

One State Street  
Hartford, CT 06103  
Main (860) 275-8200  
Fax (860) 275-8299  
kbaldwin@rc.com  
Direct (860) 275-8345

Also admitted in Massachusetts  
and New York

December 30, 2024

*Via Email and First-Class Mail*

Melanie A. Bachman, Esq.  
Executive Director/Staff Attorney  
Connecticut Siting Council  
10 Franklin Square  
New Britain, CT 06051

Re: **Petition No. 1653 - East Point Energy, LLC – Petition for a Declaratory Ruling that a Certificate of Environmental Compatibility and Public Need is not Required for the Construction, Operation and Maintenance for a 20 MW Battery Storage System Facility and Electrical Interconnection at 1825 South Main Street in Middletown, Connecticut**

Dear Attorney Bachman:

Enclosed is a supplemental list of government officials in the Town of Middlefield who received notice of the filing of the above-referenced petition, along with a sample notice letter sent to each official listed and a Certificate of Mailing for each notice letter.

Sincerely,



Kenneth C. Baldwin

Enclosure

**EAST POINT ENERGY**  
**1825 SOUTH MAIN STREET**  
**MIDDLETOWN, CT**  
  
**SUPPLEMENTAL LIST OF**  
**LOCAL GOVERNMENT OFFICIALS**

**MIDDLEFIELD TOWN OFFICIALS:**

Robert Yamartino, First Selectman  
Town of Middlefield  
393 Jackson Hill Road  
Middlefield, CT 06455

Christine Cohen  
State Senator – 12<sup>th</sup> District  
Legislative Office Building  
300 Capitol Avenue, Room 3300  
Hartford, CT 06106

Jan Hochadel  
State Senator – 13<sup>th</sup> District  
Legislative Office Building  
300 Capitol Avenue, Room 3300  
Hartford, CT 06106

Craig Fishbein  
Representative – 90<sup>th</sup> District  
Legislative Office Building  
300 Capitol Avenue, Room 4200  
Hartford, CT 06106

Tonya Hogan, Town Clerk  
Town of Middlefield  
393 Jackson Hill Road  
Middlefield, CT 06455

Robin Newton  
Consulting Town Planner/Zoning Enforcement Officer  
Town of Middlefield  
Community Center Building  
405 Main Street  
Middlefield, CT 06450

William Warner, Chair  
Planning and Zoning Commission  
Town of Middlefield  
Community Center Building  
405 Main Street  
Middlefield, CT 06450

Rebecca Adams, Chair  
Inland Wetlands Commission  
Town of Middlefield  
Community Center Building  
405 Main Street  
Middlefield, CT 06450

December 30, 2024

*Via Certificate of Mailing*

«Name\_and\_Address»

Re: **East Point Energy, LLC –Proposed Battery Energy Storage System Facility at 1825 South Main Street, Middletown, Connecticut**

**Government Officials Notice Letter**

Dear «Salutation»:

This letter is to inform you that East Point Energy filed a Petition for Declaratory Ruling (“Petition”) with the Connecticut Siting Council (“Council”) on December 20, 2024 for approval to construct, operate and maintain a 20 MW Battery Energy Storage System (“BESS”) facility on the central portion of a 9.40-acre parcel at 1825 South Main Street in Middletown, Connecticut (“Property”). You are receiving this notice because the Town of Middlefield is located within 2500 feet of the proposed facility.

A full copy of the Petition will be available for review at the City Hall in Middletown. In addition, an electronic copy of the Petition is available on the Council’s website at [www.ct.gov/csc/](http://www.ct.gov/csc/). If you have any questions regarding this matter, please contact me or the Connecticut Siting Council.

Sincerely,



Kenneth C. Baldwin

Attachment


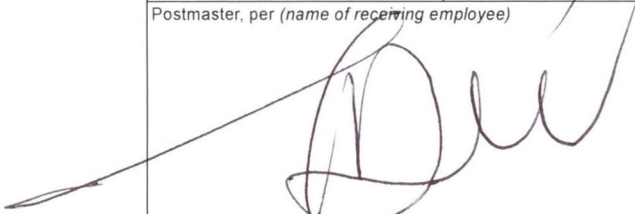
31099278-v1



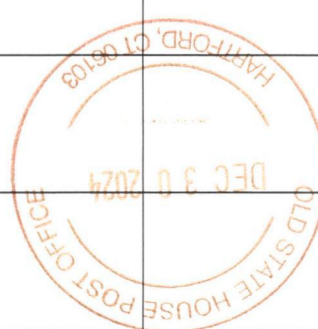
1 of 2  
1825 South Main St. Middletown



**Certificate of Mailing — Firm**


Name and Address of Sender  Robinson & Cole LLP One State Street Hartford, CT 06103	TOTAL NO. of Pieces Listed by Sender  6	TOTAL NO. of Pieces Received at Post Office™  9	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   quadrant CORRECTION IMI \$004.10 <sup>9</sup> 12/30/2024 ZIP 06103 043M32206619 US POSTAGE
	Postmaster, per (name of receiving employee)  		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Robert Yamartino First Selectman Town of Middlefield 393 Jackson Hill Road Middlefield, CT 06455				
2.	Christine Cohen State Senator — 12 <sup>th</sup> District Legislative Office Building 300 Capitol Avenue, Room 3300 Hartford, CT 06106				
3.	Jan Hochadel State Senator — 13 <sup>th</sup> District Legislative Office Building 300 Capitol Avenue, Room 3300 Hartford, CT 06106				
4.	Craig Fishbein Representative — 90 <sup>th</sup> District Legislative Office Building 300 Capitol Avenue, Room 4200 Hartford, CT 06106				
	Tonya Hogan Town Clerk Town of Middlefield 393 Jackson Hill Road Middlefield, CT 06455				
5.	Robin Newton, Consulting Town Planner/Zoning Enforcement Officer Town of Middlefield-Community Center Bldg 405 Main Street Middlefield, CT 06450				
6.					



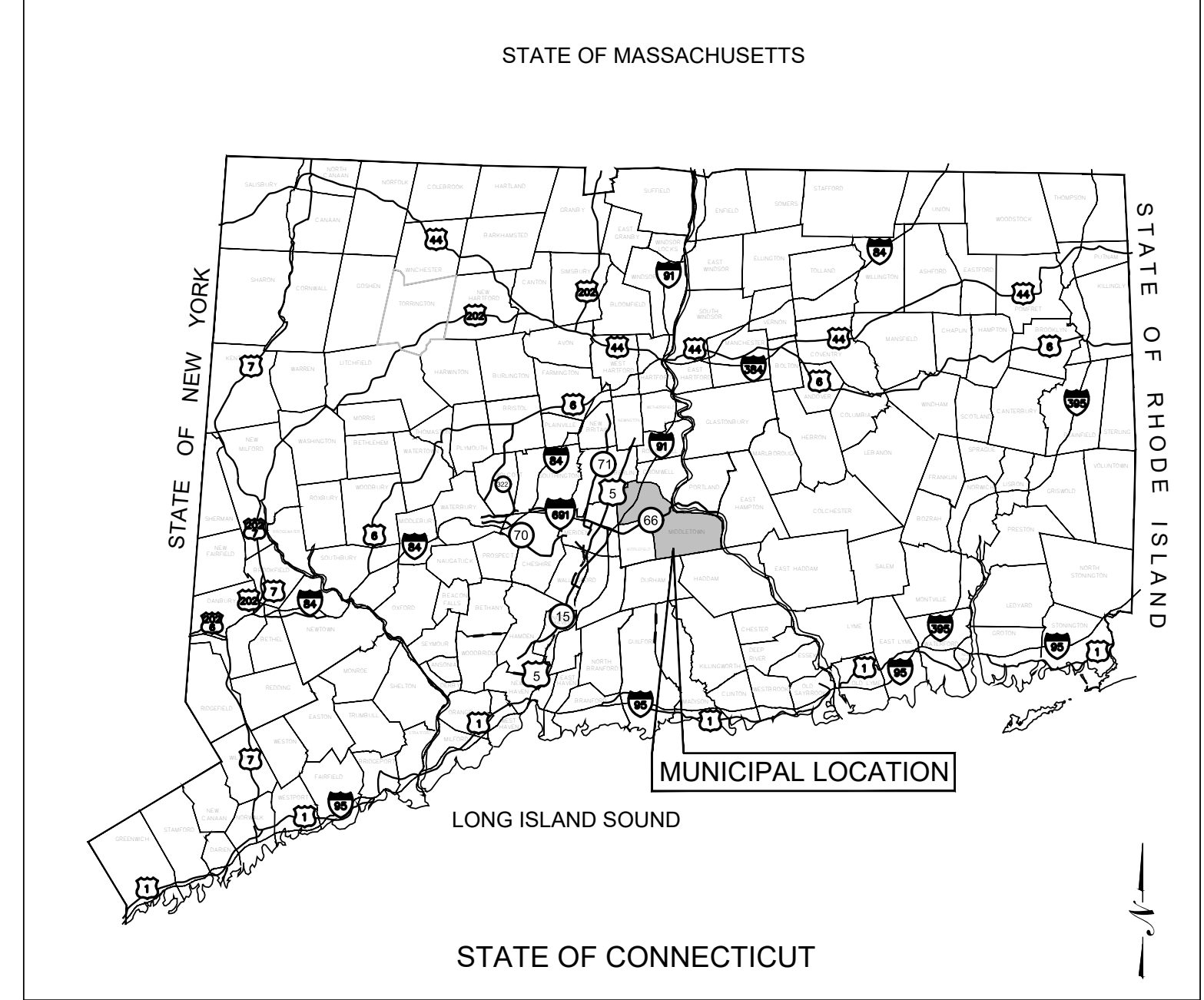


2 of 2  
1825 South Main St. Middletown  
**Certificate of Mailing — Firm**

Name and Address of Sender  Robinson & Cole LLP One State Street Hartford, CT 06103		TOTAL NO. of Pieces Listed by Sender  2	TOTAL NO. of Pieces Received at Post Office™  2	Affix Stamp Here Postmark with Date of Receipt.  			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.		William Warner, Chair Planning and Zoning Commission Town of Middlefield-Community Center Bldg 405 Main Street Middlefield, CT 06450					
2.		Rebecca Adams, Chair Inland Wetlands Commission Town of Middlefield-Community Center Bldg 405 Main Street Middlefield, CT 06450					
3.							
4.							
5.							
6.							



Z:\SHARED\CT OFFICE\APT DAVIS STING & PERMITTING\APT 720 EAST POINT\LONG HILL\110\ENGINEERING\CT220110\LONGHILL\_MASTER.LAST SAVED BY: USADAH ABDULLAH PDF CREATED ON: 12/17/2024 10:18 AM



# "LONG HILL BESS"

## EAST POINT ENERGY

### 1825 SOUTH MAIN STREET MIDDLETOWN, CT 06457

#### LIST OF DRAWINGS

- T-1 TITLE SHEET
- VL101 & VL102 ALTA/NSPS LAND TITLE SURVEY
- GN-1 GENERAL NOTES & LEGEND
- OP-1 OVERALL SITE PLAN
- EC-1 EROSION & SEDIMENT CONTROL PLAN
- EC-2 & 3 EROSION & SEDIMENT NOTES & DETAILS
- SP-1 SITE PLAN
- SP-2 SITE PLAN DETAILS
- TA-1 VEHICLE TURNING ANALYSIS
- GD-1 GRADING & DRAINAGE PLAN
- GD-2 GRADING & DRAINAGE DETAILS

#### SITE INFORMATION

SITE NAME: "LONG HILL BESS"

LOCATION: 1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

SITE TYPE/DESCRIPTION: ENERGY STORAGE SYSTEM 20 MW  
CONSISTING OF APPROX. 28 POWIN POD  
BATTERIES, 7 SUNGROW SC5000  
INVERTERS AND 7 TRANSFORMERS

PROPERTY OWNER: SBA PROPERTIES INC.  
8051 CONGRESS AVE.  
BOCA RATON, FL 33487

APPLICANT: EAST POINT ENERGY  
310 4TH STREET N.E., 3RD FLOOR  
CHARLOTTESVILLE, VA 22902

ENGINEER CONTACT: THOMAS E. LITTLE, P.E.  
(860) 552-2046

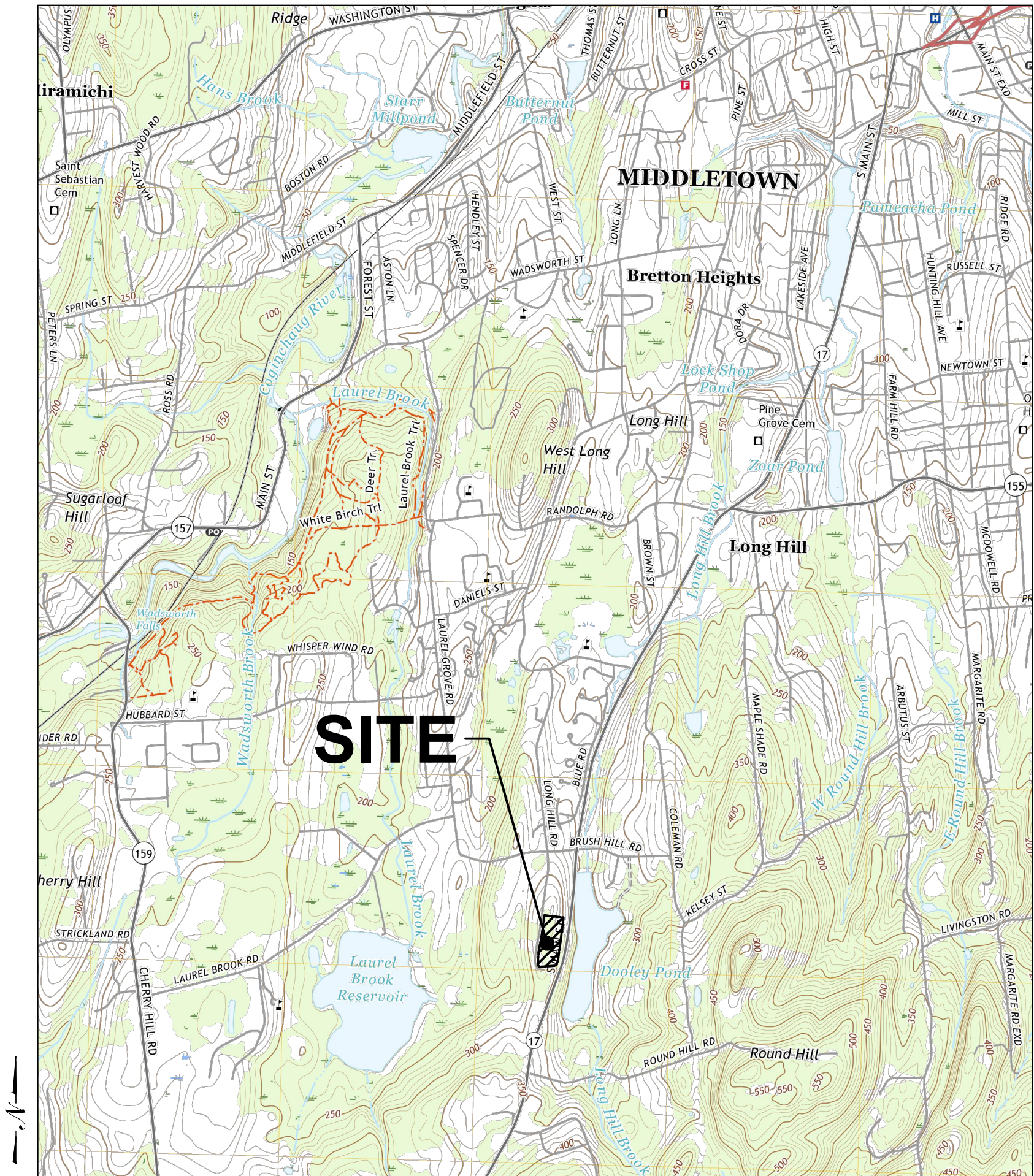
LATITUDE: N 41° 30' 43.16"  
LONGITUDE: W 72° 40' 14.81"

MBLU: 17-3  
ZONE: R-30

TOTAL SITE ACREAGE: 9.4± AC.  
TOTAL DISTURBED AREA: 1.99± AC.

APPROX. VOLUME OF CUT: 3,114± CY  
APPROX. VOLUME OF FILL: 1,603± CY  
APPROX. NET VOLUME: 1,511± CY OF CUT

#### USGS TOPOGRAPHIC MAP



SOURCE: USGS 7.5 QUADRANGLE MAP, MIDDLETOWN, CT 2021



310 4TH STREET NE - 3RD FLOOR  
CHARLOTTESVILLE, VA 22902



567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385 PHONE: (860)-663-1697  
WWW.ALLPOINTSTECH.COM FAX: (860)-663-0935

#### PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

#### DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY  
CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

#### LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: CT720110

	DRAWN BY: UKA/ELZ
DATE: 10/23/24	CHECKED BY: TEL

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



TITLE REPORT

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NUMBER: 11757164. COMMITMENT DATE: 05/15/2024. SCHEDULE B SECTION II:

1-3. NOT SURVEY RELATED.

