

HABITAT FOR HUMANITY

MULTI-FAMILY RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT

PER C.G.S §8-30g

8, 9 & 11 COLBY DRIVE AND COLBY DRIVE ROADBED
EASEMENTS ON 5 & 6 COLBY DRIVE AND 16 HIGHVIEW TERRACE
LEDYARD, CONNECTICUT

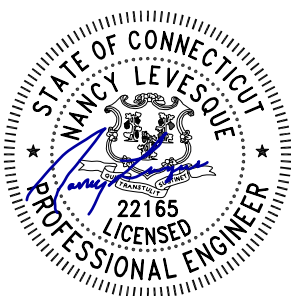
SUBMITTED FOR: **PLANNING & ZONING APPLICATION**

MAY 19, 2025
REVISED AUGUST 27, 2025
REVISED SEPTEMBER 29, 2025

OWNER (PREPARED FOR)



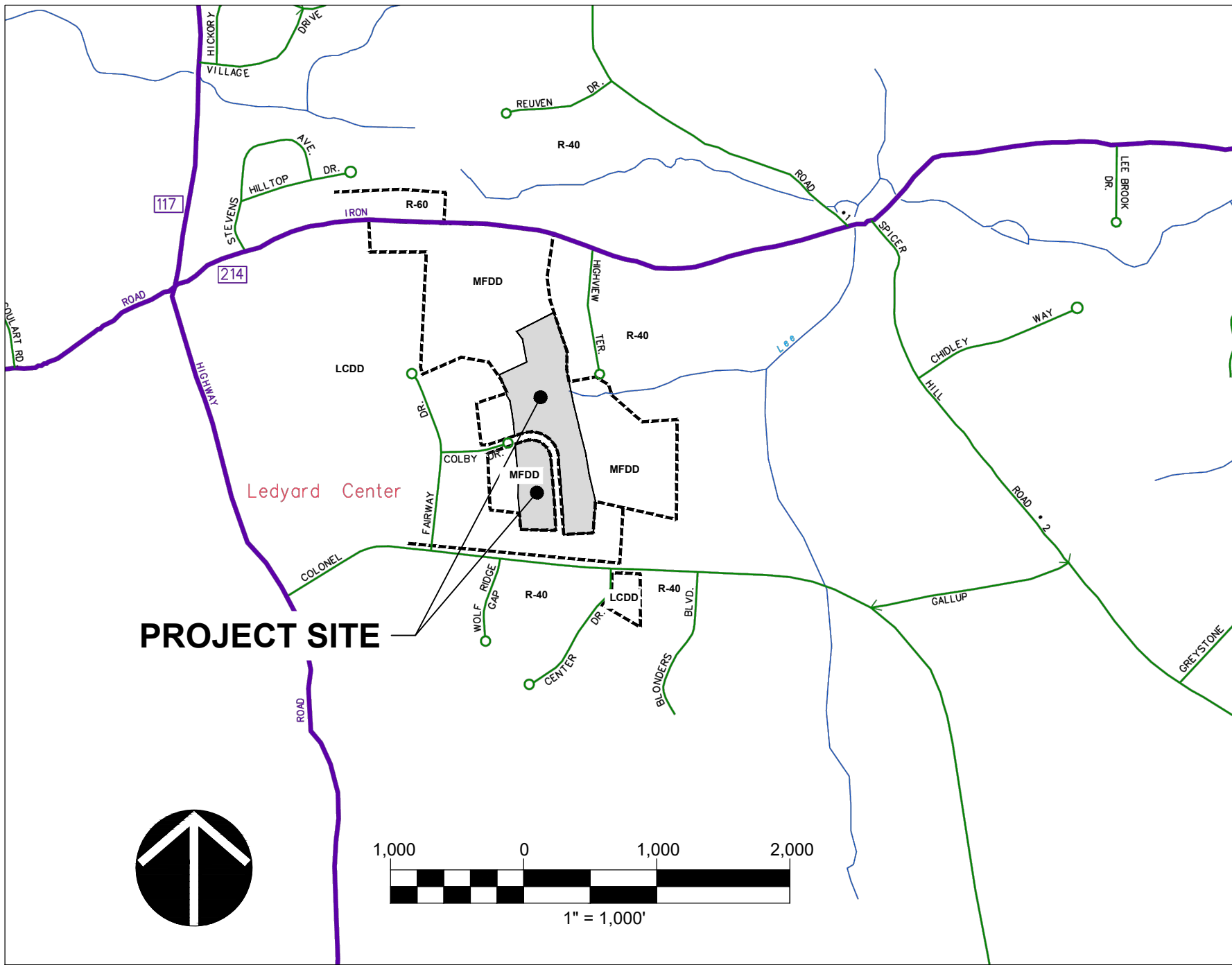
CONSULTANTS (PREPARED BY)



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
C2.0	SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	DRAINAGE PLAN
C3.2	EXISTING BASIN REHABILITATION PLAN
C3.3	GRADING PLAN
C3.4	PROFILE
C4.0	UTILITY PLAN
C5.0	PLANTING PLAN
C5.1	PLANTING DETAILS & SCHEDULE
C6.0	SITE DETAILS
C6.1	SITE DETAILS
C6.2	SITE DETAILS

LOCUS



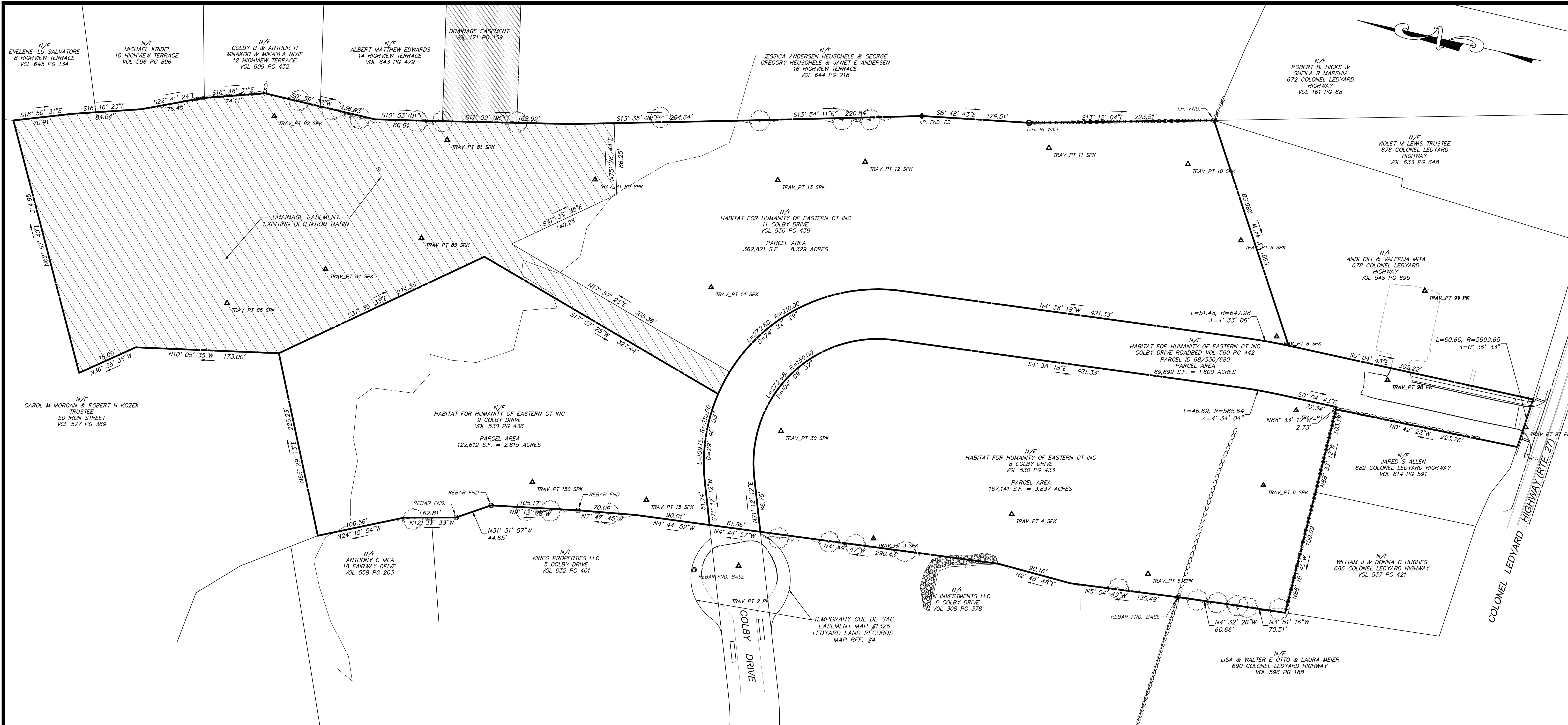
PARCEL ID'S:
8 COLBY DRIVE (68-520-8)
9 COLBY DRIVE (68-520-9)
11 COLBY DRIVE (68-520-11)
COLBY DRIVE ROADBED(68-530-680)
EASEMENT ONLY:
16 HIGHVIEW TERRACE (68-960-16)
5 COLBY DRIVE (68-520-5)
6 COLBY DRIVE (68-520-6)

FOR PERMITTING PURPOSES ONLY
NOT FOR CONSTRUCTION

LEDYARD PLANNING & ZONING APPROVAL APPLICATION PZ#25-4	
APPROVAL DATE:	DATE
EXPIRATION DATE:	DATE
PLANNING & ZONING CHAIRMAN	DATE
EROSION & SEDIMENT CONTROL PLAN APPROVED BY:	
CHAIRMAN/VICE CHAIRMAN OF THE PLANNING & ZONING COMMISSION OR ITS AGENT	DATE

LEDYARD INLAND WETLANDS AND WATERCOURSES COMMISSION APPROVAL APPLICATION IWWC#25-11	
APPROVAL DATE:	JULY 1, 2025 DATE
EXPIRATION DATE:	JULY 1, 2030 DATE
INLAND WETLANDS AND WATERCOURSES CHAIRMAN	DATE

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



LEGEND

UTILITY SERVICES (UNDERGROUND OR OVERHEAD)

—E—	ELECTRIC SERVICE
—G—	GAS PIPES
—SAN—	SANITARY SEWER PIPES
-----	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
-----	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 ROOFLINE (AERIAL PHOTOS)
-----	RETAINING WALL
-----	STOCKADE FENCE
-----	CHAIN LINK/WIRE FENCE
-----	TREE/VEGETATION LINE
-----	STONE WALL
-----	SURFACE WATER (WATERCOURSE)
-----	WETLANDS LIMIT
-----	EDGE OF LANDSCAPING
-----	INTERMEDIATE CONTOUR
-----	INDEX CONTOUR

SYMBOL LEGEND

●	CATCH BASIN
○	AT&T
■	BITUMINOUS
□	BLK.
○	CATCH BASIN
○	COMMUNICATION
○	CONCRETE
○	CONCRETE
○	CONNECTICUT NATURAL GAS
○	CL
○	CHAIN LINK FENCE
○	CL&P
○	CONTROL POINT
○	DECIDUOUS
○	DECIDUOUS
○	DRAINAGE MANHOLE
○	E
○	EAST OR ELECTRIC
○	ELEV
○	ELEVATION
○	EMH
○	FLOW LINE
○	FND
○	GRANITE
○	GSTC
○	HARTFORD ELECTRIC COMPANY
○	HYD.
○	HYDRANT
○	H.H.
○	HAND HOLE
○	L.P.
○	BOILING (AS STAKED)
○	BOILING (AS STAKED)
○	SPOT ELEVATION
○	WETLANDS FLAG
○	PROPERTY MONUMENT
○	UTILITY MONUMENT (SET AS 2" OFFSET)
○	IRON PIPE OR REBAR FOUND
○	IRRIGATION CONTROL BOX
○	EMERGENCY PHONE
○	TRAFFIC CONTROLLER CABINET
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	STREET LIGHT
○	SE
○	SOUTHWEST
○	BOULDER LIGHT
○	SMH
○	BOULDER / ROCK
○	SNET
○	SQ.
○	SQUARE
○	STEAM
○	TMH
○	TELEPHONE MANHOLE
○	TEL.
○	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
○	CATCH BASIN
COM	COMMUNICATION
CON.	CONCRETE
CONC.	CONCRETE
CNG	CONNECTICUT NATURAL GAS
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CL&P	CONNECTICUT LIGHT & POWER COMPANY
CP	CONTROL POINT
DEC.	DECIDUOUS
DECIDUOUS	DECIDUOUS
DMH	DRAINAGE MANHOLE
E	EAST OR ELECTRIC
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
F.L.	FLOW LINE
FND	FOUND
GRAN.	GRANITE
GSTC	GRANITE STONE CURB
HELCO	HARTFORD ELECTRIC COMPANY
HYD.	HYDRANT
H.H.	HAND HOLE
L.P.	LIGHT POLE
MH	MANHOLE
M	METER
M.M.	MONITOR WELL
N	NORTH
NAD	NORTH AMERICAN DATUM
NAD	NATIONAL AMERICAN VERTICAL DATUM
NE	NORTHEAST
N/F	NOW OR FORMERLY
NW	NORTHWEST
PKG	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	WATER OR WEST
W.G.	WATER GATE

MAP REFERENCES

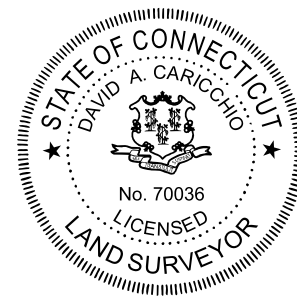
- SUBDIVISION PLAN PREPARED FOR KONOVER INVESTMENTS CORPORATION & REALCOM, LLC COLBY DRIVE & IRON STREET LEDYARD, CT BOUNDARY PLAN DATE 2/1/05 SHEET NO. 2 REVISED 3/23/05, 4/26/05, & 6/08/05 SCALE 1"=80' BY CLA ENGINEER, INC.
- BOUNDARY SURVEY AND DETAIL LOT LAYOUT MAP GRAY FARMS SUBDIVISION SECTION V COLONEL LEDYARD HIGHWAY & GALLUP HILL ROAD LEDYARD, CONNECTICUT PROPERTY OF & PREPARED FOR FUNLOCK ASSOCIATES LIMITED PARTNERSHIP SCALE 1"=100' SHEET 2 OF 7 NOVEMBER 15, 1989 REV MARCH 28, 1990 REV. DEC. 1, 1990 BY J. RORBERT PFANNER & 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 7 SPICER HILL ROAD LEDYARD CONNECTICUT SCALE 1"=100' JANUARY 1976 BY DIESARE-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 '83 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 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 EXISTENCES OF WHICH ARE UNKNOWN TO ALFRED BENESCH & 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 "MFD" 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: 090110359G 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, P.L.S. No. 70036
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT
(not valid without original signature and embossed seal)

9/4/2025

REVISIONS	DATE	DESCRIPTION	SURVEY BOOK: 06-
	1	9/2/2025	PER TOWN STAFF COMMENTS
No.	DATE	DESCRIPTION	SURVEYOR: PC
	1	9/2/2025	PER TOWN STAFF COMMENTS
No.	DATE	DESCRIPTION	DRAWN: DAC
	1	9/2/2025	PER TOWN STAFF COMMENTS
No.	DATE	DESCRIPTION	CHECKED: RS
	1	9/2/2025	PER TOWN STAFF COMMENTS
No.	DATE	DESCRIPTION	APPROVED: WW
	1	9/2/2025	PER TOWN STAFF COMMENTS

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

BOUNDARY SURVEY
PREPARED FOR
HABITAT FOR HUMANITY
OF EASTERN CT, INC
COLBY DRIVE

LEDYARD

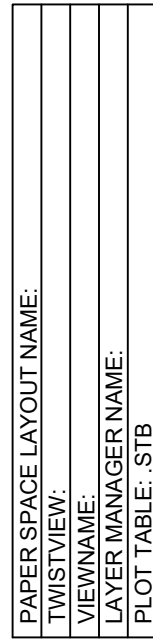
CONNECTICUT

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

SV.01

File Location/Name - Y:\Connecticut\0725-500010\000_JFF_Ledyard_Mail_Fa\Survey\ACAD\0725-500010 SURVEY.dwg
Date of Plot September 02, 2025 - 8:41 AM





 9/4/2025

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

PROJ. No.: 0725-500010
DATE: SEPT 2024
SV.03

SITE PREPARATION NOTES:

