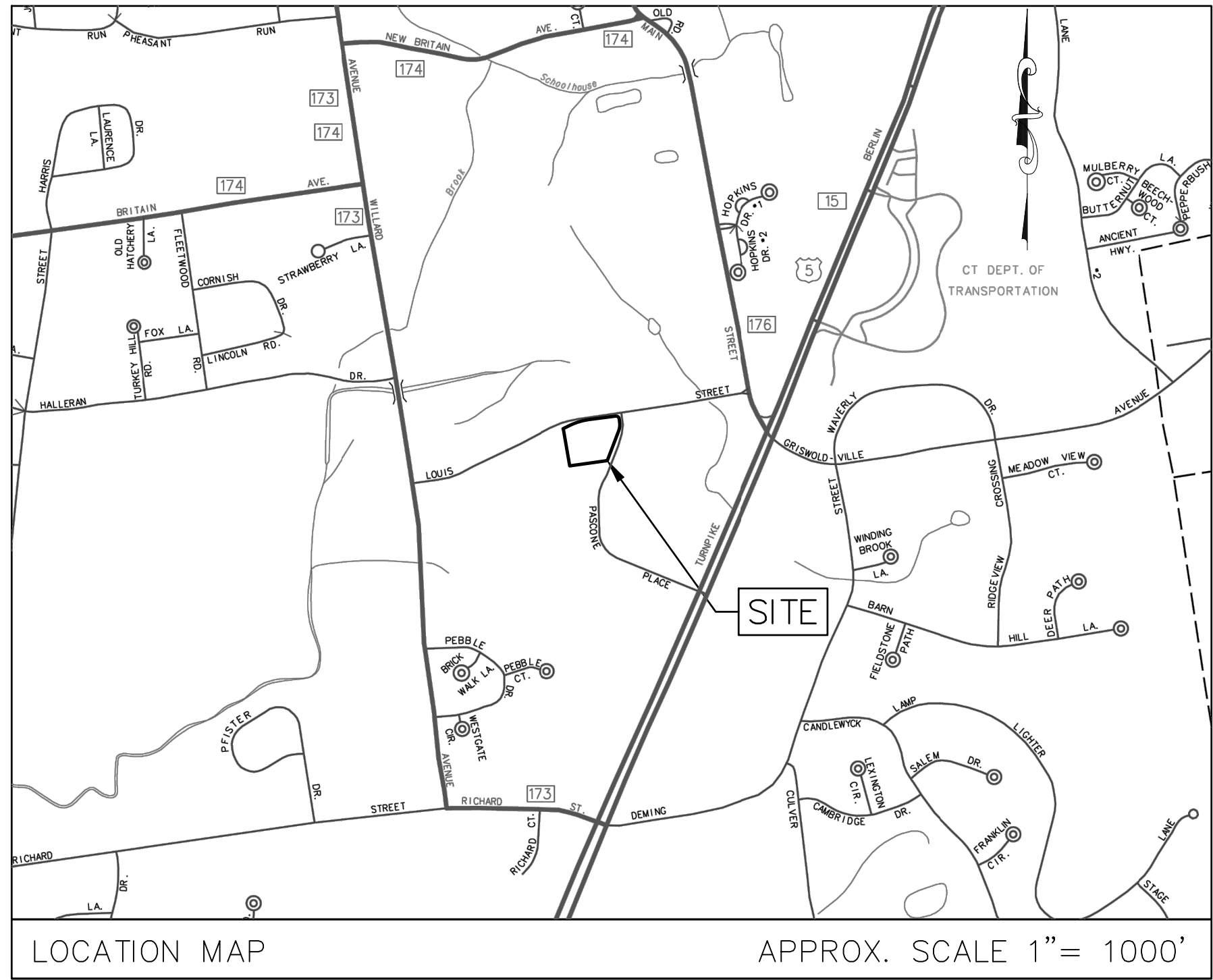


RESIDENTIAL SITE DEVELOPMENT

103 LOUIS STREET
NEWINGTON, CT

PROJECT NUMBER
24122

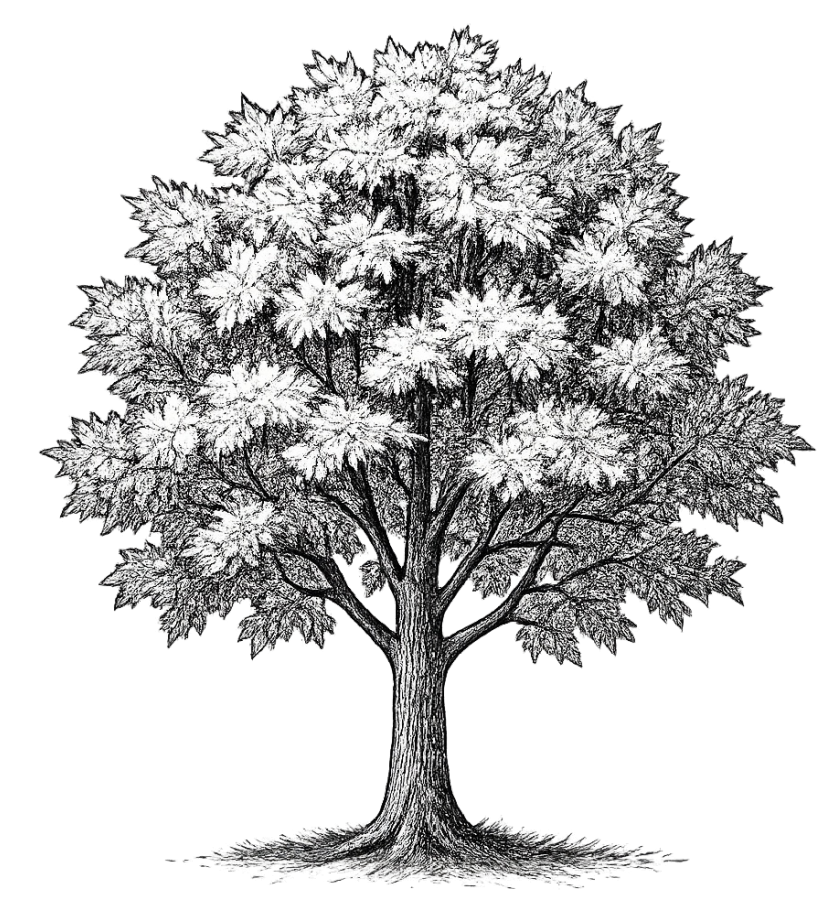
DECEMBER 2025



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 |

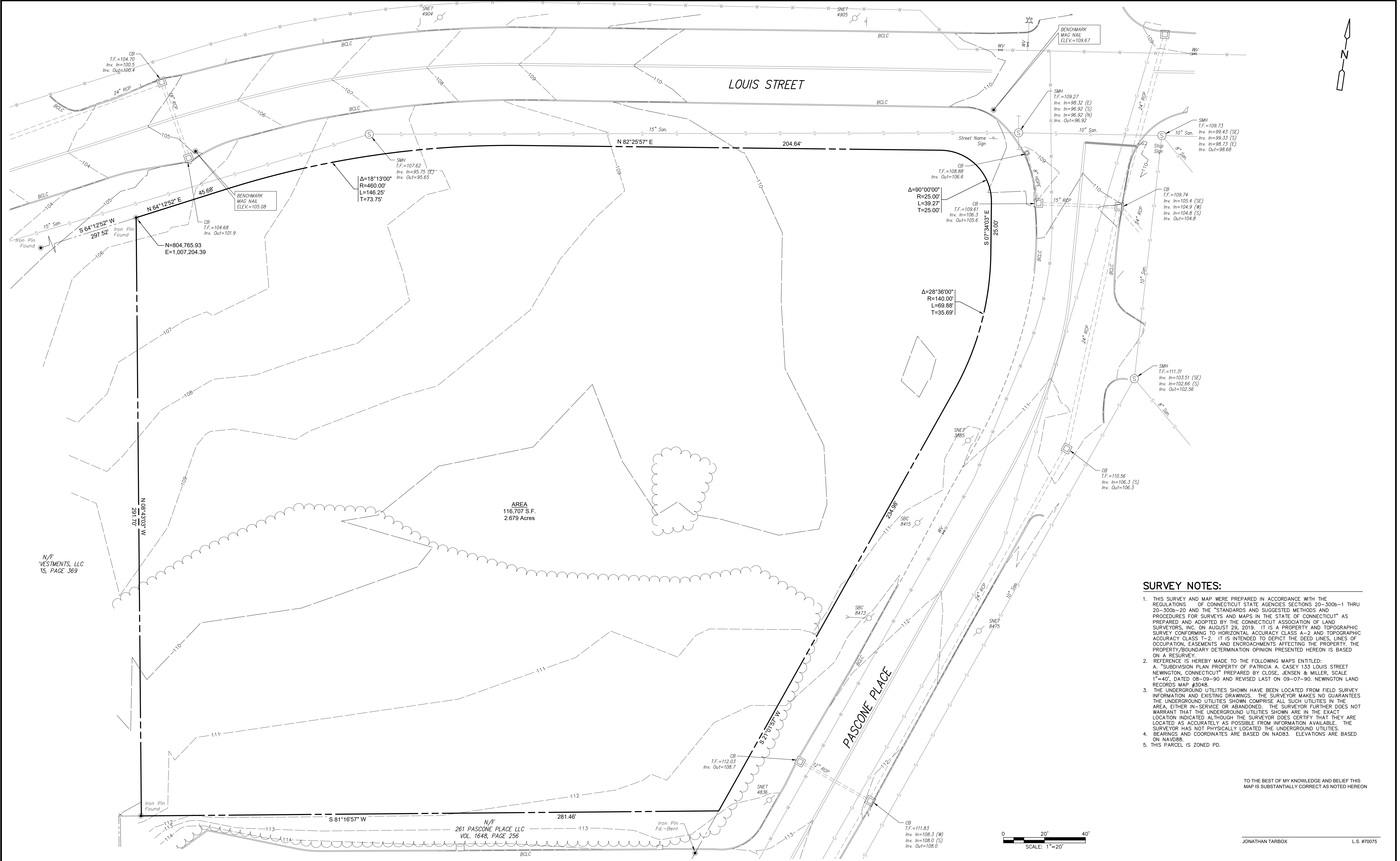


ISSUED FOR PERMIT ONLY
12/3/2025
NOT FOR CONSTRUCTION

PROJ #24122 - 103 LOUIS STREET

DANIEL VILL, P.E. #32077

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- SURVEY NOTES:**
- THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY AND TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2. IT IS INTENDED TO DEPICT THE DEED LINES, LINES OF OCCUPATION, EASEMENTS AND ENCROACHMENTS AFFECTING THE PROPERTY. THE PROPERTY/BOUNDARY DETERMINATION OPINION PRESENTED HEREON IS BASED ON A RESURVEY.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS ENTITLED:
A. "SUBDIVISION PLAN PROPERTY OF PATRICIA A. CASEY 133 LOUIS STREET NEWINGTON, CONNECTICUT" PREPARED BY CLOSE, JENSEN & MILLER, SCALE 1"=40', DATED 08-09-90 AND REVISED LAST ON 09-07-90. NEWINGTON LAND RECORDS MAP #3048.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - BEARINGS AND COORDINATES ARE BASED ON NAD83. ELEVATIONS ARE BASED ON NAVD88.
 - THIS PARCEL IS ZONED PD.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

JONATHAN TARBOX

L.S. #70075

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| DESIGNED BY: | X |
| DRAWN BY: | X |
| SHEET CHK'D BY: | JT |
| CROSS CHK'D BY: | X |
| APPROVED BY: | JT |
| DATE: | DECEMBER 2025 |

PREPARED FOR:
**PREMIER REAL ESTATE
SERVICES II, LLC**
110 COURT STREET, SUITE 1
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PREPARED BY:
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INFRASTRUCTURE SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
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RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

**PROPERTY AND TOPOGRAPHIC SURVEY
LAND NOW OR FORMERLY OF
INNATE INVESTMENTS, LLC
VOLUME 1887, PAGE 745**

SHEET NO.

SV-1

GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL MAINTAIN ONE SET OF CONTRACT DOCUMENTS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THE SET SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.
5. 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.
6. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATION AND/OR DIMENSIONS.
7. 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.
8. 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.
9. 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.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UTILITIES) TO THE OWNER AND ENGINEER AT THE END OF CONSTRUCTION.
11. 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.
12. 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 1-800-922-4455.
13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF SUPPORT FOR PROTECTION OF PERSONNEL DURING ALL EXCAVATION AND BACKFILLING OPERATIONS.
14. 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.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE CONSTRUCTION AREA UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
16. 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.
17. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT PROPERTIES EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE TOWN.
18. 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.
19. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL LOCAL AND STATE GOVERNING AND REGULATORY AGENCIES.
20. 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.
21. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
22. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
23. 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.
24. 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.
25. 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.
26. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHODS.
27. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY OWNER.
28. 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.
29. ALL UTILITIES AND PIPES SCHEDULED FOR DEMOLITION SHALL BE REMOVED UNLESS NOTED OTHERWISE.
30. CONTRACTOR SHALL BE PREPARED AT ALL TIMES TO SWEEP THE SURROUNDING ROADWAYS AS REQUIRED BY THE TOWN AND/OR THE OWNER'S REPRESENTATIVE.
31. 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.
32. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
33. ANY WORK WITHIN THE CTDOT RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE

- DISTRICT. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS, COORDINATION, SUBMITTALS AND TRAFFIC CONTROL DESIGN REQUIRED BY THE CTDOT.
34. PERMISSIBLE WORK HOURS SHALL BE MONDAY TO FRIDAY FROM 7AM UNTIL 5PM EXCLUDING TOWN HOLIDAYS.
35. EXISTING TREES AND VEGETATION ARE NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL FAMILIARIZE THEMSELVES W/ EXISTING CONDITIONS AND INDICATE TO OWNER OR ENGINEER ANY VEGETATION THAT MAY IMPACT OPERATIONS PRIOR TO MOBILIZING TO THE SITE.