4. SURVEY PROVIDED.

5-7. NOT SURVEY RELATED.

8. EASEMENT IN FAVOR OF THE CONNECTICUT POWER COMPANY AS DEFINED IN VOL 251 PAGE 122. DEPICTED ON SURVEY.

9. LICENSE AGREEMENT IN FAVOR OF SBA TOWERS, INC. AS DEFINED IN VOL 1228 PAGE 921. APPROXIMATE LOCATION DEPICTED ON SURVEY, POTENTIALLY EXPIRED.

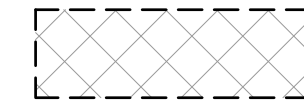
10. RIGHTS AND EASEMENTS IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY AS DEFINED IN VOL 1289 PAGE 872. DEPICTED ON SURVEY.

11. A-P. NOT SURVEY RELATED.

12. NOT SURVEY RELATED.

13. UTILITY STORAGE SITE LEASE AGREEMENT IN FAVOR OF EAST POINT ENERGY, LLC AS DEFINED IN VOL 2065 PAGE 605 & VOL 2081 PAGE 195. DEPICTED ON SURVEY.

EASEMENT LEGEND



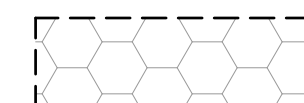
EXCEPTION #9  
25' RIGHT OF WAY EASEMENT IN FAVOR OF THE CONNECTICUT POWER COMPANY POTENTIALLY EXPIRED  
VOL 251 PAGE 122 (PER REF. MAP 2A)



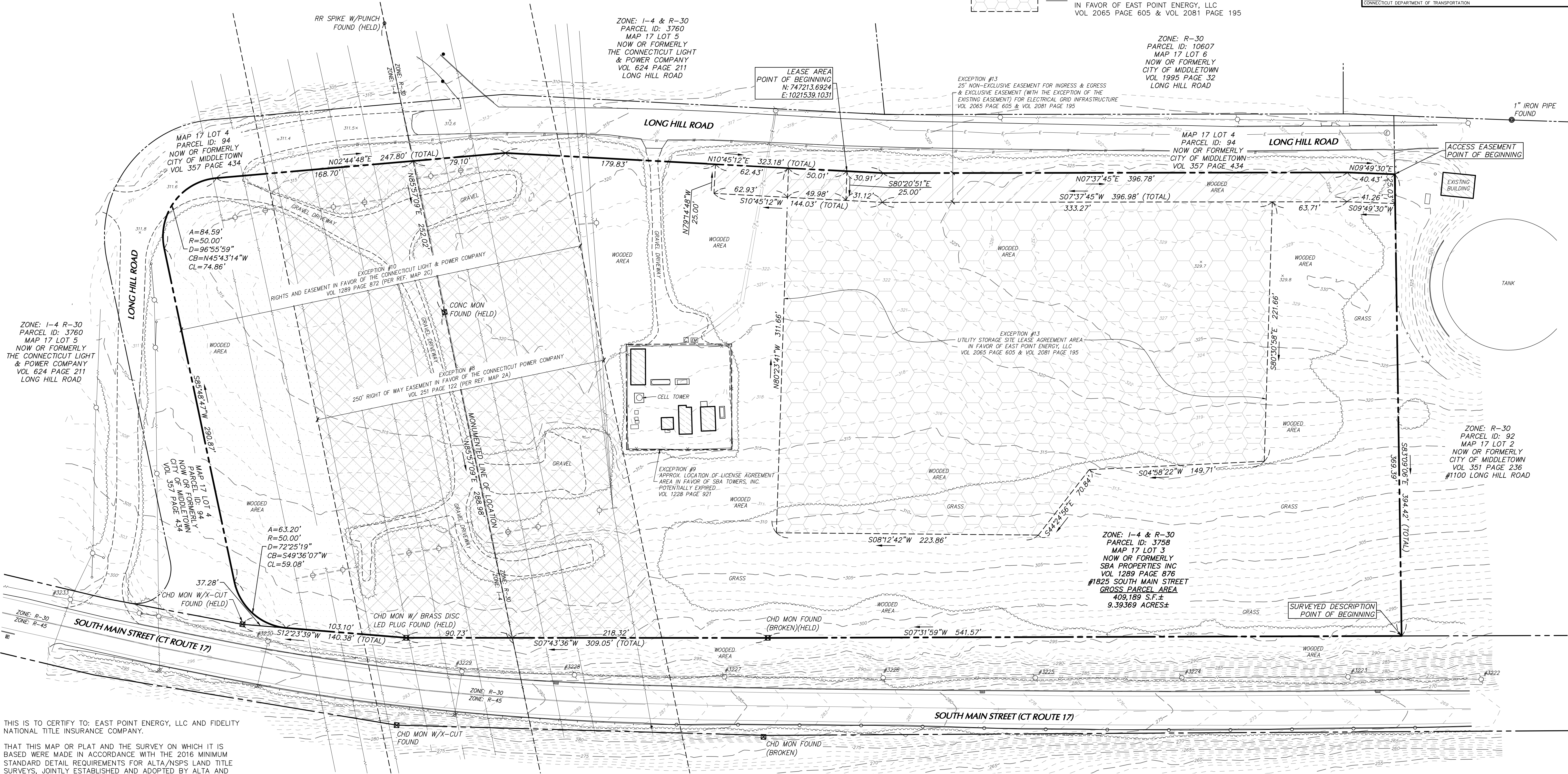
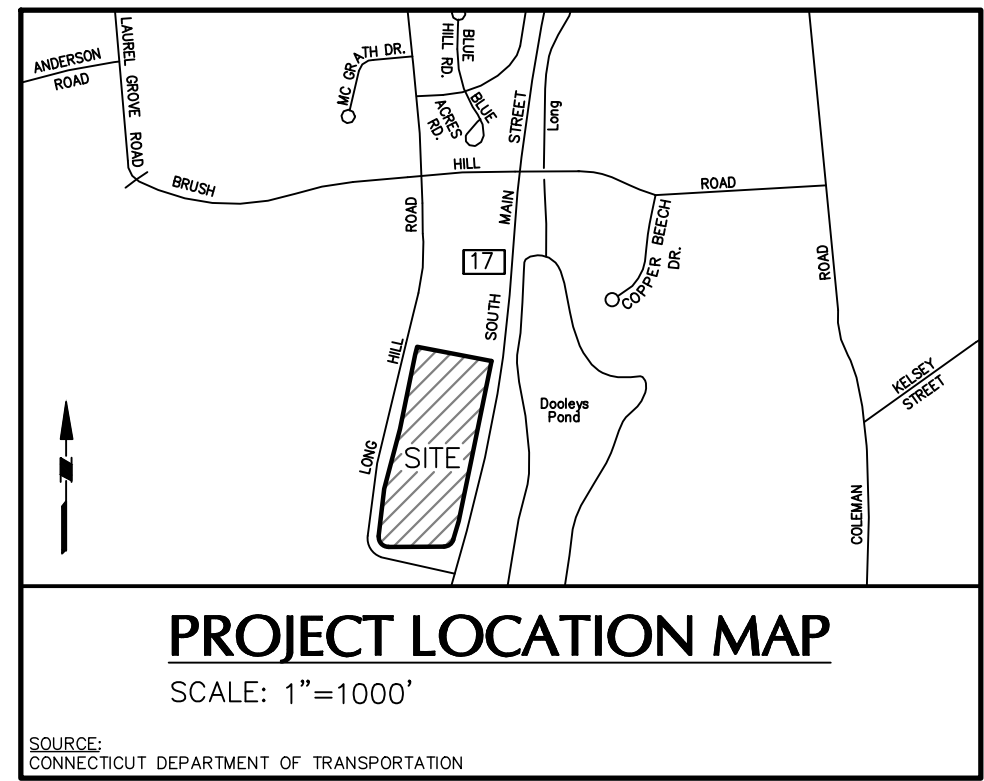
EXCEPTION #10  
RIGHTS AND EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT & POWER COMPANY  
VOL 1289 PAGE 872 (PER REF. MAP 2C)



EXCEPTION #13  
25' NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS & EXCLUSIVE EASEMENT (WITH THE EXCEPTION OF THE EXISTING EASEMENT) FOR ELECTRICAL GRID INFRASTRUCTURE  
VOL 2065 PAGE 605 & VOL 2081 PAGE 195



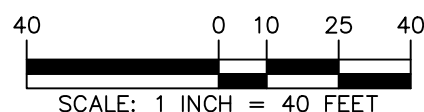
EXCEPTION #13  
UTILITY STORAGE SITE LEASE AGREEMENT AREA IN FAVOR OF EAST POINT ENERGY, LLC  
VOL 2065 PAGE 605 & VOL 2081 PAGE 195



THIS IS TO CERTIFY TO: EAST POINT ENERGY, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11(a), 11(b), 13, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2024.

DATE OF MAP: AUGUST 15, 2024



Date	Description	No.
REVISIONS		

**LANGAN**

Langan CT, Inc.  
555 Long Wharf Drive, 9th Floor  
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

1825 SOUTH  
MAIN STREET  
(CT ROUTE 17)  
MAP 17 LOT 3

MIDDLETOWN

CONNECTICUT

Drawing Title

ALTA/NSPS  
LAND TITLE  
SURVEY

Project No.

140298801

Date

AUGUST 15, 2024

Drawn By

JJS

Checked By

ACI

Drawing No.

VL101

Sheet 1 of 2

Filename: C:\msl\lgan-jw\11a\558720140298801-1-E\101.dwg Date: 8/15/2024 Time: 09:28 User: jsullivan Style Table: Langan.sbt Layout: VL101







GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH PROJECT DEVELOPER STANDARDS, CITY OF MIDDLETOWN STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- IF NO PROJECT CONSTRUCTION SPECIFICATION PACKAGE IS PROVIDED BY THE PROJECT DEVELOPER OR THEIR REPRESENTATIVE, THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER, CITY OF MIDDLETOWN, OR CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND BE IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- THE PROJECT DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING AND STORMWATER PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CITY OF MIDDLETOWN CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- REFER TO PLANS, DETAILS AND REPORTS PREPARED BY ALL-POINTS TECHNOLOGY CORPORATION FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE PROJECT DEVELOPER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING/CONSTRUCTION. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE PROJECT DEVELOPERS CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS PER PLANS, AND SPECIFICATIONS TO THE PROJECT DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- SHOULD ANY UNKNOWN OR INCORRECTLY LOCATED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE PROJECT DEVELOPER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE PROJECT DEVELOPER OR OTHERS DURING OCCUPIED HOURS, EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE PROJECT DEVELOPER AND THE LOCAL MUNICIPALITY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH OSHA CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
- THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR HAS THE SOLE RESPONSIBILITY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OF PERSONNEL OR TO SUPERVISE SAFETY AND DO NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE PROJECT DEVELOPER OR CITY OF MIDDLETOWN.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE PROJECT DEVELOPER AT THE END OF CONSTRUCTION.
- ALTERNATIVE METHODS AND PRODUCTS, OTHER THAN THOSE SPECIFIED, MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING/CONSTRUCTION PROCESS.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "811" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS AND PERMITS ARE GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

SITE PLAN NOTES

- THE ALTA/NSPS LAND TITLE SURVEY WAS PROVIDED BY LANGAN CT, INC. DATED AUGUST 15, 2024.
- THERE ARE NO WETLANDS PRESENT ON THE PROPERTY. THIS HAS BEEN VERIFIED BY ALL-POINTS TECHNOLOGY CORPORATION, JULY 27, 2023.
- THE CONTRACTOR SHALL FOLLOW THE RECOMMENDED SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL PLAN OR SUBMIT AN ALTERNATE PLAN FOR APPROVAL BY THE ENGINEER AND/OR PERMITTING AGENCIES PRIOR TO THE START CONSTRUCTION. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR BVWS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. IN ADDITION, THE CONTRACTOR SHALL ADHERE TO THE "SEDIMENTATION EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY GOVERNMENT AGENCIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK, SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 8" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 95% PERCENT OF OPTIMUM MOISTURE CONTENT.
- ALL DISTURBANCE INCURRED TO PUBLIC, MUNICIPAL, COUNTY, STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF MIDDLETOWN AND STATE OF CONNECTICUT.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE PROJECT DEVELOPER AND/OR PROJECT DEVELOPER'S ENVIRONMENTAL CONSULTANT.

CONSTRUCTION SEQUENCE NOTES

CONSTRUCTION ACTIVITIES ARE EXPECTED TO TAKE UP TO EIGHT MONTHS.

THE GENERAL CONSTRUCTION NOTES ARE AS FOLLOWS:

- THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, WETLANDS AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. DESIGNATED ACCESS DRIVES MUST BE USED TO THE MAXIMUM EXTENTS POSSIBLE. IT IS REQUIRED THAT THE SITE CONTRACTOR PERFORM A DAILY INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES EMPLOYED AT THE SITE.
- A CTDEEP-APPROVED QUALIFIED INSPECTOR SHALL BE ASSIGNED TO BE RESPONSIBLE FOR PERFORMING INSPECTIONS AND PREPARING REPORTS IN ACCORDANCE WITH SECTION 5(B)(4)(B) OF THE CONSTRUCTION GENERAL PERMIT. THESE INSPECTIONS SHALL TAKE PLACE WEEKLY, AT A MINIMUM, AND SHALL BE REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT EXCEEDING 0.5 INCHES. THE ENGINEER OF RECORD SHALL BE REQUIRED TO REVIEW AND COUNTER-SIGN THE PREPARED WEEKLY REPORTS.
- ENGINEER OF RECORD WILL PERFORM MONTHLY PLAN IMPLEMENTATION INSPECTIONS UNTIL EROSION CONTROLS ARE IN PLACE, OR THE FIRST THREE MONTHS (WHICHEVER IS GREATER) AND WILL PREPARE REPORTS OF THE FINDINGS.
- THROUGHOUT THE COURSE OF THE CONSTRUCTION PROJECT, ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE WARRANTED AT THE DISCRETION OF THE QUALIFIED INSPECTOR AND/OR DESIGN ENGINEER. THESE IMPROVEMENTS MUST BE IMPLEMENTED IN A TIMELY FASHION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT.
- PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF MIDDLETOWN WITH THE NAME OF CONTACT AND 24-HOUR CONTACT INFORMATION.
- CONTRACTOR SHALL ADHERE TO 2024 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
- THE CONTRACTOR SHALL HOLD PRE-CONSTRUCTION MEETING(S). ATTENDEES SHALL INCLUDE, BUT NOT BE LIMITED TO, REPRESENTATIVES OF THE GENERAL CONTRACTOR, SITE CONTRACTOR, CTDEEP, CITY OF MIDDLETOWN, ENGINEER OF RECORD, AND QUALIFIED SWPPP INSPECTOR.
- THE CONTRACTOR SHALL CONTACT CALL-BEFORE-YOU-DIG (1-800-922-4455) PRIOR TO ENGAGING IN ANY EXCAVATION ACTIVITIES AT THE SITE.
- NO CONSTRUCTION OF SITE IMPROVEMENTS MAY BEGIN UNTIL THE PROPER EROSION CONTROL MEASURES SERVING THE AREA TO BE DISTURBED ARE IN PLACE.
- ANTICIPATED WORK HOURS WILL BE BETWEEN 7:00 AM AND 5:00 PM MONDAY THROUGH FRIDAY. IF ANY VARIATION FROM THIS SCHEDULE IS TEMPORARILY REQUIRED, THE PROJECT TEAM SHALL PROVIDE NOTICE TO CONNECTICUT SITING COUNCIL.
- HIGH FLOTATION TIRE EQUIPMENT SHALL BE USED TO THE MAXIMUM EXTENTS PRACTICABLE IN LIEU OF TRACK CONSTRUCTION EQUIPMENT IN AN EFFORT TO AVOID COMPACTION OF THE NATIVE SOILS.

