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: PLANNING & ZONING APPLICATION

MAY 19, 2025

OWNER (PREPARED FOR)



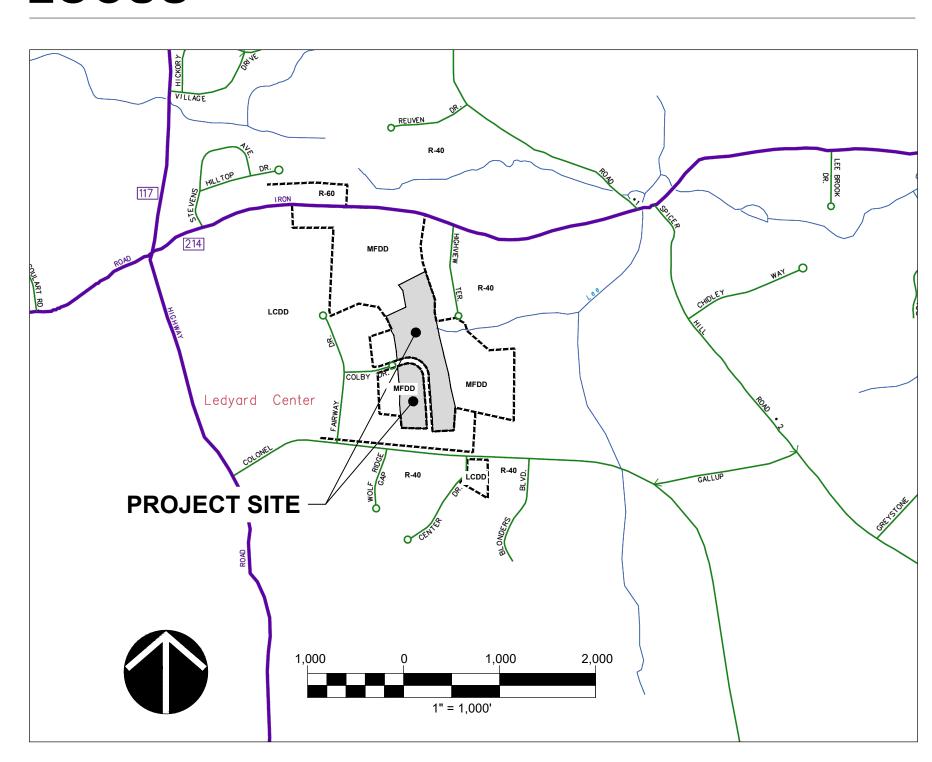
CONSULTANTS (PREPARED BY)



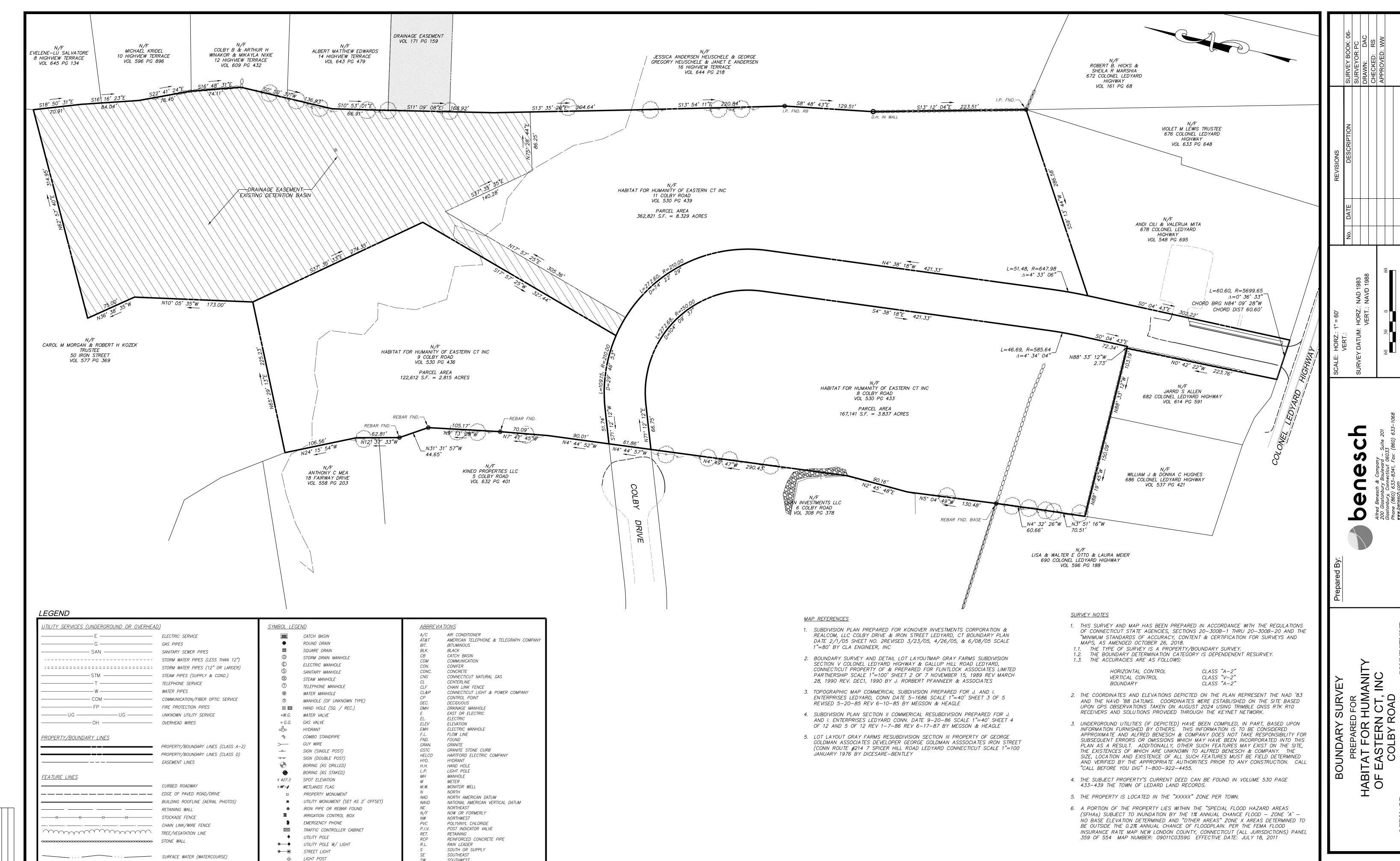
LIST OF DRAWINGS

	TITLE SHEET
SV.01	BOUNDARY SURVEY
SV.02	TOPOGRAPHIC SURVEY
SV.03	TOPOGRAPHIC SURVEY
C1.0	SITE PREPARATION & EROSION CONTROL PLAN
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C2.0	SITE PLAN
C3.0	OVERALL GRADING & DRAINAGE PLAN
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C6.1	SITE DETAILS
C6.2	SITE DETAILS

LOCUS



FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION



SOUTHWEST

STEAM

TELEPHONE TOP OF FRAME

UNKNOWN

WATER OR WEST WATER GATE

SANITARY MANHOLE

TELEPHONE MANHOLE

SOUTHERN NEW ENGLAND TELEPHONE

BOLLARD LIGHT

CONIFER SHRUB

DECIDUOUS SHRUB

DECIDUOUS TREE

CONIFER TREE

DECIDUOUS TREE (SAPLING)

⊗ • BOULDER / ROCK

EDGE OF LANDSCAPING

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

5/16/2025

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY

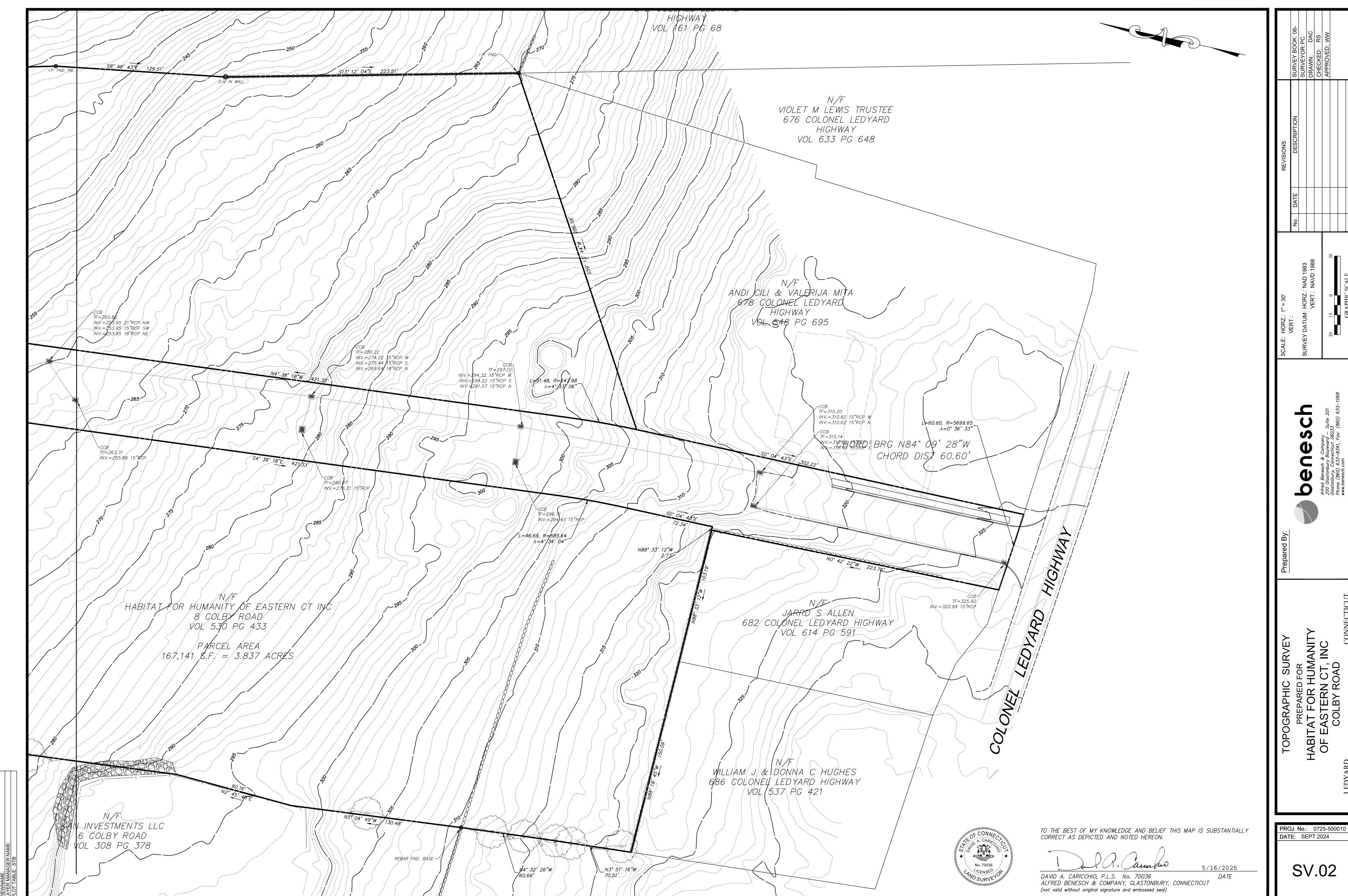
ALFRED BENESCH & COMPANY, GLASTONBURY, CONNECTICUT

