

Connecticut Department of Energy and Environmental Protection License*

Flood Management Certification & Exemption Request Approval

Licensee(s):	CT Dept. of Housing	CT Dept. of Economic & Community Development
Licensee Address(s):	505 Hudson Ave. Hartford, CT 06106	450 Columbus Blvd Hartford, CT 06103
License Number(s):	202400895-FME	
Municipality:	Naugatuck	
Project Description:	Brownfield remediation and residential/retail construction	
Project Address/Location:	0 Maple Ave., Naugatuck	
Waters:	Long Meadow Pond Brook, Naugatuck River	
Authorizing CT Statute(s) and/or Federal Law:	CGS Section 25-68b to h, with approved exemption from 25-68d.(b)(4)	
Applicable Regulations of CT State Agencies:	25-68h-1 to 3	
Agency Contact:	Land & Water Resources Division, Bureau of Water Protection & Land Reuse, 860-424-3019	
License Expiration:	Five (5) years from the date of issuance of this license.	
Project Site Plan Set:	<i>“Proposed Site Plan Documents for Pennrose, LLC, Proposed Development Parcel ‘B’, Maple Street, Borough of Naugatuck, New Haven County, Connecticut,” 13 Sheets, Prepared by Bohler Engineering, and last revised 04/12/2024.</i>	
License Enclosures:	LWRD General Conditions; Site Plan Set	

*Connecticut’s Uniform Administrative Procedure Act defines License to include, “the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . .”

Authorized Activities:

The Licensee is hereby authorized to conduct the following work as described in application # 202400895 and as depicted on any site plan sheets / sets cited herein:

1. Funding of some or all of the following activities within the floodplain:
 - a. Soil Management Activities - Material Management of 3,750 cubic yards of soil for the preparation of building foundations, 75% reuse and 25% import/delivery of clean fill, transportation & disposal of any excavated, contaminated soils, asbestos monitoring, Potential TSCA Disposal Contingency;
 - b. Post Remediation Groundwater Monitoring - Installation of Groundwater Monitoring Wells, Groundwater Sampling, Groundwater Reporting;
 - c. Construction of Phase I mixed use development, including:
 - i. 60 residential units and retail space within a single four-story building;
 - ii. Reconfigure streets, sidewalks, and parking;
 - iii. Landscape improvements;
 - iv. Construct new utilities and stormwater management systems.

Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.

This license is subject to the following Terms and Conditions:

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

Date

Emma Cimino
Deputy Commissioner
Department of Energy & Environmental Protection



LWRD General Conditions

1. **Land Record Filing (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to DEEP.LWRDRegulatory@ct.gov no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
2. **Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
3. **Work Commencement¹.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to DEEP.LWRDRegulatory@ct.gov, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
 - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
 - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
4. **For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
5. **Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not

¹ The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.

6. **Management of Materials.** Any materials removed from the site shall be managed in accordance with all federal, state, and local requirements, including Chapter 446K Water Pollution Control, Chapter 445 Hazardous Waste, and Chapter 446d Solid Waste of the Connecticut General Statutes.
7. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
 - Unconfined instream work is limited to the period June 1 through September 30.
 - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
 - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
 - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
8. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee's Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee's responsibility to obtain such warnings when flooding is anticipated.
9. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation's ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.
10. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and

managed in a manner which prevents additional impacts to wetlands and watercourses.

- 11. Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, “pollution” means “pollution” as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation’s *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.
- 12. In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** For any barge, vessel, skiff or floating work platform (“work vessels”) utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:

 - do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
 - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.
- 13. Work Site Restoration.** Upon completion of any authorized work, the Licensee shall restore all areas temporarily impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.
- 14. Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.
- 15. Change of Use. (Applies only if a use is specified within the License “Project Description”)**

 - a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
 - b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.
- 16. De Minimis Alteration.** The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change

to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

17. Extension Request. The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to DEEP.LWRDRegulatory@ct.gov at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

18. Compliance Certification². Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to DEEP.LWRDRegulatory@ct.gov, the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

19. Maintenance. The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

20. No Work After License Expiration. Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

21. License Transfer. The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

22. Document Submission. Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

DEEP.LWRDRegulatory@ct.gov or

² The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

Regulatory Section
Land & Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127
860-424-3019

- 23. Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word “day” as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.
- 24. Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: “I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense.”
- 25. Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee’s representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
- 26. Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee’s application. Neither the Licensee’s representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
- 27. Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or

of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the agency contact, the Licensee shall provide, for the agency's review and written approval, a report including the following information:

- a. the provision(s) of the license that has been violated;
- b. the date and time the violation(s) was first observed and by whom;
- c. the cause of the violation(s), if known;
- d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
- e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
- f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
- g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

- 28. Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
- 29. Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.
- 30. Rights.** The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
- 31. Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.

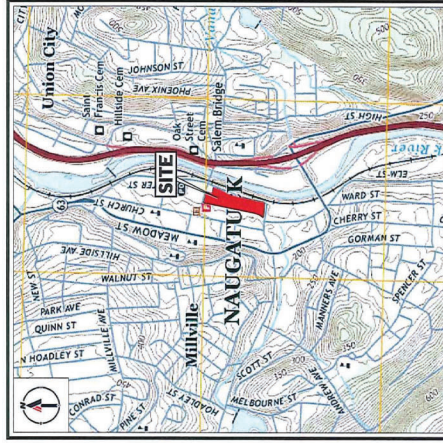
PROPOSED SITE PLAN DOCUMENTS

FOR _____

PENNROSE, LLC

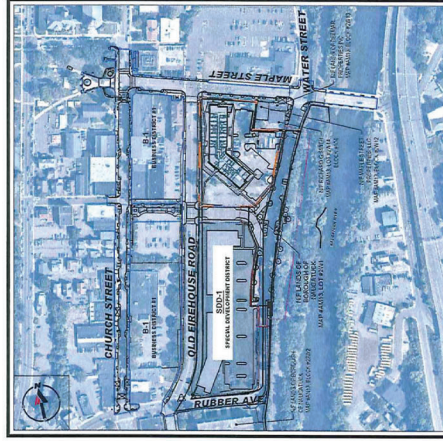
PROPOSED
MIXED USE DEVELOPMENT

LOCATION OF SITE:
MAPLE STREET & OLD FIREHOUSE ROAD, BOROUGH OF NAUGATUCK
NEW HAVEN COUNTY, CT
MAP #AM13, BLOCK #2W1



USGS MAP

SOURCE: NATIONAL COMPASSIBLE



SITE MAP

SOURCE: 2022 AERIAL PHOTOGRAPHY CORPORATION

PREPARED BY

BOHLER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
TRANSPORTATION SERVICES
PERMITTING SERVICES
LANDSCAPE ARCHITECTURE
PROGRAM MANAGEMENT
SURVEYING
LAND SURVEYING

REV#	DATE	COMMENT
1	11/03/2022	PERMITS RECEIVED
2	11/03/2022	10% PERMITS
3	11/03/2022	PERMITS COMMENTS
4	11/03/2022	DOT & BOROUGHT
5	11/03/2022	10% PERMITS
6	11/03/2022	10% PERMITS
7	11/03/2022	10% PERMITS
8	11/03/2022	10% PERMITS
9	11/03/2022	10% PERMITS

Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET
PROJECT: C172000000
SHEET: 01 OF 01
DATE: 11/03/2022

PROPOSED SITE PLAN DOCUMENTS
FOR
PENNROSE, LLC
PROPOSED DEVELOPMENT
PARCEL #P-
BOROUGH OF NAUGATUCK,
NEW HAVEN COUNTY,
CONNECTICUT

