Proposed Residential Development

27 West Broad St & 15 Coggswell Street
Pawcatuck (Stonington), CT

Owner
Frank C. Deciantis Trustee
2855 Gaynel Drive
Powhatan, VA 23139

Applicant
WinnCompanies
One Washington Mall, Suite 500
Boston, MA 02108
Contact: Matthew Robayna,
Assistant Project Director
617.532.2185

Assessors Map, Lot: 1-4-18

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Wetland Certification

I HAVE DELINEATED THE STATE OF CONNECTICUT WETLANDS AND WATERCOURSES AND FEDERAL WETLANDS PRESENT ON THE SUBJECT SITE AND REVIEWED THIS PLAN AND IT IS MY OPINION THAT THE LIMITS OF THE WETLANDS DEPICTED HEREON ARE REPRESENTATIVE OF THOSE DELINEATED IN THE FIELD.

JEFFREY SHAMAS
PROFESSIONAL SOIL SCIENTIST
VANASSE HANGEN BRUSTLIN, INC.
**Sign Summary**

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**Parking Summary Chart**

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**Parking Requirements**

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**Zoning Summary Chart**

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**Proposed Residential Development**

27 West Broad St & 15 Coggswell Street

Pawcatuck (Stonington), Connecticut

Overall Plan

C-2.0
EROSION AND SEDIMENT CONTROL PLAN

This plan provides general guidance for the construction activities that may be required throughout construction by the Town, Engineer or other Inspectors.

1. Source Control
   - Temporary and permanent vegetative cover may be established by hydro-seeding or sodding. A suitable topsoil, good seedbed and conditions should be maintained.
   - Straw bale barriers will be placed to trap sediment transported by runoff before it reaches the drainage system or leaves the construction site.
   - Silt fences (Typ) may be used to control erosion and sediment transport. Traps should be placed at the end of such areas for the final course of pavement or sodding.

2. Vegetative Slope Stabilization
   - Vegetative slope stabilization measures such as berms, planter boxes, and terraces may be used to control erosion and sediment transport. These measures should be installed prior to construction.

3. Sediment Storage Area
   - Sediment storage areas should be used to collect sediment and debris. All catch basins and structures shall be cleaned to remove accumulated sand, sediment, and floatable products or as needed based on performance.

4. Sediment Storage Area by Stakes
   - Silt fencing should be used to control runoff and sediment transport. Stakes should be placed where necessary to keep sediment out of regulated areas.

5. Inspect the Water Quality Unit for Accumulated Sediment
   - The water quality unit should be inspected for accumulated sediment. Necessary sediment removal should be made before the unit is used again.

6. Water Quality Unit Inspection
   - The water quality unit should be inspected for accumulated sediment. Necessary sediment removal should be made before the unit is used again.

7. Sediment Storage Area
   - Sediment storage areas should be used to collect sediment and debris. All catch basins and structures shall be cleaned to remove accumulated sand, sediment, and floatable products or as needed based on performance.

8. Sediment Storage Area by Stakes
   - Silt fencing should be used to control runoff and sediment transport. Stakes should be placed where necessary to keep sediment out of regulated areas.

9. Control Measures
   - Control measures such as berms, planter boxes, and terraces may be used to control erosion and sediment transport. These measures should be installed prior to construction.

10. Sequence and Erosion Control Notes
    - Sequence and erosion control notes should be provided to ensure that erosion does not occur and that sediment is not transported off the construction site.

11. Construction Staging
    - Construction staging should be planned to minimize erosion and sediment transport. All construction activity should be completed within a designated work area.

12.临时和永久性覆盖
    - 临时和永久性覆盖措施可以使用人工草皮或草皮条带。这些措施应在施工前安装。

13. 软基
    - 软基应使用临时和永久性覆盖措施来控制侵蚀和沉积物传输。这些措施应在施工前安装。

14. 软基
    - 软基应使用临时和永久性覆盖措施来控制侵蚀和沉积物传输。这些措施应在施工前安装。

15. 沉淀物储存区
    - 沉淀物储存区应使用以收集沉淀物和碎屑。所有捕集器和结构应清洗以去除累积的沙子、沉积物和可浮产品或根据性能需要。

16. 沉积物储存区
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NOTES

1. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

2. SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.

3. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.

5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.

6. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.

7. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).

8. THE ACCESSIBLE SYMBOL DEPICTED ABOVE DOES NOT COMPLY WITH THE AMERICAN NATIONAL STANDARD."ACCESSIBLE" SYMBOLS.

9. PROPOSED ACCESSIBLE RAMPS TO BE INSTALL IN FRONT OF BUILDING AT LOCATION SHOWN OR AS DIRECTED BY OWNER.

10. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE ROUTE.

11. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C. AND PROPERLY ALIGNED.

12. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO SIDEWALK DIRECTION.

13. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C. WITH PRE-FORMED EXPANSION JOINT DETAIL (SEE PLANS).

14. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE ROUTE.

15. 4'-0" (MIN.) TRUNCATED DOMES AREA OF COLORED SURFACE *(2.35")* SEE NOTE 9.

16. WHITE PAINTED 4" (TYP.) 17" (MAX.) WHITE PAINT 3'-8"

17. LIGHT POLES BASES & MOUNTING PROCEDURE AS PER MFG. SPECS.

18. 2" TYP. COVER CONCRETE CEMENT #3 HORIZONTAL TIES @ 12" C.C.

19. BITUMINOUS DENSE BINDER COURSE 4" (MIN.) 8' (MAX.) BITUMINOUS TOP COURSE 3'-6"

20. BITUMINOUS WILL BE FLOURED AND PAINTED BLUE IN PARKING LOT TO INCREASE VISIBILITY OF LIGHT POLE BASES.

21. LIGHT POLE FOUNDATION DETAIL (UP TO 40' POLE) COMPACTED OR POLE MFG. PROVIDE BASE COVER AS FURNISHED BY MFG.

22. COMPACTED OR GRAVEL FILL OF SUBGRADE 5'-0" (MAX.) 6'-0" 4" CEMENT CONCRETE (6" THICK IN VEHICULAR AREAS)

23. CONCRETE FOR SIDEWALKS TO BE 4000 PSI FOR STANDARD DUTY FLEXIBLE PAVEMENT AND 5000 PSI FOR HEAVY DUTY FLEXIBLE PAVEMENT.

24. THE FIRM LIMITS ITS GUARANTEES TO MATERIALS AND WORKMANSHIP.

25. NO GUARANTEE AS TO THE PERFORMANCE OF THE MATERIALS.

26. 6% (1.5±) AIR ENTRAINED AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.

27. ROUNDED CONCRETE CAP 6" DIA. SCHEDULE 40 STEEL PIPE TO BE COMPATIBLE WITH BLDG. FACE, CAST-IN-PLACE IN THE FIELD.

28. EXPANSION JOINT DETAIL (PREFORMED)

29. FINISHED GRADE LOAM & SEED SURFACE 6% (1.5±) AIR ENTRAINED.

30. THE ACCESSIBLE SYMBOL DEPICTED ABOVE DOES NOT COMPLY WITH THE AMERICAN NATIONAL STANDARD."ACCESSIBLE" SYMBOLS.

31. Crosswalk

32. 3'-6" WITHIN VEHICLE AREAS 2'-6" WITHIN WALKWAY AREAS

33. EXPANSION JOINT DETAIL (PREFORMED)

34. STANDARD DUTY FLEXIBLE PAVEMENT

35. GEOTECHNICAL SITE INVESTIGATION.

36. LOCAL APPROVALS

37. NOT APPROPRIATE FOR CONSTRUCTION

38. CROSSWALK LINES TO BE PARALLEL TO CURBLINE AND PROPERLY ALIGNED.

39. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.

40. PRE- FORMED JOINT FILLER.
N.T.S.

RAILS, TYP. PUNCHED FOR PICKETS.

EXISTING FENCE.

ON FIELD MEASUREMENTS, FOR APPROVAL PRIOR TO CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, BASED

ALL STEEL SHALL BE HOT DIPPED GALVANIZED WITH 4'-0"

RAIL CAP TO MATCH EXISTING 2 1/4" x 3/4" MOULDED STEEL TOP

GALVANIZED FOOTING, TYP.

_PF_CollectedPipe

4'-0" (SOLID)

NON-SHRINK EPOXY

FOOTINGS. SET WITH EXISTING GROUT/ PITCH TOP

CAST STEEL POST

FINISHED GRADE MATCH CONCRETE

CAULK - COLOR TO

FABRICATION.

L-BRACKETS

PIPE PER PLANS

TAMPER PROOF

PITCH TOP OF

LANDSCAPE DRAINS SHALL BE NYLOPLAST 12" DRAIN BASIN, OR APPROVED EQUAL.

GRATES SHALL BE NYLOPLAST, 12" DOME GRATE MODEL 1299CGD, OR APPROVED EQUAL AS SHOWN ON

MULCH

1.

