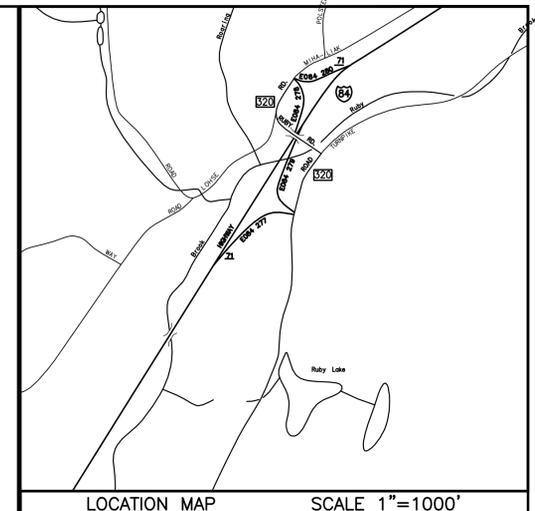


BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED FOR:
 DOWN EAST GREEN
 RUBY ROAD (ROUTE 320) WILLINGTON, CT



MAP REFERENCES

- "MORTGAGE SURVEY PREPARED FOR ROYCE PROPERTIES LLC, RUBY ROAD A.K.A CT. ROUTE 320, WILLINGTON, CT," SCALE: 1"=100', DATE: 6/7/95, BY GARDNER & PETERSON ASSOCIATES, FILED IN BOOK 27, PG. 75

NOTES

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 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 AND AS AMENDED ON OCTOBER 26, 2018.

THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY CONFORMING TO THE STANDARDS OF ACCURACY FOR A HORIZONTAL CLASS A-2 AND VERTICAL CLASS T-2 AND IS A RESURVEY OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.

- THE SUBJECT PARCEL WAS CONVEYED TO RALPH H. TULIS, SUSAN E. TULIS AND STEVEN A. TULIS, THROUGH A CONVEYANCE DATED ON 9/15/2004, AND IS RECORDED IN VOLUME 166, PAGE 972 OF THE WILLINGTON LAND RECORDS.

- THE SUBJECT PROPERTY IS SHOWN ON THE WILLINGTON TAX ASSESSOR MAP No. 46 AS LOT 26 AND HAS BEEN ASSIGNED ADDRESS OF RUBY ROAD (ROUTE-320), WILLINGTON, CONNECTICUT.

- TOTAL AREA OF PROPERTY = 3.62± ACRES (157,621± SQUARE FEET).
- SITE IS LOCATED IN ZONE DC.

6. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CHA COMPANIES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR ADD TO ANY ITEM OF AN EXISTING SURVEY OR MAP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	37°03'49"	300.00	194.06	S07°05'13"W 190.70'
C2	7°41'36"	994.93	133.59	S00°53'21"E 133.49'

LINE TABLE

LINE	BEARING	LENGTH
L1	N65°51'03"W	28.65'
L2	S89°21'24"W	28.78'
L3	N63°48'44"W	30.01'
L4	S79°49'10"W	13.35'
L5	N64°54'15"W	28.67'
L6	S72°21'26"W	11.25'
L7	N64°54'45"W	16.79'

LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EXISTING CONTOUR
- STONE WALL
- RETAINING WALL
- LIMITS OF INLAND WETLANDS
- FENCE
- TREE LINE
- OVERHEAD WIRES
- NOW OR FORMERLY
- UTILITY POLE
- BOUNDARY POINT
- DRILL HOLE
- IRON MONUMENT
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)
- IRON PIPE
- IRON ROD
- RAIL ROAD SPIKE
- WELL
- WATER VALVE

No.	Submittal / Revision	App'd	By	Date

EXISTING CONDITIONS

Designed By:	Drawn By:	Checked By:
---	ZBC	CB

Issue Date:	Project No:	Scale:
08/31/2022	074742	1" = 40'

Drawing No.:
SHEET 1

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

C. P. Bigger
 CRAIG P. BIGGER, L.S. #70413

8/31/2022
 DATE



File: \\A:\PROJECTS\ANY\6\074742\000\09_DESIGN\SURVEY\DWG\074742_TPO.DWG

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DIMENSIONAL REQUIREMENTS DESIGNED COMMERCIAL (DC) ZONE		
ZONING CRITERIA	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF	±157,620 SF
LOT FRONTAGE	150'	±437'
FRONT YARD SETBACK	50' (ZONE) 25' (LOT)	±51'
SIDE YARD SETBACK	75' (ZONE) 25' (LOT)	±320' (ZONE) ±69' (LOT)
REAR YARD SETBACK	75' (ZONE) 25' (LOT)	±300'
BUILDING HEIGHT	45'	<35'
MAXIMUM LOT COVERAGE	25% BUILDINGS 25% PAVEMENT	±16% (INCLUDING SOLAR PANELS) ±13%

TEST HOLE DATA
EXCAVATED ON FEBRUARY 9, 2022
OBSERVED BY LYNETTE SWANSON, RS & SARA DeANGELO, EASTERN HIGHLANDS HEALTH DISTRICT

PERCOLATION TEST DATA
PERC TEST BETWEEN TP #4 & TP #5
TOTAL DEPTH = 26"

09:00	2.0"
09:05	5.5"
09:10	8.5"
09:20	11.75"
09:30	14.25"
09:40	15.75"
09:50	17.25"
10:00	18.0"

PERC RATE = 13.3 MIN/INCH

DESIGN DATA
50 SEAT RESTAURANT AT 30 GPD/SEAT = 1,500 GPD DESIGN FLOW

MINIMUM LEACHING SYSTEM SPREAD - MLSS
FLOW FACTOR = 5 (1,500 GPD DESIGN FLOW)
PERC. FACTOR = 1.25 (10.1 TO 20.0 MIN/IN)
HYDRAULIC FACTOR = 10

RECEIVING SOIL DEPTH
AT SYSTEM DEPTH TO RESTRICTIVE LAYER = 44" PLUS 16" OF FILL = 60"
50' DOWNHILL OF SYSTEM DEPTH TO RESTRICTIVE LAYER = 237" (TO BE VERIFIED WITH ADDITIONAL TEST PITS PRIOR TO CONSTRUCTION)
AVERAGE RECEIVING SOIL DEPTH = (60"+37")/2 = 48.5"
SLOPE = ±25%
MLSS = FF x PF x HF = 62.5' REQUIRED
LENGTH PROVIDED = 65'

DESCRIPTION OF PROPOSED CONSTRUCTION
PERCOLATION RATE = 13.3 MINUTES/INCH
APPLICATION RATE = 0.7
MAXIMUM DEPTH INTO EXISTING GRADE = 26"
EFFECTIVE LEACHING AREA REQUIRED = 2,142.8 SF (1,500/0.7)
PROVIDE THREE ROWS OF 13 (65') MANTIS 536-8 UNITS (11.0 SF/LF)
EFFECTIVE LEACHING AREA PROVIDED = 2,145 SF
PROVIDE 2,000 GALLON 2-COMPARTMENT SEPTIC TANK & 1,500 GALLON GREASE TRAP

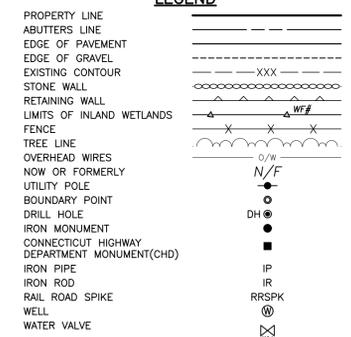
SEPTIC SYSTEM CONSTRUCTION SCHEDULE

- 1.) REMOVE AND STOCKPILE TOPSOIL
- 2.) PLACE MANUFACTURER APPROVED SAND FILL ACCORDING TO CT STATE HEALTH CODE REQUIREMENTS.
- 3.) EXCAVATE TRENCHES AND PREPARE SURFACE.
- 4.) PLACE LEACHING UNITS IN TRENCH & BACKFILL WITH APPROVED AS RECOMMENDED BY THE MANUFACTURER
- 5.) PLACE FILTER FABRIC ON TOP OF THE ENTIRE LENGTH OF THE SYSTEM, AND BACKFILL WITH NATIVE MATERIAL.
- 6.) REPLACE TOPSOIL, SEED & MULCH.

