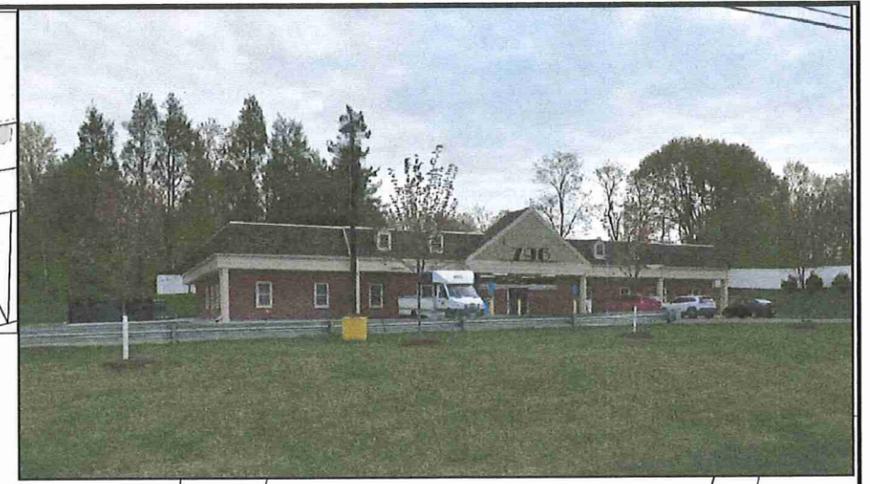
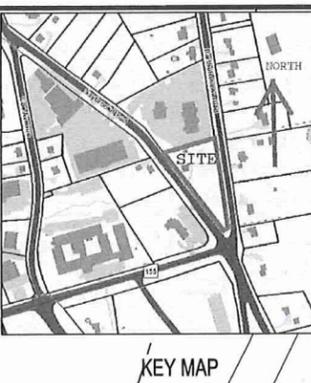


N/F MIDDLESEX PROFESSIONAL PARK LLC
 V1883P245 12/13/2016
R-15 ZONE
 770 SAYBROOK ROAD RECORDED MAP 3132 & 18-99

N/F TERESA A. MCFADDEN V1931P364
796 SAYBROOK ROAD
PROP. ONE STORY BUILDING
 10640 S.F. HEIGHT 24'
 COMMERCIAL USE 10640SF/300=35.46 req spaces
 44 spaces provided (3 hc)
64725 SF 19.4% COVERAGE
R-15 ZONE
FLOOD ZONE X



*Revised
 SPR2021-23
 3/1/21*

REVISION: 8
REVISION: 7
REVISION: 6
REVISION: 5
REVISION: 3
REVISION: 2
REVISION: 1
PROJECT: 216010
DRAWN BY: JS

kratzer,
jones &
associates, inc.
 CIVIL ENGINEERS • LAND SURVEYORS
 SITE PLANNERS • BUILDING ENGINEERS
 P.O. BOX 337
 1755 MERDEN-WATERBURY RD.
 WILLODALE, CT 06467-0337
 PHONE: (860) 621-3638
 FAX: (860) 621-9909
 EMAIL: INFO@KRATZERTJONES.COM