NOTES:

RAILS, TYP. PUNCHED FOR PICKETS.

L-BRACKETS

PIPE PER PLANS

TAMPER PROOF

PITCH TOP OF

LANDSCAPE DRAINS SHALL BE NYLOPLAST 12" DRAIN BASIN, OR APPROVED EQUAL.

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GRATES SHALL BE NYLOPLAST, 12" DOME GRATE MODEL 1299CGD, OR APPROVED EQUAL AS SHOWN ON

MULCH

1.
6' Single Sided Stockade Fence

RAIL, 1 MIDDLE RAIL)

POSTS AND PICKETS SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE LINE OF FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. RACKED TO ACCOMMODATE CHANGES IN GRADE. POSTS SHALL MAINTAIN A DEPTH OF 2'-10" IN GROUND AND SHALL NOT BE RECOMMENDATION ON ALL SIDES FOR A DIMENSION OF 3'-0" FROM BUTT OF POST.

SHALL SUBMIT GATE AND FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.

GATE HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED. THE CONTRACTOR ALL FENCE POSTS SHALL BE TREATED WITH PRESERVATIVE PER MANUFACTURER'S

Notes:

1. Head: Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum head base.
2. Guard: In a mold shape with 4 arms and a built-in mechanical ring, this guard is a one-piece die cast A360 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the Rail.
3. Access-Mechanism: A die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness technical ring with catch and latch.
4. Heat: Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).
5. Lens: Made of soda-lime tempered glass lens, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module: Composed of 3D high-performance white LEDs. Color temperature as per ANSI/IESNA bin Warm White, 3000 Kelvin nominal. UGR<19, CRI>80, EEI>85, TM-23.

Optical System: (ESW): ESW type II (asymmetric), wide. Composed of high-performance optical grade PMMA acrylic refractive lens to achieve desired distribution optimized to get maximum spacing, long lumens and a superior lighting uniformity. Optical system is rated IP58. Performance shall be tested per IES LM-79 and TM-15 (ESWA) verifying its photometric performance. Steel side included 0% uplight and 0% down (EN AWA TM-15).

Driver: High power factor of 90%. Minimum. Electronic driver, operating range 90/0 Hz. Auto-adjusting universal voltage
**Plant Maintenance Notes**

1. **Grading:** Prior to grading, the Contractor shall submit plant list showing the preferred plant species, quantity, sizes, and varieties. Planting shall commence within 14 days after completion of grading.
2. **Planting:** Planting shall commence during the growing season, when natural rainfalls are around 1 inch per week. All disturbed areas shall be covered with geotextile or landscape fabric.
3. **Maintenance:** The Contractor shall perform maintenance to the facility, including mowing, edging, weeding, and irrigation, as required. All plants shall be watered regularly to ensure proper establishment.

**Planting Notes**

1. Planting at proposed locations shall be as shown on the plans. No substitutions may be made without written approval by the Landscape Architect.
2. All plantings shall be done in a manner that will enhance the overall appearance of the site.
3. Planting shall be done in several stages, with the first stage being the establishment of the root system. All plants shall be watered regularly to ensure proper establishment.

**Plant Schedule**

- **Botanical Name:** Echinacea purpurea `Butterfly Kisses`
- **Common Name:** Purple Coneflower
- **Uses:** Cut flower, landscape
- **Spacing:** 18-24" o.c.
- **Mature Height:** 25-40'
- **Volume:** 1 Gal.

- **Botanical Name:** Ilex verticillata `Red Sprite`
- **Common Name:** Winterberry
- **Uses:** Cut flower, landscape
- **Spacing:** 48" o.c.
- **Mature Height:** 20-40'
- **Volume:** 1 Gal.

- **Botanical Name:** Ilex glabra
- **Common Name:** Winterberries
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 60-75'
- **Volume:** 1 Gal.

- **Botanical Name:** Nyssa sylvatica
- **Common Name:** Black Tupelo
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Thuja occidentalis `Nigra`
- **Common Name:** Austrian Pine
- **Uses:** Cut flower, landscape
- **Spacing:** 48" o.c.
- **Mature Height:** 30-40'
- **Volume:** 1 Gal.

