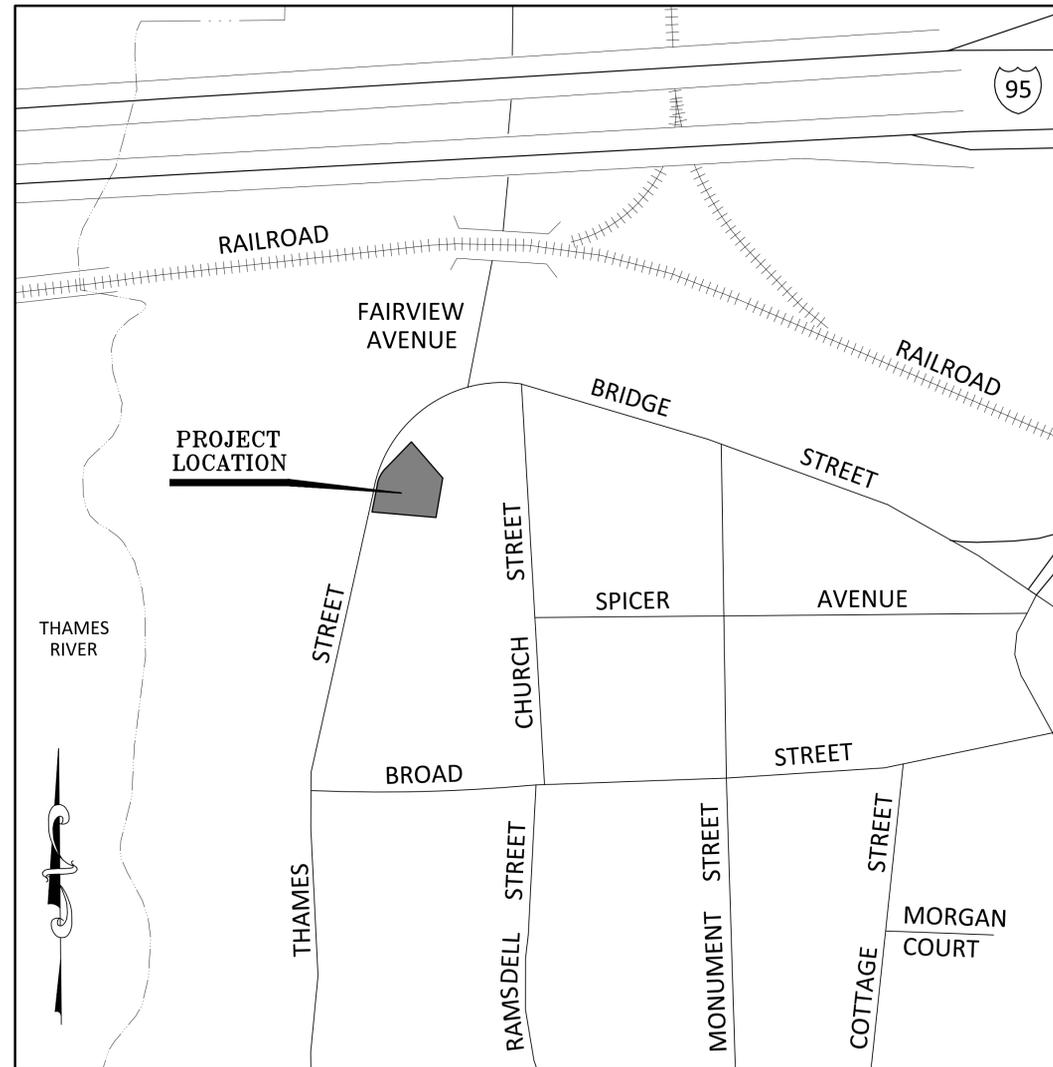


Site Redevelopment Plan Coastal Site Plan Prepared for Thames Leasing, LLC 18 Thames Street, Groton, Connecticut May 2019



Location Map

Scale: 1" = 200'

Sheet No.	Description
1	Cover Sheet
2	Improvement Location & Topographic Survey - Existing Conditions Plan
3	Site Demolition & Improvements Plan
4	Landscaping, Lighting & Utilities Plan
5	Notes & Details
6	On-Street Parking Demonstration & Site Lighting Photometrics

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Applicant: Thames Leasing, LLC
PO Box 963
Niantic, CT 06357

Owner: Thames Leasing, LLC
PO Box 963
Niantic, CT 06357

Consultants: Boundaries, LLC
PO Box 184
Griswold, CT 06351
Demian A. Sorrentino, AICP, C.S.S.
John U. Faulise, Jr., L.S.
Jeffrey P. Dewey, P.E.

"APPROVED BY THE CITY OF GROTON PLANNING
AND ZONING COMMISSION"

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

SIGNATURE OF CHAIRMAN OR SECRETARY _____ DATE _____

20003
 LICENSE NO. DATE
 JOHN U. FAULISE JR. L.S. 70016
 LICENSE NO. DATE

P:\CIVIL 3D PROJECTS\2019\19-2707 THAMES LEASING LLC\DWG\DESIGN\19-2707 THAMES LEASING SITE PLAN SUBMISSION DRAWING.DWG



SCALE:	1" = 20'
DATE:	May 2019
JOB I.D. NO.	19-2707
Revisions	
SHEET NO.	2
	6

REFERENCE MAPS

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY BASED ON DEFENDANT RESURVEY AND CONFORMS TO HORIZONTAL CLASS A-2 AND TOPOGRAPHIC CLASS T-2 ACCURACY STANDARDS. IT IS INTENDED TO BE USED FOR MUNICIPAL PERMITTING AND CONSTRUCTION.
2. NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON APRIL 3, 2019.
3. VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1988 (NAVD88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEOID12B ON APRIL 3, 2019.
4. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
5. THE FIELD SURVEY WAS COMPLETED ON APRIL 3, 2019. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON APRIL 26, 2019.
6. RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A QUIT CLAIM DEED FROM THE STATE OF CONNECTICUT TO THAMES LEASING, LLC, DATED MAY 25, 2018, AND RECORDED JUNE 8, 2018 IN THE CITY OF GROTON LAND RECORDS VOLUME 1201, PAGE 131.
7. BASED UPON SITE INSPECTION PERFORMED BY DEMIAN A. SORRENTINO, CERTIFIED SOIL SCIENTIST ON MAY 1, 2019, THE SUBJECT PROPERTY DOES NOT CONTAIN ANY RESOURCES REGULATED PURSUANT TO SECTIONS 22A-36 THROUGH 22A-45, INCLUSIVE, OF THE CONNECTICUT GENERAL STATUTES, ALSO KNOWN AS THE CONNECTICUT INLAND WETLANDS AND WATERCOURSES ACT.
8. BASED UPON LIMITED FIELD OBSERVATION AND REVIEW OF EXISTING ENVIRONMENTAL DATA SOURCES, IT DOES NOT APPEAR THAT THERE ARE ANY REGULATED INLAND OR COASTAL RESOURCES WITHIN 200' OF THE SUBJECT PROPERTY.

