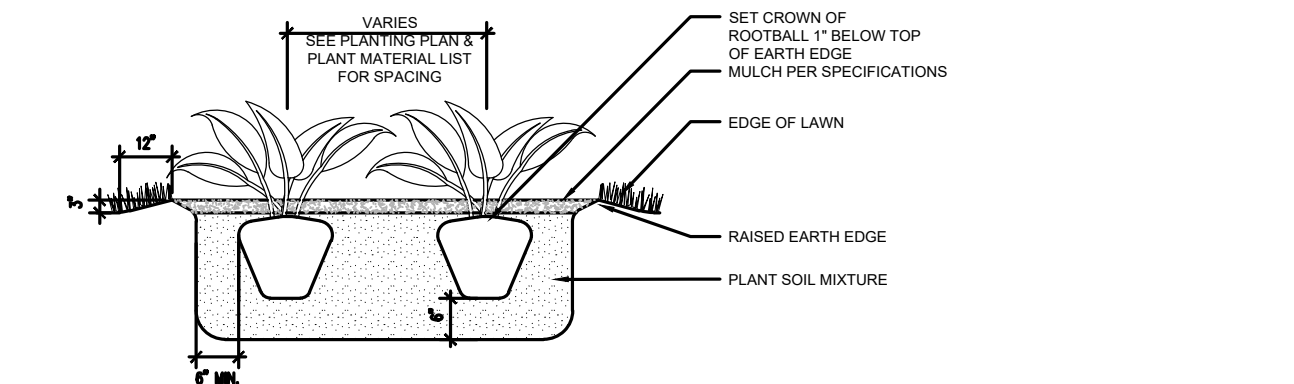
1. BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
2. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING AREAS OUTSIDE OF THE CONTRACT LIMIT LINE, BUT WHICH ARE NOT COVERED BY OTHER SITE IMPROVEMENTS.
3. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
4. 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.
5. 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.
6. ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH UNLESS INDICATED OTHERWISE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
8. 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.
9. 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.
10. 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.
11. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
12. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
13. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
14. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.



