



DEVELOPMENT & MANAGEMENT PLAN AVON

SITE # 1257
DOCKET# 373
224 LOVELY STREET
AVON, CT 06067

SITE TYPE: RAW LAND - MONOPOLE

SITE INFORMATION:

APPLICANT: NEW CINGULAR WIRELESS PCS, LLC (AT&T MOBILITY)
500 ENTERPRISE DRIVE, SUITE 3A
ROCKY HILL, CT 06067

SITE ADDRESS: 224 LOVELY STREET
AVON, CT 06001

COUNTY: HARTFORD

LATITUDE: N 36° 35' 11.36"

LONGITUDE: W 70° 27' 44.26"

COUNTY: HARTFORD

TAX ID PARCEL NUMBER: MAP 22, BLOCK 1, LOT 8

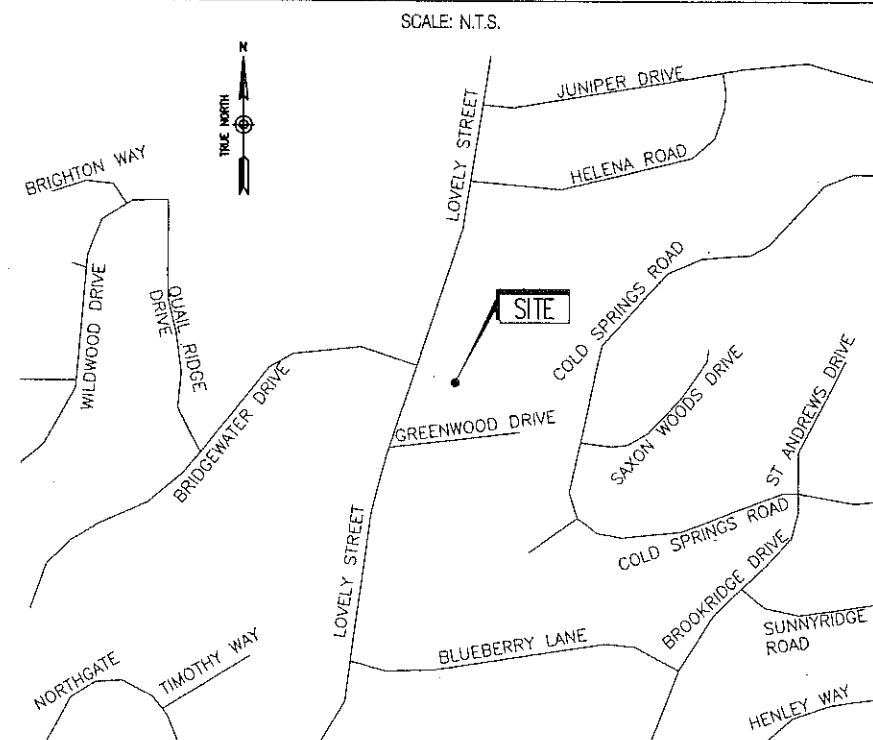
PROPERTY OWNER: ST. MATTHEW'S LUTHERAN CHURCH
224 LOVELY STREET
AVON, CT 06001

ZONING CLASSIFICATION: ZONE R-30

ZONING JURISDICTION: TOWN OF AVON

ARCHITECT / ENGINEER: HUDSON DESIGN GROUP LLC
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 2-101
N. ANDOVER, MA 01845

VICINITY MAP



DRIVING DIRECTIONS

START OUT GOING NORTHEAST ON ENTERPRISE DR TOWARD CAPITOL BLVD. 0.4 MI. TURN LEFT ONTO CAPITOL BLVD. 0.3 MI. TURN LEFT ONTO WEST ST. 0.3 MI. MERGE ONTO I-91 S VIA THE RAMP ON THE LEFT TOWARD NEW HAVEN. 1.7 MI MAP. MERGE ONTO CT-9 N VIA EXIT 22N TOWARD NEW BRITAIN. 11.1 MI. MERGE ONTO I-84 W/US-6 W VIA EXIT 32 ON THE LEFT TOWARD WATERBURY. 1.2 MI. MERGE ONTO CT-4 W/FARMINGTON AVE VIA EXIT 39 TOWARD FARMINGTON. 5.8 MI. TURN RIGHT ONTO LOVELY ST/CT-177. 2.9 MI. 224 LOVELY ST IS ON THE RIGHT.

APPROVALS

LANDLORD: _____

FIELD CONST. MGR: _____

RF ENGINEER: _____

SITE ACQUISITION AGENT: _____

ARCHITECT/ENGINEER: _____

SHEET INDEX

DWG.	DESCRIPTION	REV.
T-1	TITLE SHEET	2
C-1	EXISTING CONDITIONS PLAN	1
C-2	LOCUS & EASEMENT PLAN	1
C-3	SITE PLAN	1
C-4	COMPOUND PLAN AND ELEVATION	2
C-5	DETAILS	2
C-6	DETAILS	2
C-7	EQUIPMENT SHELTER DETAILS	2
C-8	SHELTER FOUNDATION & PAD DETAILS	2
C-9	EROSION CONTROL NOTES AND DETAILS	2
C-10	ELECTRICAL RISER AND DETAILS	2
LL-1	LANDSCAPE PLAN	0
LL-3	LANDSCAPE DETAILS AND NOTES	0

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT DESCRIPTION

- THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNAL FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

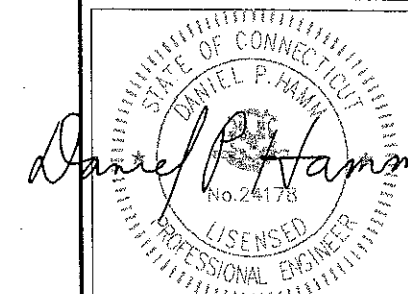


500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067

Hudson
Design Group, Inc.



