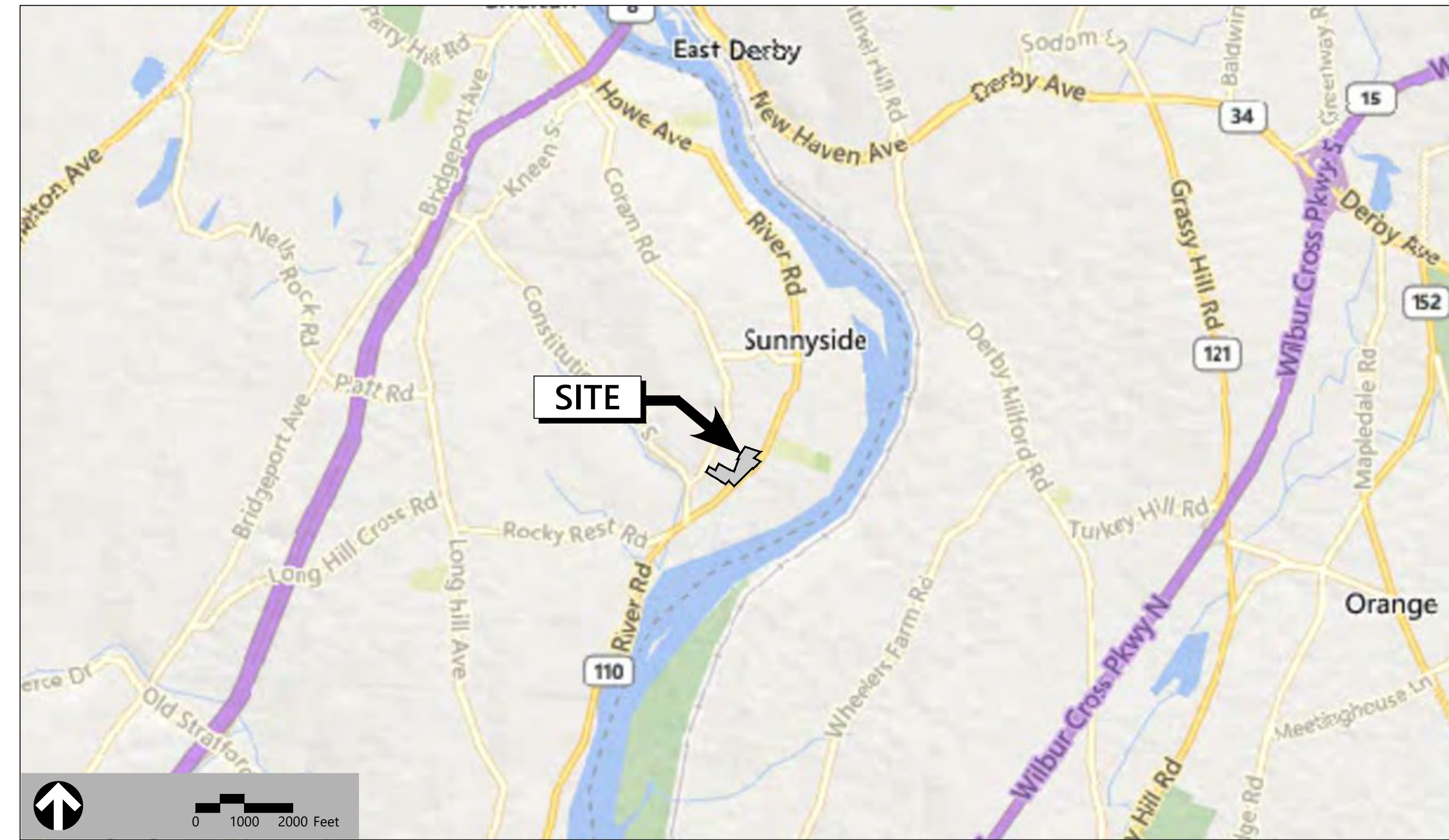


Site Plans

Issued for Local Approvals
 Date Issued April 28, 2022
 Latest Issue April 28, 2022

Proposed Residential Development

453 River Road (Route 110)
 Shelton, Connecticut



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 Landscape Architecture
 and Geology, PC
 50 Main Street
 Suite 360
 White Plains, NY 10606
 914.467.6600

Owner

Barbara W. Glover, Lois W. Bryant
 & Phyllis W. Walsh
 129 Meadow Street
 Shelton, CT 06484

Applicant

BWIZZ, LLC
 120 Oxford Road
 Oxford, CT 06478

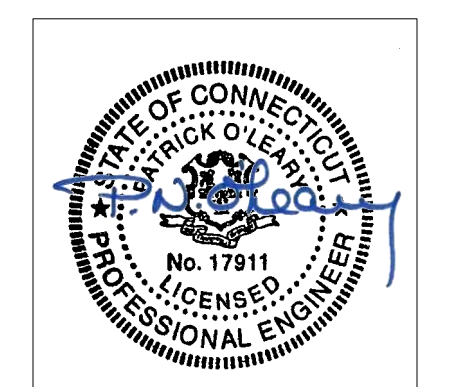
Map Block Lot: 66-3, 66-4

Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend, Abbreviations and General Notes	April 28, 2022
C2.00	Layout and Materials Plan	April 28, 2022
C3.00	Grading and Drainage Plan	April 28, 2022
C4.00	Utility Plan	April 28, 2022
C5.00	Erosion and Sedimentation Control Plan	April 28, 2022
C6.00	Site Details 1	April 28, 2022
C6.01	Site Details 2	April 28, 2022
C6.02	Site Details 3	April 28, 2022
C7.00	Photometric Plan	April 28, 2022
L1.00	Planting Plan	April 28, 2022
L2.00	Planting Notes and Details	April 28, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	ALTA/NSPS Land Title Survey Property Survey & Topographic Survey	November 10, 2021
Sv-2	Notes & Descriptions	November 10, 2021
W-1.00	Wetland Mitigation Plan	April 28, 2022





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Legend

Table with columns: Exist., Prop., and descriptions for various site features like PROPERTY LINE, CONCRETE, BITUMINOUS CURB, etc.

Abbreviations

Table with columns: General and descriptions for abbreviations like ABANDON, ADJUST, APPROXIMATE, etc.

Notes

- Notes 1-14 detailing construction requirements, utility locations, and site conditions.

Layout and Materials

- Notes 1-6 regarding dimensions, curbs, and construction details.

Demolition

- Notes 1-5 regarding removal of existing structures and utilities.

Erosion Control

- Notes 1-5 regarding erosion control measures and site stabilization.

Existing Conditions Information

- Notes 1-2 regarding base plan and topography information.

Document Use

- Notes 1-3 regarding the use of electronic documents and project specifications.

Proposed Residential Development

River Road (Route 110) Shelton, Connecticut

Table with columns: No., Revision, Date, Apprd.

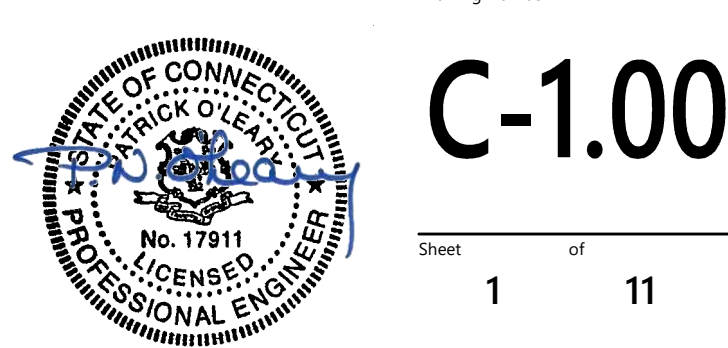
Designed by ERB, Checked by PNO

Local Approvals April 28, 2022

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Legend, Abbreviations and General Notes

Sheet 1 of 11



C-1.00

Sheet 1 of 11



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Sign Summary

CONNDOT Number	Specification		Desc.
	Width	Height	
30-0552	30"	30"	
CUSTOM 1	12"	18"	
31-0648	12"	6"	

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	274	291
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	-	5
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	-	5
TOTAL SPACES			274	301

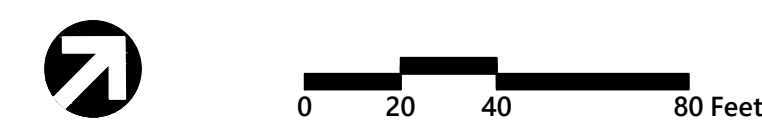
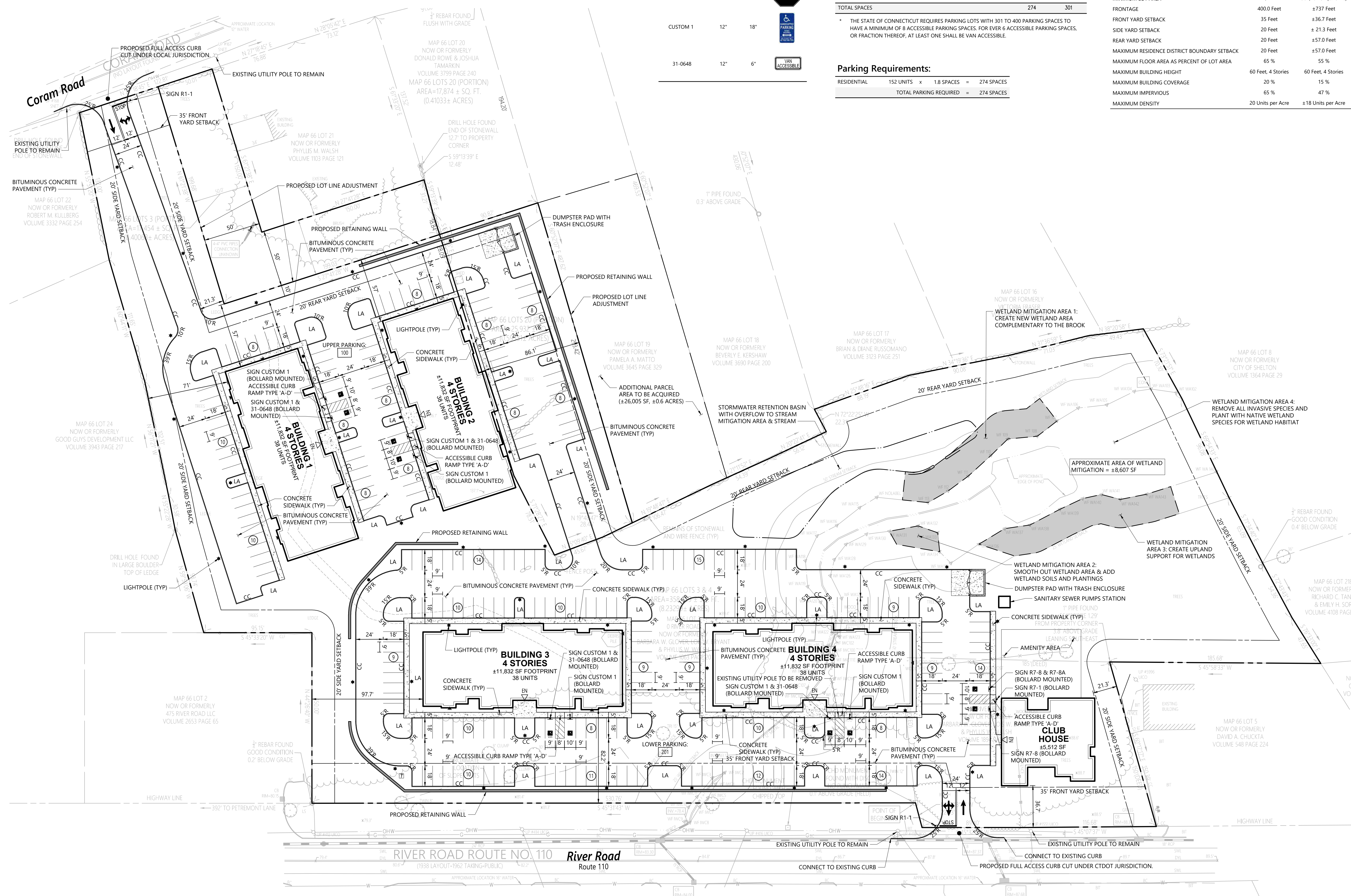
* THE STATE OF CONNECTICUT REQUIRES PARKING LOTS WITH 301 TO 400 PARKING SPACES TO HAVE A MINIMUM OF 8 ACCESSIBLE PARKING SPACES. FOR EVERY 6 ACCESSIBLE PARKING SPACES, OR FRACTION THEREOF, AT LEAST ONE SHALL BE VAN ACCESSIBLE.

Parking Requirements:

RESIDENTIAL	152 UNITS	x	1.8 SPACES	=	274 SPACES
					TOTAL PARKING REQUIRED = 274 SPACES

Zoning Summary Chart

Zoning District(s):	Planned Development District (PDD)	
Overlay District(s):	Required*	Provided
MINIMUM LOT AREA	300,000 SF	367,107 SF (8.43 Ac)
FRONTAGE	400.0 Feet	±737 Feet
FRONT YARD SETBACK	35 Feet	±36.7 Feet
SIDE YARD SETBACK	20 Feet	±21.3 Feet
REAR YARD SETBACK	20 Feet	±57.0 Feet
MAXIMUM RESIDENCE DISTRICT BOUNDARY SETBACK	20 Feet	±57.0 Feet
MAXIMUM FLOOR AREA AS PERCENT OF LOT AREA	65 %	55 %
MAXIMUM BUILDING HEIGHT	60 Feet, 4 Stories	60 Feet, 4 Stories
MAXIMUM BUILDING COVERAGE	20 %	15 %
MAXIMUM IMPERVIOUS	65 %	47 %
MAXIMUM DENSITY	20 Units per Acre	±18 Units per Acre



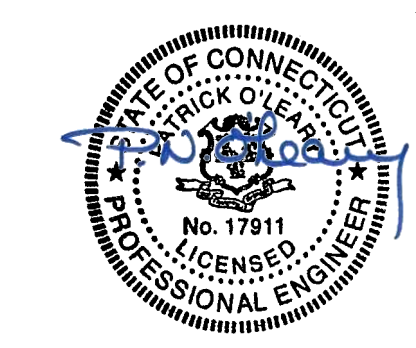
Proposed Residential Development

River Road (Route 110)
Shelton, Connecticut

No.	Revision	Date	Appr.

Designed by: **ERB** Checked by: **PNO**
 Issued for: _____ Date: _____
Local Approvals April 28, 2022

Not Approved for Construction
 Drawing Title: **Layout and Materials Plan**
 Drawing Number: _____



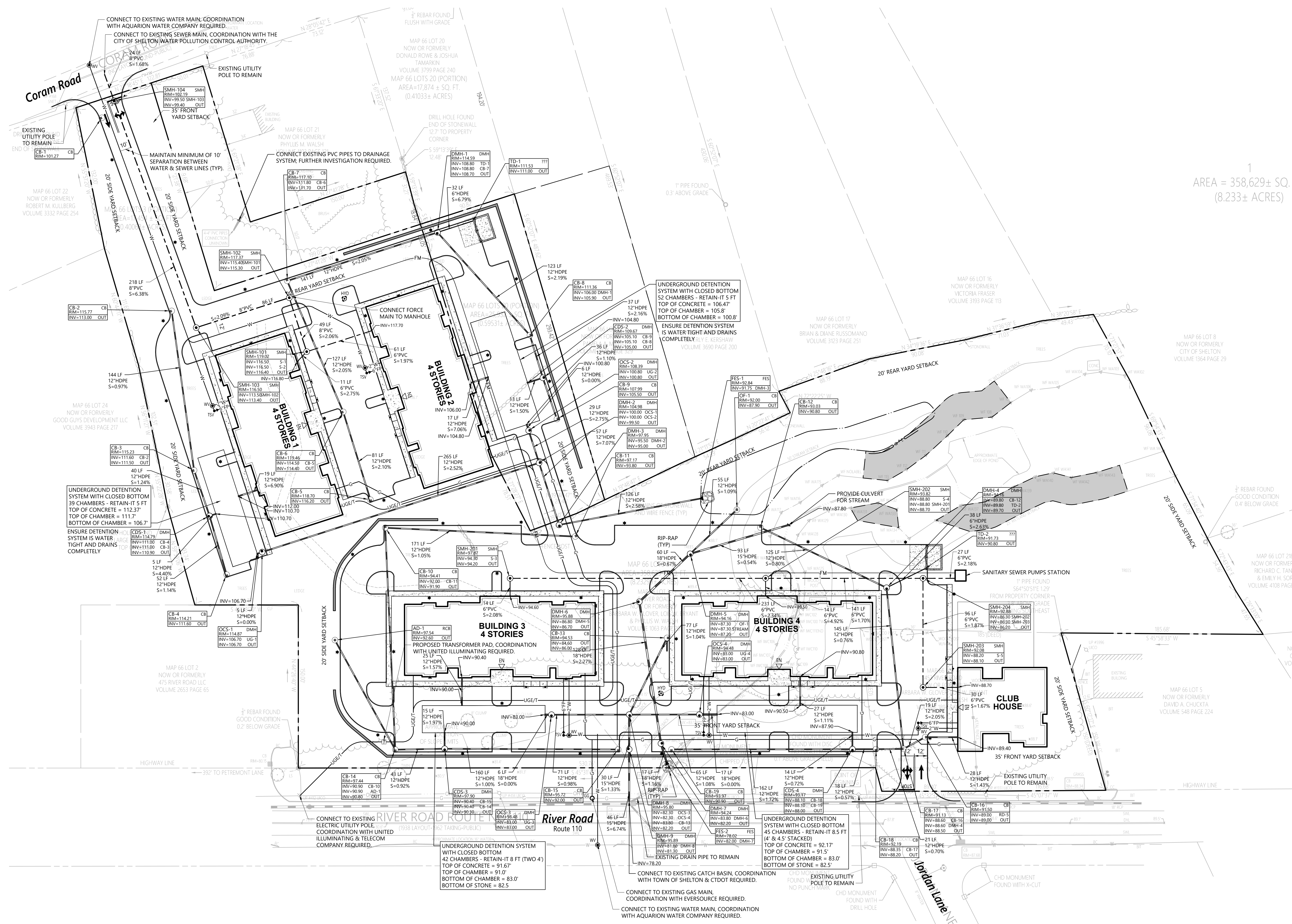
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Sheet **2** of **11**

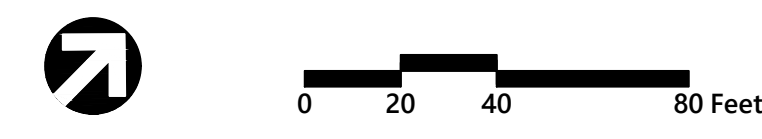
Project Number: **21575.00**



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1
AREA = 358,629± SQ.
(8.233± ACRES)



Proposed Residential Development

River Road (Route 110)
Shelton, Connecticut

No.	Revision	Date	App'd.

