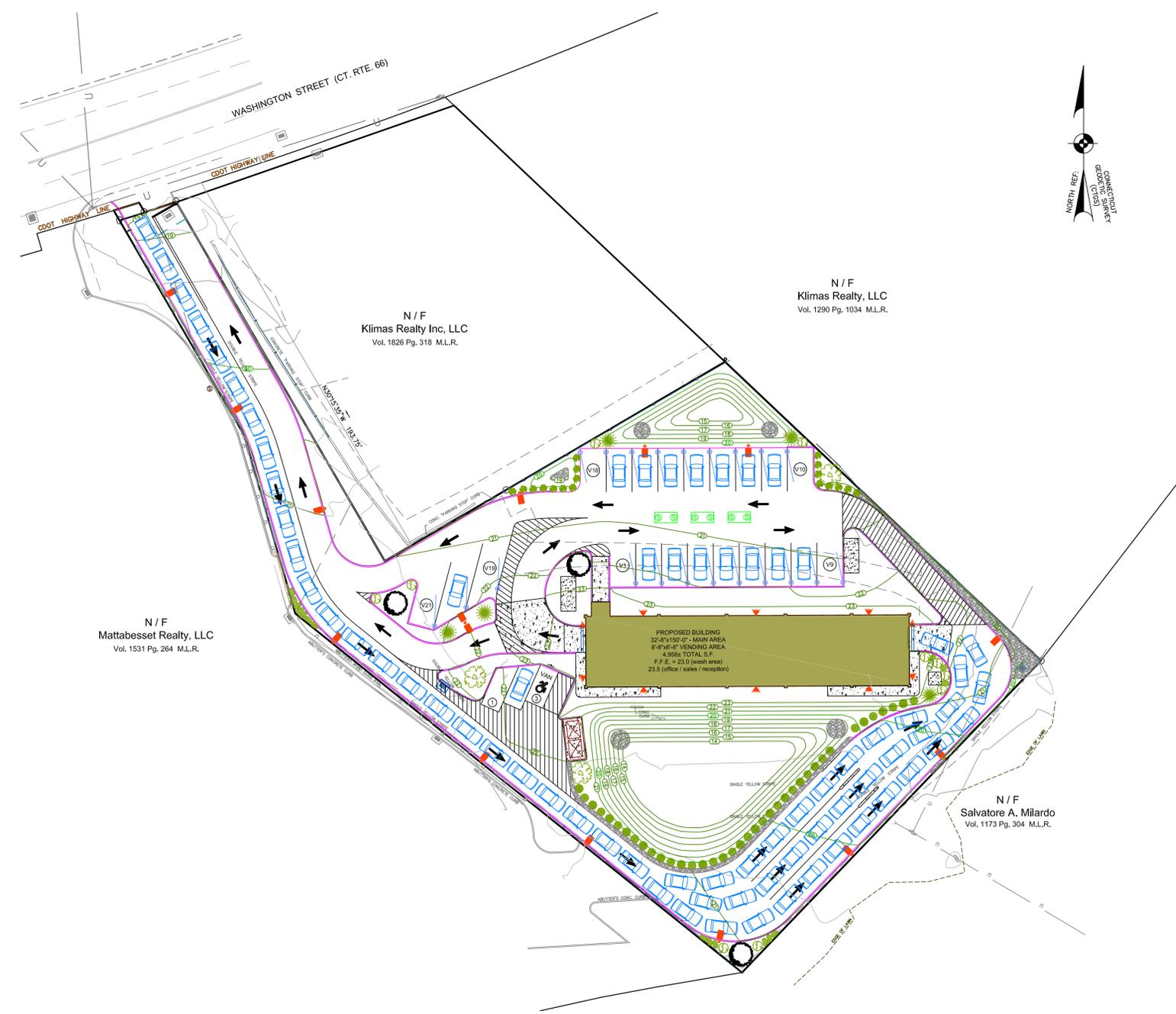


**KEY MAP**  
1"=200'

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REVISIONS:  
1/06/16/21/21 Per City of Middletown & CTOOT Comments



# Site Development Plan for Proposed Car Wash

593 Washington Street  
Middletown, CT

C.1	Cover Sheet	N.T.S.
EC.1	Existing Conditions Map	1"=20'
SD.1	Site Development Plan	1"=20'
LL.1	Landscaping & Lighting Plan	1"=20'
SES.1	Sedimentation & Erosion Control Details	N.T.S.
TT.1	Vehicle Turning Template Diagrams	1"=20'
TT.2	Vehicle Turning Template Diagrams	1"=20'
D.1	Standard Detail Sheet	N.T.S.
D.2	Standard Detail Sheet	N.T.S.
D.3	Standard Detail Sheet	N.T.S.
D.4	Site Lighting Detail Sheet	N.T.S.
DP.1	Site Drainage Plan	1"=20'
ELEV.1	Proposed Building / Site Elevations	N.T.S.

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SOIL SCIENTISTS • LAND PLANNERS  
143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776  
PHONE: (860) 354-9549 • (860) 489-6526 • (860) 524-1107  
FAX: (860) 350-4419 • WEB: WWW.AHHOWLAND.COM

**Cover Sheet**

for  
APPLICANT:  
**593 Washington Street Realty, LLC**

DEVELOPMENT:  
**Middletown Express Wash, LLC**  
**Town of Middletown  
County of Middlesex  
State of Connecticut**

DATE: **May 21, 2021**

SCALE: **N.T.S.**



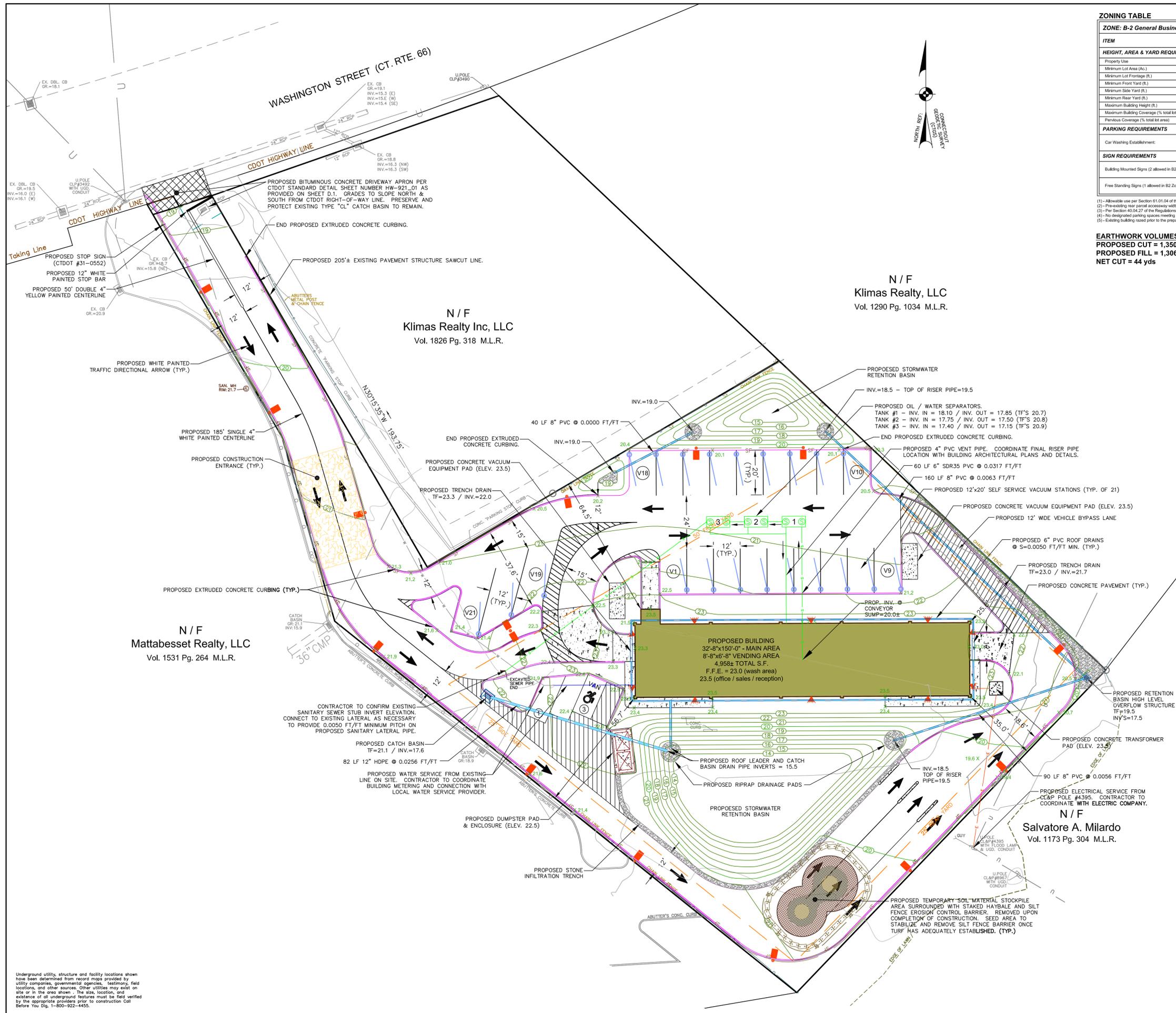
SHEET:

**C.1**

Underground utility, structure and facility locations shown have been determined from report maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction. Call Before You Dig, 1-800-922-4455.

1) THESE PLANS ARE INTENDED FOR APPROVAL PURPOSES AND ARE NOT FOR CONSTRUCTION.