SEPTIC SYSTEM CONSTRUCTION NOTES

- 1.) BOTTOM OF LEACHING SYSTEM SHALL BE LEVEL THROUGHOUT. UNDER NO CIRCUMSTANCES SHALL ANY LEACHING ROW HAVE A PITCH EXCEEDING 1" PER 50'.
- 2.) PIPE BETWEEN THE HOUSE AND THE SEPTIC TANK SHALL BE SCH. 40 ASTM D 1785 PVC; THIS PIPE SHALL HAVE A MINIMUM SLOPE OF 0.25" PER 1'.
- 3.) ALL DISTRIBUTION PIPES TO BE 4" SDR 35 PVC OR POLYETHYLENE PIPE AS SPECIFIED IN SEC. 19-13-B103, TABLE 5 OF THE CT. STATE HEALTH CODE.
- 4.) ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CT. STATE HEALTH CODE.
- 5.) ALL TOPSOIL IN THE LOCATION OF THE PROPOSED SYSTEM SHALL BE REMOVED AND STOCKPILED PRIOR TO EXCAVATION.
- 6.) FILL MATERIAL FOR SEPTIC AREA IS TO BE SELECT FILL PER CT. STATE HEALTH CODE SPECIFICATIONS.
- 7.) SEPTIC TANKS AND DISTRIBUTION BOXES SHALL BE PLACED ON 6" COMPACTED GRAVEL BASE.
- 8.) RESERVE LEACHING AREA TO BE OF EQUAL SIZE TO PRIMARY LEACHING AREA.

LEGEND

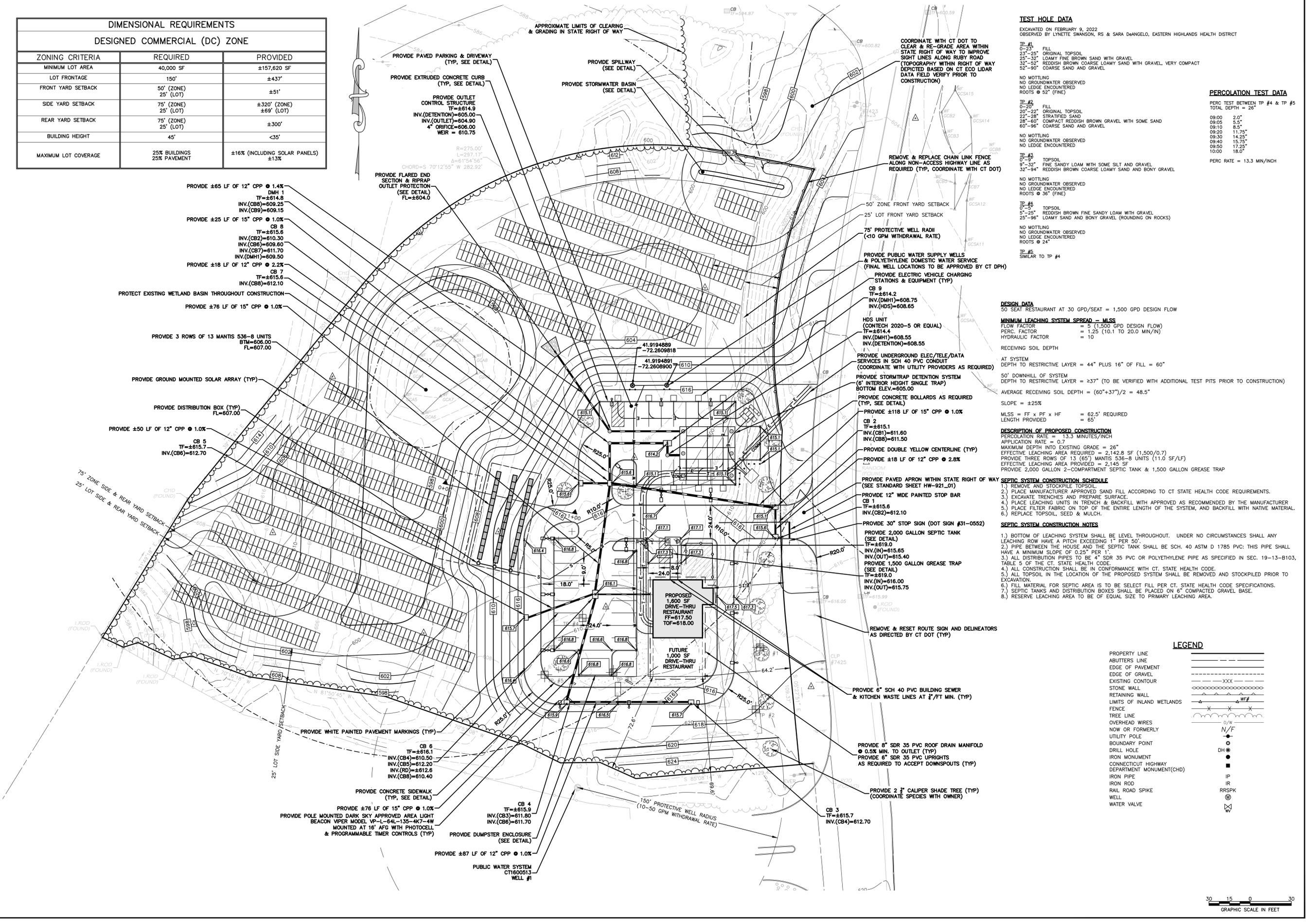
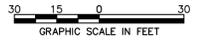


SITE PLAN

No.	Submittal / Revision	App'd.	By	Date
1	CT DOT COMMENTS	PMP		11/30/2022
2	CT DOT COMMENTS	PMP		01/31/2023
3	DRIVE-THRU	PMP		11/29/2023

Designed By: PMP
Drawn By: PMP
Checked By: PMP
Issue Date: 08/31/2022
Project No: 074742
Scale: 1" = 30'