Designed by: **ERB** Checked by: **PNO**
 Issued for: _____ Date: _____
Local Approvals April 28, 2022

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Utility Plan



C-4.00

Sheet of 11

Project Number
21575.00



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Temporary Erosion and Sedimentation Control Maintenance (throughout construction):

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.

PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.

THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A RAINFALL EVENT TO DETERMINE THE CONDITIONS OF THE BASINS DURING CONSTRUCTION, IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). CLEAN OUT SEDIMENT BASINS WHEN ACCUMULATION REACHES 12". SEDIMENT LEVELS SHALL BE MARKED WITHIN THE SEDIMENT STORAGE AREA BY STAKES. DO NOT ALLOW ACCUMULATED SEDIMENTS TO FLUSH INTO WETLAND AREAS.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

THE UNDERSIDE OF STRAW BALES SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY.

SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.

Site Sediment and Erosion Narrative:

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING 4 RESIDENTIAL BUILDINGS AND A CLUBHOUSE, WITH ASSOCIATED PARKING, AMENITIES, DRIVEWAYS AND UNDERGROUND UTILITIES. THE APPROXIMATELY ±8.4 ACRE SITE WILL BE DEVELOPED IN A SINGLE PHASE PROJECT. APPROXIMATELY ±7.1 ACRES WILL BE DISTURBED DURING CONSTRUCTION.

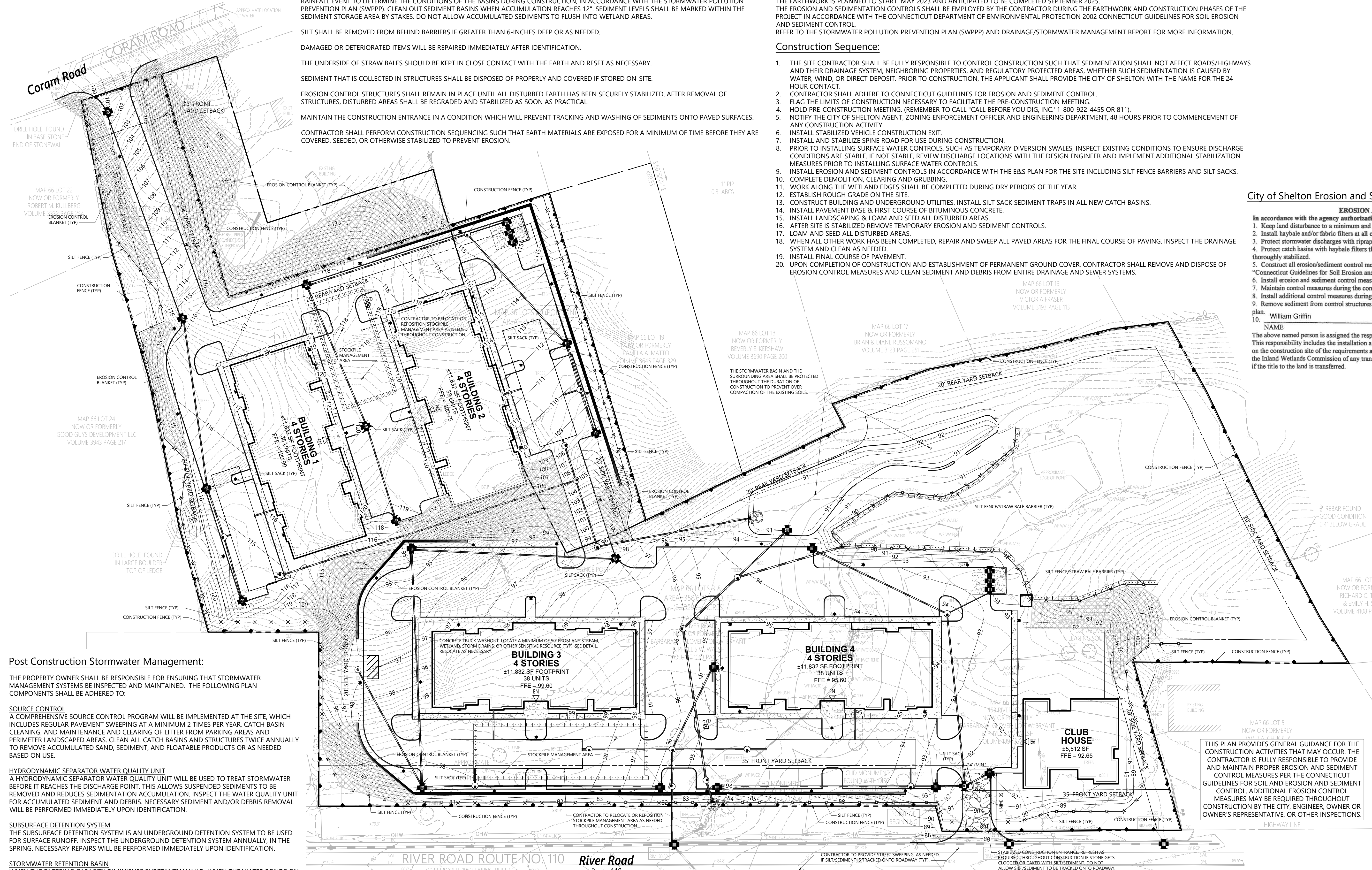
TO CONTROL SEDIMENT EROSION DURING EARTH FILLING OPERATIONS, THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE THAT EROSION DOES NOT OCCUR AND THAT SEDIMENT IS NOT TRANSPORTED OFF. THE EARTHWORK IS PLANNED TO START MAY 2023 AND ANTICIPATED TO BE COMPLETED SEPTEMBER 2025. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND DRAINAGE/STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

Construction Sequence:

- 1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE CITY OF SHELTON WITH THE NAME FOR THE 24 HOUR CONTACT.
2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
3. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
4. HOLD PRE-CONSTRUCTION MEETING. (REMEMBER TO CALL "CALL BEFORE YOU DIG, INC." 1-800-922-4455 OR 811).
5. NOTIFY THE CITY OF SHELTON AGENT, ZONING ENFORCEMENT OFFICER AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
6. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
7. INSTALL AND STABILIZE SPINE ROAD FOR USE DURING CONSTRUCTION.
8. PRIOR TO INSTALLING SURFACE WATER CONTROLS, SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE CONDITIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE LOCATIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
9. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILT FENCE BARRIERS AND SILT SACKS.
10. COMPLETE DEMOLITION, CLEARING AND GRUBBING.
11. WORK ALONG THE WETLAND EDGES SHALL BE COMPLETED DURING DRY PERIODS OF THE YEAR.
12. ESTABLISH ROUGH GRADE ON THE SITE.
13. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SACK SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
14. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
15. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
16. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
17. LOAM AND SEED ALL DISTURBED AREAS.
18. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
19. INSTALL FINAL COURSE OF PAVEMENT.
20. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

City of Shelton Erosion and Sediment Control Notes:

EROSION AND SEDIMENT CONTROL PLAN
In accordance with the agency authorization the permit holder shall:
1. Keep land disturbance to a minimum and schedule stabilization as soon as practical or as directed by the Agency.
2. Install haybale and/or fabric filters at all culvert outlets, and along the toe of all critical cut and fill slopes.
3. Protect stormwater discharges with riprap channels and/or energy dissipaters as necessary or required.
4. Protect catch basins with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. Construct all erosion/sediment control measures in accordance with the standards and specifications of the "Connecticut Guidelines for Soil Erosion and Sediment Control".
6. Install erosion and sediment control measures before construction.
7. Maintain control measures during the construction period.
8. Install additional control measures during the construction period if necessary or required.
9. Remove sediment from control structures and dispose of it in a manner, which is consistent with the intent of the plan.
10. William Griffin 203-922-2740
NAME PHONE
The above named person is assigned the responsibility for implementing the erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures and informing all parties engaged on the construction site of the requirements and objectives of the plan. The responsibility includes the notification to the Inland Wetlands Commission of any transfer of this plan and for conveying a copy of the inland wetland permit if the title to the land is transferred.



Post Construction Stormwater Management:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES REGULAR PAVEMENT SWEEPING AT A MINIMUM 2 TIMES PER YEAR, CATCH BASIN CLEANING, AND MAINTENANCE AND CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS. CLEAN ALL CATCH BASINS AND STRUCTURES TWICE ANNUALLY TO REMOVE ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS OR AS NEEDED BASED ON USE.

HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT
A HYDRODYNAMIC SEPARATOR WATER QUALITY UNIT WILL BE USED TO TREAT STORMWATER BEFORE IT REACHES THE DISCHARGE POINT. THIS ALLOWS SUSPENDED SEDIMENTS TO BE REMOVED AND REDUCES SEDIMENTATION ACCUMULATION. INSPECT THE WATER QUALITY UNIT FOR ACCUMULATED SEDIMENT AND DEBRIS. NECESSARY SEDIMENT AND/OR DEBRIS REMOVAL WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

SUBSURFACE DETENTION SYSTEM
THE SUBSURFACE DETENTION SYSTEM IS AN UNDERGROUND DETENTION SYSTEM TO BE USED FOR SURFACE RUNOFF. INSPECT THE UNDERGROUND DETENTION SYSTEM ANNUALLY, IN THE SPRING. NECESSARY REPAIRS WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

STORMWATER RETENTION BASIN
WHEN THE FILTERING CAPACITY DIMINISHES SUBSTANTIALLY (I.E., WHEN THE WATER PONDS ON THE SURFACE OF THE FILTER BED FOR MORE THAN 48 HOURS), THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED AND REPLACED WITH FRESH MATERIAL. AREAS DEVOID OF MULCH SHALL BE RE-MULCHED ON AN ANNUAL BASIS. DEAD OR DISEASED PLANT MATERIAL SHALL BE REPLACED AS NECESSARY.

DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4- FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE CLEANED TWICE PER YEAR.

ALL E&S CONTROL MEASURES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL OF 0.5 INCHES IN 24 HOURS.

Erosion & Sediment Control Techniques:

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SILT FENCING
IN AREAS WHERE HIGH RUNOFF VELOCITIES OR HIGH SEDIMENT LOADS ARE EXPECTED, STRAW BALE BARRIERS WILL BE BACKED UP WITH SILT FENCING. THIS SEMI-PERMEABLE BARRIER MADE OF A SYNTHETIC POROUS FABRIC WILL PROVIDE ADDITIONAL PROTECTION. THE SILT FENCES AND STRAW BALE BARRIER WILL BE REPLACED AS DETERMINED BY PERIODIC FIELD INSPECTIONS.

STRAW BALE BARRIERS
STRAW BALE BARRIERS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. BALES WILL BE SET AT LEAST FOUR INCHES INTO THE EXISTING GROUND TO MINIMIZE UNDERCUTTING BY RUNOFF.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT CONSTRUCTION.

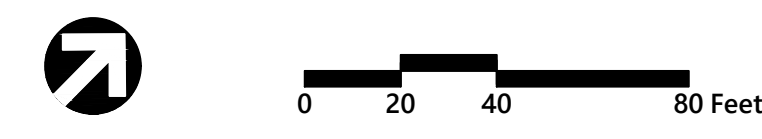
GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION
STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION OF SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF ROOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING. A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO RETAIN WATER.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. STRAW BALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

CONCRETE TRUCK WASHOUT
CONCRETE WASHOUT SHALL BE LOCATED A MINIMUM OF 50 FT FROM ANY DRAINAGE INLET OR CONCENTRATED ONCE CONCRETE WASTE HAS BEEN WASHED IN THE WASHOUT AREA AND ALLOWED TO HARDEN, THE CONCRETE SHALL BE BROKEN UP AND REMOVED FROM THE SITE. THE CONTRACTOR SHALL REMOVE WASHED OUT CONCRETE ON A REGULAR BASIS. PLASTIC LINING SHALL BE A MINIMUM OF 10 MIL, POLYETHYLENE SHEETING AND SHALL BE FREE OF HOLES AND TEARS AND CLEANED OUT ONCE 75% CAPACITY IS REACHED. STRAW BALES MAY BE SUBSTITUTED WITH ALTERNATE SECURING MEASURES SUCH AS CONCRETE BLOCKS



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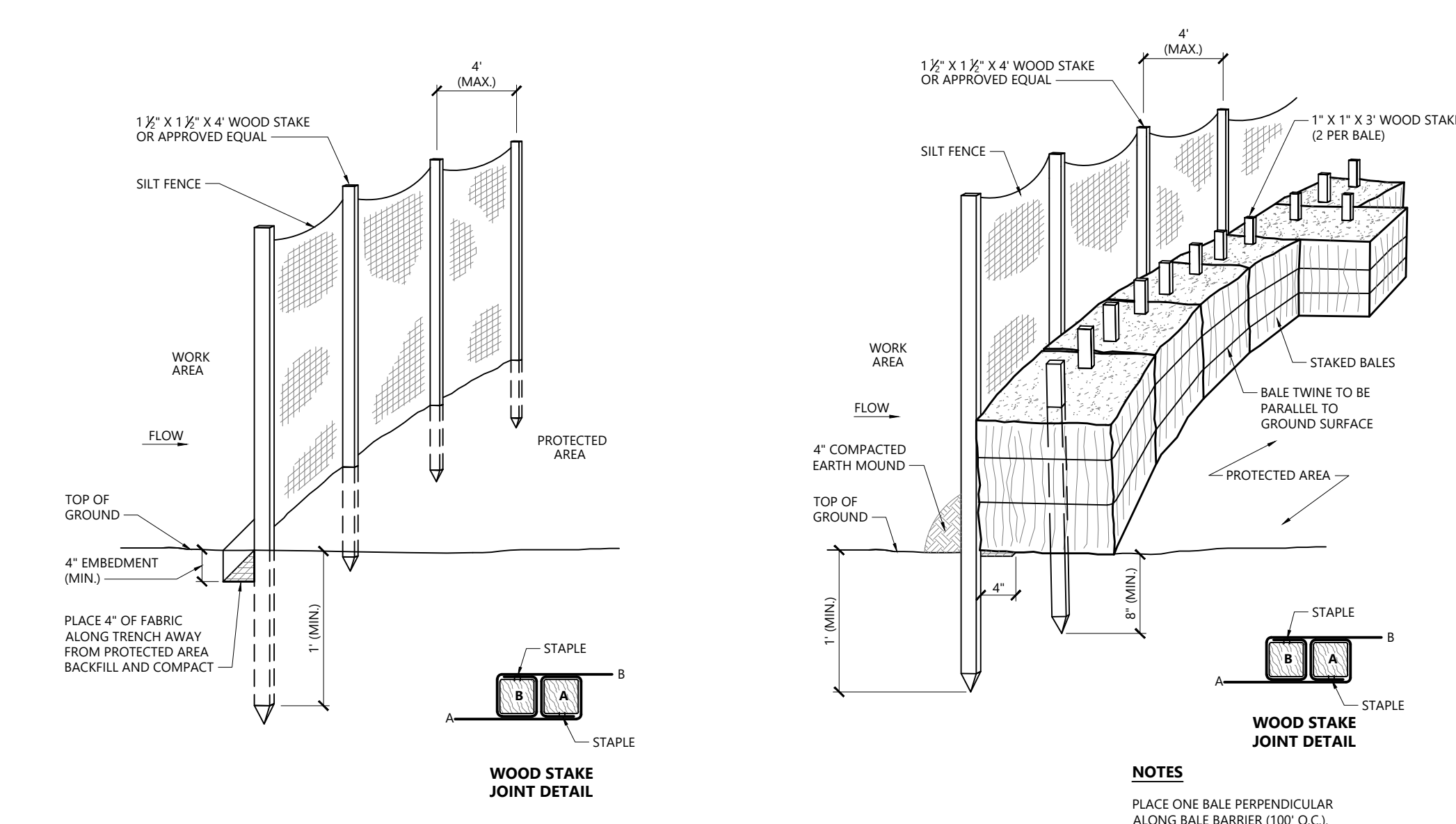
Designed by: ERB Checked by: PNO
Issued for: Local Approvals Date: April 28, 2022

Not Approved for Construction
Drawing Title: Erosion and Sedimentation Control Plan

Professional Engineer Seal for William Griffin, No. 17911, State of Connecticut. Drawing Number: C-5.00. Sheet 5 of 11.