**ZONING TABLE**

**ZONE: B-2 General Business Zone**

ITEM	Permitted / Required	Existing	Proposed
<b>HEIGHT, AREA &amp; YARD REQUIREMENTS</b>			
Property Use	Per Sec. 61 of the Regulations	Automated Car Wash Facility (1)	Automated Car Wash Facility (1)
Minimum Lot Area (Ac.)	None	1.26 (54,837 s.f.)	1.26 (54,837 s.f.)
Minimum Lot Frontage (ft.)	50	27.6 (2)	27.6 (2)
Minimum Front Yard (ft.)	50	35.5	64.5
Minimum Side Yard (ft.)	10	22.6	25.6
Minimum Rear Yard (ft.)	10	36.7	35.0
Maximum Building Height (ft.)	3.5 Stories	30a	38a (< 3.5 Stories)
Maximum Building Coverage (% total lot area)	30	18.5 (10,140 s.f.)	9.0 (4,958 s.f.)
Previous Coverage (% total lot area)	N/A	3.6 (1,978 s.f.)	33.0 (18,101 s.f.)
<b>PARKING REQUIREMENTS</b>			
Car Washing Establishment:	As Determined by the P & Z Commission (3)	(4)	3 Parking Spaces 21 Vacuum Stations 50a Vehicle Stacking Area
<b>SIGN REQUIREMENTS</b>			
Building Mounted Signs (2 allowed in B2 Zone)	2 s.f. per linear foot of storefront or maximum 100 s.f. whichever is less. Freestanding sign shall not exceed 30% of allowable area.	(5)	105 s.f.
Free Standing Signs (1 allowed in B2 Zone)			> 45 s.f.

- (1) - Allowable use per Section 61.01 of the Regulations.
- (2) - Pre-existing rear parcel accessway width.
- (3) - Per Section 40.04.27 of the Regulations.
- (4) - No designated parking spaces meeting the requirements of Section 40.03 of the Regulations currently on site.
- (5) - Existing building razed prior to the preparation of this plan.

**EARTHWORK VOLUMES:**  
**PROPOSED CUT = 1,350 yds**  
**PROPOSED FILL = 1,306 yds**  
**NET CUT = 44 yds**

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**REVISIONS:**

NO.	DATE	DESCRIPTION
1	06/16/2021	Per City of Middletown & CTDOT Comments
2		
3		
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5		
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7		
8		
9		
10		

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
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**Site Development Plan**

for  
**APPLICANT:**  
**593 Washington Street Realty, LLC**

**DEVELOPMENT:**  
 Middletown Express Wash, LLC  
 Town of Middletown  
 County of Middlesex  
 State of Connecticut

**DATE:**  
 May 21, 2021

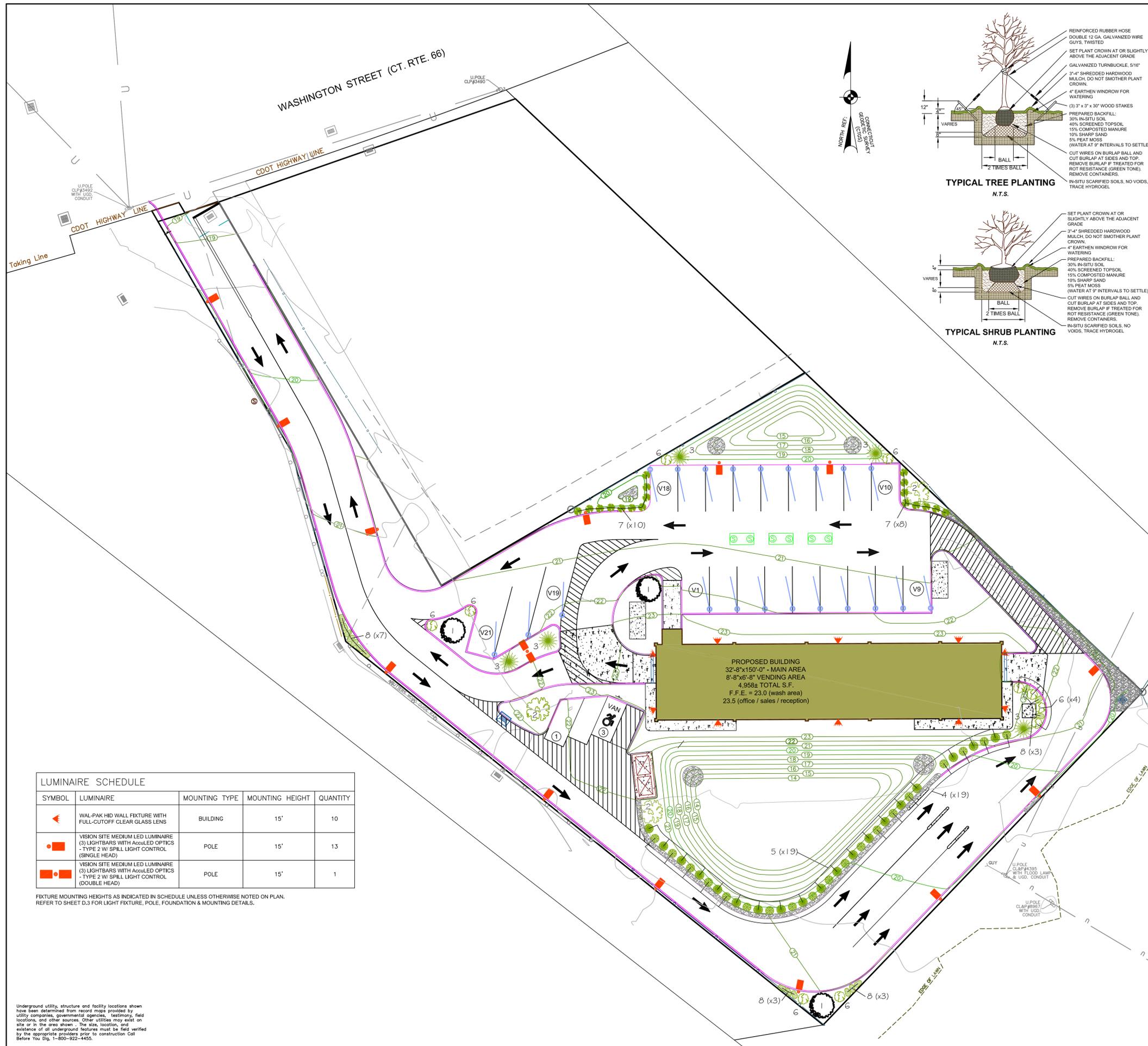
**SCALE:**  
 1" = 20'



**SHEET:**  
**SD.1**

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Key	Quantity	Botanical Name	Common Name	Size
1	3	<i>Acer palmatum dissectum</i> 'Ever Red'	Weeping Japanese Maple	2' cal. b&F
2	3	<i>Larix decidua</i> 'Pendula'	Weeping Larch	2' cal. b&F
3	5	<i>Picea pungens</i>	Blue Spruce	4' - 5' ht.
4	19	<i>Picea abies</i> 'maliformis'	Bird's Nest Spruce	1.6' min. ht.
5	19	<i>Ilex verticillata</i>	Winterberry Holly	2 gal.
6	10	<i>Hydrangea macrophylla</i> 'Nikko Blue'	Nikko Blue Hydrangea	2 gal.
7	16	<i>Schizachyrium scoparium</i>	Little Bluestem Grass	1 gal.
8	16	<i>Heimericallis</i> 'Purple De Oro', 'Stella De Oro', 'Happy Returns'	Dwarf Daylily Mx	1 gal.

**LANDSCAPING NOTES:**

- Substitutions are allowed relative to availability and health of plants. All substitutions shall be approved by the appropriate town land use enforcement officer.
- All plants to be nursery stock.
- No dyed mulch to be used.
- Do not over-mulch trees and shrubs.
- All material, plants and soil, must be free of invasive species.
- Fertilizer: Contractor shall conduct appropriate soil tests to determine the type and amount of fertilizer and limestone required to ensure acceptable lawn soil nutrition and planting bed nutrition.
- Place topsoil mixture in bottom of hole and saturate. After placing plant, work topsoil mixture carefully around root ball and then saturate. When hole is one half full of soil mixture, saturate again. Fill hole completely with topsoil mixture after the water has drained. Saturate again.
- Deciduous trees with a 2 1/2" cal and greater and evergreen trees 8' high and greater shall be guyed with 3 stakes equally spaced around the tree. Each stake will be wired around the tree through rubber hose.
- See Monitoring and Maintenance Plan found on this sheet.
- The level of mulch or grass within the curbed islands shall be 2-3 inches below the height of the curb. This is necessary for effective rain interception.
- Apply Ernst 5311 Conservation Seed Mx: Ernm-114 or approved equal per supplier's recommendations as specified per plan.

**MONITORING AND MAINTENANCE PLAN**

Monitoring of the planted areas of the site will be conducted to accomplish the following objectives:

- To evaluate the health of the introduced plants, identify plants which have died, evaluate the reason, and repair or replace if necessary.
- To look for unwanted plants that may colonize the site, especially those invasive and exotic species which will be detrimental to the ecology of the site.
- To ensure soil stability and that soil erosion is not occurring.
- To ascertain soil nutrition status at the beginning of the project and three years later; soil fertilization will be conducted in response to the soil tests.

**Frequency of monitoring:**

- During the first growing season following planting, the site will be visited once a month and additionally after severe storm events.
- During the second and third growing seasons, the site will be visited in the early spring, mid-summer and late fall, and after severe storm events.