Drawing No.: SHEET 2

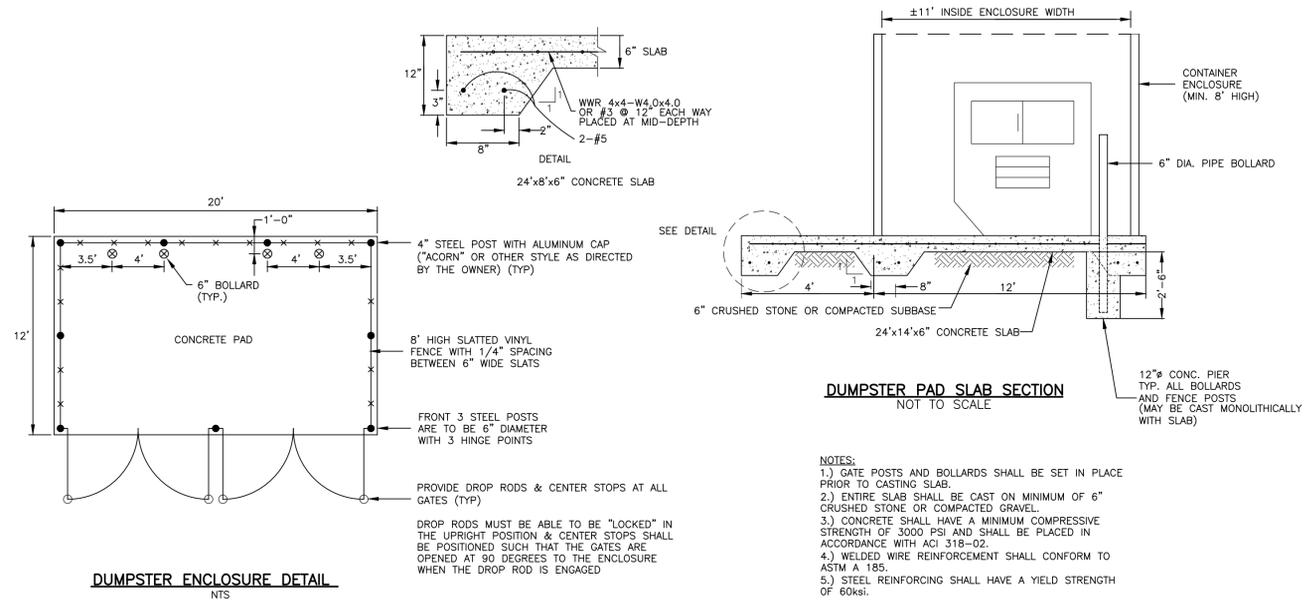


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1	CT DOT COMMENTS	PMP		11/30/2022
2	CT DOT COMMENTS	PMP		01/31/2023
3	DRIVE-THRU	PMP		11/29/2023

CONSTRUCTION DETAILS

Designed By:	Drawn By:	Checked By:
PMP	PMP	
Issue Date:	Project No.:	Scale:
08/31/2022	074742	AS NOTED

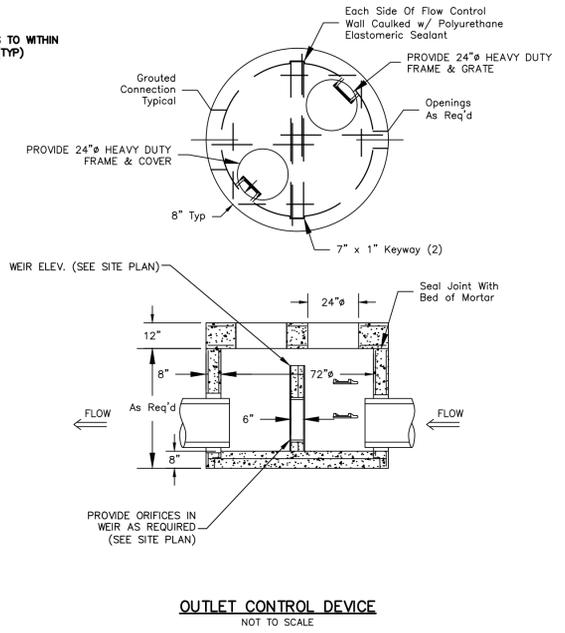
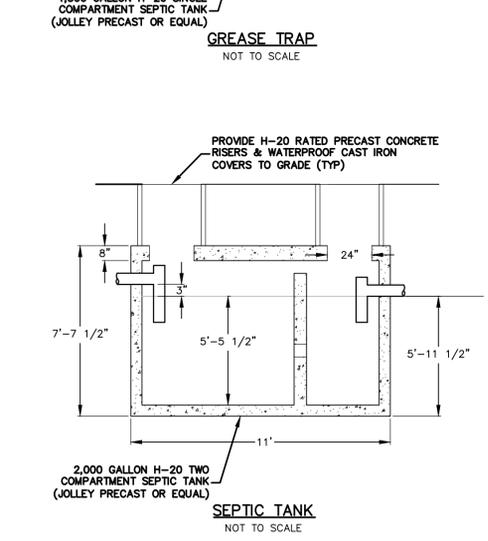
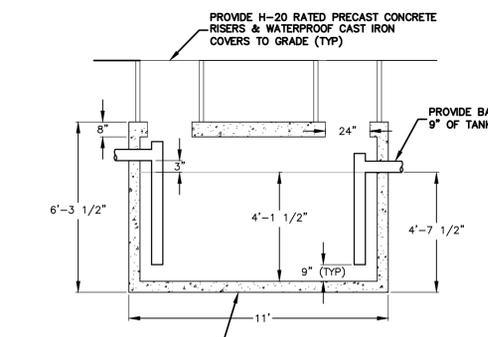
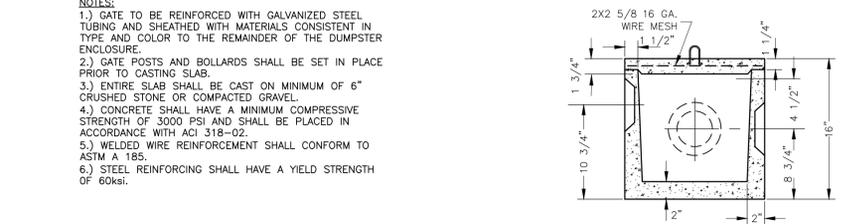
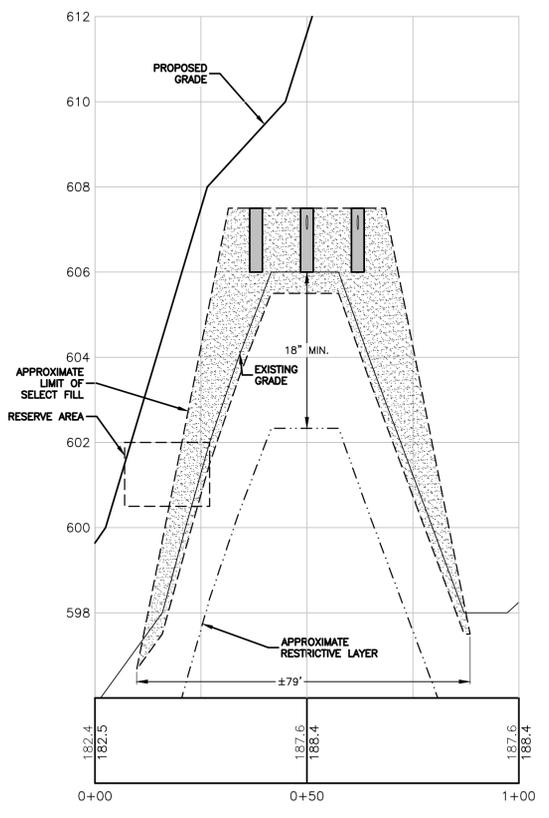
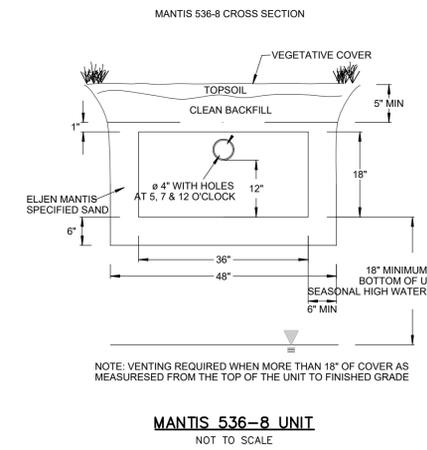