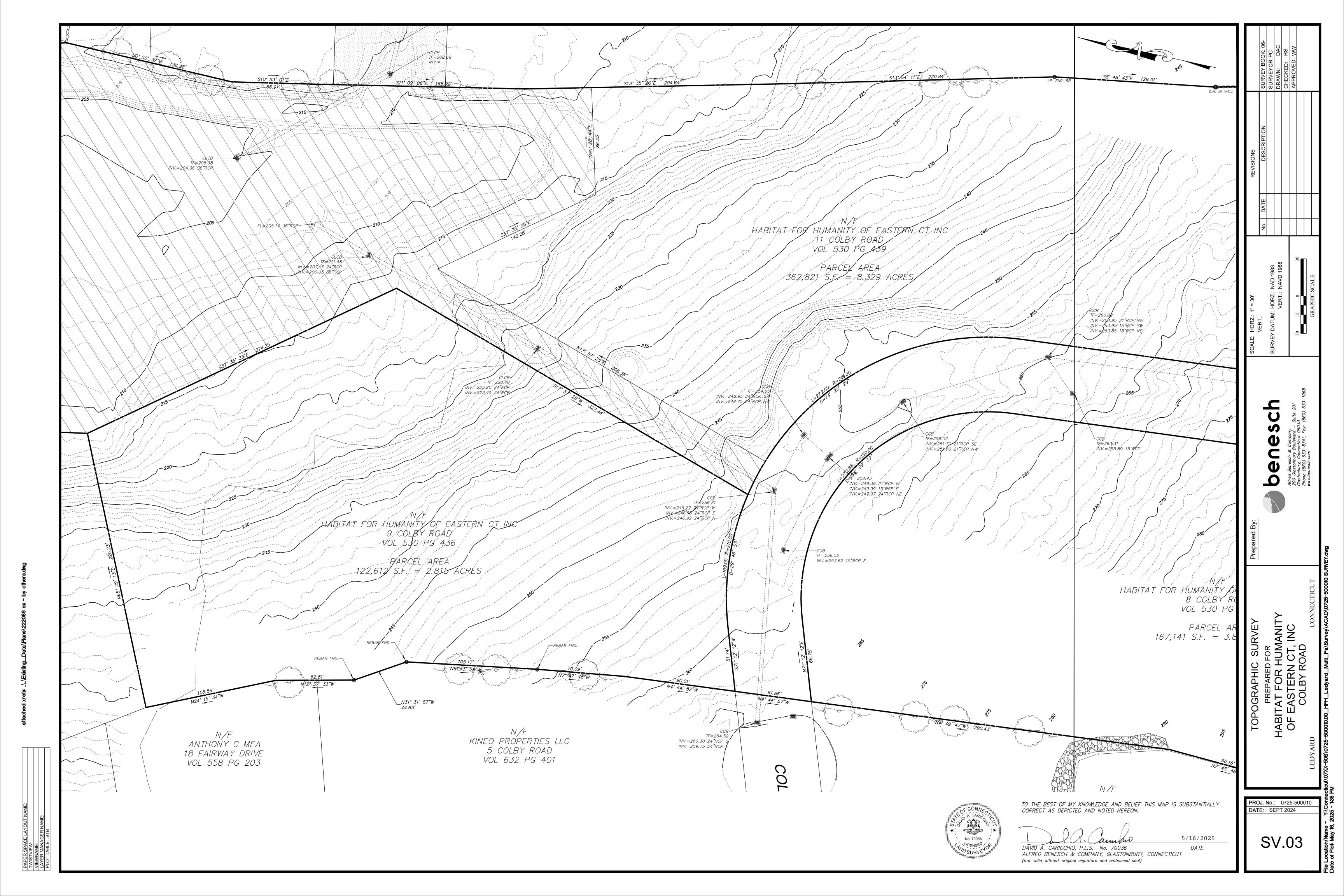
CORRECT AS DEPICTED AND NOTED HEREON.

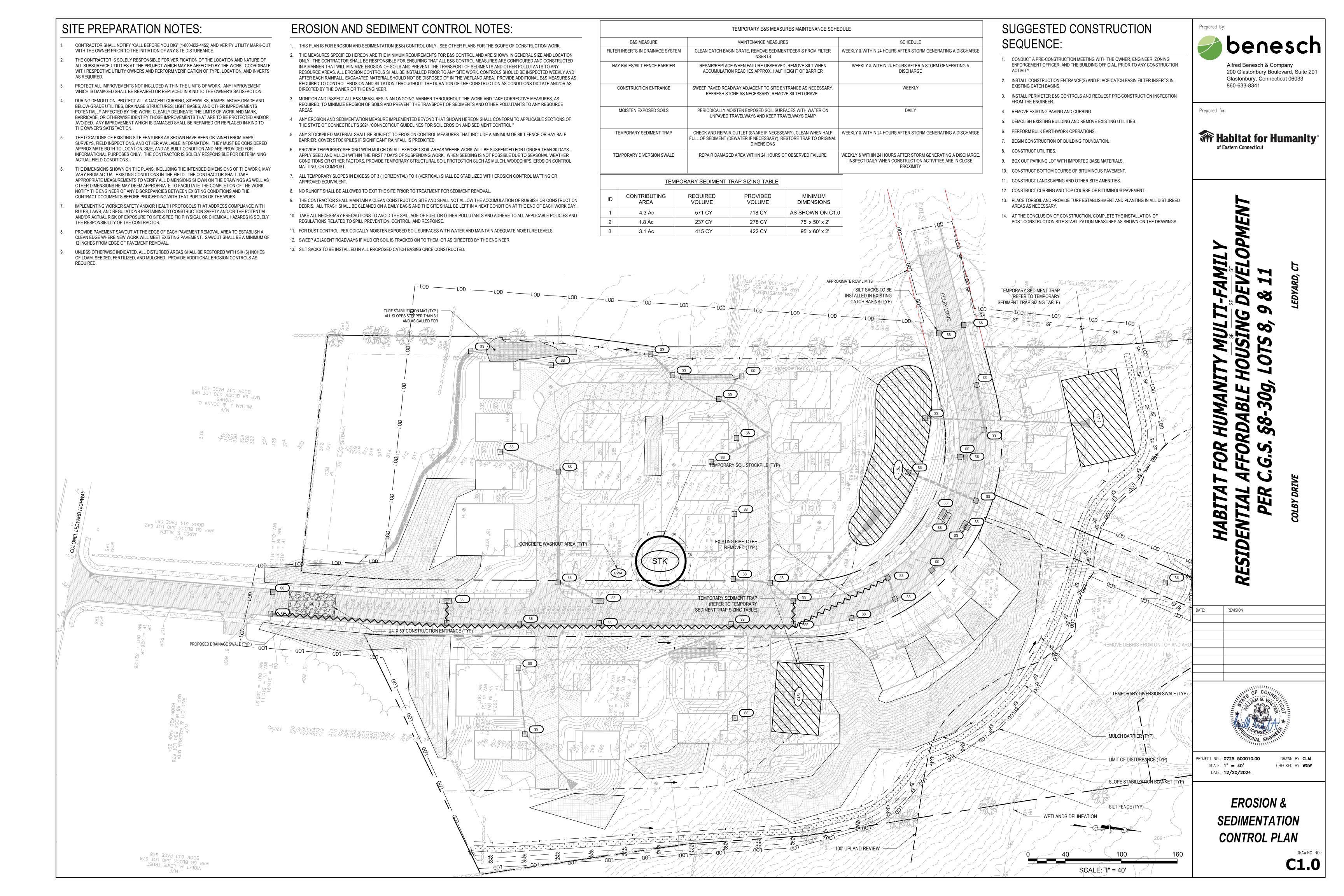
DAVID A. CARICCHIO, P.L.S. No. 70036

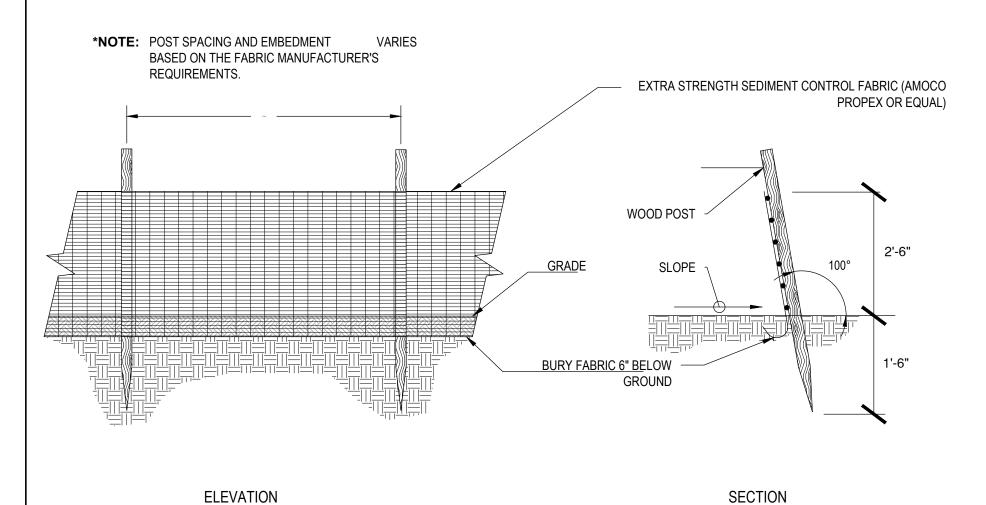
(not valid without original signature and embossed seal)

No. 70036

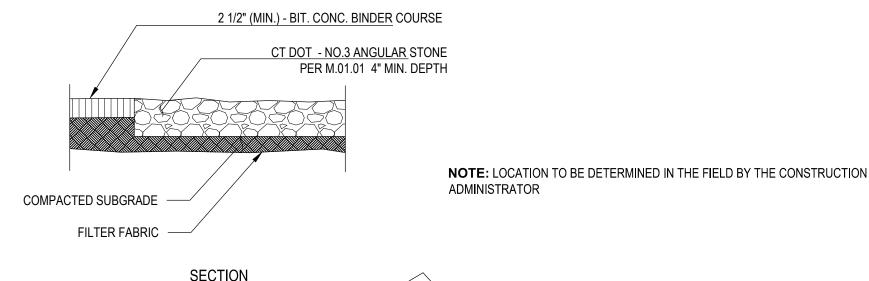


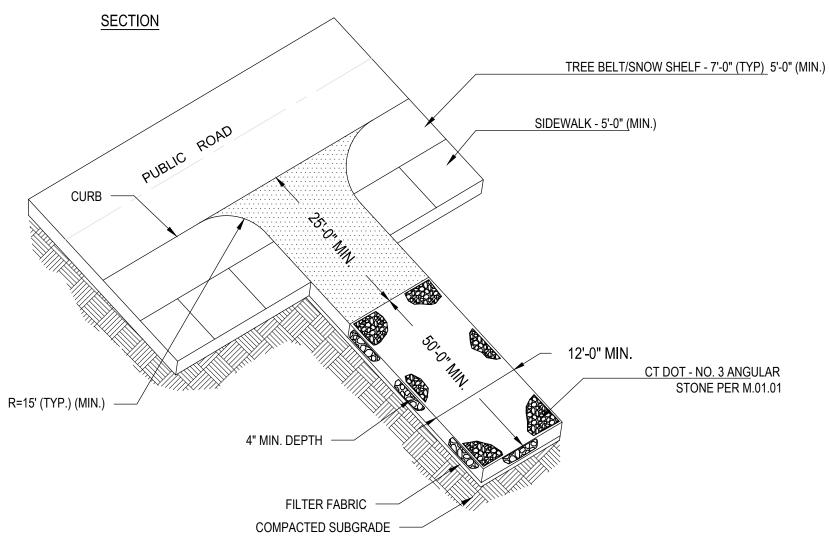






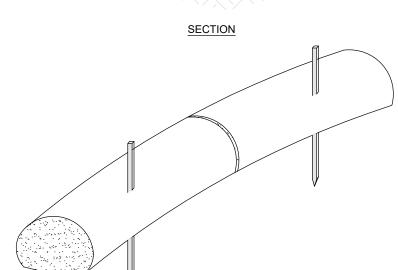
SILT FENCE BARRIER (SF)



