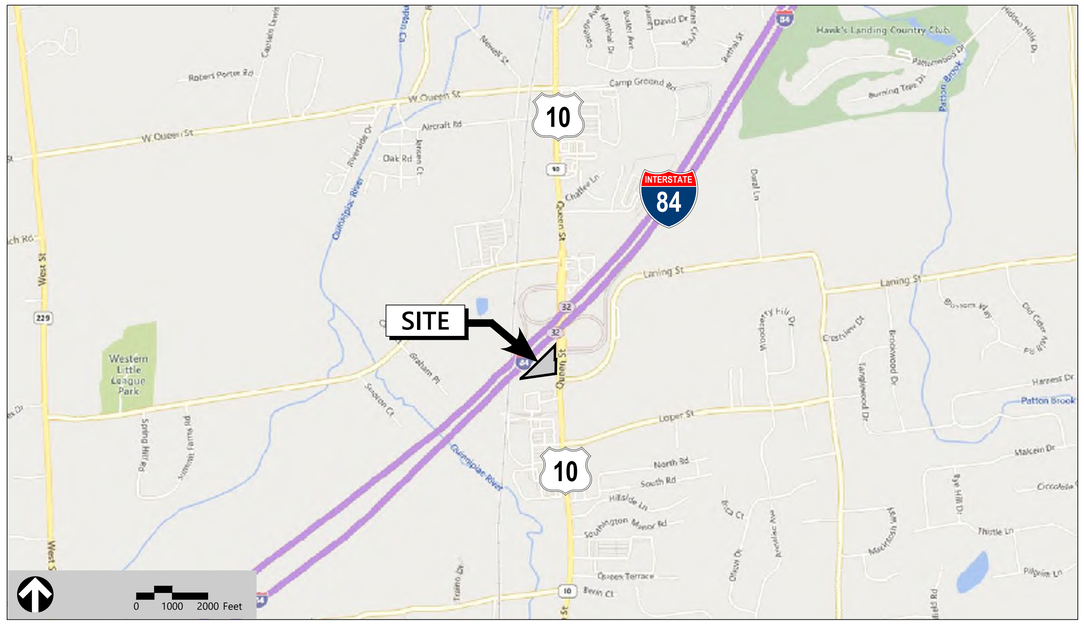
Site Plans

Issued for	Local Permitting
Date Issued	June 22, 2021
Latest Issue	June 22, 2021

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
(US Route 10)
Southington, CT 06489



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Owner
Rap Properties LLC
P.O. Box 1159
Deerfield, IL 60015

Applicant
EBI CONSULTING
21 B Street
Burlington, MA 01803

Client
7-Eleven, Inc.
3200 Hackberry Road
Irving, TX 75063

Map/ Lot:
169/ 1

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Reference Drawings

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TT-1	Tanker Truck Turning Movement	6/4/2021
TT-2	Fire Truck Turning Movement	6/4/2021
EF-1.0	Equipment Floor Plan	1/20/2021
A-1	Typical Architectural Elevations	6/4/2021
A-2	Typical Architectural Elevations	6/4/2021

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Locus State Map

VHB Project : 42778.00 - 7-Eleven - Southington, CT
Issued for : Local Permitting 6/22/2021

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW ×	45.0 TW 38.5 BW ×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
D		DRAIN MANHOLE CONCENTRIC
D		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S		SEWER MANHOLE CONCENTRIC
S		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PL	PROPERTY LINE
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455 OR 811) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
14. THIS PROJECT DOES NOT DISTURB MORE THAN 5-ACRES OF LAND AND THEREFORE DOES NOT FALL WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM OR CONNECTICUT DEEP JURISDICTION. LOCAL APPROVAL OF SOIL EROSION & SEDIMENT CONTROL PLAN WILL BE REQUIRED.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE TYPE K COPPER
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HDPE). BUILDING AND CANOPY ROOF DRAINS SHALL BE PVC SDR-35.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE SLOPED GRANITE CURB (SGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition - See Sheet C-2.0

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control - See Sheet C-5.0

1. 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.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. 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.

Existing Conditions Information

1. EXISTING CONDITIONS TAKEN FROM PLAN TITLES ALTA/NSPS LAND TITLE SURVEY SHEET 03-200302-01 PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED APRIL 06, 2021.
2. NORTH AZIMUTH DEPICTED REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM - NAD 83.
3. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Local Permitting | Date: June 22, 2021

Not Approved for Construction

Drawing Title: Legend and General Notes

Drawing Number: C-1.0

Project Number: 42778.00

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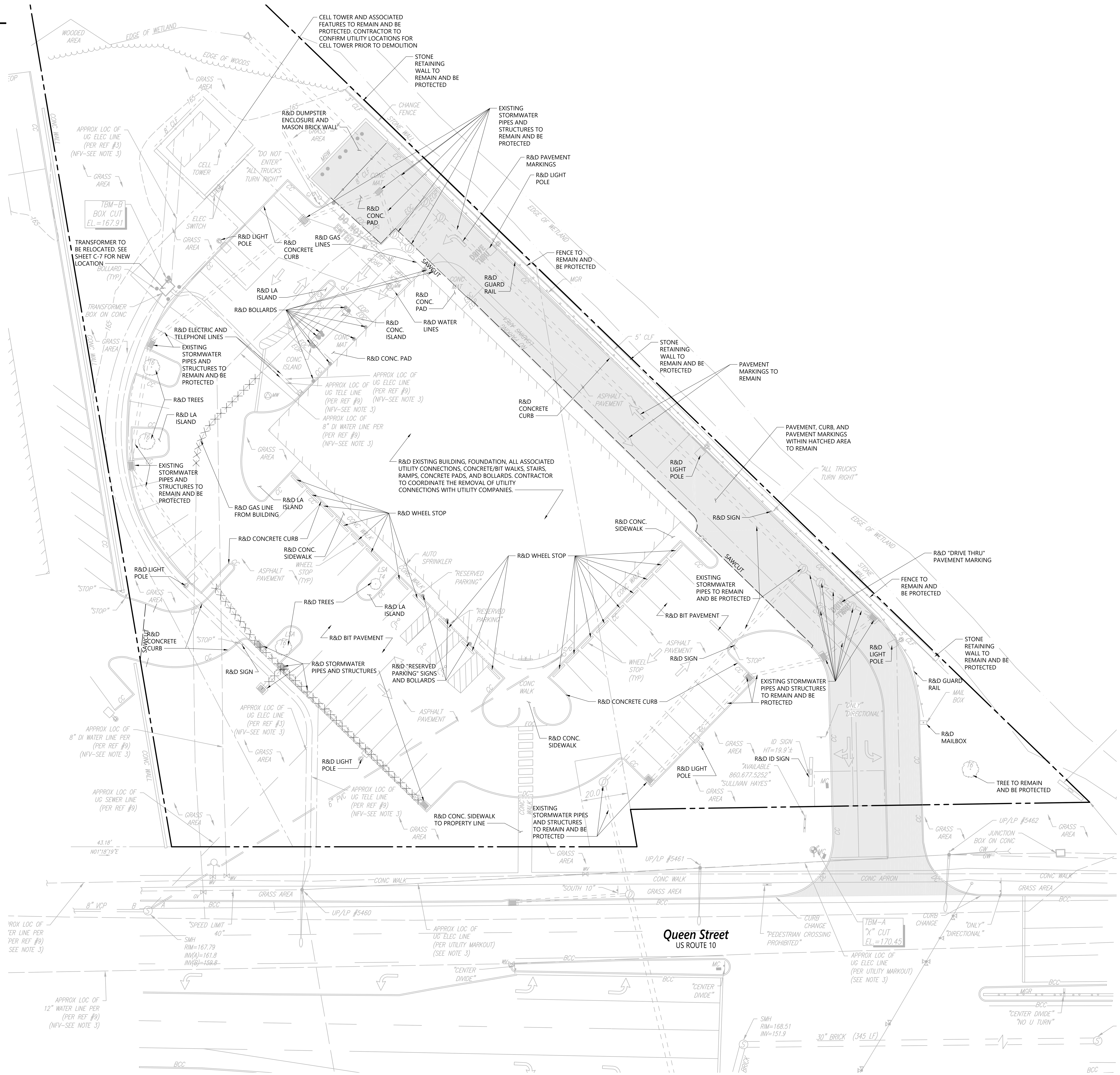
Demolition Notes

1. THE DEMOLITION PLAN IS PROVIDED SOLELY FOR INFORMATIONAL PURPOSES ONLY AND IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
2. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.
3. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
4. "STRUCTURES" SHALL BE DEFINED AS ALL ABOVE AND BELOW GRADE COMPONENTS OF THE EXISTING BUILDINGS INCLUDING BUT NOT LIMITED TO FOOTINGS, FOUNDATIONS, FOUNDATION WALLS, UNDERGROUND PIPING, EQUIPMENT, SUPPORTS, ETC.
5. CONTRACTOR SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS FROM LOCAL AND STATE AUTHORITIES TO COMPLETE THE WORK.
6. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455 OR 811) AT LEAST 72 HOURS BEFORE EXCAVATING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
8. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
9. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES. EXISTING UTILITIES TO REMAIN SHALL BE MAINTAINED & PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
10. ALL EXISTING UTILITIES ALONG THE SITE FRONTAGE WITHIN THE RIGHT OF WAY SHALL REMAIN UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ALONG THE SITE FRONTAGE WITHIN THE RIGHT OF WAY AND SHALL COORDINATE TEMPORARY PROTECTIONS, RELOCATIONS OR MODIFICATIONS WITH THE UTILITY OWNERS.
11. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
12. CONTRACTOR SHALL IDENTIFY ANY TREES WITHIN THE LIMIT OF WORK NOT IDENTIFIED ON THE EXISTING CONDITIONS PLANS. THE LOCATION AND SPECIES OF THESE TREES SHALL BE PROVIDED TO THE ENGINEER IN ORDER TO DETERMINE IF TREES SHALL REMAIN.
13. EXISTING GREASE TRAP TANKS ENCOUNTERED SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH THE CONNECTICUT STATE HEALTH CODE REQUIREMENTS AND SHALL BE COORDINATED WITH THE LOCAL HEALTH DEPARTMENT AND ENGINEERING DEPARTMENT (DPW). PERMITS WILL BE REQUIRED FROM BOTH DEPARTMENTS, CONTRACTOR TO OBTAIN.
14. FURNISH, ERECT AND MAINTAIN ALL TEMPORARY BARRICADES, FENCES, COVERINGS, ENCLOSURES, SIGNS AND LIGHTING AS MAY BE REQUIRED TO CARRY ON DEMOLITION WORK IN A SAFE AND LEGAL MANNER.
15. INSTALL EROSION CONTROLS PRIOR TO DEMOLITION AS SHOWN ON "EROSION AND SEDIMENT CONTROL PLAN"; SHEET C-5.0. MAINTAIN EROSION CONTROLS THROUGHOUT DURATION OF THE PROJECT.
16. DO NOT USE EXPLOSIVES.
17. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. ADJOINING STREETS AND PROPERTIES TO BE KEPT FREE OF DEBRIS RESULTING FROM THE DEMOLITION AND SHALL BE CLEANED ON A DAILY BASIS OR AS NEEDED.
18. DUST CONTROL TREATMENTS SHALL BE APPLIED AS NECESSARY TO CONTROL AND REDUCE THE AMOUNT OF DUST WHICH MAY CAUSE OFF SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE AND PLANT LIFE, OR POSE A HAZARD TO TRAFFIC SAFETY.
19. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
20. E&S CONTROLS MUST BE INSPECTED AND REPAIRED OR REPLACED WITHIN 24 HOURS OF A SIGNIFICANT PRECIPITATION EVENT (>0.5") THROUGHOUT CONSTRUCTION.
21. HOURS OF OPERATION TO BE AS PER LOCAL ORDINANCE. CONTRACTOR TO VERIFY PRIOR TO STARTING WORK.
22. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
23. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
24. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

ADDITIONAL DEMOLITION NOTES:

1. ALL EXISTING SANITARY LATERALS NOT USED FOR 7-ELEVEN SHALL BE DISCONNECTED AND PLUGGED AT THE MAIN PER LOCAL UTILITY COMPANY REQUIREMENTS.



LEGEND:

LIMIT OF WORK	— — — — —
EXISTING FEATURE TO BE DEMO'D	××××××××
PROPERTY LINE	——— - - ———

0 10 20 40 Feet

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Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW — Checked by MG

Issued for: Local Permitting — Date: June 22, 2021

Not Approved for Construction

Drawing Title: **Demolition Plan**

Drawing Number: C-2.0

Project Number: 42778.00

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Parking Summary Chart

Description	Size (Feet) Required	Size (Feet) Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9 x 18	9 x 18	14	16
		9 x 19		28
STANDARD ACCESSIBLE SPACES *	15 x 18	16 x 19	0	1
VAN ACCESSIBLE SPACES	16 x 16	16 x 19	1	1
TOTAL SPACES			15	46
LOADING BAYS**	12 x 25	12 x 25	1	1

* ADA/STATE/LOCAL REQUIREMENTS : 2 ADA SPACE IS REQUIRED FOR 26 TO 50 PARKING SPACES PROVIDED.

** 1 LOADING SPACE REQUIRED = 12' X 50'

Parking Requirements:

RETAIL	4,714 SF	x	3 SPACES	/	1,000	= 14.1 SPACES
			TOTAL PARKING REQUIRED			= 15 SPACES

Zoning Summary Chart

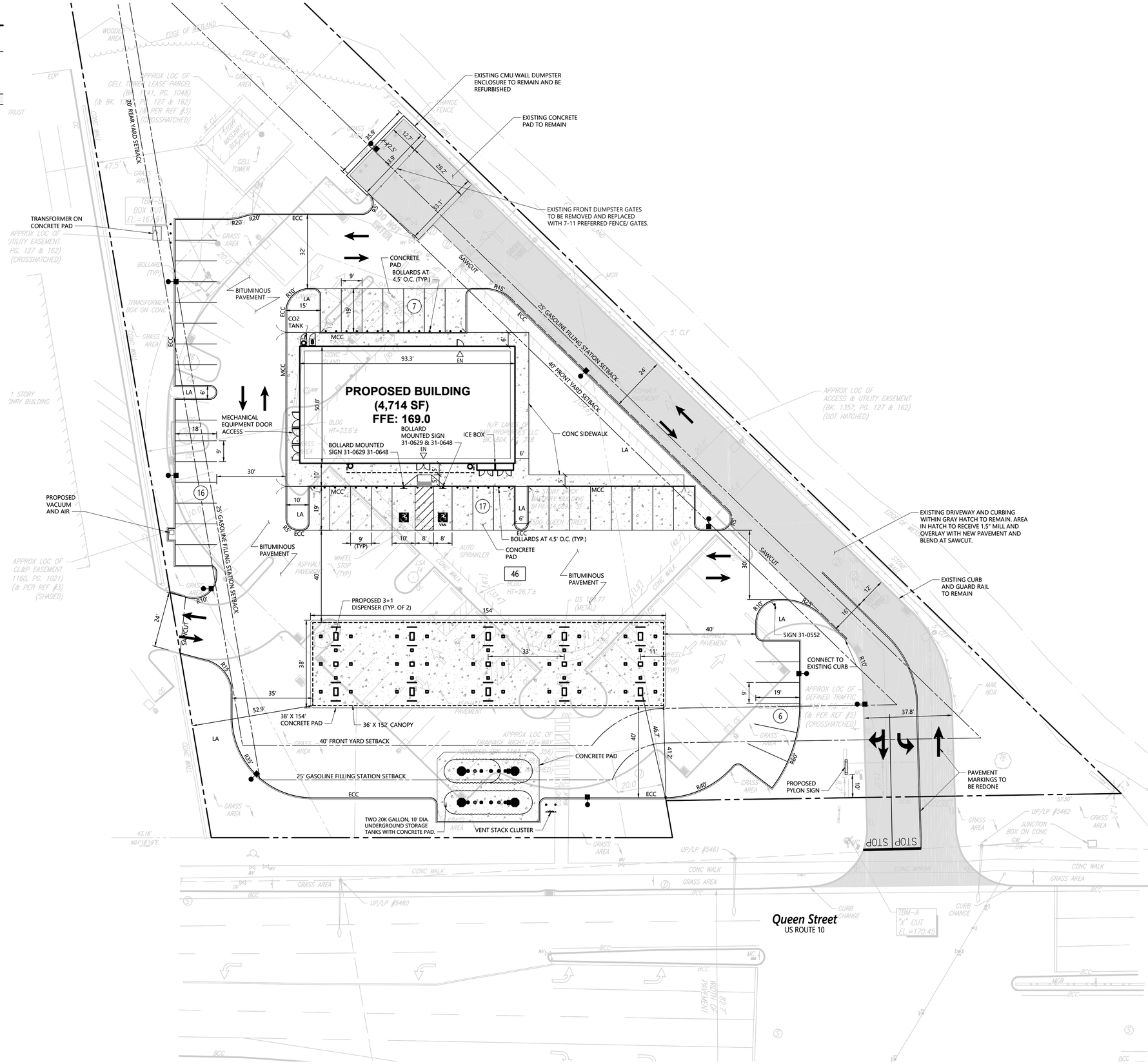
Zoning District(S):	B - Business	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	20,000 SF	95,913 SF
FRONT YARD SETBACK	40 Feet	41 Feet
GASOLINE FILLING STATION SETBACK	25 Feet	47 Feet
SIDE YARD SETBACK	10 Feet	N/A
REAR YARD SETBACK	20 Feet	53 Feet
MINIMUM LOT WIDTH	100 Feet	364 Feet
MAXIMUM BUILDING HEIGHT	40 Feet	0 Feet
MAXIMUM BUILDING STORIES	3 STORIES	1 STORY
MAXIMUM BUILDING COVERAGE	25.0 %	10.9 %
INTERIOR PARKING LANDSCAPING RATIO	20 SF/ PARKING SPACE = 920 SF	1885 SF

* Zoning regulation requirements as specified in Town of Southington Zoning Regulations effective May 20, 1957 and amended December 15, 2020.