ABBREVIATIONS
(NOT ALL ABBREVIATIONS MAY BE USED)

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

LEGEND
(NOT ALL SYMBOLS MAY BE USED)

| | | | |
|---------------------|---------------------------------------------------------------------------------|-------|--------------------------|
| ---- | PROPERTY LINE | △ | CONTROL POINT |
| ----- | EASEMENT LINE | □ | MONUMENT |
| ===== | CURB | ○ IP | IRON PIPE |
| ===== | EDGE OF PAVEMENT (EOP) | ○ PIN | IRON PIN |
| —○—○— | STOCKADE FENCE | ☐ | TYPE 'C' CATCH BASIN |
| —X— | CHAIN LINK FENCE | ☐ | TYPE 'CL' CATCH BASIN |
| ~~~~~ | TREE/VEGETATION LINE | ⊗ | STORM DRAINAGE MANHOLE |
| —[35]— | MAJOR CONTOUR | ⊗ | SANITARY SEWER MANHOLE |
| —[31]— | MINOR CONTOUR | ⊗ | WATER MANHOLE |
| X[31.75] | SPOT ELEVATION | ⊗ | GAS VALVE |
| X[31.25] [30.75] | TOP/BOTTOM OF CURB EL. PIPES ≥ 12" ø (SIZE, MATERIAL, AND FLOW DIRECTION) | ⊗ | WATER VALVE |
| —[12" RCP]— | GAS | ⊗ | HYDRANT |
| —G— | STORM DRAINAGE | ⊗ | ELECTRICAL BOX |
| —D— | UNDERGROUND ELECTRIC | ⊗ | HANDHOLE |
| —E— | OVERHEAD ELECTRIC | ⊗ | UTILITY POLE W/ GUY WIRE |
| —OE— | SANITARY SEWER | ⊗ | LUMINAIRE |
| —S— | TELECOMMUNICATIONS | ⊗ | LUMINAIRE ON STANDARD |
| —T— | WATER | ⊗ | SIGNS |
| —//— | TEMPORARY SEDIMENTATION CONTROL | ⊗ | MONITORING WELL |
| ●—● | FLUSH CONDITION | ⊗ | BOLLARD |
| OP | POST | ⊗ | TREES/SHRUBS |

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 PASCONE 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 EXPEDITIOUS 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

EROSION AND SEDIMENT CONTROL PLAN

- HAYBALES, SILT FENCE, AND GRAVEL CHECK DAMS SHALL BE INSTALLED DOWNGRADE OF WORK AREA AS SHOWN OR AS REQUIRED BY THE ENGINEER.
- SOIL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY OR REQUIRED.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL STRUCTURES.
- ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL.

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 (ZUVC, 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.

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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 |

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| PREPARED FOR: | PREMIER REAL ESTATE SERVICES II, LLC 110 COURT STREET, SUITE 1 CROMWELL, CT 06416 |
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| PREPARED BY: | zuvic INFRASTRUCTURE SOLUTIONS 40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067 (860)436-4901 WWW.ZUVIC.COM |
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| RESIDENTIAL SITE DEVELOPMENT |
| 103 LOUIS STREET NEWINGTON, CT |

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| GENERAL NOTES |
| GN-1 |

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| SHEET NO. |
| GN-1 |



PROJECT NO.: 24122
DESIGNED BY: DV
DRAWN BY: DG
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PREPARED BY:

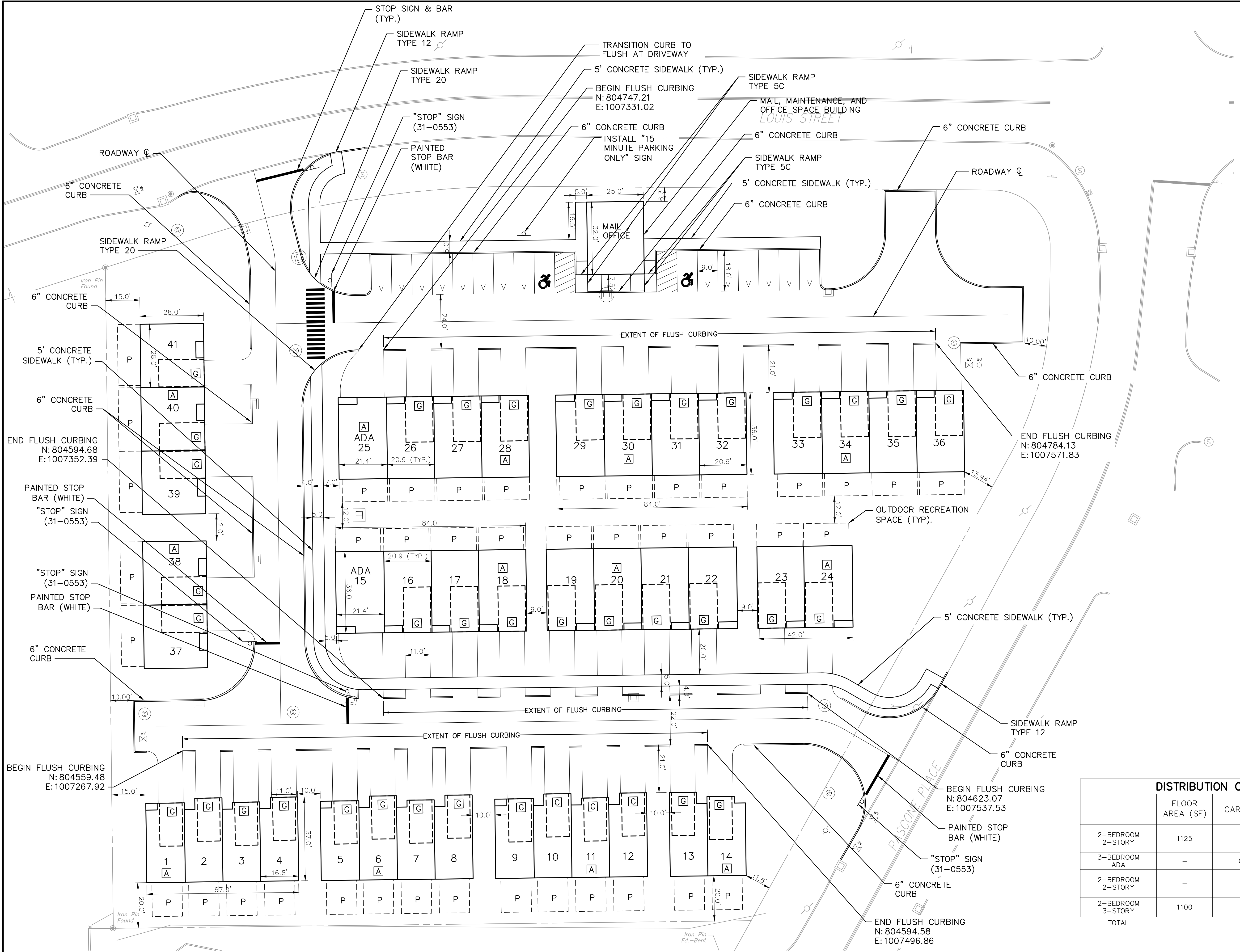
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
 ■ (860) 436-4901 ■ WWW.ZUIVIC.COM

103 LOUIS STREET NEWINGTON, CT

SHEET NO.

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FILE PATH: H:\Project\24122 - P Show 103 Louis St Newington\AutoCAD\24122 - SP.dwg PLOT DATE: 12/3/2025 PLOT TIME: 4:23:32 PM



| ZONE PD | | |
|------------------------------------------------|------------|-------------|
| STANDARD | | REQUIREMENT |
| PERMITTED USES W. SPECIAL PERMITS (3.19) | | RESIDENTIAL |
| MINIMUM LOT AREA (4.5 TABLE B) | | 5 Ac. |
| BUILDING SET BACKS (4.5 TABLE B) | FRONT YARD | 35' |
| | SIDE YARD | 25 |
| | REAR YARD | 15' |
| PARKING SET BACK (RESIDENTIAL 3.19.2.B.8) | | 35' |
| MAXIMUM PRINCIPAL BUILDING HEIGHT (3.19.2.B.5) | | 4STRY |
| DENSITY (RESIDENTIAL) | | N/A |
| PARKING (RESIDENTIAL 2BR) (6.1.1.B) | | 2 SP/UNIT |
| BUILDING COVERAGE (PERCENTAGE OF LOT AREA) | | N/A |

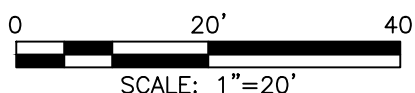
| PROPOSED DEVELOPMENT | | |
|--------------------------------------------|------------|----------------------|
| STANDARD | | PROPOSED DEVELOPMENT |
| USE TYPE | | RESIDENTIAL |
| LOT AREA | | 2.68 Ac. |
| BUILDING SET BACKS | FRONT YARD | 6.3' |
| | SIDE YARD | 15' |
| | REAR YARD | 15' |
| PARKING SET BACK | | 21.5' |
| MAXIMUM PRINCIPAL BUILDING HEIGHT | | 3STRY |
| DENSITY (RESIDENTIAL) | | 15.3 UNITS/AC |
| PARKING SPACES | | 2.34 SP/UNIT |
| BUILDING COVERAGE (PERCENTAGE OF LOT AREA) | | 25.7% |

LEGEND

- GARAGE
- AFFORDABLE UNIT
- 34 UNIT NUMBER
- ADA ACCESSIBLE UNIT
- P PATIO

| DISTRIBUTION OF UNITS | | | | |
|-----------------------|-----------------|--------|-------|------------|
| | FLOOR AREA (SF) | GARAGE | TOTAL | AFFORDABLE |
| 2-BEDROOM 2-STORY | 1125 | 1 | 20 | 6 |
| 3-BEDROOM ADA | - | 0 | 2 | 1 |
| 2-BEDROOM 2-STORY | - | 1 | 5 | 2 |
| 2-BEDROOM 3-STORY | 1100 | 1 | 14 | 4 |
| TOTAL | | | 41 | 13 |

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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

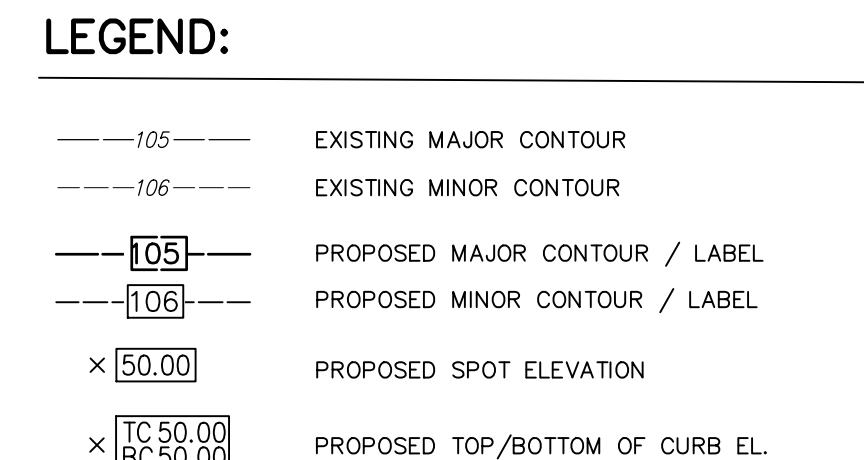
RESIDENTIAL SITE DEVELOPMENT

103 LOUIS STREET NEWINGTON, CT

SITE LAYOUT PLAN

SHEET NO.

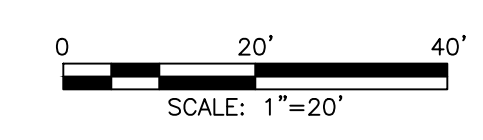
SP-1




1. ALL SPOUT ELEVATIONS SHOWN ARE BOTTOM OF CURBS/TOP OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. GENERAL FILL SHALL BE FREE OF BRUSH RUBBISH, STUMPS AND BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION SECTION 02.02. MATERIAL SHALL BE PLACED IN LAYER WITH THE STANDARD SPECIFICATION SECTION 02.02 AND M.02.06. HYDRAULICALLY DREGED MATERIAL SHALL NOT BE ALLOWED.
3. GRADE AWAY FROM BUILDING WALLS AT 2% MINIMUM (TYPICAL).
4. PROPOSED EARTH SLOPES SHALL BE NO STEEPER THAN 3:1 (HORIZ.:VERT.), UNLESS OTHERWISE DEPICTED ON SITE PLAN.
5. GENERAL FILL SHALL BE FREE OF BRUSH RUBBISH, STUMPS, FILL PLACED IN LAYERS SHALL BE COMPACTED TO A MINIMUM OF 95% DRY DENSITY AFTER COMPACTION SHALL NOT BE LESS THAN 95 % OF THE STANDARD PROCTOR TEST AND DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D1557.
6. THE AREAS OF THE TOPSOIL HAVE BEEN BROUGHT TO GRADE. THE SUBGRADE SHALL BE LOOSENEED BY SCARIFYING TO A DEPTH OF AT LEAST 2" TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.
7. FILL OR TOPSOIL SHALL NOT BE PLACED NOR COMPACTED WHILE IN FROZEN OR MUDDY CONDITION OR WHILE SUBGRADE IS FROZEN.
8. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE.