SEPTIC SYSTEM FILL MATERIAL SPECIFICATIONS

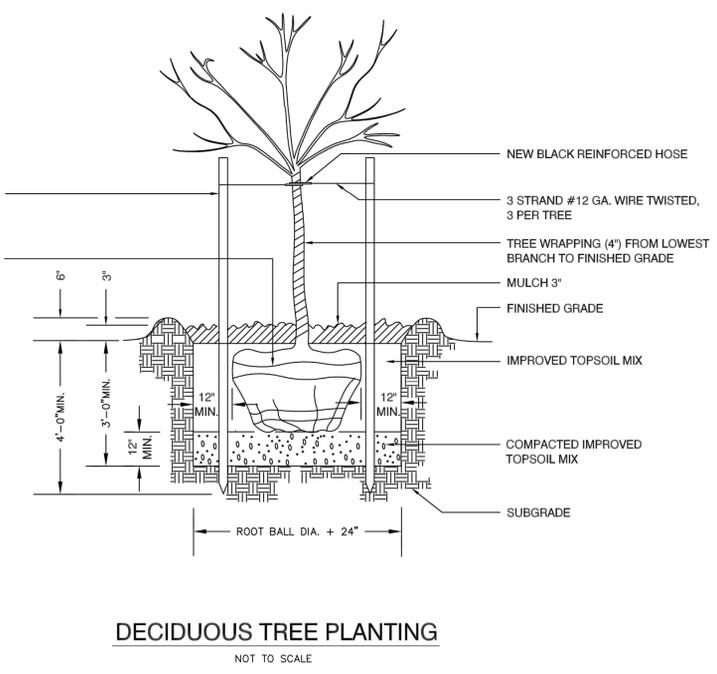
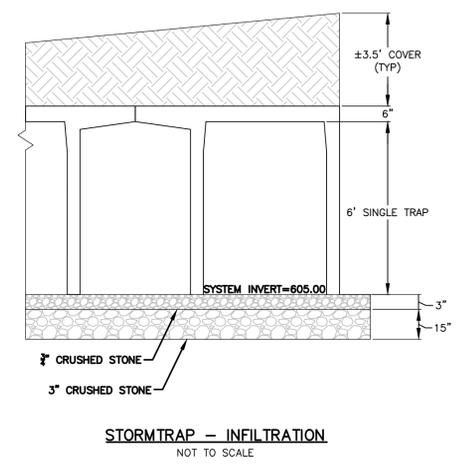
- THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE(3) INCHES.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #40 SIEVE (THIS IS THE GRAVEL PORTION OF THE SAMPLE).
- THE MATERIAL THAT PASSES THE #40 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED
- THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100%	100%
#10	70%-100%	70%-100%
#40	10%-50% *	10%-75%
#100	0%-20%	0%-5%
#200	0%-5%	0%-2.5%

*NOTE: PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 DOES NOT EXCEED 5%



- NOTES:
- MANHOLE SECTIONS TO BE MANUFACTURED TO ASTM C-478 SPECIFICATIONS.
 - REINFORCING SHOWN FOR SCHEMATIC ONLY. STRUCTURE MUST BE DESIGNED TO MEET H-20 LOADING REQUIREMENTS.
 - CONTRACTOR TO SEAL BETWEEN PRECAST WALL & BASE W/BUTYL ROPE.

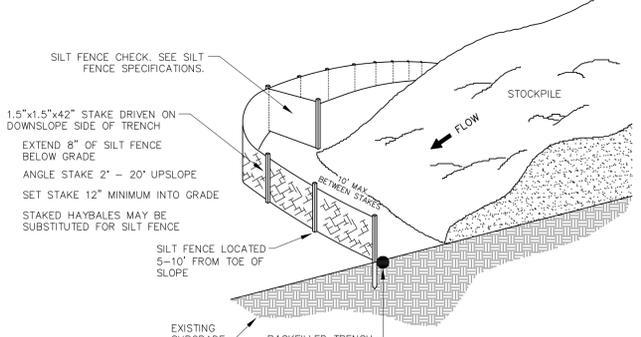
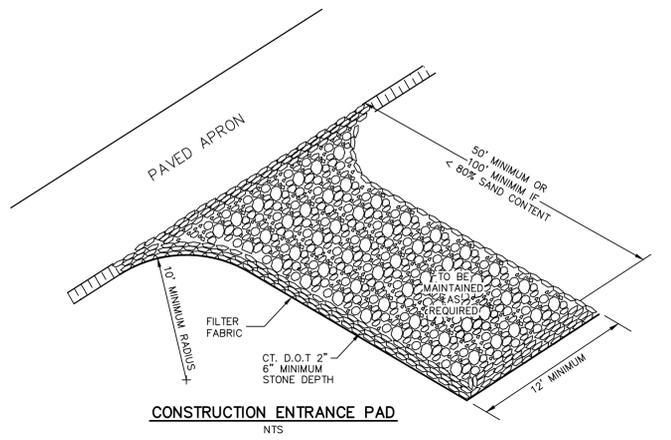
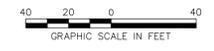
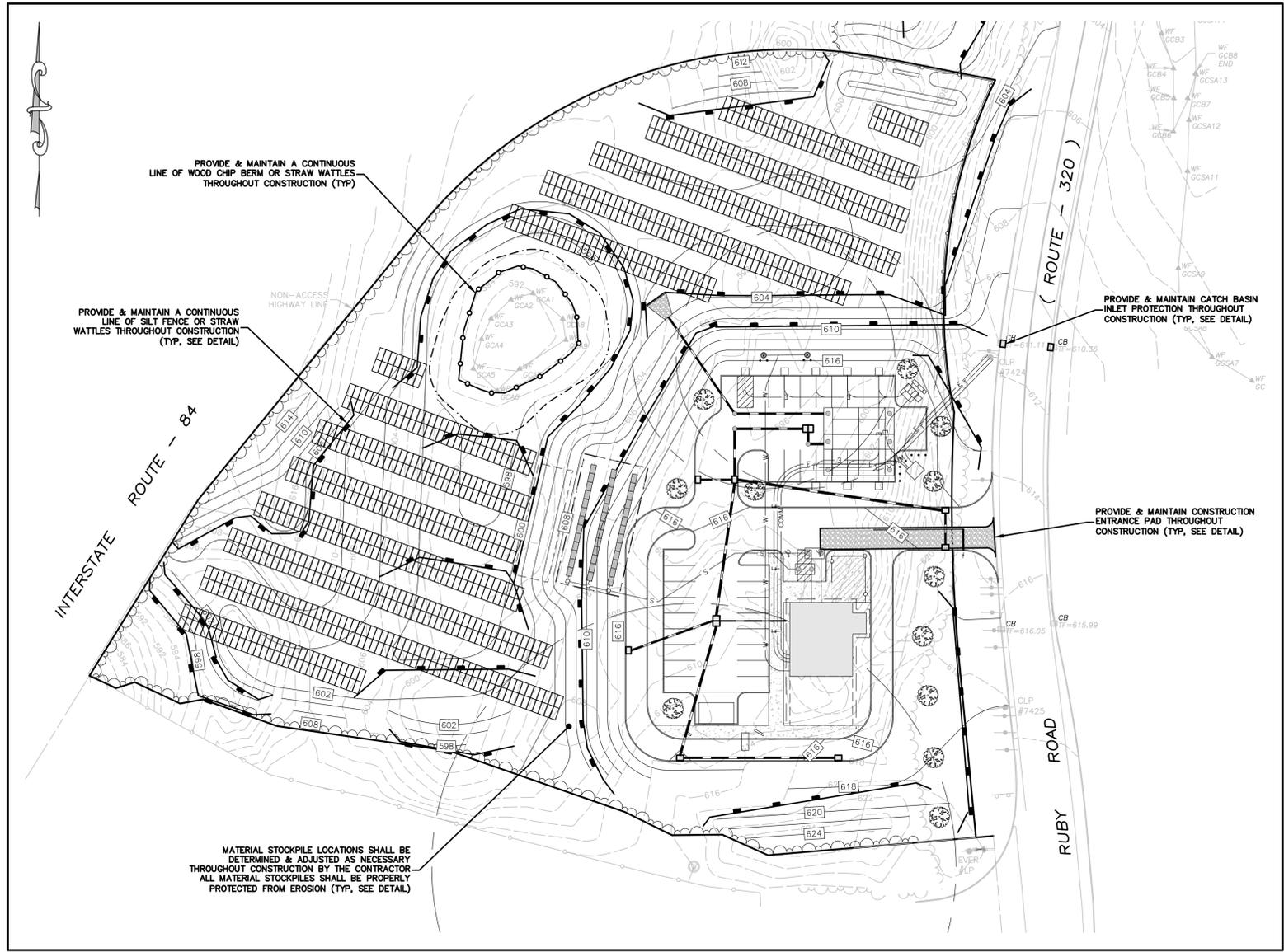


