SITE PLAN & WETLANDS APPLICATION

FOR

PLANNED LUXURY RESIDENTIAL DEVELOPMENT

EDITH LANE

PRPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

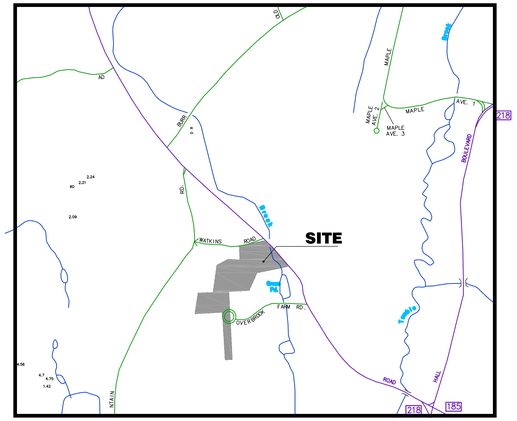
DATE: AUGUST 15, 2024
REVISED: OCT. 16, 2024 PER TOWN COMMENT
REVISED: NOV. 04, 2024 PER TOWN STAFF COMMENTS
REVISED: NOV. 08, 2024 ADDED SITE LIGHTING
REVISED: DEC. 09, 2024 PER IWWC & TPZ COMMENTS

OWNER:

REHOBOTH COURT LLC
22 WATER STREET
TORRINGTON, CT 06790
ATTN: STEVE TEMKIN
PHONE NUMBER: 860-250-6951

APPLICANT & DEVELOPER

T&M HOMES
22 WATER STREET
TORRINGTON, CT 06790
ATTN: STEVE TEMKIN
PHONE NUMBER: 860-250-6951



LOCATION MAP
SCALE: 1"= 1,000'

SHEET INDEX

ABBREVIATIONS LEGEND

BIT.	BITUMINOUS
I. PIN	IRON PIN
I. PIPE	IRON PIPE
MON.	MONUMENT
C.H.D.	CONCRETE MONUMENT
MEAS.	MEASURED
C.B.	CATCH BASIN
M.H.	MANHOLE
SAN.	SANITARY
STM.	STORM
WAT.	WATER
PRO.	PROPOSED
Y.D.	YARD DRAIN
T.F.	TOP OF FRAME
T.G.	TOP OF GRATE
INV.	INVERT
FIN. FLR.	FINISHED FLOOR
D.I.	DUCTILE IRON
P.V.C.	POLYVINYL CHLORIDE
H.D.P.E.	HIGH-DENSITY POLYETHYLENE PIPE
CONC.	CONCRETE
DIA.	DIAMETER
ELEV.	ELEVATION

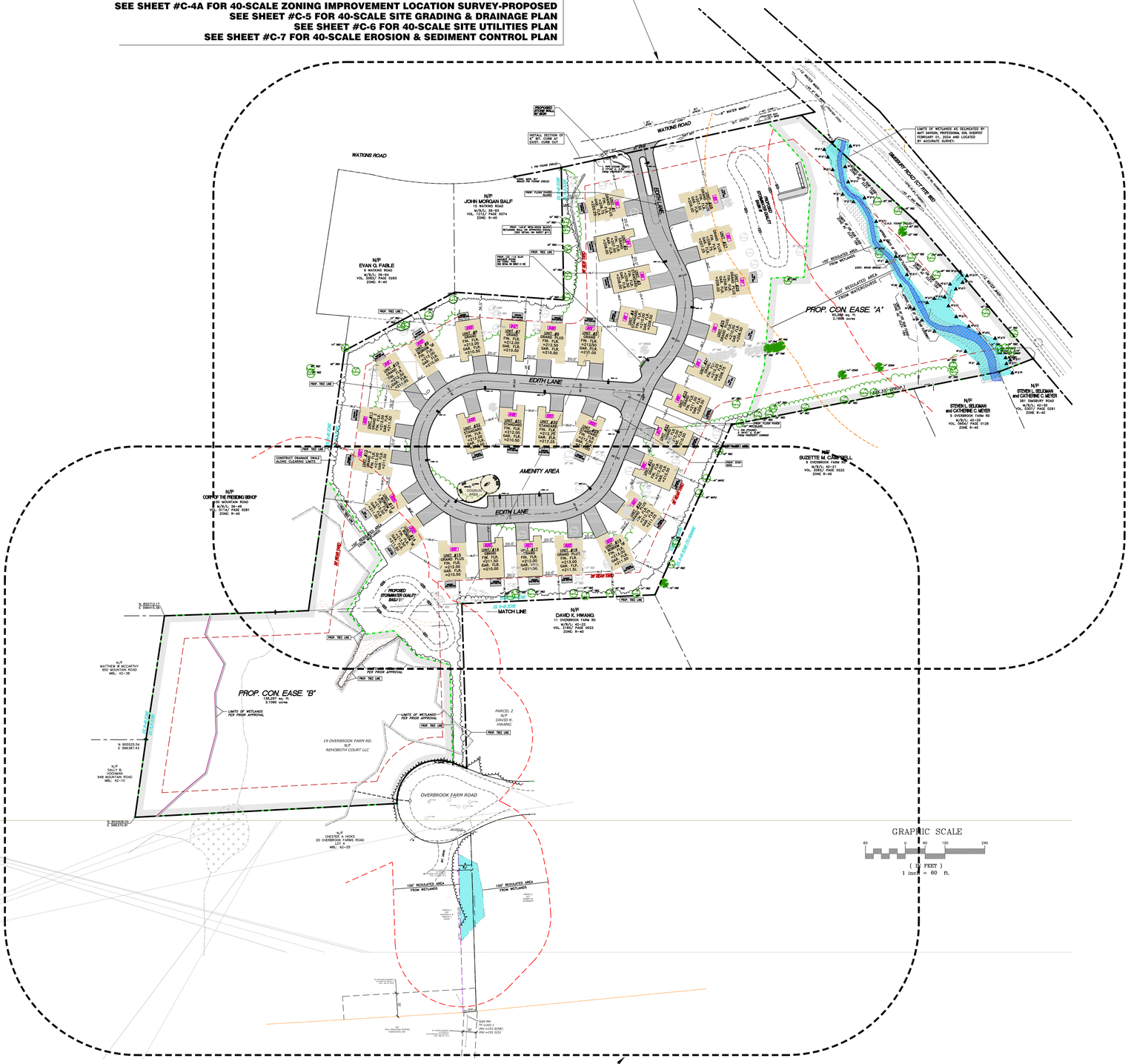
STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED
PROFESSIONAL ENGINEER

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

NO.	DATE	DESCRIPTION	BY
4	12/09/24	PER IWWC & TPZ COMMENTS	J.P.C.
3	11/08/24	ADDED SITE LIGHTING	J.P.C.
2	11/04/24	PER TOWN COMMENT	JMP
1	10/16/24	PER TOWN COMMENT	JMP

SEE SHEET #C-2A&2B FOR 40-SCALE PROPERTY & TOPOGRAPHIC SURVEY
SEE SHEET #C-3 FOR 40-SCALE SITE DEMOLITION PLAN
SEE SHEET #C-4A FOR 40-SCALE ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED
SEE SHEET #C-5 FOR 40-SCALE SITE GRADING & DRAINAGE PLAN
SEE SHEET #C-6 FOR 40-SCALE SITE UTILITIES PLAN
SEE SHEET #C-7 FOR 40-SCALE EROSION & SEDIMENT CONTROL PLAN

NAD 1983



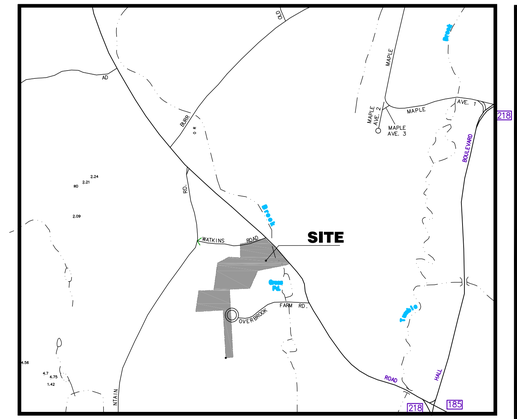
SEE SHEET #C-4B FOR 40-SCALE ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED
SEE SHEET #C-10 FOR 30-SCALE SANITARY SEWER PLAN & PROFILE

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



LOCATION MAP
SCALE: 1"= 1,000'

NOTES:

1. SURVEY NOTES:

   –This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20–300B–1 Through 20–300b–20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

   –Type Of Survey is ZONING IMPROVEMENT LOCATION SURVEY–PROPOSED

   –Boundary Determination Category is DEPENDENT RESURVEY

   –Class of Accuracy is: HOR.– 'A–2'

2. PROPERTY IS ZONED: EXIST. R–40 & PLR ZONE

3. PROPERTY LIES IN FLOOD ZONE 'X' & "AE (EL 184) PER F.I.R.M. COMMUNITY MAP NO. 09003C0342F PANEL 342 OF 675 DATED: SEPT. 26, 2008.

4. MAP REFERENCES: A) "PROPERTY ADJUSTMENT TO PROPERTY LINE BETWEEN PROPERTIES OF: ALISON M. SCHWARTZ & PETER STICH 9 & 17 WATKINS ROAD, BLOOMFIELD, CONNECTICUT, SCALE: 1"= 40', DATED: MAY 16, 2007, PREPARED BY: MILONE & MACBROOM"

   B). ""OVERBROOK FARMS" PROPERTY OF JULIUS APTER BLOOMFIELD CONN. SCALE: 1"= 50 FEET, DATED: MAY 1947, ADDITIONS JAN, 1948, MAY 1948, PRPEARED BY: PETERSEN & HOFFMAN, INGRS"

   C). "PROPERTY OF LESLIE E. WATKINS & MARION S. WATKINS, WATKINS ROAD BLOOMFIELD CONNECTICUT, SCALE: 1" 50', DATED: OCTOBER 1958, PREPARED BY: HAROLD R. SANDERSON, C.E. & L.S.

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5. TOTAL PARCEL AREA= 580,916 sq. ft. or 13.3360 acres

6. HORIZONTAL DATUM BASED ON N.A.D. OF 1983.

7. PROPERTY MAY BE BENEFITED AND/OR BURDENED BY RECORDED AND/OR UNRECORDED EASEMENTS.

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

Paul A. Hallisey — JAN. 30, 2024
PAUL A. HALLISEY, LS — LIC. NO. 7761 — DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.
VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL

SCALE: 1" = 80'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513–INDEX

SHEET: C – 1 OF: 1

REVISIONS:
REV. 1 FEB. 2024 PER TOWN COMMENT
REV. 2 MAY 13, 2024 ADDED SITE LIGHTING
NOV. 08, 2024 ADDED SITE LIGHTING
DEC. 09, 2024 PER WWC & TPZ COMMENTS

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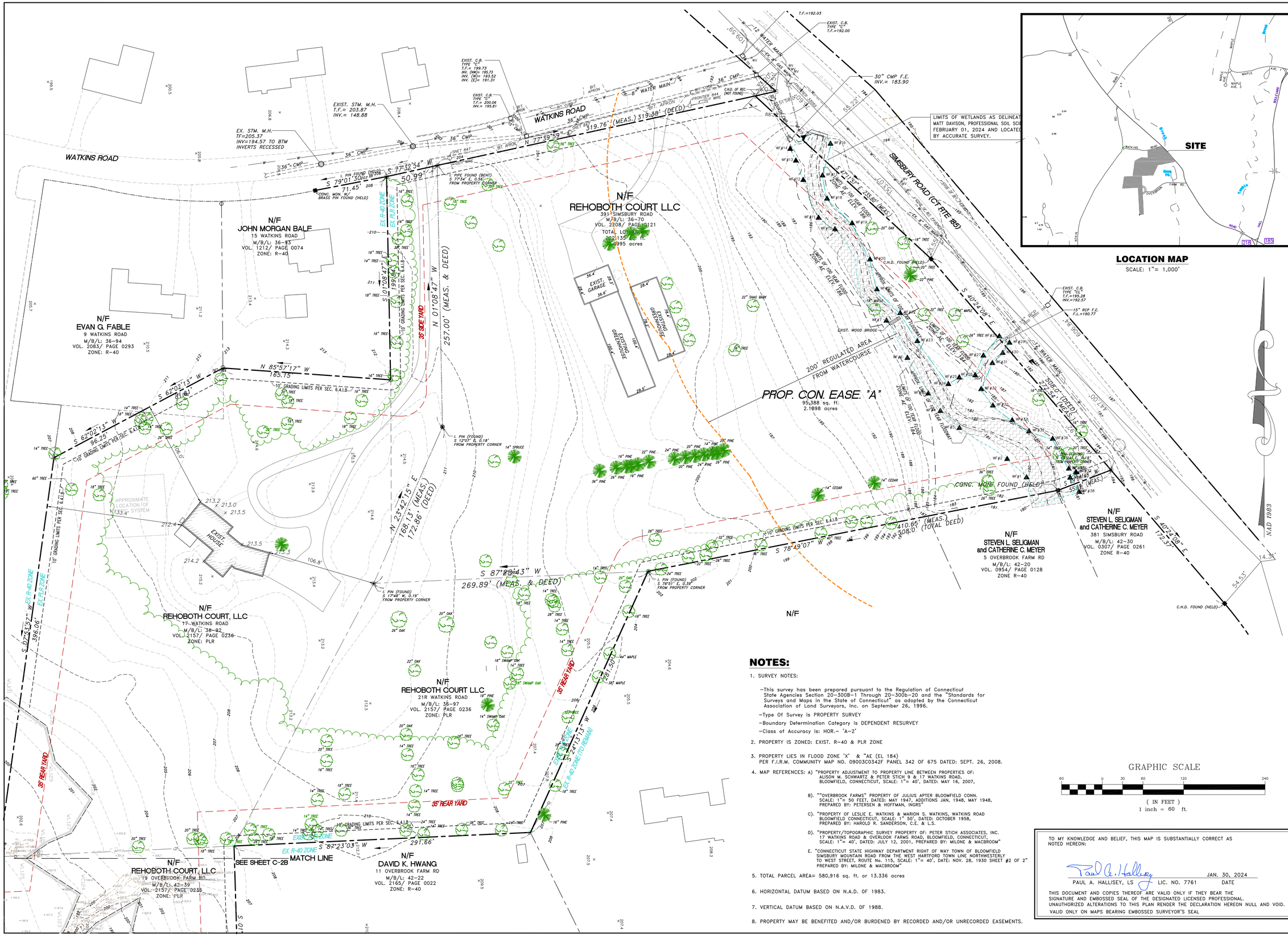
SITE INDEX PLAN
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER



NOTES:

1. SURVEY NOTES:

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7. VERTICAL DATUM BASED ON N.A.V.D. OF 1988.