CUT: 1021 C.Y.
FILL: 553 C.Y.
NET 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 |



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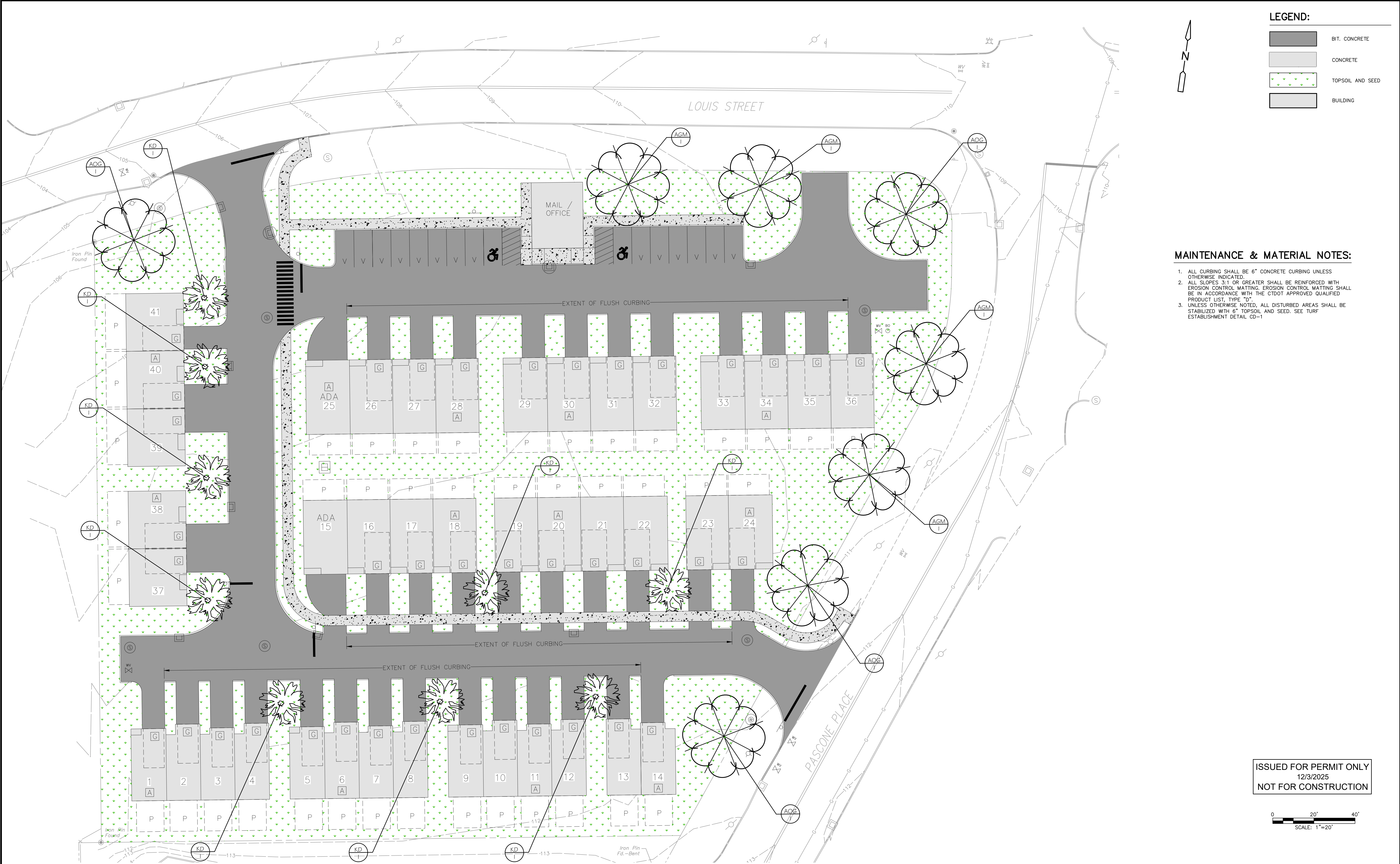
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|-------------|------|------|------|---------|--------------------|---------------------|--------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------|--|--------------------------|
| | | | | | PROJECT NO.: 24122 | | PREPARED FOR: | | PREPARED BY: | | | | SHEET NO. |
| | | | | | DESIGNED BY: DV | | PREMIER REAL ESTATE SERVICES II, LLC 110 COURT STREET, SUITE 1 CROMWELL, CT 06416 | |  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 GP-1 |
| | | | | | DRAWN BY: DG | | | | | | | | |
| | | | | | SHEET CHK'D BY: DV | | | | | | | | |
| | | | | | CROSS CHK'D BY: GS | | | | | | | | |
| REV. NO. | DATE | DRWN | CHKD | REMARKS | APPROVED BY: DV | DATE: DECEMBER 2025 | | | | | | | |



NOTES:

1. ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED.
2. ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE INDICATED.
3. 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 819 AND ADDENDUMS.
4. 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.
5. WATER SERVICE TO BE 1 1/2" COPPER PIPE.
6. 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 38 LF
2 SYSTEM ROWS OF 31 LF
1 SYSTEM ROW OF 37 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
7. ANY ELECTRIC AND TELE/DATA INFORMATION SHOWN ON THIS DRAWING IS FOR CONCEPT DEVELOPMENT PURPOSES ONLY.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BENDS, BOOT CONNECTIONS, AND FITTINGS NECESSARY TO CONNECT ROOT DRAINS TO UNDERGROUND DRAINAGE SYSTEM, SHOWN ON THIS PLAN AS A CONCEPT.
9. ALL CATCH BASINS SHALL HAVE A MINIMUM 2' SUMP.
10. PROPRIETARY DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. STRUCTURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. LOCATION AND INSTALLATION OF INSPECTION MANHOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

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MAINTENANCE & MATERIAL NOTES:

1. ALL CURBING SHALL BE 6" CONCRETE CURBING UNLESS OTHERWISE INDICATED.
2. ALL SLOPES 3:1 OR GREATER SHALL BE REINFORCED WITH EROSION CONTROL MATTING. EROSION CONTROL MATTING SHALL BE IN ACCORDANCE WITH THE CTDOT APPROVED QUALIFIED PRODUCT LIST, TYPE "D".
3. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE STABILIZED WITH 6" TOPSOIL AND SEED. SEE TURF ESTABLISHMENT DETAIL CD-1

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0 20' 40'
SCALE: 1"=20'

| REV. NO. | DATE | DRWN | CHKD | REMARKS |
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| DATE: | DECEMBER 2025 |

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

PREPARED BY:
zuvic
INFRASTRUCTURE SOLUTIONS
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■ (860) 436-4901 ■ WWW.ZUVIC.COM

RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

SITE MATERIALS & LANDSCAPE PLAN

SHEET NO.

LP-1

GENERAL LANDSCAPE PLANTING NOTES:

1. ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AND LANDSCAPE AREAS.
2. 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 DISEASE AND 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 MATERIALS 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.
3. ALL PLANTS SHALL BE LABELED BY PLANT NAME, LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES, AND CONTAINERS WHEN DELIVERED.
4. 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.
5. IF THERE IS A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLAN PREVAILS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL CBYD AND HAVE ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES MARKER 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.
7. 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.
8. ALL FENCE AND HARDSCAPE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE PLANTING, SEEDING, OR LAWN INSTALLATION.
9. 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.
10. 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.
11. ALL TREES AND HEDGES ARE TO BE LEFT IN A NATURAL HABIT. DO NOT TRIM TO CREATE GEOMETRIC FORMS.
12. STAKING OR GUYING OF TREES IS DISCOURAGED AND NOT REQUIRED UNLESS EXPRESSLY STATED.
13. NO PLANT MATERIAL SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
14. 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 BACKHOE OR EQUIVALENT WITHOUT TAMPING SOILS.
15. 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.
16. SITE DRAINAGE MUST BE MAINTAINED DURING LANDSCAPE INSTALLATION.
17. 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.
18. MULCHING:

18.1. 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.

18.2. 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.

18.3. 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.
19. CHOOSING PLANT SPECIES:

19.1. 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.

19.2. 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.

19.3. 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.
20. DELIVERY, HANDLING, AND STORAGE:

20.1. 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.

20.2. TAKE SPECIAL CARE TO NOT DROP BALL AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.

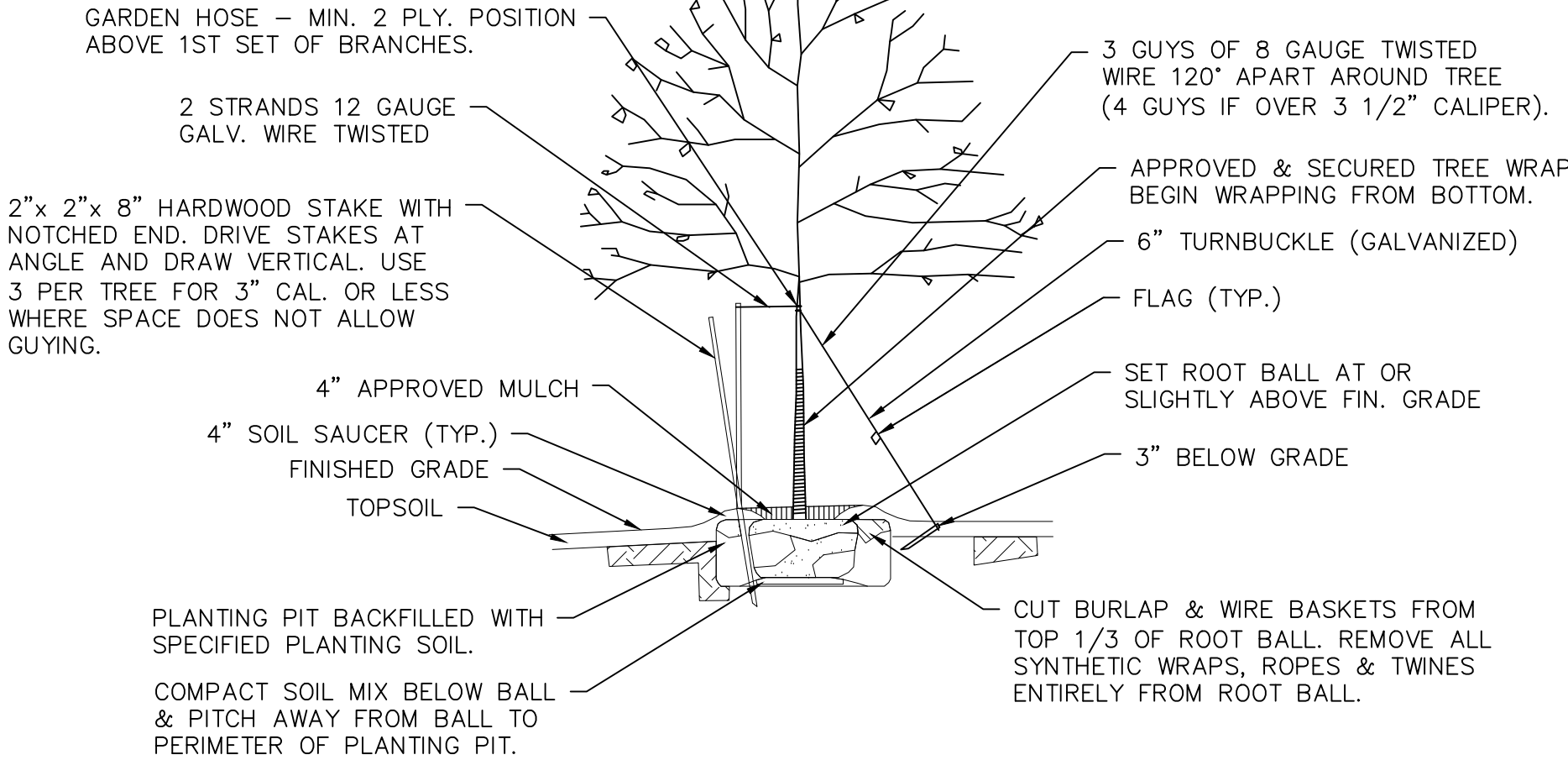
20.3. PLASTIC, METAL WIRE BASKETS, BURLAP, AND OTHER ROOT COVERINGS, WRAPPING, AND BINDING MATERIAL SHALL BE REMOVED ENTIRELY FROM THE PLANT AT TIME OF INSTALLATION. IF ROOT BALL IS IN RISK OF CRUMBLING, ONLY BURLAP MAY REMAIN ON THE LOWER 1/3 OF THE ROOT BALL. DO NOT INHIBIT HORIZONTAL ROOT GROWTH.

20.4. 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 | B4B |
| AOG | ACER RUBRUM | OCTOBER GLORY RED MAPLE | 4"-4.5" CAL. | 4 | AS SHOWN | B4B |
| KD | CORNUS KOUSA | KOUSA DOGWOOD | 3"-3.5" CAL. | 9 | AS SHOWN | B4B |

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.



NOTE:

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

TREE PLANTING
NOT TO SCALE

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| | | | | | | PROJECT NO.: <u>24122</u> |
| | | | | | | DESIGNED BY: <u>DV</u> |
| | | | | | | DRAWN BY: <u>DG</u> |
| | | | | | | SHEET CHK'D BY: <u>DV</u> |
| | | | | | | CROSS CHK'D BY: <u>GS</u> |
| | | | | | | APPROVED BY: <u>DV</u> |
| REV. NO. | DATE | DRWN | CHKD | | REMARKS | DATE: <u>DECEMBER 2025</u> |