REFERENCE MAPS

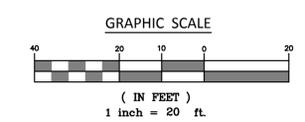
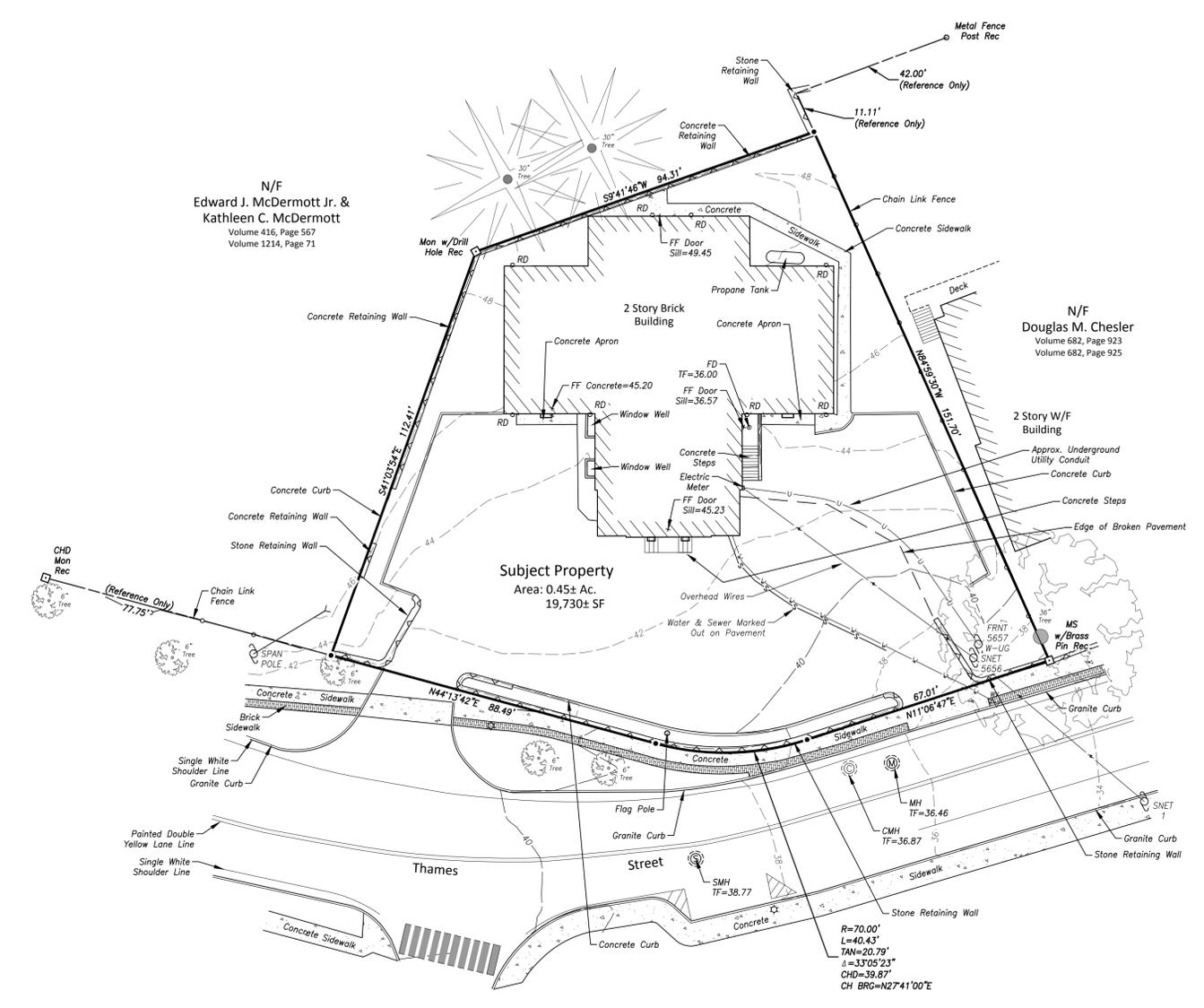
1. MAP SHOWING LAND BEING CONVEYED BY EDWARD E. SPICER IN THE TOWN OF GROTON, TO THE STATE OF CONNECTICUT, SCALE: 1"=10', DATED: APRIL 14, 1931, PREPARED BY STATE OF CONNECTICUT HIGHWAY DEPARTMENT.
2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF GROTON, BOSTON POST ROAD, EAST APPROACH TO THE THAMES RIVER BRIDGE, ROUTE U.S. 1, SCALE: 1"=40', DATED: MAY 31, 1933, MAP NUMBER 58-11 SHEET 1 OF 1.
3. PLAN OF LAND PREPARED FOR EDWARD & KATHLEEN McDERMOTT, BRIDGE & CHURCH STREET, GROTON, CONNECTICUT, SCALE: 1"=20', DATED: MAY 8, 2018, JOB NO. 1913 PREPARED BY: TARBELL, HEINTZ & ASSOC., INC.
4. PLAN MADE FOR ESTATE OF AIDA WATROUS SPICER, PROPERTY ON BRIDGE & CHURCH STREETS, GROTON, CONNECTICUT, SCALE: 1"=20 FEET, CHANDLER, PALMER & KING, NORWICH, CONNECTICUT, MAY 26, 1983.