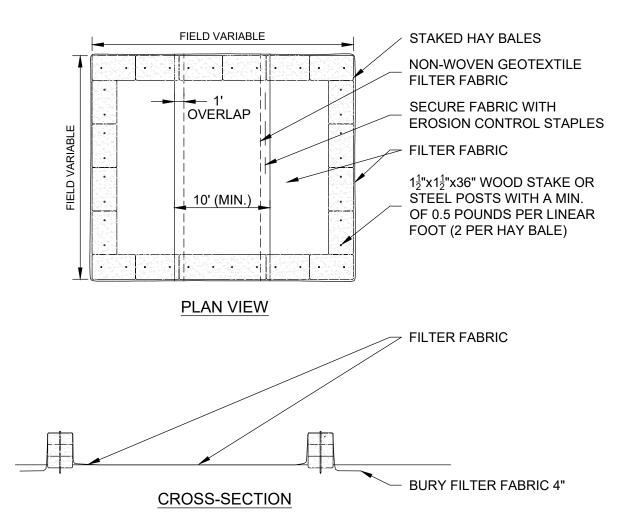


CONSTRUCTION ENTRANCE (CE)

2"x2"x36" WOOD STAKES PLACED 10' O.C. FILTREXX FILTER SOXX OR APPROVED



FILTER SOCK



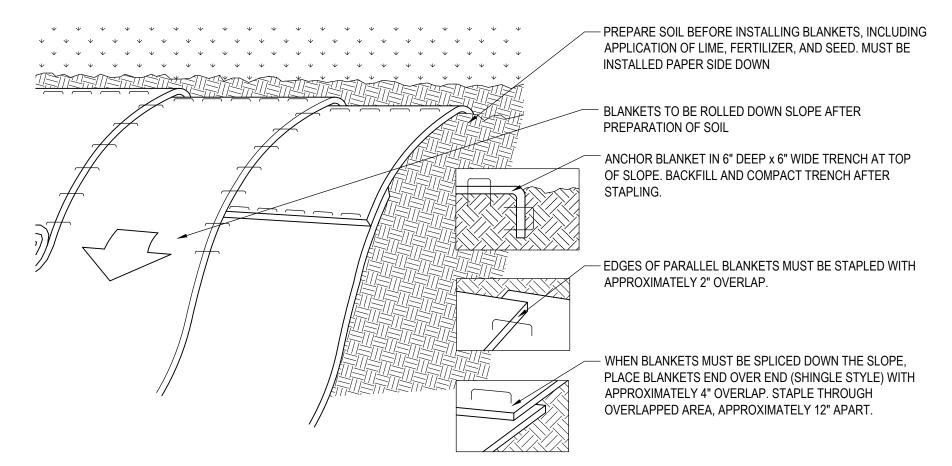
- CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY
- EVAPORATE. 2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
- 3. WEEKLY INSPECTIONS OF WASHOUT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

TEMPORARY CONCRETE WASHOUT AREA (CWA)

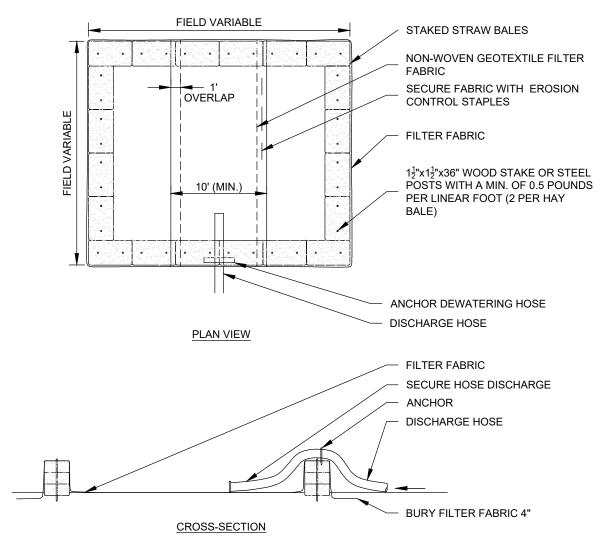
 $1\frac{1}{2}$ "x $1\frac{1}{2}$ "x36" WOOD STAKE OR STEEL POSTS WITH A MIN. OF 0.5 POUNDS PER LINEAR FOOT (2 PER HAY BALE) EMBED HAY BALES 4" INTO GROUND. BACKFILL AND COMPACT EXCAVATED FILL ALONG HAY BALES PROTECTED BINDINGS TO BE PARALLEL WORK AREA TO GROUND SURFACE HAY BALES FLOW TOP OF GROUND

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

HAY BALE BARRIER (HB)



SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)

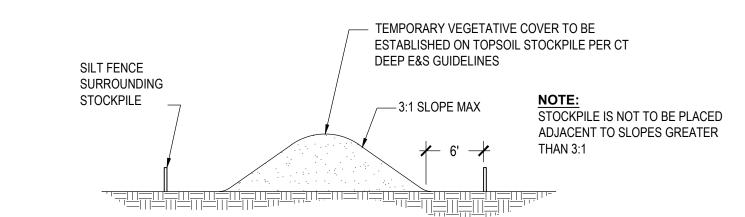


GENERAL NOTES

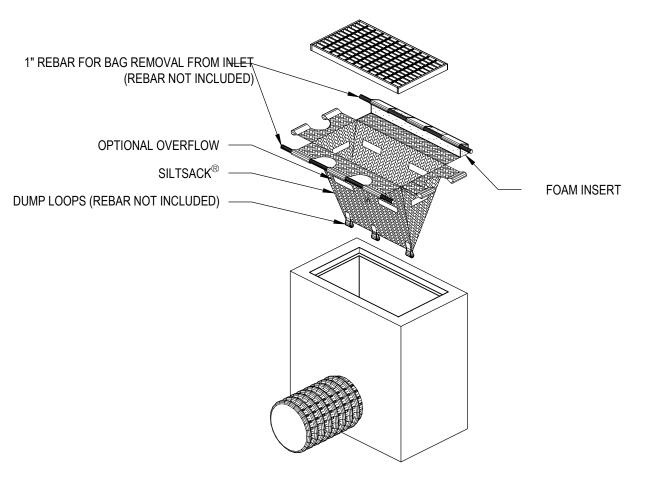
- 1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
- 2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.

3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING STRAW BALE BASIN



TEMPORARY STOCKPILE (STK)



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

SILT SACK DETAIL (SS)

Prepared by: Alfred Benesch & Company

200 Glastonbury Boulevard, Suite 201

Glastonbury, Connecticut 06033

Prepared for:

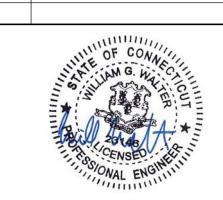
WHADITAL FOR Humanity®

860-633-8341

OP1 NEL DE 30g,

FFORD/

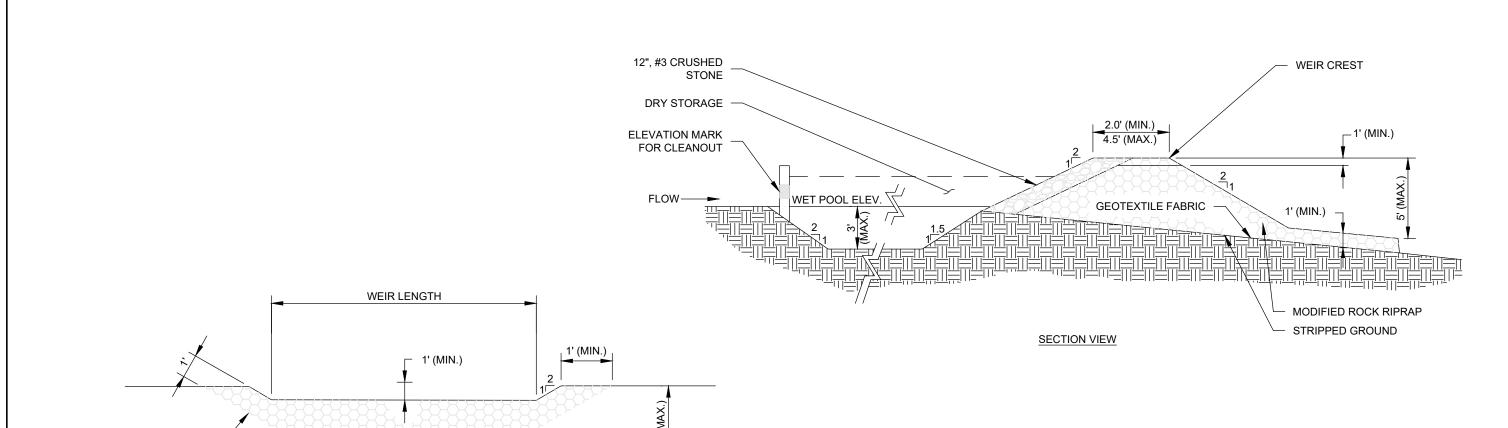
DATE:	REVISION:



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

DRAWN BY: CLM CHECKED BY: WGW

EROSION & SEDIMENTATION CONTROL DETAILS



Scale: NTS

GENERAL NOTES

1. STABILIZE EARTHEN EMBANKMENT BY SEEDING OR PROVIDE STONE SLOPE PROTECTION IMMEDIATELY

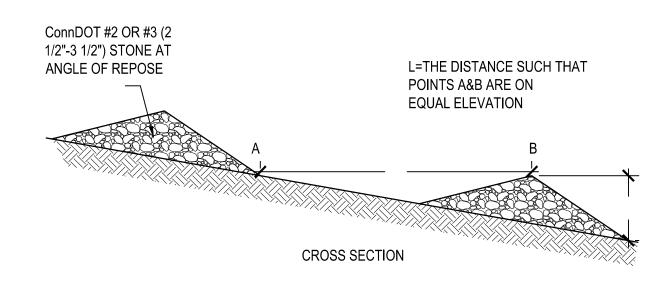
2. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF COMPACTED EARTHFILL.

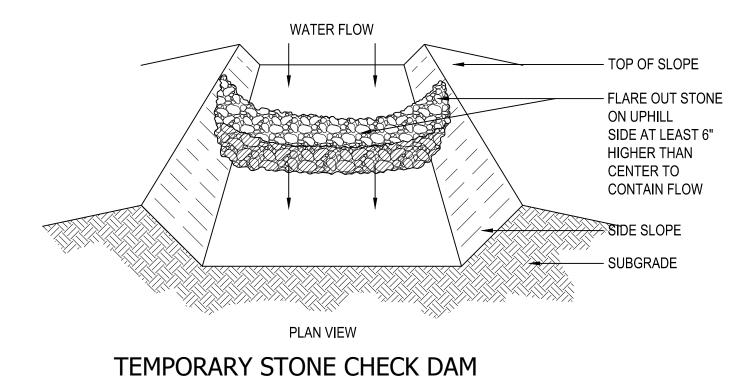
OUTLET SECTION

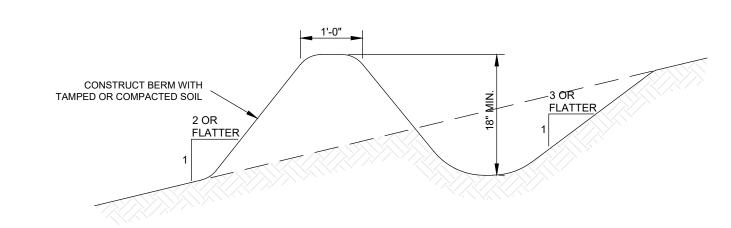
WET POOL ELEV.