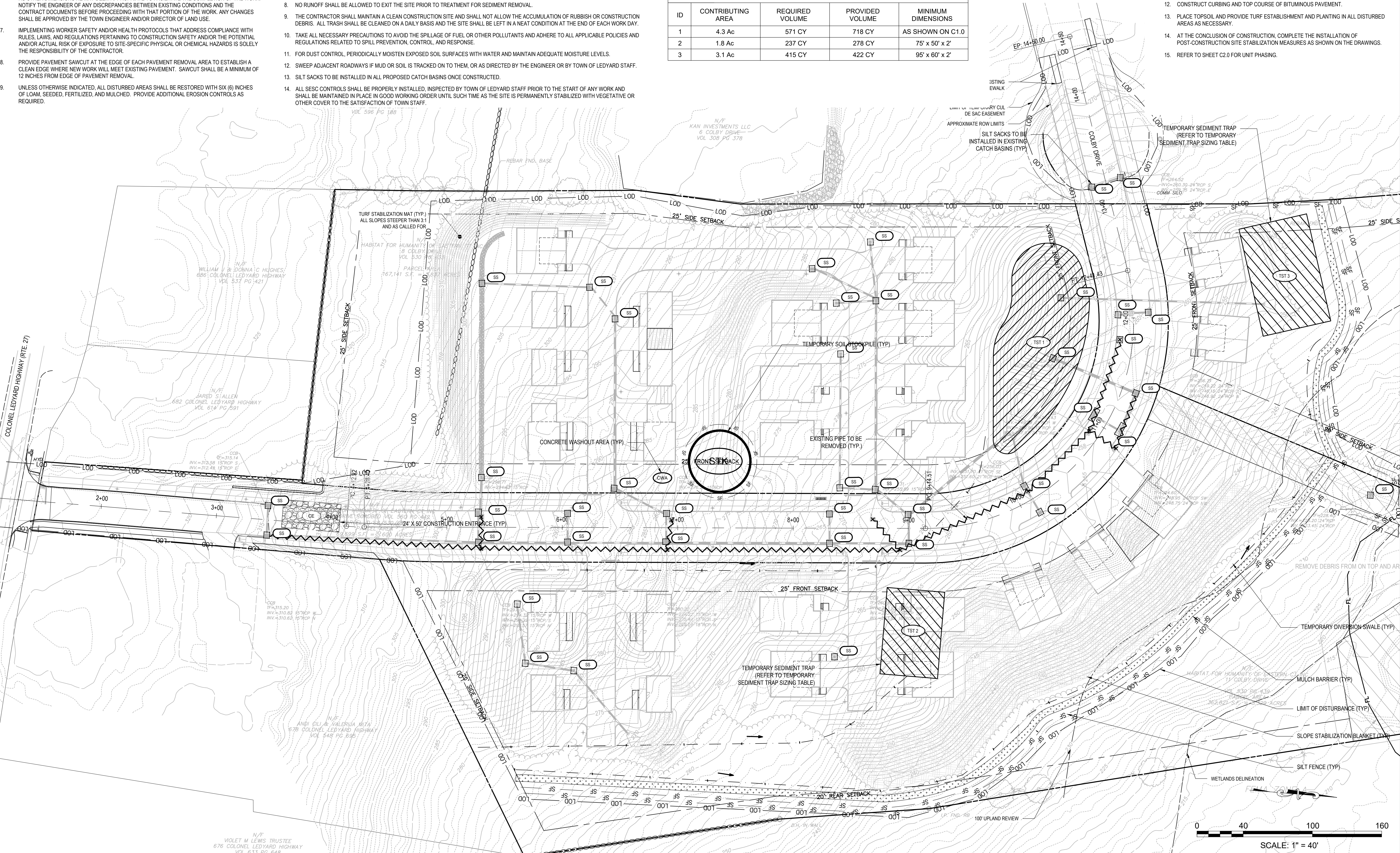
- CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) AND VERIFY UTILITY MARK-OUT WITH THE OWNER PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED 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 DEPICTED 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 INDICATED 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. ANY CHANGES SHALL BE APPROVED BY THE TOWN ENGINEER AND/OR DIRECTOR OF LAND USE.
- 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 OR BY TOWN OF LEDYARD STAFF.
- SILT SACKS TO BE INSTALLED IN ALL PROPOSED CATCH BASINS ONCE CONSTRUCTED.
- ALL E&S CONTROLS SHALL BE PROPERLY INSTALLED, INSPECTED BY TOWN OF LEDYARD STAFF PRIOR TO THE START OF ANY WORK AND SHALL BE MAINTAINED IN PLACE IN GOOD WORKING ORDER UNTIL SUCH TIME AS THE SITE IS PERMANENTLY STABILIZED WITH VEGETATIVE OR OTHER COVER TO THE SATISFACTION OF TOWN STAFF.

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, TOWN ENGINEER, DIRECTOR OF LAND USE, WETLANDS ENFORCEMENT OFFICER, 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.
- REFER TO SHEET C2.0 FOR UNIT PHASING.

Prepared by:

benesch

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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, 8, 9 & 11**

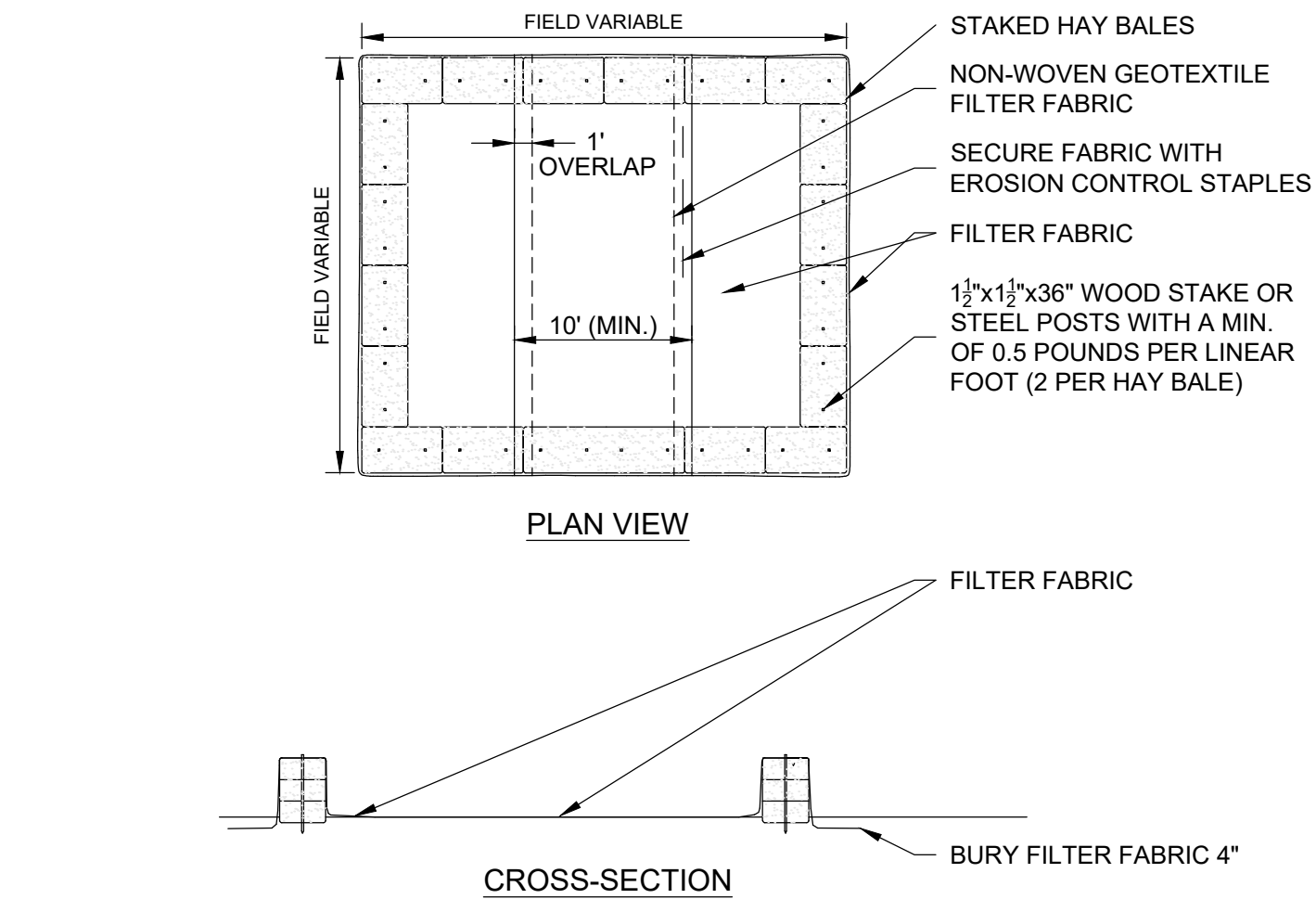
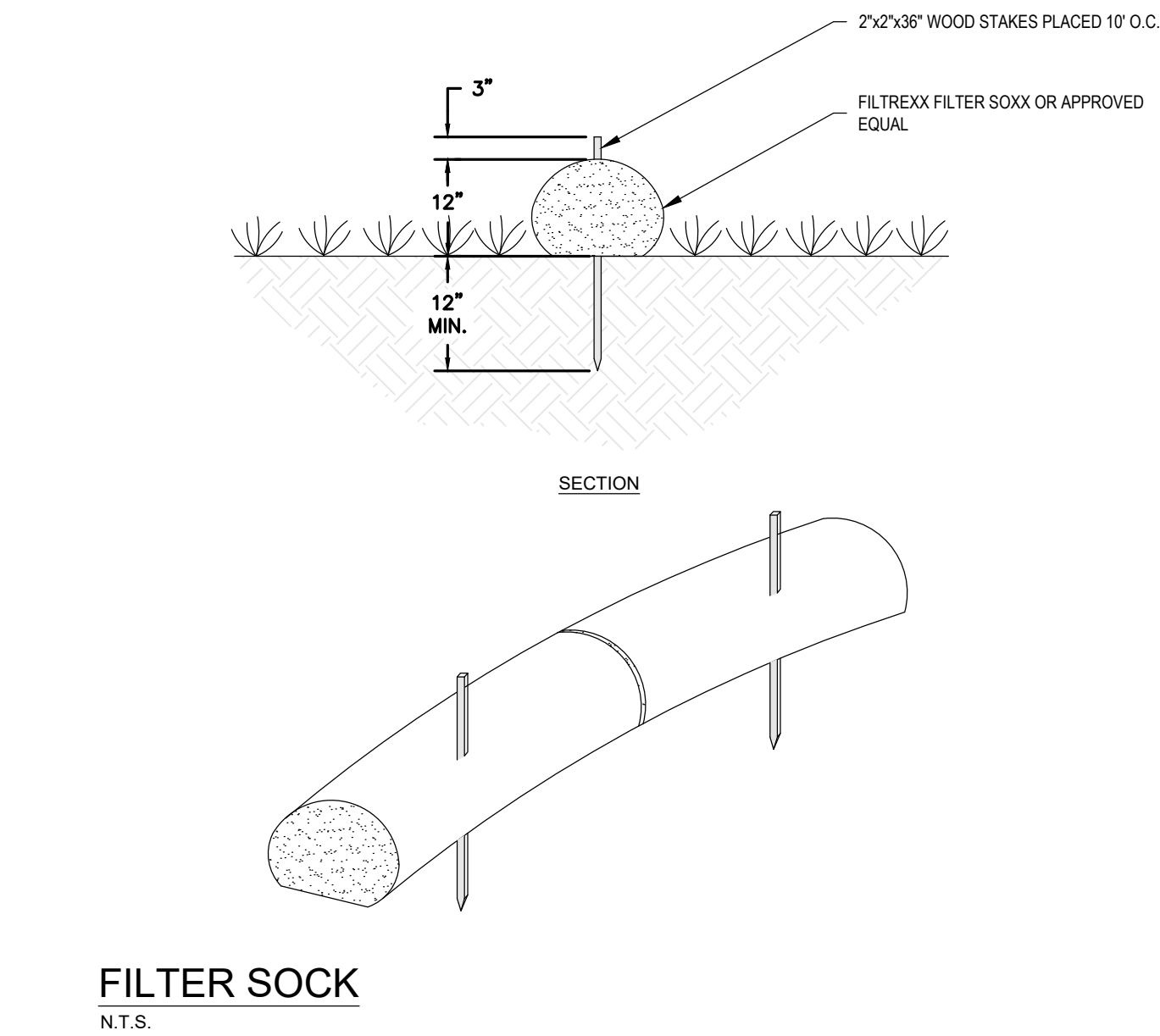
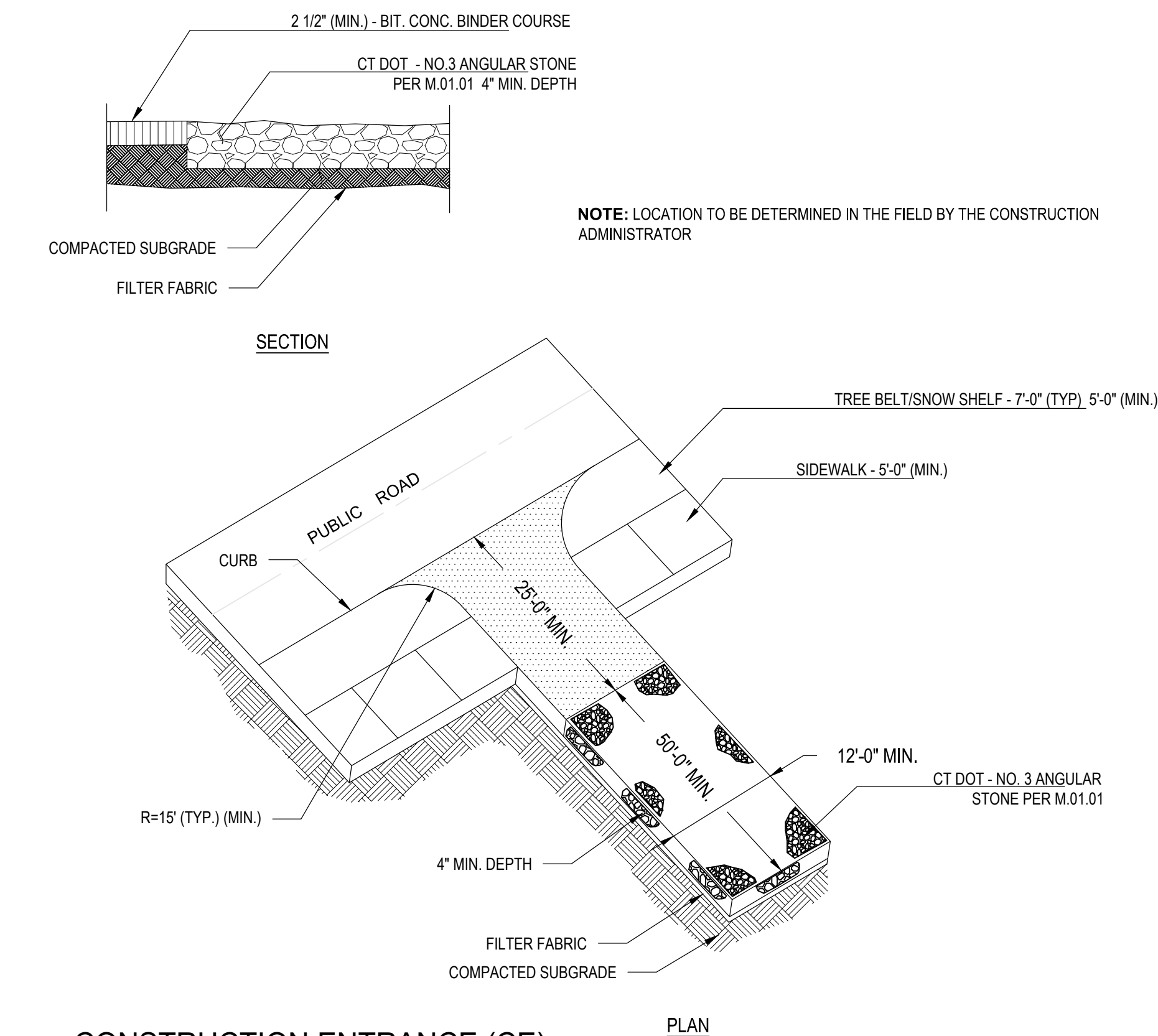
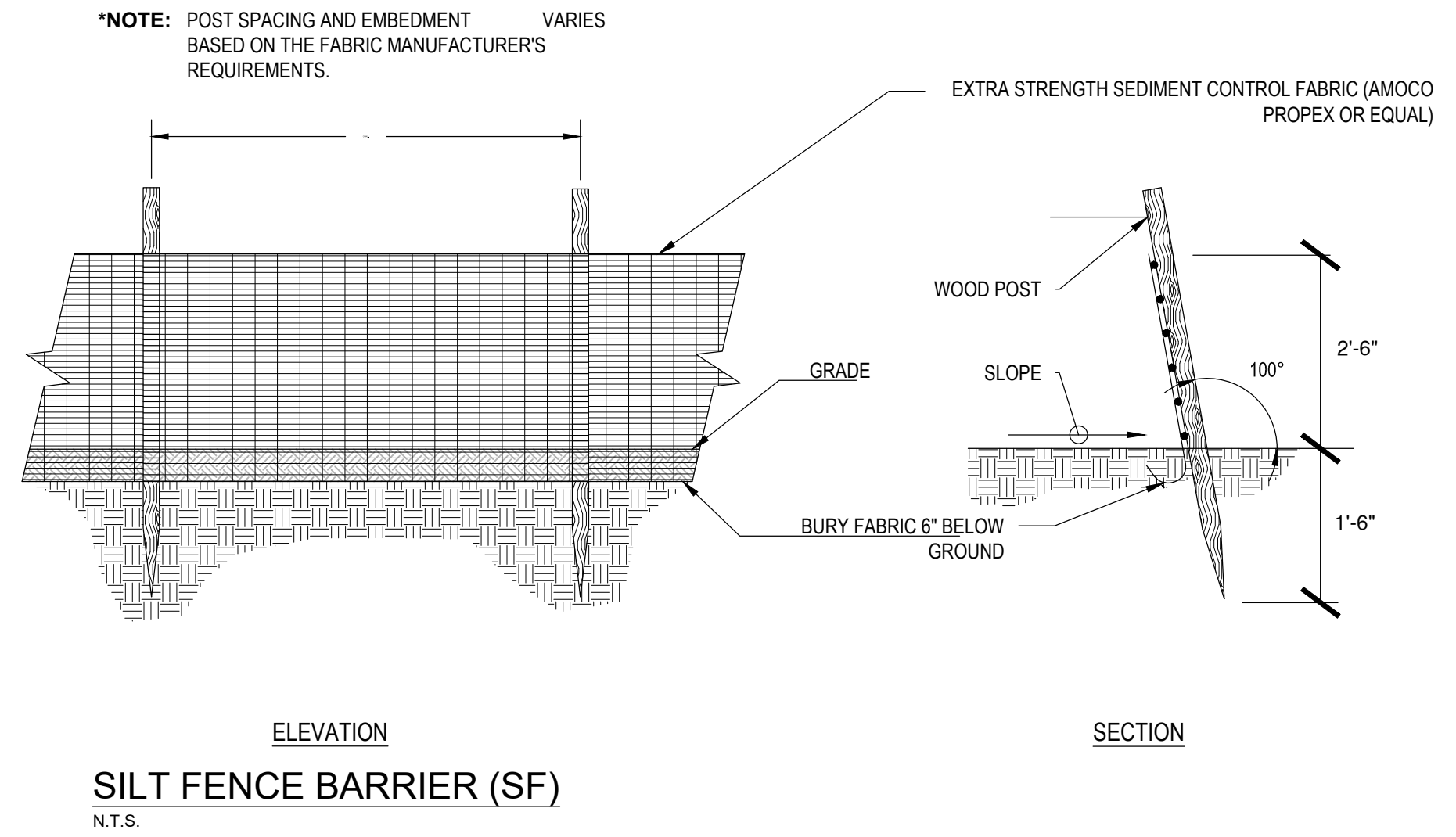
LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:
09/02/2025	PER CITY STAFF COMMENTS
09/29/2025	PER CITY STAFF COMMENTS