- **Botanical Name:** Azalea viscosum
- **Common Name:** Swamp Azalea
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Swamp Azalea
- **Common Name:** Swamp Azalea
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Shadblow Serviceberry - multi-stem
- **Common Name:** Shadblow Serviceberry
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Pyramidal European Hornbean
- **Common Name:** European Hornbeam
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Legacy Sugar Maple
- **Common Name:** Sugar Maple
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Swamp Azalea
- **Common Name:** Swamp Azalea
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Shadblow Serviceberry - multi-stem
- **Common Name:** Shadblow Serviceberry
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Pyramidal European Hornbeam
- **Common Name:** European Hornbeam
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Legacy Sugar Maple
- **Common Name:** Sugar Maple
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Swamp Azalea
- **Common Name:** Swamp Azalea
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Shadblow Serviceberry - multi-stem
- **Common Name:** Shadblow Serviceberry
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Pyramidal European Hornbeam
- **Common Name:** European Hornbeam
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Legacy Sugar Maple
- **Common Name:** Sugar Maple
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Swamp Azalea
- **Common Name:** Swamp Azalea
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Shadblow Serviceberry - multi-stem
- **Common Name:** Shadblow Serviceberry
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Pyramidal European Hornbeam
- **Common Name:** European Hornbeam
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Legacy Sugar Maple
- **Common Name:** Sugar Maple
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

- **Botanical Name:** Swamp Azalea
- **Common Name:** Swamp Azalea
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.

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- **Botanical Name:** Pyramidal European Hornbeam
- **Common Name:** European Hornbeam
- **Uses:** Cut flower, landscape
- **Spacing:** 18" o.c.
- **Mature Height:** 6-7'
- **Volume:** 1 Gal.
Perennial and Ornamental Grass Planting

1. NOTES

1. PLANT BACKFILL MIXTURE.

2. DO NOT PLACE MULCH

3. PAINT TOP 6" OF STAKES ORANGE OR REFLECTIVE RED TAPE

4. OR REFLECTIVE RED TAPE.

5. TRUNK FLARE SHALL BE

6. SLOPE TO FORM SAUCER

7. WITH SLOPED SIDES

8. 3" PINE BARK MULCH,

9. DO NOT COVER STEMS

10. OF ROOTBALL OF CONTAINER

11. LOOSEN ROOTS AT THE OUTER EDGE

12. GROWN SHRUBS.

13. DEADMEN (2 STAKES PER TREE)

14. TIGHTEN AS SHOWN

15. FINISHED GRADE

16. ABOVE THE ESTABLISHED

17. REMOVE COMPLETELY.

18. IF SYNTHETIC WRAP IS USED,

19. FROM

20. UNTIE AND ROLL BACK BURLAP

21. (PLACE WITHIN 6" OF ROOTBALL)

22. (2 STAKES PER TREE)

23. LOOSELY TIED

24. OR ON COMPACTED SUBGRADE

25. OR REFLECTIVE RED TAPE

Proposed Residential Development

Issued for

Local Approvals

Response to Town comments                       8/28/2020

PV

Appvd.

L-2

Never Fit

Hardwood Stakes

Tree Pit

Football

Tree Tie

Perennial and Ornamental Grass Planting

N.T.S.

N.T.S.

Shrub Bed Planting

N.T.S.

N.T.S.

Multistem Tree Planting

N.T.S.

N.T.S.

Evergreen Tree Planting

N.T.S.

N.T.S.

Tree Planting (For Trees Under 4" Caliper)

N.T.S.

N.T.S.
Record Description (First Parcel)

BEGINNING AT A POINT IN THE NORTHERLY SIDE OF COGGSWELL STREET, SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF VACCA ARCHITECTURAL WOODWORKING, LLC AND ALSO THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE N 70° 14' 03" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF VACCA ARCHITECTURAL WOODWORKING, LLC A DISTANCE OF 105.64' TO A POINT;

THENCE S 20° 58' 27" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF VACCA ARCHITECTURAL WOODWORKING, LLC A DISTANCE OF 126.14' TO A POINT;

THENCE N 70° 37' 18" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JPM MANAGEMENT, LLC A DISTANCE OF 26.53' TO A POINT;

THENCE S 33° 46' 32" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF JPM MANAGEMENT, LLC A DISTANCE OF 72.36' TO A POINT;

THENCE S 01° 14' 42" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF JPM MANAGEMENT, LLC A DISTANCE OF 82.17 TO A POINT;

THENCE S 66° 46' 17" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF 25 WEST BROAD STREET, LLC A DISTANCE OF 90.64' TO A POINT;

THENCE S 66° 37' 12" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF 25 WEST BROAD STREET, LLC A DISTANCE OF 24.96' TO A POINT;

THENCE N 28° 38' 28" W BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF 29 W BROAD STREET, LLC A DISTANCE OF 76.61' TO A POINT;

THENCE S 32° 26' 12" W BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF 29 W BROAD STREET, LLC A DISTANCE OF 24.28' TO A POINT;

