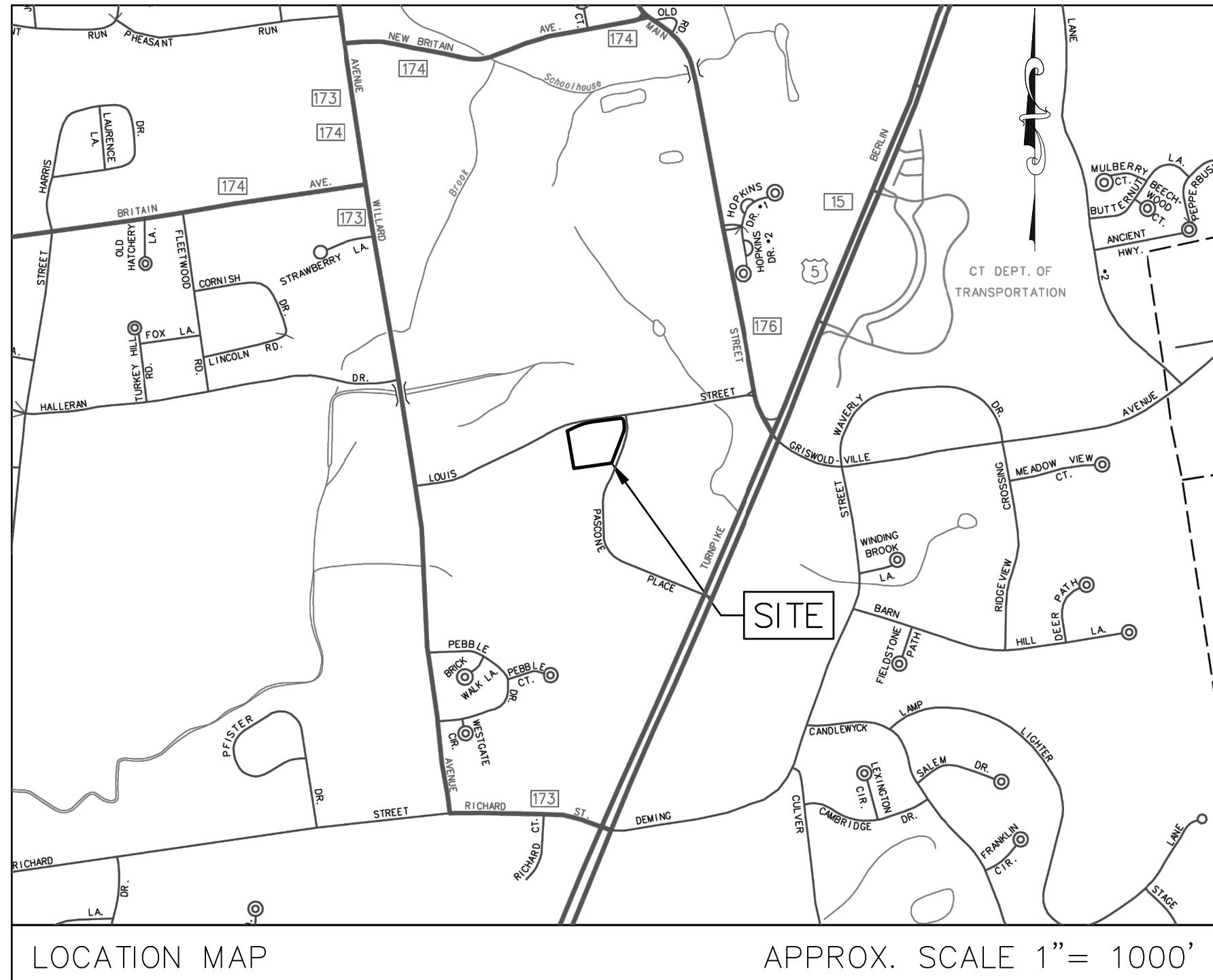


RESIDENTIAL SITE DEVELOPMENT

103 LOUIS STREET NEWINGTON, CT

PROJECT NUMBER
24122

DECEMBER 2025



PREPARED FOR
PREMIER REAL ESTATE SERVICES II, LLC
110 COURT STREET, SUITE 1
CROMWELL, CT 06416

PREPARED BY
ZUVIC

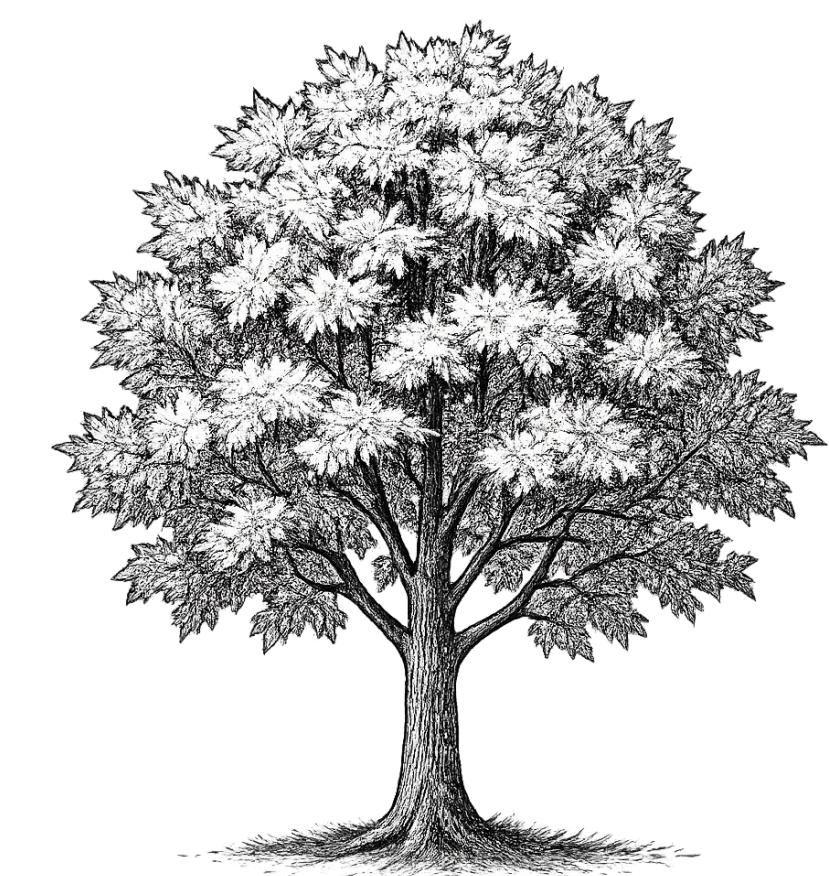
40 Cold Spring Road, Suite 1
Rocky Hill, CT 06067
www.zuvic.com

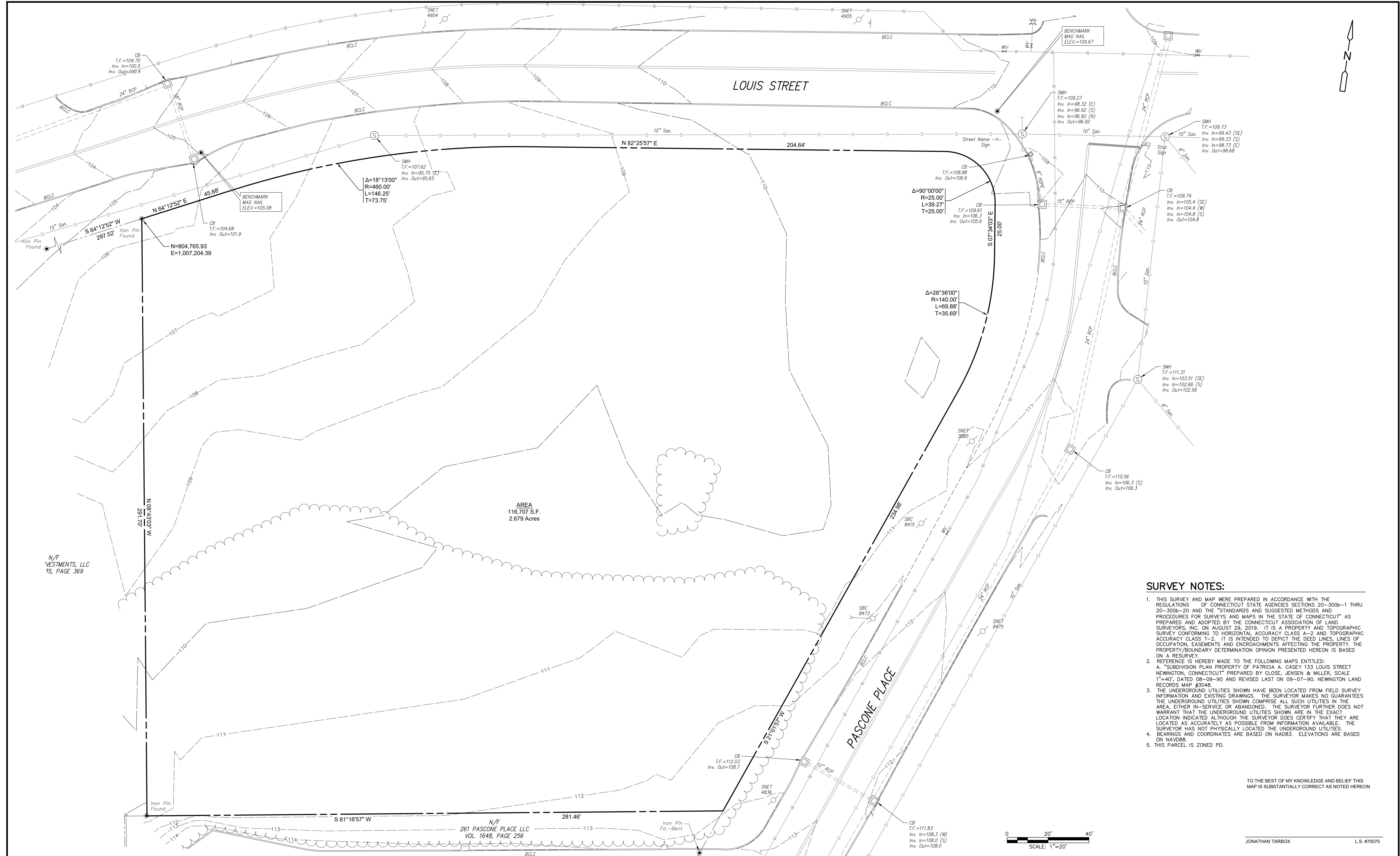
LIST OF DRAWINGS	
--	COVER SHEET
SV-1	PROPERTY AND TOPOGRAPHIC SURVEY
GN-1	GENERAL NOTES
ES-1	DEMOLITION, EROSION & SEDIMENTATION CONTROL PLAN
SP-1	SITE LAYOUT PLAN
GP-1	GRADING PLAN
UP-1	UTILITY PLAN
LP-1	SITE MATERIALS & LANDSCAPE PLAN
LP-2	SITE MATERIALS & LANDSCAPE PLAN NOTES
CD-1	CIVIL DETAILS
CD-2	CIVIL DETAILS
CD-3	CIVIL DETAILS
CD-4	CIVIL DETAILS
CD-5	CIVIL DETAILS
TURN-1	TURNING MOVEMENTS
--	ILLUMINATION PLAN

ISSUED FOR PERMIT ONLY
12/3/2025
NOT FOR CONSTRUCTION

PROJ #24122 - 103 LOUIS STREET

DANIEL VILL, P.E. #32077





GENERAL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED AS INDICATED IN THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, AND THE REQUIREMENTS OF THE TOWN OF NEWINGTON.
- THE CONTRACTOR SHALL NOTIFY ALL LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND THE TOWN OF NEWINGTON FOR SERVICE INSTALLATIONS AND CONNECTIONS.
- THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 819 SHALL BE MADE PART OF THE CONTRACT AS MODIFIED BY THE PLANS AND NOTES CONTAINED HEREIN.
- THE CONTRACTOR SHALL MAINTAIN ONE SET OF CONTRACT DOCUMENTS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SET SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER'S REPRESENTATIVE IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONTRACT DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
- STATED DIMENSIONS TAKE PREFERENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATION AND/OR DIMENSIONS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE TOWN OF NEWINGTON, THE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES IF APPLICABLE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES, STRUCTURES AND OTHER SITE FEATURES NOT BEING REMOVED AND/OR ALTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL REQUIRED SUBMITTALS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 15 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UTILITIES) TO THE OWNER AND ENGINEER AT THE END OF CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN MAINTENANCE OF TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE OWNER'S REPRESENTATIVE OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS APPROVED OTHERWISE IN WRITING BY THE GOVERNING JURISDICTION.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE LOCATIONS ARE APPROXIMATED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4435.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT FOR PROTECTION OF PERSONNEL DURING ALL EXCAVATION AND BACKFILLING OPERATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE CONSTRUCTION AREA UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPE OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND RESPECTIVE UTILITY COMPANY IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
- DO NOT INTERRUPT EXISTING UTILITIES SERVICING ADJACENT PROPERTIES EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED BY THE OWNER AND THE TOWN.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50 KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL LOCAL AND STATE GOVERNING AND REGULATORY AGENCIES.
- ALL DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PREMISES AND SHALL BE PROPERLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL AREAS SHALL BE KEPT IN A NEAT AND ORDERLY MANNER AT ALL TIMES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- ALL DISTURBANCE INCURRED WITHIN THE TOWN OF NEWINGTON'S RIGHT-OF-WAY AND CTDOT'S RIGHT-OF-WAY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE PUBLIC WORKS REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT APPROPRIATE MODIFICATIONS MAY BE MADE.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLAND IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHODS.
- RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY OWNER.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. THE TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS.
- ALL UTILITIES AND PIPES SCHEDULED FOR DEMOLITION SHALL BE REMOVED UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE PREPARED AT ALL TIMES TO SWEEP THE SURROUNDING ROADWAYS AS REQUIRED BY THE TOWN AND/OR THE OWNER'S REPRESENTATIVE.
- ANY MODIFICATIONS OR DEVIATIONS TO THE PLANS APPROVED BY THE NEWINGTON PLANNING AND ZONING COMMISSION, WATER/SEWER DISTRICT OR WETLANDS COMMISSION ARE SUBJECT TO REVIEW AND APPROVAL BY THE COMMISSION OR THE DESIGN REVIEW COMMITTEE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- ANY WORK WITHIN THE CTDOT RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE

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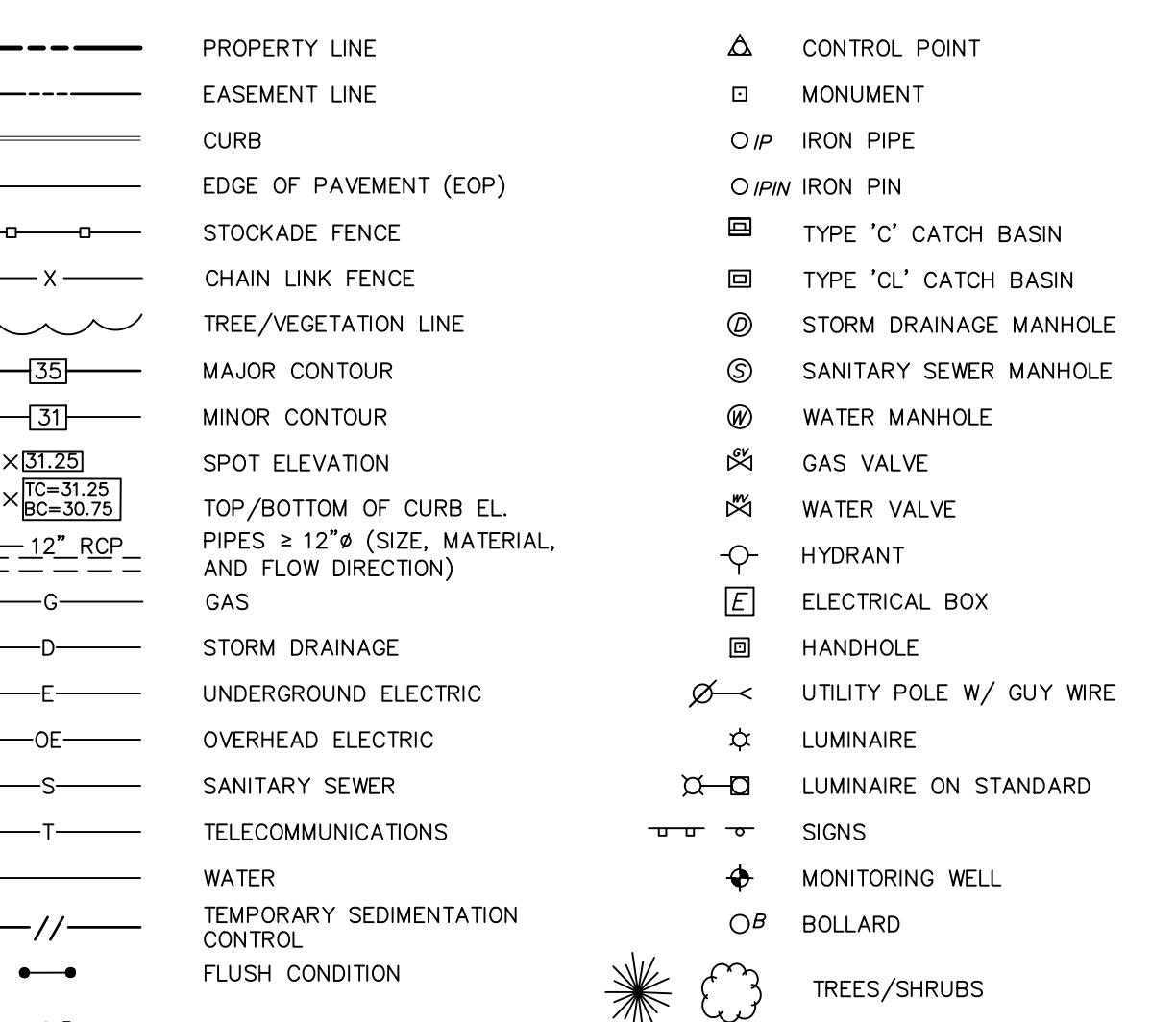
ABBREVIATIONS

(NOT ALL ABBREVIATIONS MAY BE USED)

APPROX.	APPROXIMATE	I.PIN	IRON PIN
B.CLC	BITUMINOUS CONCRETE LIP CURB	INV.	INVERT
BOT.	BOTTOM	LP	LOW POINT
BIT.	BITUMINOUS	LSA	LANDSCAPED AREA
C.	CENTER LINE	MDPE	MEDIUM DENSITY POLYETHYLENE
C-13	CATCH BASIN	MH	MANHOLE
C-CB	CURBED CATCH BASIN	MON	MONUMENT
CL-CB	CURBLESS CATCH BASIN	NTS	NOT TO SCALE
C.I.P.	CAST IRON PIPE	O.C.	ON CENTER
C.L.F.	CHAIN LINK FENCE	O.D.	OUTSIDE DIAMETER
C.O.	CLEAN OUT	OE	OVERHEAD ELECTRIC
C.OM.	CONCRETE	PE	POLYETHYLENE
COMM.	COMMUNICATIONS	PL	PLATE
D.I.	DUCTILE IRON	PVMT	PAVEMENT
D.I.P.	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE
DMH	DRAINAGE MANHOLE	R	RADIAL
DEC.	DEGREE	RCP	REINFORCED CONCRETE PIPE
EL.	ELEVATION	S	SANITARY
EMH	ELECTRICAL MANHOLE	SAN	SANITARY MANHOLE
EOP	EDGE OF PAVEMENT	SMH	SANITARY SEWER
EX.	EXISTING	SSWR	STORM
F.	FINISHED FLOOR	STM	SANITARY MANHOLE
FFE	FINISHED FLOOR ELEVATION	SW	TEMPORARY
F.L.	FLOW LINE	TEMP.	TEMPORARY
G.	GAS	TEL.	TELEPHONE
GM	GAS METER	TF	TOP OF FRAME
GRAN	GRANITE	T.P.	TOP OF PIPE
GRD.	GRADE TO DRAIN	TYP.	TYPICAL
GV	GAS VALVE	UKWN	UNKNOWN
HH	HANDLE	VIF	VERIFY IN FIELD
HDPE	HIGH DENSITY POLYETHYLENE	W	WATER
HGT	HIGH POINT	WMH	WATER MANHOLE
HYD	HYDRANT	WV	WATER VALVE
I.D.	INSIDE DIAMETER	YD	YARD DRAIN

LEGEND

(NOT ALL SYMBOLS MAY BE USED)



SOIL EROSION AND SEDIMENT CONTROL NOTES

NARRATIVE

THE SUBJECT SITE IS COMPRISED OF 2.7 ACRES OF LAND LOCATED AT THE INTERSECTION OF LOUIS STREET AND PASONE PLACE IN NEWINGTON, CT. THE EXISTING SITE IS NOT DEVELOPED AND DOES NOT CONTAIN ANY BUILDINGS. SITE DEVELOPMENT INCLUDES EXTENDING THE SEWER SERVICE ACROSS LOUIS ST, EXTENSION OF A WATER SERVICE THROUGH THE SITE, CONSTRUCTION OF 41 RESIDENTIAL UNITS AND ASSOCIATED PAVED PARKING AND CIRCULATION DRIVES.