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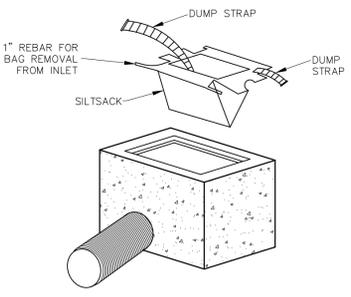
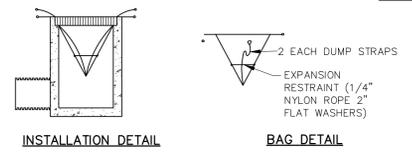
No.	Submittal / Revision	App'd.	By	Date
1	CT DOT COMMENTS	PMP		11/30/2022
2	CT DOT COMMENTS	PMP		01/31/2023
3	DRIVE-THRU	PMP		11/29/2023

EROSION & SEDIMENT CONTROL

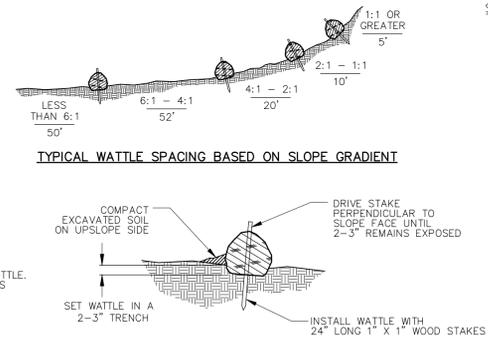
Designed By: PMP	Drawn By: PMP	Checked By: AS NOTED
Issue Date: 08/31/2022	Project No: 074742	Scale: AS NOTED



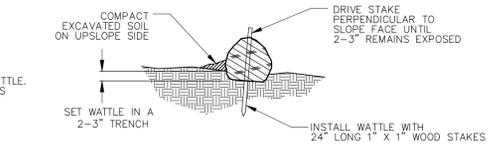
SILT FENCE AT TOE OF SLOPE APPLICATION
 NOT TO SCALE



INLET SEDIMENT CONTROL DEVICE
 NOT TO SCALE



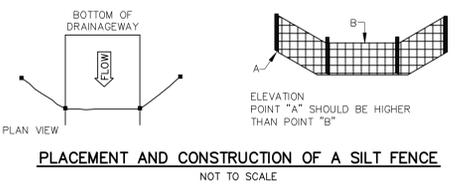
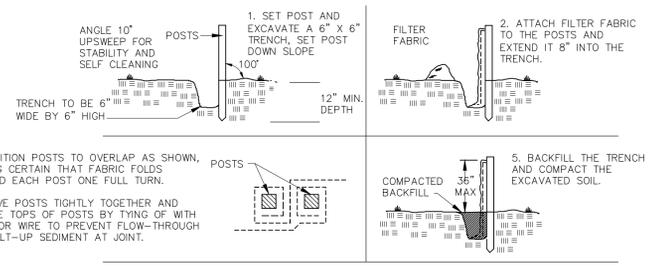
TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT



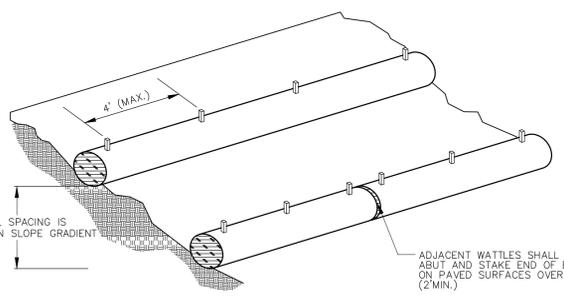
ENRICHMENT DETAIL

STRAW WATTLE NOTES:

- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
- PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
- SECURE THE WATTLE WITH 24" LONG STAKES EVERY 3-4' WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES, LEAVING 2-3" OF STAKE EXTENDING ABOVE. THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
- SECURE WATTLES PLACED ON PAVED SURFACES WITH SANDBAGS SPACED AT AN INTERVAL SUFFICIENT TO PREVENT MOVEMENT OF WATTLE AND TO ENSURE THAT ENDS OF ADJACENT WATTLES REMAIN TIGHTLY ABUTTED.