**Maintenance actions will involve:**

- In response to the evaluations made during monitoring, actions may involve removal of unwanted volunteer plant species, removal of dead plants and re-planting.
- Repair any soil erosion damage occurring and address soil stability issues with the temporary use of hay mulch.
- Pruning or repair of trees and shrubs in the landscaped areas, as needed.



SYMBOL	LUMINAIRE	MOUNTING TYPE	MOUNTING HEIGHT	QUANTITY
	WAL-PAK HID WALL FIXTURE WITH FULL-CUTOFF CLEAR GLASS LENS	BUILDING	15'	10
	VISION SITE MEDIUM LED LUMINAIRE (3) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ SPILL LIGHT CONTROL (SINGLE HEAD)	POLE	15'	13
	VISION SITE MEDIUM LED LUMINAIRE (3) LIGHTBARS WITH AccuLED OPTICS - TYPE 2 W/ SPILL LIGHT CONTROL (DOUBLE HEAD)	POLE	15'	1

FIXTURE MOUNTING HEIGHTS AS INDICATED IN SCHEDULE UNLESS OTHERWISE NOTED ON PLAN. REFER TO SHEET D.3 FOR LIGHT FIXTURE, POLE, FOUNDATION & MOUNTING DETAILS.

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**Landscaping & Lighting Plan**

for

APPLICANT:  
**593 Washington Street Realty, LLC**

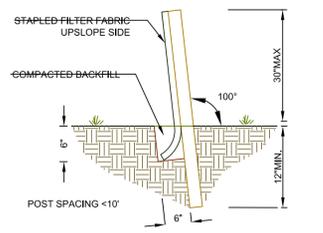
DEVELOPMENT:  
**Middletown Express Wash, LLC**

**Town of Middletown  
County of Middlesex  
State of Connecticut**

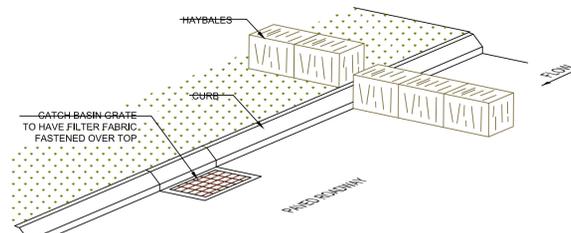
DATE: **May 21, 2021**

SCALE: **1" = 20'**

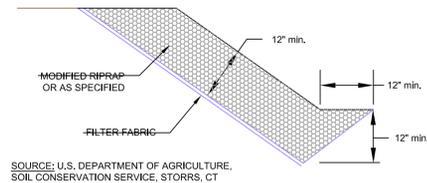
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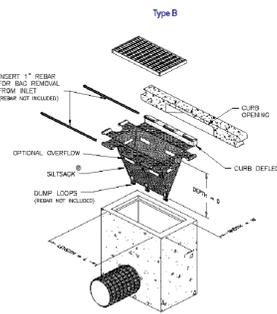
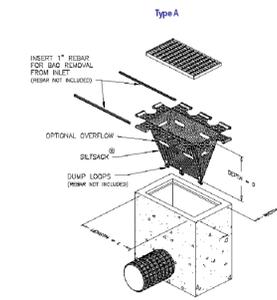
**PLACEMENT AND CONSTRUCTION OF A SILT FENCE BARRIER**  
N.T.S.



**HAY BALE INSTALLATION AT CATCH BASINS IN PAVEMENT**  
N.T.S.



**EMBANKMENT SLOPE STABILIZATION**  
N.T.S.



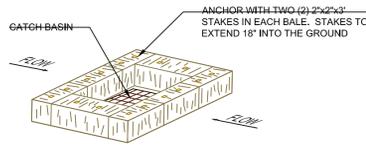
**"SILTSACK" INLET PROTECTION**  
N.T.S.

**SOIL EROSION AND SEDIMENTATION CONTROL PLAN**

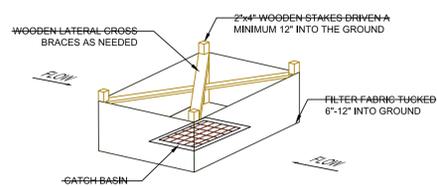
- 1.1 THIS PROJECT INVOLVES THE CONSTRUCTION OF AN AUTOMATED CAR WASH FACILITY. OTHER IMPROVEMENTS ALSO INCLUDED AS PART OF THIS PROJECT INCLUDE THE CONSTRUCTION OF THE ASSOCIATED PARKING AREAS, VACUUM STATIONS, DRIVE AISLES, LANDSCAPING AND OTHER SITE AMENITIES.
- 1.2 THE AREA OF THE PROJECT SITE IS APPROXIMATELY 1.26 ACRES, OF WHICH ABOUT 1.26 ACRES ARE EXPECTED TO BE DISTURBED.
- 1.3 SPECIAL CARE SHOULD BE TAKEN ON THIS SITE TO ENSURE THAT THE CONSTRUCTION FENCE, SILT FENCE AND/OR HAY BALES ARE REPLACED PROMPTLY IF DAMAGED.
- 1.4 THE CONSTRUCTION OF THE AUTOMATED CAR WASH FACILITY, AND RELATED APPURTENANCES ARE THE ONLY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
- 1.5 ALL NECESSARY PERMITS SHALL BE ACQUIRED PRIOR TO THE START OF CONSTRUCTION.
- 1.6.1 **SOIL EROSION AND SEDIMENT CONTROL MEASURES**
- a. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ANY NECESSARY SURVEYING TO MARK BOUNDARY LINES AND/OR LIMITS OF CLEARING SHALL BE COMPLETED.
- b. EROSION CONTROL MEASURES, AS SHOWN ON THE PLAN, SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SAID MEASURES ARE TO BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND ALL SEEDING AREAS HAVE ESTABLISHED GROWTH.
- c. ANY MATERIAL STORAGE PILES OUTSIDE THE IMMEDIATE CONSTRUCTION AREA SHALL HAVE A SILT FENCE OR APPROVED EQUAL SURROUNDING THEM TO CONFINE THE MATERIAL AND POSSIBLE EROSION.
- d. THE DISTURBANCE OF LAND SHALL BE AS MINIMAL AS PRACTICABLE. RESTABILIZATION OF ALL AREAS SHALL OCCUR AS SOON AS POSSIBLE. IF DISTURBED AREAS ARE EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE TEMPORARILY SEEDED PER SECTION 5-3 OF THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL,' AS AMENDED. IN THE EVENT THAT CONSTRUCTION OCCURS DURING TIMES WHEN SEEDING CAN NOT BE CARRIED OUT, ERODIBLE AREAS SHALL BE MULCHED WITH HAY OR HAVE NETTING INSTALLED AND MAINTAINED TO PREVENT EROSION.
- e. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AS SET FORTH IN THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL,' AS AMENDED.
- f. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. IF THE MEASURES ARE DAMAGED, THEY SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY.
- g. IN ORDER TO PREVENT EROSION, EARTH SLOPES SHALL BE 2' (HORIZONTAL) TO 1' (VERTICAL) MAXIMUM. ALL 2'(H)/1'(V) SLOPES SHALL BE STABILIZED WITH BIODEGRADABLE MATTING OR APPROVED EQUAL.
- h. IN ORDER TO CONTROL SEDIMENT, TEMPORARY BARRIERS, UTILIZING STAKED HAY BALES OR SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. ANY TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
- i. ANY REQUIRED CULVERTS OR DRAINAGE FACILITIES SHALL BE OF PROPER CONSTRUCTION SO AS TO PREVENT EROSION DURING AND AFTER CONSTRUCTION.
- j. ADDITIONAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AFTER THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR AND A REPRESENTATIVE FROM THE TOWN SHALL BE PRESENT.