1600 OSGOOD STREET
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N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



ENGINEER/LAND SURVEYOR

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REVISIONS

REV. #	DATE	DESCRIPTION
2	04/13/10	REVISE SHELTER DETAILS
1	03/31/10	REVISE EASEMENTS
0	03/09/10	ISSUED FOR REVIEW

PROJECT NO.	DESIGNED BY:	DC	SCALE:
	DRAWN BY:	SB	AS SHOWN
	CHECKED BY:	DPH	

SITE NAME:

1257-AVON

SITE ADDRESS:

224 LOVELY STREET
AVON, CT 06067

DRAWING TITLE:

TITLE SHEET

DRAWING NO.:

T-1

GENERAL NOTES

1. FIELD SURVEY DATE: SEPTEMBER 9, 2008
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
3. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83).
4. CENTER OF: PROPOSED MONOPOLE
LATITUDE: 41°47'58.04"
LONGITUDE: 72°51'16.15"
GROUND EL. = 284.4
5. OWNER: ST. MATTHEW'S LUTHERAN CHURCH
224 LOVELY STREET
AVON, CT 06001
6. SITE NAME: AVON ST. MATTHEW'S LUTHERAN CHURCH
7. SITE NUMBER: 2013
8. SITE ADDRESS: ST. MATTHEW'S LUTHERAN CHURCH
224 LOVELY STREET
AVON, CT 06001
9. APPLICANT: AT&T
500 ENTERPRISE DRIVE
ROCKY HILL, CT 08667
10. JURISDICTION: TOWN OF AVON
HARTFORD COUNTY
11. ZONING: R-30
12. TAX ID: J060252
13. DEED REFERENCE: BOOK 50 PAGE 329
14. PLAN REFERENCE: BOOK: 7 PAGE: 47 & UNRECORDED PLAN ENTITLED ZONING LOCATION AND TOPOGRAPHIC SURVEY OF LAND OWNED BY ST. MATTHEW'S LUTHERAN CHURCH, DATED JULY, 2005, BY HODGE SURVEYING ASSOCIATES, P.C.
15. ELEVATIONS ARE NAVD 88 AS DERIVED FROM STATIC SINGLE FREQUENCY GPS SURVEY POINTS USING CORS CTM1 AND CTG2 FOR POST-PROCESSING.
16. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL 800 (CALL BEFORE YOU DIG) AT 1-800-922-4455 PRIOR TO PLANNED ACTIVITY.
17. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN ZONE X, COMMUNITY PANEL NO.
18. BEARING SYSTEM OF THIS PLAN IS BASED ON MGS NAD 83.
19. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE MATTERS A TITLE REPORT WOULD DISCLOSE. THE LAND DEPICTED ON THIS PLAN MAY BE SUBJECT TO AND/OR IN BENEFIT OF RIGHTS AND EASEMENTS THAT ARE NOT SHOWN.
20. THIS IS NOT A BOUNDARY SURVEY. LOCUS PROPERTY LINES, ABUTTING PROPERTY LINES, AND ABUTTING STREET LINES ARE COMPILED FROM MULTIPLE SOURCES AND ARE APPROXIMATE ONLY.
21. SOME IMPROVEMENTS SHOWN OUTSIDE THE TOPOGRAPHIC SURVEY, INCLUDING BUT NOT LIMITED TO PAVEMENT AND BUILDINGS, AREA ARE COMPILED FROM PLANS REFERENCED HEREIN.
22. FIELD SURVEY BY BY EDM TOTAL STATION.
23. ON TUESDAY, SEPTEMBER 2, 2008 ENVIRONMENTAL SCIENTIST ALEC NICLEDD DETERMINED THAT THERE ARE NO WETLAND AREAS WITHIN 100 FEET OF THE PROPOSED TOWER SITE.

FAA 1A SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE COORDINATES AND ELEVATIONS PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:
± THREE (3) FEET VERTICALLY
± FIFTEEN (15) FEET HORIZONTALLY

SURVEY NOTES

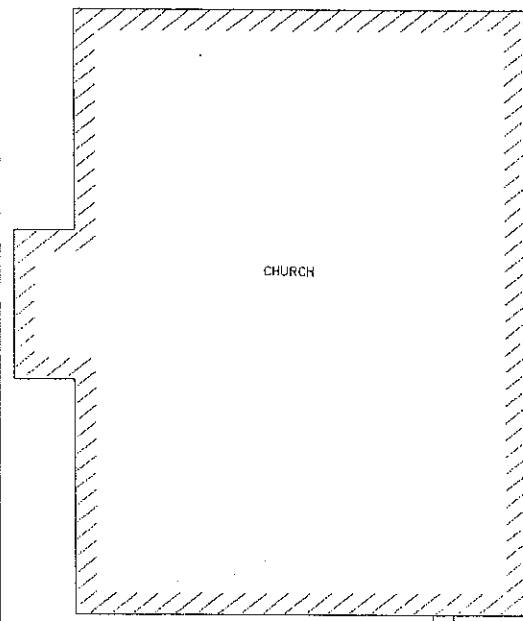
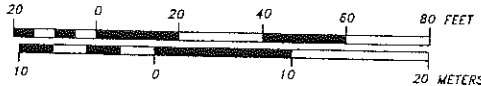
1. A. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1995.
TYPE OF SURVEY: DATA ACCUMULATION SURVEY
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
CLASS OF HORIZONTAL ACCURACY: 0
CLASS OF VERTICAL ACCURACY: 1-2
PURPOSE OF SURVEY: PROPOSED CELL TOWER
B. THE PROPERTY LINES DEPICTED ON THIS PLAN DO NOT PRESENT THE OPINION OF THE SURVEYOR.
C. THIS MAP WAS PREPARED FROM RECORD, RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS, AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
2. REPRODUCTIONS OF THIS PLAN ARE INVALID UNLESS THEY BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ZONING INFORMATION