PLACEMENT AND CONSTRUCTION OF A SILT FENCE
 NOT TO SCALE

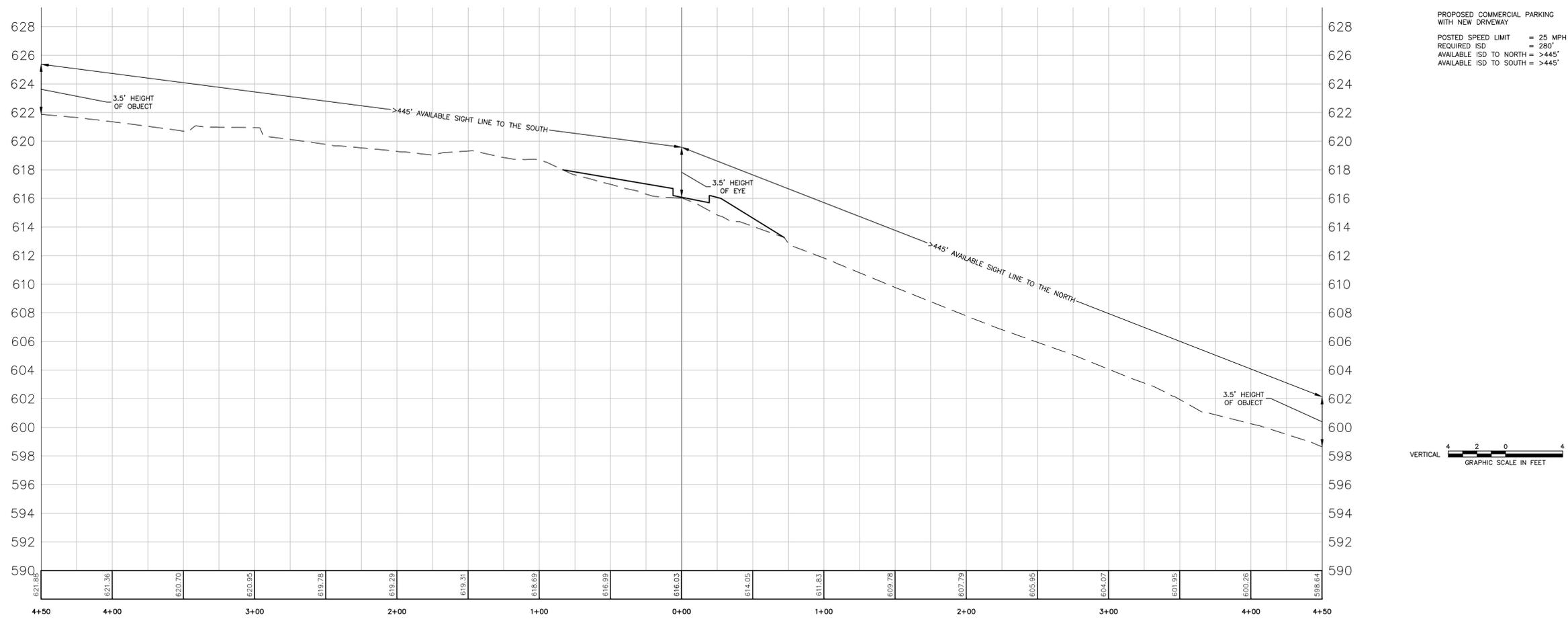
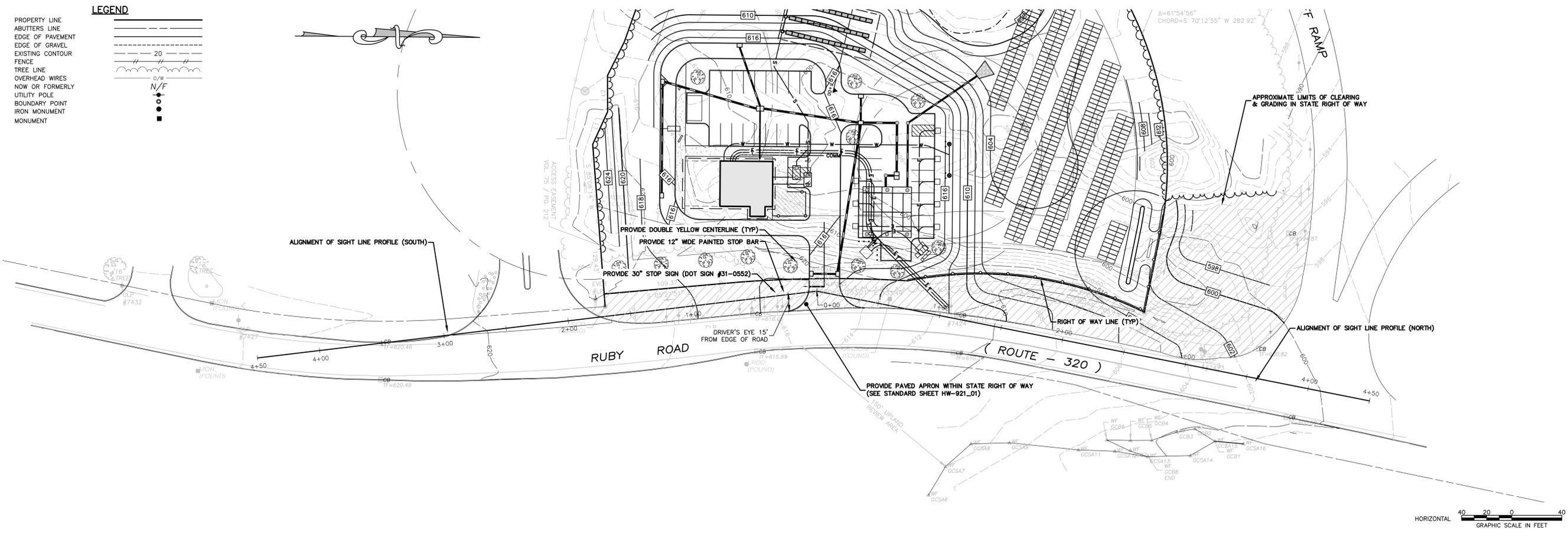


TYPICAL WATTLE INSTALLATION GUIDE

STRAW WATTLE INSTALLATION
 NOT TO SCALE

SITE DEVELOPMENT PLAN
 PREPARED FOR:
 DOWN EAST GREEN
 RUBY ROAD (RT 320),
 WILLINGTON, CONNECTICUT

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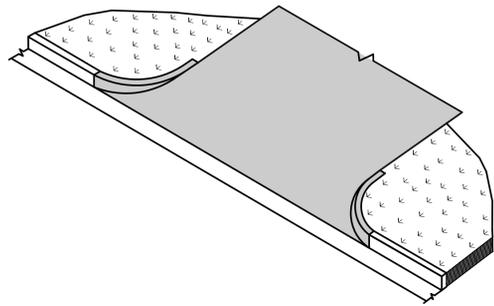


No.	Submittal / Revision	App'd.	By	Date
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2	CT DOT COMMENTS	PMP		01/31/2023
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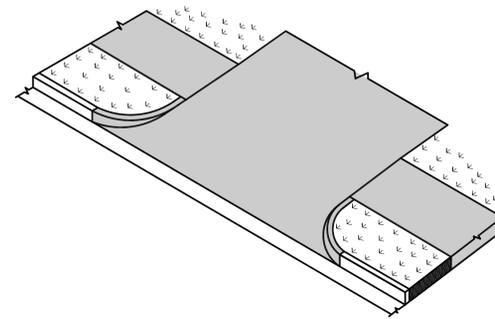
SIGHT LINE DEMONSTRATION

Designed By: PMP
 Drawn By: PMP
 Checked By: PMP

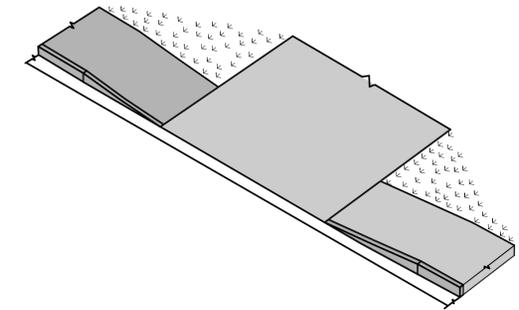
Issue Date: 08/31/2022
 Project No: 074742
 Scale: 1" = 40'