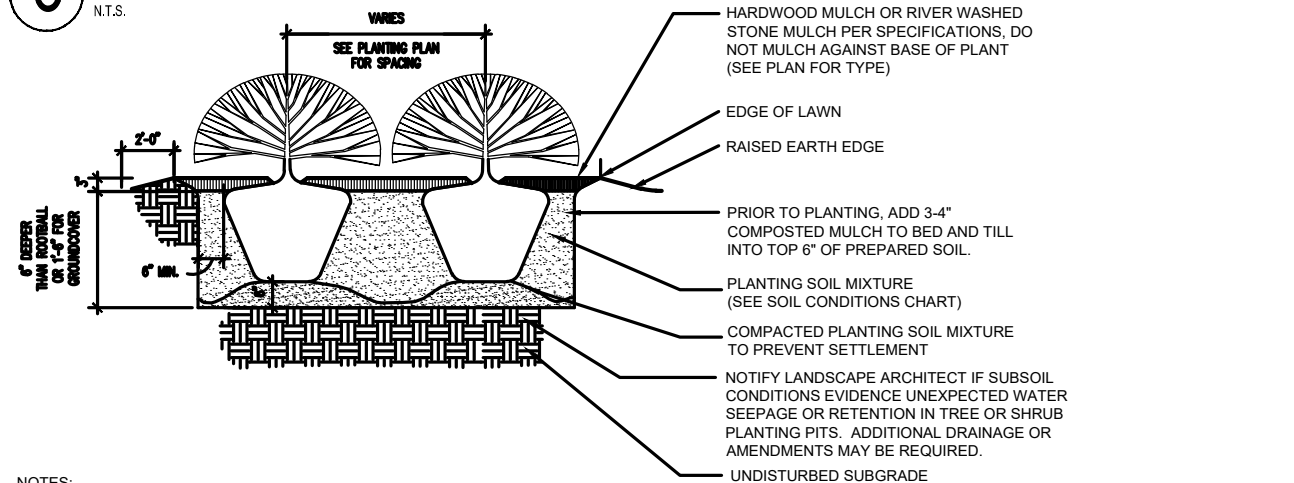
A DECIDUOUS TREE PLANTING



B EVERGREEN TREE PLANTING

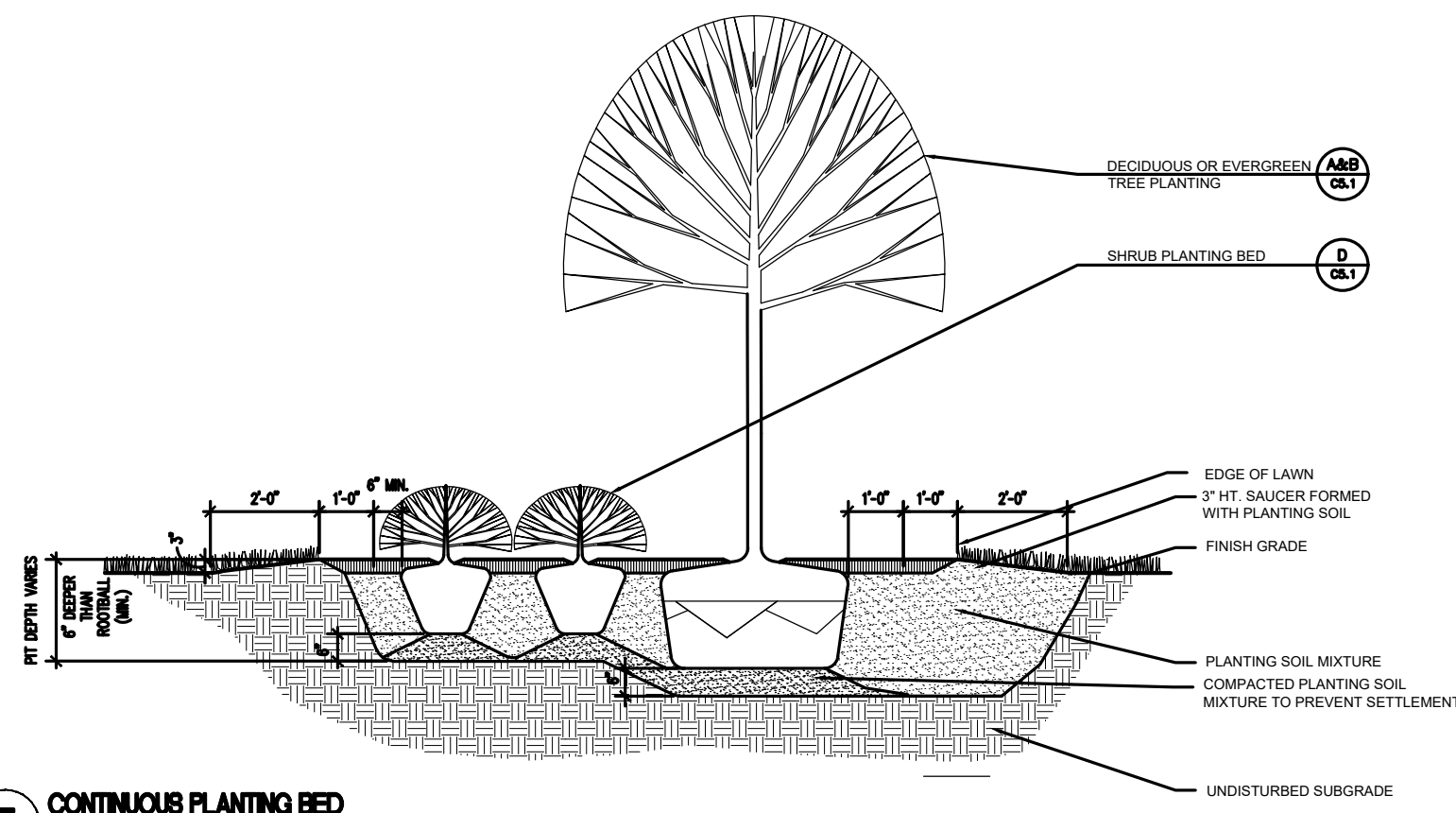


C PERENNIAL PLANTING (CONTINUOUS PLANTING BED)



- NOTES:
1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL AWAY ANY ROOTS CIRCling THE PERIMETER OF CONTAINER.
 2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
 3. INCORPORATE COMMERCIALLy PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
 4. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE. DESIGN ALTERNATIVE DRAINAGE SYSTEMS, AS REQUIRED.