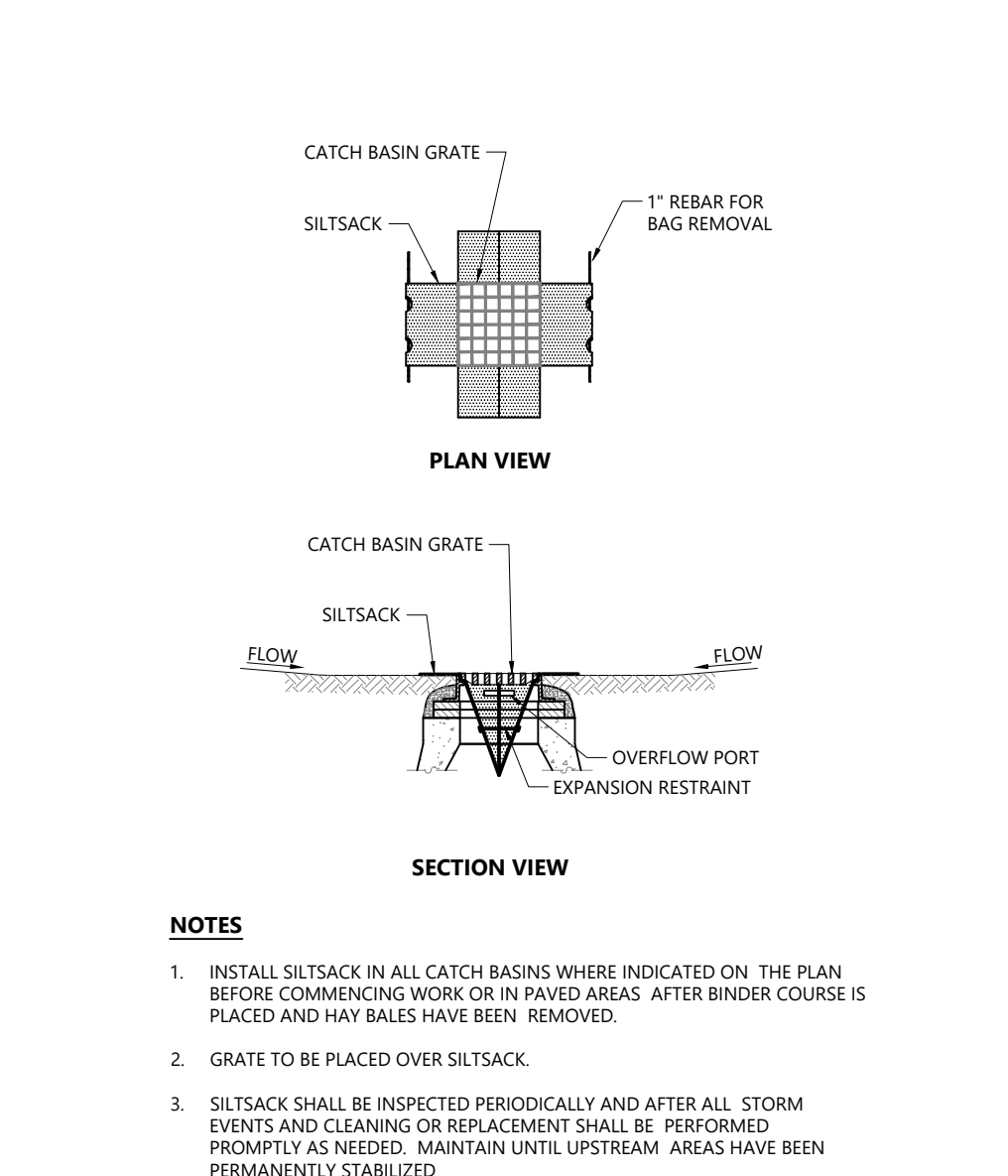


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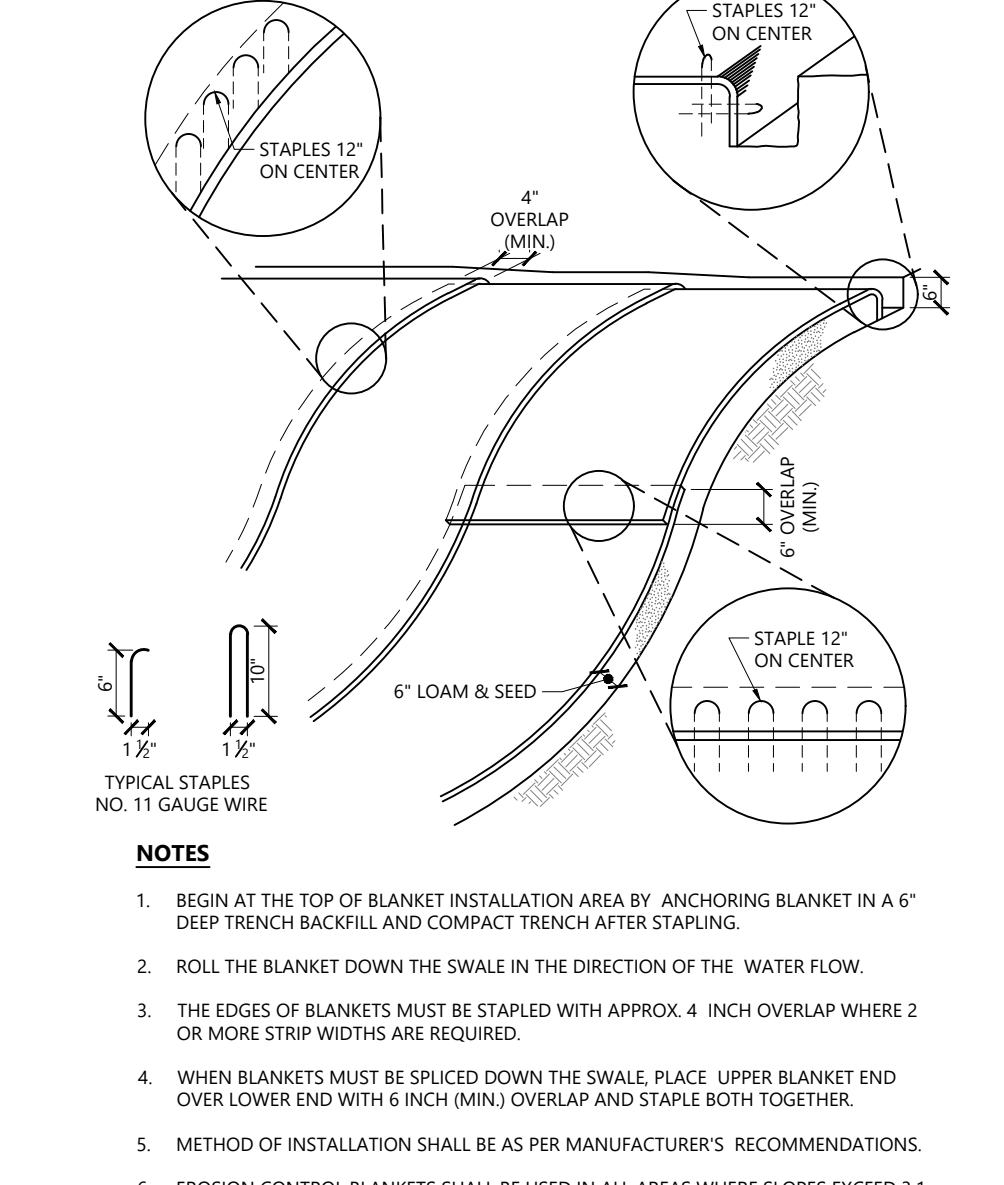


Silt Fence Barrier 1/16
N.T.S. Source: VHB LD_650

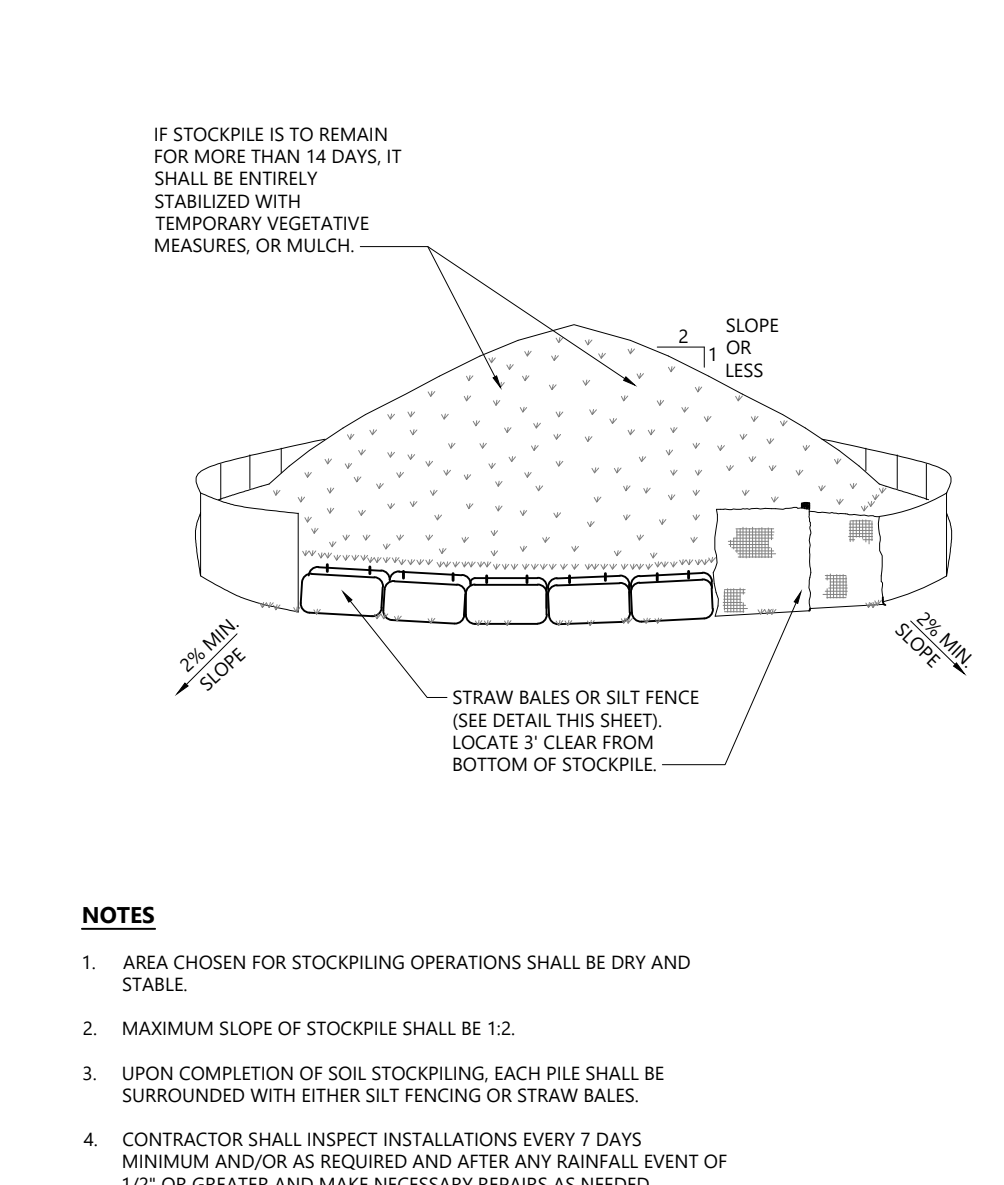
Silt Fence / Straw Bale Barrier 1/16
N.T.S. Source: VHB LD_655



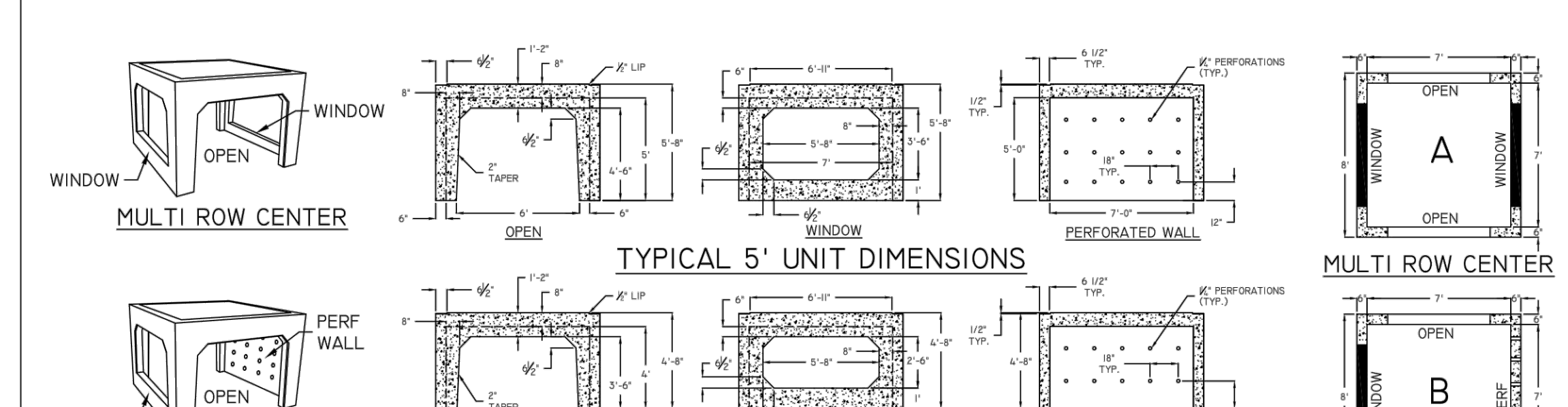
Silt Sack Sediment Trap 1/20
N.T.S. Source: VHB LD_674



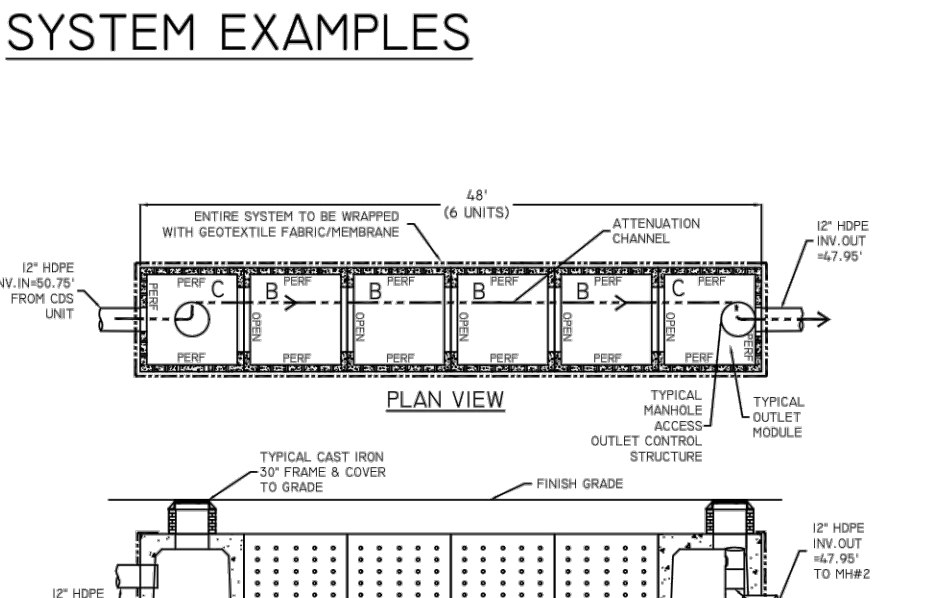
Erosion Control Blanket Slope Installation 10/20
N.T.S. Source: VHB LD_680



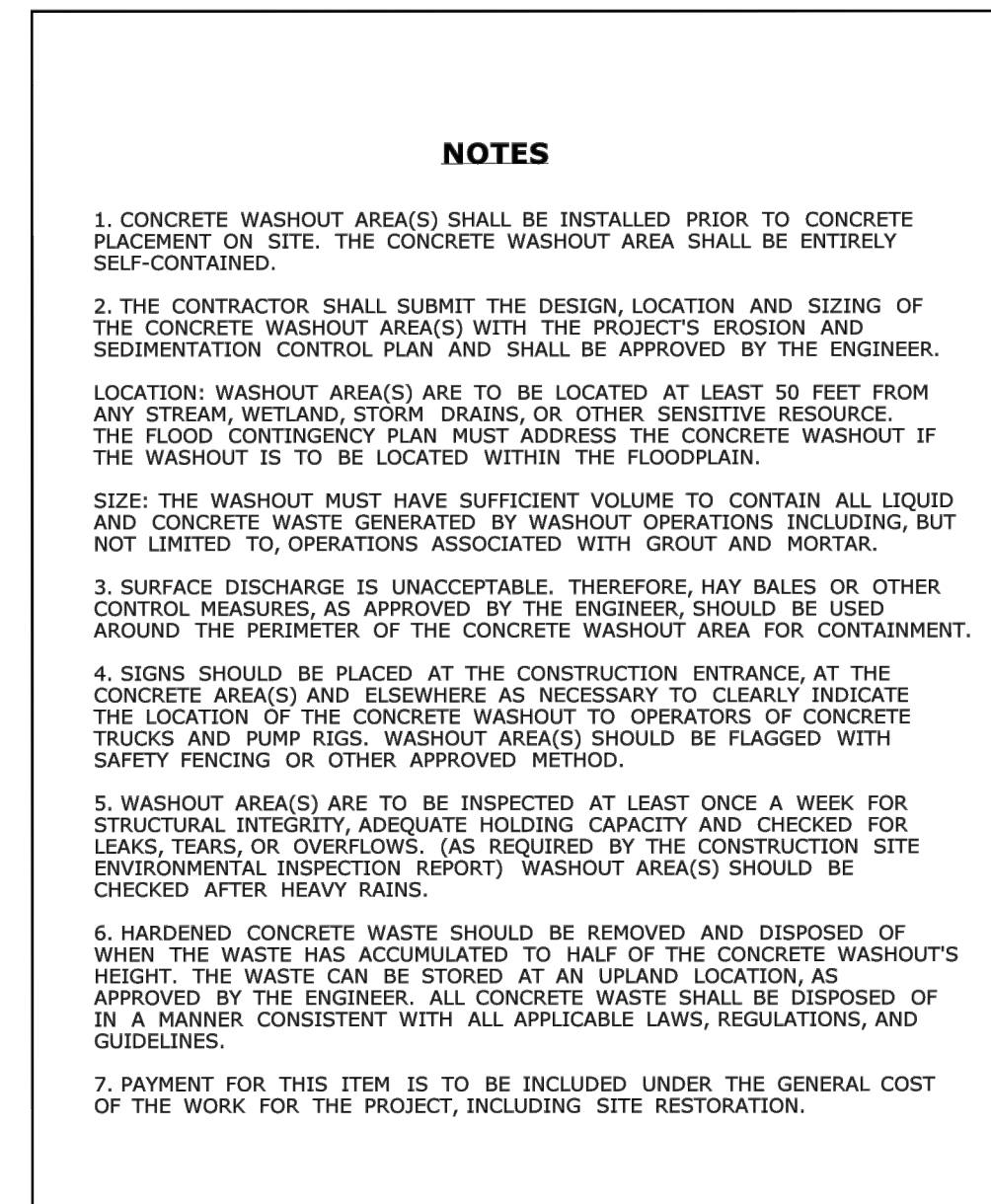
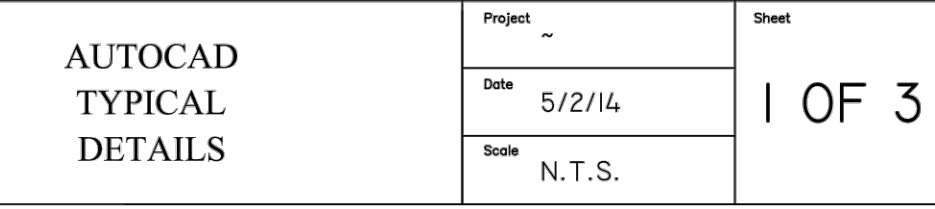
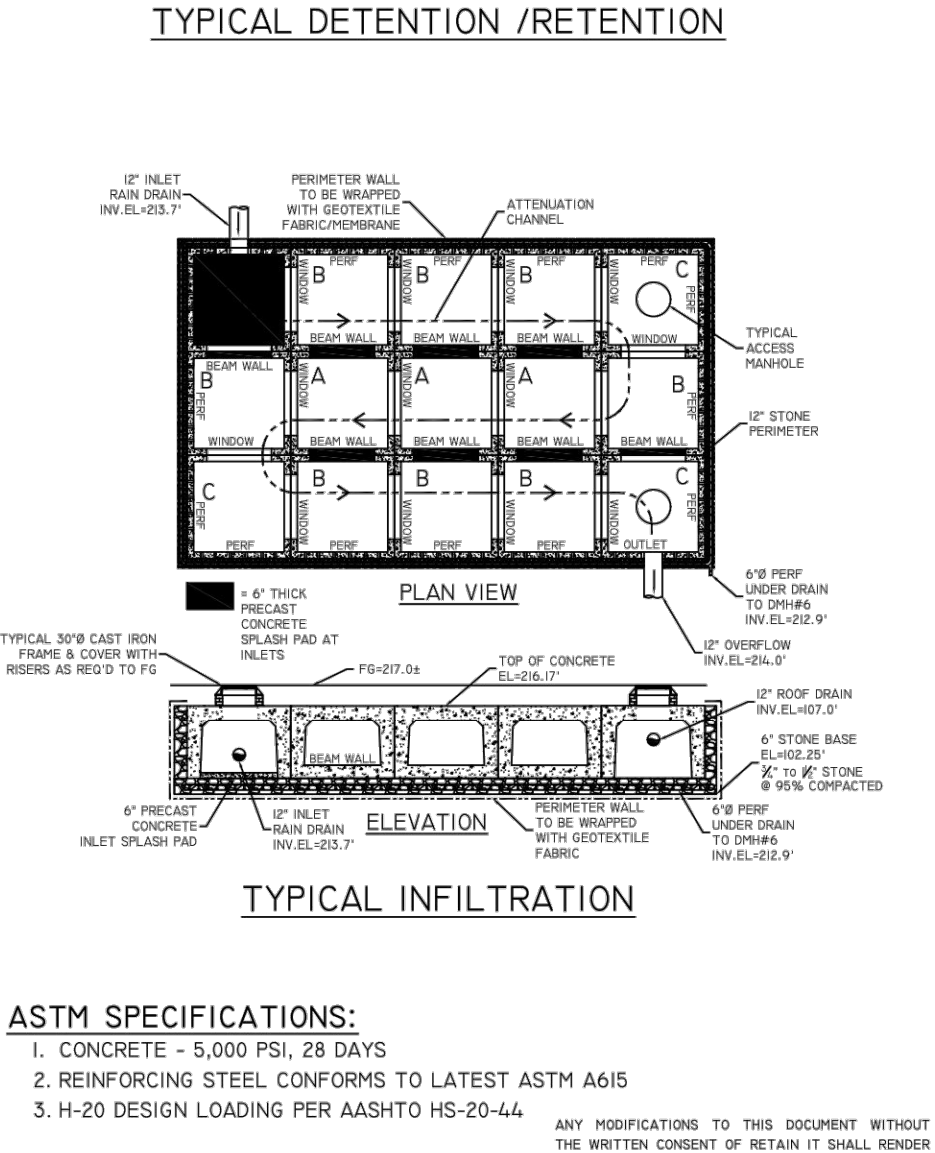
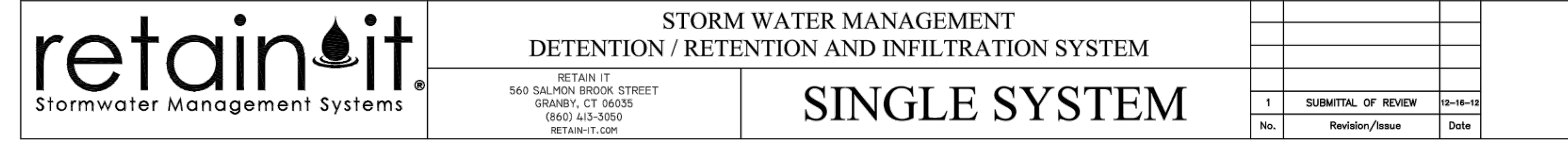
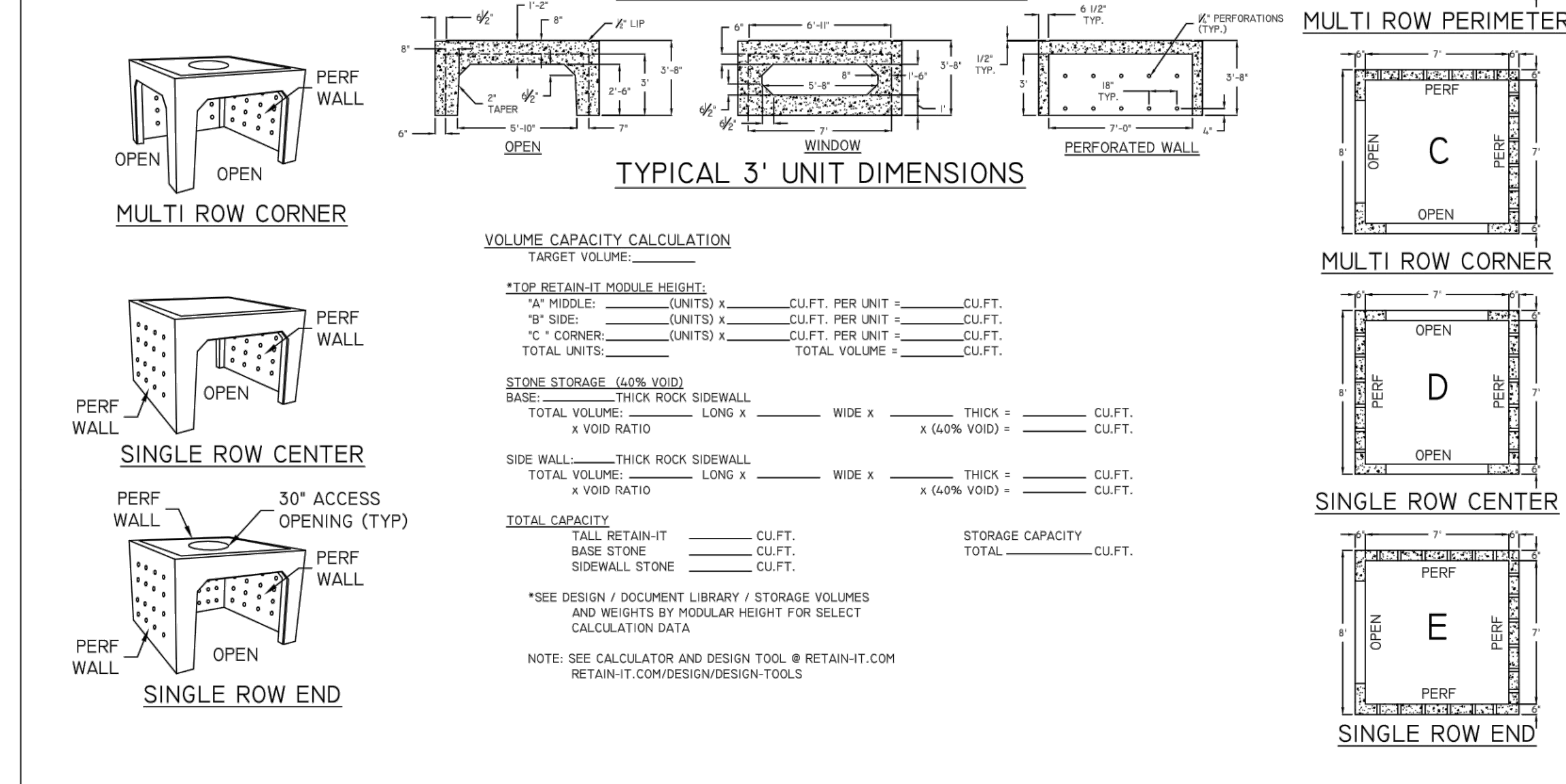
Material Stockpile Area Detail N.T.S.



