



Connecticut Department of Energy and Environmental Protection License*

Flood Management Certification & Exemption Request Approval

Licensee(s): CT Dept. of Housing

Licensee Address(s): 505 Hudson Ave.
Hartford, CT 06106

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: *“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.*

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

REFERENCES

- BOUNDARY & TOPOGRAPHIC INFORMATION:
CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD, SOUTHBOROUGH, MA 01772
DATE: 12/20/2022
REVISED: 02/16/2023
- ARCHITECTURAL PLAN:
WALLACE, ROBERTS & TODD, LLC
1700 MARKET STREET, PHILADELPHIA, PA, 19103
DATE: 09/25/2023
- ADDITIONAL REFERENCES:
A. CONNECTICUT DEPARTMENT OF TRANSPORTATION
NAUGATUCK RAILROAD STATION
DATE: 09/2023
B. KLEINFELDER, INC.
1500 MAIN STREET, SPRINGFIELD, MA 01115
DATE: 10/10/2023

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	12/05/2022	PER ARCHITECT COORDINATION	TJN
2	12/21/2022	40% DESIGN DOCUMENTS	CAM
3	12/21/2022	PER DOT COMMENTS	TJN
4	09/29/2023	DOT & BOROUGH COORDINATION	BTJ
5	11/22/2023	75% DESIGN DOCUMENTS	BTJ
6	01/11/2024	95% CONSTRUCTION DOCUMENTS	BTJ
7	02/13/2024	PER EVERSOURCE COORDINATION	TJN
8	02/27/2024	PER CHFA COMMENTS	BTJ
9	04/12/2024	FMC APPLICATION COMMENTS	BTJ



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PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CTA220068.00
DRAWN BY: BTJ
CHECKED BY: GPF
DATE: 12/05/2022
CAD ID: CTA220068.00-SPPD-7A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

PENNROSE, LLC

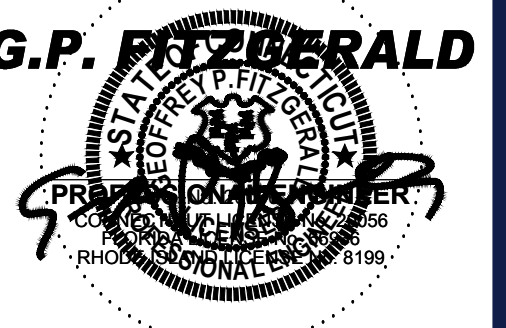
PROPOSED DEVELOPMENT

PARCEL 'B'
MAPLE STREET,
BOROUGH OF NAUGATUCK,
NEW HAVEN COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900

www.BohlerEngineering.com



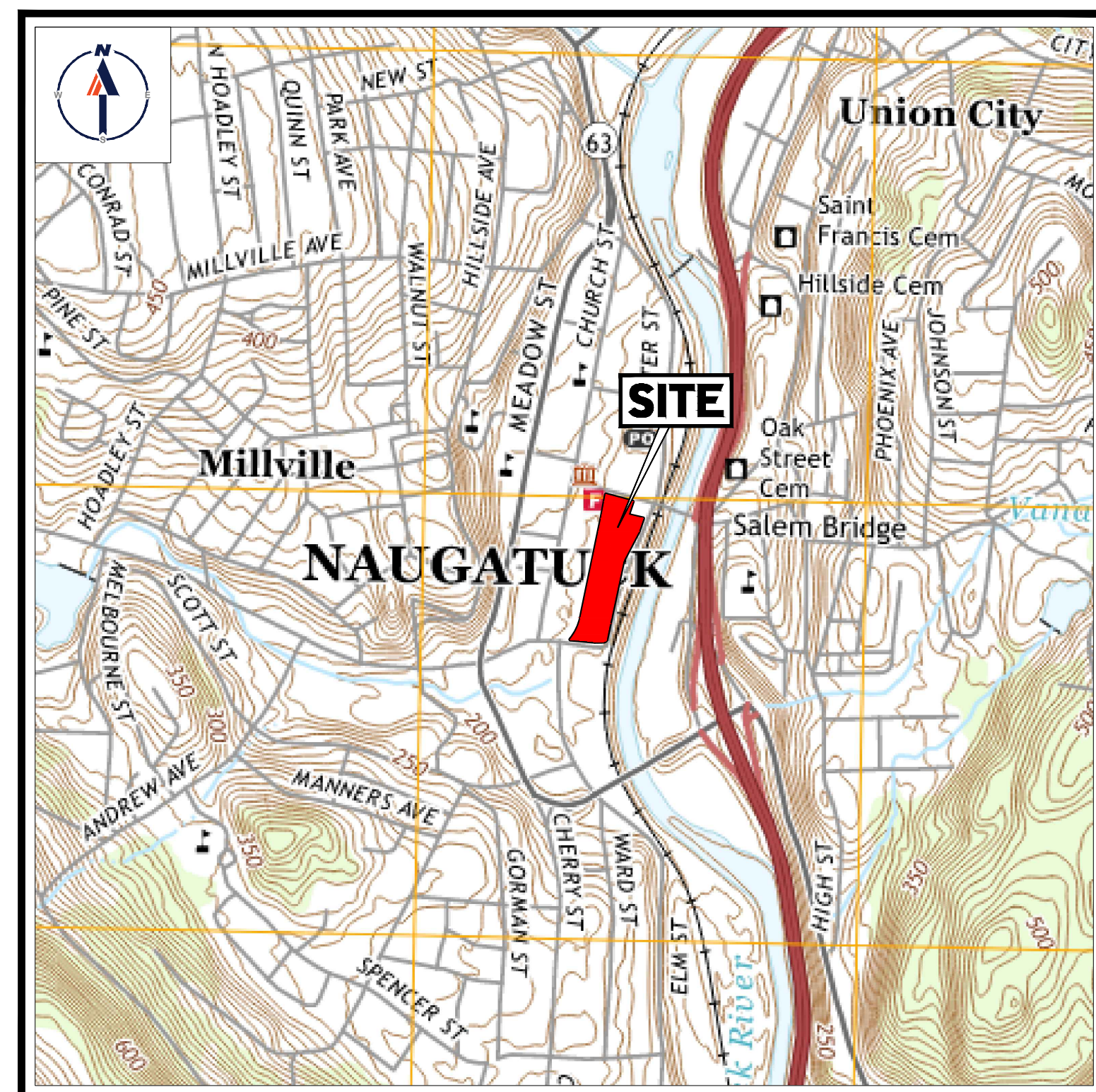
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

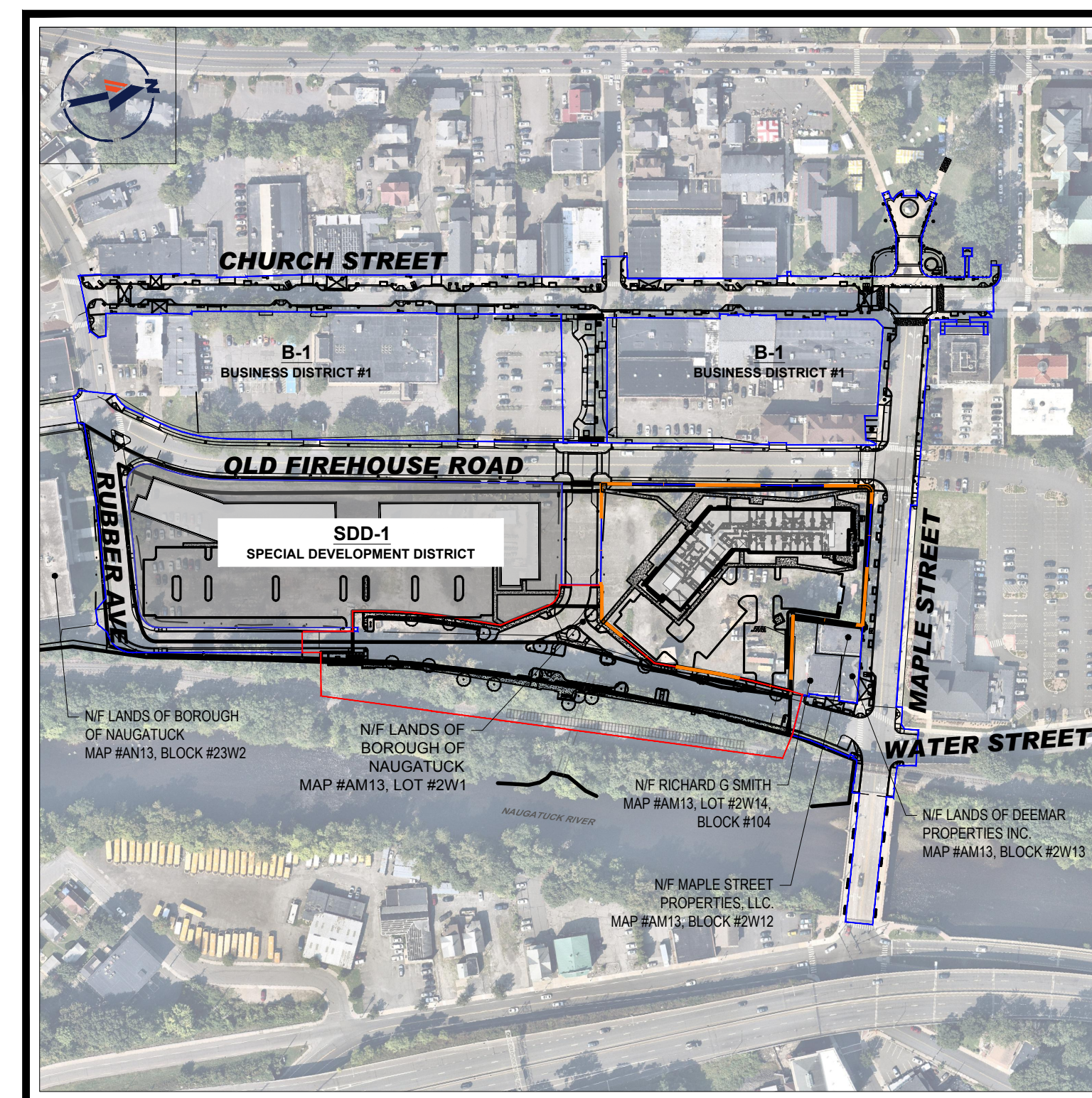
C-101

REVISION 9 - 04/12/2024



USGS MAP

SCALE: 1" = 1,000'
SOURCE: NAUGATUCK QUADRANGLE



SITE MAP

SCALE: 1" = 200'
SOURCE: 2022 MICROSOFT CORPORATION

DRAWING SHEET INDEX

SHEET INDEX	
SHEET TITLE	NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
EXISTING CONDITIONS PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION & SEDIMENT CONTROL PLAN	C-601
EROSION & SEDIMENT CONTROL NOTES & DETAILS	C-602
FIRE TRUCK TURN EXHIBIT	C-801
SITE DETAIL SHEET	C-901
SITE DETAIL SHEET	C-902
UTILITY DETAIL SHEET	C-903
UTILITY DETAIL SHEET	C-904
REFERENCE PLANS	
LANDSCAPE PLAN	BY OTHERS
LIGHTING PLAN	BY OTHERS

PREPARED BY

BOHLER

GENERAL NOTES

- THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS SPECIFIED THROUGHOUT THESE PLANS. ADDITIONAL NOTES, SPECIFICATIONS, AND REQUIREMENTS ARE LOCATED THROUGHOUT THESE PLANS. PHYSICAL SITE PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

BEFORE THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTORS SOLE AND COMPLETE RESPONSIBILITY.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED, NO CURRENT ARCHITECTURAL, CIVIL, AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE), THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STANDARDS, ORDINANCES AND CODES, LAWS AND STATUTES OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL, AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE), THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

THE CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATION AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.

THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REPAIRS TO OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.

THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE MORE STRONG AND NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH AND/OR RECOMMENDATIONS CONTAINED IN (A) THE PLANS, AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE OVER ANY SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT DISCREPANCY OR AMBIGUITY BETWEEN THESE PLANS AND SPECIFICATIONS, PRIOR TO COMMENCING WORK WITH ANY OTHER PARTY. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.

ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS WASTES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.

THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORINGS IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTORS SOLE COST AND EXPENSE.

THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO TAKE WORK AREA PROTECTIVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INSTALLING ALL NECESSARY SHORING TO PROTECT EXISTING STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTORS SOLE COST AND EXPENSE.

DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOILS AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.

IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.

THE CONTRACTOR MUST REPAIR, AT CONTRACTORS SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPAIR ALL SIGN, INTERSECTION CURB, WIRING CONDITIONS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BE RESPONSIBLE FOR THE REPAIR OF ANY SUCH SIGN DAMAGE OR EQUIPMENT DAMAGE TO THE EXTENT OF RESTORING SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STANDARDS, ORDINANCES AND CODES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

THE ENGINEER OF RECORD AND BOHLER ARE NOT BEING RETAINED FOR AND HAVE NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY. THE CONTRACTOR MUST MAINTAIN ALL APPROPRIATE SAFETY MEASURES TO PROTECT THE WORK AREA FROM ALL HAZARDOUS CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORDS AND BOHLERS SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.

THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH, OR PROTECT THE ENVIRONMENT OR PROCEED WITH ANY SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFYING THE ENGINEER OF RECORD AND BOHLER IN WRITING OF ANY SUCH DISCREPANCY. THE REPAIR OF ANY SUCH DAMAGE OR EQUIPMENT DAMAGE TO THE EXTENT OF RESTORING SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STANDARDS, ORDINANCES AND CODES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER WILL BE RESPONSIBLE FOR ALL DAMAGES, LOSSES, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH MAY BE INCURRED BY THIRD PARTIES, INCLUDING BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.

THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTORS FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER WILL BE RESPONSIBLE FOR ALL DAMAGES, LOSSES, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH MAY BE INCURRED BY THIRD PARTIES, INCLUDING BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.

21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS COMPENSATION INSURANCE, EMPLOYERS LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (INCLUDING ALSO ALL UNEMPLOYMENT INSURANCE). CONTRACTORS MUST HAVE THEIR COI POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAITS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST OBTAIN CONTRACTORS LIABILITY INSURANCE OR CERTIFICATES OF INSURANCE. CONTRACTORS MUST OBTAIN CONTRACTORS LIABILITY INSURANCE COVERAGE PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETE DATE OF CONSTRUCTION, WHICHSOEVER IS LATER. IN ADDITION, ALL CONTRACTORS MUST OBTAIN CONTRACTORS LIABILITY INSURANCE THAT THEY WILL TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAITS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES AND SUBCONSULTANTS FROM AND AGAINST ALL DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE REINSURER.

22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVAITS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONTRACTORS METHODS, MEANS, TECHNIQUES OR PROCEDURES NECESSARY FOR THE PROPER CONSTRUCTION, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STANDARDS, ORDINANCES AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXERCISE ANY CONTROL OVER OR ANY RESPONSIBILITY FOR ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST IMMEDIATELY DEFEND, PROTECT AND HOLD HARMLESS ALL THIRD PARTIES FROM AND AGAINST ALL DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE REINSURER.

24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLERS SCOPE OF SERVICES CONTRACTED WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS SUCH AS SHOP DRAWINGS, PRELIMINARY PERMITS AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT, ANY DOCUMENT, DOCUMENTING BOHLERS REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE. IF BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT, BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY BOHLER, IN WRITING, OF ANY DISCREPANCIES, DISCREPANCIES, OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.

25. THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITH ENGINEERS SOLE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF FINANCIAL PENALTIES, COSTS, LOSSES, AND DAMAGES, INCLUDING ATTORNEY'S FEES AND COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE REINSURER.

26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT-OF-WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTORS PRICE AND IS THE CONTRACTORS SOLE RESPONSIBILITY.

27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. AND FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE ANY AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FROM AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS A RESULT OF OWNER'S NEGLIGENCE AND/OR NEGLIGENCE. THE CONTRACTOR MUST BE RESPONSIBLE FOR PRESERVING.

28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURERS STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FROM AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS A RESULT OF CONTRACTORS FAILURE TO MAINTAIN OR PRESERVE.

31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING AND ACTIVITIES MINIMUM ONCE PER WEEK AND AT RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

32. CONTRACTORS ARE TO PREPARE AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER. THE USE OF THE WORDS "CERTIFY" OR "VERIFY" IN ANY CONSTRUCTION DOCUMENTS OR IN ANY PROCEEDINGS OR OPTIMUM OF THE INFORMATION WHICH IS RECEIVED BY THE ENGINEER OF RECORD AND BOHLER INCLUDING OR BELIEF IN ACCORDANCE WITH COMMON AND ACCEPTED PRACTICES CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

GENERAL DEMOLITION NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND OTHER NEARBY UTILITIES. THE CONTRACTOR SHALL NOT OBTAIN ANY PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITIES(PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY).
- WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND DEMOLITION ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ANY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
- THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDING THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.
- THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO MAINTAIN ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON-SITE. THE CONTRACTOR, AT THE CONTRACTORS SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTORS REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REFERRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTORS SOLE EXPENSE.
- ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST COMPLY WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER IMPROVEMENTS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
- PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE PLAN OR WORK WHICH MAY BE IN CONFLICT WITH THE LOCAL, STATE, FEDERAL, AND JURISDICTIONAL APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BOHLER, IN WRITING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISSECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN IDENTIFIED AND LOCATED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
 - OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
 - NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF DEMOLITION WORK.
 - INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
 - IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
 - LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY SERVICE SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
 - PROTECT AND MAINTAIN ALL OPERATIONS AND SERVICES TO REMAIN AND BE PROVIDED DURING ANY DEMOLITION ACTIVITIES.
 - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE TO BE ACQUIRED BY THE PROJECT. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF ANY SUCH TERMINATION OF SERVICE. THE CONTRACTOR'S RESPONSIBILITY, IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND EXTENSIVE LEGAL OBLIGATIONS AND REQUIREMENTS.
 - ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY (OR AS REQUIRED) FOR THE EXISTING UTILITIES AND SERVICES TO REMAIN AND BE PROVIDED DURING ANY DEMOLITION ACTIVITY.
 - PERFORM ALL WORK TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF THE DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO THE NEAREST AUTHORITY WITH JURISDICTION OVER THE WORK.
 - THE CONTRACTOR MUST NOT PERFORM ANY EARLY MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN IN WRITING OF THE OWNER AND ENGINEER.
- DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMITS LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.

- THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STANDARDS, ORDINANCES AND CODES. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/LOCATED DURING SITE ACTIVITY.
- CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIS EXPLORATORY TEST PIT TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED ABOVE-GROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUCH CONFLICTS.
- CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.
- CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDED THE WORK SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME, AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.
- THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.)
- WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE EXERCISED TO PREVENT DAMAGE TO CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLECT WITH THE DEVELOPMENT.
- CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOG DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITH EXISTING OR PROPOSED RIGHTS OF WAY. ANY SUCH WORK MUST BE PERFORMED BY A LICENSED DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT MUST BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.
- THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

24. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPEED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD SHOULD BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTORS SOLE COST.

25. THE CONTRACTOR MUST EMPLOY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTING, CLEANING AND REMOVE ARE AT THE CONTRACTORS SOLE COST.

26. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/LOCATED DURING SITE ACTIVITY.

27. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIS EXPLORATORY TEST PIT TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED ABOVE-GROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUCH CONFLICTS.

28. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY.

29. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPEED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD SHOULD BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTORS SOLE COST.

30. THE CONTRACTOR MUST EMPLOY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTING, CLEANING AND REMOVE ARE AT THE CONTRACTORS SOLE COST.

31. THE CONTRACTOR MUST LOCATE AND CLEARLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/LOCATED DURING SITE ACTIVITY.

32. CONTRACTOR SHALL FIELD LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND IF REQUIRED, DIS EXPLORATORY TEST PIT TO CONFIRM EXACT LOCATION AND DEPTH OF UTILITIES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER WITH ANY CONFLICTS AS NEEDED TO COORDINATE FINAL LOCATION OF ALL PROPOSED ABOVE-GROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY SUCH CONFLICTS.

33. CONTRACTOR SHALL INSPECT ALL EXISTING UTILITY STRUCTURES THAT ARE TO REMAIN FOR THE PROJECTS RE-USE TO VERIFY SUITABILITY FOR SAME. IF STRUCTURES CAN NOT BE REUSED THEN THE CONTRACTOR SHALL PROVIDE A NEW STRUCTURE. THE CONTRACTOR SHALL COORDINATE SUCH WORK WITH THE APPLICABLE UTILITY PROVIDER.

34. CONTRACTOR TO REMOVE ANY BUILDING FOUNDATION REMAINS OR ASSOCIATED IMPROVEMENTS, DELETERIOUS MATERIALS, AND/OR DEBRIS THAT IMPEDED THE WORK SHOWN ON THESE PLANS.

35. THE CONTRACTOR SHALL REVIEW THE PLANS VERSUS THE LOCATION OF EXISTING STRUCTURES, UTILITIES AND APPURTENANCES IN THE FIELD TO CONFIRM ACCURACY OF SAME, AND VERIFY ITEMS TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS, AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, DRAIN, WATER, SEWER, STEAM, IRRIGATION, GAS, TELECOM AND ELECTRIC.

36. THE CONTRACTOR SHALL MAINTAIN, ADJUST OR ABANDON EXISTING MONITORING WELLS IN ACCORDANCE WITH THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT (TYP.)

37. WHERE THE LIMIT OF WORK COINCIDES WITH PROPERTY LINE, TREE LINE, PROPOSED SAWCUT OR COMBINATION THEREOF IT IS SHOWN ADJACENT TO THESE FEATURES FOR GRAPHICAL CLARITY.

38. EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION UNLESS CLEARLY INDICATED OTHERWISE. REASONABLE CARE AND CAUTION SHALL BE EXERCISED TO PREVENT DAMAGE TO CONSTRUCTION TO PREVENT DAMAGE AND SELECTIVE PRUNING MAY BE REQUIRED TO ENSURE THAT TREES DO NOT CONFLECT WITH THE DEVELOPMENT.

39. CONTRACTOR SHALL REPAIR/REPLACE ANY TRAFFIC LOG DETECTORS THAT ARE DAMAGED DURING CONSTRUCTION WITH EXISTING OR PROPOSED RIGHTS OF WAY. ANY SUCH WORK MUST BE PERFORMED BY A LICENSED DOT APPROVED SIGNAL CONTRACTOR. ANY DAMAGED LOOPS OR OTHER SIGNAL EQUIPMENT MUST BE REPAIRED IMMEDIATELY AFTER THE WORK IS COMPLETE. THE SIGNAL CONTRACTOR SHALL BE AVAILABLE TO MAKE ANY TEMPORARY SIGNAL CHANGES IF REQUESTED BY DOT AND/OR THE MUNICIPALITY.

40. THE CONTRACTOR MUST FIELD VERIFY THE LOCATIONS WHERE PROPOSED UTILITIES CROSS EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO DETERMINE THE EXACT SIZE, DEPTH AND LOCATION, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

41. CONTRACTOR SHALL LOCATE ANY EXISTING UTILITY SERVICES THAT ARE TO BE TERMINATED AT THE EXISTING MAIN AND/OR PROPERTY LINE. THESE SERVICES ARE TO BE TERMINATED IN ACCORDANCE WITH MUNICIPAL / STATE TRANSPORTATION DEPARTMENT REQUIREMENTS.

- ## GENERAL SITE NOTES
- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
 - PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
 - ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSIONS IS TO A PROPERTY LINE. STAKE OUT LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.
 - WHEN APPLICABLE, OWNER OPERATOR MUST FILE THE NOI FOR NPDES PERMITS AT APPROPRIATE AND/OR REQUIRED TFMRES BEFORE STARTING THE DESIGNED FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, AND CODES. THE CONTRACTOR MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES INCLUDING STORMWATER POLLUTION PREVENTION PLAN. THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SWPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).
 - ALL CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE



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 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

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9	04/12/2024	FMC APPLICATION COMMENTS	CWE

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PROJECT No.: CT220068.00
 DRAWN BY: BTJ
 CHECKED BY: GPF
 DATE: 12/05/2022
 CAD ID: CT220068.00-EXST-7A

PROPOSED SITE PLAN DOCUMENTS

FOR

PENNROSE, LLC

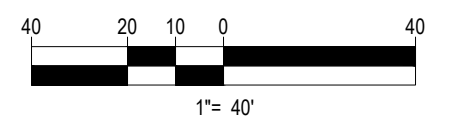
PROPOSED DEVELOPMENT
 PARCEL 'B'
 MAPLE STREET,
 BOROUGH OF NAUGATUCK,
 NEW HAVEN COUNTY,
 CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
 WEST HARTFORD, CT 06107
 Phone: (860) 333-8900
 www.BohlerEngineering.com

G.P. Fitzgerald
 REGISTERED PROFESSIONAL ENGINEER
 No. 10196
 State of Connecticut

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.



SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
C-201

REVISION 9 - 04/12/2024

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SITE INFORMATION

- APPLICANT:
PENROSE, LLC
50 MILK STREET, 15TH FLOOR
BOSTON, MA, 02109
- OWNER:
BOROUGH OF NAUGATUCK
229 CHURCH STREET
NAUGATUCK, CT, 06770
- PARCEL:
MAP #AM13, BLOCK #2W1
MAPLE STREET
BOROUGH OF NAUGATUCK
NEW HAVEN COUNTY, CT

LEGEND

- DOT NAUGATUCK RAILROAD STATION DESIGN
- BOROUGH IMPROVEMENTS BY KLEINFELDER + RICHTER & CEGAN
- PHASE 1 BOUNDARY (±2.21 AC.)
- PROPOSED PAVERS
- CONCRETE SIDEWALK
- ADA ACCESSIBLE ROUTE

ZONING ANALYSIS TABLE

ZONING DISTRICT	OVERLAY DISTRICT	REQUIRED PERMIT	REQUIRED	EXISTING	PROPOSED
NIA	NIA	SPECIAL PERMIT			
SPECIAL DEVELOPMENT DISTRICT #1 ZONE (SDD #1)					
MIN. LOT AREA	5,000 SF		316,691 SF	316,691 SF	316,691 SF
MIN. LOT WIDTH	40'		1,107'	1,107'	1,107'
MAX. BLDG COVERAGE	-		0.1%	18%	18%
MIN. FRONT SETBACK	N/A		0'	31.2' (1)	31.2' (1)
MIN. SIDE SETBACK	N/A		0'	17.6' (1)	17.6' (1)
MIN. REAR SETBACK	N/A		0'	81.7' (1)	81.7' (1)
MAX. BUILDING HEIGHT	120'		N/A	+120'	+120'
MAX. IMPER. COVERAGE	90%		95%	67%	67%
PARKING SPACES	158 SPACES		N/A	204 (2)	204 (2)
ACCESS. PARKING SPACES	7 SPACES		N/A	12 SPACES	12 SPACES
PARKING STALL CRITERIA		USE CATEGORY: RETAIL AND RESIDENTIAL			
STANDARD: 9 FT x 18 FT		REQUIRED PARKING: 158 SPACES			
COMPACT: 8 FT x 16 FT		CALCULATION: .75 SPACES FOR EACH RESIDENTIAL UNIT			
		3 SPACES PER 1,000 SF OF PATRON SPACE			
		BUILDING 1: RESIDENTIAL: 75 SPACES * 60 UNITS = 45 SPACES			
		RETAIL: 2,904 SF / 1,000 SF * 3 SPACES = 9 SPACES			
		BUILDING 2: RESIDENTIAL: 75 SPACES * 60 UNITS = 45 SPACES			
		RETAIL: 2,500 SF / 1,000 SF * 3 SPACES = 8 SPACES			
		BUILDING 3: RESIDENTIAL: 75 SPACES * 60 UNITS = 45 SPACES			
		RETAIL: 2,000 SF / 1,000 SF * 3 SPACES = 6 SPACES			
ACCESSIBLE PARKING CRITERIA					
STANDARD: 9 FT x 18 FT (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES			
5 FT x 18 FT AISLE (MIN.)	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES	501-1,000 SPACES = 10+ SPACES			
8 FT x 18 FT (MIN.)	51-75 SPACES = 3 MIN. ACCESSIBLE SPACES				
	76-100 SPACES = 4 MIN. ACCESSIBLE SPACES				
	101-150 SPACES = 5 MIN. ACCESSIBLE SPACES				
	151-200 SPACES = 6 MIN. ACCESSIBLE SPACES				
	201-300 SPACES = 7 MIN. ACCESSIBLE SPACES				
	301-400 SPACES = 8 MIN. ACCESSIBLE SPACES				
		1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)			

(1) - SETBACKS MEASURED FROM BUILDING 1
(2) - EXCLUSIVE OF PROPOSED DOT PARKING

REVISIONS

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8	02/27/2024	PER CHFA COMMENTS	BTJ	GFJ
9	04/12/2024	FMC APPLICATION COMMENTS	BTJ	CWE

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PROJECT No.: CT220068.00
DRAWN BY: BTJ
CHECKED BY: GFJ
DATE: 12/05/2022
CAD ID: CT220068.00-SPPD-7A

PROPOSED SITE PLAN DOCUMENTS

FOR
PENROSE, LLC

PROPOSED DEVELOPMENT
PARCEL 'B'
MAPLE STREET,
BOROUGH OF NAUGATUCK,
NEW HAVEN COUNTY,
CONNECTICUT

BOHLER

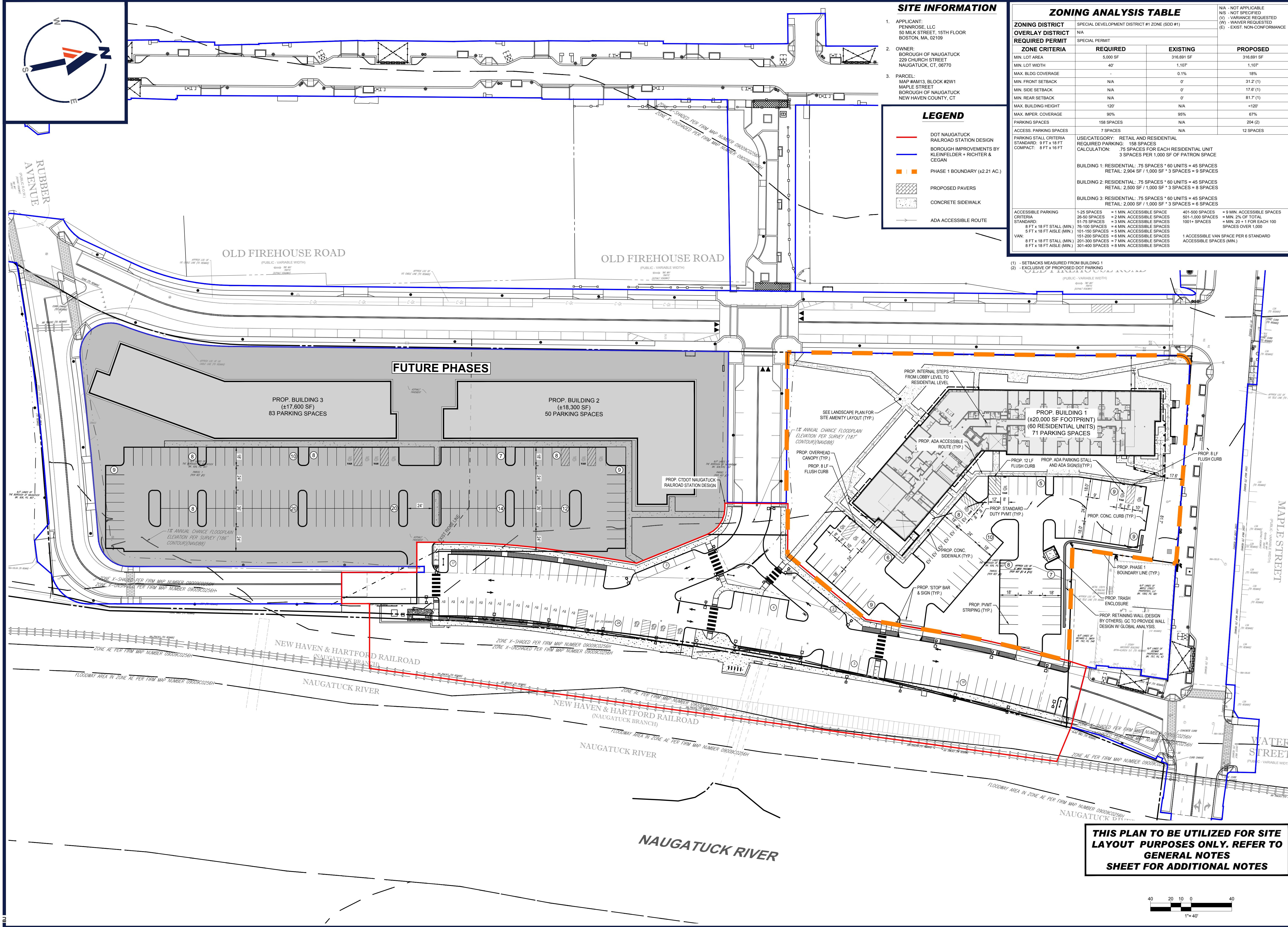
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SITE LAYOUT PLAN

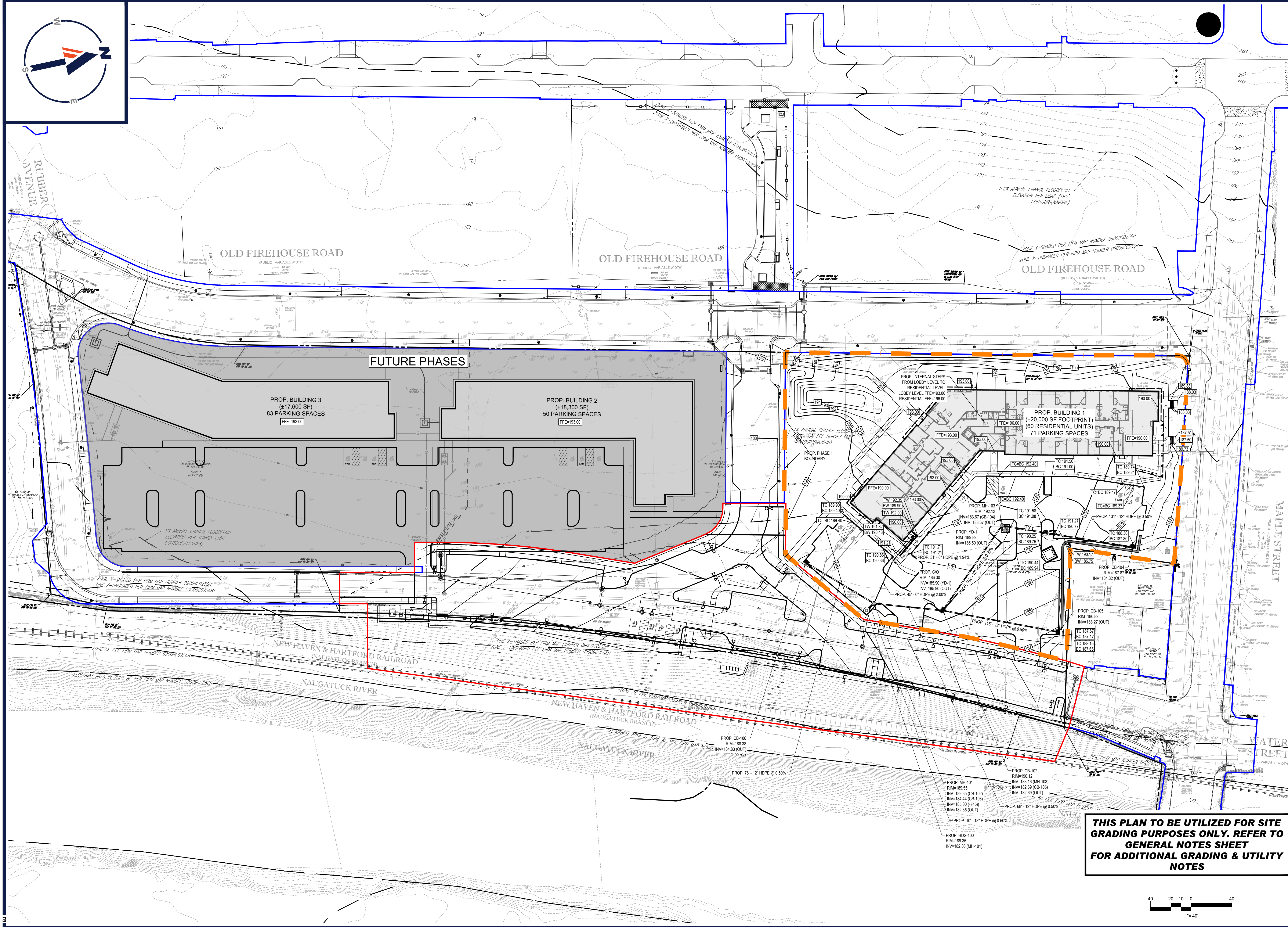
SHEET NUMBER:
C-301

REVISION 9 - 04/12/2024



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

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P:\2022\CTA22068.00\CADD\DRAWINGS\PLAN SET\SCH1\ SITE PLANS\CTA22068.00-GRAD-7A.dwg - LA\OUT - C-401-GRAD_DRAIN

REVISIONS

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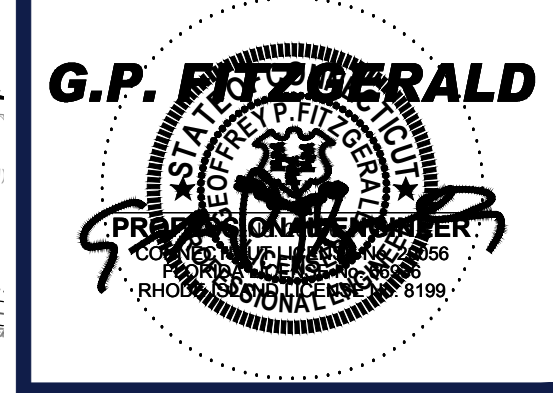
PROPOSED SITE PLAN DOCUMENTS

FOR

PENNROSE, LLC

PROPOSED DEVELOPMENT
 PARCEL 'B'
 MAPLE STREET,
 BOROUGH OF NAUGATUCK,
 NEW HAVEN COUNTY,
 CONNECTICUT

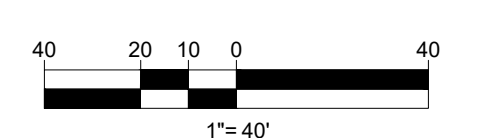
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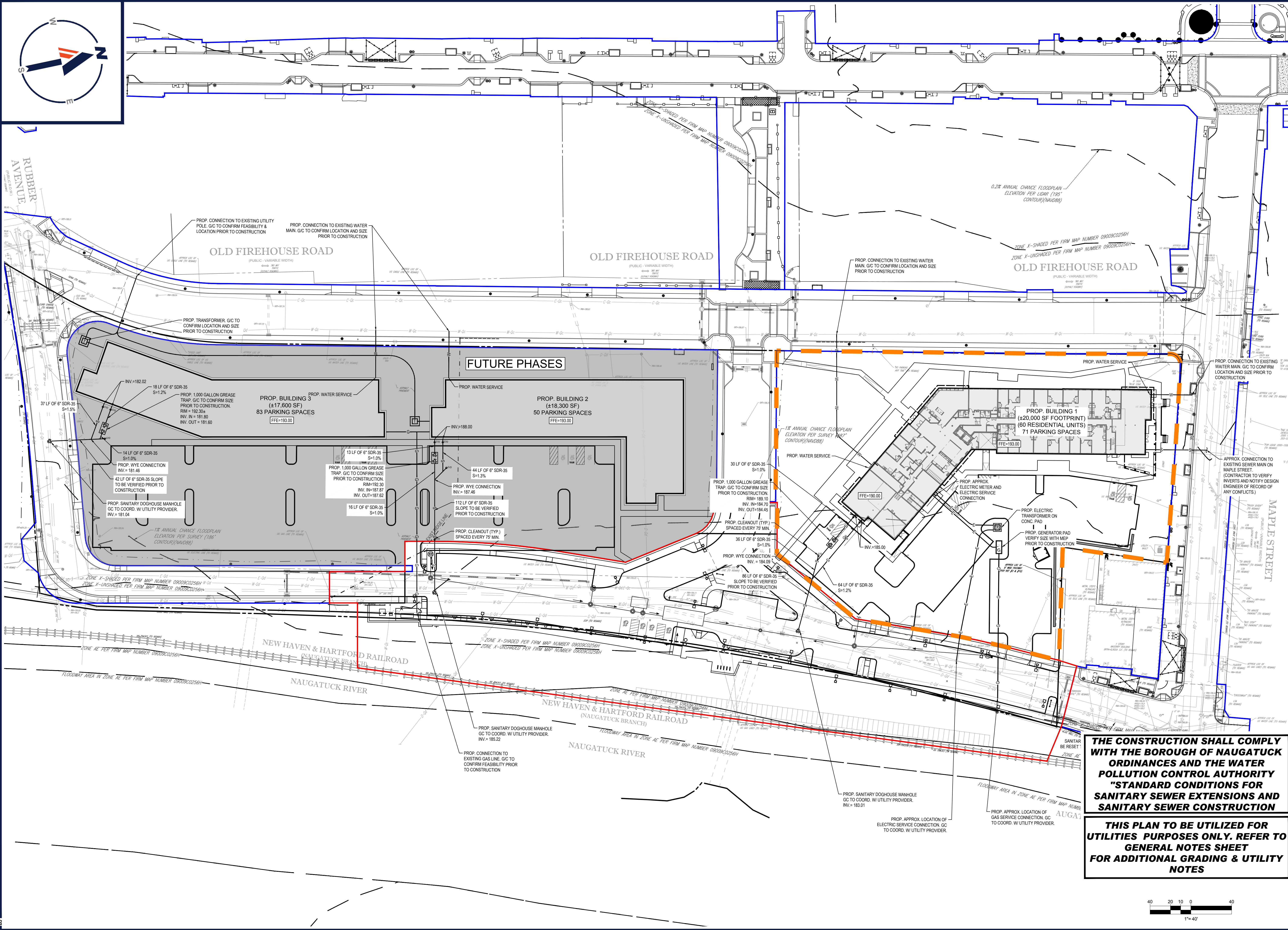


SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NUMBER:
C-401
 REVISION 9 - 04/12/2024

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





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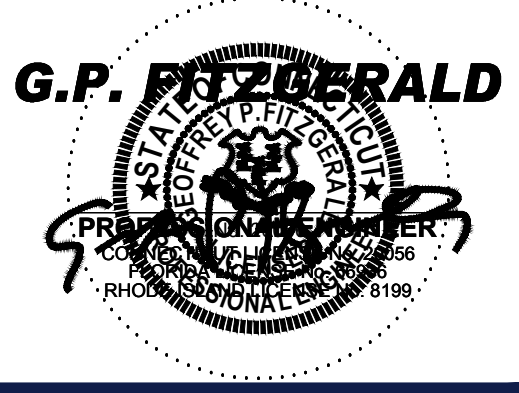
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PROJECT No.: CT4220068.00
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 CAD ID: CT4220068.00-UTIL-7A

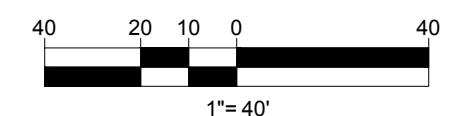
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FOR
PENNROSE, LLC
 PROPOSED DEVELOPMENT
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 MAPLE STREET,
 BOROUGH OF NAUGATUCK,
 NEW HAVEN COUNTY,
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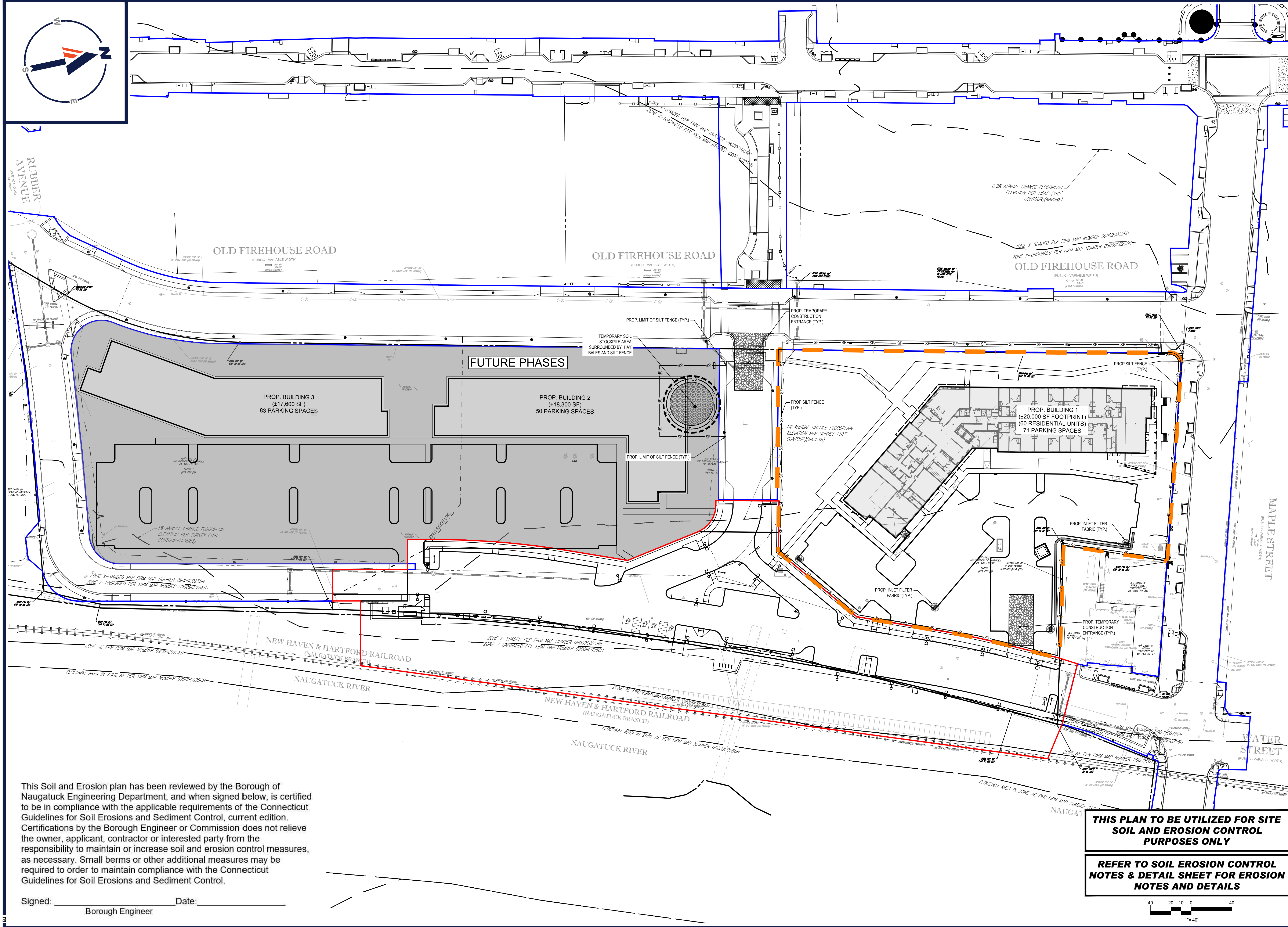


THE CONSTRUCTION SHALL COMPLY WITH THE BOROUGH OF NAUGATUCK ORDINANCES AND THE WATER POLLUTION CONTROL AUTHORITY "STANDARD CONDITIONS FOR SANITARY SEWER EXTENSIONS AND SANITARY SEWER CONSTRUCTION"

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 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
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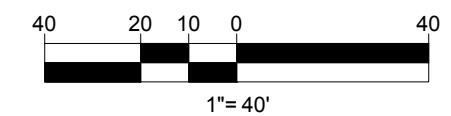
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 Phone: (860) 333-8900
 www.BohlerEngineering.com

G.P. FITZGERALD
 REGISTERED PROFESSIONAL ENGINEER
 No. 10196
 State of Connecticut

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 necessary. Small berms or other additional measures may be required in order to maintain compliance with the Connecticut Guidelines for Soil Erosions and Sediment Control.

Signed: _____ Date: _____
 Borough Engineer

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



SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN
 SHEET NUMBER:
C-601
 REVISION 9 - 04/12/2024

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EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPLOUSE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING) AS WELL AS ATTEMPTED AS NEEDED TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LBS PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOIL MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
- STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% PERMANENTLY STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, BIODEGRADABLE COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AND PROVIDE A MINIMUM STORAGE AREA OF 134 CY PER ACRE OF DRAINAGE AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED AN EMBANKMENT HEIGHT OF 5 FT. HALF OF THE STORAGE VOLUME SHALL BE IN THE FORM OF WET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
- STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DETERIORATING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN STORAGE PREVENTION EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE FOR THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHOULD BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

EROSION CONTROL NARRATIVE

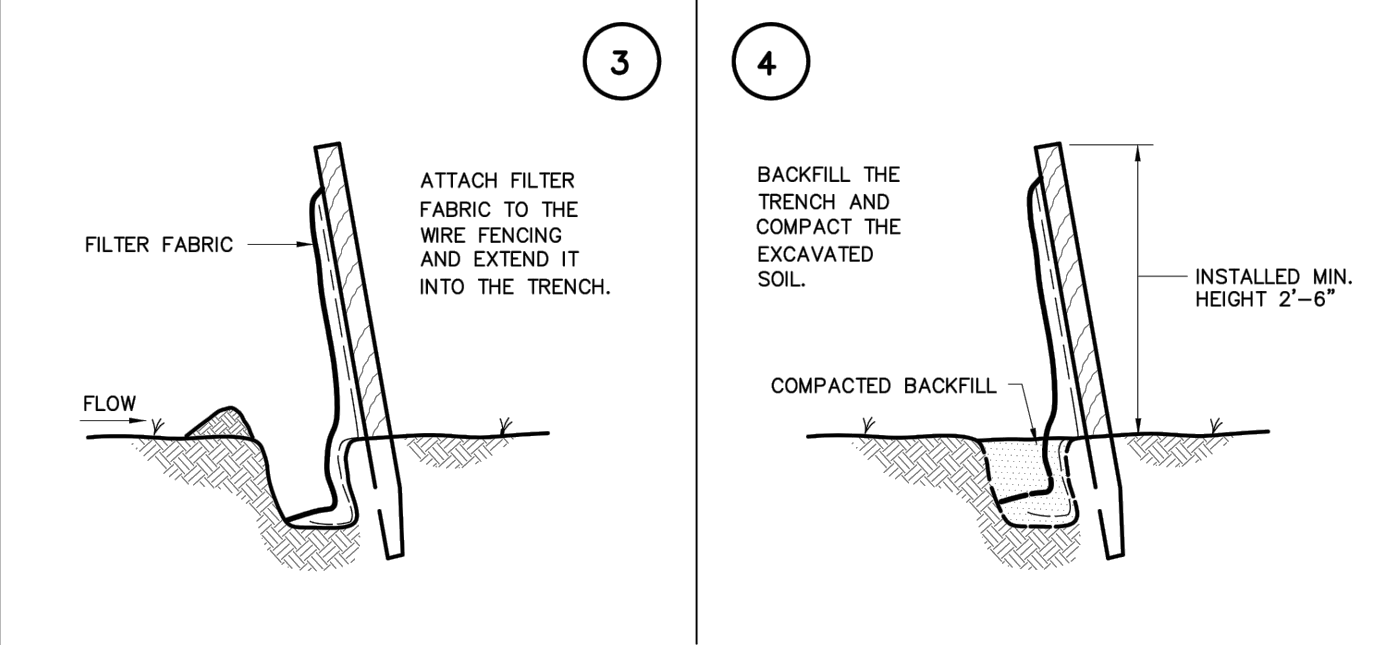
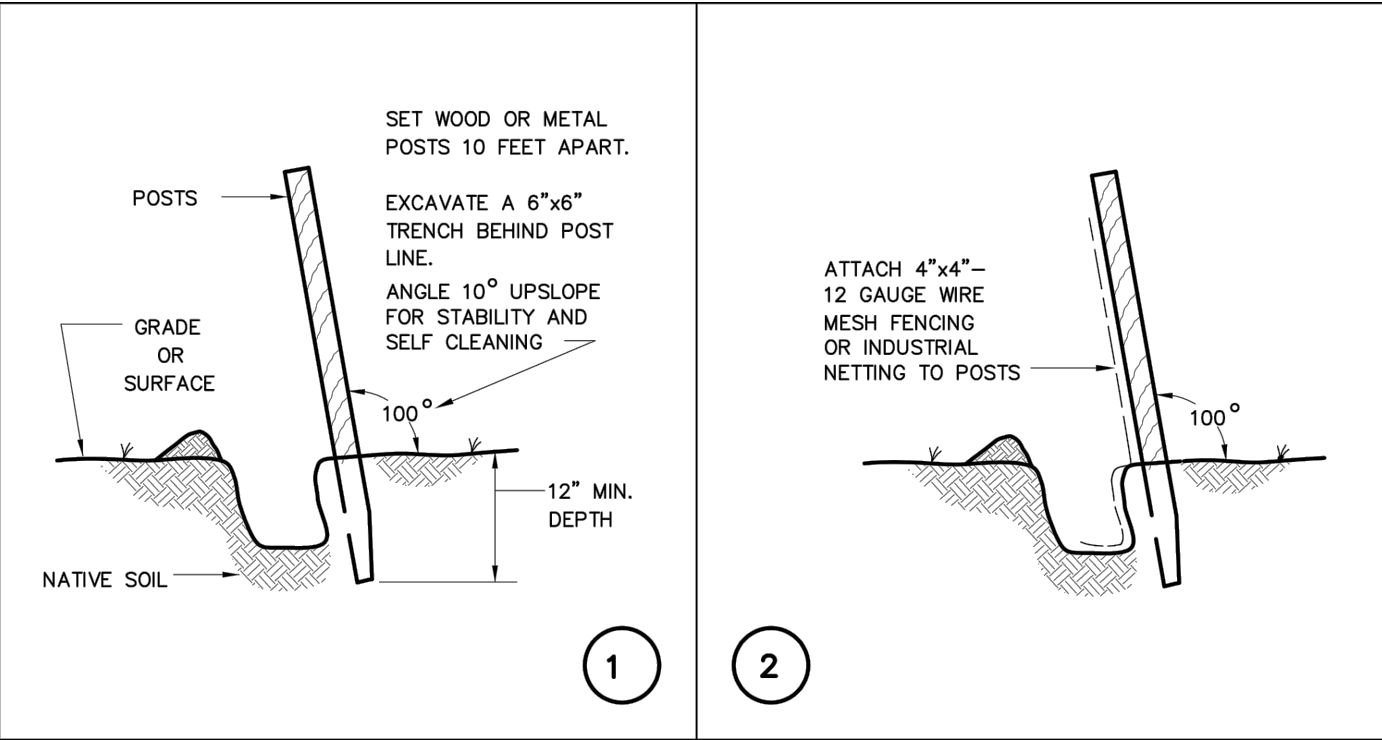
- PURPOSE
 - THE PROPOSED WORK WILL CONSIST OF CONSTRUCTION NECESSARY TO BUILD A MIXED USE DEVELOPMENT WITH ALL ASSOCIATED PARKING, LANDSCAPING, UTILITIES, AND ACCESSORY STRUCTURES.
- LIMIT OF WORK
 - THE PROPOSED PROJECT LIMIT OF WORK INCLUDES 22.21 ACRES OF LAND.
- SITE SPECIFIC CONCERNS
 - PREVENTION OF POLLUTION AND SEDIMENT ENTERING DOWNSTREAM WATERCOURSE(S) BY MEANS OF STORMWATER QUALITY UNIT BEFORE ENTERING THE WETLANDS.
- CONSTRUCTION PHASING SHALL BE COMPLETED IN ONE PHASE AS INDICATED IN THE SEQUENCE BELOW (6.1) OR DESCRIBE THE PHASED CONSTRUCTION (IF MORE THAN ONE PHASE).
- CONSTRUCTION SCHEDULE (SUBJECT TO CHANGE DEPENDING ON MARKETS, FINANCING, PERMIT APPROVALS AND WEATHER CONDITIONS)
 - THE ANTICIPATED CONSTRUCTION START IS SUMMER 2023, WITH COMPLETION ANTICIPATED 18 MONTHS AFTER THE START DATE.
- CONSTRUCTION SEQUENCE
 - THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
 - INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (SEE SHEET C-601)
 - INSTALLATION OF EROSION CONTROL PERIMETER CONTROLS (SILT FENCE, COMPOST FILTER SOCK) WITHIN THE LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS (SEE SHEET C-603)
 - INSTALLATION OF INLET PROTECTION (FILTER SACKS) IN STREET AND EXISTING INLETS (SEE SHEET C-603)
 - DEMOLITION OF EXISTING STRUCTURES, PAVEMENT, AND ARBENITIES (SEE SHEET C-203)
 - CLEARING AND GRUBBING IN AREAS DESIGNATED AS BEING REMOVED AS NECESSARY TO INSTALL TEMPORARY SWALES (SEE SHEET C-601)
 - INITIATE THE NECESSARY EARTHWORK TO REACH GRADES INDICATED ON THE PLANS. (SEE SHEET C-401). TEMPORARY STABILIZE ANY AREAS WITH SEEDING OR MULCH AS DETAILED IN THESE PLANS WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK IN DISTURBED AREAS WHERE THE SUSPENSION OF WORK IS EXPECTED TO BE MORE THAN 30 DAYS BUT LESS THAN 1 YEAR.
 - INSTALLATION OF BUILDING FOUNDATION AND CONSTRUCTION OF BUILDING. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY THE OWNER. CONCRETE WASHOUT MUST BE INSTALLED PRIOR TO ANY CONCRETE BEING POURED ON SITE.
 - INSTALLATION OF UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER, GAS, SANITARY, ELECTRIC, AND WATER. STORMWATER AND SANITARY UTILITIES SHOULD BE INSTALLED IN A DOWNSTREAM TO UPSTREAM MANNER. (SEE SHEET C-401 AND C-503)
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS ALONG WITH STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS (SEE SHEET C-303)
 - INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPED AND SLOPES AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED AS DETAILED ON THE EROSION CONTROL AND/OR LANDSCAPE PLAN DEPENDING ON THE SEASON (SEE SHEET C-601, C-602, C-703)
 - INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS
 - INSTALL ANY FINAL LANDSCAPE PLANTING WHICH HAVE NOT BEEN PREVIOUSLY INSTALLED. (SEE SHEET C-701)
 - CLEAR SITE OF DEBRIS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER
 - OTHER POSSIBLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED PERMITS
 - NONE REQUIRED
- CONSERVATION PRACTICES
 - CONSERVATION PRACTICES INCLUDE LIMITING THE SCOPE OF THE PROJECT TO MINIMIZE ACTIVITIES WHICH REQUIRES BARE SOILS TO BE EXPOSED. THE LIMIT OF WORK INCLUDES 22.21 ACRES FOR THIS PROJECT.
- SUPPORT DOCUMENTS
 - STORMWATER MEMORANDUM
- PERSON RESPONSIBLE FOR MAINTENANCE DURING CONSTRUCTION OR PROJECT CONTRACTOR OR PERSON SHALL BE NAMED AT PRECONSTRUCTION MEETING

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEANING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE LIMIT OF WORK OF THIS SITE IS APPROXIMATELY 3.9 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE. TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE HEIGHT OF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
- THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES. MEASURES AND STRUCTURES, ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
- THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

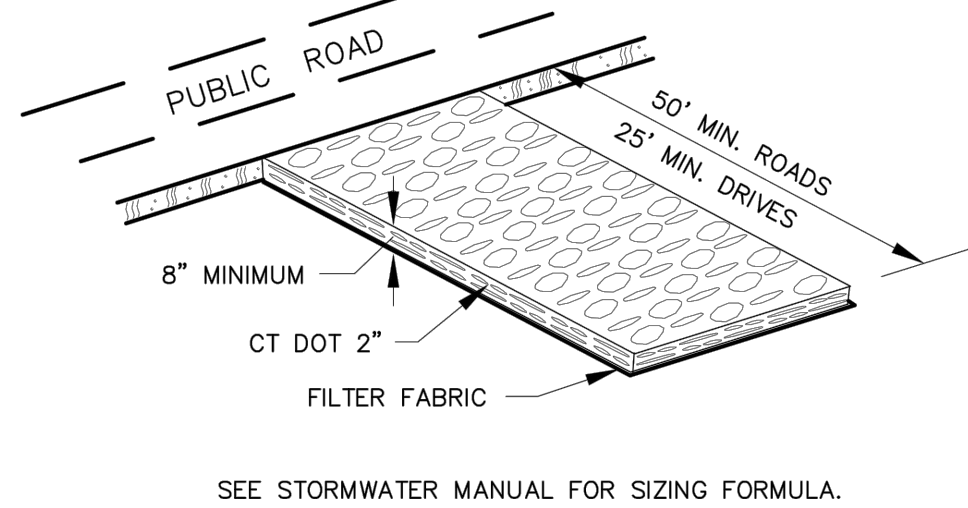
OPERATION AND MAINTENANCE

- MAINTENANCE REQUIREMENTS OF MEASURES DURING CONSTRUCTION OF PROJECT
 - THE SPECIFIC EROSION AND SEDIMENTATION CONTROL MEASURES, WHICH INCLUDE A BARRIER OF TRENCHED SILTATION FENCE AND INLET PROTECTION WILL, THROUGHOUT ALL PHASES OF CONSTRUCTION, SHALL BE INSPECTED (IN ADDITION TO THE INTERVALS EXPLAINED ABOVE) AT THE END OF EACH WORKDAY IF PRECIPITATION IS FORECAST AND AFTER EACH RAINFALL. AT THE END OF EACH WORKWEEK, PRIOR TO WEEKENDS, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED.
 - THROUGHOUT THE CONSTRUCTION PROCESS, EXTRA STOCKS OF HAY BALES AND SILTATION FENCING WILL BE KEPT ON-SITE TO REPLACE THOSE THAT BECOME DAMAGED AND/OR DETERIORATED.
 - AREAS, WHICH ARE MULCHED OR SEEDED FOR TEMPORARY VEGETATIVE COVER, WILL BE INSPECTED FOR PROPER COVER AT THE END OF EACH WORKDAY IF PRECIPITATION IS FORECAST AND ALSO PRIOR TO WEEKENDS. CONTRACTOR SHALL KEEP PAVING CLEAR AT ALL TIMES. ADDITIONAL SEEDING OR MULCH WILL BE PLACED AS NECESSARY.
 - TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS WILL NOT BE REMOVED UNTIL ALL STORMWATER DRAINAGE SYSTEM COMPONENTS ARE IN PLACE, CLEANED AND WORKING PROPERLY AND UNTIL PERMANENT VEGETATIVE COVER AND OTHER STABILIZATION MEASURES ARE ESTABLISHED.
- MAINTENANCE REQUIREMENTS OF PERMANENT MEASURES AFTER PROJECT COMPLETION.
 - POTENTIAL LONG-TERM EROSION AND SEDIMENTATION IMPACTS WILL BE CONTROLLED BY THE USE OF THE BMP'S ON-SITE. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO CONTROL THE PEAK RATE OF RUNOFF AND THE OUTLETS OF THE STORMWATER COLLECTION SYSTEMS HAVE BEEN DESIGNED TO DISSIPATE AND DISPERSE THE RUNOFF AND PREVENT SCOURING OF THE RECEIVING AREA.
- OPERATION AND MAINTENANCE PLAN:
 - ALL STORMWATER COMPONENTS SHOULD BE CHECKED PERIODICALLY IN A MAINTENANCE LOG AND KEPT IN FULL WORKING ORDER. ULTIMATELY, THE REQUIRED FREQUENCY OF INSPECTION AND SERVICE WILL DEPEND ON RUNOFF QUANTITIES, POLLUTANT LOADING, AND CLOGGING DUE TO DEBRIS. AT A MINIMUM, WE RECOMMEND THAT ALL STORMWATER COMPONENTS BE INSPECTED AND SERVICED TWICE PER YEAR, ONCE BEFORE WINTER BEGINS AND ONCE DURING SPRING CLEANUP.
 - SWEEPING WILL BE COMPLETED AT LEAST SEMIANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL), OR MORE FREQUENTLY IF ACCUMULATED PARTICULATE MATTER IS OBSERVED.
 - CATCH BASIN SUMP(S) WILL BE INSPECTED SEMIANNUALLY AND CLEANED WHEN SEDIMENT IS WITHIN 12 INCHES OF THE OUTLET INVERT OR HALF THE SUMP DEPTH.
 - MANHOLES/JUNCTION BOXES SHALL BE INSPECTED AND REPAIRED ON AN ANNUAL BASIS.
 - DRAINAGE PIPING UNLESS SYSTEM PERFORMANCE INDICATES DEGRADATION OF PIPING, COMPREHENSIVE VIDEO INSPECTION OF STORM DRAINAGE PIPING SHOULD OCCUR EVERY YEAR.
 - CONTROL STRUCTURES (ORIFICE, WEIR, ETC.) SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENTS AT THE COMPLETION OF CONSTRUCTION. ANY REPAIRS SHALL BE PERFORMED. FOR THE FIRST YEAR, CONTROL STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS, THEN TWICE PER YEAR AFTER THE SECOND YEAR (ONCE IN THE SPRING AND ONCE IN THE FALL, AFTER FALL CLEANUP OF LEAVES HAS OCCURRED).

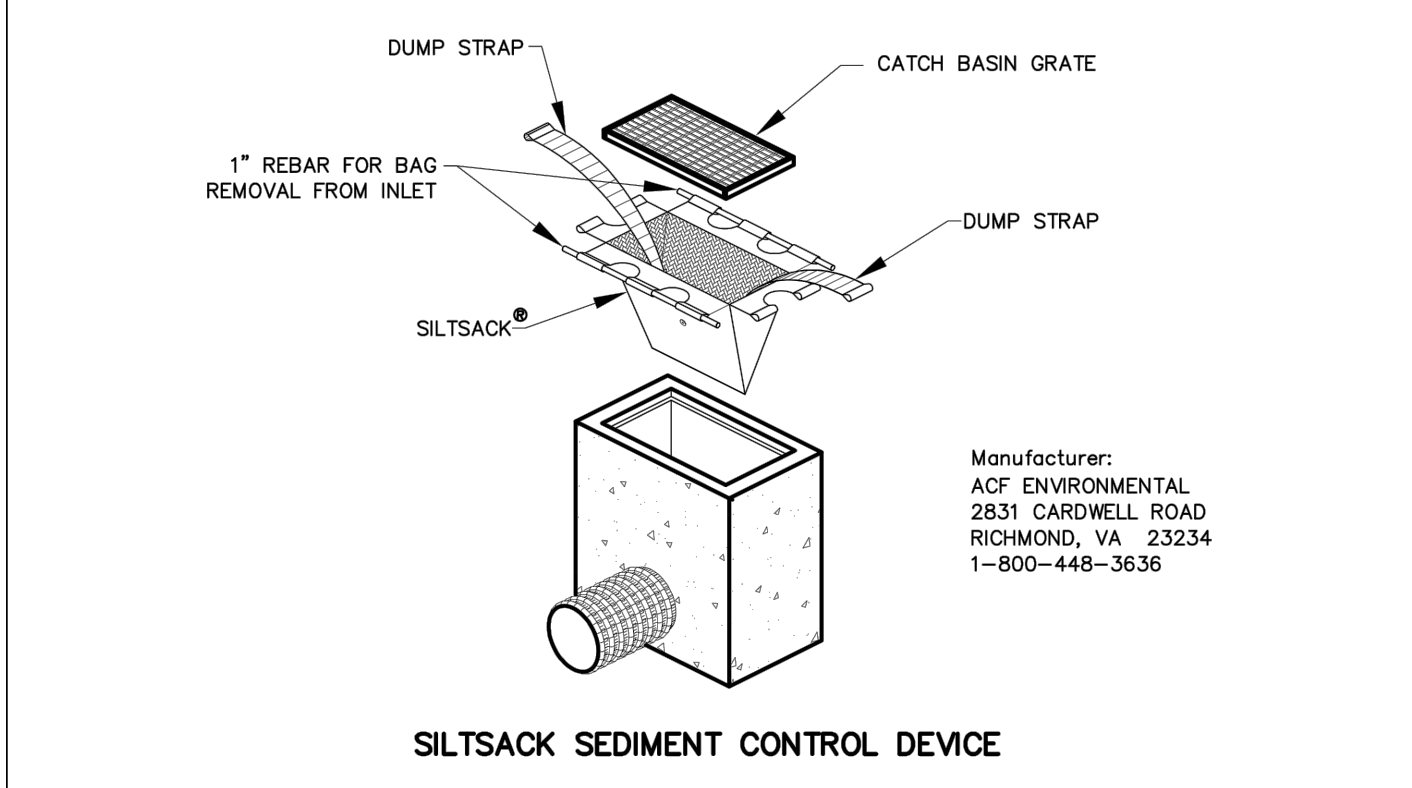
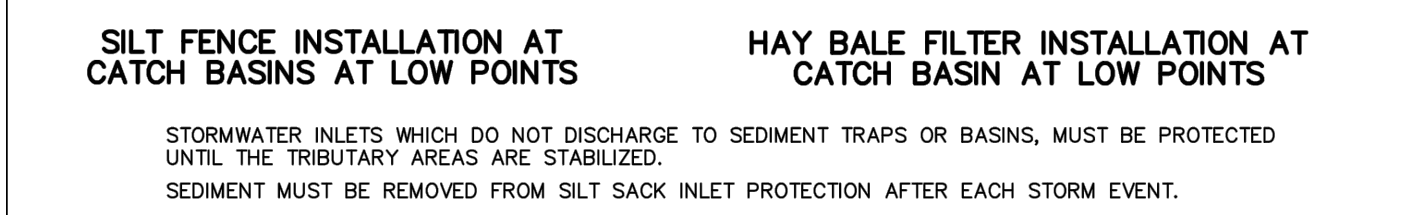
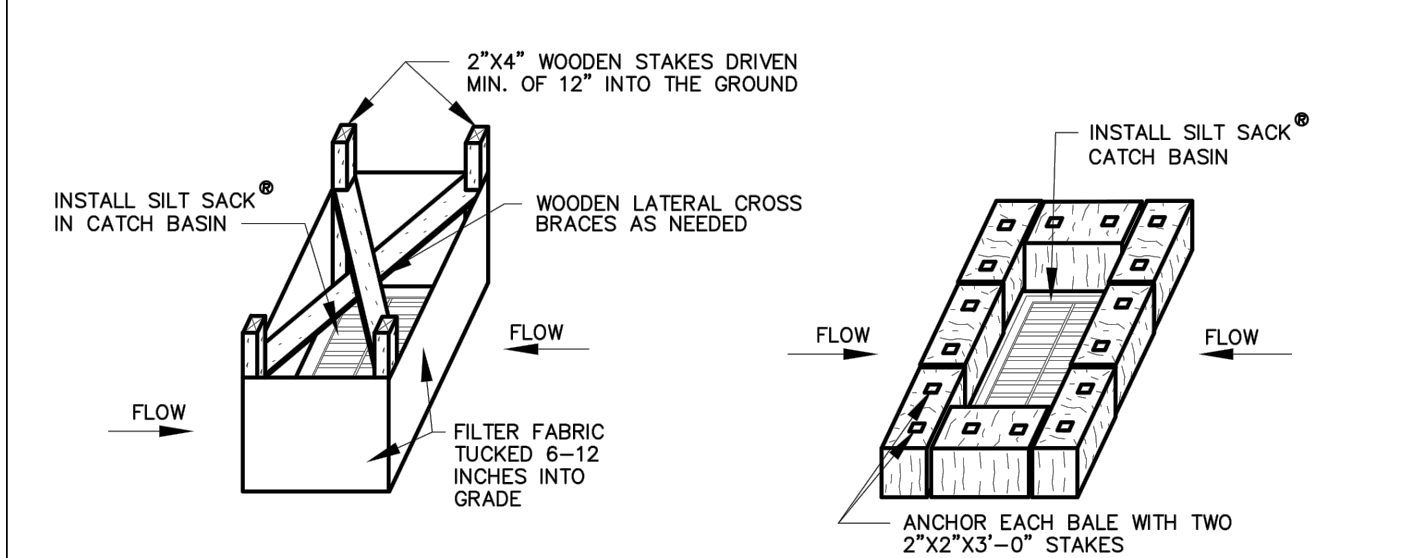


NOTE: FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION. PREASSEMBLED UNITS ALSO MAY BE USED, INSTALLED AS INDICATED.

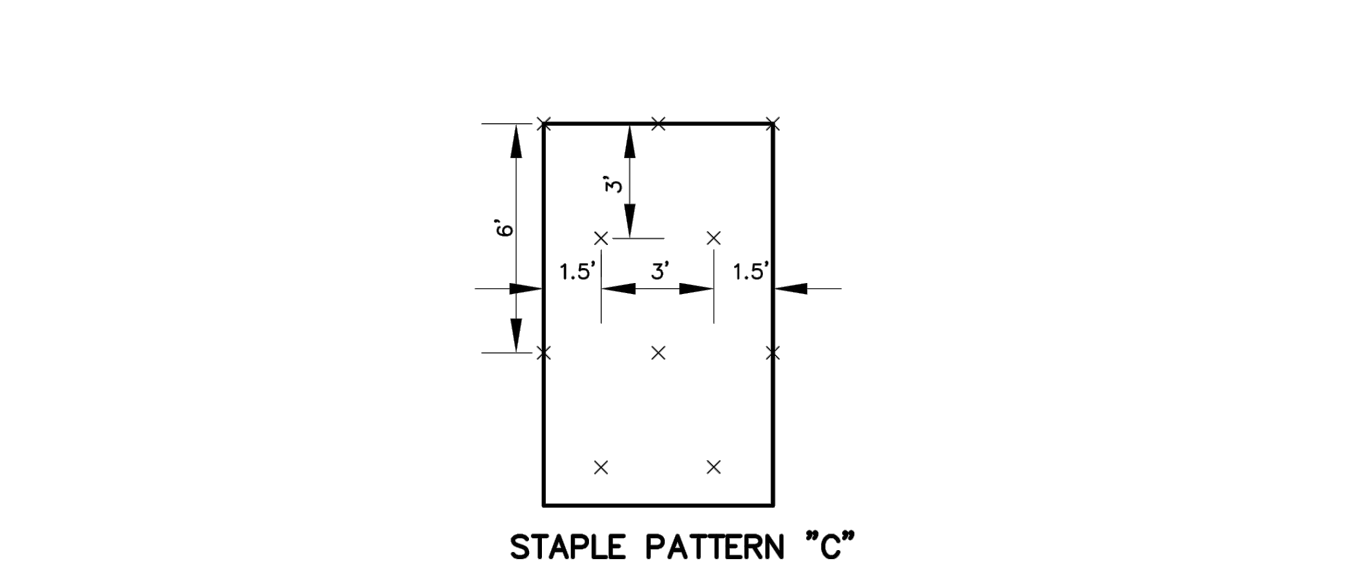
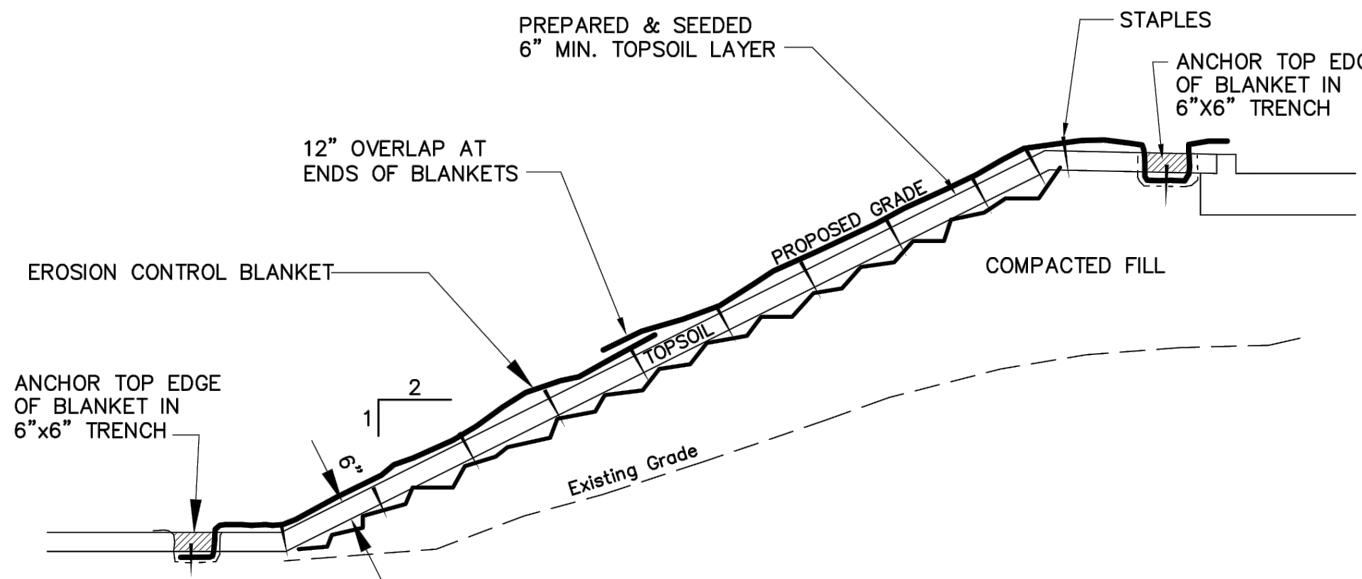
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	BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT	SD-41
	229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov	Date: 10/2011



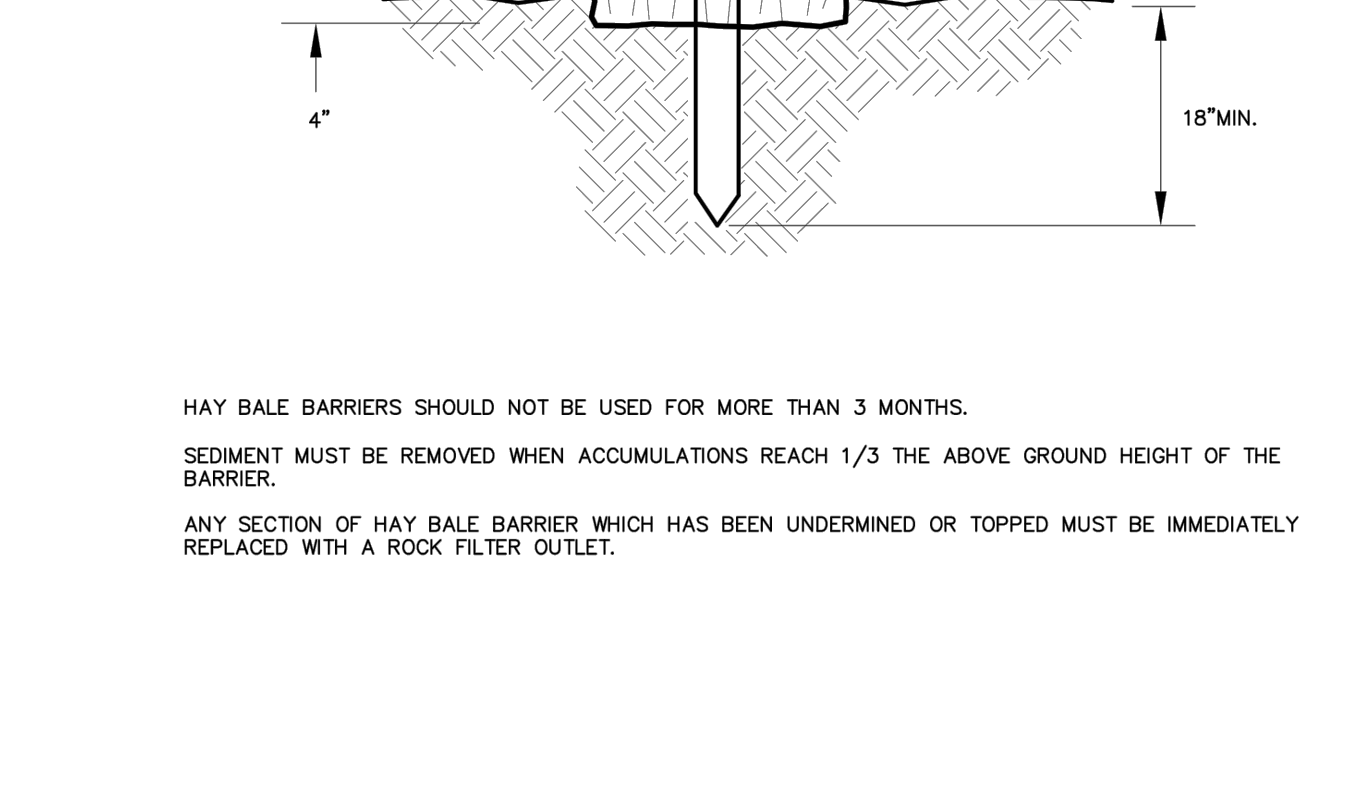
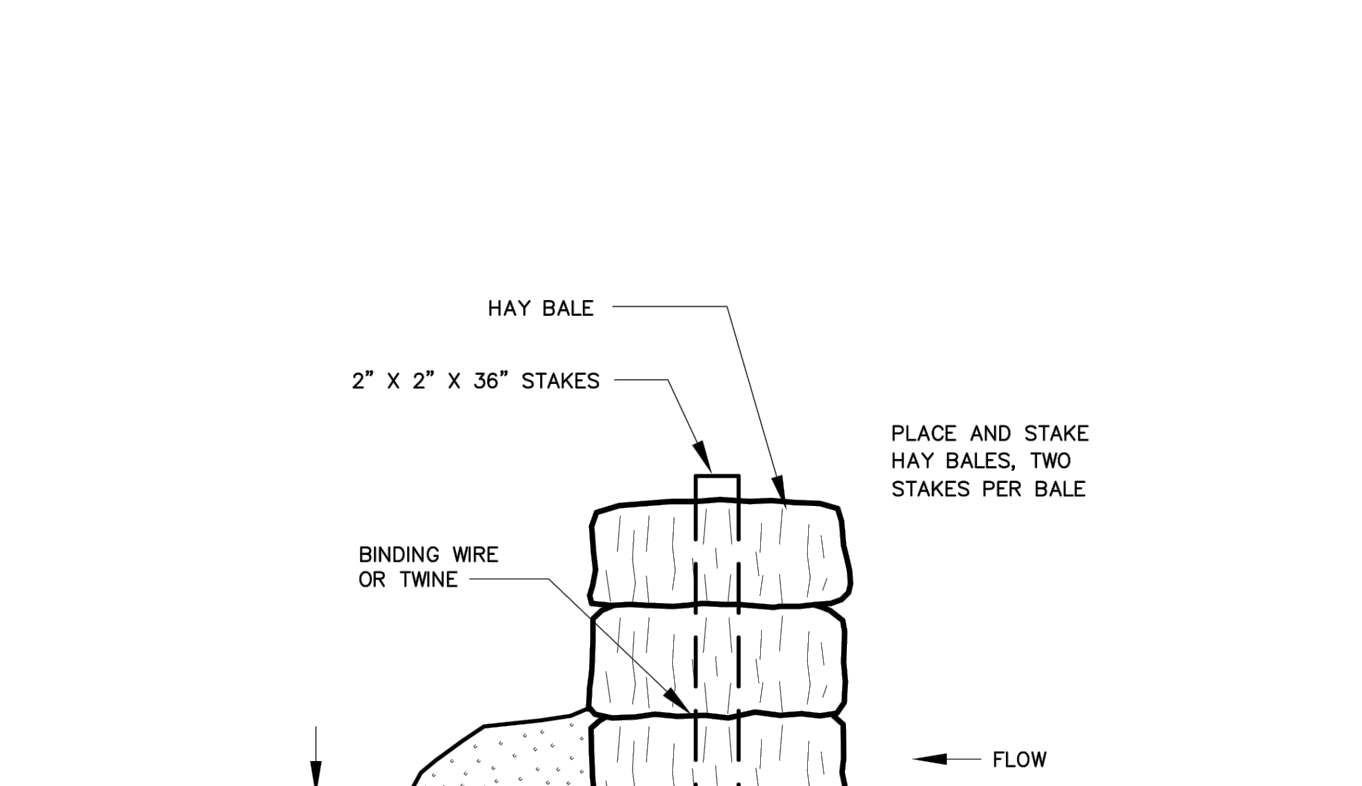
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	BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT	Drawing No.
	STANDARD DETAIL	SD-23
	229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov	Date: 10/2011



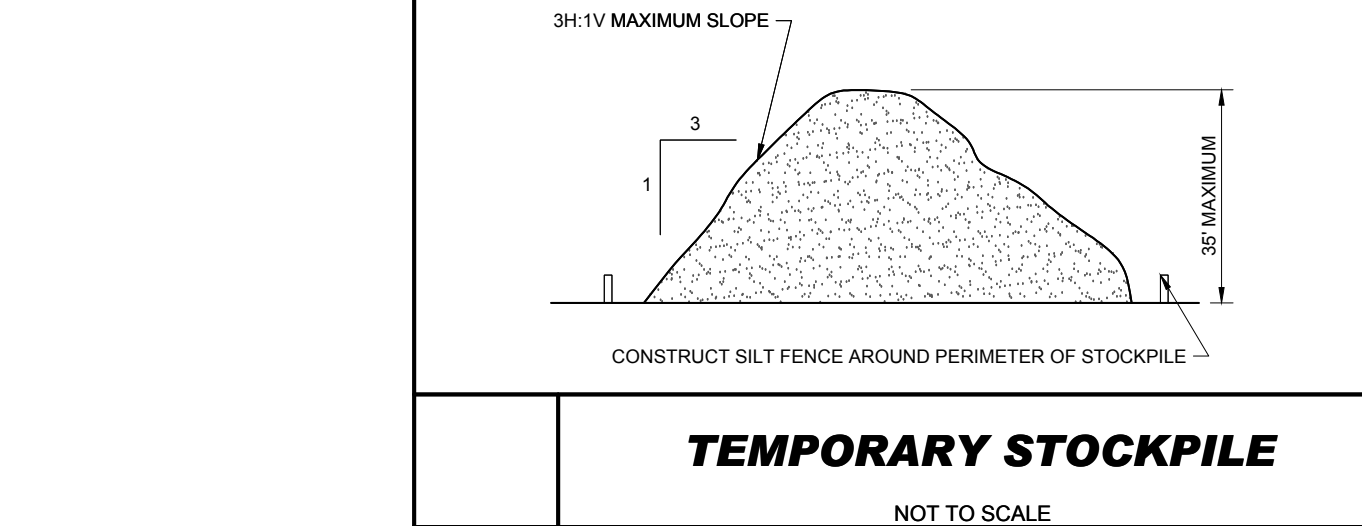
	CATCH BASIN EROSION CONTROL	Scale: NTS
	BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT	Drawing No.
	STANDARD DETAIL	SD-26
	229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov	Date: 10/2011



	EROSION CONTROL BLANKET ON FILL SLOPE	Scale: NTS
	BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT	Drawing No.
	STANDARD DETAIL	SD-21
	229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov	Date: 10/2011



	HAY BALE BARRIER	Scale: NTS
	BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT	Drawing No.
	STANDARD DETAIL	SD-30
	229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov	Date: 10/2011



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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	12/05/2022	PER ARCHITECT COORDINATION	TJN	CWE
2	12/21/2022	40% DESIGN DOCUMENTS	CAM	CWE
3	12/21/2022	PER DOT COMMENTS	TJN	CWE
4	09/29/2023	DOT & BOROUGH COORDINATION	BTJ	CWE
5	11/22/2023	75% DESIGN DOCUMENTS	BTJ	CWE
6	01/11/2024	95% CONSTRUCTION DOCUMENTS	BTJ	CWE
7	02/13/2024	PER EVERSOURCE COORDINATION	TJN	CWE
8	02/27/2024	PER CHFA COMMENTS	BTJ	GPF
9	04/12/2024	FMC APPLICATION COMMENTS	BTJ	CWE

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PROJECT No.: CT2202068.00
CHECKED BY: BTJ
DATE: 12/05/2022
CAD ID: CT2202068.00-UTL1-7A

PROPOSED SITE PLAN DOCUMENTS

FOR

PENROSE, LLC

PROPOSED DEVELOPMENT
PARCEL 'B'
MAPLE STREET,
BOROUGH OF NAUGATUCK,
NEW HAVEN COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
www.BohlerEngineering.com

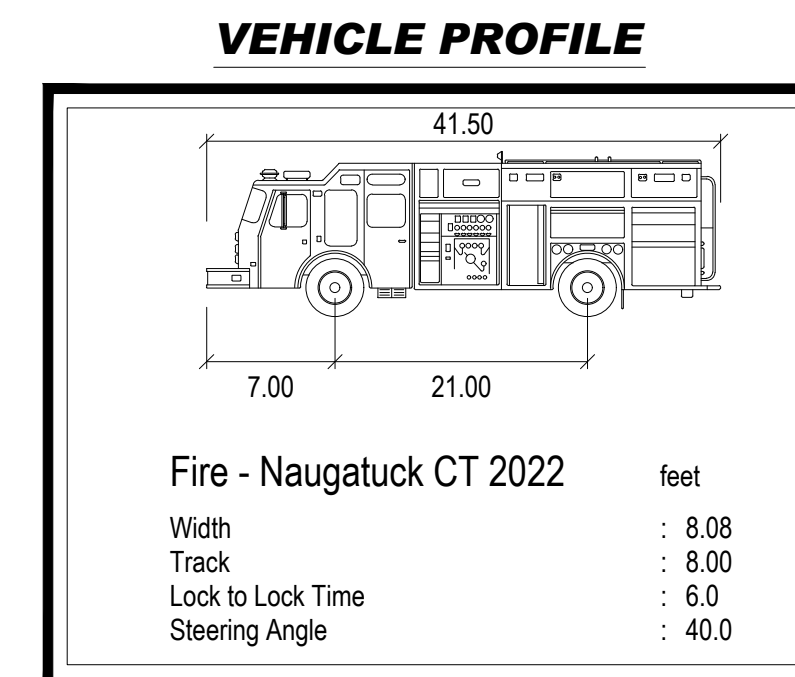
G.P. FERRER

REGISTERED PROFESSIONAL ENGINEER
No. 9106
EXPIRES 06/30/2026

SHEET TITLE:
EROSION & SEDIMENT CONTROL NOTES & DETAILS

SHEET NUMBER:
C-602

REVISION 9 - 04/12/2024



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REVISIONS

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PROJECT No.: CT220068.00
 DRAWN BY: BTJ
 CHECKED BY: GFJ
 DATE: 12/05/2022
 CAD ID: CT220068.00-SPPD-7A

PROPOSED SITE PLAN DOCUMENTS

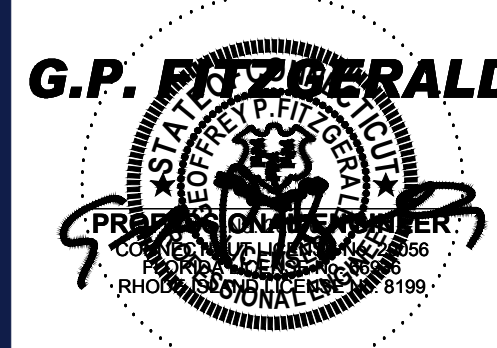
FOR

PENNRose, LLC

PROPOSED DEVELOPMENT
 PARCEL 'B'
 MAPLE STREET,
 BOROUGH OF NAUGATUCK,
 NEW HAVEN COUNTY,
 CONNECTICUT

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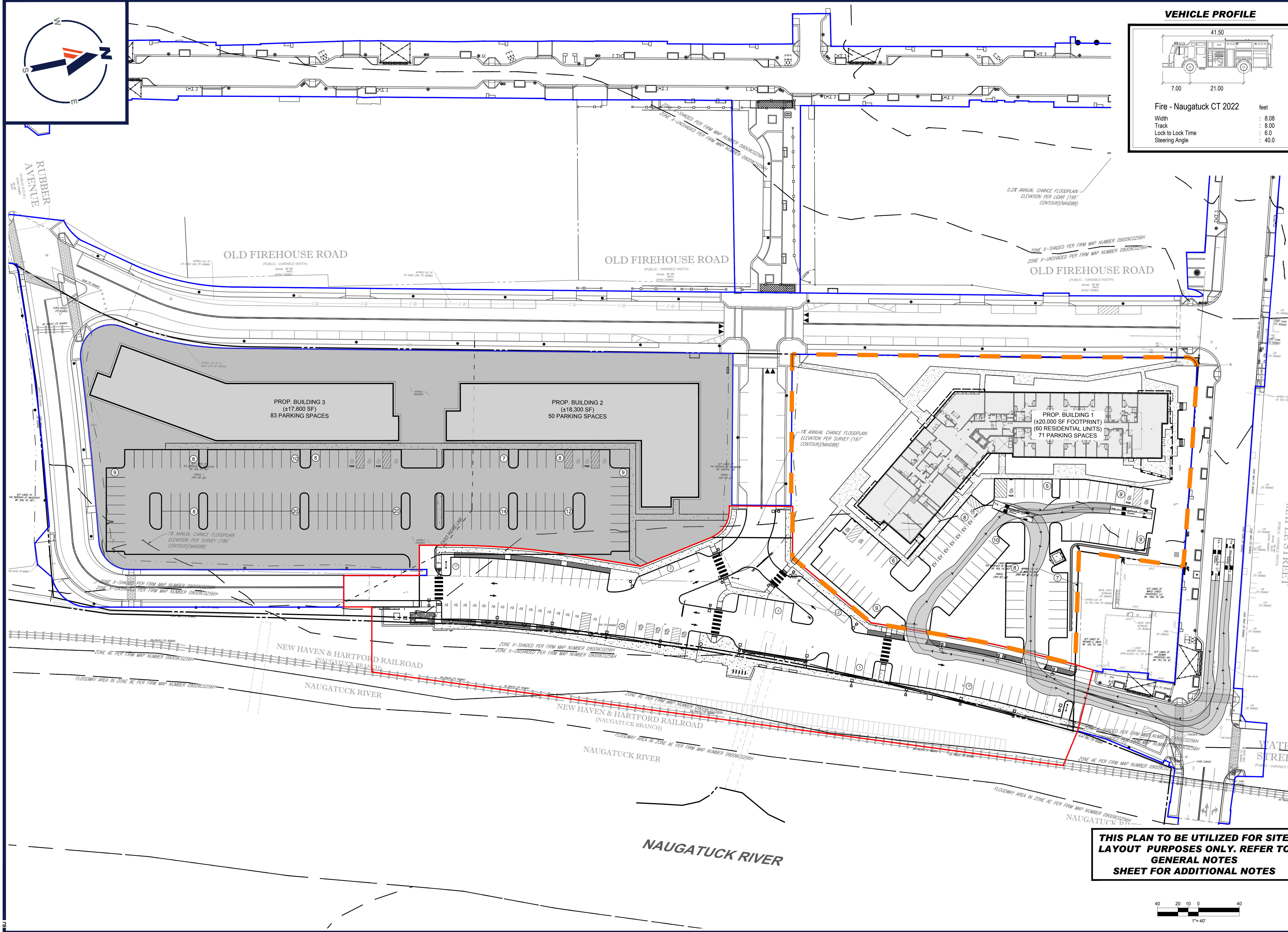
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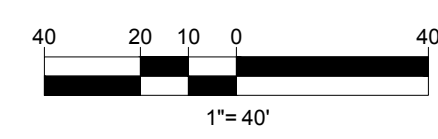
SHEET TITLE:
FIRE TRUCK TURN EXHIBIT

SHEET NUMBER:
C-801

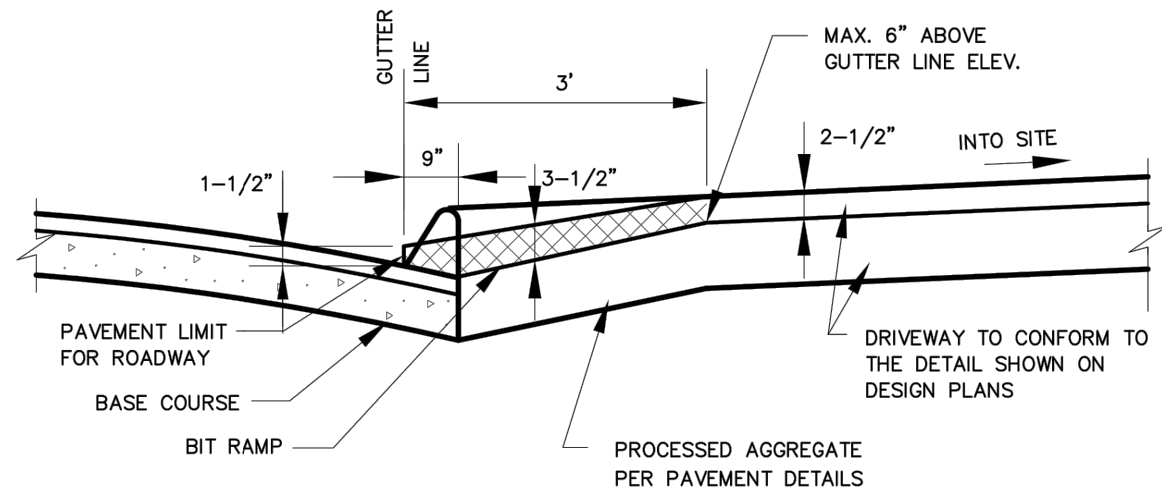
REVISION 9 - 04/12/2024



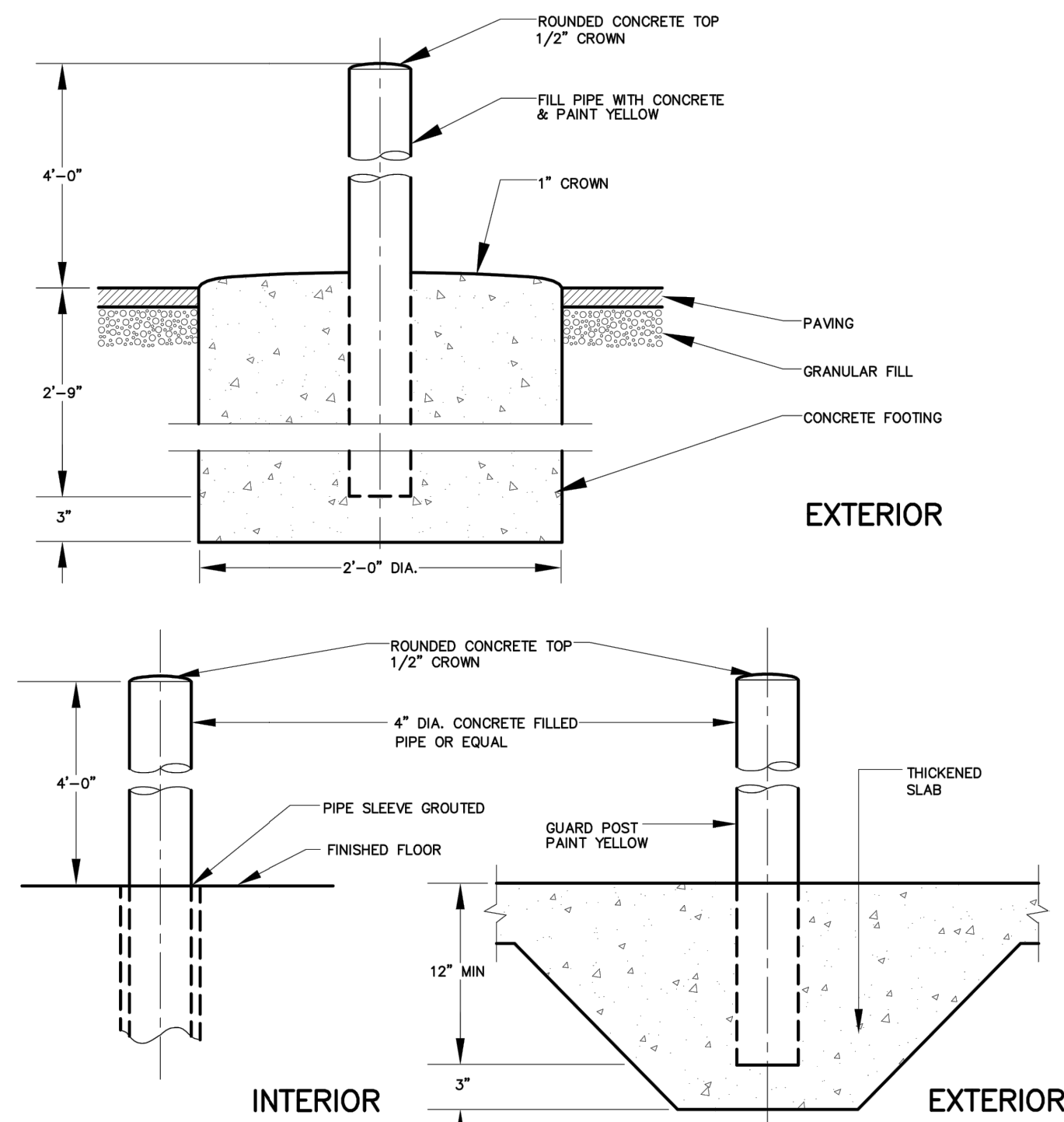
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



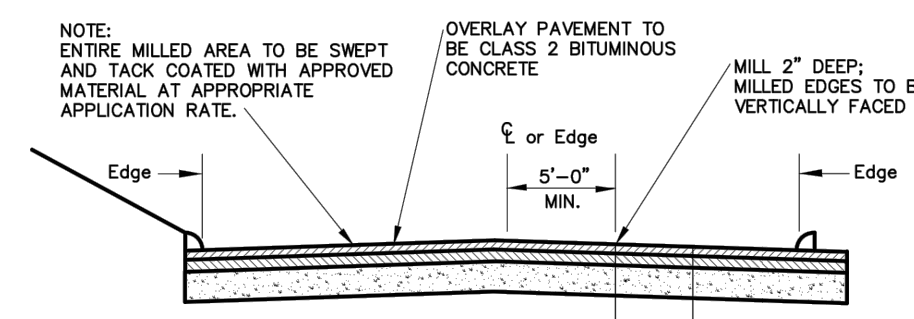
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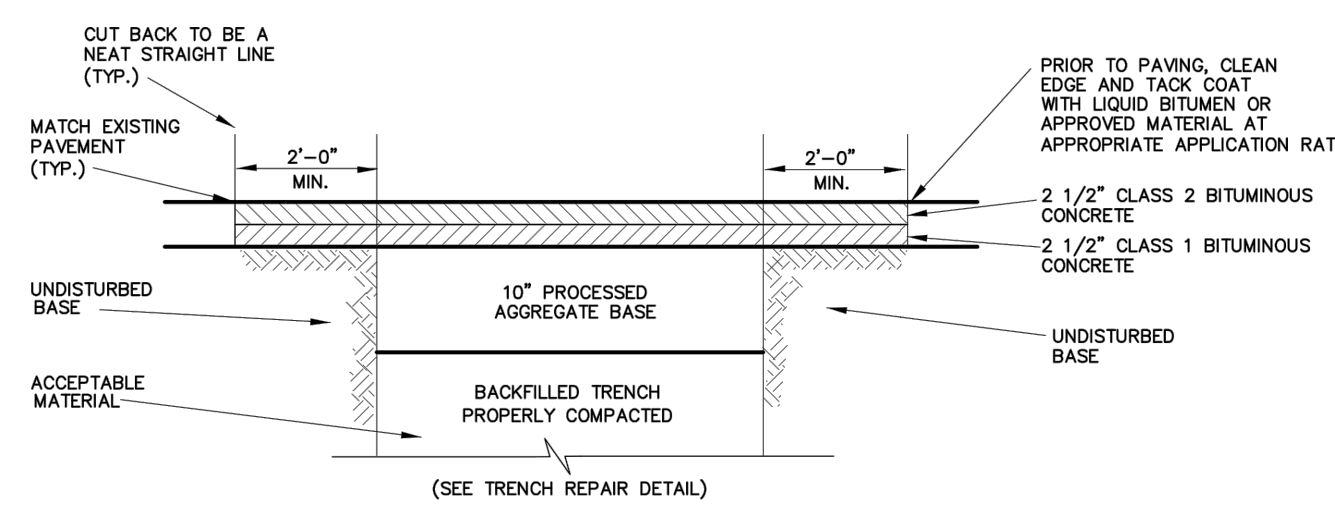
NOTE:
1. COMPACTION TO BE COMPLETED IN 4" LIFTS
2. DEPTHS SHOWN ARE AFTER COMPACTION



NOTES:
1) DIAMETER AND MATERIAL FOR PIPES USED AS BOLLARDS SHOULD BE CHOSEN BASED ON VEHICULAR TRAFFIC IN THE BOLLARD AREA, AND THE LOADS LIKELY TO BE APPLIED.

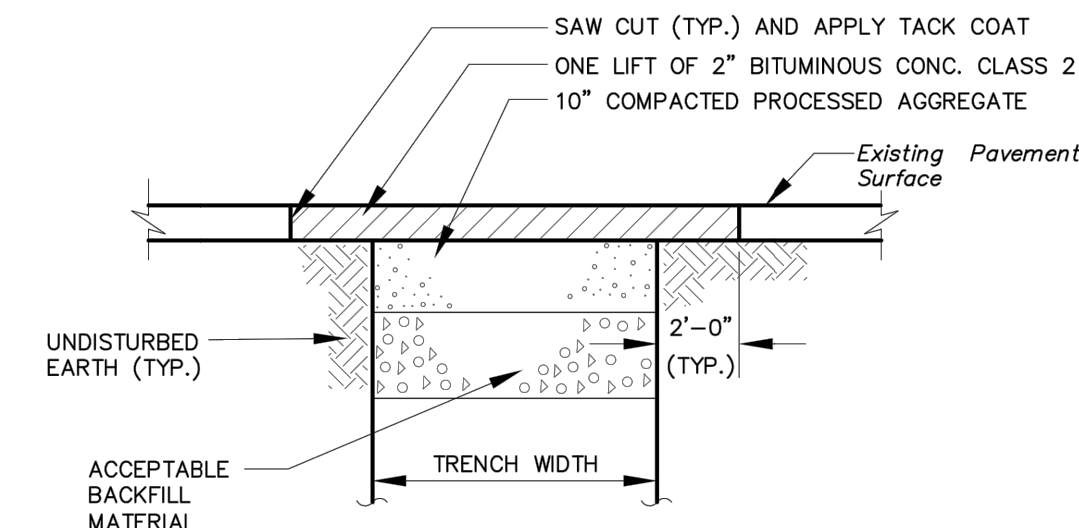


ROAD PAVING WITHIN LAST 8 YEARS



ROAD PAVING OVER 8 YEARS OLD

NOTES:
ACCEPTABLE MATERIAL COMPACTED IN LIFTS NOT TO EXCEED 12" WITH 95% COMPACTION FOR EACH LIFT.
24" LIFTS MAY BE APPROVED IF COMPACTED BY HOE-PACK WITH 95% COMPACTION FOR EACH LIFT.
COMPACTION TO MEET 95% MODIFIED PROCTOR DENSITY REQUIREMENTS.
COMPACTION TESTS MAY BE REQUIRED PER INSPECTOR. ALL COSTS FOR COMPACTION TESTS TO BE BORNE BY CONTRACTOR.



TEMPORARY PAVEMENT REPAIR IN BOROUGH STREET

BITUMINOUS CONCRETE DRIVEWAY APRON
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
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Scale: NTS
Drawing No. SD-24
Date: 10/2011

BOLLARD
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov

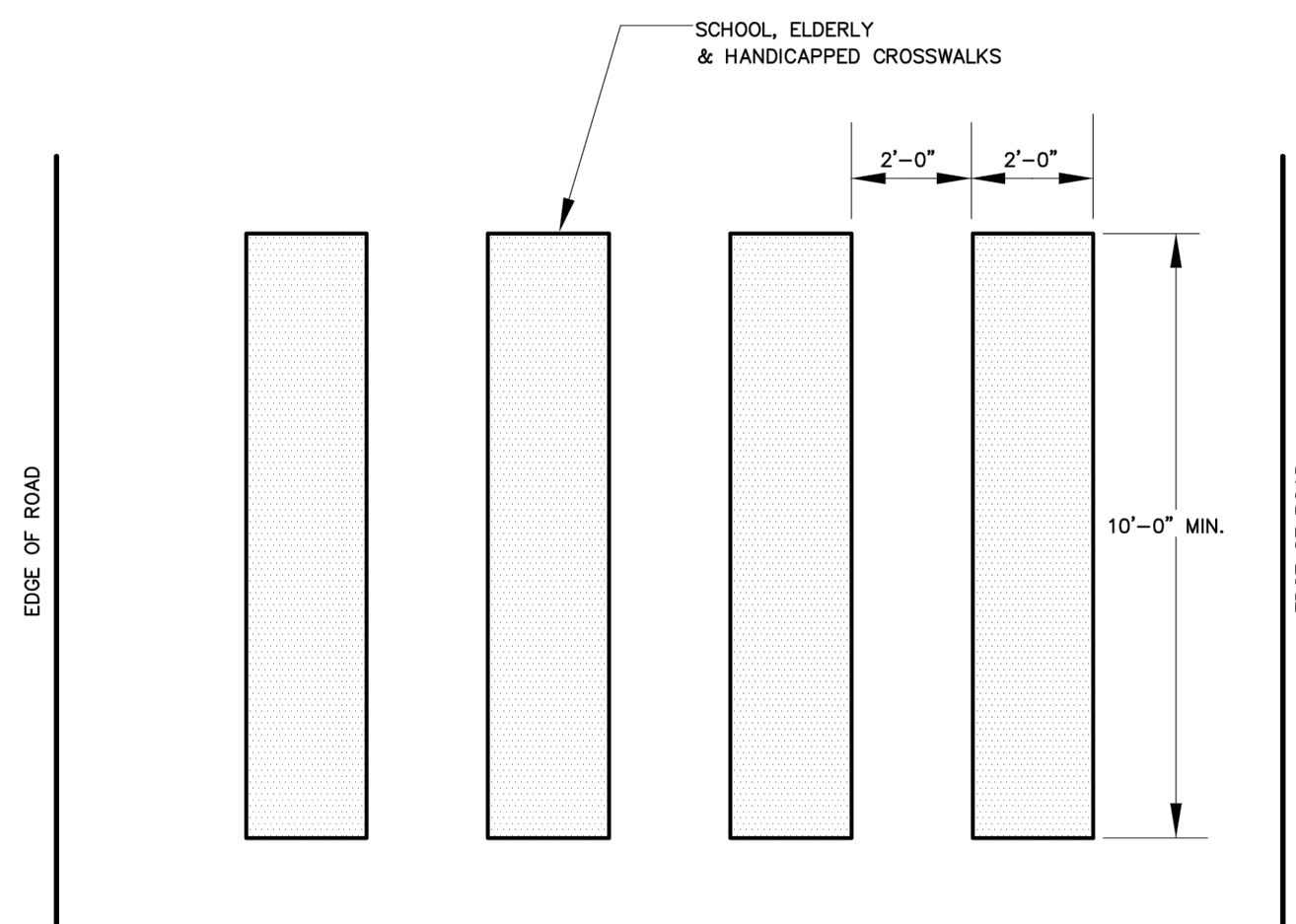
Scale: NTS
Drawing No. SD-67
Date: 10/2011

PERMANENT PAVEMENT REPAIR IN BOROUGH STREET
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov

Scale: NTS
Drawing No. SD-2
Date: 10/2011

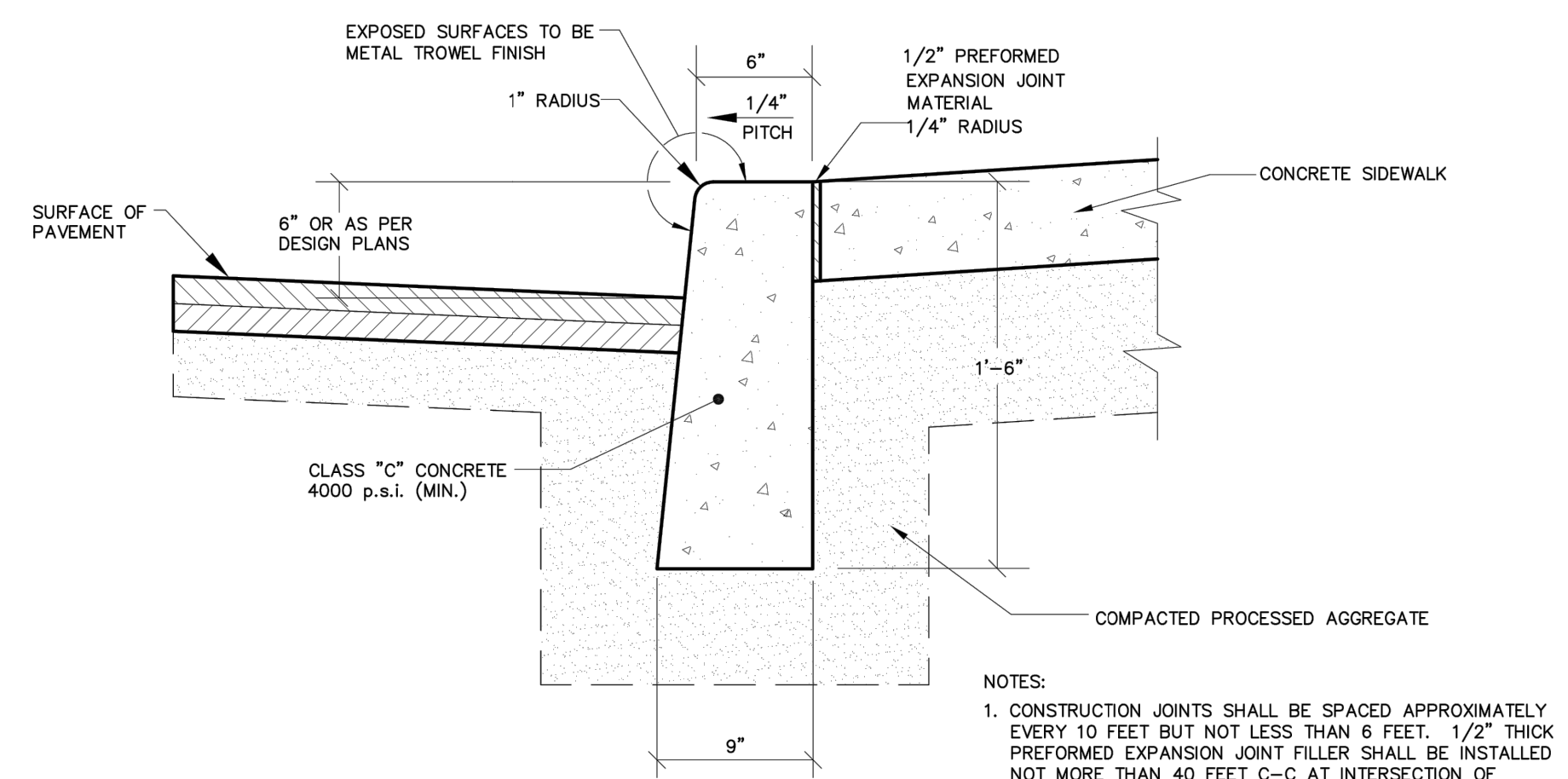
TEMPORARY PAVEMENT REPAIR IN BOROUGH STREET
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
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Scale: NTS
Drawing No. SD-3
Date: 10/2011



CROSS WALK
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
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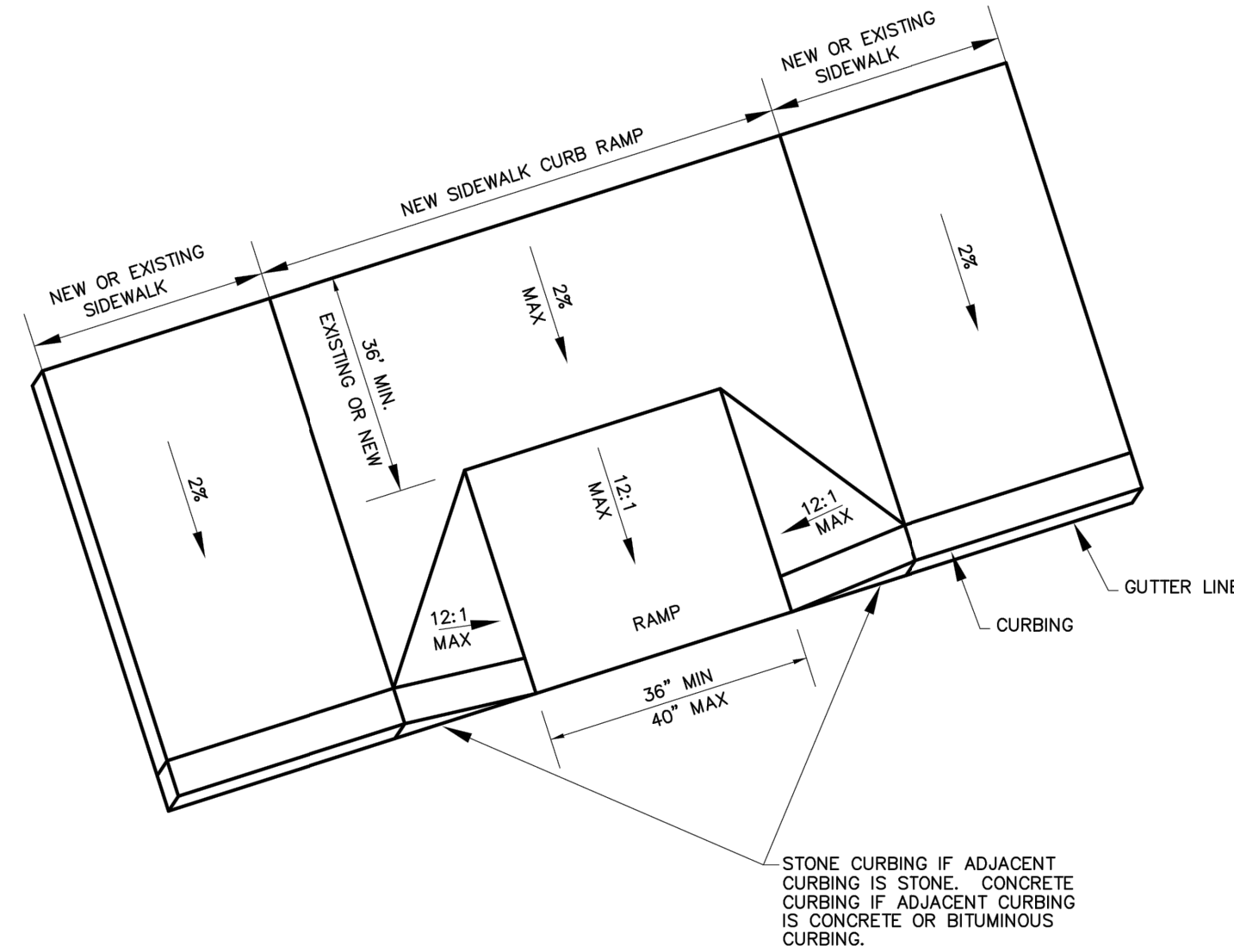
Scale: NTS
Drawing No. SD-6
Date: 10/2011



NOTES:
1. CONSTRUCTION JOINTS SHALL BE SPACED APPROXIMATELY EVERY 10 FEET BUT NOT LESS THAN 6 FEET. 1/2" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE INSTALLED NOT MORE THAN 40 FEET C-C AT INTERSECTION OF CONCRETE SIDEWALK AND CURB AND AT SIDEWALK-BUILDING INTERFACE.
2. FORMWORK SHALL REMAIN IN PLACE FOR 24 HOURS FOLLOWING CONCRETE POURING.

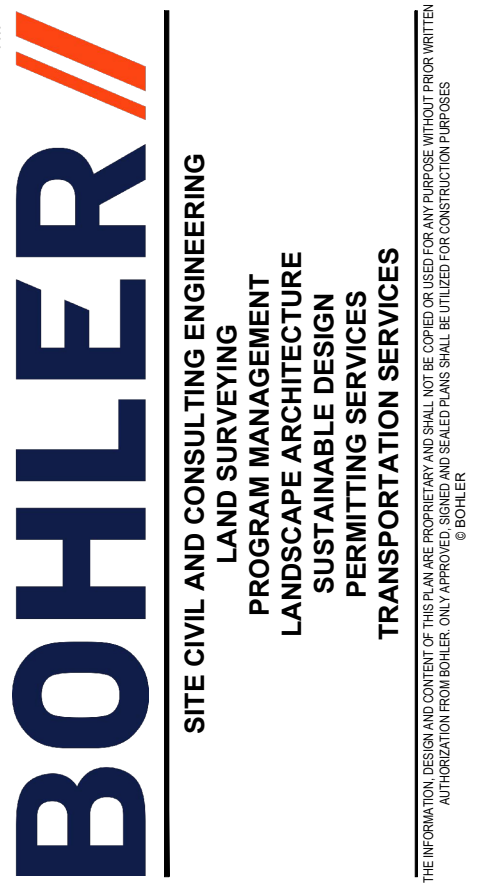
CAST-IN-PLACE CONCRETE CURB
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov

Scale: NTS
Drawing No. SD-4
Date: 10/2011



SIDEWALK CURB RAMP
BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
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Scale: NTS
Drawing No. SD-33
Date: 10/2011



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PROJECT No.: CT220068.00
DRAWN BY: BTJ
CHECKED BY: GPF
DATE: 12/05/2022
CAD ID: CTA220068.00-DETL-7A

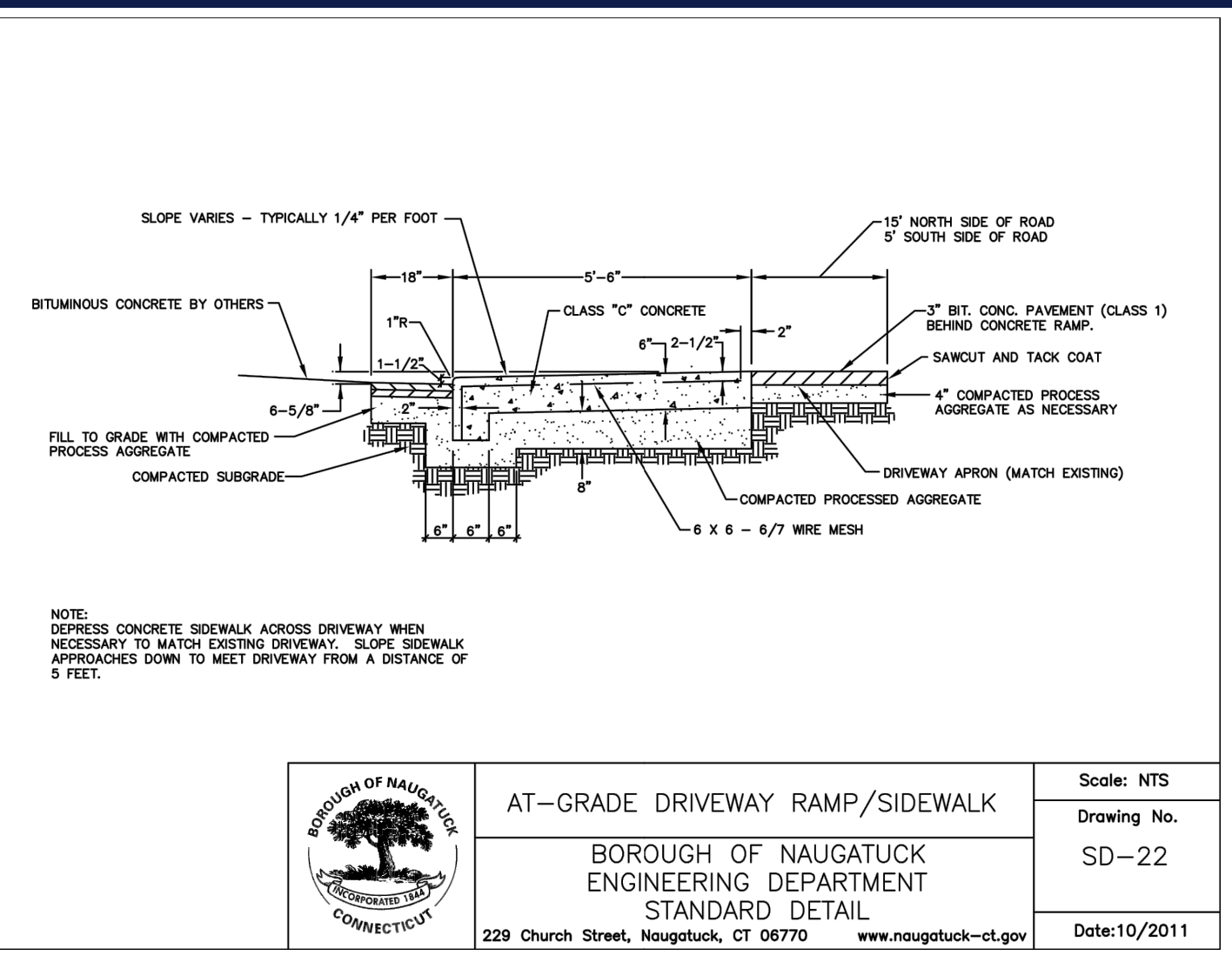
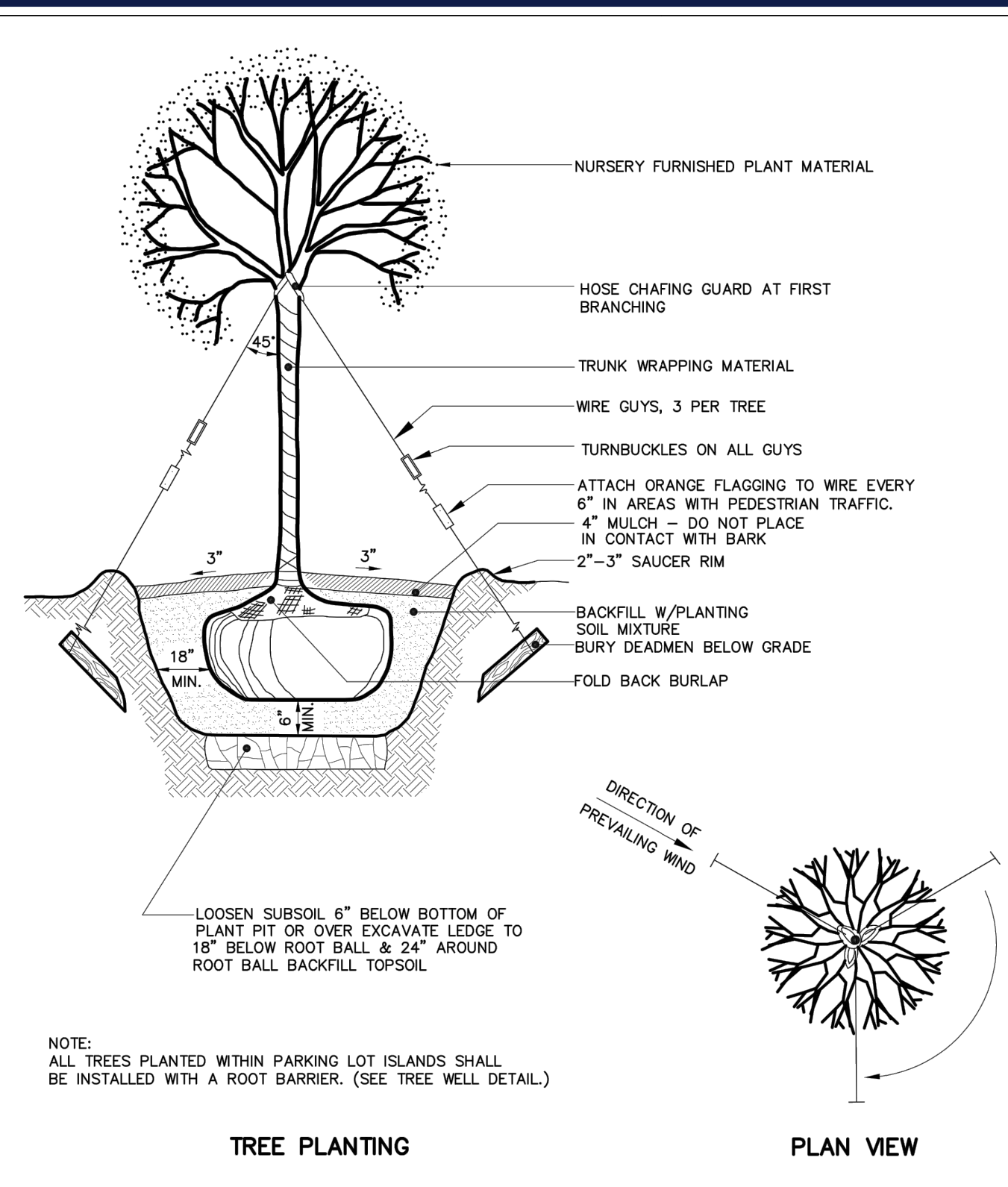
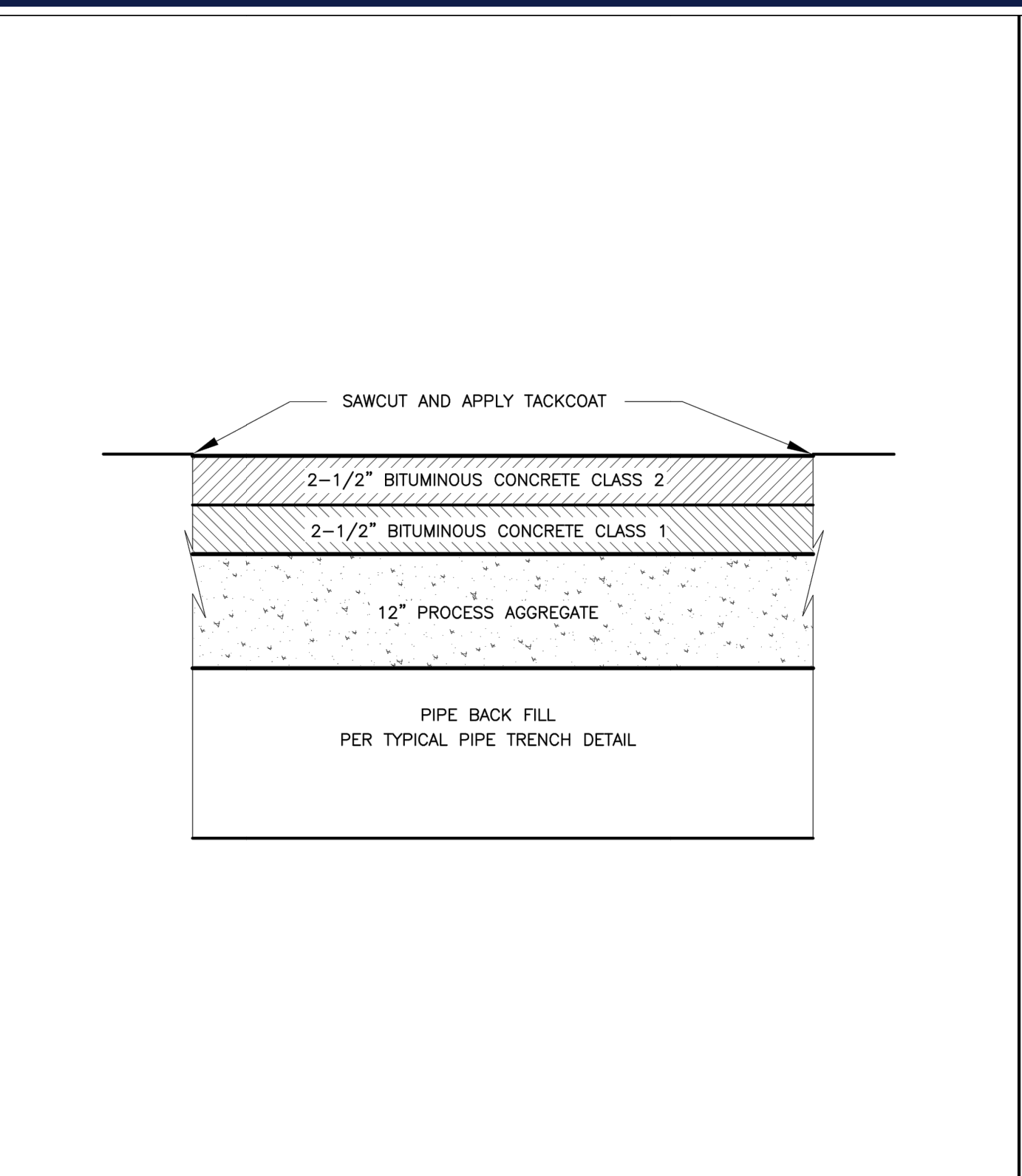
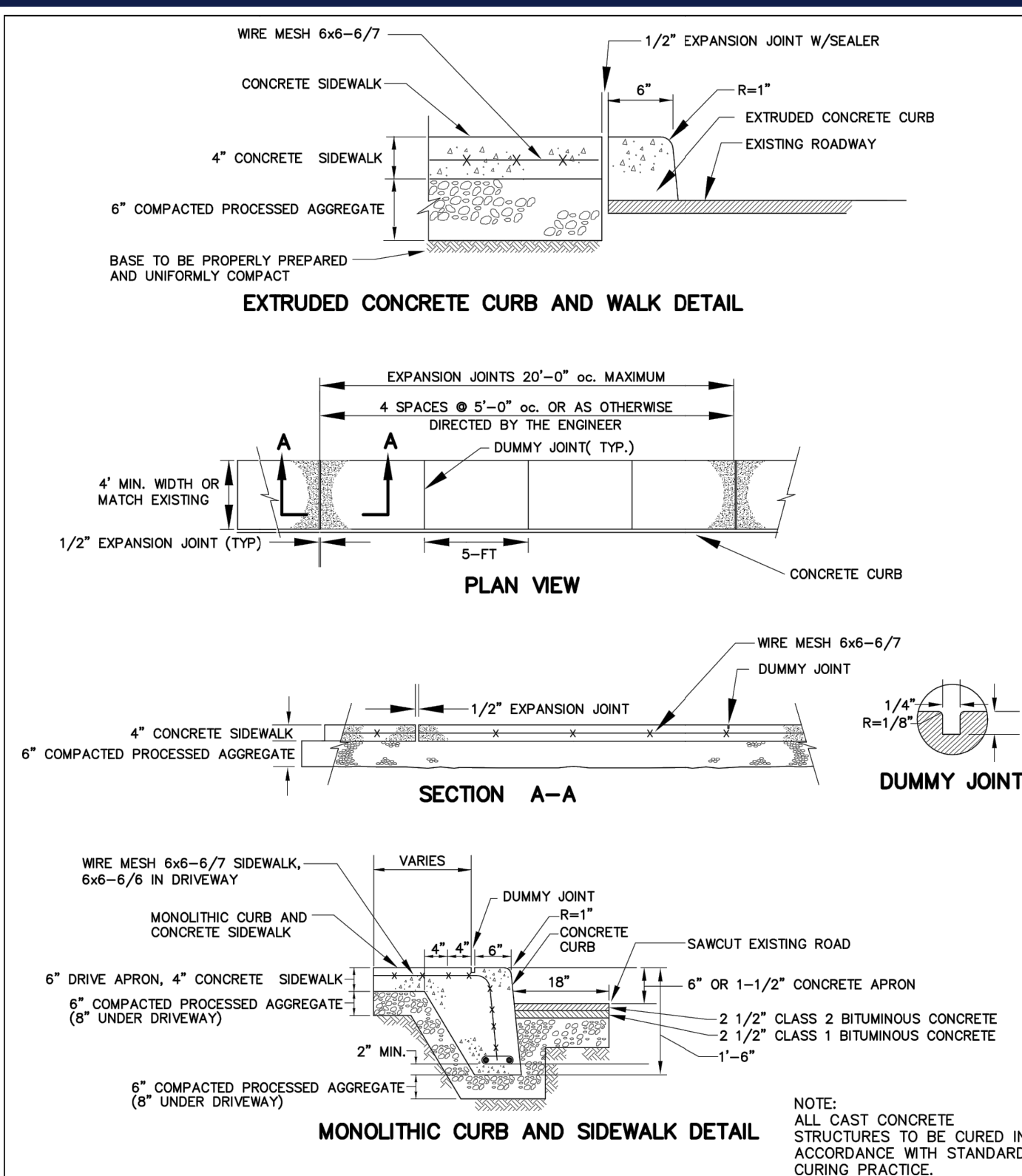
PROPOSED SITE PLAN DOCUMENTS
FOR
PENNRose, LLC
PROPOSED DEVELOPMENT
PARCEL 'B'
MAPLE STREET,
BOROUGH OF NAUGATUCK,
NEW HAVEN COUNTY,
CONNECTICUT

BOHLER
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SHEET TITLE:
SITE DETAIL SHEET
SHEET NUMBER:
C-901
REVISION 9 - 04/12/2024

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COMBINED CONCRETE SIDEWALK DETAILS
 Scale: NTS
 Drawing No. SD-48
 Date: 10/2011
 BOROUGH OF NAUGATUCK ENGINEERING DEPARTMENT STANDARD DETAIL
 229 Church Street, Naugatuck, CT 06770 www.naugatuck-ct.gov

TRENCH REPAIR - BOROUGH STREETS
 Scale: NTS
 Drawing No. SD-51
 Date: 10/2011
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TREE PLANTING
 Scale: NTS
 Drawing No. SD-29
 Date: 10/2011
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AT-GRADE DRIVEWAY RAMP/SIDEWALK
 Scale: NTS
 Drawing No. SD-22
 Date: 10/2011
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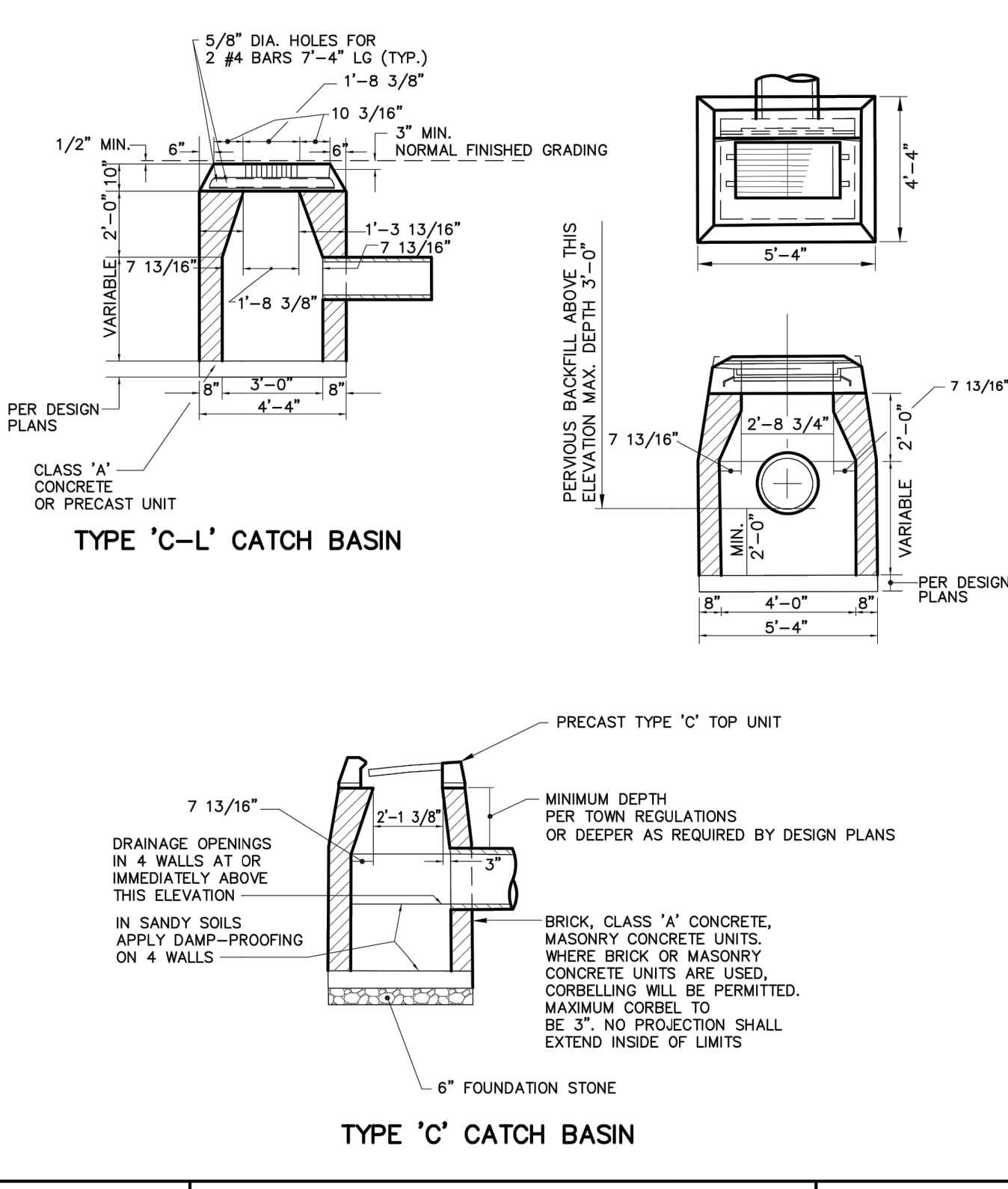
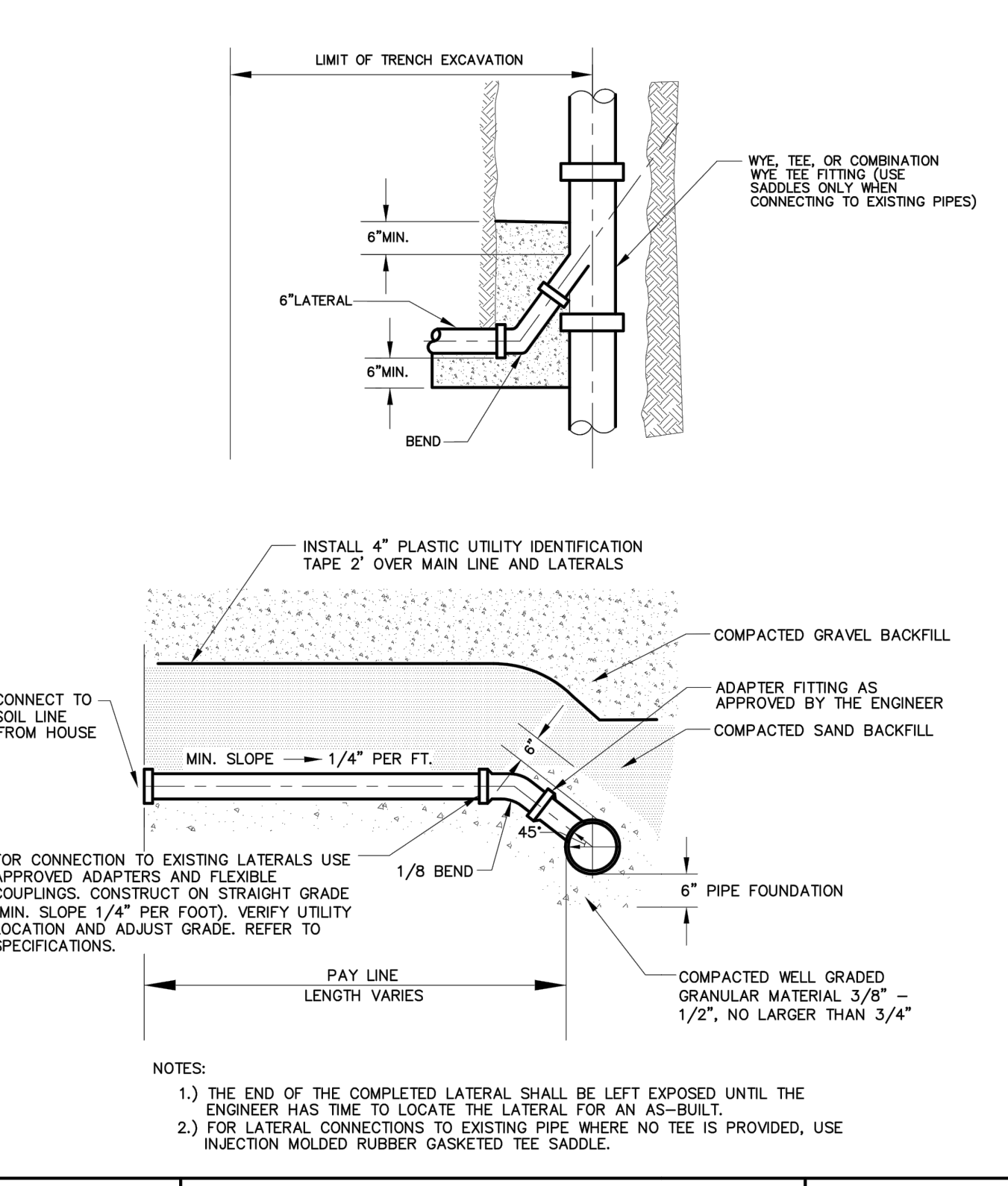
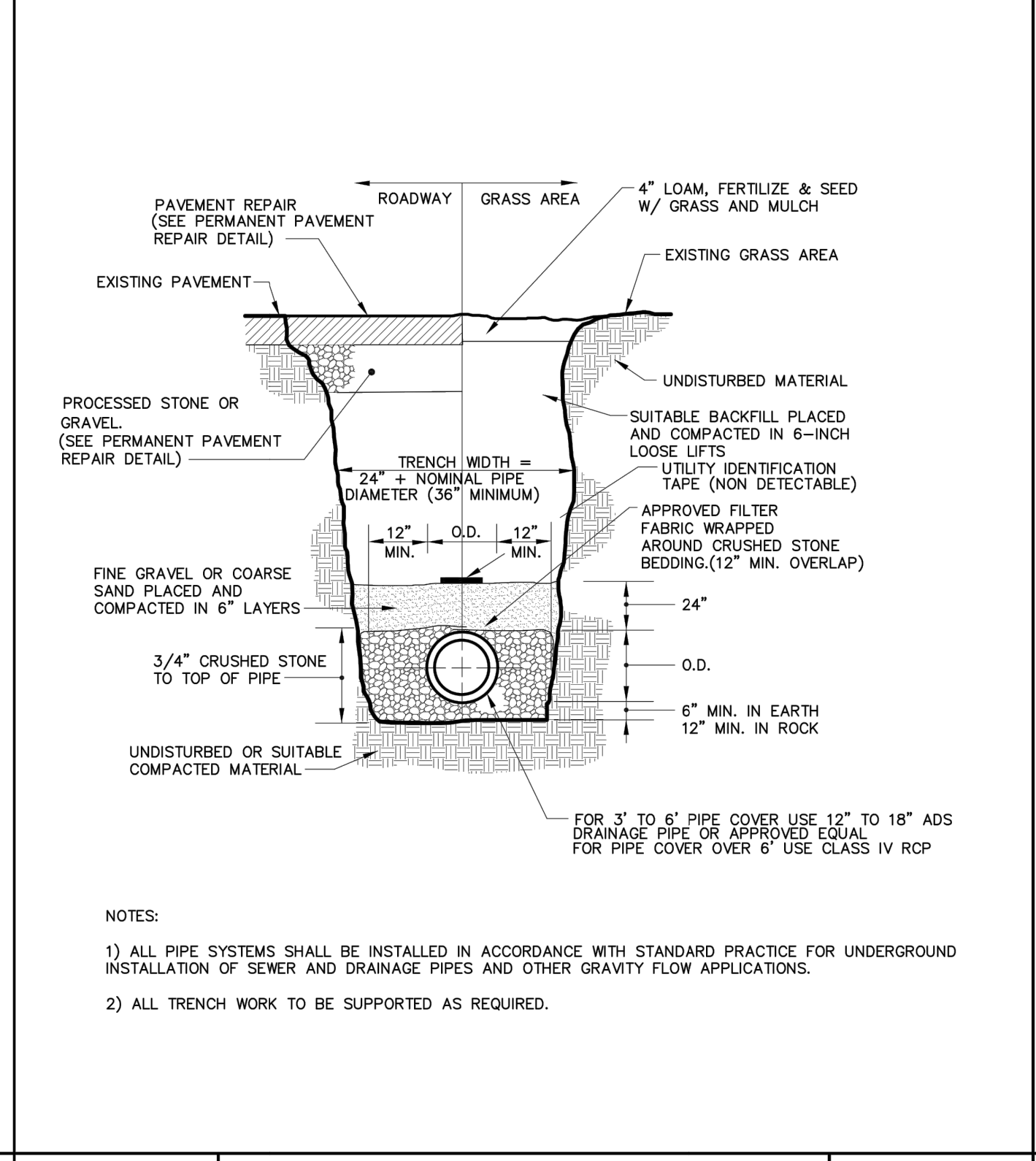
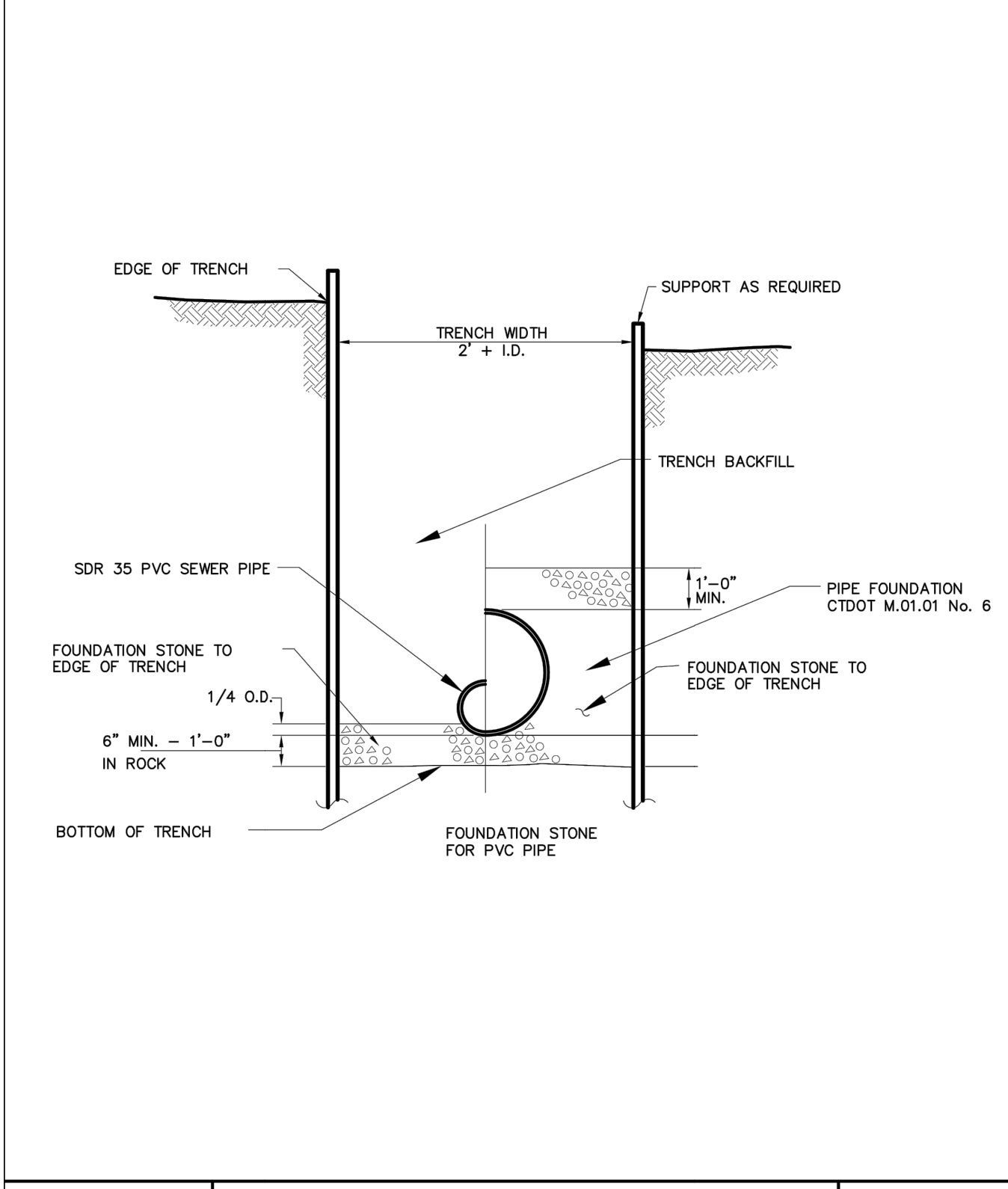
PROPOSED SITE PLAN DOCUMENTS
 FOR
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 PROPOSED DEVELOPMENT
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 MAPLE STREET,
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G.P. FITZGERALD
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF CONNECTICUT
 No. 6199

SHEET TITLE:
SITE DETAIL SHEET
 SHEET NUMBER:
C-902
 REVISION 9 - 04/12/2024

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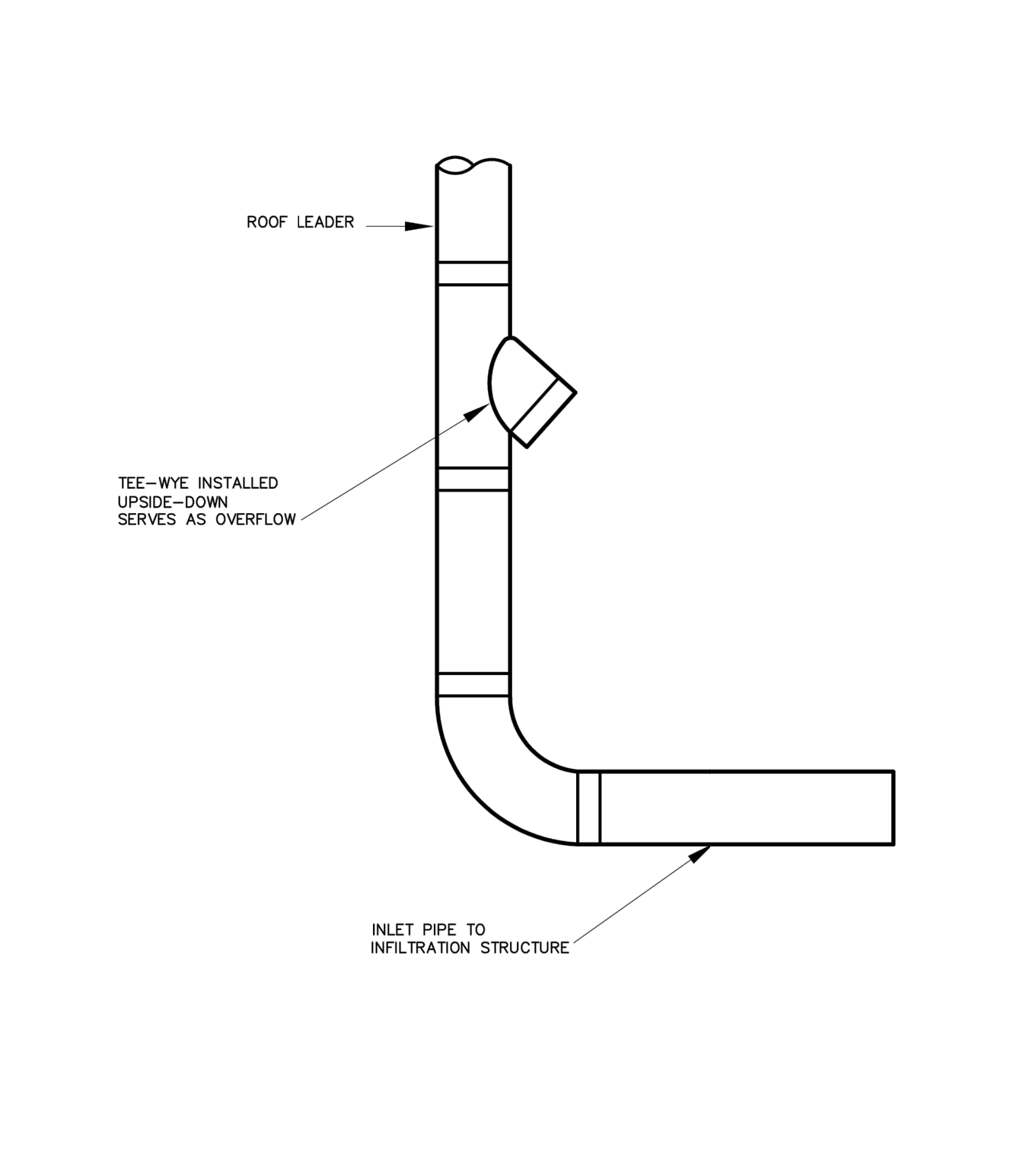
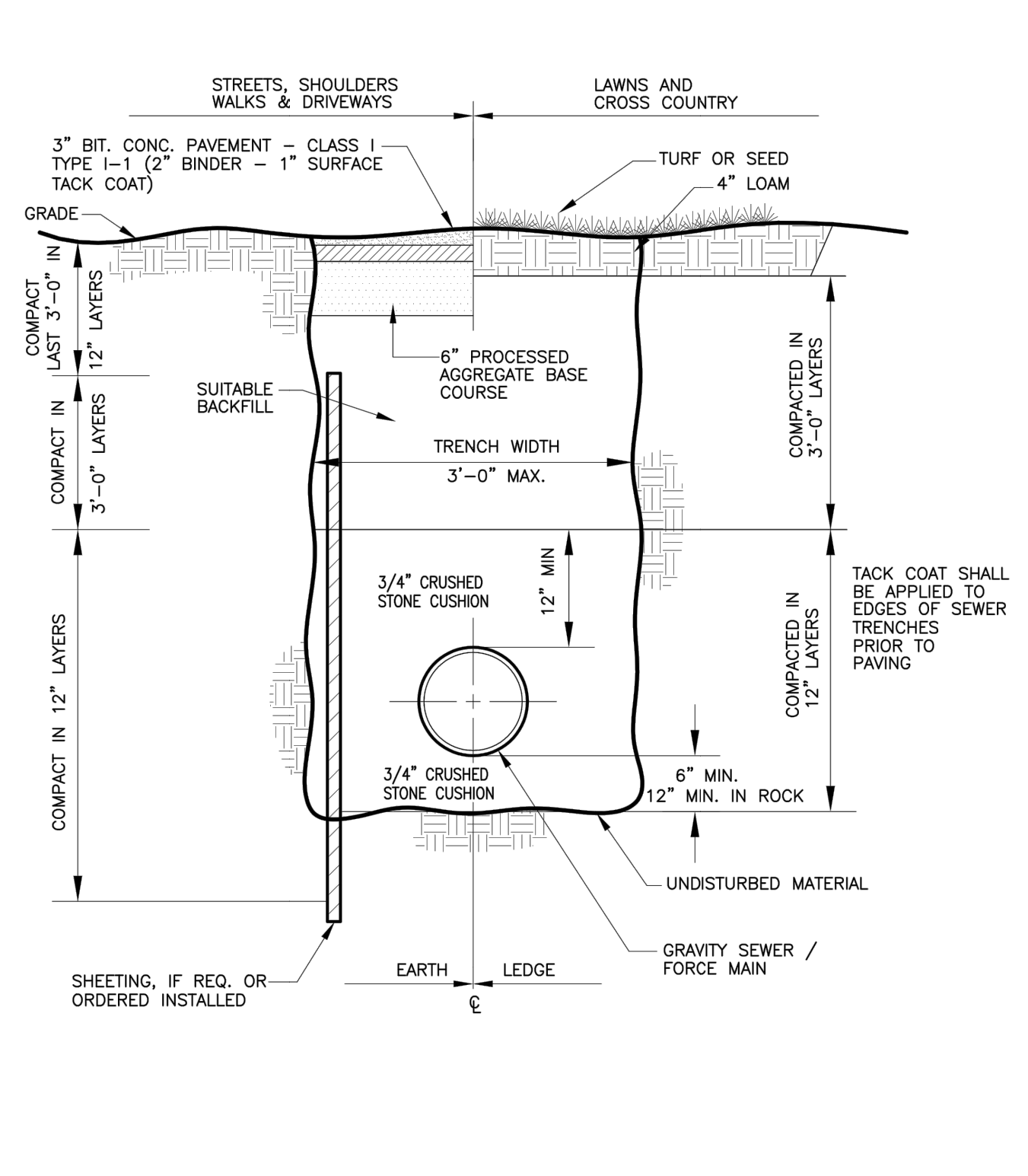
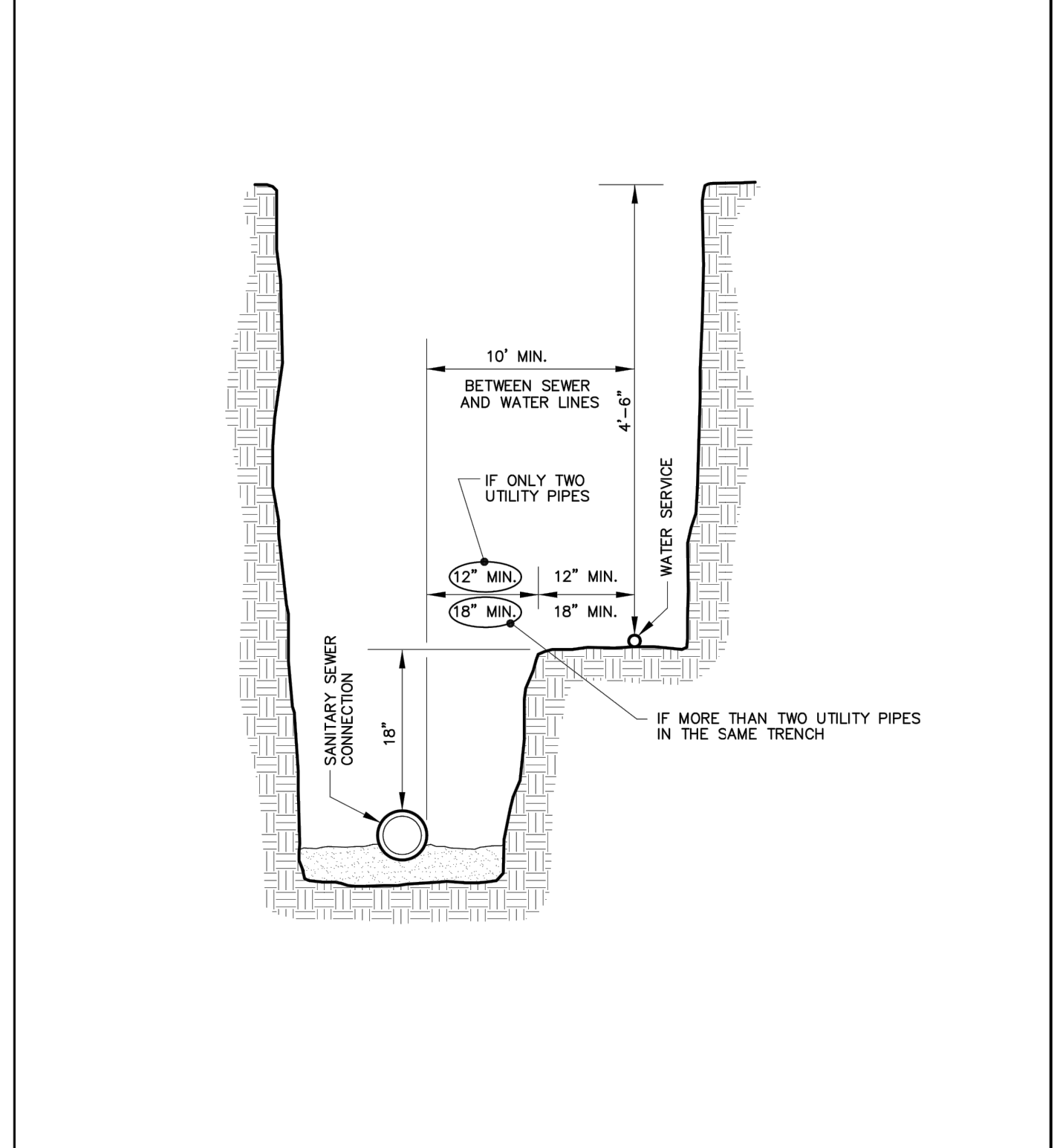
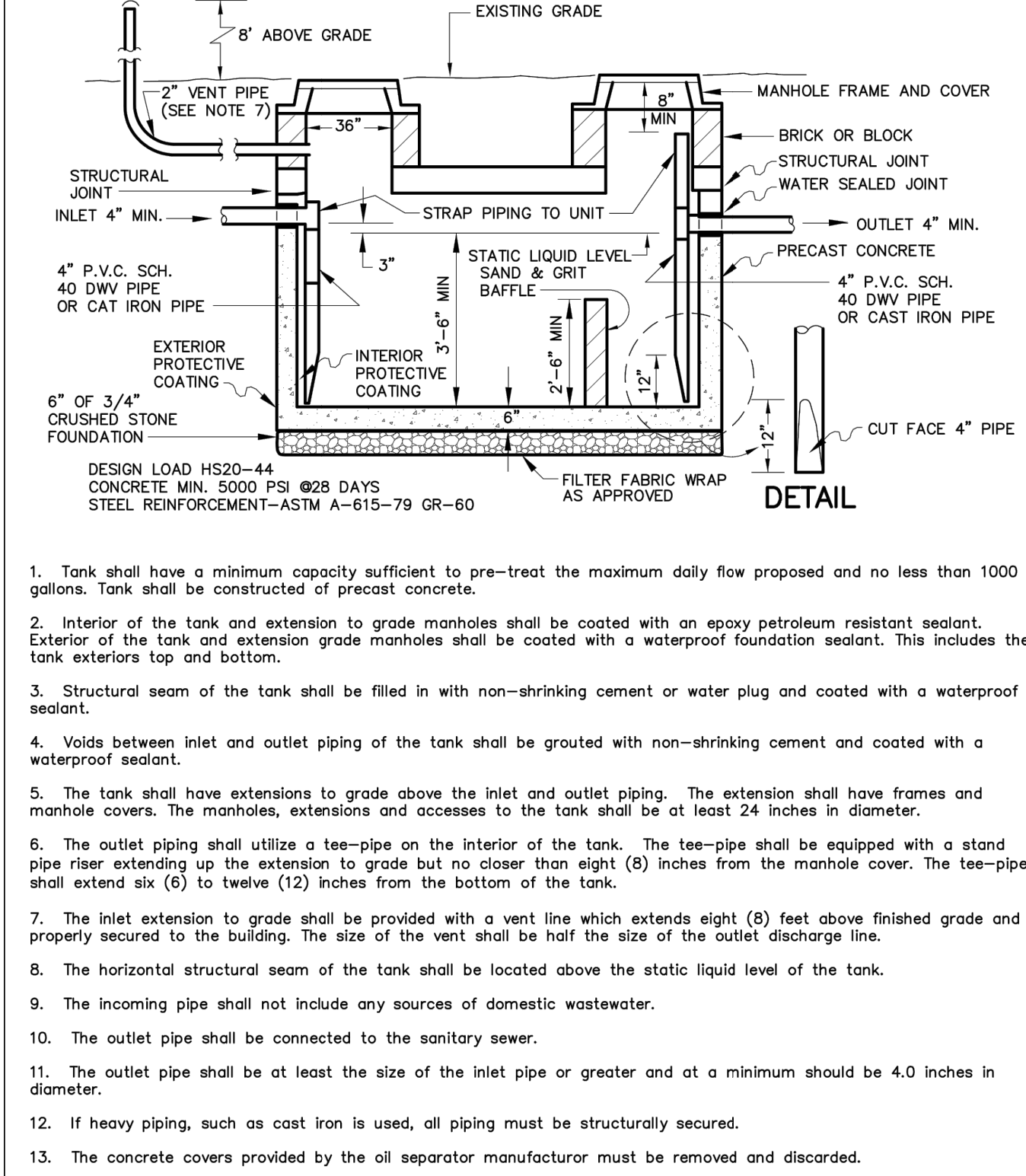


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SITE CIVIL AND CONSULTING ENGINEERING
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DRAWN BY: BTJ
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PROPOSED SITE PLAN DOCUMENTS

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PROPOSED DEVELOPMENT
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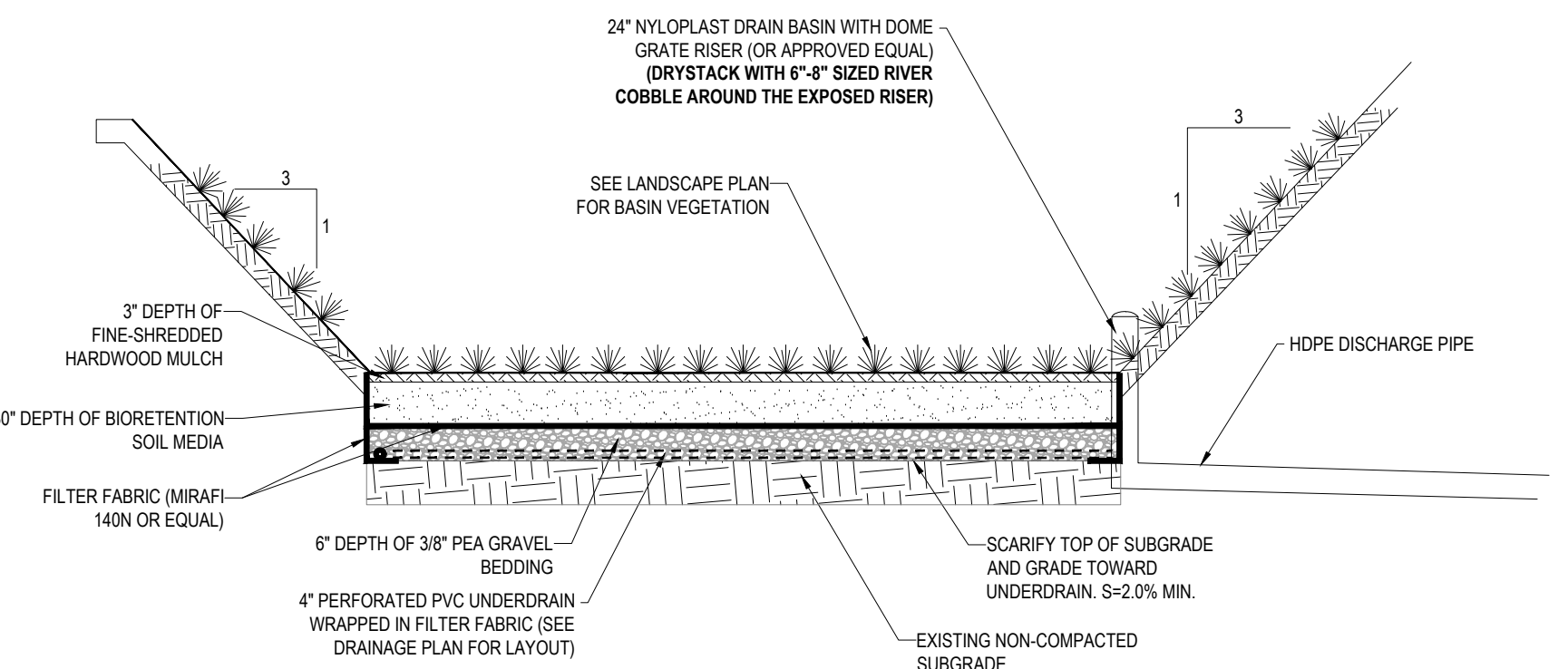
G.P. Fitzgerald

REGISTERED PROFESSIONAL ENGINEER
No. 6196

UTILITY DETAIL SHEET

SHEET NUMBER:
C-903

REVISION 9 - 04/12/2024

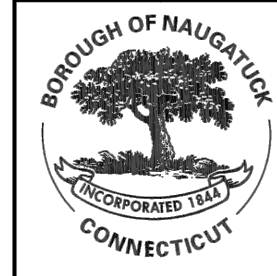
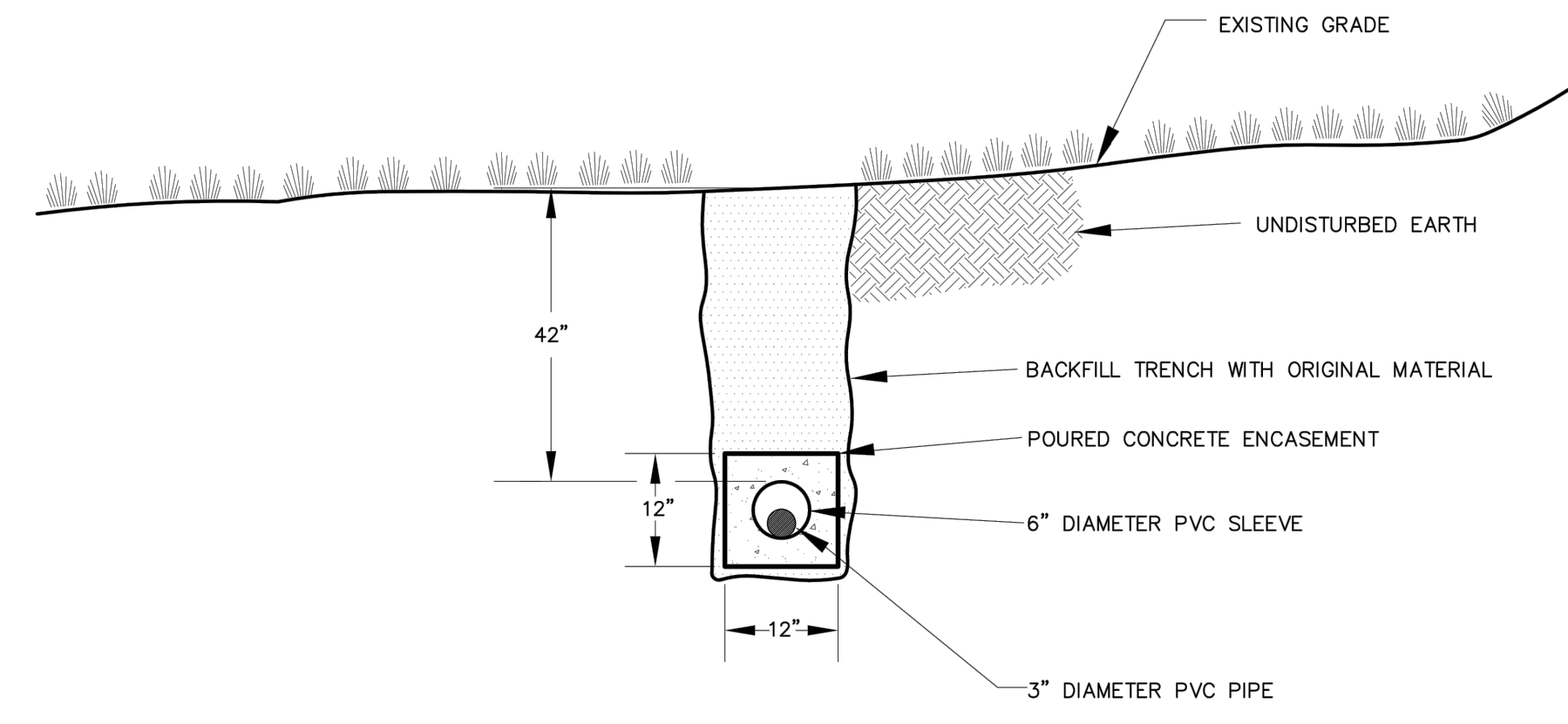
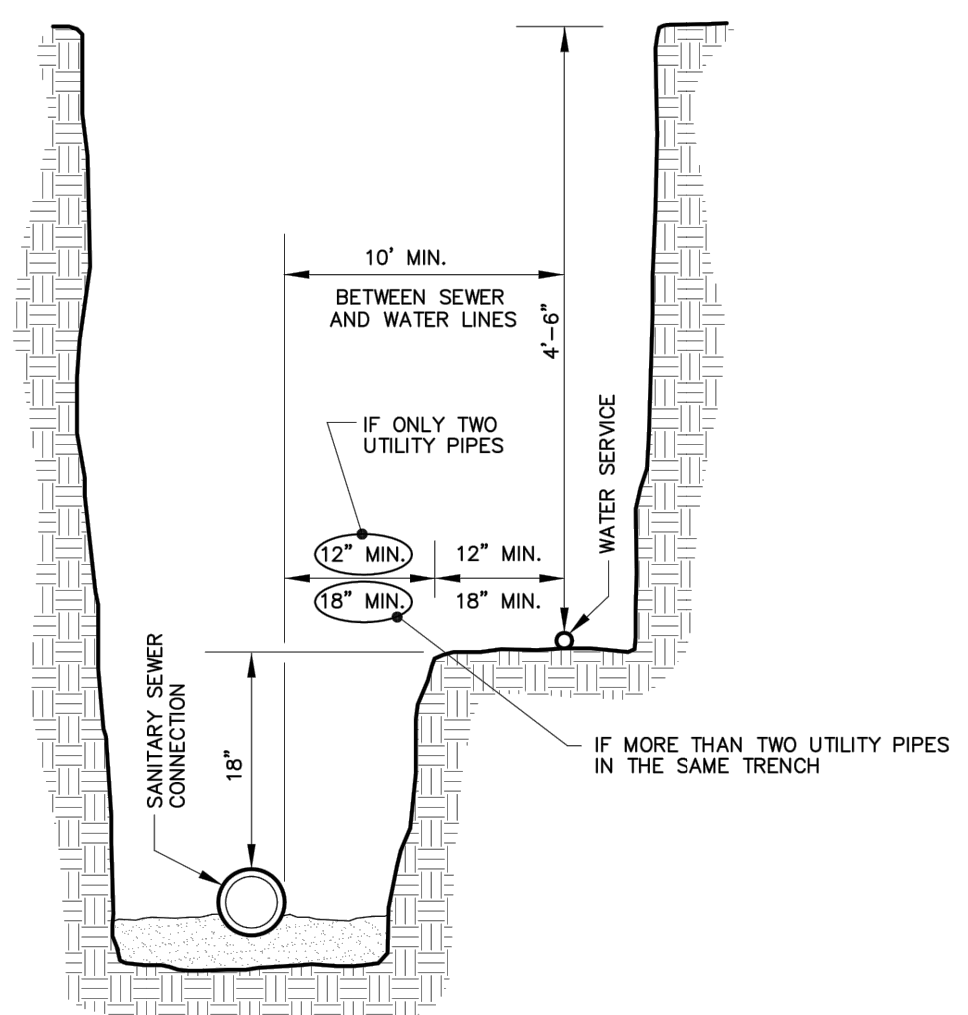


1. THE SOIL MIX FOR BIORETENTION AREAS SHOULD BE A MIXTURE OF SAND COMPOST AND SOIL.
 - 1.1. 40% SAND.
 - 1.2. 20-30% TOPSOIL, AND
 - 1.3. 30-40% COMPOST.
2. THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
3. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5, A RANGE THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ADSORPTION OF NITROGEN, PHOSPHORUS, AND OTHER POLLUTANTS.
4. USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS.
5. THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.

SIEVE SIZE	PERCENT PASSING
2-INCH	100
3/4-INCH	70-100
1/2-INCH	50-80
U.S. NO. 40	15-40
U.S. NO. 200	0-3
6. THE TOPSOIL COMPONENT SHALL BE SANDY LOAM OR LOAMY SAND.
7. THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH CTDEEP GUIDELINES. THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.
8. ON-SITE SOIL MIXING OR PLACEMENT IS NOT ALLOWED IF SOIL IS SATURATED OR SUBJECT TO WATER WITHIN 48 HOURS. COVER AND STORE SOIL TO PREVENT WETTING OR SATURATION.
9. TEST SOIL FOR FERTILITY AND MICRO-NUTRIENTS AND, ONLY IF NECESSARY, AMEND MIXTURE TO CREATE OPTIMUM CONDITIONS FOR PLANT ESTABLISHMENT AND EARLY GROWTH.
10. GRADE THE AREA TO ALLOW A PONDING DEPTH OF 6 TO 8 INCHES, DEPENDING ON SITE CONDITIONS, MORE OR LESS PONDING MAY BE APPROPRIATE.
11. COVER THE SOIL WITH 3 INCHES OF FINE-SHREDDED HARDWOOD MULCH.
12. THE PLANTING PLAN SHALL INCLUDE A MIX OF HERBACEOUS PERENNIALS, SHRUBS, AND (IF CONDITIONS PERMIT) UNDERSTORY TREES THAT CAN TOLERATE INTERMITTENT PONDING, OCCASIONAL SALINE CONDITIONS DUE TO ROAD SALT, AND EXTENDED DRY PERIODS. A LIST OF PLANTS THAT ARE SUITABLE FOR BIORETENTION AREAS CAN BE FOUND AT THE END OF THIS SECTION. TO AVOID A MONOCULTURE, IT IS A GOOD PRACTICE TO INCLUDE ONE TREE OR SHRUB PER 50 SQUARE FEET OF BIORETENTION AREA, AND AT LEAST 3 SPECIES EACH OF HERBACEOUS PERENNIALS AND SHRUBS. INVASIVE AND EXOTIC SPECIES ARE PROHIBITED. THE PLANTING PLAN SHOULD ALSO MEET ANY APPLICABLE LOCAL LANDSCAPING REQUIREMENTS.
13. DURING CONSTRUCTION, AVOID EXCESSIVELY COMPACTING SOILS AROUND THE BIORETENTION AREAS AND ACCUMULATING SILT AROUND THE DRAIN FIELD. TO MINIMIZE SEDIMENT LOADING IN THE TREATMENT AREA, DIRECT RUNOFF TO THE BIORETENTION AREA ONLY FROM AREAS THAT ARE STABILIZED. ALWAYS DIVERT CONSTRUCTION RUNOFF ELSEWHERE.
14. TO AVOID COMPACTION OF THE PARENT MATERIAL, WORK FROM THE EDGE OF THE AREA PROPOSED AS THE LOCATION OF AN EXFILTRATING BIORETENTION CELL. NEVER DIRECT RUNOFF TO THE CELL UNTIL THE CELL AND THE CONTRIBUTING DRAINAGE AREAS ARE FULLY STABILIZED.
15. PLACE PLANTING SOILS IN 1-FOOT TO 2-FOOT LIFTS AND COMPACT THEM WITH MINIMAL PRESSURE UNTIL THE DESIRED ELEVATION IS REACHED. SOME ENGINEERS SUGGEST FLOODING THE CELL BETWEEN EACH LIFT PLACEMENT IN LIEU OF COMPACTION.

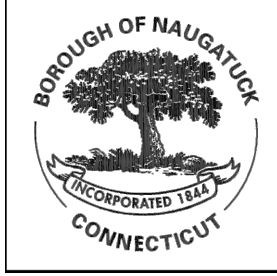
BIORETENTION BASIN

NOT TO SCALE



SEWER LINE CROSSING SECTION
 Scale: NTS
 Drawing No. SD-13
 Date: 10/2011

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**SANITARY SEWER HOUSE CONNECTION
 AND WATER SERVICE IN TRENCH**
 Scale: NTS
 Drawing No. SD-28
 Date: 10/2011

**BOROUGH OF NAUGATUCK
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BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/05/2022	PER ARCHITECT COORDINATION	TJN	CWE
2	12/21/2022	40% DESIGN DOCUMENTS	CAM	CWE
3	12/21/2022	PER DOT COMMENTS	TJN	CWE
4	09/29/2023	DOT & BOROUGH COORDINATION	BTJ	CWE
5	11/22/2023	75% DESIGN DOCUMENTS	BTJ	CWE
6	01/11/2024	95% CONSTRUCTION DOCUMENTS	BTJ	CWE
7	02/13/2024	PER EVERSOURCE COORDINATION	TJN	CWE
8	02/27/2024	PER CHFA COMMENTS	BTJ	GPF
9	04/12/2024	FMC APPLICATION COMMENTS	BTJ	CWE

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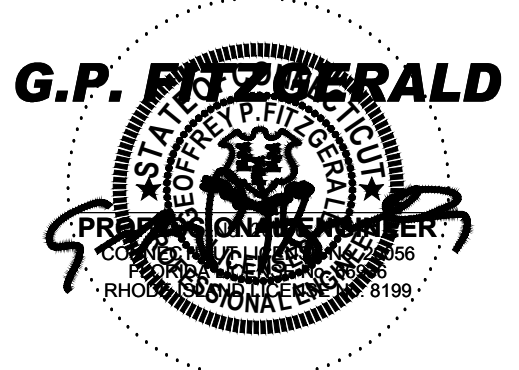
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PROJECT No.: CT220068.00
 DRAWN BY: BTJ
 CHECKED BY: GPF
 DATE: 12/05/2022
 CAD ID: CTA220068.00-DET-7A

PROPOSED SITE PLAN DOCUMENTS

FOR
PENNROSE, LLC
 PROPOSED DEVELOPMENT
 PARCEL 'B'
 MAPLE STREET,
 BOROUGH OF NAUGATUCK,
 NEW HAVEN COUNTY,
 CONNECTICUT

BOHLER
 65 LaSALLE ROAD, SUITE 401
 WEST HARTFORD, CT 06107
 Phone: (860) 333-8900
 www.BohlerEngineering.com



UTILITY DETAIL SHEET

SHEET NUMBER:
C-904

REVISION 9 - 04/12/2024

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