

SITE PLAN SUBMISSION

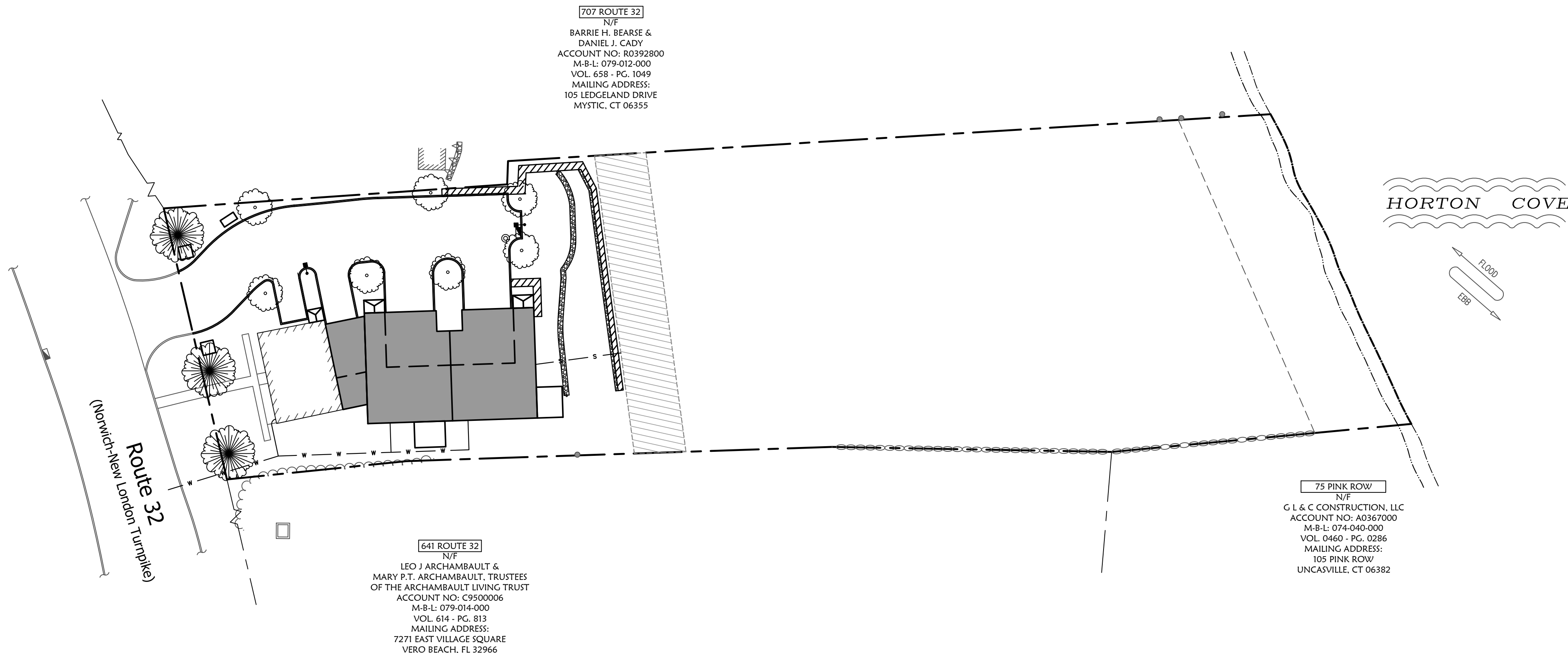
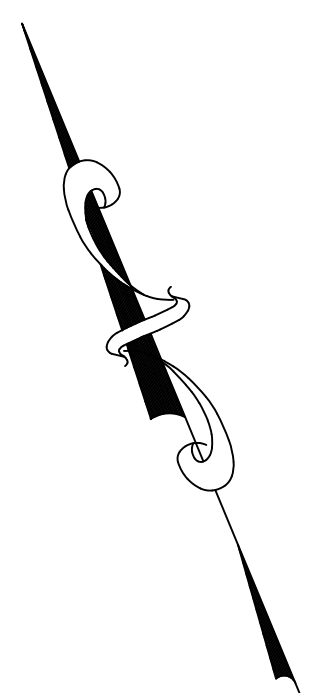
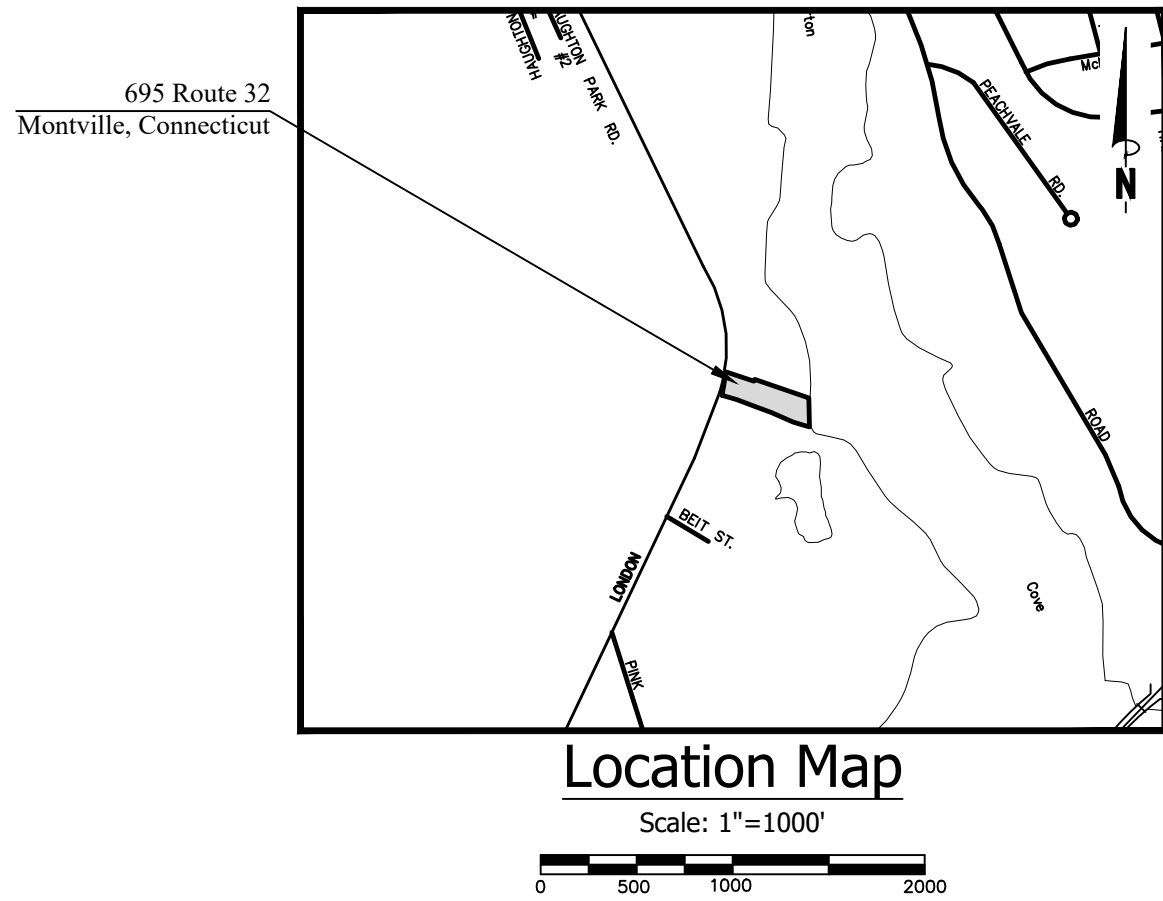
695 ROUTE 32