CONSTRUCTION SCHEDULE

ANTICIPATED CONSTRUCTION START DATE IS SPRING 2026 AND ANTICIPATED COMPLETION DATE IS WINTER 2026. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL CONTROLS DURING CONSTRUCTION AND UNTIL THE SITE IS STABILIZED.

RESPONSIBLE CONTACT

THE RESPONSIBLE CONTACT PERSON FOR ASSURING THAT ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE PROPERLY INSTALLED AND MAINTAINED WILL BE THE SITE CONTRACTOR. FURTHER, THE TOWN OF NEWINGTON STAFF AND ENGINEER RESERVE THE RIGHT TO MODIFY THE E&S PLAN AND MEASURES AS NEEDED.

GENERAL CONSTRUCTION SEQUENCE

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION ACCESS PAD, HAY BALES, AND SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL THE ENGINEER HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- PERFORM EARTHWORK IN EXPEDITED MANNER, AND STABILIZE. INSTALL ADDITIONAL EROSION CONTROLS AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND/OR THE TOWN OF BERLIN.
- INSTALL UTILITIES AS SHOWN ON PLANS.
- PLACE BITUMINOUS PAVEMENT TO FINISHED GRADE.
- PREPARE LANDSCAPE AREAS. PLACE 6" TOPSOIL, FERTILIZE, SEED AND MULCH WHERE SHOWN. INSTALL LANDSCAPE PLANTINGS.
- REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN.
- CONTRACTOR SHALL BE PREPARED AT ALL TIMES TO SWEEP THE SURROUNDING ROADWAYS AS REQUIRED BY THE TOWN AND/OR THE OWNER'S REPRESENTATIVE

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

HAYBALES

- BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
- SIDES OF ADJACENT BALES SHALL TIGHTLY ABUT ONE ANOTHER.
- EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
- THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.

SILT FENCE

- SILT FENCE SHALL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND AS DIRECTED BY THE ENGINEER.
- DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
- POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND INSTALL THE POST AT LEAST 1.5 FEET INTO THE GROUND.
- LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
- BACKFILL THE TRENCH AND COMPACT.

CONSTRUCTION ENTRANCE (VEHICLE TRACKING PAD)

- CONSTRUCTION ENTRANCE PAD SHALL BE CONSTRUCTED WHERE SHOWN ON THE PLANS IN ACCORDANCE WITH THE DESIGN DETAIL OR AS REQUIRED BY THE OWNER/ENGINEER.

SEDIMENT CONTROL AT CATCH BASINS

- PLACE SILT SACKS UNDER GRATE AT EACH CATCH BASINS AT LOCATIONS SHOWN ON DRAWINGS.

OPERATION AND MAINTENANCE OF TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED FOLLOWING EACH RAINFALL, REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
- DEPOSITS SHALL BE REMOVED AND/OR CLEANED-OUT WHEN ONE HALF OF THE ORIGINAL HEIGHT OF THE FEATURE BECOMES FILLED WITH SEDIMENT.
- ALL SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY EXCEED A HEIGHT OF ONE FOOT OR 1/2 THE HEIGHT OF THE SILT FENCE BARRIER.
- CLEAN PAD OF ACCUMULATED SOIL MATERIALS AND ADD ADDITIONAL STONE AS REQUIRED.
- INSPECT SILT SACKS WEEKLY AND AFTER EACH RAINFALL.
- SILT SACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 6" TO 12" OF SEDIMENT.

CONTINGENCY EROSION PLAN

SHOULD UNFORESEEN EROSION OR SEDIMENTATION PROBLEMS ARISE, THE DESIGN ENGINEER OF RECORD (ZUVIC, INC) AND LOCAL ENFORCEMENT AGENT SHALL BE NOTIFIED IMMEDIATELY. AN INSPECTION OF THE AFFECTED AREA(S) SHALL BE PROMPTLY PERFORMED. A REMEDIAL ACTION PLAN SHALL BE FORMULATED WITH THE LOCAL ENFORCEMENT AGENT'S APPROVAL. THE SITE CONTRACTOR SHALL THEN IMPLEMENT THE RECOMMENDED COURSE OF ACTION WHICH HAS BEEN DETERMINED BY BOTH THE ENGINEER AND LOCAL ENFORCEMENT AGENT.

PREPARED FOR:
PREMIER REAL ESTATE
SERVICES II, LLC
110 COURT STREET, SUITE 1
CROMWELL, CT 06416

PREPARED BY:
ZUVIC
INFRASTRUCTURE ■ SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
(860)436-4901 ■ WWW.ZUVIC.COM

RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

GENERAL NOTES

SHEET NO.
GN-1



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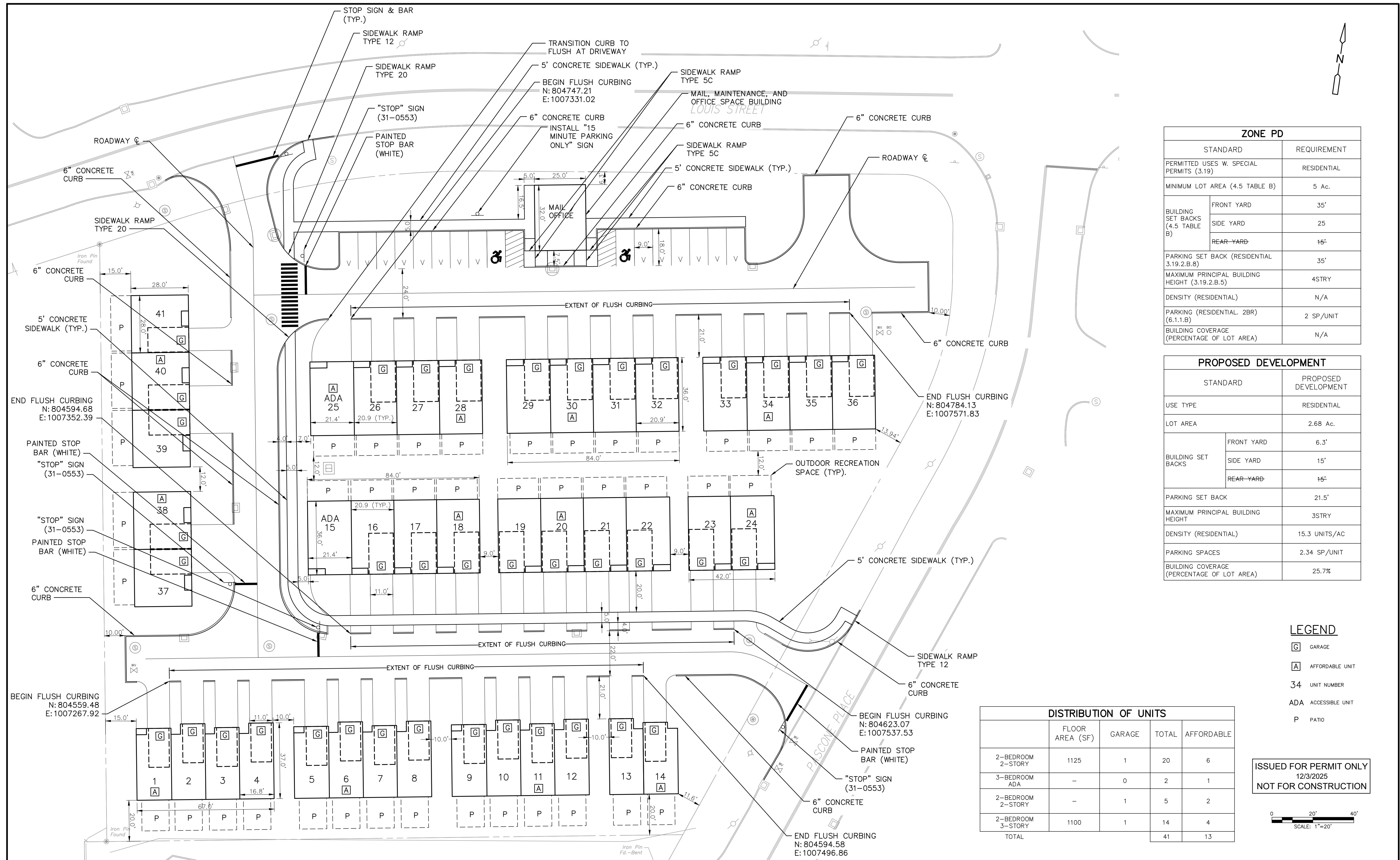
PROJECT NO.:	24122
DESIGNED BY:	DV
DRAWN BY:	DG
SHEET CHK'D BY:	DV
CROSS CHK'D BY:	GS
APPROVED BY:	DV
REV. NO.	DATE
DRWN	CHKD
REMARKS	

PREPARED FOR:
PREMIER REAL ESTATE
SERVICES II, LLC
110 COURT STREET, SUITE 1
CROMWELL, CT 06416

PREPARED BY:
ZUVIC
INFRASTRUCTURE ■ SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
■ (860)436-4901 ■ WWW.ZUVIC.COM

RESIDENTIAL SITE DEVELOPMENT
DEMOLITION, EROSION AND
SEDIMENTATION
CONTROL PLAN
103 LOUIS STREET NEWINGTON, CT

SHET NO.
ES-1



REV. NO.	DATE	DRWN	CHKD

REMARKS

PROJECT NO.: 2412
DESIGNED BY: DV
DRAWN BY: DO
SHEET CHK'D BY: DV
CROSS CHK'D BY: GS
APPROVED BY: DV
DATE: DECEMBER 2023

PREPARED FOR:

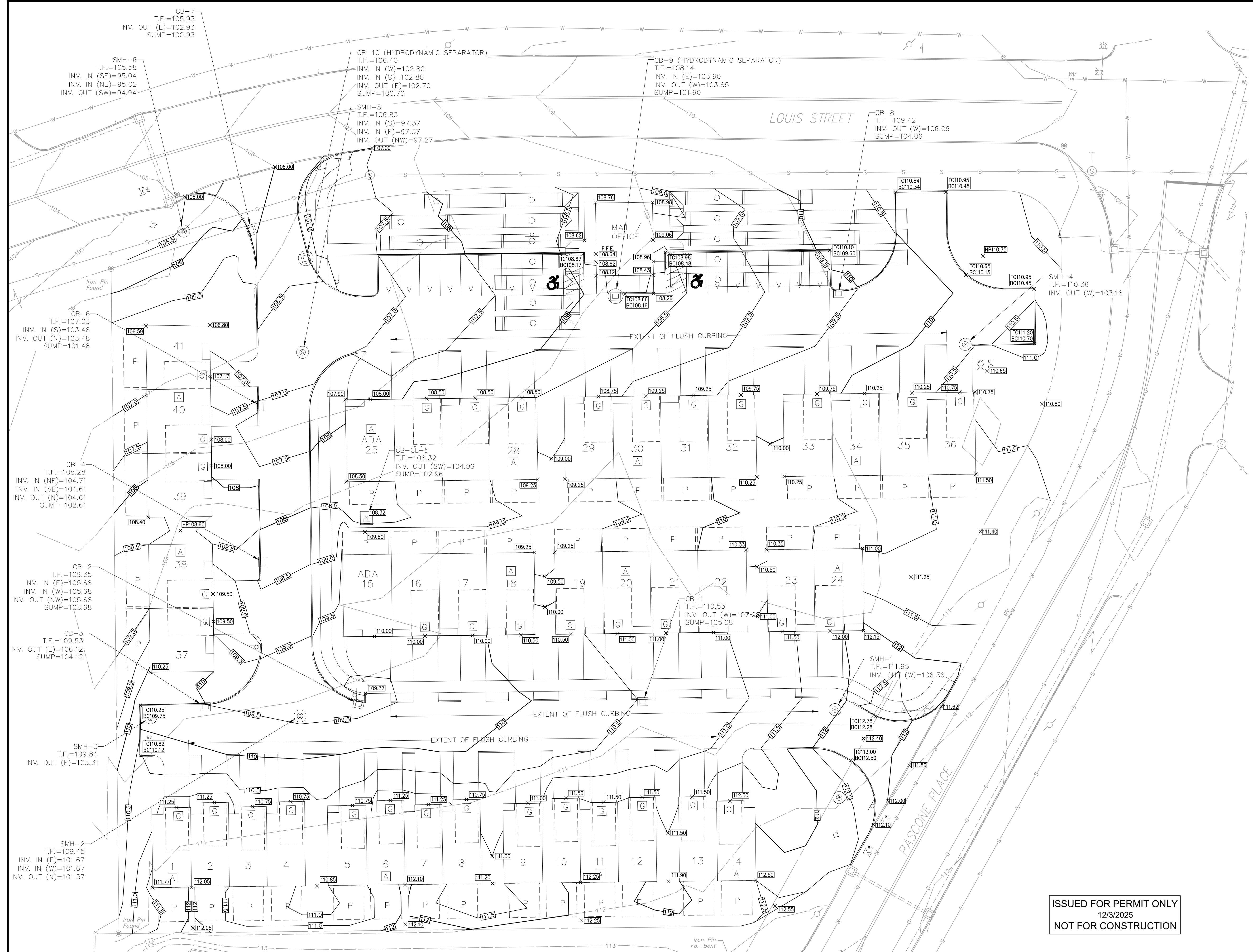
zuvic

INFRASTRUCTURE ■ **SOLUTIONS**

RESIDENTIAL SITE DEVELOPMENT

SITE LAYOUT PLAN

SHEET NO.



LEGEND:

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR / LABEL
PROPOSED MINOR CONTOUR / LABEL
PROPOSED SPOT ELEVATION
PROPOSED TOP/BOTTOM OF CURB EL.

NOTES:

- ALL SPOT ELEVATIONS SHOWN ARE BOTTOM OF CURBS/TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
- GENERAL FILL SHALL BE FREE OF BRUSH RUBBISH, STUMPS AND BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION SECTION 2.12. MATERIALS SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATION SECTION M.02.02 AND M.02.06. HYDRAULICALLY DREDGED MATERIAL SHALL NOT BE ALLOWED.
- GRADE AWAY FROM BUILDING WALLS AT 2% MINIMUM (TYPICAL).
- PROPOSED EARTH SLOPES SHALL BE NO STEEPER THAN 3:1 (HORZ.: VERT.), UNLESS OTHERWISE DEPICTED ON SITE PLAN.
- GENERAL FILL SHALL BE FREE OF BRUSH RUBBISH, STUMPS. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS. THE DRY DENSITY AFTER COMPACTION SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR TEST AND DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D698.
- AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, THE SUBGRADE SHALL BE LOOSENERED BY SCARIFYING TO A DEPTH OF AT LEAST 2" TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.
- FILL OR TOPSOIL SHALL NOT BE PLACED NOR COMPACTED WHILE IN A FROZEN OR MUDDY CONDITION OR WHILE SUBGRADE IS FROZEN.
- ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE.

MATERIAL VOLUMES FOR ESTIMATING PURPOSES ONLY, NOT INCLUDING ANY
ADJUSTMENT FACTOR FOR COMPACTION:

T: 1021 C.Y.
L: 553 C.Y.
T MATERIAL EXPORT: 468 C.Y.

UNIT #	GARAGE ELEV.	F.F. ELEV.
1	111.25	112.00
2	111.25	112.00
3	110.75	111.50
4	110.75	111.25
5	110.75	111.50
6	111.25	112.00
7	111.25	112.00
8	110.75	111.50
9	111.00	111.75
10	111.50	112.00
11	111.50	112.25
12	111.50	112.25
13	111.50	112.25
14	112.00	112.50
15	—	110.10
16	110.00	111.50
17	110.00	110.50
18	110.50	111.00
19	110.50	111.00
20	111.00	111.50
21	111.00	111.50
22	111.00	111.50
23	111.50	112.25
24	112.00	112.75
25	—	108.50
26	108.50	109.00
27	108.50	109.00
28	108.50	109.25
29	108.75	109.25
30	109.25	109.75
31	109.25	109.75
32	109.75	110.25
33	109.75	110.25
34	110.25	111.00
35	110.25	111.00
36	110.75	111.50
37	109.50	110.00
38	109.50	110.00
39	108.00	108.50
40	108.00	108.50
41	107.17	107.67

A scale bar diagram. It features a horizontal line with tick marks at 0, 20', and 40'. The segment between 0 and 20' is divided into four equal parts by internal tick marks. The segment between 20' and 40' is divided into three equal parts by internal tick marks. Below the line, the text "SCALE: 1"=20'" is centered.