TEMPORARY SEDIMENT TRAP SCALE: NONE

GEOTEXTILE FABRIC -







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



Glastonbury, Connecticut 06033 860-633-8341

Prepared for:



REVISION:

HABITA

FFORD,

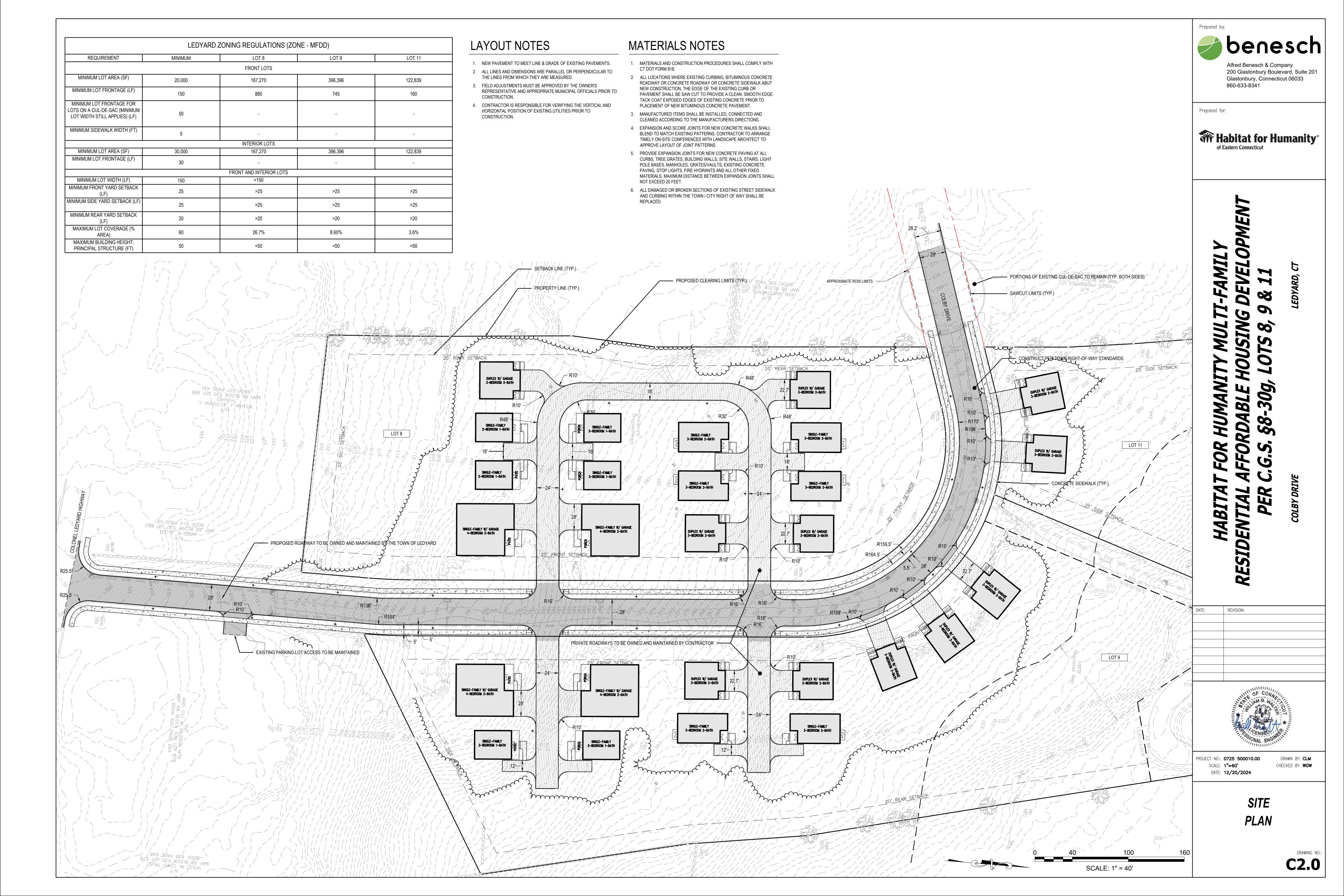


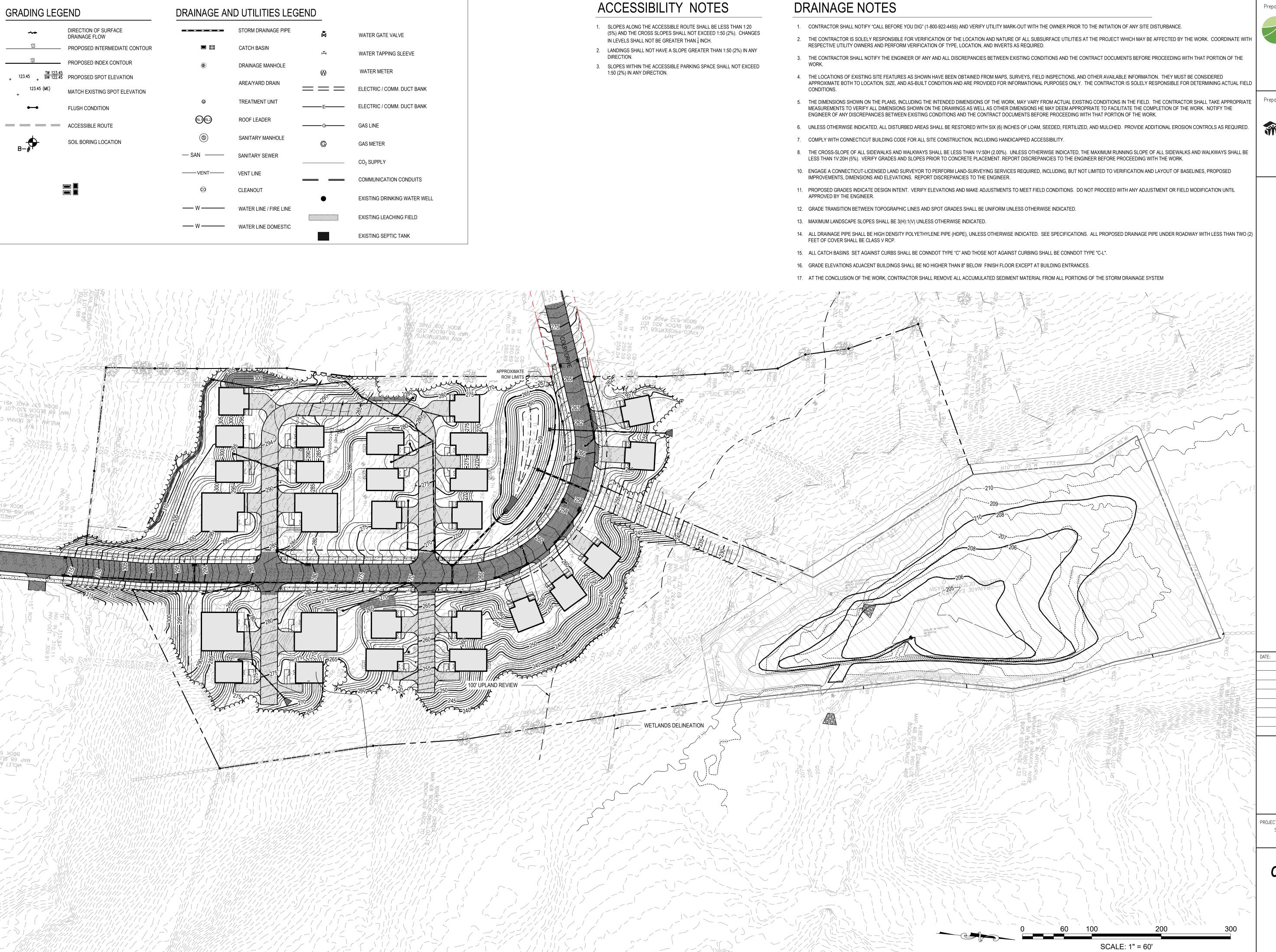
PROJECT NO.: **0725 500010.00** SCALE: **AS SHOWN** DATE: **12/20/2024**

DRAWN BY: CLM

EROSION & SEDIMENTATION CONTROL DETAILS

C1.2





Prepared by:



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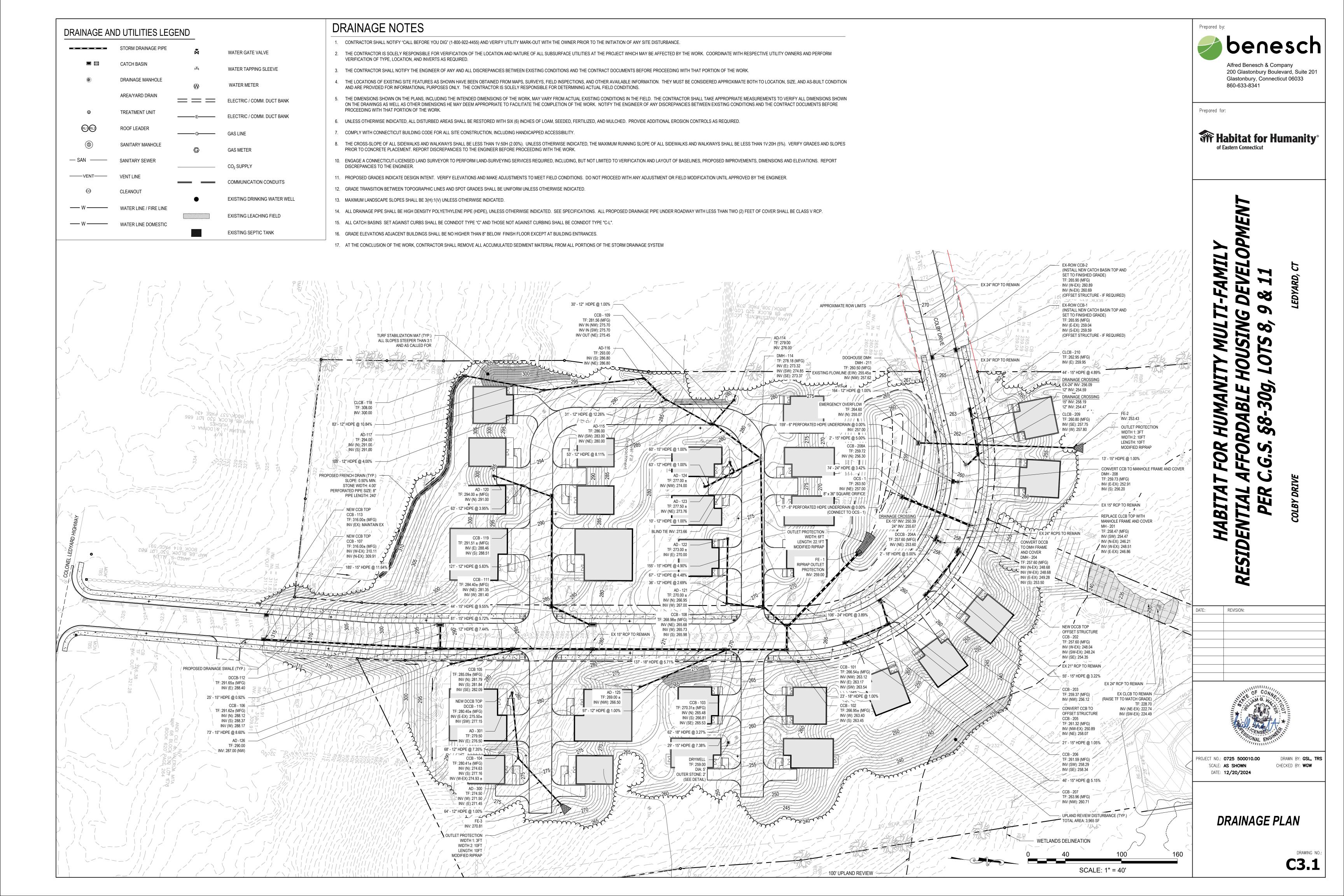
WHY Habitat for Humanity® of Eastern Connecticut