PROPOSED RESIDENTIAL DEVELOPMENT

695 ROUTE 32, MONTVILLE, CONNECTICUT

APPLICANT:

NORTH GROUP, LLC



SHEET LIST TABLE

1 OF 8	COVER SHEET
2 OF 8	EXISTING CONDITIONS PLAN
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6 OF 8	LANDSCAPING & LIGHTING PLAN
7 OF 8	DETAIL SHEET
8 OF 8	E&S NOTES, SEQUENCE, AND CONSTRUCTION

Subject Parcel Information

OWNER: NORTH GROUP, LLC
PARCEL ADDRESS: 695 ROUTE 32, MONTVILLE, CONNECTICUT
MAILING ADDRESS: 338 WESTPORT RD, WILTON, CONNECTICUT
ACCOUNT NO: C0392900
DEED: VOLUME 695 PAGE 958
AREA: 52,314 SF = 1.20 AC
FLOOD ZONE: ZONE X, AE-12 PER FIRM MAP # 09011C0353G
EFFECTIVE DATE: 7/18/2011

Reference Maps:

- "IMPROVEMENT LOCATION SURVEY, MAP DEPICTING EXISTING CONDITIONS OF 695 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: KABO DEVELOPMENT"; SCALE: 1"=20', DATED: APRIL 20, 2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, L.S. #10834 (CERTIFIED CLASS A-2 SURVEY)

Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
	CONTOUR
	WETLANDS BOUNDARY/FLAG
	MEAN LOW WATER LINE
	MEAN HIGH WATER LINE
	HIGH TIDE LINE
	COASTAL JURISDICTIONAL LINE
	ZONE LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	NOW OR FORMERLY
	CATCH BASIN
	TYPICAL
	SPOT ELEVATION
	DRILL HOLE
	POINT OF BEGINNING
	TEST PIT
	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

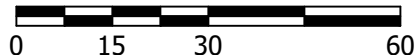
PROPOSED

SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
	SILT FENCE
	WATER SERVICE
	SANITARY SERVICE
	SPOT ELEVATION
	INVERT
	GALLON
	SCHEDULE
	HAY BALE BARRIER
	WATER SHUTOFF

Cover Sheet

of
695 Route 32
Montville, Connecticut
Prepared For:
North Group, LLC
June 16, 2026

DRAWING SCALE: 1"=30'



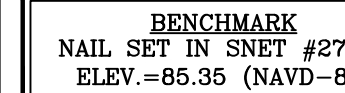
FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390

SHEET NO. 1 OF 8 JOB NO. 26-001559 DRAWN BY: ABC, JR

Gregg T. Fedus P.E.
CT. License No. 21231



1. "IMPROVEMENT LOCATION SURVEY, MAP DEPICTING EXISTING CONDITIONS OF 695 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: KABO DEVELOPMENT"; SCALE: 1"=20', DATED: APRIL 20, 2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, L.S. #10834 (CERTIFIED CLASS A-2 SURVEY)



EXISTING

PROPOSED

OWNER: RICHARD & MARY THOMAS
PARCEL ADDRESS: 695 ROUTE 32, MONTVILLE, CONNECTICUT
MAILING ADDRESS: 66 WARD AVENUE, NOANK, CONNECTICUT
ACCOUNT NO: C0392900
DEED: VOLUME 695 PAGE 958
AREA: 52,314 SF = 1.20 AC
FLOOD ZONE: ZONE X, AE-12 PER FIRM MAP # 09011C0353G
EFFECTIVE DATE: 7/18/2011

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

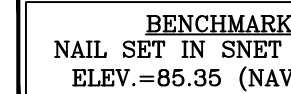

ANTHONY HENDRIKS, LS. CT. LICENSE NUMBER 10834

DRAWING SCALE: 1"=20'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 10, 20, and 40, representing feet.

SHEET NO. 2 OF 8	JOB NO. 26-001559	DRAWN BY: JJS, MA
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1. "IMPROVEMENT LOCATION SURVEY, MAP DEPICTING EXISTING CONDITIONS OF 695 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: KABO DEVELOPMENT"; SCALE: 1"=20'. DATED: APRIL 20, 2026. PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, L.S. #10834 (CERTIFIED CLASS A-2 SURVEY)

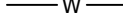


SECTION	REGULATION	REQUIREMENTS	EXISTING	PROPOSED
10.4	MINIMUM LOT SIZE	10,000 SF	52,314 SF	52,314 SF
10.5	MINIMUM LOT FRONTAGE	80'	108.29'	108.29'
10.6.1	MINIMUM FRONT YARD	30'	23.8' *	45.0'
10.6.2	MINIMUM SIDE YARD	15'	21.9' (N) (GARAGE) 15.5' (S)	41.1' (N) 15.1' (S)
10.6.3	MINIMUM REAR YARD	30'	331.2' (GARAGE)	295.4'
10.7	MAXIMUM BUILDING HEIGHT	-	-	-