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

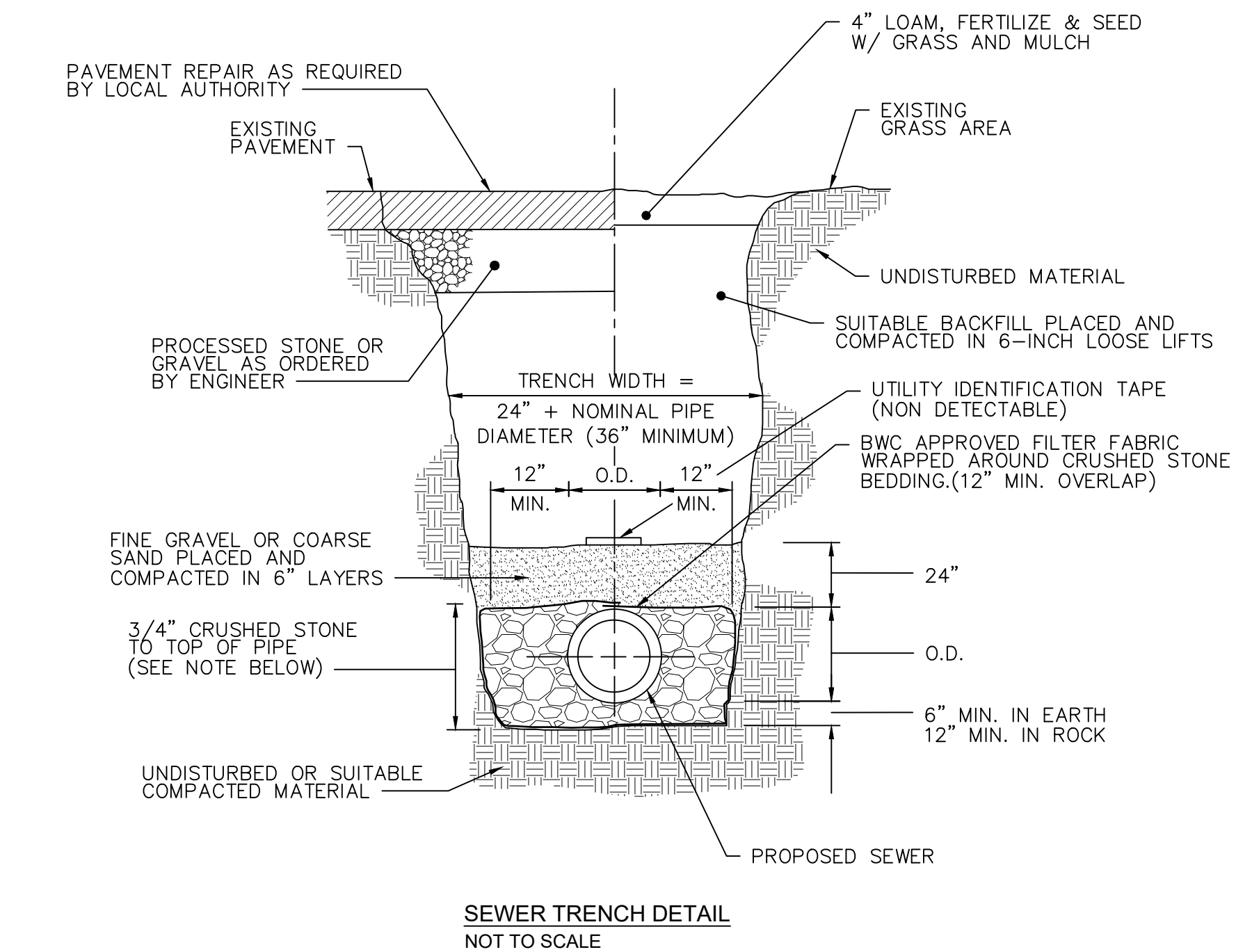
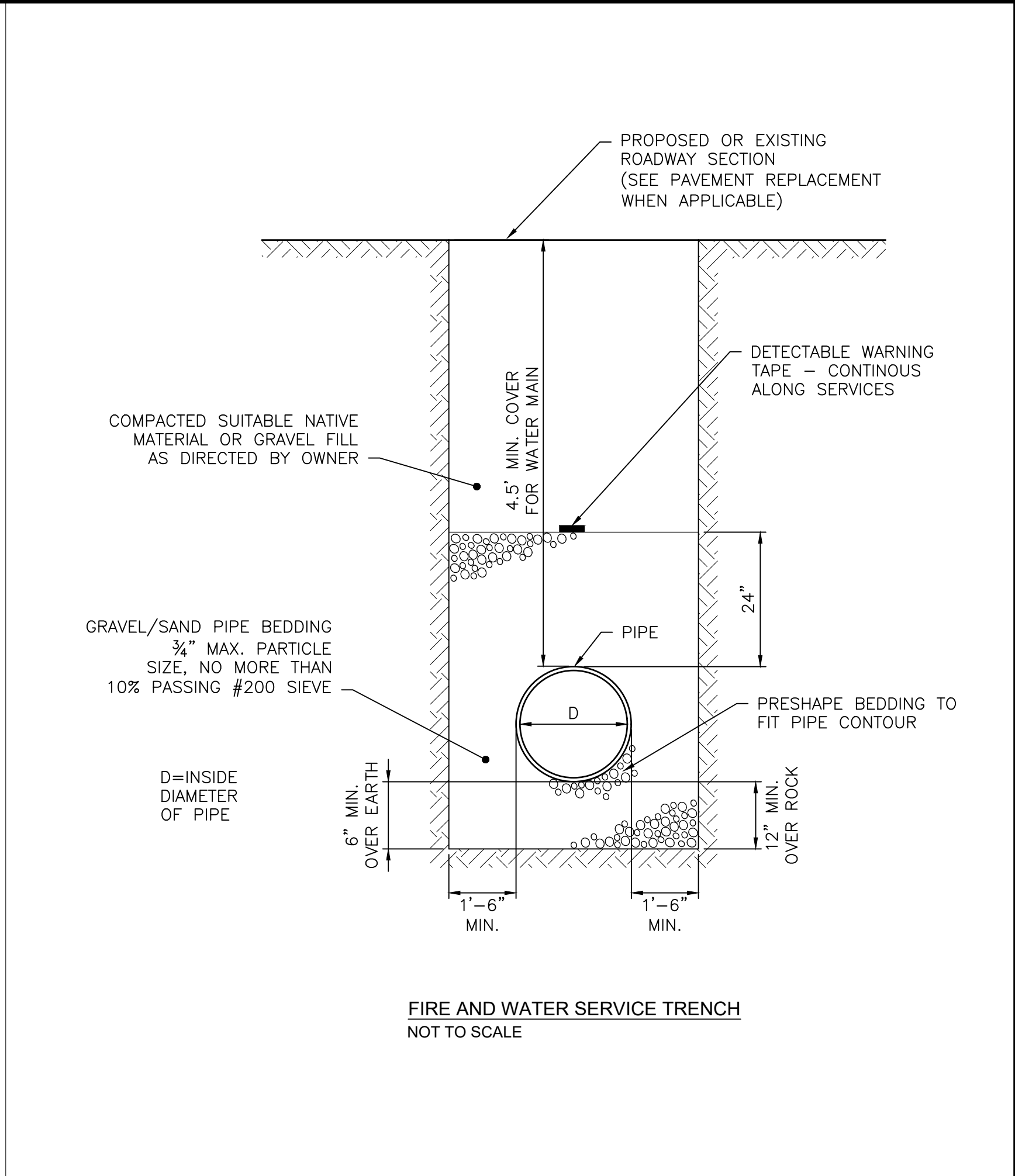
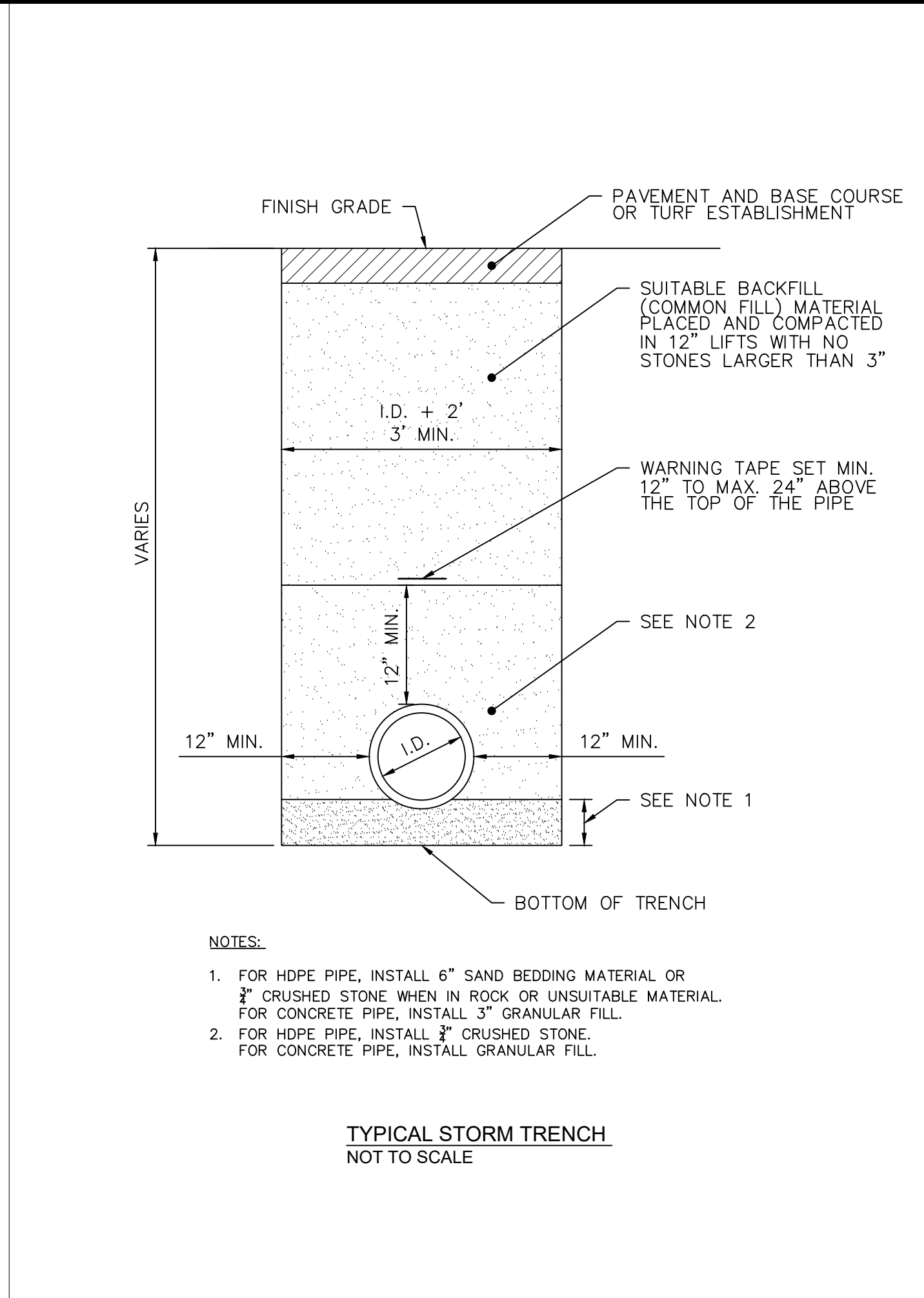
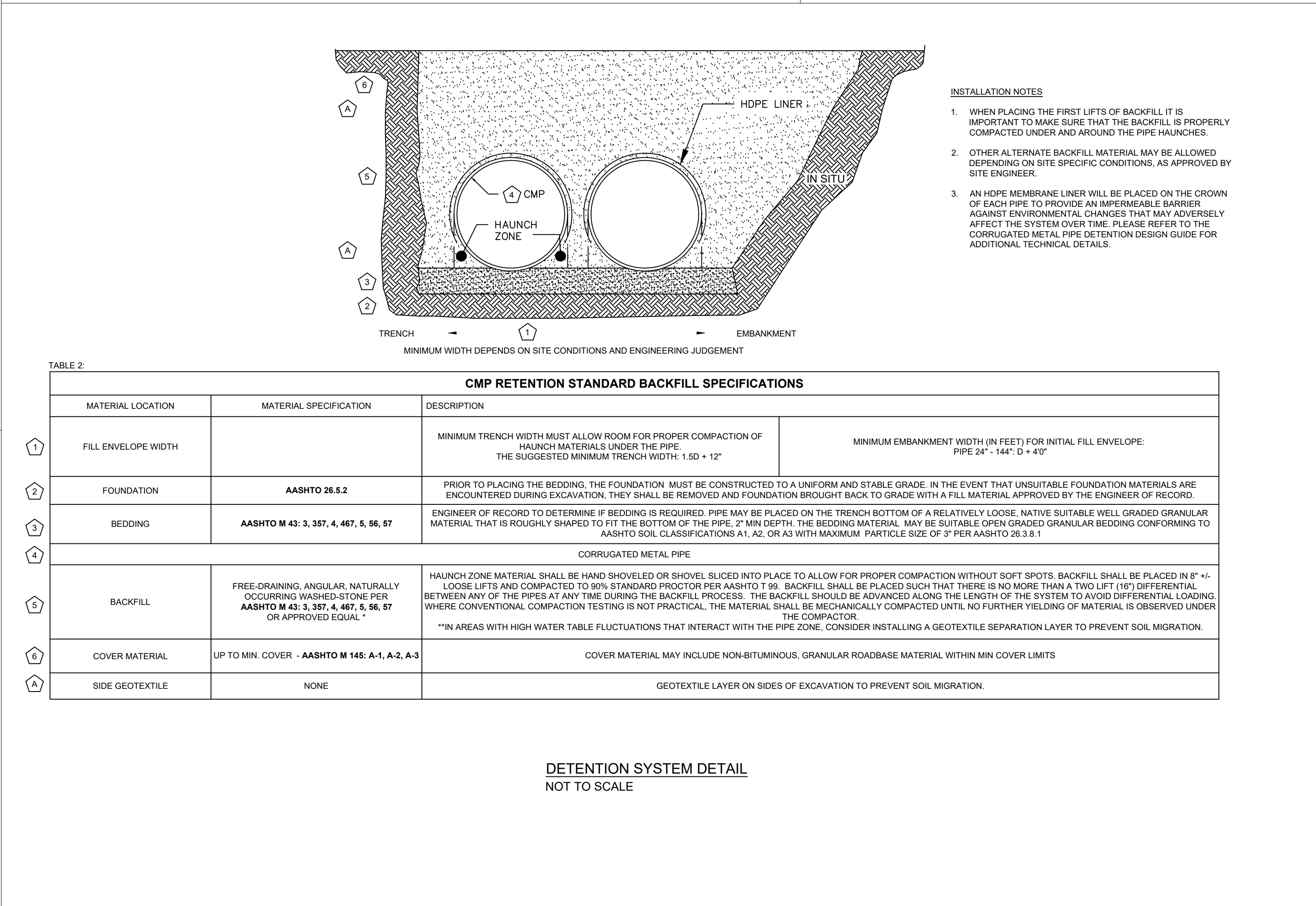