Traffic Sign Summary

CTDOT Number	Width	Height	Desc.
31-0552	30"	30"	STOP
31-0629*	12"	24"	RESERVED PARKING
31-0648	12"	8"	VAN

* CONTRACTOR TO CONFIRM ADA SIGN WITH BUILDING OFFICIAL



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Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

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Drawing Title: Site Plan

Drawing Number: C-3.0

Project Number: 42778.00

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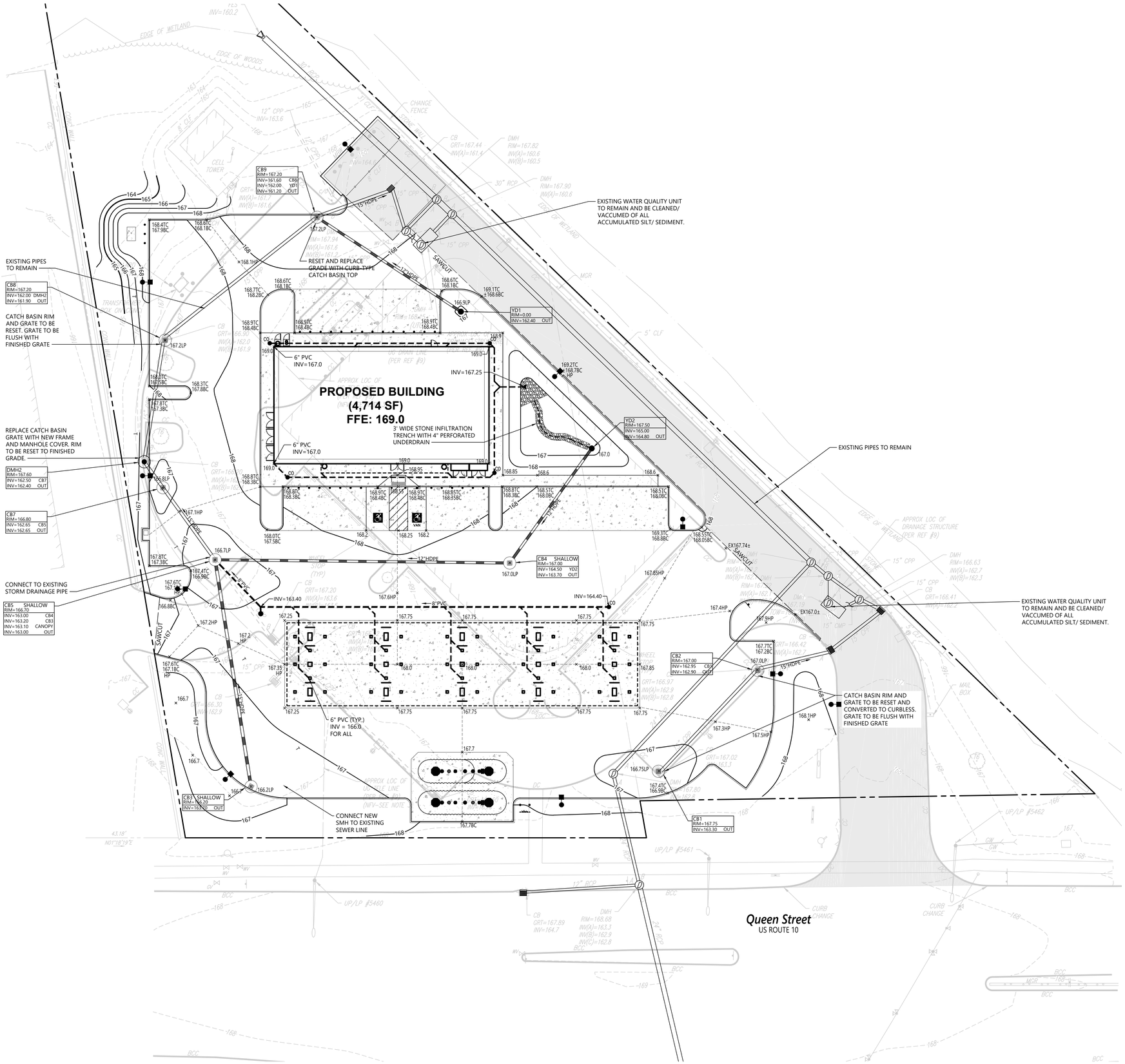

LEGEND:

HIGHPOINT RIDGE LINE ----------

0 10 20 40 Feet

Proposed 7-Eleven Convenience Store with Gas

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No.	Revision	Date	Appvd.

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Issued for: Local Permitting | Date: June 22, 2021

Not Approved for Construction

Drawing Title: Grading and Drainage Plan

Drawing Number: C-4.0

Project Number: 42778.00

Site S&E Narrative:

THE PROPOSED PROJECT CONSISTS OF CONSTRUCTING AN APPROXIMATELY 4,714 SF 7-ELEVEN CONVIENCE STORE AND GAS FACLITY WITH ASSOCIATED PARKING, DRIVEWAYS AND UNDERGROUND UTILITIES.
THE APPROXIMATELY 2.2 ACRE SITE WILL BE DEVELOPED IN A SINGLE PHASE PROJECT. APPROXIMATELY 1.15 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 SPRING 2022 AND BE COMPLETED SUMMER 2022.
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 DRAINAGE/STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

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.

THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

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 HAY 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.

INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF A RAINFALL EVENT TO DETERMINE THE CONDITIONS OF THE BASINS DURING CONSTRUCTION. 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.

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.

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 TOWN OF SOUTHINGTON WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL ADHERE TO CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
3. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRECONSTRUCTION MEETING.
4. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
5. NOTIFY THE TOWN OF SOUTHINGTON AGENT, ZONING ENFORCEMENT OFFICER AND ENGINEERING DEPARTMENT, 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
6. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
7. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
8. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING SILT FENCE BARRIERS AND SILT SAC.
9. COMPLETE CLEARING AND GRUBBING.
10. ESTABLISH ROUGH GRADE ON THE SITE.
11. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL SILT SAC SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
12. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
13. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
14. AFTER SITE IS STABILIZED REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.
15. LOAM AND SEED ALL DISTURBED AREAS.
16. 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.
17. INSTALL FINAL COURSE OF PAVEMENT.

Erosion and Sedimentation 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, HAY 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 HAY 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 TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON 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 ABSORB 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. HAYBALES 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.

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.

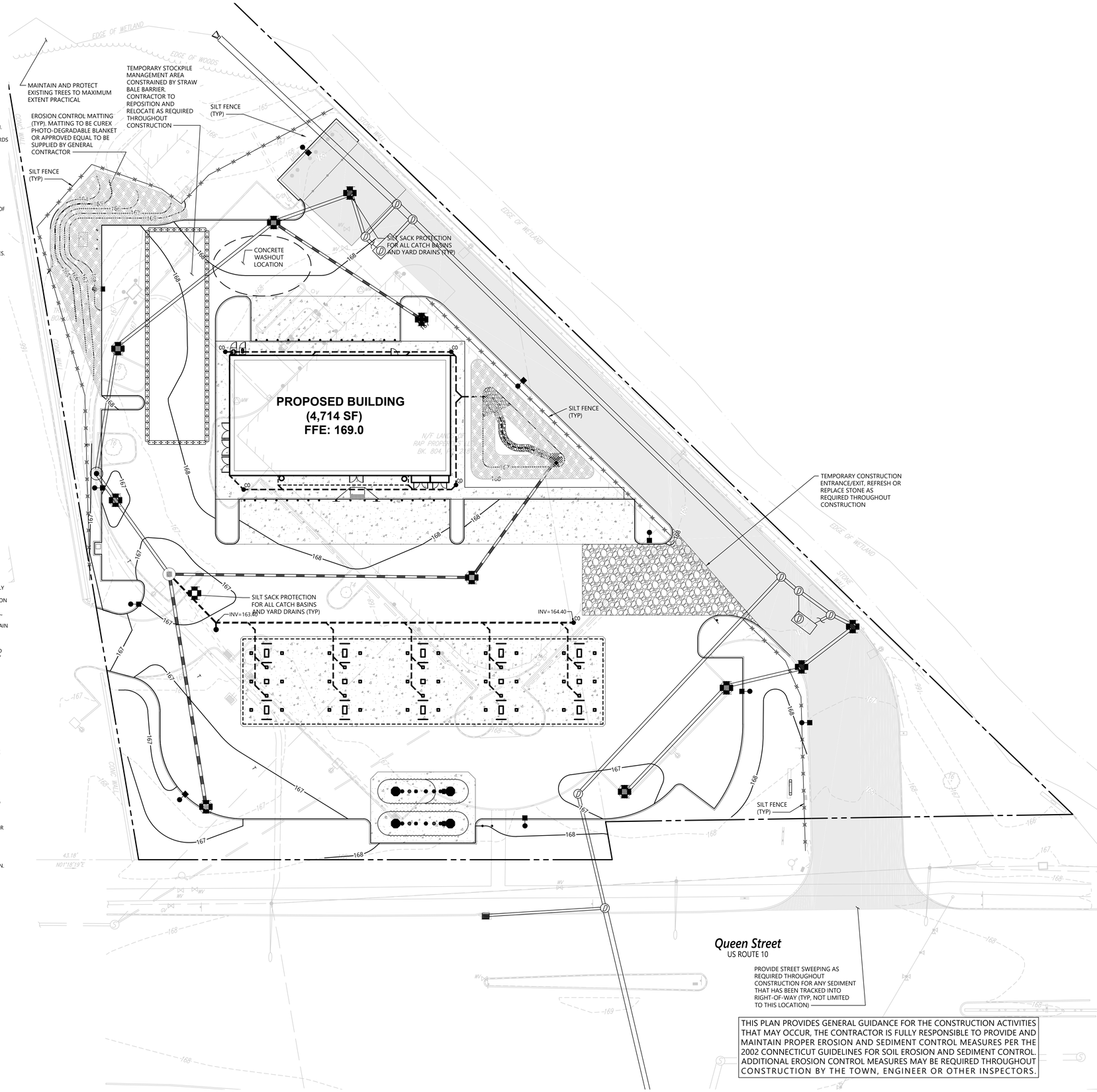
DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE CLEANED TWICE PER YEAR.

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.

SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

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.

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



THIS PLAN PROVIDES GENERAL GUIDANCE FOR THE CONSTRUCTION ACTIVITIES THAT MAY OCCUR, THE CONTRACTOR IS FULLY RESPONSIBLE TO PROVIDE AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED THROUGHOUT CONSTRUCTION BY THE TOWN, ENGINEER OR OTHER INSPECTORS.

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0 10 20 40 Feet

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Local Permitting

Date: June 22, 2021

Not Approved for Construction

Drawing Title: Erosion and Sediment Control Plan

Drawing Number: C-5.0

Project Number: 42778.00

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TRANSFORMER ON CONCRETE PAD. (NOTE: CONTRACTOR TO COORDINATE DIRECTLY WITH UTILITY COMPANY FOR FINAL LOCATION AND SIZE OF TRANSFORMER AND PAD, AND LOCATION AND NUMBER OF BOLLARDS, IF REQUIRED.)

MAINTAIN ELECTRICAL SERVICE TO EXISTING TOWER

LIGHTPOLE (TYP.)

EXISTING PIPES TO REMAIN

CB8
RIM=167.20
INV=162.00 DMH2
INV=161.90 OUT

CATCH BASIN RIM AND GRATE TO BE RESET. GRATE TO BE FLUSH WITH FINISHED GRADE

BLOW-OFF VALVE

1½" WATER CORP STOP

REPLACE CATCH BASIN GRATE WITH NEW FRAME AND MANHOLE COVER. RIM TO BE RESET TO FINISHED GRADE.

DMH2
RIM=167.60
INV=162.50 CB7
INV=162.40 OUT

CB7
RIM=166.80
INV=162.65 CB5
INV=162.65 OUT

CONNECT TO EXISTING GAS LINE

CONNECT TO EXISTING STORM DRAINAGE PIPE

CB5 SHALLOW
RIM=166.70
INV=163.00 CB4
INV=163.20 CB3
INV=163.10 CANOPY
INV=163.00 OUT

RE-ROUTE EX GAS LINE AROUND NEW CATCH BASIN

EXISTING WATER SERVICE LINE TO REMAIN

CB9
RIM=167.20
INV=161.60 CB8
INV=162.00 YD1
INV=161.20 OUT

RESET AND REPLACE GRADE WITH CURB-TYPE CATCH BASIN TOP

EXISTING WATER QUALITY UNIT TO REMAIN AND BE CLEANED/ VACCUMED OF ALL ACCUMULATED SILT/ SEDIMENT.

YD1
RIM=0.00
INV=162.40 OUT

6" PVC
INV=167.0

93.3'

INV=167.25

PROPOSED BUILDING
(4,714 SF)
FFE: 169.0

6"PVC
INV=165.80
GREASE TRAP
6"PVC
INV=165.80

6"PVC
INV=165.25

INSULATE SAN. PIPE WHEN LESS THAN 4' COVER (TYP.)

6" PVC
INV=167.0

3' WIDE STONE INFILTRATION TRENCH WITH 4" PERFORATED UNDERDRAIN

YD2
RIM=167.50
INV=165.00
INV=164.80 OUT

EXISTING PIPES TO REMAIN

EXISTING WATER SERVICE LINE TO REMAIN

12"HDPE

CB4 SHALLOW
RIM=167.00
INV=164.50 YD2
INV=163.70 OUT

INV=163.40

8"PVC

INV=164.40

6" PVC (TYP.)
INV = 166.0
FOR ALL

SMH-2 SMH
RIM=166.40
INV=163.65 SMH-1
INV=162.55 OUT

CB3 SHALLOW
RIM=166.20
INV=163.70 OUT

CONNECT NEW SMH TO EXISTING SEWER LINE

CONNECT EL/ TEL SERVICE TO EXISTING.

CB2
RIM=167.00
INV=162.95 CB1
INV=162.90 OUT

15"HDPE

CATCH BASIN RIM AND GRATE TO BE RESET AND CONVERTED TO CURBLESS. GRATE TO BE FLUSH WITH FINISHED GRATE

CB1
RIM=167.75
INV=163.30 OUT

LIGHTPOLE (TYP.)

EXISTING WATER QUALITY UNIT TO REMAIN AND BE CLEANED/ VACCUMED OF ALL ACCUMULATED SILT/ SEDIMENT.