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70016
 JOHN U. FAULSE JR. L.S. LICENSE NO. DATE



LEGEND & ABBREVIATIONS

- UTILITY POLE
- SNET SOUTHERN NEW ENGLAND TELEPHONE
- W-UG WITH UNDERGROUND UTILITIES
- ± MORE OR LESS
- SF SQUARE FEET
- AC ACRES
- RETAINING WALL
- MONUMENT
- MON MONUMENT
- REC RECOVERED
- ANGLE POINT
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- N/F NOW OR FORMERLY
- TYP TYPICAL
- TF TOP OF FRAME
- OVERHEAD UTILITIES
- W WATER LINE
- S SEWER LINE
- U UNDERGROUND UTILITY
- BUILDING SETBACK LINE
- X 44.2 PROPOSED SPOT GRADE
- X 44.2 EXISTING SPOT GRADE
- INV INVERT
- W/F WOOD FRAMED
- RD ROOF DRAIN
- FD FLOOR DRAIN
- MH MANHOLE
- SMH SEWER MANHOLE
- CMH COMMUNICATIONS MANHOLE

N/F
 Edward J. McDermott Jr. &
 Kathleen C. McDermott
 Volume 416, Page 567
 Volume 1214, Page 71

N/F
 Douglas M. Chesler
 Volume 682, Page 923
 Volume 682, Page 925

Subject Property
 Area: 0.45± Ac.
 19,730± SF

P:\CIVIL 3D PROJECTS\2019\19-2707 THAMES LEASING (LLC)\DWG\DESIGN\19-2707 THAMES LEASING SITE PLAN SUBMISSION DRAWING.DWG



SCALE: 1" = 20'
 DATE: May 2019
 JOB I.D. NO. 19-2707

Revisions

SHEET NO.

3

6

NARRATIVE

THIS PROPOSAL INVOLVES IMPROVEMENTS TO AN EXISTING MASONRY BUILDING LOCATED AT 18 THAMES STREET IN THE CITY OF GROTON, CONNECTICUT, WHICH BUILDING WAS FORMERLY A CONNECTICUT STATE POLICE BARRACKS. THE 0.45± ACRE PROPERTY CURRENTLY CONTAINS THE SUBJECT BUILDING, CONCRETE RETAINING WALLS, WALKS AND CURBING IN VARIOUS STATES OF DISREPAIR, AND A BITUMINOUS CONCRETE PARKING LOT. A PORTION OF THE PARKING LOT HAS BEEN DEMOLISHED TO CONDUCT UTILITY WORK. THE FRONT OF THE PROPERTY HAS A MORTARED STONE RETAINING WALL THAT SEPARATES THE PARKING FROM THE MUNICIPAL SIDEWALK. THE CURRENT ZONING DESIGNATION OF THE SUBJECT PROPERTY IS GENERAL COMMERCIAL "GC".

- THE OWNER/APPLICANT INTENDS TO MAKE IMPROVEMENTS TO THE SITE, INCLUDING:
- ARCHITECTURAL IMPROVEMENTS TO THE BUILDING TO SUPPORT IT'S ADAPTIVE RE-USE FOR PROFESSIONAL OFFICE SPACE;
 - DEMOLITION/REMOVAL OF THE EXISTING CONCRETE CURBS AND BITUMINOUS CONCRETE PARKING LOT;
 - DEMOLITION OF THE NORTHERLY ACCESS DRIVE AND MODIFICATIONS TO THE REMAINING ACCESS DRIVE TO INCREASE ITS WIDTH
 - DEMOLITION OF PORTIONS OF THE STONE AND MORTAR RETAINING WALL ALONG THE FRONT PROPERTY LINE AND RECONSTRUCTION OF;
 - MINOR RE-GRADING OF THE PARKING AREA AND CONSTRUCTION OF A NEW SIDEWALK, DUMPSTER ENCLOSURE AND BITUMINOUS CONCRETE PARKING LOT;
 - PAINT STRIPING OF PARKING SPACES INCLUDING 1 ADA VAN ACCESSIBLE PARKING SPACE AND 1 ADA CAR PARKING SPACE, LOADING AREA, AND SITE ENTRANCE/EXIT;
 - INSTALLATION OF NEW TRAFFIC CONTROL SIGNAGE;
 - INSTALLATION OF NEW SITE LANDSCAPING AND SITE LIGHTING.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOILS LOCATED UPON THE SUBJECT PROPERTY CONSIST OF:

- 306 UDORNTMENTS URBAN LAND COMPLEX
- 73E CHARLTON-CHATFIELD COMPLEX, 15-45% SLOPES, VERY RUCKY

GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED AT 18 THAMES STREET IN THE CITY OF GROTON, CONNECTICUT.
2. THE SUBJECT PROPERTY IS LOCATED IN THE GENERAL COMMERCIAL "GC" ZONING DISTRICT, AND THE COASTAL AREA MANAGEMENT (CAM) OVERLAY ZONE.
3. THE SUBJECT PROPERTY IS LOCATED IN "OTHER AREAS" AS IDENTIFIED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NEW LONDON COUNTY, CONNECTICUT (ALL JURISDICTIONS) PANEL 502 OF 554, MAP NUMBER 09011C05024, MAP REVISED AUGUST 5, 2013.
4. "BUSINESS AND PROFESSIONAL OFFICES" ARE PERMITTED BY SITE PLAN APPROVAL (COMMISSION) PER SECTION 4.3.C.7 OF THE CITY OF GROTON ZONING REGULATIONS.
5. SITE PLAN REQUIREMENTS ARE ESTABLISHED BY SECTION 9.3 OF THE CITY OF GROTON ZONING REGULATIONS.
6. PARKING REQUIREMENTS AND CALCULATIONS ARE DEPICTED UNDER THE HEADING OF "PARKING NOTES" ELSEWHERE ON THIS SHEET.
7. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF SECTION 7.7. THE APPLICANT WILL REQUEST A SPECIAL PERMIT IN ACCORDANCE WITH SECTION 7.7.D.2 MODIFICATIONS "THE COMMISSION HAS REQUESTED A REPORT FROM A PROFESSIONAL ENGINEER HIRED BY THE COMMISSION, AT THE APPLICANT'S EXPENSE, PROVIDING A POSITIVE RECOMMENDATION REGARDING THE MODIFICATION.
8. EROSION CONTROL MEASURES DEPICTED HEREON REPRESENT THE MINIMUM ACCEPTED AND ARE TO BE THE FIRST ITEM OF CONSTRUCTION. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. ALL MEASURES ARE TO CONFORM TO THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. THE SITE IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
10. ALL PROPOSED UTILITY SERVICES TO THIS PROJECT SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
11. ALL UNDERGROUND AND OVERHEAD UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO COMMENCEMENT OF ANY WORK. THE ENGINEER MAKES NO STATEMENT, WARRANTY OR GUARANTEE TO THE LOCATION, SIZE, TYPE, QUANTITY OR CONDITION OF ANY UTILITIES SHOWN HEREON.
12. CONTRACTOR MUST CONTACT "CALL BEFORE YOU DIG" ORGANIZATION AT 1-800-922-4455 AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON OR ADJACENT TO THE PROJECT SITE.
13. ALL MATERIALS, INSTALLATIONS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF GROTON SITE PLAN STANDARDS, WPCA SPECIFICATIONS AND/OR CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817; LATEST EDITION.
14. ALL TRAFFIC SIGNAGE, MARKINGS, LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
15. THE CONTRACTOR MUST COORDINATE ALL UTILITY SHUT-OFFS, ABANDONMENTS, NEW CONNECTIONS AND INSTALLATIONS WITH THE APPROPRIATE UTILITY COMPANIES BEFORE AND DURING ALL PHASES OF THE PROJECT WORK.