D SHRUB PLANTING BED



E CONTINUOUS PLANTING BED

Prepared by:

benesch
Alfred Benesch & Company
200 Glastonbury Boulevard, Suite 201
Glastonbury, Connecticut 06033
860-633-8341

Prepared for:

Habitat for Humanity®
of Eastern Connecticut

**HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, LOTS 8, 9 & 11**

LEDYARD, CT

COLBY DRIVE

DATE:	REVISION:

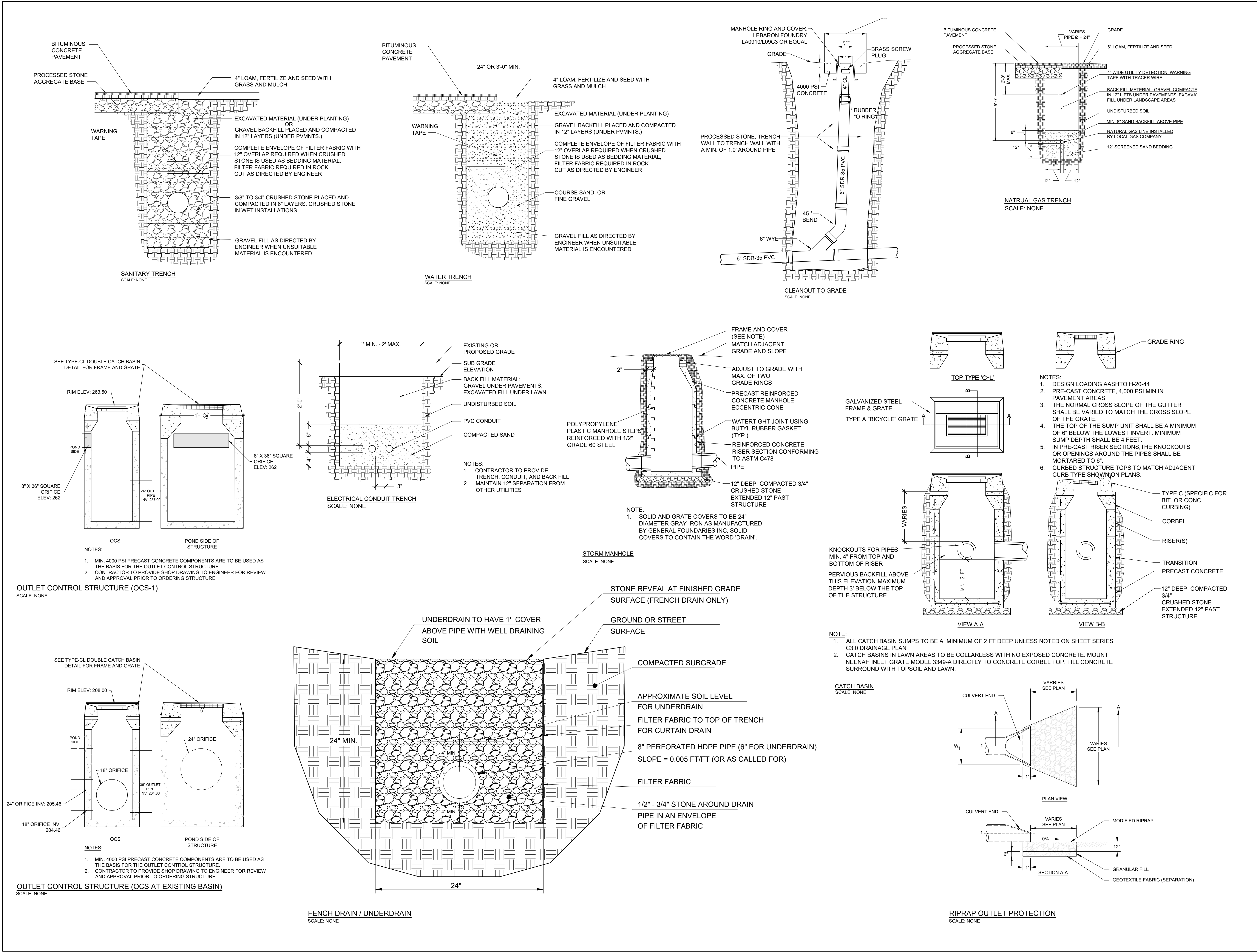


PROJECT NO.: 0725 500610.00
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CHECKED BY: RCD