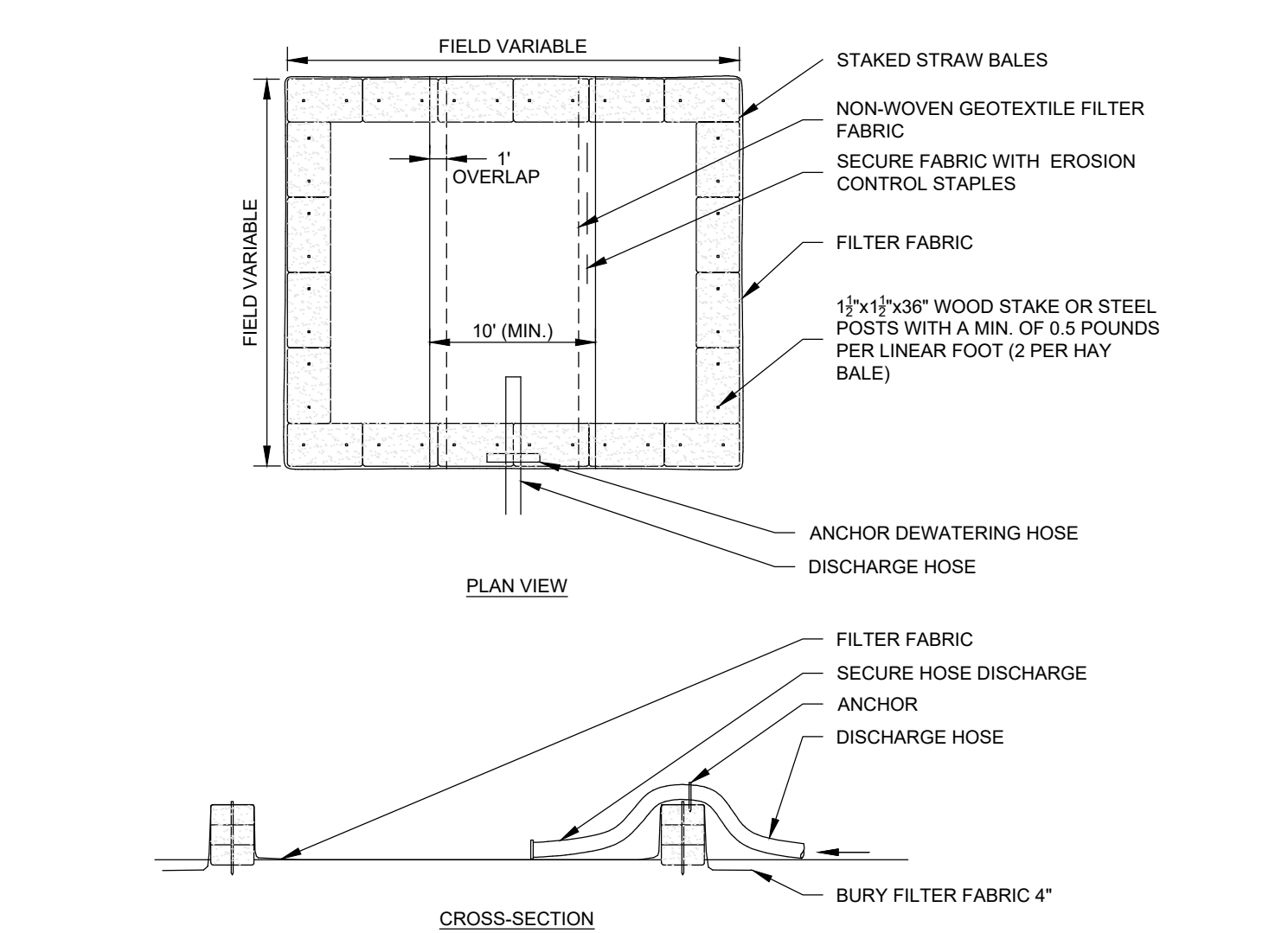
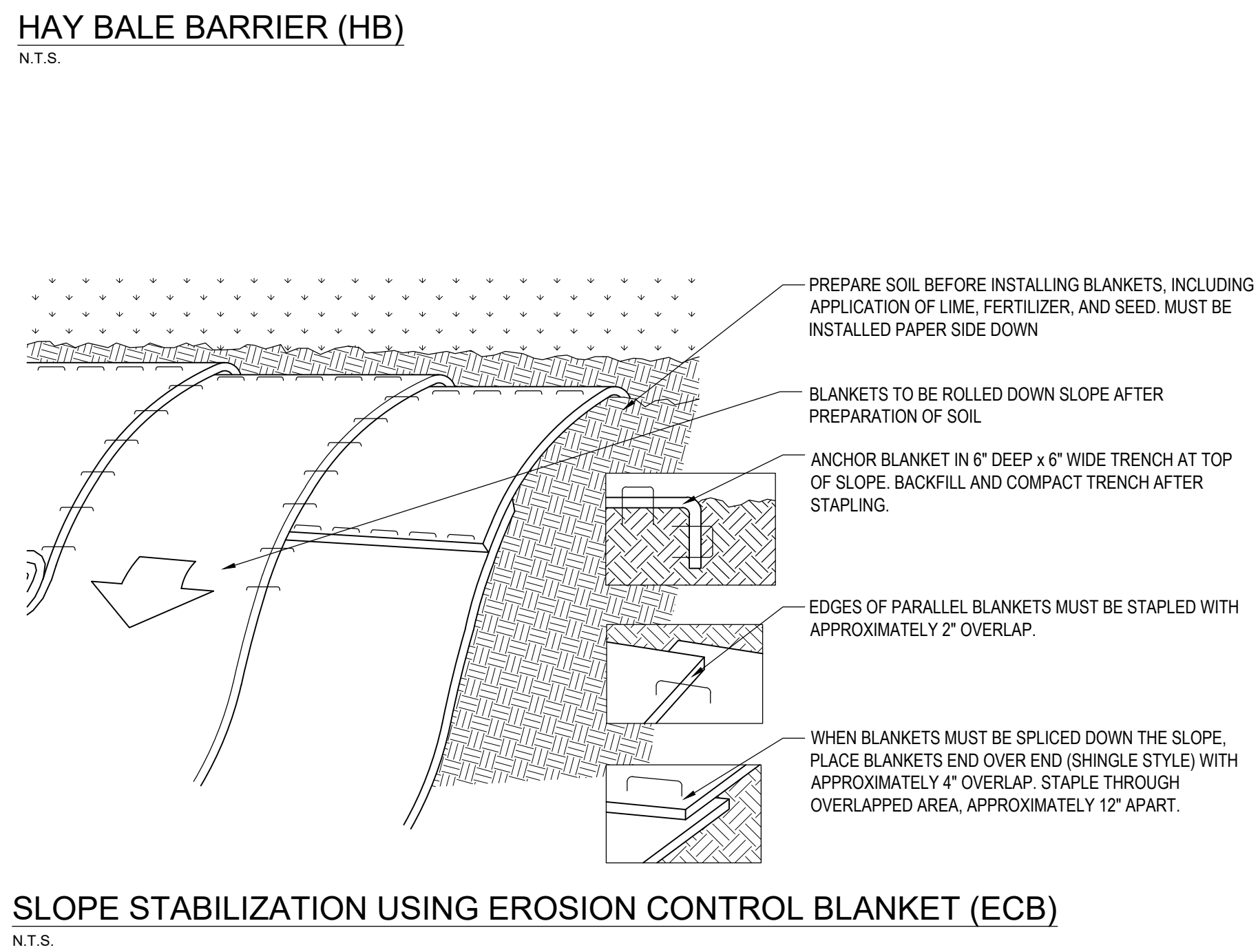
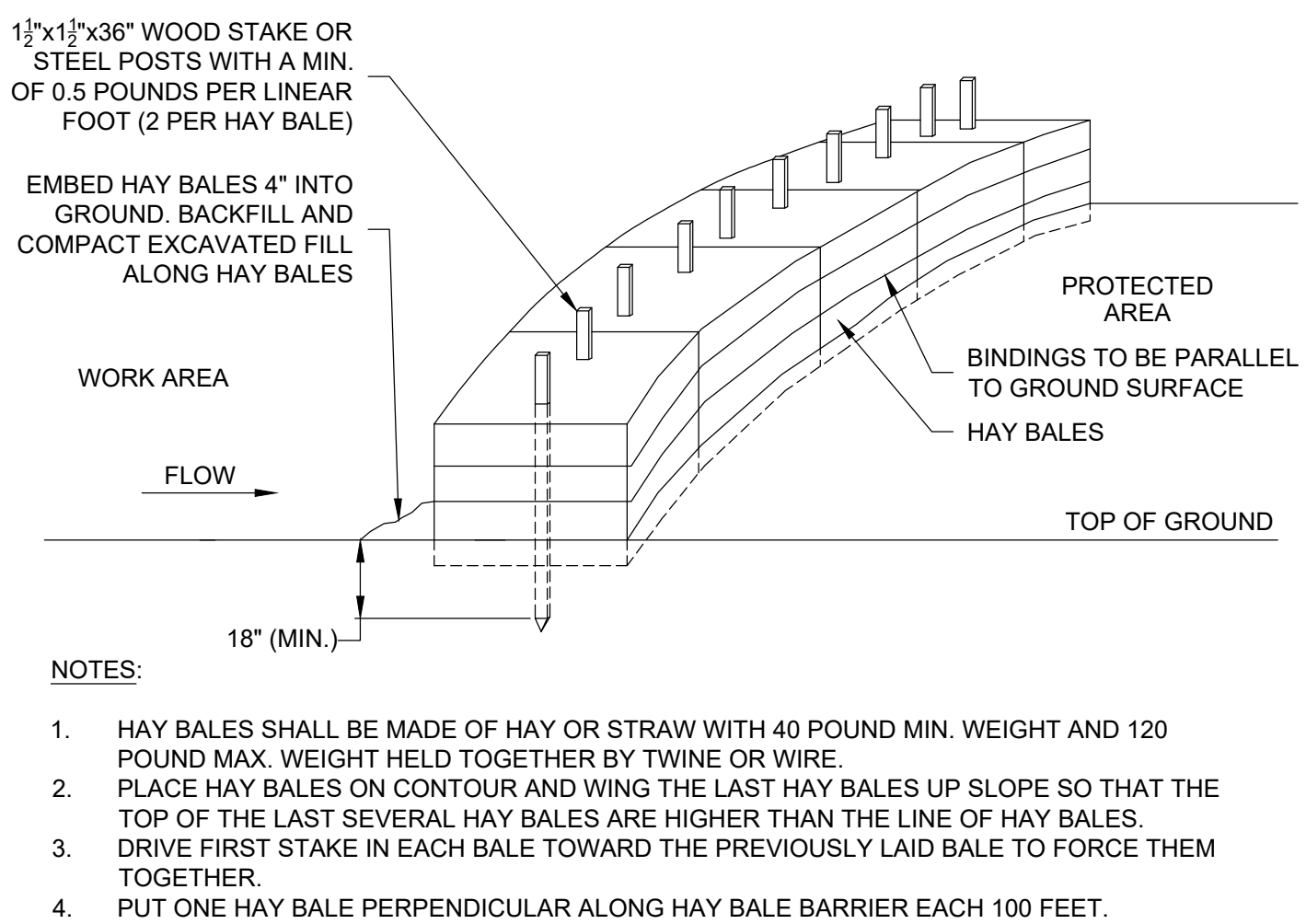
PROJECT NO.: 0725 500010.00	DRAWN BY: CLM
SCALE: 1" = 40'	CHECKED BY: WGW
DATE: 12/20/2024	