PRE-CONSTRUCTION SITE PROTECTION SEQUENCE

- SURVEY AND MARK ALL WOODLAND CLEARING LIMITS.
- EXISTING AND PROPOSED ACCESS ROADS SHALL BE DESIGNATED AS EARLY AS FEASIBLE AND USED PRIMARILY FOR CONSTRUCTION TRAFFIC.
- FIELD SURVEY AND MARK BOUNDARY BETWEEN CLEARING LIMITS AND GRUBBING LIMITS.
- INSTALL EROSION AND SEDIMENT CONTROLS FOLLOWING THE CT GUIDELINES AND MANUFACTURER'S DIRECTIONS. DURING CONSTRUCTION, THE CONTRACTOR SHALL INSTALL MEASURES AS REQUIRED BY THE ENGINEER OF RECORD OR QUALIFIED INSPECTOR, TO PREVENT SEDIMENT-LADEN RUNOFF FROM REACHING WETLANDS OR DISCHARGING OFFSITE.
- INSTALL STORMWATER BASIN AND SEDIMENT TRAP AS EARLY AS FEASIBLE IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC SWPCP AND CT GUIDELINES. DISCHARGE AREAS BELOW OUTFALLS MUST BE INSPECTED TO CONFIRM FLOW WILL BE OVER STABLE GROUND AND SHEET FLOW IS ENCOURAGED. IF DISTURBED SOILS ARE PRESENT, THE ENGINEER OF RECORD TO PROVIDE CORRECT MEASURES TO ADDRESS CONDITION.
- SEED AND PROTECT DISTURBED SOILS AROUND SEDIMENT TRAPS AND BASINS WITHIN 72 HOURS OF COMPLETION.
- CLEAR AND GRUB VEGETATION PER SITE PLANS.
- THE USE OF A TUB GRINDER IS RECOMMENDED FOR THE MULCHING OF FELLED TREES IF CHIPPED ON SITE. MULCH SHALL NOT BE CAST WIDESPREAD ACROSS SITE AS IT WILL INHIBIT VEGETATIVE GROWTH.
- PERFORM EARTHWORK AND SHAPING ON THE SITE. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FROM AREAS PROPOSED FOR REGRADING. EXCESS SOIL WHICH IS NOT REUSED IN PROPOSED SITE GRADING AS DEPICTED ON PLANS CAN BE HAULED OFF-SITE.
- TOPSOIL SHALL BE REPLACED OVER REGRADED AREAS UPON COMPLETION OF MASS EARTHWORK ACTIVITIES AND AREAS WHICH WERE DISTURBED BY MASS EARTHWORK OPERATIONS SHALL BE RESEEDDED WITHIN 72 HOURS OF COMPLETION.
- THROUGHOUT CONSTRUCTION, THE CONTRACTOR SHALL ADDRESS ONGOING EROSION PROBLEMS USING TEMPORARY DIVERSIONS AND FILLING AND GRADING GULLIES.

CONSTRUCTION SEQUENCE

- INSTALL STABILIZED GRAVEL ROADS.
- INSTALL ELECTRICAL COMPONENTS AND INTERCONNECTION.
- INSTALL SITE FENCING AND/OR SOUND WALL.
- RESEED, REPAVE, AND/OR REPLANT ANY AREAS DISTURBED BY CONSTRUCTION.
- AFTER SITE IS STABILIZED, AND AFTER INSPECTION BY DESIGN ENGINEER, OR OTHER OWNER'S REPRESENTATIVE, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS. ENTIRE SITE SHALL BE CHECKED FOR AND CLEANED OF SEDIMENT AS NEEDED

UTILITY NOTES

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF MIDDLETOWN TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- REFER TO DRAWINGS BY PROJECT DEVELOPER FOR THE ONSITE ELECTRICAL DRAWINGS AND INTERCONNECTION TO EXISTING ELECTRICAL GRID. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT. THESE DETAILS ARE NOT INCLUDED IN THESE PLANS.
- UTILITY LOCATIONS AND PENETRATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE ELECTRICAL ENGINEER AND THE PROJECT DEVELOPER'S CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROP. SANITARY SEWERS AND WHERE PROP. STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE PROJECT DEVELOPER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE CITY OF MIDDLETOWN.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- RELOCATION OF UTILITY PROVIDER FACILITIES, SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
- CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER. A 6-INCH TO 18-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE SANITARY PIPING.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, CONDUIT, PAVEMENT, CURBING, SIDEWALKS, DRAINAGE STRUCTURE, SWALE OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE PROJECT DEVELOPER AND CITY OF MIDDLETOWN.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY, AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 811 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY AND STORM DRAINAGE LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROP. UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
- ELECTRIC DRAWINGS AND REQUIREMENTS ARE NOT INCLUDED AS PART OF THIS DRAWING SET AND SHOULD BE OBTAINED FROM THE PROJECT DEVELOPER.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE PROJECT DEVELOPER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE PROJECT DEVELOPER, CITY OF MIDDLETOWN, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

GENERAL LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING SETBACK		
EASEMENT		
TREE LINE		
WETLAND		
WETLAND BUFFER		
VERNAL POOL		
VERNAL POOL BUFFER		
WATERCOURSE		
WATERCOURSE BUFFER		
MAJOR CONTOUR		
MINOR CONTOUR		
UNDERGROUND ELECTRIC		
OVERHEAD ELECTRIC		
BASIN		
SWALE		
FENCE		
LIMIT OF DISTURBANCE		
FILTER SOCK		
SILT FENCE		
BAFFLE		



310 4TH STREET NE - 3RD FLOOR  
CHARLOTTEVILLE, VA 22902



567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385    PHONE: (860)-663-1697  
WWW.ALLPOINTSTECH.COM    FAX: (860)-663-0935

PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: C1720110

	DRAWN BY: UKA/ELZ
DATE: 10/23/24	CHECKED BY: TEL

SHEET TITLE:

GENERAL NOTES & LEGEND

SHEET NUMBER:

GN-1



PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: CT720110

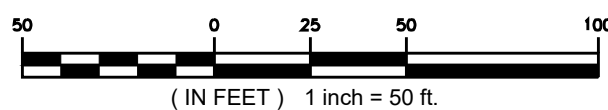
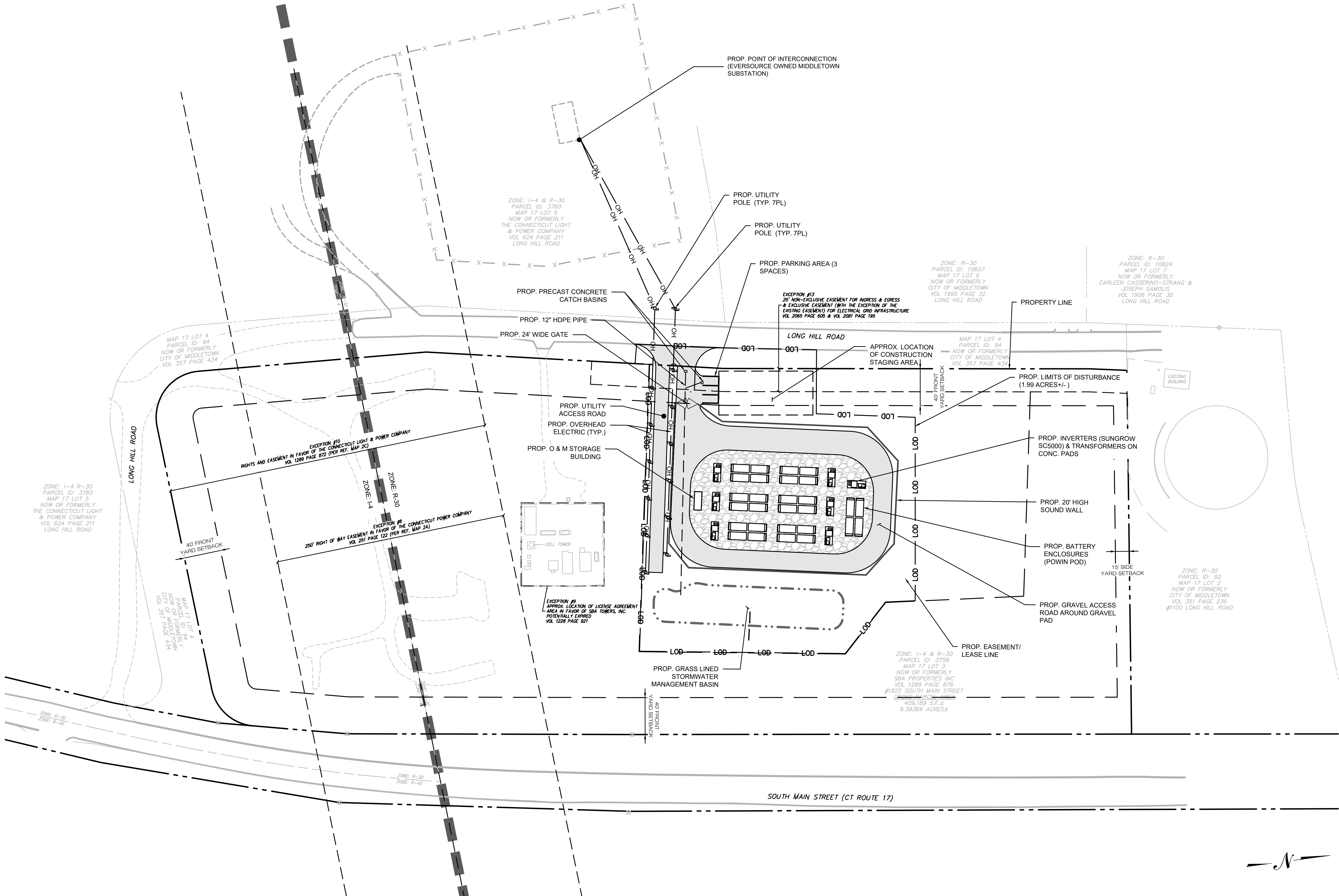
	DRAWN BY: UKA/ELZ
DATE: 10/23/24	CHECKED BY: TEL

SHEET TITLE:

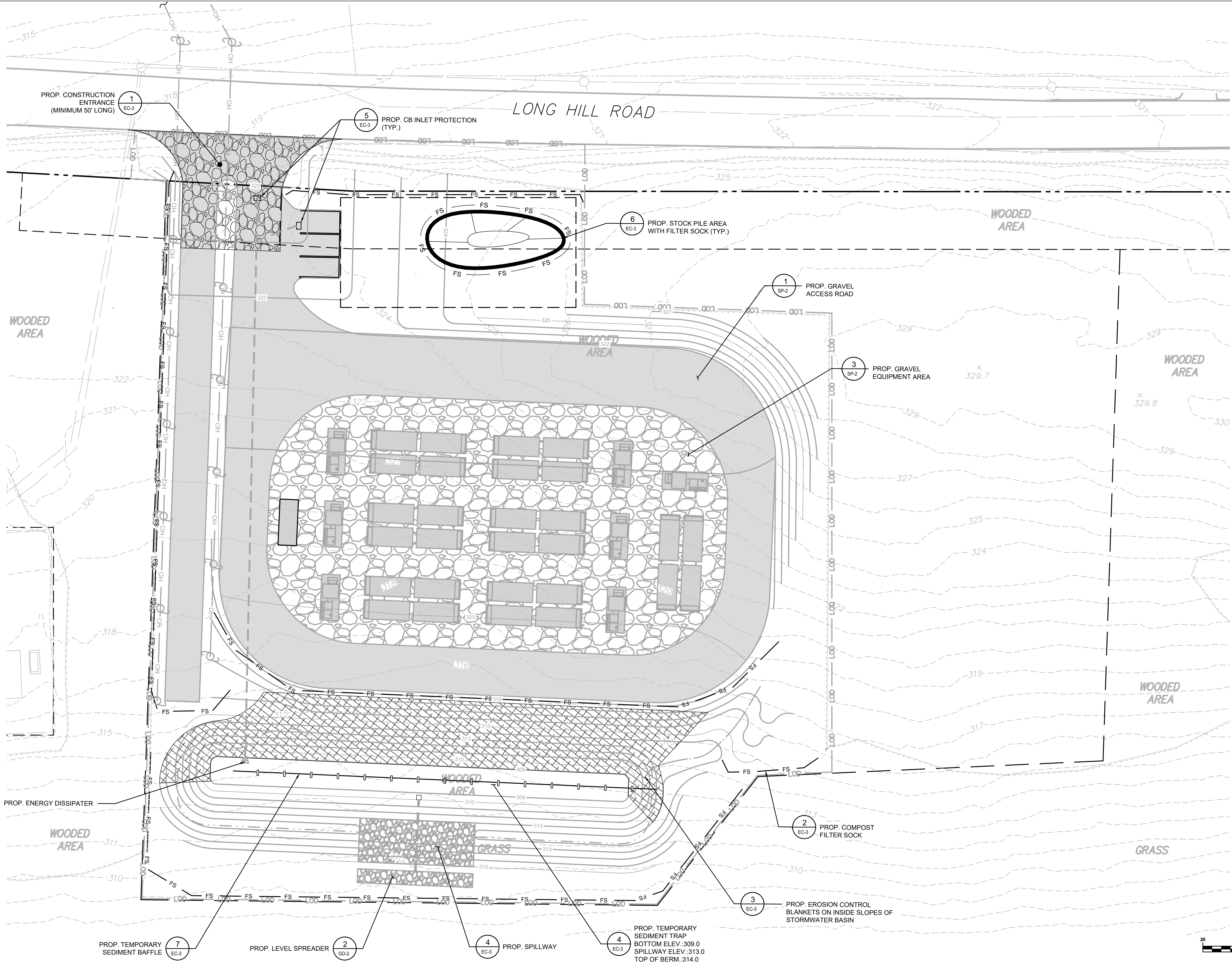
OVERALL SITE PLAN

SHEET NUMBER:

OP-1







PERMIT DOCUMENTS		
NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.  
ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: CT720110

DATE: 10/23/24  
DRAWN BY: UKA/ELZ  
CHECKED BY: TEL

SHEET TITLE:

**EROSION & SEDIMENT CONTROL PLAN**

SHEET NUMBER:

**EC-1**



EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL PLAN NOTES

1.

THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF MIDDLETOWN, PERMITTEE, AND/OR SWPCP MONITOR. ALL PERIMETER SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2.

THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. SEE CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION 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 STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS, AS REQUIRED, AND AS DIRECTED BY THE PERMITTEE AND/OR SWPCP MONITOR. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
3.

A BOND OR LETTER OF CREDIT MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
4.

THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
5.

THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS AS NECESSARY IN A TIMELY MANNER.
6.

THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, COMPOST FILTER SOCK, EROSION CONTROL BLANKET, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
7.

ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
8.

PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING, ORANGE SAFETY FENCE, CONSTRUCTION TAPE, OR EQUIVALENT FENCING/TAPE. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
9.

CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION IF REQUIRED. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED. CONTRACTOR SHALL ENSURE THAT ALL VEHICLES EXITING THE SITE ARE PASSING OVER THE ANTI-TRACKING PADS PRIOR TO EXITING.
10.

ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER.
11.

NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS. ALL SLOPES SHALL BE SEEDED AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
12.

DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE CONFORMING TO THE GUIDELINES WITHIN THE APPROVED LIMIT OF DISTURBANCE IF REQUIRED. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE PERMITTEE OR MUNICIPALITY.
13.

THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES AND SECURED APPROPRIATELY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
14.

MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
15.

SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY) IF TRACKING IS NOT A PROBLEM DURING CONSTRUCTION FOR DUST CONTROL. PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
16.

VEGETATIVE ESTABLISHMENT SHALL OCCUR ON ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION. IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
17.

MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP CONCRETE PADS, CLEAN THE STORMWATER MANAGEMENT SYSTEMS AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM PERMITTEE OR THE MUNICIPALITY.
18.

THE SITE WAS DESIGNED TO COMPLY WITH FEDERAL, STATE, AND, IF APPLICABLE, LOCAL STANDARDS, PLUS CURRENT ACCEPTED PRACTICES FOR THE INDUSTRY. ADDITIONAL CONTROLS AND ACTIVITIES MAY BE DEEMED NECESSARY BY THE SWPCP MONITOR DURING CONSTRUCTION AS A RESULT OF UNFORESEEN CONDITIONS AND/OR MEANS AND METHODS. SUCH ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: ADDITIONAL FOREBAYS, BASINS, OR UPSTREAM STRUCTURAL CONTROLS, THE USE OF FLOCCULANTS OF FLOCK LOGS TO DECREASE SEDIMENT, DISCHARGE MANAGEMENT SUCH AS ADDITIONAL ARMORING AND FILTERING MEASURES (I.E. STRAW BALES, WATTLES, ETC.), AND HYDROSEEDING WITH RAPIDLY GERMINATING SEED.
19.

SEEDING MIXTURES SHALL BE ERNST SUN/SHADE SEED MIX (SEE SITE DETAILS SHEET SP-2), OR APPROVED EQUAL BY OWNER.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR		
E&S MEASURE	INSPECTION SCHEDULE	MAINTENANCE REQUIRED
CONSTRUCTION ENTRANCE	DAILY	PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.
COMPOST FILTER SOCK	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED.
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR/REPLACE WHEN FAILURE OR DETERIORATION IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
TOPSOIL/BORROW STOCKPILES	DAILY	REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.25"	REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.
TEMPORARY SEDIMENT TRAP (W/ BAFFLES)	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.5"	REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE HALF OF MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATERING AS NEEDED. RESTORE TRAP TO ORIGINAL DIMENSIONS. REPAIR/REPLACE BAFFLES WHEN FAILURE OR DETERIORATION IS OBSERVED.