Queen Street
US ROUTE 10

0 10 20 40 Feet

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

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Project Number: 42778.00

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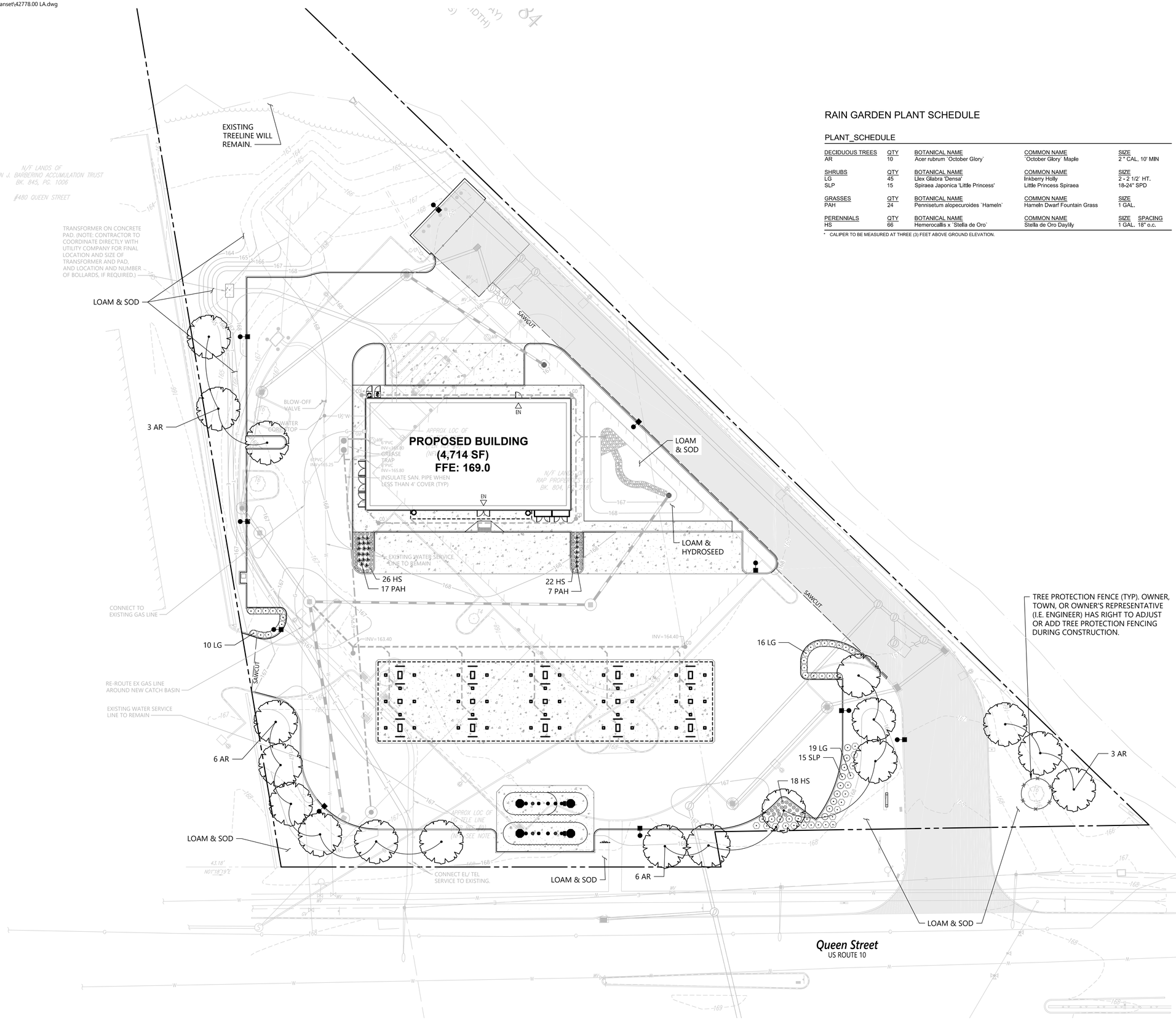

RAIN GARDEN PLANT SCHEDULE

PLANT_SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	10	Acer rubrum `October Glory`	`October Glory` Maple	2 " CAL, 10' MIN
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
LG	45	Ilex Glabra 'Densa'	Inkberry Holly	2 - 2 1/2' HT.
SLP	15	Spiraea Japonica 'Little Princess'	Little Princess Spiraea	18-24" SPD
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
PAH	24	Pennisetum alopecuroides `Hameln`	Hameln Dwarf Fountain Grass	1 GAL.
PERENNIALS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE SPACING**
HS	66	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 GAL. 18" o.c.

* CALIPER TO BE MEASURED AT THREE (3) FEET ABOVE GROUND ELEVATION.

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0 10 20 40 Feet

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Local Permitting

Date: June 22, 2021

Not Approved for Construction

Drawing Title: Landscape Plan

Drawing Number: C-7.0

Project Number: 42778.00

Tree Protection

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. 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.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Planting Notes

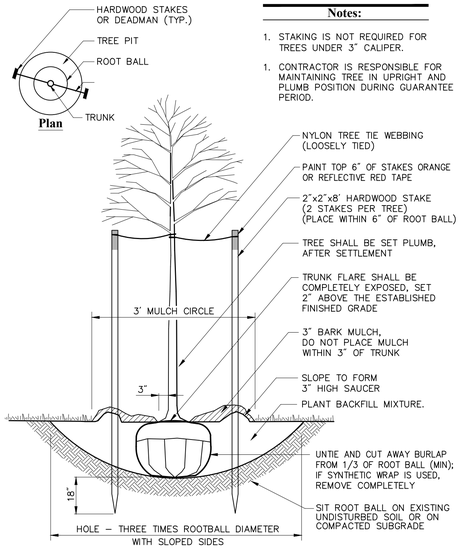
1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. 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.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. 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 PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE CONTRACTOR.
10. AREAS DESIGNATED "LOAM & SOD" SHALL RECEIVE MINIMUM 6" OF LOAM AND SOD. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC. SOD AREAS OVER 3:1 SLOPE SHALL BE STAKED.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SOD OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

Irrigation Notes

1. 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 OR OWNER'S REPRESENTATIVE FOR APPROVAL.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
3. 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.
4. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
5. (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'.
6. (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.
7. SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.
8. AN IRRIGATION SUB-METER OFF THE DOMESTIC LINE OR A SEPARATE IRRIGATION METER WITH SEPARATE WATER LINE SHALL BE PER ARCHITECT.

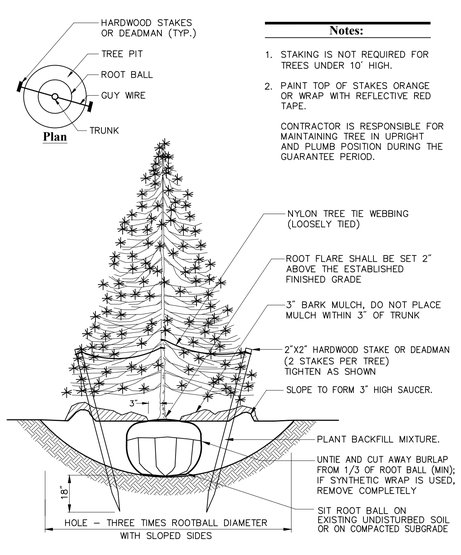


Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.
1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREE IN UPRIGHT AND PLUMB POSITION DURING GUARANTEE PERIOD.

Tree Planting (For Trees Under 4" Caliper) 1/10

N.T.S. Source: VHB LD_602



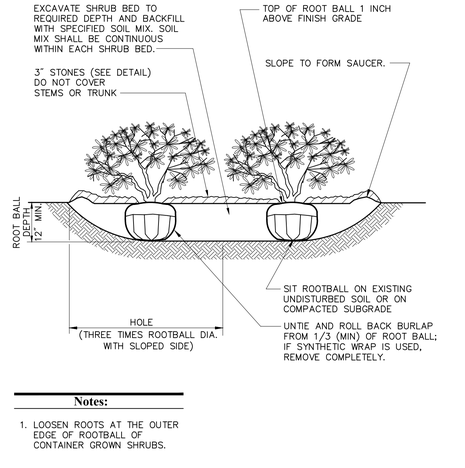
Notes:

1. STAKING IS NOT REQUIRED FOR TREES UNDER 10' HIGH.
2. PAINT TOP OF STAKES ORANGE OR WRAP WITH REFLECTIVE RED TAPE.

   CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREE IN UPRIGHT AND PLUMB POSITION DURING THE GUARANTEE PERIOD.

Evergreen Tree Planting 6/08

N.T.S. Source: VHB LD_604

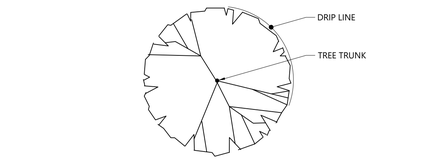


Notes:

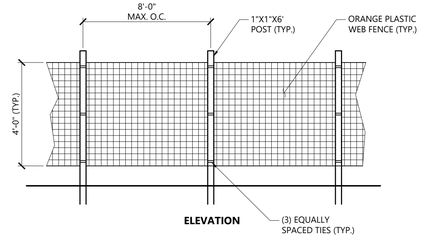
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting 6/08

N.T.S. Source: VHB LD_601



PLAN



ELEVATION

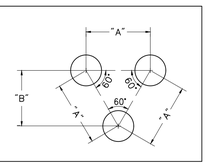
NOTES

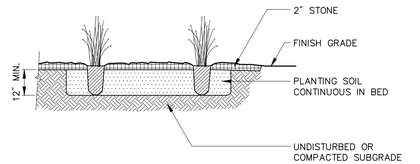
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16

N.T.S. Source: VHB LD_610

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.





Perennial Planting 11/09

N.T.S. Source: VHB LD_618

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Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW Checked by MG

Issued for Local Permitting Date June 22, 2021

Not Approved for Construction

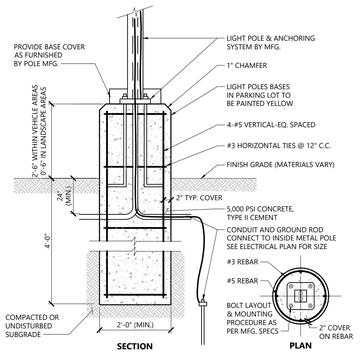
Drawing Title

Landscape Details

Drawing Number

C-7.1

Project Number 42778.00



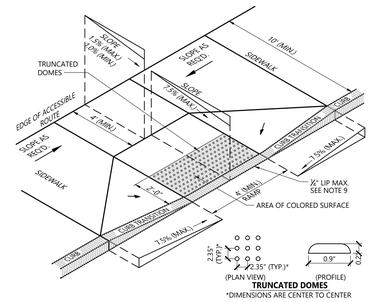
NOTES

LIGHT POLE FOUNDATION DESIGN IS SUBJECT TO CHANGE BASED ON FINAL POLE AND FIXTURE SELECTION AND GEOTECHNICAL SITE INVESTIGATION.

Light Pole Foundation Detail (Up to 15' Pole)

1/16

N.T.S. Source: VHB LD_310A



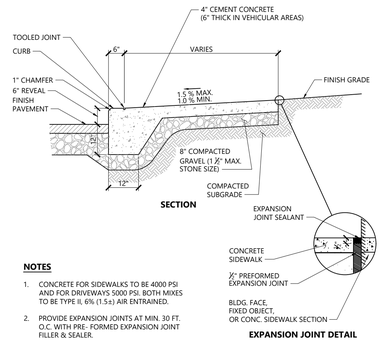
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'D-D'

1/16

N.T.S. Source: VHB LD_503



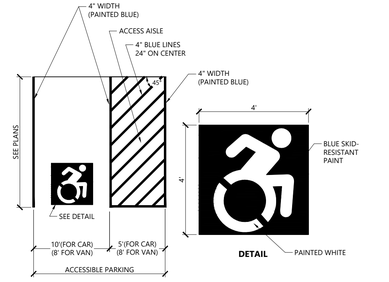
NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk

1/16

N.T.S. Source: VHB LD_421



NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
4. THE ACCESSIBLE SYMBOL DEPICTED ABOVE DOES NOT COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND IS SHOWN FOR COMPLIANCE WITH STATE AND LOCAL REGULATIONS ONLY.

Accessible Parking Space

1/16

N.T.S. Source: VHB LD_552d

NOTES

1. ECC REFERS TO EXTRUDED CONCRETE CURB WHICH IS CAST-IN-PLACE IN THE FIELD.
2. WHEN ECC IS USED, CONTRACTOR IS TO DETERMINE THE EXTENDED LAYOUT DIMENSIONS OF THE BASE COURSE IN ORDER TO ACCOMMODATE PLACEMENT OF THE ECC.

Extruded Concrete Curb (ECC)

1/16

N.T.S. Source: VHB LD_408

Section

NOTES

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

Concrete Sidewalk in Landscape Area

1/16

N.T.S. Source: VHB LD_426

★ THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
★★ THIS DIMENSION SHALL BE A A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Bollard Mounted Sign

1/16

N.T.S. Source: VHB LD_703

★ THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
★★ THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign Post - Type 'A'

1/16

N.T.S. Source: VHB LD_701

NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site

1/16

N.T.S. Source: VHB LD_554

NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

1/16

N.T.S. Source: VHB LD_680

NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

1/16

N.T.S. Source: VHB LD_682

NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap

1/16

N.T.S. Source: VHB LD_674

Silt Fence Barrier

1/16

N.T.S. Source: VHB LD_650

Straw Bale Barrier

1/16

N.T.S. Source: VHB LD_653

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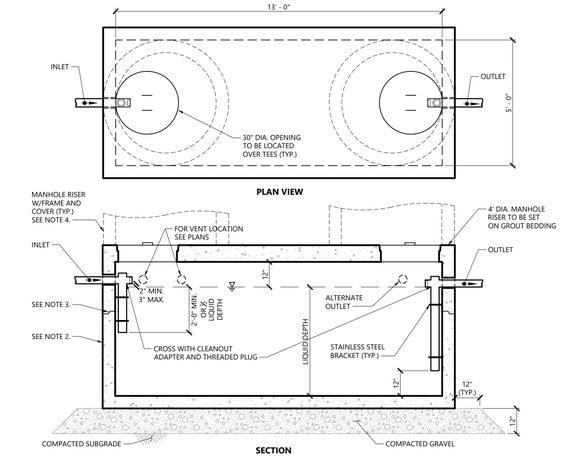


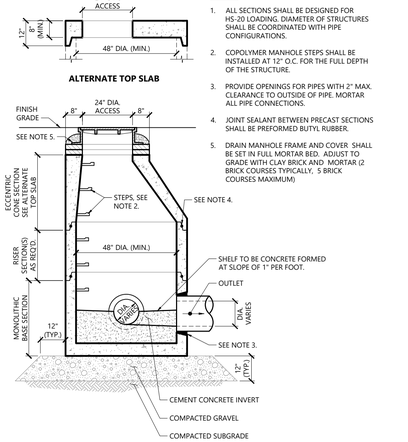
GREASE TRAP	
SIZE (GAL.)	LIQUID DEPTH
2,000	4'-4"
2,500	5'-4"
3,000	6'-5"
3,500	7'-6"

NOTES

1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. STANDARD 30-INCH SEWER MANHOLE FRAME AND COVER SHALL BE LOCATED OVER CROSSES AND SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
5. PIPING SHALL BE SCH 40 PVC WITH SOLVENT WELDED JOINTS. INTERNAL PIPE DIAMETER SHALL BE SAME SIZE AS OUTLET PIPE.
6. FINAL DESIGN OF GREASE TRAP TO BE BY PLUMBING ENGINEER.
7. THE INSTALLATION OF GREASE TRAP, THE PIPING TO AND 10 FEET BEYOND IS BY PLUMBER.

Precast Concrete Grease Trap (GT)

N.T.S. Source: VHB 1/16 LD_210

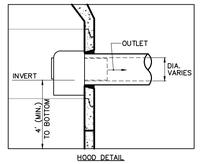


NOTES

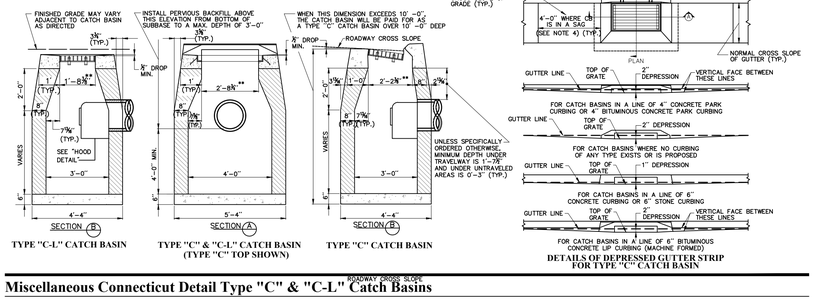
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH)

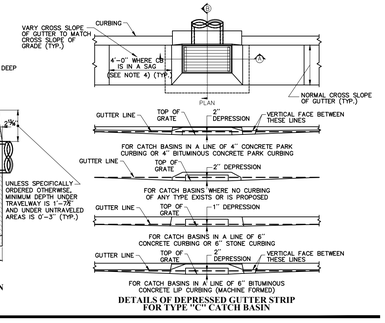
N.T.S. Source: VHB 1/16 LD_115



NOTE:
HOODS SHOULD ONLY BE INSTALLED IN CATCH BASIN WITH SINGLE PIPE OUTLETS. DO NOT INSTALLED HOODS IN CATCH BASINS WITH MULTIPLE PIPE CONNECTIONS.