OWNER: NORTH GROUP, LLC
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ACCOUNT NO: C0392900
DEED: VOLUME 695 PAGE 958
AREA: 52,314 SF = 1.20 AC
FLOOD ZONE: ZONE X, AE-12 PER FIRM MAP # 09011C0353C
EFFECTIVE DATE: 7/18/2011

Legend

EXISTING	
SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INDEX CONTOUR
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	PERCOLATION TEST
	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

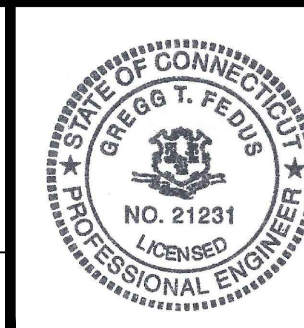
PROPOSED	
SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
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	WATER SERVICE
	SANITARY SERVICE
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	INVERT
	GALLON
	SCHEDULE
	HAY BALE BARRIER
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of
695 Route 32
Montville, Connecticut
Prepared For:
North Group, LLC
June 16, 2026

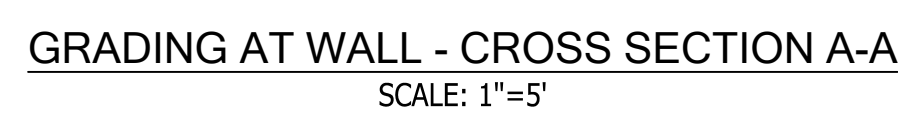
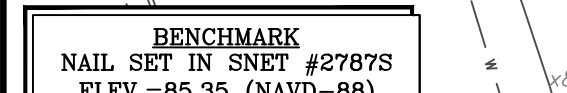


SHEET NO.	3 OF 8	JOB NO.	26-001559	DRAWN BY:	ABC 123
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Gregg T. Fedus P.E.
CT. License No. 2123



1. "IMPROVEMENT LOCATION SURVEY, MAP DEPICTING EXISTING CONDITIONS OF 695 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: KABO DEVELOPMENT"; SCALE: 1"=20'; DATED: APRIL 20, 2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, L.S. #10834 (CERTIFIED CLASS A-2 SURVEY)



OWNER: NORTH GROUP, LLC
PARCEL ADDRESS: 695 ROUTE 32, MONTVILLE, CONNECTICUT
MAILING ADDRESS: 338 WESTPORT RD, WILTON, CONNECTICUT
ACCOUNT NO: C0392900
DEED: VOLUME 695 PAGE 958
AREA: 52,314 SF = 1.20 AC
FLOOD ZONE: ZONE X, AE-1 PER FIRM MAP # 09011C0353G
EFFECTIVE DATE: 7/18/2011

	
Gregg T. Fedus P.E. CT. License No. 21231	



of
695 Route 32
Montville, Connecticut
Prepared For:
North Group, LLC
June 16, 2026