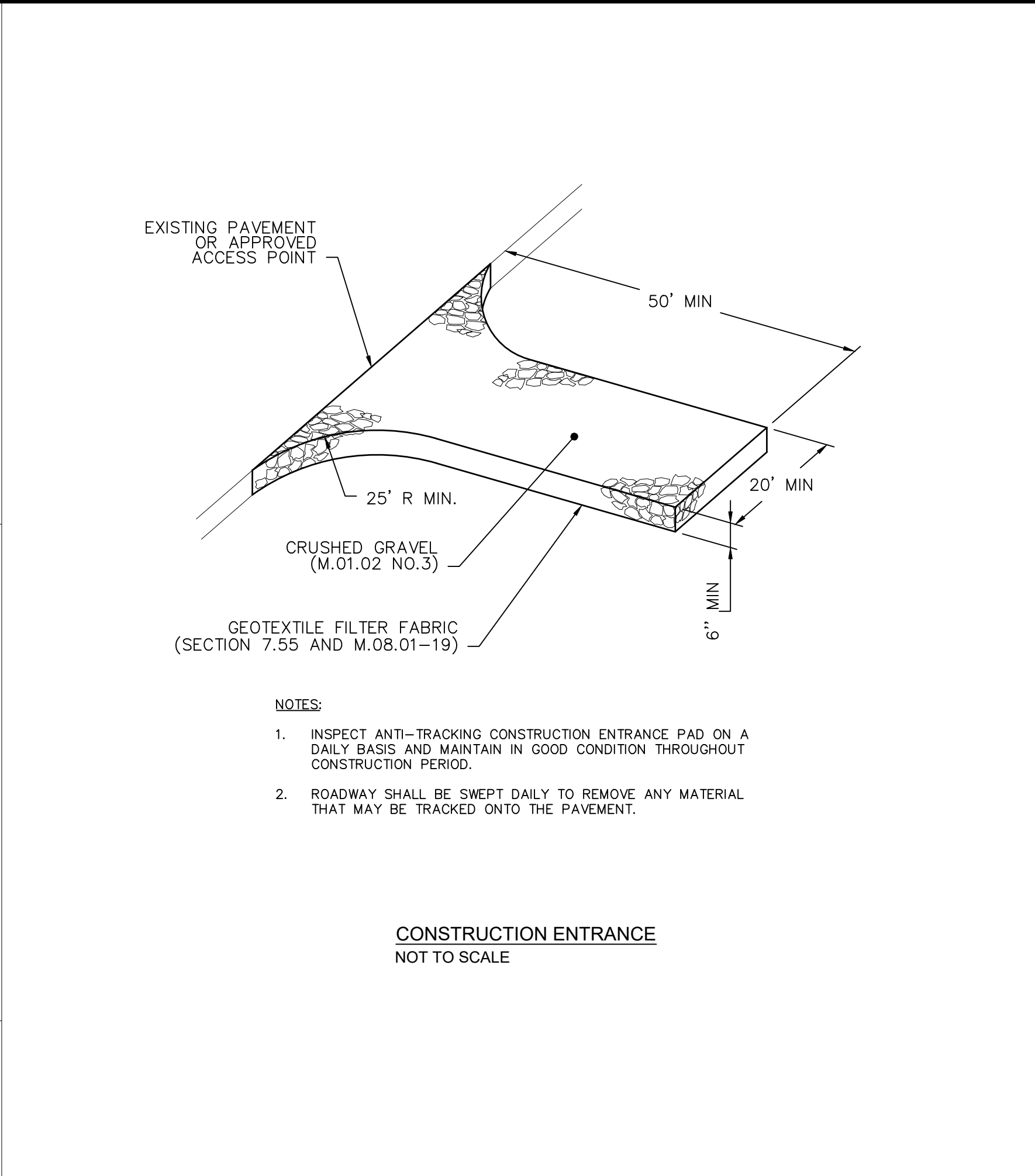
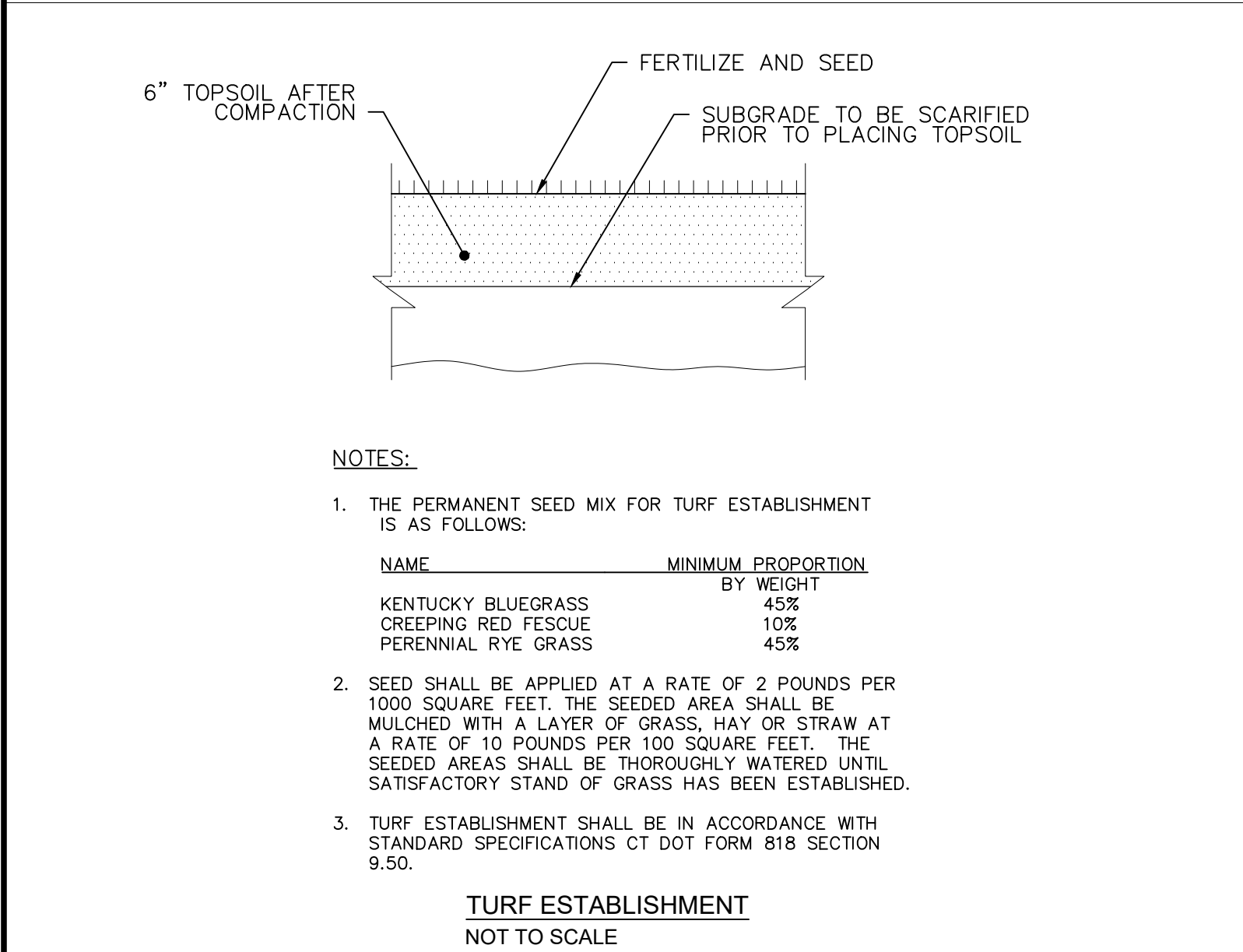
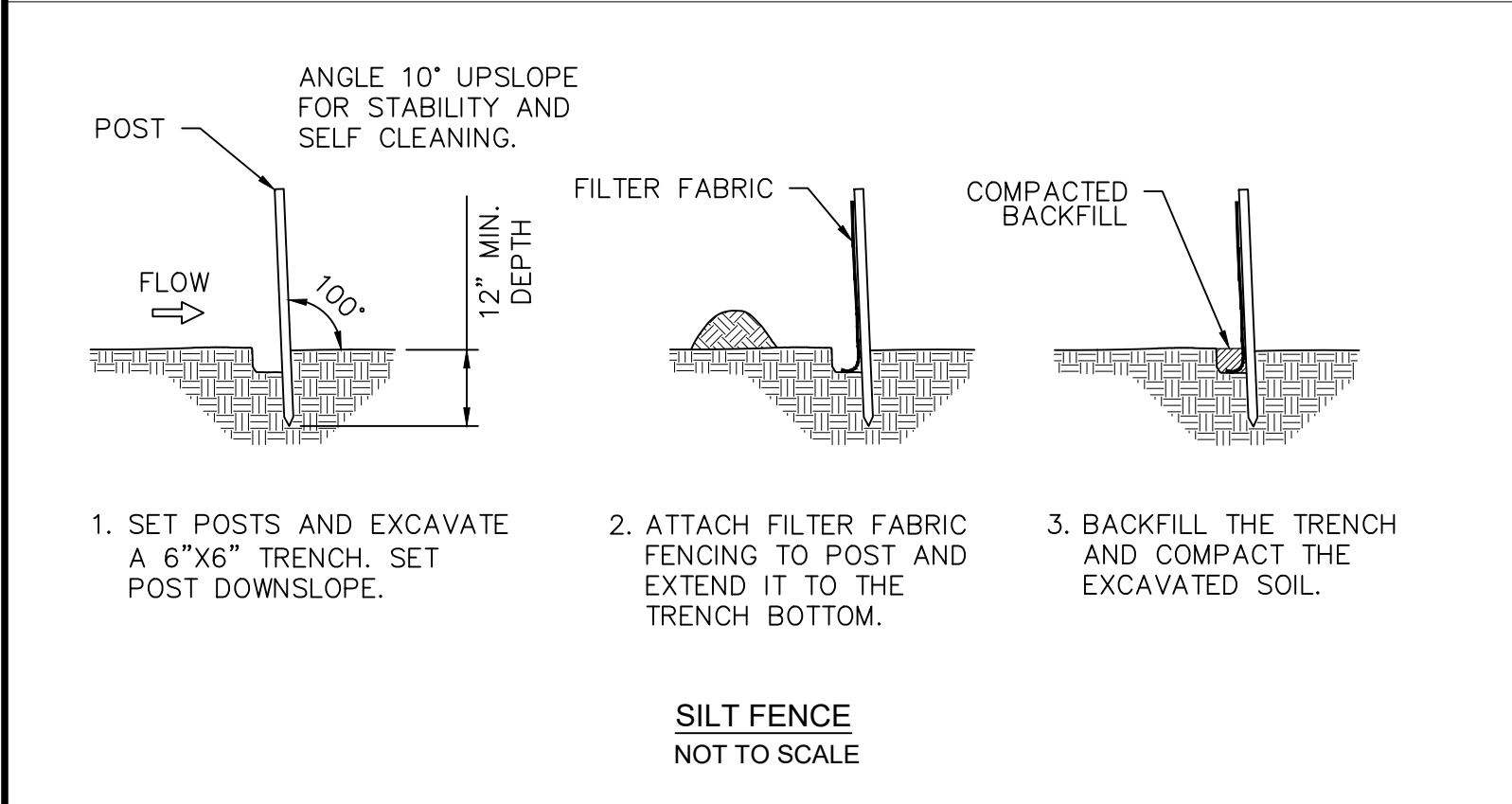
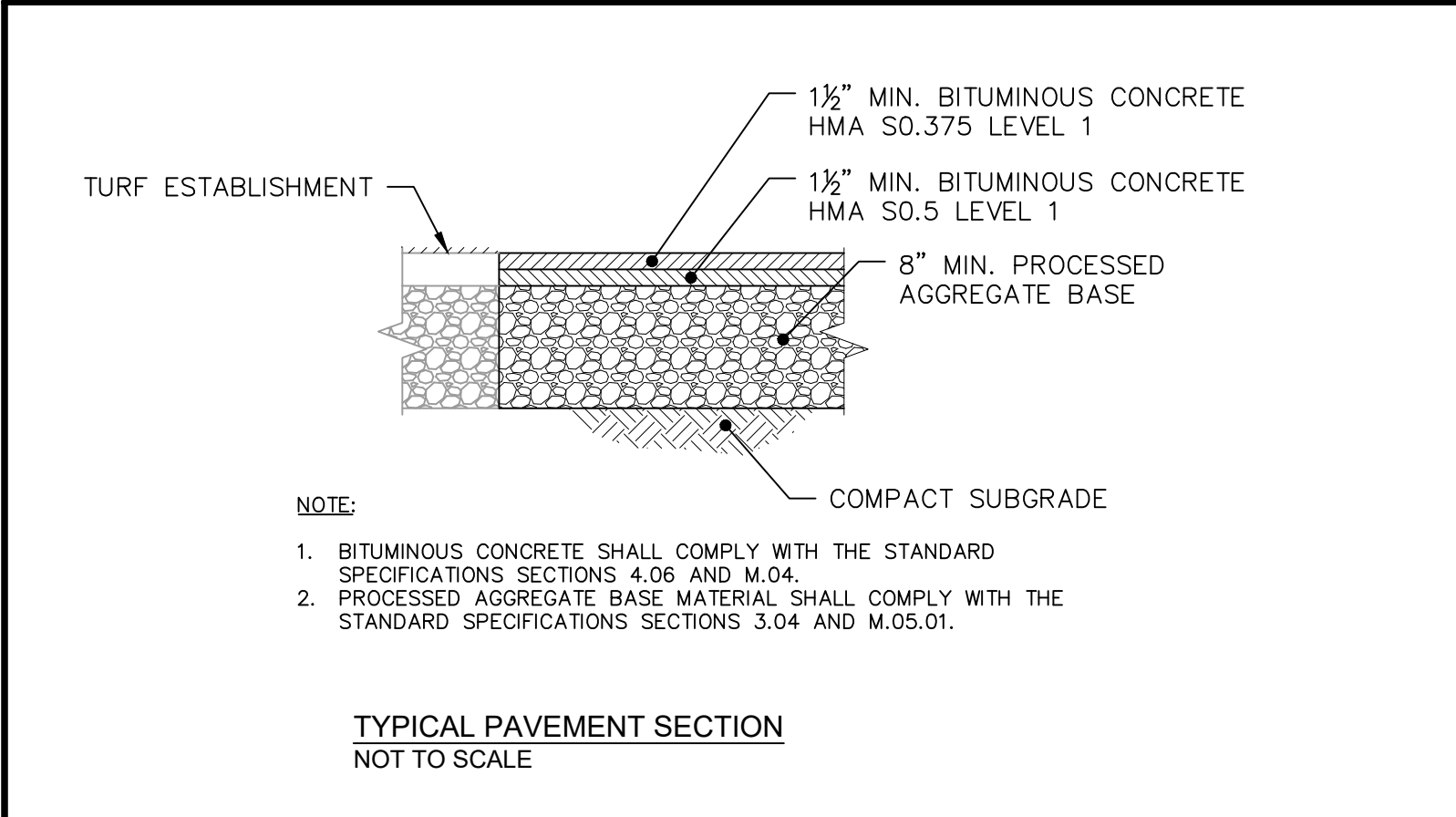
103 LOUIS STREET NEWINGTON, CT