310 4TH STREET NE - 3RD FLOOR  
CHARLOTTESVILLE, VA 22902



567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385    PHONE: (860)-663-1697  
WWW.ALLPOINTSTECH.COM    FAX: (860)-663-0935

PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: C1720110

	DRAWN BY: UKA/ELZ
DATE: 10/23/24	CHECKED BY: TEL

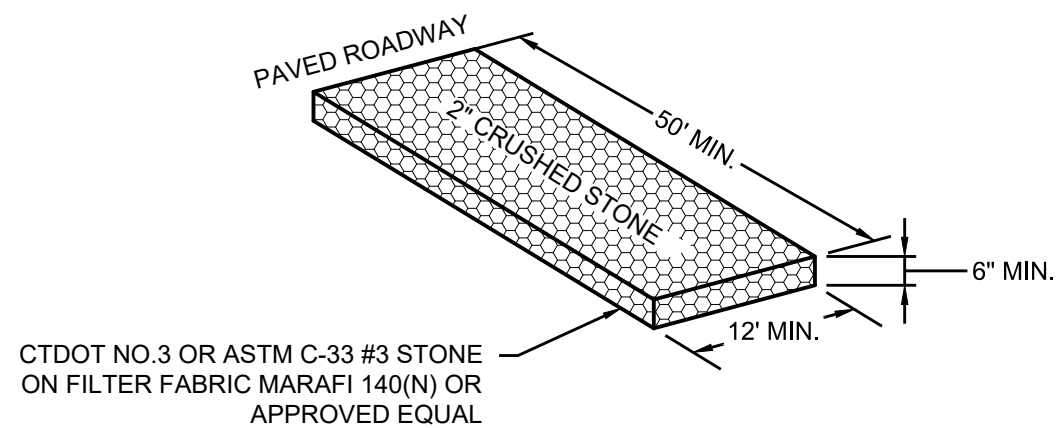
SHEET TITLE:

EROSION & SEDIMENT  
CONTROL NOTES

SHEET NUMBER:

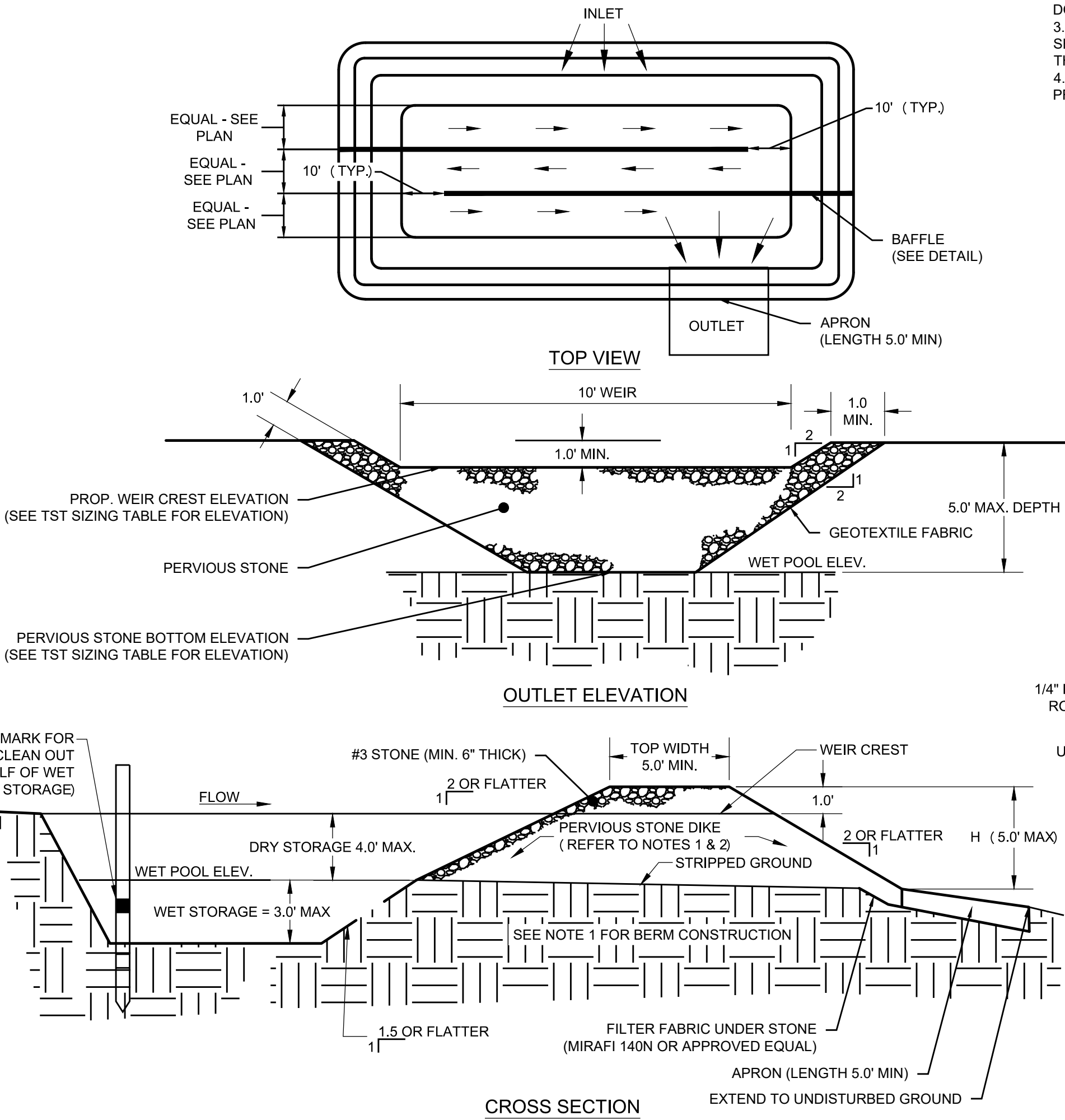
EC-2





## CONSTRUCTION ENTRANCE DETAIL

1  
EC-3  
SCALE : N.T.S.

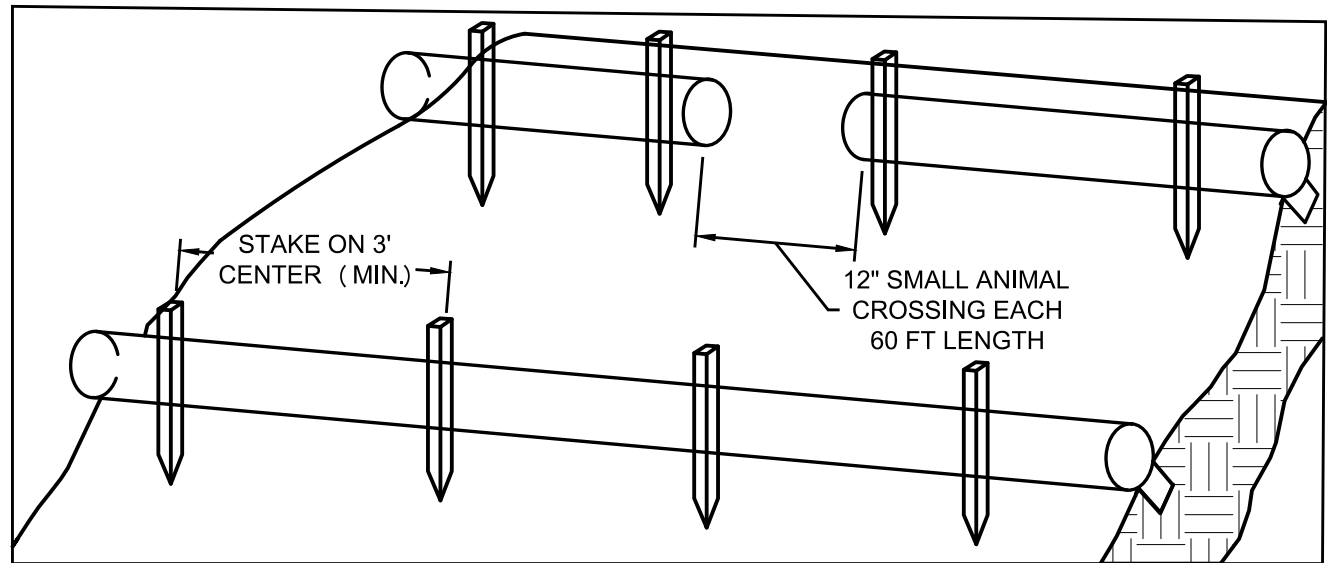


- NOTES:
1. CONSTRUCT TEMPORARY SEDIMENT TRAP BERMS AND SIDEWALLS PER THE INFILTRATION BASIN DETAIL.
  2. PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF CT DOT MODIFIED RIP-RAP WITH #3 STONE ON FACE.
  3. SEDIMENT TRAP BAFFLES SHALL BE INSTALLED AS SHOWN ON EC-4.
  4. SEE TST SIZING TABLE FOR WET AND DRY STORAGE VOLUMES.

TEMPORARY SEDIMENT TRAP SIZING TABLE										
NAME	DRAINAGE AREA (AC)	SEDIMENT VOLUME/ACRE AREA (CY)	REQ. VOLUME (CY)	REQ. WET VOLUME (CY)	PROP. BTM. ELEV. (FT)	PROP. STONE DIKE BTM. ELEV. (FT)	PROP. WEIR CREST ELEV. (FT)	PROP. TOP ELEV. (FT)	WET VOL. PROVIDED (CY)	TOTAL VOL. PROVIDED. (CY)
TST-1	1.58	134	212	106	309.00	312.00	313.00	314.00	440	681

## TEMPORARY SEDIMENT TRAP

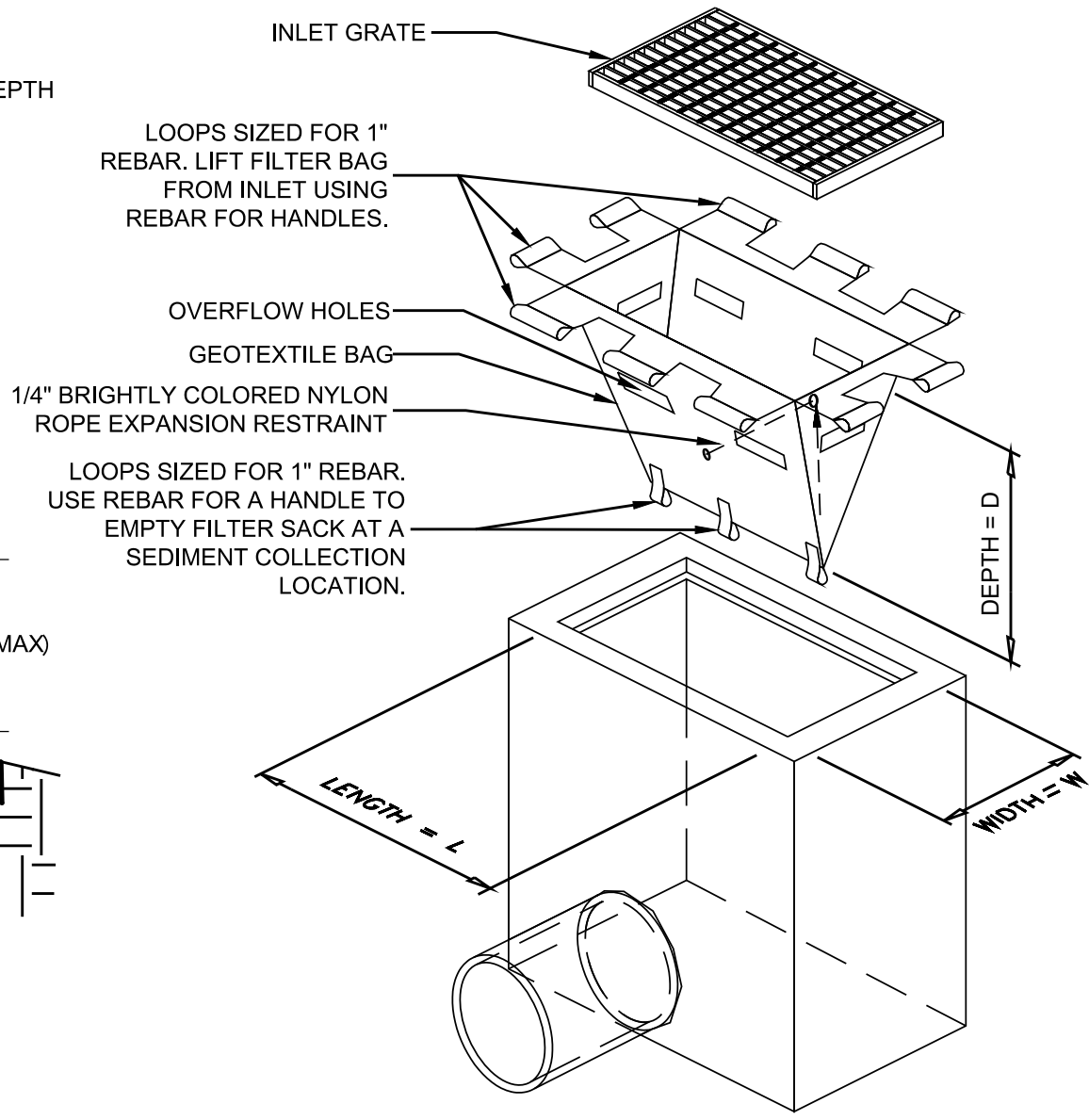
4  
EC-3  
SCALE : N.T.S.



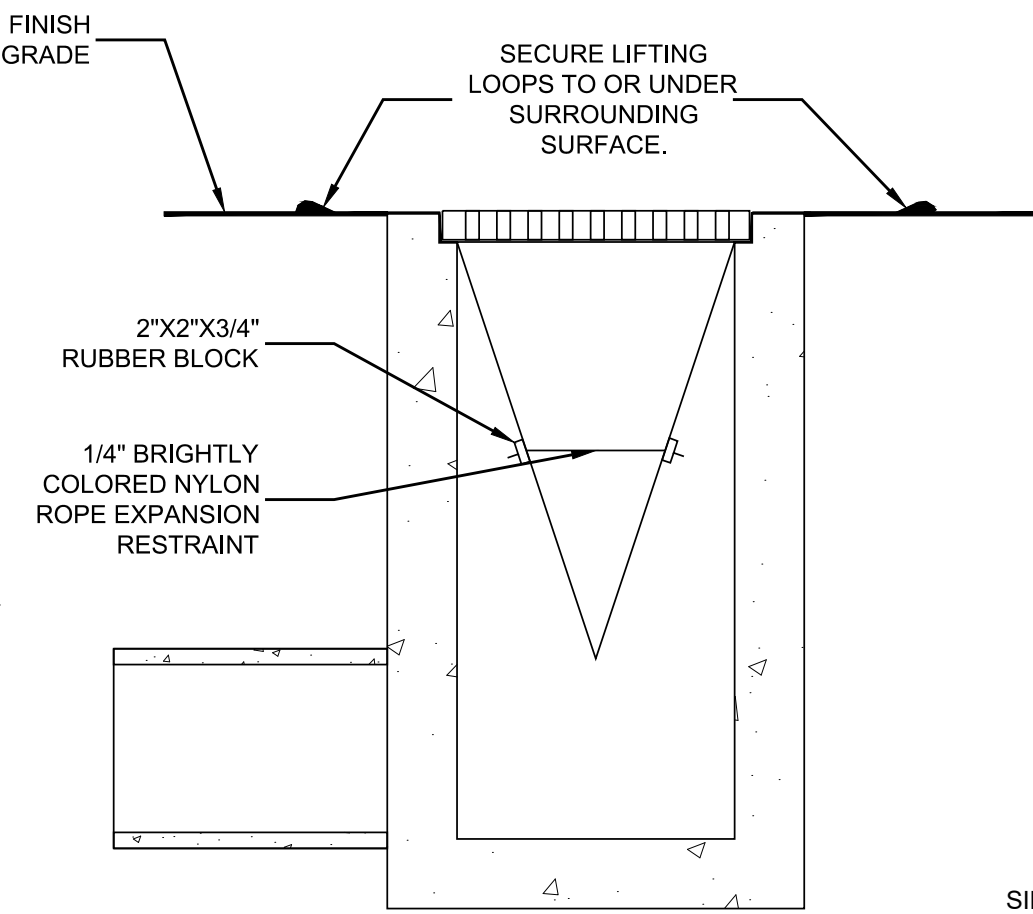
1. BEGIN AT THE LOCATION WHERE THE SOCK IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE SOCK IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE SOCK ON THE UPHILL SIDE. SOCKS SHALL BE INSTALLED IN 60 FT CONTINUOUS LENGTHS WITH ADJACENT SOCKS TIGHTLY ABUT. EVERY 60 FT THE SOCK ROW SHALL BE SPACED 12 INCHES CLEAR, END TO END, FOR AMPHIBIAN AND REPTILE TRAVEL. THE OPEN SPACES SHALL BE STAGGERED MID LENGTH OF THE NEXT DOWN GRADIENT SOCK.
3. SECURE THE SOCK WITH 18-24" (45.7-61 CM) STAKES EVERY 3' (0.9 -1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE SOCK LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE SOCK. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. CONTRACTOR TO FOLLOW MANUFACTURE'S SPECIFICATIONS AND INSTALL DIRECTIONS IF DIRECTED THAN WHAT IS PROVIDED ABOVE.