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12/3/2025
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PROJECT NO.:	24
DESIGNED BY:	
DRAWN BY:	
SHEET CHK'D BY:	
CROSS CHK'D BY:	
APPROVED BY:	
DATE:	DECEMBER 2

PREPARED FOR:
**PREMIER REAL ESTATE
SERVICES II, LLC**
110 COURT STREET, SUITE 1

zuvic

40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
■ (860)436-4901 ■ WWW.ZUVIC.COM

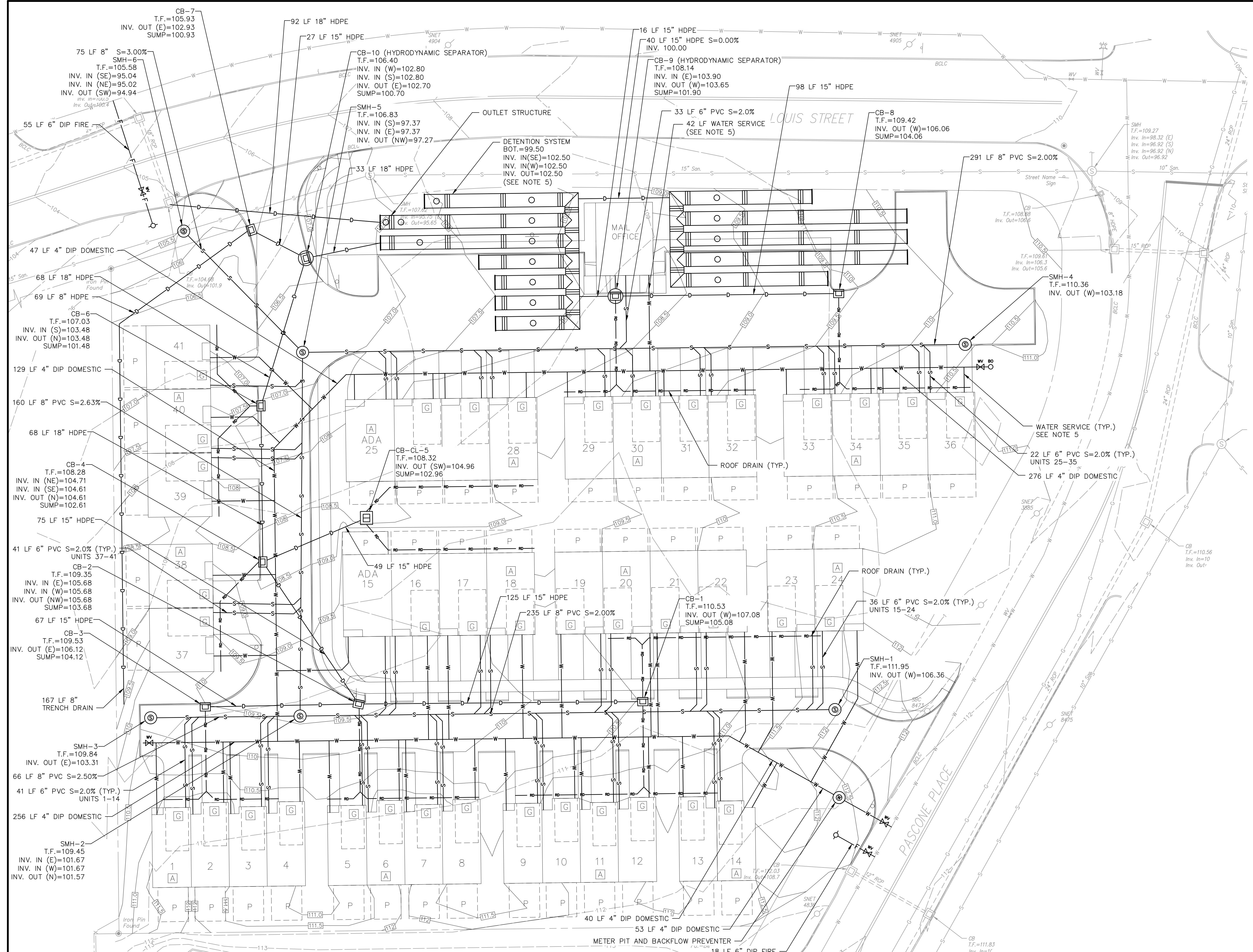
RESIDENTIAL SITE DEVELOPMENT

103 LOUIS STREET NEWINGTON, CT

GRADING PLAN

SHEET NO.

GP-1



LEGEND:

W	WATER MAIN
S	SANITARY SEWER PIPE
D	STORM PIPE
RD	ROOF DRAIN
SMH	SANITARY SEWER MANHOLE
CB	CATCHBASIN
WV	WATER VALVE
BO	BLOW OFF VALVE

HYDRODYNAMIC SEPARATORS

NAME	WATER QUALITY FLOW RATE	PEAK FLOW RATE	RETURN PERIOD OF PEAK FLOW
CB-9	1.78 CFS	12.50 CFS	25-YEAR
CB-10	0.13 CFS	3.24 CFS	25-YEAR

NOTES:

- ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED.
- ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE INDICATED.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF NEWINGTON AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS.
- ALL WATER AND FIRE LINES SHALL BE CLASS 52 DIP DOUBLE CEMENT LINED. ALL JOINTS SHALL BE RESTRAINED WITH SERIES 1100 MEGALUG HARNESS/JOINT RESTRAINT OR APPROVED EQUAL.
- WATER SERVICE TO BE 1 1/4" COPPER PIPE.
- DETENTION STRUCTURE 1: 870 LF OF PERFORATED 72" CMP
 - 1 SYSTEM ROW OF 61.5 LF
 - 2 SYSTEM ROWS OF 81 LF
 - 1 SYSTEM ROW OF 31 LF
 - 2 SYSTEM ROWS OF 31 LF
 - 1 SYSTEM ROW OF 56.5 LF
 - 3 SYSTEM ROWS OF 98 LF
 - 1 SYSTEM ROW OF 63 LF
 - 1 HEADER OF 54 LF
 - 1 HEADER OF 42 LF
 - SYSTEM INV = 99.50
 - WQV ELEV. = 100.80
 - MAX DETENTION ELEV. = 105.50
- ANY ELECTRIC AND TELE/DATA INFORMATION SHOWN ON THIS DRAWING IS FOR CONCEPT DEVELOPMENT PURPOSES ONLY.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BENDS, BOOT CONNECTIONS, AND FITTINGS NECESSARY TO CONNECT ROOF DRAINS TO UNDERGROUND DRAINAGE SYSTEM, SHOWN ON THIS PLAN AS A CONCEPT.
- ALL CATCH BASINS SHALL HAVE A MINIMUM 2' SUMP.
- PROPRIETARY DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. LOCATION AND INSTALLATION OF INSPECTION MANHOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.



GENERAL LANDSCAPE PLANTING NOTES:

- ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AND LANDSCAPE AREAS.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED, AND NURSERY-GROWN IN ACCORDING WITH GOOD HORTICULTURAL PRACTICES, UNLESS SPECIFICALLY NOTED. ALL PLANTS SHALL BE OF SPECIMEN QUALITY. NURSERY STOCK SHALL BE FREE OF DISEASES, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND BE FREE OF CO-DOMINANT LEADERS. THE LANDSCAPE ARCHITECT AND/OR THE OWNER OR THEIR REPRESENTATIVE RESERVE THE RIGHT TO TAG, INSPECT, AND APPROVE ALL PLANT MATERIAL AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT THE NURSERY, AT THE SITE UPON DELIVERY, OR UPON INSTALLATION. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL FROM THE SITE AND REPLACE WITH APPROVED EQUIVALENT BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL BE LABELED BY PLANT NAME, LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES, AND CONTAINERS WHEN DELIVERED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED. IF THE SPECIFIED LANDSCAPE MATERIAL CANNOT BE OBTAINED, THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR USE OF AN ALTERNATIVE PLANT. SUBSTITUTIONS OF PLANT MATERIALS MUST BE AUTHORIZED IN WRITING BY THE PROJECT LANDSCAPE ARCHITECT, PROJECT WETLAND SCIENTIST, PROJECT OWNER OR THEIR REPRESENTATIVE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLAN PREVAILS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL CBYD AND HAVE ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES MARKED PRIOR TO THE START OF EXCAVATION ACTIVITIES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT LANDSCAPE ARCHITECT AND PROJECT OWNER IF THERE ARE CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- BACKFILL MIXTURE AND SOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS. IF PLANTING OCCURS IN A WETLAND OR UPLAND REVIEW AREA, THE USE OF FERTILIZERS AND SOIL AMENDMENTS ARE PROHIBITED.
- ALL FENCE AND HARDSCAPE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE PLANTING, SEEDING, OR LAWN INSTALLATION.
- THE PROJECT LANDSCAPE ARCHITECT, PROJECT WETLAND SCIENTIST, PROJECT OWNER OR THEIR REPRESENTATIVE MAY REVIEW PLANT MATERIALS AT THE SITE BEFORE INSTALLATION TO VERIFY COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY.
- REMOVE ALL TWINE, ROPE, WIRE, CONTAINERS, AND FLAGGING BEFORE COMPLETION. LABELS SHALL ONLY BE REMOVED AFTER LANDSCAPE MATERIAL COMPLIANCE HAS BEEN VERIFIED. DISPOSE OF ALL DEBRIS APPROPRIATELY AND SWEEP ALL SURROUNDING PAVEMENTS. LITTERING OF DEBRIS IS PROHIBITED.
- ALL TREES AND HEDGES ARE TO BE LEFT IN A NATURAL HABIT. DO NOT TRIM TO CREATE GEOMETRIC FORMS.
- STAKING OR GUYING OF TREES IS DISCOURAGED AND NOT REQUIRED UNLESS EXPRESSLY STATED.
- NO PLANT MATERIAL SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
- IF COMPACTION OCCURS DURING EARTHWORK PRIOR TO PLANT INSTALLATION, THE CONTRACTOR MUST HAVE THE SOIL SCARIFIED AND LOOSENED TO THE DEPTH OF COMPACTION OR 12" TO 18", WHICHEVER IS DEEPEST, WITH A BACKHOT OR EQUIVALENT WITHOUT TAMPING SOILS.
- ALL FINE GRADED AREAS SHALL BE HAND RAKED SMOOTH TO ELIMINATE ANY CLUMPS, ROCKS, STUMPS, TRASH AND/OR OTHER UNSIGHTLY DEBRIS PRIOR TO PLANTING OR MULCHING.
- SITE DRAINAGE MUST BE MAINTAINED DURING LANDSCAPE INSTALLATION.
- INSTALLED PLANTINGS SHALL BE IN PROPER HEALTH AND HAVE A 90% SURVIVAL RATE OVER THE FIRST TWO YEARS FOLLOWING ACCEPTANCE BY THE PROJECT OWNER. PLANT MATERIAL FOUND TO BE DEAD, DYING, OR IN POOR HEALTH SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE PROJECT OWNER.
- MULCHING:
 - AT THE TIME OF PLANTING, MULCH WITH NO MORE THAN 3" OF DOUBLE-SHREDDED HARDWOOD OR PINE BARK MULCH OF A NATURAL COLOR, FREE OF DYES. TAKE CARE NOT TO PILE MULCH AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR. A GAP OF APPROXIMATELY 2" SHOULD BE LEFT BETWEEN THE MULCH AND THE ROOT COLLAR TO AVOID MOUNDING ABOVE THE TRUNK FLARE.
 - ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMITS OF CONSTRUCTION, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL DOUBLE-SHREDDED MULCH FREE OF DYES THAT WILL PREVENT SOIL EROSION AND CONTROL DUST.
 - AFTER INITIAL MULCH INSTALLATION, REPLENISH GARDEN BEDS (IF PROPOSED) WITH ADDITIONAL MULCH IN MID TO LATE SPRING, ONLY IN AREAS THAT ARE SHOWING BARE SOILS AND/OR COVERED IN WEEDS. REMOVE ALL UNWANTED PLANTS AND WEEDS BEFORE DRESSING BEDS WITH MULCH.
- CHOOSING PLANT SPECIES:
 - ALL TREES THAT ARE SPECIFIED FOR THE PROJECT SHALL CONFORM TO THE 10-20-30 GUIDELINE TO REDUCE THE RISK OF MASSIVE TREE LOSS DUE TO PESTS. THE PLANTING SCHEDULE SHALL SPECIFY NO MORE THAN 10% OF ANY ONE SPECIES, 20% OF ANY ONE GENUS, OR 30% OF ANY ONE FAMILY.
 - APPROVED ALTERNATIVE PLANTS MUST BE (FIRST) NATIVE TO THE STATE OF CONNECTICUT, (SECOND) NATIVE TO THE NORTHEAST REGION, OR (THIRD) A CULTIVAR OF A NATIVE IN THE AFOREMENTIONED REGIONS.
 - NO PLANTS CLASSIFIED AS INVASIVE BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION (DEEP), UNIVERSITY OF CONNECTICUT, OR CONNECTICUT INVASIVE PLANTS WORKING GROUP (CIPWG) SHALL BE PLANTED ANYWHERE ON SITE. IF INVASIVE SPECIES ARE PLANTED, THEY WILL BE REMOVED AND PROPERLY AND LAWFULLY DESTROYED AT THE CONTRACTOR'S EXPENSE.
- DELIVERY, HANDLING, AND STORAGE:
 - TREES AND SHRUBS SHALL NOT BE PRUNED PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT. DO NOT BEND OR BIND THE TREES IN A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY THE NATURAL SHAPE.
 - TAKE SPECIAL CARE TO NOT DROP BALL AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
 - PLASTIC, METAL, WIRE BASKETS, BURLAP, AND OTHER ROOT COVERINGS, WRAPPING, AND BINDING MATERIAL SHALL BE REMOVED ENTIRELY FROM THE PLANT AT TIME OF INSTALLATION. IF ROOT BALL IS IN RISK OF CRUMBLING, ONLY BURLAP MAY REMAIN ON THE LOWER 1/3 OF THE ROOT BALL. DO NOT INHIBIT HORIZONTAL ROOT GROWTH.
 - IF INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER ARRIVAL, THE CONTRACTOR SHALL SET ALL PLANT MATERIAL IN SHADE, PROTECTED FROM WEATHER, MECHANICAL DAMAGE, THEFT, AND DETERIORATION. PLANT SOIL MUST BE KEPT MOIST USING A WATERING TANK, HOSE, OR OTHER SYSTEM UNTIL READY FOR PLANTING. ANY PACKAGED MATERIALS SUCH AS BOXED PERENNIALS MUST BE OPENED, UNWRAPPED, AND FREE AS TO NOT RESTRAIN AIR CIRCULATION AND WATERING WHILE WAITING TO BE INSTALLED.

PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	COND.
AGM	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	4"-4.5" CAL.	4	AS SHOWN	B&B
AOG	ACER RUBRUM	OCTOBER GLORY RED MAPLE	4"-4.5" CAL.	4	AS SHOWN	B&B
KD	CORNUS KOUSO	KOUSO DOGWOOD	3"-3.5" CAL.	9	AS SHOWN	B&B

PRUNING SHALL BE IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANT. IF APPLICABLE & APPROVED BY THE LANDSCAPE CONSULTANT, ONE FOURTH TO ONE THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

GARDEN HOSE - MIN. 2 PLY, POSITION ABOVE 1ST SET OF BRANCHES.

2 STRANDS 12 GAUGE GALV. WIRE TWISTED

2"x 2"x 6" HARDWOOD STAKE WITH NOTCHED END. DRIVE STAKES AT ANGLE AND DRAW VERTICAL. USE 3 PER TREE FOR 3" CAL. OR LESS WHERE SPACE DOES NOT ALLOW GUYING.

4" APPROVED MULCH

4" SOIL SAUCER (TYP.)

FINISHED GRADE

TOPSOIL

PLANTING PIT BACKFILLED WITH SPECIFIED PLANTING SOIL.

COMPACT SOIL MIX BELOW BALL & PITCH AWAY FROM BALL TO PERIMETER OF PLANTING PIT.

3 GUY'S OF 8 GAUGE TWISTED WIRE 120' APART AROUND TREE (4 GUY'S IF OVER 3 1/2" CALIPER).

APPROVED & SECURED TREE WRAP BEGIN WRAPPING FROM BOTTOM.

6" TURNBUCKLE (GALVANIZED)

FLAG (TYP.)

SET ROOT BALL AT OR SLIGHTLY ABOVE FIN. GRADE

3" BELOW GRADE

CUT BURLAP & WIRE BASKETS FROM TOP 1/3 OF ROOT BALL. REMOVE ALL SYNTHETIC WRAPS, ROPES & TWINES ENTIRELY FROM ROOT BALL.

NOTE:

- WHERE PLANT PITS ARE DUG WITH AN AUGERING DEVICE, CLAZED SIDES OR HARDENED SURFACES SHALL BE SCARIFIED PRIOR TO PLANTING.