SITE MATERIALS AND
LANDSCAPE PLAN NOTES

SHEET NO.

LP-2

FILE PATH: H:\Project\24122 - P Show 103 Louis St Newington\AutoCAD\24122 - CD.dwg PLOT DATE: 12/3/2025 PLOT TIME: 4:24:18 PM



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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 |
| REV. NO. | DATE | DRWN | CHKD | REMARKS | |

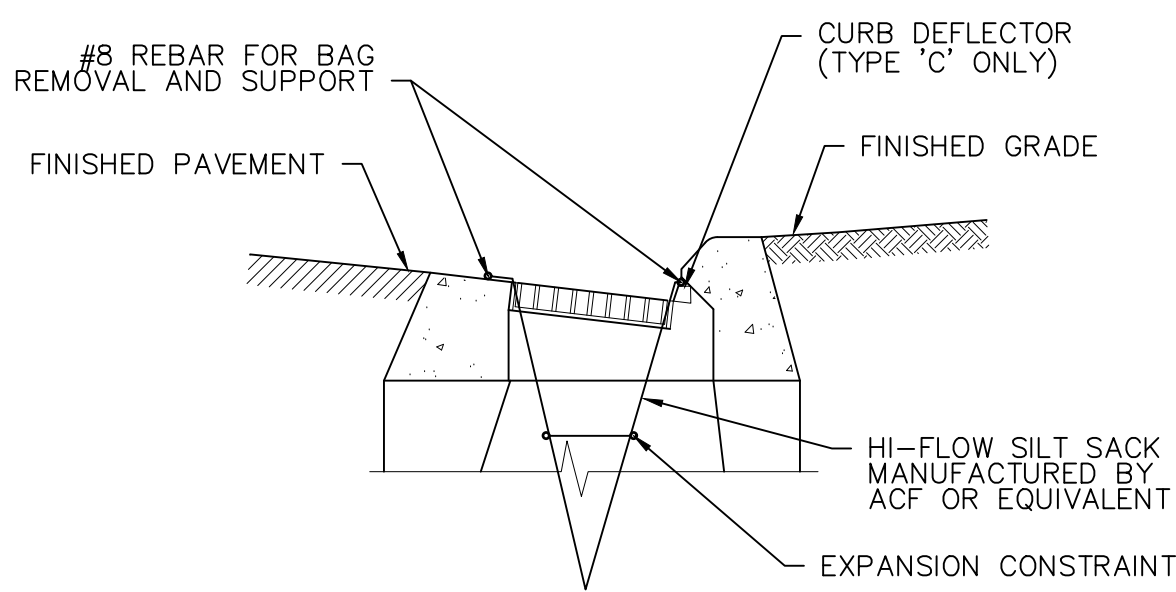
PREPARED FOR:
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110 COURT STREET, SUITE 1
CROMWELL, CT 06416

PREPARED BY:
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RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

CIVIL DETAILS

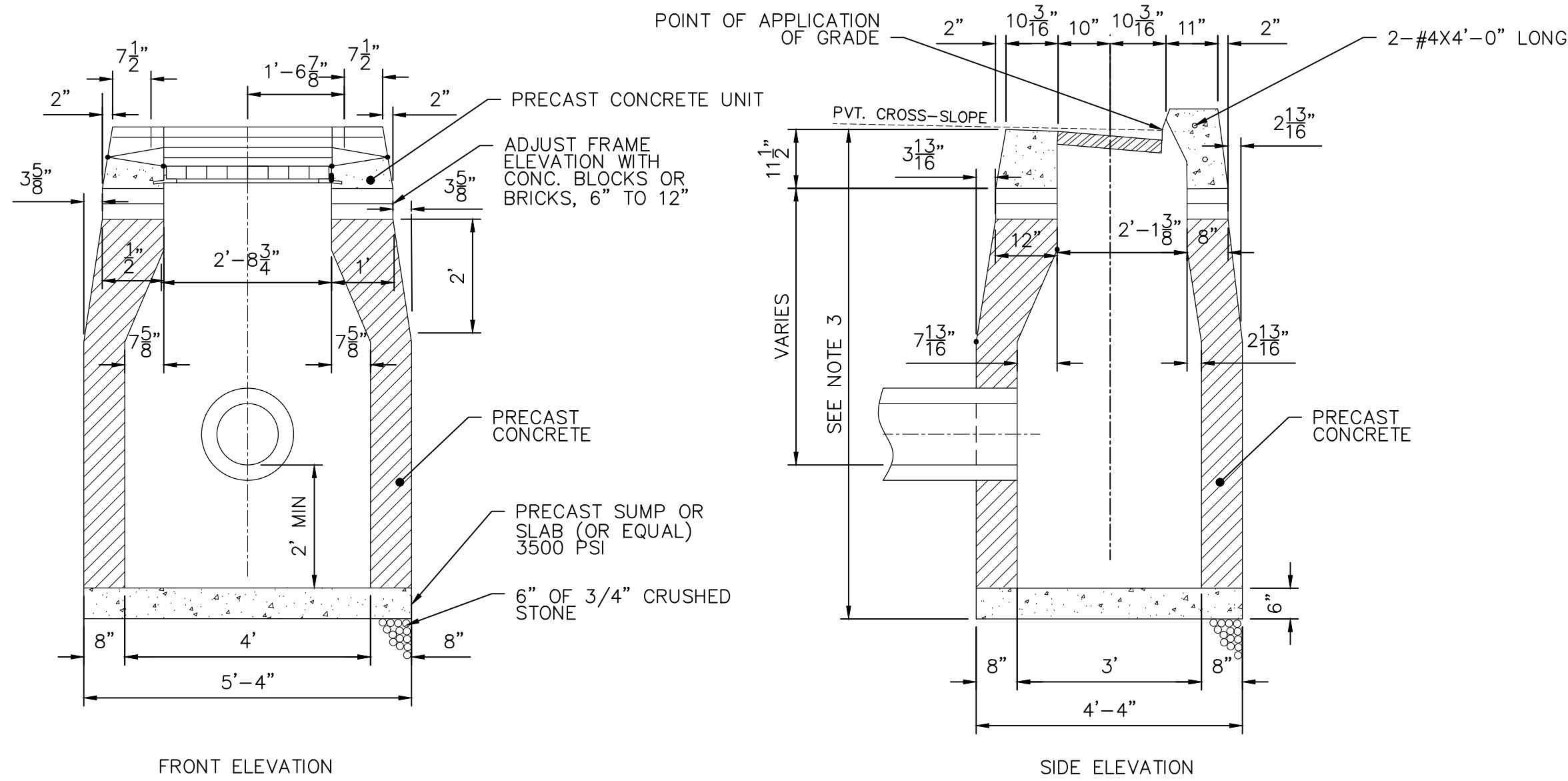
SHEET NO.
CD-1



NOTES:

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.

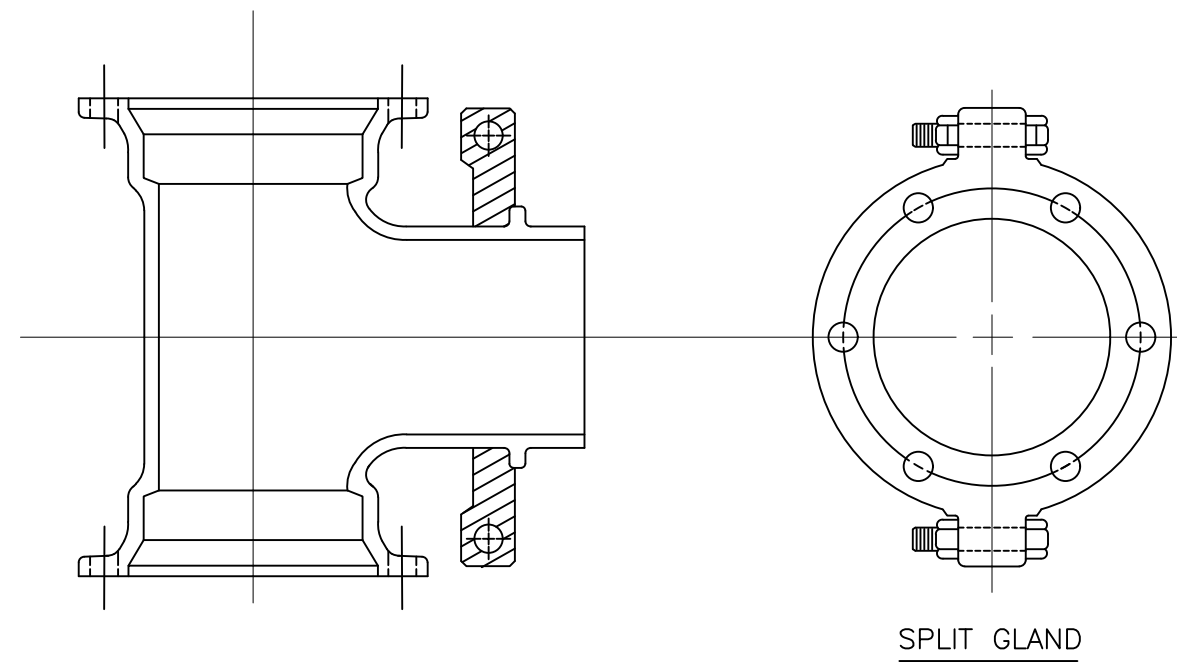
SEDIMENT CONTROL AT CATCH BASIN IN PAVED AREAS
NOT TO SCALE



NOTES:

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.

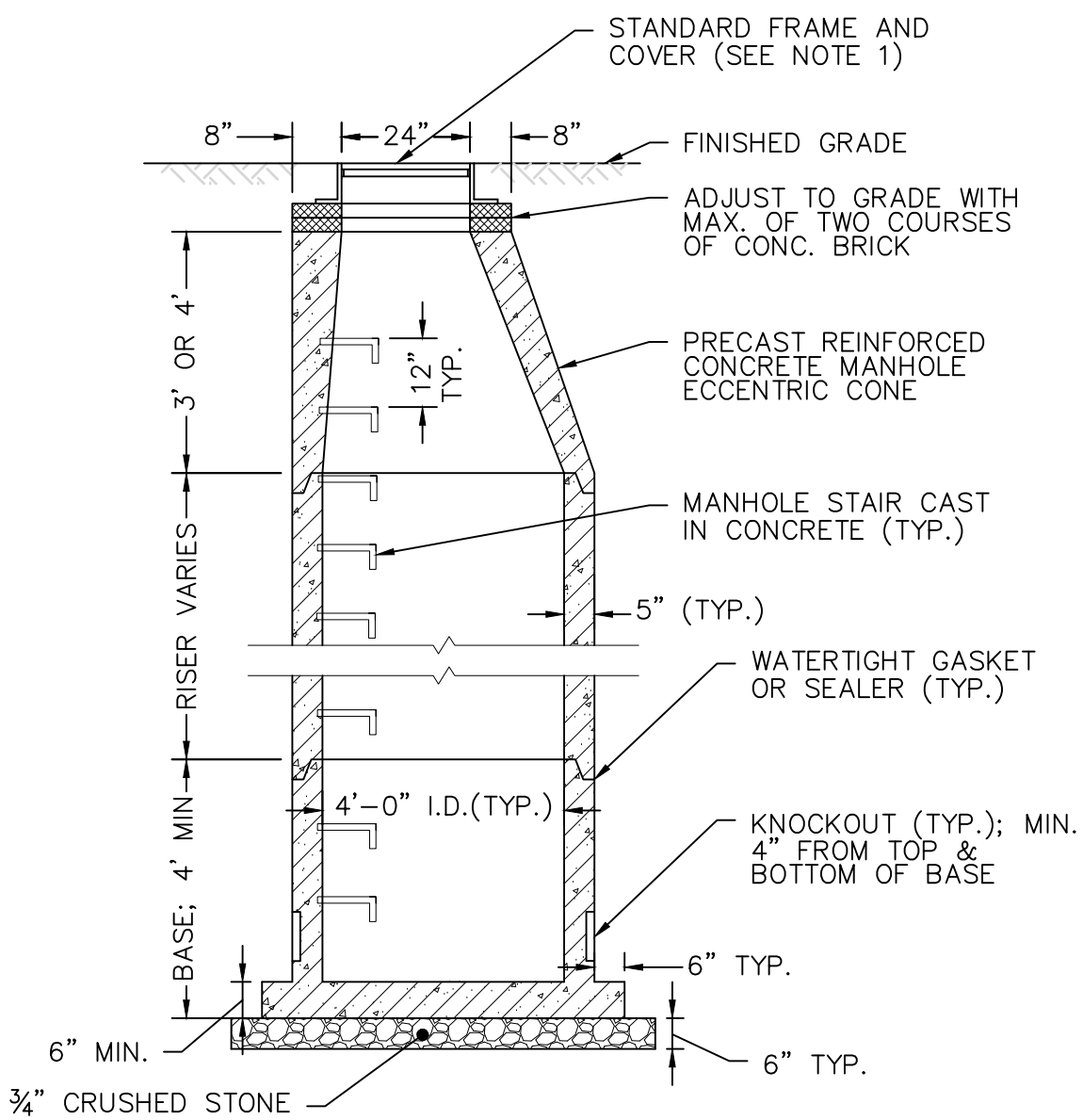
TYPE "C" CATCH BASIN
NOT TO SCALE



NOTE:

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.