**EROSION &
SEDIMENTATION
CONTROL PLAN**

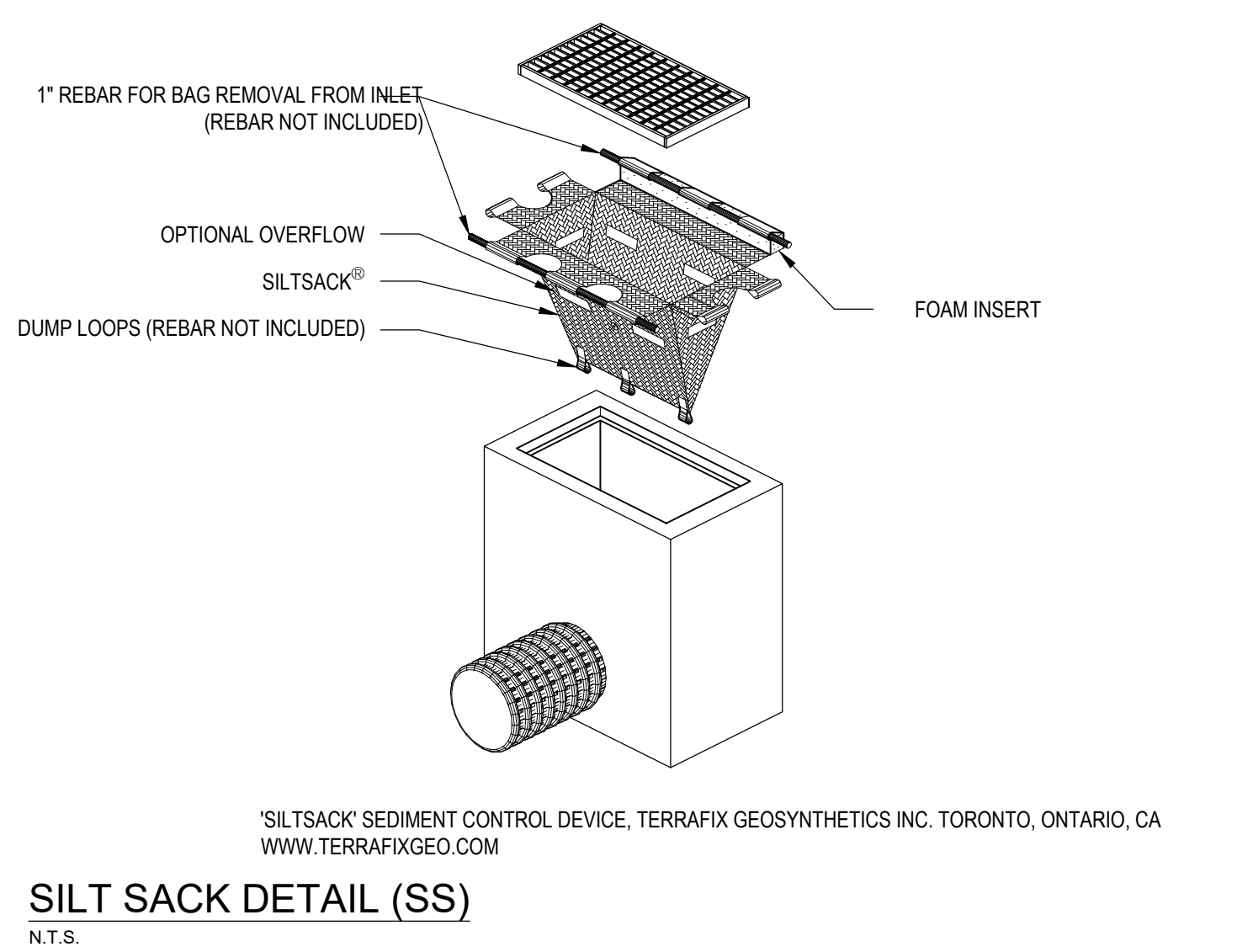
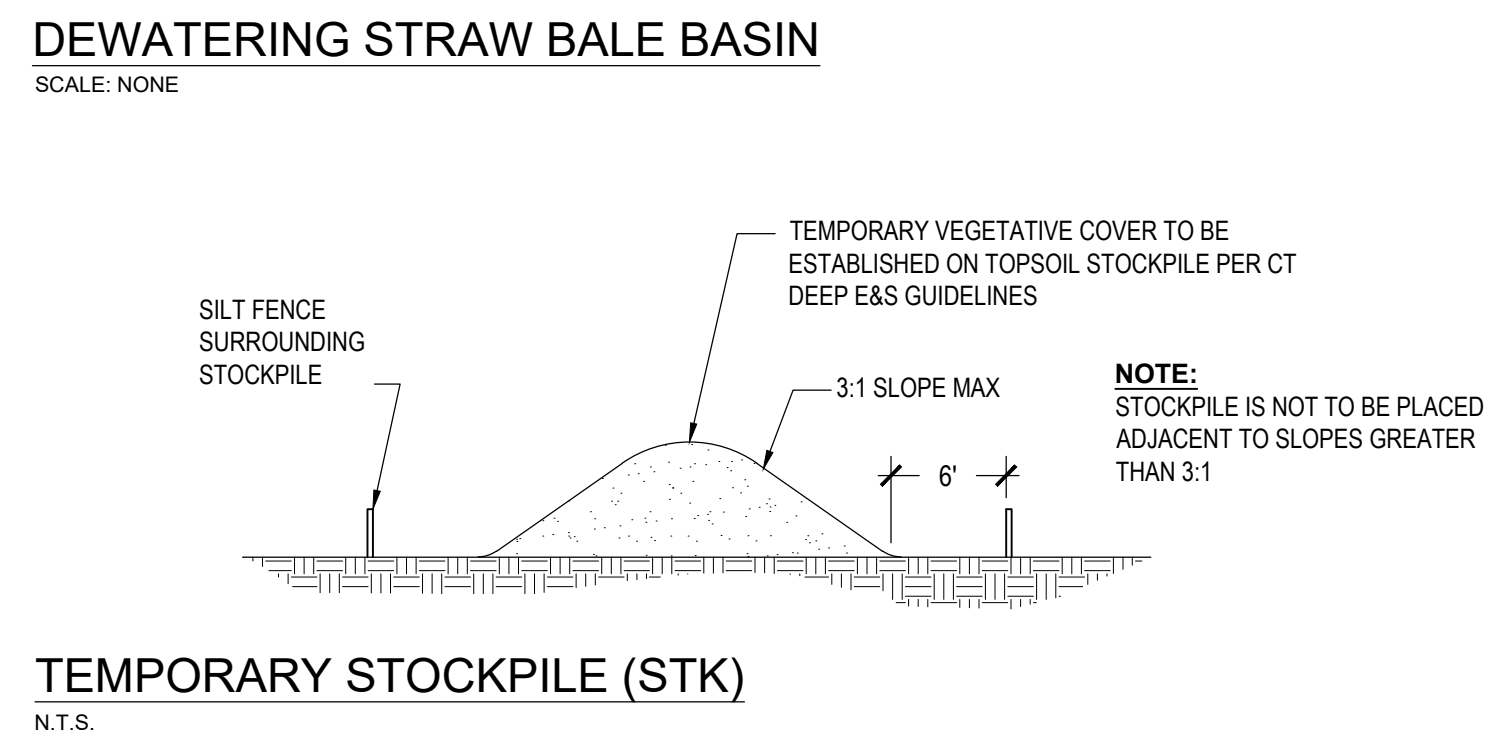
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- NOTES:**
1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
 2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE 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.



- 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.



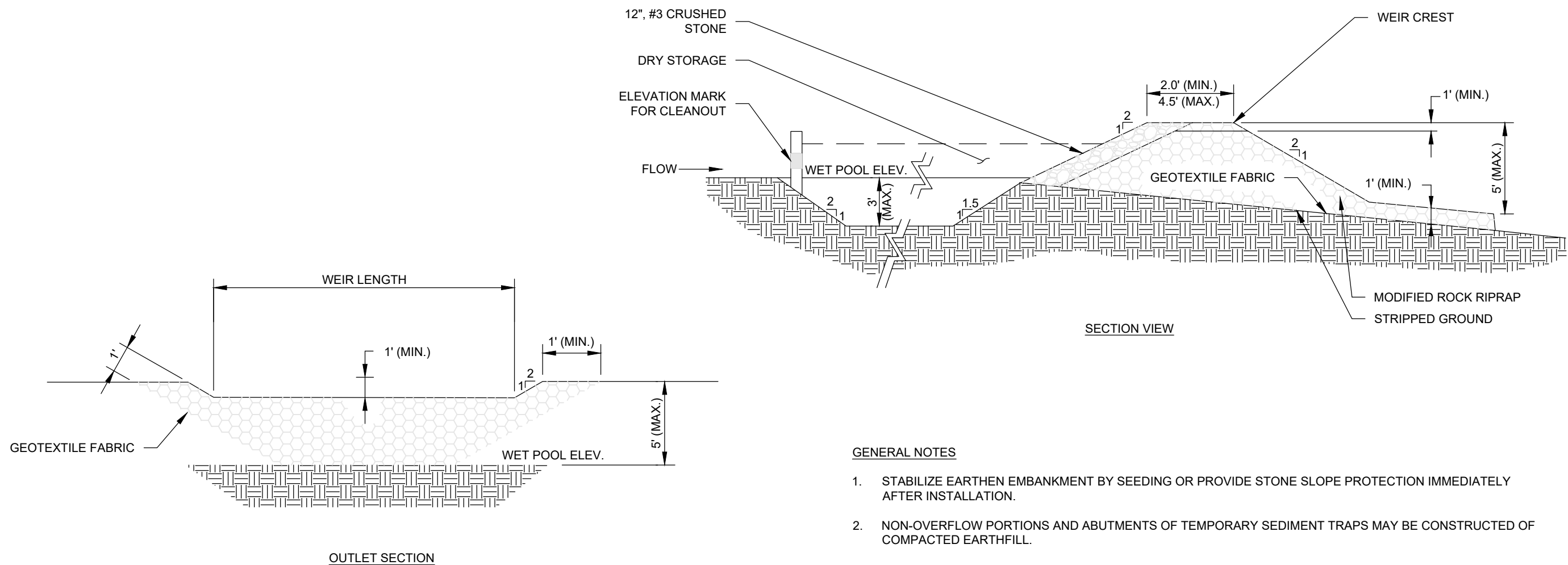
**HABITAT FOR HUMANITY MULTI-FAMILY
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
PER C.G.S. §8-30g, 8, 9 & 11**

LEDYARD, CT

COLBY DRIVE

DATE:	REVISION:
09/02/2025	PER CITY STAFF COMMENTS
09/29/2025	PER CITY STAFF COMMENTS

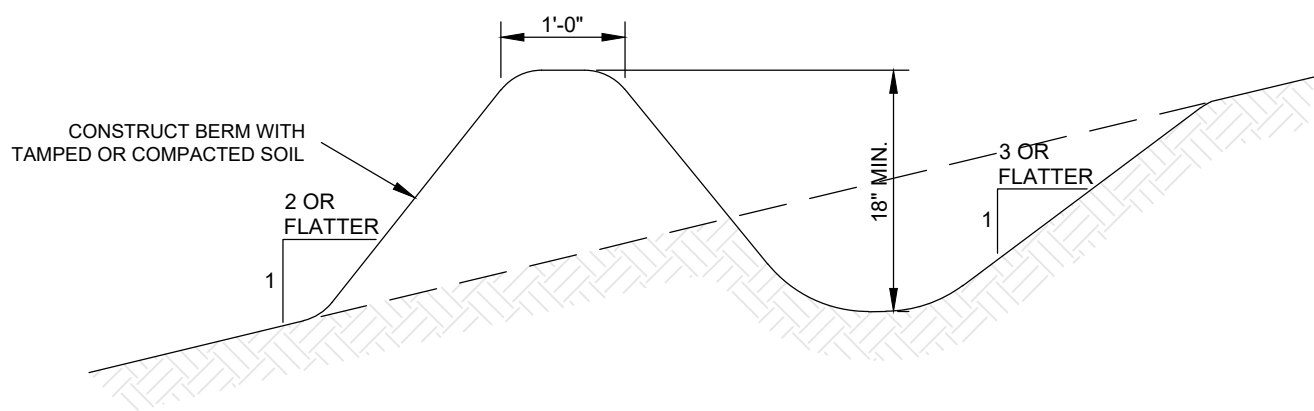
PROJECT NO.: 0725 500010.00	DRAWN BY: CLM
SCALE: AS SHOWN	CHECKED BY: WGW
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TEMPORARY SEDIMENT TRAP

SCALE: NONE

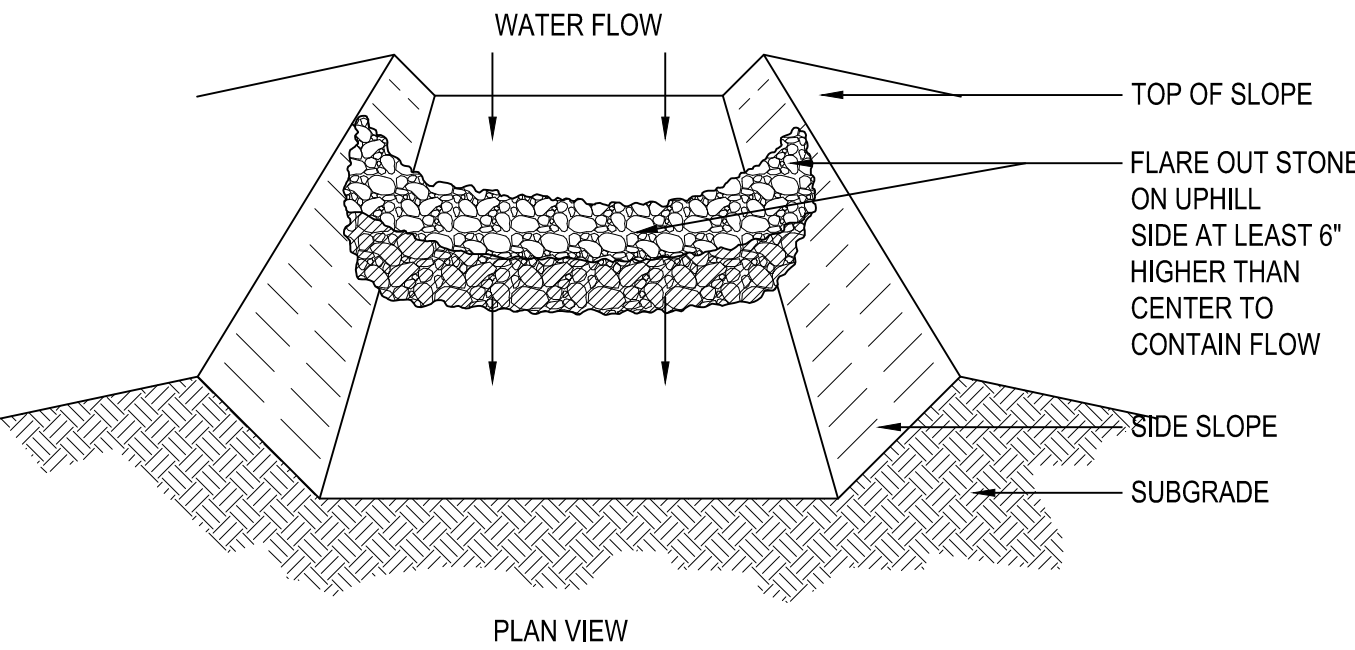
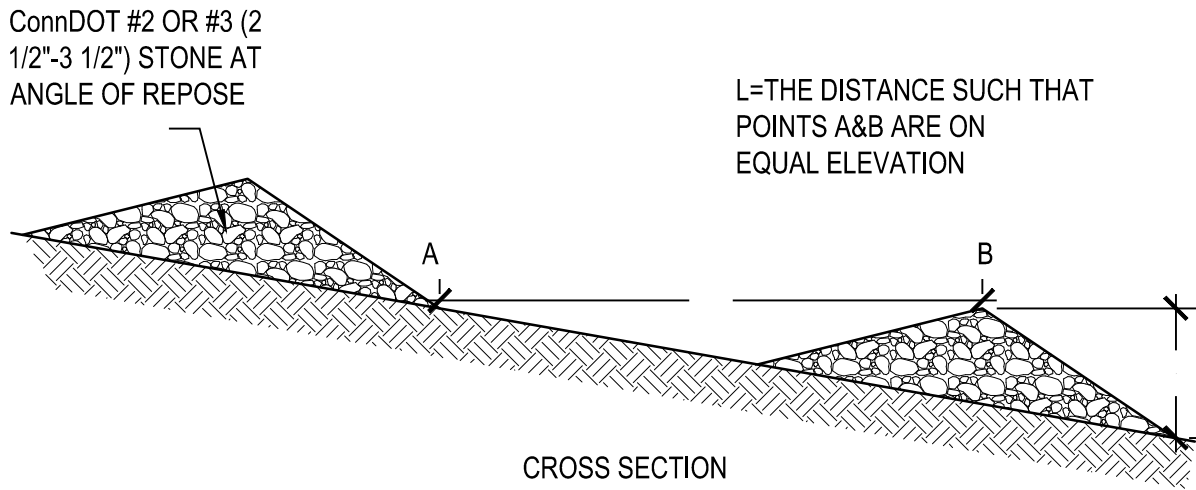
- GENERAL NOTES
1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
 2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.