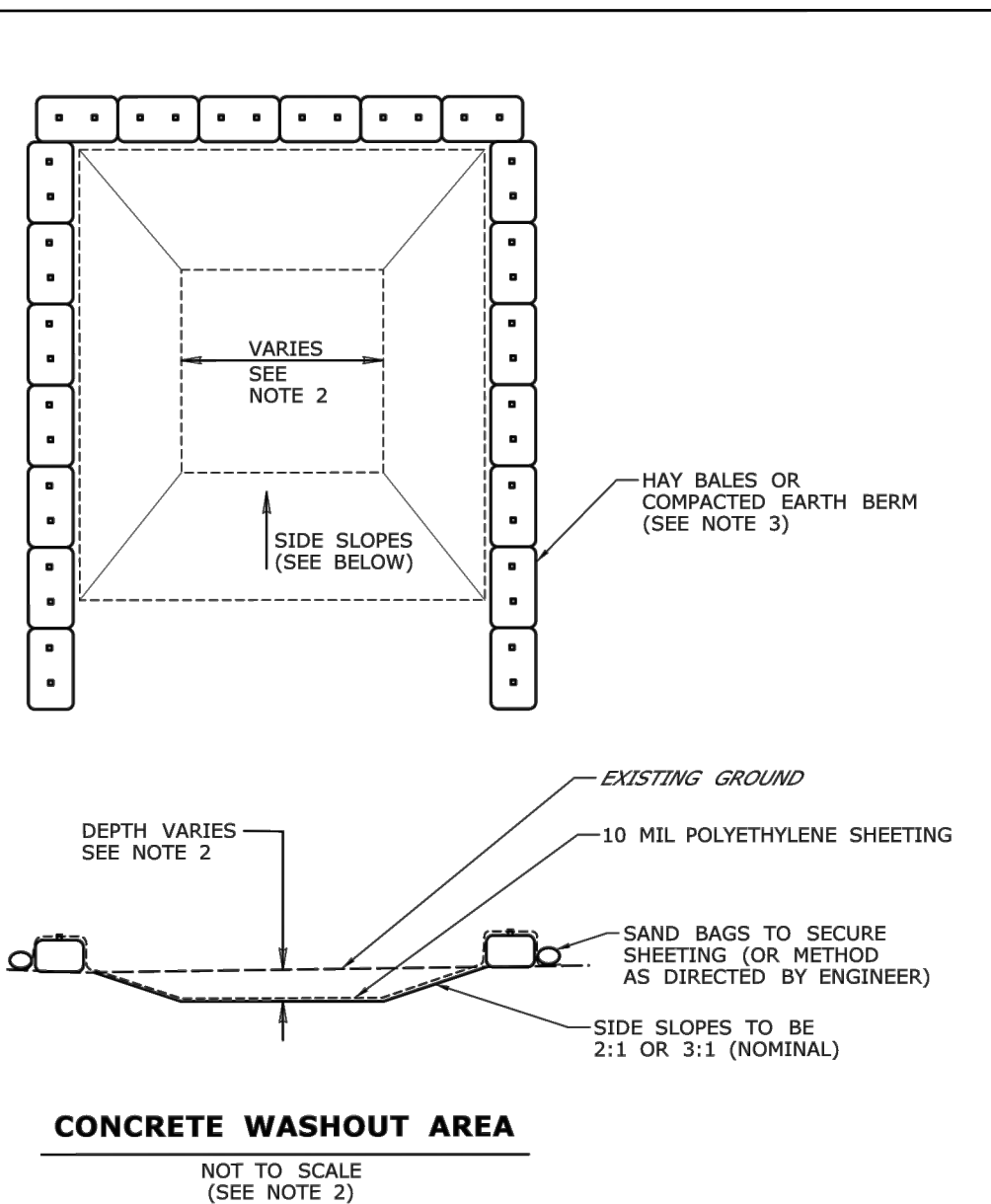
Concrete Washout Area N.T.S. Source: CTDOT



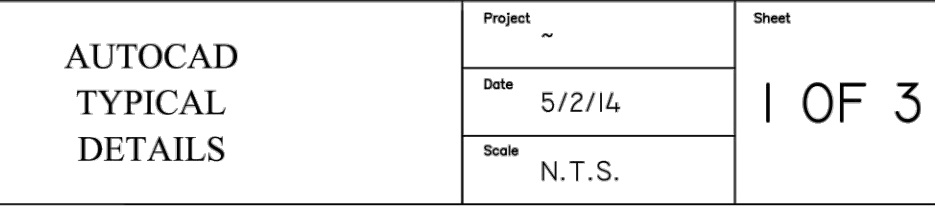
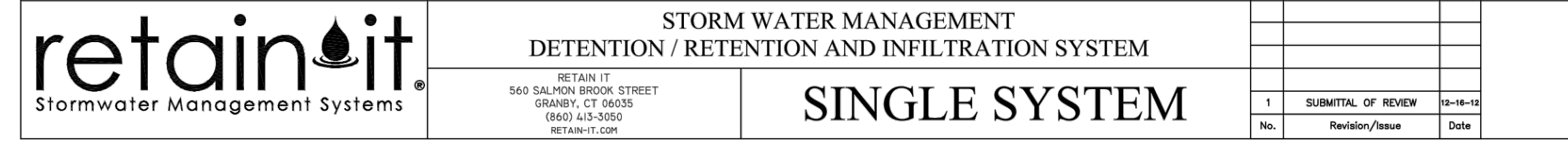
Typical Detention/Retention



Concrete Washout Area N.T.S. Source: CTDOT

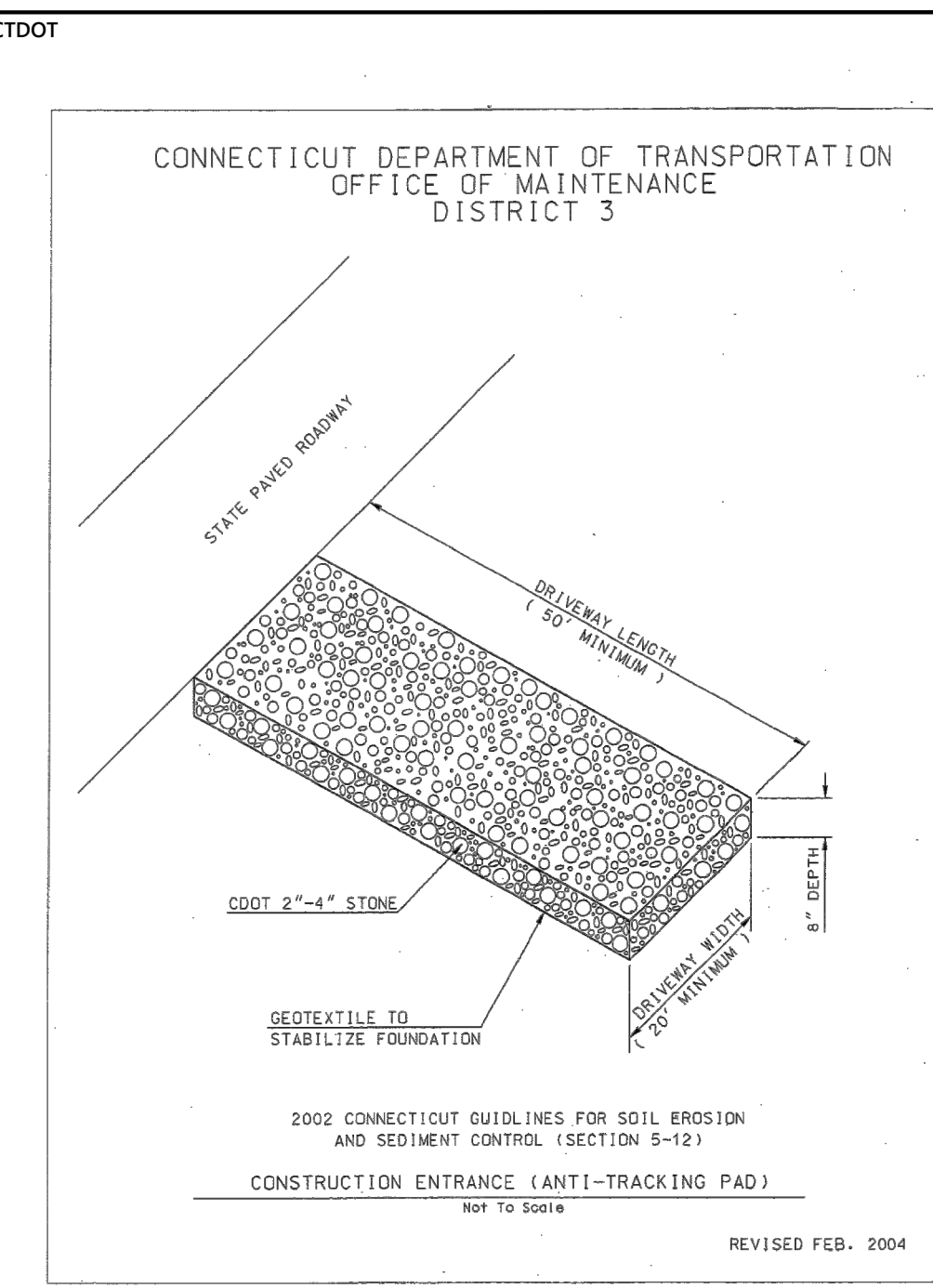


Concrete Washout Area N.T.S. Source: CTDOT



Retain-It - Typical Detention/Retention Chambers N.T.S. Source: Retain-It

Autocad Typical Details Project: 5/2/14, Sheet: 1 OF 3



Construction Entrance - Anti-Tracking Pad N.T.S. Source: CTDOT

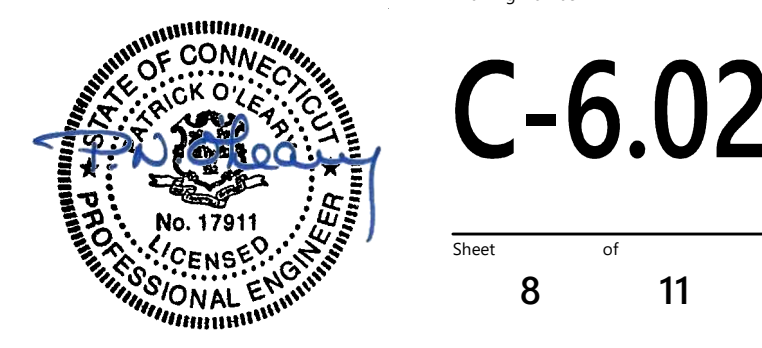
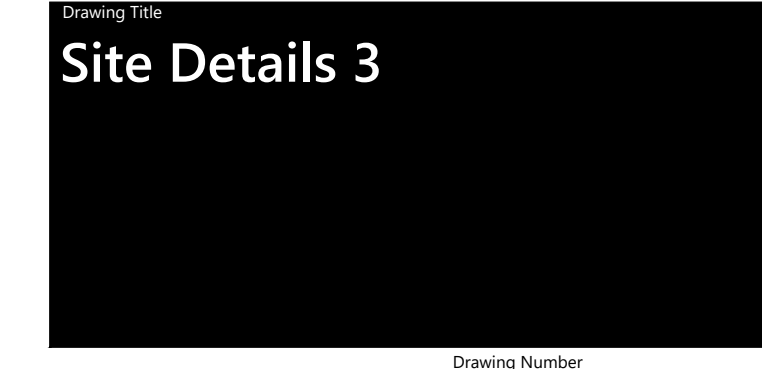
Proposed Residential Development

River Road (Route 110)
Shelton, Connecticut

No.	Revision	Date	App'd.