## COMPOST FILTER SOCK SEDIMENTATION CONTROL BARRIER

2  
EC-3  
SCALE : N.T.S.



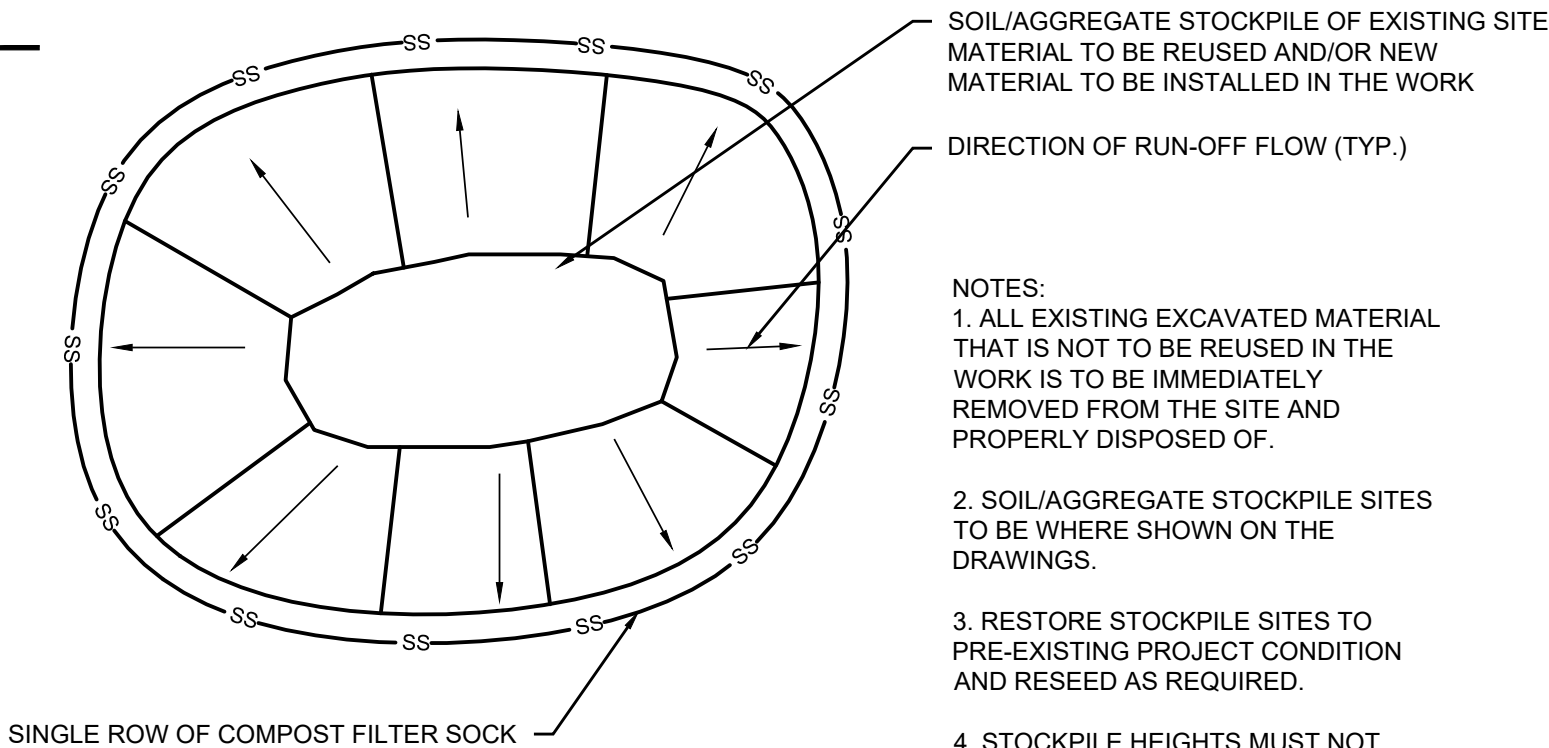
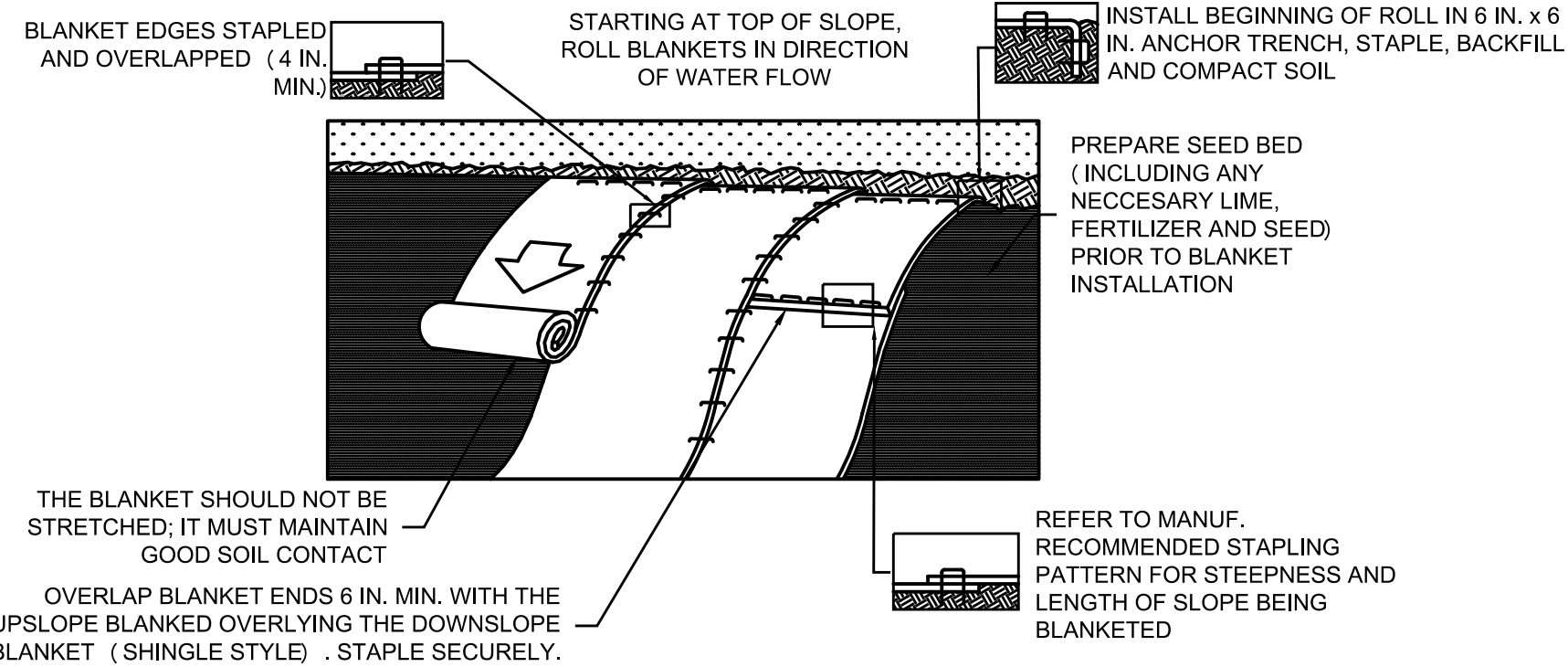
ISOMETRIC VIEW



SECTION VIEW

## EROSION CONTROL BLANKET STEEP SLOPES

3  
EC-3  
SCALE : N.T.S.



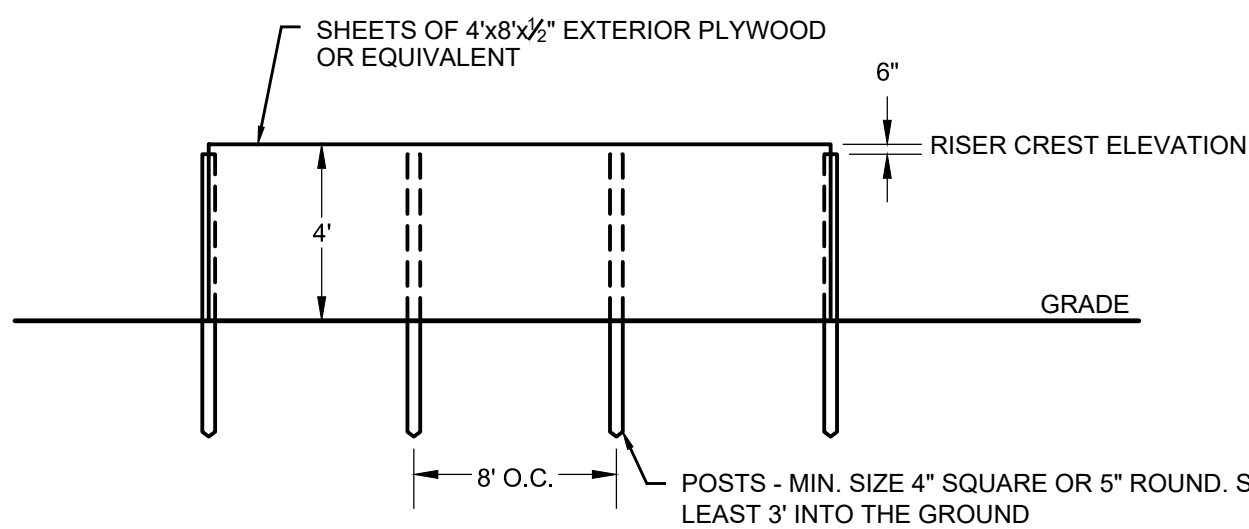
- NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
  2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
  3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
  4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

## MATERIALS STOCKPILE DETAIL

6  
EC-3  
SCALE : N.T.S.

## INLET PROTECTION

5  
EC-3  
SCALE : N.T.S.



- NOTES:
1. FILL ANY VOIDS BETWEEN THE BOTTOM OF THE BASIN AND BAFFLE.

## SEDIMENT TRAP BAFFLE

7  
EC-3  
SCALE : N.T.S.

- ### EROSION CONTROL BLANKET INSTALLATION
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS ( RECPS ) ,INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
  2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS.
  3. ROLL THE RECPS DOWN HORIZONTALLY ACROSS THE SLOPE. RECPS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
  4. THE EDGES OF PARALLEL RECPS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" OVERLAP DEPENDING ON THE RECPS TYPE.
  5. CONSECUTIVE RECPS SPliced DOWN THE SLOPE MUST BE END OVER END ( SHINGLE STYLE ) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPS WIDTH.

- NOTES:
1. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
  2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
  3. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
  4. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

### PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

### DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE. BOCA RATON, FL 33487

### LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: C1720110

DRAWN BY: UKA/ELZ  
DATE: 10/23/24  
CHECKED BY: TEL

SHEET TITLE:

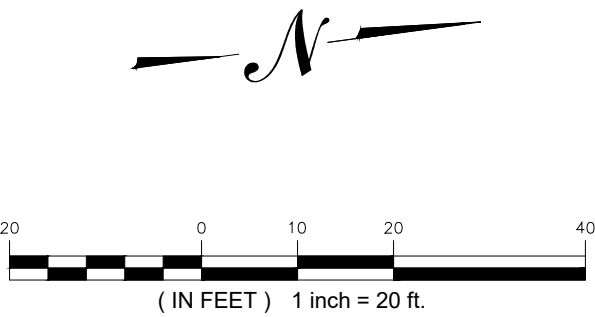
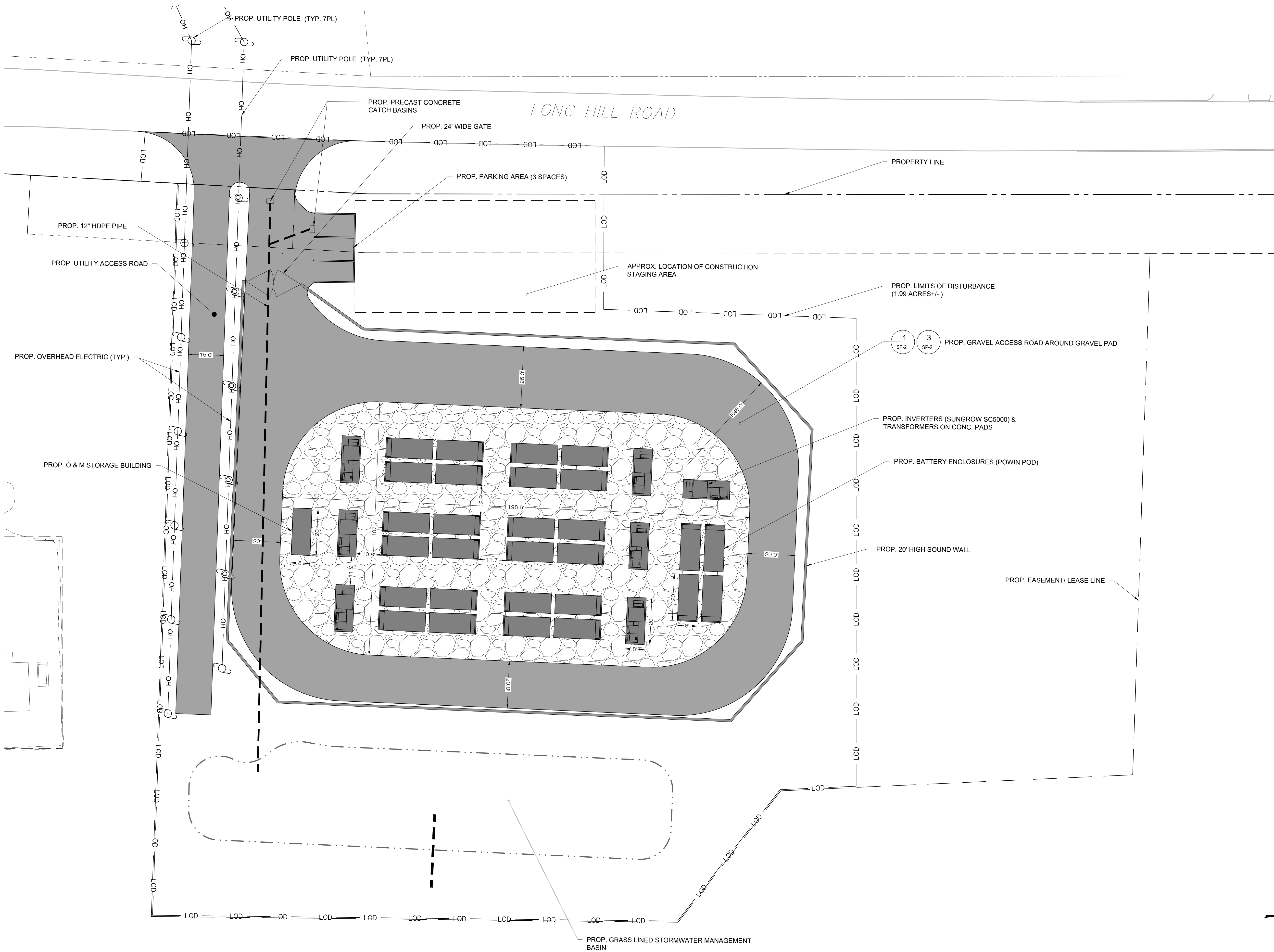
EROSION & SEDIMENT  
CONTROL DETAILS

SHEET NUMBER:

EC-3



Z:\SHARED\CT OFFICE\APT ENGINEERING & PERMITTING\APT 720 EAST POINT\LONG HILL\110\ENGINEERING\CT72010\LONGHILL\_MASTER.LAST SAVED BY: USADAH ABDULLAH PDF CREATED ON: 12/11/2024 10:18 AM



310 4TH STREET NE - 3RD FLOOR  
CHARLOTTESVILLE, VA 22902



567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385    PHONE: (860)-663-1697  
WWW.ALLPOINTSTECH.COM    FAX: (860)-663-0935

PERMIT DOCUMENTS		
NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.  
ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: CT720110

	DRAWN BY: UKA/ELZ
DATE: 10/23/24	CHECKED BY: TEL

SHEET TITLE:

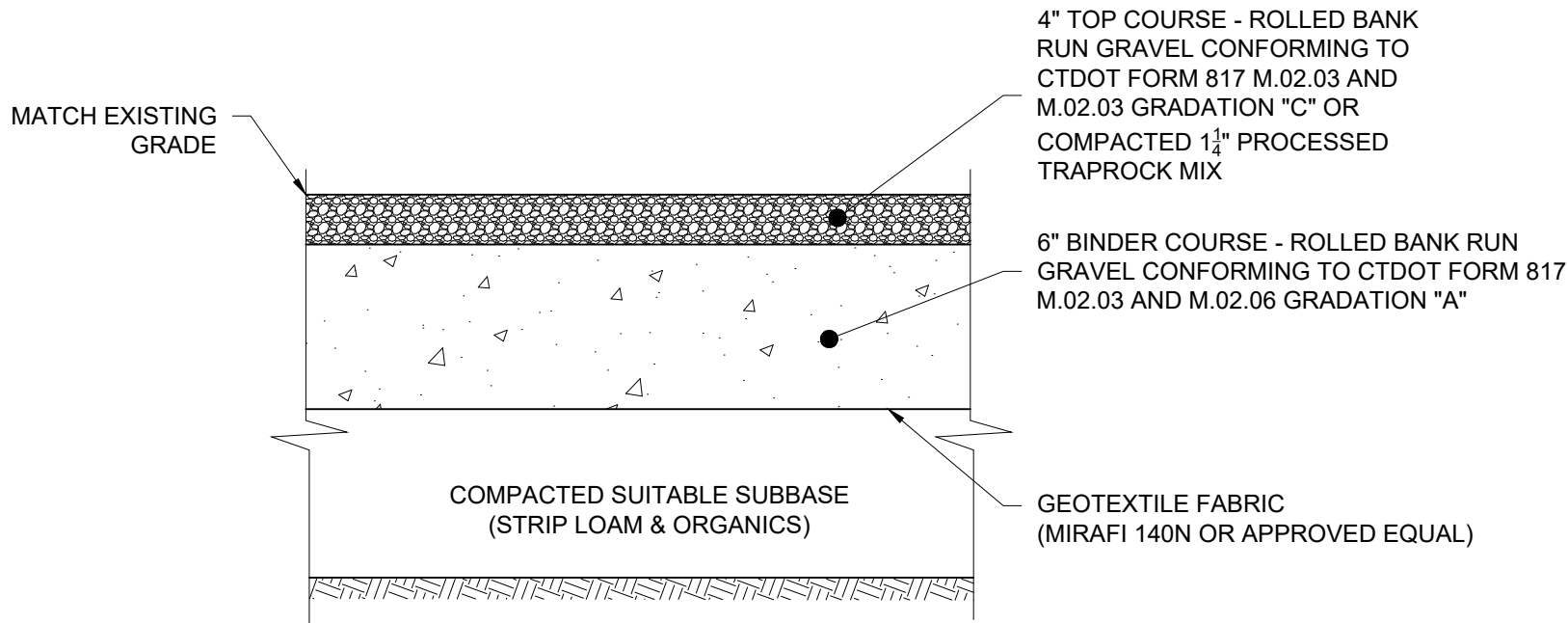
SITE PLAN

SHEET NUMBER:

SP-1

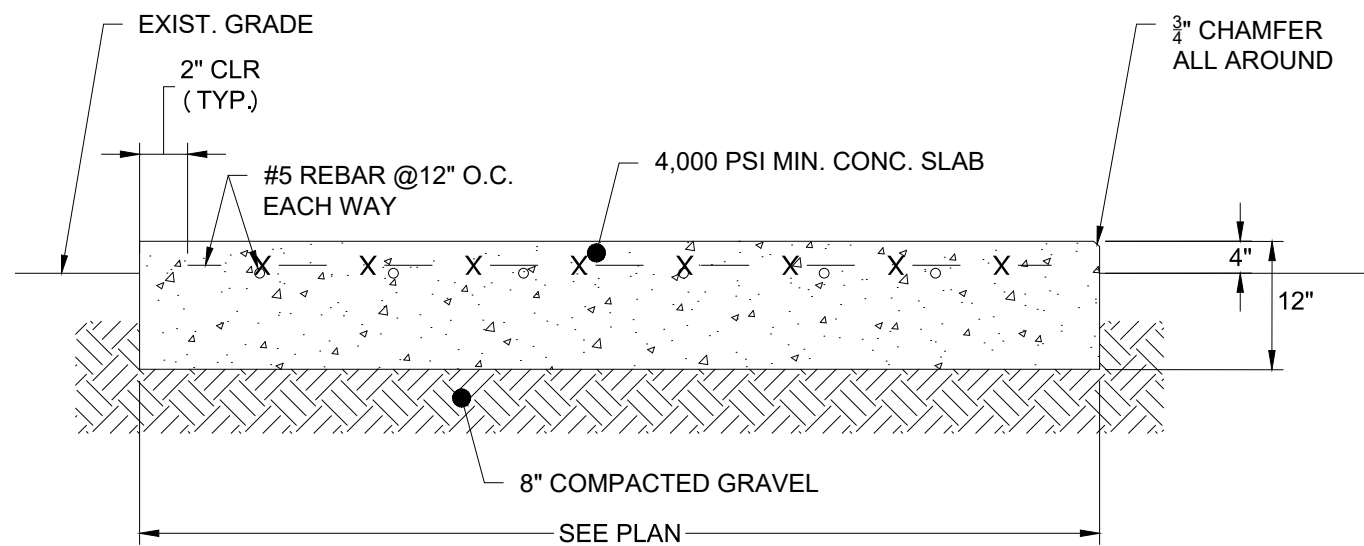
PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		



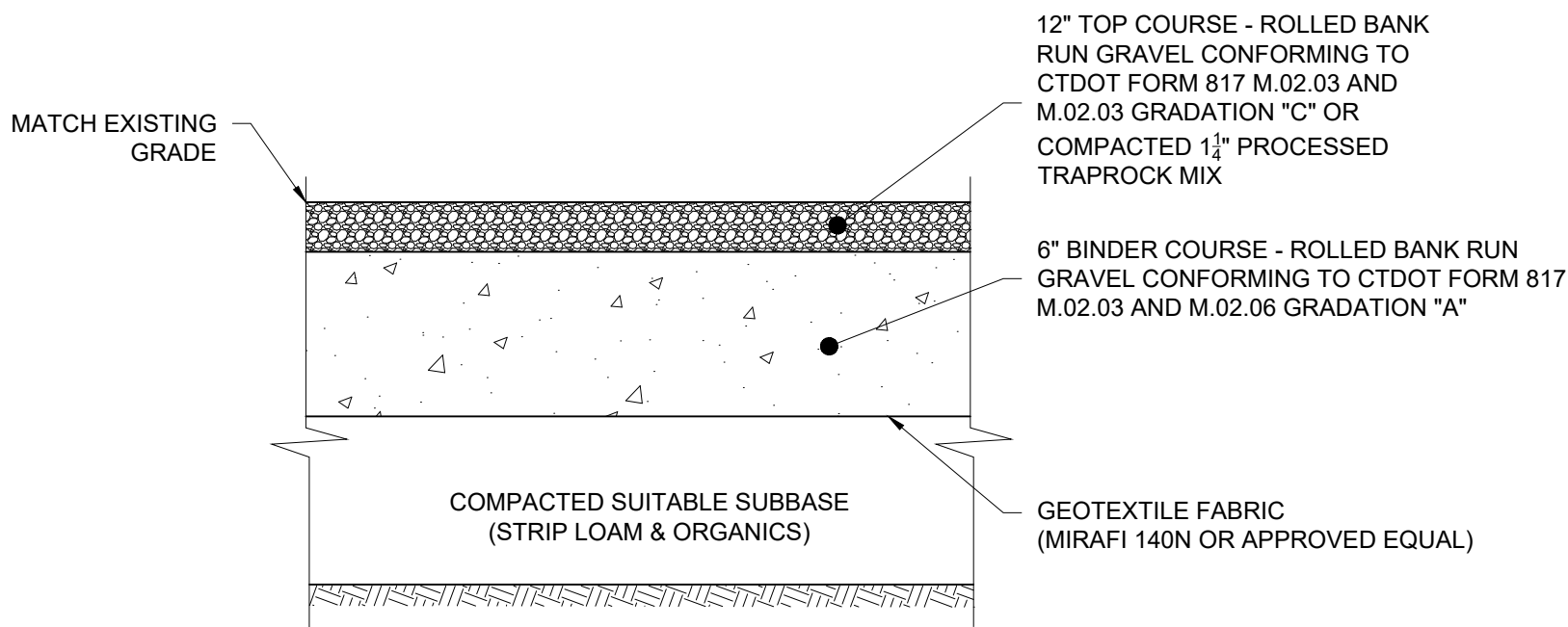
- NOTES:
- SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.
  - SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.

1 GRAVEL ACCESS DRIVE SECTION  
SCALE : N.T.S.



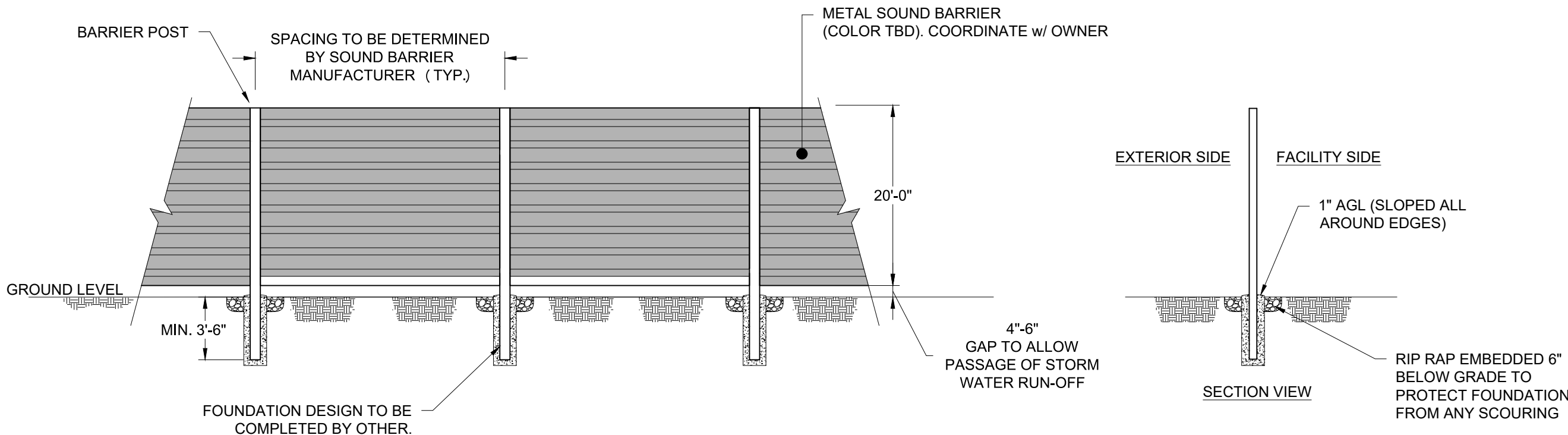
- NOTE:  
SEE ELECTRICAL DRAWINGS FOR ADDITIONAL CONCRETE PAD DESIGN DETAILS

2 CONCRETE EQUIPMENT PAD  
SCALE : N.T.S.



- NOTES:
- SUBBASE MAY CONSIST OF NATIVE MATERIALS IF FOUND ACCEPTABLE BY THE ENGINEER. SUBBASE TO BE COMPACTED TO 95% MAX DRY DENSITY.
  - SUBBASE IS TO BE FREE FROM DEBRIS AND UNSUITABLE MATERIALS.

3 GRAVEL PAD  
SCALE : N.T.S.



- NOTES:
- SOUND BARRIER PRODUCT & SPECIFICATIONS TO BE DETERMINED BY OWNER.
  - BARRIER POST FOUNDATION TO BE DESIGNED BY OTHERS.

4 GENERIC SOUND BARRIER DETAIL  
SCALE : N.T.S.



Ernst Conservation Seeds  
8884 Mercer Pike  
Meadville, PA 16335  
(800) 873-3321 Fax (814) 336-5191  
[www.ernstseed.com](http://www.ernstseed.com)

Date: October 23, 2024

Retention Basin Floor Mix - Low Maintenance - ERNMX-126

Botanical Name	Common Name	Price/Lb
20.00 % <i>Panicum clandestinum</i> , Tioga	Deertongue, Tioga	22.25
20.00 % <i>Puccinellia distans</i> , Fults	Alkaligrass, Fults	4.56
18.00 % <i>Elymus virginicus</i> , Madison-NY Ecotype	Virginia Wildrye, Madison-NY Ecotype	10.46
15.00 % <i>Agrostis stolonifera</i> , 'Penncross'	Creeping Bentgrass, 'Penncross'	14.40
15.00 % <i>Poa palustris</i>	Fowl Bluegrass	21.60
10.00 % <i>Carex vulpinoidea</i> , PA Ecotype	Fox Sedge, PA Ecotype	28.80
1.00 % <i>Carex scoparia</i> , PA Ecotype	Blunt Broom Sedge, PA Ecotype	81.60
1.00 % <i>Juncus effusus</i>	Soft Rush	48.00

100.00 % Mix Price/Lb Bulk: \$16.82

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Apr; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or barnyard grass (1 May to 31 Aug; 10 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial; Stormwater Management

The hardy inexpensive grass and grass-like species are ideal for retention basins that may have high salt inflows and where mowing may be required. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

5 STORMWATER MANAGEMENT BASIN MIX  
SCALE : N.T.S.

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: C1720110

DRAWN BY: UKA/ELZ  
CHECKED BY: TEL

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

SP-2



PERMIT DOCUMENTS		
NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

**PROF: THOMAS E. LITTLE, P.E.**  
**COMP: ALL-POINTS TECHNOLOGY**  
**CORPORATION, P.C.**  
**ADD: 567 VAUXHALL STREET**  
**EXTENSION - SUITE 311**  
**WATERFORD, CT 06385**

OWNER:	SBA PROPERTIES INC.
ADDRESS:	8051 CONGRESS AVE. BOCA RATON, FL 33487

**LONG HILL BESS**

**SITE ADDRESS:**  
**1825 SOUTH MAIN STREET**  
**MIDDLETOWN, CT 06457**

APT FILING NUMBER: CT720110

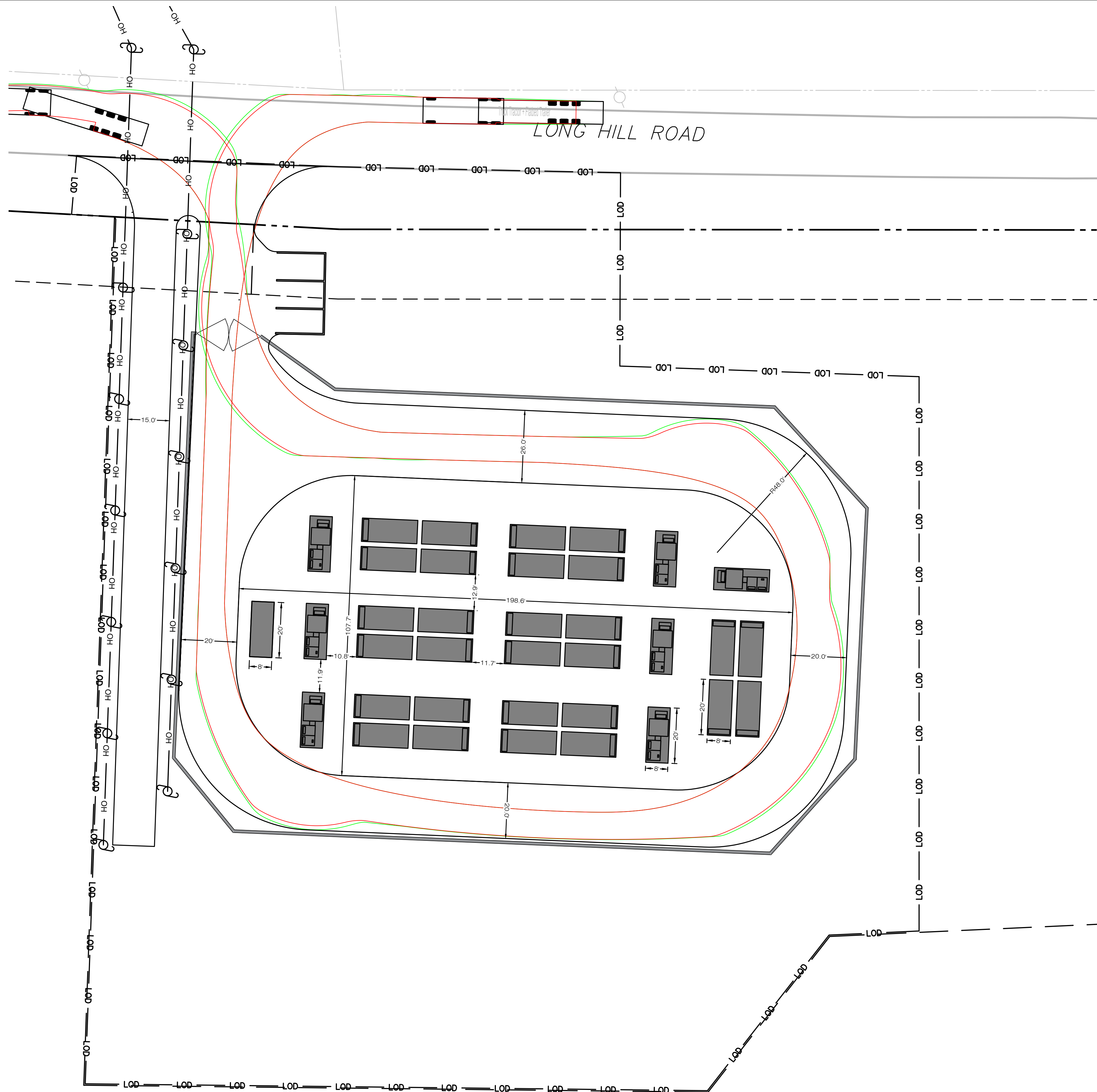
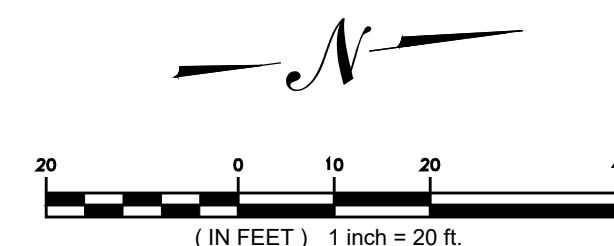
	DRAWN BY: UKA/EL
DATE: 10/23/24	CHECKED BY: TEL