- 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
RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
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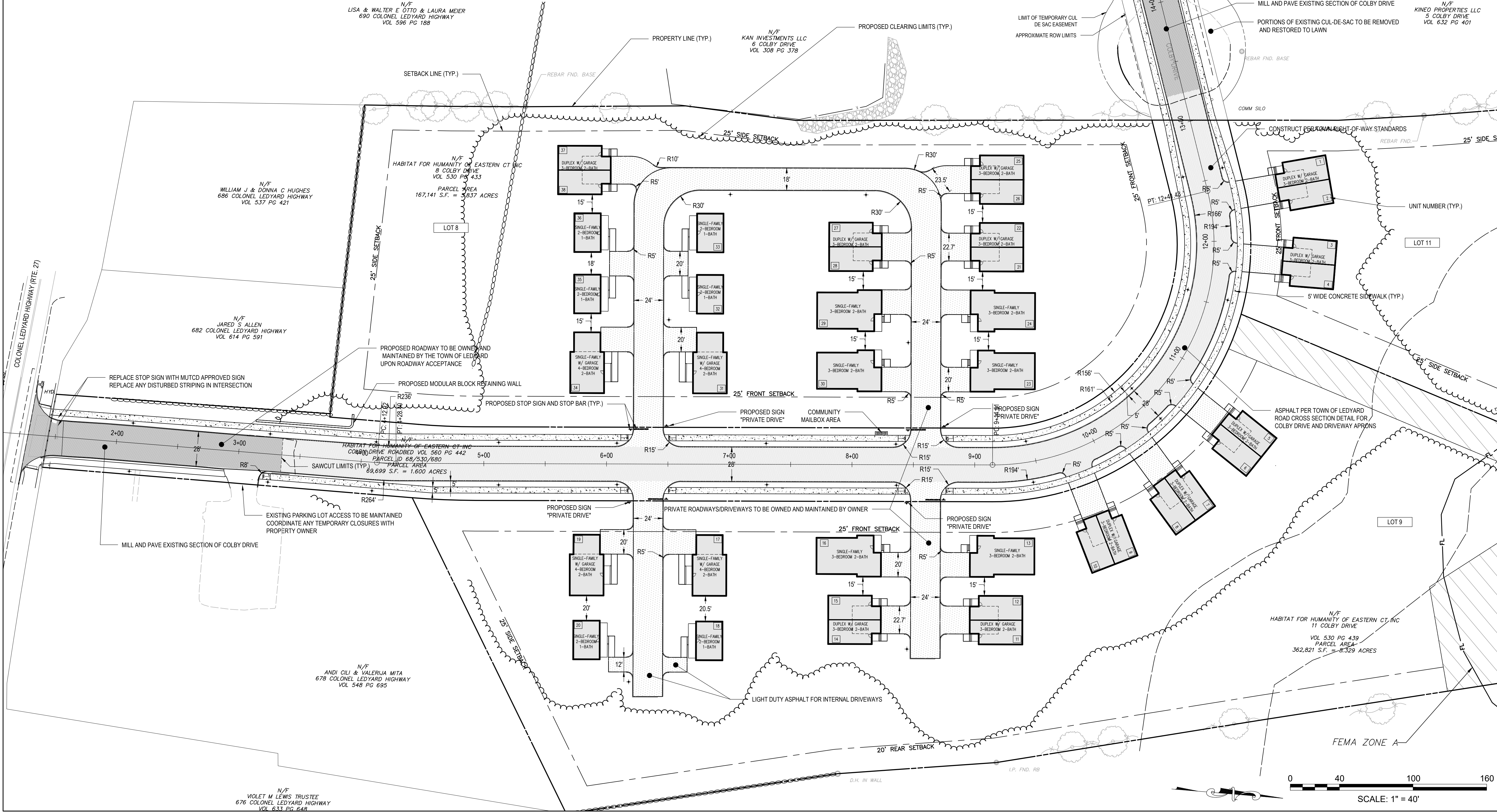
**EROSION &
SEDIMENTATION
CONTROL DETAILS**

DRAWING NO.:
C1.2

LEDYARD ZONING REGULATIONS (ZONE - MFDD)				
REQUIREMENT	MINIMUM	LOT 8	LOT 9	LOT 11
FRONT LOTS				
MINIMUM LOT AREA (SF)	20,000	167,270	396,396	122,839
MINIMUM LOT FRONTAGE (LF)	150	880	745	160
MINIMUM SIDEWALK WIDTH (FT)	5	5	5	5
FRONT AND INTERIOR LOTS				
MINIMUM LOT WIDTH (LF)	150	792.3'	119.5'	703.6'
MINIMUM FRONT YARD SETBACK (LF)	25	>25	>25	>25
MINIMUM SIDE YARD SETBACK (LF)	25	>25	>25	>25
MINIMUM REAR YARD SETBACK (LF)	20	>20	>20	>20
MAXIMUM LOT COVERAGE (% AREA)	60	26.7%	8.60%	3.6%
MAXIMUM BUILDING HEIGHT: PRINCIPAL STRUCTURE (FT)	50	<50	<50	<50

PARKING TABLE			
BUILDING TYPE	SPACES PER BUILDING	BUILDING TYPE TOTAL	PARKING SPACE TOTAL
2 BEDROOM	1 SPACE	6 BUILDINGS	6 SPACES
3 BEDROOM SINGLE-FAMILY	2 SPACES	6 BUILDINGS	12 SPACES
3 BEDROOM DUPLEX	4 SPACES (2 DRIVE 2 GARAGE)	11 BUILDINGS	44 SPACES
4 BEDROOM	3 SPACES (2 DRIVE 1 GARAGE)	4 BUILDINGS	12 SPACES
TOTALS		27 BUILDINGS	74 SPACES

N/F
LISA & WALTER E OTTO & LAURA MEIER
690 COLONEL LEDYARD HIGHWAY
VOL 596 PG 188



LAYOUT NOTES

1. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
3. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNERS REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. SIDEWALKS ARE TO BE CONSTRUCTED WITHIN THE TOWN RIGHT OF WAY IN ACCORDANCE WITH TOWN OF LEDYARD ROAD ORDINANCES.

CONSTRUCTION PHASING

1. INSTALL DRAINAGE, UTILITIES AND ROADWAY INFRASTRUCTURE. CONSTRUCT SIDEWALKS WHEN UNITS WITHIN PHASE ARE COMPLETE.
2. CONSTRUCT UNITS 1-6. COMPLETE UTILITY CONNECTIONS.
3. CONSTRUCT DRIVE AND UNITS 7-12. COMPLETE UTILITY CONNECTIONS.
4. CONSTRUCT DRIVE AND UNITS 13-18. COMPLETE UTILITY CONNECTIONS.
4. CONSTRUCT DRIVE AND UNITS 13-18. COMPLETE UTILITY CONNECTIONS.
6. CONSTRUCT UNITS 19-20, 31-32, 34-35 AND REMAINING INTERNAL LOOP DRIVEWAY. COMPLETE UTILITY CONNECTIONS.
7. CONSTRUCT UNITS 27-29, 33, 36-38. COMPLETE UTILITY CONNECTIONS.
8. CONSTRUCT UNITS 21-26, 30. COMPLETE UTILITY CONNECTIONS.
9. COMPLETE LANDSCAPING AND REMOVE EROSION CONTROLS.

MATERIALS NOTES

1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 819.
2. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
3. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
4. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
5. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20 FEET.
6. ALL DAMAGED OR BROKEN SECTIONS OF EXISTING STREET SIDEWALK AND CURBING WITHIN THE STATE/TOWN RIGHT OF WAY SHALL BE REPLACED.
7. INDIVIDUAL AND INTERIOR DRIVEWAYS SHALL BE PAVED WITH BITUMINOUS ASPHALT.

GENERAL NOTES

1. TO THE EXTENT FEASIBLE ENERGY EFFICIENT DESIGN HAS BEEN IMPLEMENTED IN ACCORDANCE WITH SECTION 9.2 OF THE LEDYARD ZONING REGULATIONS.
2. LOW IMPACT DEVELOPMENT AND DESIGN TECHNIQUES HAVE BEEN INCORPORATED INTO PLANS.
3. THE CONTRACTOR SHALL ADHERE TO THE PERFORMANCE STANDARDS OF THE TOWN OF LEDYARD IN ACCORDANCE WITH SECTION 9.2.C OF THE ZONING REGULATIONS.
4. NO ACCESSORY APARTMENT SHALL BE APPROVED IN THIS DEVELOPMENT AS AN ACCESSORY TO A SINGLE-FAMILY OR DUPLEX RESIDENCE IN THIS MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
5. PRIVATE ROADWAYS AND DRIVEWAYS ARE TO BE MAINTAINED BY THE PROPERTY OWNER. SIDEWALKS SHALL BE MAINTAINED IN ACCORDANCE WITH THE TOWN OF LEDYARD SIDEWALK ORDINANCE.
6. PARKING WILL NOT BE PERMITTED ALONG THE INTERNAL DRIVEWAYS.
7. ABUTTING PROPERTY AND BUSINESS OWNERS SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY WORK THAT MAY IMPACT THE PROPERTY AND/OR BUSINESS.

AFFORDABLE UNIT IDENTIFICATION CHART

AFFORDABLE UNIT IDENTIFICATION CHART				
	2 Bedroom Single Family Unit Nos.	3 Bedroom Single Family Unit Nos.	3 Bedroom Two-Family Unit Nos.	4 Bedroom Single Family Unit Nos.
40-50% Area Median Income	18, 32, 33, 35 *		1, 11, 25	
51-60% Area Median Income	20		2, 4, 8, 14, 21, 22, 28, 38	
61-90% Area Median Income	36	13, 16, 23, 24, 29, 30	3, 5, 6, 7, 9, 10, 12, 15, 26, 27, 37	17, 19, 31, 34

* UNIT NUMBERS IDENTIFIED ON THIS PLAN DO NOT CORRESPOND TO ADDRESSES. ADDRESSES SHALL BE ASSIGNED BY THE TOWN OF LEDYARD ASSESSOR'S OFFICE.

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

LEDYARD, CT
COLBY DRIVE

DATE:	REVISION:
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SITE PLAN

GRADING LEGEND

DIRECTION OF SURFACE DRAINAGE FLOW

123.45

123.45

PROPOSED INTERMEDIATE CONTOUR

123.45

123.45

PROPOSED INDEX CONTOUR

123.45

123.45

PROPOSED SPOT ELEVATION

123.45

123.45

MATCH EXISTING SPOT ELEVATION

FLUSH CONDITION

ACCESSIBLE ROUTE

SOIL BORING LOCATION

DRAINAGE AND UTILITIES LEGEND

STORM DRAINAGE PIPE

CATCH BASIN

DRAINAGE MANHOLE

AREA/YARD DRAIN

TREATMENT UNIT

ROOF LEADER

SANITARY MANHOLE

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

CO₂ SUPPLY

COMMUNICATION CONDUITS

EXISTING DRINKING WATER WELL

EXISTING LEACHING FIELD

EXISTING SEPTIC TANK

The plan shows a residential development with multiple building footprints, parking areas, and a network of storm and sanitary drainage pipes. Topographic contours are shown at 5-foot intervals. Key features include: a central stormwater detention basin with a drainage easement; a sanitary sewer line running along the bottom of the site; various catch basins and manholes; and a wetlands delineation area on the right side. Surrounding properties are labeled with owner names and addresses. A north arrow and a graphic scale (1" = 60') are located in the bottom right corner.

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.
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- 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 CONNDOT TYPE "C" AND THOSE NOT AGAINST CURBING SHALL BE CONNDOT 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.
- ANY CHANGES TO THE APPROVED PLAN REQUIRE REVIEW AND APPROVAL BY THE TOWN ENGINEER AND/OR DIRECTOR OF LAND USE & PLANNING.

Prepared by:

benesch

Alfred Benesch & Company
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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, 8, 9 & 11

LEDYARD, CT
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OVERALL GRADING &
DRAINAGE
PLAN

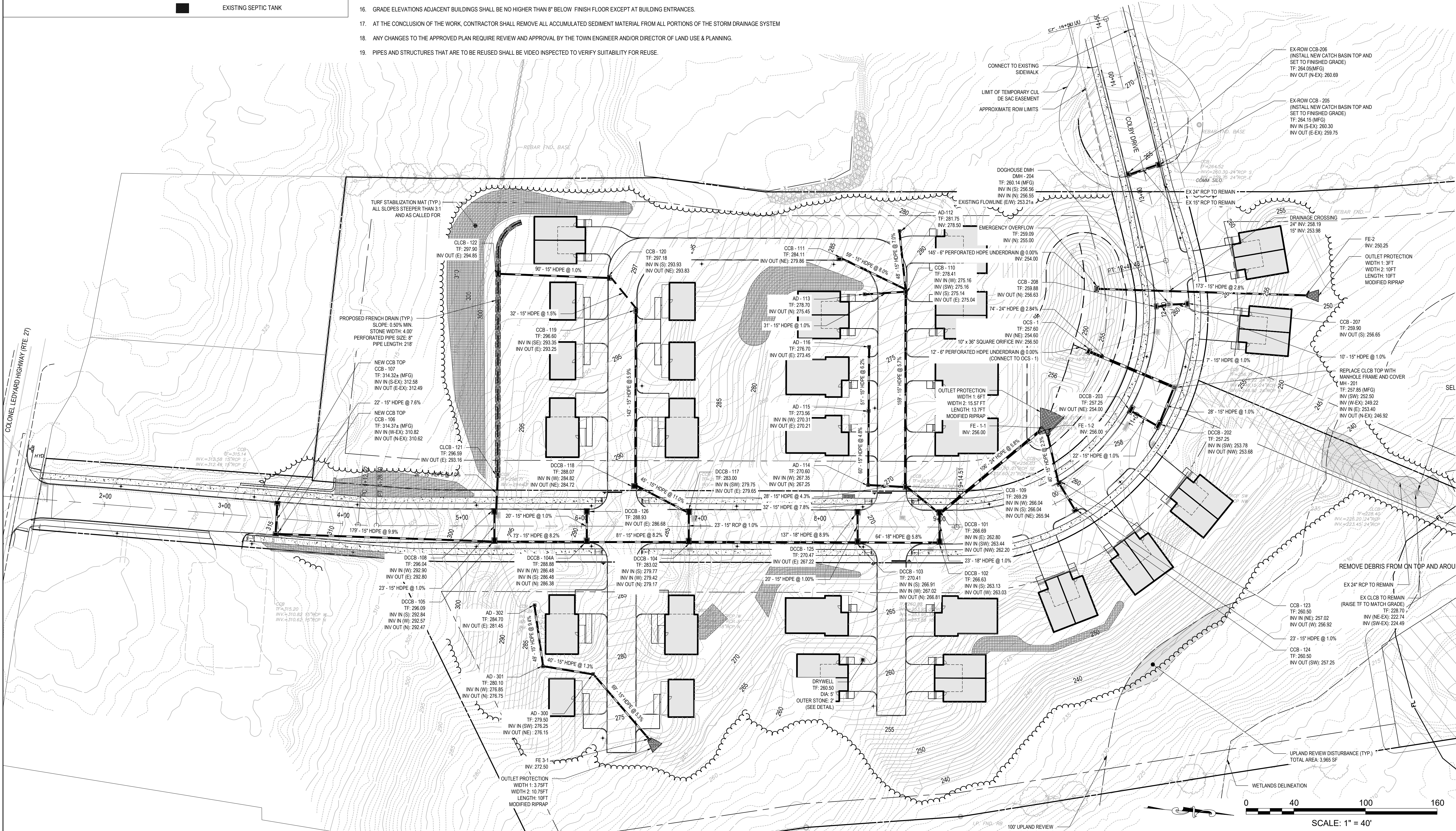
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DRAINAGE AND UTILITIES LEGEND

	STORM DRAINAGE PIPE		WATER GATE VALVE
	CATCH BASIN		WATER TAPPING SLEEVE
	DRAINAGE MANHOLE		WATER METER
	AREAYARD DRAIN		ELECTRIC / COMM. DUCT BANK
	TREATMENT UNIT		ELECTRIC / COMM. DUCT BANK
	ROOF LEADER		GAS LINE
	SANITARY MANHOLE		GAS METER
	SANITARY SEWER		CO2 SUPPLY
	VENT LINE		COMMUNICATION CONDUITS
	CLEANOUT		EXISTING DRINKING WATER WELL
	WATER LINE / FIRE LINE		EXISTING LEACHING FIELD
	WATER LINE DOMESTIC		EXISTING SEPTIC TANK

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- AT THE CONCLUSION OF THE WORK, CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT MATERIAL FROM ALL PORTIONS OF THE STORM DRAINAGE SYSTEM.
- ANY CHANGES TO THE APPROVED PLAN REQUIRE REVIEW AND APPROVAL BY THE TOWN ENGINEER AND/OR DIRECTOR OF LAND USE & PLANNING.
- PIPES AND STRUCTURES THAT ARE TO BE REUSED SHALL BE VIDEO INSPECTED TO VERIFY SUITABILITY FOR REUSE.