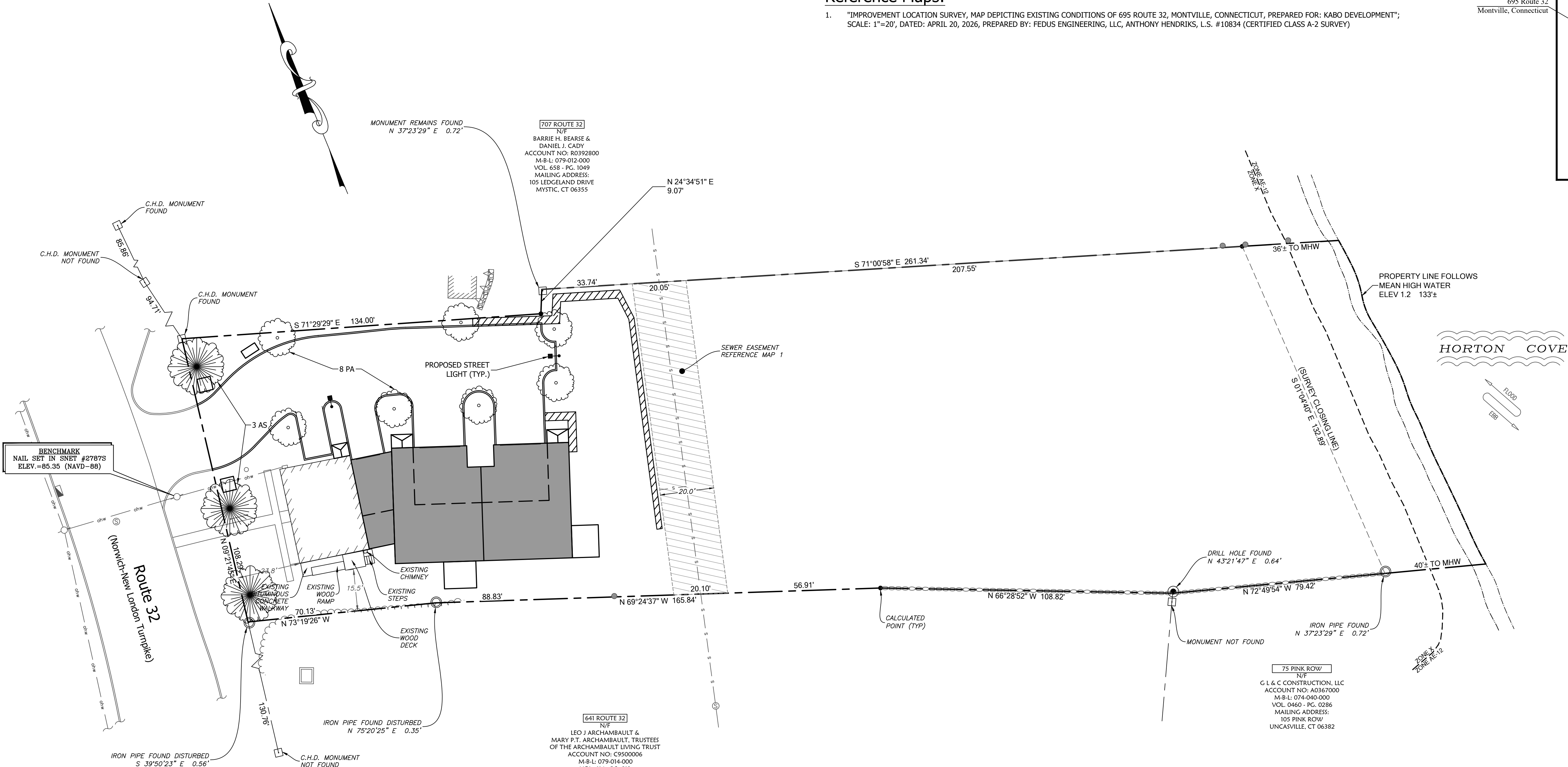
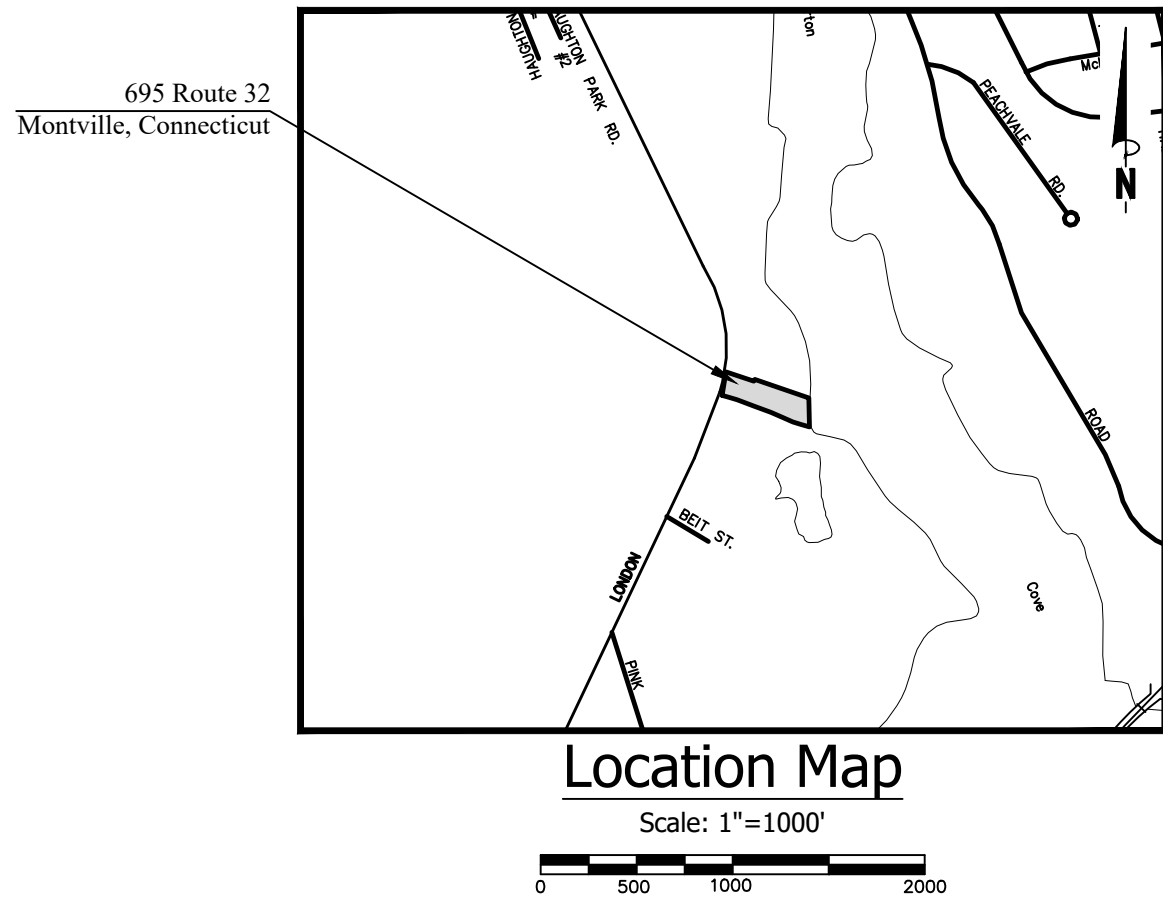


SHEET NO. 4 OF 8	JOB NO. 26-001559	DRAWN BY: ABC, JR
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Reference Maps:

1. "IMPROVEMENT LOCATION SURVEY, MAP DEPICTING EXISTING CONDITIONS OF 695 ROUTE 32, MONTVILLE, CONNECTICUT, PREPARED FOR: KABO DEVELOPMENT"; SCALE: 1"=20', DATED: APRIL 20, 2026, PREPARED BY: FEDUS ENGINEERING, LLC, ANTHONY HENDRIKS, L.S. #10834 (CERTIFIED CLASS A-2 SURVEY)



Legend

EXISTING

SYMBOL	DESCRIPTION
	MONUMENT
	EX. IP / REBAR
	DRILL HOLE
	UTILITY POLE W/ LIGHT
	STONEWALL
	FENCE LINE
	WATER VALVE
	OVERHEAD WIRES
	PROPERTY LINE
	ADJACENT PROPERTY LINE
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	UTILITY POLE
	DRAINAGE MANHOLE
	SEWER MANHOLE
	HYDRANT
	WATER SHUTOFF

PROPOSED

SYMBOL	DESCRIPTION
	IRON PIN TO BE SET
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Subject Parcel Information

OWNER: NORTH GROUP, LLC
PARCEL ADDRESS: 695 ROUTE 32, MONTVILLE, CONNECTICUT
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ACCOUNT NO: C0392900
DEED: VOLUME 695 PAGE 958
AREA: 52,314 SF = 1.20 AC
FLOOD ZONE: ZONE X, AE-12 PER FIRM MAP # 09011C0353G
EFFECTIVE DATE: 7/18/2011

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE, ROOTS, REMARKS
AS	3	ACER SACCHARUM	SUGAR MAPLE	2-1/2" - 3" CAL, B&B, FULL EXTRA HEAVY
PA	8	PRUNUS AVIUM	CHERRY TREE	2-1/2" - 3" CAL, B&B, FULL EXTRA HEAVY