**1.6.2 CONSTRUCTION NOTES AND SEQUENCE FOR CONSTRUCTION OF PROPOSED AUTOMATED CAR WASH FACILITY**

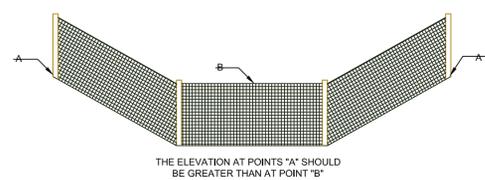
- OBTAIN ALL NECESSARY PERMITS.
- FLAG THE LIMITS OF CONSTRUCTION, DRIVEWAY BASELINE, AND TREE PROTECTION AREAS.
- HOLD PRECONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
- INSTALL THE CONSTRUCTION ENTRANCE (1 DAY).
- INSTALL EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLAN PRIOR TO CONSTRUCTION ACTIVITY (1 WEEK).
- STRIP ANY/ALL TOPSOIL AND STOCKPILE IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS (1 WEEK).
- MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUBGRADE FOR THE BUILDING, DRIVEWAY & OTHER PAVED AREAS, CONCRETE PADS AND TOPSOIL AREAS. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDING FOR THE CONSTRUCTION ACTIVITIES (1 WEEK).
- BEGIN CONSTRUCTION OF AUTOMATED CAR WASH FACILITY. WITHIN TWO WEEKS OF ROOF COMPLETION, GUTTERS & DOWN SPOUTS SHALL BE INSTALLED SO THAT THE RUNOFF CAN BE APPROPRIATELY HANDLED PER THE PLAN. (6 MONTHS).
- CONSTRUCT DRAINAGE PER PLANS. INSTALL ALL UNDERGROUND UTILITIES AND OIL/GRIT SEPARATOR SYSTEM TO WITHIN 5 FEET OF THE HOUSE AT THIS TIME (1 WEEK).
- PREPARE SUB-BASE, SLOPES, DRIVEWAY, AND ANY OTHER DISTURBANCE FOR FINAL GRADING (1 WEEK).
- INSTALL PROCESSED AGGREGATE IN DRIVEWAY (1 WEEK).
- PLACE TOPSOIL WHERE REQUIRED. COMPLETE ANY PROPOSED PERIMETER LANDSCAPE PLANTINGS (1 WEEK).
- FINE GRADE, RAKE, SEED, AND MULCH TO WITHIN 2 FEET OF DRIVEWAY (1 WEEK).
- UPON SUBSTANTIAL COMPLETION OF THE AUTOMATED CAR WASH FACILITY, COMPLETE THE BALANCE OF SITE WORK AND APPLY STABILIZATION MEASURES (I.E. TOPSOIL, SEEDING, SODDING, MULCHING, ETC.) TO DISTURBED AREAS. FOLLOW SECTION 5-3 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (1 WEEK).
- INSPECT AND CLEAN DRAINAGE AS NEEDED (1 DAY).
- CLEAN UP ANY TRAPPED SEDIMENT AND PLACE IN AN AREA THAT WILL ALLOW IT TO BLEND INTO THE LANDSCAPE. REMOVE SES CONTROLS AT PROPER TIMES. (ONLY AFTER ALL CONSTRUCTION AREAS ARE STABILIZED.) (1 DAY)
- AFTER DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY PERIMETER EROSION CONTROLS (I.E. SILT FENCE, HAYBALES, ETC.) (3 DAYS).
- REMOVE CONSTRUCTION ENTRANCE (1 DAY)



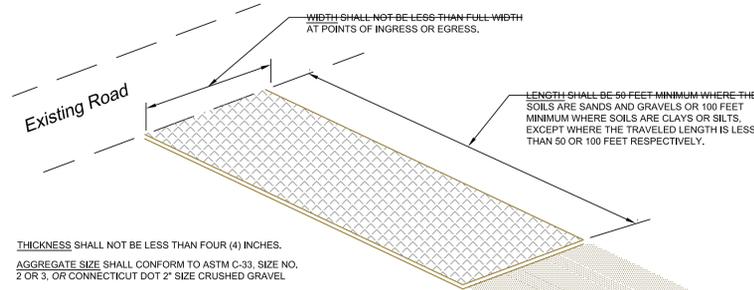
**HAY BALE INSTALLATION AT CATCH BASINS**  
N.T.S.



**SILT FENCE INSTALLATION AT CATCH BASINS**  
N.T.S.

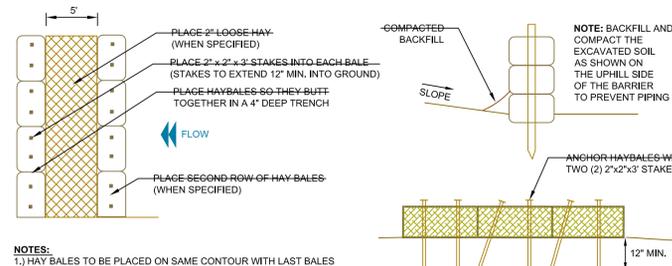


**TYPICAL PLACEMENT OF FILTER FABRIC OR HAYBALES IN DRAINAGEWAY ON SLOPING ROADS OR DRAINAGEWAY**  
N.T.S.



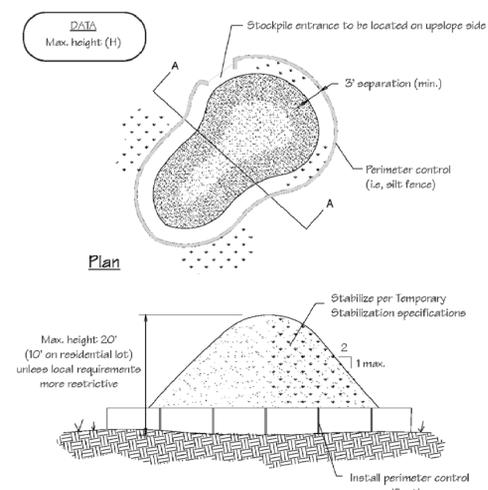
**CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)**  
N.T.S.

NOTE: SUBSURFACE DRAINAGE SHOULD BE INSTALLED AT ALL POORLY DRAINED LOCATIONS BEFORE INSTALLING THE STABILIZED ANTI-TRACKING PAD.



**STAKED HAYBALES**  
N.T.S.

- NOTES:**
- HAY BALES TO BE PLACED ON SAME CONTOUR WITH LAST BALES ANGLED UP SLOPE.
  - BALES TO BUTT TOGETHER AND SET IN A TRENCH 4\"/>



**SOIL MATERIAL STOCKPILE**  
N.T.S.

- Locate stockpiles so that they are 50 feet from any storm drain inlet, open channel, wetland or waterbody. Redirect any concentrated flow around the stockpile using an approved erosion and sediment control measure.
- Secure the perimeter of the stockpile with an approved erosion and sediment control perimeter device.
- If stockpile is to remain inactive for more than 14 calendar days, the stockpile must be vegetated. Follow the temporary vegetation specifications. The vegetation chosen shall last the duration of the stockpile; the stockpile shall be restabilized if the temporary vegetation dies or erosion results.

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REVISIONS:

NO. 16/2021	Per City of Middletown & CTOOT Comments

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**Proposed Sedimentation & Erosion Control Plan**

for  
APPLICANT:  
**593 Washington Street Realty, LLC**

DEVELOPMENT:  
**Middletown Express Wash, LLC**

**Town of Middletown  
County of Middlesex  
State of Connecticut**

DATE:  
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SCALE:  
**N.T.S.**

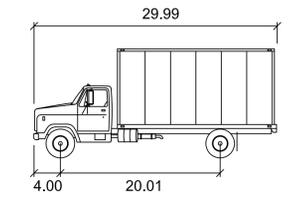
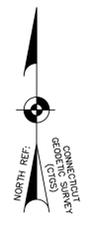


SHEET:  
**SES.1**

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**SU-30**

	Feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.8 deg

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
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**Vehicle Turning Template Diagrams**

for  
 APPLICANT:  
**593 Washington Street Realty, LLC**  
 DEVELOPMENT:  
**Middletown Express Wash, LLC**  
 Town of Middletown  
 County of Middlesex  
 State of Connecticut

DATE: **May 21, 2021**  
 SCALE: **1" = 20'**



SHEET:  
**TT.1**

1) THESE PLANS ARE INTENDED FOR APPROVAL PURPOSES AND ARE NOT FOR CONSTRUCTION.

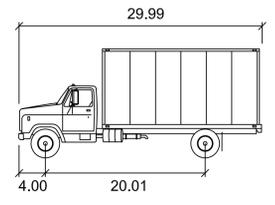
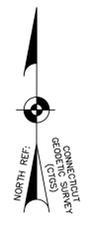


Underground utility, structure and facility locations shown have been determined from report maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction. Call Before You Dig, 1-800-922-4455.

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REVISIONS:

1	06/16/2021	Per City of Middletown & CTDOT Comments



**SU-30**

	Feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.8 deg



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 CIVIL ENGINEERS • LAND SURVEYORS  
 SOIL SCIENTISTS • LAND PLANNERS  
 143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776  
 PHONE: (860) 354-9548 • (860) 485-6526 • (860) 524-1107  
 FAX: (860) 350-4410 • WEB: WWW.AHHOWLAND.COM

**Vehicle Turning Template Diagrams**

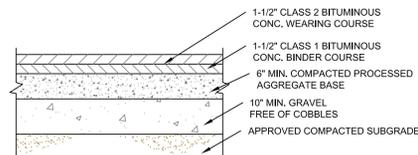
for  
 APPLICANT:  
**593 Washington Street Realty, LLC**  
 DEVELOPMENT:  
**Middletown Express Wash, LLC**  
 Town of Middletown  
 County of Middlesex  
 State of Connecticut

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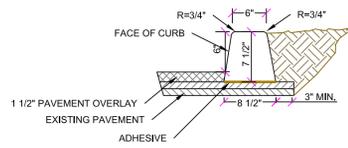


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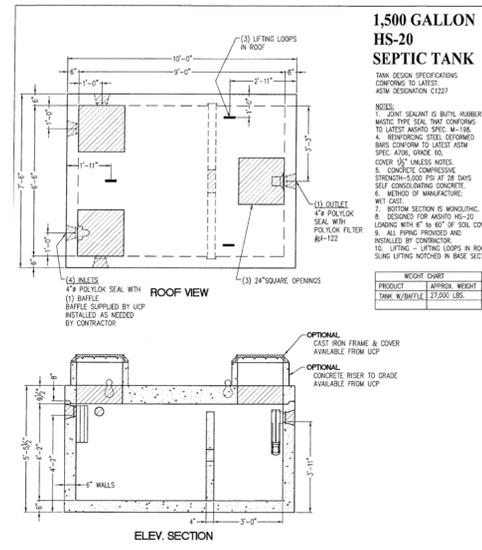
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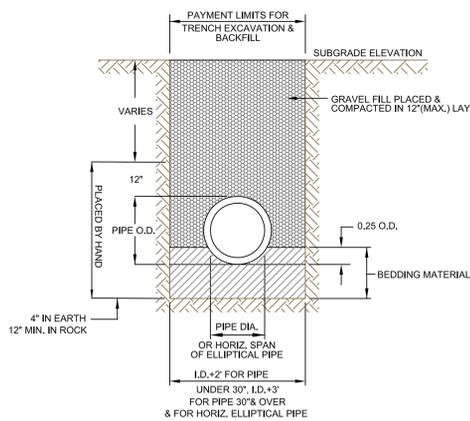
**MINIMUM DRIVEWAY & PARKING AREA PAVEMENT CROSS SECTION**  
N.T.S.