Prepared by:



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Glastonbury, Connecticut 06033
860-633-8341

Prepared for:



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

LEDYARD, CT

COLBY DRIVE

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DRAINAGE PLAN

DRAWING NO.:

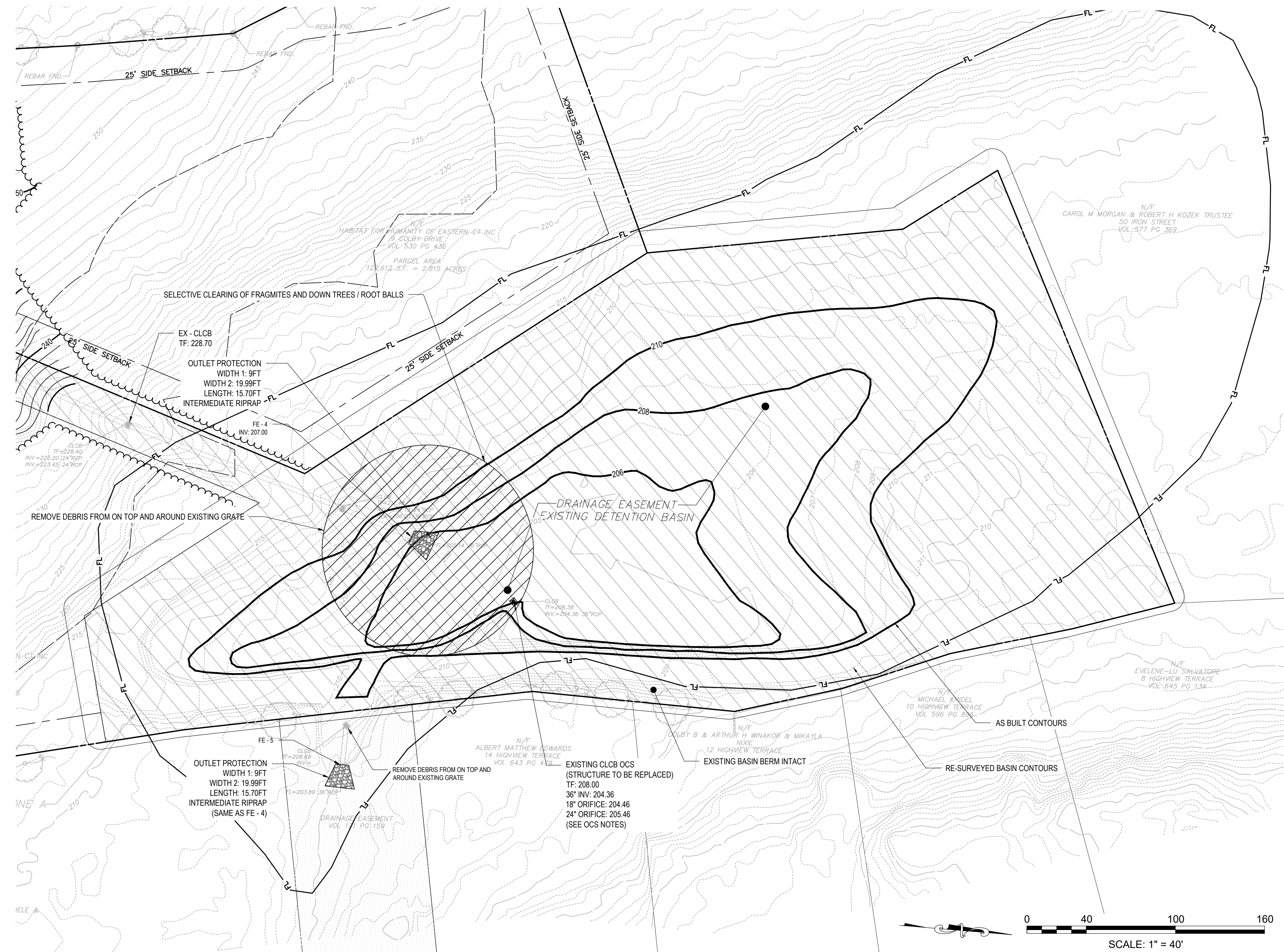
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RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT
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PROJECT NO.: 0725 500010.00 DRAWN BY: GSL
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EXISTING BASIN REHABILITATION PLAN



OCS NOTES

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

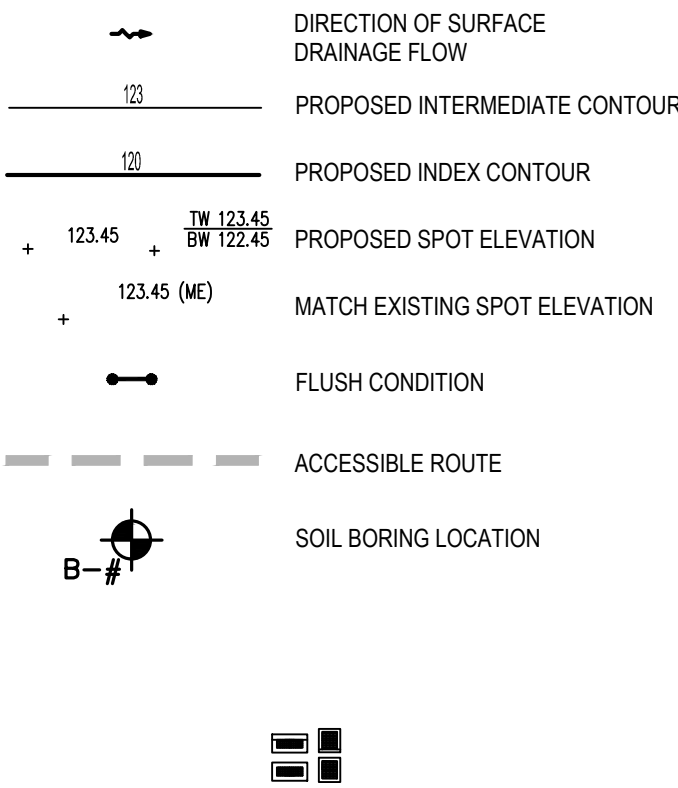
BASIN COMPARISON

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

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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, 8, 9 & 11**

LEDYARD, CT
COLBY DRIVE

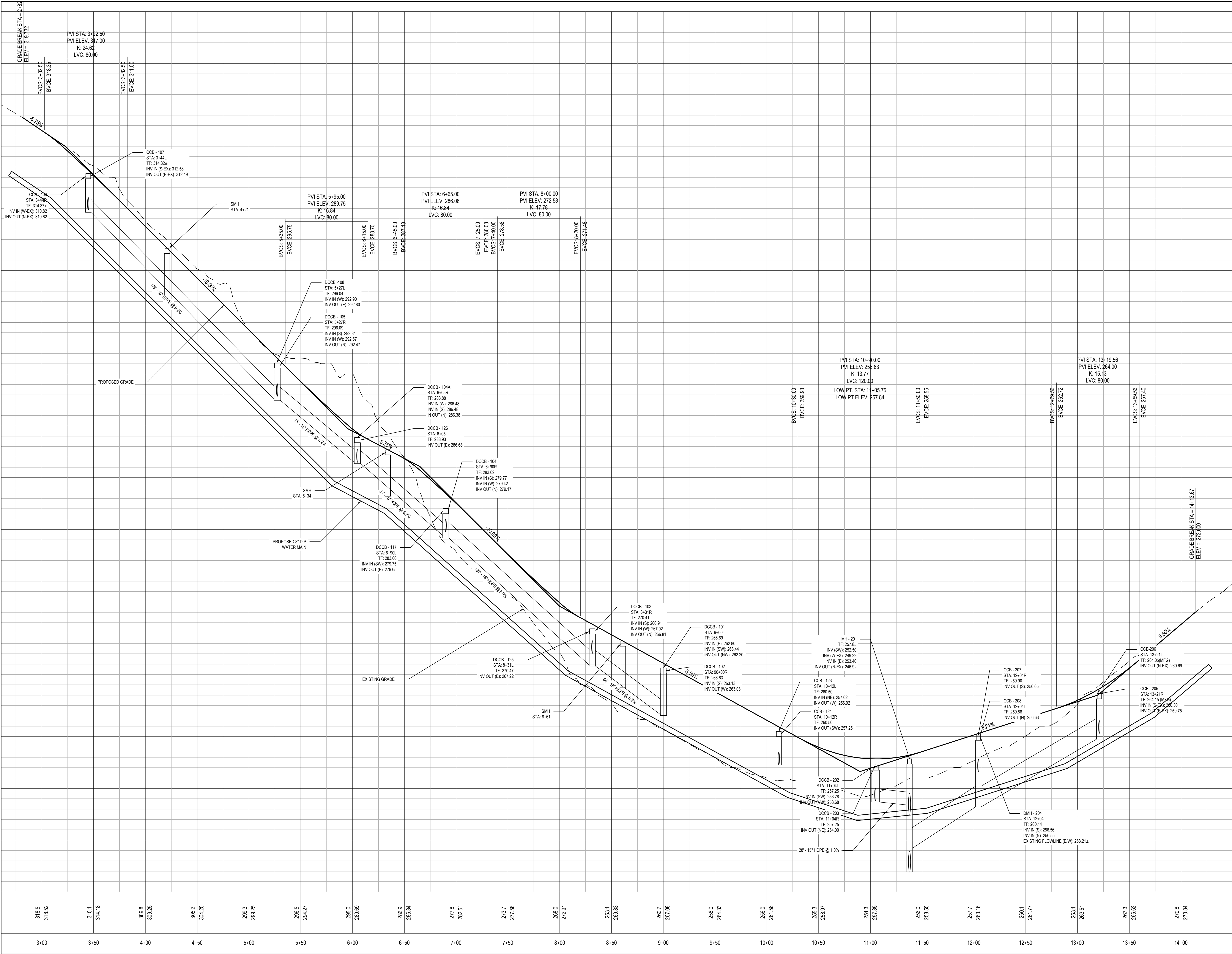
DATE:	REVISION:
09/02/2025	PER CITY STAFF COMMENTS
09/29/2025	PER CITY STAFF COMMENTS

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

GRADING PLAN

DRAWING NO.:
C3.3





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

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DATE: 12/20/2024	

PROFILE

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" 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 DEPICTED 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 & SEWER SERVICE
 - ALL BUILDING SEWER LATERALS SHALL BE 8" DIAMETER AND ALL PIPE ACCEPTING FLOW FROM MORE THAN ONE (1) LATERAL SHALL BE 8" DIAMETER FOR GRAVITY SEWER. ANY FORCE MAINS/LATERALS TO BE DETERMINED.
 - 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 8" 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 DEPICTED 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.
 - SANITARY SEWER MAIN, PUMP STATION, AND LATERALS TO BE DESIGNED BY OTHERS FOR APPROVAL BY LEDYARD WPC
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 EVERSOURCE 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.
7. UTILITIES SHALL BE INSTALLED UNDERGROUND PER TOWN OF LEDYARD REGULATIONS.

	WATER PIPE
	FIRE PROTECTION LATERAL
	GATE VALVE
	WATER TEE CONNECTION
	SANITARY LATERAL
	SANITARY LATERAL
	SANITARY CLEANOUT
	SANITARY MANHOLE
	ELECTRICAL CONDUIT
	TRANSFORMER

Prepared for:

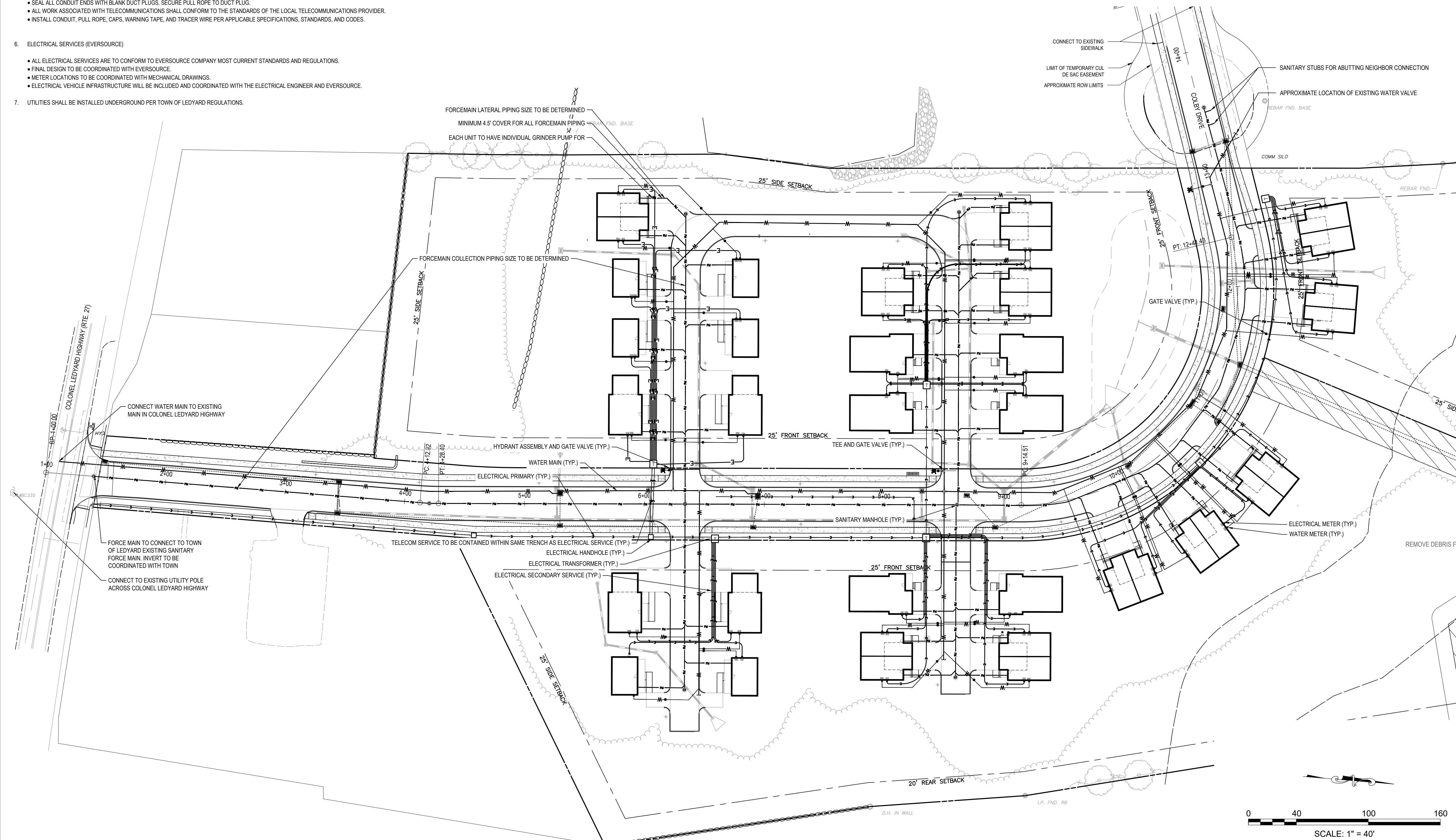
 **Habitat for Humanity®**
of Eastern Connecticut

COLBY DRIVE

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09/29/2025	PER CITY STAFF COMMENTS

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SCALE: 1"=40' CHECKED BY: WGW
DATE: 12/20/2024

DRAWING NO.:
C4.0



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LEDYARD, CT
COLBY DRIVE

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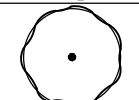
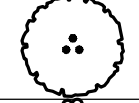
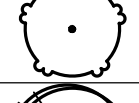
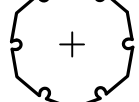
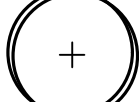
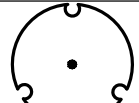
DRAWN BY: TRS
CHECKED BY: RCD

PLANTING
PLAN

DRAWING NO.:
C5.0



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
DECIDUOUS TREES						
	AO	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	2.5-3" CAL.		12
	ASFF	ACER SACCHARUM 'FALL FIESTA' / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	14-16' HT.	7
	AHB	AESCULUS HIPPOCASTANUM 'BAUMANNII' / BAUMANN HORSE CHESTNUT	B & B	2.5-3" CAL.	12-16' HT.	6
	BNH	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	B & B	MULTI-TRUNK	8-10' HT.	10
	GBPS	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B	2.5-3" CAL.		6
	GTH	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' / HALKA THORNLESS HONEY LOCUST	B & B	2.5-3" CAL.	12-16' HT.	11
	LSR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B & B	2.5-3" CAL.	14-16' HT.	6
	LA	LIRIODENDRON TULIPIFERA 'SNOW BIRD' / SNOW BIRD TULIP TREE	B & B	3.0"-3.5" CAL	14-16' HT.	6
	QP	QUERCUS PALUSTRIS / PIN OAK	B & B	2.5-3" CAL.		6
	UAP	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B	2.5-3" CAL.		6

EVERGREEN TREES

	ACC	ABIES CONCOLOR 'CANDICANS' / CANDICANS WHITE FIR	B & B	CONIFER	12-14' HT.	1
	CL	CUPRESSUS X LEYLANDII / LEYLAND CYPRESS	B & B	CONIFER	8-10' HT.	1
	PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B	CONIFER	12-14' HT.	12

ORNAMENTAL TREES

	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	B & B	MULTI-TRUNK	12-14' HT.	7
	BW	BETULA POPULIFOLIA 'WHITESPIRE SR.' / WHITESPIRE SENIOR GRAY BIRCH	B & B	2"-2.5" CAL.	12-14' HT.	11
	CC2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	MULTI-TRUNK	8-10' HT.	6
	CRRG	CORNUS X RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12' HT.	10

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	QTY
GRASSES						
	PVH	PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS	#3 CONT.	2-3' HT.	15-18" SPR.	1