TYPE "C-L" CATCH BASIN | **TYPE "C" & "C-L" CATCH BASIN (TYPE "C" TOP SHOWN)** | **TYPE "C" CATCH BASIN**



DETAILS OF DEPRESSED GUTTER STRIP FOR TYPE "C" CATCH BASIN

Miscellaneous Connecticut Detail Type "C" & "C-L" Catch Basins

N.T.S. Source: BY OTHERS

Notes:

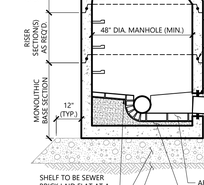
1. USE APPROPRIATE CONCRETE TOP FOR CURBING SHOWN ON PLANS. IF CURBING IS NOT SPECIFIED ON THE PLANS, IT SHALL BE CONSTRUCTED AS DIRECTED BY THE ENGINEER.
2. PROVIDE SIDE SLOPES OF CONTINUOUS GRADE AND 1'-0" ON DOWNGRADE SIDE OF CONTINUOUS GRADE OR AS DIRECTED.
3. UNLESS OTHERWISE APPROVED, PRECAST UNITS SHALL BE USED.
4. IF MASONRY UNITS ARE REQUIRED, THE BASIN SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE OVER ALL DIMENSIONS SHOWN HERE AND SECTION 5.07 OF THE STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS. CORBELLING SHALL BE PERMITTED TO A MAXIMUM OF 3". NO PROJECTION SHALL EXTEND INSIDE THE LIMITS NOTED BY **.
5. WALL THICKNESS OF ALL CB'S OVER 10' DEEP SHALL BE INCREASED TO 12" THICK. INSIDE DIMENSION SHALL REMAIN THE SAME. (12" THICKNESS WILL START AT THE FIRST 10').
6. FOR CURVED SUBSURFACE DRAINAGE, OPENINGS SHALL BE FORMED IN THE FOUR SIDES IMMEDIATELY ABOVE THE BOTTOM SLAB BEFORE THE PERVIOUS BACKFILL.
7. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF F'c = 4000 PSI SHALL BE OBTAINED PRIOR TO SHIPPING.
8. LATEST STATE OF CONNECTICUT'S STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.

NOTES:

1. LANDSCAPE DRAINS SHALL BE NYLOPLAST 18" DRAIN BASIN, OR APPROVED EQUAL.
2. GRATES SHALL BE NYLOPLAST, 18" DOME GRATE MODEL 2499CGD, OR APPROVED EQUAL AS SHOWN ON PLANS.

Yard Drain with Underdrain

N.T.S. Source: VHB 9/17 LD_197

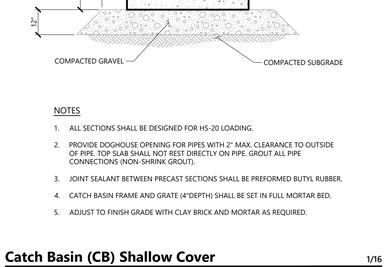


NOTES

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH)

N.T.S. Source: VHB 1/16 LD_200



NOTES

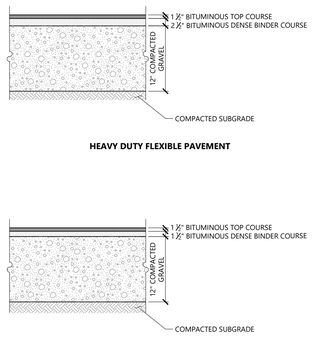
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE (4"DEPTH) SHALL BE SET IN FULL MORTAR BED.
5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.

Catch Basin (CB) Shallow Cover

N.T.S. Source: VHB 1/16 LD_104

Flared End Section (FES) with Stone Protection

N.T.S. Source: VHB 5/12 LD_134

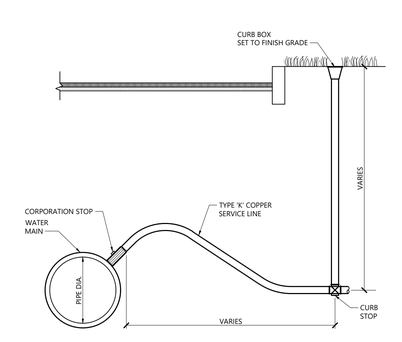


NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

N.T.S. Source: VHB 1/16 LD_430



NOTES

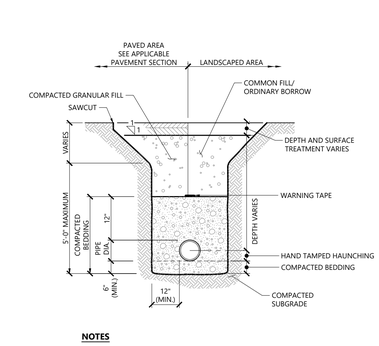
1. INSTALLATIONS SHALL CONFORM WITH MUNICIPAL WATER WORKS SPECIFICATIONS AND STANDARDS.

Corporation/Curb Stop with Box

N.T.S. Source: VHB 1/16 LD_256

Cleanout

N.T.S. Source: VHB REV LD_302



NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

N.T.S. Source: VHB 1/16 LD_300

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Local Permitting | Date: June 22, 2021

Not Approved for Construction

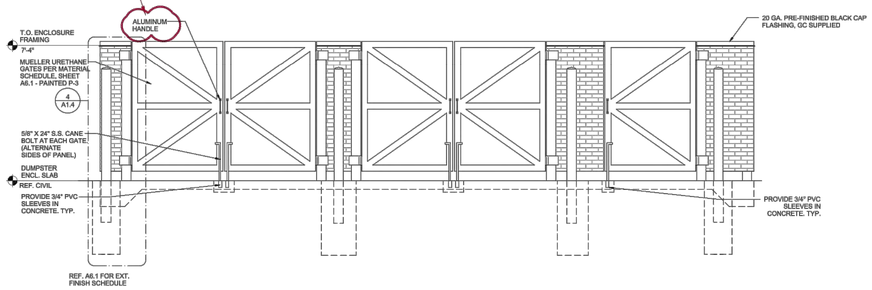
Drawing Title: Site Details

Drawing Number: C-8.1

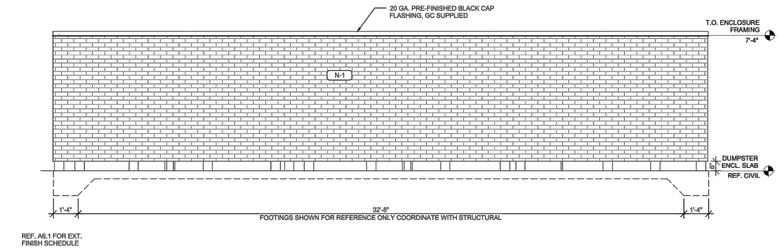
Project Number: 42778.00

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

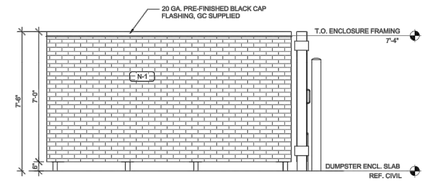
REVISED MATERIAL PER CR2021-416



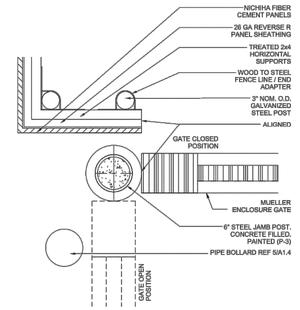
9 FRONT DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"



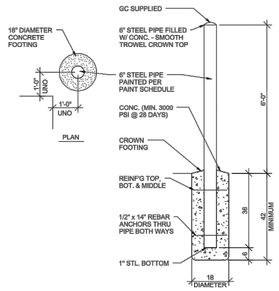
8 REAR DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"



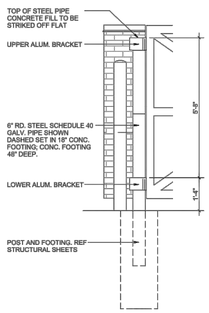
7 SIDE DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"



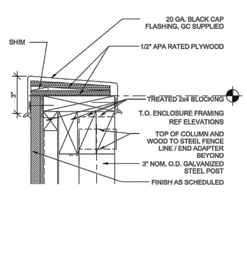
6 DETAIL - GATE
1 1/2" = 1'-0"



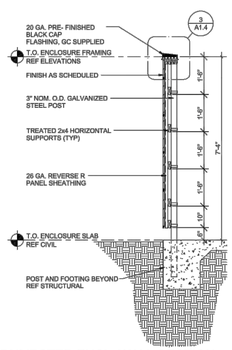
5 TYPICAL BOLLARD SECTION
1/2" = 1'-0"



4 GATE BOLLARD DETAIL
1/2" = 1'-0"

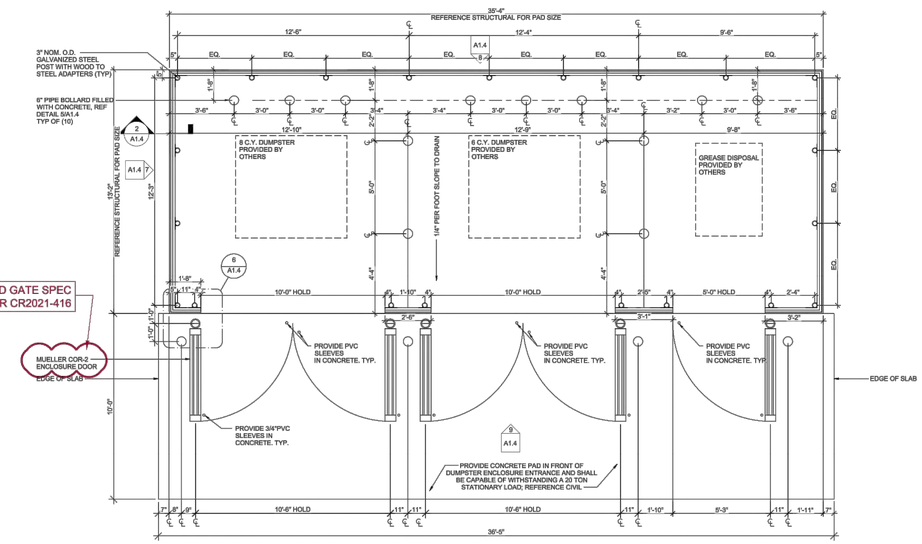


3 DETAIL - COPING
3" = 1'-0"



2 DUMPSTER ENCL. WALL SECTION
1/2" = 1'-0"

REVISED GATE SPEC PER CR2021-416



1 DUMPSTER ENCLOSURE PLAN
3/8" = 1'-0"

Dumpster Enclosure Detail
N.T.S.

Source: EBI Consulting/ 7-11

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Local Permitting | Date: June 22, 2021

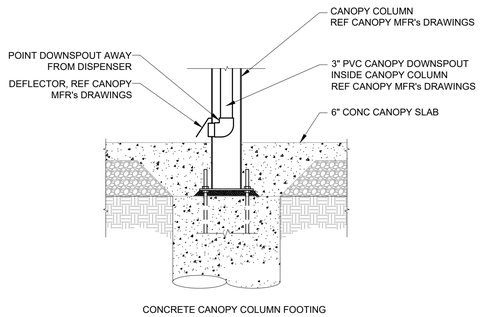
Not Approved for Construction

Drawing Title: Site Details

Drawing Number: C-8.2

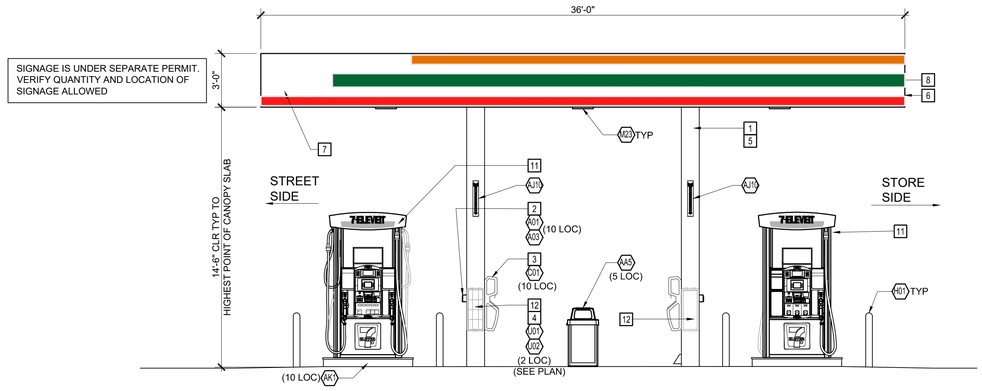
STATE OF CONNECTICUT — MARK R. GROCHE — PROFESSIONAL ENGINEER

Project Number: 42778.00



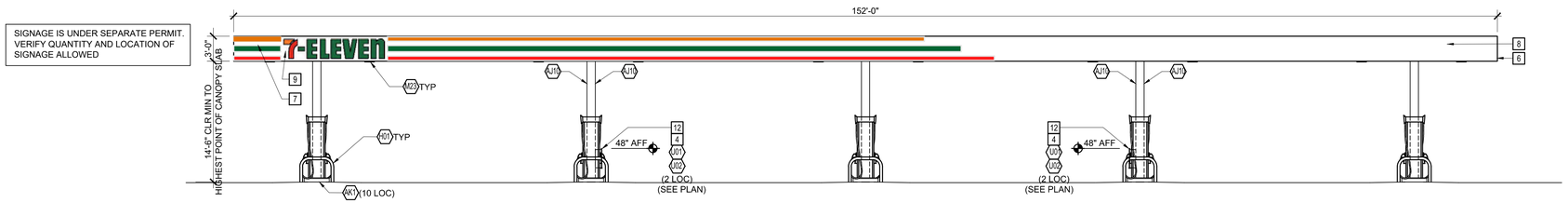
4 CANOPY DRAIN DETAIL
1/2" = 1'-0"

SIGNAGE IS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNAGE ALLOWED

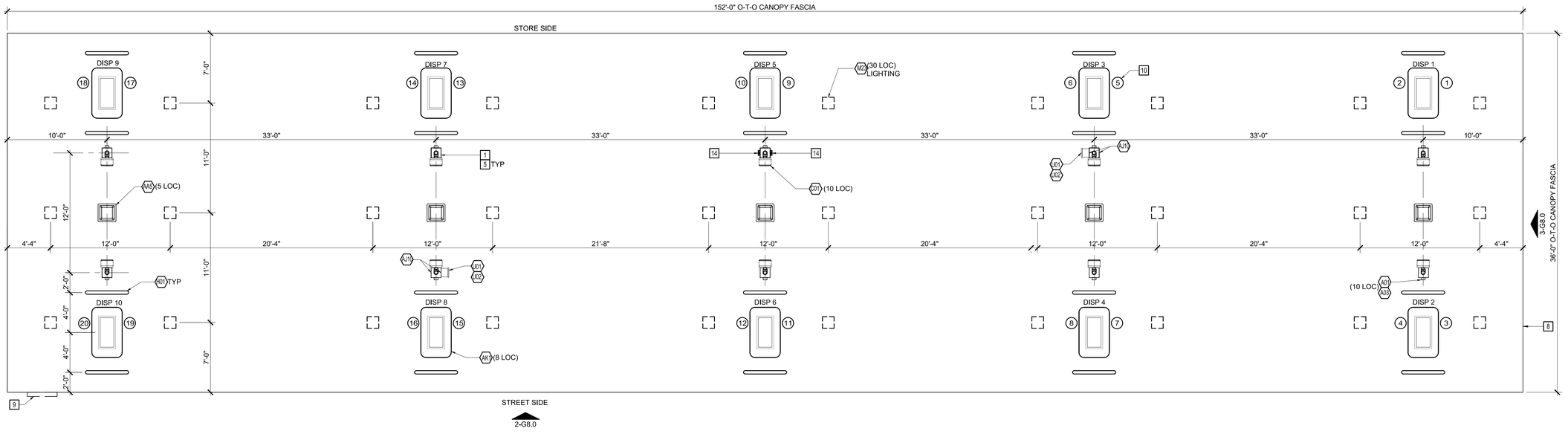


3 CANOPY END ELEVATION
1/4" = 1'-0"

SIGNAGE IS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNAGE ALLOWED



2 CANOPY SIDE ELEVATION
1/8" = 1'-0"



1 FUELING CANOPY PLAN
3/16" = 1'-0"

GENERAL NOTES

1. GRADES AROUND DISPENSERS AND CANOPY TO BE SHOT TO PREVENT PONDING AROUND THE DISPENSERS. CONTRACTOR TO REMOVE AND REPAIR PAVEMENT IF PONDING OCCURS.
2. NO CONDUITS OR DOWNSPOUTS ON EXTERIOR OF CANOPY COLUMNS.
3. REFER TO GRADING PLAN FOR FINAL ELEVATIONS.