BOHLER
65 LISIACILLE ROAD, SUITE 601
NEW HAVEN, CT 06511
PHONE: (203) 733-8000
WWW.BOHLERENGINEERING.COM



COVER SHEET
SHEET NUMBER: **C-101**
REVISION # - 11/03/2022

- REFERENCES**
1. BOHLER & ASSOCIATES INC. (BOHLER)
 2. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 3. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 4. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 5. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 6. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 7. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 8. 300 W. MAIN STREET, NEW HAVEN, CT 06510
 9. 300 W. MAIN STREET, NEW HAVEN, CT 06510

DRAWING SHEET INDEX

SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS PLAN	C-103
SITE LAYOUT PLAN	C-104
GRADING & EROSION CONTROL PLAN	C-105
UTILITY PLAN	C-106
EROSION & SEDIMENT CONTROL PLAN	C-107
EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-108
TREE TRUCK YARD EXHIBIT	C-109
SITE DETAIL SHEET	C-110
UTILITY DETAIL SHEET	C-111
UTILITY DETAIL SHEET	C-112
LANDSCAPE PLAN	C-113
LANDSCAPE PLAN	C-114
BY OTHERS	
BY OTHERS	

BOHLER SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGER
 LAND SURVEYING
 SURVEYING SERVICES
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REV#	DATE	COMMENT
1	10/20/2017	PRELIMINARY
2	11/01/2017	REVISED
3	11/01/2017	REVISED
4	11/01/2017	REVISED
5	11/01/2017	REVISED
6	11/01/2017	REVISED
7	11/01/2017	REVISED
8	11/01/2017	REVISED



PERMIT SET
 PROJECT: PENNINO & ASSOCIATES
 DRAWN BY: G.P. PENNINO
 CHECKED BY: G.P. PENNINO
 DATE: 11/01/2017
 SCALE: AS SHOWN

PROPOSED SITE PLAN DOCUMENTS
 FOR: PENNINO, LLC
 PROPOSED DEVELOPMENT: MAPLE STREET, WATER STREET, NEW HAVEN & HARTFORD RAILROAD, SAUGATUCK RIVER, NEW HAVEN & HARTFORD RAILROAD

BOHLER
 63 LAKELAND ROAD, SUITE 401
 WEST HARTFORD, CT 06107
 PHONE: (860) 333-8000
 www.BohlerEngineering.com



EXISTING CONDITIONS PLAN
 SHEET NUMBER: C-201
 REVISION #: 04/12/2004



THIS PLAN IS BASED ON AN ASSEMBLAGE OF AVAILABLE MAPPING PROVIDED BY OTHERS, NOT ACTUAL SURVEY WORK. THIS IS NOT A CERTIFIED BOUNDARY OR TOPOGRAPHIC SURVEY AND SHOULD NOT BE TREATED AS SUCH.

BOHLER 

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PLANNING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV#	DATE	COMMENT
1	10/20/2024	PERMIT SET
2	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET
3	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET
4	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET
5	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET
6	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET
7	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET
8	10/20/2024	ADD PERMITTED ACCESS TO MAPLE STREET

PERMIT SET

IT'S NOT IN THE BOOK, IT'S IN THE PLAN.

PROPOSED SITE PLAN DOCUMENTS

FOR: PENNROSE, LLC

PROPOSED DEVELOPMENT PARCEL #:

BOROUGH OF NAUGATUCK, NEW HAMPSHIRE COUNTY, CONNECTICUT

BOHLER

68 LESALLE ROAD, SUITE 801
 NEW HAMPSHIRE COUNTY, NH
 Phone: (603) 333-5000
 www.BohlerEngineering.com

G.P. FEALD



SITE LAYOUT PLAN

SHEET NUMBER: **C-301**

REVISION # : 04/10/2024

SITE INFORMATION

1. APPLICANT: PENNROSE, LLC
 2. PROJECT: 68 LESALLE RD, SUITE 801
 3. BOROUGH OF NAUGATUCK
 4. COUNTY OF NEW HAMPSHIRE
 5. PROJECT LOCATION: 68 LESALLE RD, SUITE 801, NEW HAMPSHIRE COUNTY, NH

LEGEND

- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED CONCRETED DRIVEWAY
- PROPOSED CONCRETED DRIVE
- PROPOSED CONCRETED SIDEWALK
- PROPOSED CONCRETED DRIVEWAY
- PROPOSED CONCRETED DRIVE
- PROPOSED CONCRETED SIDEWALK

ZONING ANALYSIS TABLE

ZONING DISTRICT	PERMITTED	EXISTING	PROPOSED
OFFICE	NO	NO	NO
COMMERCIAL	NO	NO	NO
INDUSTRIAL	NO	NO	NO
RESIDENTIAL	NO	NO	NO
RETAIL	NO	NO	NO
RECREATION	NO	NO	NO
AGRICULTURE	NO	NO	NO
UNDESIGNATED	NO	NO	NO