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Paul A. Hallisey — JAN. 30, 2024

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SCALE: 1"= 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-EX

SHEET: C – 2A OF:

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENT
OCT. 21, 2024 ADDED WETLANDS
NOV. 04, 2024 ADDED SITE LIGHTING
DEC. 09, 2024 PER IWWC & TPZ COMMENTS

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PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS PLANNED LUXURY RESIDENTIAL DEVELOPMENT

EDITH LANE

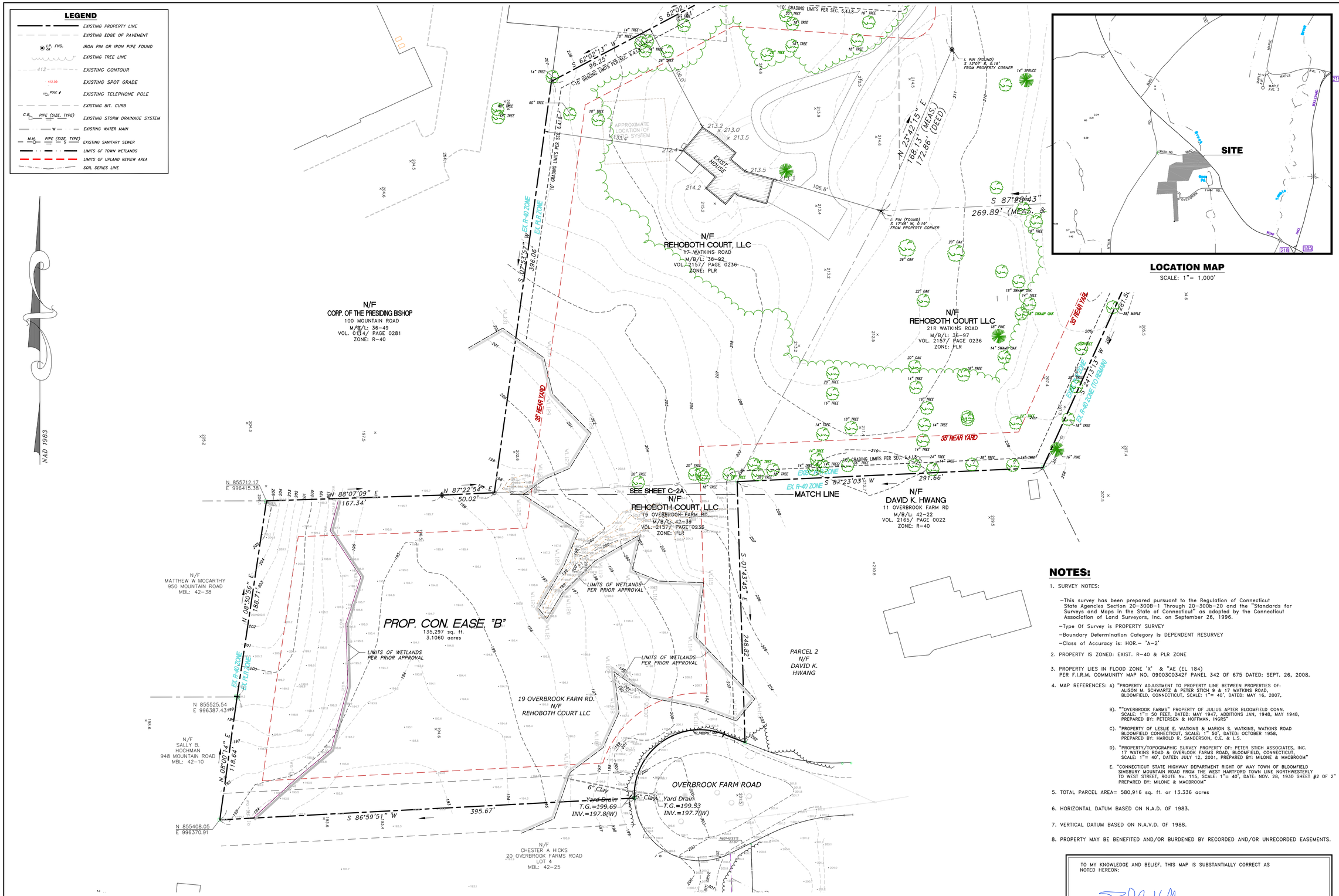
PREPARED FOR
T & M HOMES

FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT — JAMES F. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. — IRON PIN OR IRON PIPE FOUND
- EXISTING TREE LINE
- 412 — EXISTING CONTOUR
- 412.09 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- C.B. — PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- W — EXISTING WATER MAIN
- M.H. — PIPE (SIZE, TYPE) — EXISTING SANITARY SEWER
- LIMITS OF TOWN WETLANDS
- LIMITS OF UPLAND REVIEW AREA
- SOIL SERIES LINE



LOCATION MAP
SCALE: 1"= 1,000'

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SCALE: 1"= 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-EX

SHEET: C – 2B OF:

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENT
OCT. 21, 2024 PER TOWN COMMENT
NOV. 04, 2024 ADDED SITE LIGHTING
DEC. 09, 2024 PER IWWC & TPZ COMMENTS

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CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
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PROPERTY/TOPOGRAPHIC SURVEY
SHOWING EXISTING CONDITIONS
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
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STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

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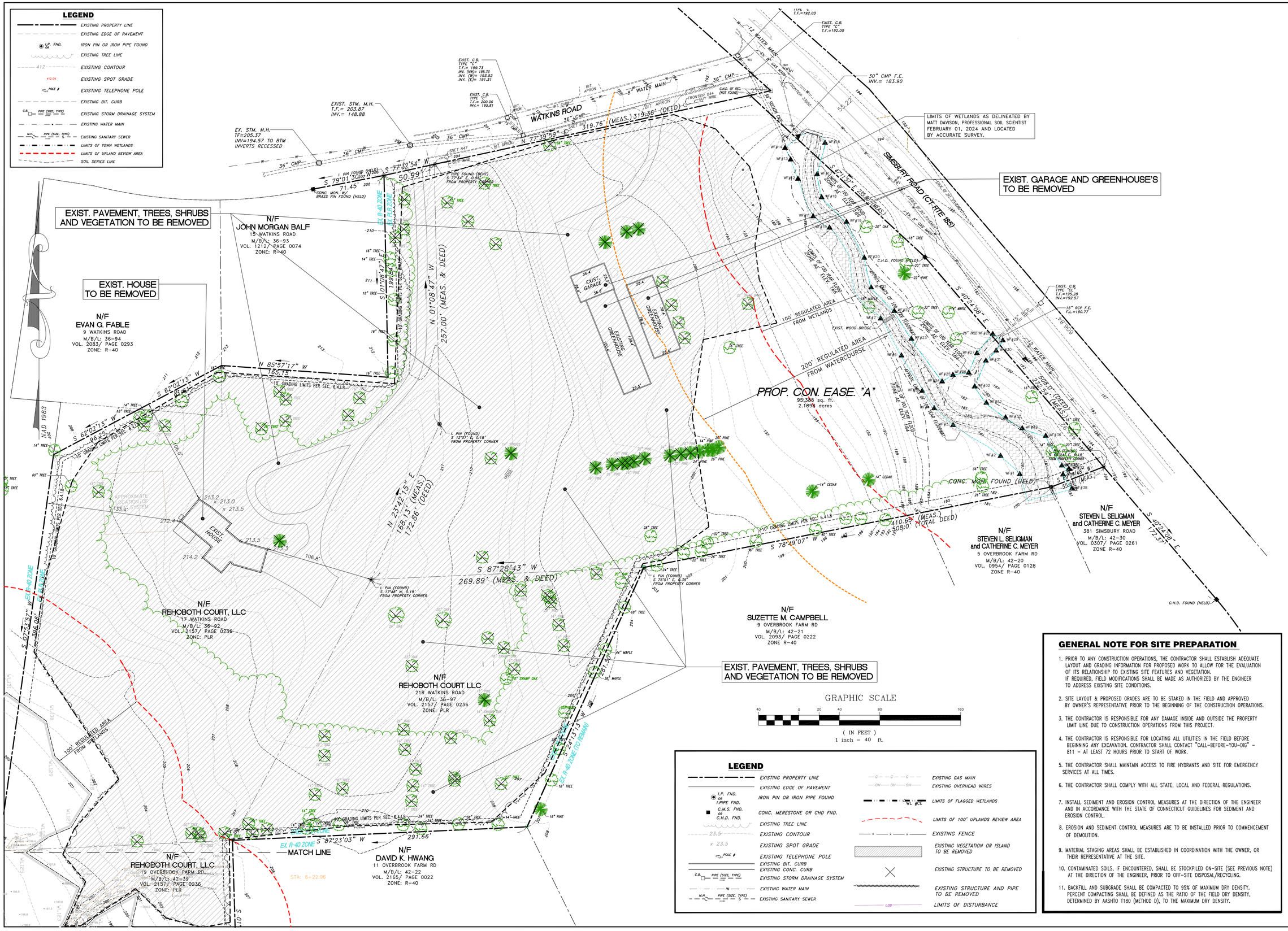

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. OR C.H.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- 23.5 — EXISTING CONTOUR
- x 23.5 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- C.B. PIPE (SIZE, TYPE) — EXISTING CONC. CURB
- EXISTING STORM DRAINAGE SYSTEM
- W — EXISTING WATER MAIN
- M.H. PIPE (SIZE, TYPE) S — EXISTING SANITARY SEWER
- G — EXISTING GAS MAIN
- OH — EXISTING OVERHEAD WIRES
- WL FLCE — LIMITS OF FLAGGED WETLANDS
- LIMITS OF 100' UPLANDS REVIEW AREA
- x — EXISTING FENCE
- EXISTING VEGETATION OR ISLAND TO BE REMOVED
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING STRUCTURE AND PIPE TO BE REMOVED
- LOD — LIMITS OF DISTURBANCE

GENERAL NOTE FOR SITE PREPARATION

1. PRIOR TO ANY CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ESTABLISH ADEQUATE LAYOUT AND GRADING INFORMATION FOR PROPOSED WORK TO ALLOW FOR THE EVALUATION OF ITS RELATIONSHIP TO EXISTING SITE FEATURES AND VEGETATION. IF REQUIRED, FIELD MODIFICATIONS SHALL BE MADE AS AUTHORIZED BY THE ENGINEER TO ADDRESS EXISTING SITE CONDITIONS.
2. SITE LAYOUT & PROPOSED GRADES ARE TO BE STAKED IN THE FIELD AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO THE BEGINNING OF THE CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LIMIT LINE DUE TO CONSTRUCTION OPERATIONS FROM THIS PROJECT.
4. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD BEFORE BEGINNING ANY EXCAVATION. CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" - 811 - AT LEAST 72 HOURS PRIOR TO START OF WORK.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE HYDRANTS AND SITE FOR EMERGENCY SERVICES AT ALL TIMES.
6. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
7. INSTALL SEDIMENT AND EROSION CONTROL MEASURES AT THE DIRECTION OF THE ENGINEER AND IN ACCORDANCE WITH THE STATE OF CONNECTICUT GUIDELINES FOR SEDIMENT AND EROSION CONTROL.
8. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO COMMENCEMENT OF DEMOLITION.
9. MATERIAL STAGING AREAS SHALL BE ESTABLISHED IN COORDINATION WITH THE OWNER, OR THEIR REPRESENTATIVE AT THE SITE.
10. CONTAMINATED SOILS, IF ENCOUNTERED, SHALL BE STOCKPILED ON-SITE (SEE PREVIOUS NOTE) AT THE DIRECTION OF THE ENGINEER, PRIOR TO OFF-SITE DISPOSAL/RECYCLING.
11. BACKFILL AND SUBGRADE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY. PERCENT COMPACTING SHALL BE DEFINED AS THE RATIO OF THE FIELD DRY DENSITY, DETERMINED BY AASHTO T180 (METHOD D), TO THE MAXIMUM DRY DENSITY.

SCALE: 1" = 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-EX

SHEET: C - 3 OF:

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENT
NOV. 04, 2024 PER TOWN COMMENT
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SITE DEMOLITION PLAN
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
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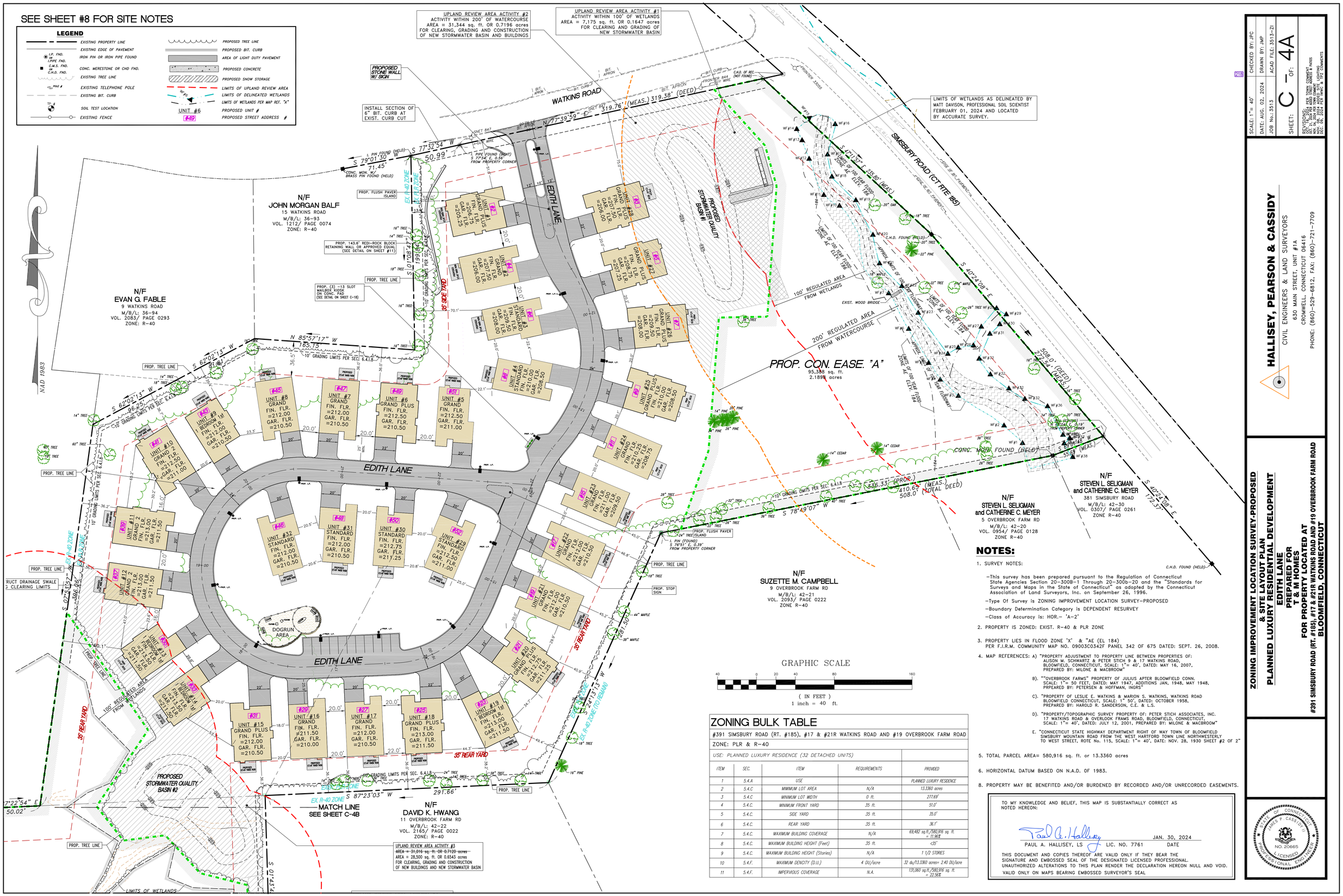
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT JAMES P. CASSIDY NO. 20665 LICENSED PROFESSIONAL ENGINEER

SEE SHEET #8 FOR SITE NOTES

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. or I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. or C.M.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- SOIL TEST LOCATION
- EXISTING FENCE
- PROPOSED TREE LINE
- PROPOSED BIT. CURB
- AREA OF LIGHT DUTY PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SNOW STORAGE
- LIMITS OF UPLAND REVIEW AREA
- LIMITS OF DELINEATED WETLANDS
- LIMITS OF WETLANDS PER MAP REF. "A"
- UNIT #6 — PROPOSED UNIT #
- #49 — PROPOSED STREET ADDRESS #



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ZONING BULK TABLE

#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD

ZONE: PLR & R-40

USE: PLANNED LUXURY RESIDENCE (32 DETACHED UNITS)

ITEM	SEC.	ITEM	REQUIREMENTS	PROVIDED
1	5.4.A	USE		PLANNED LUXURY RESIDENCE
2	5.4.C.	MIMIMUM LOT AREA	N/A	13.3360 acres
3	5.4.C	MINIMUM LOT WIDTH	0 ft.	277.69'
4	5.4.C.	MINIMUM FRONT YARD	35 ft.	51.0'
5	5.4.C.	SIDE YARD	35 ft.	35.0'
6	5.4.C.	REAR YARD	35 ft.	36.1'
7	5.4.C.	MAXIMUM BUILDING COVERAGE	N/A	69,482 sq.ft./580,916 sq. ft. = 11.96%
8	5.4.C.	MAXIMUM BUILDING HEIGHT (Feet)	35 ft.	<35'
9	5.4.C.	MAXIMUM BUILDING HEIGHT (Stories)	N/A	1 1/2 STORIES
10	5.4.F.	MAXIMUM DENCITY (D.U.)	4 DU/acre	32 du/13.3360 acres= 2.40 DU/acre
11	5.4.F.	IMPERVIOUS COVERAGE	N.A.	131,060 sq.ft./580,916 sq. ft. = 22.56%