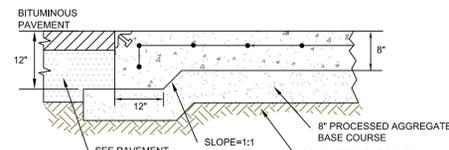
**EXTRUDED CONCRETE CURBING**  
N.T.S.



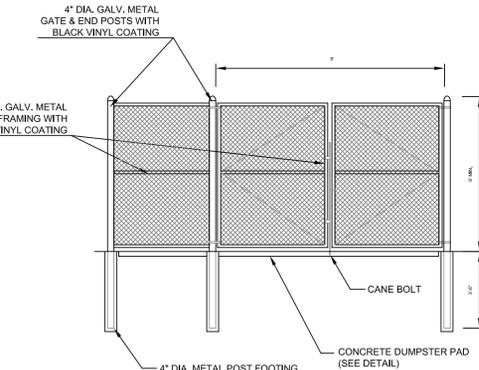
**PROPOSED OIL/GRIT SEPARATOR TANK DETAIL**  
N.T.S.



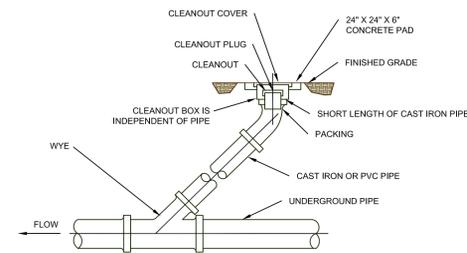
**STORM SEWER TRENCH**  
N.T.S.



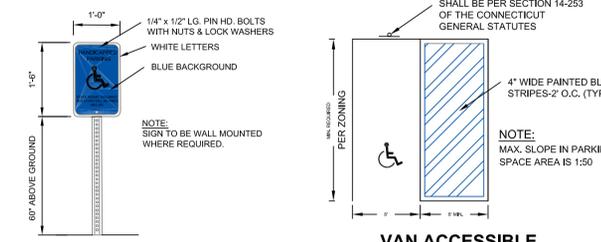
**DUMPSTER / EQUIPMENT PAD**  
N.T.S.



**DUMPSTER ENCLOSURE**  
N.T.S.

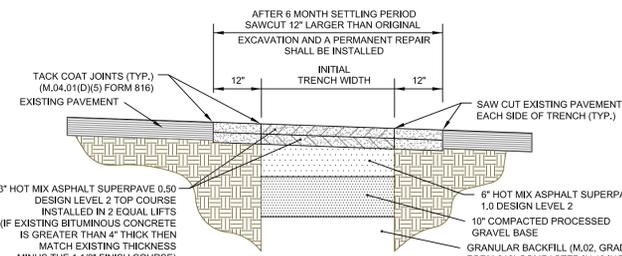


**EXTERIOR CLEANOUT**  
N.T.S.



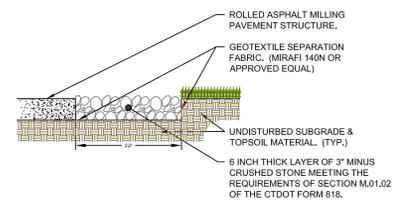
**HANDICAP PARKING SIGN**  
N.T.S.

**VAN ACCESSIBLE HANDICAPPED PARKING SPACE**  
N.T.S.

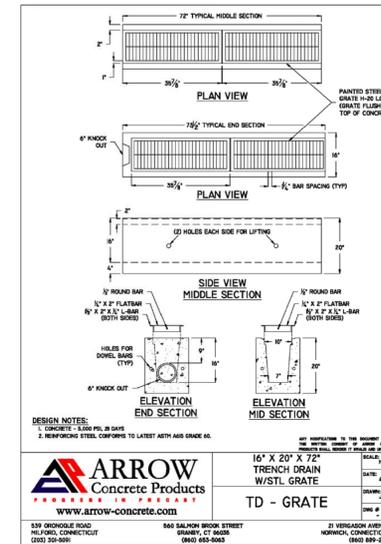


**PERMANENT TRENCH PAVEMENT REPLACEMENT**  
N.T.S.

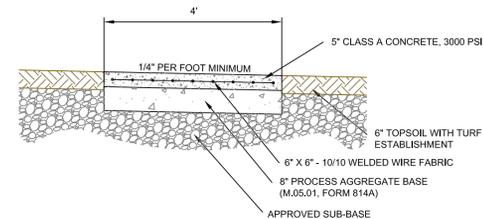
- NOTES:
- PROVIDE SHORING IF REQUIRED PER O.S.H.A. STANDARDS.
  - ALL MATERIALS TO BE PER CT DOT FORM 816 (AS AMENDED)
  - ALL EDGES SHALL BE TACK COATED AND SURFACE JOINTS SEALED.



**STONE INFILTRATION TRENCH**  
N.T.S.

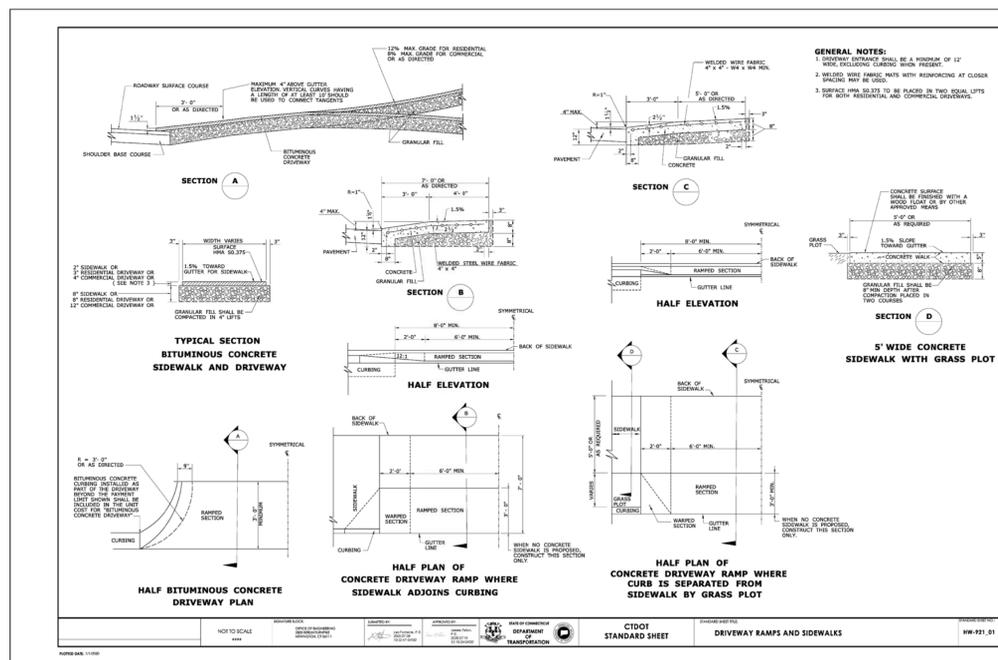


**PROPOSED TRENCH DRAIN**  
N.T.S.

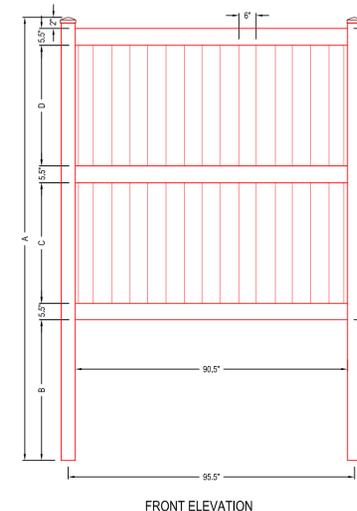


**CONCRETE SIDEWALK**  
N.T.S.

- NOTES:
- PREMOLDED EXPANSION JOINTS SHALL BE PROVIDED EVERY 20'.
  - DUMMY EXPANSION JOINTS SHALL BE PROVIDED EVERY 5'.