PROPOSED DEVELOPMENT PLAN
 for applicant

RINO MOZZICATO
 DEVELOPER

125 New Britain Ave
 Plainville, CT 06062
 property at
 796 SAYBROOK ROAD,
 MIDDLETOWN, CT

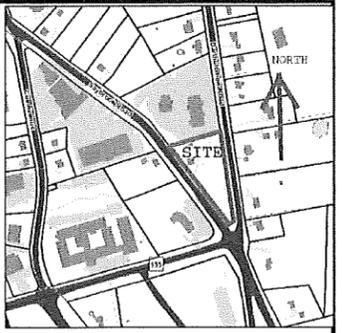
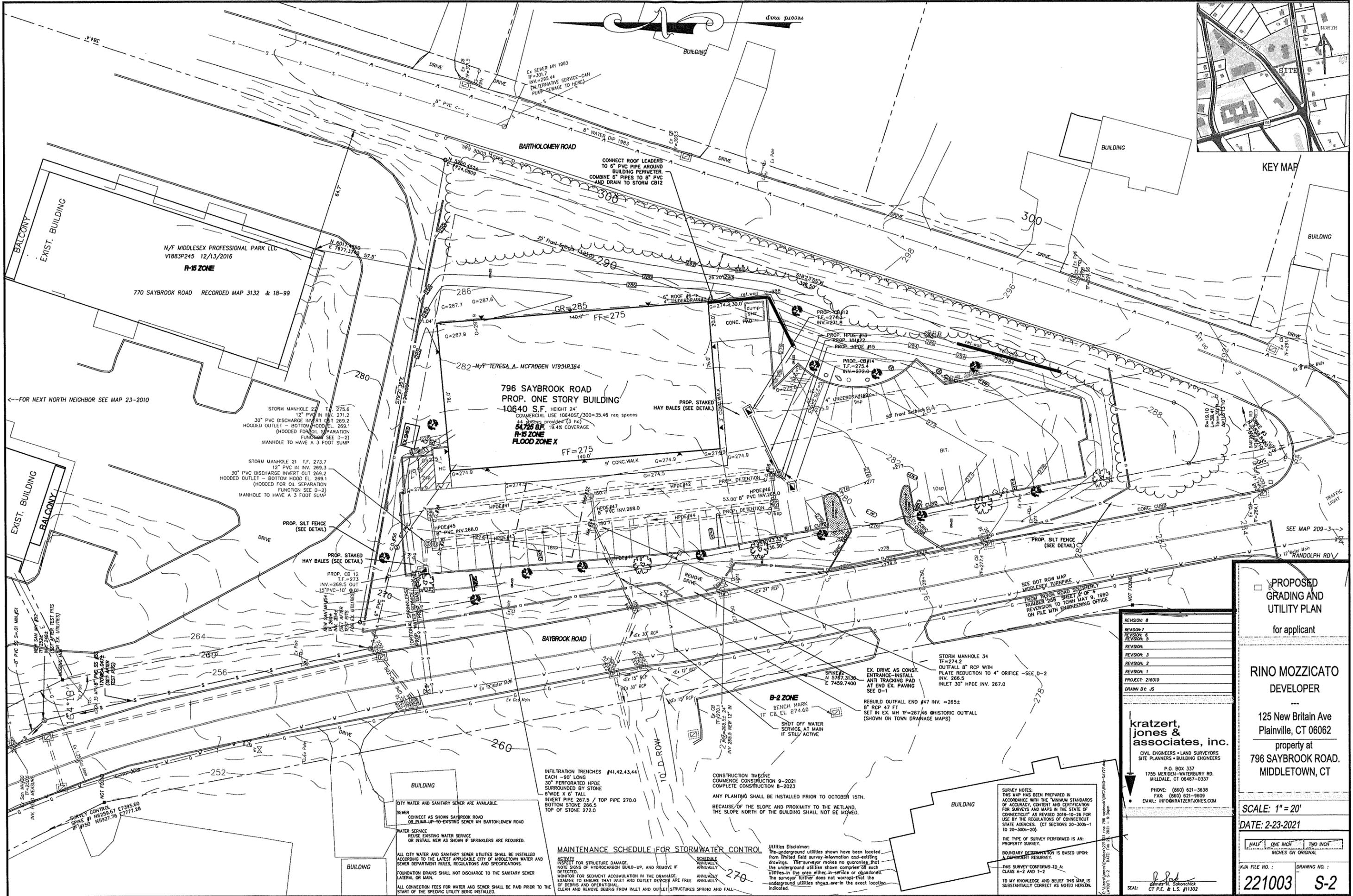
SCALE: 1" = 20'
 DATE: 2-23-2021

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

K/A FILE NO.: **221003** DRAWING NO.: **S-1**

Utilities Disclaimer:
 The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise of such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated.

SURVEY NOTES:
 THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATORS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).
 THE TYPE OF SURVEY PERFORMED IS AN: PROPERTY SURVEY.
 BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
 THIS SURVEY CONFORMS TO A: CLASS A-2
 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



KEY MAP

N/F MIDDLESEX PROFESSIONAL PARK LLC
V1883P245 12/13/2016
R-15 ZONE

770 SAYBROOK ROAD RECORDED MAP 3132 & 18-99

796 SAYBROOK ROAD
PROP. ONE STORY BUILDING
10640 S.F. HEIGHT 24'
COMMERCIAL USE 10840SF/300=35.46 req spaces
54728 SF 19.4% COVERAGE
R-15 ZONE FLOOD ZONE X

STORM MANHOLE 27 T.F. 275.6
12" PVC IN INV. 271.2
30" PVC DISCHARGE INVERT OUT 269.2
HOODED OUTLET - BOTTOM HOOD EL. 269.1
(HOODED FOR OIL SEPARATION
FUNCTION SEE D-2)
MANHOLE TO HAVE A 3 FOOT SUMP

STORM MANHOLE 21 T.F. 273.7
12" PVC IN INV. 269.3
30" PVC DISCHARGE INVERT OUT 269.2
HOODED OUTLET - BOTTOM HOOD EL. 269.1
(HOODED FOR OIL SEPARATION
FUNCTION SEE D-2)
MANHOLE TO HAVE A 3 FOOT SUMP