ACCESSIBLE DRIVEWAY

MINIMUM WIDTH: 10 FT

MINIMUM CLEARANCE: 7 FT

MINIMUM CURB RAMP: 5% SLOPE

MINIMUM SIDEWALK: 5 FT

MINIMUM DRIVEWAY: 10 FT

ACCESSIBLE DRIVE

MINIMUM WIDTH: 10 FT

MINIMUM CLEARANCE: 7 FT

MINIMUM CURB RAMP: 5% SLOPE

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MINIMUM CLEARANCE: 7 FT

MINIMUM CURB RAMP: 5% SLOPE

MINIMUM SIDEWALK: 5 FT

MINIMUM DRIVEWAY: 10 FT

ACCESSIBLE DRIVEWAY

MINIMUM WIDTH: 10 FT

MINIMUM CLEARANCE: 7 FT

MINIMUM CURB RAMP: 5% SLOPE

MINIMUM SIDEWALK: 5 FT

MINIMUM DRIVEWAY: 10 FT

ACCESSIBLE DRIVE

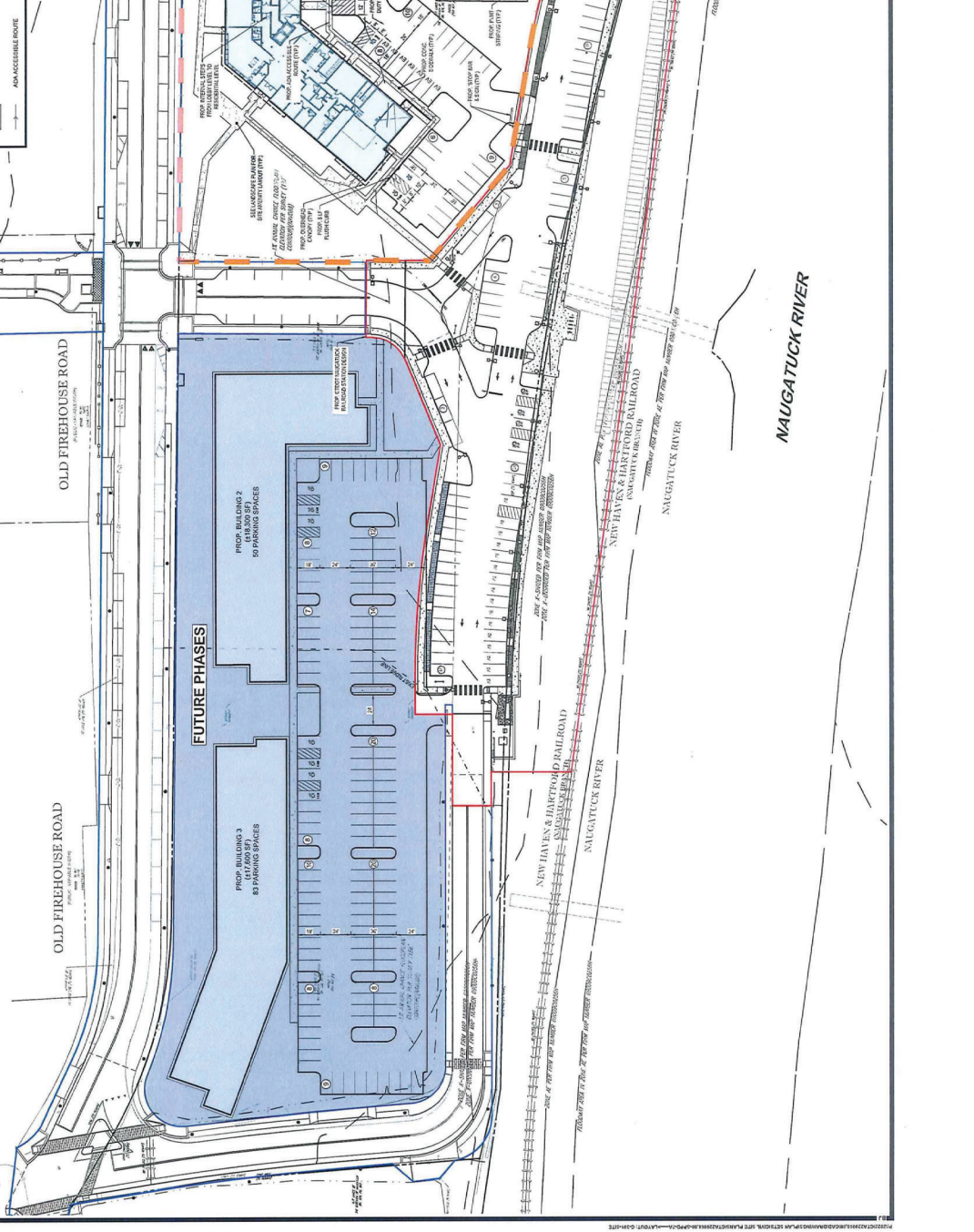
MINIMUM WIDTH: 10 FT

MINIMUM CLEARANCE: 7 FT

MINIMUM CURB RAMP: 5% SLOPE

MINIMUM SIDEWALK: 5 FT

MINIMUM DRIVEWAY: 10 FT



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



BOHLER SITE CIVIL AND CONSULTING ENGINEERING
 TRANSPORTATION SERVICES
 CONSULTING ENGINEERS
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SURVEYING
 LAND SURVEYING
 LAND SURVEYING

REV#	DATE	COMMENT
1	08/08/2024	PRELIMINARY
2	09/10/2024	REVISED PER COMMENTS
3	10/15/2024	REVISED PER COMMENTS
4	11/20/2024	REVISED PER COMMENTS
5	12/15/2024	REVISED PER COMMENTS
6	01/15/2025	REVISED PER COMMENTS
7	02/15/2025	REVISED PER COMMENTS
8	03/15/2025	REVISED PER COMMENTS
9	04/15/2025	REVISED PER COMMENTS
10	05/15/2025	REVISED PER COMMENTS

118
 ALWAYS CALL 911
 IT'S SAFER. IT'S FREE. IT'S THE LAW.

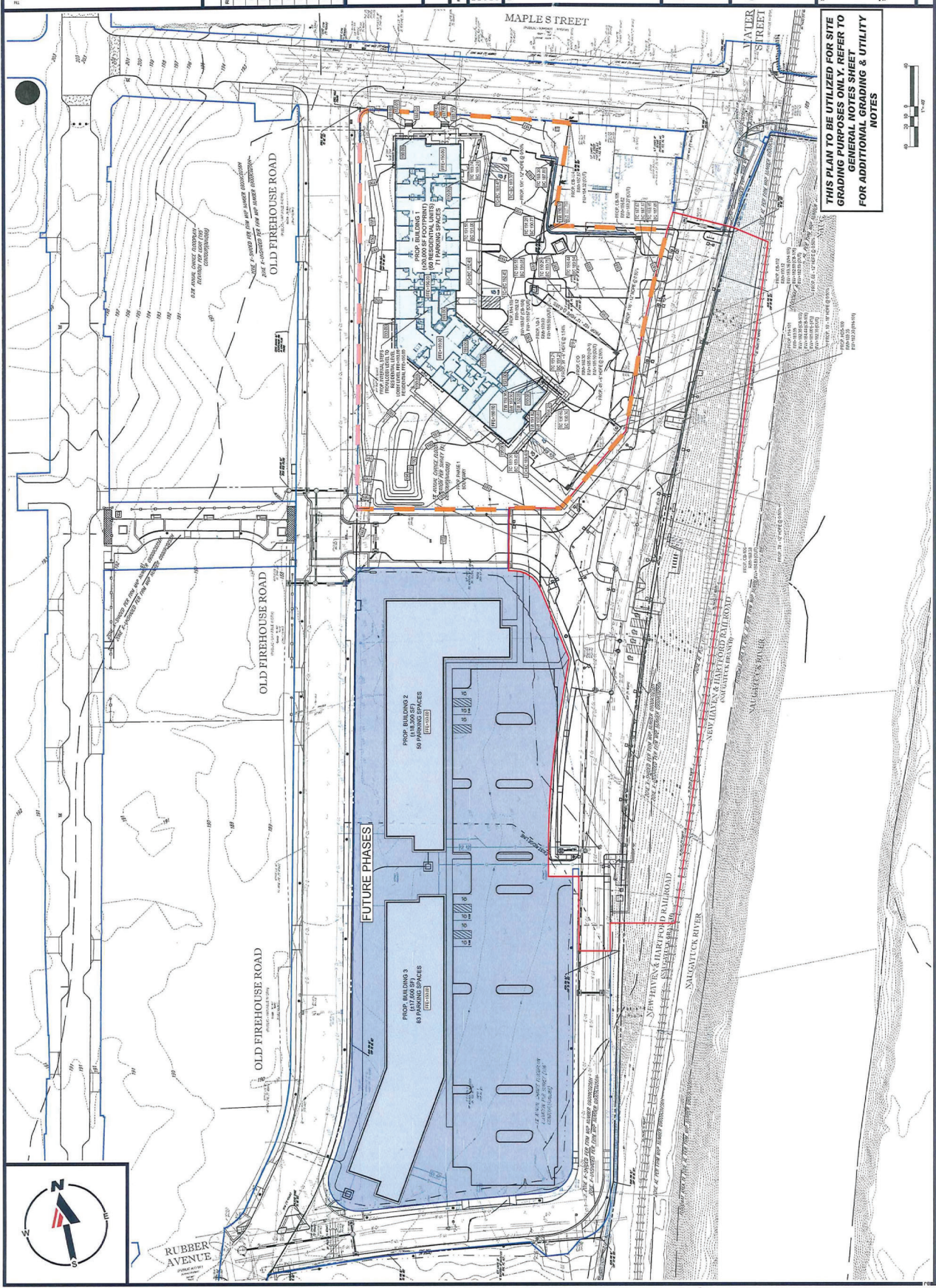
PERMIT SET
 PROJECT NO.: C240000000
 SHEET NO.: 01
 CHECKED BY: [Signature]
 DATE: 05/15/2025
 CAD ID: C240000000/01
 PROJECT: [Signature]

PROPOSED SITE PLAN DOCUMENTS
 FOR
PENNY ROSE, LLC
 PROPOSED DEVELOPMENT
 PARCEL BY
 MAPLE STREET, LUCK
 NEW HAVEN COUNTY,
 CONNECTICUT