NOTES:

1. SURVEY NOTES:
   - This survey has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300B-1 Through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
   - Type Of Survey is ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED
   - Boundary Determination Category is DEPENDENT RESURVEY
   - Class of Accuracy is: HOR.- 'A-2'
2. PROPERTY IS ZONED: EXIST. R-40 & PLR ZONE
3. PROPERTY LIES IN FLOOD ZONE 'X' & "AE (EL 184) PER F.I.R.M. COMMUNITY MAP NO. 09003C0342F PANEL 342 OF 675 DATED: SEPT. 26, 2008.
4. MAP REFERENCES: A) "PROPERTY ADJUSTMENT TO PROPERTY LINE BETWEEN PROPERTIES OF: ALISON M. SCHWARTZ & PETER STICH 9 & 17 WATKINS ROAD, BLOOMFIELD, CONNECTICUT, SCALE: 1"= 40', DATED: MAY 16, 2007, PREPARED BY: MILONE & MACBROOM"
   B). ""OVERBROOK FARMS" PROPERTY OF JULIUS APTER BLOOMFIELD CONN. SCALE: 1"= 50 FEET, DATED: MAY 1947, ADDITIONS JAN, 1948, MAY 1948, PRPEARED BY: PETERSEN & HOFFMAN, INGRS"
   C). "PROPERTY OF LESLIE E. WATKINS & MARION S. WATKINS, WATKINS ROAD BLOOMFIELD CONNECTICUT, SCALE: 1" 50', DATED: OCTOBER 1958, PREPARED BY: HAROLD R. SANDERSON, C.E. & L.S.
   D). "PROPERTY/TOPOGRAPHIC SURVEY PROPERTY OF: PETER STICH ASSOCIATES, INC. 17 WATKINS ROAD & OVERLOOK FRAMS ROAD, BLOOMFIELD, CONNECTICUT. SCALE: 1"= 40', DATED: JULY 12, 2001, PREPARED BY: MILONE & MACBROOM"
   E. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY TOWN OF BLOOMFIELD SIMSBURY MOUNTAIN ROAD FROM THE WEST HARTFORD TOWN LINE NORTHWESTERLY TO WEST STREET, ROTE No. 115, SCALE: 1"= 40', DATE: NOV. 28, 1930 SHEET #2 OF 2"
5. TOTAL PARCEL AREA= 580,916 sq. ft. or 13.3360 acres
6. HORIZONTAL DATUM BASED ON N.A.D. OF 1983.
8. PROPERTY MAY BE BENEFITED AND/OR BURDENED BY RECORDED AND/OR UNRECORDED EASEMENTS.

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

PAUL A. HALLISEY, LS LIC. NO. 7761 JAN. 30, 2024 DATE

THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. UNAUTHORIZED ALTERATIONS TO THIS PLAN RENDER THE DECLARATION HEREON NULL AND VOID.

VALID ONLY ON MAPS BEARING EMBOSSED SURVEYOR'S SEAL

SCALE: 1" = 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-ZI

SHEET: C - 4A OF:

REVISIONS:
OCT. 15, 2024 PER TOWN COMMENT
NOV. 01, 2024 PER TOWN COMMENTS
NOV. 04, 2024 PER TOWN COMMENT
NOV. 08, 2024 PER ELECTRIC LIGHTING
DEC. 09, 2024 PER PWCC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

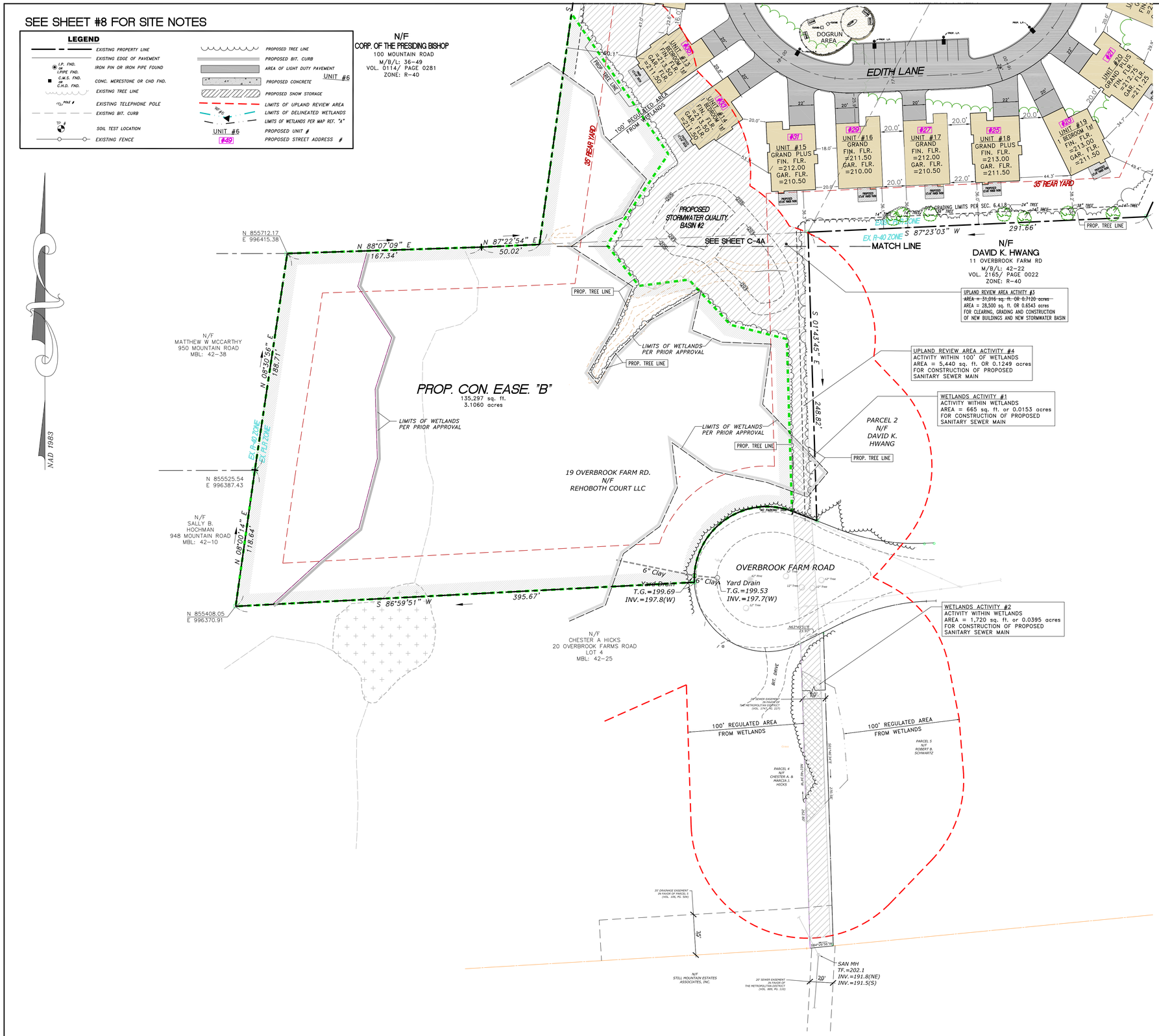
ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED & SITE LAYOUT PLAN

PLANNED LUXURY RESIDENTIAL DEVELOPMENT

EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT · PAUL A. HALLISEY · NO. 20665 · LICENSED PROFESSIONAL ENGINEER

SEE SHEET #8 FOR SITE NOTES



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Paul A. Hallisey — JAN. 30, 2024

PAUL A. HALLISEY, LS — LIC. NO. 7761 — DATE

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SCALE: 1" = 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-ZI

SHEET: C – 4B OF:

REVISIONS:
OCT. 15, 2024 PER TOWN COMMENT
NOV. 14, 2024 PER TOWN COMMENTS
NOV. 04, 2024 PER TOWN COMMENT
DEC. 09, 2024 PER TOWN LIGHTING
DEC. 09, 2024 PER WWC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED
& SITE LAYOUT PLAN
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
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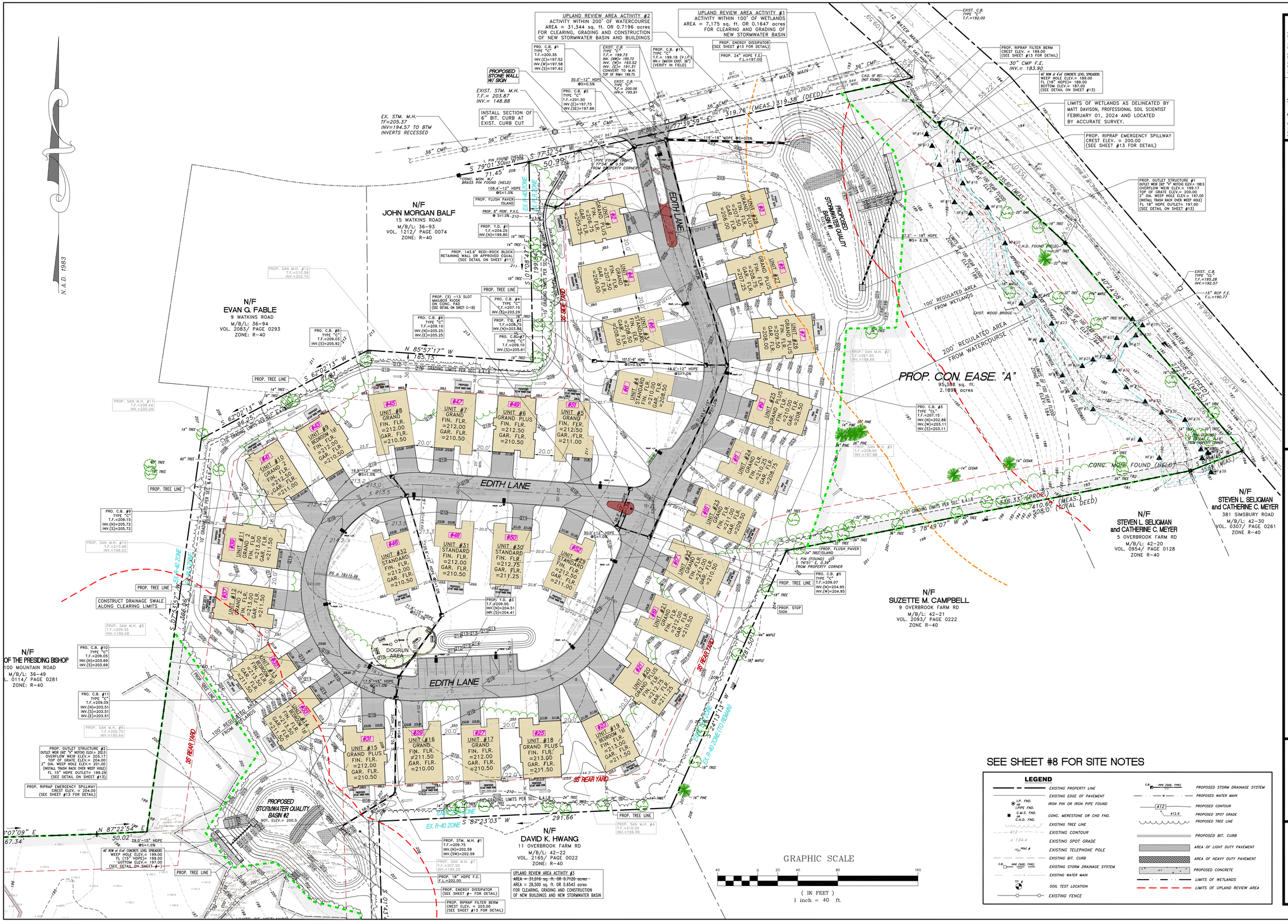
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT — JAMES P. CASSIDY III — NO. 20665 — LICENSED PROFESSIONAL ENGINEER



SEE SHEET #8 FOR SITE NOTES

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. or I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. or C.M.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- 412 — EXISTING CONTOUR
- x 134.4 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- EXISTING WATER MAIN
- TP — SOIL TEST LOCATION
- EXISTING FENCE
- C.B. PIPE (SIZE, TYPE) — PROPOSED STORM DRAINAGE SYSTEM
- PROPOSED WATER MAIN
- 412 — PROPOSED CONTOUR
- 412.9 — PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED BIT. CURB
- AREA OF LIGHT DUTY PAVEMENT
- AREA OF HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE
- LIMITS OF WETLANDS
- LIMITS OF UPLAND REVIEW AREA

SCALE: 1" = 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-SG

SHEET: C - 5 OF:

REVISIONS:
OCT. 11, 2024 PER TOWN COMMENT
NOV. 04, 2024 ADDED BIT. CURB
NOV. 08, 2024 ADDED SITE LIGHTING
DEC. 09, 2024 PER WWC & TPZ COMMENTS

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CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
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SITE GRADING & DRAINAGE PLAN
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STATE OF CONNECTICUT
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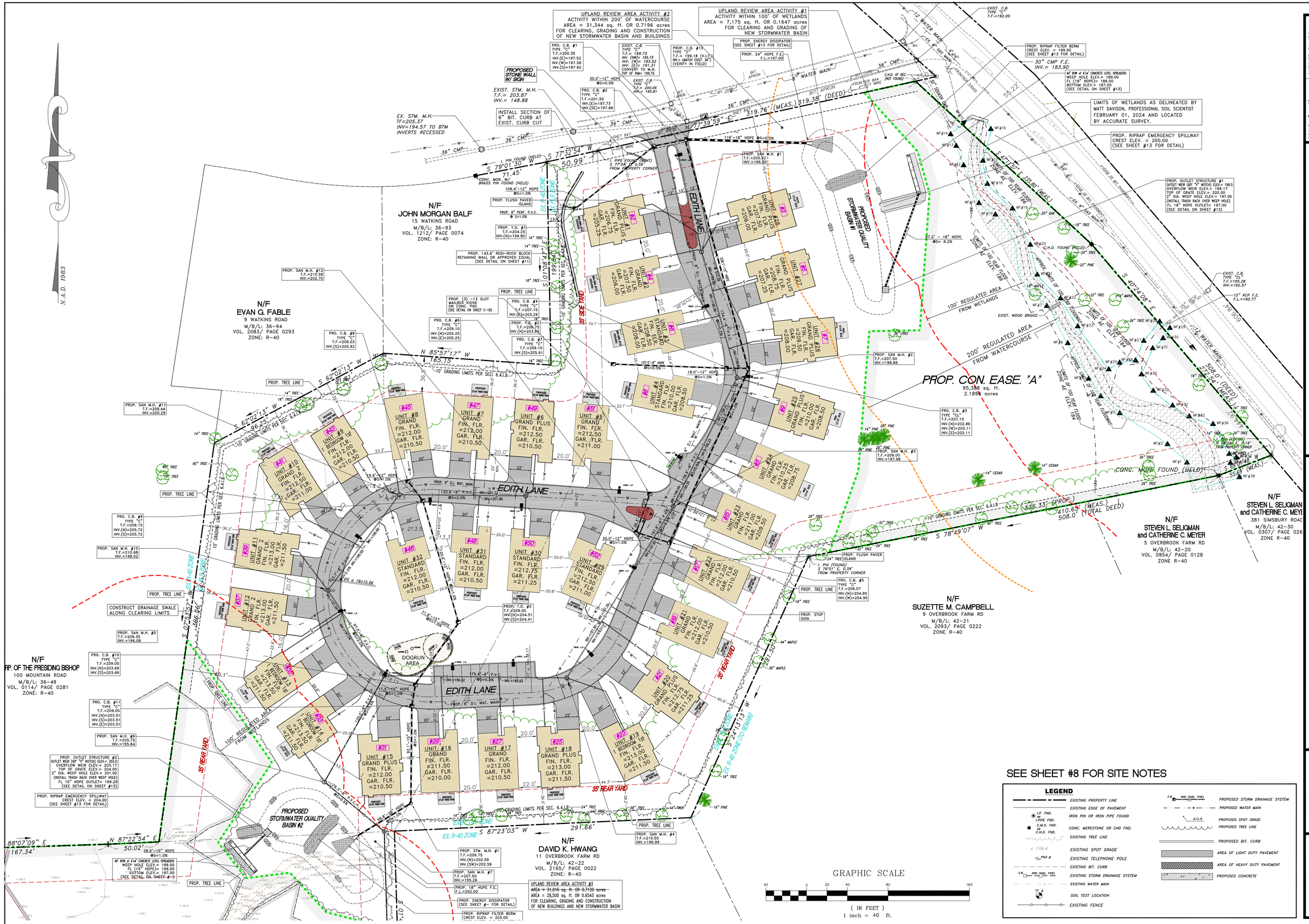