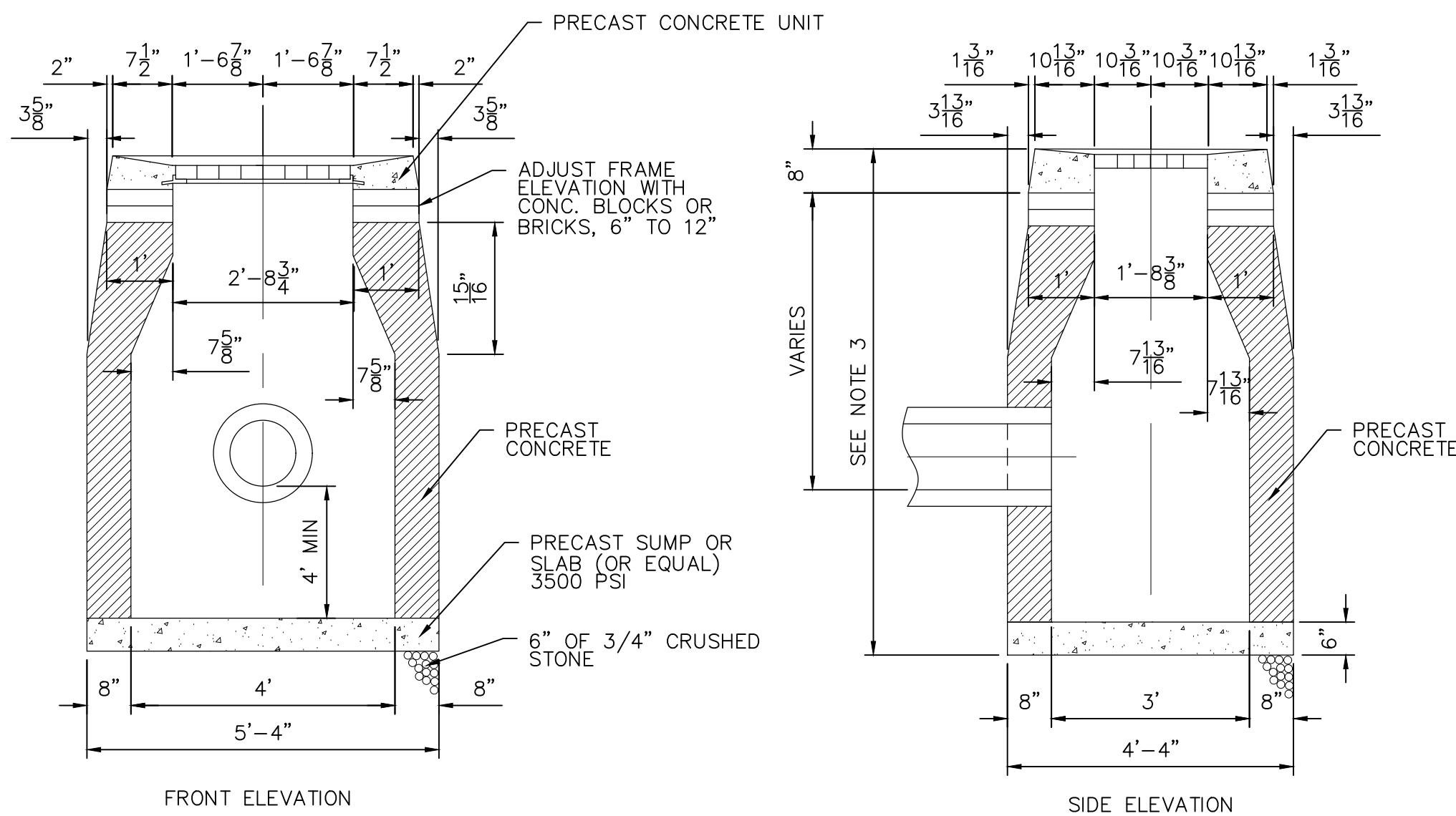
SPECIAL SWIVEL M.J. HYDRANT TEE
NOT TO SCALE



NOTES:

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.

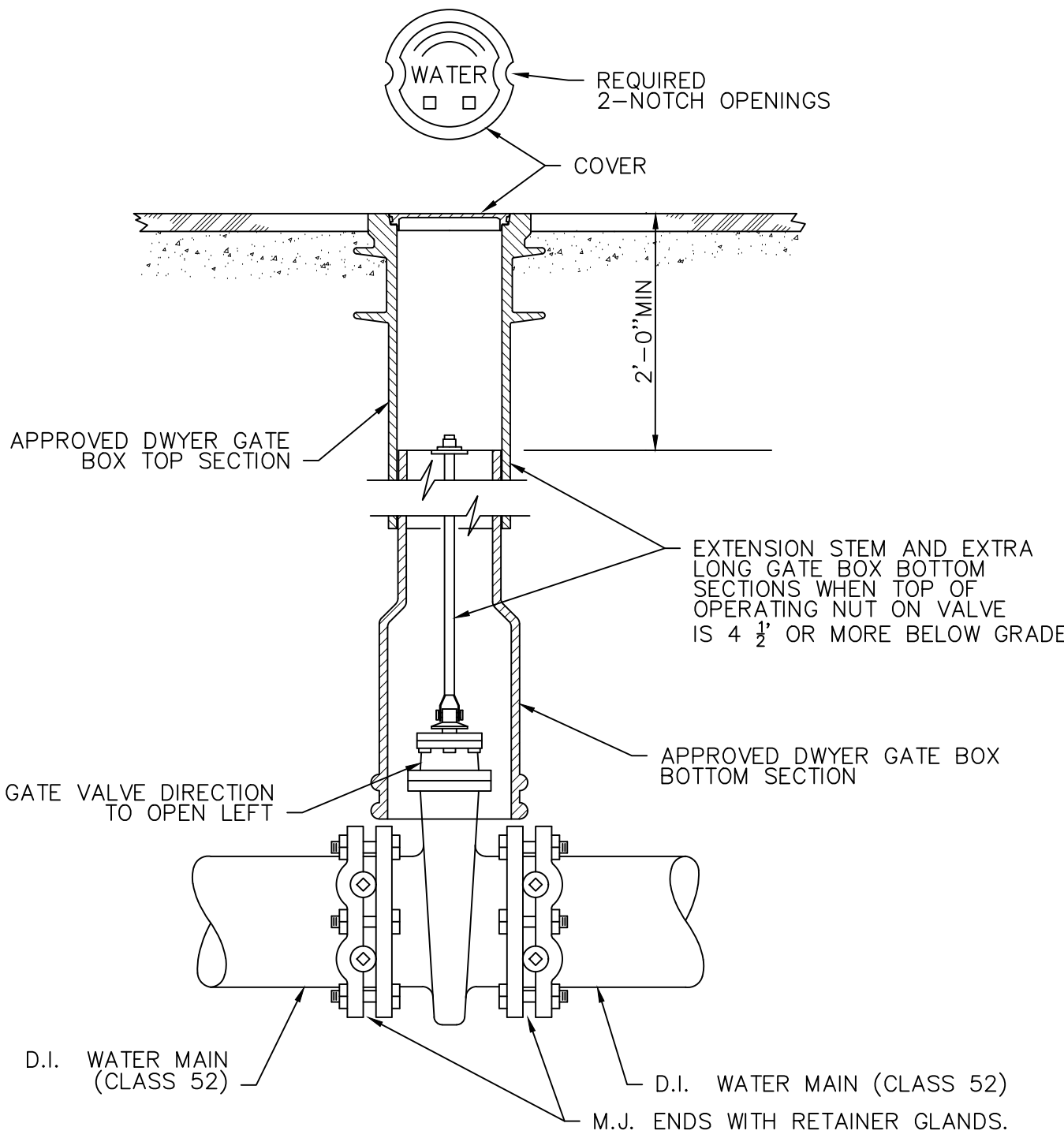
TYP TYPE II PRECAST SANITARY MANHOLE
NOT TO SCALE



NOTES:

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
NOT TO SCALE



TYPICAL GATE VALVE INSTALLATION 12" & SMALLER
NOT TO SCALE

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

| REV. | NO. | DATE | DRWN | CHKD | REMARKS |
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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

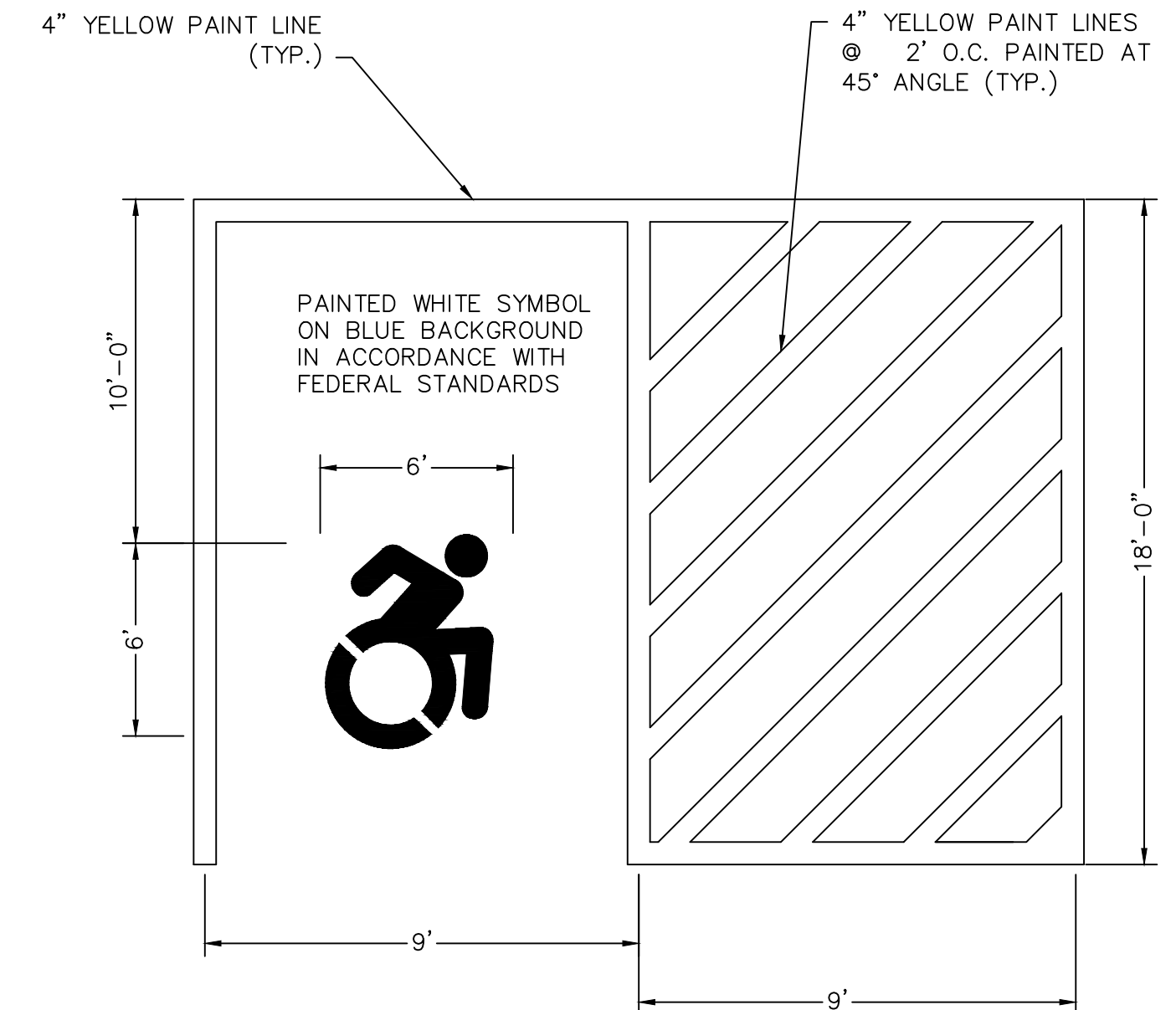
PREPARED BY:
zuvic
INFRASTRUCTURE SOLUTIONS
40 Cold Spring Road, Suite 1, Rocky Hill, CT 06067
(860) 436-4901 | WWW.ZUVIC.COM

RESIDENTIAL SITE DEVELOPMENT
103 LOUIS STREET NEWINGTON, CT

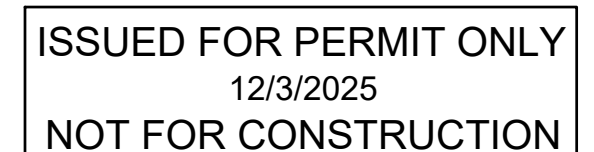
CIVIL DETAILS

SHEET NO.

CD-2



- ACCESSIBLE PARKING SPACE
NOT TO SCALE



| | | | | | |
|----------|------|------|------|---------|---------------------|
| | | | | | 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 | DATE: DECEMBER 2025 |

PROJECT NO.: 241222
DESIGNED BY: DV
DRAWN BY: DG
SHEET CHK'D BY: DV
CROSS CHK'D BY: GS
APPROVED BY: DV
DATE: DECEMBER 2025

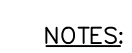
103 LOUIS STREET NEWINGTON, CT

CIVIL DETAILS

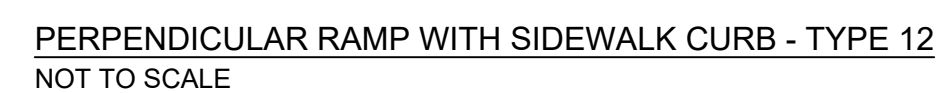
SHEET NO.