BOHLER
 83 LAGALLE ROAD, SUITE 801
 WEST HARTFORD, CT 06107
 TEL: 860.234.1111
 WWW.BOHLERENGINEERING.COM

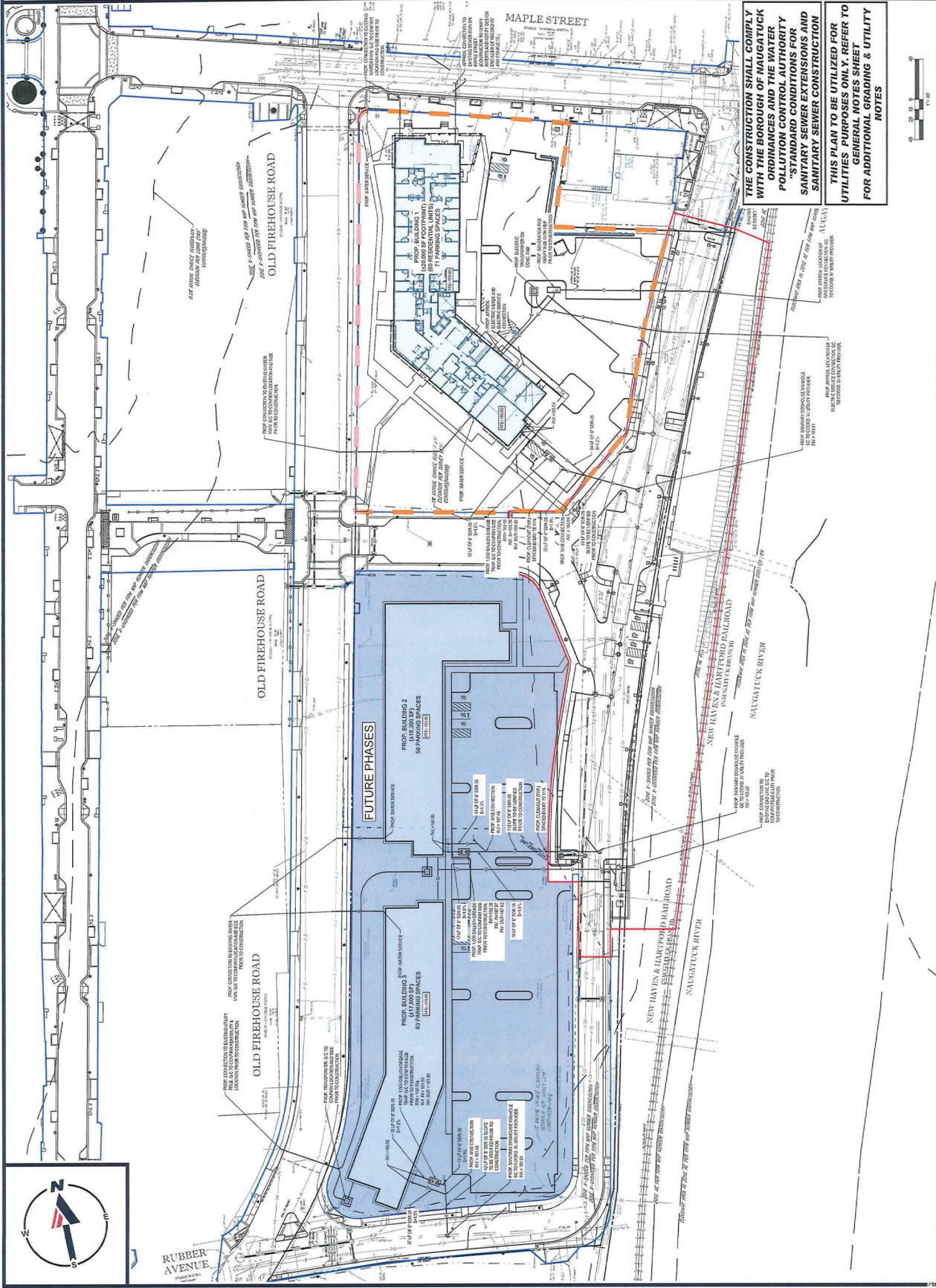


SHEET TITLE:
GRADING & DRAINAGE PLAN
 SHEET NUMBER:
C-401
 REVISIONS: 05/15/2025



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES





	REVISIONS REV. DATE COMMENT 1. 10/20/2023 PRELIMINARY DESIGN 2. 10/20/2023 PRELIMINARY DESIGN 3. 10/20/2023 PRELIMINARY DESIGN 4. 10/20/2023 PRELIMINARY DESIGN 5. 10/20/2023 PRELIMINARY DESIGN 6. 10/20/2023 PRELIMINARY DESIGN 7. 10/20/2023 PRELIMINARY DESIGN 8. 10/20/2023 PRELIMINARY DESIGN	
	BOHLER SITE CIVIL AND CONSULTING ENGINEERING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE PERMITTING SERVICES TRANSPORTATION SERVICES	
PERMIT SET ALWAYS CALL 911 IT'S BETTER TO CALL THAN TO LIVE WITH IT.		
PROPOSED SITE PLAN DOCUMENTS FOR: PENNROSE, LLC PROPOSED DEVELOPMENT PARCEL 10' BOROUGH OF NAUGATUCK, NEW HAVEN COUNTY, CONNECTICUT PROJECT: 62 LEGALLE ROAD, SUITE 401 NEW HAVEN, CT 06515 PHONE: (860) 235-8000 WWW.BOHLERENGINEERING.COM		
G.P. WALD 		
UTILITY PLAN SHEET NUMBER: C-501 REVISION 9 - 04/22/2024		

THE CONSTRUCTION SHALL COMPLY WITH THE BOROUGH OF NAUGATUCK ORDINANCES AND THE WATER POLLUTION CONTROL AUTHORITY "STANDARD CONDITIONS FOR SANITARY SEWER EXTENSIONS AND SANITARY SEWER CONSTRUCTION"

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL ARCHITECTURE
PLANNING AND DESIGN
TRANSPORTATION SERVICES

REV#	DATE	COMMENT
1	10/20/2023	PRELIMINARY
2	11/15/2023	REVISED PER ARCHITECT
3	12/15/2023	REVISED PER ARCHITECT
4	01/15/2024	REVISED PER ARCHITECT
5	02/15/2024	REVISED PER ARCHITECT
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7	04/15/2024	REVISED PER ARCHITECT
8	05/15/2024	REVISED PER ARCHITECT
9	06/15/2024	REVISED PER ARCHITECT
10	07/15/2024	REVISED PER ARCHITECT
11	08/15/2024	REVISED PER ARCHITECT
12	09/15/2024	REVISED PER ARCHITECT
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20	05/15/2025	REVISED PER ARCHITECT
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98	11/15/2031	REVISED PER ARCHITECT
99	12/15/2031	REVISED PER ARCHITECT
100	01/15/2032	REVISED PER ARCHITECT