PROP. SILT FENCE
(SEE DETAIL)

PROP. STAKED
HAY BALES (SEE DETAIL)

PROP. CB 12
T.F. = 273
INV. = 268.5 OUT
15" PVC 10' @ 0.01

NEW SAN MAIN
12" DIA. 17' DIA. @ 0.01
SET AFTER
TEST PITS
FOR EX. UTILITIES

CITY WATER AND SANITARY SEWER ARE AVAILABLE.
SEWER
CONNECT AS SHOWN SAYBROOK ROAD
OR PLUMB UP TO EXISTING SEWER MH BARTHOLOMEW ROAD
WATER SERVICE
REUSE EXISTING WATER SERVICE
OR INSTALL NEW AS SHOWN IF SPRINKLERS ARE REQUIRED.
ALL CITY WATER AND SANITARY SEWER UTILITIES SHALL BE INSTALLED
ACCORDING TO THE LATEST APPLICABLE CITY OF MIDDLETOWN WATER AND
SEWER DEPARTMENT RULES, REGULATIONS AND SPECIFICATIONS.
FOUNDATION DRAINS SHALL NOT DISCHARGE TO THE SANITARY SEWER
LATERAL OR MAIN.
ALL CONNECTION FEES FOR WATER AND SEWER SHALL BE PAID PRIOR TO THE
START OF THE SPECIFIC UTILITY BEING INSTALLED.

INFILTRATION TRENCHES #41,42,43,44
EACH - 90' LONG
30" PERFORATED HDPE
SURROUNDED BY STONE
6" WIDE X 6" TALL
INVERT PIPE 287.5 / TOP PIPE 270.0
BOTTOM STONE 286.5
TOP OF STONE 272.0

MAINTENANCE SCHEDULE FOR STORMWATER CONTROL
ACTIVITY
INSPECT FOR STRUCTURE DAMAGE.
NOTE SIGNS OF HYDROCARBON BUILD-UP, AND REMOVE IF
DETECTED.
MONITOR FOR SEDIMENT ACCUMULATION IN THE DRAINAGE.
EXAMINE TO ENSURE THAT INLET AND OUTLET DEVICES ARE FREE
OF DEBRIS AND OPERATIONAL.
CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURES SPRING AND FALL

SCHEDULE
ANNUALLY
ANNUALLY
ANNUALLY

CONSTRUCTION TIMELINE
COMMENCE CONSTRUCTION 9-2021
COMPLETE CONSTRUCTION 8-2023

ANY PLANTING SHALL BE INSTALLED PRIOR TO OCTOBER 15TH.
BECAUSE OF THE SLOPE AND PROXIMITY TO THE WETLAND,
THE SLOPE NORTH OF THE BUILDING SHALL NOT BE MOVED.

B-2 ZONE
BENCH MARK
T.F. CR EL. 274.60
SHUT OFF WATER
SERVICE AT MAIN
IF STILL ACTIVE

EX. DRIVE AS CONST.
ENTRANCE-INSTALL
ANTI TRACKING PAD
AT END EX. PAVING
SEE D-1

STORM MANHOLE 34
T.F.=274.2
OUTFALL 8" RCP WITH
PLATE REDUCTION TO 4" ORIFICE -SEE D-2
INV. 266.5
INLET 30" HDPE INV. 267.0

REBUILD OUTFALL END #47 INV. =265.5
8" RCP 47 FT
SET IN EX. MH T.F.=267.46 HISTORIC OUTFALL
(SHOWN ON TOWN DRAINAGE MAPS)

UTILITY DISCLAIMER:
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from limited field survey information and existing
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The surveyor further does not warrant that the
underground utilities shown are in the exact location
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REVISION: 8
REVISION: 7
REVISION: 6
REVISION: 5
REVISION: 4
REVISION: 3
REVISION: 2
REVISION: 1
PROJECT: 21610D
DRAWN BY: JS

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
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P.O. BOX 337
1755 MERDEN-WATERBURY RD.
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PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

**PROPOSED
GRADING AND
UTILITY PLAN**
for applicant

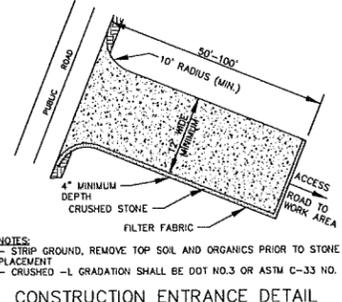
**RINO MOZZICATO
DEVELOPER**

125 New Britain Ave
Plainville, CT 06062
property at
796 SAYBROOK ROAD.
MIDDLETOWN, CT

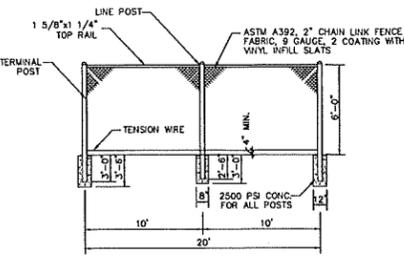
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DATE: 2-23-2021