LANDSCAPING REQUIREMENTS

SECTION	REQUIREMENT	PROPOSED
188.5.5	Drive and perimeter Landscaping a. There shall be one Shade Tree for every 10 parking spaces located along the perimeter of a Parking Area. b. Shade Trees shall be planted along both sides of drives at the rate on one Shade Tree for every fifty (50) feet. Plant spacing may be staggered to respond to utility, grading and walks. c. Shade Trees shall be planted within eight (8) feet of the edge of pavement.	8 SHADE TREES PLANTED AROUND PERIMETER OF PARKING AREA
188.8	Frontage & Streetscape Landscaping 1. Street Tree Quantity. There shall be one (1) Street Tree for every forty (40) feet of frontage or fraction thereof. 2. Street Tree Location. Street Trees shall be planted within 3' of the front Property Line.	3 STREET TREES ALONG LOT FRONTAGE

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:

PERMANENT SEED MIXTURE:

CREeping RED FESCUE	2.4 LBS. PER 1,000 SQ. FT.
REDTOP	0.2
TALL FESCUE	2.4
TOTAL	5.0

FERTILIZER:

10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.

LIMESTONE:

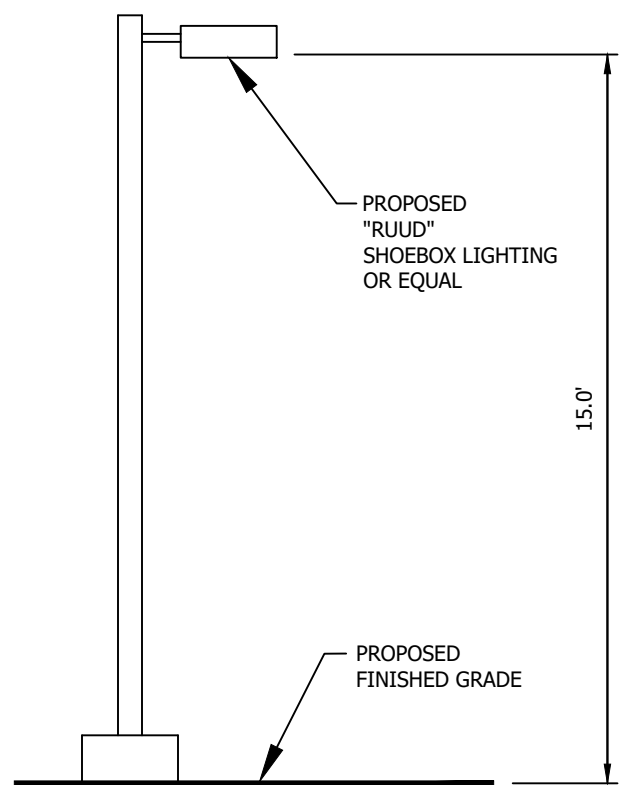
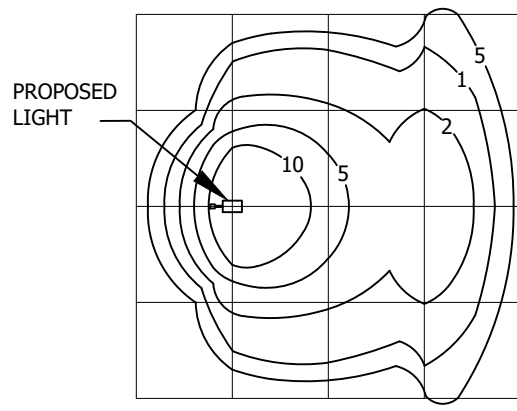
APPLY AT 150 LBS. PER 1,000 SQ. FT.

MULCHING:

SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

SEEDING DATES:

SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.



PARKING LIGHT POST DETAIL

SCALE: 1"=4'

NO.	DATE	REVISIONS

Gregg T. Fedus P.E.
CT. License No. 21231

SEAL OF THE STATE OF CONNECTICUT
GREGG T. FEDUS
NO. 21231
LICENSED PROFESSIONAL ENGINEER

Landscaping & Lighting Plan

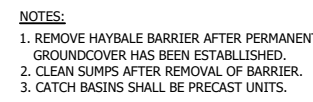
of
695 Route 32
Montville, Connecticut
Prepared For:
North Group, LLC
June 16, 2026

DRAWING SCALE: 1"=20'

0 10 20 40

FEDUS ENGINEERING, LLC
CIVIL ENGINEERS
Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390

SHEET NO. 6 OF 8 JOB NO. 26-001559 DRAWN BY: JR



	
Gregg T. Fedus P.E. CT. License No. 21231	

FEDUS ENGINEERING, LLC
CIVIL ENGINEERS

Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390

SHEET NO.	7 OF 8	JOB NO.	26-001559	DRAWN BY:	ABC
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SOIL EROSION AND SEDIMENT CONTROLS

ALL ADJACENT PROPERTIES AND RECEIVING WATERCOURSES AND / OR WETLAND AREAS SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.

ALL CONSTRUCTION SITE RUNOFF SHALL BE ROUTED DOWN-GRADIENT TO SILT FENCE. SEDIMENT SHALL BE MONITORED, MAINTAINED AND REMOVED AFTER EACH STORM EVENT IN EXCESS OF 1" OF RAINFALL OR WHEN THE CAPACITY EXCEEDS 50% OF THE STORAGE VOLUME. EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E&S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION. INDIVIDUAL STORMWATER SYSTEMS SHALL BE INSTALLED AT CONSTRUCTION SEQUENCE #9 AND DETAILED ON EACH REQUIRED INDIVIDUAL SITE PLAN.

ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.

ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E&S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

ALL ACCUMULATED SEDIMENTS AT ALL EROSION AND SEDIMENT CONTROLS SHALL BE PERIODICALLY REMOVED AND SPREAD IN AREAS THAT ARE NOT SUBJECT TO EROSION.

THE PERMITTEE SHALL EMPLOY BEST MANAGEMENT PRACTICES, CONSISTENT WITH THE TERMS AND CONDITIONS OF THE INLAND WETLANDS PERMIT, TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES. THE PERMITTEE SHALL IMMEDIATELY INFORM THE TOWN WETLANDS OFFICER OF ANY PROBLEMS INVOLVING WETLANDS OR WATERCOURSES THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK.