**CTDOT DRIVEWAY APRON**  
N.T.S.



**PROPOSED 8' VINYL PRIVACY FENCE FOR VACUUM EQUIPMENT ENCLOSURES**  
(FENCE PANELS & POSTS TO BE WHITE)  
N.T.S.

8' FENCE DIMENSIONS				
A	B	C	D	E
144.00"	46.00"	39.75"	39.75"	96.00"

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REVISIONS:

NO.	DATE	DESCRIPTION
1	06/16/2021	Per City of Middletown & CTDOT Comments
2		
3		
4		
5		
6		
7		
8		
9		
10		



**Standard Detail Sheet**

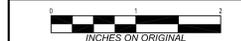
for  
**593 Washington Street Realty, LLC**

DEVELOPMENT:  
**Middletown Express Wash, LLC**

Town of Middletown  
County of Middlesex  
State of Connecticut

DATE: **May 21, 2021**

SCALE: **N.T.S.**

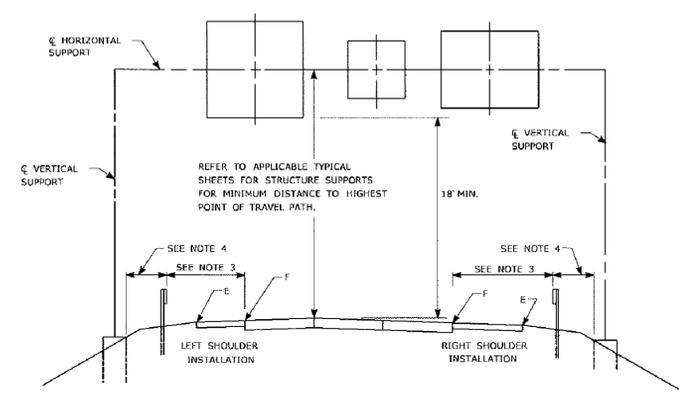


SHEET: **D.1**

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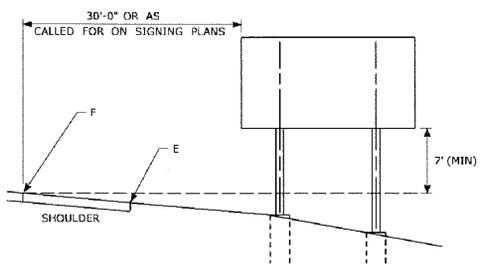
REVISIONS:

1	06/12/2021	Added Per City CTDOT Comments



**TYPICAL PLACEMENT OF OVERHEAD SIGNS ON SIGN SUPPORTS**

- NOTES:
- 1) FOR PLACEMENT OF CANTILEVER SIGN SUPPORT USE APPLICABLE PORTION OF ABOVE DETAIL.
  - 2) BARRIER SYSTEMS MAY BE REQUIRED FOR BOTH SIDES OF SUPPORTS IN MEDIANS.
  - 3) IMPACT PROTECTION SHALL BE PROVIDED FOR THE SIGN SUPPORTS LOCATED WITHIN CLEAR ZONE.
  - 4) SIGN SUPPORT FOUNDATIONS SHALL BE LOCATED OUTSIDE OF BARRIER SYSTEMS DEFLECTION AREA.
  - 5) ALL SIGNS ARE TO BE LEVEL, REGARDLESS OF CAMBER IN SUPPORT.

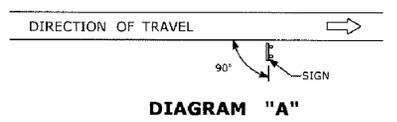


**TYPICAL PLACEMENT OF SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS**

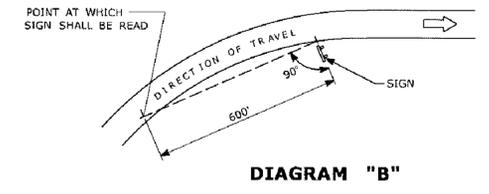
- NOTES:
- 1) MIN. VERTICAL CLEARANCE ABOVE SIDEWALKS SHALL BE 7'.
  - 2) WHERE GUIDE RAIL IS USED, THE OFFSET TO THE NEAR EDGE OF SIGN FACE SHALL BE AS SHOWN ELSEWHERE IN THE CONTRACT PLANS.
  - 3) ON INTERSECTING ROADS AT RAMP TERMINI, THE OFFSET TO THE NEAR EDGE OF OF SIGN FACE SHALL BE 6' MIN. FROM POINT "E".
  - 4) IF 30'-0" MIN. CANNOT BE MET, PLEASE CONTACT THE ENGINEER.

FOR MAXIMUM EFFECTIVENESS, POSITION SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS AS FOLLOWS:

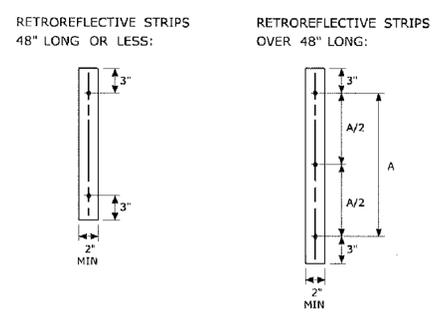
ON A TANGENT SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH THE TRAFFIC LANE WHICH THE SIGN SERVES. SIGNS LOCATED 30 FT OR MORE FROM THE EDGE OF THE ROAD SHALL BE TURNED APPROXIMATELY 3° TOWARD THE ROAD.



ON A HORIZONTAL CURVE SECTION, POSITION THE SIGN SO THE VERTICAL AXIS IS PLUMB AND THE HORIZONTAL AXIS IS AT AN ANGLE OF 90° WITH A STRAIGHT LINE BETWEEN THE SIGN AND THE POINT AT WHICH THE SIGN SHALL BE READ.

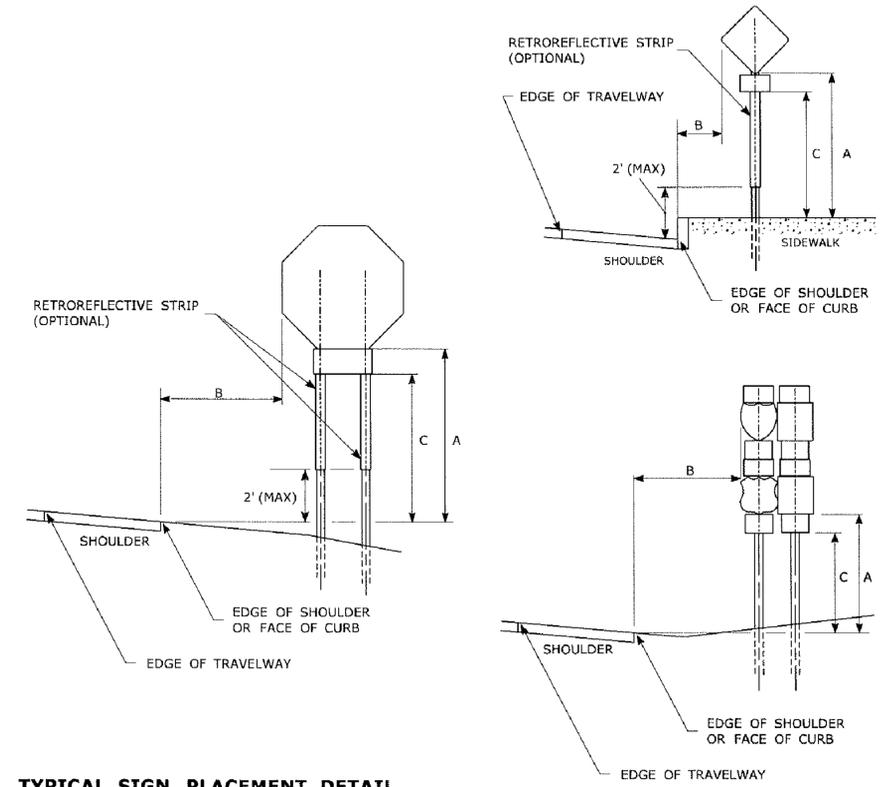


**SIGN ORIENTATION DETAILS FOR SIDE MOUNTED SIGNS ON STRUCTURAL STEEL BREAKAWAY SIGN SUPPORTS**



**RETROREFLECTIVE STRIP DETAIL**

- NOTES:
- RETROREFLECTIVE STRIPS WHICH ARE 48 IN LONG OR LESS SHALL BE ATTACHED USING 2 BOLTS AND RETROREFLECTIVE STRIPS OVER 48 IN LONG SHALL BE ATTACHED USING 3 BOLTS AS SHOWN ON THE DETAILS ABOVE.  
 REFER TO STANDARD SHEET No. TR-1208.02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR MOUNTING DETAILS.  
 RETROREFLECTIVE STRIP COLOR SHALL MATCH THE BACKGROUND COLOR OF THE SIGN, EXCEPT THAT THE COLOR OF THE STRIP FOR "YIELD" AND "DO NOT ENTER" SIGNS SHALL BE RED.



**TYPICAL SIGN PLACEMENT DETAIL**

- NOTES:
- ALL SIGNS AND SHIELDS ON DIRECTIONAL ASSEMBLIES SHALL ABUT VERTICALLY.  
 REFER TO STANDARD SHEET No. TR-1208.02 "METAL SIGN POSTS AND SIGN MOUNTING DETAILS" FOR SIGN POSTS AND SIGN MOUNTING.  
 IF A RETROREFLECTIVE STRIP IS USED ON SIGN SUPPORT, IT SHALL BE PLACED FOR THE FULL LENGTH OF THE SUPPORT FROM THE BOTTOM OF THE SIGN TO WITHIN 2 FT ABOVE THE EDGE OF THE ROADWAY.  
 PARKING SIGNS TYPICALLY USE 45° MOUNTING BRACKET.