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- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
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- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
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- PROPOSED WATER MAIN
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- PROPOSED TREE LINE
- PROPOSED BIT. CURB
- AREA OF LIGHT DUTY PAVEMENT
- AREA OF HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE

SCALE: 1" = 40'	CHECKED BY: JPC
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JOB No.: 3513	ACAD FILE: 3513-SU

SHEET: C - 6 OF:

REVISIONS:
OCT. 11, 2024 PER TOWN COMMENT
OCT. 18, 2024 ADDED SITE LIGHTING
NOV. 06, 2024 ADDED BIT. LIGHTING
DEC. 09, 2024 PER WRWC & TPZ COMMENTS

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CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
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SITE UTILITIES PLAN
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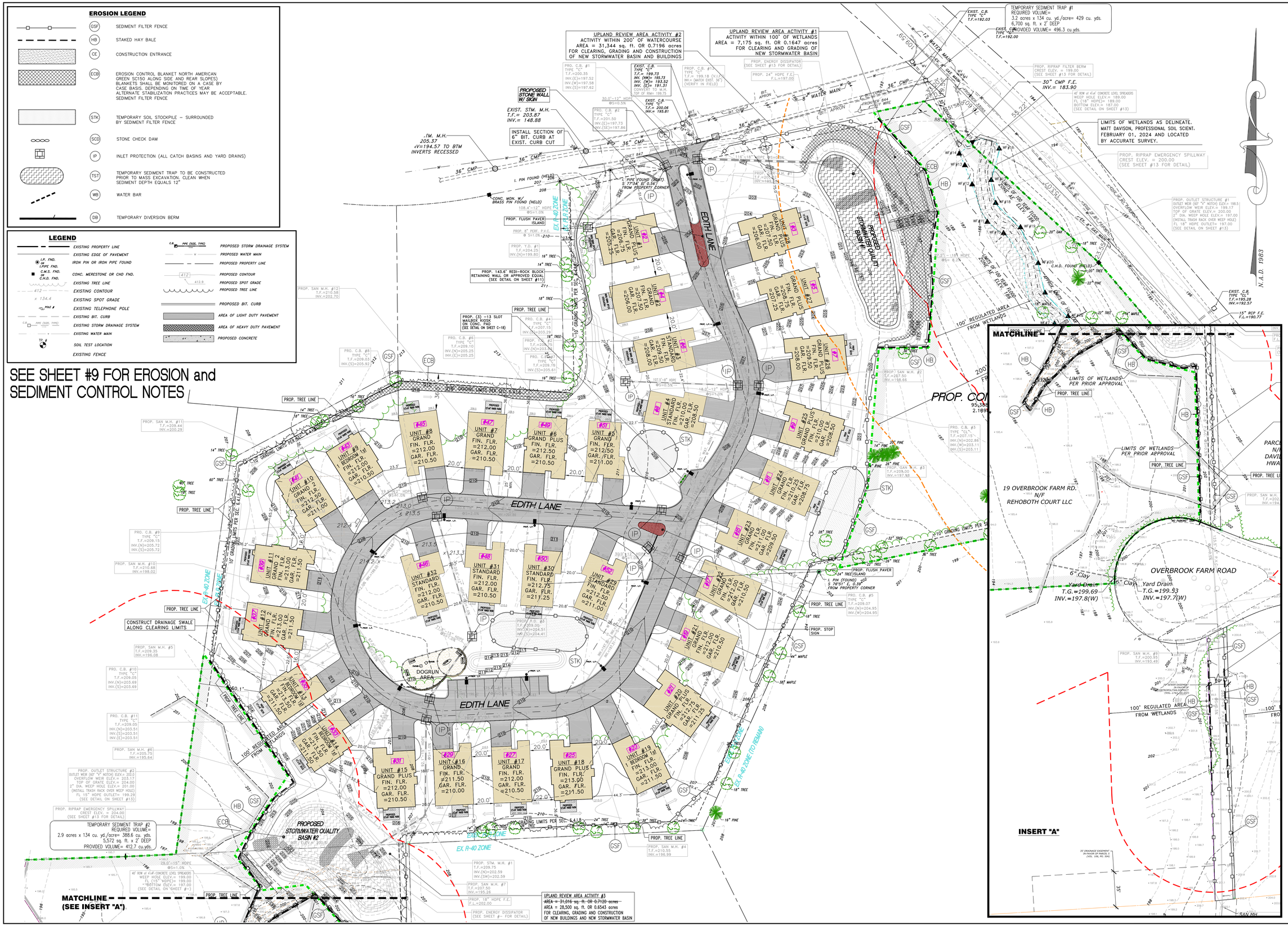
EROSION LEGEND

CSF	SEDIMENT FILTER FENCE
HB	STAKED HAY BALE
CE	CONSTRUCTION ENTRANCE
ECB	EROSION CONTROL BLANKET NORTH AMERICAN GREEN SC150 ALONG SIDE AND REAR SLOPES) BLANKETS SHALL BE MONITORED ON A CASE BY CASE BASIS, DEPENDING ON TIME OF YEAR ALTERNATE STABILIZATION PRACTICES MAY BE ACCEPTABLE. SEDIMENT FILTER FENCE
STK	TEMPORARY SOIL STOCKPILE – SURROUNDED BY SEDIMENT FILTER FENCE
SCD	STONE CHECK DAM
IP	INLET PROTECTION (ALL CATCH BASINS AND YARD DRAINS)
TST	TEMPORARY SEDIMENT TRAP TO BE CONSTRUCTED PRIOR TO MASS EXCAVATION. CLEAN WHEN SEDIMENT DEPTH EQUALS 12"
WB	WATER BAR
DB	TEMPORARY DIVERSION BERM

LEGEND

EXISTING PROPERTY LINE	PROPOSED STORM DRAINAGE SYSTEM
EXISTING EDGE OF PAVEMENT	PROPOSED WATER MAIN
I.P. FND. OR I.PIPE. FND. — IRON PIN OR IRON PIPE FOUND	PROPOSED PROPERTY LINE
C.M.S. FND. C.H.D. FND. — CONC. MERESTONE OR CHD FND.	PROPOSED CONTOUR
EXISTING TREE LINE	PROPOSED SPOT GRADE
EXISTING CONTOUR	PROPOSED TREE LINE
EXISTING SPOT GRADE	PROPOSED BIT. CURB
EXISTING TELEPHONE POLE	AREA OF LIGHT DUTY PAVEMENT
EXISTING BIT. CURB	AREA OF HEAVY DUTY PAVEMENT
EXISTING STORM DRAINAGE SYSTEM	PROPOSED CONCRETE
EXISTING WATER MAIN	
SOIL TEST LOCATION	
EXISTING FENCE	

SEE SHEET #9 FOR EROSION and SEDIMENT CONTROL NOTES



SCALE: 1" = 40'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-ES

SHEET: C – 7 OF:

REVISIONS:
OCT. 15, 2024 PER TOWN COMMENT
NOV. 18, 2024 PER TOWN COMMENT
NOV. 08, 2024 ADDED SITE LIGHTING
NOV. 08, 2024 PER TOWN COMMENT
DEC. 09, 2024 PER SWQBP & TOWN COMMENTS

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BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT — JAMES P. CASSIDY — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF BLOOMFIELD, STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL TOWN CONSTRUCTION PERMITS, INCLUDING DOT PERMITS AND SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

3. REFER TO OTHER PLANS, DETAILS AND NOTES FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFORMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.

4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

5. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION CONTROL NOTES ON SHEET 7.

6. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDINGS.

7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

8. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OR PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.

11. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

12. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

13. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAINT MIXTURE PRIOR TO STRIPING.

15. PAVEMENT MARKING KEY:

4" SYDL	4' SOLID YELLOW DOUBLE LINE
4" SYL	4' SOLID YELLOW LINE
4" SWL	4" SOLID WHITE LINE
12" SWSB	12" SOLID WHITE STOP BAR
4" BWL	4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

16. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4' SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

17. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER.

18. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

19. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

20. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS..

21. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

22. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPELLED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1(800)922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

23. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH TOWN OF BLOOMFIELD SPECIFICATIONS, UNLESS WHERE EPOXY RESIGN PAVEMENT MARKINGS ARE INDICATED.

24.TOWN OF BLOOMFIELD STREET EXCAVTION PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK.

25. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE.

26. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

28. THESE PLANS ARE FOR PERMITTING.

29. THE SITE IS PROPOSED TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.

30. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "X" (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER F.IR.M. PANEL NUMBER 518 OF 675, MAP #09003C0518F, EFFECTIVE DATE SEPT. 08, 2008

31. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO TOWN OF BLOOMFIELD SPECIFICATIONS.

32. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN FIRE MARSHAL.

38. THE APPLICANT WILL PROVIDE AND MAINTAIN ADEQUATE SIGHT DISTANCES AT ALL DRIVEWAY INTERSECTIONS. CURRENT STATE OF CONNECTICUT HIGHWAY DESIGN STANDARDS WILL APPLY TO REQUIRED SIGHT DISTANCES.

39. THE APPLICANT WILL REGISTER BUILDING ALARMS PER TOWN ORDINANCE.

40. THE APPLICANT WILL CONTROL DUST AND DEBRIS ON THE SURROUNDING ROADWAYS DURING CONSTRUCTION. PROPER SAFETY PRECAUTIONS AND EQUIPMENT ARE TO BE UTILIZED WHEN WORKING ON PUBLIC ROADWAYS AND ARE THE APPLICANT'S RESPONSIBILITY TO PROVIDE.

41. THE APPLICANT WILL OBTAIN A CONNECTICUT DEPARTMENT OF TRANSPORTATION ENCROACHMENT PERMIT FOR ANY WORK DONE IN THE STATE RIGHT OF WAY.

42. THE APPLICANT MUST COMPLY WITH CONNECTICUT DEPARTMENT OF TRANSPORTATION STIPULATIONS/REGULATIONS WHEN APPLICABLE.

43. ALL DISTURBED PAVEMENT MARKINGS MUST BE REPLACED WITH POXY PAINT.

GRADING AND DRAINAGE NOTES

GRADING GENERAL NOTES:

1. SEE THIS PLAN SHEET FOR ADDITIONAL SITE PLAN AND GENERAL NOTES.

2. THE GRADING AND DRAINAGE PLAN IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE MEP DRAWINGS FOR BUILDING CONNECTION LOCATIONS AND DETAILS.

3. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES.

4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL MUNICIPALITIES REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.

7. THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

8. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE DESIGN OR TOWN ENGINEER AFTER SUBGRADE IS ROUGH GRADED, AS APPROVED BY THE BLOOMFIELD TOWN STAFF.

9. VERTICAL DATUM IS NVGD 1988.

10. LIMITS OF DISTURBNACE SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF BLOOMFIELD AGENT PRIOR TO THE START OF WORK ON THE SITE.

11. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION SERVICE WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

12. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK STORM DRAINAGE AND UTILITY WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION UNLESS OTHERWISE STATED IN THE PROJECT MANUAL SPECIFICATIONS. ALL FILL MATERIALS UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN 12" LIFTS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT 3 +/- PERCENT OF OPTIMUM MOISTURE CONTENT.

13. ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF BLOOMFIELD AUTHORITY AND STATE OF CONNECTICUT.

14. ALL CONSTRUCTION SHALL COMPLY WITH THE LOCAL MUNICIPALITY'S STANDARDS AND STATE OF CONNECTICUT'S DOT SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.

PRODUCT NOTES:

1. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.

2. POLY VINYL CHLORIDE PIPE (PVCP) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.

3. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.

4. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

5. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF ASSHTO M294, TYPE PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTOS. M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.

6. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SILT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER PRIOR TO ORDERING.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.

2. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

3. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

5. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY Y OR RESPONSIBILITY.

6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "1-(800)-922-4455" AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

8. IF PLANS AND OR SPECIFICATIONS AR IN CONFLICT, THE MOST EFFECTIVE SHALL APPLY AS DETERMINED BY A LICENSED PROFESSIONAL AND APPROVED BY TOWN STAFF.

9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.

10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

11. CONTRACTOR'S TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

12. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

13. A PERMIT FROM THE STATE OF CONNECTICUT DOT IS REQUIRED TO OUTLET INTO THEIR STORM DRAINAGE FACILITY

UTILITIES NOTES

UTILITY CONSTRUCTION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.

2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.

3. THIS PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.

4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY CO. AND TOWN STAFF REVIEW.

6. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY COMPANIES AND TOWN STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER, TOWN OF BLOOMFIELD PUBLIC WORKS DEPARTMENT AND THE MDC.

7. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTION, REALLOCATIONS, INSPECTIONS, AND DEMOLITION.

8. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED THE SITE CONTRACTOR SHALL INSTALL TEMPORARY OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE PLANS OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

9. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

10. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED.

11. RELOCATION OF UTILITY COMPANY FACILITIES SUCH AS POLES, TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACILITY OWNERS.

12. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 12" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.

13. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS FOR UTILITY CONNECTIONS.

14. UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE MEP DRAWINGS AND CONSTRUCTION MANAGER.

15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE LOCAL MUNICIPALITIES' REQUIREMENTS.

16. A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SANITARY SEWER WITH A CONCRETE ENCASEMENT.

17. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.

18. MANHOLE RIMS SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.

19. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICIAN/ELECTRICAL CONTRACTOR.

20. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICIAL/ELECTRICAL CONTRACTOR.

21. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER.

22. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. CONTACT "CALL BEFORE YOU DIG" AT 1-(800)-922-4455 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND AN OVERHEAD UTILITY LOCATIONS.

23. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY COMPANIES AND THE TOWN OR BLOOMFIELD FOR WORK TO BE PERFORMED BY UTILITY COMPANIES OR BY THE TOWN OF BLOOMFIELD. THE CONTRACTOR SHALL PAY ALL UTILITY FEES AND REPAIR PAVEMENTS AS NECESSARY.

24. ELECTRIC, AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE #847

THE CONTRACTOR SHALL INSTALL AND BACKFILL TWO 4" PVC CONDUITS FOR TELEPHONE & CATV SERVICE, FOUR 4" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY ER BUILDING. THE PCV CONDUITS SHALL BE PER ELECTRICAL PLANS (SCHEDULE 80N UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 1" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELEPHONE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC COMPANY, AND PHONE COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC COMPANY.

25. ALL WATER LINES TO HAVE A MINIMUM COVER OF 54-INCHES. ALL LINES SHALL BE BEDDED IN 6" SAND AND BACKFILLED WITH 12" SAND.

26. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL HEALTH, APPLICABLE METROPOLITAN DISTRICT SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE CODES AND SPECIFICATIONS FOR POTABLE WATER SYSTEMS.

27. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, UTILITY PROVIDER AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.

28. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY CONNECTIONS TO EXISTING ABUTTING HOUSES WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE PROJECT ENGINEER, UTILITY PROVIDER AND GOVERNING AUTHORITIES.

29. ANY EXISTING POTABLE WATER WELLS AND SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE DEPARTMENT OR ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.

30. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE SITE ENGINEER AND ALLOWED BY THE TOWN ENGINEER OR BY GOVERNING AUTHORITY.

POST CONSTRUCTION STORM WATER POLLUTION PLAN

RESPONSIBLE PARTIES AND STORMWATER MANAGEMENT SYSTEM OWNER: T&M HOMES
22 WATER STREET
TORRINGTON, CT 06790
ATTN: STEVE TEMKIN
PHONE NUMBER: 860-250-6951

THE FOLLOWING PROCEDURES WILL BE IMPLEMENTED CONTINUALLY BY THE OWNER:

1. PAVEMENT SWEEPING: PARKING LOTS AND DRIVES SHALL BE SWEPT A MINIMUM OF TWICE A YEAR (SPRING AND Fall

2. CATCH BASIN SUMPS: CATCH BASIN SUMPS SHALL BE INSPECTED ON A REGULAR BASIS (AT LEAST TWICE PER YEAR) AND SEDIMENT WILL BE REMOVED AS NECESSARY (A MINIMUM OF ONCE A YEAR TO ENSURE FUNCTIONING OF THE SYSTEM, UTILIZING A VACUUM TRUCK)

3. THE COLLECTION SYSTEM PIPES SHALL BE AT SIX-MONTH INTERVALS. REGULAR MAINTENANCE INCLUDES THE FOLLOWING ITEMS:
   - -INSPECTION OF THE OUTLET TO ENSURE THEY ARE NOT BLOCKED.
   - -CHECKING THE OUTLETS FROM THE DRAINAGE SYSTEM IS CLEAR AND NOT ERODING.
   - -REMOVING PAPER AND DEBRIS FROM INSIDE THE BASIN.

4. LANDSCAPING: LANDSCAPED AREAS WILL BE MAINTAINED. NORMAL LANDSCAPING MAINTENANCE WILL CONSIST OF PRUNING, MULCHING, PLANTING MOWING LAWNS, RAKING LEAVES, ETC.. USE OF FERTILIZERS AND PESTICIDE WILL BE CONTROLLED AND LIMITED TO MINIMAL AMOUNTS NECESSARY FOR HEALTHY LANDSCAPE MAINTENANCE. THE LAWN AREAS, ONCE ESTABLISHED, WILL BE MAINTAINED AT A TYPICAL HEIGHT OF 3 1/2". THIS WILL ALLOW THE THE GRASS TO BE MAINTAINED WITH A MINIMAL IMPACT FROM WEEDS AND/OR PEST.
   PESTICIDE WILL ONLY BE USED AS A CONTROL METHOD WHEN A PROBLEM HAS BEEN IDENTIFIED AND OTHER NATURAL CONTROL METHODS ARE NOT SUCCESSFUL. ALL PESTICIDE APPLICATION SHALL BE BY LICENSED APPLICATORS, WHERE NECESSARY. TOPSOIL, BRUSH, LEAVES, CHIPPINGS, MULCH, EQUIPMENT, AND OTHER MATERIALS SHALL BE STORED OFF SITE.

5. TRASH COLLECTION: ALL TRASH WILL BE COLLECTED ON A REGULAR BASIS AND DISPOSED OF LEGALLY OFF-SITE.

6. THE OWNER SHALL BE KEEP AN OFF-SITE LOG OF STORMWATER MAINTENANCE MEASURES PERFORMED AND DATES THEY WERE IMPLEMENTED. THIS LOG BOOK SHALL BE AVAILABLE FOR THE TOWN OF BLOOMFIELD INSPECTION.

7. ORGANIC FERTILIZERS ARE ONLY ALLOWED TO BE USED IN LANDSCAPED AND LAWN WITHIN 100' UPLAND REVIEW AREAS FROM WETLANDS.

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

SCALE: N.A.
CHECKED BY: J.P.C.
DATE: AUG. 02, 2024
DRAWN BY: J.M.P.
JOB No.: 3513
ACAD FILE: 3513-GEN-OTES
SHEET: C OF: 8

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENT
NOV. 04, 2024 PER TOWN COMMENT
NOV. 08, 2024 ADDED SITE LIGHTING
DEC. 09, 2024 PER IWWC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

GENERAL SITE NOTES
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

JAMES P. CASSIDY II
NO. 20665

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EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND THE WETLAND AREA FROM SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF CONTROLS PRIOR TO THE PROJECT CONSTRUCTION BEGINNING.

PROJECT OVERVIEW:

This project will consist of the development of a property located on the southerly side of Watkins Road, 400' west of the intersection of Simsbury Road. The development of this site will consist of one (32) single family planned unit development.. The total building footprint area will be 69,482 sq. ft. Associated with the development of this new buildings, there will be a main access road to provide a driveway to each unit. Each unit will have (2) driveway parking spaces & (2) garage spaces.

The proposed buildings will to be serviced by public sewers and public water supply. All other utilities such as electric, telephone, cable & natural gas service will be provided by the existing services adjacent to the project site and shall be located underground. More detailed design information regarding the proposed utilities can be obtained from the site plans.
The storm water management system for this site has been designed utilizing Best Management Practices (BMPs) to provide water quality measures, while attenuating peak flows to prevent increases in the predevelopment runoff rates to the wetlands areas and watercourses to the north and south of this site. The overall storm water management system will use a hydrodyamanic separator and an underground detention system, along with several other water quality measures before discharging storm water to the receiving watercourse. The goal of the storm water management design is to provide removal of total suspended solids while attenuating the post development peak runoff rates.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS WINTER 2024/2025 WITH COMPLETION ANTICIPATED SUMMER 2026. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL CONSTRUCTION ACTIVITY.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE DIRECTOR OF PUBLIC WORKS, INLAND WETLANDS AGENCY AND/OR SITE ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT TOWN OF BLOOMFIELD AGENT AT LEAST FORTY–EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CLEARING, DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
   A PRE–CONSTRUCTION MEETING WITH LOCAL AND/OR STATE OFFICIALS NEEDS TO BE HELD PRIOR TO THE START OF CONSTRUCTION
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF BLOOMFIELD WETLANDS AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE & HAY BALE SEDIMENT BARRIERS.
3. CONSTRUCT TRACKING PADS AT ENTRANCES AND WRAP FILTER FABRIC AROUND GRATE OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT TRAPS AND INSTALL SEDIMENT BASINS IN REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCK PILE CHIPS. STRIP AND STOCKPILE TOPSOIL.
5. INSTALL ADDITIONAL SILT FENCE AS REQUIRED, CONSTRUCT TEMPORARY DIVERSION BERMS AND AND SEDIMENT TRAPS.
6. CONTINUE EARTHWORK. CONSTRUCT FILL SLOPE. INSTALL ADDITIONAL EROSION CONTROL AS REQUIRED. TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
7. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
8. ROUGH GRADING.
9. INSTALLATION OF STORM DRAINAGE.
10. FOUNDATION CONSTRUCTION. BEGIN SUPERSTRUCTURE.
11. REMOVE SEDIMENT FROM BEHIND SILT FENCES, AND FROM SEDIMENTATION BASINS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
12. INSTALL SANITARY LATERAL, WATER SERVICE AND ALL OTHER UTILITIES. COMPLETE STORM SEWERS.
13. INSTALL SITE LIGHTING.
14. FINISH GRADING AND CONSTRUCT PARKING AREA SUBGRADE.
16. PAVING OF PARKING AREAS AND DRIVEWAYS
17. FINAL GRADING OF SLOPE AREAS.
18. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 11 TO JUNE 1 OR AUGUST 15 TO OCTOBER 1 USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10–10–10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
19. CONSTRUCT STORM WATER QUALITY BASINS AND FINAL OUTLET.
20. LANDSCAPE ISLANDS AND PERIMETER AREAS. INSTALL SIGNING AND PAVEMENT MARKINGS.
21. UPON DIRECTION OF THE TOWN OF BLOOMFIELD AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

SEQUENCE OF OPERATIONS
OPERATION I – CLEARING AND GRUBBING

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF THE TEMPORARY SEDIMENT TRAPS AND ANTI–TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH OPERATION II UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING OPERATION I, SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL STRUCTURES.

OPERATION II – ROUGH GRADING

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE SITE PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

OPERATION III – FILLING

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL STRUCTURES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN CONTRACT SPECIFICATIONS.
3. AS GENERAL GRADING OPERATIONS PROGRESS, THE TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE BASINS.

OPERATION IV – PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION.

1. STAKED SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES.

OPERATION V – FINAL GRADING AND PAVING

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS DISCUSSED IN OPERATION IV.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB–GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES HAVE BEEN INSTALLED.
4. CONSTRUCT PAVEMENT, PLACE TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING.
5. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE TOWN OR GOVERNING WETLAND AGENCY.

SEQUENCE FOR INSTALLATION OF SOIL EROSION & SEDIMENTATION CONTROL MEASURES

PHASE 1
1. ERECT SILTATION FENCES, SEDIMENT TRAPS, DIVERSION DITCHES, AND ANTI–TRACKING PAD.
2. STRIP TOPSOIL AND STOCKPILE.
3. PERFORM CLEARING AND GRUBBING ACTIVITIES, AND DEMOLITION.
4. STABILIZE STOCK PILE.

PHASE 2
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. ROUGH GRADING.

PHASE 3
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. PERFORM FILLING ACTIVITIES.

PHASE 4
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. CONSTRUCT DRAINAGE STRUCTURES. CONSTRUCT DIVERSION BERMS, RIP RAPPED LINED DITCHES AND SEDIMENTATION BASINS.

PHASE 5
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. PERFORM FINAL GRADING AND PAVING.

PHASE 6
1. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
2. RESPREAD TOPSOIL.
3. LIME, FERTILIZE, AND SEED.
4. MULCH.
5. FINAL COVER.

PHASE 7
1. MAINTAIN SILTATION FENCES UNTIL COVER IS COMPLETELY STABILIZED.
2. PERFORM FINAL INSPECTION.
3. REMOVE SILTATION FENCES, CLEAN, AND RESTORE ALL AREAS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN–OFF.
D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SEDIMENT TRAPS/BASINS
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON–SITE AT ALL TIMES FOR INSPECTION BY DEEP, LOCAL AUTHORITIES OR ENGINEER.
B. ALL PONDS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM PONDS WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
D. SEDIMENT SHALL BE DISPOSED OF ON–SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS.

EROSION AND SEDIMENT CONTROL PLAN
1. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CATCH BASINS WILL BE PROTECTED WITH SILT SACKS OR SHAY BALES THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
7. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
8. T & M HOMES IS THE PERMITEE RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT 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, NOTIFICATION OF THE BLOOMFIELD WETLANDS ENFORCEMENT OFFICER OR GOVERNING AUTHORITY OF THE TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

EROSION AND SEDIMENT CONTROL PLAN SEDIMENT AND EROSION CONTROL NOTES

1. THE DRAWING IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER PLANS FOR APPROPRIATE INFORMATION.
2. T&M HOMES IS THE PERMITEE RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE TOWN OF BLOOMFIELD. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON–SITE FOR REFERENCE DURING CONSTRUCTION.
4. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, TOWN OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
5. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM, OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
6. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, JUTE MESH, ETC.) ON–SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
7. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE FOR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. ANTI–TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
10. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 2 MONTHS.
11. SEDIMENTATION BASINS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
12. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A, 430B FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH DEEP RECORDKEEPING AND INSPECTION REQUIREMENTS.
13. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
14. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
15. EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
16. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY SITE ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT.
17. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL.
18. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM SEWERS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
19. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION PIPE SYSTEM OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED AND BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
20. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDES WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
21. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE FENCE. DISPOSE OF SEDIMENT LEGALLY ON SITE IN NON–WETLANDS AREAS..
22. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY.
23. THE PARTY RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL MEASURES IS: T&M HOMES
    22 WATER STREET
    TORRINGTON, CT 06790
    ATTN: STEVE TEMKIN
    PHONE NUMBER: 860-250-6951
24. IF WIND EROSION OCCURS, THEN GROUND SHALL BE COVERED WITH CALCIUM CHLORIDE OR WATER TRACK APPLICATIONS AS REQUIRED TO CORRECT THE PROBLEM.

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

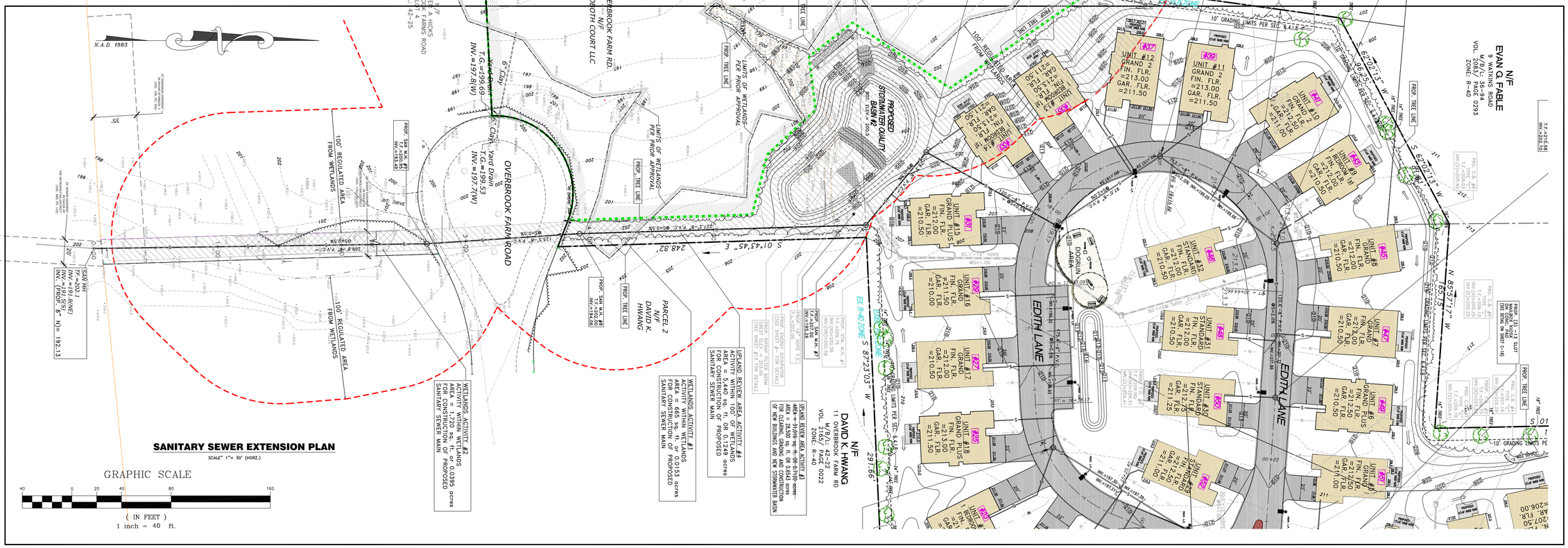
SCALE: N.A. | CHECKED BY: J.P.C.
DATE: AUG. 02, 2024 | DRAWN BY: J.M.P.
JOB No.: 2574 | ACAD FILE: 2574–ES–NOTES
SHEET: C OF: 9

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENT
NOV. 04, 2024 PER TOWN COMMENT
NOV. 08, 2024 ADDED SITE LIGHTING
DEC. 09, 2024 PER TOWN COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)–529–6812, FAX: (860)–721–7709