THE RESPONSIBLE CONTACT PERSON FOR THE INSTALLATION AND MAINTENANCE OR EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR. THE CONTACT INFORMATION FOR THE CONTRACTOR WILL BE MADE AVAILABLE TO THE TOWN AS SOON AS IT IS AVAILABLE.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:

PERMANENT SEED MIXTURE:	
CREEPING RED FESCUE	2.4 LBS. PER 1,000 SQ. FT.
REDFEST	0.2
TALL FESCUE	2.4
TOTAL	5.0

10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.

APPLY AT 150 LBS. PER 1,000 SQ. FT.

SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED SEPTEMBER 30, 2023, EFFECTIVE MARCH 30, 2024, PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34. IN ADDITION THE SITE CONTRACTOR MUST FOLLOW THE CITY'S ZONING AND SUBDIVISION REGULATIONS, CITY EMERGENCY STANDARDS AND SPECIFICATIONS, CTDOT FORM 816 WHERE APPLICABLE.

PURPOSE AND DESCRIPTION OF THE PROJECT:

PURPOSE: TO PROTECT PROPERTIES DOWN-GRADIENT OF THE SUBJECT PROPERTY.

DESCRIPTION:

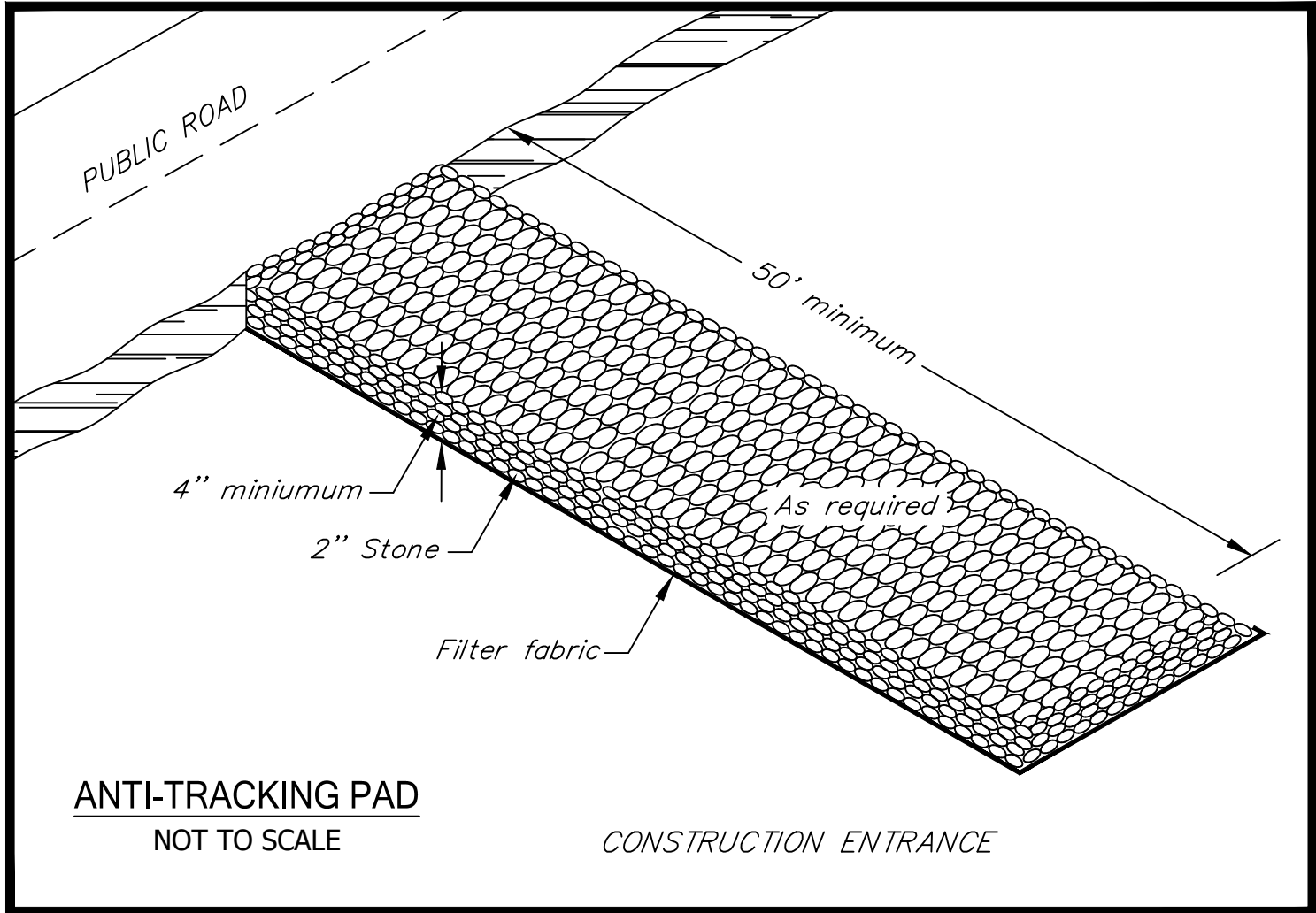
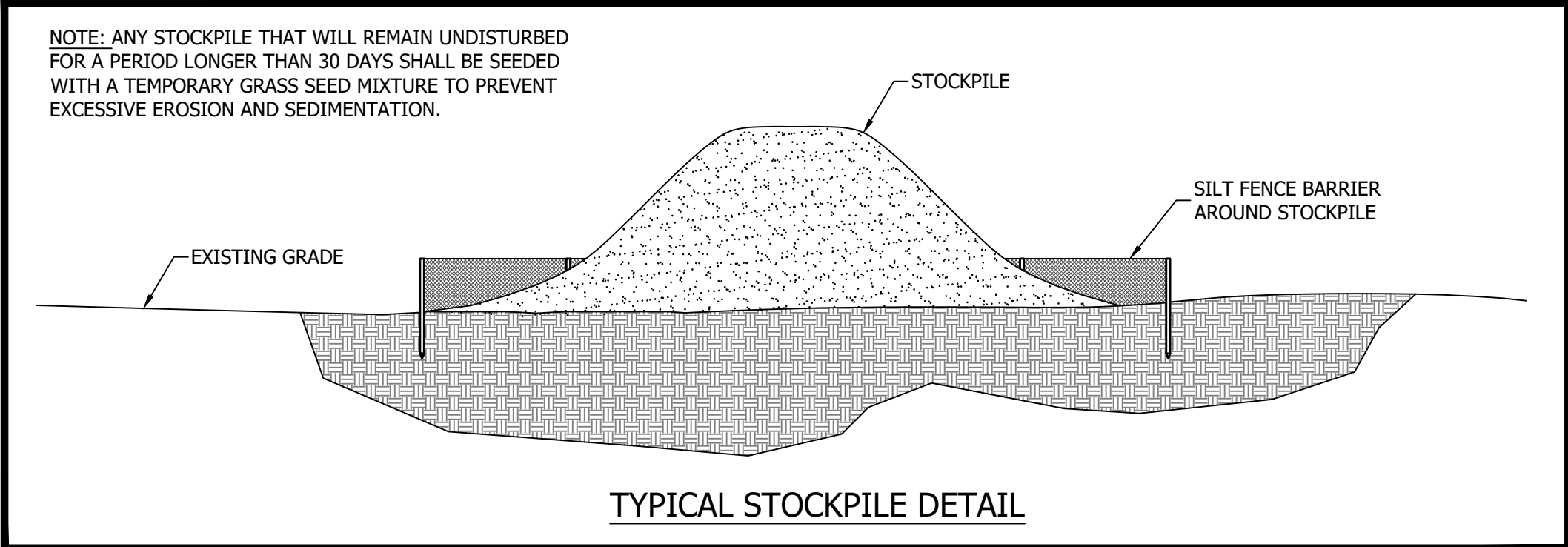
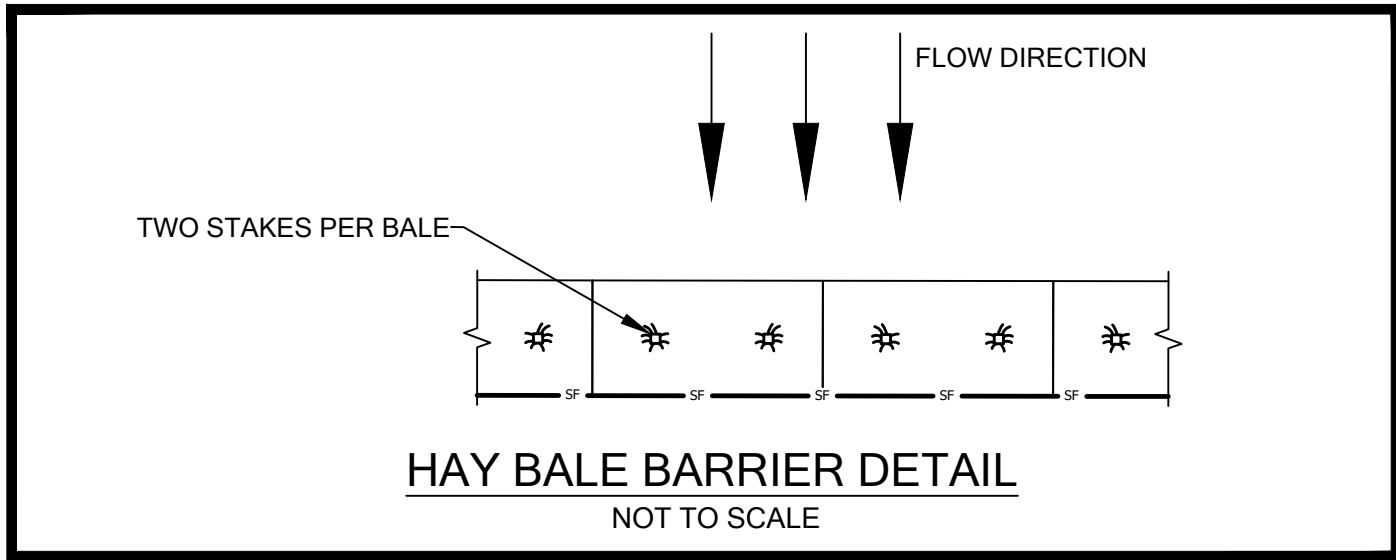
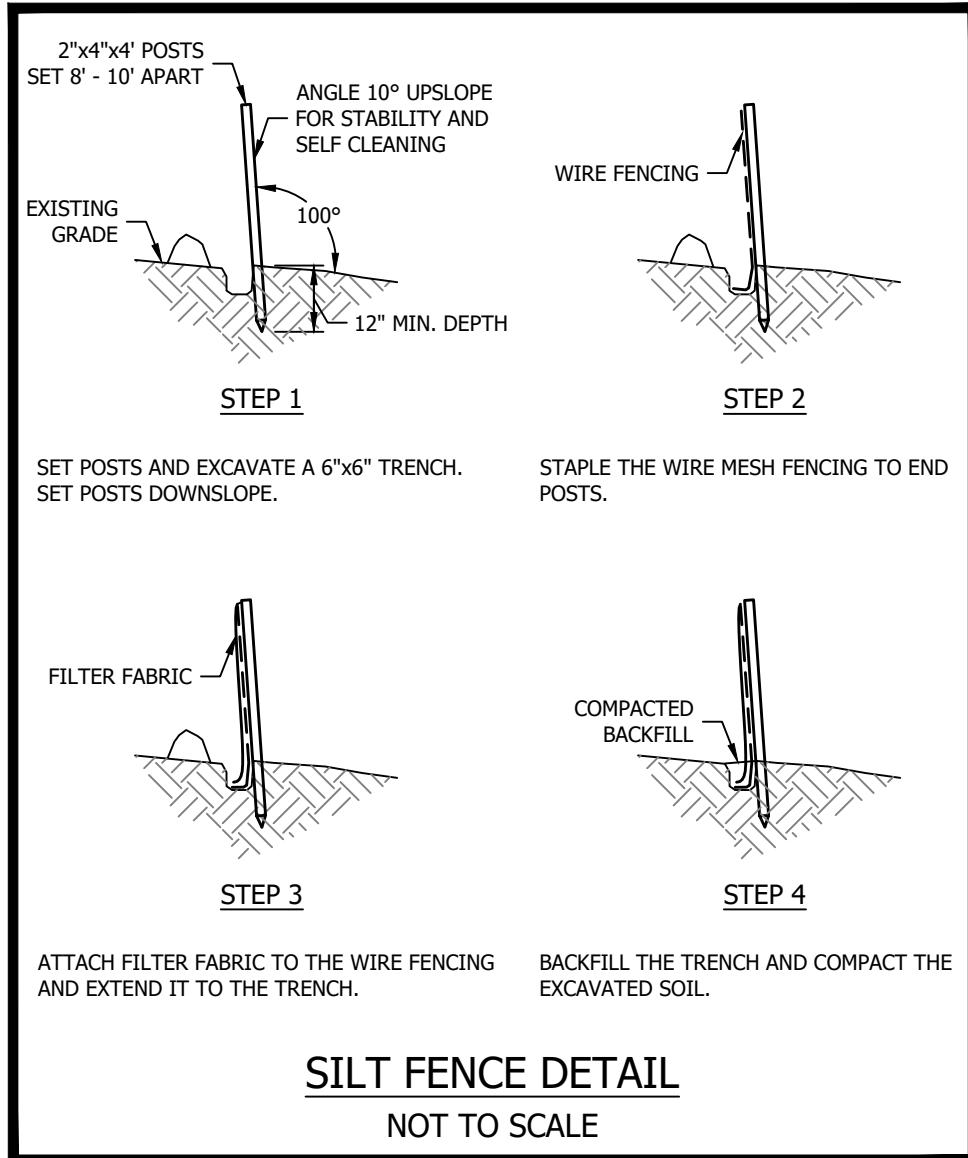
- CONSTRUCTION OF ANTI-TRACKING PADS TO CONTROL THE ENTRANCES AND EXITS TO THE SITE. THE CRUSHED STONE PAD WILL ALLOW MUD AND DEBRIS TO REMAIN ON SITE AS TRUCKS AND VEHICLES LEAVE THE SITE.
- SILT FENCES AND HAY BALES INSTALLED AT THE LIMITS OF CLEARING AND DOWN-GRADIENT OF ALL CONSTRUCTION ACTIVITIES.
- STOCKPILES - PROTECTED BY SILT FENCE TO LIMIT EROSION AND SEDIMENT MOVEMENT.
- WOOD CHIPS STOCKPILED AFTER CLEARING AND GRUBBING HAS BEEN COMPLETED. WOOD CHIPS SHALL BE UTILIZED AS NEEDED OR DIRECTED BY DESIGN ENGINEER AND/OR WETLANDS ENFORCEMENT OFFICER TO SUPPLEMENT SILT FENCE AND HAY BALES.
- STORMWATER DESIGN - INDIVIDUAL LOT STORMWATER SYSTEM NARRATIVE.