DECIDUOUS SHRUBS

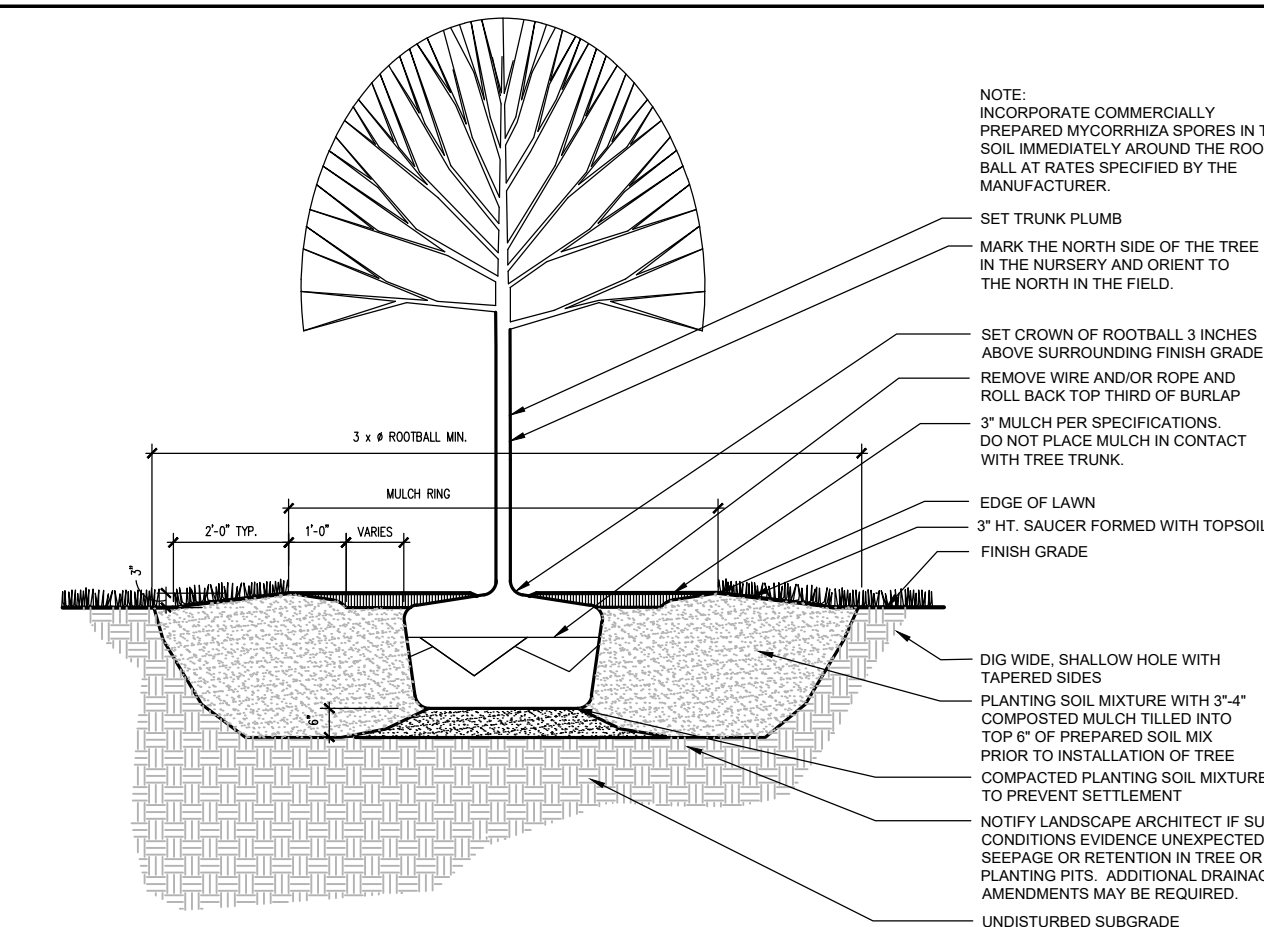
	CAE	CORNUS ALBA 'ELGANTISSIMA' / VARIEGATED REDTWIG DOGWOOD	#5 CONT.	24-30" HT.	24-30" SPR.	1
	CSB	CORNUS SERICEA 'BAILEY' / BAILEY RED TWIG DOGWOOD	#7 CONT.	3-4' HT.	36-42" SPR.	1
	HV	HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL	#7 CONT.	36-42" HT.	36-42" SPR.	1
	HMT	HYDRANGEA MACROPHYLLA 'PIIHM-I' TM / TWIST-N-SHOUT ENDLESS SUMMER HYDRANGEA	#5 CONT.	30-36" HT.	30-36" SP.	1
	HL	HYDRANGEA PANICULATA 'LITTLE QUICK FIRE' / LITTLE QUICK FIRE HYDRANGEA	#5 CONT.	18-24" HT.	18-24" SPR.	1
	HF3	HYDRANGEA QUERCIFOLIA 'FLEMINGEA' / SNOW QUEEN OAKLEAF HYDRANGEA	5 GAL			1
	HKA	HYPERICUM KALMIANUM 'AMES' / AMES ST. JOHNS WORT	#3 CONT.	15-18" HT.	15-18" SPR.	1
	IVRS	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	#3 CONT.	18-24" HT.	18-24" SPR.	1
	IVSG	ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' / SOUTHERN GENTLEMAN WINTERBERRY	B & B	4-5' HT.	36-42" SPR.	1
	IVWR	ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY	B & B	4-5' HT.	36-42" SPR.	1
	IVHG	ITEA VIRGINICA 'HENRY'S GARNET' / HENRY'S GARNET SWEETSPIRE	#5 CONT.	18-24" HT.	24-30" SP.	1
	MP	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY	#5 CONT.	30-36" HT.	30-36" SP.	1
	POLD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	#3 CONT.	30-36" HT.	30-36" SP.	1

EVERGREEN SHRUBS

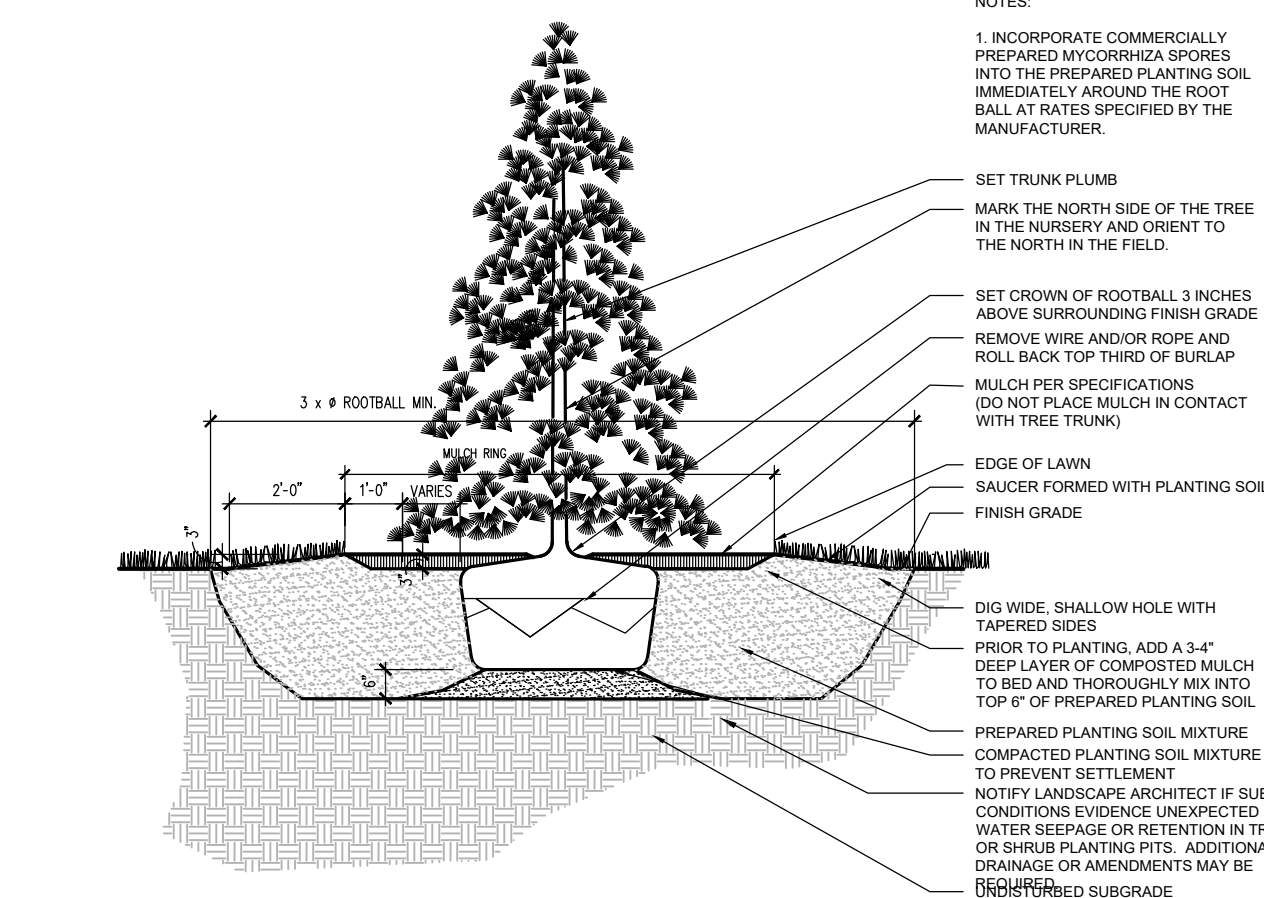
	JT2	JUNIPERUS COMMUNIS 'SMNJCB' / TORTUGA® COMMON JUNIPER	#3 CONT.	8-12" HT.	18-24" SPR.	1
	KLS	KALMIA LATIFOLIA 'SARAH' / SARAH MOUNTAIN LAUREL	#5 CONT.	30-36" HT.	30-36" SPR.	1
	LF	LEUCOTHOE FONTANESIANA / DROOPING LEUCOTHOE	#5 CONT.	15-18" HT.	18-24" SPR.	1
	RM	RHODODENDRON MAXIMUM / ROSEBAY RHODODENDRON	#7 CONT.	2-4' HT.	2-3' SPR.	1
	RR	RHODODENDRON MAXIMUM 'ROSEUM' / PINK ROSEBAY RHODODENDRON	7 GAL	2-4' HT.	2-3' SPR.	1
	TN2	THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE	7 GAL	30-36" HT.	30-36" SP.	1
	TG2	THUJA OCCIDENTALIS 'GOLDEN GLOBE' / GOLDEN GLOBE ARBORVITAE	#3 CONT.	24-30" HT.	24-30" SPR.	1
	TOLG	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT ARBORVITAE	#3 CONT.	2-3' HT.	2-3' SPR.	1
	TI2	THUJA OCCIDENTALIS 'SMT0YB' / POLAR GOLD® ARBORVITAE	7 GAL	30-36" HT.	30-36" SP.	1

TOPSOIL, SEEDING & PLANTING NOTES

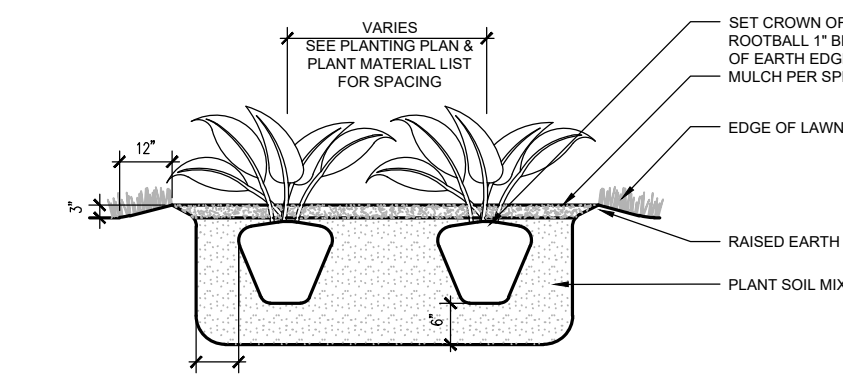
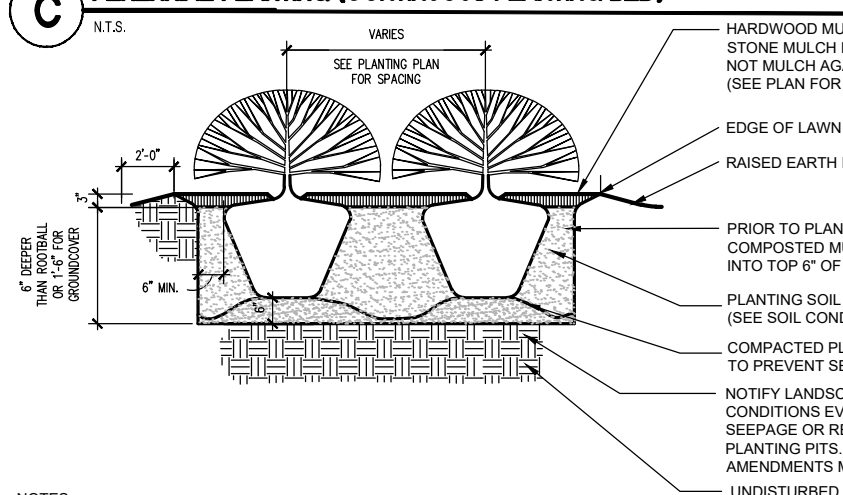
1. BLEND PROPOSED GRADES INTO EXISTING GRADES SMOOTHLY AND NEATLY. ALL SAWCUTS SHALL BE STRAIGHT AND CLEAN.
2. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES INCLUDING AREAS OUTSIDE OF THE CONTRACT LIMIT LINE, BUT WHICH ARE NOT COVERED BY OTHER SITE IMPROVEMENTS.
3. ALL PLANTING MATERIAL 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 GOVERN.
5. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLANT LIST 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 PINK 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 DEPTH OF 6" UNLESS OTHERWISE SPECIFIED. 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 (JULY THROUGH SEPTEMBER) AND 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 SPEC.
15. ALL LANDSCAPING PROPOSED ON THE APPROVED SITE PLAN SHALL BE COMPLETED BEFORE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE UNLESS THE LANDOWNER PROVIDES SURETY IN A FORM AND AMOUNT SATISFACTORY TO THE COMMISSION, ASSURING COMPLETION WITHIN A SPECIFIC TIME, NOT TO EXCEED 180 DAYS. SUCH SURETY SHALL BE FORFEITED IF THE WORK IS NOT COMPLETED WITHIN SUCH TIME LIMIT.



DECIDUOUS TREE PLANTING



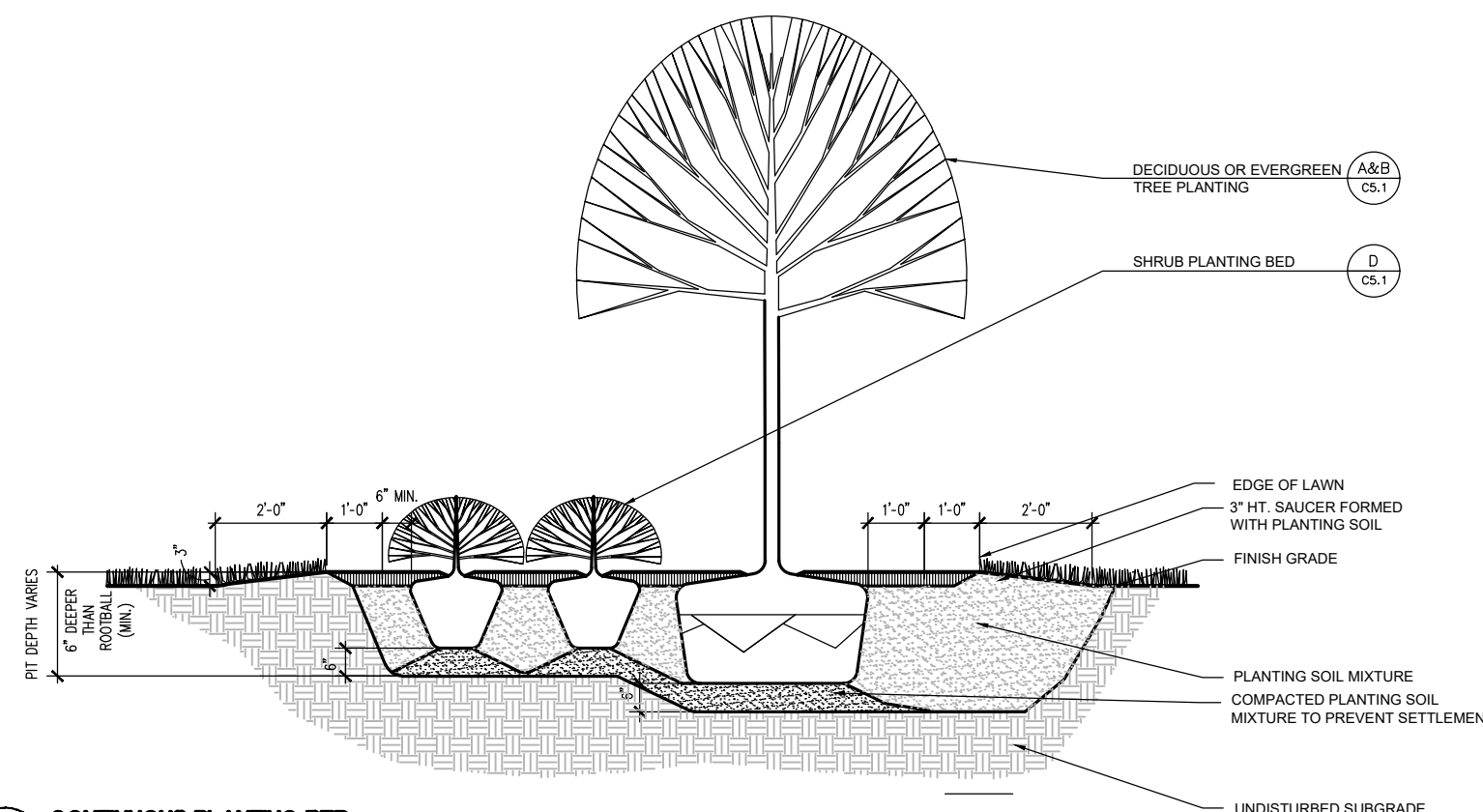
EVERGREEN TREE PLANTING

 PERENNIAL PLANTING (CONTINUOUS PLANTING BED)

NOTES:

1. FOR CONTAINER GROWN SHRUBS, GENTLY PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.
2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.
3. INCORPORATE COMMERCIALY 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.