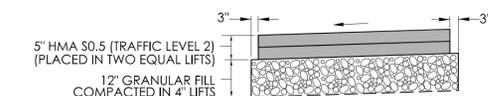
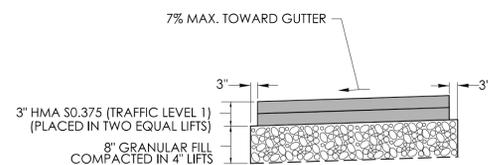
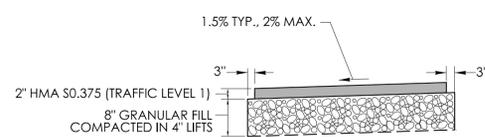
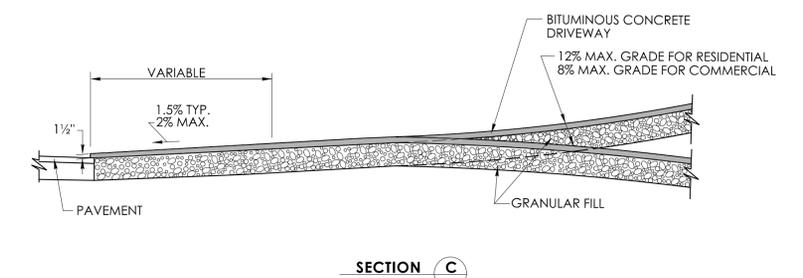
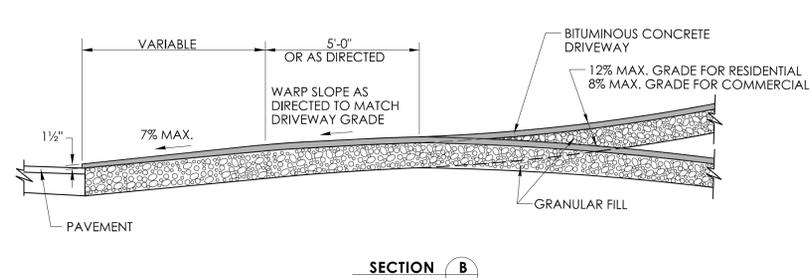
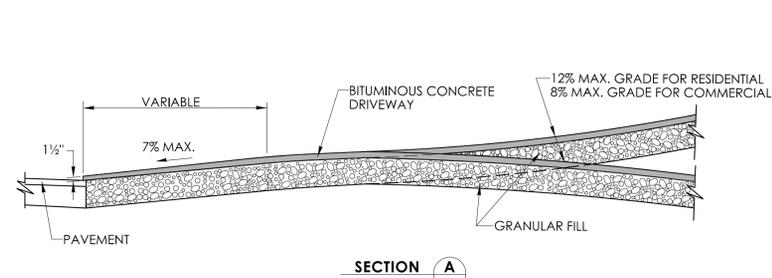
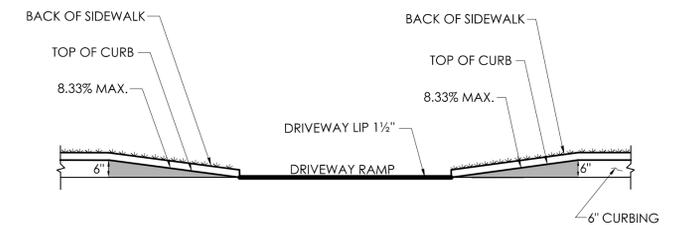
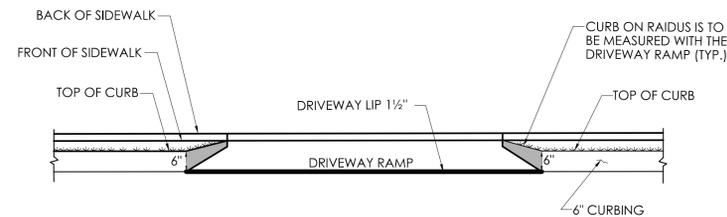
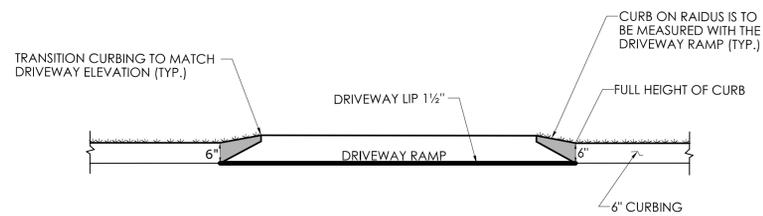
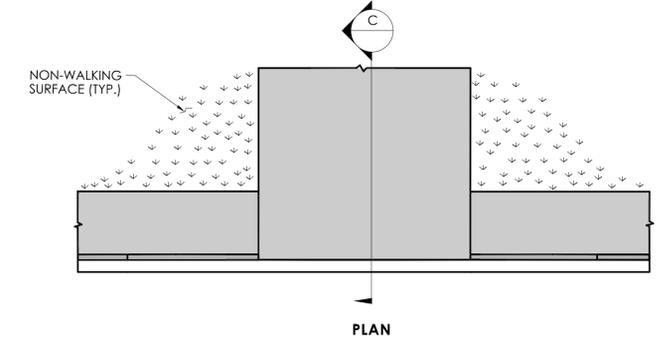
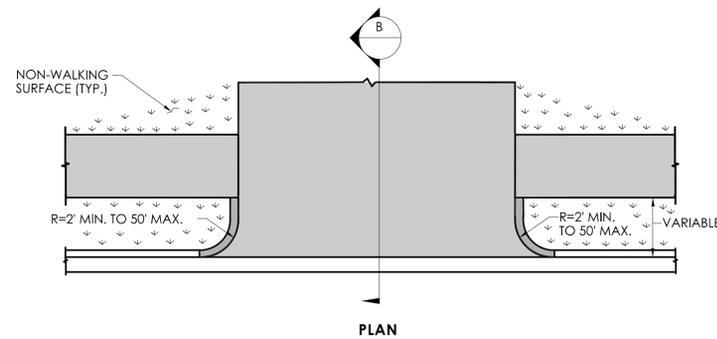
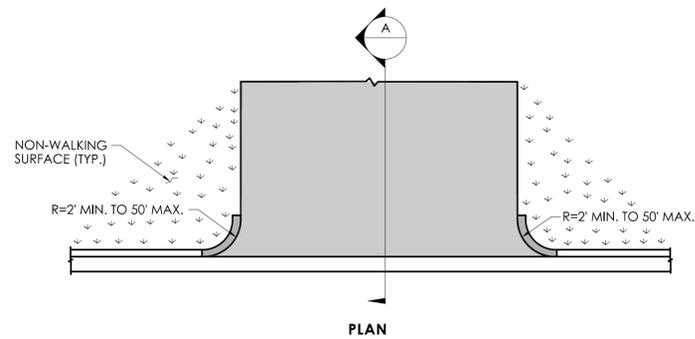
BITUMINOUS CONCRETE DRIVEWAY



BITUMINOUS CONCRETE DRIVEWAY WITH A PEDESTRIAN SIDEWALK SETBACK

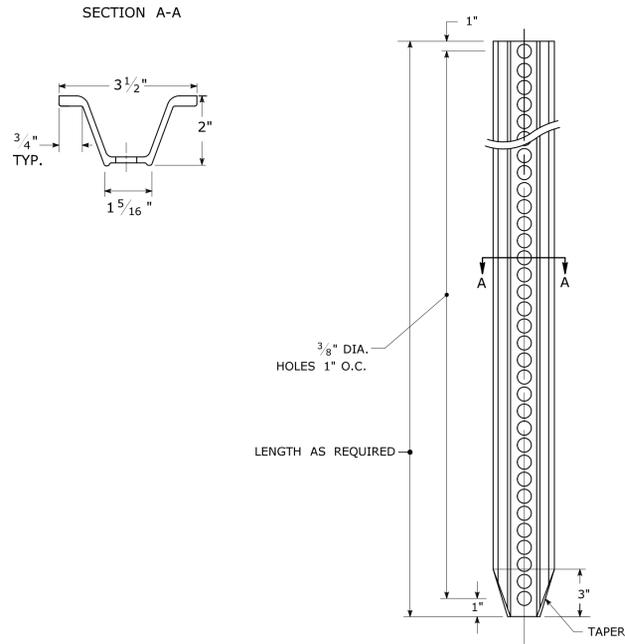


BITUMINOUS CONCRETE DRIVEWAY WITH PEDESTRIAN SIDEWALK AT THE CURB

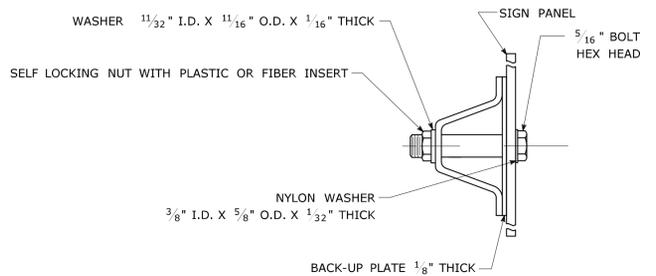


<p>NOT TO SCALE</p>	<p>SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111</p>	<p>SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2022.09.27 15:14:43-04'00'</p>	<p>APPROVED BY: Digitally signed by Michael J. Calabrese, Date: 2022.11.08 09:41:50-05'00'</p>	<p>STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION</p>	<p>CTDOT STANDARD SHEET</p>	<p>STANDARD SHEET TITLE: BITUMINOUS CONCRETE SIDEWALK AND BITUMINOUS CONCRETE DRIVEWAY</p>	<p>STANDARD SHEET NO.: HW-922_01</p>
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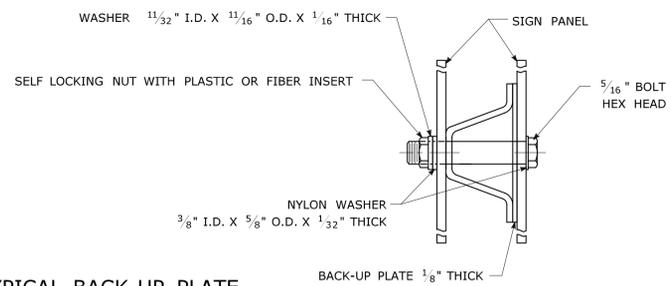
TYPICAL METAL SIGN POSTS