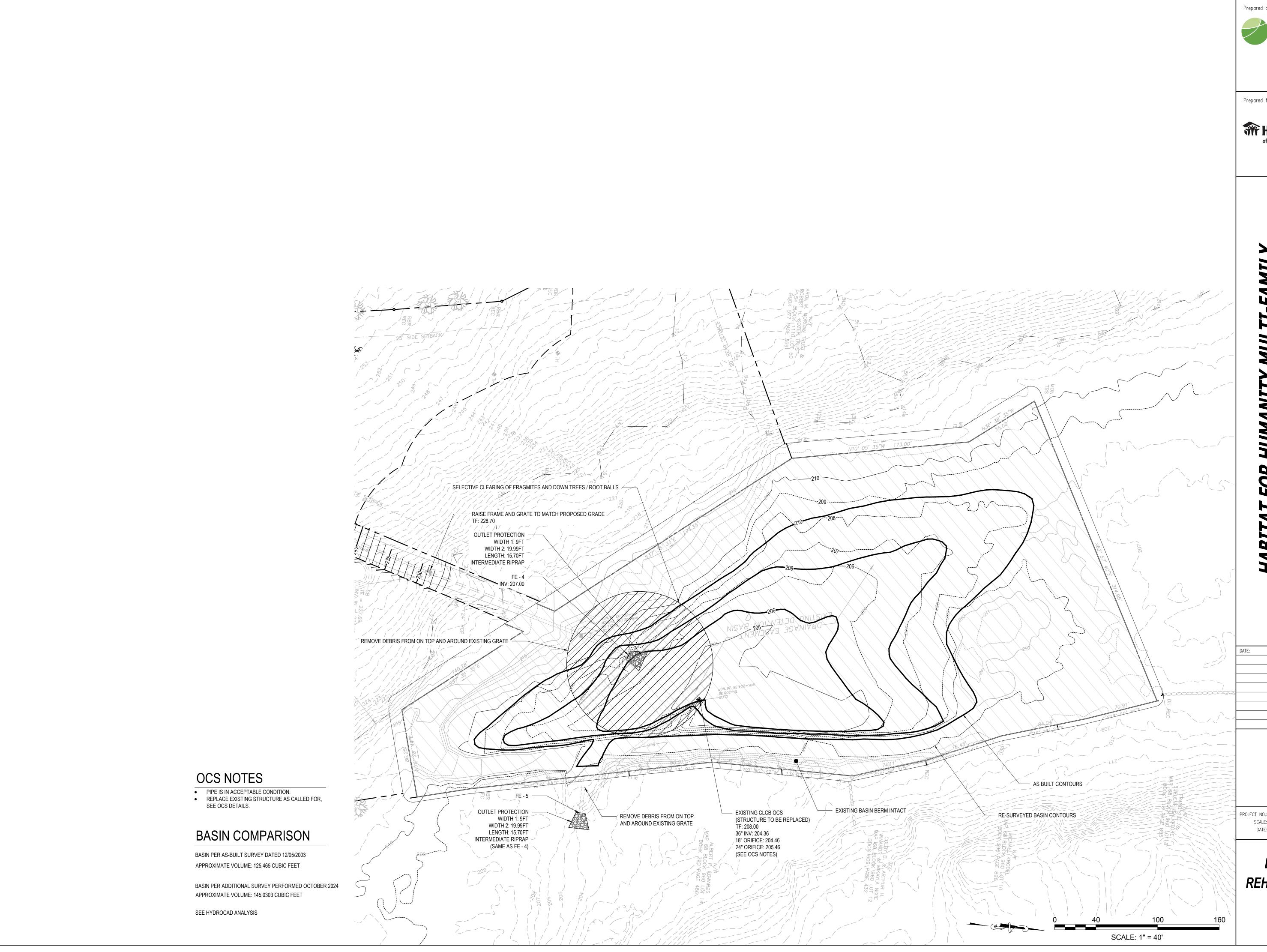
SCALE: AS SHOWN DATE: **12/20/2024**

OVERALL GRADING &

DRAINAGE PLAN

C3.0



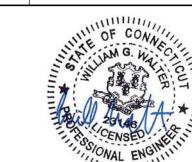


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REVISION:

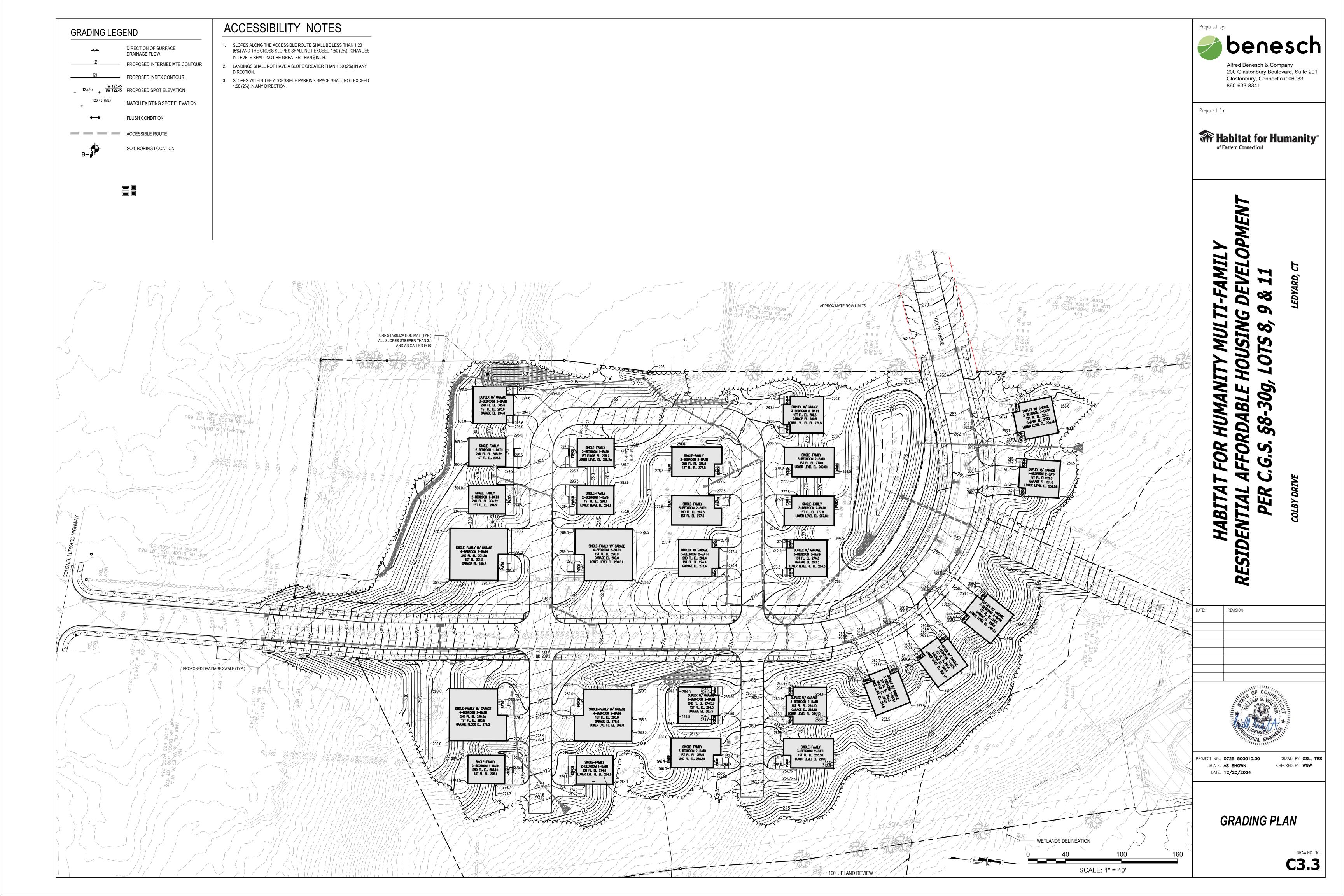


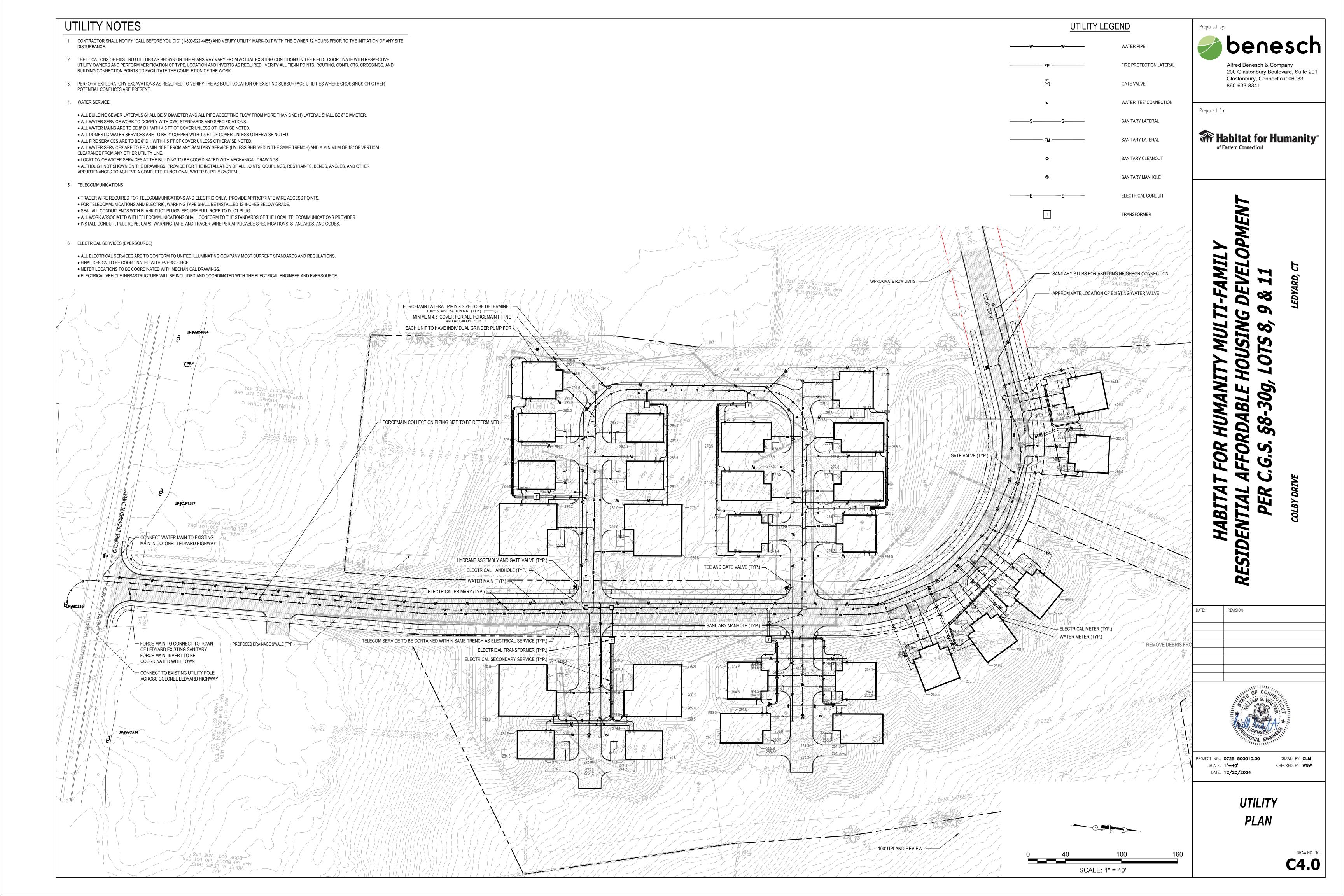
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CHECKED BY: WGW