DIM. "A" MIN SIGN HEIGHT	DIM. "B" MIN LATERAL OFFSET ①	DIM. "C" MIN PLAQUE HEIGHT ①	ASSEMBLY LOCATION
7' ②	6' 12" ③	5'	SIGNS ON FREEWAYS AND EXPRESSWAYS EXCEPT CHEVRON ALIGNMENT SIGNS, ONE-DIRECTION LARGE ARROW SIGNS, DO NOT ENTER SIGNS, AND WRONG WAY SIGNS
5'	2'	4'	• SIGNS IN RURAL AREAS • DO NOT ENTER AND WRONG WAY SIGNS ALONG EXIT RAMP • DO NOT ENTER AND WRONG WAY SIGNS ON LIMITED ACCESS HIGHWAYS
5'	2'	N/A	• CHEVRON ALIGNMENT SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS • ONE-DIRECTION LARGE ARROW SIGNS LOCATED ON FREEWAYS, EXPRESSWAYS, RAMPS, AND IN RURAL AREAS
4'	6' 12" ③	N/A	INCIDENT MANAGEMENT SIGNS AND MILE POST MARKER ASSEMBLIES LOCATED ON FREEWAYS AND EXPRESSWAYS
4'	2'	4'	CENTRAL ISLANDS OF ROUNDABOUTS
7'	2' ④	6'	BUSINESS & RESIDENTIAL AREAS WHERE PARKING OR OTHER OBSTRUCTIONS LIMIT VISIBILITY
7'	2' ④	7'	SIDEWALKS ⑤

- ① OR AS DIRECTED BY THE ENGINEER
- ② 8 FT MINIMUM HEIGHT REQUIRED IF A SUPPLEMENTAL PLAQUE IS SUBMOUNTED BELOW THE MAJOR SIGN.
- ③ 6 FT FROM EDGE OF SHOULDER, WHEN SHOULDER IS OVER 6 FT WIDE  
 12 FT FROM EDGE OF TRAVELWAY, WHEN SHOULDER IS LESS THAN 6 FT WIDE.
- ④ A LATERAL OFFSET OF AT LEAST 1 FT FROM THE FACE OF THE CURB MAY BE USED WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING UTILITY POLES ARE CLOSE TO THE CURB.
- ⑤ A CLEAR PATH OF NOT LESS THAN 4 FT SHALL BE PROVIDED IN SIDEWALK AREAS.

		SUBMITTED BY: Mark F. Makuch, P.E. 2018.08.17 09:06:06-04'00" APPROVED BY: Mark F. Carino, P.E. 2018.08.21 07:48:06-04'00"	STANDARD SHEET TITLE: <b>SIGN PLACEMENT AND RETROREFLECTIVE STRIP DETAILS</b>	STANDARD SHEET NO.: <b>TR-1208_01</b>
THE INFORMATION, INCLUDING ESTIMATED QUANTITIES OF WORK, SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.		NOT TO SCALE	OFFICE OF ENGINEERING	DATE: <b>May 21, 2021</b>
REV. DATE REVISION DESCRIPTION		FILENAME: TR_1208.01_1_2018.dgn Model: TR-1208.01	SCALE: <b>N.T.S.</b>	SHEET: <b>D.2</b>

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
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 SOIL SCIENTISTS • LAND PLANNERS  
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 PHONE: (860) 354-9549 • (860) 485-6535 • (860) 824-1107  
 FAX: (860) 350-4410 • WEB: WWW.AHHOWLAND.COM

**Standard Detail Sheet**

for  
 APPLICANT: **593 Washington Street Realty, LLC**  
 DEVELOPMENT: **Middletown Express Wash, LLC**  
**Town of Middletown**  
**County of Middlesex**  
**State of Connecticut**



**D.2**

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REVISIONS:

NO.	DATE	DESCRIPTION
1	06/16/2017	Added Per C/DOT Comments



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## Standard Detail Sheet

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DEVELOPMENT:  
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Town of Middletown  
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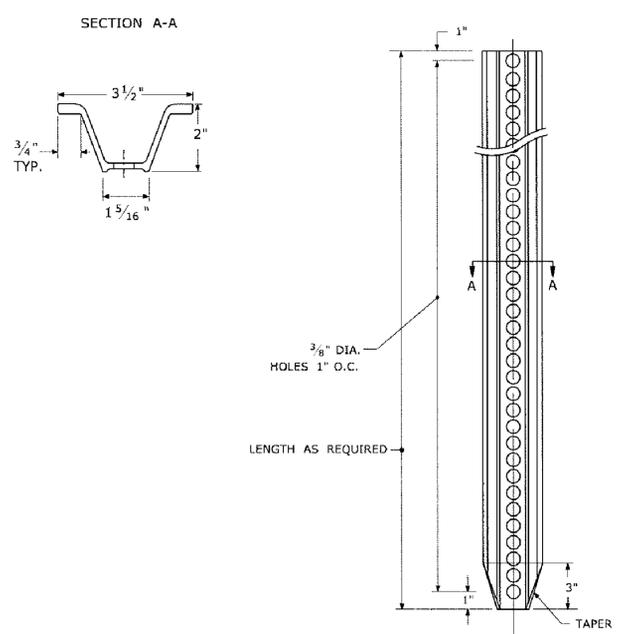
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SCALE: **N.T.S.**

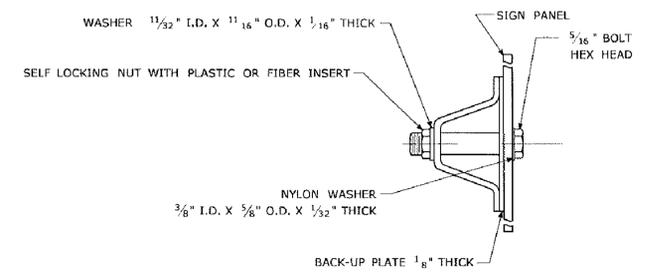
INCHES ON ORIGINAL

SHEET: **D.3**

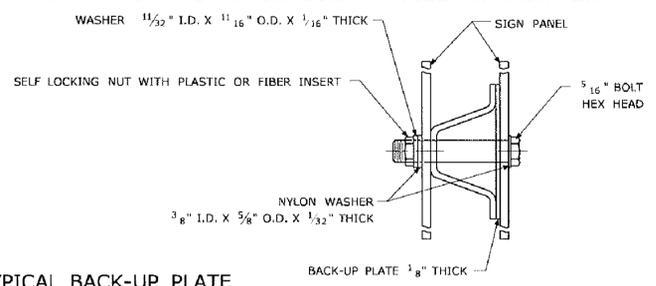
### TYPICAL METAL SIGN POSTS



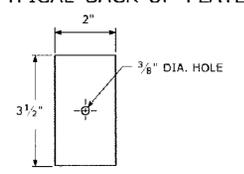
### TYPICAL SIGN PANEL ATTACHMENT



### TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT



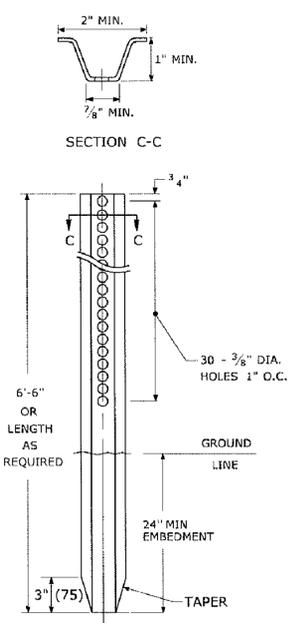
### TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).  
 SELF-LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).  
 WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

### METAL DELINEATOR POST

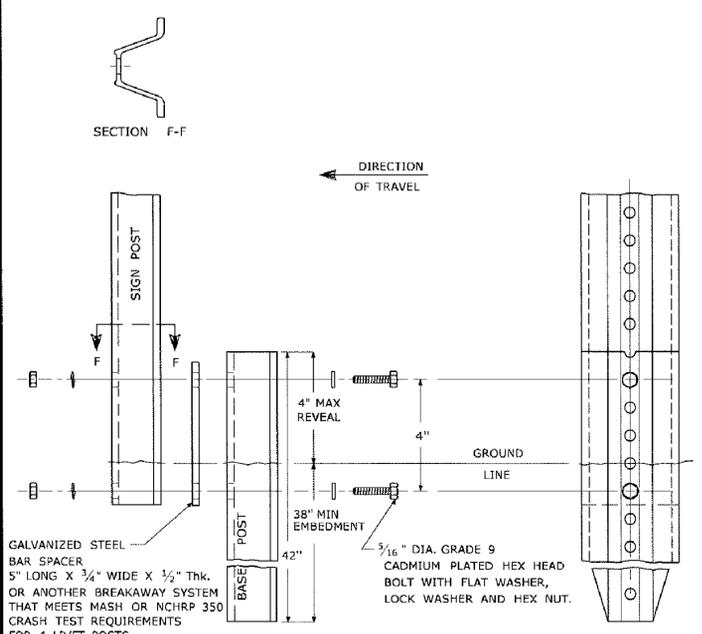
WT./FT. = 1.12 LBS./FT. MIN.



### GENERAL NOTES:

- STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
- AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
- WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
- SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
- ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
- ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- SIGN POSTS SHALL BE 4 LBS./FT.

### BREAKAWAY INSTALLATION FOR 4 LBS./FT. POSTS

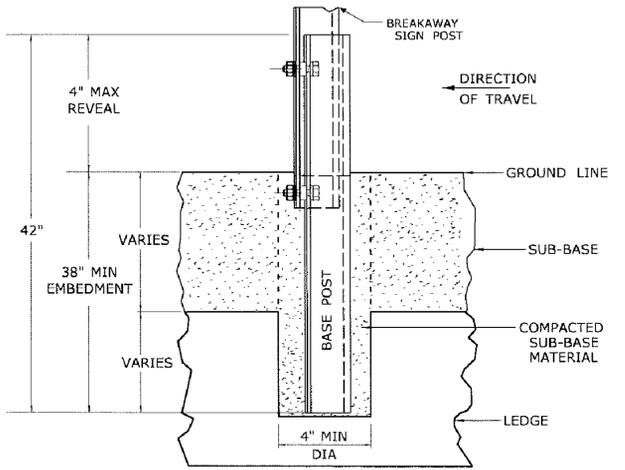


GALVANIZED STEEL BAR SPACER 5" LONG X 3/4" WIDE X 1/2" THK. OR ANOTHER BREAKAWAY SYSTEM THAT MEETS MASH OR NCHRP 350 CRASH TEST REQUIREMENTS FOR 4 LB/FT POSTS

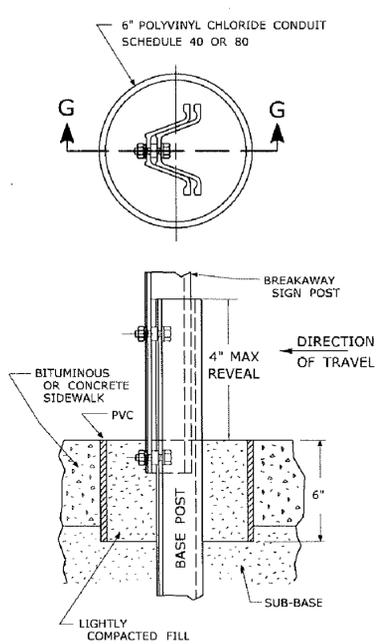
5/16" DIA. GRADE 9 CADMIUM PLATED HEX HEAD BOLT WITH FLAT WASHER, LOCK WASHER AND HEX NUT.