CD-3

CD-4



- SETTLING BASIN
NOT TO SCALE



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

| | | | | | |
|----------|------|------|------|---------|----------------------------|
| | | | | | PROJECT NO.: <u>24122</u> |
| | | | | | DESIGNED BY: <u>DV</u> |
| | | | | | DRAWN BY: <u>DG</u> |
| | | | | | SHEET CHK'D BY: <u>DV</u> |
| | | | | | CROSS CHK'D BY: <u>GS</u> |
| REV. NO. | DATE | DRWN | CHKD | REMARKS | APPROVED BY: <u>DV</u> |
| | | | | | DATE: <u>DECEMBER 2025</u> |

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

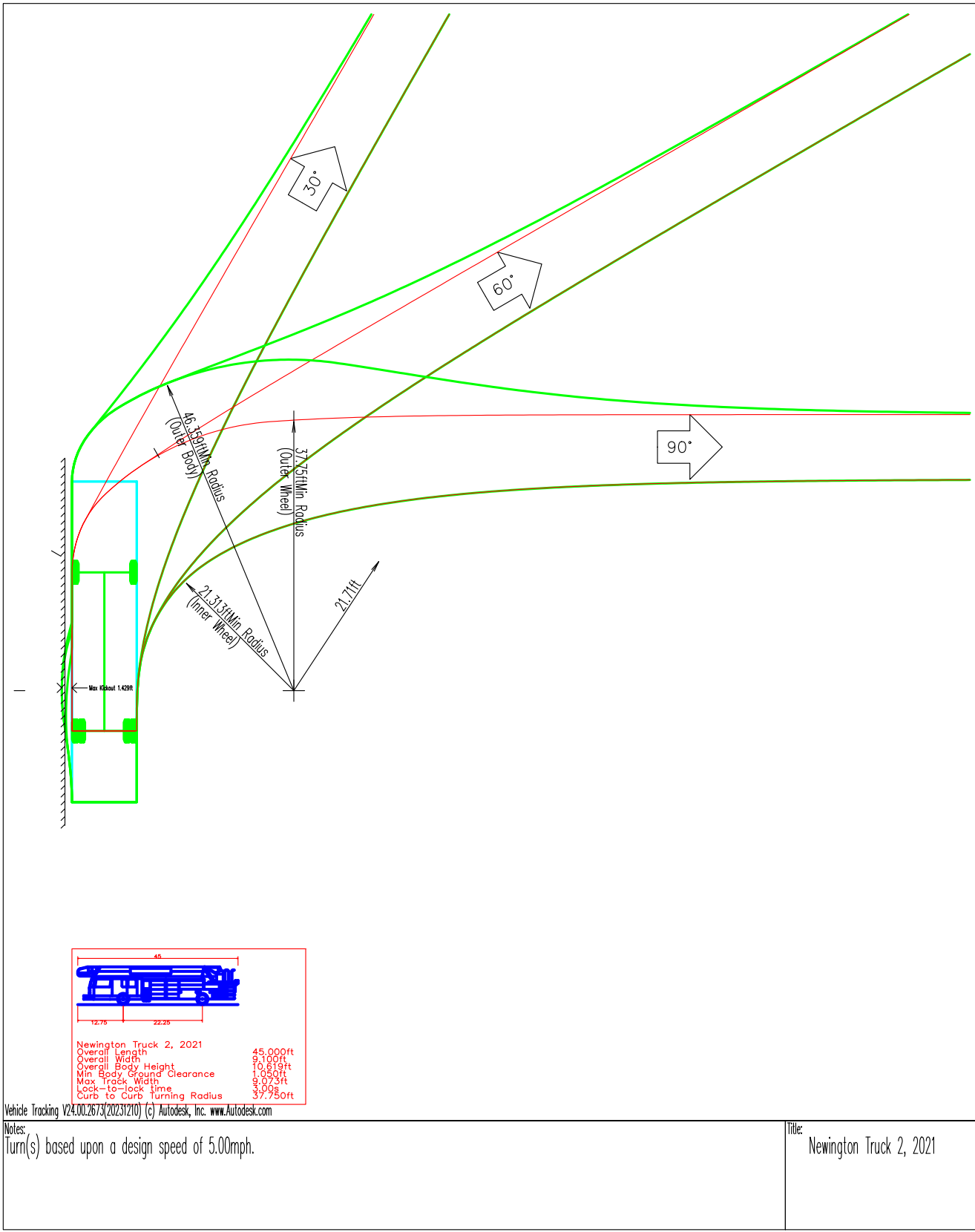
RESIDENTIAL SITE DEVELOPMENT

103 LOUIS STREET NEWINGTON, CT

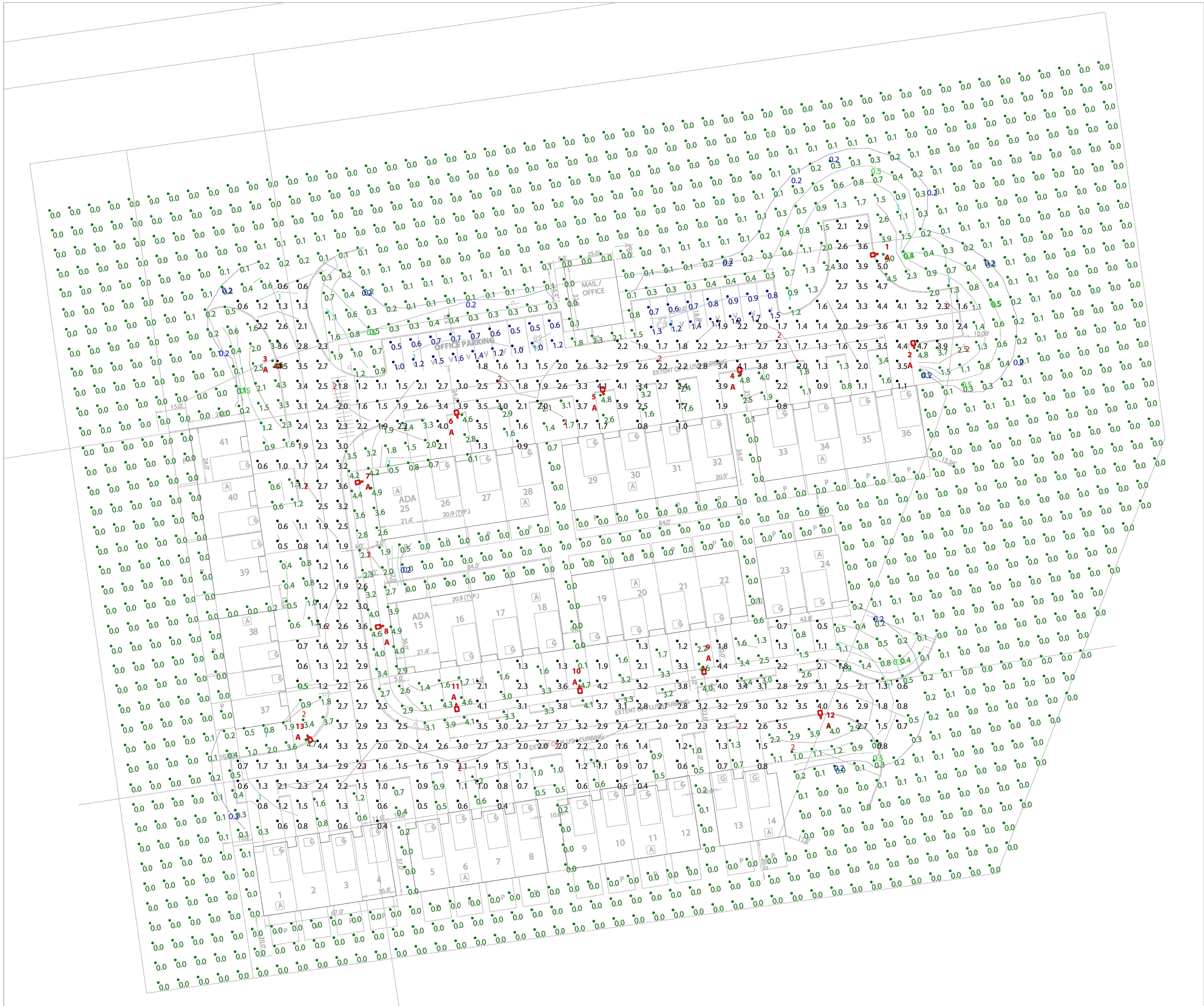
CIVIL DETAILS

SHEET NO.

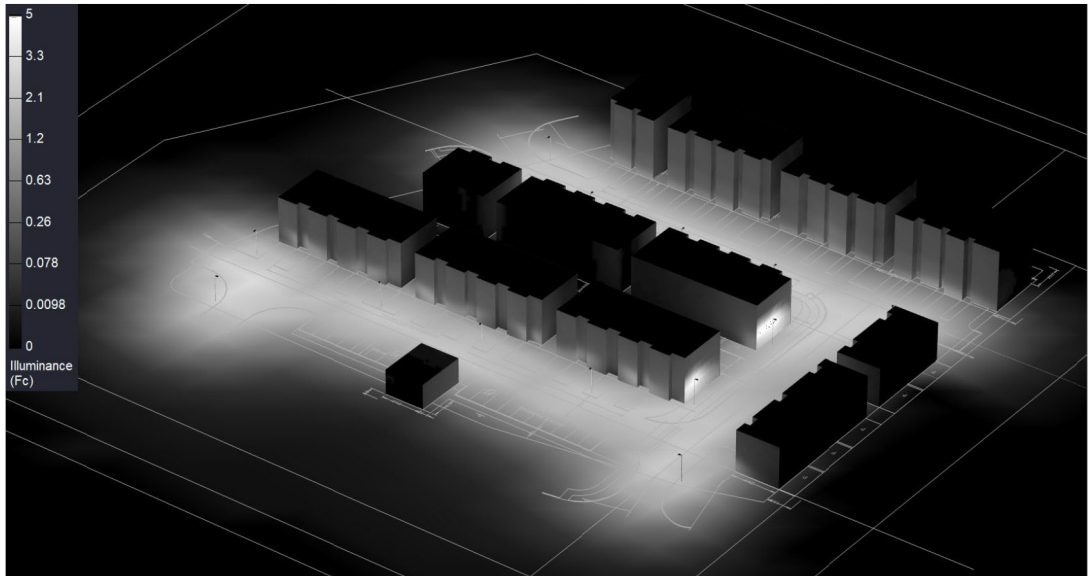
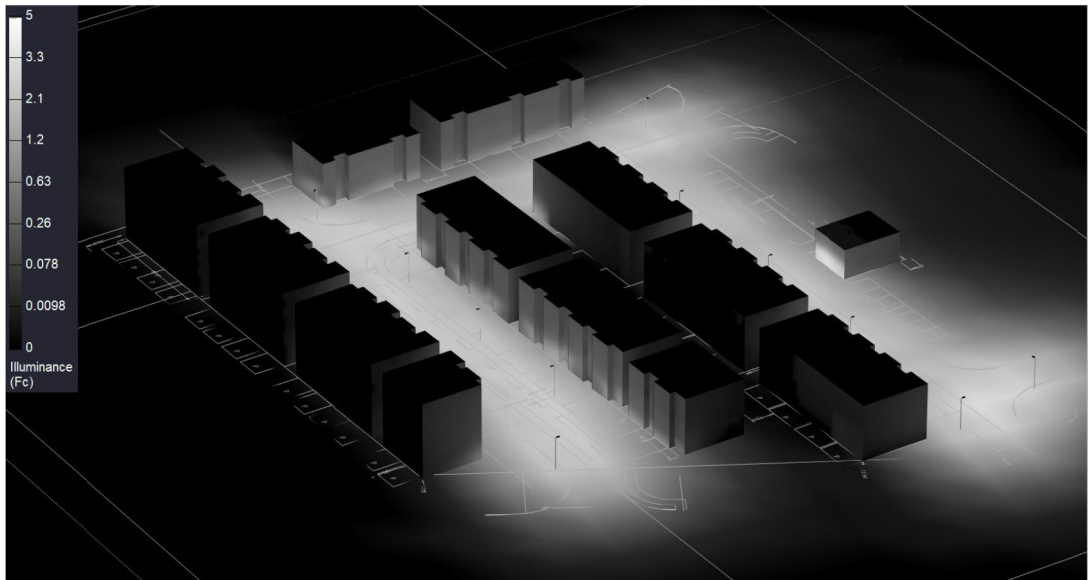
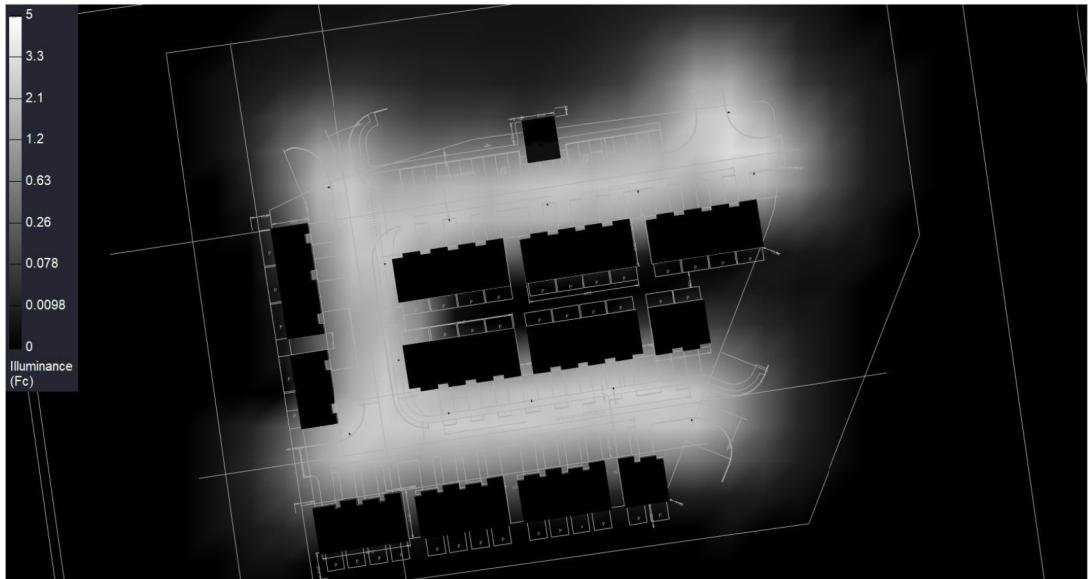
CD-5



| | | | | | | PROJECT NO.: <u>24122</u> | PREPARED FOR: | PREPARED BY: | | | SHEET NO. |
|-------------|------|------|------|--|--|----------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------|-----------|
| | | | | | | DESIGNED BY: <u>DV</u> | PREMIER REAL STATE SERVICES, LLC 110 COURT STREET, SUITE 1 CROMWELL, CT 06416 |  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 | TURNING MOVEMENTS | TURN-1 |
| | | | | | | DRAWN BY: <u>DV</u> | | | | | |
| | | | | | | SHEET CHK'D BY: <u>MG</u> | | | | | |
| | | | | | | CROSS CHK'D BY: <u>MG</u> | | | | | |
| | | | | | | APPROVED BY: <u>DV</u> | | | | | |
| | | | | | | DATE: <u>DECEMBER 2025</u> | | | | | |
| REV. NO. | DATE | DRWN | CHKD | | | REMARKS | | | | | |



Scale: 1 inch= 40 Ft.



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 shown (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 a 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/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and 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, E2Layout, 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 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.

| 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 + ALEDMH5 | 89.3 | 1160.9 | B2-U0-G2 | 17 |

The Lighting Analysis, E2Layout, 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.

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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.

PROJECT # 321797

Scale: as noted

Case # 01810828

Date: 12/1/2025

Filename: Louis Street Apartment Development 01810828A.AGI

Drawn By: K. Gonzales, LC

Job Name:

Louis Street Apartment Development
(Newington, CT)
Lighting Layout
Version A

Prepared For:

Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 781-871-0011