SHRUB PLANTING BED



CONTINUOUS PLANTING BED

NOT TO SCALE

Prepared by



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Prepared for



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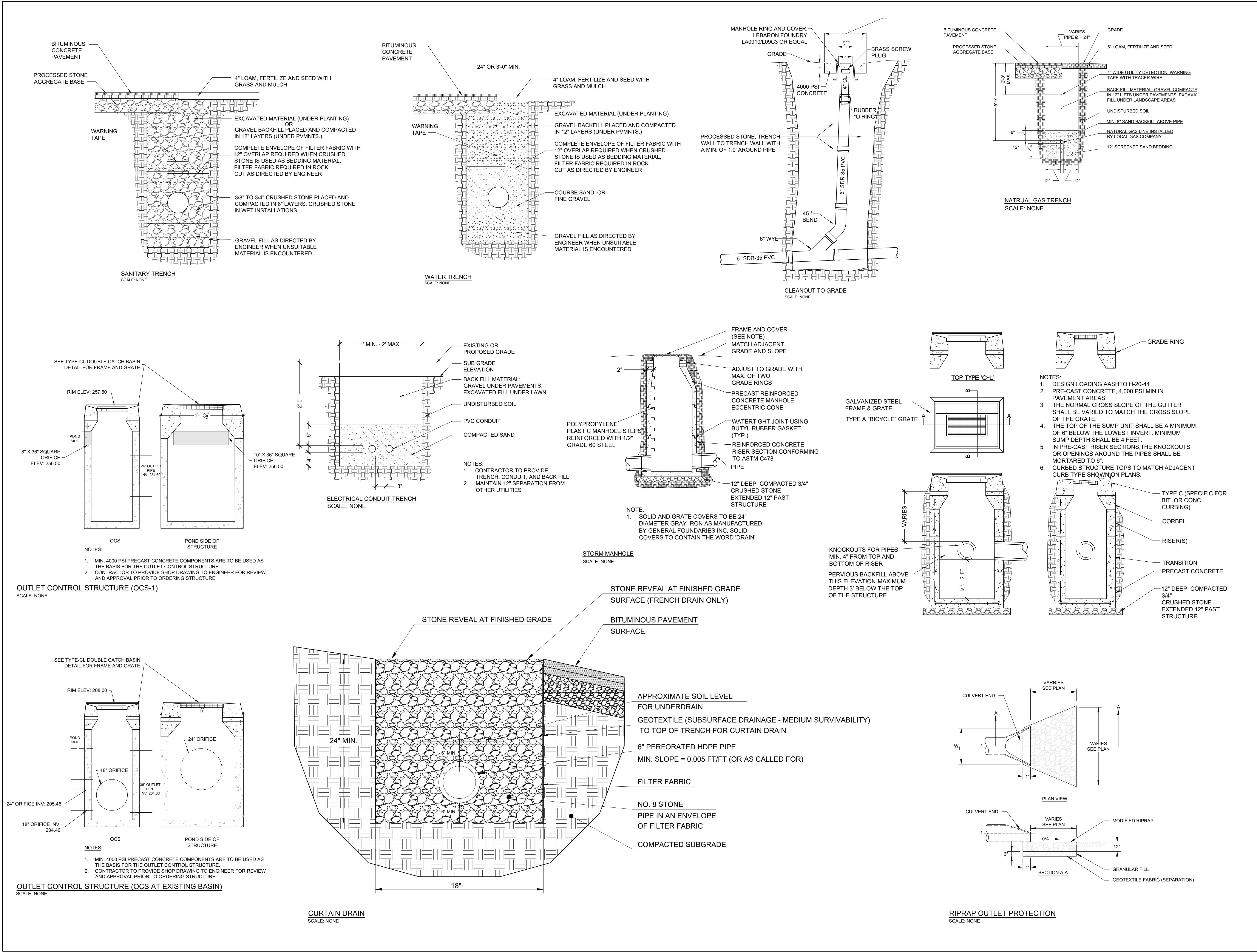
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PLANTING DETAILS & SCHEDULE

DRAWING NO.:

C5.1



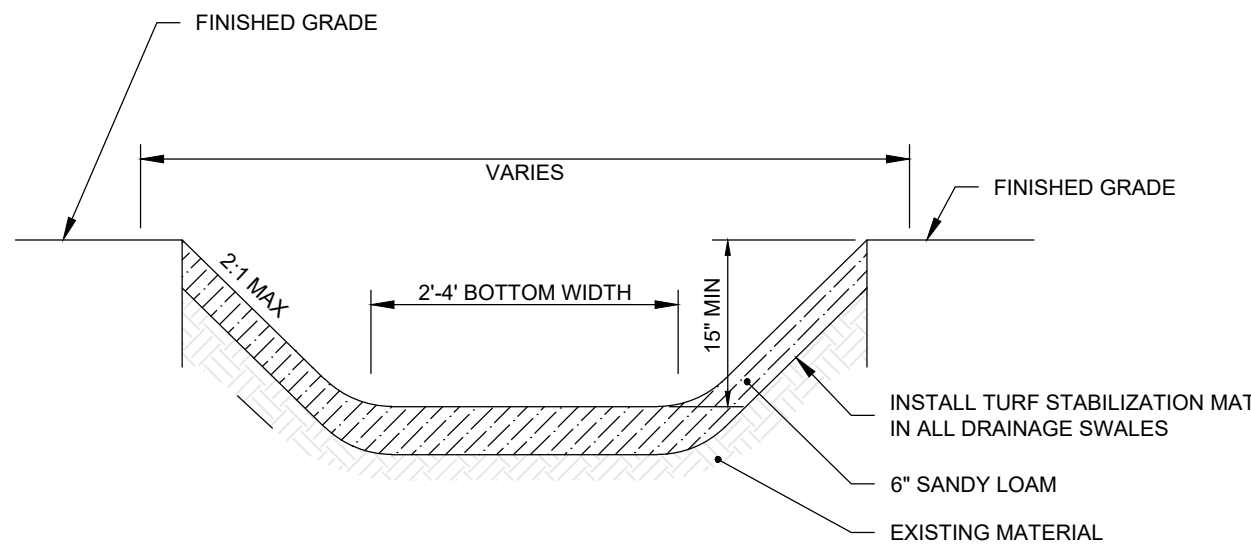
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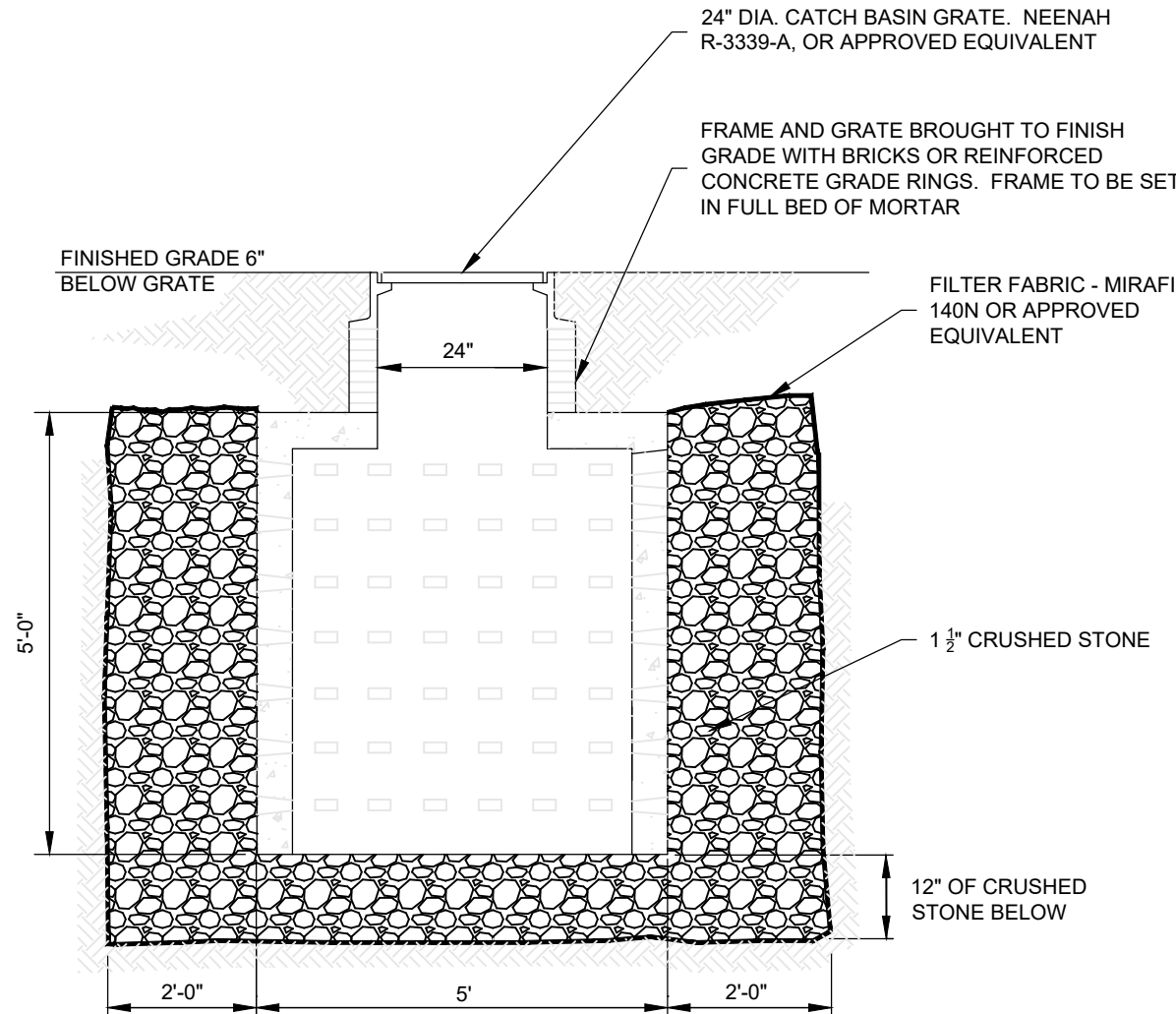
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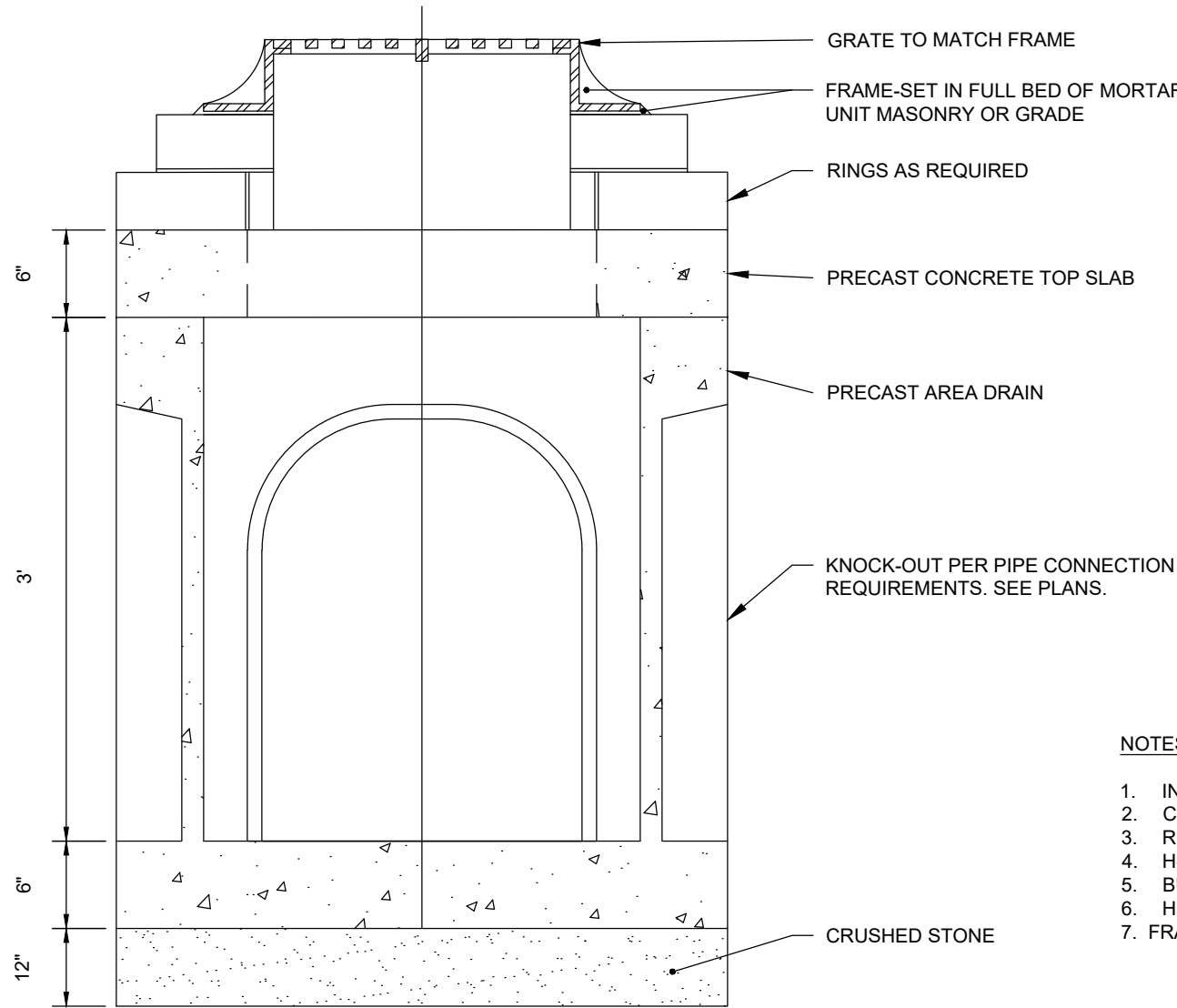
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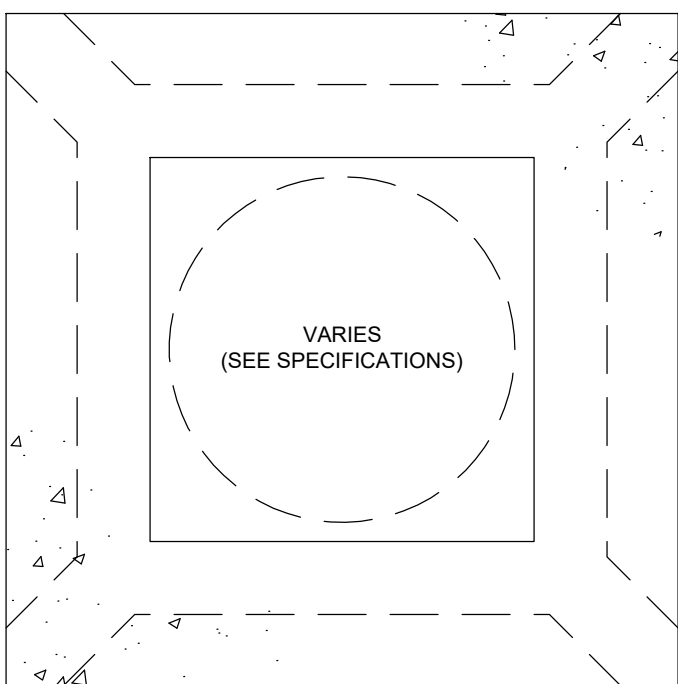
DRAINAGE SWALE
SCALE: NONE



DRYWELL
SCALE: NONE



ELEVATION



PLAN VIEW (TOP SLAB)

- NOTES:
1. INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL.
 2. CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
 3. REINFORCING STEEL - ASTM 615 AND A62 OR A185 SPECIFICATIONS.
 4. H-20 DESIGN LOADING PER AASHTO HS-20-44.
 5. BUTYL RUBBER JOINT SEALANT - ASTM C990-91.
 6. HEIGHT OF DRAIN BOX SHALL BE 3" (MODEL #ADBKO3) UNLESS DEPTH OF INVERT PIPE OUT REQUIRES THE USE OF 4" DRAIN BOX (MODEL #ADBKO4).
 7. FRAME AND GRATE PAIR SHALL BE ONE OF THE FOLLOWING:
A. STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2570 OR ENGINEER APPROVED EQUAL.
B. ADA STANDARD GRATE SHALL BE NEENAH INLET FRAME/GRATE R-2569 OR ENGINEER APPROVED EQUAL.
C. STANDARD BEEHIVE GRATE SHALL BE NEENAH INLET FRAME/BEEHIVE GRATE R-2564 OR ENGINEER APPROVED EQUAL.
 8. WHERE NOT USED, THE KNOCKOUTS OF EACH AREA DRAIN SHALL BE FILLED WITH BLOCK / BRICK / MORTAR TO MAINTAIN STRUCTURAL INTEGRITY.
- SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.

CONCRETE AREA DRAIN/ YARD DRAIN
SCALE: NONE

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SITE DETAILS