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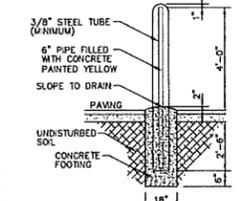
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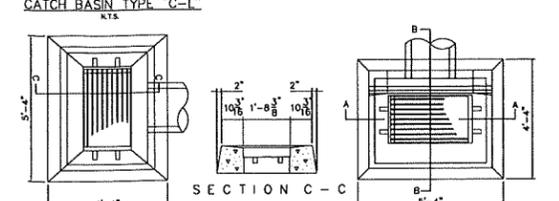
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



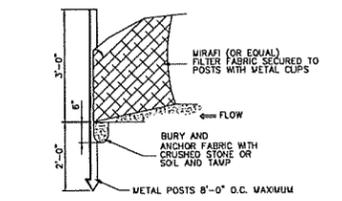
CHAIN LINK FENCE
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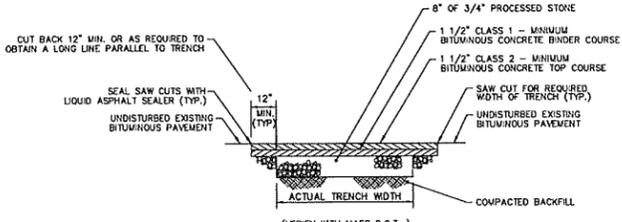
CONCRETE BOLLARD DETAIL
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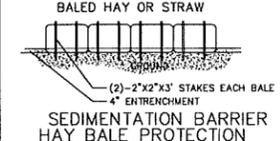
CATCH BASIN TYPE \"C-L\"
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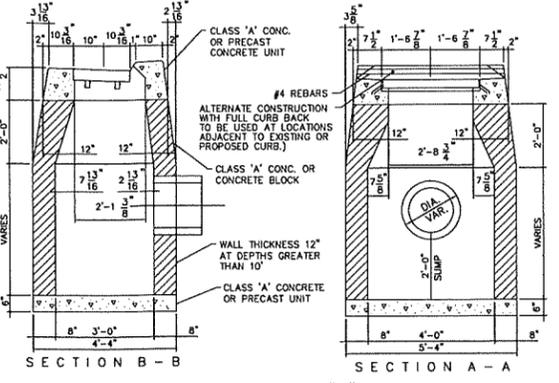
SILT FENCE DETAIL
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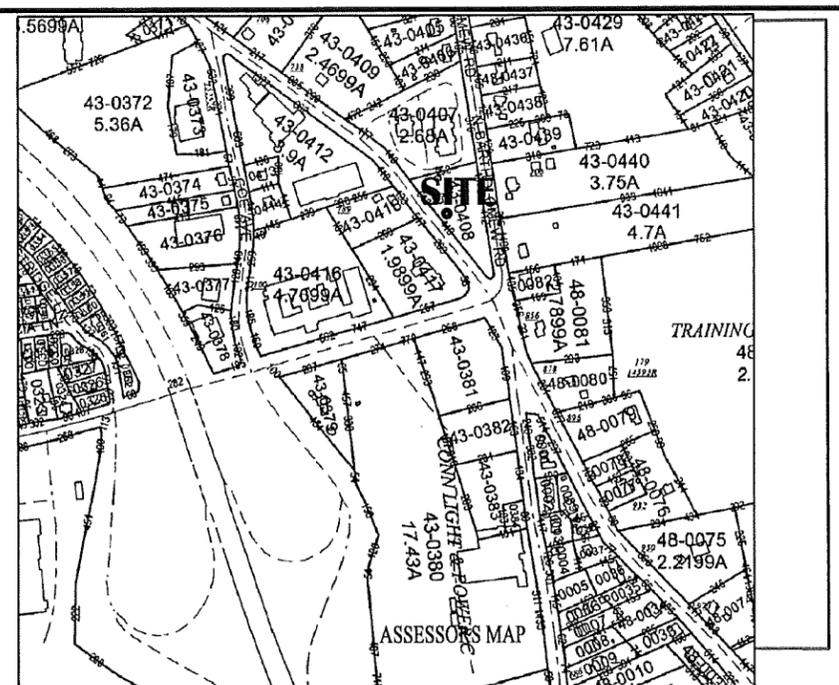
PERMANENT PAVEMENT REPAIR DETAIL
(FOR PUBLIC ROADWAYS)
N.T.S.