EROSION & SEDIMENT CONTROL NOTES
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED
PROFESSIONAL ENGINEER

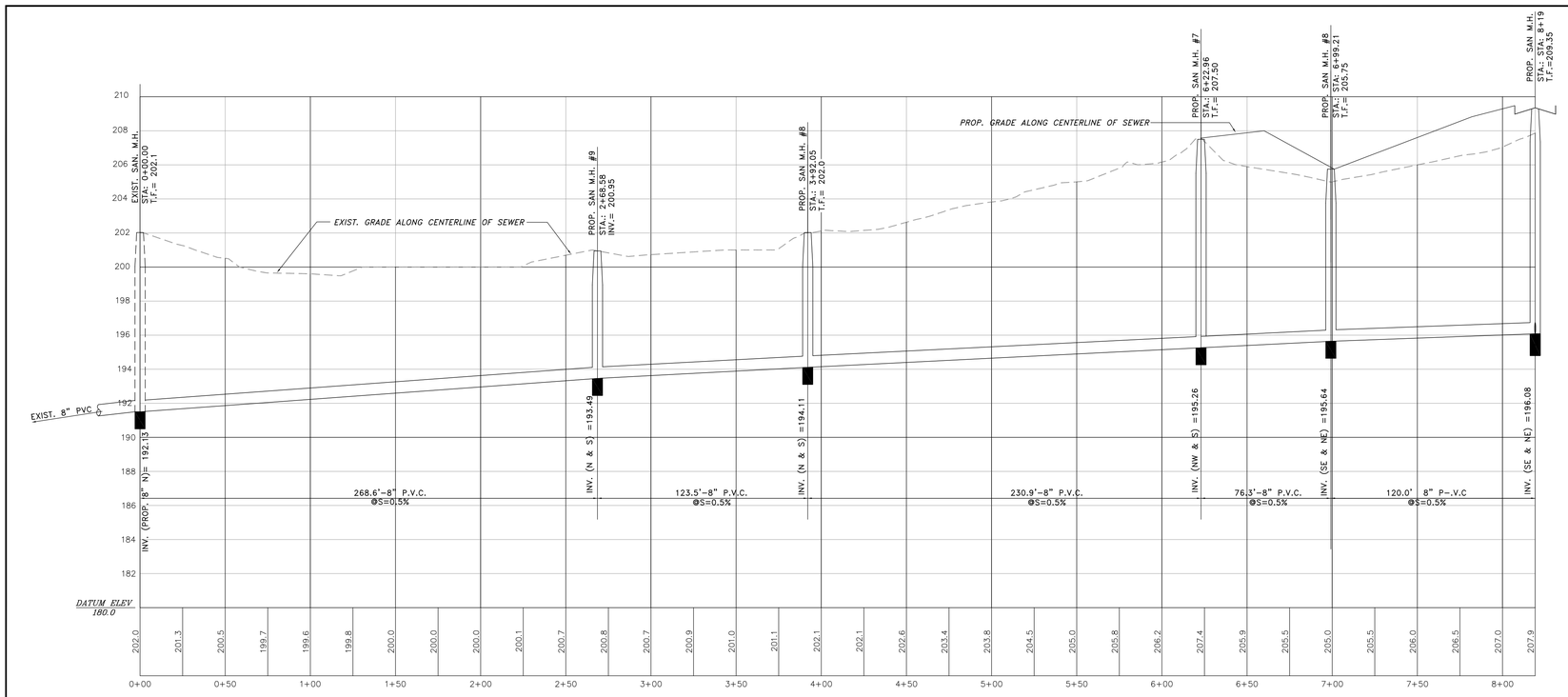


SANITARY SEWER EXTENSION PLAN

SCALE" 1"= 30' (HORZ.)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



SANITARY SEWER EXTENSION PROFILE

SCALE" 1"= 30' (HORZ.)
1"= 3' (VERT.)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SEE SHEET #6 FOR SITE NOTES

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. OR I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. OR C.H.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- x 134.4 — EXISTING SPOT GRADE
- POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- EXISTING WATER MAIN
- TP # — SOIL TEST LOCATION
- EXISTING FENCE
- C.B. PIPE (SIZE, TYPE) — PROPOSED STORM DRAINAGE SYSTEM
- PROPOSED WATER MAIN
- 412.9 — PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED BIT. CURB
- AREA OF LIGHT DUTY PAVEMENT
- AREA OF HEAVY DUTY PAVEMENT
- 4" — PROPOSED CONCRETE

SCALE: AS NOTED	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-SU
SHEET: C - 10 OF:	

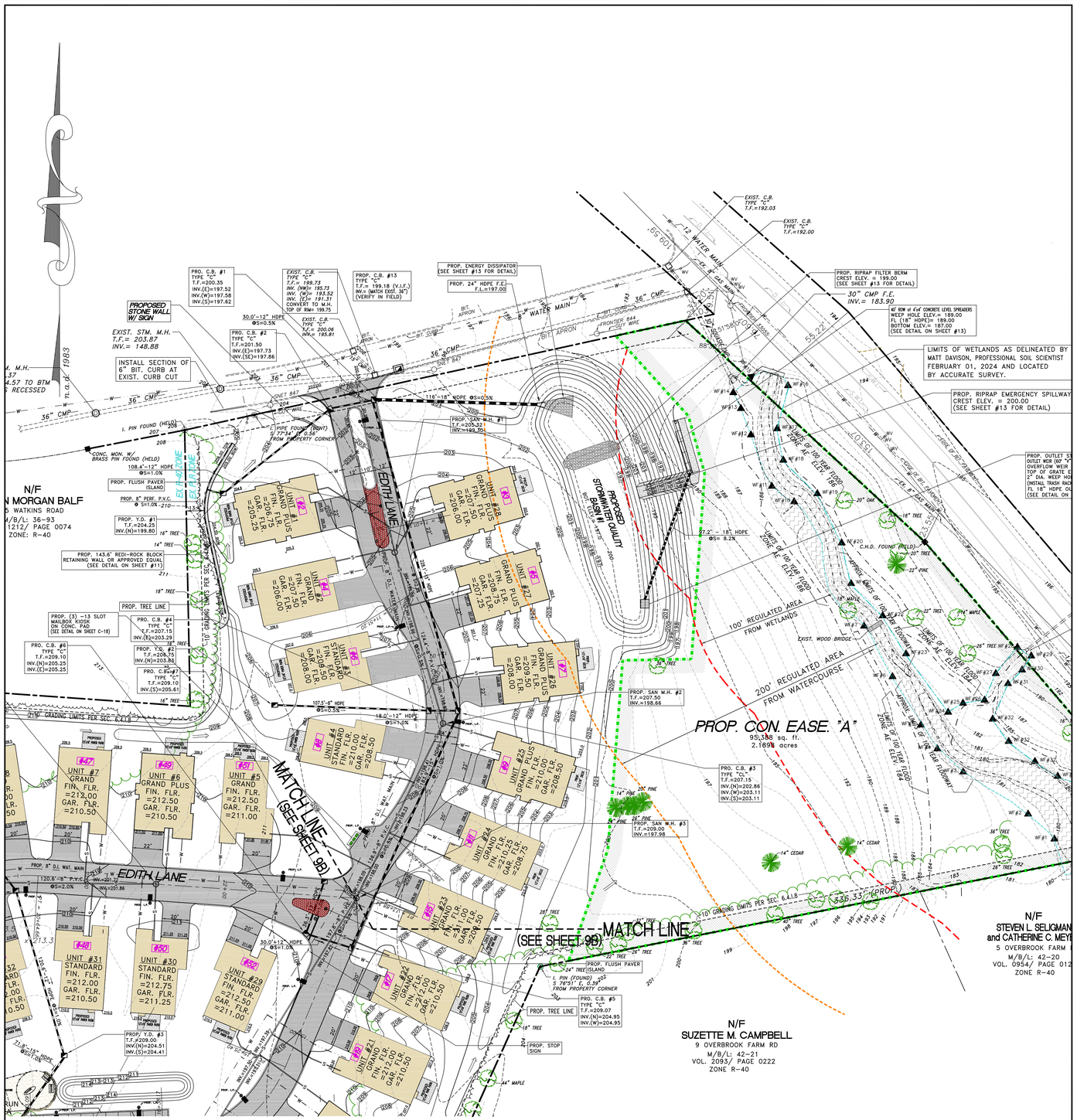
REVISIONS:
NOV. 01, 2024 PER TOWN COMMENT
NOV. 04, 2024 PER TOWN STAFF COMMENTS
NOV. 08, 2024 PER TOWN COMMENTS
DEC. 09, 2024 PER HVWC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SANITARY SEWER EXTENTION PLAN & PROFILE
PLANNED LUXURY RESIDENTIAL DEVELOPMENT

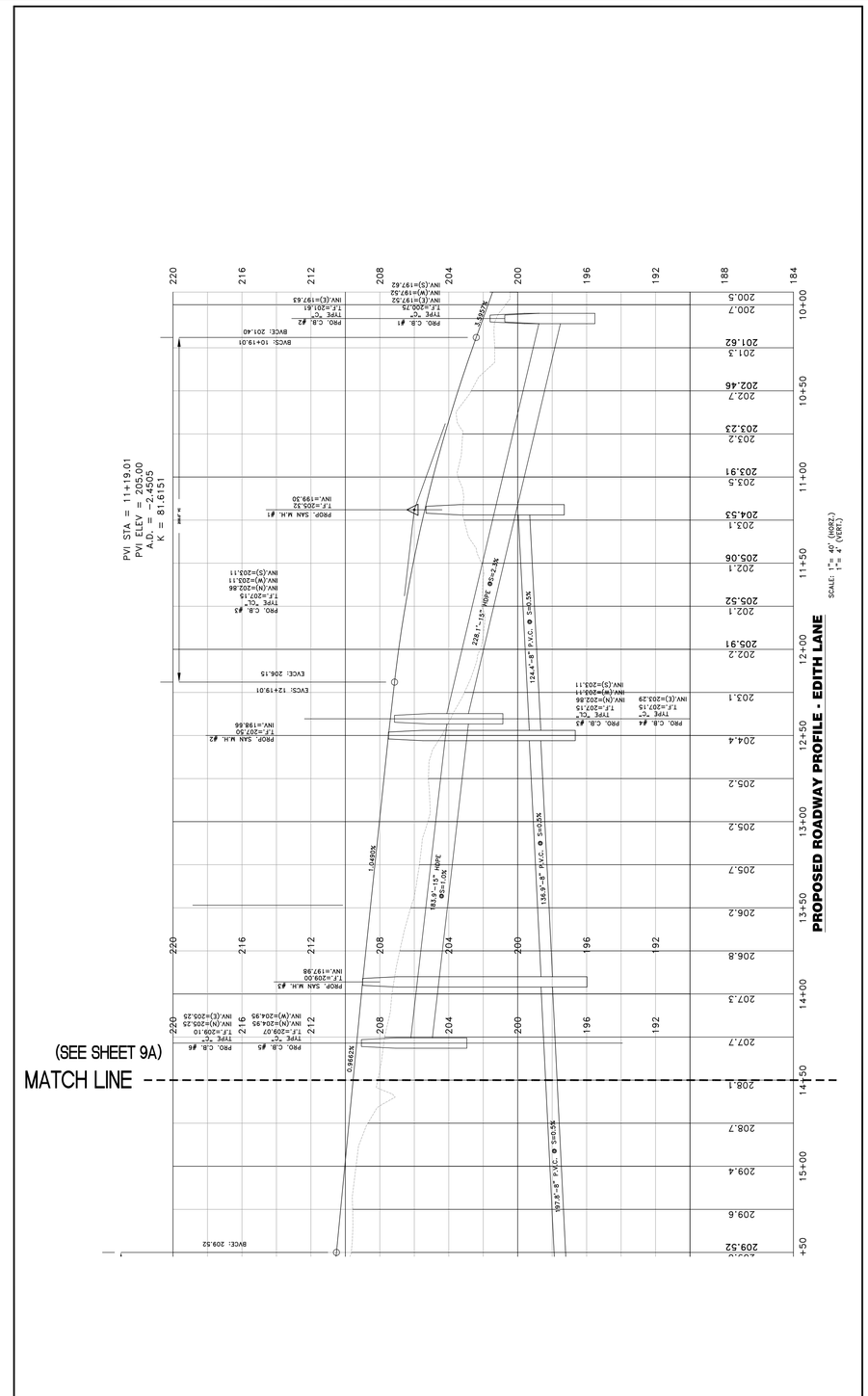
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY
NO. 20665
LICENSED PROFESSIONAL ENGINEER



PROPOSED ROADWAY PLAN - EDITH LANE

SCALE: 1"= 40'



SCALE: 1"= 40' (HORZ.) CHECKED BY: JPC
DATE: AUG. 02, 2024 DRAWN BY: JMP
JOB No.: 3513 ACAD FILE: 3513-ROAD PRO

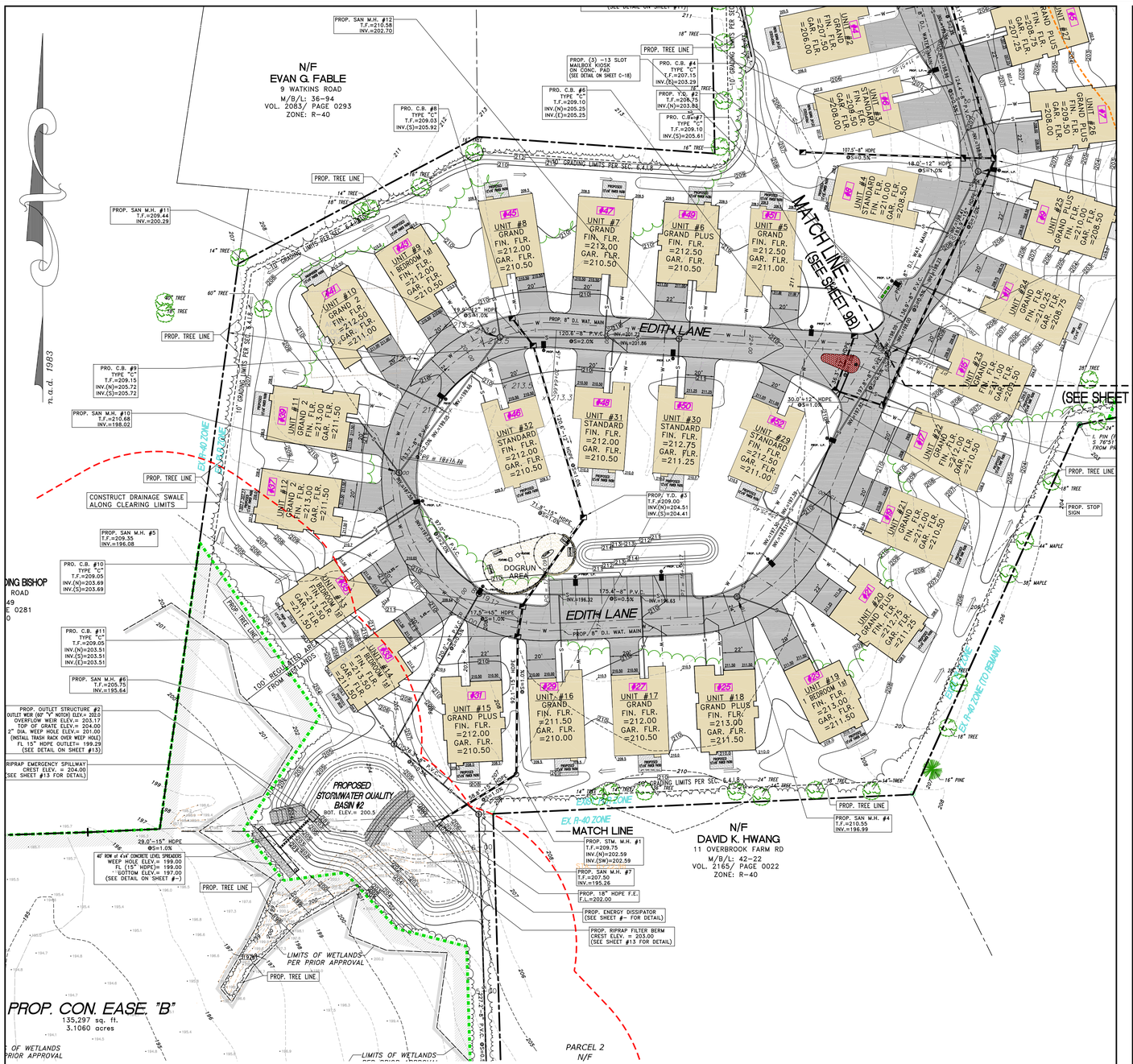
SHEET: C – 11A OF:

REVISIONS:
PER TOWN COMMENT
OCT. 16, 2024 PER TOWN COMMENT
NOV. 06, 2024 PER TOWN COMMENT
DEC. 09, 2024 PER WVC & TTW COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

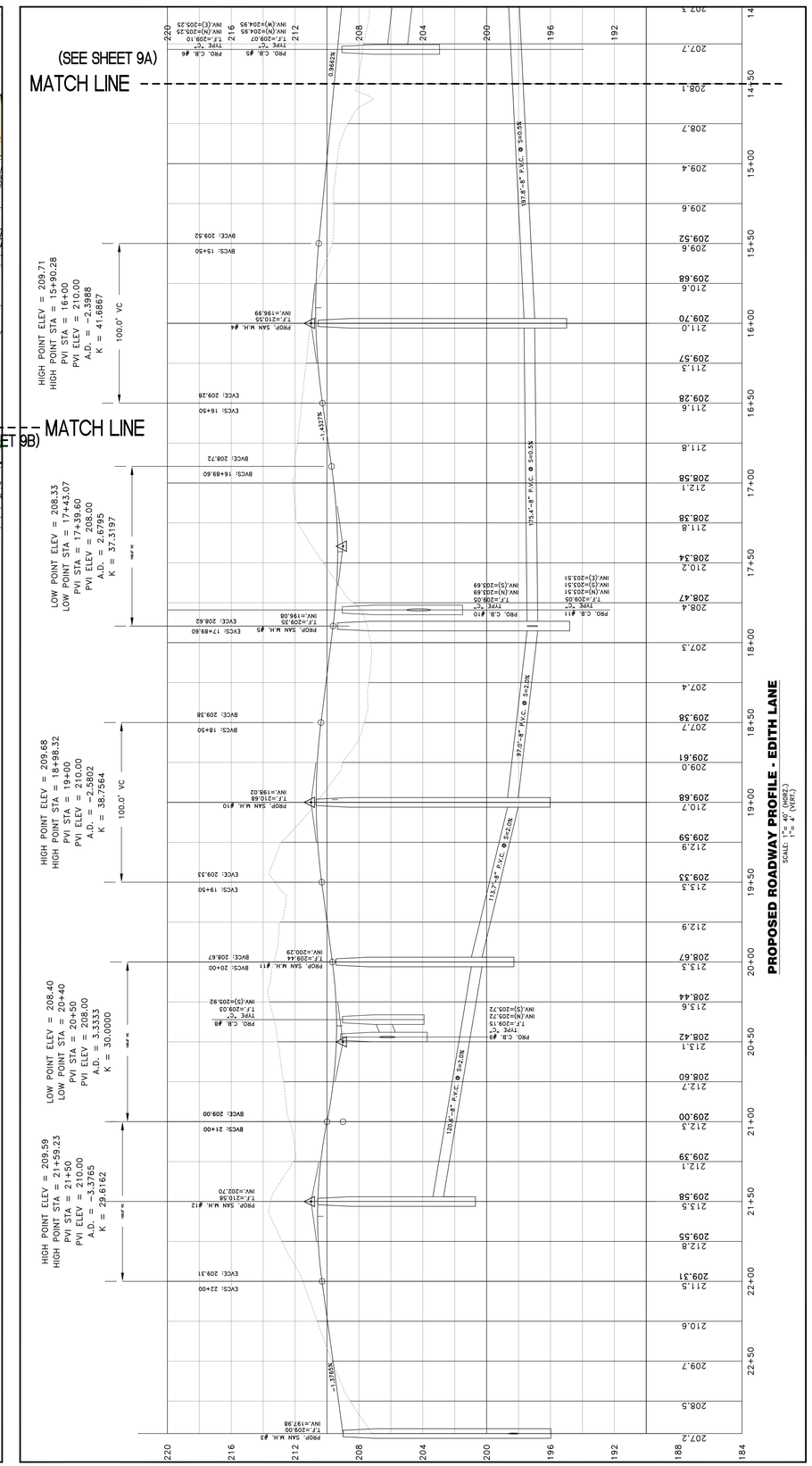
PROPOSED ROADWAY PLAN & PROFILE - EDITH LANE
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT JAMES P. CASSIDY III NO. 20665 LICENSED PROFESSIONAL ENGINEER



PROPOSED ROADWAY PLAN - EDITH LANE

SCALE: 1"= 40'



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DATE: AUG. 02, 2024 DRAWN BY: JMP
JOB No.: 3513 ACAD FILE: 3513-ROAD-PRO

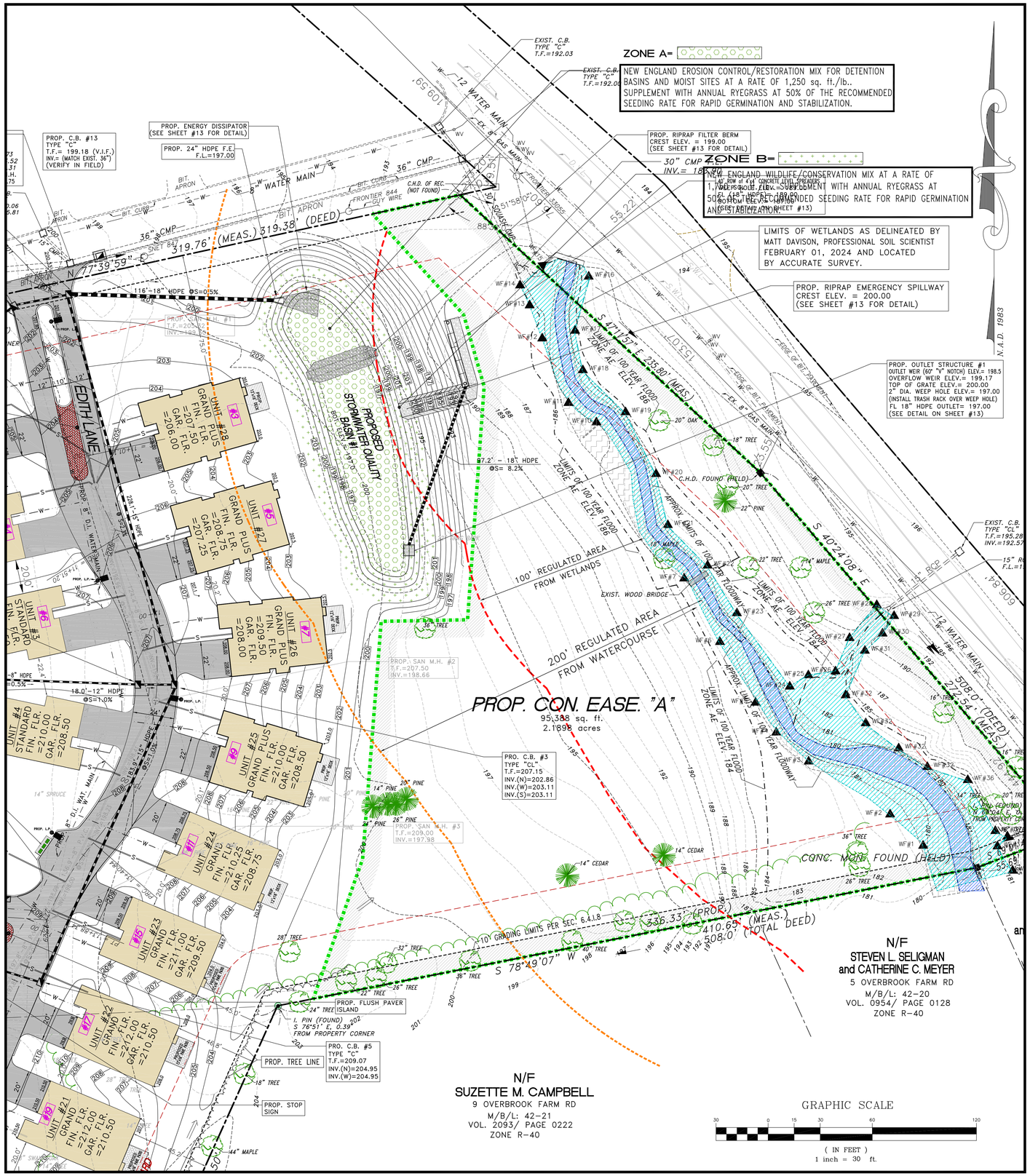
SHEET: C - 11B OF:

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENT
NOV. 14, 2024 PER TOWN COMMENT
DEC. 09, 2024 PER WPL & TTM COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

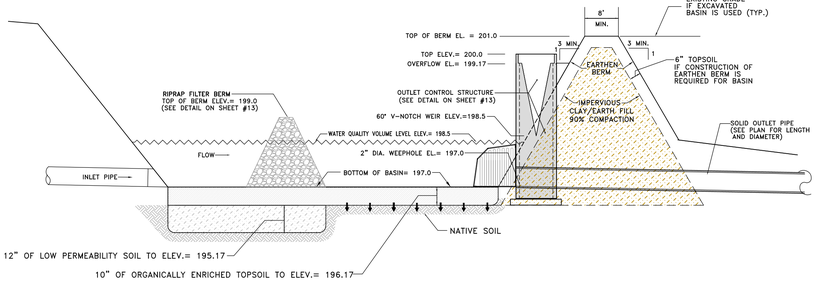
PROPOSED ROADWAY PLAN & PROFILE - EDITH LANE
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES F. CASSIDY II
NO. 20665
LICENSED PROFESSIONAL ENGINEER



STORMWATER (WATER QUALITY) BASIN NOTES:

- FIRST YEAR MONITORING:
  - Inspect and clean storm water quality basin twice a year during the first year, annually thereafter, for cracking or erosion of side slopes, embankments, accumulated sediment, vegetative conditions, etc. Necessary sediment removal, earth repair, and/or reseeding will be performed immediately upon identification. If sediment build-up is found, core aeration or cultivating may be required to ensure adequate infiltration.
- LONG TERM MAINTENANCE SCHEDULE
  - Inspect storm water quality basin once annually, in the spring, for accumulated sediment. Necessary sediment removal will be performed immediately upon identification.
  - Inspect sediment forebay monthly for erosion of side slopes and accumulated sediment. Necessary sediment removal, earth repair and/or reseeding shall be performed immediately upon identification. Clean forebay approximately two times a year or as needed.
  - Annually mow bottom of forebay and main cell on basin and other areas as needed to control invasive colorizations. A good time to mow is late winter, under frozen conditions. This lets meadow vegetation provide flowers vegetation provide flowers fall/winter shelter & seeds.
  - The basin area will be regularly inspected within 24 hours following the end of any storm event of 1 inch or greater.
  - A maintenance inspection report will be made after each inspection. All reports shall be kept on file in the on-site maintenance office.
  - The stormwater basin will be maintained in good condition. If a repair is necessary, it will be initiated in a timely manner.
  - Built up sediment will be removed from inlets and all other areas in the basins where excessive accumulation of sediment may occur. All sediment will be removed from the forebay area of the stormwater basin when the depth of sediment exceeds 6 inches. There shall be no accumulated sediment allowed in the main cell of the basin.
  - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth of vegetation.
  - Trash and debris will be cleaned from stormwater quality basin.
  - Annual mowing of the side slopes of the basin will be completed each fall to prevent growth of invasive species in the basins. Mowing is required for areas such as the slopes when the grass/ground cover exceeds 6 inches in height. Dense cover on all slopes will be maintained.
  - If there is any evidence of rodent holes, the rodents should be removed and any damage repaired.
  - Replace rocks missing from splash pads or channel if there is any exposed soil or if there is only one layer of rock above native soil.
  - The Outlet Control Structure shall be inspected a minimum of twice a year or after any rain event in excess of 1.0 inch for build-up of debris or vegetation against weirs and outlet pipe from structure. If a build-up occurs, it shall be removed and disposed of off-site.



TYPICAL STORMWATER QUALITY BASIN SECTION

NOT TO SCALE

SCALE: 1" = 30'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-SWQB

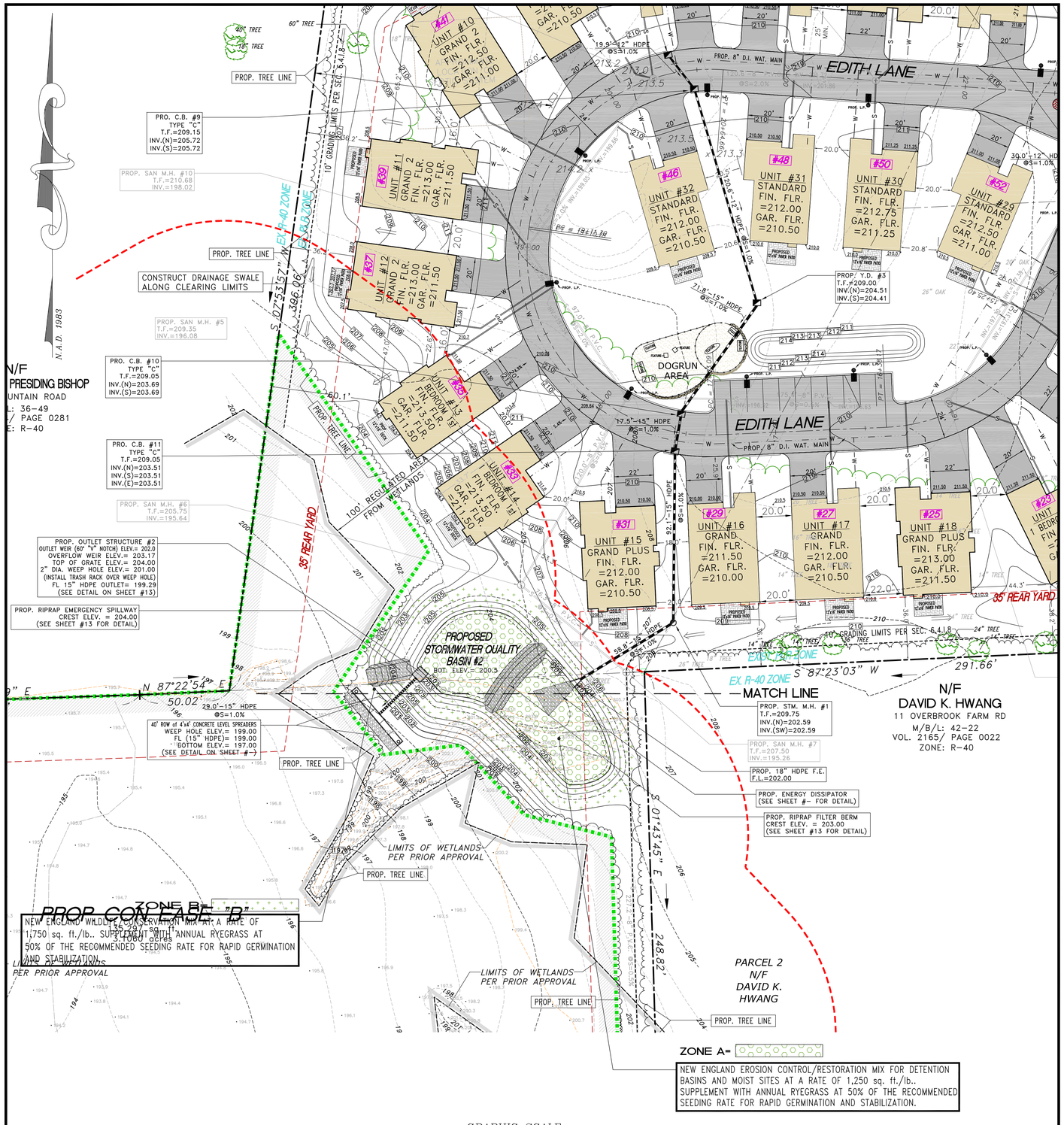
SHEET: C - 12A OF:

REVISIONS:
OCT. 15, 2024 PER TOWN COMMENT
NOV. 04, 2024 ADDED WTL CLARIFIC
NOV. 06, 2024 ADDED WTL CLARIFIC
DEC. 09, 2024 PER WWC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

STORMWATER QUALITY BASIN #1 DETAIL PLAN
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY III
NO. 20665
LICENSED PROFESSIONAL ENGINEER