KEY NOTES

1. CANOPY COLUMN - PAINT "SEAL SKIN" SW7675.
2. INTERCOM CALL BOX. MECHANICALLY FASTENED TO COLUMN. MOUNT AT 46" MAX. ABOVE SLAB TO BUTTON.
3. WASH BUCKET - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO PAPER TOWEL OPENING
4. FIRE EXTINGUISHER - ADA MOUNTING HEIGHT TO BE MAX. 48" FROM GRADE TO FIRE EXTINGUISHER
5. DOWNSPOUT FROM CANOPY (INSIDE THE COLUMN) TO TIE INTO STORM DRAIN WHEN AVAILABLE AND TO DRAIN OUT OF COLUMN PARALLEL TO AND AWAY FROM DISPENSER IN ALL OTHER CASES
6. OVERFLOW PROTECTION AS REQUIRED. SEE CANOPY DRAWINGS AND SPECIFICATIONS.
7. GASOLINE CANOPY, SEE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS FOR DETAILS OF CONSTRUCTION.
8. ACM CANOPY FASCIA WITH TATEYAMA IMAGE TRI-STRIPE (NON-ILLUMINATED).
9. ILLUMINATED LOGO SIGNS UNDER SEPARATE PERMIT. VERIFY QUANTITY AND LOCATION OF SIGNS ALLOWED.
10. FUELING POSITION NUMBER.
11. REF 1-G5.0 FOR DISPENSER TYPE
12. FIRE EXTINGUISHER CABINET MOUNTED ON SIDE OF COLUMN REF PLAN FOR LOCATION
13. REF G7.0 FOR EQUIPMENT TAG (XXX) DESCRIPTION
14. E-STOP ON CANOPY COLUMN - MOUNT AT ADA COMPLIANT HEIGHT. CONDUITS SHOULD BE RUN INSIDE CANOPY COLUMN - NO EXPOSED CONDUITS. REF 2-G10.0

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Client Review

Date: June 04, 2021

Not Approved for Construction

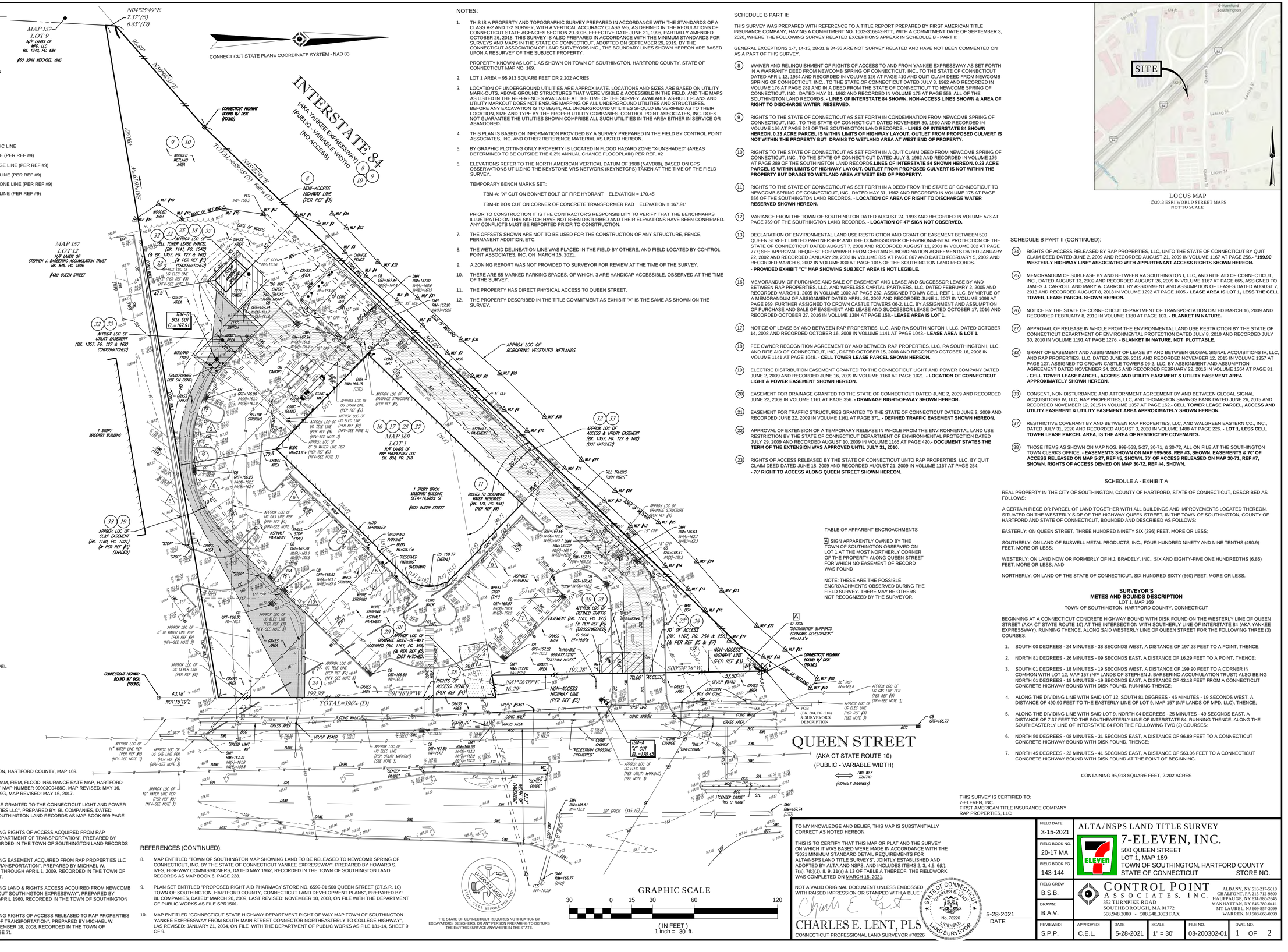
Drawing Title: Canopy Plan

Drawing Number: G-8

Project Number: 42778.00

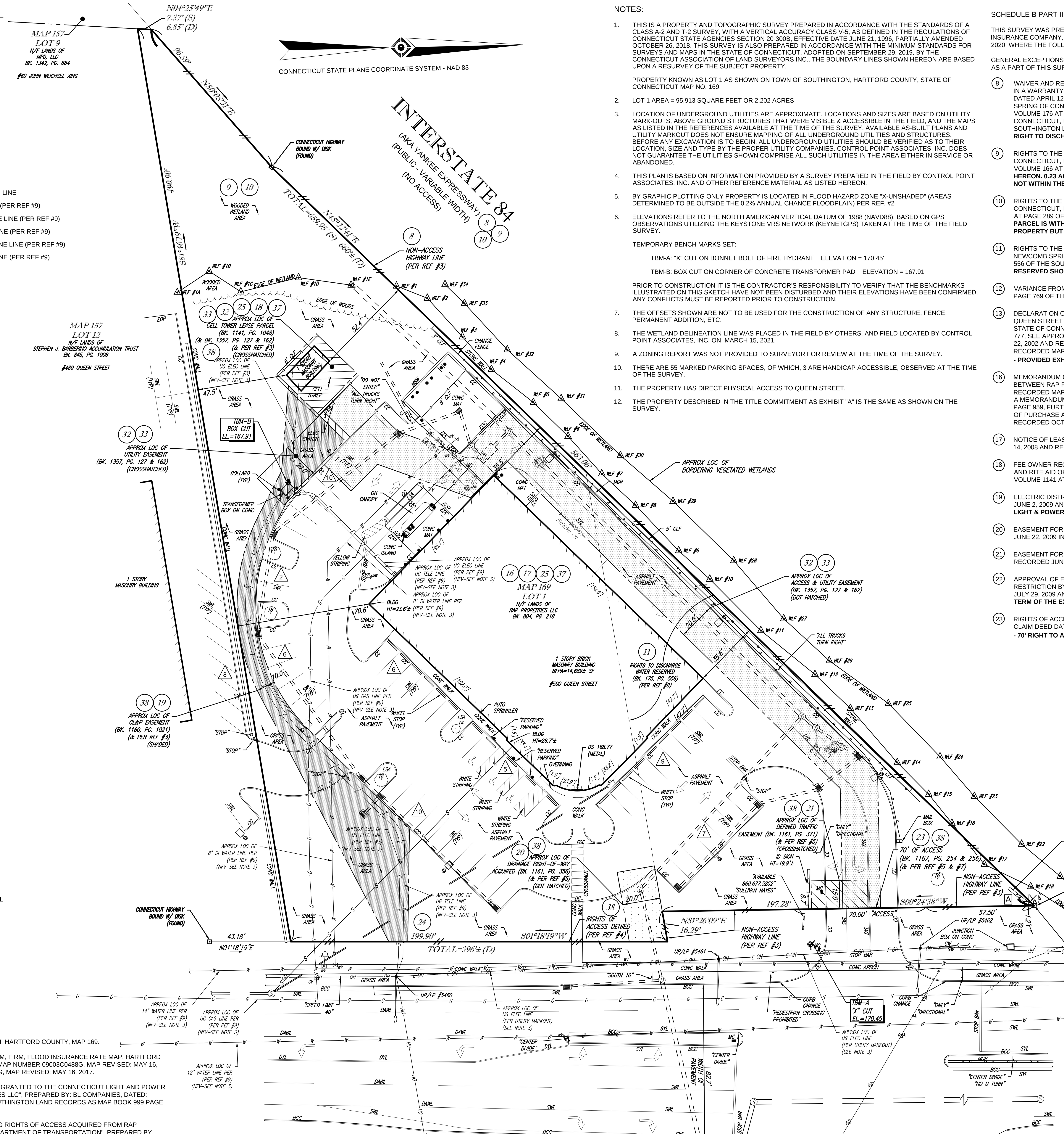
LEGEND

- 124 — EXISTING CONTOUR
- 125 — EXISTING CONTOUR
- × 123.45 — EXISTING SPOT ELEVATION
- × TC 123.45 — EXISTING TOP OF CURB ELEVATION
- × G 122.95 — EXISTING GUTTER ELEVATION
- × TW 123.45 — EXISTING TOP OF WALL ELEVATION
- × BW 122.95 — EXISTING BOTTOM OF WALL ELEVATION
- × DS 123.45 — EXISTING DOOR SILL ELEVATION
- HYDRANT
- WV — WATER VALVE
- GV — GAS VALVE
- GM — GAS METER
- EM — ELECTRIC METER
- OH — OVERHEAD WIRES
- E — APPROX. LOC. UNDERGROUND ELECTRIC LINE
- G — APPROX. LOC. UNDERGROUND GAS LINE (PER REF #9)
- D — APPROX. LOC. UNDERGROUND DRAINAGE LINE (PER REF #9)
- S — APPROX. LOC. UNDERGROUND SEWER LINE (PER REF #9)
- T — APPROX. LOC. UNDERGROUND TELEPHONE LINE (PER REF #9)
- W — APPROX. LOC. UNDERGROUND WATER LINE (PER REF #9)
- UP — UTILITY POLE
- UPLP — UTILITY POLE/LIGHT POLE
- GW — GUY WIRE
- TRAFFIC SIGNAL
- MW — MONITORING WELL
- AREA LIGHT
- VACUUM
- C/O — CLEAN OUT
- SIGN
- MAIL BOX
- BOLLARD
- MGR — METAL GUIDE RAIL
- PAINTED ARROWS
- DMH — DRAINAGE/STORM MANHOLE
- SMH — SANITARY/SEWER MANHOLE
- CB — CATCH BASIN OR INLET
- TREE & TRUNK SIZE
- 10 — PARKING SPACE COUNT
- DEPRESSED CURB
- CC — CONCRETE CURB
- BCC — BITUMINOUS CONCRETE CURB
- SWL — SOLID WHITE LINE
- SYL — SOLID YELLOW LINE
- DYL — DOUBLE YELLOW LINE
- HT — HEIGHT
- DWL — DASHED WHITE LINE
- BLDG — BUILDING
- BFPA — BUILDING FOOTPRINT AREA
- MBW — MASONRY BLOCK WALL
- UG — UNDER GROUND
- CLF — CHAIN LINK FENCE
- DC — DEPRESSED CURB
- EOC — EDGE OF CONCRETE
- EOP — EDGE OF PAVEMENT
- LSA — LANDSCAPED AREA
- MC — METAL COVER
- (TYP) — TYPICAL
- NVP — NO VISIBLE PIPE
- UTO — UNABLE TO OPEN
- PVC — POLYVINYL CHLORIDE PIPE
- CPP — CORRUGATED PLASTIC PIPE
- INV — INVERT ELEVATION
- GRT — GRATE ELEVATION
- VCP — VITRIFIED CLAY PIPE
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- TOW — TOP OF WATER
- FES — FLARED END SECTION
- [X.X'] — BUILDING DIMENSIONS AT GROUND LEVEL
- DELINEATION FLAG
- (S) — SURVEY DIMENSION
- (D) — DEED DIMENSION
- 1.0' — OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- NON-ACCESS HIGHWAY LINE
- # — TITLE REPORT EXCEPTION


CONNECTICUT STATE PLANE COORDINATE SYSTEM - NAD 83
INTERSTATE 84
(AKA YANKEE EXPRESSWAY)
(PUBLIC - VARIABLE WIDTH)
(NO ACCESS)
QUEEN STREET
(AKA CT STATE ROUTE 10)
(PUBLIC - VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)
MAP 157 LOT 9 N/F LANDS OF MPD, LLC BK. 1342, PG. 684
#80 JOHN MECHSEL XING
MAP 157 LOT 12 N/F LANDS OF STEPHEN J. BARBERINO ACCUMULATION TRUST BK. 845, PG. 1006
#480 QUEEN STREET
MAP 169 LOT 1 N/F LANDS OF RAP PROPERTIES LLC BK. 804, PG. 218
CONNECTICUT HIGHWAY BOUND W/ DISK (FOUND)
NON-ACCESS HIGHWAY LINE (PER REF #3)
WOODED WETLAND AREA
EDGE OF WOODS
APPROX LOC OF CELL TOWER LEASE PARCEL (BK. 1141, PG. 1048) (& BK. 1357, PG. 127 & 162) (& PER REF #1) (CROSSHATCHED)
APPROX LOC OF UG ELEC LINE (PER REF #1) (NFV-SEE NOTE 3)
APPROX LOC OF UTILITY EASEMENT (BK. 1357, PG. 127 & 162) (CROSSHATCHED)
APPROX LOC OF BORDERING VEGETATED WETLANDS
APPROX LOC OF ACCESS & UTILITY EASEMENT (BK. 1357, PG. 127 & 162) (DOT HATCHED)
APPROX LOC OF DRAINAGE STRUCTURE (PER REF #9)
APPROX LOC OF UG DRAIN LINE (PER REF #9)
APPROX LOC OF UG ELEC LINE (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF UG TELE LINE (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF 6" DI WATER LINE PER (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF 8" DI WATER LINE PER (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF UG GAS LINE PER (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF UG SEWER LINE (PER REF #9)
APPROX LOC OF 14" WATER LINE PER (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF 12" WATER LINE PER (PER REF #9) (NFV-SEE NOTE 3)
APPROX LOC OF UG ELEC LINE (PER UTILITY MARKOUT) (SEE NOTE 3)
APPROX LOC OF DEFINED TRAFFIC EASEMENT (BK. 1161, PG. 371) (CROSSHATCHED)
APPROX LOC OF DRAINAGE RIGHT-OF-WAY ACQUIRED (BK. 1161, PG. 356) (& PER REF #2) (DOT HATCHED)
RIGHTS OF ACCESS DENIED (PER REF #4)
RIGHTS TO DISCHARGE WATER RESERVED (BK. 175, PG. 556) (PER REF #6)
TOTAL=396'± (D)
TOTAL=403.05' (S)
N0°18'19"E
S01°18'19"W
N81°26'09"E
S00°24'38"W
N04°25'49"E 7.37' (S) 6.85' (D)
N04°25'49"E
N22°24'41"E
S01°18'19"W
S01°18'19"W
N01°18'19"E
CONNECTICUT HIGHWAY BOUND W/ DISK (FOUND)
TBM-A "X" CUT ON BONNET BOLT OF FIRE HYDRANT EL.=170.45'
TBM-B BOX CUT EL.=167.91'
POB (BK. 804, PG. 218) & SURVEYORS DESCRIPTION
1 STORY MASONRY BUILDING
1 STORY BRICK MASONRY BUILDING BFPA=14,689± SF #500 QUEEN STREET
"ALL TRUCKS TURN RIGHT"
"ONLY" DIRECTIONAL"
"PEDESTRIAN CROSSING PROHIBITED"
"NO U TURN"
"RESERVED PARKING"
"STOP"
"SPEED LIMIT 40"
"CENTER DIVIDE"
"DO NOT ENTER" "ALL TRUCKS TURN RIGHT"
"AVAILABLE 860.677.5252" "SELMAN HAYES"
ID SIGN "SOUTHINGTON SUPPORTS ECONOMIC DEVELOPMENT" HT=12.3'±
ID SIGN HT=19.9'±
MAIL BOX
STOP BAR
CURB CHANGE
CONC APRON
CONC WALK
CONC MAT
ASPHALT PAVEMENT
GRASS AREA
WHITE STRIPING
YELLOW STRIPING
WHEEL STOP (TYP)
LSA
AUTO SPRINKLER
BLDG HT=23.6'±
BLDG HT=26.7'±
BS 168.77 (METAL)
OVERHANG
CHANGE
CHAIN LINK FENCE
CHAIN LINK GATE
CELL TOWER
ELEC SWITCH
GENERATOR
CONC ISLAND
TRANSFORMER BOX ON CONC
BOLLARD (TYP)
STOP BAR
CROSSWALK
CONC WALL
CURB
SIDEWALK
DRIVEWAY
DRIVEWAY ON
DRIVEWAY OFF
DRIVE
DRIVE ON
DRIVE OFF
DRIVE OUT
DRIVE IN
DRIVE OUT
DRIVE IN
DRIVE OUT
DRIVE IN

LEGEND

Symbol	Description
— — 124 — — / — — 125 — —	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXISTING TOP OF CURB ELEVATION
× G 122.95	EXISTING GUTTER ELEVATION
× TW 123.45	EXISTING TOP OF WALL ELEVATION
× BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
× DS 123.45	EXISTING DOOR SILL ELEVATION
	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
— OH —	OVERHEAD WIRES
— E —	APPROX. LOC. UNDERGROUND ELECTRIC LINE
— G —	APPROX. LOC. UNDERGROUND GAS LINE (PER REF #9)
— D —	APPROX. LOC. UNDERGROUND DRAINAGE LINE (PER REF #9)
— S —	APPROX. LOC. UNDERGROUND SEWER LINE (PER REF #9)
— T —	APPROX. LOC. UNDERGROUND TELEPHONE LINE (PER REF #9)
— W —	APPROX. LOC. UNDERGROUND WATER LINE (PER REF #9)
UP #	UTILITY POLE
UPLP #	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
	TRAFFIC SIGNAL
MW	MONITORING WELL
	AREA LIGHT
V	VACUUM
C/O	CLEAN OUT
	SIGN
	MAIL BOX
	BOLLARD
MGR	METAL GUIDE RAIL
	PAINTED ARROWS
D DMH	DRAINAGE/STORM MANHOLE
S SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
T#	TREE & TRUNK SIZE
10	PARKING SPACE COUNT
	DEPRESSED CURB
CC	CONCRETE CURB
BCC	BITUMINOUS CONCRETE CURB
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
DYL	DOUBLE YELLOW LINE
HT	HEIGHT
DAWL	DASHED WHITE LINE
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
MBW	MASONRY BLOCK WALL
UG	UNDER GROUND
CLF	CHAIN LINK FENCE
DC	DEPRESSED CURB
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
NVP	NO VISIBLE PIPE
UTO	UNABLE TO OPEN
PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
TOW	TOP OF WATER
FES	FLARED END SECTION
[X.X']	BUILDING DIMENSIONS AT GROUND LEVEL
#	DELINEATION FLAG
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
	NON-ACCESS HIGHWAY LINE
#	TITLE REPORT EXCEPTION



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

(1-800-922-4455) STOP - CALL BEFORE YOU DIG!