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Local Approvals April 28, 2022

Not Approved for Construction



C-6.02

Sheet 8 of 11

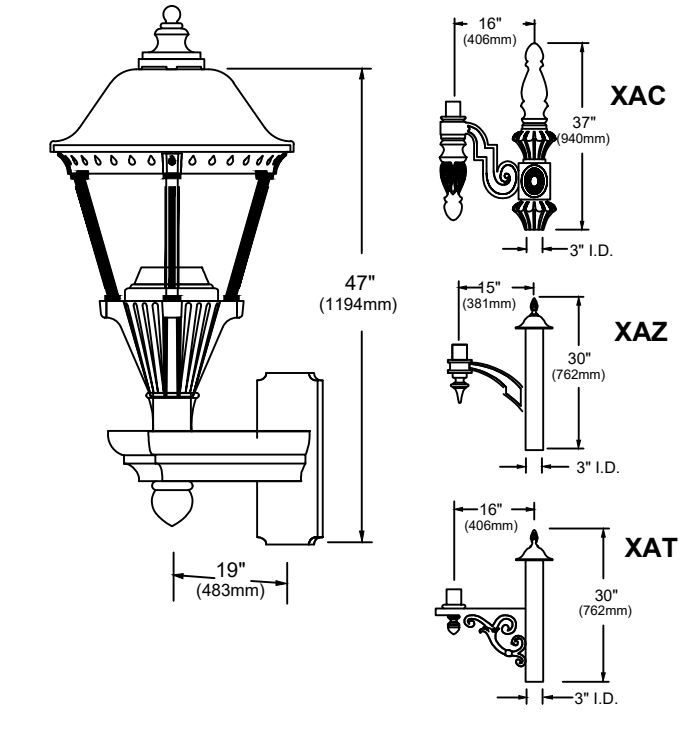
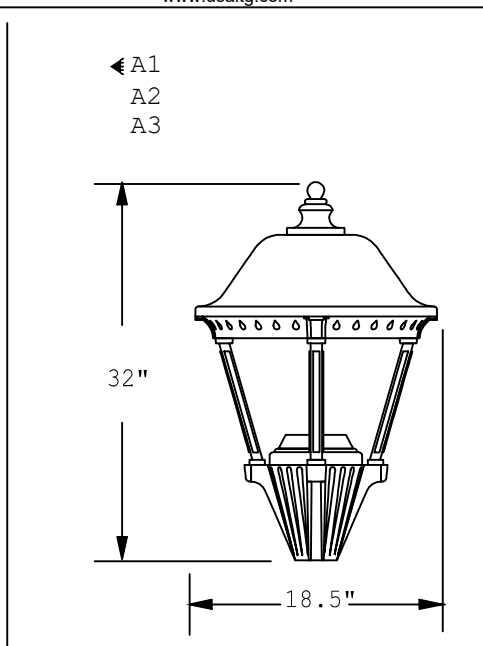
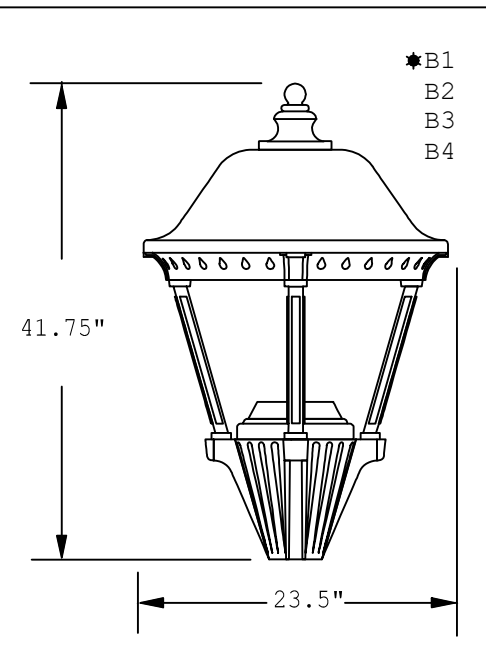


Engineering, Surveying,
Landscape Architecture
and Geology, PC
50 Main Street
Suite 360
White Plains, NY 10606
914.467.6600

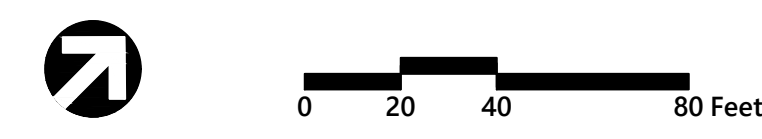
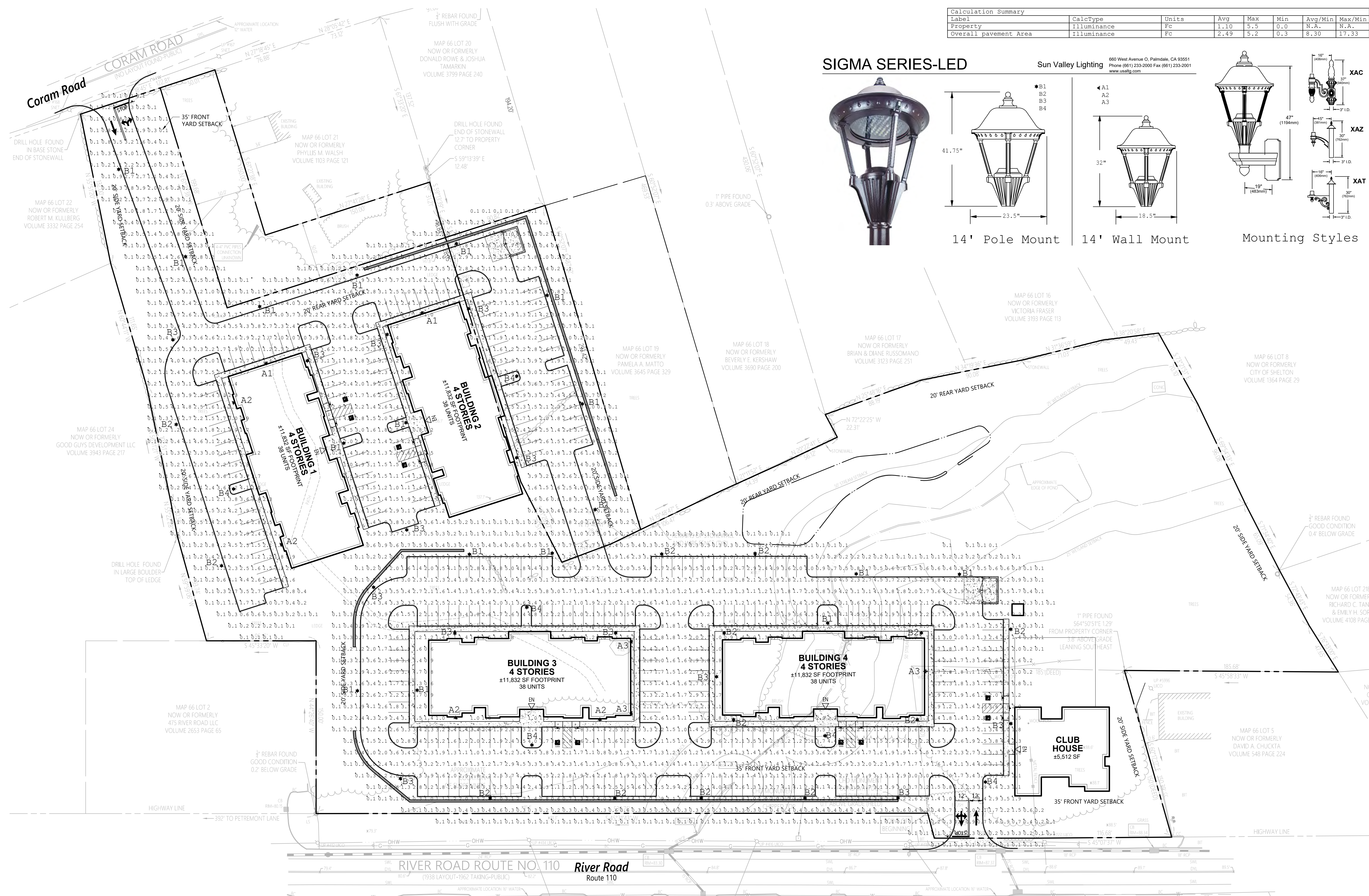
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▲A2	4	SINGLE	1.000	SIG18-VLED-III-64LED-350mA-40K-HS	71	284	4836
▲A3	3	SINGLE	1.000	SIG18-VLED-IV-64LED-350mA-40K-HS	71	213	4629
●B1	17	SINGLE	1.000	SIG23-VLED-II-100LED-350mA-40K-HS	108	1836	7571
●B2	13	SINGLE	1.000	SIG23-VLED-III-100LED-350mA-40K-HS	108	1404	7544
●B3	13	SINGLE	1.000	SIG23-VLED-IV-100LED-350mA-40K-HS	108	1404	7348
●B4	6	SINGLE	1.000	SIG23-VLED-VSQ-100LED-350mA-40K	108	648	10373

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property	illumiance	Fc	1.10	5.5	0.0	N.A.	N.A.
Overall pavement Area	illumiance	Fc	2.49	5.2	0.3	8.30	17.33

SIGMA SERIES-LED



14' Pole Mount 14' Wall Mount Mounting Styles

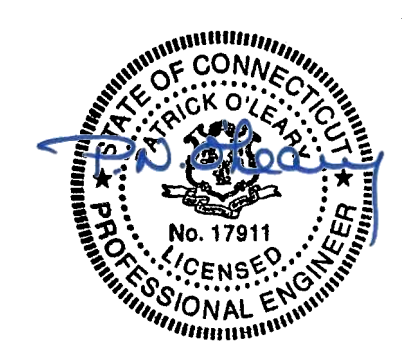


Proposed Residential
Development
River Road (Route 110)
Shelton, Connecticut

No.	Revision	Date	Appr.

Designed by: _____ Checked by: _____
 Issued for: _____ Date: _____
Local Approvals April 28, 2022

Not Approved for Construction
 Drawing Title: **Photometric Plan**
 Drawing Number: _____



C-7.00

Sheet of 9 11

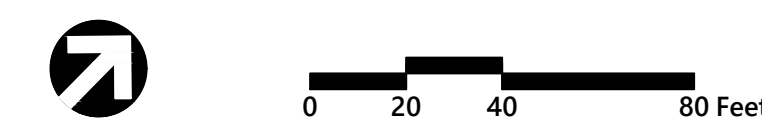
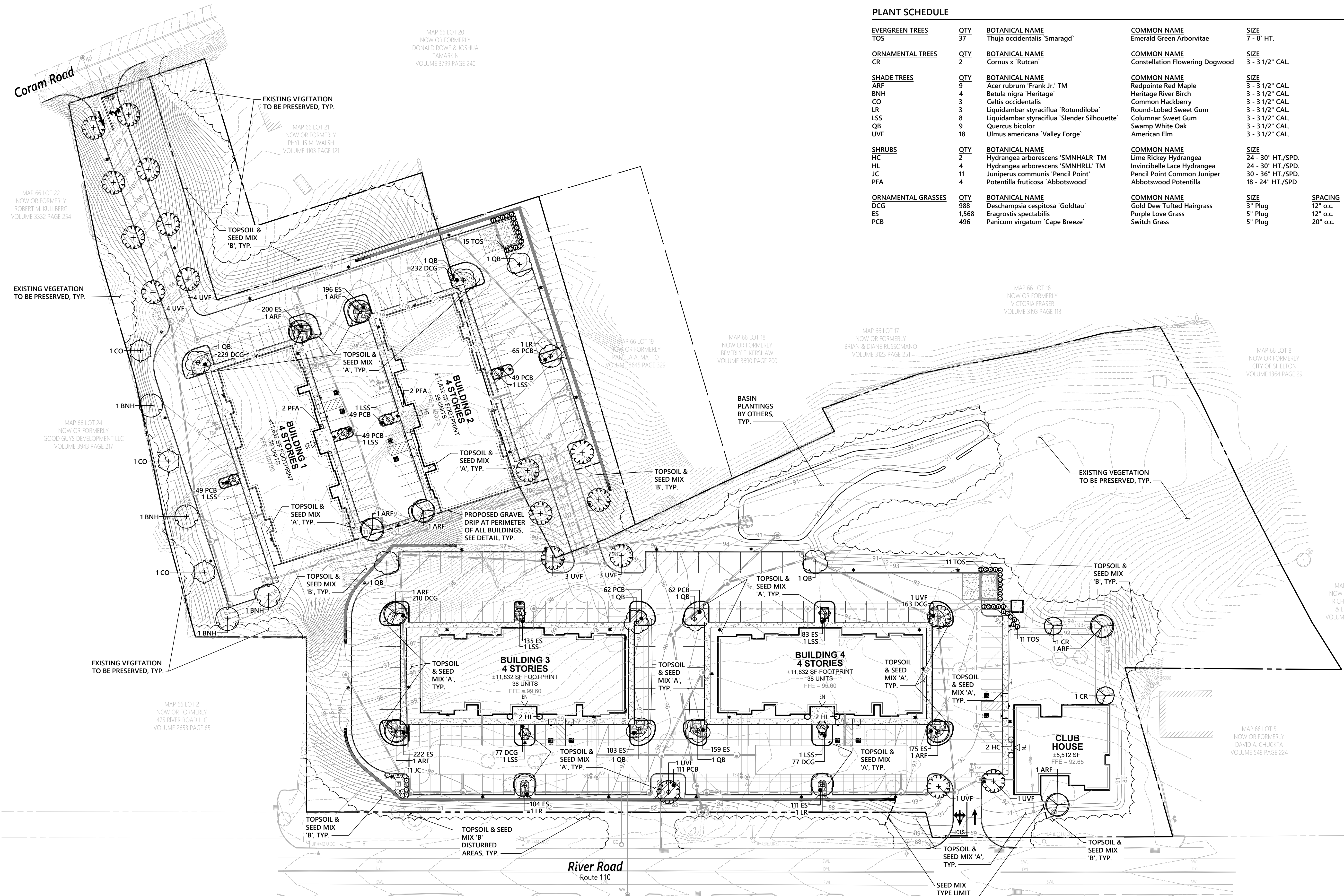
Project Number: 21575.00



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Landscape Architecture
and Geology, PC
50 Main Street
Suite 360
White Plains, NY 10606
914.467.6600

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
TOS	37	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	7 - 8' HT.	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CR	2	Cornus x 'Rutcan'	Constellation Flowering Dogwood	3 - 3 1/2" CAL.	
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
ARF	9	Acer rubrum 'Frank Jr.' TM	Redpointe Red Maple	3 - 3 1/2" CAL.	
BNH	4	Betula nigra 'Heritage'	Heritage River Birch	3 - 3 1/2" CAL.	
CO	3	Celtis occidentalis	Common Hackberry	3 - 3 1/2" CAL.	
LR	3	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	3 - 3 1/2" CAL.	
LSS	8	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	3 - 3 1/2" CAL.	
QB	9	Quercus bicolor	Swamp White Oak	3 - 3 1/2" CAL.	
UVF	18	Ulmus americana 'Valley Forge'	American Elm	3 - 3 1/2" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
HC	2	Hydrangea arborescens 'SMNHALR' TM	Lime Rickey Hydrangea	24 - 30" HT./SPD.	
HL	4	Hydrangea arborescens 'SMNHRLL' TM	Invincible Lace Hydrangea	24 - 30" HT./SPD.	
JC	11	Juniperus communis 'Pencil Point'	Pencil Point Common Juniper	30 - 36" HT./SPD.	
PFA	4	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	18 - 24" HT./SPD.	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DCG	988	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hairgrass	3" Plug	12" o.c.
ES	1,568	Eragrostis spectabilis	Purple Love Grass	5" Plug	12" o.c.
PCB	496	Panicum virgatum 'Cape Breeze'	Switch Grass	5" Plug	20" o.c.



Proposed Residential Development
River Road (Route 110)
Shelton, Connecticut

No.	Revision	Date	App'd.

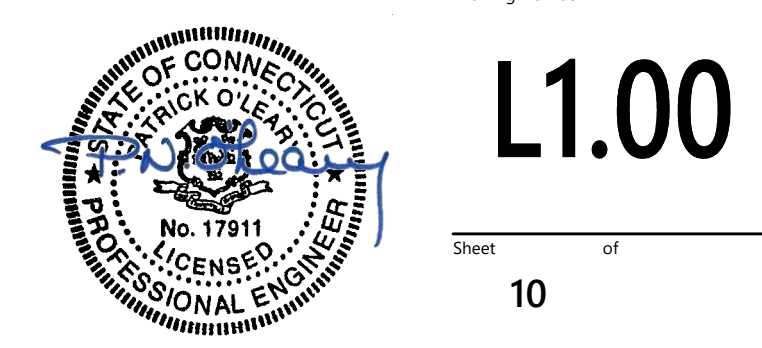
Designed by: CN Checked by: CV
Issued for: _____ Date: _____

