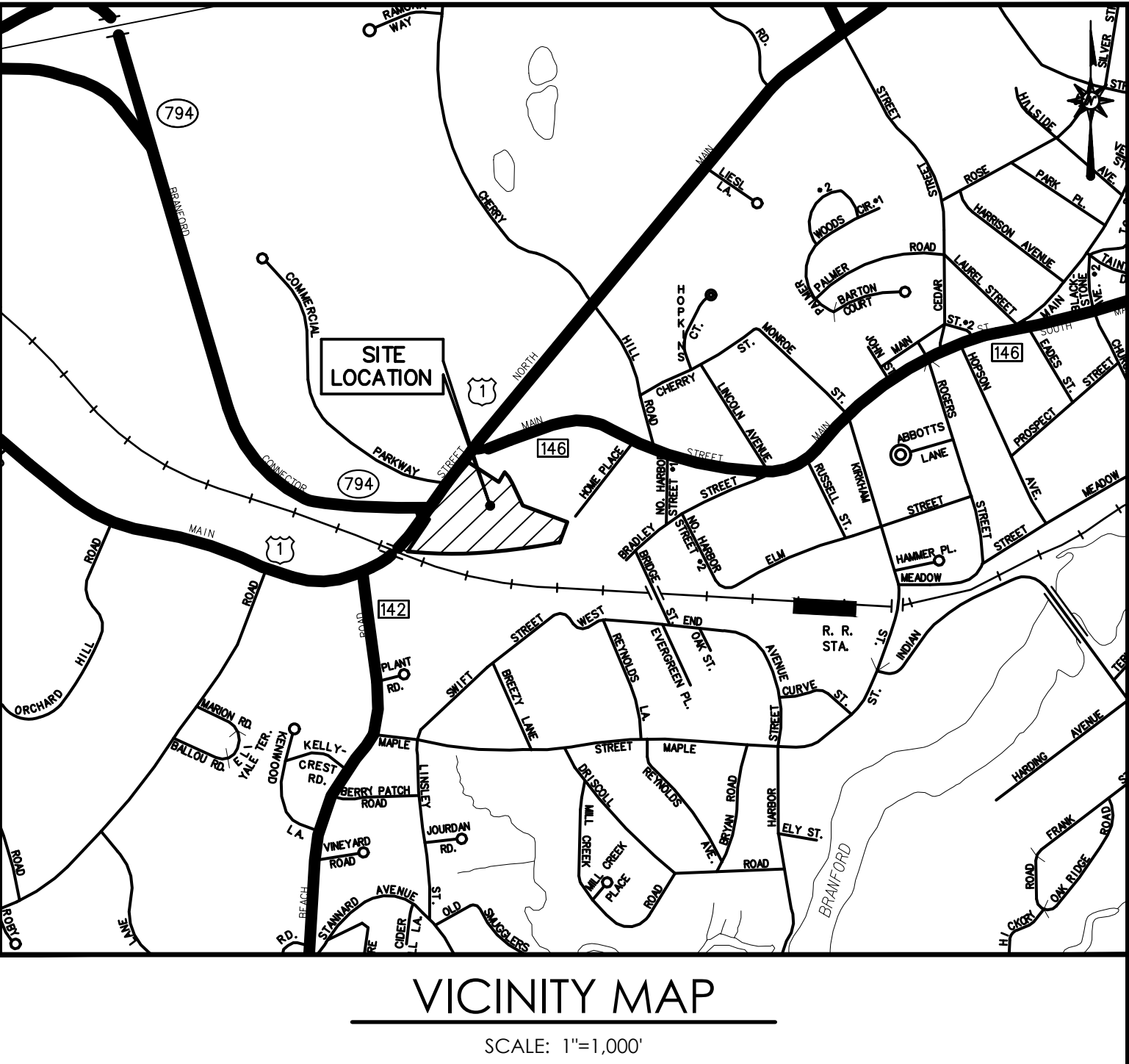


LAND DEVELOPMENT PLANS ISSUED FOR SITE PLAN AND COASTAL AREA MANAGEMENT APPLICATION

COMMERCIAL DEVELOPMENT
MBL D08-000-001-00001
1151 WEST MAIN STREET
BRANFORD, CONNECTICUT

PREPARED FOR:
SOUND DEVELOPMENT GROUP, LLC
5520 PARK AVENUE, SUITE M1-150
TRUMBULL, CT 06611



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PREPARED BY:

BL ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING
Companies

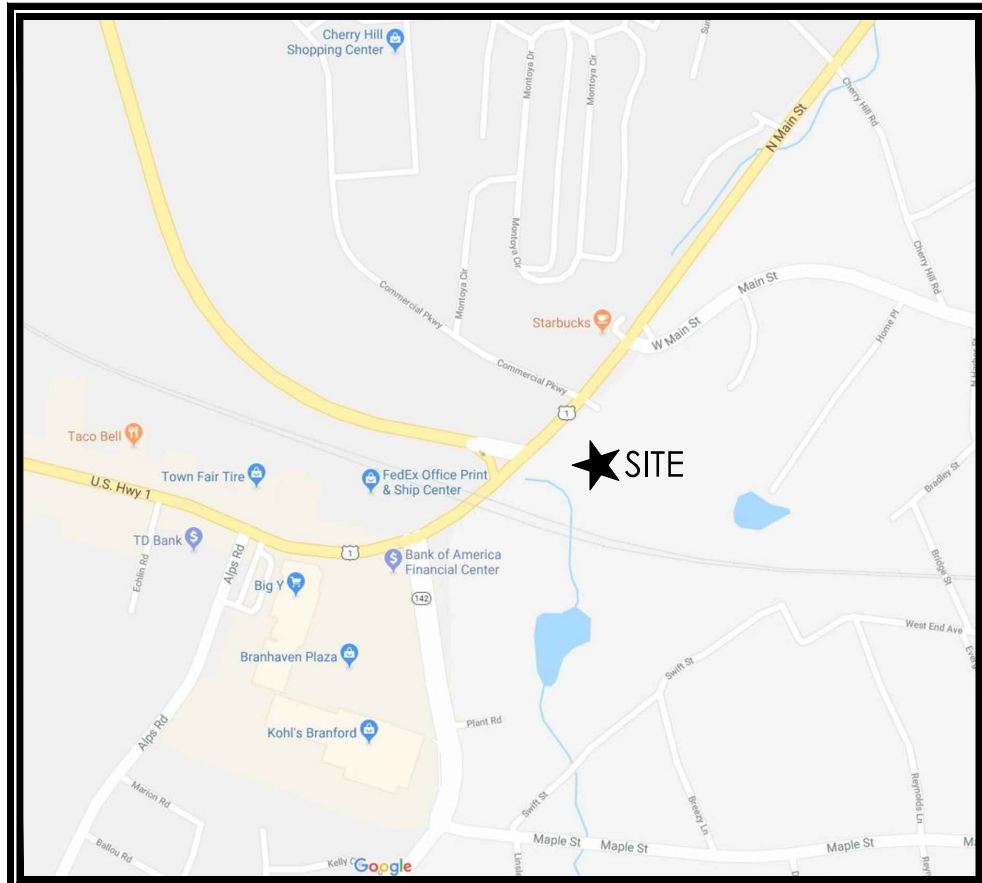
355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

SUBCONSULTANTS:

Davison Environmental, LLC
10 Maple Street
Chester, CT 06412
www.davisonenvironmental.com

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

DEVELOPER: SOUND DEVELOPMENT GROUP, LLC 5520 PARK AVENUE, SUITE M1-150 TRUMBULL, CT 06611	OWNER: MELISSA MATURO ET AL C/O JOHN MATURO 1151 WEST MAIN STREET BRANFORD, CT 06405
<u>DATES</u>	
ISSUE DATE:	NOVEMBER 6, 2019
REVISION:	MARCH 23, 2020