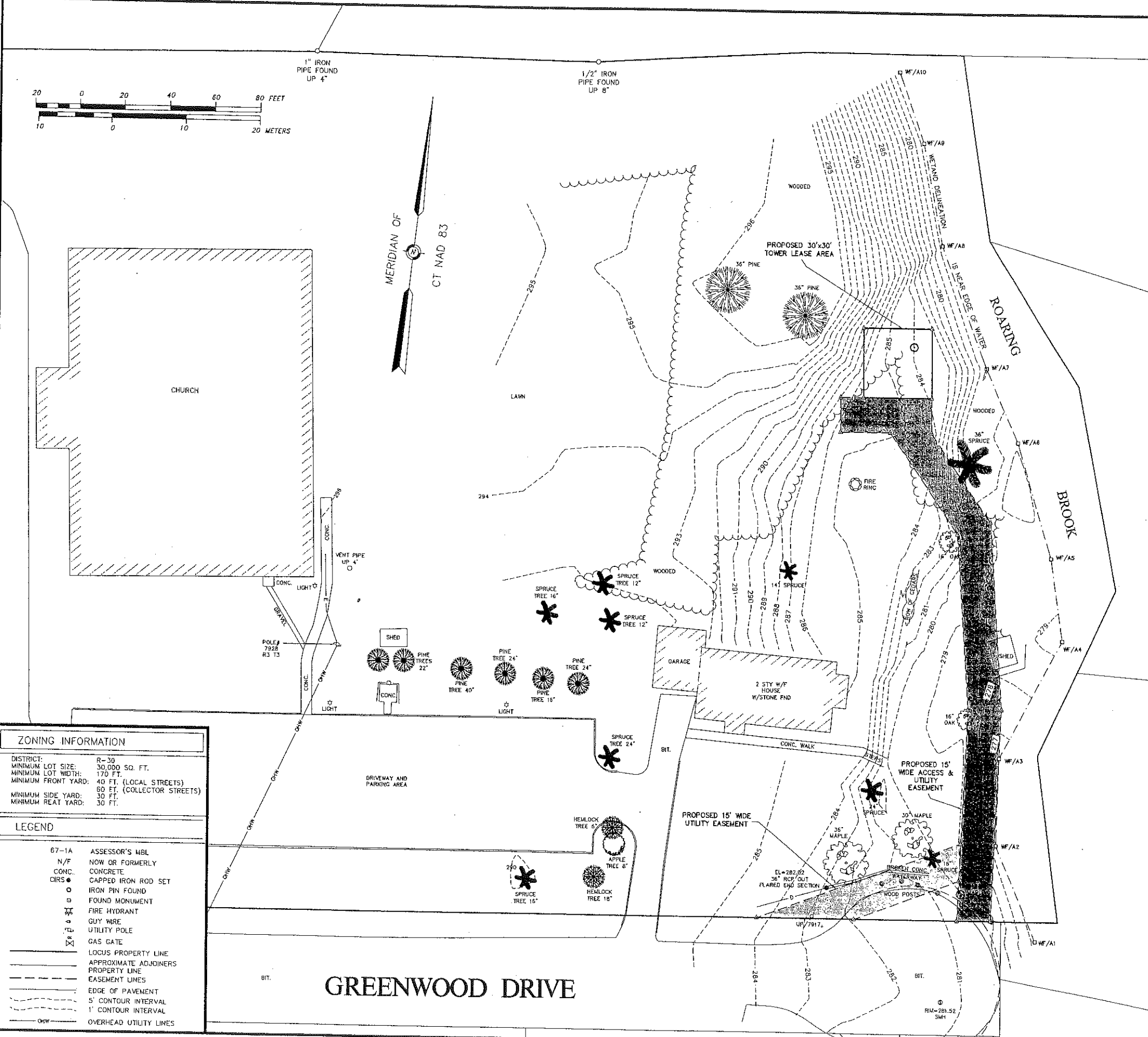
DISTRICT: R-30
MINIMUM LOT SIZE: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 170 FT.
MINIMUM FRONT YARD: 40 FT. (LOCAL STREETS)
MINIMUM SIDE YARD: 60 FT. (COLLECTOR STREETS)
MINIMUM REAR YARD: 30 FT.

LEGEND

- 67-1A ASSESSOR'S MBL
- N/F NOW OR FORMERLY
- CONC. CONCRETE
- CIRS CAPPED IRON ROD SET
- IRON PIN FOUND
- FOUND MONUMENT
- ⊕ FIRE HYDRANT
- GUY WIRE
- UTILITY POLE
- GAS GATE
- LOCUS PROPERTY LINE
- - - APPROXIMATE ADJOINERS PROPERTY LINE
- - - EASEMENT LINES
- - - EDGE OF PAVEMENT
- - - 5' CONTOUR INTERVAL
- - - 1' CONTOUR INTERVAL
- OVERHEAD UTILITY LINES