PLANTING
DETAILS & SCHEDULE

DRAWING NO.:
C5.1

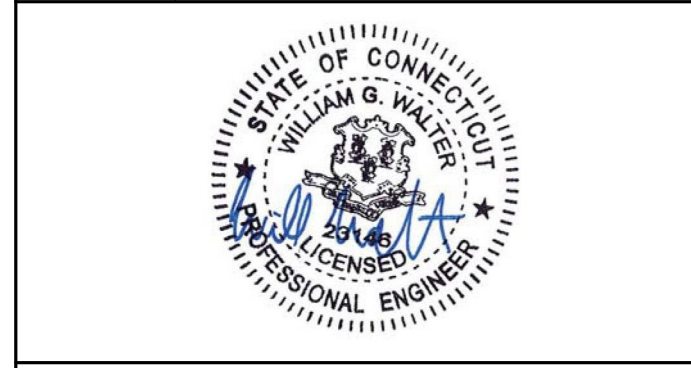


**HABITAT FOR HUMANITY MULTI-FAMILY
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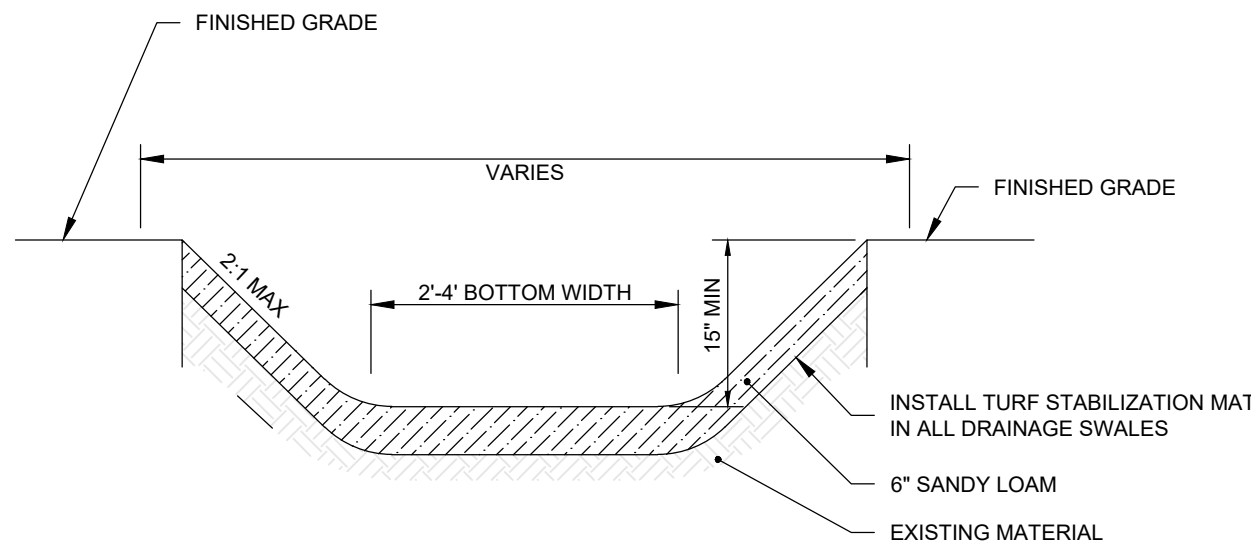
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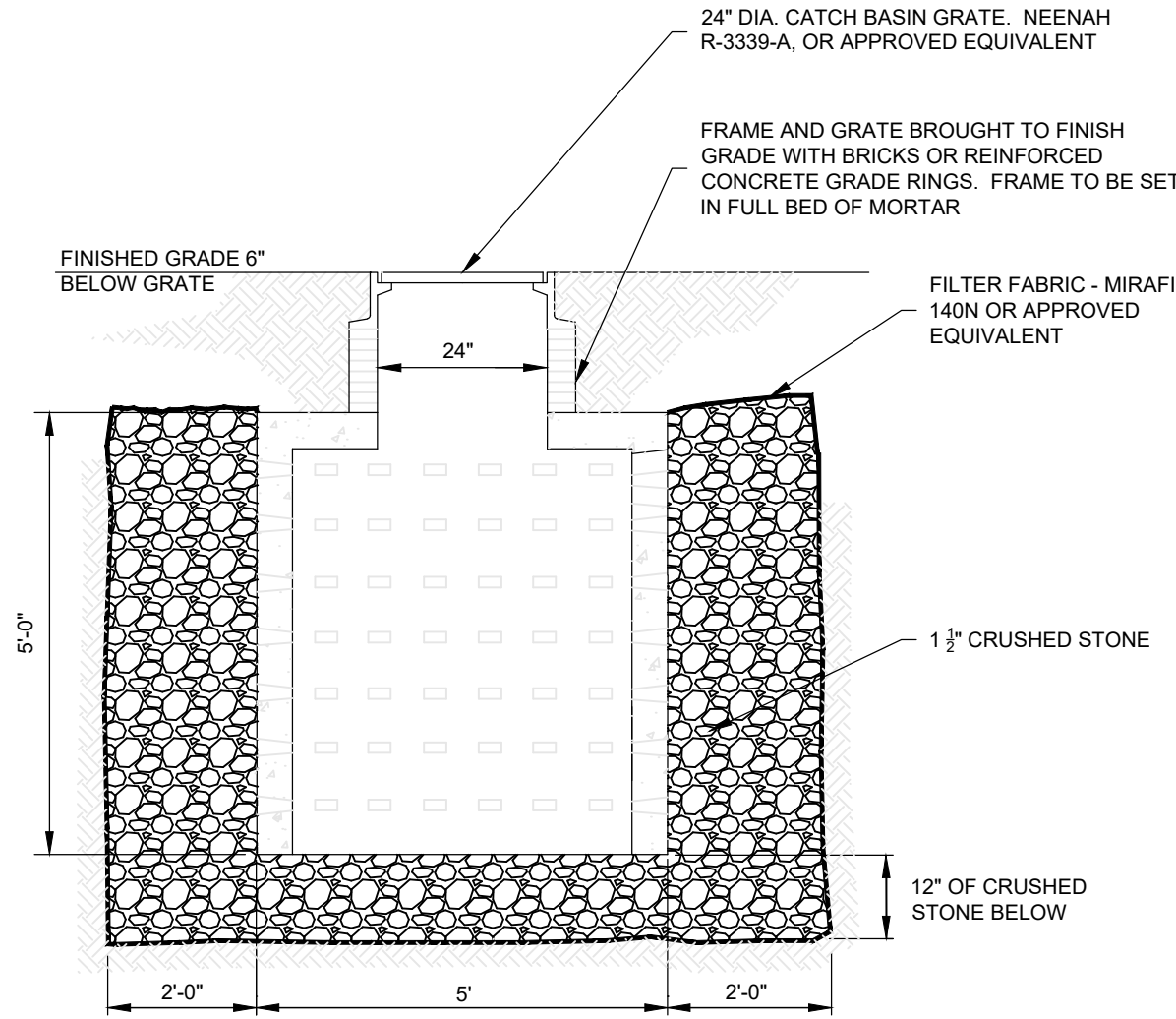


PROJECT NO.: 0725 500010.00
SCALE: AS SHOWN
DATE: 12/20/2024

DRAWN BY: CLM
CHECKED BY: WGW



DRAINAGE SWALE
SCALE: NONE



DRYWELL
SCALE: NONE

**HABITAT FOR HUMANITY MULTI-FAMILY
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PER C.G.S. §8-30g, LOTS 8, 9 & 11**

LEDYARD, CT

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DATE:	REVISION:



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

SITE DETAILS