811
Call Before You Dig
ALWAYS CALL 811
It's FREE. It's Time. It's the Law.

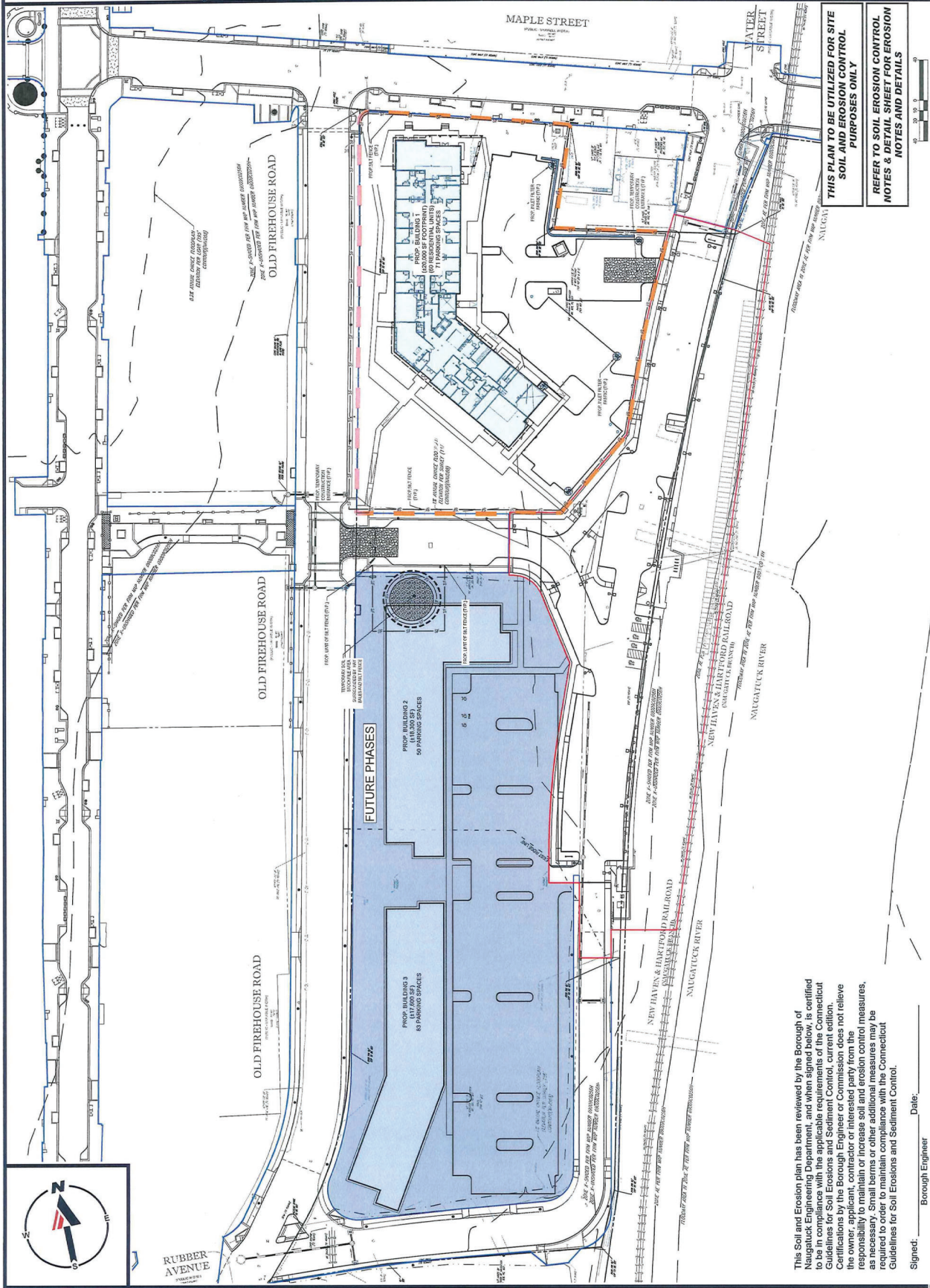
PERMIT SET
PROJECT NO. 2023-001
PROJECT NAME: PENNROSE, LLC
PROJECT ADDRESS: 65 LACALLE ROAD, SUITE 401
NEW HAVEN, CT 06511
DATE: 10/20/2023

PROPOSED SITE PLAN DOCUMENTS
FOR
PENNROSE, LLC
IMPROVED DEVELOPMENT
PARCEL BY
MAPLE STREET
BOROUGH OF NEW HAVEN, CT
CONSOLIDATED

BOHLER
65 LACALLE ROAD, SUITE 401
NEW HAVEN, CT 06511
PHONE: 203-763-4000
www.BohlerEngineering.com



EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER: **C-601**
REVISION # 01/2023



THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY
REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

This Soil and Erosion plan has been reviewed by the Borough of Naugatuck Engineering Department, and when signed below, is certified to be in compliance with the applicable requirements of the Connecticut Guidelines for Soil Erosions and Sediment Control, current edition. Certifications by the Borough Engineer or Commission does not relieve the owner, applicant, contractor or interested party from the responsibility to maintain or increase soil and erosion control measures, as required by the State of Connecticut. Soil erosion control measures are required in order to maintain compliance with the Connecticut Guidelines for Soil Erosions and Sediment Control.

Signed: _____ Date: _____
Borough Engineer

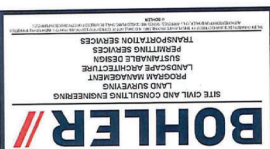
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PROJECT NO. 2023-001
PROJECT NAME: PENNROSE, LLC
PROJECT ADDRESS: 65 LACALLE ROAD, SUITE 401
NEW HAVEN, CT 06511
DATE: 10/20/2023

BOHLER
65 LACALLE ROAD, SUITE 401
NEW HAVEN, CT 06511
PHONE: 203-763-4000
www.BohlerEngineering.com

EROSION & SEDIMENT CONTROL PLAN
SHEET NUMBER: **C-601**
REVISION # 01/2023

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY
REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGER
LANDSCAPE ARCHITECTURE
SURFACE DESIGN
TRANSPORTATION SERVICES

REV#	DATE	COMMENT
1	10/20/2021	FOR PRELIMINARY REVIEW
2	10/20/2021	FOR PRELIMINARY REVIEW
3	10/20/2021	FOR PRELIMINARY REVIEW
4	10/20/2021	FOR PRELIMINARY REVIEW
5	10/20/2021	FOR PRELIMINARY REVIEW
6	10/20/2021	FOR PRELIMINARY REVIEW
7	10/20/2021	FOR PRELIMINARY REVIEW
8	10/20/2021	FOR PRELIMINARY REVIEW
9	10/20/2021	FOR PRELIMINARY REVIEW
10	10/20/2021	FOR PRELIMINARY REVIEW