GREENWOOD DRIVE



PROJECT NO: 09-020

DRAWN BY: BCF

CHECKED BY: CGG

SUBMITTALS

NO.	DATE	REVISION
1	03/31/10	REVISE EASEMENTS
0	01/14/10	SUBMIT FOR REVIEW

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AVON

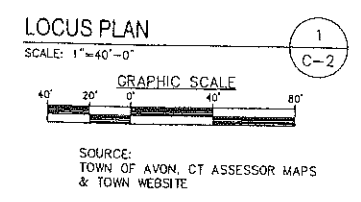
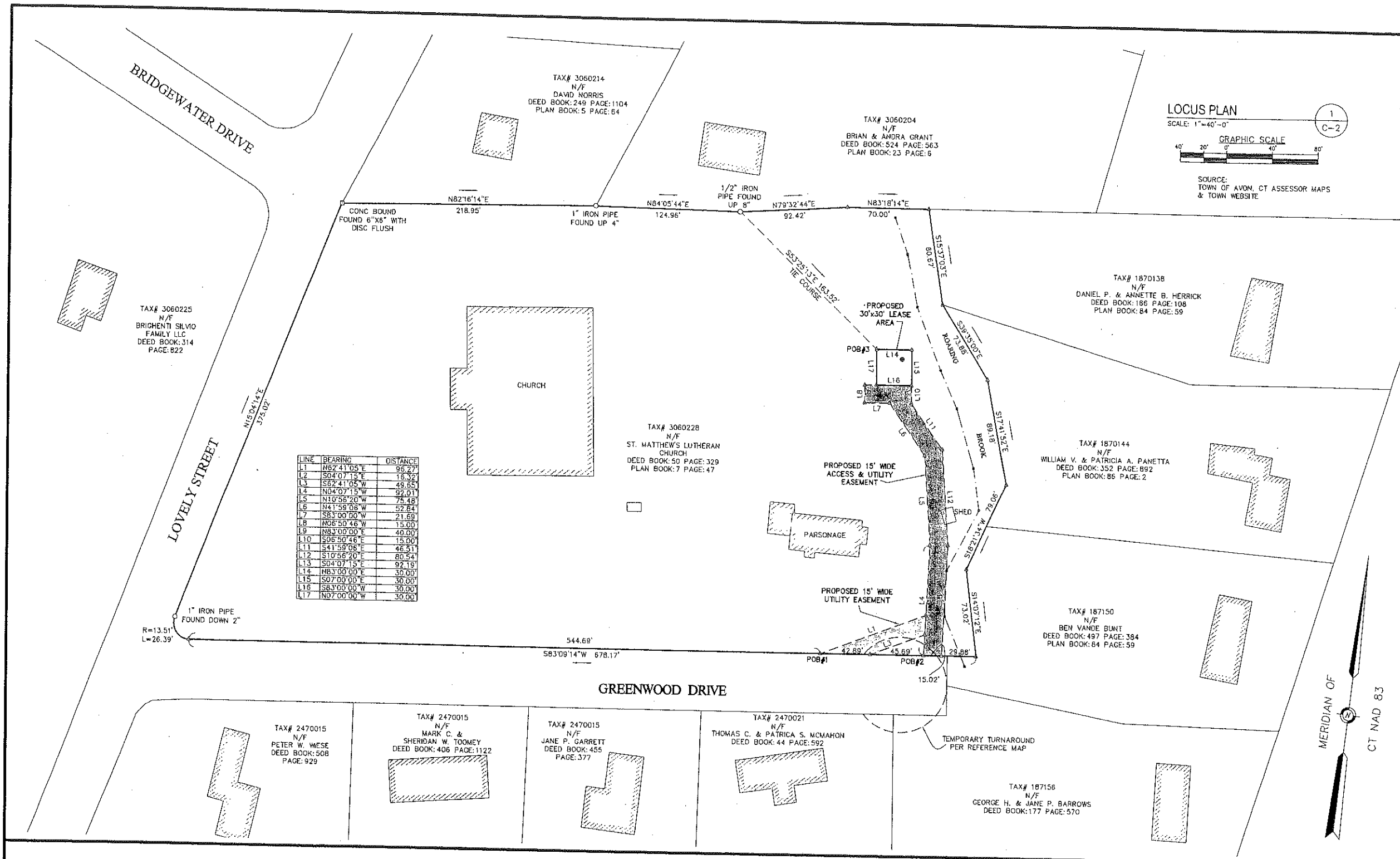
224 LOVELY STREET
AVON, CT 06007

EXISTING
CONDITIONS
PLAN

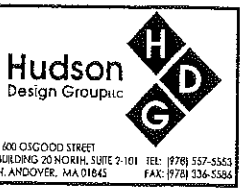
SHEET NUMBER

C-1

CHARLES C. GIBBONS, PLS. #70103
DATE: 4-2-2010



LINE	BEARING	DISTANCE
L1	N62°41'05"E	96.27'
L2	S04°07'15"E	16.32'
L3	S62°41'05"W	49.65'
L4	N04°07'15"W	75.48'
L5	N10°56'20"W	92.01'
L6	N41°59'06"W	52.84'
L7	S83°00'00"W	21.69'
L8	N06°50'46"W	15.00'
L9	N83°00'00"E	40.00'
L10	S06°50'46"E	15.00'
L11	S41°59'06"E	46.51'
L12	S10°56'20"E	80.54'
L13	S04°07'15"E	92.19'
L14	N83°00'00"E	30.00'
L15	S07°00'00"E	30.00'
L16	S83°00'00"W	30.00'
L17	N07°00'00"W	30.00'



PROJECT NO: 09-020

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AVON
224 LOVELY STREET
AVON, CT 06067

LOCUS & EASEMENT PLAN

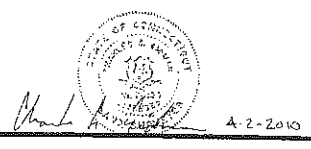
SHEET NUMBER

C-2

15' WIDE UTILITY EASEMENT
 BEGINNING AT A POINT SHOWN AS POB#1 THENCE RUNNING:
 N 62°41'05" E A DISTANCE OF 96.27' THENCE;
 S 04°07'15" E A DISTANCE OF 16.32' THENCE;
 S 62°41'05" W A DISTANCE OF 49.65' THENCE;
 S 83°09'14" W A DISTANCE OF 42.89'
 TO THE POINT OF BEGINNING,
 HAVING AN AREA OF 1,094 SQUARE FEET, MORE OR LESS.