### TYPICAL SIGN POST INSTALLATION IN LEDGE

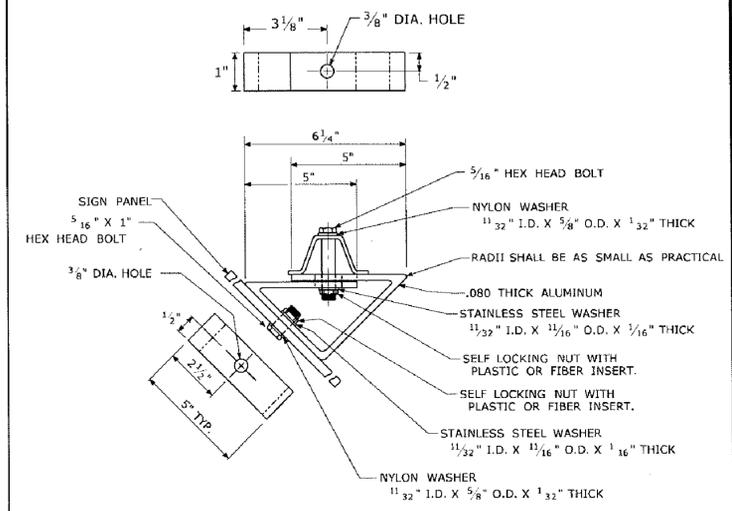
LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38". HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



### TYPICAL SLEEVE FOR PAVED AREAS



### 45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION INCLUDING ESTIMATED QUANTITIES OF WORK SHOWN ON THESE SHEETS IS BASED ON LIMITED INVESTIGATIONS BY THE STATE AND IS IN NO WAY WARRANTED TO INDICATE THE CONDITIONS OF ACTUAL QUANTITIES OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 6/6/2017

NOT TO SCALE

**STATE OF CONNECTICUT**  
**DEPARTMENT OF TRANSPORTATION**

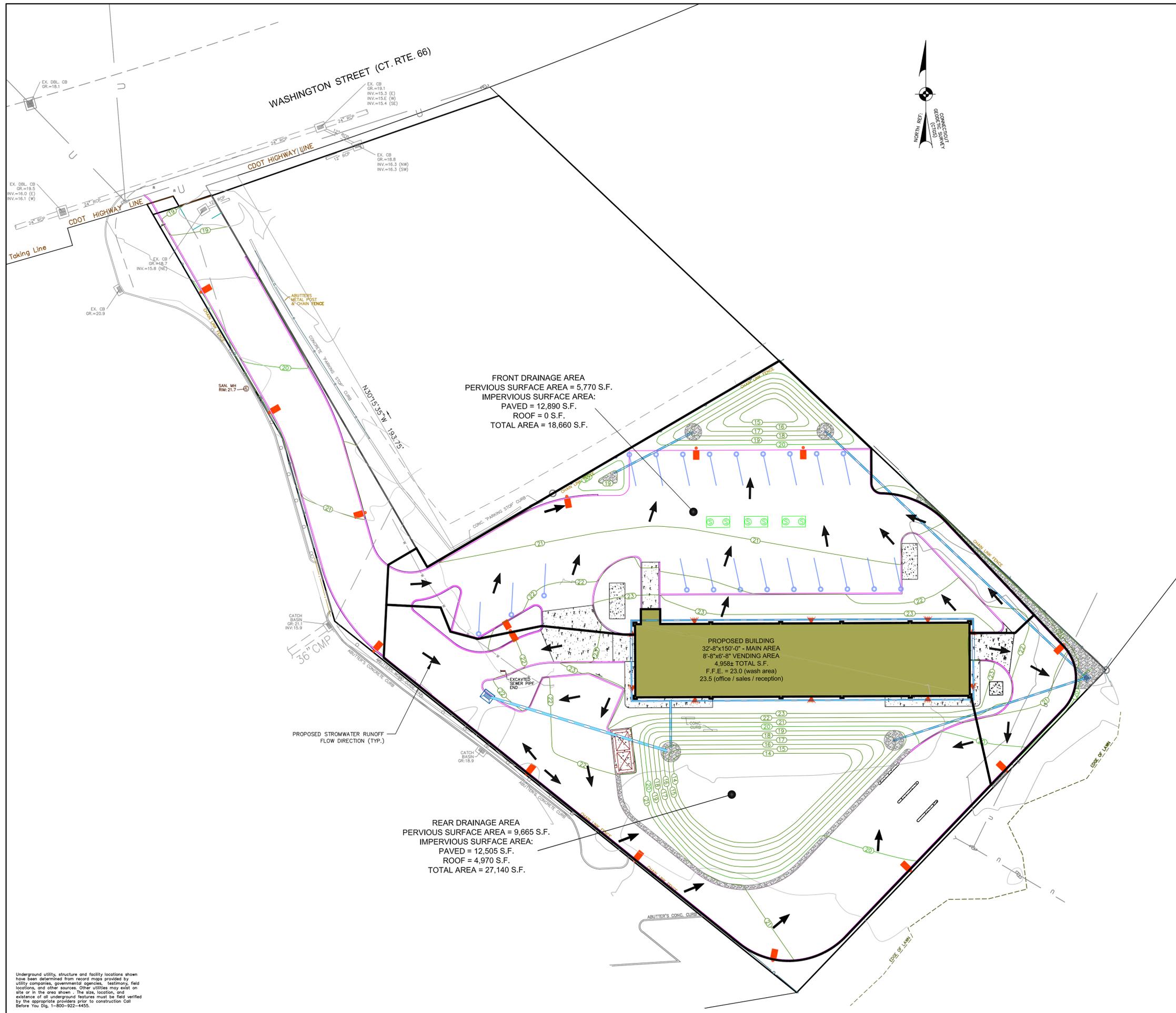
Submitted By: *Mark F. Makuch, P.E.* NAME/DATE/TIME: Mark F. Makuch, P.E. 2017.06.07 07:30:30-0400  
 Approved By: *Mary E. Baker, P.E.* NAME/DATE/TIME: Mary E. Baker, P.E. 2017.06.13 15:28:14-0400  
*Gregory M. Dorosh, P.E.* NAME/DATE/TIME: Gregory M. Dorosh, P.E. 2017.06.15 09:27:29-0400

**CTDOT**  
**STANDARD SHEET**  
**OFFICE OF ENGINEERING**

STANDARD SHEET TITLE:  
**METAL SIGN POSTS AND SIGN MOUNTING DETAILS**

GUIDE SHEET NO.:  
**TR-1208\_02**





Underground utility, structure and facility locations shown have been determined from report maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction. Call Before You Dig, 1-800-922-4455.



1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.  
 2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND, P.C. SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND, P.C. SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

NO.	DATE	DESCRIPTION
1	06/16/2021	Added Per City of Middletown Comments

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 SOIL SCIENTISTS • LAND PLANNERS  
 143 WEST STREET, SUITE E, NEW MILFORD, CONNECTICUT 06776  
 PHONE: (860) 354-9549 • (860) 489-6526 • (860) 524-1107  
 FAX: (860) 350-4419 • WEB: WWW.AHHOWLAND.COM

**Site Drainage Plan**

for  
 APPLICANT:  
**593 Washington Street Realty, LLC**  
 DEVELOPMENT:  
**Middletown Express Wash, LLC**  
**Town of Middletown**  
**County of Middlesex**  
**State of Connecticut**

DATE: **May 21, 2021**  
 SCALE: **1" = 20'**



SHEET:  
**DP.1**

1) THESE PLANS ARE INTENDED FOR APPROVAL PURPOSES AND ARE NOT FOR CONSTRUCTION.



Side 1 Elevation



End 1 Elevation



Side 2 Elevation



End 2 Elevation

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REVISIONS:

1	06/12/21	Resubmitted

**ARTHUR H. HOWLAND & ASSOCIATES, P.C.**  
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**Proposed Building / Site Elevations**

for  
 APPLICANT:  
**593 Washington Street Realty, LLC**  
 DEVELOPMENT:  
**Middletown Express Wash, LLC**  
 Town of Middletown  
 County of Middlesex  
 State of Connecticut

DATE: **May 21, 2021**

SCALE: **N.T.S.**



SHEET:  
**ELEV.1**

FOR BUILDING ARCHITECTURE AND COLOR SCHEME REFERENCE ONLY. ACTUAL BUILDING DIMENSIONS AND SITE LAYOUT DESIGN MAY VARY.