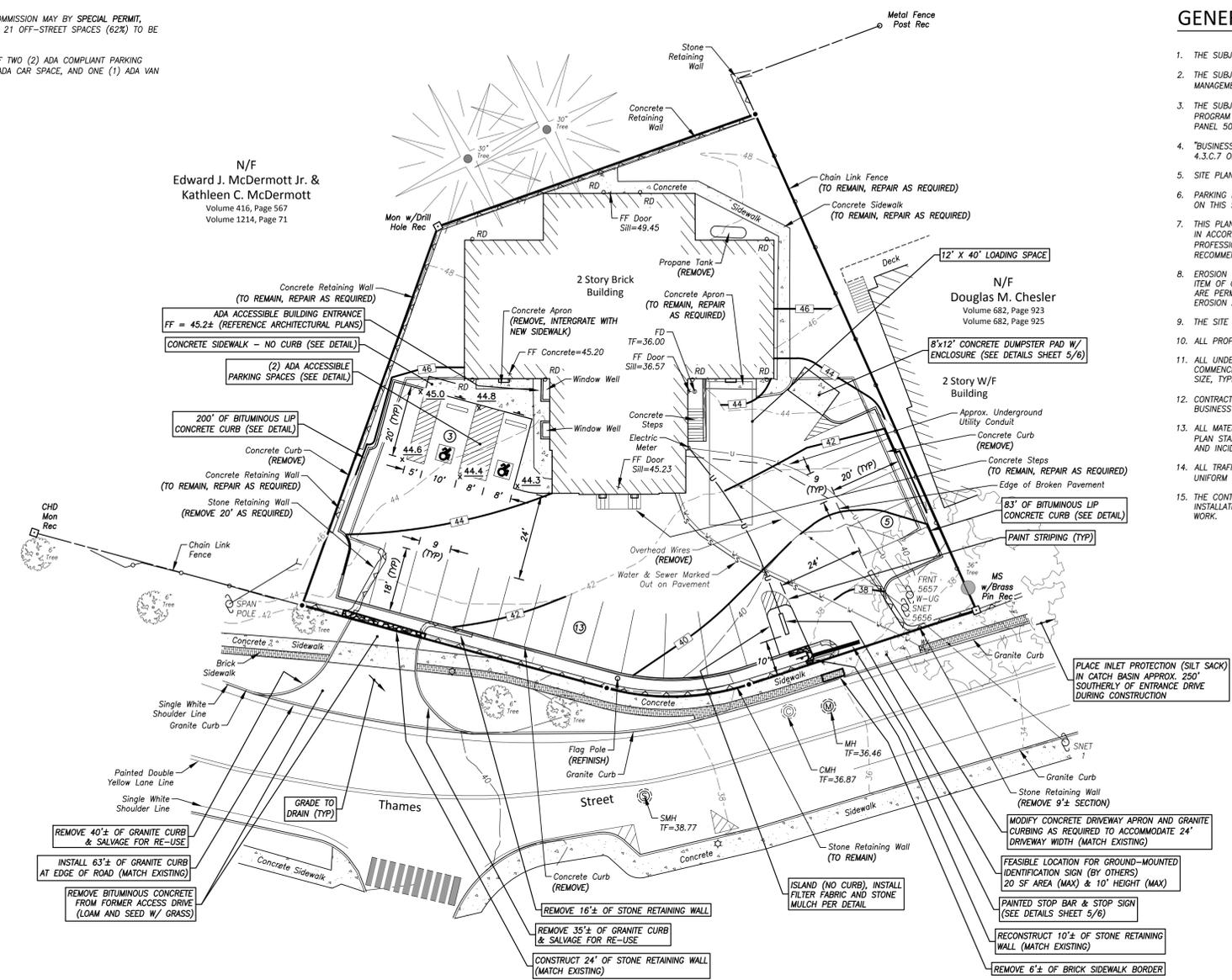
PARKING NOTES

1. SECTION 7.1.B.5.a "GENERAL BUSINESS AND PROFESSIONAL OFFICES" REQUIRE 4 PARKING SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA OR 2 SPACES FOR EACH OFFICE OR TENANT, WHICHEVER IS GREATER.
2. SECTION 7.1.B.7.b "WHOLESALE AND DISTRIBUTION BUSINESSES, WAREHOUSING AND STORAGE BUSINESSES, TRUCK TERMINALS AND OTHER ENCLOSED NON-INDUSTRIAL STORAGE USES" REQUIRE 1 PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA OR 1 SPACE FOR EACH 3 EMPLOYEES ON THE MAXIMUM WORK SHIFT, WHICHEVER IS GREATER.
3. BUILDING BREAKDOWN:

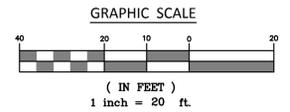
FIRST FLOOR PROFESSIONAL OFFICE:	1,050± SF
SECOND FLOOR PROFESSIONAL OFFICE:	4,188± SF
THIRD FLOOR PROFESSIONAL OFFICE:	915± SF
TOTAL PROFESSIONAL OFFICE:	6,153± SF
FIRST FLOOR ACCESSORY USE:	3,464± SF
4. PARKING REQUIREMENTS:

4 SPACES PER 1,000 SF OF OFFICE = 4 X 6,153 = 24.62 = 25 SPACES REQUIRED
1 SPACE PER 1,000 SF ACCESSORY = 1 X 3,464 = 3.46 = 4 SPACES REQUIRED
TOTAL SPACES REQUIRED = 29
5. SECTION 7.1.C.1.c: PARKING REDUCTION FOR SINGLE PROPERTY - SPECIAL PERMIT - ON STREET PARKING EXISTING OR TO BE ESTABLISHED - AT LEAST 10 ADDITIONAL 1-HOUR ON-STREET PARKING SPACES ARE WITHIN 500' OF THE SUBJECT PROPERTY.

ON-SITE PARKING:	21 SPACES
OFF-SITE, ON-STREET PARKING:	8 SPACES (WITHIN 150' OF PROPERTY - SEE SHEET 6/6)
TOTAL:	29 SPACES
6. SECTION 7.1.E.1.a OFF-STREET PARKING SPACES SHALL BE 9' x 20' EXCEPT THAT THE COMMISSION MAY BY SPECIAL PERMIT, ALLOW AT LEAST 60% OF THE SPACES TO BE 9' x 18'. THIS PLAN PROPOSES 13 OF THE 21 OFF-STREET SPACES (62%) TO BE 9' x 18'.
7. PROVISION OF 29 PARKING SPACES FOR THE PROPOSED USE(S) REQUIRES DESIGNATION OF TWO (2) ADA COMPLIANT PARKING SPACES, ONE (1) OF WHICH MUST BE A VAN SPACE. THIS PROPOSAL PROVIDES ONE (1) ADA CAR SPACE, AND ONE (1) ADA VAN SPACE.



SEE SHEET 2 FOR LEGEND & ABBREVIATIONS



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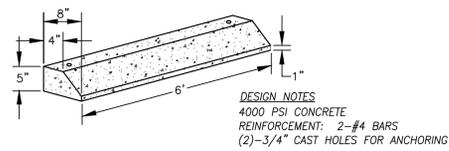
JEFFREY P. DEWEY, P.E. LICENSE NO. DATE

70016

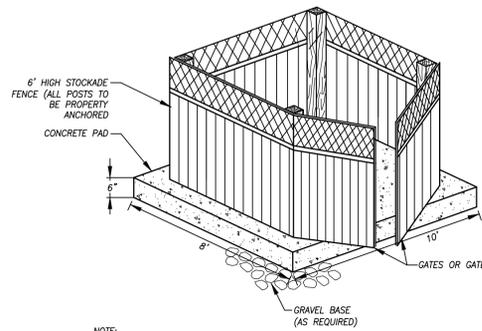
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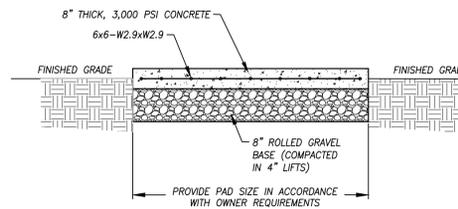
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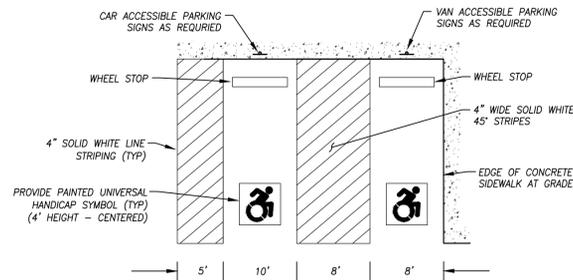
CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



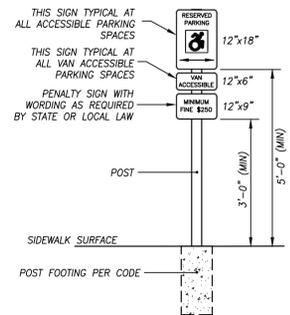
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



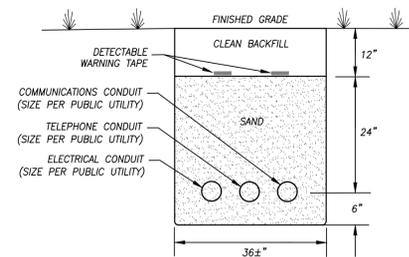
CONCRETE DUMPSTER PAD
NOT TO SCALE



ACCESSIBLE PARKING SPACES
NOT TO SCALE



ADA ACCESSIBLE PARKING SIGNS
NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE

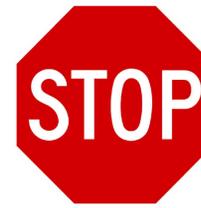
- ANTICIPATED START DATE: SUMMER 2019
ANTICIPATED END DATE: FALL 2019
1. SECURE ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS.
 2. INSTALL INLET PROTECTION (SILT SACK) IN CATCH BASIN LOCATED APPROXIMATELY 250' SOUTHERLY OF ENTRANCE DRIVE.
 3. DEMOLISH EXISTING IMPROVEMENTS AS REQUIRED AND PREPARE SITE FOR NEW CONSTRUCTION.
 4. REMOVE EXISTING PAVEMENT AND CURBING AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
 5. CONSTRUCT PROPOSED IMPROVEMENTS, DEMOLISH AND REPAIR STONE AND MORTAR WALL. REGRADE PROPOSED PARKING AREA, CONSTRUCT DUMPSTER PAD AND ENCLOSURE AS SHOWN.
 6. INSTALL SIDEWALKS, BITUMINOUS CONCRETE PAVEMENT FOR PARKING LOT AND BITUMINOUS LIP CONCRETE CURBING.
 7. INSTALL SITE LANDSCAPING, SITE LIGHTING, PAINT STRIPING AND SITE SIGNAGE.
 8. AT COMPLETION OF CONSTRUCTION, PLACE FILTER FABRIC AND CRUSHED STONE MULCH OVER ALL REMAINING EXPOSED SOIL. AFTER ALL AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE EROSION CONTROL MEASURE.