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF TOWN OF SOUTHINGTON, HARTFORD COUNTY, MAP 169.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CT (ALL JURISDICTIONS), PANEL 488 OF 675," MAP NUMBER 09003C0488G, MAP REVISED: MAY 16, 2017 AND PANEL 469 OF 675, MAP NUMBER 09003C0469G, MAP REVISED: MAY 16, 2017.
3. MAP ENTITLED "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF RAP PROPERTIES LLC", PREPARED BY: BL COMPANIES, DATED: SEPTEMBER 22, 2008, RECORDED IN THE TOWN OF SOUTHINGTON LAND RECORDS AS MAP BOOK 999 PAGE 568.
4. MAP ENTITLED "TOWN OF SOUTHINGTON MAP SHOWING RIGHTS OF ACCESS ACQUIRED FROM RAP PROPERTIES LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION", PREPARED BY MICHAEL W. LONERGAN P.E., DATED JUNE 2008, RECORDED IN THE TOWN OF SOUTHINGTON LAND RECORDS AS MAP BOOK 30 PAGE 72.
5. MAP ENTITLED "TOWN OF SOUTHINGTON MAP SHOWING EASEMENT ACQUIRED FROM RAP PROPERTIES LLC BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION", PREPARED BY MICHAEL W. LONERGAN P.E., DATED OCTOBER 2008 AND REVISED THROUGH APRIL 1, 2009, RECORDED IN THE TOWN OF SOUTHINGTON LAND RECORDS AS DRAWER 5, MAP 27.
6. MAP ENTITLED "TOWN OF SOUTHINGTON MAP SHOWING LAND & RIGHTS ACCESS ACQUIRED FROM NEWCOMB SPRING OF CONN., INC. BY THE STATE OF CONNECTICUT SOUTHINGTON EXPRESSWAY", PREPARED BY HOWARD S. IVES, HIGHWAY COMMISSIONER, DATED APRIL 1960, RECORDED IN THE TOWN OF SOUTHINGTON LAND RECORDS AS DRAWER C2, MAP 43.
7. MAP ENTITLED "TOWN OF SOUTHINGTON MAP SHOWING RIGHTS OF ACCESS RELEASED TO RAP PROPERTIES LLC BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION", PREPARED BY MICHAEL W. LONERGAN P.E., DATED JUNE 2008 AND REVISED DECEMBER 18, 2008, RECORDED IN THE TOWN OF SOUTHINGTON LAND RECORDS AS MAP BOOK 30, PAGE 71.

REFERENCES (CONTINUED):

8. MAP ENTITLED "TOWN OF SOUTHINGTON MAP SHOWING LAND TO BE RELEASED TO NEWCOMB SPRING OF CONNECTICUT, INC. BY THE STATE OF CONNECTICUT YANKEE EXPRESSWAY", PREPARED BY HOWARD S. IVES, HIGHWAY COMMISSIONERS, DATED MAY 1962, RECORDED IN THE TOWN OF SOUTHINGTON LAND RECORDS AS MAP BOOK 6, PAGE 228.
9. PLAN SET ENTITLED "PROPOSED RIGHT AID PHARMACY STORE NO. 6599-01 500 QUEEN STREET (CT.S.R. 10) TOWN OF SOUTHINGTON, HARTFORD COUNTY, CONNECTICUT LAND DEVELOPMENT PLANS", PREPARED BY: BL COMPANIES, DATED" MARCH 20, 2009, LAST REVISED: NOVEMBER 10, 2008, ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS AS FILE SPR1501.
10. MAP ENTITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SOUTHINGTON YANKEE EXPRESSWAY FROM SOUTH MAIN STREET CONNECTOR NORTHEASTERLY TO COLLEGE HIGHWAY", LAS REVISED: JANUARY 21, 2004, ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS AS FILE 131-14, SHEET 9 OF 9.

NOTES:

1. THIS IS A PROPERTY AND TOPOGRAPHIC SURVEY PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 AND T-2 SURVEY, WITH A VERTICAL ACCURACY CLASS V-5, AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B, EFFECTIVE DATE JUNE 21, 1996, PARTIALLY AMENDED OCTOBER 26, 2018. THIS SURVEY IS ALSO PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED ON SEPTEMBER 29, 2019, BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON A RESURVEY OF THE SUBJECT PROPERTY.

   PROPERTY KNOWN AS LOT 1 AS SHOWN ON TOWN OF SOUTHINGTON, HARTFORD COUNTY, STATE OF CONNECTICUT MAP NO. 169.
2. LOT 1 AREA = 95,913 SQUARE FEET OR 2.202 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.

   TEMPORARY BENCH MARKS SET:

   TBM-A: "X" CUT ON BONNET BOLT OF FIRE HYDRANT ELEVATION = 170.45'

   TBM-B: BOX CUT ON CORNER OF CONCRETE TRANSFORMER PAD ELEVATION = 167.91'

   PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
7. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
8. THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY OTHERS, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON MARCH 15, 2021.
9. A ZONING REPORT WAS NOT PROVIDED TO SURVEYOR FOR REVIEW AT THE TIME OF THE SURVEY.
10. THERE ARE 55 MARKED PARKING SPACES, OF WHICH, 3 ARE HANDICAP ACCESSIBLE, OBSERVED AT THE TIME OF THE SURVEY.
11. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO QUEEN STREET.
12. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT "A" IS THE SAME AS SHOWN ON THE SURVEY.

SCHEDULE B PART II:

THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1002-316842-RTT, WITH A COMMITMENT DATE OF SEPTEMBER 3, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - PART II:

GENERAL EXCEPTIONS 1-7, 14-15, 28-31 & 34-36 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

(8) WAIVER AND RELINQUISHMENT OF RIGHTS OF ACCESS TO AND FROM YANKEE EXPRESSWAY AS SET FORTH IN A WARRANTY DEED FROM NEWCOMB SPRING OF CONNECTICUT, INC., TO THE STATE OF CONNECTICUT DATED APRIL 12, 1954 AND RECORDED IN VOLUME 126 AT PAGE 410 AND QUIT CLAIM DEED FROM NEWCOMB SPRING OF CONNECTICUT, INC., TO THE STATE OF CONNECTICUT DATED JULY 3, 1962 AND RECORDED IN VOLUME 176 AT PAGE 289 AND IN A DEED FROM THE STATE OF CONNECTICUT TO NEWCOMB SPRING OF CONNECTICUT, INC., DATED MAY 31, 1962 AND RECORDED IN VOLUME 175 AT PAGE 556, ALL OF THE SOUTHINGTON LAND RECORDS. **- LINES OF INTERSTATE 84 SHOWN, NON-ACCESS LINES SHOWN & AREA OF RIGHT TO DISCHARGE WATER RESERVED**.

(9) RIGHTS TO THE STATE OF CONNECTICUT AS SET FORTH IN CONDEMNATION FROM NEWCOMB SPRING OF CONNECTICUT, INC., TO THE STATE OF CONNECTICUT DATED NOVEMBER 30, 1960 AND RECORDED IN VOLUME 166 AT PAGE 249 OF THE SOUTHINGTON LAND RECORDS. **- LINES OF INTERSTATE 84 SHOWN HEREON. 0.23 ACRE PARCEL IS WITHIN LIMITS OF HIGHWAY LAYOUT. OUTLET FROM PROPOSED CULVERT IS NOT WITHIN THE PROPERTY BUT DRAINS TO WETLAND AREA AT WEST END OF PROPERTY**.

(10) RIGHTS TO THE STATE OF CONNECTICUT AS SET FORTH IN A QUIT CLAIM DEED FROM NEWCOMB SPRING OF CONNECTICUT, INC., TO THE STATE OF CONNECTICUT DATED JULY 3, 1962 AND RECORDED IN VOLUME 176 AT PAGE 289 OF THE SOUTHINGTON LAND RECORDS.**LINES OF INTERSTATE 84 SHOWN HEREON. 0.23 ACRE PARCEL IS WITHIN LIMITS OF HIGHWAY LAYOUT. OUTLET FROM PROPOSED CULVERT IS NOT WITHIN THE PROPERTY BUT DRAINS TO WETLAND AREA AT WEST END OF PROPERTY**.

(11) RIGHTS TO THE STATE OF CONNECTICUT AS SET FORTH IN A DEED FROM THE STATE OF CONNECTICUT TO NEWCOMB SPRING OF CONNECTICUT, INC., DATED MAY 31, 1962 AND RECORDED IN VOLUME 175 AT PAGE 556 OF THE SOUTHINGTON LAND RECORDS. **- LOCATION OF AREA OF RIGHT TO DISCHARGE WATER RESERVED SHOWN HEREON.**

(12) VARIANCE FROM THE TOWN OF SOUTHINGTON DATED AUGUST 24, 1993 AND RECORDED IN VOLUME 573 AT PAGE 769 OF THE SOUTHINGTON LAND RECORDS. **- LOCATION OF 47' SIGN NOT OBSERVED.**

(13) DECLARATION OF ENVIRONMENTAL LAND USE RESTRICTION AND GRANT OF EASEMENT BETWEEN 500 QUEEN STREET LIMITED PARTNERSHIP AND THE COMMISSIONER OF ENVIRONMENTAL PROTECTION OF THE STATE OF CONNECTICUT DATED AUGUST 7, 2001 AND RECORDED AUGUST 13, 2001 IN VOLUME 802 AT PAGE 777; SEE APPROVAL REQUEST FOR WAIVER FROM CERTAIN SUBORDINATION AGREEMENTS DATED JANUARY 22, 2002 AND RECORDED JANUARY 29, 2002 IN VOLUME 825 AT PAGE 867 AND DATED FEBRUARY 5, 2002 AND RECORDED MARCH 8, 2002 IN VOLUME 830 AT PAGE 1015 OF THE SOUTHINGTON LAND RECORDS. **- PROVIDED EXHIBIT "C" MAP SHOWING SUBJECT AREA IS NOT LEGIBLE.**

(16) MEMORANDUM OF PURCHASE AND SALE OF EASEMENT AND LEASE AND SUCCESSOR LEASE BY AND BETWEEN RAP PROPERTIES, LLC, AND WIRELESS CAPITAL PARTNERS, LLC, DATED FEBRUARY 2, 2005 AND RECORDED MARCH 1, 2005 IN VOLUME 1002 AT PAGE 232, ASSIGNED TO MW CELL REIT 1, LLC, BY VIRTUE OF A MEMORANDUM OF ASSIGNMENT DATED APRIL 20, 2007 AND RECORDED JUNE 1, 2007 IN VOLUME 1098 AT PAGE 959, FURTHER ASSIGNED TO CROWN CASTLE TOWERS 06-2, LLC, BY ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE OF EASEMENT AND LEASE AND SUCCESSOR LEASE DATED OCTOBER 17, 2016 AND RECORDED OCTOBER 27, 2016 IN VOLUME 1384 AT PAGE 158.**- LEASE AREA IS LOT 1.**

(17) NOTICE OF LEASE BY AND BETWEEN RAP PROPERTIES, LLC, AND RA SOUTHINGTON I, LLC, DATED OCTOBER 14, 2008 AND RECORDED OCTOBER 16, 2008 IN VOLUME 1141 AT PAGE 1043.**- LEASE AREA IS LOT 1.**

(18) FEE OWNER RECOGNITION AGREEMENT BY AND BETWEEN RAP PROPERTIES, LLC, RA SOUTHINGTON I, LLC, AND RITE AID OF CONNECTICUT, INC., DATED OCTOBER 15, 2008 AND RECORDED OCTOBER 16, 2008 IN VOLUME 1141 AT PAGE 1048. **- CELL TOWER LEASE PARCEL SHOWN HEREON.**

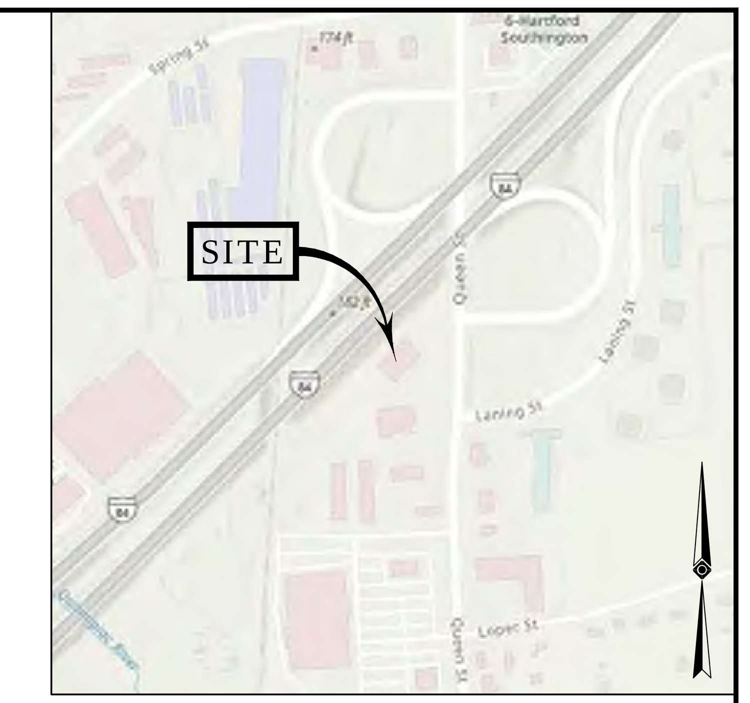
(19) ELECTRIC DISTRIBUTION EASEMENT GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY DATED JUNE 2, 2009 AND RECORDED JUNE 16, 2009 IN VOLUME 1160 AT PAGE 1021. **- LOCATION OF CONNECTICUT LIGHT & POWER EASEMENT SHOWN HEREON.**

(20) EASEMENT FOR DRAINAGE GRANTED TO THE STATE OF CONNECTICUT DATED JUNE 2, 2009 AND RECORDED JUNE 22, 2009 IN VOLUME 1161 AT PAGE 356. **- DRAINAGE RIGHT-OF-WAY SHOWN HEREON.**

(21) EASEMENT FOR TRAFFIC STRUCTURES GRANTED TO THE STATE OF CONNECTICUT DATED JUNE 2, 2009 AND RECORDED JUNE 22, 2009 IN VOLUME 1161 AT PAGE 371. **- DEFINED TRAFFIC EASEMENT SHOWN HEREON.**

(22) APPROVAL OF EXTENSION OF A TEMPORARY RELEASE IN WHOLE FROM THE ENVIRONMENTAL LAND USE RESTRICTION BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED JULY 29, 2009 AND RECORDED AUGUST 10, 2009 IN VOLUME 1166 AT PAGE 420.**- DOCUMENT STATES THE TERM OF THE EXTENSION WAS APPROVED UNTIL JULY 31, 2010**.