TREE PLANTING

NOT TO SCALE

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PROJECT NO.:	24122
DESIGNED BY:	DV
DRAWN BY:	DG
sheet CHK'D BY:	DV
CROSS CHK'D BY:	GS
APPROVED BY:	DV
DATE:	DECEMBER 2025

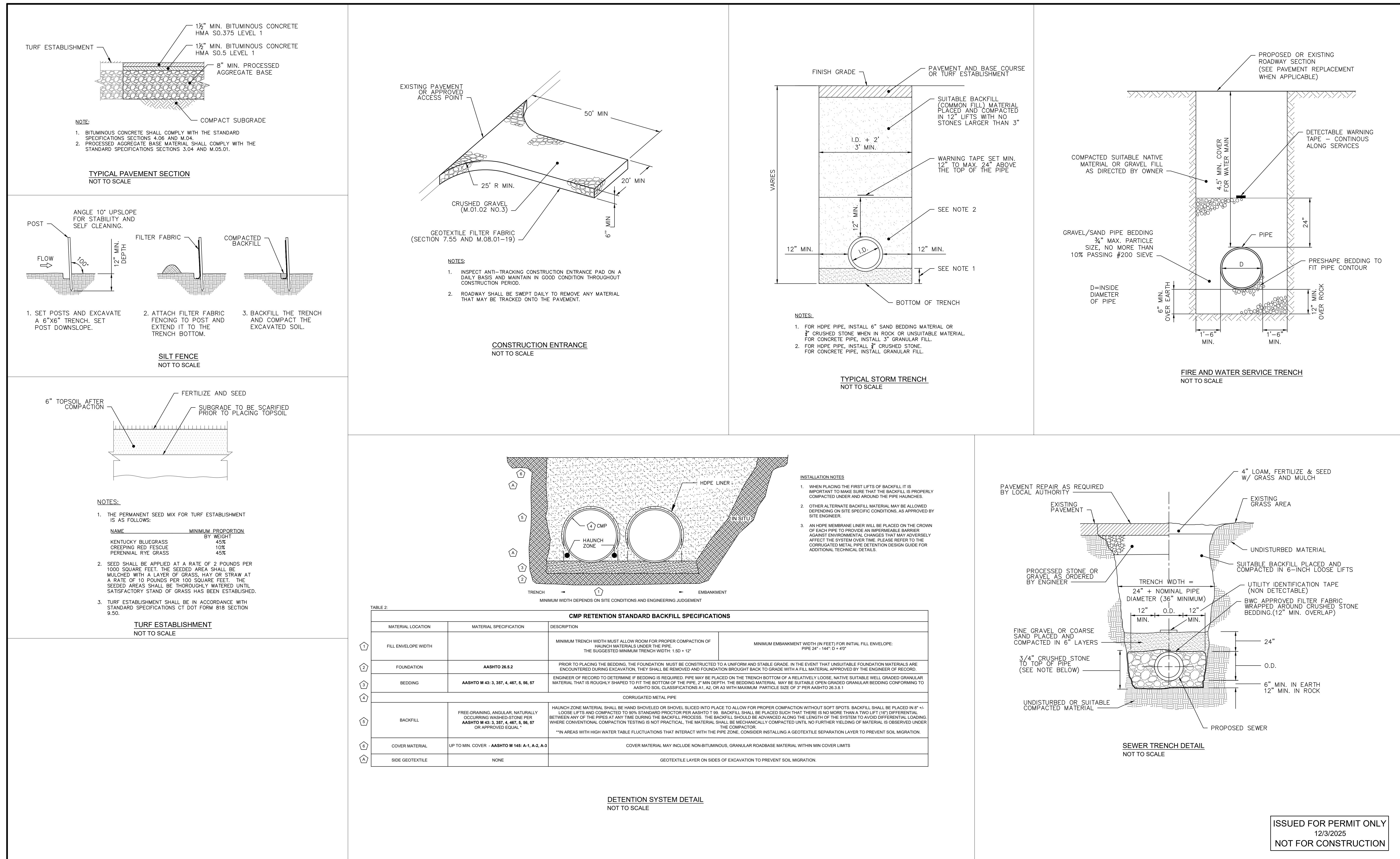
PREPARED FOR:
PREMIER REAL ESTATE
SERVICES II, LLC
110 COURT STREET, SUITE 1
CROMWELL, CT 06416

PREPARED BY:
ZUVIC
INFRASTRUCTURE ■ SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
■ (860)436-4901 ■ WWW.ZUVIC.COM

RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

SITE MATERIALS AND
LANDSCAPE PLAN NOTES

SHEET NO.
LP-2



PROJECT NO.:	24122
DESIGNED BY:	DV
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Sheet CHK'D BY:	DV
Cross CHK'D BY:	GS
APPROVED BY:	DV
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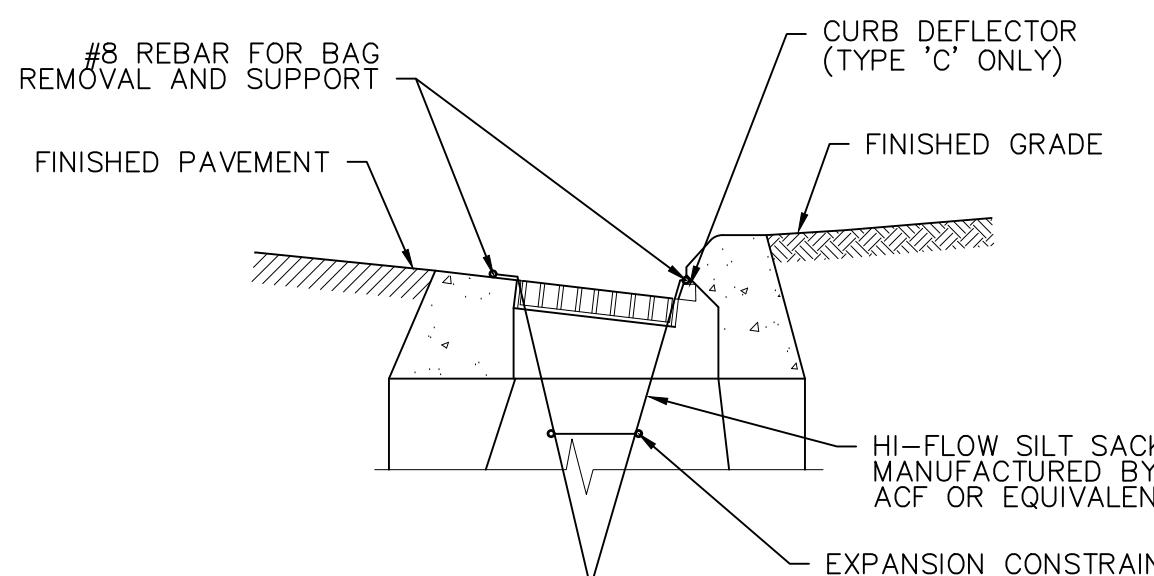
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CIVIL DETAILS

SHEET NO.
CD-1

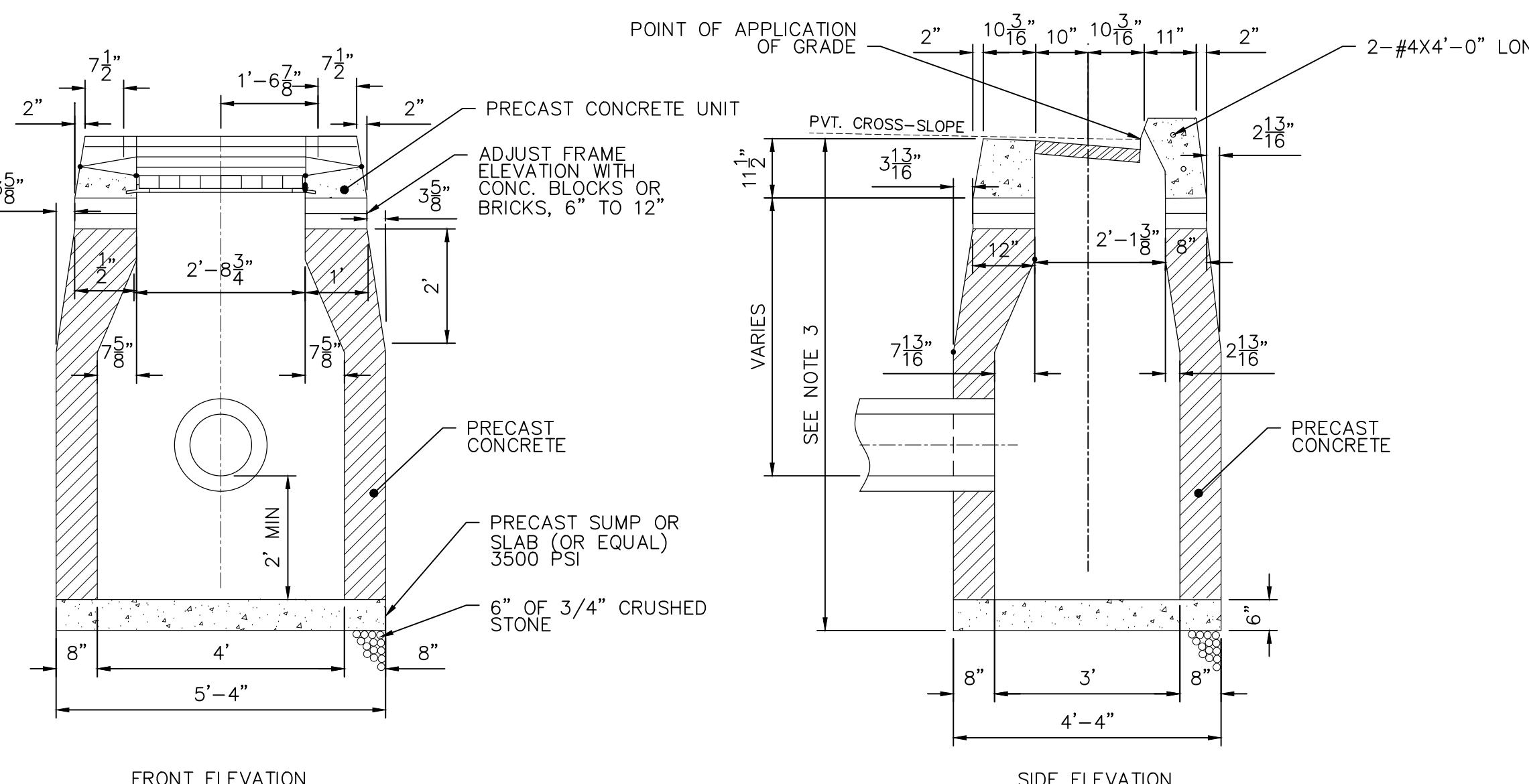
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NOTE

1. SILT SACKS SHALL BE EMPTIED WHEN THEY HAVE COLLECTED 6" TO 12" OF SEDIMENT. INSPECT EVERY 1 TO 2 WEEKS AND AFTER EVERY MAJOR RAINFALL EVENT.
2. SILT SACKS MAY BE USED IN OTHER TYPES OF STORM DRAINAGE INLETS. TYPE 'C' CATCH BASIN SHOWN FOR CLARITY.

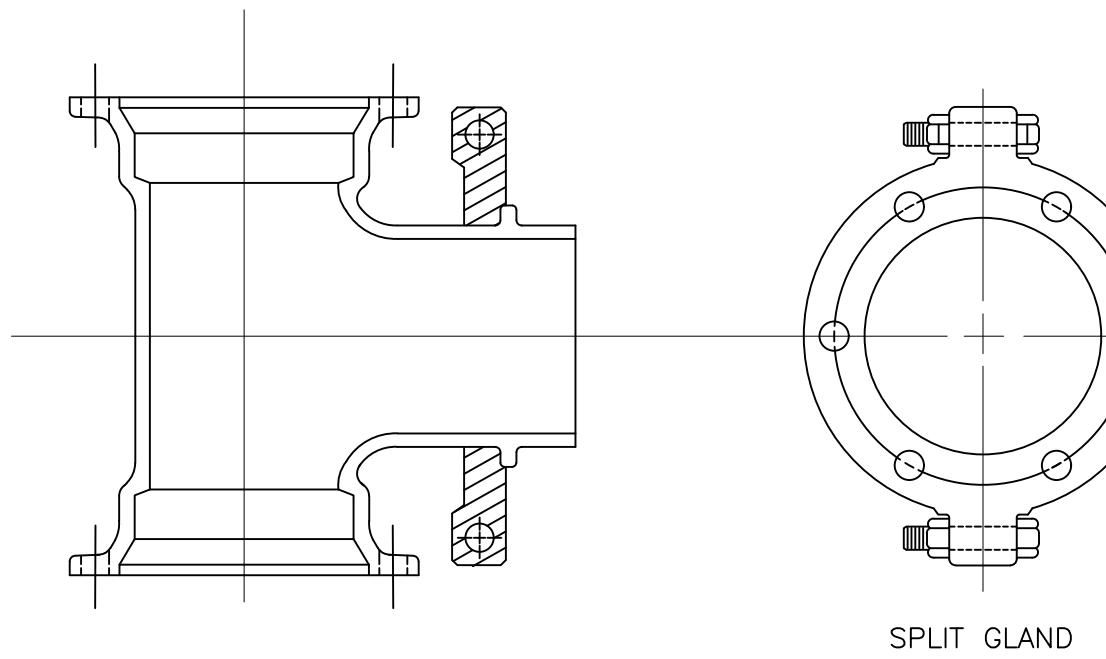
SEDIMENT CONTROL AT CATCH BASIN IN PAVED AREAS NOT TO SCALE



NOT

1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS-20 LOADING.
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
5. ALL BRICKS SHALL BE CONCRETE.
6. ALL PIPE PENETRATIONS SHALL BE PARGED SMOOTH TO PROVIDE A WATERTIGHT SEAL BOTH INSIDE AND OUTSIDE THE BASIN.
7. INSIDE WALLS OF STRUCTURE TO BE SMOOTH. NO SHELVES ALLOWED.
8. IF A 4' SUMP IS NOT POSSIBLE DUE TO UTILITY CONFLICTS OR SITE CONSTRAINTS, A 2' SUMP MAY BE SUBMITTED FOR APPROVAL BY THE ENGINEER.
9. FRAME AND GRATE SHALL BE GALVANIZED.

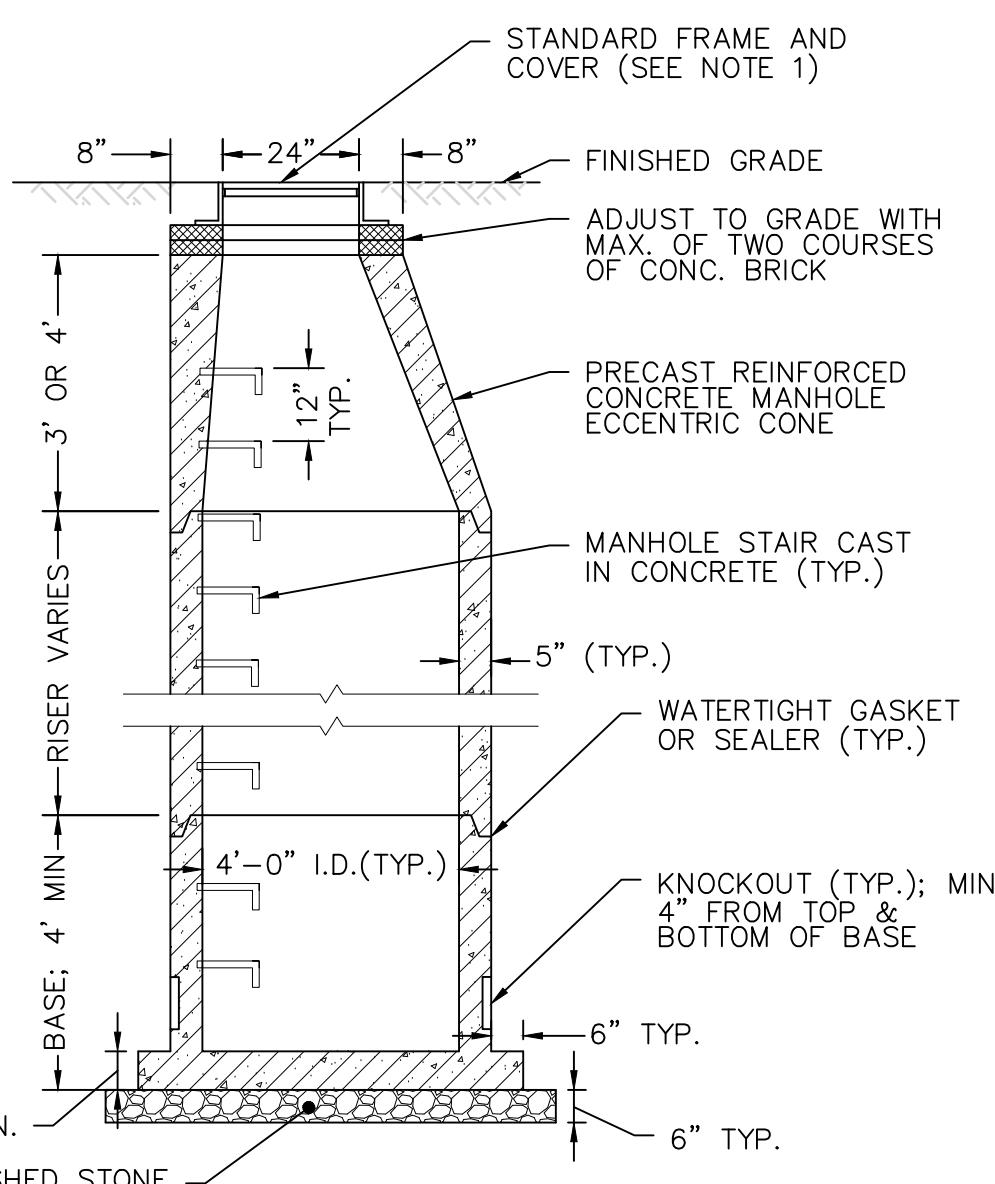
TYPE "C" CATCH BASIN



NC

THE SWIVEL HYDRANT TEE IS A COMPACT M.J. TEE EXCEPT THE BRANCH IS PLAIN END WITH AN INTEGRAL GLAND AND A ROTATABLE SPLIT GLAND. THE SPLIT GLAND ANCHORS THE PLAIN END TO ANY MECHANICAL JOINT BELL AND ELIMINATES THE NEED FOR THE RODS AND BLOCKING. THIS TEE CAN BE USED FOR HYDRANT LEADS AND FOR ANCHORING A VALVE TO THE TEE SHOULD A FUTURE BRANCH LINE BE ANTICIPATED.

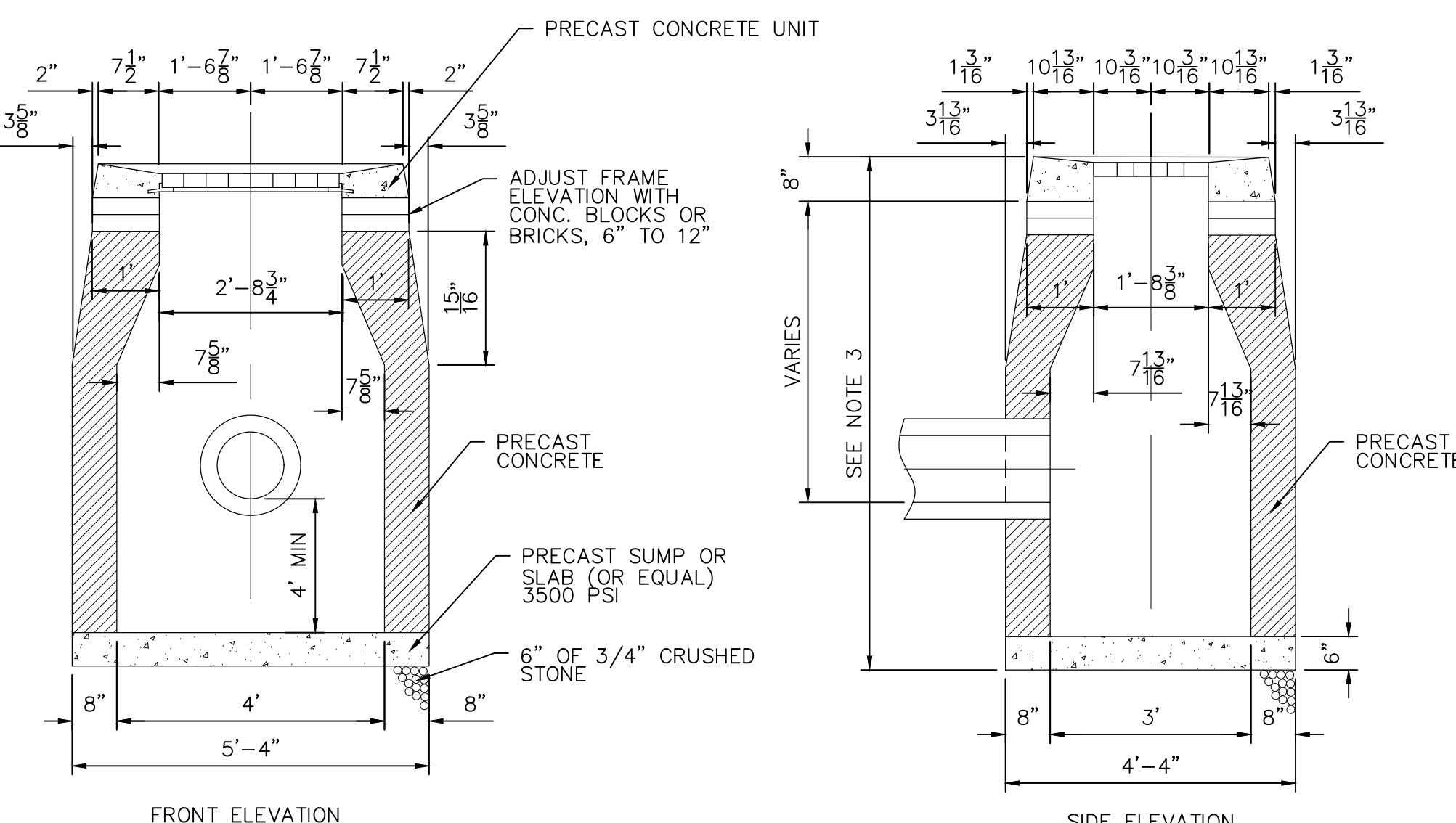
SPECIAL SWIVEL M.J. HYDRANT TEE
NOT TO SCALE



NOTE

1. ALL MANHOLE FRAMES/COVERS TO BE SET FLUSH WITH BINDER COURSE. A MANHOLE RISER RING SHALL BE USED TO BRING MANHOLE COVER TO FINISHED GRADE PRIOR TO THE COMPLETION OF THE FINAL SURFACE COURSE.
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
3. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS-20 LOADING.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.

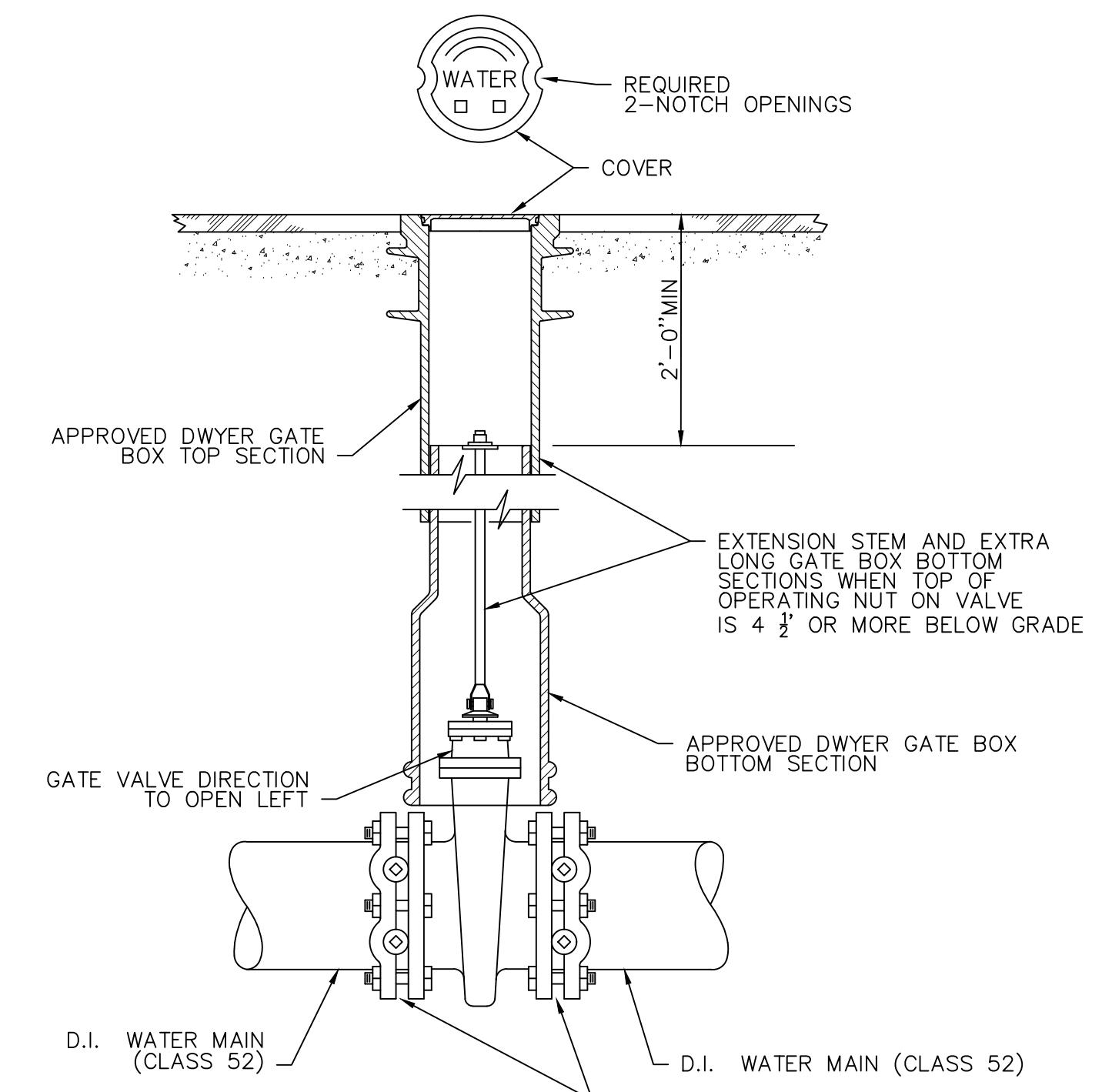
TYP TYPE II PRECAST SANITARY MANHOLE
NOT TO SCALE



1

1. MINIMUM COVER OVER TOP OF PIPE SHALL BE 2'-0".
2. WALL THICKNESS SHALL BE SUFFICIENT TO MEET HS-20 LOADING.
3. WALL THICKNESS FOR STRUCTURES OVER 10' HIGH IS 12" FOR CONCRETE BLOCK UNITS. INSIDE DIMENSIONS REMAIN THE SAME.
4. ALL PIPES SHALL BE CUT FLUSH WITH INSIDE WALLS.
5. ALL BRICKS SHALL BE CONCRETE
6. ALL PIPE PENETRATIONS SHALL BE PARGED SMOOTH TO PROVIDE A WATERTIGHT SEAL BOTH INSIDE AND OUTSIDE THE BASIN.
7. INSIDE WALLS OF STRUCTURE TO BE SMOOTH. NO SHELVES ALLOWED.
8. IF A 4' SUMP IS NOT POSSIBLE DUE TO UTILITY CONFLICTS OR SITE CONSTRAINTS, A 2' SUMP MAY BE SUBMITTED FOR APPROVAL BY THE ENGINEER.
9. FRAME AND GRATE SHALL BE GALVANIZED.

TYPE "C-L" CATCH BASIN



TYPICAL GATE VALVE INSTALLATION 12" & SMALLER

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					CROSS CHK'D BY: _____
					APPROVED BY: _____
REV. NO.	DATE	DRWN	CHKD	REMARKS	DATE: _____ DECEMBER

PROJECT NO.: _____
DESIGNED BY: _____
DRAWN BY: _____
SHEET CHK'D _____
CROSS CHK'D _____
APPROVED BY: _____
DATE: DEC 1

PREPARED FOR:

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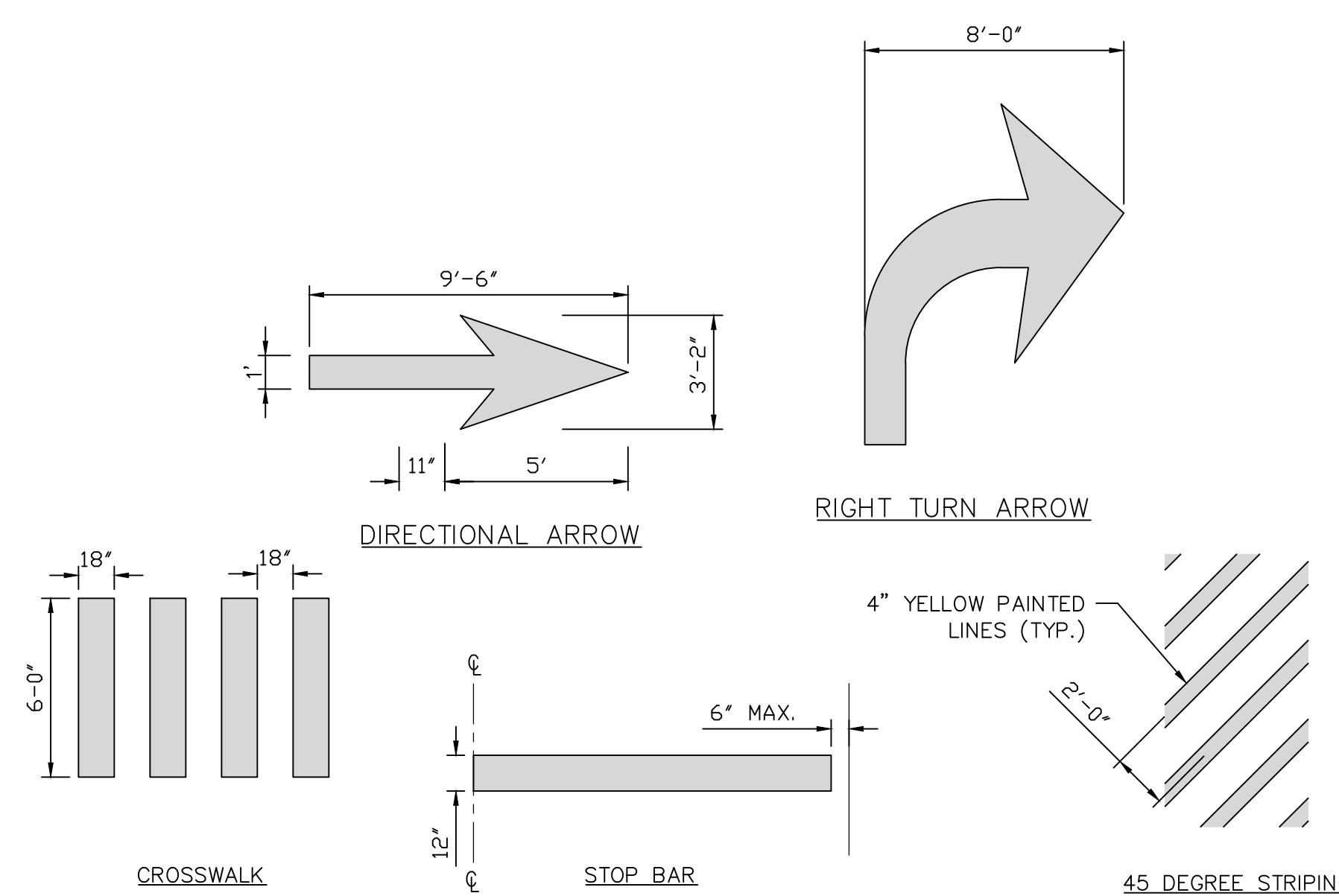
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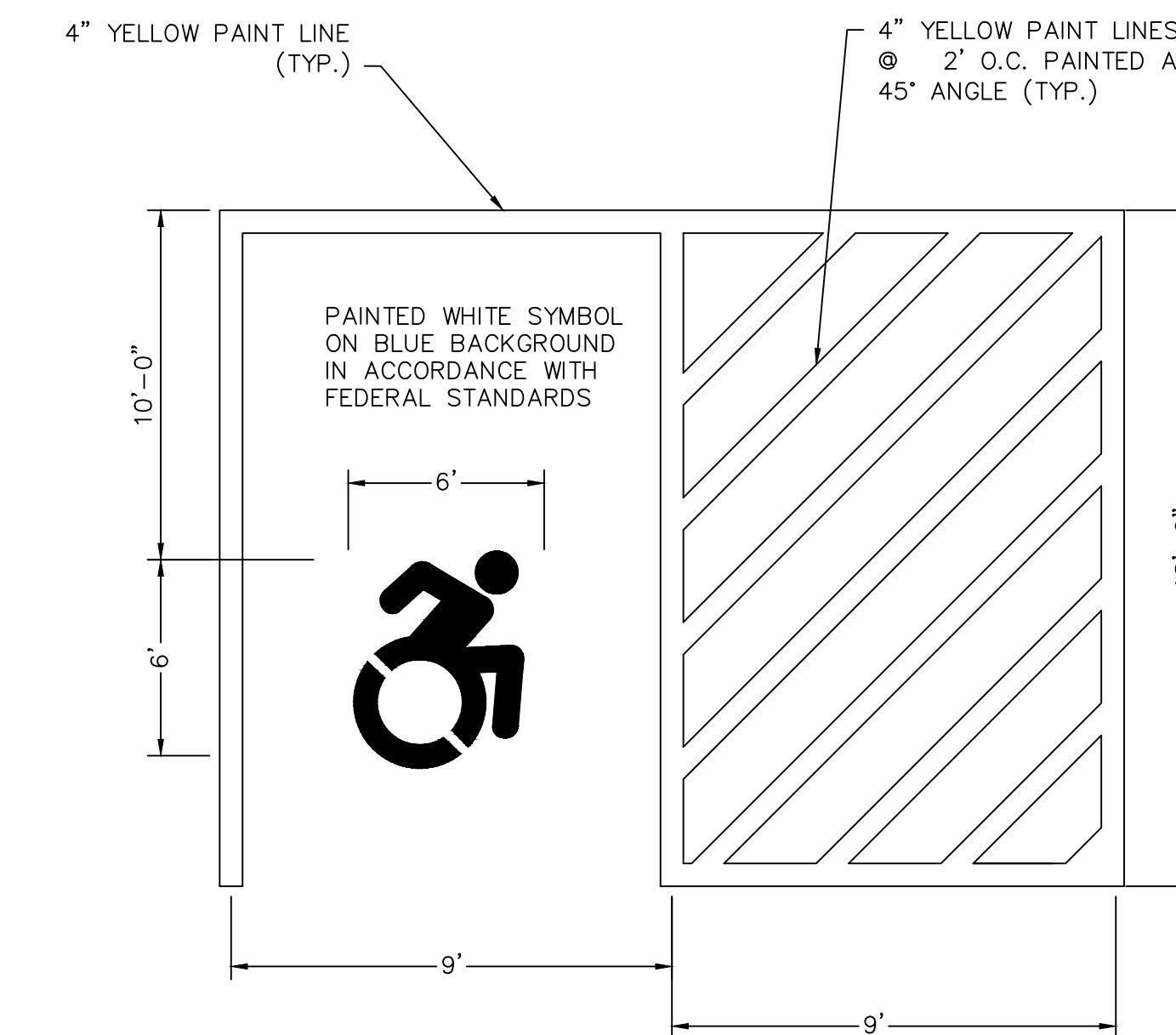
SHEET NO.
CD-2



NOTES:

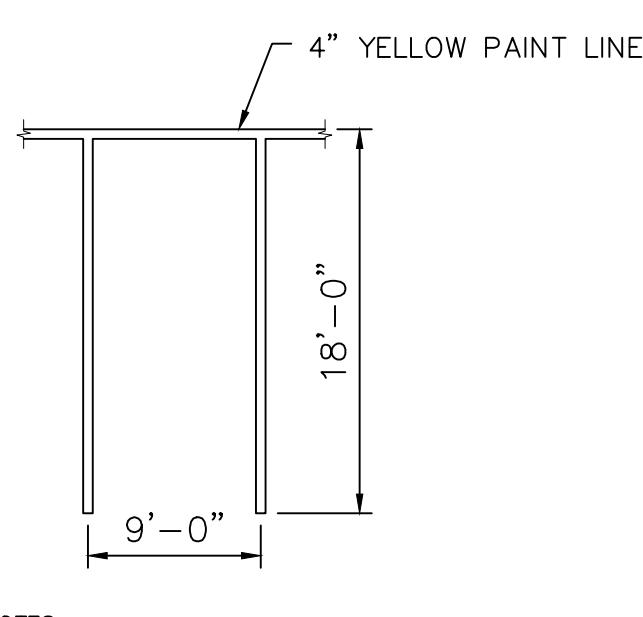
1. PAVEMENT MARKINGS SHALL CONFORM TO THE STANDARD SPECIFICATIONS SECTION 12.09.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



1. SEE SITE LAYOUT PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

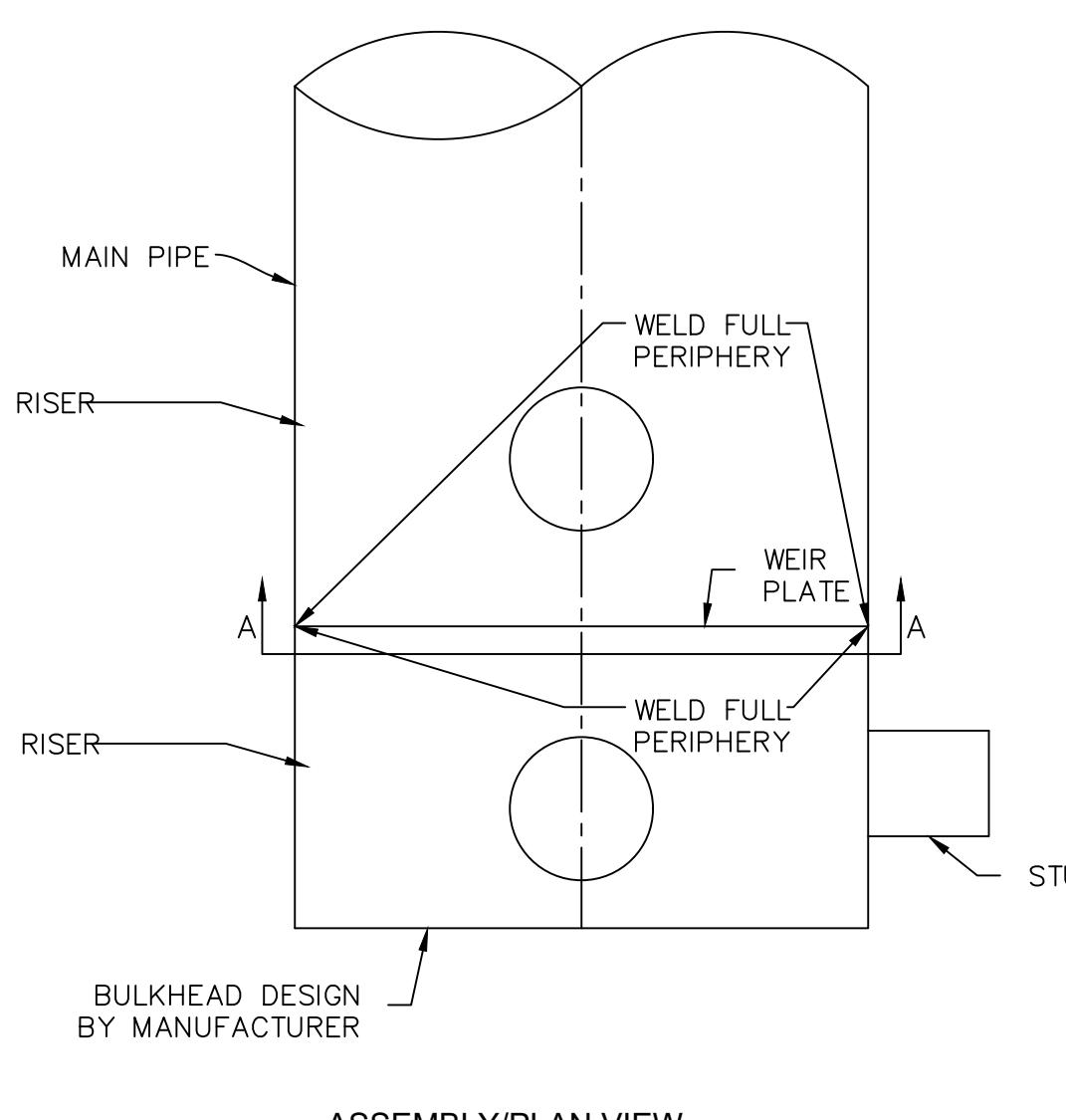
ACCESSIBLE PARKING SPACE
NOT TO SCALE



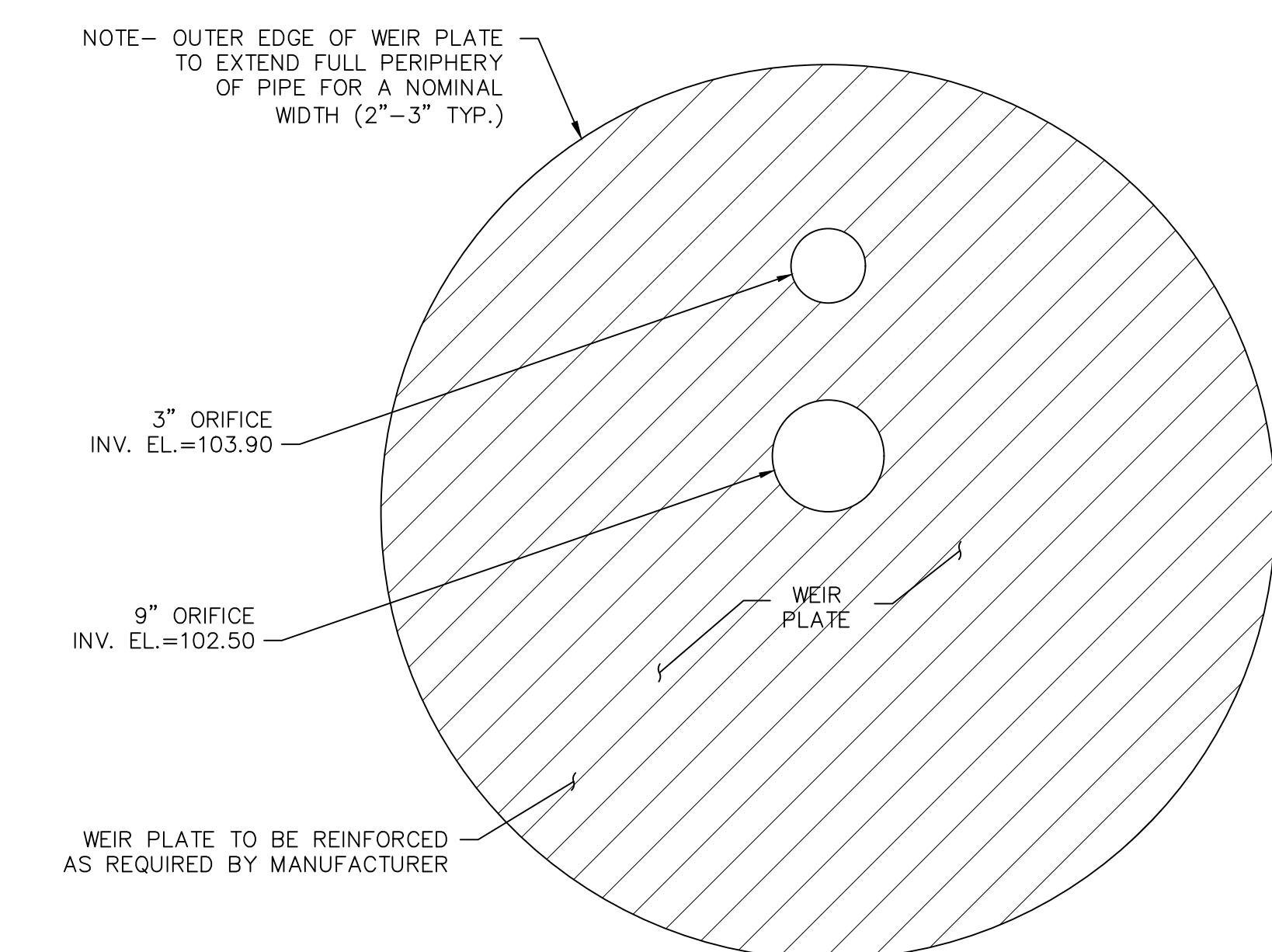
NOTES:

1. SEE SITE LAYOUT PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.
2. PROVIDE TWO COATS OF PAINT ON ALL SURFACES.

TYPICAL PARKING SPACE
NOT TO SCALE



ASSEMBLY/PLAN VIEW



OUTLET CONTROL STRUCTURE

9" ORIFICE INV. EL. = 102.50
3" ORIFICE INV. EL. = 103.90
100-YR WATER SURF. EL. = 105.44

STRUCTURE DIAMETER = 6 FT
STRUCTURE SUMP/BOTTOM EL. = 99.50
INLET PIPE DIA. (SE) = 15"
INLET PIPE INV. = 102.50
INLET PIPE DIA. (W) = 18"
INLET PIPE INV. = 102.50
BOTTOM OF POND = 99.50
WAV WATER SURF. EL. = 100.80

OVERFLOW CHAMBER
NOT TO SCALE



ACCESSIBLE
NOT TO SCALE



VAN ACCESSIBLE
NOT TO SCALE

NOTE: SIGN TO HAVE BLUE BACKGROUND WITH WHITE LETTERING

INTERNATIONAL SYMBOL OF ACCESS PARKING SIGN
NOT TO SCALE

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sheet chkd by:	DV
Cross chkd by:	GS
Approved by:	DV
Date:	DECEMBER 2025

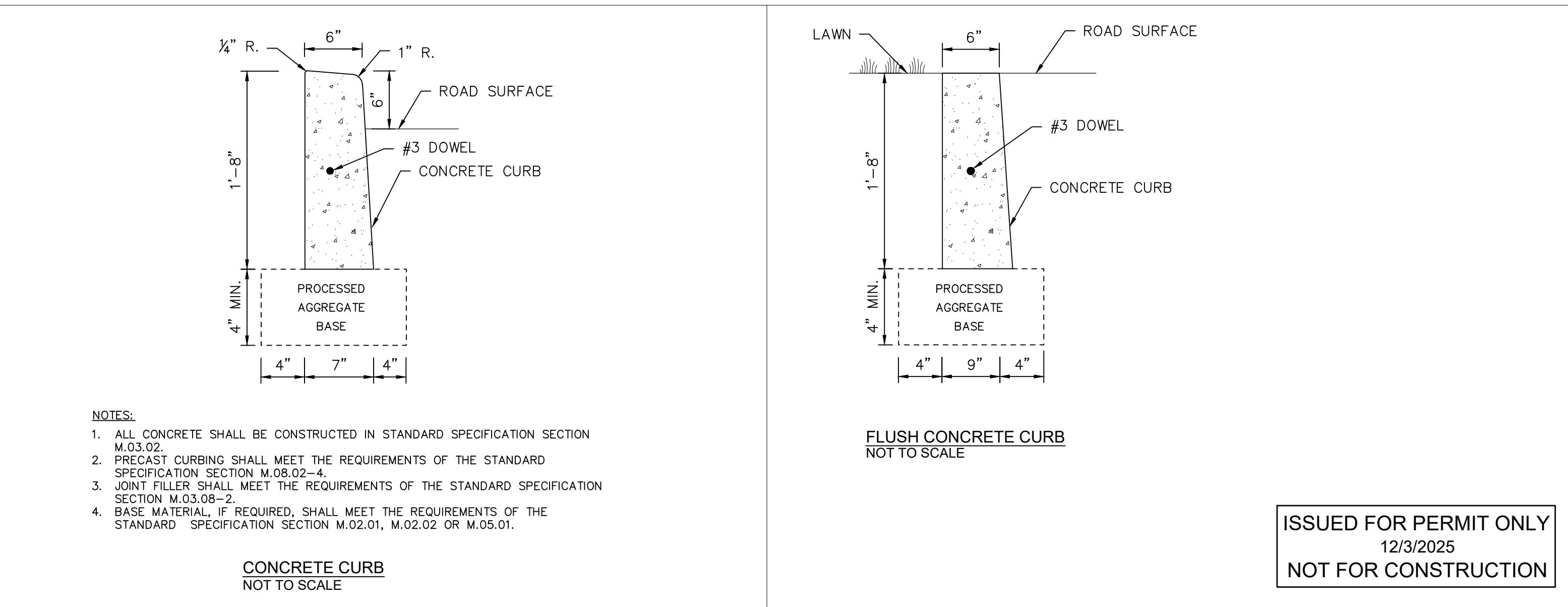
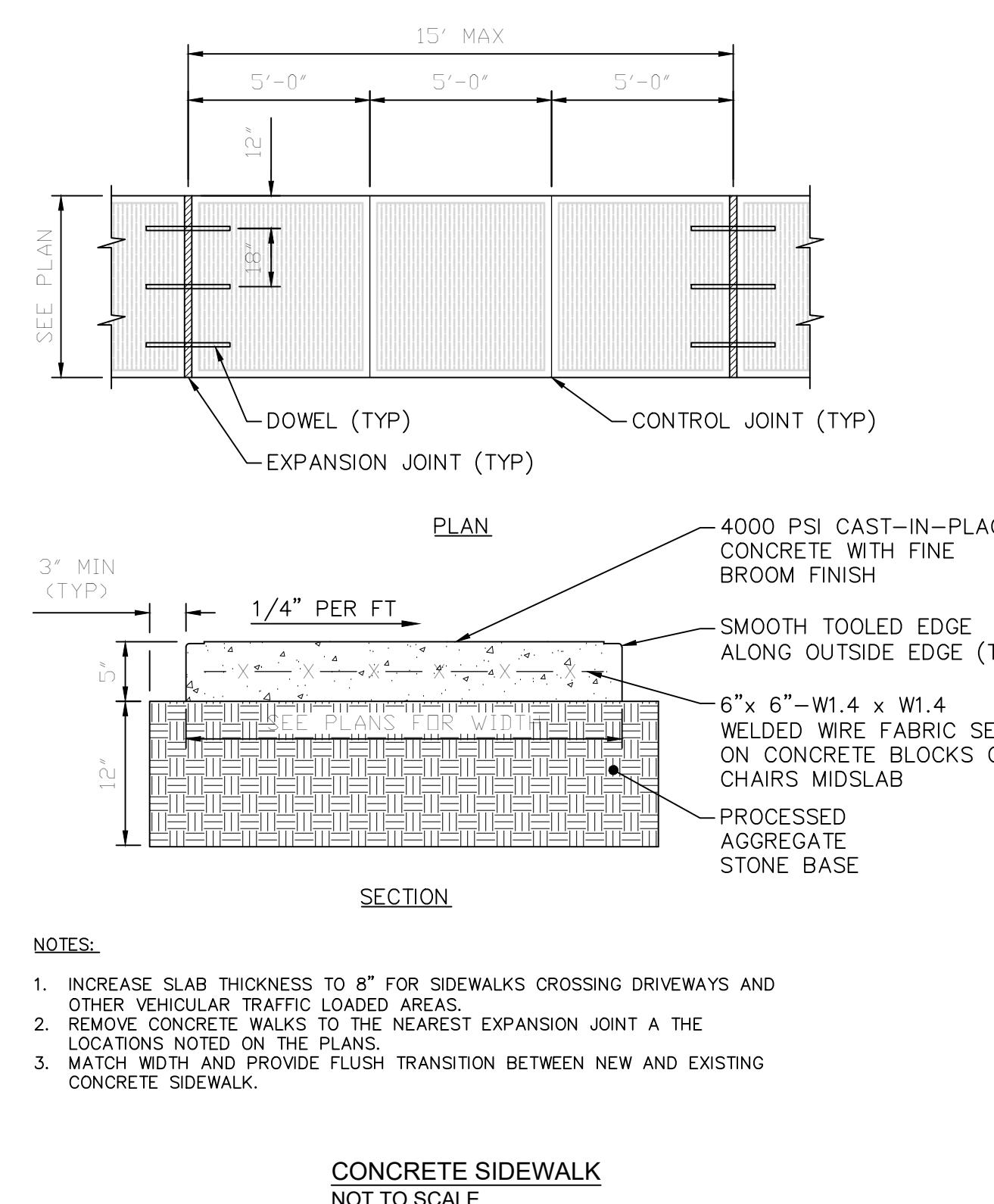
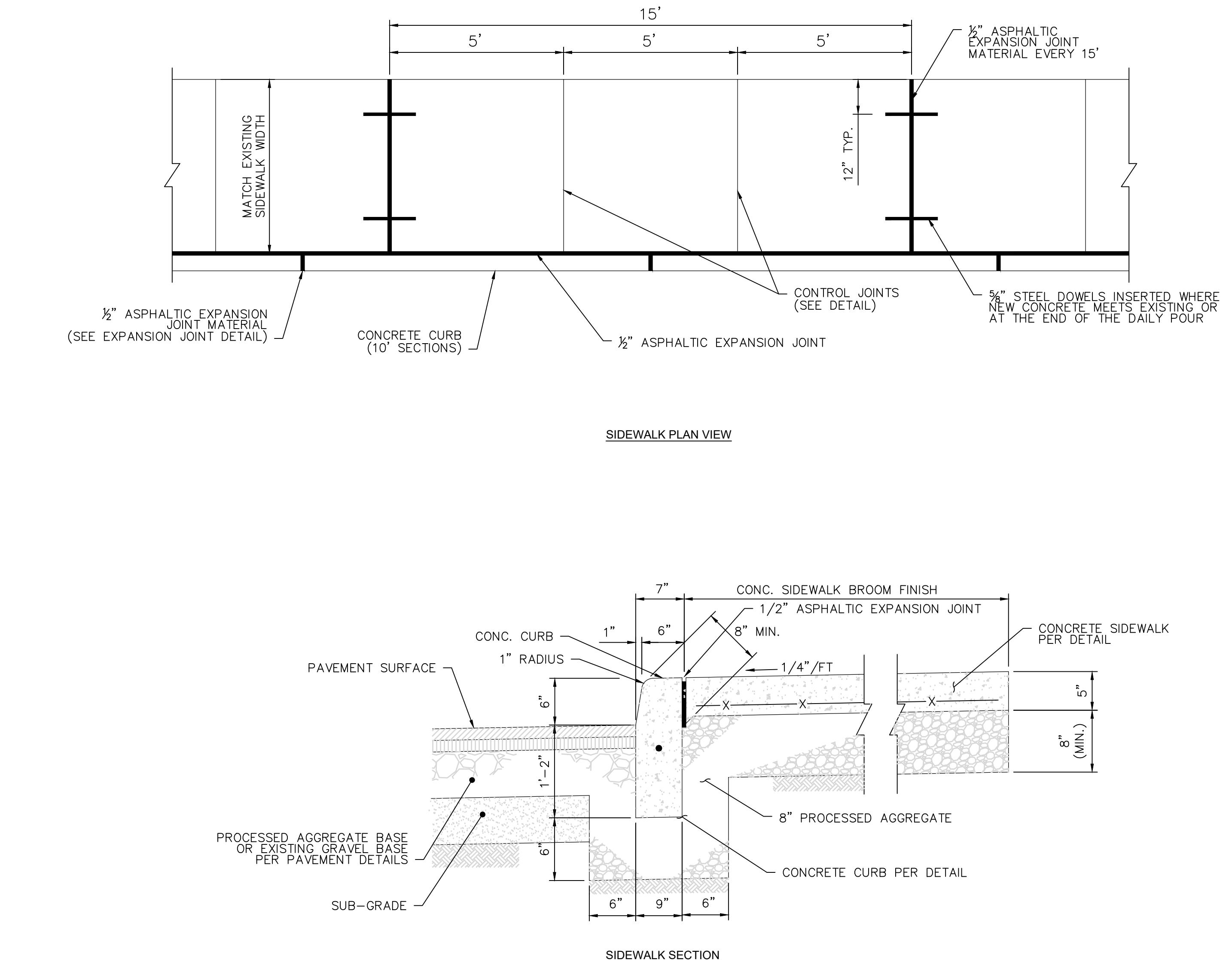
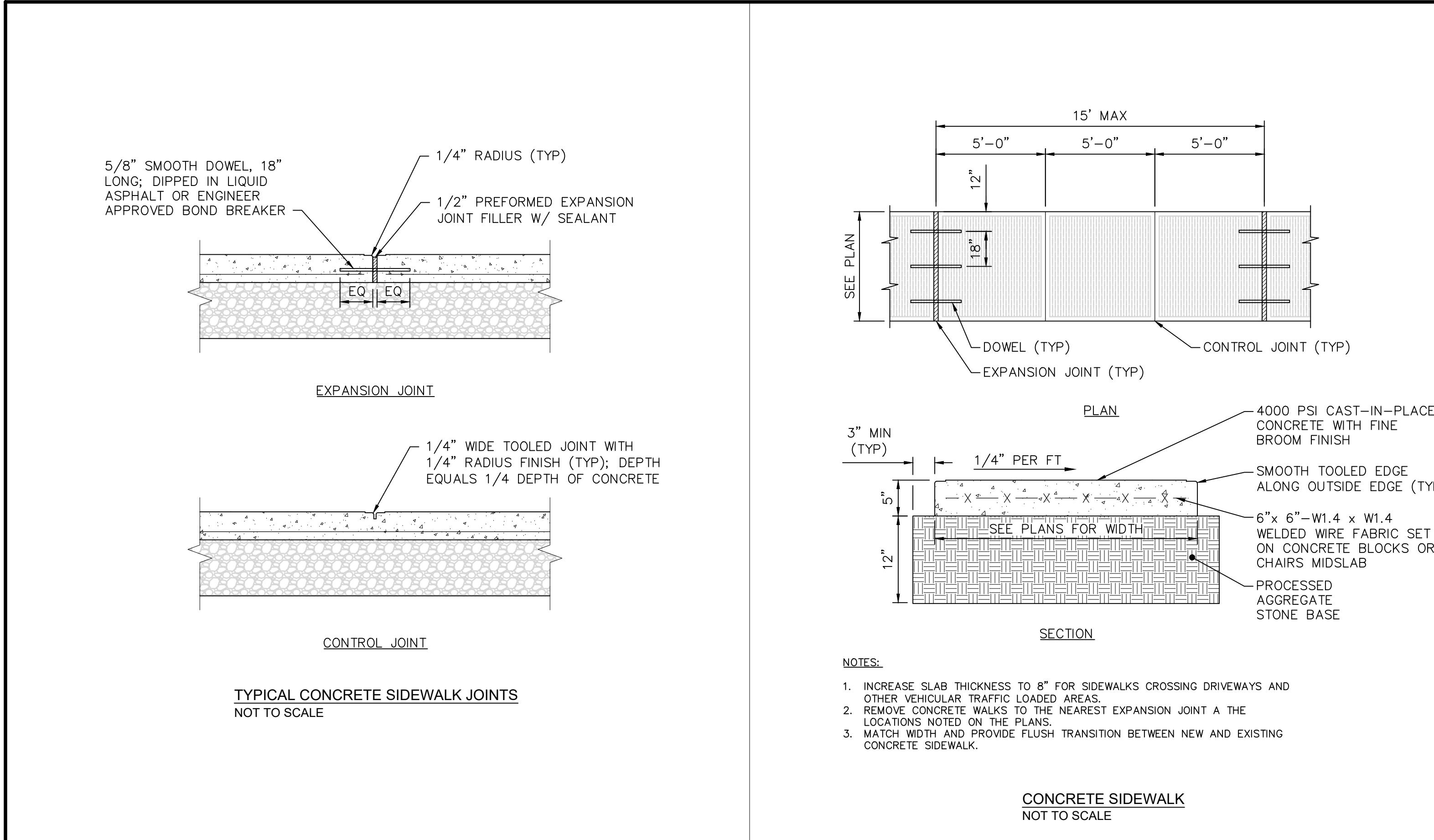
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CIVIL DETAILS

SHEET NO.
CD-3

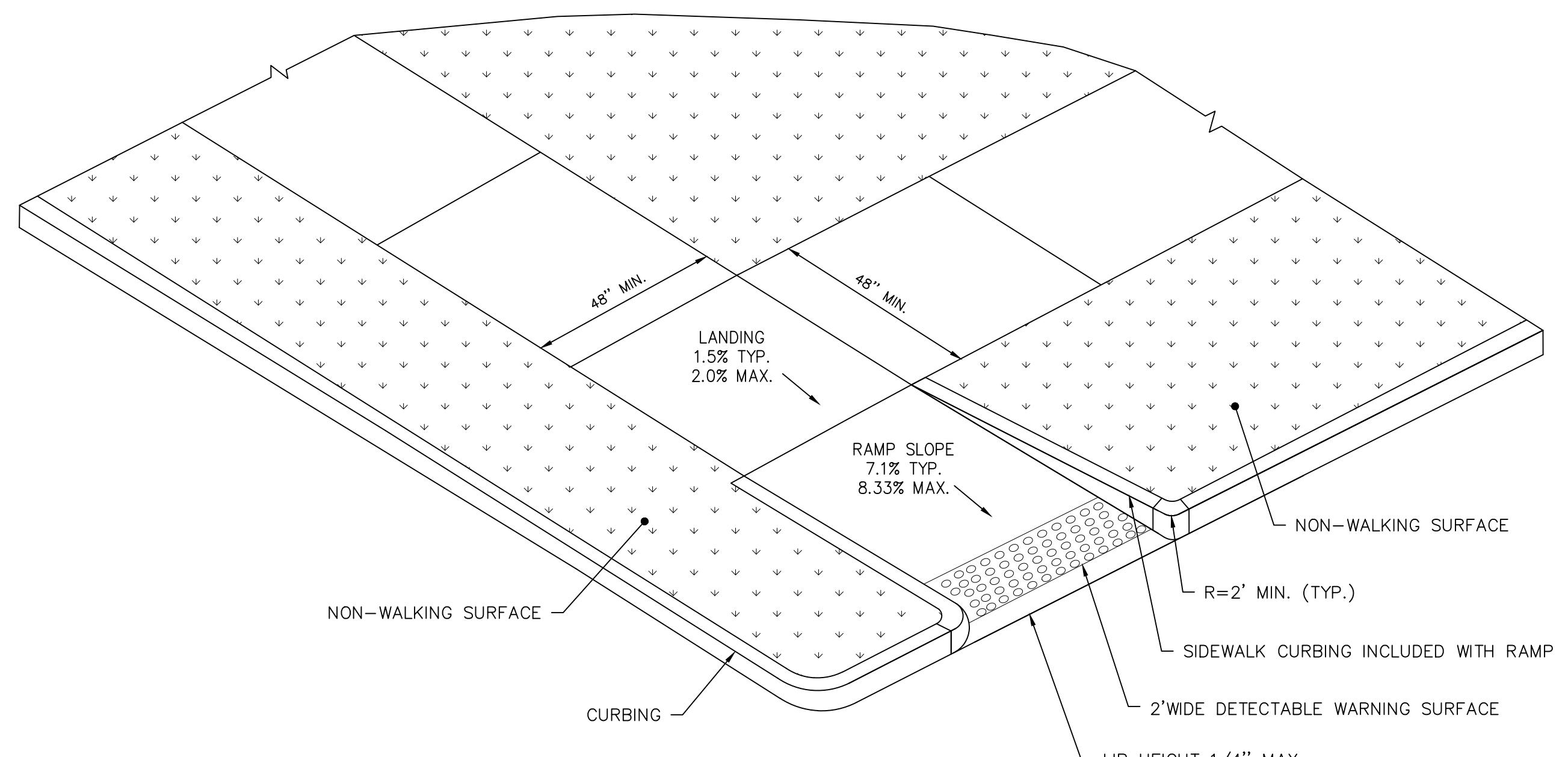


PROJECT NO.:	24122	PREPARED FOR:	PREPARED BY:	RESIDENTIAL SITE DEVELOPMENT	CIVIL DETAILS	SHEET NO.
DESIGNED BY:	DV					CD-4
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sheet chkd by:	DV					
Cross chkd by:	GS					
Approved by:	DV					
Date:	DECEMBER 2025					
REV. NO.	DATE	DRWN	CHKD	REMARKS		

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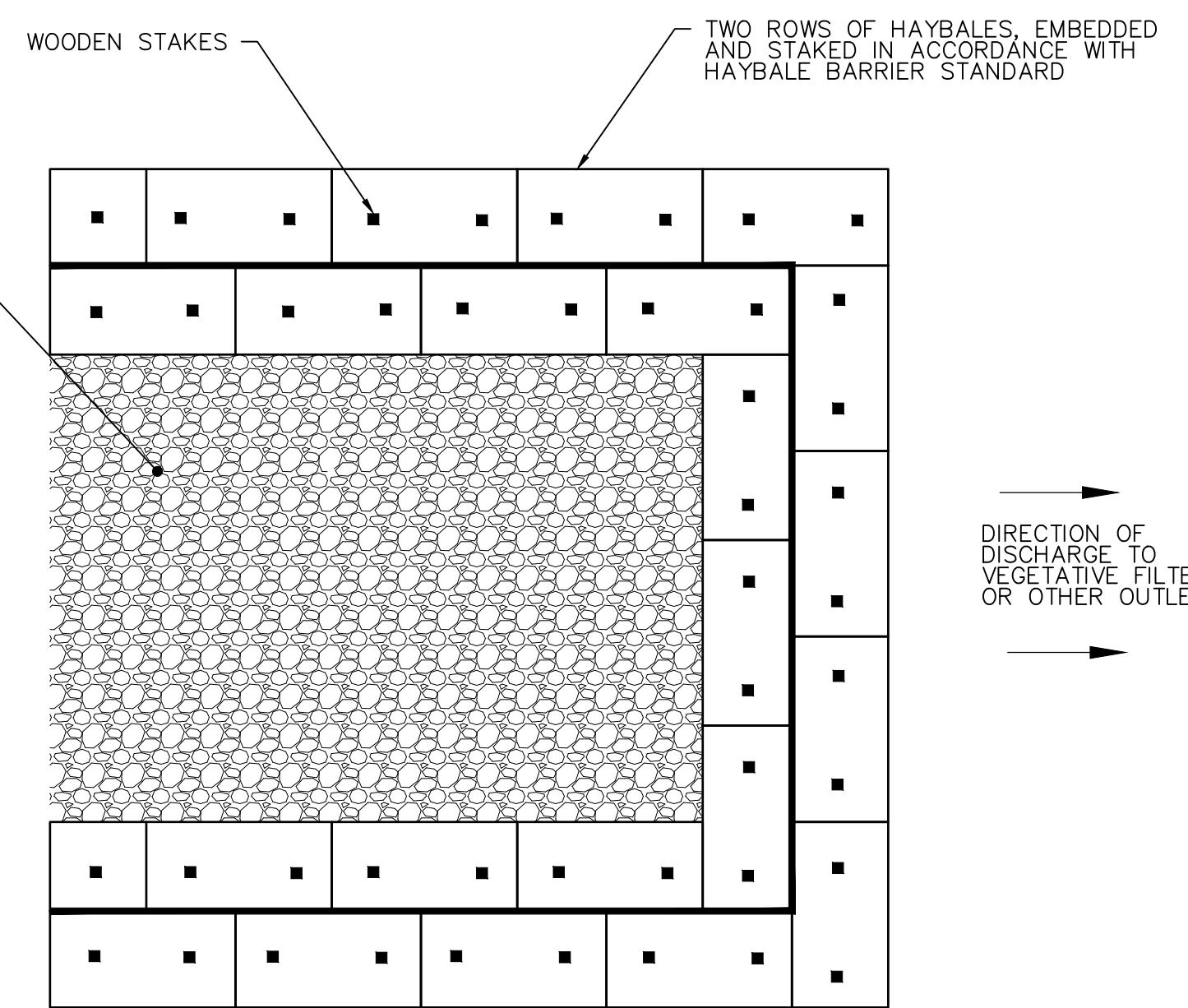
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RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT



RESTRICTED PEDESTRIAN CROSSING SIDEWALK RAMP - TYPE 20
NOT TO SCALE

COVER ENTIRE INSIDE AREA WITH ONE LAYER OF FILTER FABRIC CONFORMING WITH STANDARD SPECIFICATION SECTION 7.55 AND M.08.01-19, CLASS B EROSION CONTROL FABRIC, FABRIC SHALL BE LAID UP THE HAY BALES IN BETWEEN THE TWO ROWS.

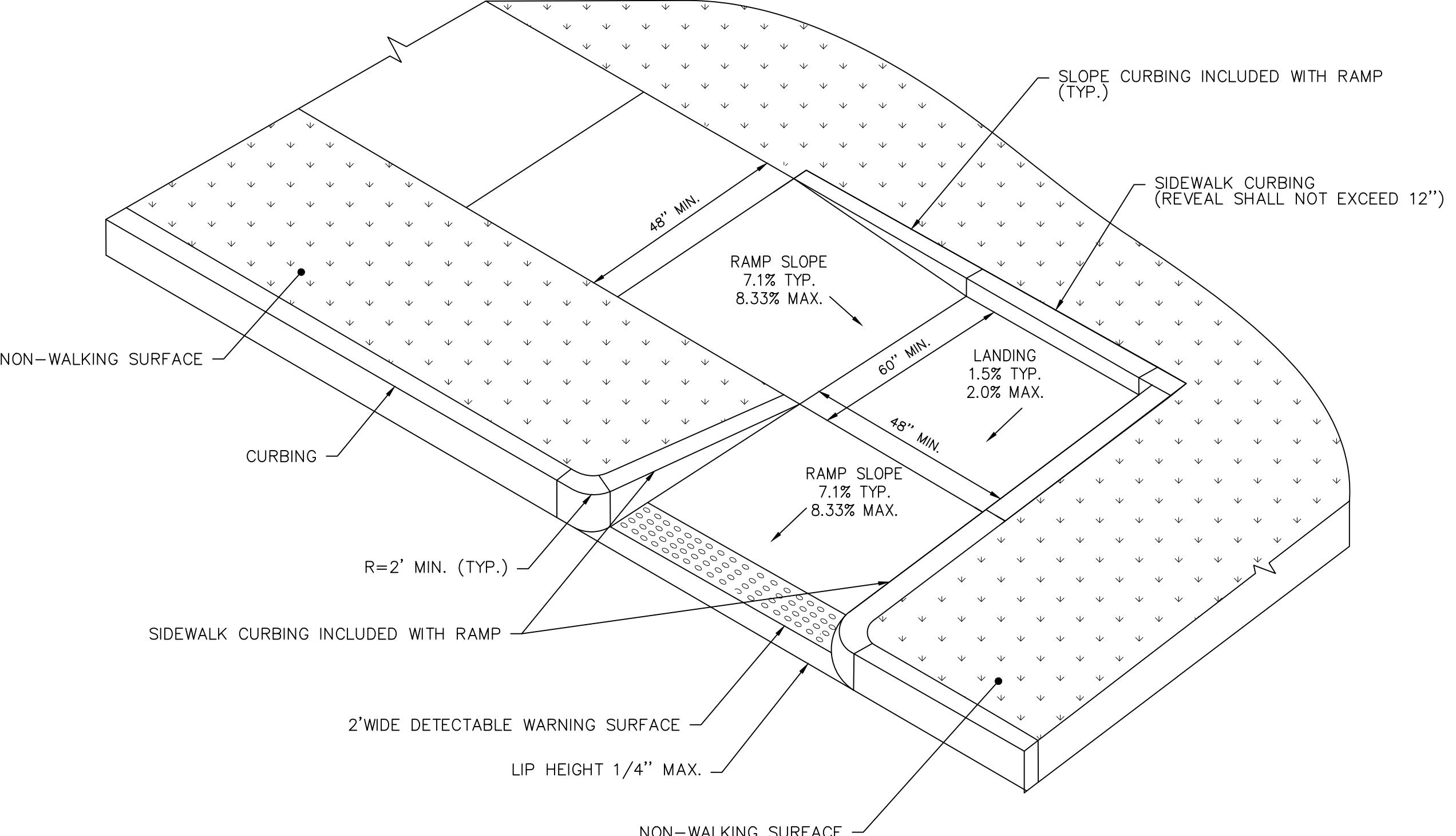


PLAN

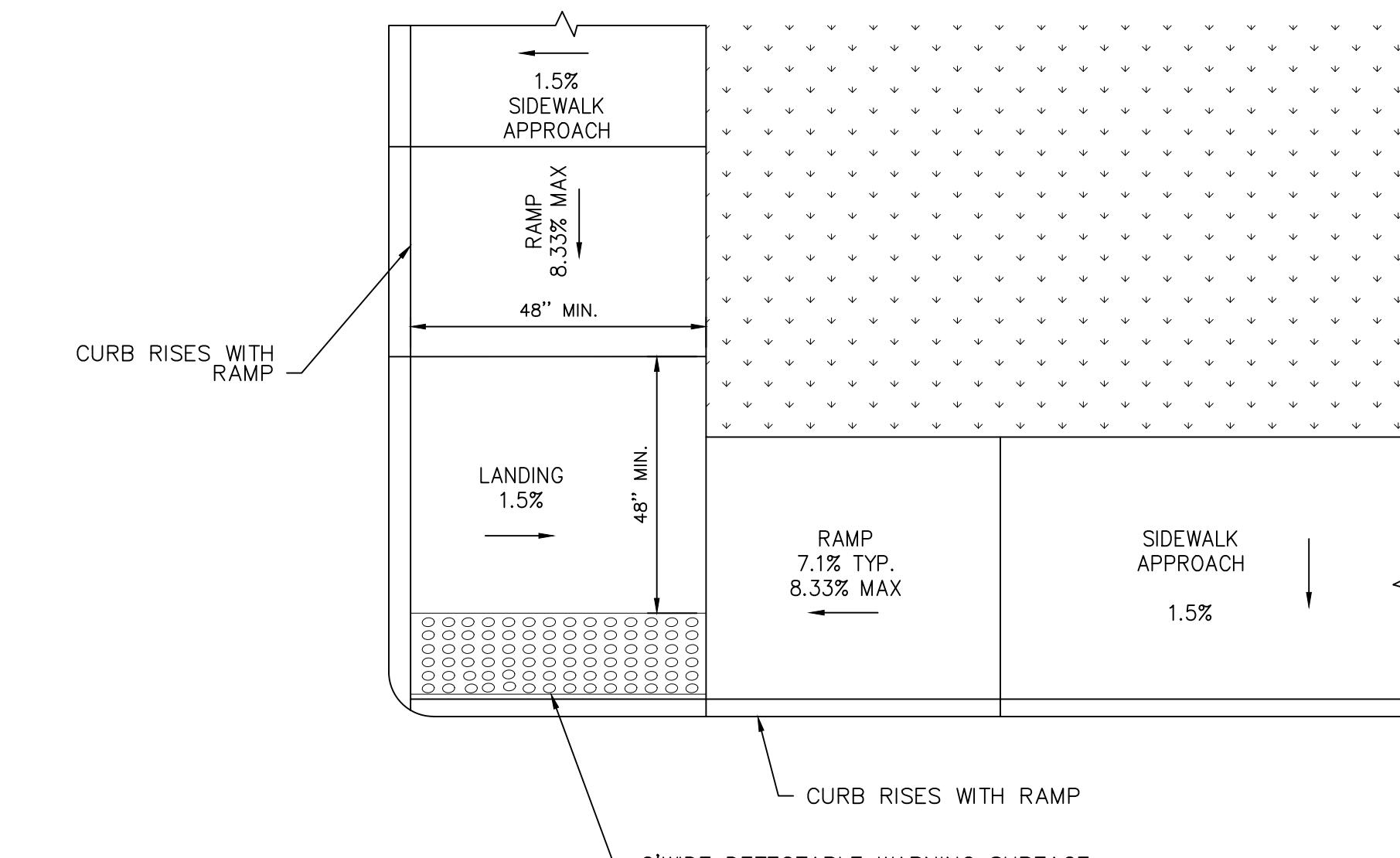
NOTES:

1. INSTALL HAYBALES ACCORDING TO HAYBALE BARRIER DETAIL.
2. SIZE OF BASIN SHALL BE DETERMINED BY THE FOLLOWING:
STORAGE (CUBIC FEET) = TRUCK VOLUME X 3
3. REMOVE ACCUMULATED SEDIMENTS WHEN EQUAL TO ONE HALF OF THE REQUESTED STORAGE VOLUME.
4. OVERFLOW DISCHARGE FROM THE BASIN SHALL FOLLOW THE GENERAL DIRECTION OF EXISTING DRAINAGE PATTERNS AND SHALL ONLY FLOW OVER AREAS PERMANENTLY STABILIZED.
5. CONTRACTOR SHALL DISCHARGE WATER AND SEDIMENT REMOVED FROM THE CLEANING OPERATIONS OF THE STORM SEWER SYSTEMS INTO THE SETTLING BASIN. AT NO TIME SHALL WATER/SEDIMENT BE DISCHARGED DIRECTLY ON SITE OR INTO A SEWER.

SETTLING BASIN
NOT TO SCALE



PERPENDICULAR RAMP WITH SIDEWALK CURB - TYPE 12
NOT TO SCALE



RESTRICTED CORNER PARALLEL SIDEWALK RAMP - TYPE 5C
NOT TO SCALE

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sheet CHK'D BY:	DV
CROSS CHK'D BY:	GS
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DATE:	DECEMBER 2025

REMARKS

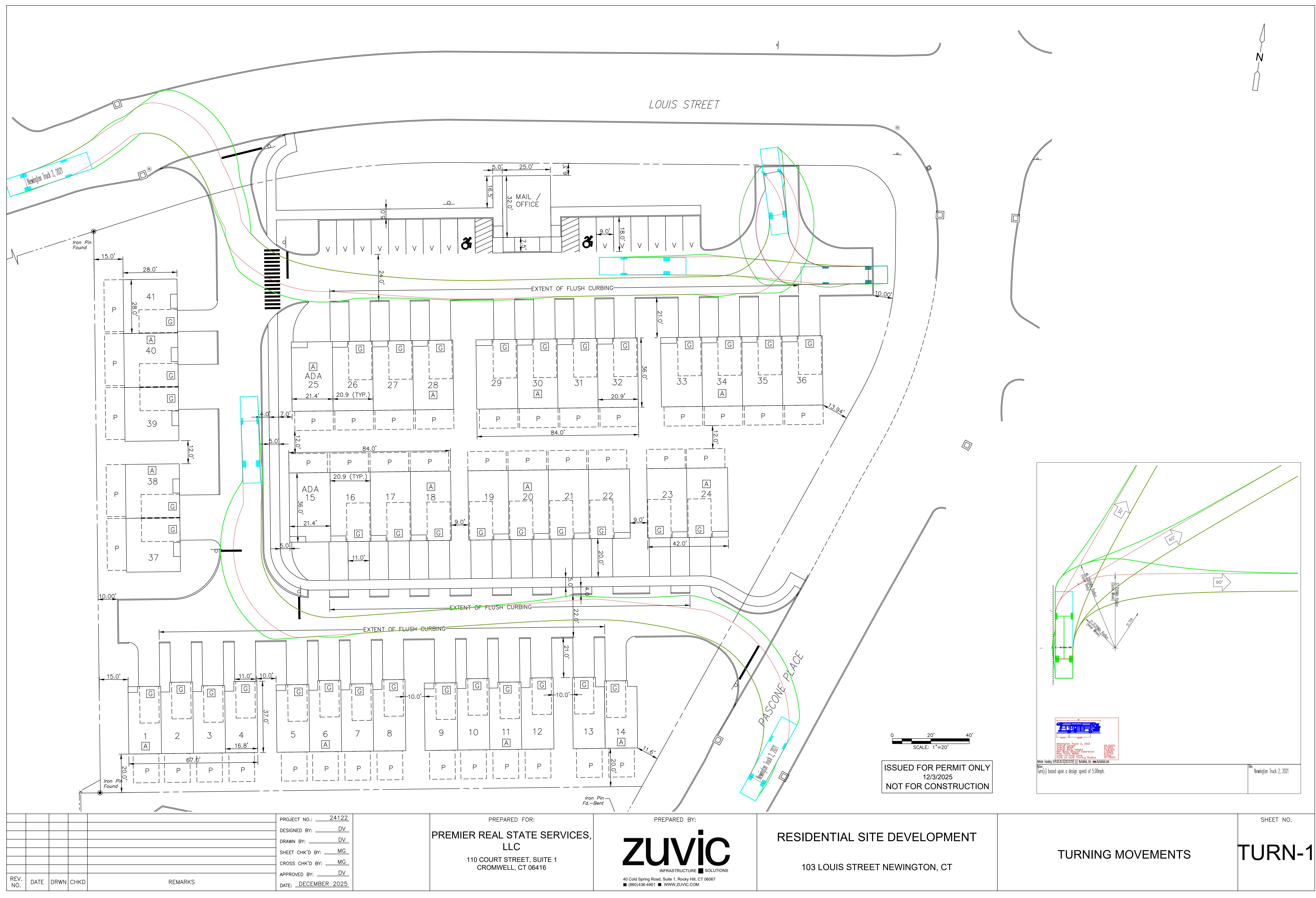
PREPARED FOR:
PREMIER REAL ESTATE
SERVICES II, LLC
110 COURT STREET, SUITE 1
CROMWELL, CT 06416

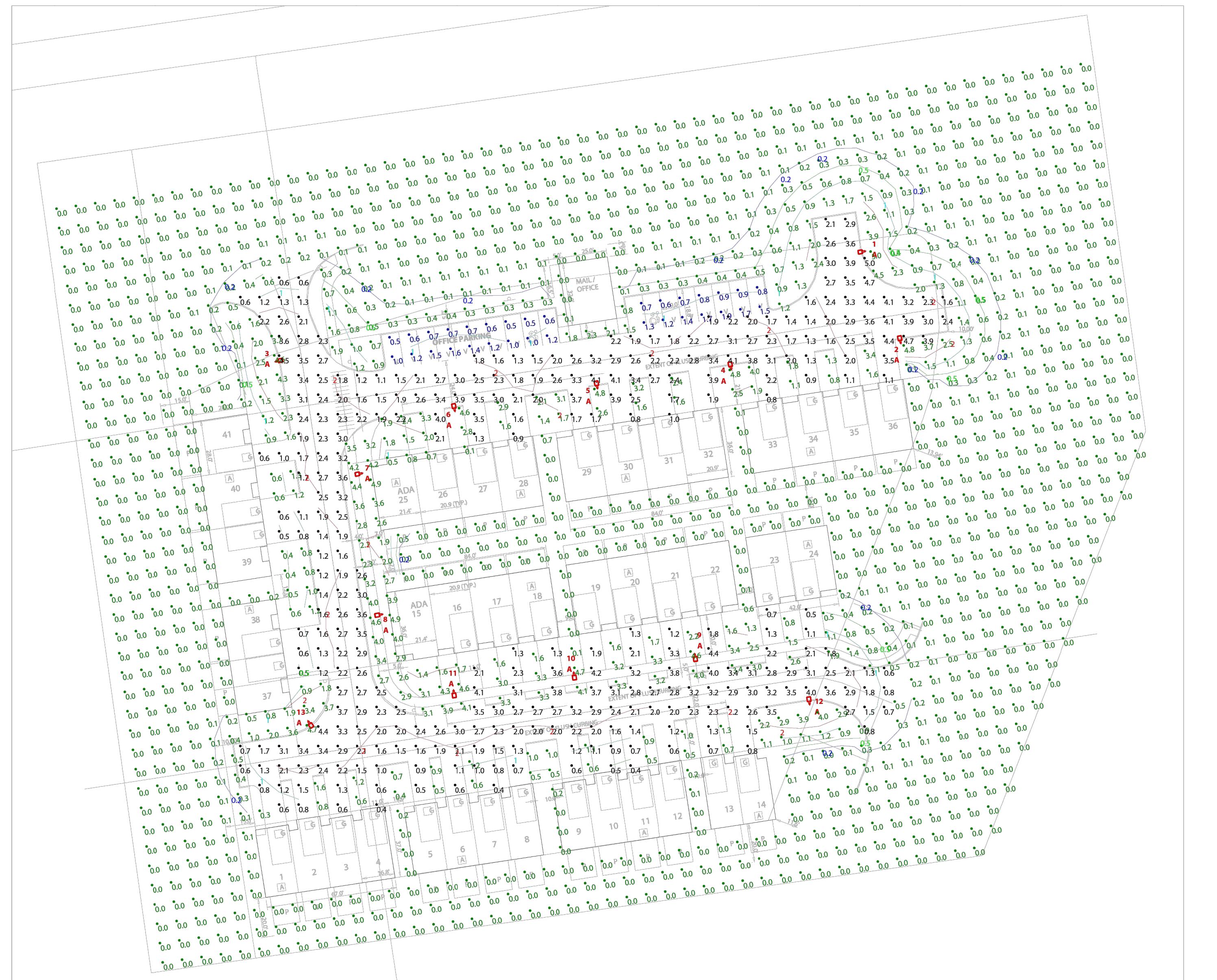
PREPARED BY:
ZUVIC
INFRASTRUCTURE ■ SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
■ (860)436-4901 ■ WWW.ZUVIC.COM

RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

CIVIL DETAILS

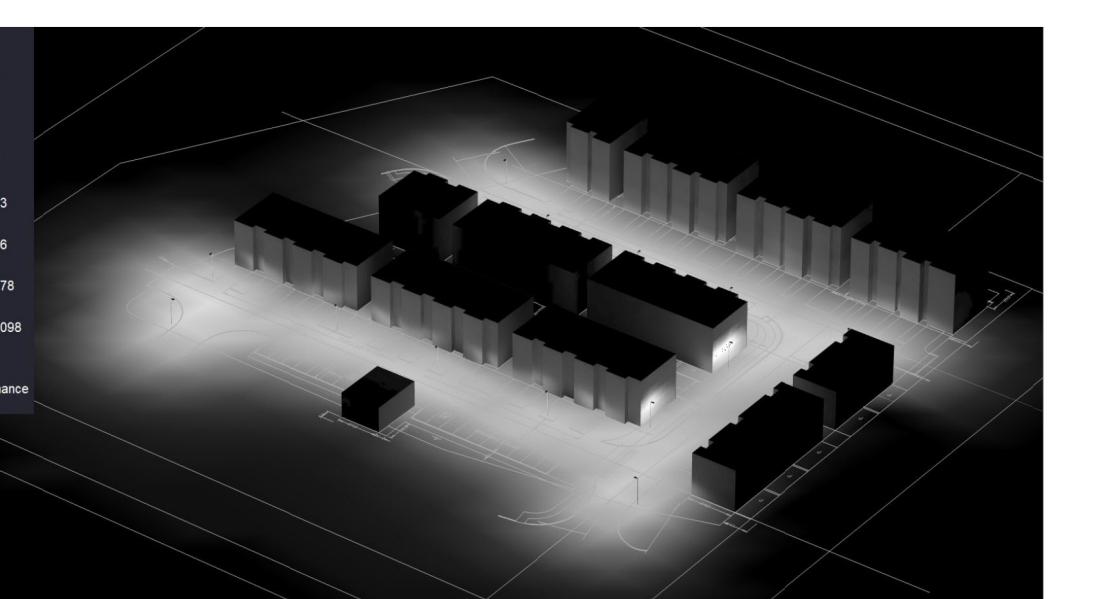
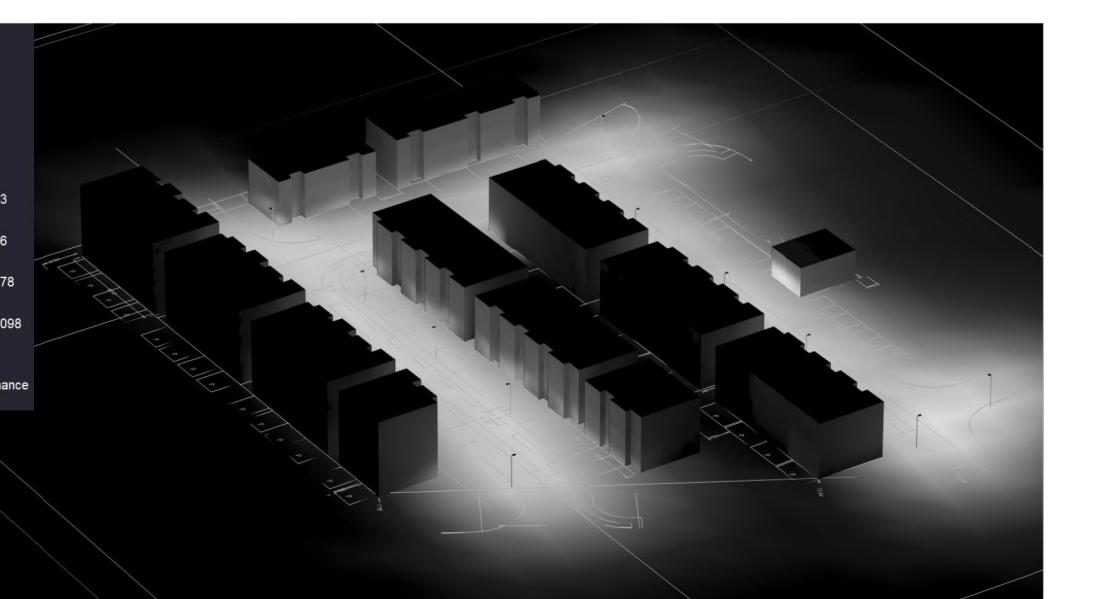
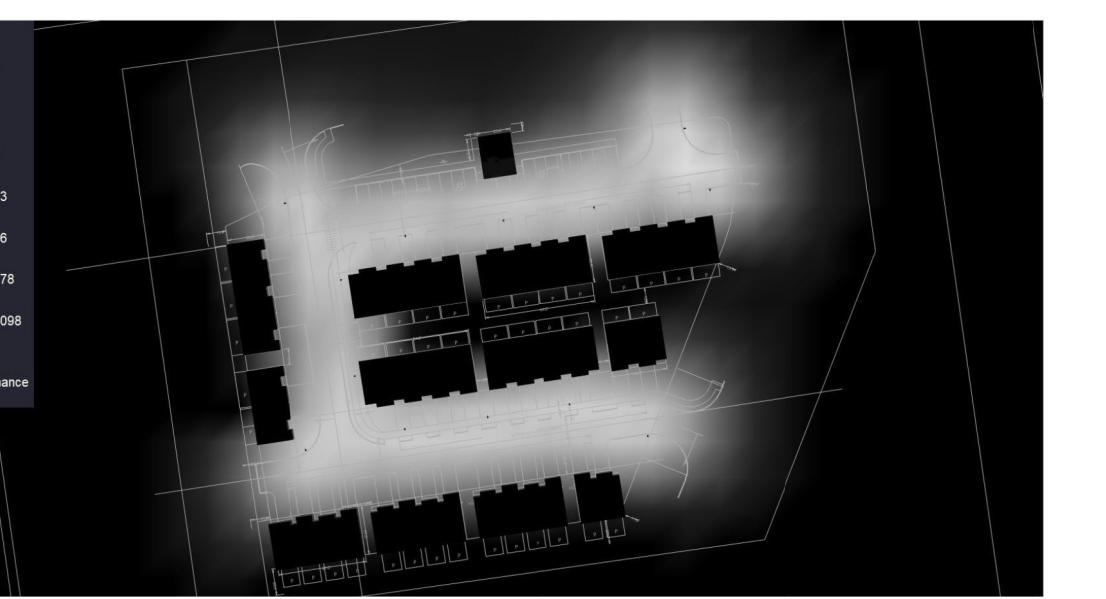
SHEET NO.
CD-5





Calculation Summary													
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description			PtSpcLr	PtSpcTb	Meter Type
Drives	Illuminance	Fc	2.23	5.0	0.4	5.58	12.50	readings taken 0'-0" afg			10	10	Horizontal
Office Parking	Illuminance	Fc	1.02	1.9	0.5	2.04	3.80	readings taken 0'-0" afg			10	10	Horizontal
Site	Illuminance	Fc	0.36	5.0	0.0	N.A.	N.A.	readings taken 0'-0" afg			10	10	Horizontal

Luminaire Schedule												
All quotes/orders generated from this layout must be forwarded to the Local Rep Agency												
SYM	Qty	Tag	Label	ARR	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts	BUG Rating	Mounting Height	
	13	A	ALEDM5T @ 90 W + HSS	Single	9780	1.000	Pole mounted (Type V) on 2' base + ALEDMHS	89.3	1160.9	B2-U0-G2	17	



NOTES:

- * The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.
- * Illumination values (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
- * Mounting height determination is job site specific, our lighting simulations assume mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- * RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixture as the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.
- * The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
- * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction. RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.
- * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

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Scale: as noted	PROJECT # 321797
Date: 12/1/2025	CASE # 01810828
Filename: Louis Street Apartment Development 01810828A.GI	
Drawn By: K. Gonzales, LC	

Job Name:	Louis Street Apartment Development (Newington, CT) Lighting Layout Version A
Prepared For:	Holbrook Associates 35 Reservoir Park Drive Rockland, MA 02370 Tel: 781-871-0011
	Filename: F:\Louis Street Apartment Development\Working Files\AGI\Louis Street Apartment Development 01810828A.GI