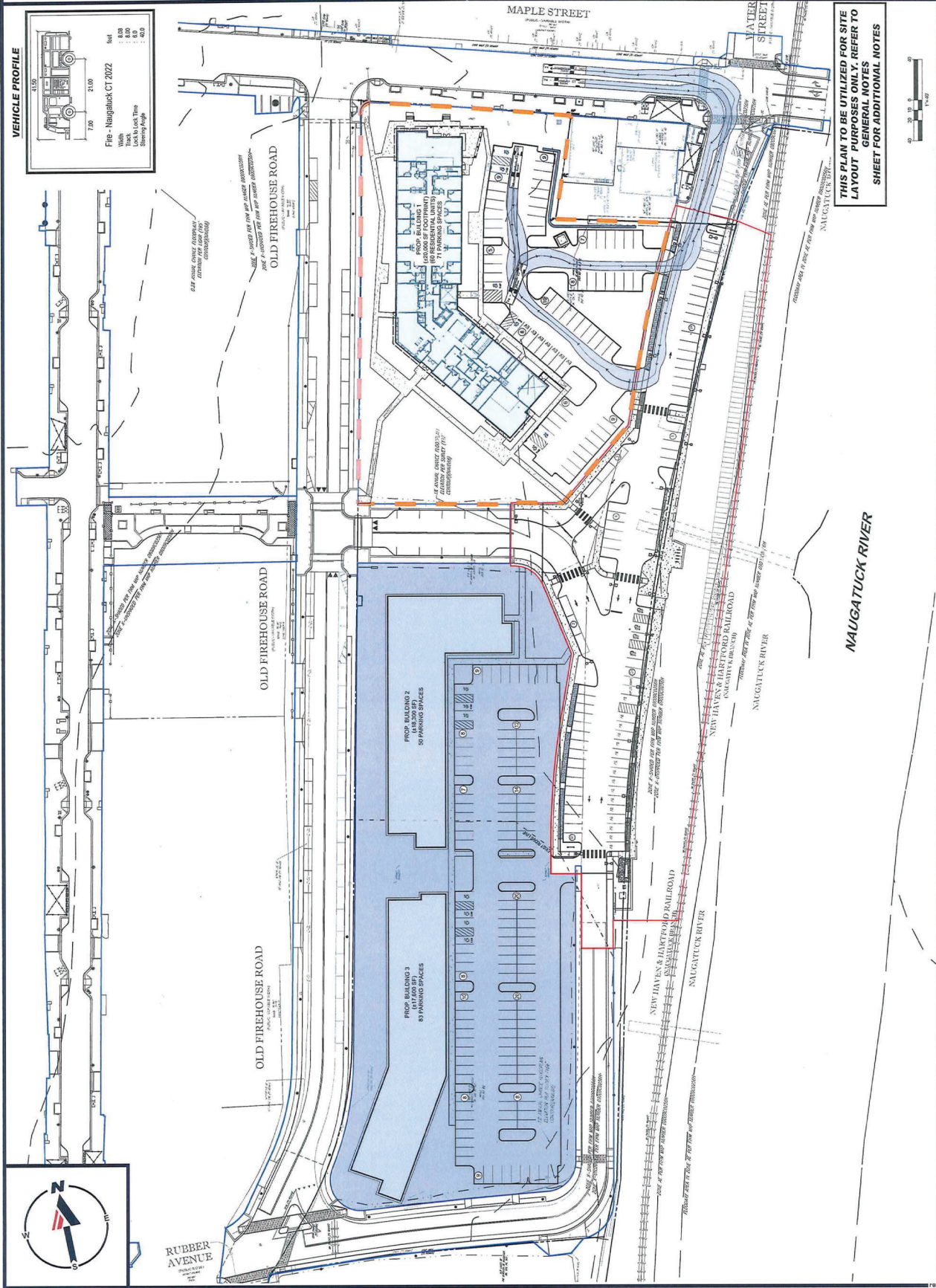
PERMIT SET
IT'S NOT IN THE LINE.
CALL 800-368-7828
www.bohler.com

PROPOSED SITE PLAN DOCUMENTS
FOR
PENNROSE, LLC
PROPOSED DEVELOPMENT
PARCEL 1B
BOROUGH OF NAUGATUCK,
NEW HAVEN COUNTY,
CONNECTICUT

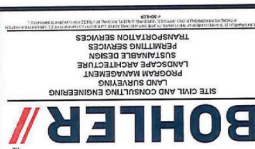
BOHLER
68 LAMAR ROAD, SUITE 401
NEW HAVEN, CT 06511
Phone: (860) 333-8000
www.BohlerEngineering.com



SHEET TITLE
FIRE TRUCK TURN EXHIBIT
C-801
SHEET NUMBER
REVISION P - 04/12/2024



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



REVISIONS

REV#	DATE	COMMENTS
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
4		ISSUED FOR PERMIT
5		ISSUED FOR PERMIT
6		ISSUED FOR PERMIT
7		ISSUED FOR PERMIT
8		ISSUED FOR PERMIT

PERMIT SET

PROJECT NO: 09010001
 DRAWING NO: SD-33
 SHEET NO: 01 OF 02
 CLIENT: PENNROSE, LLC

PROPOSED SITE PLAN DOCUMENTS

FOR: PENNROSE, LLC

PROJECT LOCATION:
 PARCEL #:
 BOHLETT DRIVE
 NEW HAVEN COUNTY,
 CONNECTICUT



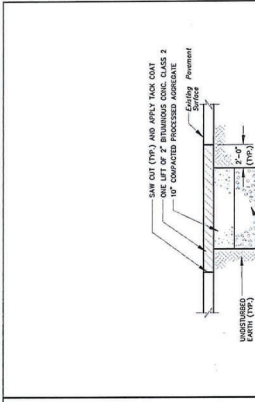
BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

G.P. FALCETTI
 PROFESSIONAL ENGINEER
 No. 16265



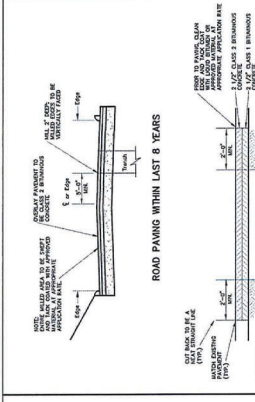
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 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

Scale: ITS
 Drawing No: SD-33
 Date: 10/20/11



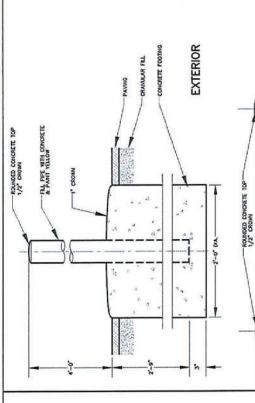
PERMANENT PAVEMENT REPAIR IN BOROUGH STREET
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

Scale: ITS
 Drawing No: SD-2
 Date: 10/20/11



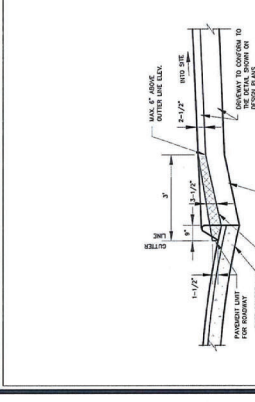
CAST-IN-PLACE CONCRETE CURB
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

Scale: ITS
 Drawing No: SD-4
 Date: 10/20/11



CROSS WALK
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

Scale: ITS
 Drawing No: SD-6
 Date: 10/20/11



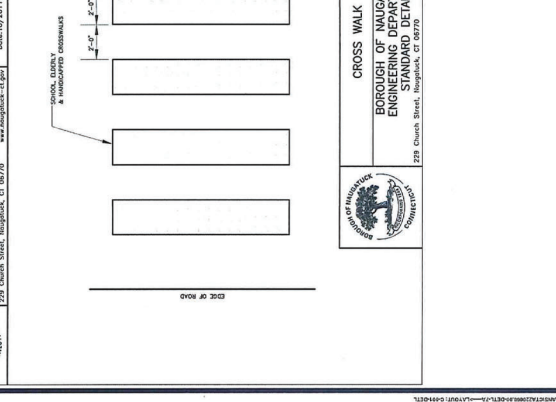
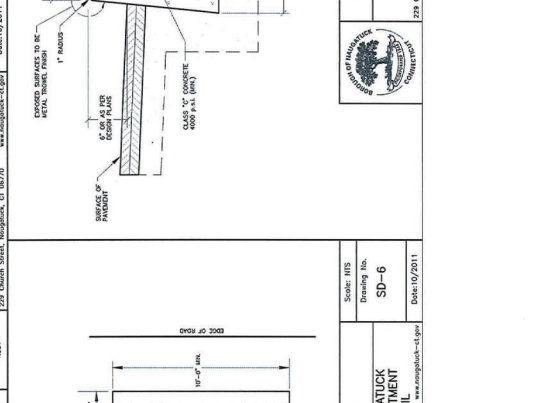
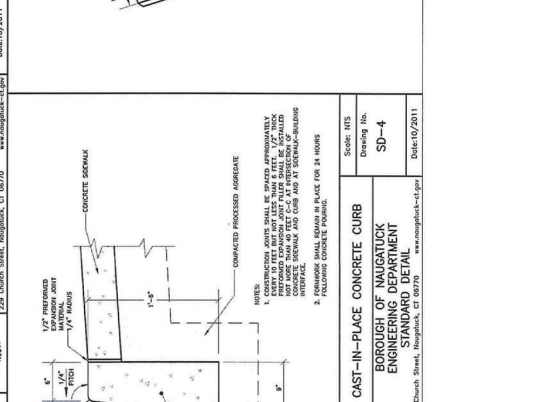
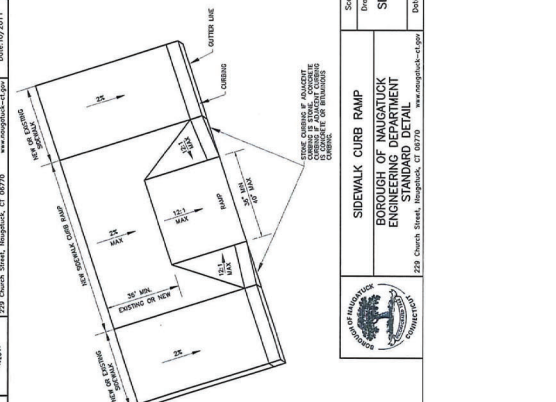
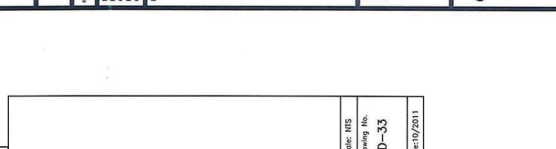
BOLLARD
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