15' WIDE ACCESS & UTILITY EASEMENT
 BEGINNING AT A POINT SHOWN AS POB#2 THENCE RUNNING:
 N 04°07'15" W A DISTANCE OF 92.01' THENCE;
 N 10°56'20" W A DISTANCE OF 75.48' THENCE;
 N 41°59'06" W A DISTANCE OF 52.84' THENCE;
 S 83°00'00" W A DISTANCE OF 21.69' THENCE;
 N 06°50'46" W A DISTANCE OF 15.00' THENCE;
 N 83°00'00" E A DISTANCE OF 40.00' THENCE;
 S 06°50'46" E A DISTANCE OF 15.00' THENCE;
 S 41°59'06" E A DISTANCE OF 46.51' THENCE;
 S 10°56'20" E A DISTANCE OF 80.54' THENCE;
 S 04°07'15" E A DISTANCE OF 92.19' THENCE;
 S 83°09'14" W A DISTANCE OF 15.02'
 TO THE POINT OF BEGINNING,
 HAVING AN AREA OF 3,897 SQUARE FEET, MORE OR LESS.

30' X 30' LEASE AREA
 BEGINNING AT A POINT MARKING THE NORTHWEST CORNER OF THE LEASE AREA TO BE DESCRIBED, SAID POINT BEING S53°25'13"E A DISTANCE OF 163.52 FEET FROM AN IRON PIPE MARKING A NORTHERLY CORNER OF LAND NOW OR FORMERLY ST. MATTHEW'S LUTHERN CHURCH, SAID POINT ALSO BEING SHOWN AS POB#3. THENCE RUNNING:
 N 83°00'00" E A DISTANCE OF 30.00' THENCE;
 S 07°00'00" E A DISTANCE OF 30.00' THENCE;
 S 83°00'00" W A DISTANCE OF 30.00' THENCE;
 N 07°00'00" W A DISTANCE OF 30.00'
 TO THE POINT OF BEGINNING,
 HAVING AN AREA OF 900 SQUARE FEET.



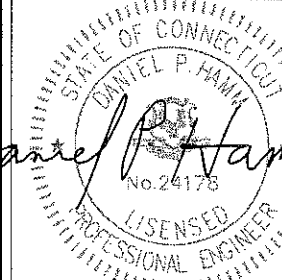


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1600 OSGOOD STREET
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N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



Daniel P. Hamm

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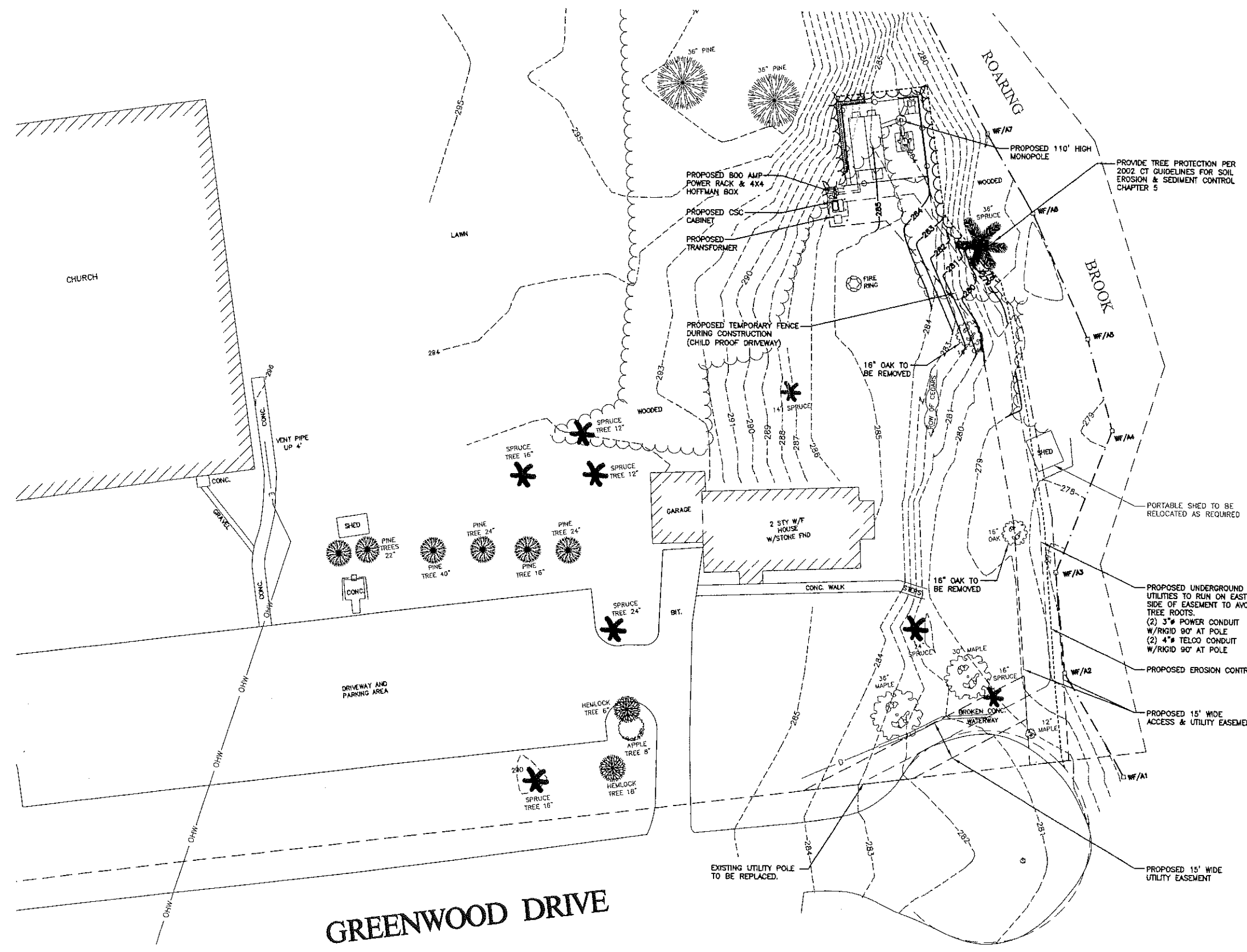
PROJECT NO.	DESIGNED BY: DC	SCALE:
	DRAWN BY: SB	AS SHOWN
	CHECK'D BY: DPH	