Local Approvals

Not Approved for Construction

Drawing Title: **Planting Plan**

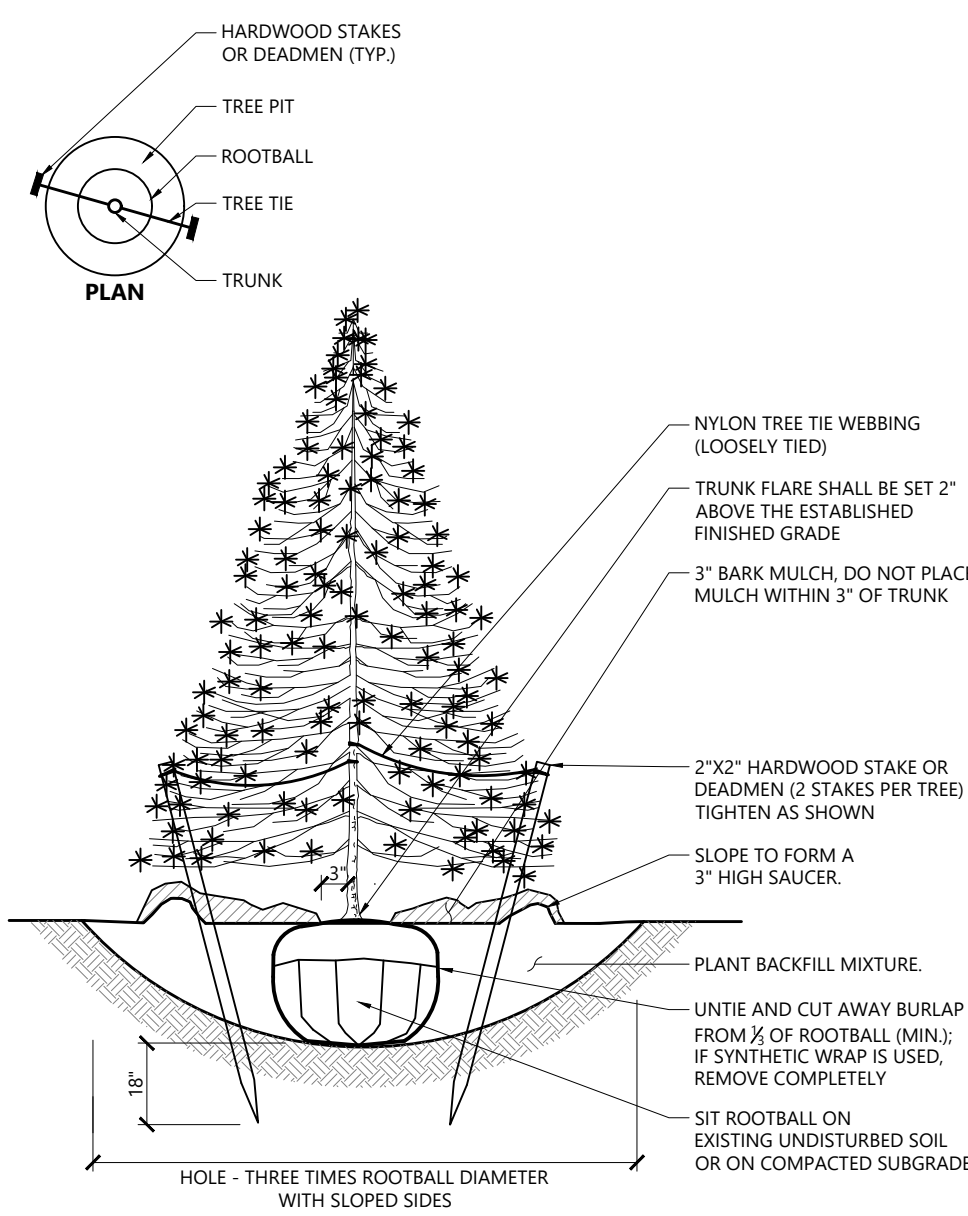
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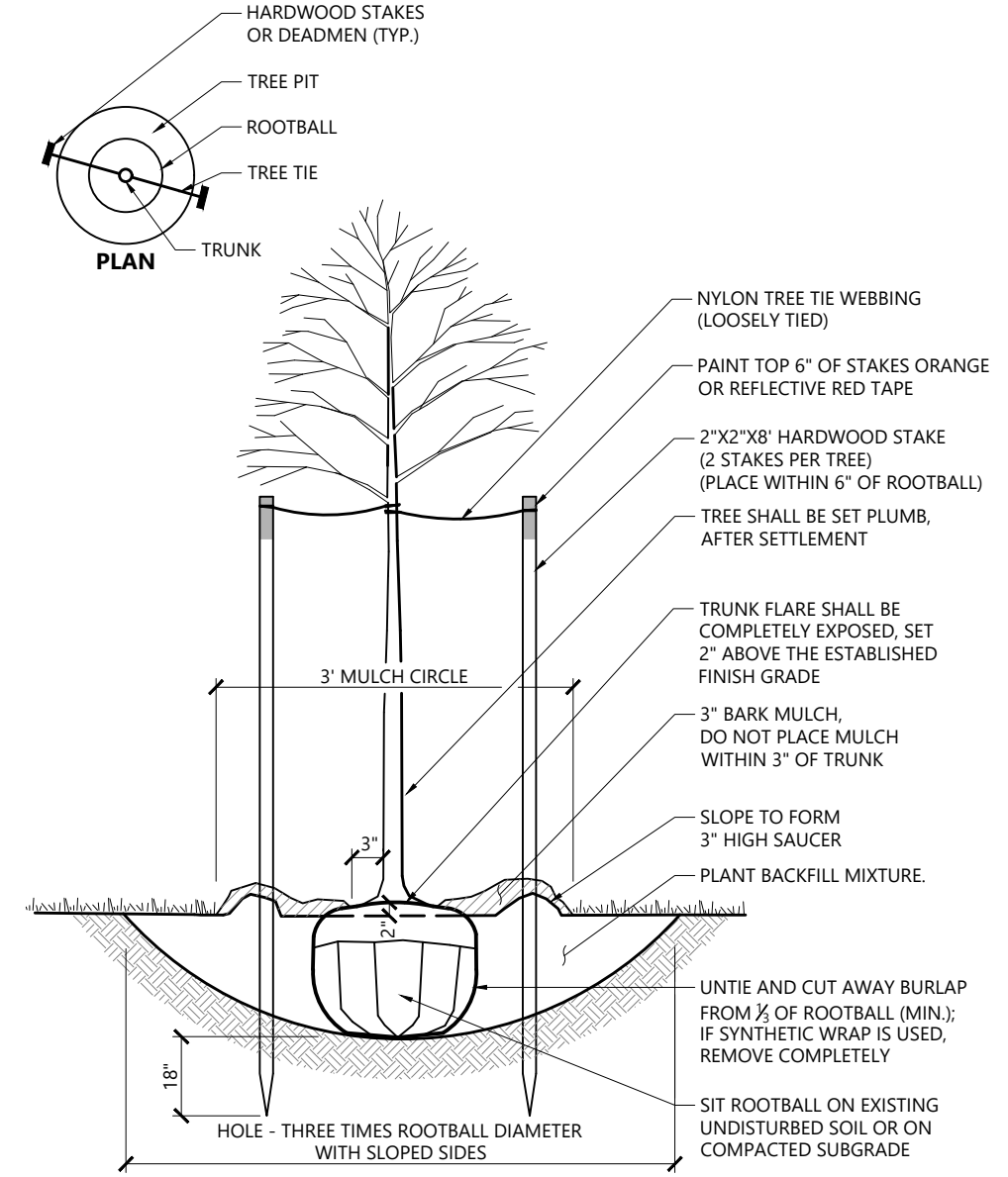
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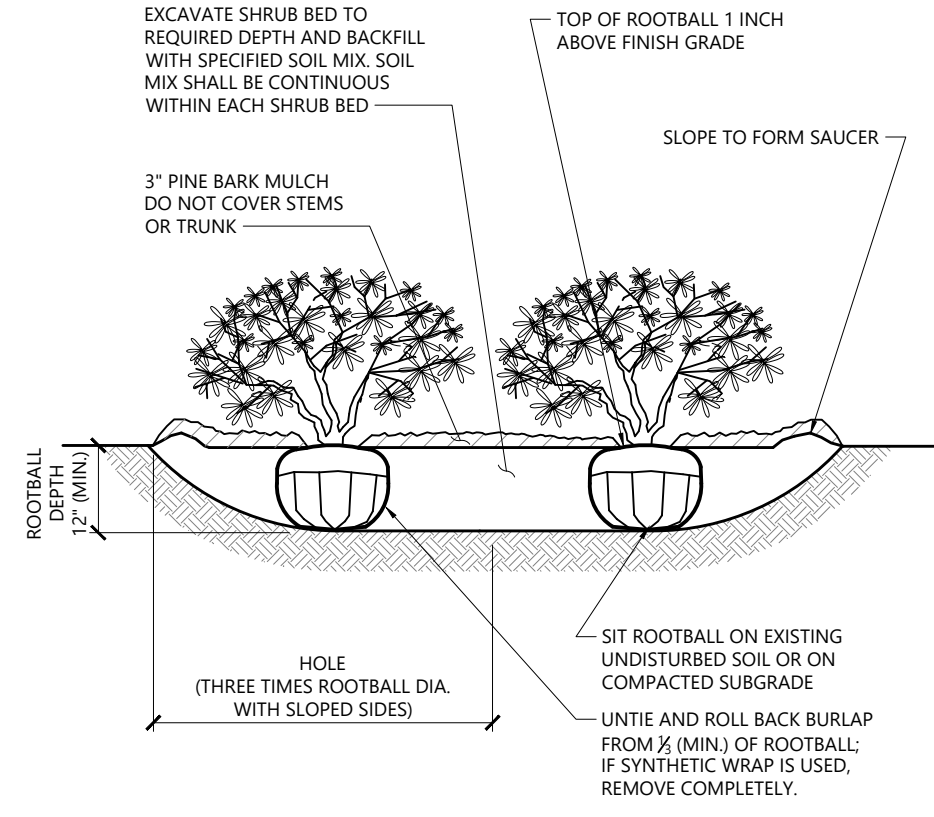
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50 Main Street
Suite 360
White Plains, NY 10606
914.467.6600



Evergreen Tree Planting 9/21
N.T.S. Source: VHB LD_604



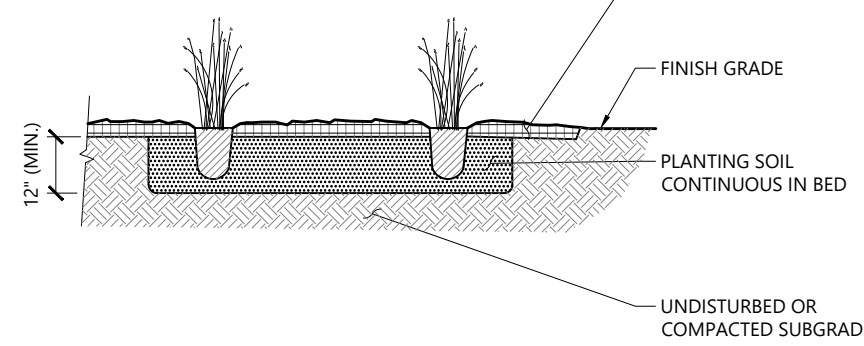
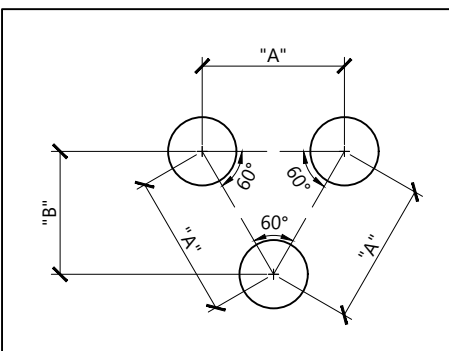
Tree Planting (For Trees Under 4" Caliper) 9/21
N.T.S. Source: VHB LD_602



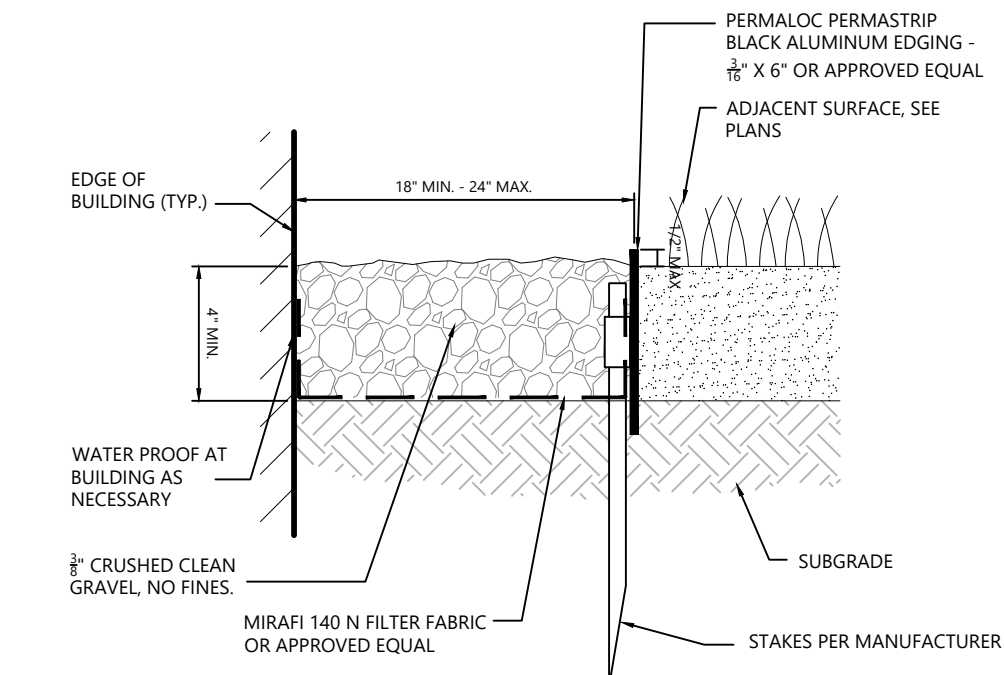
Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601

PLANT SPACING

PLANT SPACING ("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.



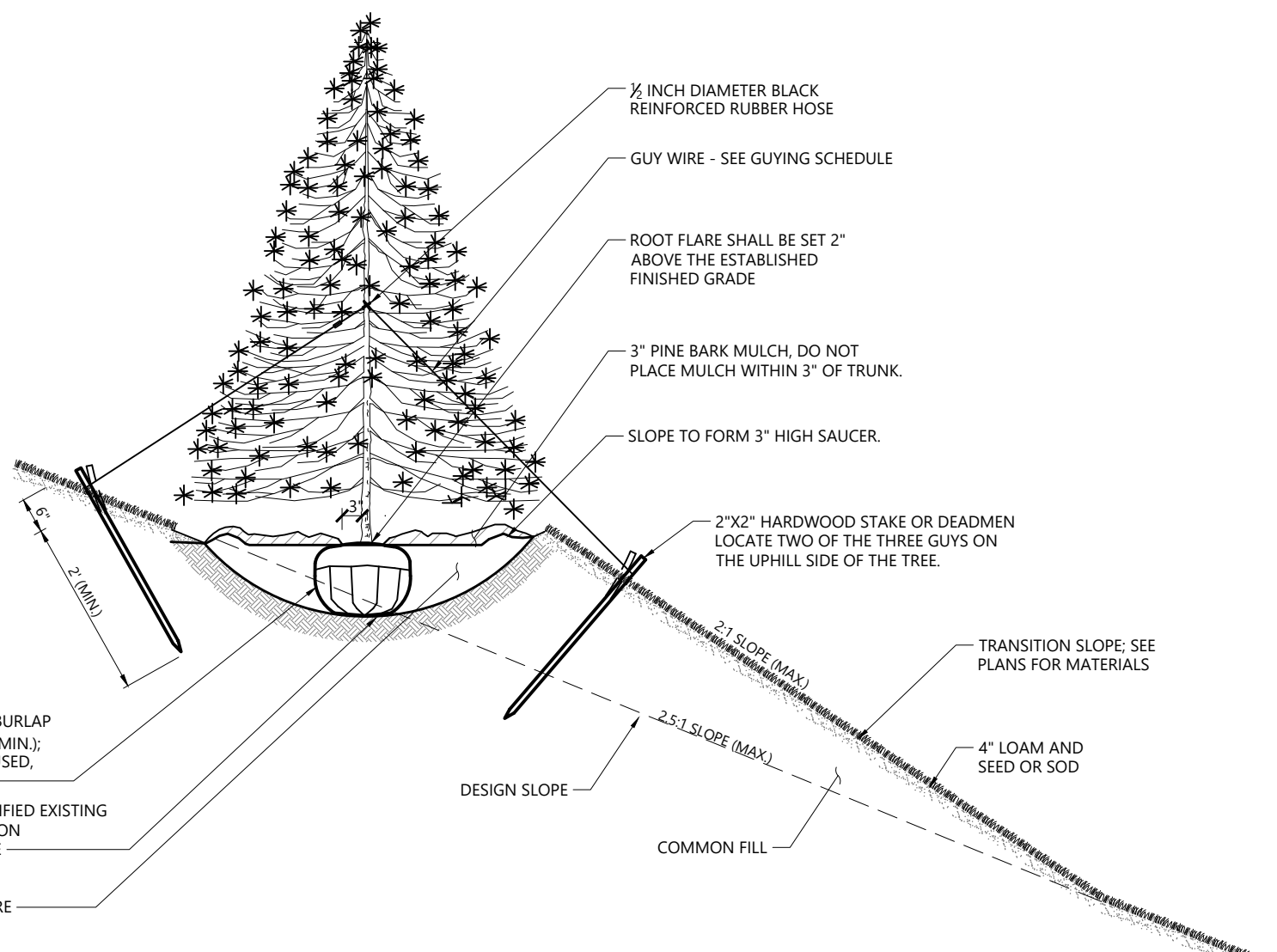
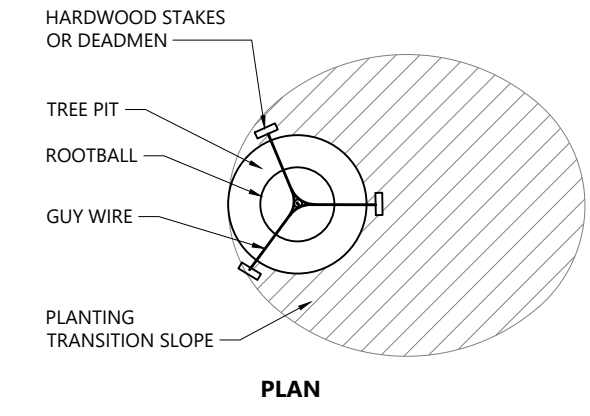
Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



NOTES

- PERMALOC PERMASTRIP ALUMINUM EDGING SHALL BE INSTALLED FOLLOWING ALL MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS
- STONE DRIP EDGE SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONTRACTOR SHALL SUBMIT EDGE & STONE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL SUBMIT ALL PRODUCT INFORMATION FOR WATER PROOFING TO LANDSCAPE ARCHITECT FOR APPROVAL.
- ALUMINUM EDGING SHALL BE PERMASTRIP MANUFACTURED BY PERMALOC CORPORATION
13505 BARRY ST
HOLLAND, MI 49424
P. 616.399.9600
F. 616.399.9770
OR APPROVED EQUAL

Stone Drip Edge - On Grade 08/18
N.T.S. REV Source: VHB LD_



Tree Planting on Slope 1/16
N.T.S. Source: VHB LD_605

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL PLANTING BACKFILL SOILS SHALL RECEIVE CERTIFIED WEED-FREE FULLY COMPOSTED LEAF MOLD SOIL AMENDMENT AT A RATE OF 33% (1 PART COMPOST TO 2 PARTS PLANTING SOIL). SUBMIT COMPOST CERTIFICATION & PRODUCT DATA PRIOR TO ORDERING FOR APPROVAL.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE LATEST SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY AMERICAN HORT AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF FINAL ACCEPTANCE. DEAD PLANTS, AND PLANTS LESS THAN 75% ALIVE SHALL BE REPLACED.
- AREAS DESIGNATED "TOPSOIL & SEED" SHALL RECEIVE MINIMUM 6" OF TOPSOIL AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC, SUBMIT PRODUCT DATA FOR APPROVAL.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE TOPSOIL AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
- ALL SPECIFIED PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT BOTH THE NURSERY AND JOBSITE PRIOR TO INSTALLATION
- CAREFULLY DISRUPT CIRCLING ROOTS FROM ALL CONTAINER-GROWN PLANTS, EXCEPT PLUGS, VIA TOOL SCARIFICATION OR BY HAND.
- ALL B&B MATERIALS (I.E. BURLAP, TWINE, ETC) SHALL BE ALL BIO-DEGRADABLE MATERIALS.
- ALL PLANTINGS SHALL RECEIVE BIOSTIMULANT (MYCORRHIZAL FUNGI) AS PER MANUFACTURER'S RECOMMENDED RATES. SUBMIT PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL MAINTAIN (I.E. WEEDING, MULCHING, WATERING, CUT BEDS, REPLACEMENTS, ETC) ALL LANDSCAPE PLANTS AND AREAS WITHIN CONTRACT LIMITS DURING SPRING, SUMMER, AND FALL UNTIL EXPIRATION OF GUARANTEE PERIOD.
- LANDSCAPE CONTRACTOR SHALL SUBMIT LETTER OF AGREEMENT TO THE PROPERTY OWNER ACKNOWLEDGING AND AGREEING TO FULFILLING THE SPECIFIED CONTRACTED GUARANTEE PERIOD AND MAINTENANCE AT NO-ADDITIONAL COST TO THE OWNER. SUBMIT LETTER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL TREE STAKING AND GUYING MATERIALS PRIOR TO THE EXPIRATION OF THE PLANT WARRANTY PERIOD, OR 1 YEAR FROM THE DATE OF INSTALLATION, WHICHEVER COMES FIRST.