Scale: ITS
 Drawing No: SD-67
 Date: 10/20/11



BITUMINOUS CONCRETE DRIVEWAY APRON
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

Scale: ITS
 Drawing No: SD-24
 Date: 10/20/11



BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

G.P. FALCETTI
 PROFESSIONAL ENGINEER
 No. 16265

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

PERMIT SET

PROJECT NO: 09010001
 DRAWING NO: SD-33
 SHEET NO: 01 OF 02
 CLIENT: PENNROSE, LLC

PROPOSED SITE PLAN DOCUMENTS

FOR: PENNROSE, LLC

PROJECT LOCATION:
 PARCEL #:
 BOHLETT DRIVE
 NEW HAVEN COUNTY,
 CONNECTICUT



BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

G.P. FALCETTI
 PROFESSIONAL ENGINEER
 No. 16265

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

PERMIT SET

PROJECT NO: 09010001
 DRAWING NO: SD-33
 SHEET NO: 01 OF 02
 CLIENT: PENNROSE, LLC

PROPOSED SITE PLAN DOCUMENTS

FOR: PENNROSE, LLC

PROJECT LOCATION:
 PARCEL #:
 BOHLETT DRIVE
 NEW HAVEN COUNTY,
 CONNECTICUT



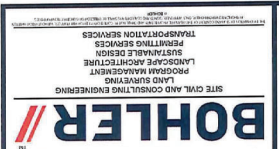
BOHLER
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 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

G.P. FALCETTI
 PROFESSIONAL ENGINEER
 No. 16265

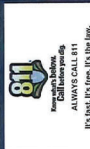
BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107

BOHLER
 ENGINEERING DEPARTMENT
 67 LEBLANC ROAD, SUITE 401
 WEST HARTFORD, CT 06107



REV#	DATE	DESCRIPTION
1	10/20/11	PERMITS SET
2	10/20/11	REVISIONS
3	10/20/11	REVISIONS
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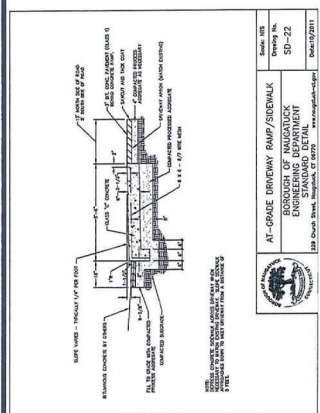


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 DRAWING NO.: SD-29
 DATE: 10/20/11
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER
 PROJECT: 1530000000
 DRAWING NO.: SD-29
 DATE: 10/20/11
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER

PROPOSED SITE PLAN DOCUMENTS
 FOR:
PENROSE, LLC
 1530000000
 DEVELOPMENT
 PARCEL 01
 1530000000
 BOHLE STREET
 NEW HAVEN COUNTY,
 CONNECTICUT



SITE DETAIL SHEET
 SHEET NUMBER:
C-902
 REVISIONS: 0 - 04/15/2011

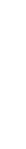


REV#	DATE	DESCRIPTION
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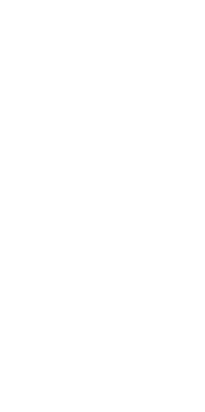
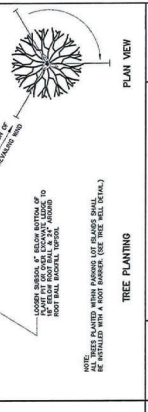
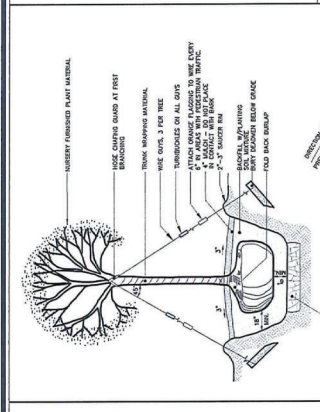


PERMIT SET
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 DRAWING NO.: SD-29
 DATE: 10/20/11
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER

PROPOSED SITE PLAN DOCUMENTS
 FOR:
PENROSE, LLC
 1530000000
 DEVELOPMENT
 PARCEL 01
 1530000000
 BOHLE STREET
 NEW HAVEN COUNTY,
 CONNECTICUT



SITE DETAIL SHEET
 SHEET NUMBER:
C-902
 REVISIONS: 0 - 04/15/2011



REV#	DATE	DESCRIPTION
1	10/20/11	PERMITS SET
2	10/20/11	REVISIONS
3	10/20/11	REVISIONS
4	10/20/11	REVISIONS
5	10/20/11	REVISIONS
6	10/20/11	REVISIONS
7	10/20/11	REVISIONS
8	10/20/11	REVISIONS
9	10/20/11	REVISIONS



PERMIT SET
 PROJECT: 1530000000
 DRAWING NO.: SD-29
 DATE: 10/20/11
 DRAWN BY: J. BOHLER
 CHECKED BY: J. BOHLER

PROPOSED SITE PLAN DOCUMENTS
 FOR:
PENROSE, LLC
 1530000000
 DEVELOPMENT
 PARCEL 01
 1530000000
 BOHLE STREET
 NEW HAVEN COUNTY,
 CONNECTICUT



SITE DETAIL SHEET
 SHEET NUMBER:
C-902
 REVISIONS: 0 - 04/15/2011

REVISIONS

NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS

811
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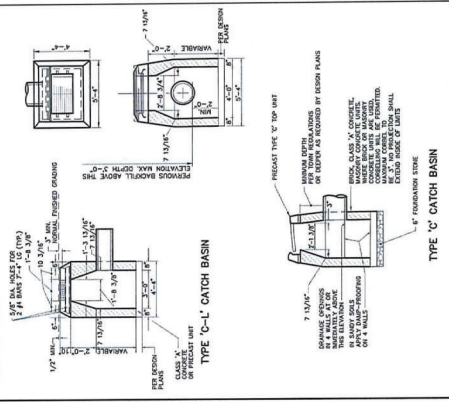
PERMIT SET
PROJECT: [BLANK]
DRAWN BY: [BLANK]
CHECKED BY: [BLANK]
DATE: [BLANK]