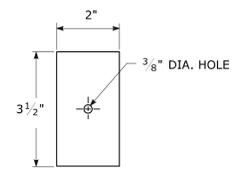
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

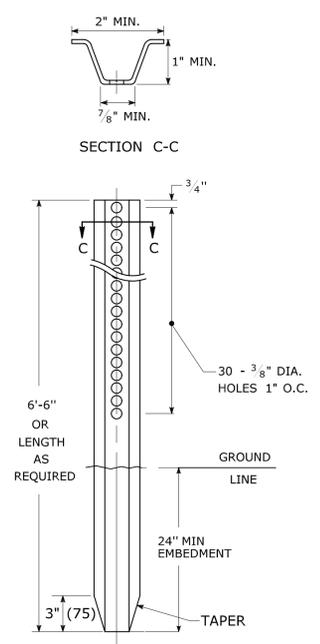


TYPICAL BACK-UP PLATE



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).

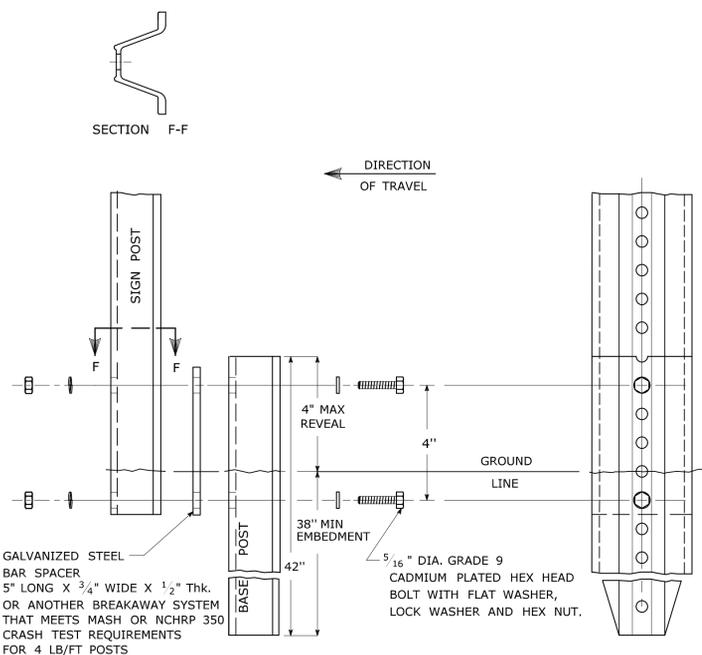
METAL DELINEATOR POST
 WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

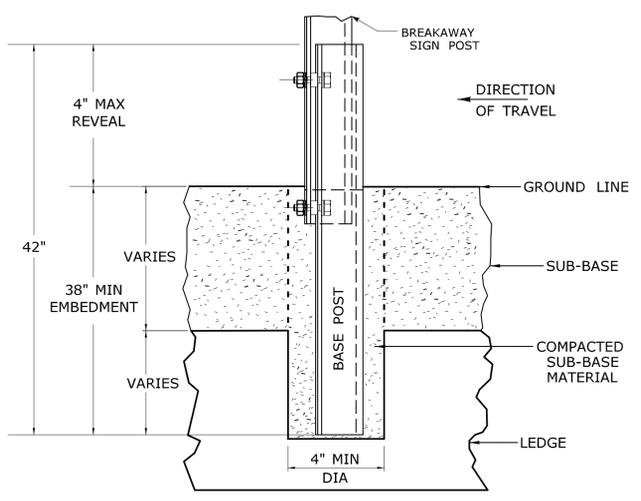
1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
6. 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.
7. SIGN POSTS SHALL BE 4 LBS./FT.

BREAKAWAY INSTALLATION
 FOR 4 LBS./FT. POSTS

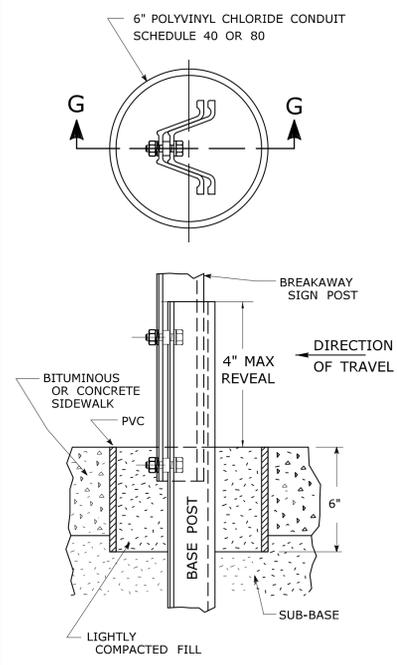


TYPICAL SIGN POST INSTALLATION IN LEDGE

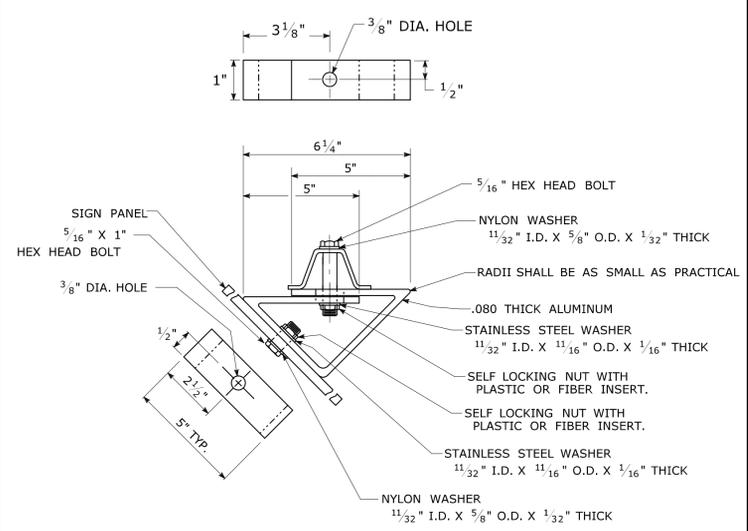
LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38".
 HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



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

STATE OF CONNECTICUT
 DEPARTMENT OF TRANSPORTATION
 NOT TO SCALE
 Filename: TR-1208_02_May_2017_Revision.dgn Model: TR-1208_02

SUBMITTED BY: Mark F. Makuch, P.E. 2017.06.07 07:30:30-04'00'
 APPROVED BY: Gregory M. Dorosh, P.E. 2017.06.15 09:27:29-04'00'

CTDOT
 STANDARD SHEET
 OFFICE OF ENGINEERING

STANDARD SHEET TITLE:
METAL SIGN POSTS AND SIGN MOUNTING DETAILS

GUIDE SHEET NO.:
TR-1208_02