LOCATION MAP

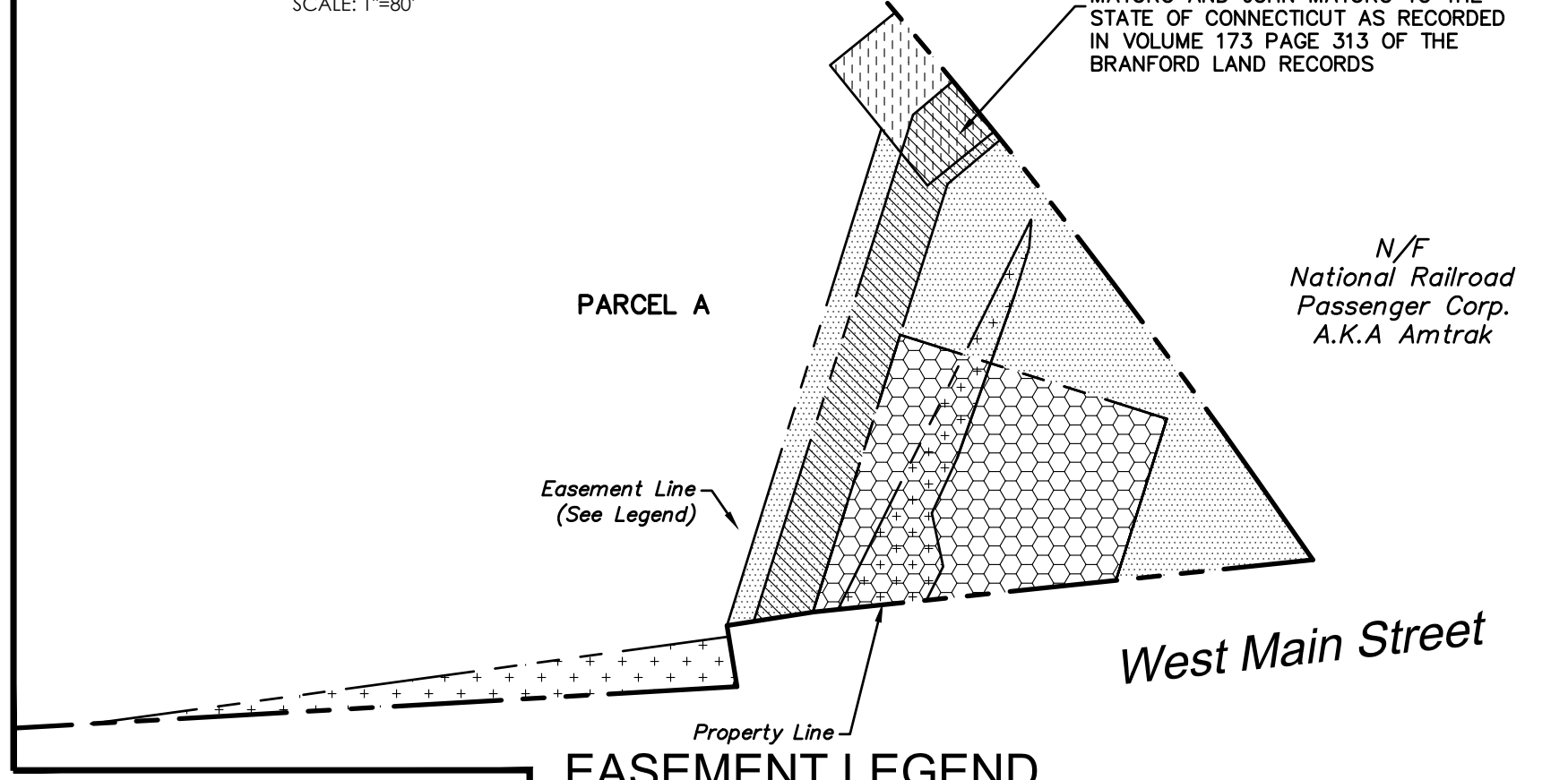
LEGEND

- Property Line
- Easement Line
- Setback Line
- Railroad
- Edge of Water
- Limit of Wetlands
- Treeline
- Brushline
- Major Contour
- Minor Contour
- Stone Wall
- Guide Rail
- Fence
- Overhead Wires
- Underground Electric Line
- Gas Line
- Sanitary Sewer
- Storm Sewer
- Telecommunications Line
- Water Line
- Utility Pole
- Utility Pole w/ Light
- Guy Wire
- Light Pole
- Gas Valve
- Catch Basin
- Double Type I Catch Basin
- Double Type II Catch Basin
- Manhole
- Span Pole
- Cantilever Pole
- Pedestal-mounted Traffic Signal
- Pedestrian Signal
- Fire Hydrant
- Water Valve
- Sign
- Bollard
- Monitoring Well
- Boring
- Shrub
- Deciduous Tree
- Coniferous Tree
- Test Pit

PARCEL DATA

PARCEL KEY	TAX PARCEL	NOW OR FORMERLY	ADDRESS	VOL./PG.	AREA
(A)	D-8/1/1	JOHN J. MATURO MELISSA MATURO MIDDLE KOVESLES CHARLES MATURO	1151 WEST MAIN STREET	465/542 638/806 960/352	397,836 S.F. 9.133 ACRES
(B)	D-8/1/2	COLLEEN RENAUAT ANTHONY J. LASALA JOHN LASALA EDWARD LASALA ANDREW LASALA	1201 WEST MAIN STREET	960/353	20,191 S.F. 0.464 ACRES
(C)	D-8/1/3	JARON REALTY CO. INC.	1219 WEST MAIN STREET	616/704	26,251 S.F. 0.603 ACRES
(D)	D-8/1/4	JARON REALTY CO. INC.	1-9 MAIN STREET	616/707	10,317 S.F. 0.237 ACRES
TOTAL AREA=					454,595 S.F. 10.436 ACRES