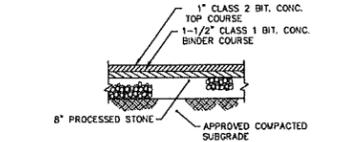
SEDIMENTATION BARRIER HAY BALE PROTECTION GENERAL INSTALLATION
N.T.S.



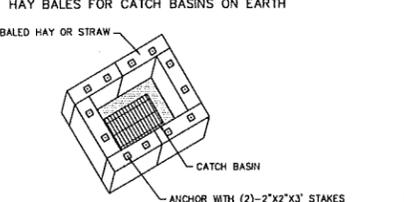
CATCH BASIN TYPE \"C\" DETAIL
N.T.S.



ASSESSOR'S MAPSITE



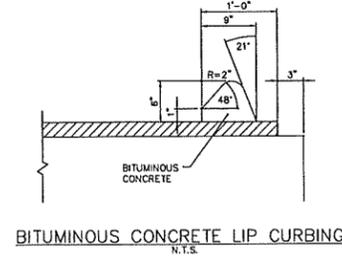
MINIMUM PAVEMENT SECTION
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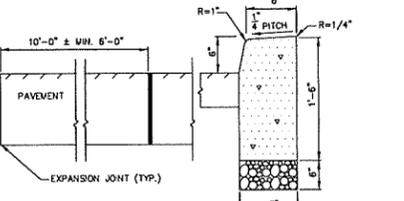
SEDIMENTATION BARRIER INSTALLATION
N.T.S.

CLASS I: ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN-GRADED, WITH LITTLE OR NO FINES (1/4" TO 1 1/2" IN SIZE)
 CLASS II: CLEAN, COARSE-GRAINED MATERIALS, SUCH AS -L, COARSE SANDS, AND -L/SAND MIXTURES (1 1/2" IN SIZE)
 CLASS III: COARSE-GRAINED MATERIALS WITH FINES INCLUDING SILTY OR CLAYEY -LS OR SANDS. -L OR SAND MUST COMPOSE MORE THAN 50% OF CLASS III MATERIALS (1 1/2" MAX SIZE)
 CLASS IV: FINE-GRAINED MATERIALS, SUCH AS FINE SAND AND SILTS, CONTAINING 50% OR MORE CLAY OR SILT. SILTS CLASSIFIED AS CLASS IV (ML OR CL) HAVE MEDIUM TO LOW PLASTICITY AND ARE NOT RECOMMENDED IN THE EMBEDEDMENT ZONE. SILTS CLASSIFIED AS CLASS IV (MH OR CH) HAVE HIGH PLASTICITY AND ARE NOT RECOMMENDED FOR EMBEDEDMENT MATERIALS.

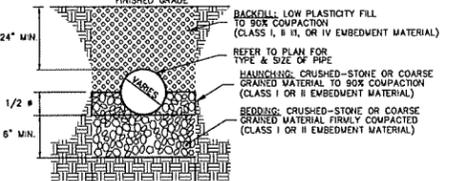
- CONSTRUCTION SEQUENCE:**
1. AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
 2. CALL BEFORE YOU DIG 1-800-922-4455.
 3. PURSUANT TO THE EROSION SEDIMENTATION CONTROL PLAN, NOTIFY THE TOWN PLANNING, INLAND WETLANDS AGENCY AND ENGINEERING DEPARTMENTS OF ENSURING CONSTRUCTION ACTIVITY.
 4. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
 5. USE PROP. SILT FENCING AND ROAD AS A LIMIT OF ACTIVITY AREA OF GRADING OR CLEARING FOR LOCATION SHOWN.
 6. WATERCOURSE ON SITE TO BE PROTECTED.
 7. LIMITS OF CLEARING TO BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
 8. CLEAR AND GRUB TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. OPEN CONSTRUCTION ENTRANCES).
 9. START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
 10. STRIP TOPSOIL AND REMOVE FROM AREA AND CREATE TEMPORARY TOPSOIL STOCKPILES. TOPSOIL STOCKPILES MUST BE OUTSIDE OF ANY AREAS WHICH ARE REGULATED BY INLAND WETLANDS.
 11. INSTALL SEDIMENTATION BASINS.
 12. AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
 13. CONSTRUCT SITE UTILITIES, PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
 14. FINISH GRADE AND PLACE -L BASE FOR PAVED AREAS.
 15. CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
 16. FINISH GRADE SITES, SPREAD TOPSOIL, AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
- | SUGGESTED SEED MIXTURE | LBS/AC | LBS/1000 SF |
|------------------------|--------|-------------|
| KENTUCKY BLUEGRASS | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.45 |
| PERENNIAL RYEGRASS | 5 | 0.10 |
| | 45 | 1.00 |
17. REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
 18. REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
 19. AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.
- Remove siltation barriers and properly dispose of once permanent stabilization has occurred as directed by the City Engineer and Inland Wetland Compliance Officer



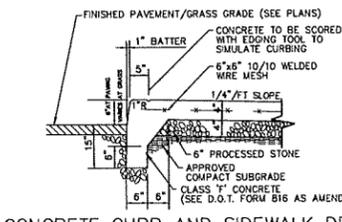
BITUMINOUS CONCRETE LIP CURBING
N.T.S.