EROSION CONTROL NOTES

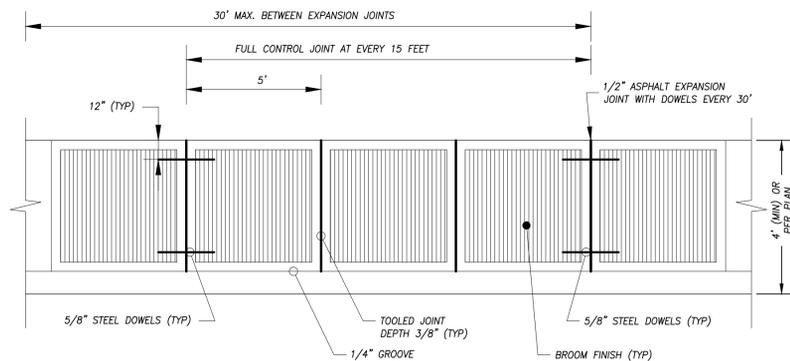
1. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. THE SITE CONTRACTOR SHALL APPOINT AN ON-SITE AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE EXCAVATION AND OPERATION PERIOD. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE PROJECT, INFORMING ALL PARTIES ENGAGED ON SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER AGENCY AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY.
2. THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEP BULLETIN 34, SHALL BE REFERENCED FOR PROPER METHODS OF INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY IF DIRECTED BY THE ENGINEER OR CITY OF GROTON STAFF.
3. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS EXCEEDING 0.5" OF RAINFALL AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.
 - INSPECT ALL PAVED AND UNPAVED PORTIONS OF THE PROJECT SITE. REPAIR/REPLACE ANY ERODED SOIL AS NECESSARY.
 - INSPECT INLET PROTECTION (SILT SACK) IN CATCH BASIN LOCATED APPROXIMATELY 250' SOUTHERLY OF ENTRANCE DRIVE. REMOVE ACCUMULATED SEDIMENT AS NECESSARY.
4. ALL TEMPORARY STORAGE AND/OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF.
5. DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE APPLICANT SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. MAJOR VEHICLE MAINTENANCE SHALL BE COMPLETED OFF SITE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.
6. THE PERMITTEE WILL BE RESPONSIBLE TO MAINTAIN THE SITE ENTRANCE TO AVOID TRACKING ONTO THE TOWN ROAD. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE AND MAINTAINED AT ALL TIMES.

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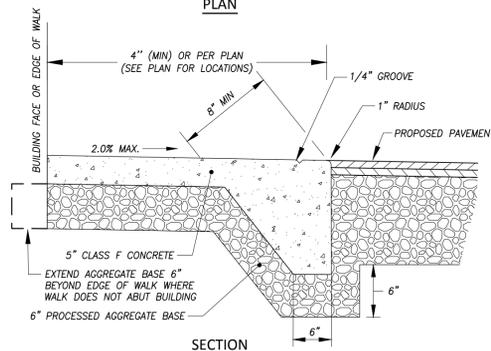
FOR REVIEW AND
PERMITTING ONLY



COLORS: LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)
30" STOP SIGN
NOT TO SCALE



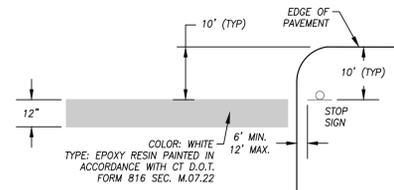
PLAN



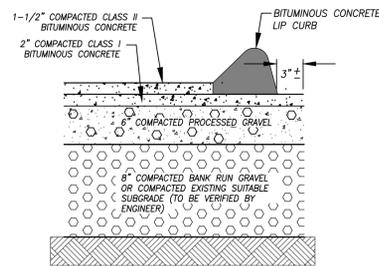
SECTION

- NOTES:
1. AT THE END OF THE DAILY POUR OF CONCRETE METAL DOWELS SHALL BE INSERTED IN THE LAST SLAB FOR THE NEXT DAY'S POUR.
 2. SECTION DETAIL APPLIES TO FRONT WALK ADJACENT TO ADA PARKING.

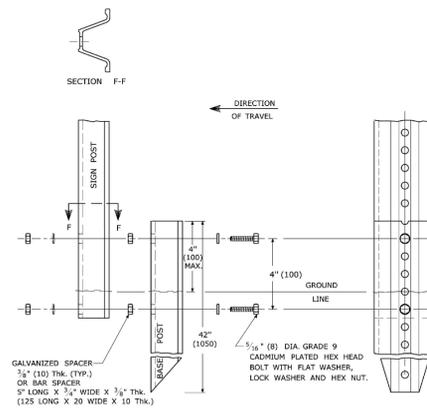
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



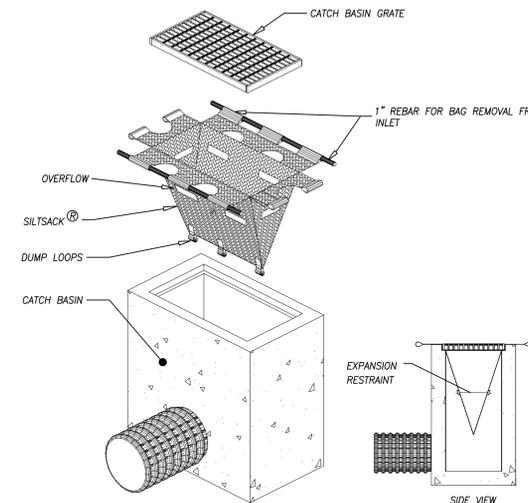
STOP BAR DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT & BITUMINOUS CONCRETE LIP CURB DETAIL
NOT TO SCALE



CT DOT BREAKAWAY TYPE II SIGN POST DETAIL
NOT TO SCALE



CATCH BASIN INLET PROTECTION
NOT TO SCALE

NOTE: PROVIDE INLET PROTECTION ON ALL CATCH BASINS IN PROJECT AREA.