(23) RIGHTS OF ACCESS RELEASED BY THE STATE OF CONNECTICUT UNTO RAP PROPERTIES, LLC, BY QUIT CLAIM DEED DATED JUNE 18, 2009 AND RECORDED AUGUST 21, 2009 IN VOLUME 1167 AT PAGE 254. **- 70' RIGHT TO ACCESS ALONG QUEEN STREET SHOWN HEREON.**



LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

SCHEDULE B PART II (CONTINUED):

(24) RIGHTS OF ACCESS RELEASED BY RAP PROPERTIES, LLC, UNTO THE STATE OF CONNECTICUT BY QUIT CLAIM DEED DATED JUNE 2, 2009 AND RECORDED AUGUST 21, 2009 IN VOLUME 1167 AT PAGE 256.**- "199.90' WESTERLY HIGHWAY LINE" ASSOCIATED WITH APPURTENANT ACCESS RIGHTS SHOWN HEREON.**

(25) MEMORANDUM OF SUBLEASE BY AND BETWEEN RA SOUTHINGTON I, LLC, AND RITE AID OF CONNECTICUT, INC., DATED AUGUST 13, 2009 AND RECORDED AUGUST 26, 2009 IN VOLUME 1167 AT PAGE 665, ASSIGNED TO JAMES J. CARROLL AND MARY A. CARROLL BY ASSIGNMENT AND ASSUMPTION OF LEASES DATED AUGUST 7, 2013 AND RECORDED AUGUST 8, 2013 IN VOLUME 1292 AT PAGE 1005.**- LEASE AREA IS LOT 1, LESS THE CELL TOWER, LEASE PARCEL SHOWN HEREON.**

(26) NOTICE BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DATED MARCH 16, 2009 AND RECORDED FEBRUARY 8, 2010 IN VOLUME 1180 AT PAGE 103. **- BLANKET IN NATURE.**

(27) APPROVAL OF RELEASE IN WHOLE FROM THE ENVIRONMENTAL LAND USE RESTRICTION BY THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED JULY 8, 2010 AND RECORDED JULY 30, 2010 IN VOLUME 1191 AT PAGE 1276. **- BLANKET IN NATURE, NOT PLOTTABLE.**

(32) GRANT OF EASEMENT AND ASSIGNMENT OF LEASE BY AND BETWEEN GLOBAL SIGNAL ACQUISITIONS IV, LLC, AND RAP PROPERTIES, LLC, DATED JUNE 26, 2015 AND RECORDED NOVEMBER 12, 2015 IN VOLUME 1357 AT PAGE 127, ASSIGNED TO CROWN CASTLE TOWERS 06-2, LLC, BY ASSIGNMENT AND ASSUMPTION AGREEMENT DATED NOVEMBER 24, 2015 AND RECORDED FEBRUARY 22, 2016 IN VOLUME 1364 AT PAGE 81. **- CELL TOWER LEASE PARCEL, ACCESS AND UTILITY EASEMENT & UTILITY EASEMENT AREA APPROXIMATELY SHOWN HEREON.**

(33) CONSENT, NON DISTURBANCE AND ATTORNMENT AGREEMENT BY AND BETWEEN GLOBAL SIGNAL ACQUISITIONS IV, LLC, RAP PROPERTIES, LLC, AND THOMASTON SAVINGS BANK DATED JUNE 26, 2015 AND RECORDED NOVEMBER 12, 2015 IN VOLUME 1357 AT PAGE 162.**- CELL TOWER LEASE PARCEL, ACCESS AND UTILITY EASEMENT & UTILITY EASEMENT AREA APPROXIMATELY SHOWN HEREON.**

(37) RESTRICTIVE COVENANT BY AND BETWEEN RAP PROPERTIES, LLC, AND WALGREEN EASTERN CO., INC., DATED JULY 31, 2020 AND RECORDED AUGUST 3, 2020 IN VOLUME 1488 AT PAGE 226. **- LOT 1, LESS CELL TOWER LEASE PARCEL AREA, IS THE AREA OF RESTRICTIVE COVENANTS.**

(38) THOSE ITEMS AS SHOWN ON MAP NOS. 999-568, 5-27, 30-71, & 30-72, ALL ON FILE AT THE SOUTHINGTON TOWN CLERKS OFFICE. **- EASEMENTS SHOWN ON MAP 999-568, REF #3, SHOWN. EASEMENTS & 70' OF ACCESS RELEASED ON MAP 5-27, REF #5, SHOWN. 70' OF ACCESS RELEASED ON MAP 30-71, REF #7, SHOWN. RIGHTS OF ACCESS DENIED ON MAP 30-72, REF #4, SHOWN.**

SCHEDULE A - EXHIBIT A

REAL PROPERTY IN THE CITY OF SOUTHINGTON, COUNTY OF HARTFORD, STATE OF CONNECTICUT, DESCRIBED AS FOLLOWS:

A CERTAIN PIECE OR PARCEL OF LAND TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS LOCATED THEREON, SITUATED ON THE WESTERLY SIDE OF THE HIGHWAY QUEEN STREET, IN THE TOWN OF SOUTHINGTON, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY: ON QUEEN STREET, THREE HUNDRED NINETY SIX (396) FEET, MORE OR LESS;

SOUTHERLY: ON LAND OF BUSWELL METAL PRODUCTS, INC., FOUR HUNDRED NINETY AND NINE TENTHS (490.9) FEET, MORE OR LESS;

WESTERLY: ON LAND NOW OR FORMERLY OF H.J. BRADELY, INC., SIX AND EIGHTY-FIVE ONE HUNDREDTHS (6.85) FEET, MORE OR LESS; AND

NORTHERLY: ON LAND OF THE STATE OF CONNECTICUT, SIX HUNDRED SIXTY (660) FEET, MORE OR LESS.

TABLE OF APPARENT ENCROACHMENTS

[A] SIGN APPARENTLY OWNED BY THE TOWN OF SOUTHINGTON OBSERVED ON LOT 1 AT THE MOST NORTHERLY CORNER OF THE PROPERTY ALONG QUEEN STREET FOR WHICH NO EASEMENT OF RECORD WAS FOUND

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

SURVEYOR'S METES AND BOUNDS DESCRIPTION

LOT 1, MAP 169
TOWN OF SOUTHINGTON, HARTFORD COUNTY, CONNECTICUT

BEGINNING AT A CONNECTICUT CONCRETE HIGHWAY BOUND WITH DISK FOUND ON THE WESTERLY LINE OF QUEEN STREET (AKA CT STATE ROUTE 10) AT THE INTERSECTION WITH SOUTHERLY LINE OF INTERSTATE 84 (AKA YANKEE EXPRESSWAY), RUNNING THENCE, ALONG SAID WESTERLY LINE OF QUEEN STREET FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00 DEGREES - 24 MINUTES - 38 SECONDS WEST, A DISTANCE OF 197.28 FEET TO A POINT, THENCE;
2. NORTH 81 DEGREES - 26 MINUTES - 09 SECONDS EAST, A DISTANCE OF 16.29 FEET TO A POINT, THENCE;
3. SOUTH 01 DEGREES - 18 MINUTES - 19 SECONDS WEST, A DISTANCE OF 199.90 FEET TO A CORNER IN COMMON WITH LOT 12, MAP 157 (N/F LANDS OF STEPHEN J. BARBERINO ACCUMULATION TRUST) ALSO BEING NORTH 01 DEGREES - 18 MINUTES - 19 SECONDS EAST, A DISTANCE OF 43.18 FEET FROM A CONNECTICUT CONCRETE HIGHWAY BOUND WITH DISK FOUND, RUNNING THENCE;
4. ALONG THE DIVIDING LINE WITH SAID LOT 12, SOUTH 81 DEGREES - 46 MINUTES - 19 SECONDS WEST, A DISTANCE OF 490.90 FEET TO THE EASTERLY LINE OF LOT 9, MAP 157 (N/F LANDS OF MPD, LLC), THENCE;
5. ALONG THE DIVIDING LINE WITH SAID LOT 9, NORTH 04 DEGREES - 25 MINUTES - 49 SECONDS EAST, A DISTANCE OF 7.37 FEET TO THE SOUTHEASTERLY LINE OF INTERSTATE 84, RUNNING THENCE, ALONG THE SOUTHEASTERLY LINE OF INTERSTATE 84 FOR THE FOLLOWING TWO (2) COURSES:
6. NORTH 50 DEGREES - 08 MINUTES - 31 SECONDS EAST, A DISTANCE OF 96.89 FEET TO A CONNECTICUT CONCRETE HIGHWAY BOUND WITH DISK FOUND, THENCE;
7. NORTH 45 DEGREES - 22 MINUTES - 41 SECONDS EAST, A DISTANCE OF 563.06 FEET TO A CONNECTICUT CONCRETE HIGHWAY BOUND WITH DISK FOUND AT THE POINT OF BEGINNING.

CONTAINING 95,913 SQUARE FEET, 2.202 ACRES

THIS SURVEY IS CERTIFIED TO:
7-ELEVEN, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
RAP PROPERTIES, LLC

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS 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, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a) & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2021.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE

STATE OF CONNECTICUT · CHARLES E. LENT · No. 70226 · LICENSED · LAND SURVEYOR

5-28-2021
DATE

CHARLES E. LENT, PLS
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70226

FIELD DATE	3-15-2021
FIELD BOOK NO.	20-17 MA
FIELD BOOK PG.	143-144
FIELD CREW	B.S.B.
DRAWN:	B.A.V.
REVIEWED:	S.P.P.

ALTA/NSPS LAND TITLE SURVEY

7-ELEVEN, INC.

500 QUEEN STREET
LOT 1, MAP 169
TOWN OF SOUTHINGTON, HARTFORD COUNTY
STATE OF CONNECTICUT STORE NO.

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-9800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
C.E.L.	5-28-2021	1" = 30'	03-200302-01	2 OF 2

CONTROL POINT ASSOCIATES, INC.- ALL RIGHTS RESERVED.
THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC., IS PROHIBITED.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number	BUG Rating
	30	CPY-FLAT-13L	SINGLE	1.000	12825	91	CPY250-B-DM-F-13L-UL-WH-57K-HZ	B3-U0-G1
	6	CPY-FLAT-C	SINGLE	1.000	4520	31	CPY250-B-DM-F-C-UL-BZ-57K-HZ	B2-U0-G1
	1	XSPLG-2ME	SINGLE	1.000	23600	184	XSPLG-D-HT-2ME-24L-57K7-UL-BZ-N	B3-U0-G3
	5	XSPLG-3ME	SINGLE	1.000	23600	184	XSPLG-D-HT-3ME-24L-57K7-UL-BZ-N	B3-U0-G4
	4	XSPLG-4ME	SINGLE	1.000	23600	184	XSPLG-D-HT-4ME-24L-57K7-UL-BZ-N	B3-U0-G3
	10	XSPW	WALL MOUNT	1.000	4270	31	XSPW-B-WM-3ME-4L-57K-UL-BZ	B1-U0-G1

Calculation Summary; 1.00 LLF

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	1.89	27.8	0.0	N.A.	N.A.
Gas Canopy	Fc	45.19	56	33	1.37	1.70
Paved Parking	Fc	17.58	56.0	1.0	17.58	56.00

FIXTURE MOUNTING HEIGHTS AS SHOWN
POLES MOUNTED ON 3' BASE

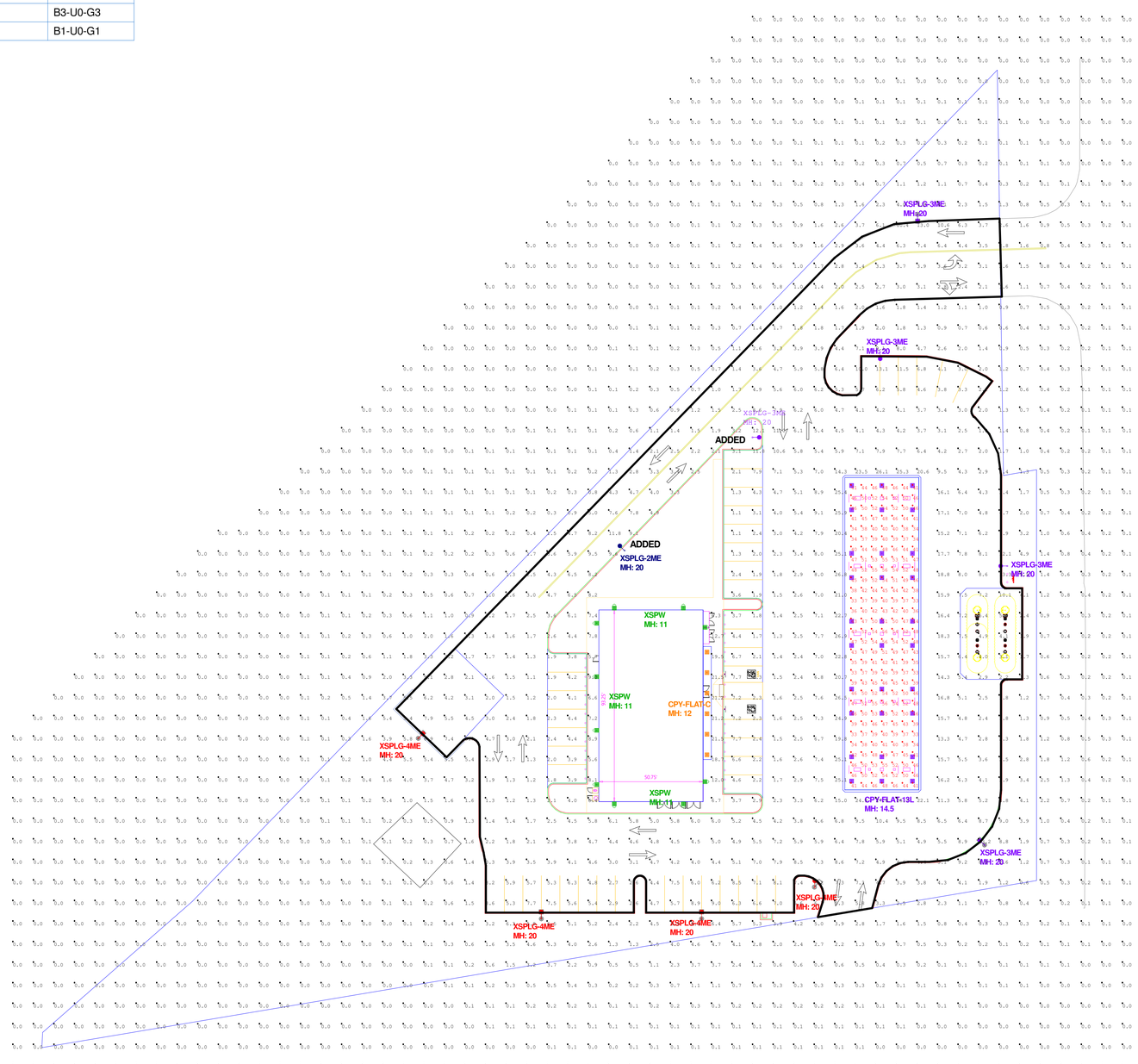
ADDITIONAL EQUIPMENT REQUIRED:
(10) SSS-4-11-17-CW-BS-OT-N-BZ (17' x 4" x 0.125" STEEL SQUARE POLE, TENON MOUNT)
(10) PD-1H4(90)BZ SINGLE HORIZONTAL TENON 1@90°

PROPOSED POES MEET 120MPH SUSTAINED WIND LOADS

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

BOM: Complete Part Description

30	CPY250-B-DM-F-13L-UL-WH-57K-HZ
06	CPY250-B-DM-F-C-UL-BZ-57K-HZ
10	XSPW-B-WM-3ME-4L-57K-UL-BZ
01	XSPLG-D-HT-3ME-24L-57K-UL-BZ-N
05	XSPLG-D-HT-3ME-24L-57K-UL-BZ-N
04	XSPLG-D-HT-4ME-24L-57K-UL-BZ-N
10	SSS-4-11-17-CW-BS-OT-N-BZ
10	PD-1H4(90)BZ



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: 7-Eleven - 500 Queen Street, Southington, CT - EXT

SR-35723 | Footcandles calculated at grade | Filename: 711-210526SOCTCW.AGI

Layout By:
Collin Witherow

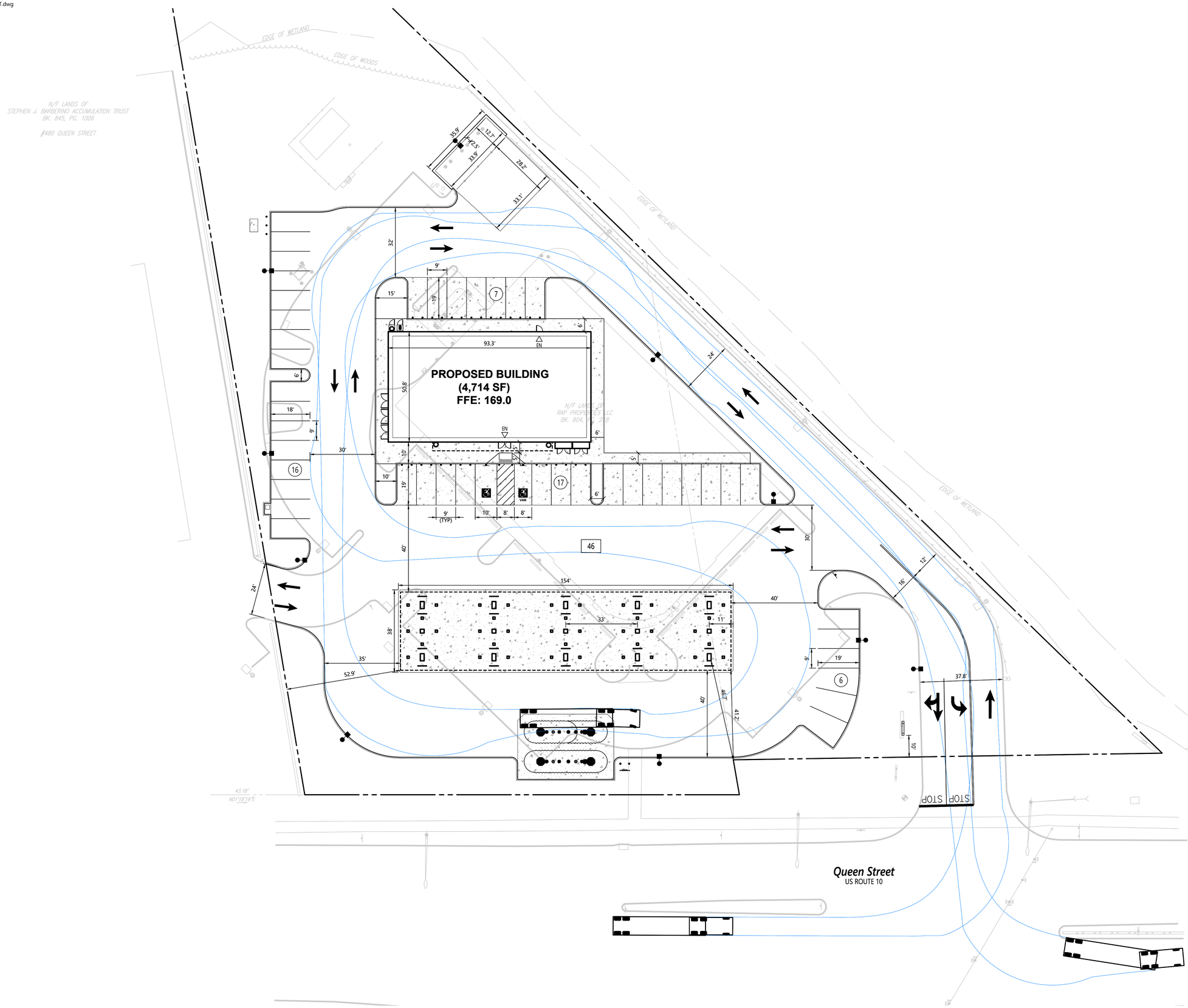
Date:5/26/2021

Scale 1" = 30'

0 60 120

\\vhb\gbl\proj\Wethersfield\42778.00\cad\ld\Planset\42778.00 TT.dwg

vhb.com
vhb
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300



0 10 20 40 Feet

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by JDW | Checked by MG

Issued for: Local Permitting

Date: June 22, 2021

Not Approved for Construction

Drawing Title

Tanker Truck Turning Movement

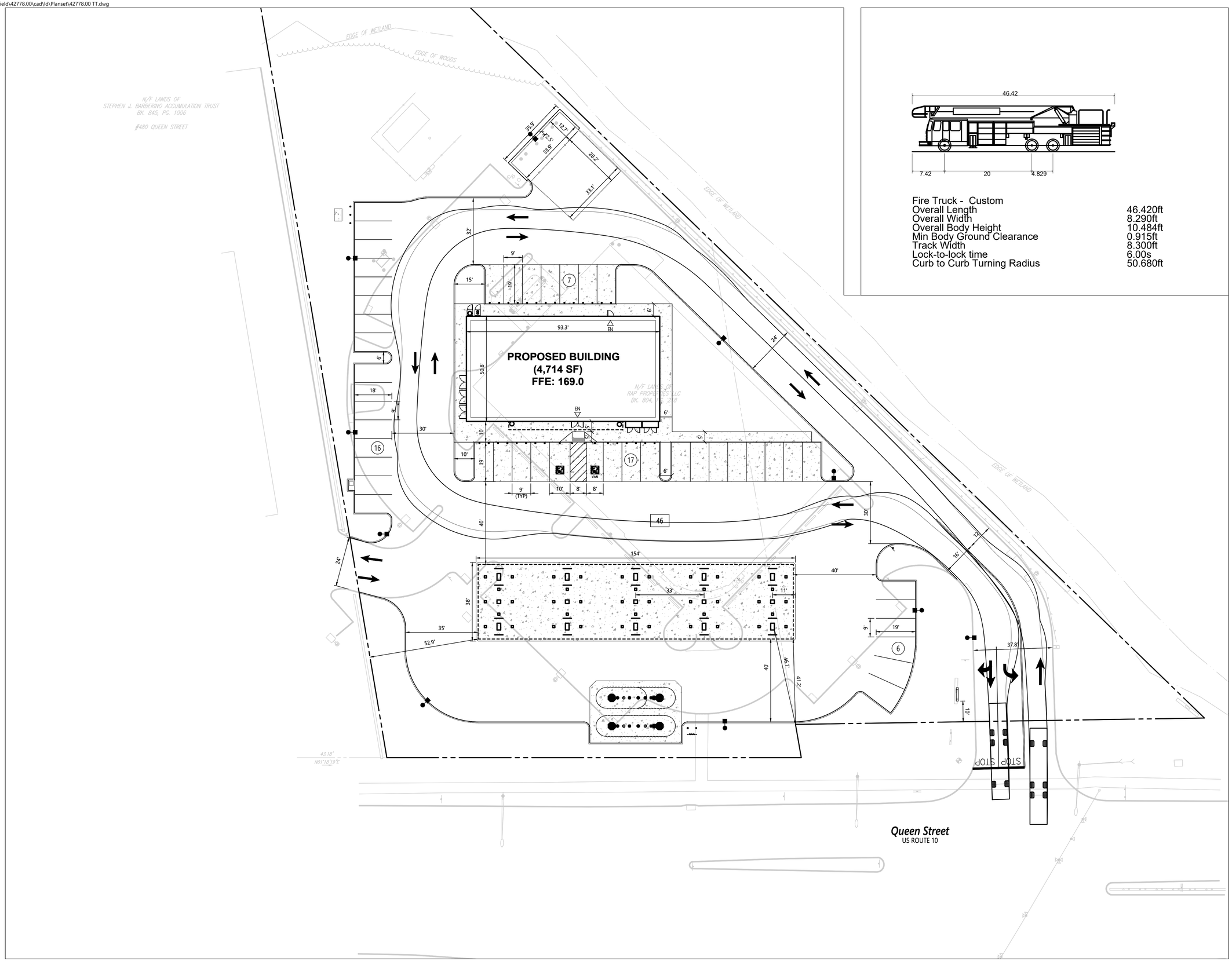
Drawing Number

TT-1

STATE OF CONNECTICUT
MICHAEL E. GIBBONS
No. 27233
LICENSED PROFESSIONAL ENGINEER

Project Number
42778.00

\\vhb\gbl\proj\Wethersfield\42778.00\cad\ld\Planset\42778.00 TT.dwg



Fire Truck - Custom	
Overall Length	46.420ft
Overall Width	8.290ft
Overall Body Height	10.484ft
Min Body Ground Clearance	0.915ft
Track Width	8.300ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	50.680ft

vhb.com
100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

0 10 20 40 Feet

Proposed 7-Eleven Convenience Store with Gas

500 Queen Street
Southington, Connecticut

No.	Revision	Date	Appvd.

Designed by: JDW
Checked by: MG

Issued for: Local Permitting
Date: June 22, 2021

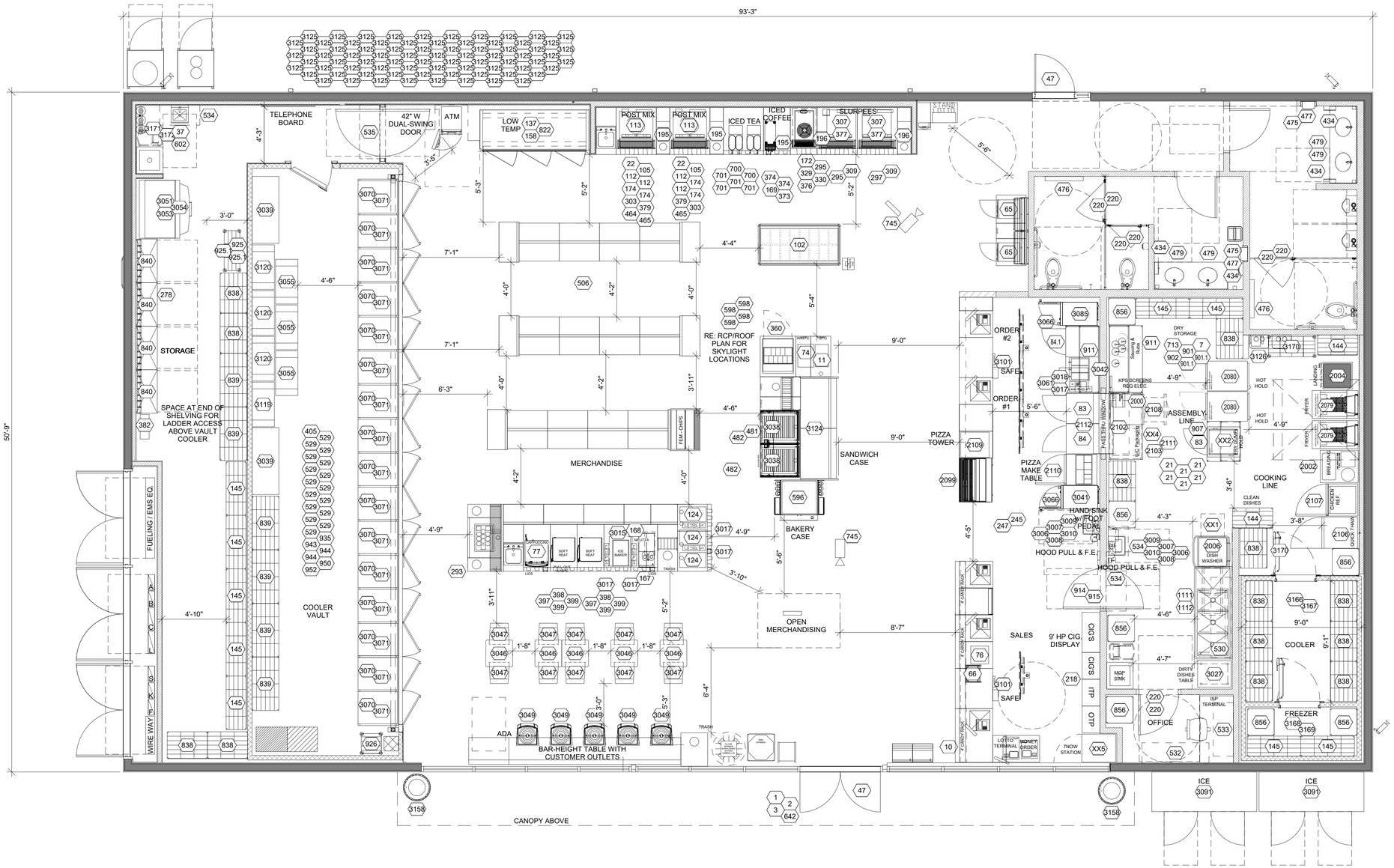
Not Approved for Construction

Drawing Title
Fire Truck Turning Movement

Drawing Number
TT-2

STATE OF CONNECTICUT · MICHAEL E. GIBBONS · No. 27233 · LICENSED PROFESSIONAL ENGINEER

Project Number
42778.00



1 EF1 - SOUTHINGTON , CV. EQUIPMENT PLAN
1/4" = 1'-0"

Rev. #	Date	Description

PROTO 10-23-2019

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-11 #34962
500 Queen St
Southington , CT.

EQUIPMENT FLOOR PLAN

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

Job#:	2020218.75
Scale:	AS NOTED
Date:	4/2/21
Drawn By:	RG
Checked By:	EM

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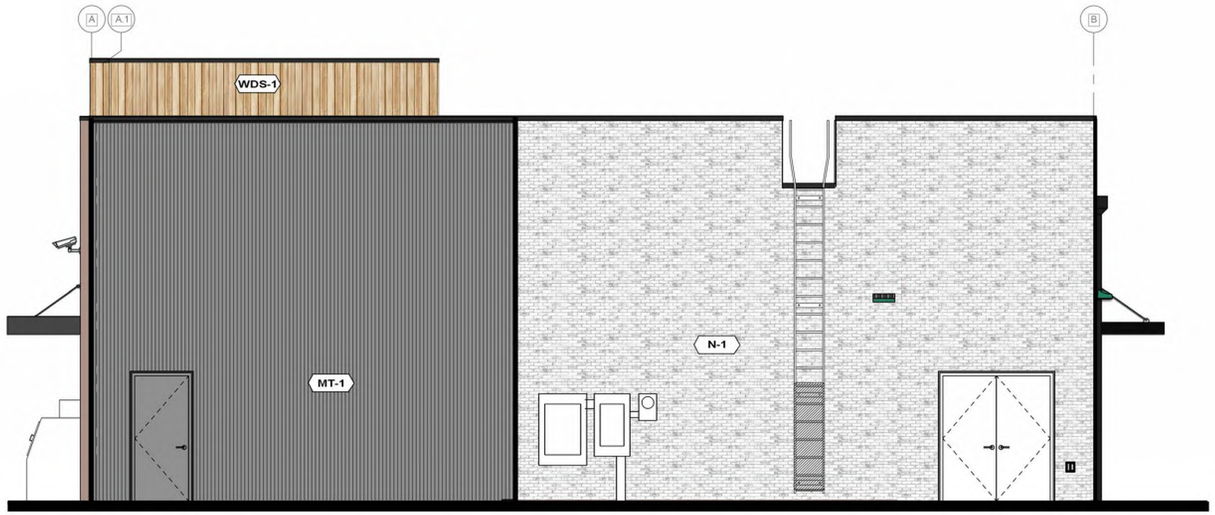
SHEET:
EF-1.0

PRINTED BY: RGOSHO
DRAWING NAME: EF-1 EQUIPMENT FLOOR PLAN & SCHEDULE.DWG PRINT DATE: Apr 02, 2021 - 10:20am

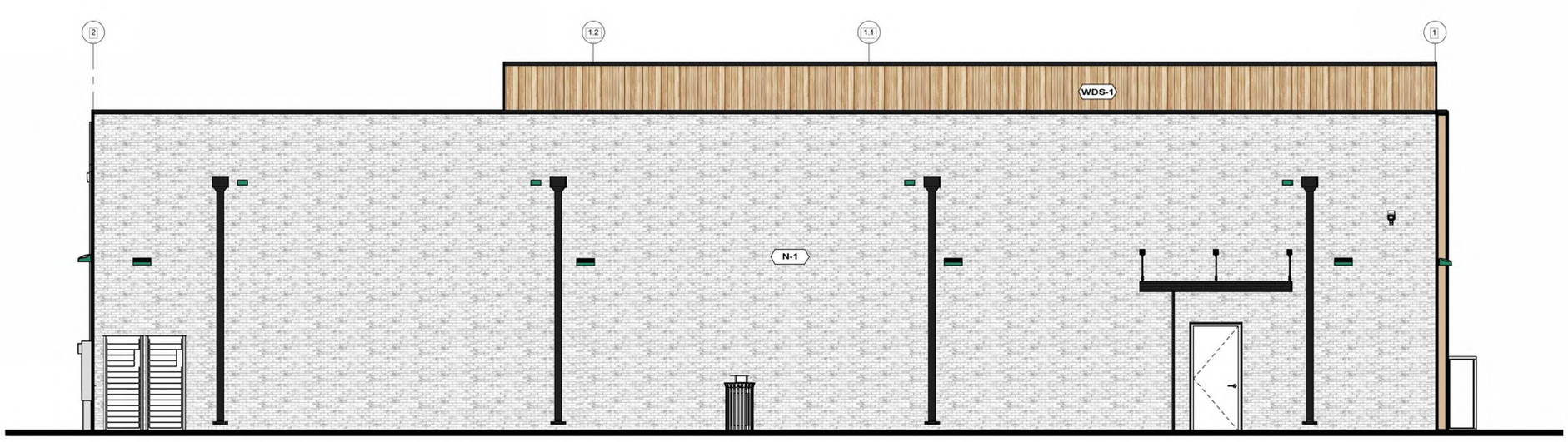


SIDE ELEVATION

FRONT ELEVATION

A-1 TYPICAL ARCHITECTURAL ELEVATION 6/4/2021

SIDE ELEVATION



REAR ELEVATION

A-2 TYPICAL ARCHITECTURAL ELEVATION 6/4/2021