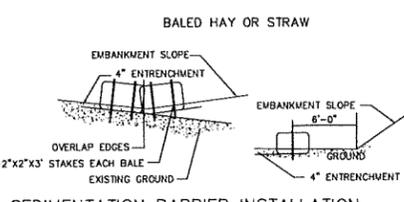
CONCRETE CURBING DETAIL
N.T.S.



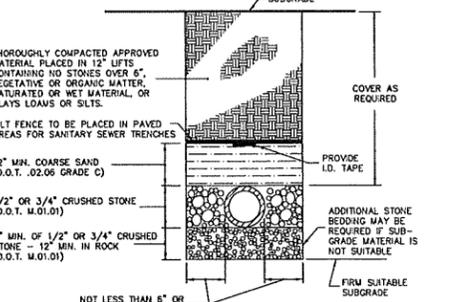
PVC AND H.D.P.E. PIPE EMBEDMENT DETAIL
N.T.S.



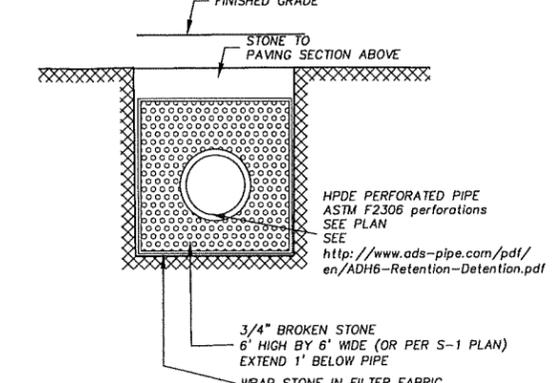
CONCRETE CURB AND SIDEWALK DETAIL
N.T.S.



SEDIMENTATION BARRIER INSTALLATION HAY BALE INSTALLATION
N.T.S.



TYPICAL TRENCH FOR UTILITIES
N.T.S.



HORIZONTAL DRYWELL INFILTRATION TRENCH SECTION
N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SOLEDED AS SOON AS PRACTICABLE. FOR THOSE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED. ANNUAL REGRASS MAY BE UTILIZED OR AN APPROVED EQUAL.
2. SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
3. DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEEDED OR MULCHED.
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended www.ct.gov/deep/soilerosionandsementcontrol
5. THE APPLICATION AND SPECIFIC DETAILS OF THE EROSION AND SEDIMENTATION CONTROL SHALL FOLLOW THE SOIL AND WATER CONSERVATION DESCRIBED IN THE 2002 Connecticut Guidelines for Soil Erosion and Sediment Control "SEDIMENT CONTROL", AVAILABLE ON INTERNET.
6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE TOWN PLANNER, INLAND WETLANDS COMPLIANCE OFFICER AND/OR THE TOWN ENGINEER.
8. SEDIMENTATION BARRIERS TO BE FIBREX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
9. SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION. PLOT PLANS FOR INDIVIDUAL LOTS SHALL CONTAIN DETAILED DELINEATION OF SILTATION BARRIERS INCLUDING ANY ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY.
10. CONSTRUCTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORSEEN FIELD CONDITIONS.
11. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
12. RINO MOZZICATO OR HIS DULY AUTHORIZED AGENT (860) 796-1403 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPAL PLANNING AND ENGINEERING DEPARTMENTS AND INLAND WETLANDS COMPLIANCE OFFICER AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
13. RINO MOZZICATO OR HIS DULY AUTHORIZED AGENT (860) 796-1403 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE AND INLAND WETLANDS COMPLIANCE OFFICER OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
14. SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
15. SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
16. PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
17. CATCH BASIN MAINTENANCE SCHEDULE: SEDIMENT TO BE EXTRACTED FROM SLUICES BI-YEARLY IN THE SPRING AND FALL AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER. IF OVER 5 ACRES ARE TO BE DISTURBED AT ONE TIME, THE SITE CONTRACTOR SHALL OBTAIN A NPDES STORMWATER PERMIT.

NOT ALL DETAILS APPLY TO ALL JOBS

NOTES:

EROSION CONTROLS SHALL BE INSPECTED ONCE A WEEK AND AFTER ANY STORM OR PRECIPITATION EVENT. REPAIR AS NECESSARY.