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

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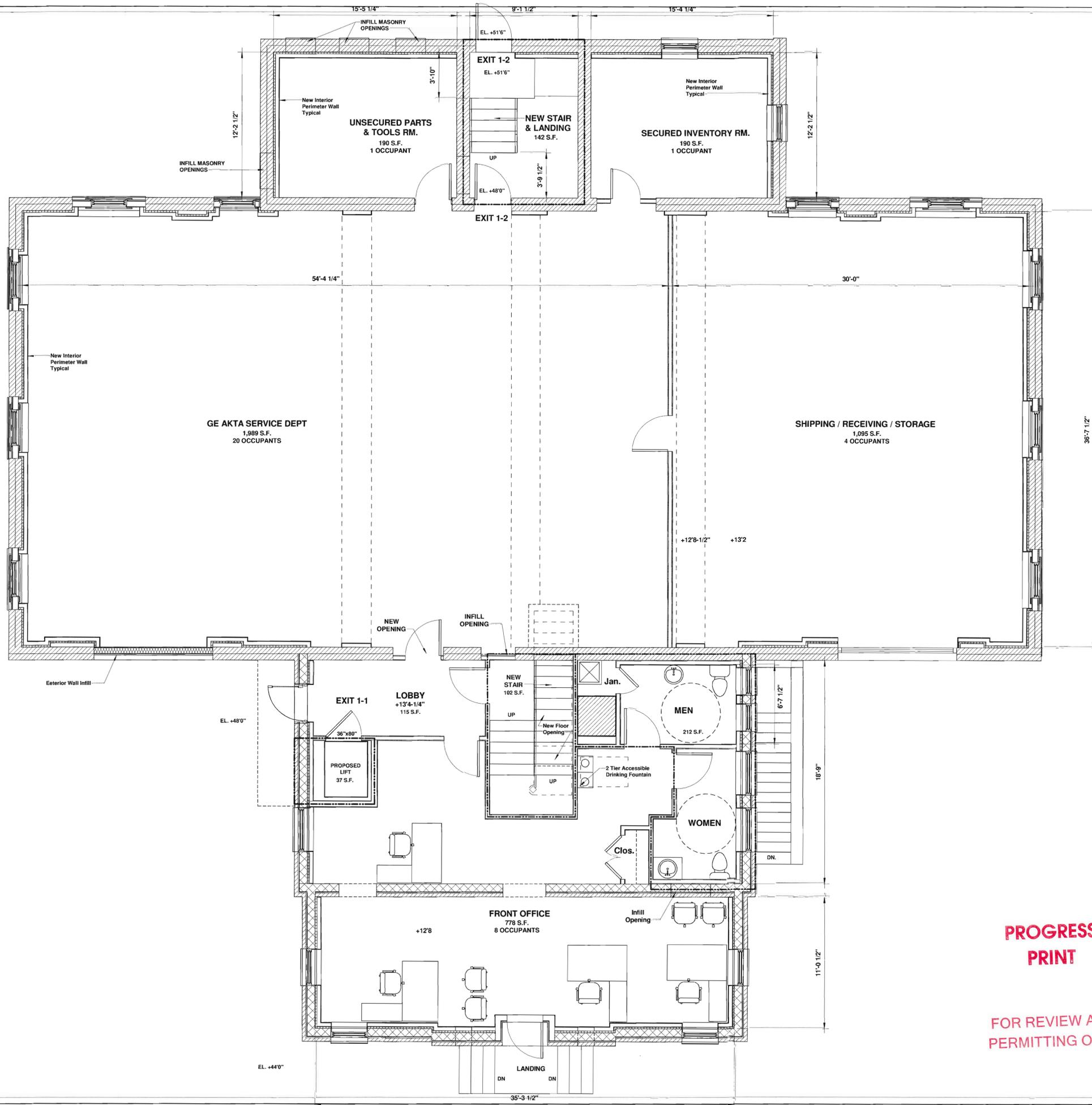
Improvement Location & Topographic Survey
"Notes & Details"
Prepared for
Thames Leasing, LLC
18 Thames Street - Groton, Connecticut

SCALE: As Noted
DATE: May 2019
JOB I.D. NO. 19-2707
Revisions

SHEET NO.

5

6



FIRST FLOOR PLAN

COMMERCIAL SPACE CONVERSION
 INSTITUTIONAL TO BUSINESS USE
 18 THAMES ST - GROTON, CONNECTICUT

NOTES:
 THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS.
 DO NOT SCALE THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E-Mail:
 peter.springsteel@snet.net