Turf Seeding Notes:

- SEED MIX 'A':** UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED, SHALL BE SEEDED WITH THE LATEST VERSION OF THE FOLLOWING SEED MIX:
SS1000 TURF-TYPE TALL FESCUE BLEND, AS PRODUCED BY:
SEED SUPER STORE 33.27% BULLSEYE TURF TYPE TALL FESCUE
PO BOX 812 33.15% COCHISE IV TURF TYPE TALL FESCUE
BUFFALO, NY 14225 33.08% LS1200 TURF TYPE TALL FESCUE
716-531-8788 00.50% INERT MATTER
www.seedsuperstore.com 00.00% WEED SEED
OR, APPROVED EQUAL
SEEDING RATE SHALL BE 8 LBS. PER 1,000.00 SQ. FT.
- SEED MIX 'A' - ALTERNATE BID** - UNLESS OTHERWISE NOTED, ALL DISTURBED LANDSCAPE AREAS NOT BEING PLANTED OR MULCHED, SHALL BE **SOODED** WITH A TURF-TYPE TALL FESCUE BLEND SOD PRODUCT.
- SEED MIX 'B':** AS INDICATED ON PLANTING PLAN(S), AREA(S) SHALL BE SEEDED WITH THE LATEST VERSION OF THE FOLLOWING SEED MIX:
SS8000 'NO-MOW' HARD FESCUE BLEND, AS PRODUCED BY:
SEED SUPER STORE 33.24% SPARTAN II HARD FESCUE
PO BOX 812 33.00% BEACON HARD FESCUE
BUFFALO, NY 14225 32.78% NANOOK HARD FESCUE
716-531-8788 00.94% INERT MATTER
www.seedsuperstore.com 00.00% WEED SEED
OR, APPROVED EQUAL
SEEDING RATE SHALL BE 5 lbs. PER 1,000.00 SQ. FT.
- ALL SEEDING SHALL BE HYDRO-SEEDED WITH THE FOLLOWING ENGINEERED WOOD FIBER HYDROMULCH AS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT SAMPLE & PRODUCT DATA FOR APPROVAL PRIOR TO ORDERING.
FLEXTERRA HP-FGM - AS MANUFACTURED BY:
PROFILE PRODUCTS
750 W. LAKE COOK RD
SUITE 440
BUFFALO GROVE, IL 60089
1-800-207-6457
OR, APPROVED EQUAL
- CONTRACTOR SHALL SUBMIT SEED; SOURCE, SAMPLE, AND CERTIFIED ANALYSIS; AND HYDRO-MULCH SAMPLE & PRODUCT DATA FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO ORDERING.
- LAWNS SHALL EXHIBIT A UNIFORM, THICK, WELL-DEVELOPED STAND OF GRASS AND SHALL NOT HAVE BARE SPOTS IN EXCESS OF FOUR INCHES IN DIAMETER. BARE SPOTS SHALL COMPRISE NO MORE THAN TWO-PERCENT (2%) OF THE TOTAL AREA OF THE LAWN.

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL LAWN AREAS SHALL BE ZONED SEPARATELY FROM PLANTING (MULCH) BEDS AREAS.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- ALL IRRIGATION PIPING SHALL BE PVC, SUBMIT PIPE SIZES AND TYPES FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS/TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- IRRIGATION CONTROLLER SHALL BE AN EPA WATERSERSENSE-LABELED WEATHER-BASED IRRIGATION CONTROLLER.
- CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- (OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE "HOT BOX".
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.
- (OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES & PVC CAPS, BOTH ENDS, UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
- IRRIGATION CONTRACTOR SHALL DEMONSTRATE FULL FUNCTIONALITY AND ADEQUATE WATERING OF PLANTINGS TO OWNER AND LANDSCAPE CONTRACTOR. SUBMIT WRITTEN SIGN-OFF FROM LANDSCAPE CONTRACTOR TO LANDSCAPE ARCHITECT FOR APPROVAL.

Tree Protection

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.
- NO UNAUTHORIZED TREE REMOVALS, UNLESS AS SPECIFIED ON CONTRACT DOCUMENTS, APPROVED BY LOCAL MUNICIPALITIES, AND LANDSCAPE ARCHITECT.

Wetland/Landscape Notes:

- LANDSCAPE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE LOCATION OF THE LOCAL, STATE AND/OR FEDERALLY-REGULATED WETLAND ADJACENT AREA, PRIOR TO COMMENCING WORK.
- NO LANDSCAPE PLANTINGS, MATERIAL STOCKPILING, FERTILIZATION, CLEARING, OR DISTURBANCE OF THE REGULATED WETLAND AREAS SHALL BE PERMITTED.
- ALL LANDSCAPE OPERATIONS SHALL COMPLY WITH THE CONDITIONS OF THE WETLAND PERMITS.

Proposed Residential Development

River Road (Route 110)
Shelton, Connecticut

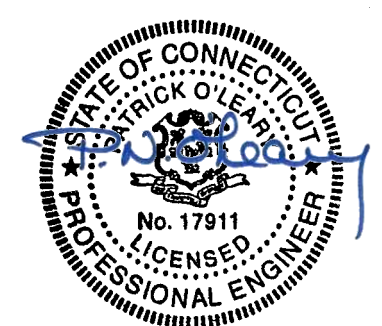
No.	Revision	Date	Appr'd.

Designed by **CN** Checked by **CV**
Issued for _____ Date _____

Local Approvals

Not Approved for Construction

Drawing Title
Planting Notes and Details
Drawing Number

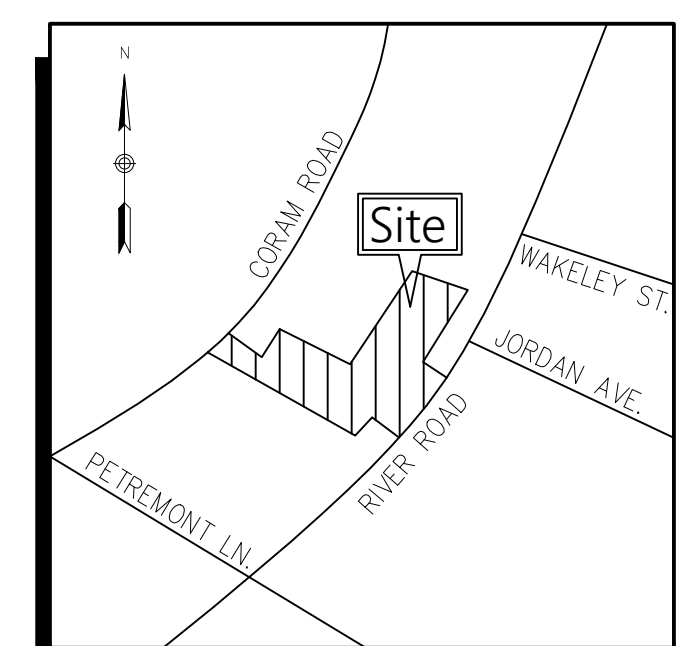


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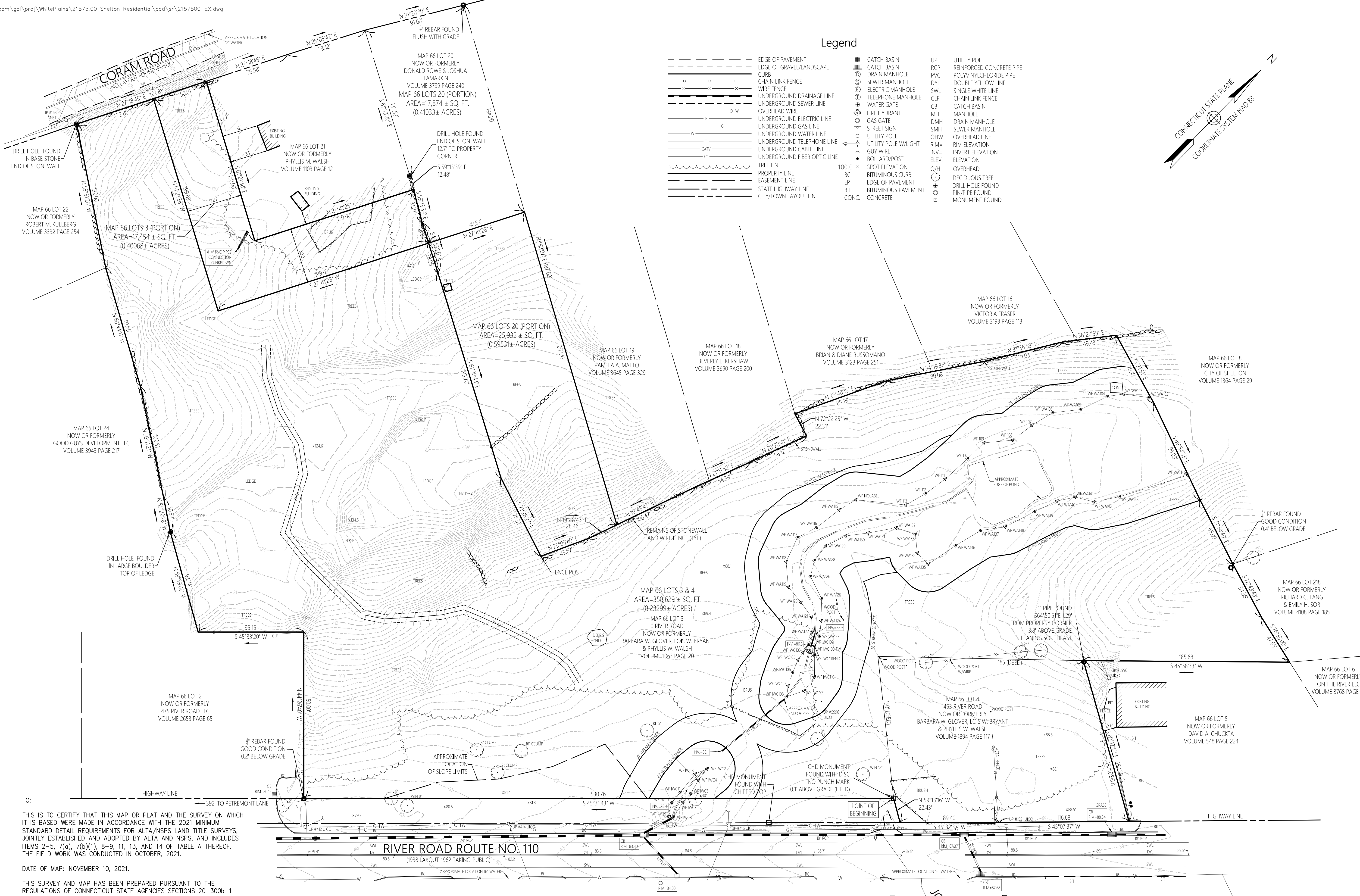
Sheet _____ of _____



100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

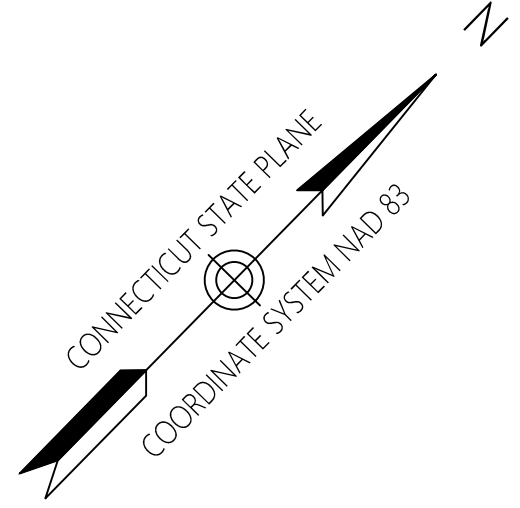


Locus Map
(NOT TO SCALE)



Legend

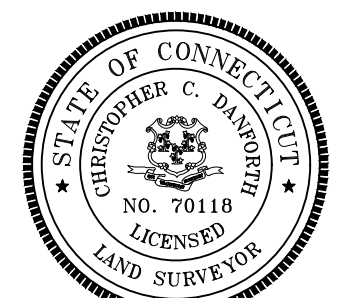
Table with 3 columns: Symbol, Description, and Symbol. Includes items like Edge of Pavement, Catch Basin, Utility Pole, etc.



Map 66
Lots 3 & 4
453 & 0 River Road
Shelton, Connecticut

Table with columns: No., Revision, Date, Apprd. Includes a 'Review' section dated November 10, 2021.

ALTA/NSPS
Land Title Survey
Property Survey
& Topographic Survey



Sv-1

Sheet 1 of 2

Project Number 21575.00

Vertical text on the left margin: Saved Tuesday, February 22, 2022 7:51:09 PM JDESTRIO Plotted Thursday, February 24, 2022 2:48:41 PM Joseph Destro

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(c), 7(b)(1), 8-9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS CONDUCTED IN OCTOBER, 2021.

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AMENDED OCTOBER 26, 2018.

THIS IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL CLASS A-2 ACCURACY AND A TOPOGRAPHIC SURVEY CONFORMING TO A TOPOGRAPHICAL ACCURACY STANDARD CLASS T-2. THE BOUNDARY DETERMINATION IS A DEPENDANT RESURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS PLAN IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

Title Reference

REFERENCE IS MADE TO ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. CT5712868

COMMITMENT DATE: NOVEMBER 5, 2021.

SCHEDULE B PART 2 EXCEPTIONS

- 1. NOT SURVEY RELATED.
2-3. EXISTING CONDITIONS DEPICTED ON THE SURVEY.
4-11. NOT SURVEY RELATED.
12. "RIGHTS OF OTHERS IN AND TO WATERCOURSE" A WATERCOURSE AND APPROXIMATE POND LOCATION ARE DEPICTED ON THE SURVEY.



11/10/2021

CHRISTOPHER C. DANFORTH, L.S. #70118

DATE



100 Great Meadow Road Suite 200 Wethersfield, CT 06109 860.807.4300

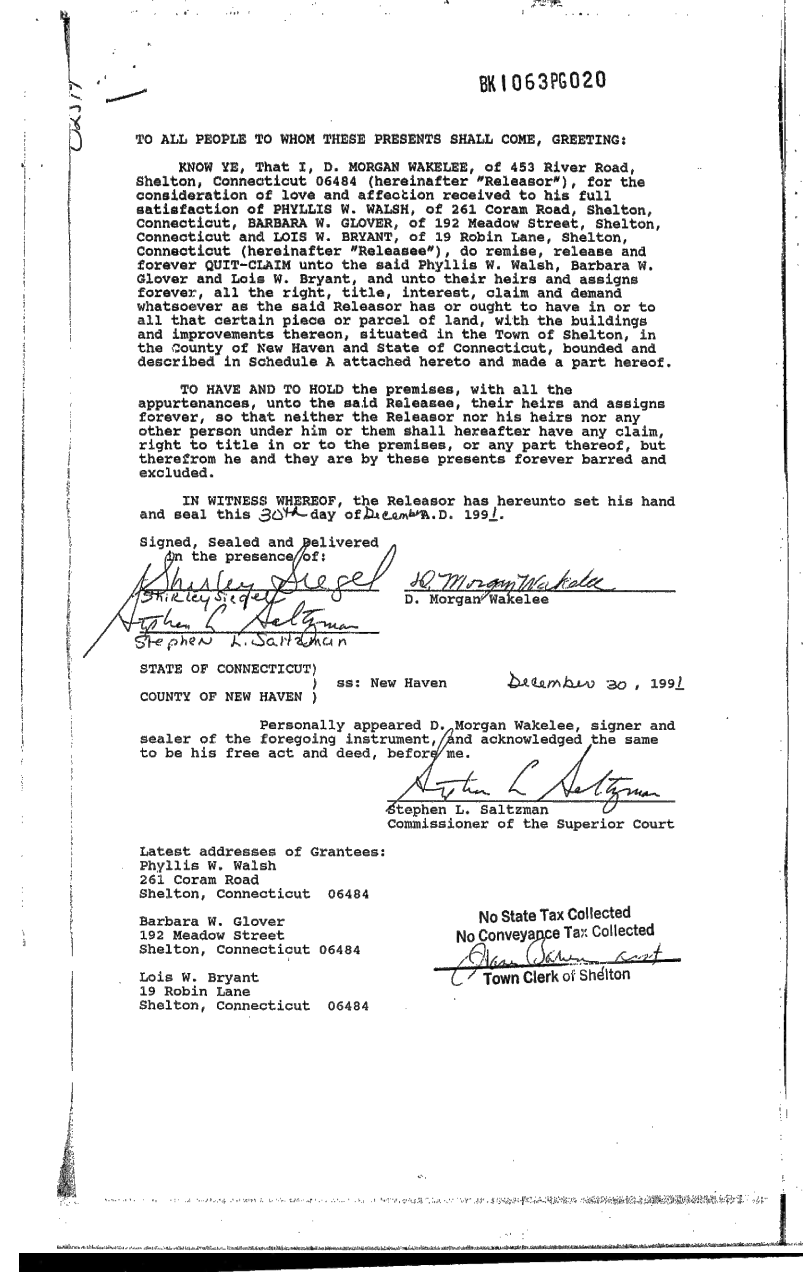
Map Reference

- 1. MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SHELTON RIVER ROAD FROM OLD CORAM ROAD NORTHEASTERLY TO HAWTHORNE STREET ROUTE NO. 8" SCALE 1"=40' DATED JAN. 31, 1938 NUMBER 126-04 SHEET 1 OF 2.
2. MAP TITLED "CONSTRUCTION PLANS ROUTE 110 MINIMUM WIDTH OF RIGHT OF WAY = 68 FEET" PROJ. NO. 126-81 YEAR 1962 ROUTE NO. 110 SHEET 26 OF 153.
3. MAP TITLED "MAP OF BUILDING LOTS OWNED BY JAMES M. CAPRIO SHELTON, CONN." SCALE 1"=40' DATED OCTOBER 1962, MAP NUMBER 1648 FILED IN THE CITY OF SHELTON LAND RECORDS.
4. MAP TITLED "SURVEY MAP PREPARED FOR D. MORGAN WAKELEE & J. HARRIAT WAKELEE KULLBERG SHELTON, CONNECTICUT" SCALE 1"=50' DATED MARCH 2, 1965, MAP NUMBER 2181 FILED IN THE CITY OF SHELTON LAND RECORDS.
5. MAP TITLED "MAP OF PROPERTY PREPARED FOR ESTATE OF JOHN DAWYT 241 CORAM ROAD SHELTON, CONNECTICUT" SCALE 1"=30' DATED MARCH 3, 2011, MAP NUMBER 4390 FILED IN THE CITY OF SHELTON LAND RECORDS.
6. MAP TITLED "RECORD SUBDIVISION MAP PREPARED FOR LAUREL VIEW LAUREL HEIGHTS ROAD - CORAM ROAD SHELTON, CONNECTICUT" SCALE 1"=50' DATED FEBRUARY 5, 1996 REVISED TO 6/10/96, MAP NUMBER 3270 FILED IN THE CITY OF SHELTON LAND RECORDS.