SITE NAME:
1257-AVON

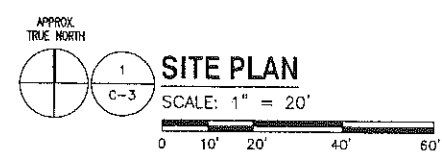
SITE ADDRESS:
224 LOVELY STREET
AVON, CT 06067

DRAWING TITLE:
SITE PLAN

DRAWING NO.:
C-3



GREENWOOD DRIVE

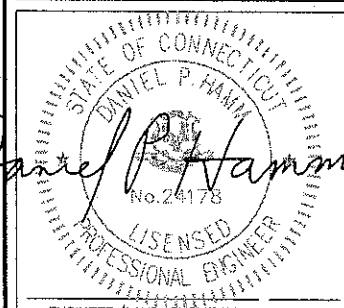




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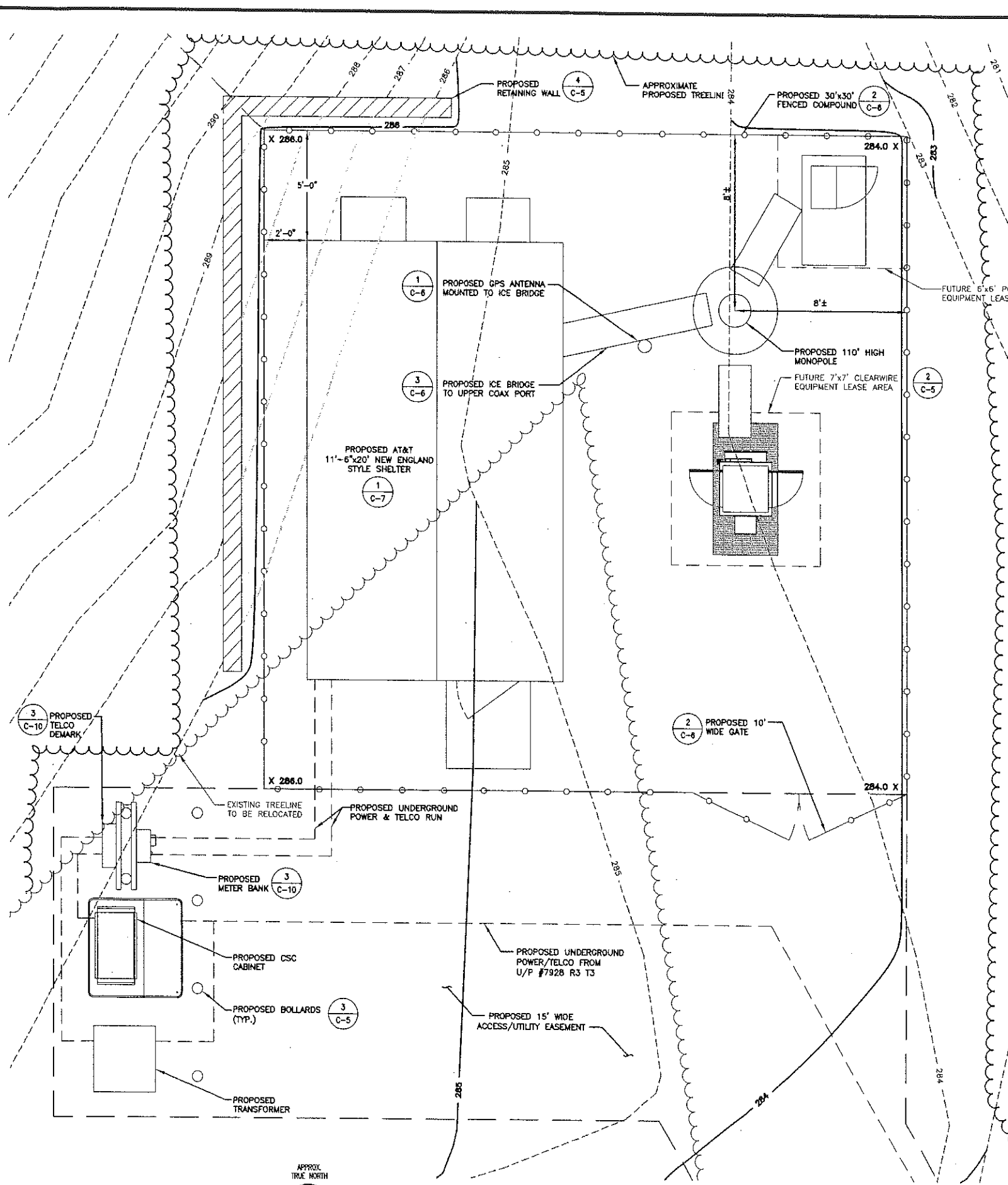
SITE NAME:
1257-AVON

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AVON, CT 06067

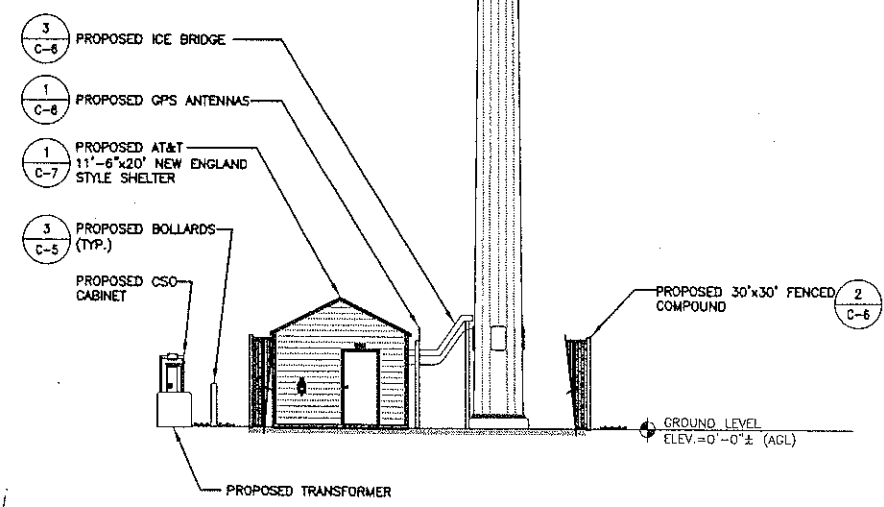
DRAWING TITLE:
COMPOUND PLAN AND ELEVATION