OWNER
 TOM GREEN

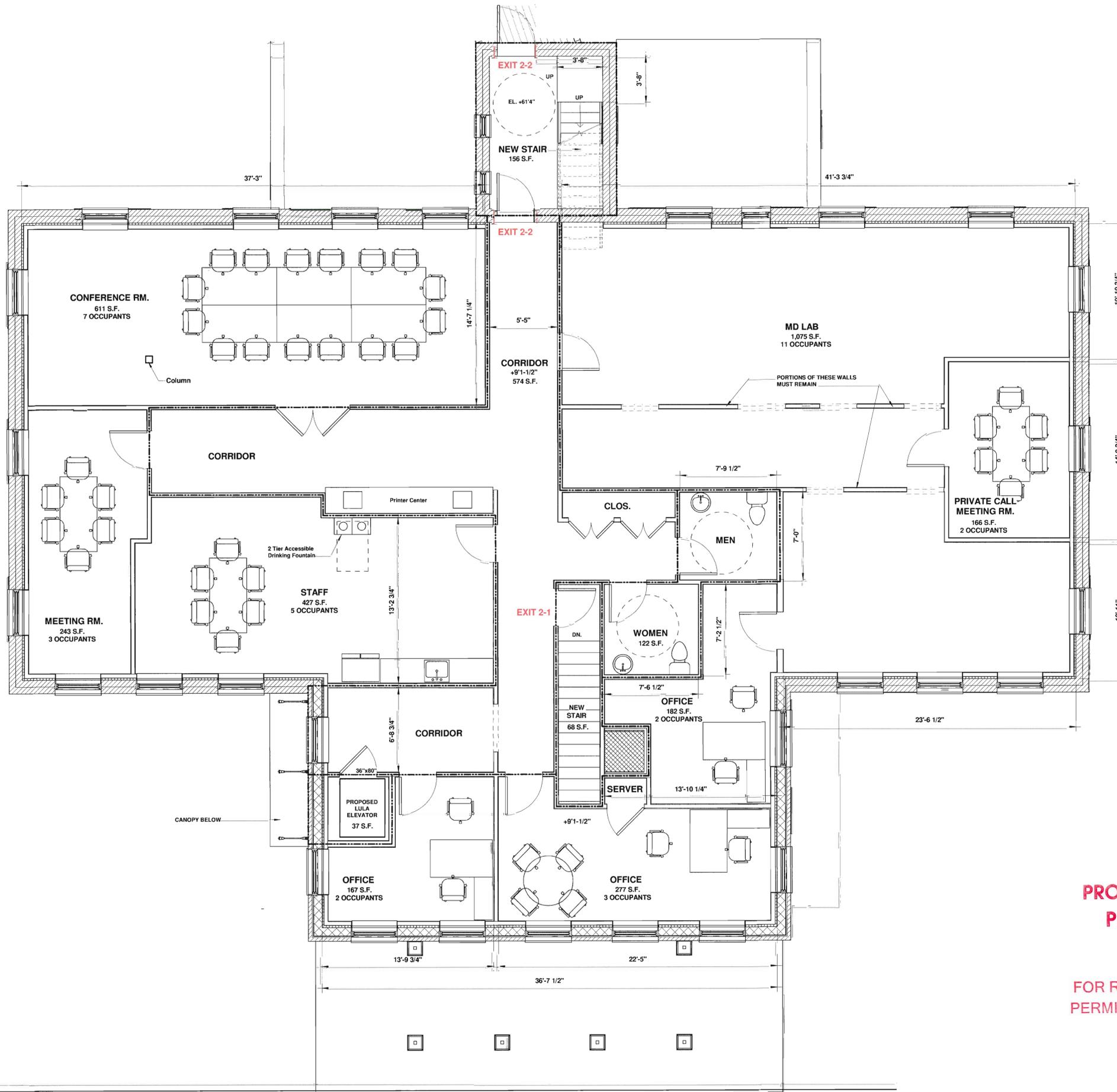
ARCHITECT
 PETER J. SPRINGSTEEL
 ARCHITECT LLC
 105 STARR STREET
 MYSTIC, CT 06355
 T: (860) 572-7306

DATE: 11 APRIL 2019

A-101

PROGRESS
 PRINT
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SCALE: 1/4" = 1'-0"
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SECOND FLOOR PLAN

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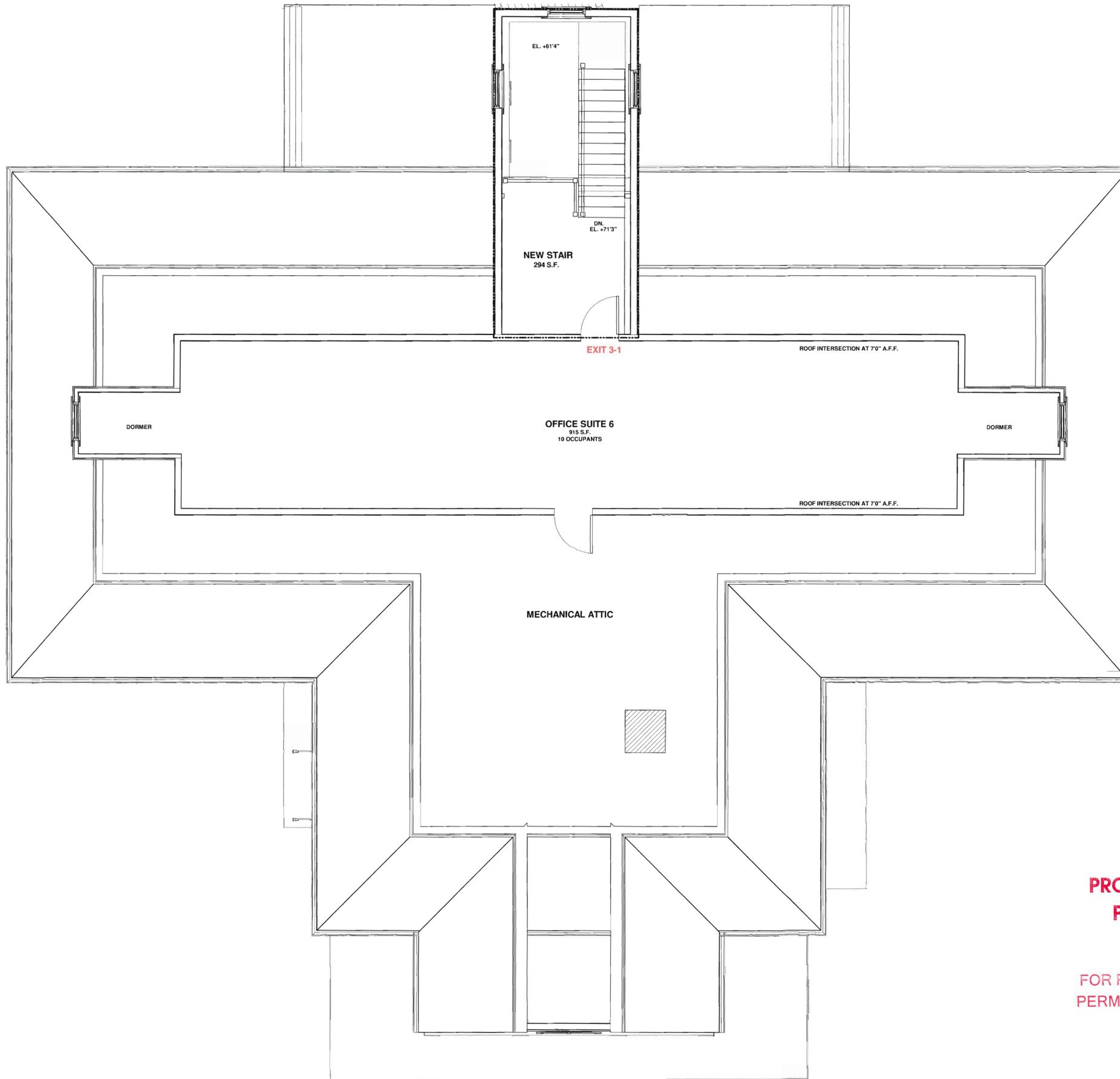
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THIRD FLOOR PLAN

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