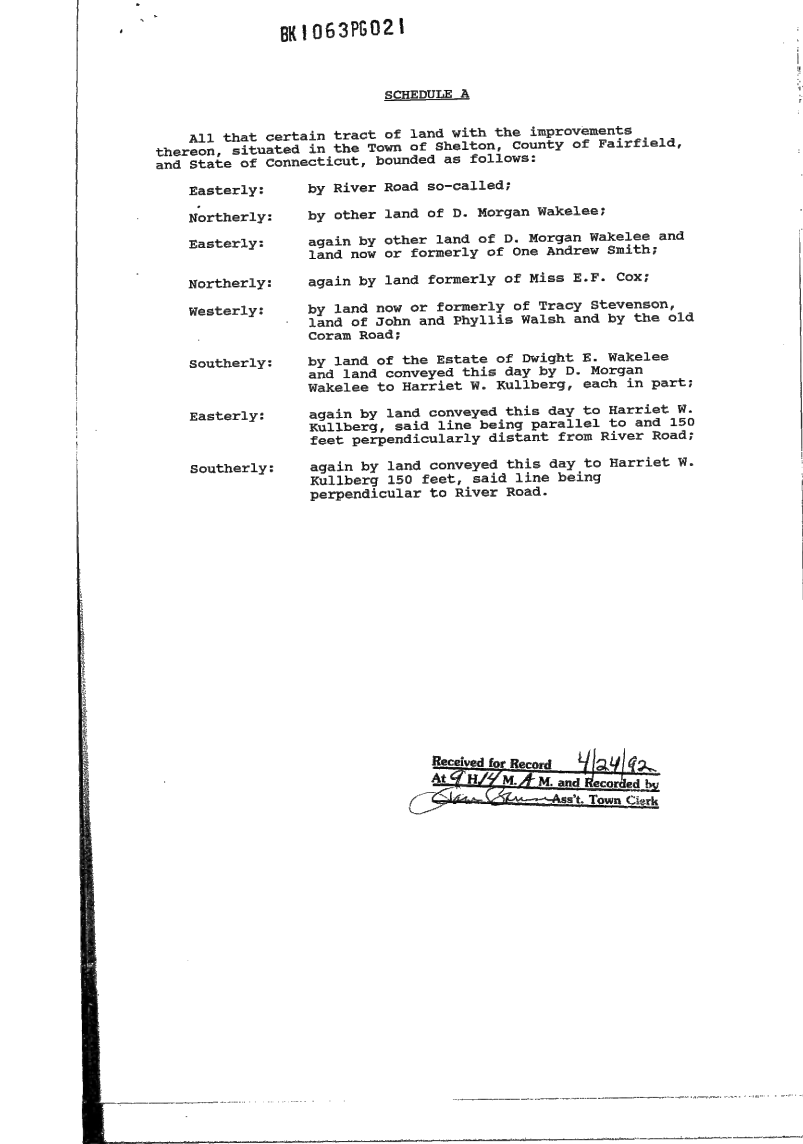
Survey Parcel Description

BEGINNING AT A CHD MONUMENT FOUND AT AN ANGLE POINT IN THE WESTERLY HIGHWAY LINE OF RIVER ROAD ROUTE NO. 110;
THENCE S45°31'43"W ALONG THE NORTHERLY HIGHWAY LINE OF RIVER ROAD ROUTE NO. 110 A DISTANCE OF 530.76' TO A POINT;
THENCE N44°26'40"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF 475 RIVER ROAD LLC A DISTANCE OF 150.00' TO A POINT;
THENCE S45°33'20"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF 475 RIVER ROAD LLC A DISTANCE OF 95.15' TO A POINT;
THENCE N59°59'06"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF GOOD GUYS DEVELOPMENT LLC A DISTANCE OF 93.74' TO A DRILL HOLE FOUND;
THENCE N55°22'28"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF GOOD GUYS DEVELOPMENT LLC A DISTANCE OF 30.58' TO A POINT;
THENCE N56°11'21"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF GOOD GUYS DEVELOPMENT LLC A DISTANCE OF 102.51' TO A POINT;
THENCE N60°44'11"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF GOOD GUYS DEVELOPMENT LLC A DISTANCE OF 111.65' TO A POINT;
THENCE N55°51'20"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ROBERT M. KULLBERG A DISTANCE OF 132.00' TO A DRILL HOLE FOUND;
THENCE N27°18'45"E ALONG THE EASTERLY SIDE OF CORAM ROAD A DISTANCE OF 122.81' TO A POINT;
THENCE S61°21'38"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF PHYLLIS M. WALSH A DISTANCE OF 150.00' TO A POINT;
THENCE N27°41'28"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF PHYLLIS M. WALSH A DISTANCE OF 150.00' TO A POINT;
THENCE S59°13'39"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DONALD ROWE & JOSHUA TAMARKIN A DISTANCE OF 31.21' TO A POINT;
THENCE S61°55'26"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DONALD ROWE & JOSHUA TAMARKIN A DISTANCE OF 46.89' TO A POINT;
THENCE S61°30'43"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DONALD ROWE & JOSHUA TAMARKIN A DISTANCE OF 195.70' TO A POINT;
THENCE S71°28'27"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DONALD ROWE & JOSHUA TAMARKIN A DISTANCE OF 78.51' TO A POINT;
THENCE N25°09'40"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DONALD ROWE & JOSHUA TAMARKIN A DISTANCE OF 45.67' TO A POINT;
THENCE N19°48'47"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF DONALD ROWE & JOSHUA TAMARKIN AND BY LAND NOW OR FORMERLY OF PAMELA A. MATTO, PARTLY BY EACH A DISTANCE OF 106.47' TO A POINT;
THENCE N21°11'52"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF PAMELA A. MATTO AND BY LAND NOW OR FORMERLY OF BEVERLY E. KERSHAW, PARTLY BY EACH A DISTANCE OF 54.39' TO A POINT;
THENCE N20°22'41"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF BEVERLY E. KERSHAW A DISTANCE OF 56.12' TO A POINT;
THENCE N72°22'25"W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF BEVERLY E. KERSHAW A DISTANCE OF 22.31' TO A POINT;
THENCE N25°48'16"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF BRIAN & DIANE RUSSOMANO A DISTANCE OF 88.19' TO A POINT;
THENCE N34°19'36"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF BRIAN & DIANE RUSSOMANO AND BY LAND NOW OR FORMERLY OF VICTORIA FRASHER, PARTLY BY EACH A DISTANCE OF 90.08' TO A POINT;
THENCE N31°36'59"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF VICTORIA FRASHER A DISTANCE OF 71.03' TO A POINT;
THENCE N38°20'58"E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF VICTORIA FRASHER AND LAND NOW OR FORMERLY OF CITY OF SHELTON, PARTLY BY EACH A DISTANCE OF 49.43' TO A POINT;
THENCE S73°21'51"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF CITY OF SHELTON A DISTANCE OF 70.10' TO A POINT;
THENCE S69°54'33"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF CITY OF SHELTON A DISTANCE OF 96.08' TO A POINT;
THENCE S71°34'40"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF CITY OF SHELTON A DISTANCE OF 65.09' TO A POINT;
THENCE S72°43'43"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF RICHARD C. TANG & EMILY H. SOR A DISTANCE OF 54.36' TO A POINT;
THENCE S76°33'00"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF RICHARD C. TANG & EMILY H. SOR A DISTANCE OF 47.65' TO A POINT;
THENCE S45°58'33"W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF DAVID A. CHUCKTA A DISTANCE OF 185.68' TO A POINT;
THENCE S60°17'17"E BOUNDED NORTHERLY BY LAND NOW OR FORMERLY OF DAVID A. CHUCKTA A DISTANCE OF 150.39' TO A POINT ON THE WESTERLY HIGHWAY LINE OF RIVER ROAD ROUTE NO. 110;
THENCE S45°07'37"W ALONG THE WESTERLY HIGHWAY LINE OF RIVER ROAD ROUTE NO. 110 A DISTANCE OF 116.68' TO A POINT;
THENCE S45°32'37"W ALONG THE WESTERLY HIGHWAY LINE OF RIVER ROAD ROUTE NO. 110 A DISTANCE OF 89.40' TO A POINT;
THENCE N59°13'16"W ALONG THE NORTHERLY HIGHWAY LINE OF RIVER ROAD ROUTE NO. 110 A DISTANCE OF 22.43' TO THE POINT OF BEGINNING.
CONTAINING APPROXIMATELY 358,629± SQ. FT. (8.23299± ACRES).

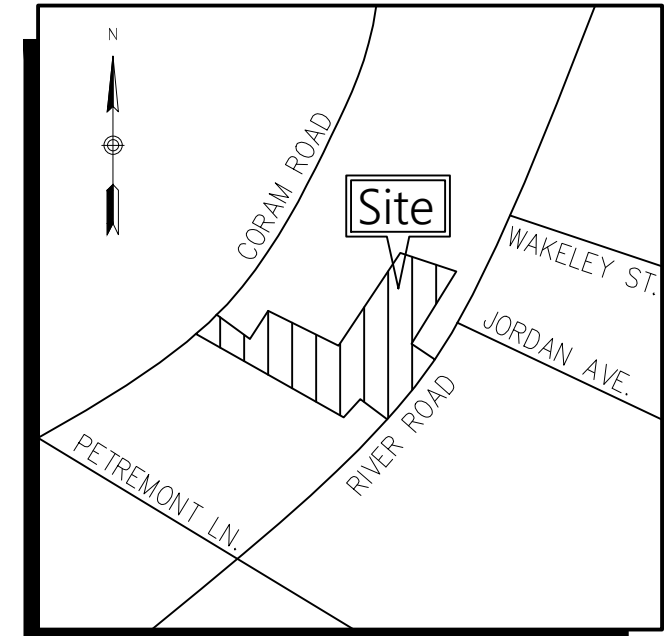
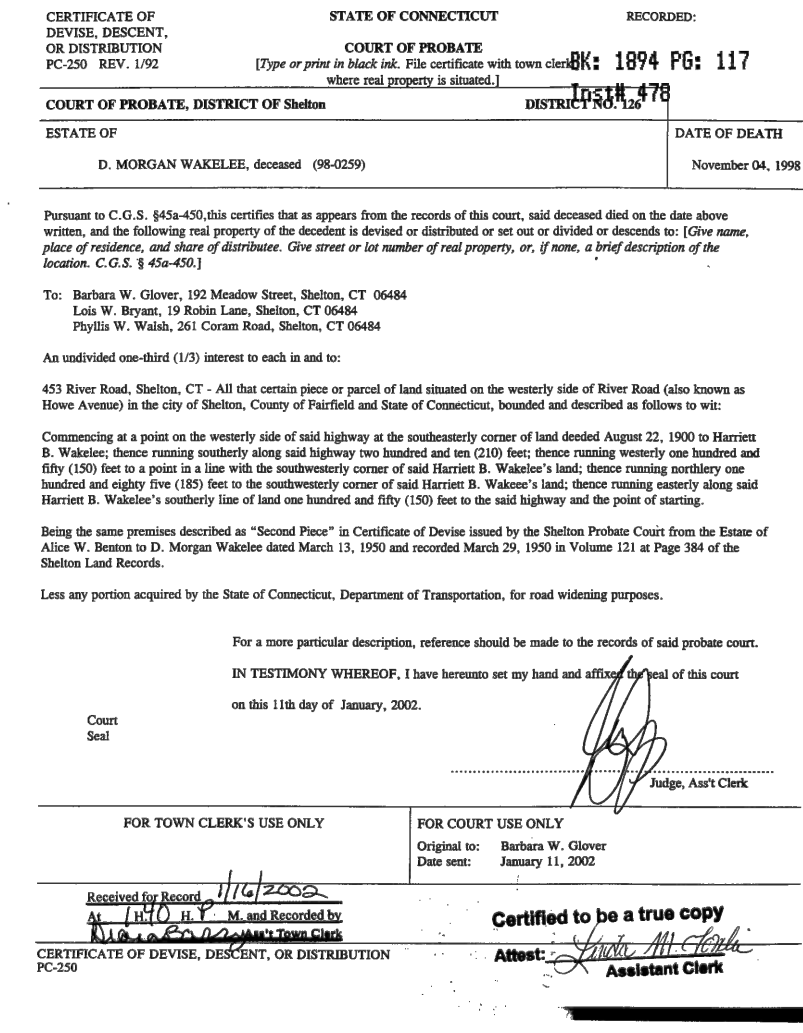
Record Parcel Description Lot 3



Record Parcel Description Lot 4



Record Parcel Description Lot 4



Locus Map (NOT TO SCALE)

Map 66 Lots 3 & 4 453 & 0 River Road Shelton, Connecticut

Table with columns: No., Revision, Date, Appr.
Designed by: JDD
Checked by: CCD
Reviewed by: JDD
Date: November 10, 2021

Notes & Descriptions

Professional seal for Christopher C. Davoli, State of Connecticut, Land Surveyor, License No. 70118. Includes project number 21575.00 and sheet number 2 of 2.



Engineering, Surveying,
Landscape Architecture
and Geology, PC
50 Main Street
Suite 360
White Plains, NY 10606
914.467.6600

Notes

FIVE CLUSTERS OF SHRUB PLANTINGS CONSISTING OF A MIX OF THE SHRUBS LISTED BELOW AS WELL AS APPLYING THE NEW ENGLAND WET MEADOW SEED MIX FROM NEW ENGLAND WETLAND PLANTS (OR ANOTHER SIMILAR SEED MIX)

Wetland Shrubs

Scientific Name	Common Name	Size	Spacing
Lindera Benzoin	Spicebush	18"-24"	5 Feet
Cornus Amomum	Silky Dogwood	18"-24"	5 Feet
Vaccinium Corymbosum	Highbush Blueberry	18"-24"	5 Feet

Seed With Wetland Seed Mix

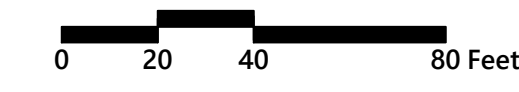
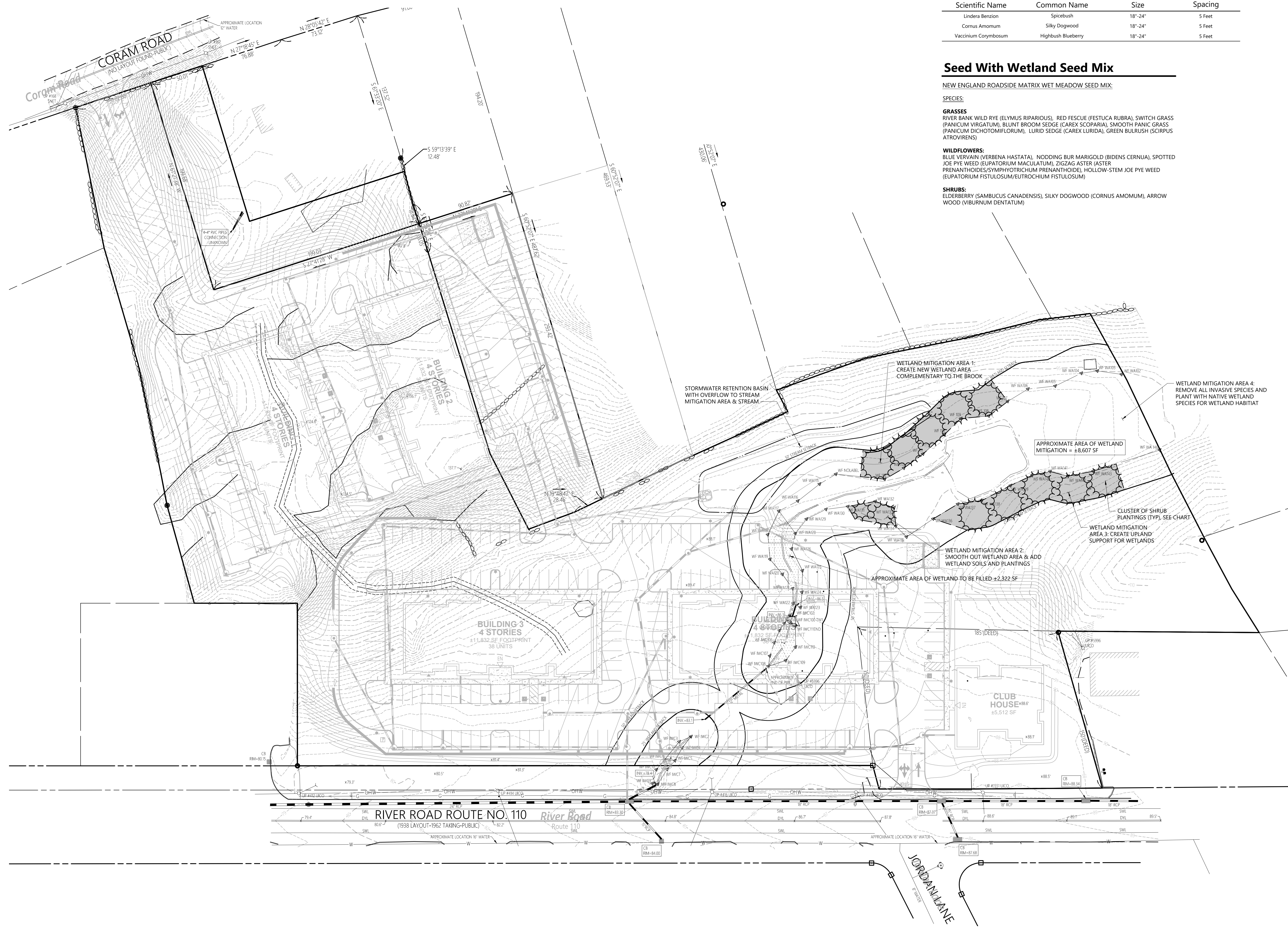
NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX:

SPECIES:

GRASSES:
RIVER BANK WILD RYE (ELYMUS RIPARIOSUS), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), BLUNT BROOM SEDGE (CAREX SCOPARIA), SMOOTH PANIC GRASS (PANICUM DICHOTOMIFLORUM), LURID SEDGE (CAREX LURIDA), GREEN BULRUSH (SCIRPUS ATROVIRENS)

WILDFLOWERS:
BLUE VERVAIN (VERBENA HASTATA), NODDING BUR MARIGOLD (BIDENS CERNUA), SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM), ZIGZAG ASTER (ASTER PRENANTHOIDES/SYMPHYOTRICHUM PRENANTHOIDE), HOLLOW-STEM JOE PYE WEED (EUPATORIUM FISTULOSUM/EUTROCHILUM FISTULOSUM)

SHRUBS:
ELDERBERRY (SAMBUCUS CANADENSIS), SILKY DOGWOOD (CORNUS AMOMUM), ARROW WOOD (VIBURNUM DENTATUM)



Proposed Residential Development
River Road (Route 110)
Shelton, Connecticut

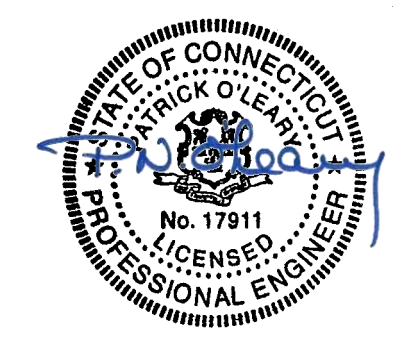
No.	Revision	Date	App'd

Designed by: ERB Checked by: PNO
Issued for: Date: April 28, 2022

Local Approvals

Not Approved for Construction

Wetland Mitigation Plan



W-1.00

Sheet 1 of 1

Project Number: 21575.00