DRAWING NO:
C-4

NOTE:
PROPOSED LANDSCAPING
SEE PLANS LL-1 & LL-3



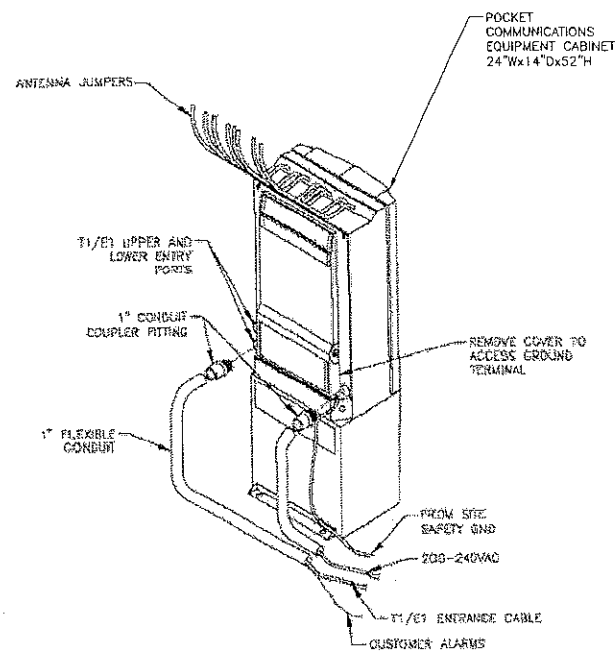
APPROX. TRUE NORTH
COMPOUND PLAN
SCALE: 3/8" = 1'-0"
0 1'-4" 2'-8" 5'-4" 8'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4'-0" 8'-0" 16'-0" 24'-0"

- TOP OF PROPOSED MONOPOLE ELEV. = 110'-0" ± (AGL)
- C.L. OF PROPOSED ANTENNA ELEV. = 107'-6" ± (AGL)
- PROPOSED ANTENNAS (TOTAL OF 6, 2 PER SECTOR)
- C.L. OF PROPOSED ANTENNA ELEV. = 97'-0" ± (AGL)
- C.L. OF FUTURE CARRIER ANTENNAS ELEV. = 87'-0" ± (AGL)
- C.L. OF FUTURE CARRIER ANTENNAS ELEV. = 77'-0" ± (AGL)

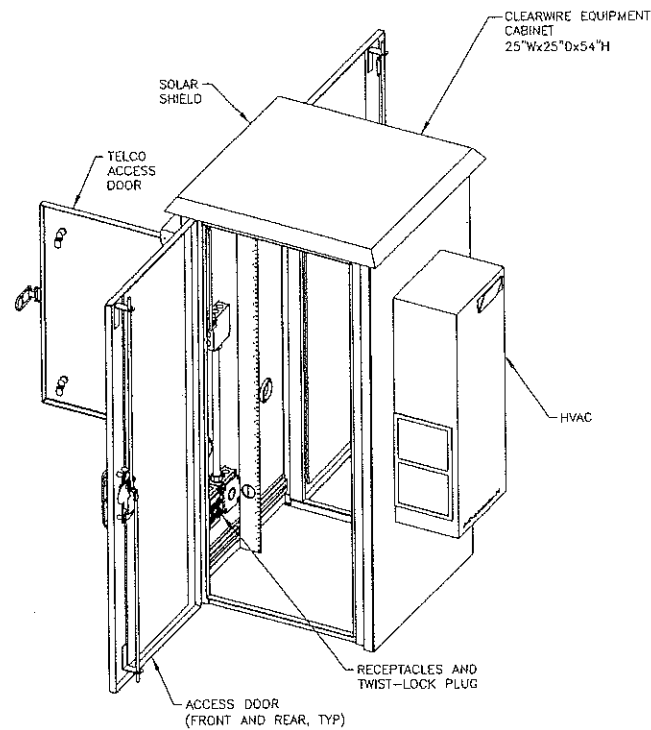
NOTE:
MONOPOLE, ANTENNA MOUNTS, ANTENNAS & TMA'S TO BE PAINTED FLAT OR SATIN BASE SHERWIN WILLIAMS WOODEY BROWN, OR APPROVED EQUAL.



FUTURE POCKET COMMUNICATIONS EQUIPMENT CABINET

SCALE: N.T.S.

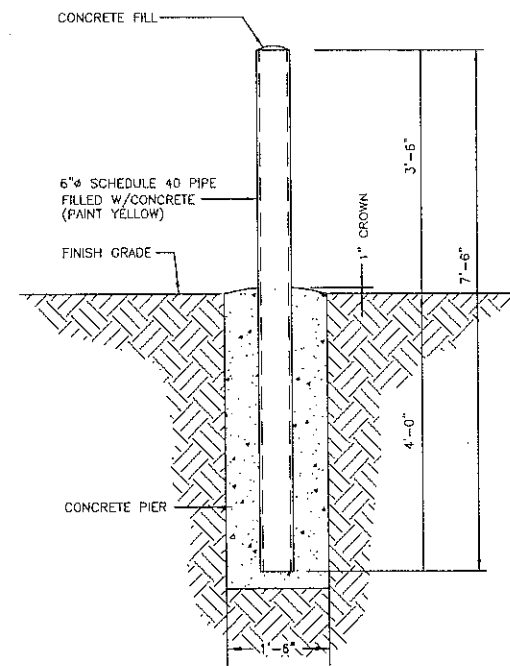
1
C-5



FUTURE CLEARWIRE EQUIPMENT CABINET

SCALE: N.T.S.