THENCE N 66° 21' 38" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CORPORATION A DISTANCE OF 38.85' TO A POINT;

THENCE N 23° 56' 24" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CORPORATION A DISTANCE OF 58.34' TO A POINT;

THENCE N 31° 50' 57" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CORPORATION A DISTANCE OF 410.00' TO A TIE LINE POINT;

THENCE N 31° 50' 57" E BOUNDED WESTERLY BY LAND NOW OR FORMERLY OF NATIONAL RAILROAD PASSENGER CORPORATION A DISTANCE OF 33' MORE OR LESS TO THE PAWCATUCK RIVER;

THENCE GENERALLY SOUTHEASTERLY ALONG THE SOUTHERN SIDE OF PAWCATUCK RIVER A DISTANCE OF 230' MORE OR LESS TO A POINT IN THE NORTHERLY SIDE OF COGGSWELL STREET;

THENCE S 19° 45' 52" W ALONG THE NORTHERLY SIDE OF COGGSWELL STREET A DISTANCE OF 13' MORE OR LESS TO A TIE LINE POINT, SAID TIE LINE POINT ALSO BEING LOCATED S 57° 23' 40" E A DISTANCE OF 227.75' FROM THE PREVIOUSLY DESCRIBED TIE LINE POINT;

THENCE S 19° 45' 52" W ALONG THE NORTHERLY SIDE OF COGGSWELL STREET A DISTANCE OF 85.00' TO THE POINT OF BEGINNING;

CONTAINING APPROXIMATELY 82,215 SQUARE FEET (1.887 ACRES).

Record Description (Second Parcel)

Record Description (Second Parcel)
CAMPBELL GRAIN CO.
27 W Broad St, Pawcatuck, CT 06379

EXTERIOR MATERIALS

- Fiber Cement
  - Alternating Lap Siding Pattern A | Color A
  - Alternating Lap Siding Pattern B | Color B
  - Alternating Lap Siding Pattern A | Color C
  - Alternating Lap Siding Pattern B | Color E

- Vertical Seam Box Rib Metal Panel
  - Alternating Exposure - Color G

- Parged Stucco Finish
  - Over Cementitious Insulation Board
  - Alternating Vertical Color Panels
    - Colors K & L

- Aluminum Clad Metal Panel
  - Color H
  - Color J

- Black Storefront Windows

- Vinyl | Composite Window
EXTERIOR MATERIALS

- Vertical Panel Siding With Metal Reveal Channels
  - Color: F
- Fiber Cement
- ACM Roof Cornice
- Fiber Cement Vertical Accent Panel
  - Color: F
- Storefront Windows
- Vinyl | Composite Window
- Fiber Cement Alternating Lap Siding
  - Pattern: B | Color: E
- Vertical Panel Siding With Metal Reveal Channels
  - Color: F
Existing Conditions

CAMPBELL GRAIN CO.
27 W Broad St,
Pawcatuck, CT 06379

RENDERED PERSPECTIVE

Sheet Name: A4-05

Project Name: CAMPBELL GRAIN CO.

Architect of Record: the architectural team

Consultant: The Architectural Team, Inc.

50 Commandant's Way at Admiral's Hill
Chelsea MA 02150

617.889.4402

T 617.884.4329

www.architecturalteam.com

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8/12/2020 11:00:07 AM

C:\_Revit Local 2019\19198_00_R19 - Campbell Grain Co_Central_phumphreys@architecturalteam.com.rvt
Existing Conditions

CAMPBELL GRAIN CO.
27 W Broad St, Pawcatuck, CT 06379

DRAWN: 5B
DRAWN BY: PH
SCALES:
KEY PLAN:

Project Name:
CAMPBELL GRAIN CO.
27 W Broad St, Pawcatuck, CT 06379

Sheet Name:
A4-06

8/12/2020 11:00:07 AM
C:\_Revit Local 2019\19198.00_R19 - Campbell Grain Co_Central_phumphreys@architecturalteam.com.rvt
LEVEL 1
15' - 0"

LEVEL 2
27' - 0"

LEVEL 3
37' - 8"

LEVEL 4
48' - 4"

GARAGE

TOP OF RETAINING WALL
27' - 0"

CONCRETE SLAB ON GRADE

CAST IN PLACE CONCRETE FOUNDATION WALL

SECTION REAR RETAINING WALL

WALL SECTION

© The Architectural Team, Inc.
50 Commandants Way at Admire's Hill
Chelsea MA 02150
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architecturalteam.com