**SHEET TITLE:**

## VEHICLE TURNING ANALYSIS

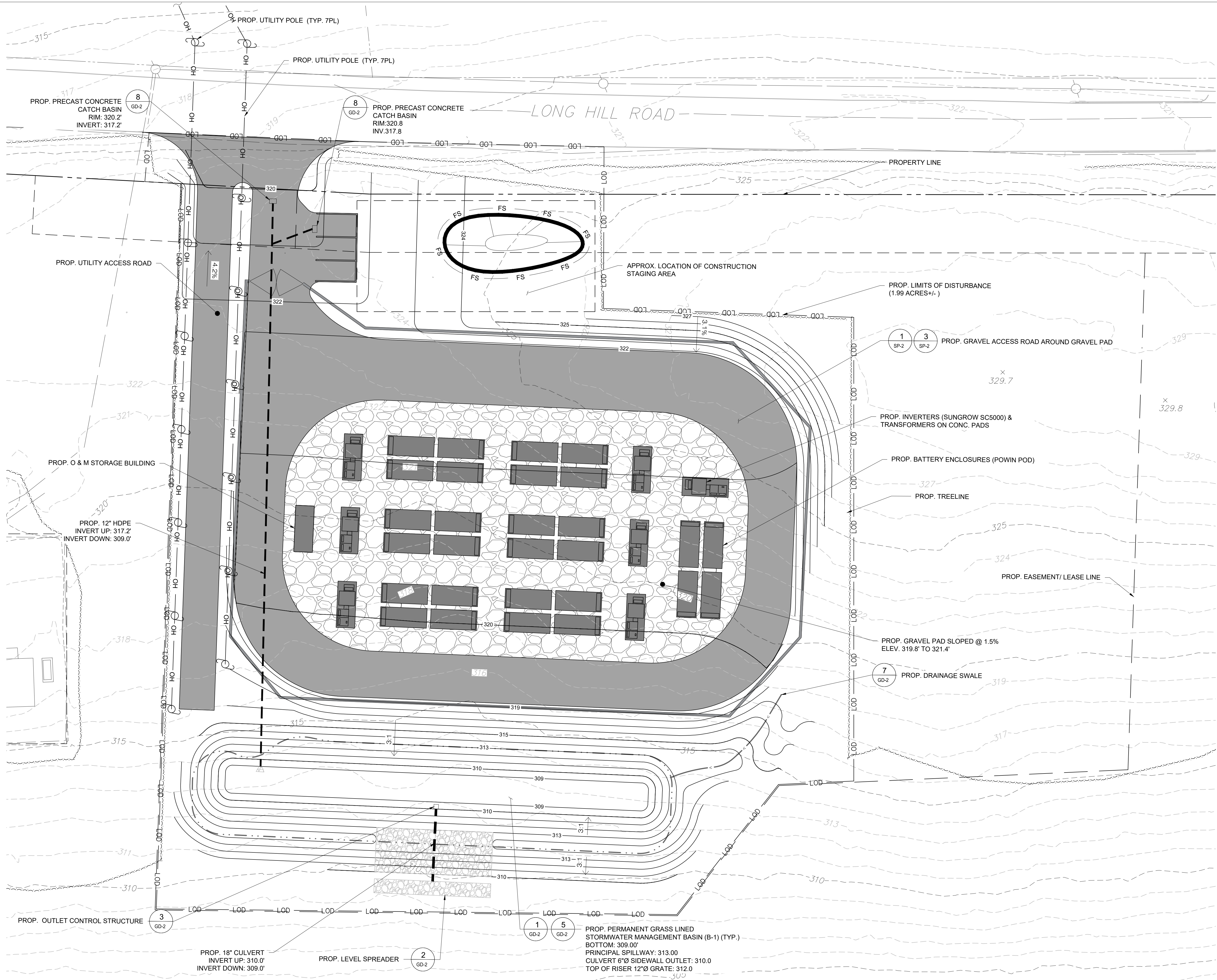
SHEET NUMBER:

**TA-1**





Z:\SHARED\CT OFFICE\APT DAVIS SHING & PERMITTING\APT 720 EAST POINT\LONG HILL\110\ENGINEERING\CT72010\LONGHILL\_MASTER.LAST SAVED BY: USADAH ABDULLAH PDF CREATED ON: 12/17/2024 10:18 AM



PERMIT DOCUMENTS		
NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET EXTENSION - SUITE 311 WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.  
ADDRESS: 8051 CONGRESS AVE. BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: CT720110

	DRAWN BY: UKA/ELZ
DATE: 10/23/24	CHECKED BY: TEL

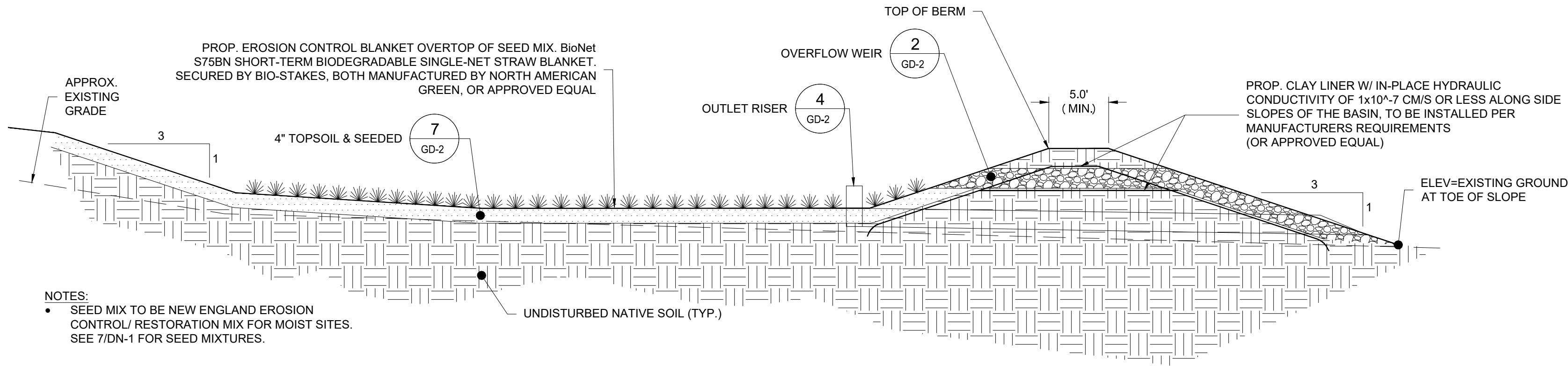
SHEET TITLE:

**GRADING &  
DRAINAGE PLAN**

SHEET NUMBER:

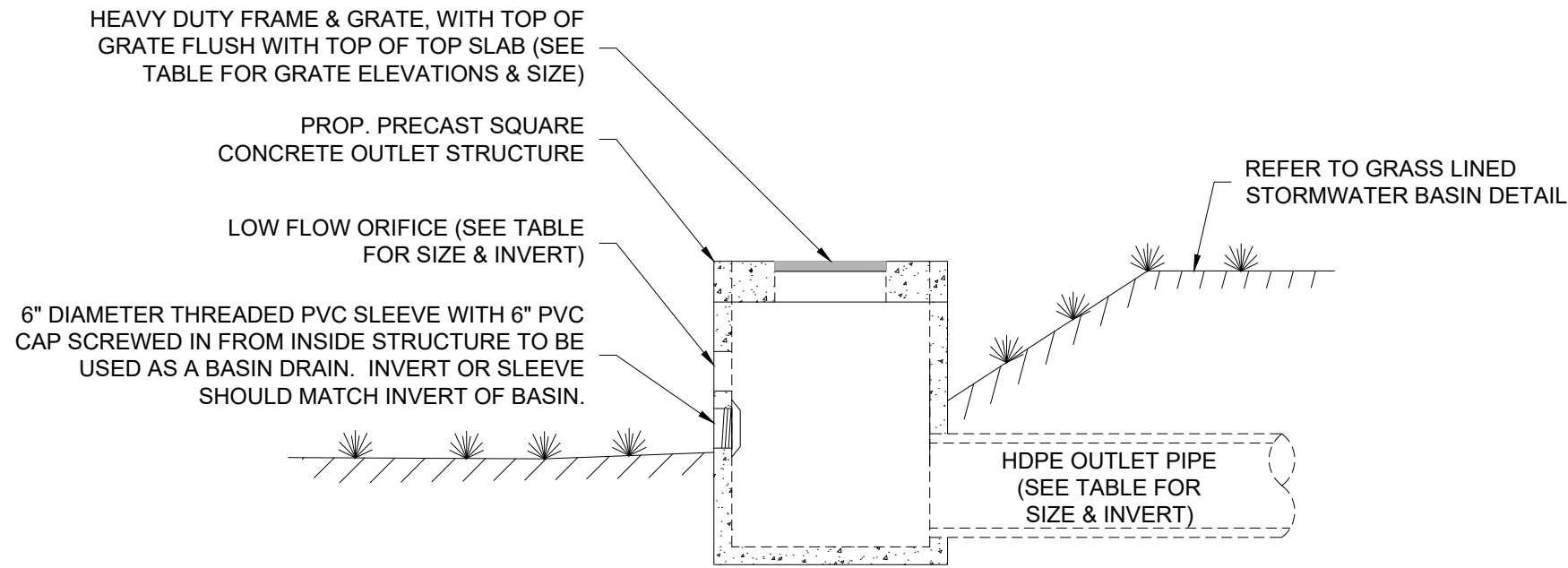
**GD-1**



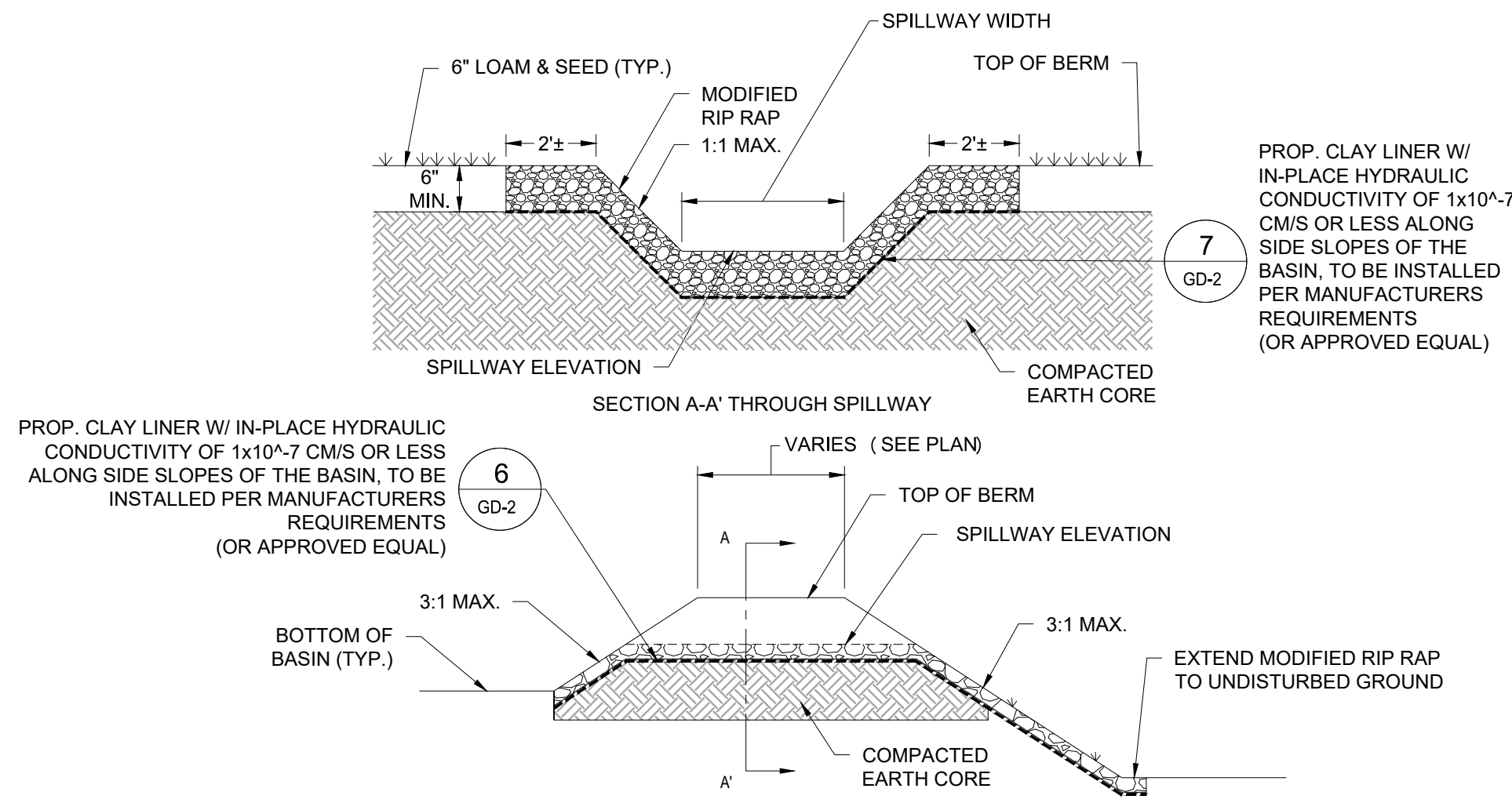


**1 GRASS LINED STORMWATER BASIN**  
SCALE : N.T.S.

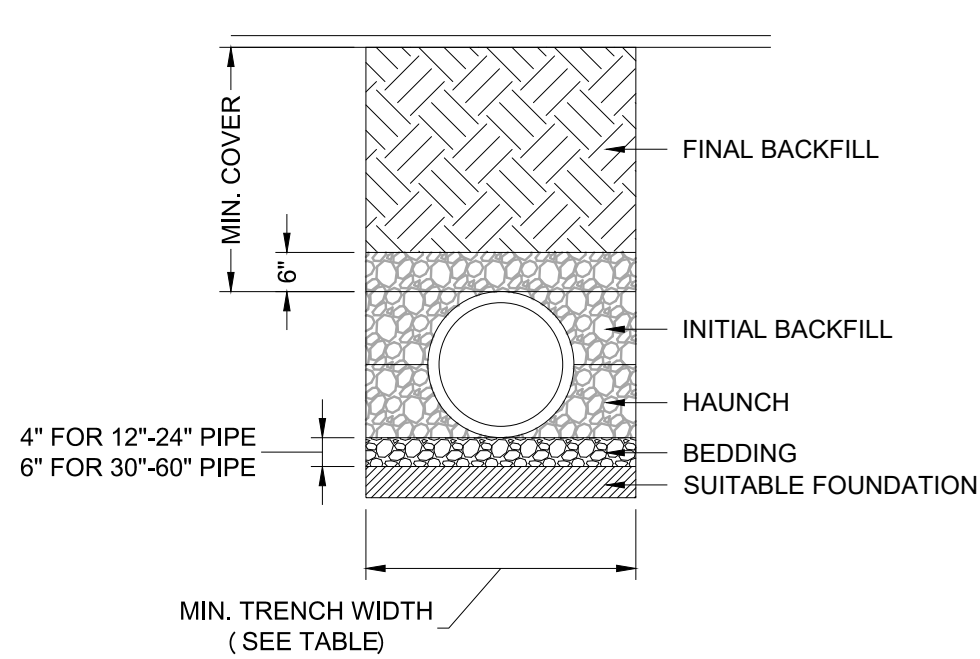
HDPE OUTLET PIPE SIZING TABLE										
BASIN	ORIFICE SIZE (IN)	ORIFICE ELEV. (FT.)	GRATE SIZE (IN)	GRATE ELEV. (FT)	GRATE	OUTLET PIPE SIZE (IN.)	OUTLET PIPE LENGTH (FT)	OUTLET PIPE SLOPE (%)	OUTLET PIPE INV. ELEV. AT STRUCTURE (FT)	OUTLET PIPE INV. AT OUTFALL (FT)
B-1	6	310.0	12	312.0	12	15	31.0	3.23%	310.0.0	309.00'