EXISTING BASIN REHABILITATION PLAN

C3.2







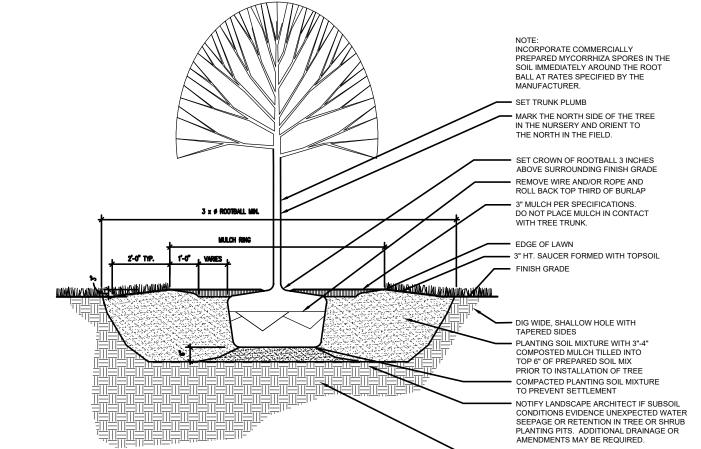
PLANT	PLANT SELECTION SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		
DECIDUOUS	TREES						
	AO	ACER RUBRUM `OCTOBER GLORY` / OCTOBER GLORY RED MAPLE	B & B	2.5-3" CAL.			
+	ASFF	ACER SACCHARUM `FALL FIESTA` / FALL FIESTA SUGAR MAPLE	B & B	2.5-3" CAL.	14-16` HT.		
\odot	АНВ	AESCULUS HIPPOCASTANUM 'BAUMANNII' / BAUMANN HORSE CHESTNUT	B & B	2.5-3" CAL.	12-16` HT.		
\odot	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	I TREES						
AND THE WAY IN THE PARTY OF THE	ACC	ABIES CONCOLOR `CANDICANS` / CANDICANS WHITE FIR	B & B	CONIFER	12-14` HT.		
10	CL	CUPRESSUS X LEYLANDII / LEYLAND CYPRESS	B & B	CONIFER	8-10` HT.		
00000	PA	PICEA ABIES / NORWAY SPRUCE	B & B	CONIFER	8-10` HT.		
Solomon Services	PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B	CONIFER	12-14` HT.		
ORNAMENTA	AL 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 RUTGERSENSIS 'RUTGAN' / STELLAR PINK DOGWOOD	B & B	4-4.5" CAL.	10-12` HT.		
SYMBOL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD		
DECIDUOUS	PVH	PANICUM VIRGATUM `HEAVY METAL` / BLUE SWITCH GRASS	#3 CONT.	2-3` HT.	15-18" SPR.		
LECIDOUS	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.		
\odot	HV	HAMAMELIS VERNALIS / SPRING BLOOMING WITCHHAZEL	#7 CONT.	36-42" HT.	36-42" SPR.		
	НМТ	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.		
\bigcirc	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.		
	IVWR	ILEX VERTICILLATA 'WINTER RED' / WINTER RED WINTERBERRY	B & B	4-5` HT.	36-42" SPR.		
$\overline{\bullet}$	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	I SHRUBS	I	T	T	I		
33	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.		
10} 10}	TN2	THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE	7 GAL	30-36" HT.	30-36" SP.		
\bigcirc	TG2	THUJA OCCIDENTALIS 'GOLDEN GLOBE' / GOLDEN GLOBE ARBORVITAE	#3 CONT.	24-30" HT.	24-30" SPR.		
\bigcirc	TOLG	THUJA OCCIDENTALIS 'LITTLE GIANT' / LITTLE GIANT ARBORVITAE	#3 CONT.	2-3` HT.	2-3` SPR.		
30 k	TI2	THUJA OCCIDENTALIS 'SMTOYB' / 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.

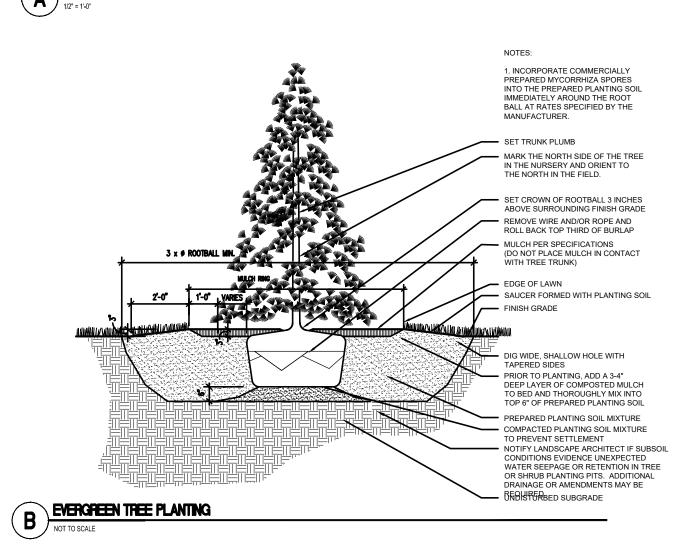
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED

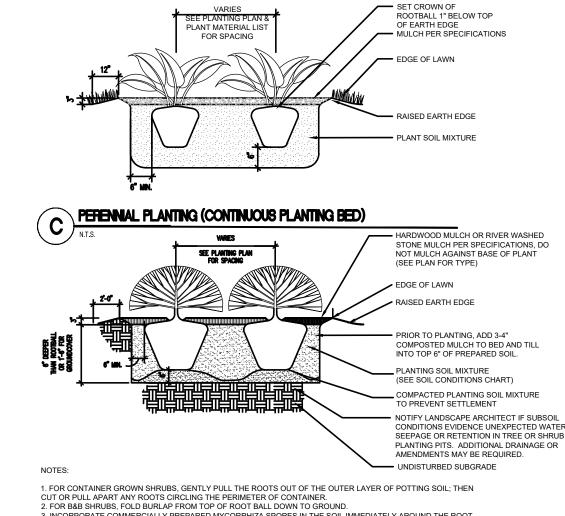
- VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE. 8. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL
- HAVE CONTINUOUS BEDS OF AMENDED PLANTING SOIL TO A MINIMUM DEPTH OF 18 INCHES. SEE PLANTING PLANS FOR BED EXTENTS AND DETAILS FOR AREAS OF ADDITIONAL REQUIRED DEPTH.
- 9. THE 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 SEEDED 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
- 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.



DECIDUOUS TREE PLANTING

UNDISTURBED SUBGRADE





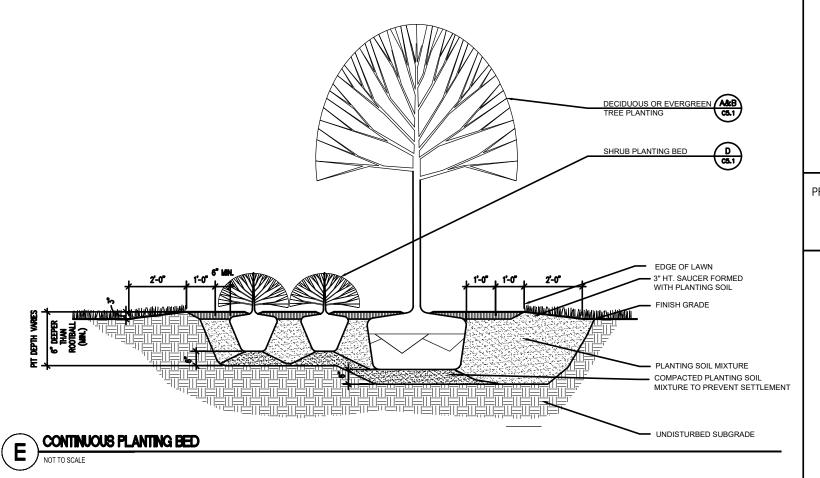
CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF CONTAINER.

2. FOR B&B SHRUBS, FOLD BURLAP FROM TOP OF ROOT BALL DOWN TO GROUND.

3. INCORPORATE 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. SHRUB PLANTING BED

NTS





200 Glastonbury Boulevard, Suite 201 Glastonbury, Connecticut 06033 860-633-8341

Prepared for:

WHY Habitat for Humanity® of Eastern Connecticut

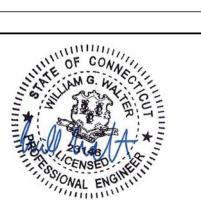
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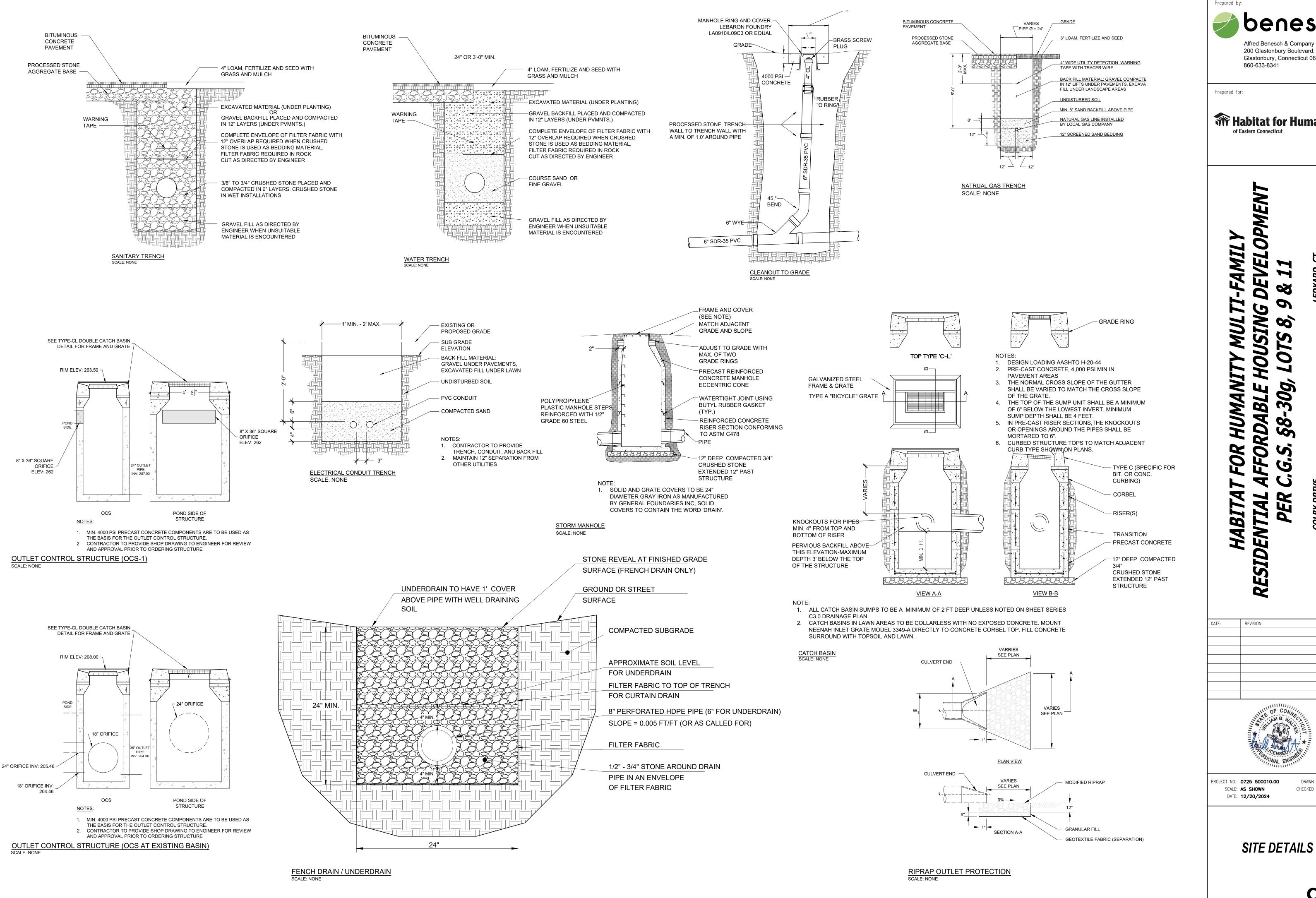
PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN DATE: **12/20/2024**

CHECKED BY: RCD

DRAWN BY: TRS

PLANTING DETAILS & SCHEDULE

C5.1



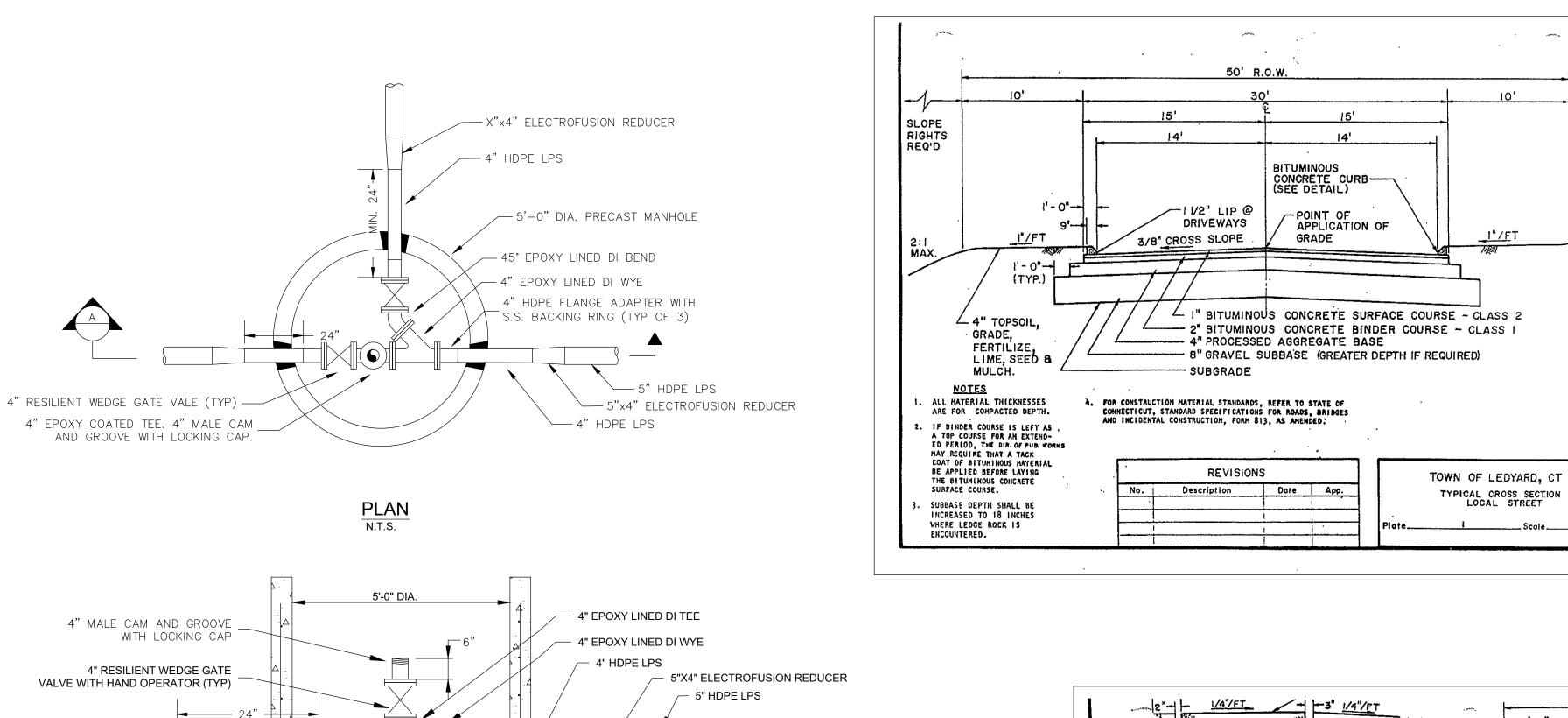
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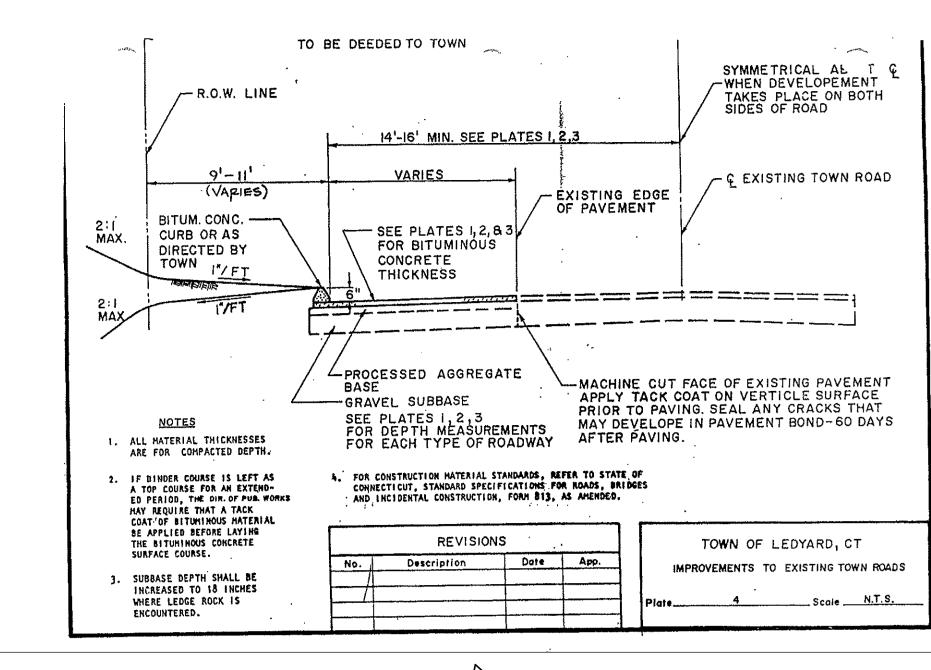
THE Habitat for Humanity®

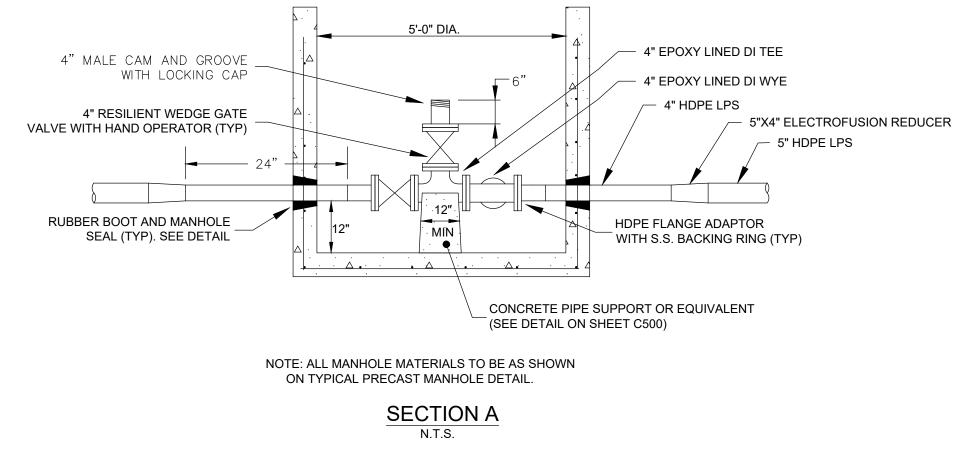


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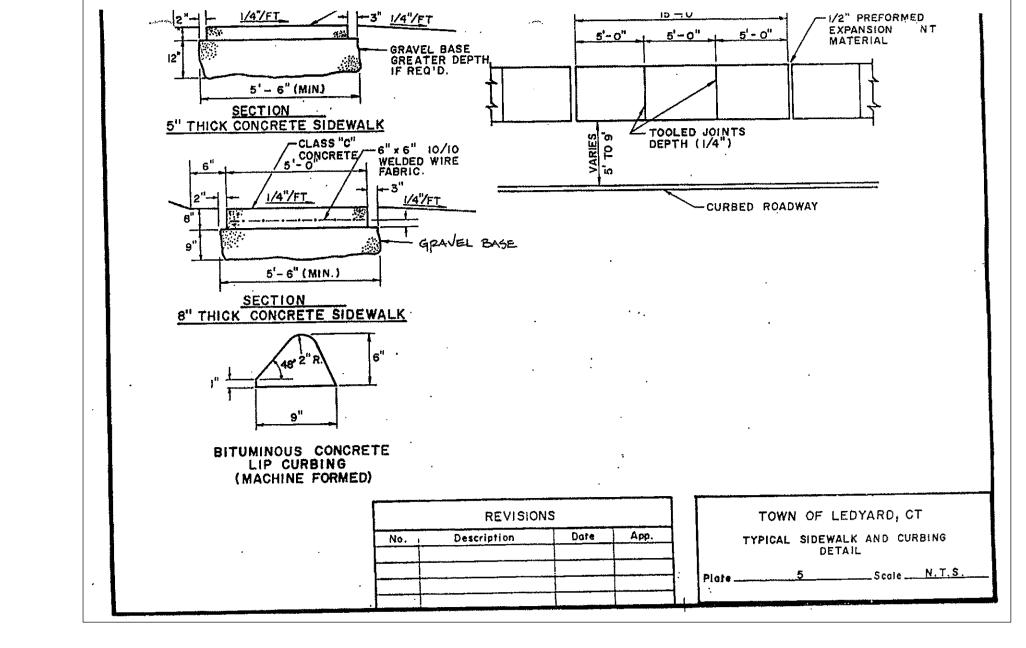
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LOW PRESSURE SEWER JUNCTION MANHOLE

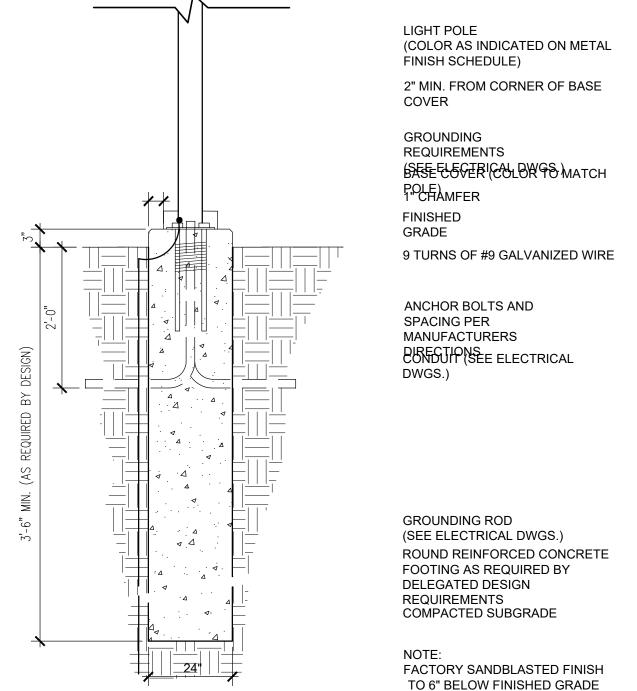


SLOPE

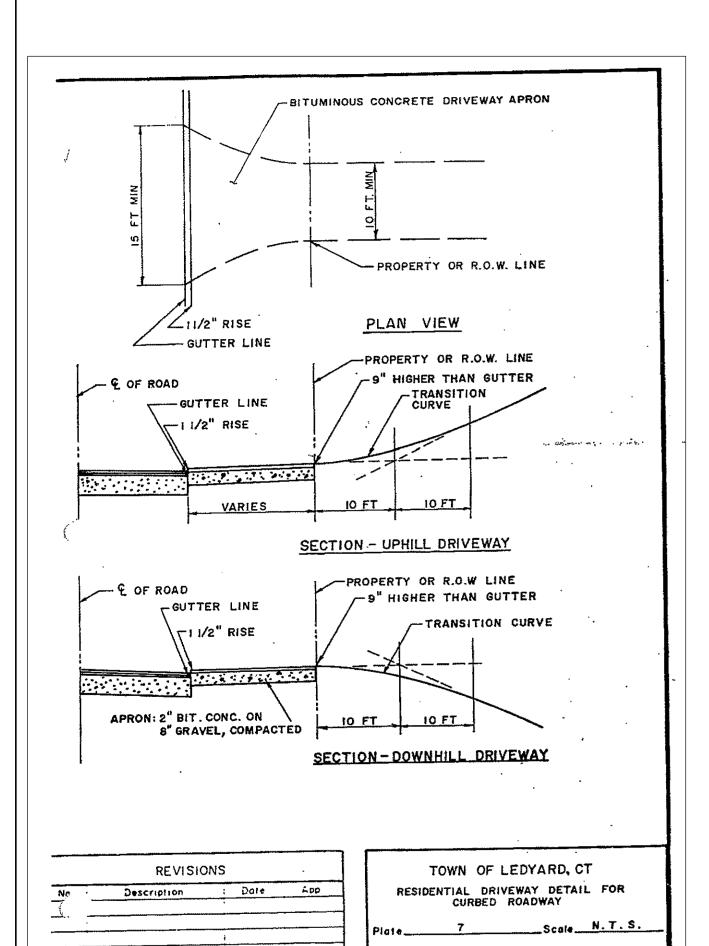
RIGHTS

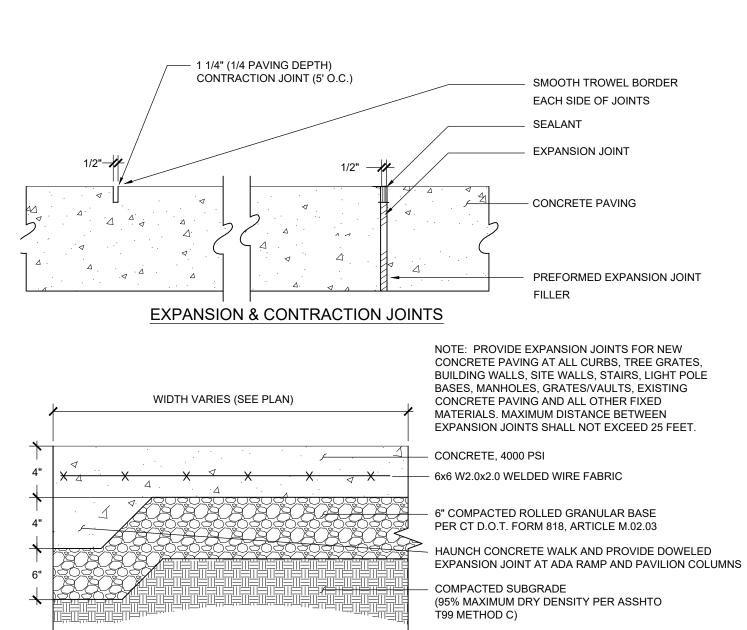
MAX.

Design



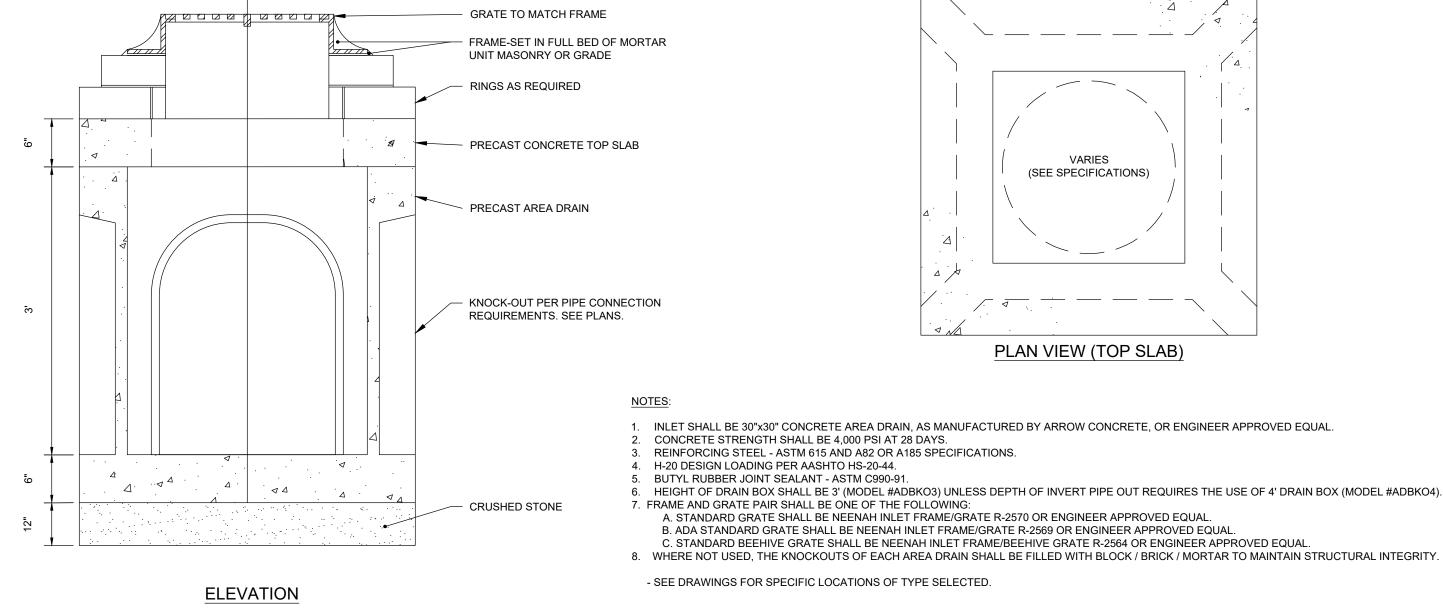
PEDESTRIAN LIGHT POLE CONCRETE BASE (12' HT.)





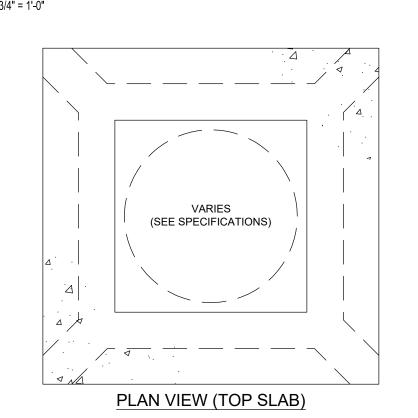
CONCRETE WALK

SCALE: NONE



CONCRETE ARE DRAIN

SCALE: NONE



<u> 1ES</u> :					
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- INLET SHALL BE 30"x30" CONCRETE AREA DRAIN, AS MANUFACTURED BY ARROW CONCRETE, OR ENGINEER APPROVED EQUAL.
- CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. REINFORCING STEEL - ASTM 615 AND A82 OR A185 SPECIFICATIONS.
- 4. H-20 DESIGN LOADING PER AASHTO HS-20-44. BUTYL RUBBER JOINT SEALANT - ASTM C990-91.
- 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
- SEE DRAWINGS FOR SPECIFIC LOCATIONS OF TYPE SELECTED.



Prepared for:

THY Habitat for Humanity® of Eastern Connecticut

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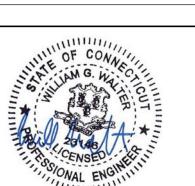
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DATE:	REVISION:

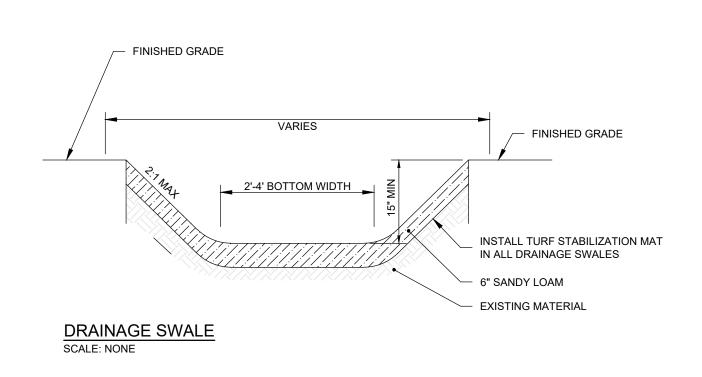


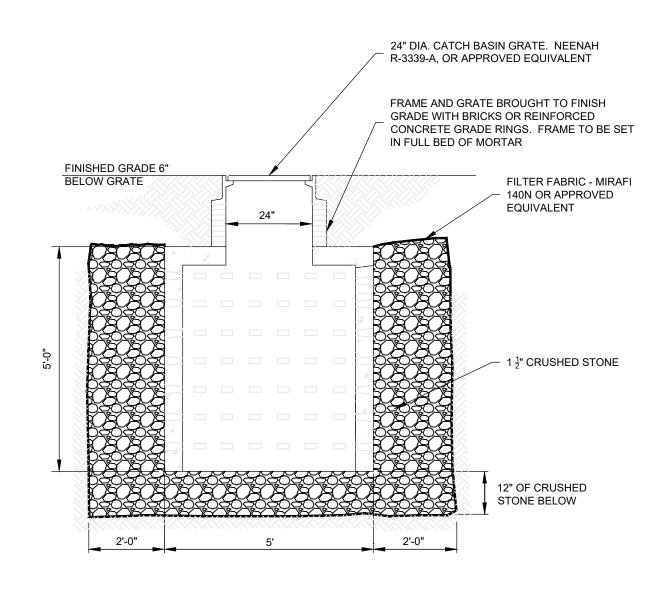
PROJECT NO.: **0725 500010.00** SCALE: AS SHOWN DATE: **12/20/2024**

DRAWN BY: CLM CHECKED BY: WGW

SITE DETAILS

C6.1





DRYWELL SCALE: NONE

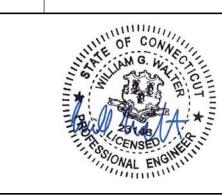
Prepared by: Alfred Benesch & Company 200 Glastonbury Boulevard, Suite 201 Glastonbury, Connecticut 06033 860-633-8341

Prepared for:

Habitat for Humanity® of Eastern Connecticut

DEVELOPMENT FFORDABLE 1 G.S. §8-30g,

DATE:	REVISION:



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

SITE DETAILS

C6.2