LAND DISTURBANCE

- ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN STAFF PRIOR TO CLEARING, AS APPLICABLE.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF ANY NEARBY STREETS, AS ORDERED BY THE TOWN OR STATE, OF ANY SOIL OR DEBRIS FROM THE SITE CONSTRUCTION ACTIVITIES.
- ALL TREES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.

CONSTRUCTION SEQUENCE - PER BUILDING/PHASE

- FLAG LIMITS OF CONSTRUCTION TO FACILITATE THE PRE-CONSTRUCTION MEETING. INCLUDING CONSTRUCTION ENTRANCE.
- HOLD PRE-CONSTRUCTION MEETING WITH TOWN STAFF. POINT OF CONTACT - GREGG FEDUS, PE - 860-536-7390.
- INSTALL ALL EROSION AND SEDIMENT CONTROL AS SHOWN ON APPROVED PLANS.
- INSPECTION OF EROSION CONTROL INSTALLATION BY TOWN STAFF & DESIGN ENGINEER.
- CLEAR AND GRUB SITE TO LIMITS OF DISTURBANCE. UTILIZE WOOD CHIPS ON SITE AS NEEDED FOR ADDITIONAL E&S CONTROL.
- STRIP AND STOCKPILE TOPSOIL WITHIN THE FOOTPRINT OF THE CONSTRUCTION SITE
- ROUGH GRADE SITE. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH SUBGRADE FOR ALL RESPECTIVE AREAS.
- CONSTRUCT BUILDINGS.
 - EXCAVATE FOUNDATION OF BUILDING
 - FORM AND POUR FOOTINGS AND WALLS
 - INSTALL FOOTING DRAINS
 - STRIP FORMS, WATERPROOF FOUNDATIONS AND BACKFILL
 - COMPACT LOWER LEVEL FLOOR AND POUR CONCRETE FLOORS
 - FRAME BUILDING AND ROOFING
 - INSTALL WINDOWS AND DOORS
 - INSTALL SIDING
 - ROUGH MECHANICALS
 - INSULATE
 - SHEETROCK
 - INTERIOR TRIM AND DOORS
 - FLOORING
 - FINISH MECHANICALS
 - PAINT
- CONSTRUCT DRAINAGE SYSTEM.
- INSTALL SEWER LATERAL.
- INSTALL WATER LINE.
- INSTALL UNDERGROUND ELECTRIC.
- INSTALL SUBGRADE AND COMPACT IN PAVED AREAS.
- PLACE BINDER COURSE.
- INSTALL SURFACE COURSE.
- LOAM AND SEED DISTURBED AREAS.
- LANDSCAPE FINISHED AREAS.
- FINAL STABILIZATION OF SITE.
- FINAL CLEANING OF STORMWATER SYSTEM AND GENERAL SITE CLEANUP.
- OBTAIN FINAL INSPECTIONS.
- REMOVE EROSION AND SEDIMENTATION CONTROL DEVICES.



NO.	DATE	REVISIONS

Gregg T. Fedus P.E.
CT. License No. 21231

E&S Notes, Sequence, and Construction

of
695 Route 32
Montville, Connecticut

Prepared For:
North Group, LLC
June 16, 2026

DRAWING SCALE: 1"=20'

Mailing Address: 70 Essex Street Mystic, Connecticut 06355
Office: (860) 536-7390

SHEET NO. 8 OF 8	JOB NO. 26-001559	DRAWN BY: ABC, JR
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