EASEMENT SKETCH



EASEMENT LEGEND

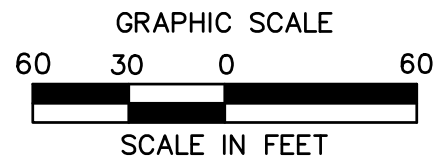
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- Bollard
- Monitoring Well
- Boring
- Shrub
- Deciduous Tree
- Coniferous Tree
- Test Pit

GENERAL NOTES

- THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
- BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF MAP REFERENCE "A".
- THE TYPE OF SURVEY PERFORMED IS A PROPERTY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
- NORTH ARROW AND BEARINGS REFER TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM.
- ELEVATIONS REFER TO NGVD 29 AND ARE BASED ON USGS MON E35.
- PARCEL IS LOCATED IN A FLOOD HAZARD AREA "X" (AREAS DETERMINED TO BE OUTSIDE 100-/500-YEAR FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 090073 0464J PANEL 464 OF 635 REVISED: JULY 8, 2013.
- THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
- WETLANDS DEPICTED HEREON WERE DELINEATED BY PIETRAS ENVIRONMENTAL GROUP, LLC ON JUNE 16, 2015 AND FIELD VERIFIED BY BL COMPANIES ON MARCH 1, 2018.

MAP REFERENCES

- "PROPERTY SURVEY, LANDS OF MATURO AND JARON REALTY CO., INC. 1151, 1201, 1219 WEST MAIN STREET (U.S. ROUTE 1) BRANFORD, CONNECTICUT, SCALE: 1"=40', DATE: 3-16-2000, REV: 4-2-01". PREPARED BY: BL COMPANIES.



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

ROBERT H. ROPER L.S. #18469

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

PROPOSED COMMERCIAL DEVELOPMENT
1151 WEST MAIN STREET
BRANFORD, CONNECTICUT



355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

REVISIONS	Date	By	Title Change
No. 1	11/4/2019		
Surveyed	STAFF		
Drawn	A.V./J.A.C.		
Reviewed	R.R.		
Scale	1"=60'		
Project No.	15C5363		
Date	05/01/18		
Field Book			
CAD File:	BS15C536301-COLOR		
Title	PROPERTY/ TOPOGRAPHIC SURVEY		
Sheet No.			