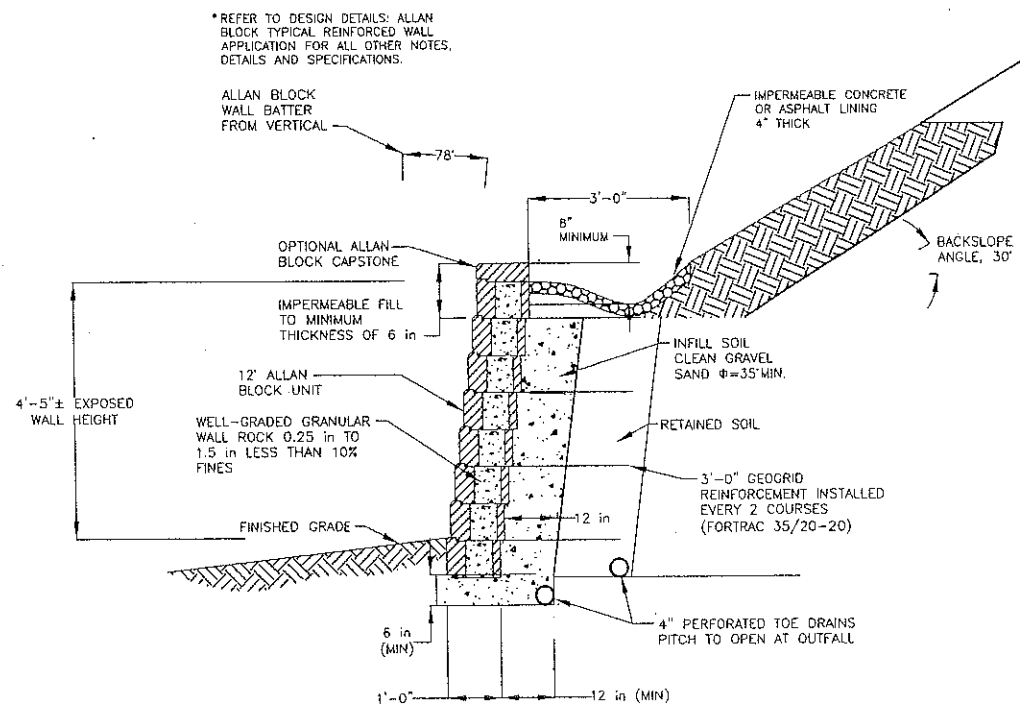
2
C-5



BOLLARD DETAIL

SCALE: N.T.S.

3
C-5



RETAINING WALL DETAIL

SCALE: N.T.S.

4
C-5

RETAINING WALL NOTES:

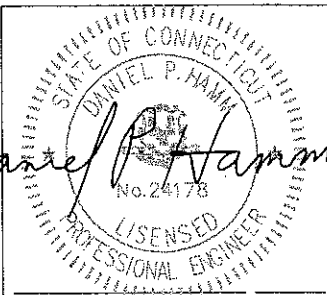
- STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
- BENCH CUT ALL EXCAVATED SLOPES.
- DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE SOIL ENGINEER TO REMOVE UNSUITABLE SOIL.
- SITE SOIL ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
- BASE SHALL CONSIST OF COMPACTED GRAVEL, 6" THICK MIN.
- CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 4" THICK.
- MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 2 COURSES OF BLOCK.
- FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- NO. 8 CRUSHED STONE SHALL BE INSTALLED BEHIND THE WALL UP TO 18" FROM THE TOP OF THE WALL. CRUSHED STONE SHALL NOT EXTEND BELOW FINISHED GRADE IN FRONT OF WALL.
- WHERE DRAIN PIPE IS USED, PROVIDE OUTLETS @ MAX. 40 FT C-C.
- FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME BACKFILL BEHIND UNITS IS COMPACTED.
- COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE ENGINEER.
- COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY. (ASTM D-698)
- SEE SHOP DRAWINGS FOR GEOSYNTHETIC TYPE, LENGTH AND LOCATION REQUIRED.
- GEOSYNTHETIC SHALL BE THE TYPE AND LENGTH AS SHOWN ON SHOP DRAWINGS. PULL GEOSYNTHETIC TIGHT PRIOR TO BACKFILLING.
- GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
- THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING SHOWING THE COMPLETE WALL SYSTEM AND ALL DETAILS BASED ON THE ACTUAL SOILS IN THE FIELD THESE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT
- IF CONDITIONS ARE DIFFERENT THAN THOSE STATED IN THESE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR MUST CONTACT ENGINEER PRIOR TO PROCEEDING WITH THE CONSTRUCTION OF THE WALL.
- IF WALL LEVELING PAD REQUIRES FILL IT SHALL BE COMPACTED GRAVEL FROM BOTTOM OF EXCAVATION TO SUITABLE SOIL TO BOTTOM OF WALL.



500 ENTERPRISE DRIVE
ROCKY HILL, CT 06067



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N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586



ENGINEER/LAND SURVEYOR

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

REVISIONS

REV. #	DATE	DESCRIPTION
2	04/13/10	REVISE SHELTER DETAILS
1	03/31/10	REVISE EASEMENTS
0	03/09/10	ISSUED FOR REVIEW

PROJECT NO.	DESIGNED BY:	DC	SCALE:
	DRAWN BY:	SB	AS SHOWN
	CHECKED BY:	DPH	

SITE NAME:

1257-AVON

SITE ADDRESS:

224 LOVELY STREET
AVON, CT 06067

DRAWING TITLE:

DETAILS

DRAWING NO.:

C-5