**3 OUTLET CONTROL STRUCTURE**  
SCALE : N.T.S.

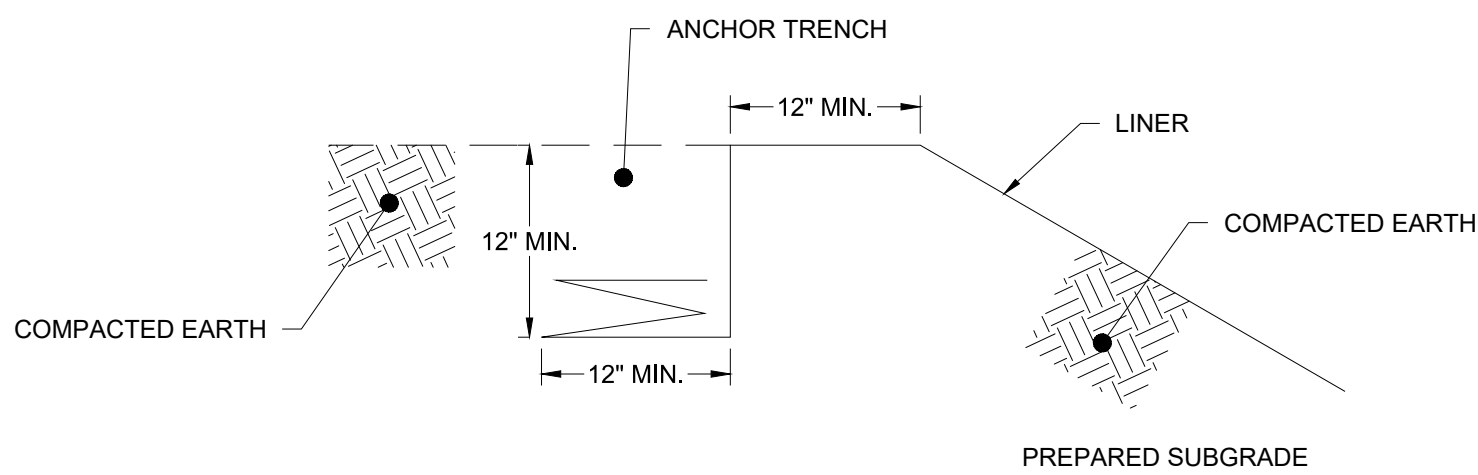


**5 OVERFLOW WEIR DETAIL**  
SCALE : N.T.S.

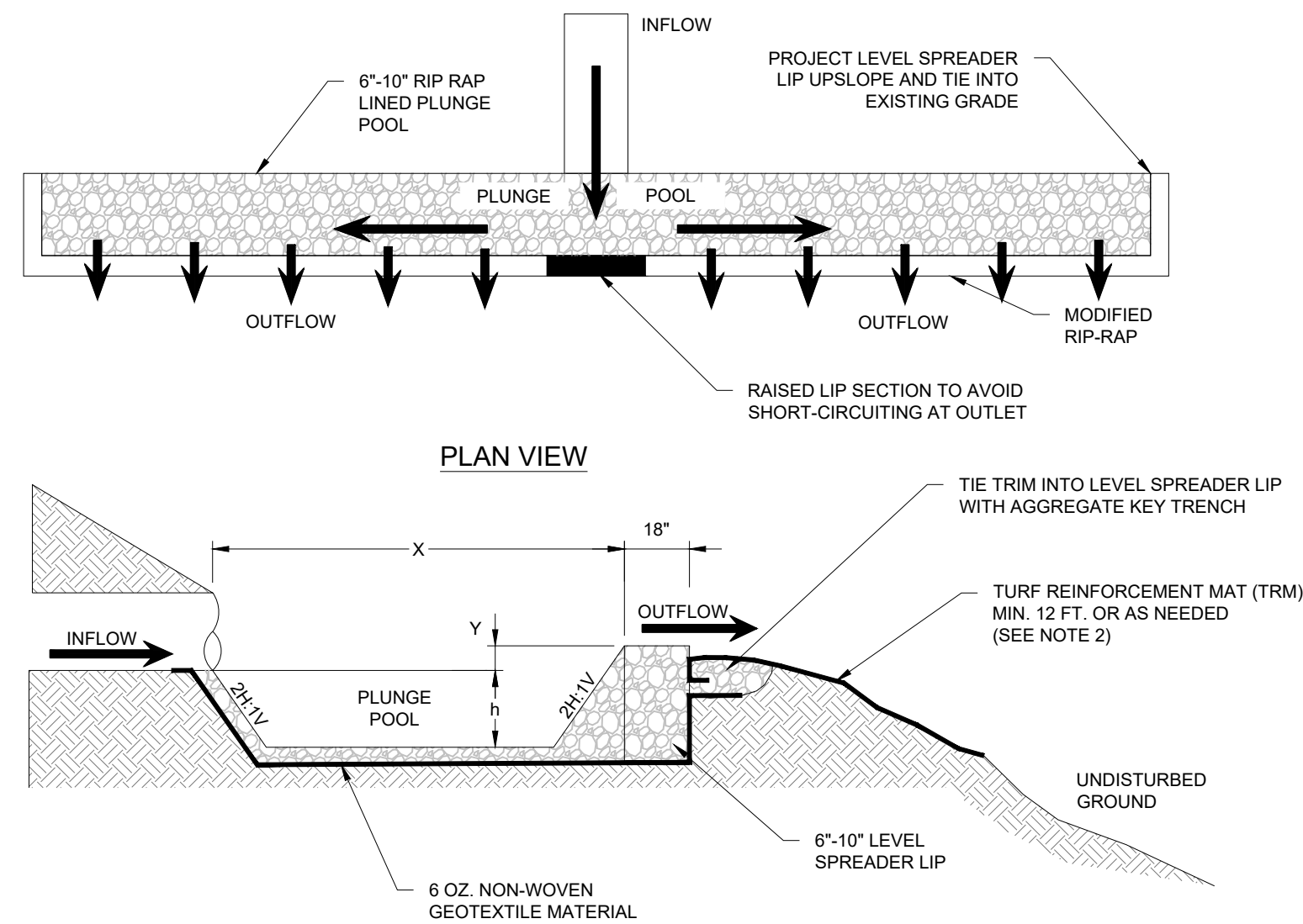


- NOTES:
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION.
  - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

**4 HDPE STORM DRAINAGE TRENCH DETAIL**  
SCALE : N.T.S.

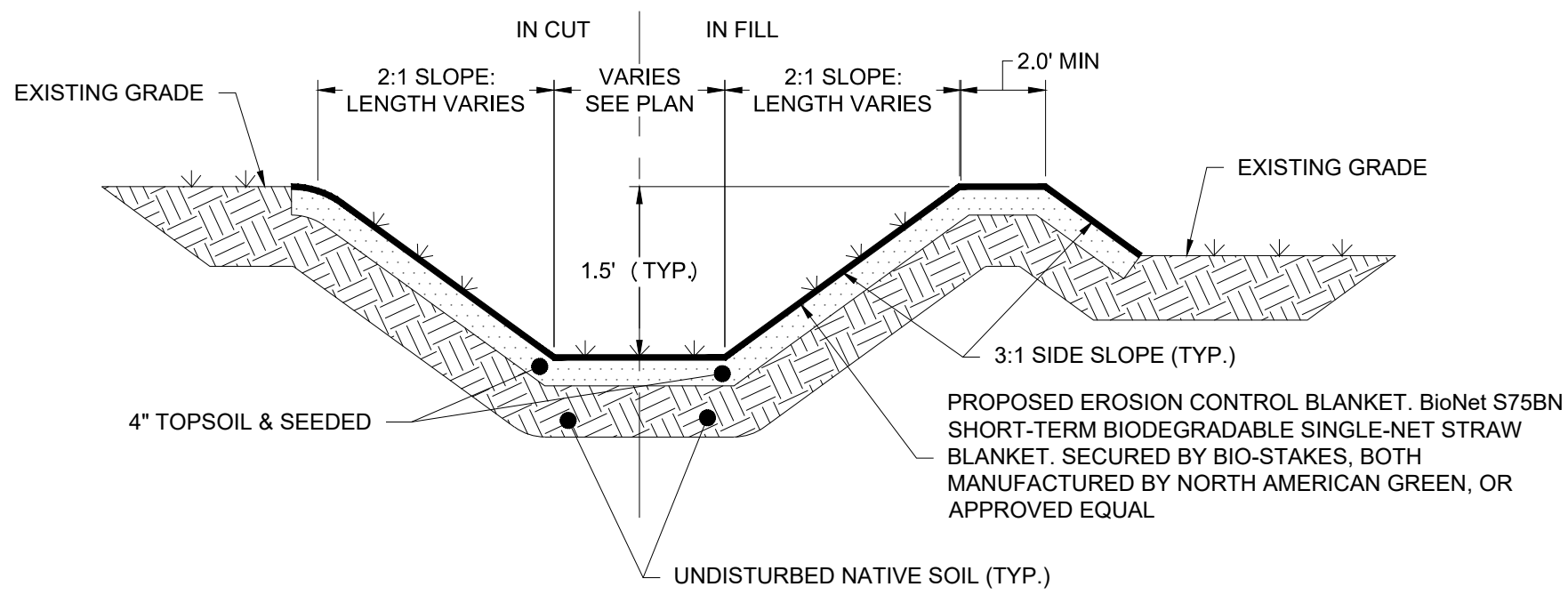


**6 LINER ANCHOR DETAIL**  
SCALE : N.T.S.



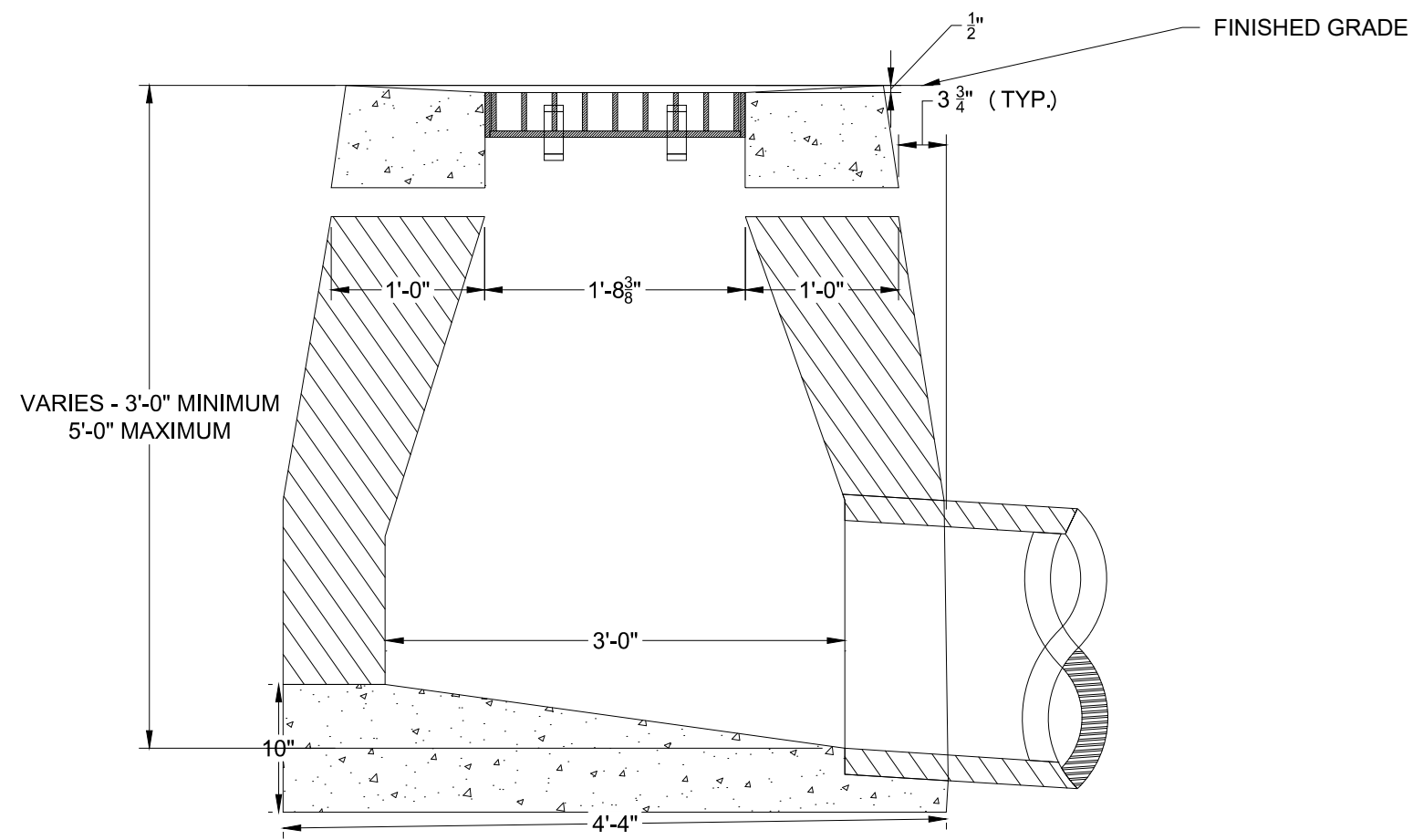
- NOTES:
- UNDERLYING SOILS TO REMAIN UNDISTURBED, COMPACTED AND PROTECTED FROM HEAVY EQUIPMENT TO PRESERVE INFILTRATION CAPACITY.
  - LEVEL SPREADER TO BE INSTALLED COMPLETELY LEVEL ALONG THE EXISTING CONTOUR WITH A SMOOTH TRANSITION BETWEEN THE LEVEL SPREADER AND THE EXISTING GRADE. THE IDEAL ELEVATION OF THE LEVEL SPREADER LIP IS 3 INCHES ABOVE THE EXISTING GRADE.
  - THE MINIMUM WIDTH OF 12" OF TURF REINFORCEMENT MAT (TRM) IS TO BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE LEVEL SPREADER LIP. CONTRACTOR TO INSTALL ADDITIONAL TRM AS NECESSARY BASED ON EXISTING SITE CONDITIONS TO ADEQUATELY STABILIZE THE DOWNSLOPE AREA.

**2 PERMANENT LEVEL SPREADER**  
SCALE : N.T.S.



- NOTES:
- SEED MIX TO BE NEW ENGLAND EROSION CONTROL/ RESTORATION MIX FOR MOIST SITES ON THE BOTTOM OF THE BASIN AND NEW ENGLAND EROSION/RESTORATION MIX FOR DRY SITES ON THE SIDE SLOPES.
  - IF DEPTH VARIES FROM 2.0', SEE PLAN CALLOUTS.

**7 GRASS LINED SWALE**  
SCALE : N.T.S.



**8 PRECAST CONCRETE CATCH BASIN**  
SCALE : N.T.S.

PERMIT DOCUMENTS

NO	DATE	REVISION
1	12/10/24	CLIENT REQUEST:UKA
2		
3		
4		
5		
6		
7		

DESIGN PROFESSIONALS OF RECORD

PROF: THOMAS E. LITTLE, P.E.  
COMP: ALL-POINTS TECHNOLOGY CORPORATION, P.C.  
ADD: 567 VAUXHALL STREET  
EXTENSION - SUITE 311  
WATERFORD, CT 06385

OWNER: SBA PROPERTIES INC.

ADDRESS: 8051 CONGRESS AVE.  
BOCA RATON, FL 33487

LONG HILL BESS

SITE ADDRESS:  
1825 SOUTH MAIN STREET  
MIDDLETOWN, CT 06457

APT FILING NUMBER: C1720110

DRAWN BY: UKA/ELZ  
DATE: 10/23/24  
CHECKED BY: TEL

SHEET TITLE:

GRADING & DRAINAGE DETAILS

SHEET NUMBER: