

1. STANDARDS OF CONSTRUCTION: ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF ANSONIA STANDARDS, RULES AND REGULATIONS REGARDLESS OF WHAT MAY BE INDICATED ON THE PLANS.
2. IMPORTED FILL: IF THE SITE REQUIRES IMPORTED FILL IN THE PROPOSED MUNICIPAL RIGHT OF WAY OR MUNICIPAL OWNED PROPERTY, ALL FILL MUST BE TESTED FOR COMPOSITION AND CHEMICALS IN ACCORDANCE WITH DPW DIRECTIONS AND AT THE FULL EXPENSE OF THE OWNER. THESE TEST RESULTS MUST BE RECEIVED PRIOR TO DEPOSITING MATERIAL ON MUNICIPAL PROPERTY. A LICENSED PROFESSIONAL ENGINEER MUST BE ON SITE TO APPROVE THE FILL, KEEP RECORDS, AND REVIEW THE CHAIN OF CUSTODY DOCUMENTATION OF EACH TRUCK BROUGHT TO THE SITE. THE REQUIRED NUMBER OF SAMPLES MUST BE TAKEN AND TESTED BY A CONNECTICUT STATE CERTIFIED LABORATORY. IN ADDITION, POLLUTION INSURANCE MUST BE PROVIDED PRIOR TO CONSTRUCTION, IN THE AMOUNT TO BE DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS.
3. STORMWATER MANAGEMENT: PLACE APPROVED NOTES REGARDING THE POST CONSTRUCTION MAINTENANCE PROGRAM AND RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR OTHER APPROVED ENTITY ON THE PLANS, INCLUDING CORRECTIVE MEASURES WHEN DEFICIENCIES ARE IDENTIFIED. AN ESCROW ACCOUNT MUST BE ESTABLISHED FOR THE MAINTENANCE OF ACT OUTLET CONTROL STRUCTURES STORMWATER QUALITY/QUANTITY ATTENUATION FACILITIES. THE COMMISSIONER OF PUBLIC WORKS HAS THE RIGHT TO UTILIZE THIS ESCROW ACCOUNT TO PERFORM MAINTENANCE WORK SHOULD THE HOMEOWNER'S ASSOCIATION OR OTHER APPROVED ENTITY FAIL TO BE RESPONSIVE. FURTHER, THE DEPARTMENT OF PUBLIC WORKS SHALL RECEIVE 20% OF ALL COSTS AS AN ADMINISTRATIVE FEE. THE DESIGN AND CONSTRUCTION OF OUTLET CONTROL STRUCTURES, QUALITY/QUANTITY STORMWATER ATTENUATION FACILITIES, AND ASSOCIATED STRUCTURES SHALL BE UNDER THE SUPERVISION OF AND CERTIFICATION BY THE STORMWATER MANAGEMENT LICENSED DESIGN ENGINEER OF RECORD. SUPPLEMENTAL LANGUAGE PROVIDED BY DPW MAY BE PROVIDED FOR INCLUSION ON THE PLANS.
4. EROSION, DUST & SEDIMENT CONTROL: THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING PROPER EROSION, SEDIMENT AND DUST CONTROL. ALL EROSION AND SEDIMENT CONTROL MUST BE SIZED AND DESIGNED IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES PRESENTED IN THE LATEST CTSDC REGULATIONS. THE DEVELOPER SHALL SUBMIT TO THE COMMISSIONER FOR APPROVAL, A PLAN WITH DETAILS DELINEATING THE METHODS HE INTENDS TO USE FOR EROSION, SEDIMENTATION AND DUST CONTROL DURING THE CONSTRUCTION OF THIS PROJECT. SILT PROTECTION AND ACT WATER RETENTION BASINS WILL BE THE FIRST ITEMS OF CONSTRUCTION. THE EROSION, SEDIMENTATION AND DUST CONTROLS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION OR A STOP WORK ORDER WILL BE ISSUED BY DPW.
5. ELEVATION DATUM: ELEVATIONS SHOWN ON THE PLANS SHALL REFER TO MUNICIPAL DATUM.
6. SURVEY AND HORIZONTAL & VERTICAL CONTROL: A CERTIFIED SURVEY OF THE PROPERTY SHALL BE SUBMITTED TO DPW WITH THE ENTIRE PARCEL INCLUDING THE RIGHTS-OF-WAY AND EASEMENTS COORDINATED IN THE CONNECTICUT STATE PLANE COORDINATE SYSTEM EAST ZONE. PRIOR TO BEGINNING CONSTRUCTION, HORIZONTAL AND VERTICAL CONTROL LINES MUST BE ESTABLISHED THROUGHOUT THE SITE FOR USE DURING CONSTRUCTION BY THE DEVELOPER AND DPW STAFF FOR CHECKING LINE AND GRADE. IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO MAINTAIN THESE CONTROL LINES THROUGHOUT THE LIFE OF THE JOB.
7. INDUSTRIAL CODE RULE 753: THE DEVELOPER SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.
8. VERIFICATION AND PROTECTION OF EXISTING UTILITIES: THE DEVELOPER SHALL VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING HIS OPERATIONS. THE DEVELOPER SHALL PRESERVE AND PROTECT EXISTING PRIVATE AND MUNICIPAL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES, WHETHER OR NOT THEY ARE SHOWN ON THE APPROVED PLANS OR LOCATED UNDER INDUSTRIAL CODE RULE 753. THE COST OF REPAIRING DAMAGED UTILITIES OR STRUCTURES SHALL BE BORNE BY THE DEVELOPER. IF TEMPORARY UTILITIES ARE REQUIRED IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE AND MAINTAIN SAID UTILITIES.
9. NOTIFICATIONS: THE DEVELOPER SHALL MAKE PROPER ADVANCE NOTIFICATIONS (MINIMUM 48 HR. NOTICE OR AS REQUIRED), FOR ALL WORK REQUIRING INSPECTION AND APPROVAL OF ALL GOVERNING AGENCIES.
10. PIPE LAYOUT: THE DEVELOPER SHALL PERFORM ALL PROPOSED PIPE LAYOUT REQUIRED BY MEANS OF A LASER FOR EXACT VERTICAL AND HORIZONTAL ALIGNMENT. THE USE OF BATTER BOARDS, AS SPECIFIED IN THE MUNICIPAL STANDARD CONSTRUCTION SPECIFICATIONS ARTICLE 33.132 - "LAYOUT", SHALL NOT BE ALLOWED. THE DEVELOPER'S EQUIPMENT MUST HAVE BEEN CALIBRATED WITHIN THE PREVIOUS SIX (6) MONTHS PRIOR TO CONSTRUCTION. WRITTEN PROOF OF CALIBRATION MUST BE PROVIDED IF REQUIRED BY THE COMMISSIONER OF PUBLIC WORKS.
11. INSPECTION & BACKFILL: NO BACKFILL SHALL BE PLACED OVER NEW CONSTRUCTION PRIOR TO INSPECTION AND APPROVAL BY DPW. THE DEVELOPER MUST HAVE A SUFFICIENT STOCKPILE OF CLEAN FILL IF EXCAVATED MATERIAL IS UNSUITABLE FOR BACKFILL (IE., ROCK, ORGANIC MATERIAL). THE USE OF CONTROLLED BACKFILL MATERIAL MAY BE REQUIRED IN TRENCHES IF DETERMINED BY THE COMMISSIONER OF PUBLIC WORKS.

12. TEMPORARY CERTIFICATES OF OCCUPANCY (TCO): DURING CONSTRUCTION, NO TCO'S SHALL BE ISSUED BY THE BUILDING DEPARTMENT WITHOUT APPROVAL BY DPW FOR ACT DWELLING UNIT CONSTRUCTED, WITHOUT THE INSTALLATION OF MUNICIPAL CURBING AND PAVEMENT BASE AND BINDER, UTILITIES (SEWER, STORM AND WATER MAINS, ETC.). SANITARY SEWERS AND WATER MAINS MUST HAVE FINAL ACCEPTANCE BY THE WESTCHESTER COUNTY HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A TCO.
13. INSPECTION OF COMPLETED WORKS: DURING CONSTRUCTION, STAFF OF DPW WILL PERFORM A FIELD INSPECTION OF ALL COMPLETED WORK PRIOR TO ACCEPTANCE. ACT ITEMS OF WORK THAT DO NOT COMPLY WITH DPW'S CURRENT CONSTRUCTION STANDARDS AND/OR THE APPROVED CONSTRUCTION DRAWINGS WILL BE NOTED AND SUBMITTED IN WRITING TO THE DEVELOPER FOR CORRECTION.

EROSION CONTROL:

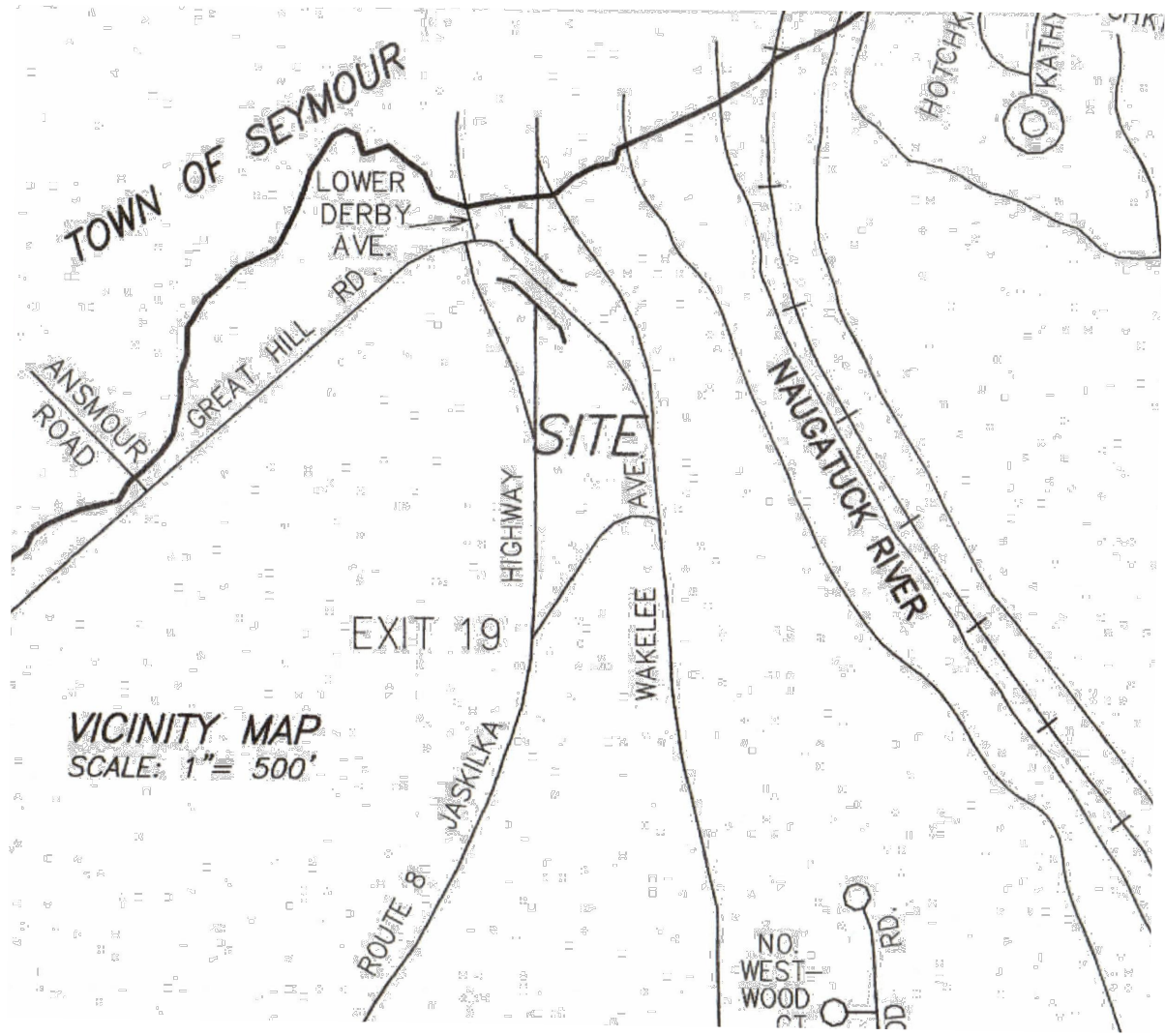
1. INSTALL ALL EROSION CONTROL DEVICES AS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH THE CONNECTICUT STATE STANDARDS & SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL, LATEST REVISION.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES DURING COURSE OF CONSTRUCTION.
3. EROSION CONTROL DEVICES SHALL NOT BE REMOVED UNTIL FULL VEGETATION GROWTH HAS OCCURRED AND AS APPROVED BY THE MUNICIPAL INSPECTOR.
4. SEEDING AND MULCHING SHALL BE AS FOLLOWS:
TEMPORARY SEEDING & MULCHING
- 4.1. LIME : 90LBS./1,000 SQ.FT. GROUND LIMESTONE, FERTILIZER : 4LBS./1,000 SQ.FT., 10-20-10 OR EQUIVALENT WORKED INTO SOIL A MINIMUM OF 4 INCHES.
- 4.2. SEED : ANNUAL RYEGRASS 40 LBS./ACRE OR OTHER APPROVED SEED, PLANT BETWEEN MARCH 1 AND MAY 15 OR BETWEEN AUGUST 15 AND OCTOBER 1.
- 4.3. MULCH : SALT HAY OR SMALL GRAIN STRAW AT A RATE OF 70 TO 90 LBS./1,000 SQ.FT. TO BE APPLIED ACCORDING TO STANDARD PRACTICES. MULCH SHALL BE SECURED BY APPROVED METHODS.

SITE WORK:

1. THE SITE SHALL BE GRADED AS INDICATED ON THE DRAWINGS. ALL PROPOSED CONTOURS SHALL BE GRADED TO BLEND EVENLY WITH THE EXISTING CONTOURS.
2. ALL DISTURBED AREAS WHICH WILL BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREA WILL BE MULCHED WITH SALT HAY, OR APPROVED EQUAL, AND BOUND AS PER THE CONNECTICUT STATE STANDARDS & SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
3. FILL MATERIAL SHALL BE CLEAN FILL AND SHALL BE INSTALLED IN 12 INCH LIFTS AND COMPACTED TO 95% OPTIMUM DENSITY.
4. ALL STREET OPENINGS FOR UTILITY INSTALLATION (I.E. SANITARY SEWER LATERAL & WATER SERVICE) SHALL BE BACKFILLED WITH CONTROL DENSITY FILL (K-CRETE) TO THE BOTTOM OF THE EXISTING ASPHALT PAVEMENT.
5. ALL STREET OPENINGS SHALL BE CUT BACK A MINIMUM OF 12 INCHES TO PROPERLY BLEND IN THE NEW ASPHALT PATCH AREA.
6. ALL WATER SERVICES SHALL BE 1-1/2" DIAMETER TYPE "K" COPPER TUBING.
7. ALL SANITARY SEWER LATERALS SHALL BE 4" DIAMETER EXTRA HEAVY CAST IRON (XHC1) PIPE.
8. A MINIMUM OF 10'-0" HORIZONTAL AND 18" VERTICAL SEPARATIONS BETWEEN NEW WATER SERVICE AND NEW SEWER LATERALS SHALL BE MAINTAINED.

PROPOSED SITE DEVELOPMENT

Prepared For
WAKELEE ENTERPRISES, LLC
Situated At
557 WAKELEEE AVE
CT ROUTE 334
CITY OF ANSONIA
NEW HAVEN CO., CONNECTICUT



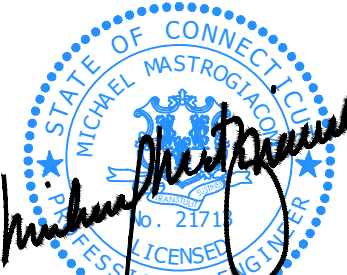
Revisions	
09.06.2021	Revised n/out Note
09.23.2022	Revised per town comments

Client Name and Address
WAKELEE ENTERPRISES, LLC
166 FREMONT ST
HARRISON, N.Y. 10528

Project Information
PROPOSED SITE DEVELOPMENT DRAWINGS
Situated At
555 WAKELEE AVE
CITY OF ANSONIA
NEW HAVEN CO.
CONNECTICUT

Job No. 21-001
Scale AS NOTED
Date 15 FEB 2021
Drawn By M.T.R. / M.M.
Checked By M.M.
Sheet

CS

Seal & Signature

MICHAEL MASTROGIACOMO, P.E., S.
NEW YORK STATE P.E. LIC. NO. 08363
NEW YORK STATE E.S. LIC. NO. 00024
CONNECTICUT STATE P.E. E.S. LIC. NO. 2019

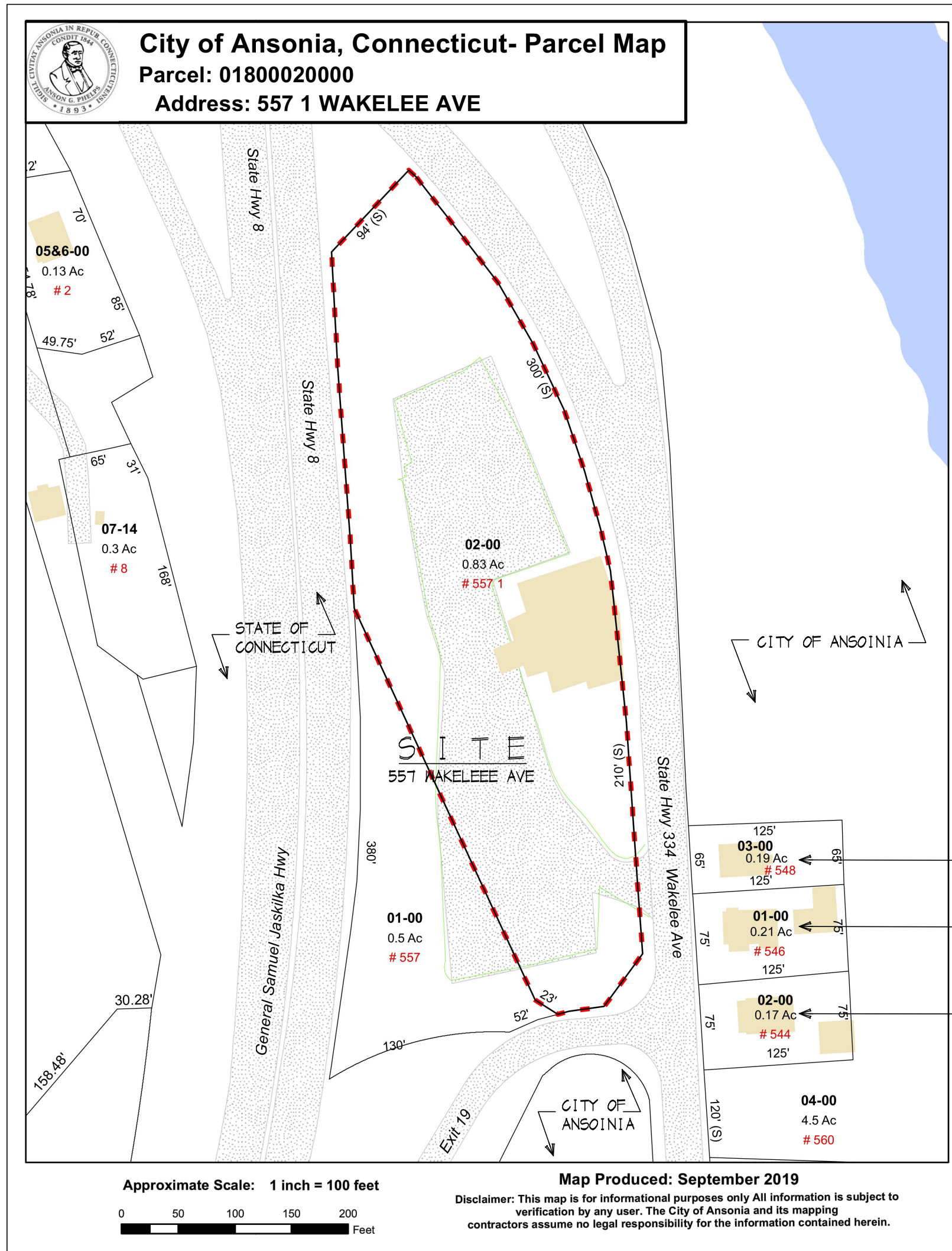


1 TAX ASSESSMENT MAP
SCALE : N.T.S.



2 ZONING MAP
SCALE : N.T.S.

All ideas, designs, arrangements and plans indicated or represented are owned by and the property of this office and were created, evolved and developed for use and in connection with this specific project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without written permission of Mastrogiacomo Engineering, P.C.
Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office must be notified of any variation from these dimensions and conditions shown herein in writing.
It is a violation of the Connecticut State Education Law for any person, unless acting under the direction of a Licensed Professional Engineer, to alter any item on this drawing and/or related specification, all alterations must be made in compliance with the Connecticut State Education Law. The Professional Engineer whose seal appears herein assumes no responsibility for any such alteration or re-use without his consent.



3 CITY PARCEL MAP
SCALE : N.T.S.

- A) **C Central Commercial Districts: Side Yard.** (As in table) Except that the minimum width of a side yard for other than a fire resistant building shall be five (5) feet for each story height of such a building.
- B) **C Districts: Minimum Landscaped Buffer against residential districts.** When the C District abuts a residential district without an intervening street, a permanent landscaped buffer twenty-five (25) feet in depth shall be required to shield the commercial activities from the adjoining residential area. Where the depth of a C District is less than one hundred fifty (150) feet, however, the depth of this landscaped buffer may be reduced to not less than ten (10) feet, provided that the Zoning Commission is satisfied that the nature of the planting or fences is adequate to provide effective screen.
- C Districts: Minimum off-street parking and loading spaces.** As required in Section 410. The required number of parking spaces is based on type of use served by the parking. The exception to the parking requirement in C Central Commercial Districts is specified in Section 410.9.1.
- C) **C Districts: Minimum Front Landscape Depth.** Front landscape areas shall extend across the full width of the lot along the interior side of the front lot line, except where buildings, driveway entrances and exits are located, to the depth required in its Schedule.
- D) **C Districts: Dwelling units shall be permitted in "C" Commercial District only on the second or third floors above street level commercial space.**
- E) **C Districts:** For each dwelling unit there shall be three hundred (300) square feet of useable landscaped space, or an amount determined by the Planning and Zoning Commission, adjacent to the building or a balcony for each dwelling unit, which balcony shall have a minimum useable depth of six (6) feet and a minimum area of seventy (70) square feet. The access to each dwelling unit shall be provided by means of one or more doorways directly to the outside or to a hallway and/or stairway leading directly to the outside, without need to pass through any store, shop, office or other non-dwelling floor area. Any hallway giving principal access to a dwelling shall not also provide principal public access to any non-dwelling floor areas. The Commission may approve interior lounge areas, or courtyards, including interior recreation spaces, roof top terraces, or landscaped courtyards in lieu of the adjacent landscaped space where such design maximizes the space on the same lot or within the structure on the lot to afford residents an area of recreation and common area. Such areas shall be three hundred square feet (300) for each dwelling unit. Maintenance of such areas shall be the responsibility of the building owner or in such cases where the units are owned, a suitable legal common interest community declaration approved by the Ansonia Corporate counsel.

Schedule of Yard, Lot and Bulk Requirements for:
C Central Commercial Districts

	District Code C Districts
MINIMUM REQUIREMENTS:	
1. Yards	Not required if not provided.
2. Yards, if <u>provided</u> :	5 feet (Exception - See Note A) 12 feet
Side Yard Rear Yard	(See Note B)
3. Landscaped buffer against Residential Districts	(See Note C)
4. Off-street parking and loading spaces	6 feet (See Note D)
5. Front landscape depth	4,000 sq. ft. (See Note E)
6. Lot area per dwelling unit	(See Note F)
7. Outdoor Space	
MAXIMUM REQUIREMENTS:	
8. Height in Stories	3 Stories
9. Height in Feet	42 feet

NOTES in reference to above Schedule of Yard, Lot and Width Requirements for C Districts:



Revisions
09.06.2021 Revised n/out Note
09.23.2022 Revised per town comments

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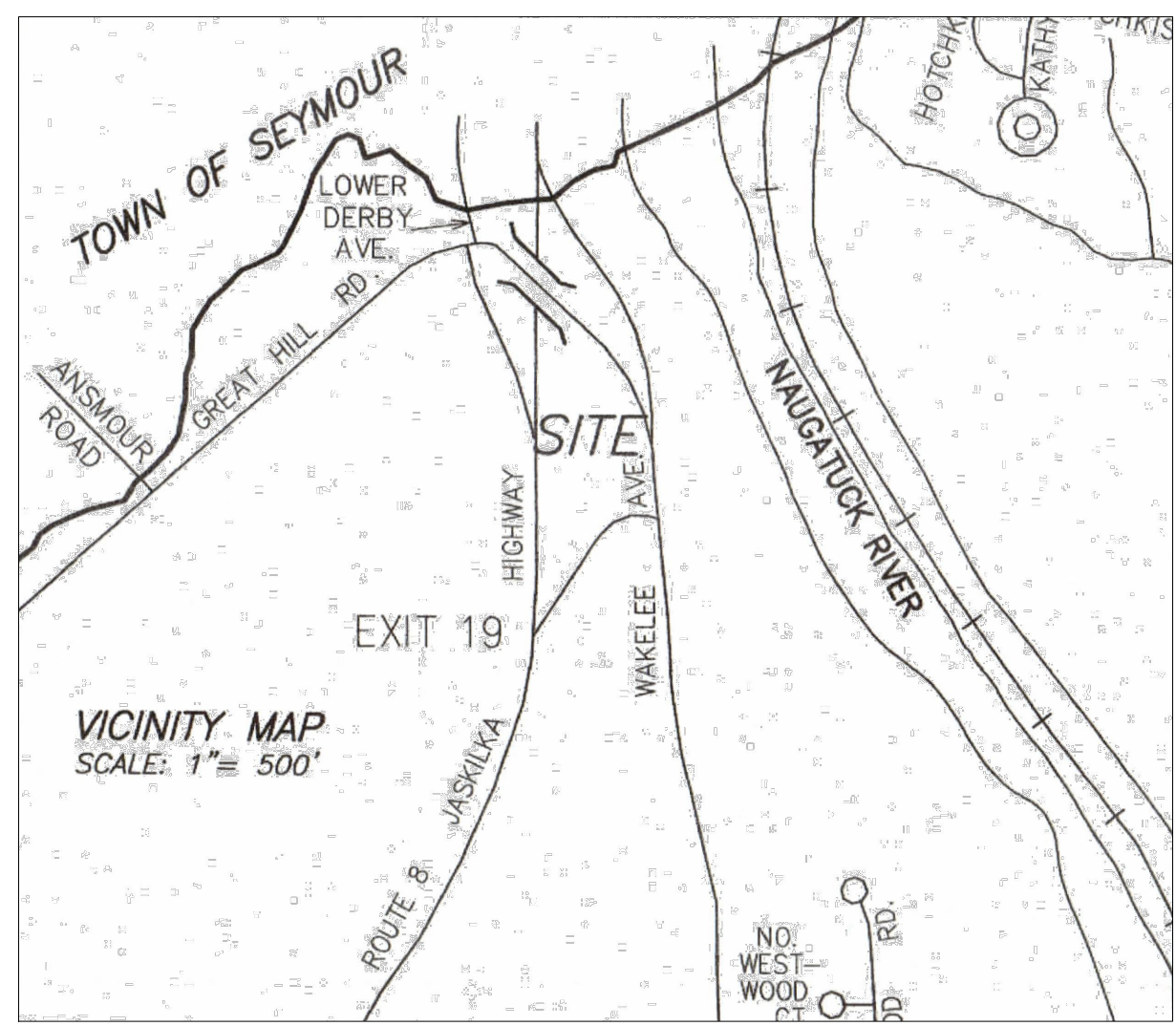
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C100

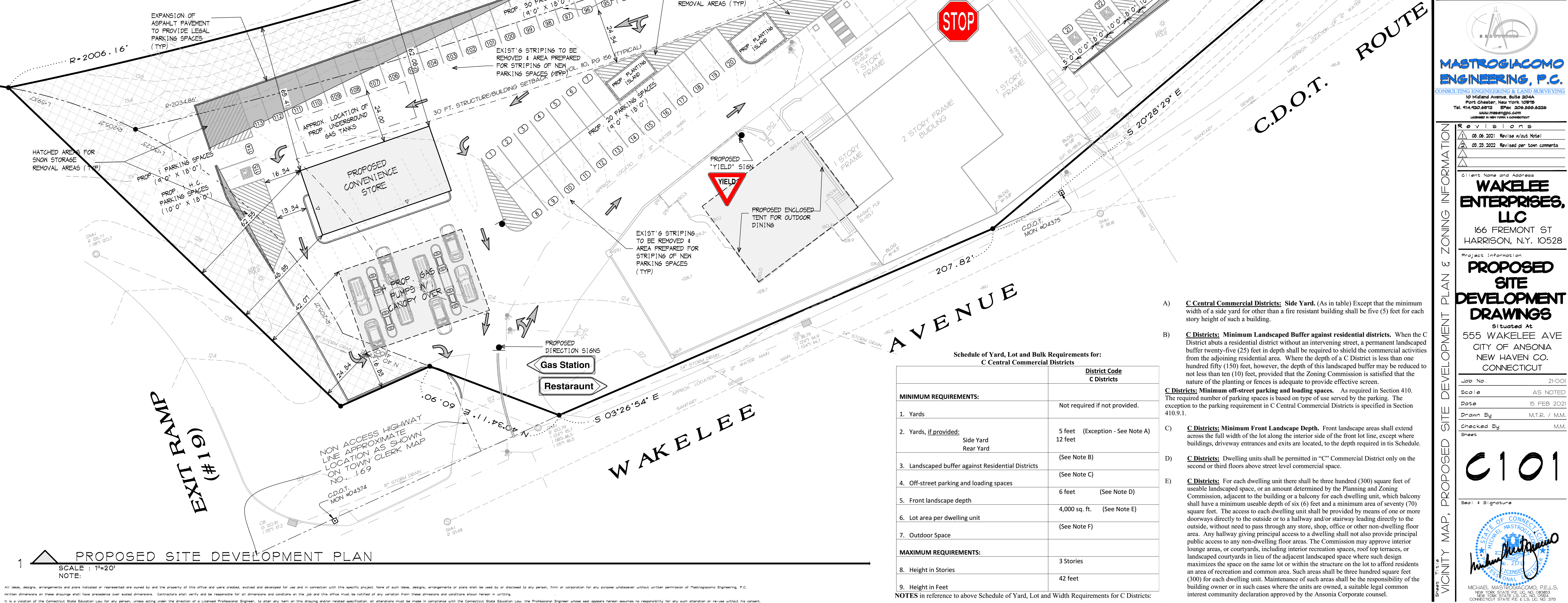
Seal & Signature





LEGEND

12" PROPERTY LINE	WM WATER METER
OH STORM DRAINAGE PIPE	WS WATER SHUTOFF
OH OVERHEAD UTILITIES	HYD HYDRANT
W WATER LINE	EXISTING CONTOUR
G GAS LINE	HIGH
SAW SANITARY SEWER PIPE	LOW
CURB LINE	RETAINING WALL
EDGE OF PAVEMENT	HEDGE LINE
CATCH BASIN	BUILDING SETBACK LINE
MANHOLE	NO. OF PARKING SPACES
LT LIGHT	HANDICAP PARKING SPACE
WG WATER GATE	LEDGE
GG GAS GATE	
UTILITY POLE	



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Licensed in New York & Connecticut

Revisions

02.06.2021	Revised N/Cut Note
02.23.2022	Revised per town comments

Client Name and Address
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166 FREMONT ST
HARRISON, N.Y. 10528

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Seal & Signature

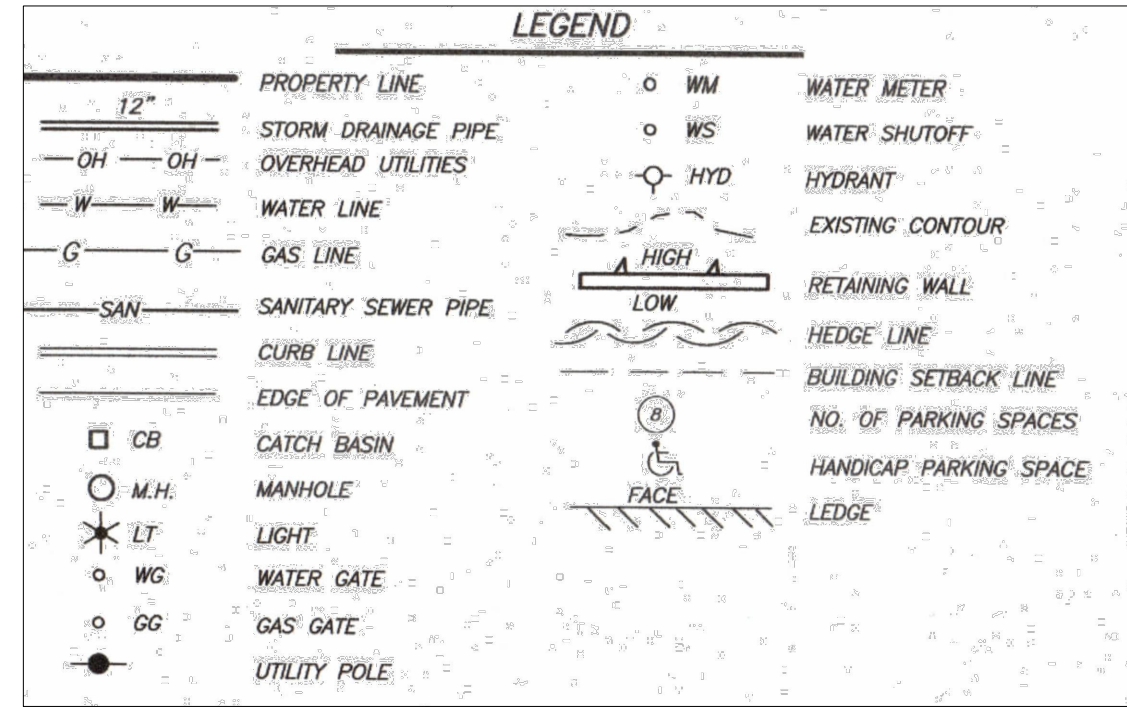
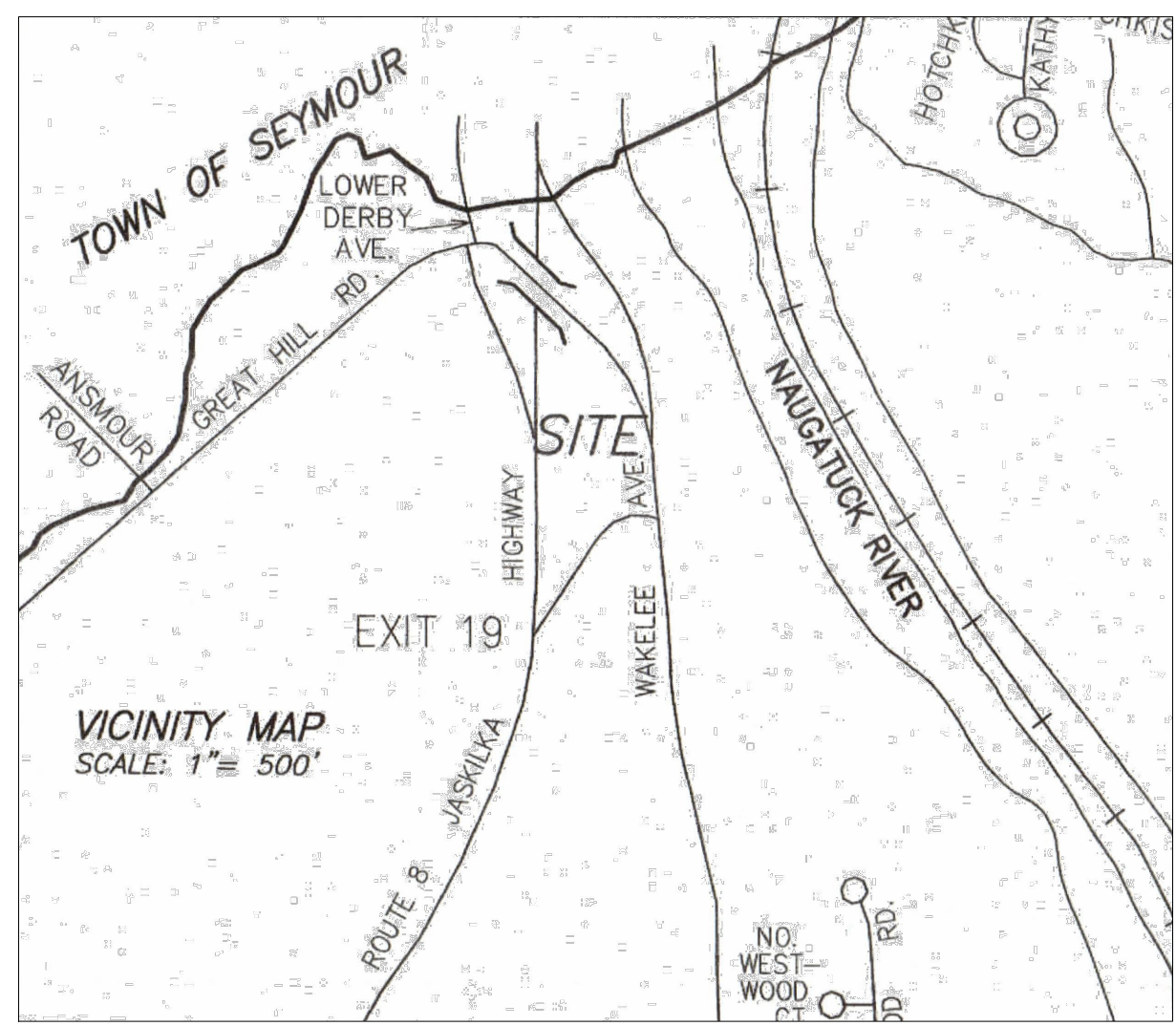
MICHAEL MASTROGIACOMO, P.E.
NEW YORK STATE P.E. LIC. NO. 08363
NEW YORK STATE E.S. LIC. NO. 02028
CONNECTICUT STATE P.E. LIC. NO. 2013

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Schedule of Yard, Lot and Bulk Requirements for:
C Central Commercial Districts

MINIMUM REQUIREMENTS:	District Code C Districts
1. Yards	Not required if not provided.
2. Yards, if provided:	
Side Yard	5 feet (Exception - See Note A)
Rear Yard	12 feet
3. Landscaped buffer against Residential Districts	(See Note B)
4. Off-street parking and loading spaces	(See Note C)
5. Front landscape depth	6 feet (See Note D)
6. Lot area per dwelling unit	4,000 sq. ft. (See Note E)
7. Outdoor Space	(See Note F)
MAXIMUM REQUIREMENTS:	
8. Height in Stories	3 Stories
9. Height in Feet	42 feet

NOTES in reference to above Schedule of Yard, Lot and Width Requirements for C Districts:



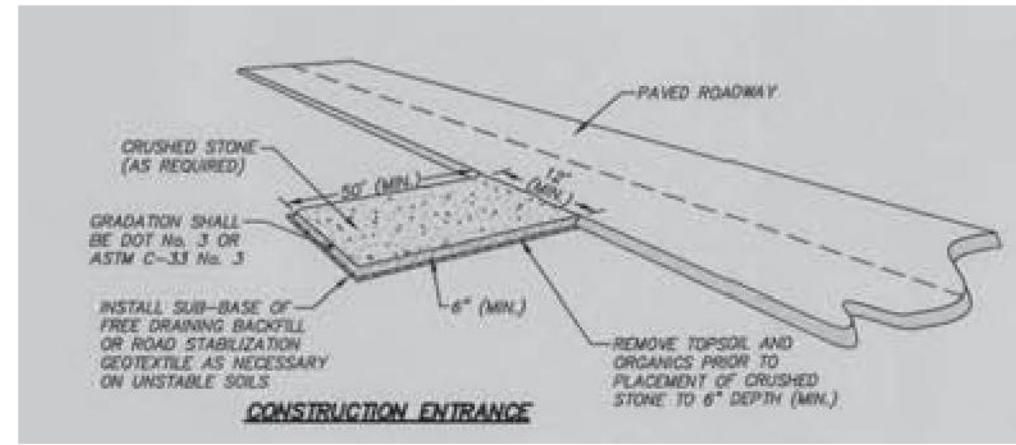
EXIST'G LIGHT POLES TO REMAIN

INSTALL & MAINTAIN SILT FENCE AROUND DOWNHILL AREA OF CONSTRUCTION AREA & MAINTAIN DURING COURSE OF CONSTRUCTION. SILT FENCE TO REMAIN UNTIL VEGETATION HAS TAKEN & APPROVAL FOR REMOVAL IS GRANTED BY MUNICIPAL INSPECTOR

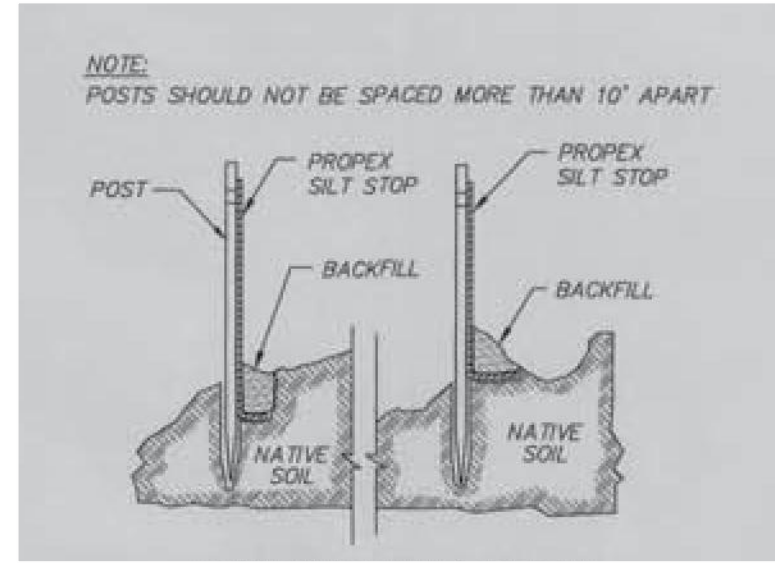
PROPOSED LIGHT FIXTURES TO BE INSTALLED AGAINST BUILDING TO ILLUMINATE PARKING AREA

INSTALL & MAINTAIN ANTI-TRACKING PAD AT ENTRANCE OF CONSTRUCTION AREA & MAINTAIN DURING COURSE OF CONSTRUCTION.

INSTALL & MAINTAIN SILT FENCE AROUND DOWNHILL AREA OF CONSTRUCTION AREA & MAINTAIN DURING COURSE OF CONSTRUCTION. SILT FENCE TO REMAIN UNTIL VEGETATION HAS TAKEN & APPROVAL FOR REMOVAL IS GRANTED BY MUNICIPAL INSPECTOR



A **ANTI-TRACK'G PAD**
SCALE: 1"=20'
NOTE:



B **FILTER FENCING**
SCALE: 1"=20'
NOTE:

GENERAL SAMUEL ROUTE JASKILKA NO. 8

C.D.O.T.

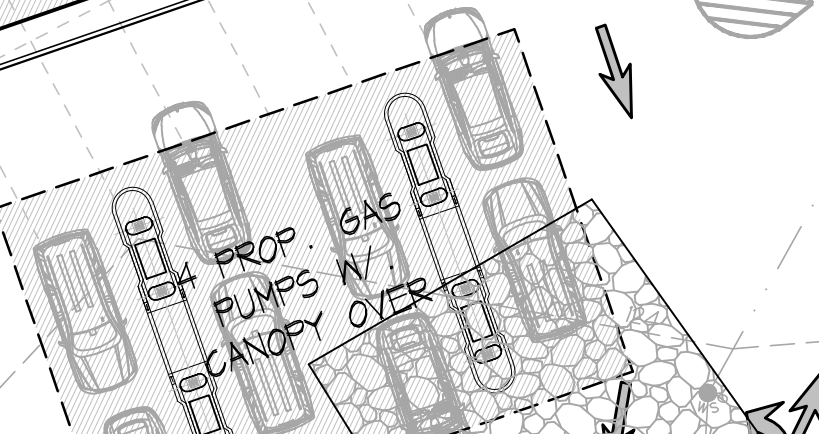
TRUCK MANEUVERING ROUTE IN PARKING LOT AREA

EXIST'G LIGHT POLES TO REMAIN

PROPOSED LIGHT POLES TO BE ADDED

PROPOSED LIGHT POLES TO BE ADDED

PROPOSED CONVENIENCE STORE



PROPOSED LIGHT FIXTURES TO BE INSTALLED AGAINST BUILDING TO ILLUMINATE PARKING AREA

PROPOSED LIGHT FIXTURES TO BE INSTALLED AGAINST BUILDING TO ILLUMINATE PARKING AREA

PROPOSED EROSION CONTROL PLAN

1. All ideas, designs, arrangements and plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without written permission of Mastrogiacomo Engineering, P.C.
2. Written dimensions on these drawings shall NOT be considered as a part of the contract. Contractors shall verify and be responsible for all dimensions and conditions shown herein in writing.
3. It is a violation of the Connecticut State Education Law for any person, unless acting under the direction of a Licensed Professional Engineer, to alter any item on this drawing and/or related specification. All alterations must be made in compliance with the Connecticut State Education Law. The Professional Engineer whose seal appears herein assumes no responsibility for any such alteration or re-use without his consent.

HIGHWAY

WAKELEE AVENUE

WAKELEE AVENUE

GENERAL CONSTRUCTION STAGING

1. INSTALL SEDIMENT AND EROSION CONTROLS
2. REMOVE EXISTING STRUCTURES, PAVEMENT, AND OTHER EXISTING FEATURES
3. STRIP TOPSOIL AND STOCKPILE WITH APPROPRIATE CONTROL MEASURES AND CONSTRUCTION ACCESS
4. EXCAVATE FOR PROPOSED GAS STATION KIOSK
5. CONSTRUCT PROPOSED FOUNDATION
6. BACKFILL AND ROUGH GRADE AROUND NEW KIOSK FOUNDATION
7. INSTALL SEPTIC/SEWER, STORM DRAINAGE SYSTEM, AND UTILITIES AS REQUIRED
8. CONSTRUCT PROPOSED GAS STATION KIOSK
9. CONSTRUCT WALKWAYS AND CURBS
10. CONSTRUCT PAVED AREAS
11. FINE GRADE AND STABILIZE ALL SLOPES
12. LANDSCAPE AS REQUIRED
13. REMOVE SEDIMENT AND EROSION CONTROLS

GENERAL NOTES

1. EROSION CONTROL TO COMPLY WITH SECTION 520 OF THE CITY OF ANSONIA CODE.
2. TEMPORARY SOIL AND EROSION CONTROL MEASURES INCLUSIVE OF FILTER BARRIERS, WATER BREAKS, CHECK DAMS, AND ANTI-TRACKING AREAS SHALL REMAIN IN PLACE FOR AS LONG AS NECESSARY TO PERMANENTLY STABILIZE DEVELOPED AREAS.
3. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN THEIR PROPER SEQUENCE. NO CLEARING OR GRADING MAY BE DONE IN ANY AREA UNTIL THE DEVICES FOR THAT AREA, AS SHOWN ON THE PLANS, ARE IN PLACE AND FUNCTIONAL.
4. NATURAL VEGETATION SHALL BE MAINTAINED AND PROTECTED TO THE GREATEST EXTENT PRACTICAL.
5. ALL SEDIMENT AND EROSION CONTROL DEVICES AND PROVISIONS SHALL BE MAINTAINED IN OPERATIONAL CONDITION BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT.
6. NO CHANGES OF THIS SEDIMENT AND EROSION CONTROL PLAN MAY BE MADE WITHOUT APPROVAL OF THE PROJECT ENGINEER.
7. LAND DISTURBANCE IS TO BE KEPT AT A MINIMUM AND REESTABLISHED AND/OR STABILIZATION OF DISTURBED AREAS SHALL BE SCHEDULED AS SOON AS PRACTICAL.
8. EROSION CONTROLS SHALL BE MONITORED PERIODICALLY TO VERIFY THAT THEY ARE MAINTAINED IN EFFECTIVE WORKING ORDER. IF, DURING CONSTRUCTION, ADDITIONAL CONTROL MEASURES ARE NECESSARY, THEY SHALL BE INSTALLED.
9. SEDIMENT OR DEBRIS SHALL BE REMOVED FROM THE DRAINAGE PIPES AND STRUCTURES AS IT ACCUMULATES DURING CONSTRUCTION. IT SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.
10. SEDIMENT FENCING SHALL BE INSTALLED WHERE REQUIRED PRIOR TO COMMENCING CONSTRUCTION AND SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. FENCING SHALL BE PROPEX SILT STOP (TM) AS MANUFACTURED BY AMOCO OR APPROVED EQUAL.
11. THE CONTRACTOR MAY PROVIDE MEANS OF SEDIMENT CONTROL, BUT HE MAY NOT ELIMINATE PLACEMENT OF PROTECTION IN THE AREAS INDICATED HEREON.
12. THE CONTRACTOR SHALL REGRADE, TOPSOIL, AND SEED ALL DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION HAS BEEN COMPLETED.
13. COPIES OF THE SEDIMENT AND EROSION CONTROL PLAN ARE TO BE MAINTAINED AT THE SITE AND PROVIDED TO THE PROJECT FOREMAN AND SUBCONTRACTORS PRIOR TO START OF WORK.
14. GROUND UNDER DECKS AND STAIRS SHALL BE STABILIZED WITH 6" OF 1 1/4" CRUSHED STONE, FLAGSTONES, OR OTHER SUITABLE MATERIALS, IF APPLICABLE.
15. ADDITIONAL PROTECTION MEASURES SHALL BE IMPLEMENTED AS SITE CONDITIONS WARRANT.
16. AN ADDITIONAL 10% OF TRAP ROCK, HAY BALES, SNOWFENCING, FABRIC FENCING, AND OTHER CONTROL MATERIALS ARE TO BE STOCKPILED ON SITE FOR USE AS NECESSARY.
17. REFER TO EROSION AND SEDIMENT CONTROL HANDBOOK - CONNECTICUT FOR ADDITIONAL DETAILS AND SPECIFICATIONS FOR SEDIMENT CONTROL.

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Licensed in New York & Connecticut

Revisions

02.06.2021	Revised (Note)
02.23.2022	Revised per town comments

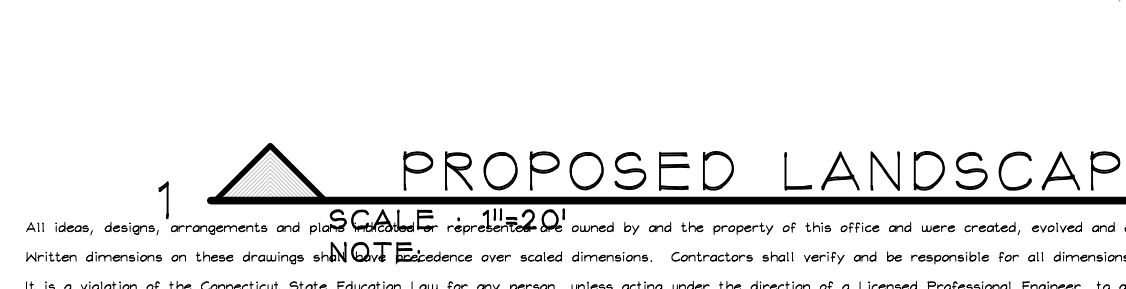
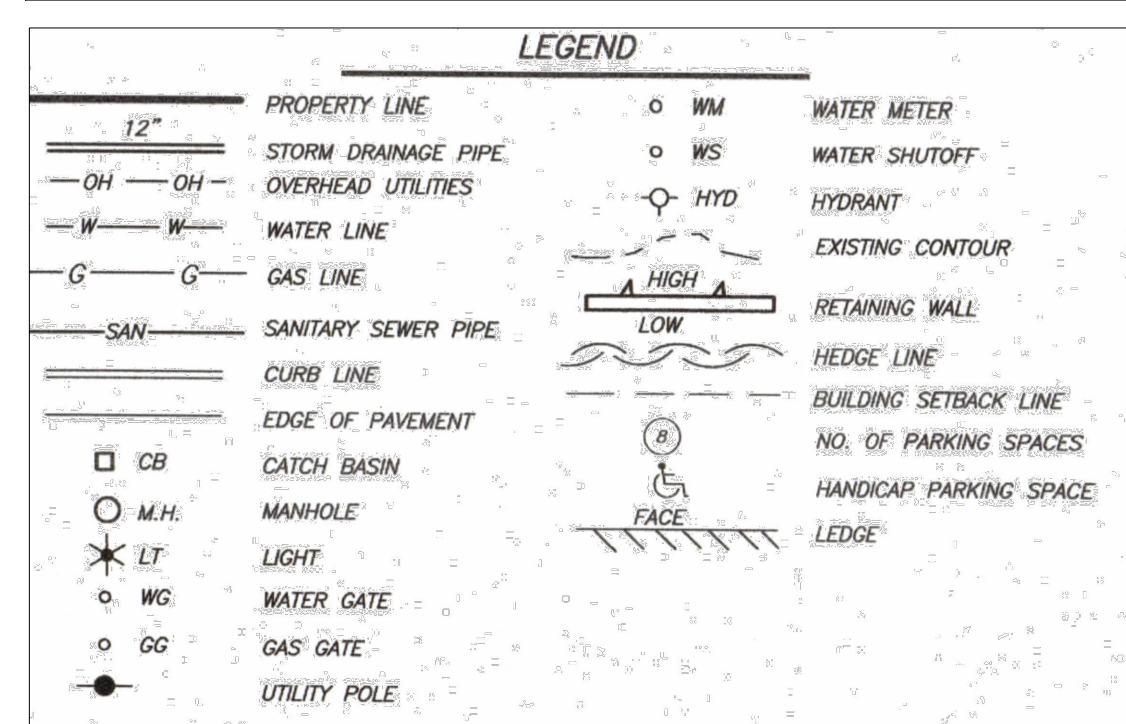
Client Name and Address
WAKELEE ENTERPRISES, LLC
166 FREMONT ST
HARRISON, N.Y. 10528




Project Information
PROPOSED SITE DEVELOPMENT DRAWINGS
Sited At
555 WAKELEE AVE
CITY OF ANSONIA
NEW HAVEN CO.
CONNECTICUT

Job No. 21-001
Scale AS NOTED
Date 15 FEB 2021
Drawn By M.T.R. / M.M.
Checked By M.M.
Sheet

C102

Seal & Signature
Michael Mastrogiacomo, P.E.
NEW YORK STATE P.E. LIC. NO. 08363
NEW YORK STATE E.S. LIC. NO. 00024
CONNECTICUT STATE P.E. LIC. NO. 2103



KEY	SYMBOL	NAME	QUANTITY	SIZE
TF		THUJA (FASTIGIATA) OCCIDENTALIS ARBOREVITAE	26	6'-8'
MA		ACER FREEMANII MAPLE AUTUM BLAZE	12	2-1/2" GAL
AZ		AZALEA X 'MAISHCHNEE' KIMONO MAY SNOW AZALEA	22	5 GAL

LANDSCAPING NOTES:

1. ALL PLANT MATERIALS AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS, OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH A MINIMUM OF 3" BARK CHIPS.



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Revisions	
1	08.06.2021 Revise n/out Motel
2	03.23.2022 Revised per town comments
3	

Client Name and Address

**WAKELEE
ENTERPRISES,
LLC**

166 FREMONT ST
HARRISON, N.Y. 10528

Project Information

**PROPOSED
SITE
DEVELOPMENT
DRAWINGS**

Situated At
555 WAKELEE AVE
CITY OF ANSONIA
NEW HAVEN CO.
CONNECTICUT

Job No.	21-00
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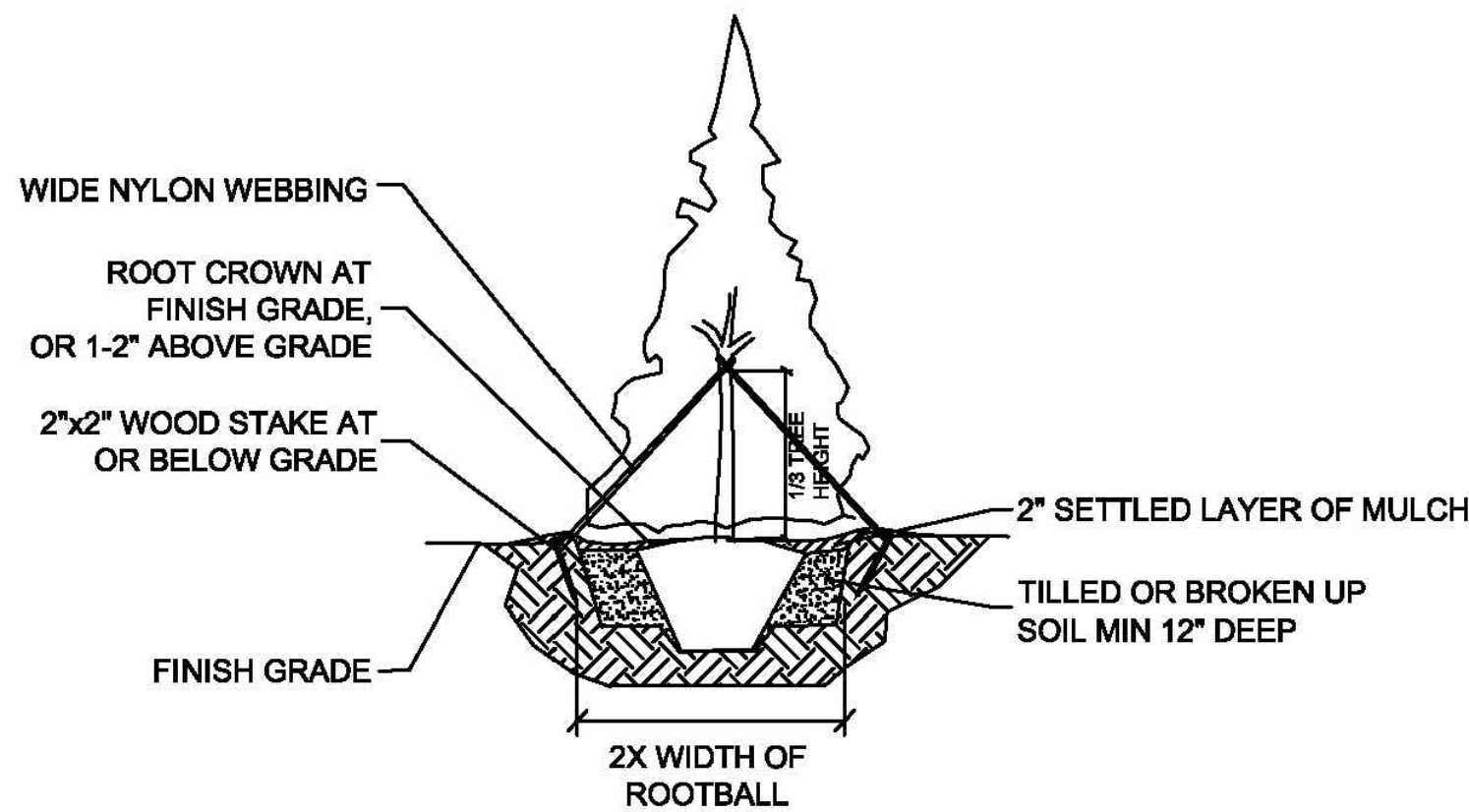
C103

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A PLANTING NOTES

1. NAMES: AGREE WITH NOMENCLATURE OF STANDARD PLANT NAMES: AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, 1942 EDITION. PLANT MATERIAL SHALL BE TRUE TO BOTANICAL NAME, SPECIFIED SIZE, AND IN A VIGOROUS CONDITION.
2. SIZE AND GRADING: CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. QUALITY: TYPICAL OF SPECIES OR VARIETY, NORMAL WELL-DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. FREE FROM DEFECTS, INJURY, DISEASE OR INSECT INFESTATION.
4. FOR MEASUREMENT, A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NORMAL POSITION. TREES CALIPERED 6" ABOVE GROUND. STOCK FURNISHED SHALL BE A FAIR AVERAGE OF MINIMUM AND MAXIMUM SIZE SPECIFIED. LARGE PLANTS CUT BACK TO SIZES SPECIFIED WILL NOT BE ACCEPTED.
5. NO SUBSTITUTIONS PERMITTED EXCEPT BY WRITTEN PERMISSION OF ENGINEER.
6. ALL PLANTING OPERATIONS IN WETLAND AREAS SHALL BE PERFORMED BY HAND METHODS.
7. PLANTING OF TREES SHALL BE IN PITS TWICE AS WIDE AS THE DIAMETER OF THE BALL OR ROOT SYSTEM. SUBSOIL FROM PLANTING EXCAVATIONS SHALL BE REMOVED FROM THE SITE.
8. TREES SHALL BE PLANTED PLUMB AT THE SAME LEVEL AT WHICH THEY HAVE GROWN. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, THE BALLS OF BALLED AND BURLAPED OR CANNED TREES SHALL NOT BE LOOSENED OR OTHERWISE DAMAGED DURING PLANTING OPERATIONS. ALL LARGE AND FLESHY ROOTS WHICH ARE BRUISED OR BROKEN SHALL BE PRUNED WITH A CLEAN CUT BEFORE PLANTING. SOIL SHALL BE FIRMED AT 6" TO 8" INTERVALS AND THOROUGHLY SETTLED WITH WATER.
9. ALL AREAS DISTURBED DURING THE CONSTRUCTION PROCESS SHALL BE SEEDED WITH CONSERVATION MIX AND MULCHED WITH SALT HAY.
10. ALL TREES SHALL BE STAKED OR GUYED SECURELY IN ACCORDANCE WITH STANDARD PRACTICE. CARE SHALL BE TAKEN SO THAT STAKES AND GUY WIRE WILL NOT CREATE PEDESTRIAN OR VEHICULAR HAZARDS.
11. EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL SHAPE AND CHARACTER OF THE PLANT. IN GENERAL, AT LEAST 1/4 TO 1/3 OF THE WOOD OF DECIDUOUS PLANTS SHALL BE REMOVED BY THINNING THE BRANCHES, BUT NO LEADERS SHALL BE CUT.
12. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN, DEAD, OR BADLY BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS.
13. ALL TREES SHALL BE THOROUGHLY WATERED DURING AND AFTER PLANTING OPERATIONS AS WEATHER CONDITIONS REQUIRE FOR THE ENTIRE MAINTENANCE PERIOD. DUE CARE SHALL BE EXERCISED TO AVOID "WASHING OUT" OF THE MULCHED SOIL. MINIMUM WATER IS CONSIDERED AS ONE SOAKING PER WEEK.
14. MAINTAIN ALL PLANTED TREES UNTIL ALL WORK UNDER CONSTRUCTION IS APPROVED AND ACCEPTED.
15. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATION, AND PRUNING, ADJUSTMENT AND REPAIR OF STAKES, ANCHORS AND WIRES, REPAIR OF MINOR WASHOUTS AND GULLIES AND OTHER HORTICULTURAL OPERATIONS NECESSARY FOR THE PROPER GROWTH OF PLANTS AND MAINTAINING A NEAT APPEARANCE OF ALL WORK UNDER CONTRACT.
16. REPLACEMENTS SHALL BE MADE AT THE COMPLETION OF THE GUARANTEE PERIOD.
17. ALL REPLACEMENTS OF UNHEALTHY, DEAD, DYING, DISFIGURED PLANTS (IN THE OPINION OF THE ENGINEER) SHALL BE PLANTS OF THE SAME SPECIES AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED AND PLANTED IN ACCORDANCE WITH THESE SPECIFICATIONS. COSTS SHALL BE BORNE BY CONTRACTOR EXCEPT FOR POSSIBLE REPLACEMENTS RESULTING FROM REMOVAL, LOSS OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM OR ACTS OF NEGLIGENCE ON THE PART OF THE OWNER OR OTHERS, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, FIRE, ETC. OR LOSSES DUE TO "ACTS OF GOD" (FLOODS, CYCLONES, HURRICANES, ETC.). THE OWNER SHALL ASSUME THE RISK OF SUCH "ACTS OF GOD".



NOTES: EVERGREEN TREE PLANTING

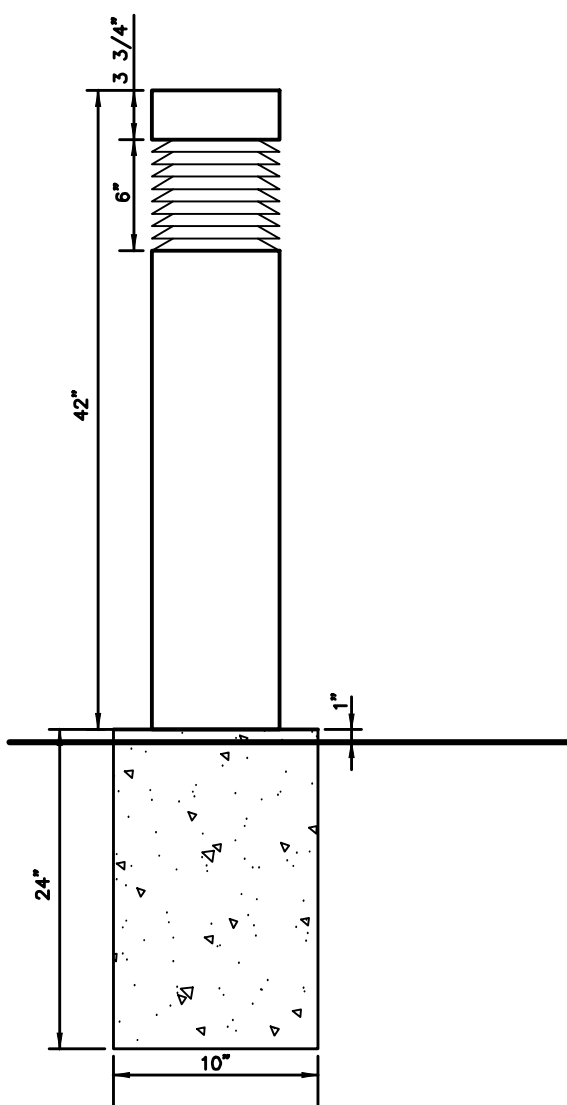
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2X WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL, A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

B EVERGREEN DETAIL & NOTES

N.T.S.

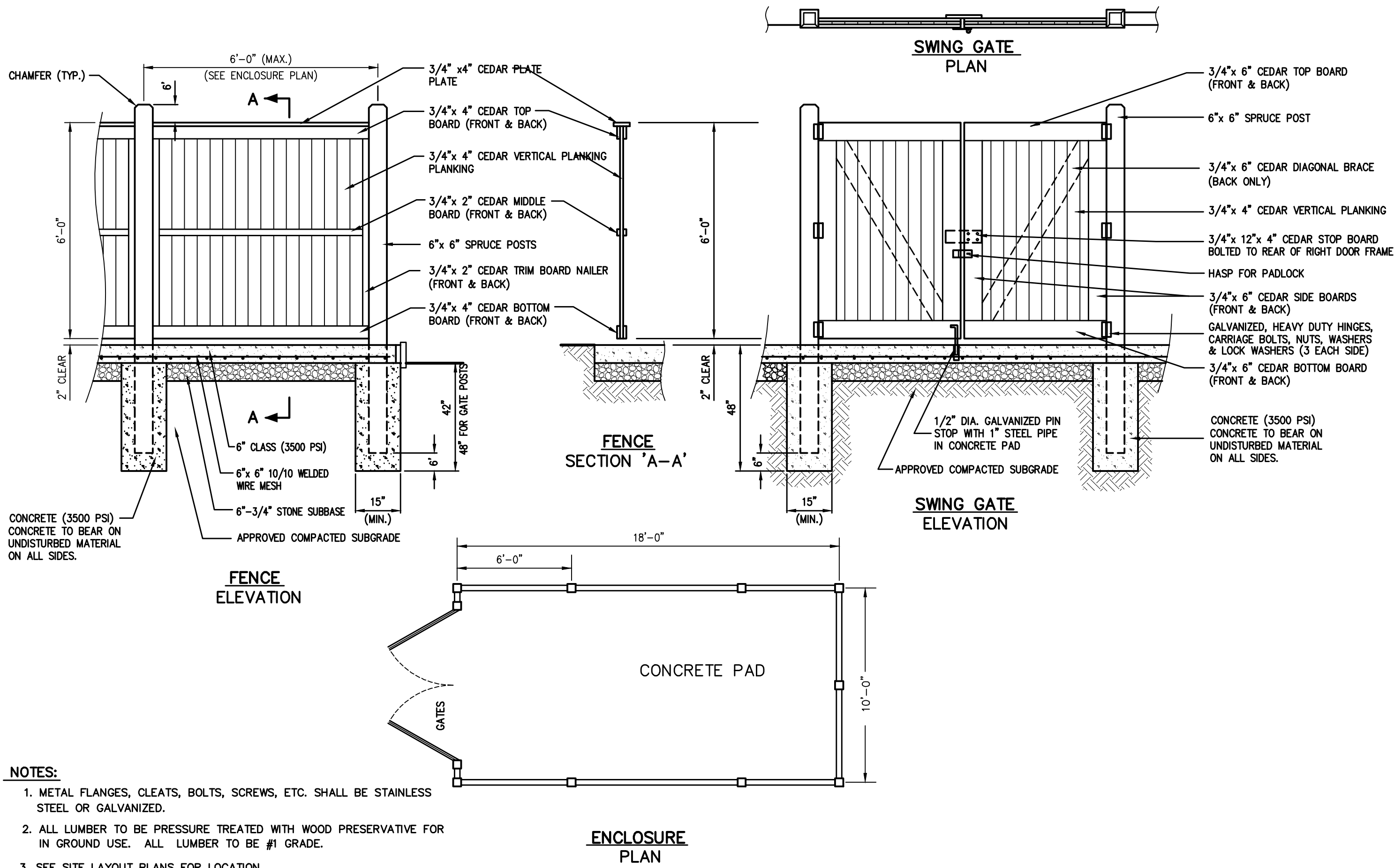
C TRASH ENCLOSURE DETAILS

SCALE : N.T.S.



D BOLLARD ILLUMINAIRE DETAIL

SCALE : N.T.S.



NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED.
2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLANS FOR LOCATION.



Revisions	
09.06.2021	Revise n/out Note
09.23.2022	Revised per town comments

Client Name and Address
WAKELEE ENTERPRISES, LLC
166 FREMONT ST
HARRISON, N.Y. 10528

Project Information
PROPOSED SITE DEVELOPMENT DRAWINGS
Sited At
555 WAKELEE AVE
CITY OF ANSONIA
NEW HAVEN CO.
CONNECTICUT

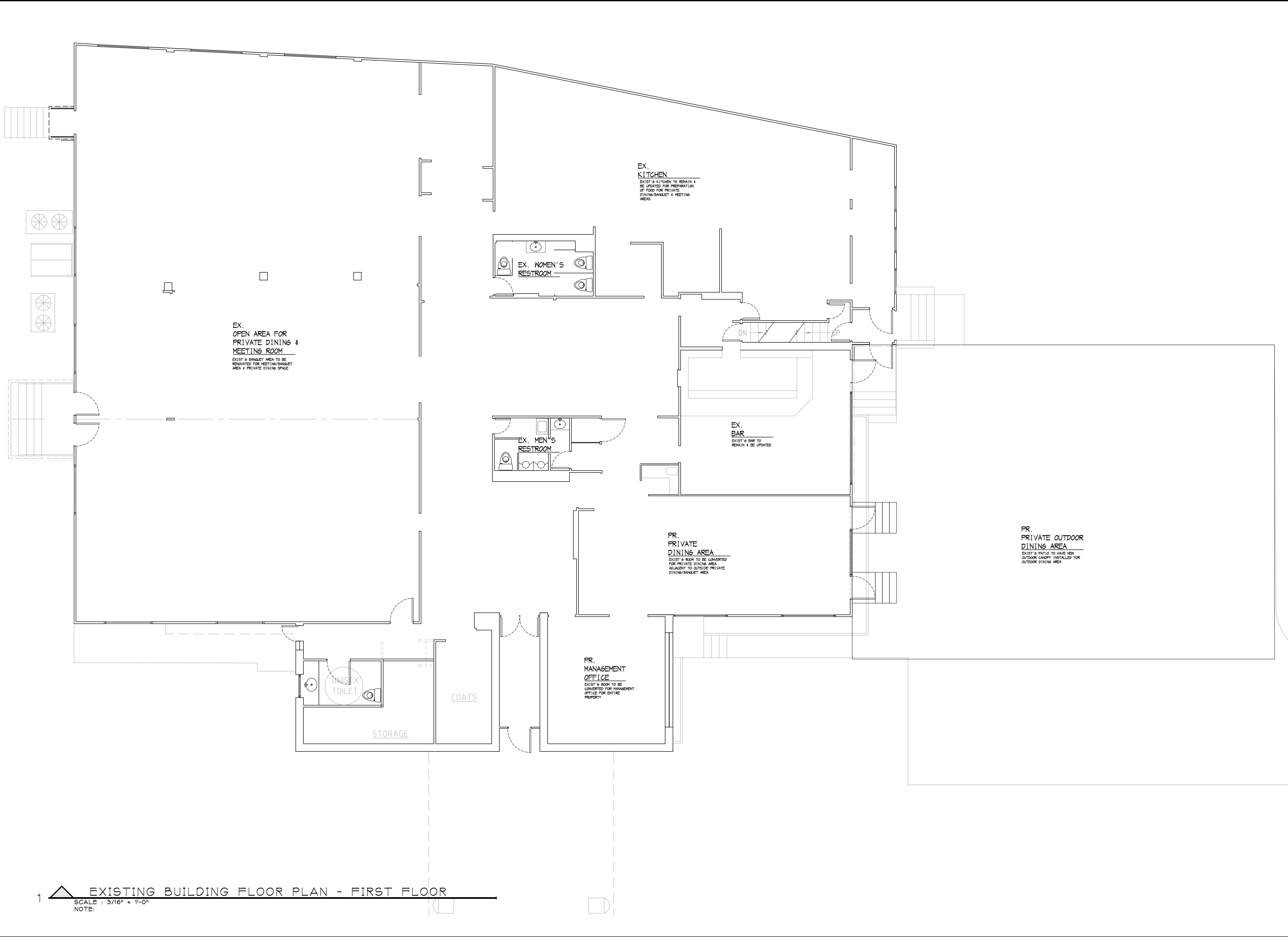
Job No. 21-001
Scale AS NOTED
Date 15 FEB 2021
Drawn By M.T.R. / M.M.
Checked By M.M.
Sheet

C200

Seal & Signature



MICHAEL MASTROGIACOMO, P.E., S.
NEW YORK STATE P.E. LIC. NO. 008853
NEW YORK STATE P.E. LIC. NO. 008853
CONNECTICUT STATE P.E. LIC. NO. 10000



1  EXISTING BUILDING FLOOR PLAN - FIRST FLOOR
SCALE : 3/16" = 1'-0"
NOTE:


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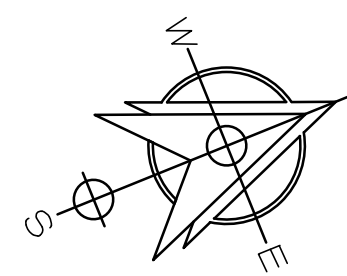
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Revisions	
08.06.2021	Revise n/out Hotel
08.25.2022	Revised per town comments

Drawing North



Client Name and Address

WAKELEE ENTERPRISES, LLC
166 FREMONT ST
HARRISON, N.Y.
10528

Project Information

PROPOSED SITE DEVELOPMENT DRAWINGS

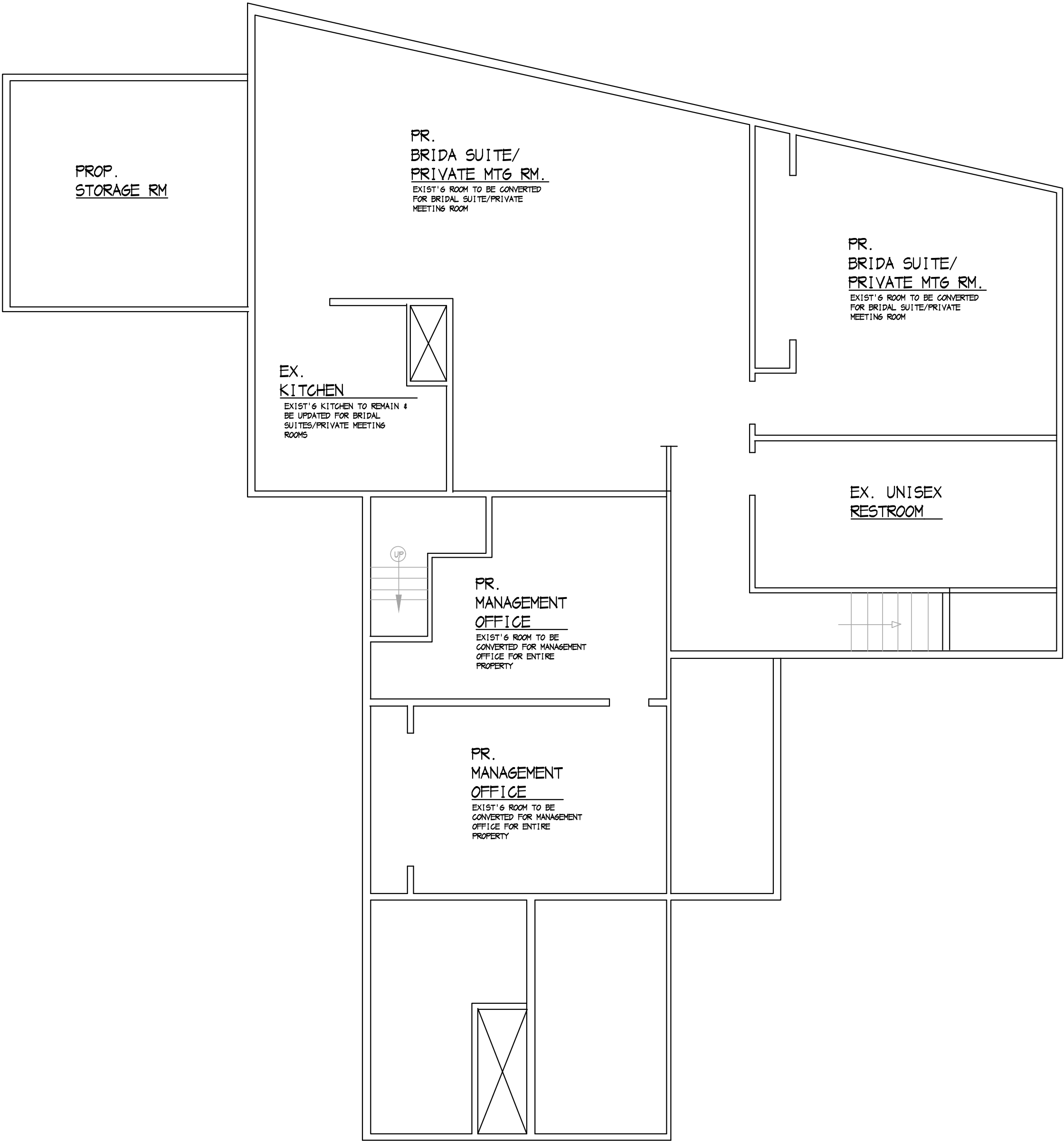
Situated At
555 WAKELEE AVE
CITY OF ANSONIA
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CONNECTICUT

Job No.	2H-001
Scale	AS NOTED
Date	15 FEB 2021
Drawn By	M.T.R. / M.M.
Checked By	M.M.
Sheet	

A100

Seal & Signature


MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. LIC. NO. 080853
NEW YORK STATE L.S. LIC. NO. 020021
CONNECTICUT STATE P.E. & L.S. LIC. NO. 2018



1  EXISTING BUILDING FLOOR PLAN - SECOND FLOOR
SCALE : 3/16" = 1'-0"
NOTE:


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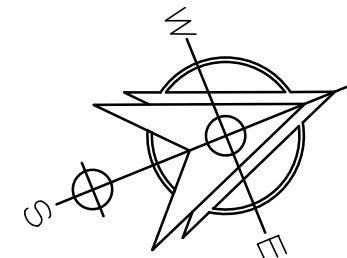
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Revisions		
△	08.06.2021	Revise n/out Hotel
△	08.23.2022	Revised per town comments
△		
△		
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Drawing North



Client Name and Address

WAKELEE ENTERPRISES, LLC
166 FREMONT ST
HARRISON, N.Y.
10528

Project Information

PROPOSED SITE DEVELOPMENT DRAWINGS

Situated At
555 WAKELEE AVE
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CONNECTICUT

Job No.	2H-001
Scale	AS NOTED
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Checked By	M.M.
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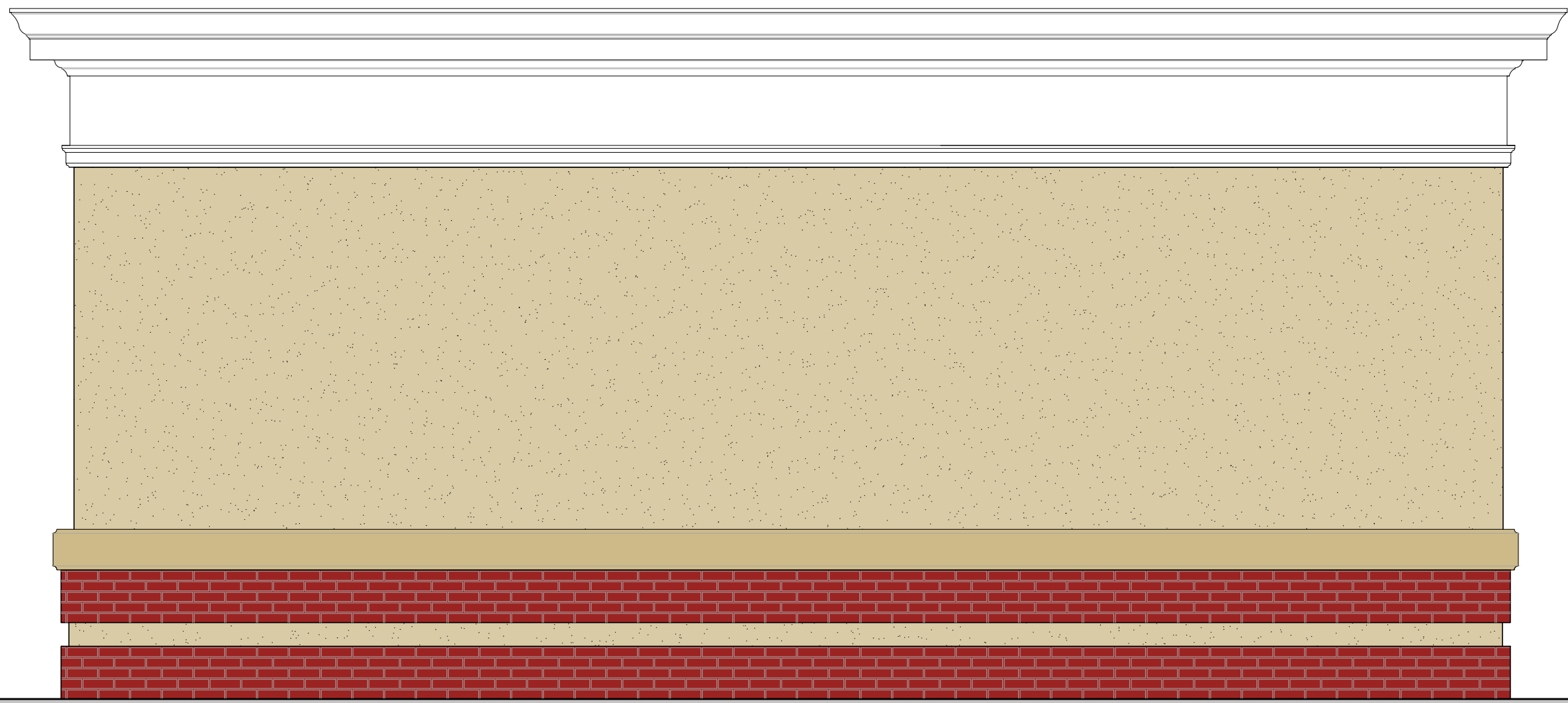
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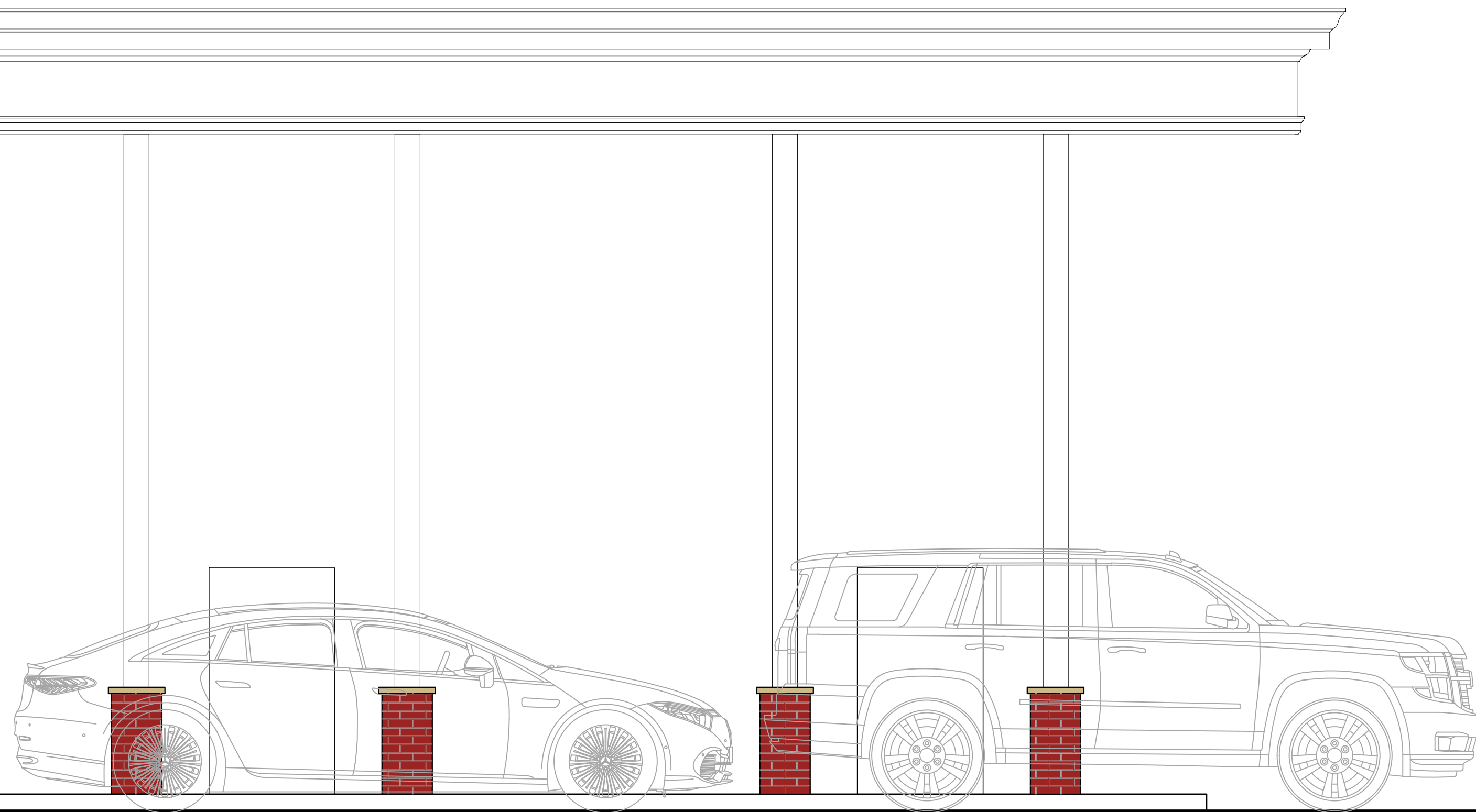
MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. LIC. NO. 080853
NEW YORK STATE L.S. LIC. NO. 020201
CONNECTICUT STATE P.E. & L.S. LIC. NO. 2018

EXISTING BUILDING FLOOR PLAN - 2ND FLOOR

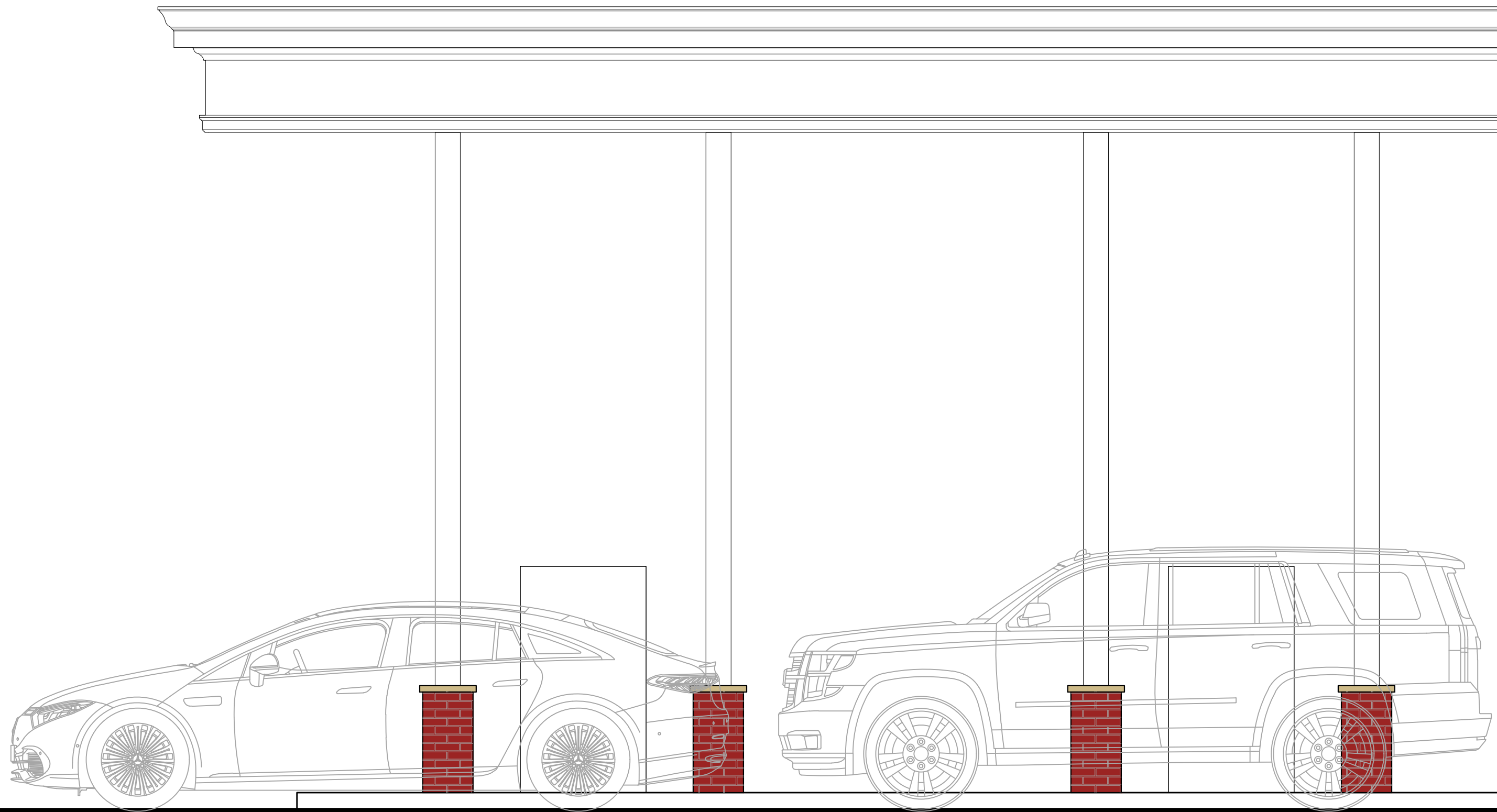
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1  PROPOSED LEFT ELEVATION
SCALE : 3/8" = 1'-0"
NOTE:



2  PROPOSED RIGHT ELEVATION
SCALE : 3/8" = 1'-0"
NOTE:














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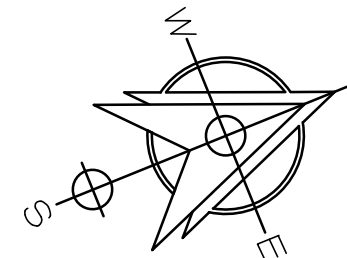
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Revisions		
	08.06.2021	Revise n/out Motel
	08.23.2022	Revised per town comments
		
		
		
		
		
		
		
		

Drawing North



Client Name and Address

WAKELEE ENTERPRISES, LLC
166 FREMONT ST
HARRISON, N.Y.
10528

Project Information

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Sheet

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Seal & Signature



MICHAEL MASTROGIACOMO, P.E., L.S.
NEW YORK STATE P.E. LIC. NO. 080853
NEW YORK STATE L.S. LIC. NO. 02001
CONNECTICUT STATE P.E. & L.S. LIC. NO. 2018

PROPOSED GAS STATION / CONVENIENCE STORE ELEVATIONS