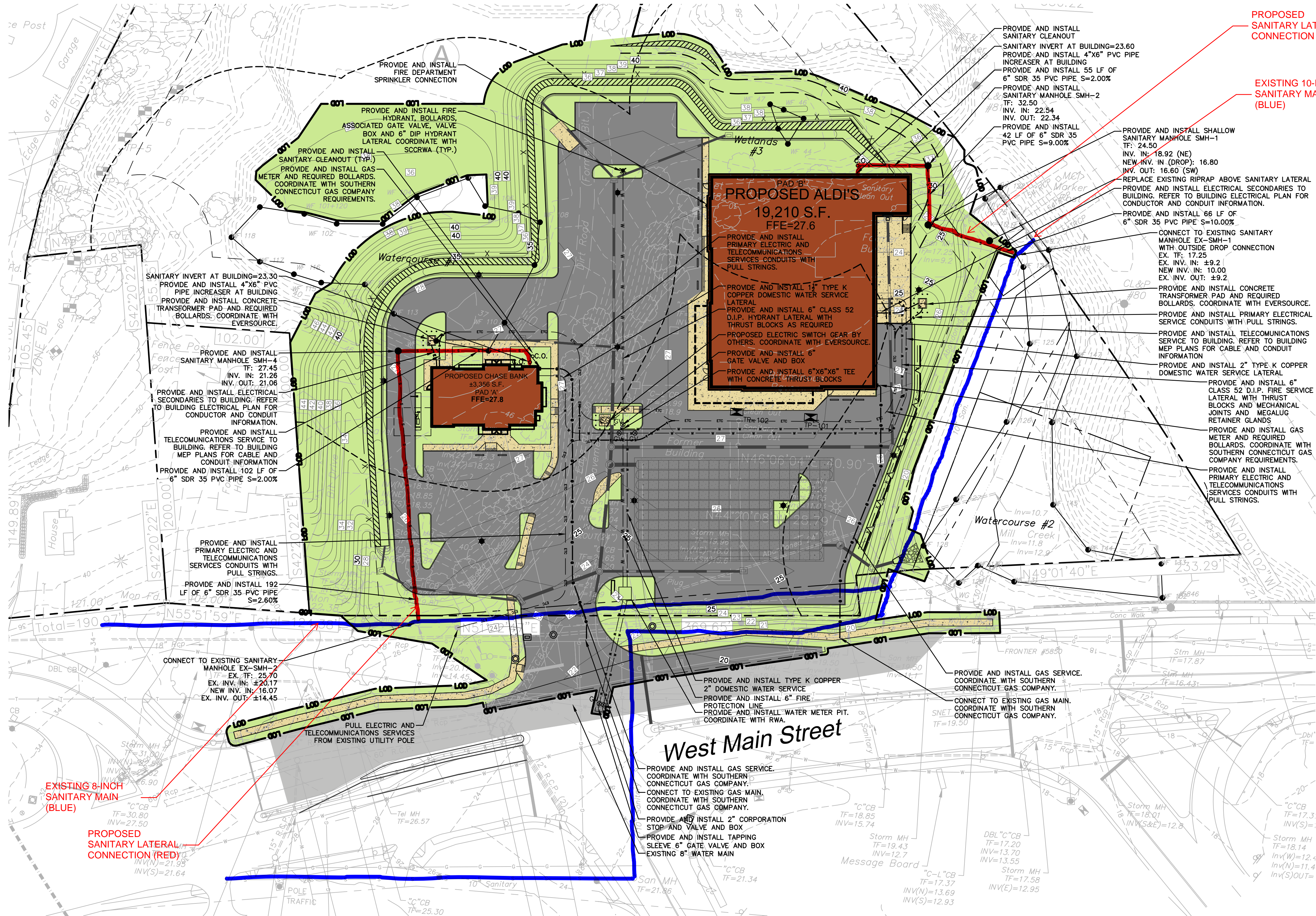
EX-1

SITE UTILITIES LEGEND

PROPERTY LINE	---
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	---
ELECTRIC LINE	---
ELECTRIC AND TELECOMMUNICATIONS LINES	---
GAS LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
TRANSFORMER	⊕
SANITARY MANHOLE	⊙
SANITARY CLEANOUT	⊙
WATER VALVE	⊙
HYDRANT	⊙
GATE VALVE	⊙
THRUST BLOCK	⊙
OUTLET CONTROL STRUCTURE	⊙
HYDRODYNAMIC SEPARATOR	⊙
STORM LINE	---
CATCH BASIN	⊙
STORM MANHOLE	⊙
PROPOSED CONTOUR LINE	---
PROPOSED SPOT GRADE	---
ABBREVIATIONS	---
TC=TOP OF CURB	---
BC=BOTTOM OF CURB	---
TW=TOP OF WALL	---
BW=BOTTOM OF WALL	---
TRC=TOP OF ROCK CUT	---
BRC=BOTTOM OF ROCK CUT	---
PROPOSED SURFACE SLOPE	---

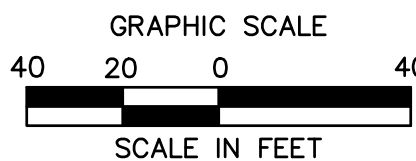
NOTES

CONTRACTOR SHALL CONFIRM LOCATION, SIZE, CONDITION AND ELEVATION OF ALL UTILITY LATERAL STUBS, WATER MAINS, GAS MAINS AND ELECTRICAL SERVICES PRIOR TO CONSTRUCTION.



REFER TO SHEET GN-1 FOR
SITE WORK GENERAL NOTES

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



DESIGN FLOW = AVERAGE DAILY FLOW X PEAKING FACTOR

"If land use being proposed is not included in either table 4.1 or table 4.2, engineering judgement may be used to estimate the flow" section 4.2.1.a of the GNHWPCA Permitting and design criteria manual

PEAKING FACTOR = 4 (SECTION 4.2.2 OF THE GNHWPCHA PERMITTING AND DESIGN CRITERIA MANUAL)

AVERAGE DAILY FLOW (ADF) (values taken from table 4.1 in the GNHWPCA Permitting and Design Criteria Manual)

BUILDING	AREA OF BLDG (SF)	TYPE OF DEVELOPMENT	UNIT	ADF(GPD/UNIT)	ADF (GPD)	AVERAGE ADF (GPD)	PEAKING FACTOR	DESIGN FLOW (GPD)
CHASE BANK	3356	OFFICE BUILDING	1000 GROSS SQUARE FEET	200	671.2	503.4	4	2013.6
		STORES, SHOPPING CENTERS, AND MALLS	1000 GROSS SQUARE FEET	100	335.6			
ALDIS SUPER MARKET	19210	CONVENIENCE STORE, WITHOUT FOOD PREPARATION	1000 GROSS SQUARE FEET	300	5763	5763	4	23052
			1000 GROSS SQUARE FEET		0			
TOTAL 25065.6								