COPIES OF THE REPORT SHALL BE SENT TO THE INLAND WETLANDS COMPLIANCE OFFICER REMOVE ANY INVASIVE SPECIES DISCOVERED DURING CONSTRUCTION BUT ONLY IN THE AREAS TO BE DISTURBED BY THE CONSTRUCTION.

PURSUANT TO THE TOWN REGULATIONS, A LAYER OF ARABLE TOPSOIL OF A QUALITY APPROVED BY THE TOWN ENGINEER SHALL BE SPREAD OVER THE AREAS TO BE RESTORED. TOPSOIL SHALL BE 4 INCHES MINIMUM IN DEPTH.

SEED MIXTURE TO BE UTILIZED DURING RECLAMATION PROCESS IS:

- 35 PERCENT CREeping RED FESCUE,
- 30 PERCENT TALL FESCUE,
- 15 PERCENT PERENNIAL RYE GRASS,
- 10 PERCENT RED TOP,
- 10 PERCENT BIRDS FOOT TREFLOL.

SEED RATE AT 40 POUNDS PER ACRE.

THE CITY OF MIDDLETOWN RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE CITY OF MIDDLETOWN ZEO.

REVISION:
 REVISION:
 REVISION: 2
 REVISION: 1

PROJECT:

SEAL:

J. Sok
 JAMES SARKOVICH
 P.E.

kratzer, jones & associates, inc.
 CIVIL ENGINEERS • LAND SURVEYORS
 SITE PLANNERS • BUILDING ENGINEERS

P.O. BOX 337
 1755 MERDEN-WATERBURY RD.
 WILDALE, CT 06461-0337

PHONE: (860) 621-3638
 FAX: (860) 621-9509
 EMAIL: INFO@KRATZERJONES.COM

DETAIL SHEET
for applicant

RINO MOZZICATO
OWNER

125 New Britain Ave
 Plainville, CT 06062

property at
 796 SAYBROOK ROAD
 MIDDLETOWN, CT

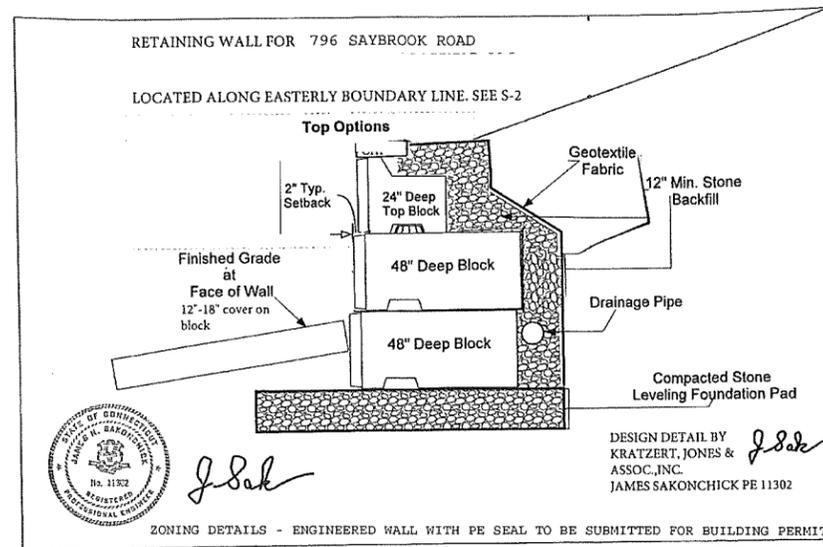
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 DATE: 6-1-2017

HALF" ONE INCH" TWO INCH"
 INCHES ON ORIGINAL

KJM FILE NO.:
216010

DRAWING NO.:
D-1

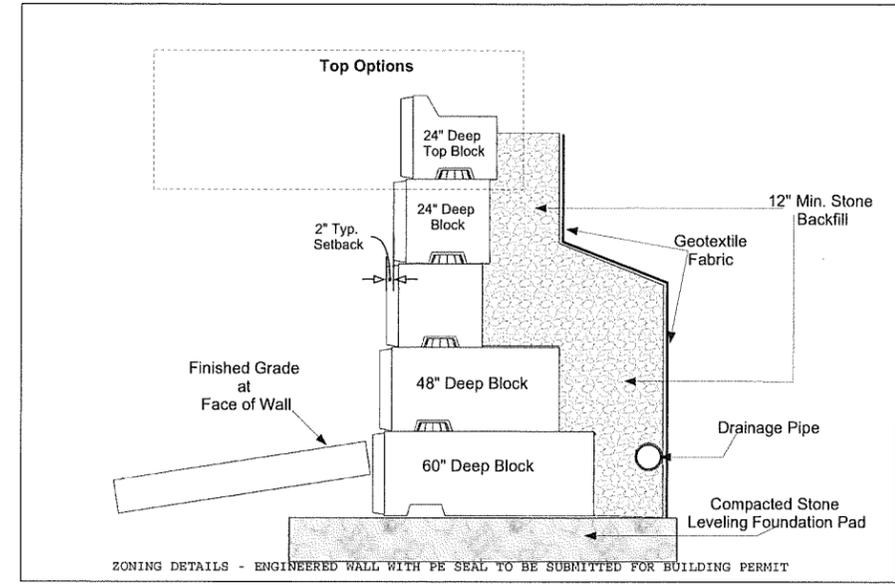
INSTALL 48" CHAIN LINK FENCE ON TOP OF WALL TYP.



ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burrill St.
New Britain CT 06053
800-774-1112
860-224-2244
860-224-2255 Fax

ATLAS
CONCRETE PRODUCTS

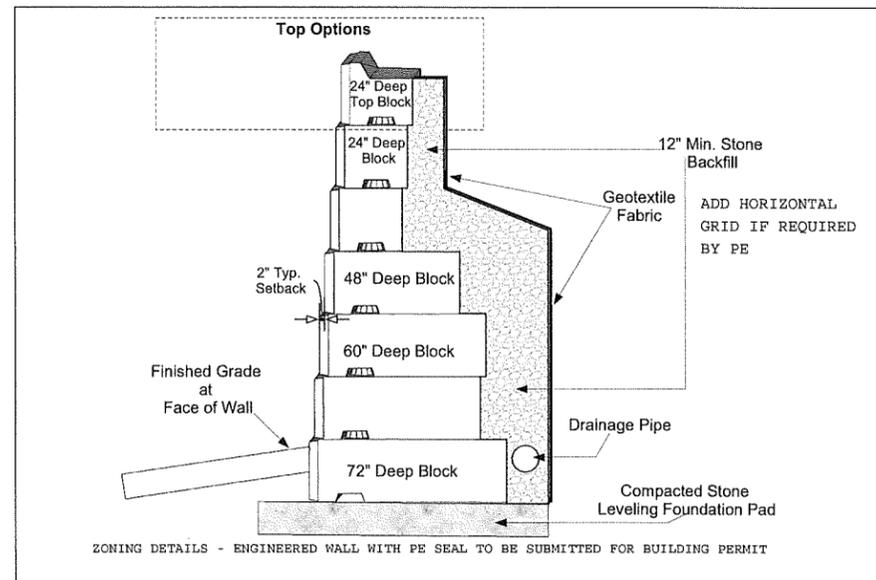
Atlas Retaining Wall
48" Base Section
6' Height Wall



ATLAS CONCRETE PRODUCTS
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New Britain CT 06053
800-774-1112
860-224-2244
860-224-2255 Fax

ATLAS
CONCRETE PRODUCTS

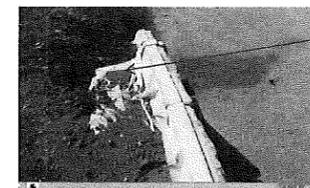
Atlas Retaining Wall
Typical Section
10' Height Wall



ATLAS CONCRETE PRODUCTS
www.AtlasConcrete.com
65 Burrill St.
New Britain CT 06053
800-774-1112
860-224-2244
860-224-2255 Fax

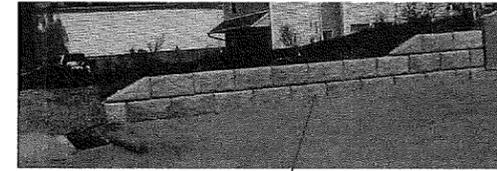
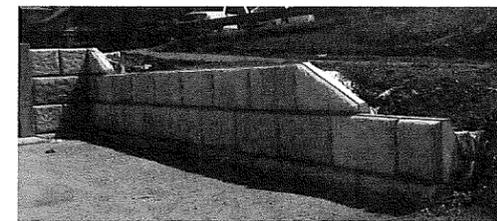
ATLAS
CONCRETE PRODUCTS

Atlas Retaining Wall
Typical Section
14' Height Wall



FILTER FABRIC AROUND STONE BEHIND WALLS

WALL APPEARANCE



TYPICAL WALL 48 INCH TALL
12-19-2020

APPROVED BY
JAMES SAKONCHICK PE 11302
SPECIAL INSPECTOR

PROPOSED RETAINING WALL PLAN FOR
RINO MOZZICATO
PROPERTY AT
793 SAYBROOK ROAD
MIDDLETOWN, CT

.2/21/2021