PROPOSED SITE PLAN DOCUMENTS
FOR
PENROSE, LLC
PROPOSED
PARCEL BY
MARBLE STREET,
BROOKFIELD, CT 06804
NEW HAVEN COUNTY,
CONNECTICUT

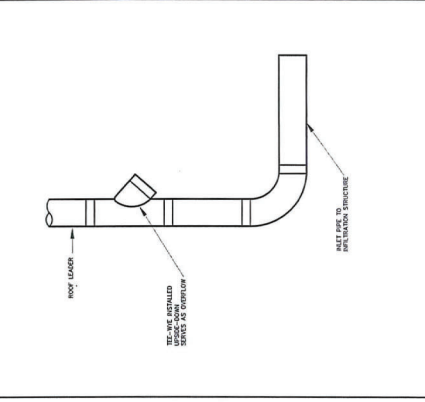
BOHLER
61 SALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 235-2000
www.BohlerEngineering.com



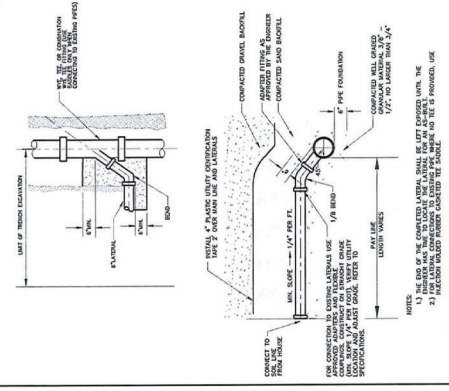
UTILITY DETAIL SHEET
SHEET NUMBER: **C-903**
REVISION: P - 04/10/2011



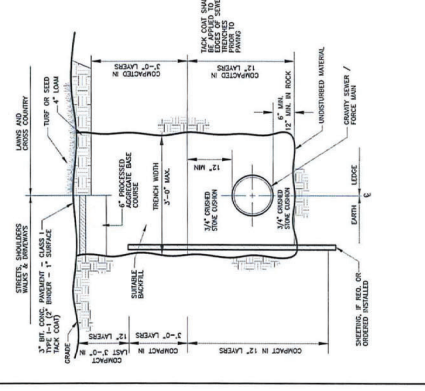
TYPE 'C' CATCH BASIN
Scale: NTS
Drawing No.: SD-19
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



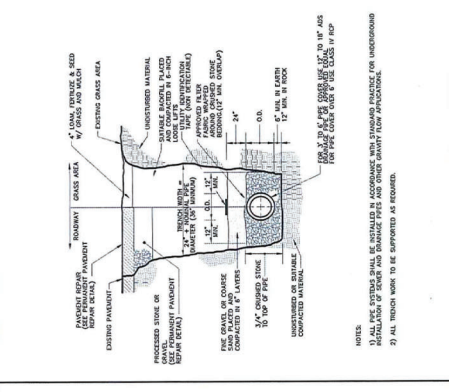
ROOF LEADER CONNECTION
Scale: NTS
Drawing No.: SD-10
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



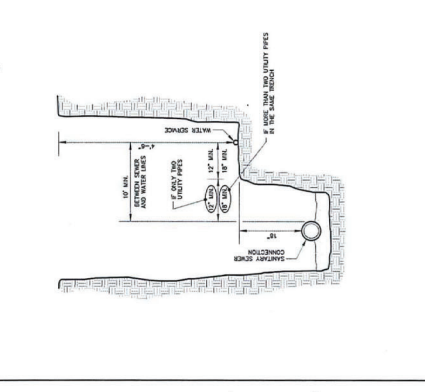
SANITARY SEWER LATERAL CONNECTION
Scale: NTS
Drawing No.: SD-17
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



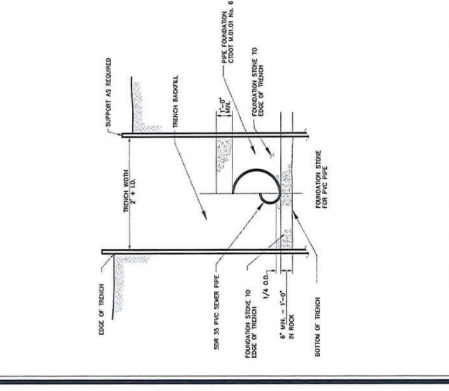
TYPICAL SANITARY SEWER LATERAL TRENCH
Scale: NTS
Drawing No.: SD-54
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



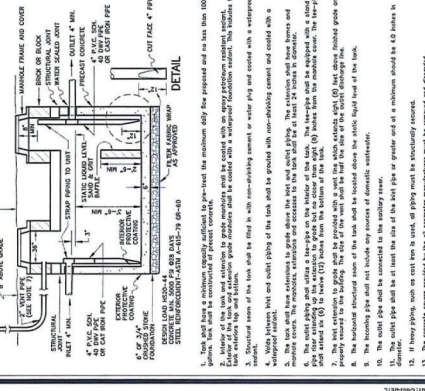
TYPICAL PIPE TRENCH
Scale: NTS
Drawing No.: SD-11
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



SANITARY SEWER HOUSE CONNECTION AND WATER SERVICE IN TRENCH
Scale: NTS
Drawing No.: SD-28
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



SANITARY SEWER TRENCH SECTION
Scale: NTS
Drawing No.: SD-7
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470



OIL-WATER SEPARATOR (GREASE TRAP)
Scale: NTS
Drawing No.: SD-32
Date: 10/19/2011
Borough of Naugatuck Engineering Department
229 Church Street, Naugatuck, CT 06470

REV#	DATE	COMMENTS
1	12/20/2011	ISSUE FOR PERMIT
2	12/21/2011	REVISIONS
3	12/21/2011	PER LOT COMMENTS
4	12/21/2011	COMMENTS
5	12/21/2011	COMMENTS
6	12/21/2011	COMMENTS
7	12/21/2011	COMMENTS
8	12/21/2011	COMMENTS
9	12/21/2011	COMMENTS

18
 Always Call 811
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PERMIT SET

PROJECT:
 PENNROSE, LLC
 PROPOSED DEVELOPMENT
 PARCEL 30
 MAPLE STREET, PENN,
 NEW HAVEN COUNTY,
 CONNECTICUT

PROPOSED SITE PLAN DOCUMENTS
 100

BOHLER
 61 LAVALLE ROAD, SUITE 401
 WEST HARTFORD, CT 06107
 www.BohlerEngineering.com

G.P. NAUGATUCK
 ENGINEERING DEPARTMENT
 229 Church Street, New Britain, CT 06102
 www.naugatuck-ct.gov

UTILITY DETAIL SHEET

C-904

REVISION 9 - 04/12/2014

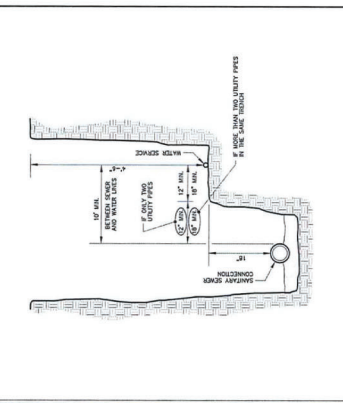


1. THE PLAN OF BIORETENTION BASINS SHOULD BE A MINIMUM OF 5'00\"/>

BIORETENTION BASIN
 NOT TO SCALE



SEWER LINE CROSSING SECTION
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 229 Church Street, New Britain, CT 06102
 www.naugatuck-ct.gov



SANITARY SEWER HOUSE CONNECTION AND MAIN SEWER LINE
 BOROUGH OF NAUGATUCK
 ENGINEERING DEPARTMENT
 STANDARD DETAIL

	Scale: NTS Drawing No: SD-13 Date: 10/20/11
	Scale: NTS Drawing No: SD-28 Date: 10/20/11