STORMWATER (WATER QUALITY) BASIN NOTES:

- FIRST YEAR MONITORING:
  - Inspect and clean storm water quality basin twice a year during the first year, annually thereafter, for cracking or erosion of side slopes, embankments, accumulated sediment, vegetative conditions, etc. Necessary sediment removal, earth repair, and/or reseeding will be performed immediately upon identification. If sediment build-up is found, core aeration or cultivating may be required to ensure adequate infiltration.
- LONG TERM MAINTENANCE SCHEDULE
  - Inspect storm water quality basin once annually, in the spring, for accumulated sediment. Necessary sediment removal will be performed immediately upon identification.
  - Inspect sediment forebay monthly for erosion of side slopes and accumulated sediment. Necessary sediment removal, earth repair and/or reseeding shall be performed immediately upon identification. Clean forebay approximately two times a year or as needed.
  - Annually mow bottom of forebay and main cell on basin and other areas as needed to control invasive colorizations. A good time to mow is late winter, under frozen conditions. This lets meadow vegetation provide flowers vegetation provide flowers fall/winter shelter & seeds.
  - The basin area will be regularly inspected within 24 hours following the end of any storm event of 1 inch or greater.
  - A maintenance inspection report will be made after each inspection. All reports shall be kept on file in the on-site maintenance office.
  - The stormwater basin will be maintained in good condition. If a repair is necessary, it will be initiated in a timely manner.
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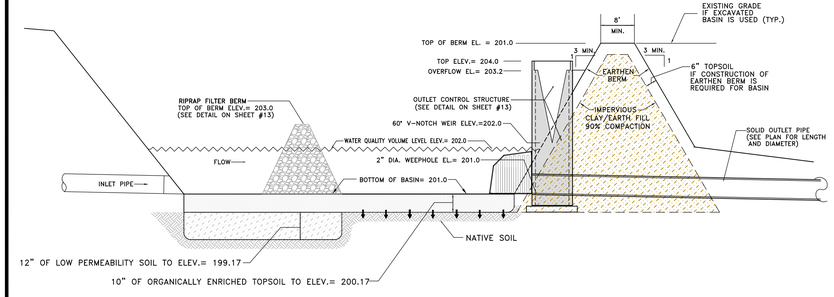


TYPICAL STORMWATER QUALITY BASIN SECTION

NOT TO SCALE

SCALE: 1" = 30'	CHECKED BY: JPC
DATE: AUG. 02, 2024	DRAWN BY: JMP
JOB No.: 3513	ACAD FILE: 3513-SWQB

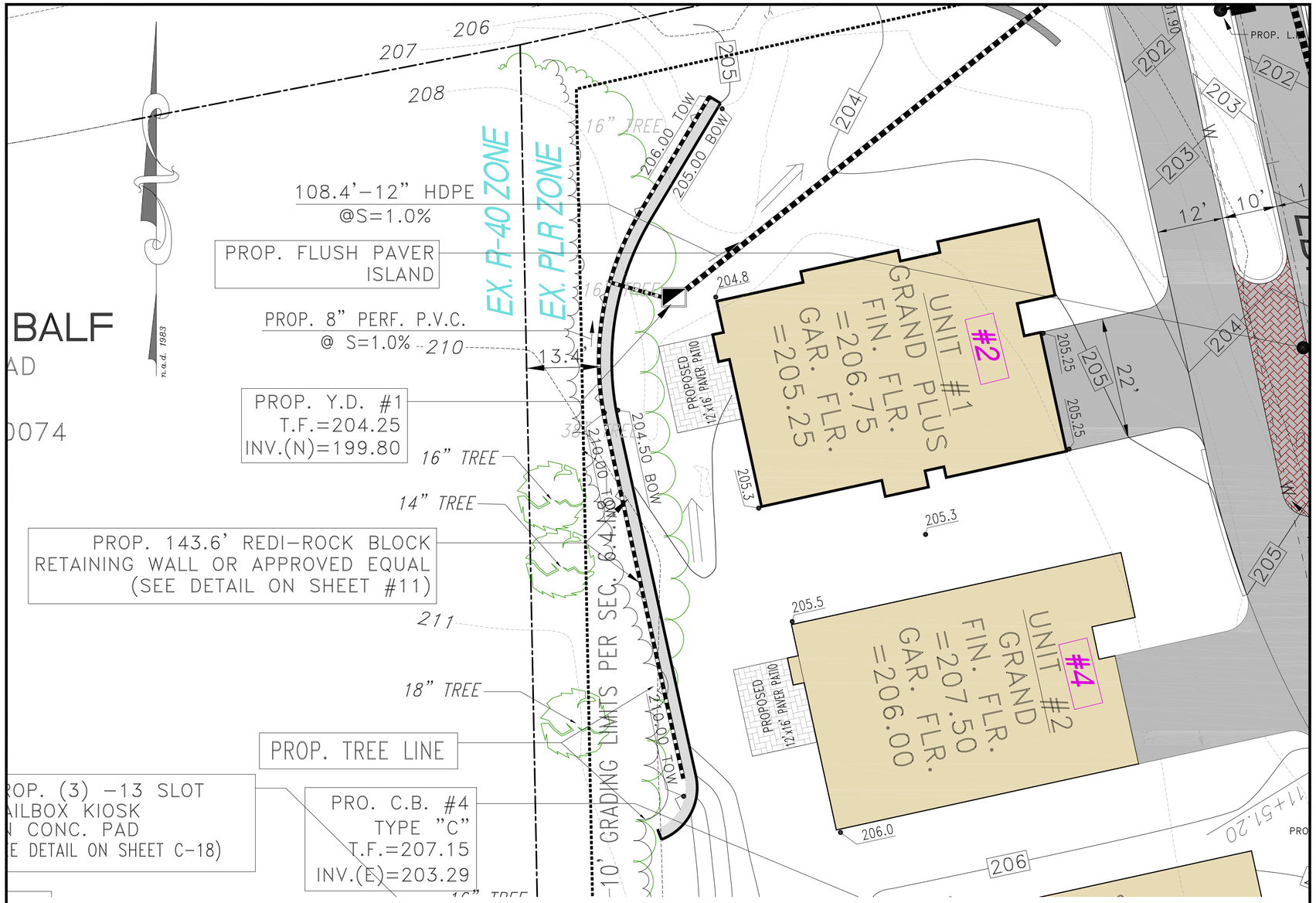
SHEET: C - 12B OF:

REVISIONS:
OCT. 11, 2024 PER TOWN COMMENT
NOV. 04, 2024 ADDITIONAL COMMENTS
NOV. 06, 2024 ADDITIONAL COMMENTS
DEC. 09, 2024 PER INWC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

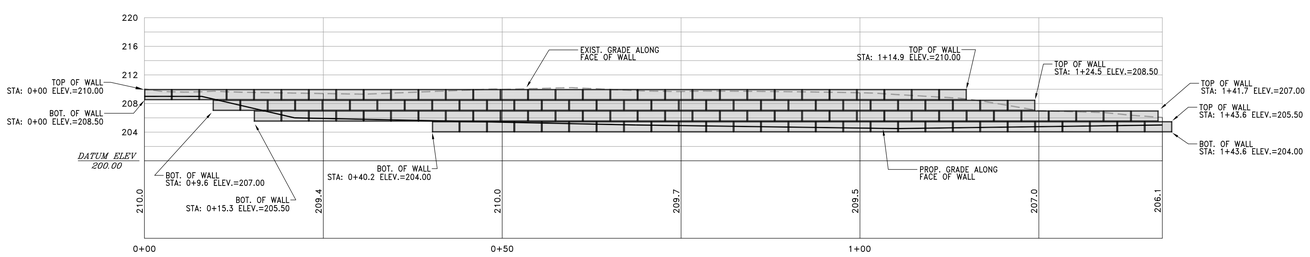
STORMWATER QUALITY BASIN #2 DETAIL PLAN
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY III
NO. 20665
LICENSED PROFESSIONAL ENGINEER



PROPOSED RETAINING WALL PLAN VIEW

SCALE: 1"=10'



PROPOSED RETAINING WALL PROFILE

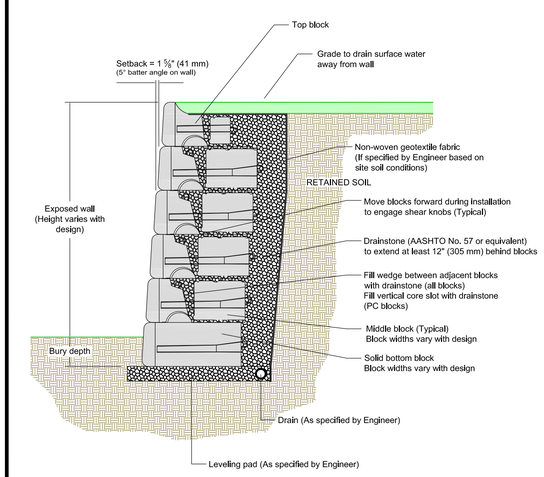
SCALE: 1"=10' (HORIZ. & VERT.)

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Typical Gravity Wall Section



This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

DRAWN BY:	JRJ	TITLE:	Typical Gravity Wall Detail
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE:	1 Typical Gravity Wall Detail 031716.dwg

REDI-ROCK®
05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

SCALE: 1"= 10'
DATE: AUG. 02, 2024
JOB No.: 3513
CHECKED BY: JPC
DRAWN BY: JMP
ACAD FILE: 3513-WALL DET

SHEET: C - 13 OF: 13

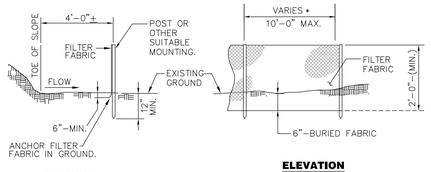
REVISIONS:
NOV. 04, 2024 PER TOWN COMMENT
NOV. 18, 2024 PER TOWN COMMENT
DEC. 09, 2024 ADD WALL & UPDT DOCUMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

PROPOSED ROADWAY PLAN & PROFILE - EDITH LANE
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY III
NO. 20665
LICENSED PROFESSIONAL ENGINEER

N:\proj\3513\dwg\3513-WALL-DET.dwg, 12/10/2024 10:59:57 PM, Adobe PDF, 1:10



SECTION **ELEVATION**

NOTE:
* POST SPACING AND EMBEDMENT VARIES BASED ON THE MANUFACTURERS REQUIREMENTS.

SILT FENCE
NO SCALE

MAINTENANCE OF SILT FENCE

INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS. WHEN USED FOR DEWATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

REMOVE THE SEDIMENT DEPOSITS OR, IF ROOM ALLOWS, INSTALL A SECONDARY SEDIMENT FENCE UP SLOPE OF THE EXISTING FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE EXISTING FENCE.

REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:

(A) THE FENCE HAS BEEN OVER TOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER.

(B) THE FENCE HAS BEEN MOVED OUT OF POSITION (KNOCKED OVER), OR

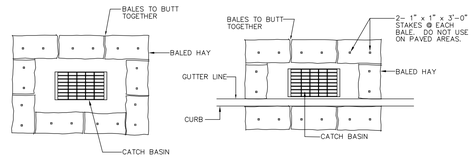
(C) THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATION FOR USE AND DETERMINE IF ADDITIONAL CONTROLS (e.g. TEMPORARY STABILIZATION OF CONTRIBUTING AREA, DIVERSIONS, STONE BARRIERS) ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE FENCE.

MAINTAIN THE FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED.

AFTER THE CONTRIBUTING AREA IS STABILIZED DETERMINE IF SEDIMENT CONTAINED BY THE SILT FENCE REQUIRES REMOVAL OR REGRADING AND STABILIZATION. IF THE DEPTH IS GREATER THAN OR EQUAL TO 6 INCHES, REGRADING OR REMOVAL OF THE ACCUMULATED SEDIMENT IS REQUIRED. NO REMOVAL OR REGRADING IS REQUIRED IF SEDIMENT DEPTH IS LESS THAN 6 INCHES.

REMOVE THE FENCE BY PULLING UP THE SUPPORT POSTS AND CUTTING THE GEOTEXTILE AT GROUND LEVEL. REGRADE OR REMOVE SEDIMENT AS NEEDED, AND STABILIZE DISTURBED SOILS.



CATCH BASIN WITHOUT CURB **CATCH BASIN WITH CURB**

SEDIMENTATION CONTROL BALES
NO SCALE

MAINTENANCE OF HAY BALE CHECK DAM

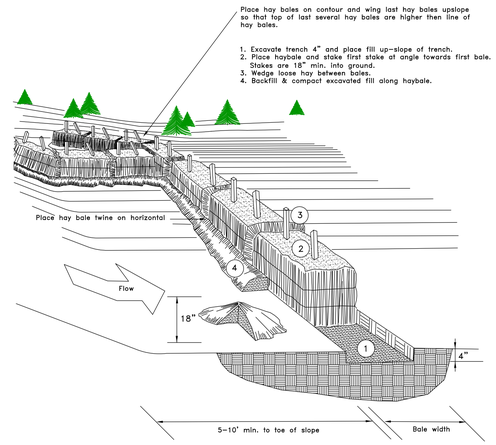
INSPECT THE HAY BALE CHECK DAM AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS. FOR DE WATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

REMOVE THE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE THE BARRIER BECAUSE:

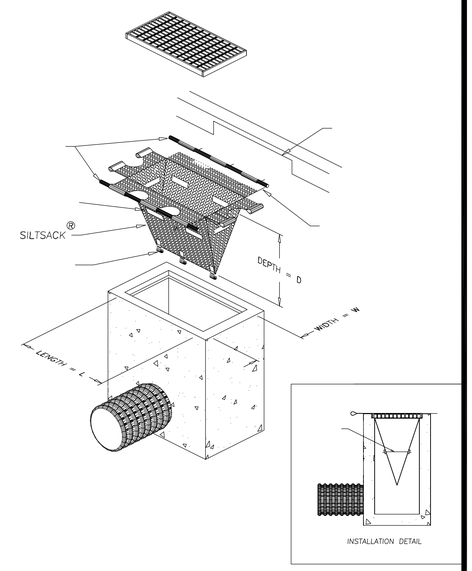
A) THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT, OR BYPASSED BY RUNOFF WATER
B) THE BARRIER HAS BEEN MOVED OUT OF POSITION.
C) THE HAY BALES HAVE DETERIORATED.

WHEN REPETITIVE FAILURE OCCUR AT THE SAME LOCATION REVIEW CONDITIONS AND LIMITATIONS FOR USE AND DETERMINE IF ADDITIONAL CONTROLS ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE HAY BALE BARRIER.

MAINTAIN HAY BALE BARRIER UNTIL CONTRIBUTING AREA IS STABILIZED. AFTER UPSLOPE AREAS HAVE BEEN STABILIZED PULL THE STAKES OUT OF THE HAYBALES. UNLESS OTHERWISE REQUIRED NO REMOVAL OF OR REGRADING OF ACCUMULATED SEDIMENT IS NECESSARY. THE HAY BALES MAY THEN BE LEFT IN PLACE OR BROKEN UP FOR GROUND COVER.

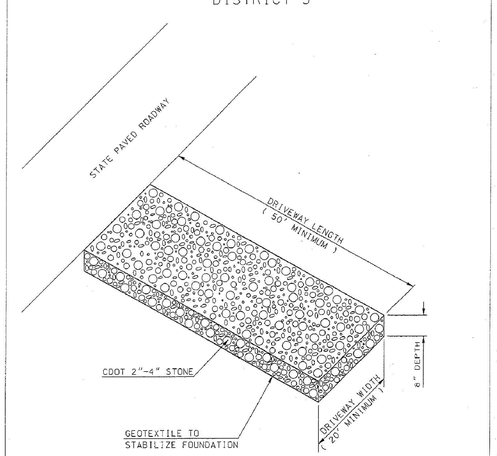


TOE OF SLOPE HAY BALE BARRIER
NO SCALE



CATCH BASIN FILTER FABRIC
NO SCALE

CONNECTICUT DEPARTMENT OF TRANSPORTATION
OFFICE OF MAINTENANCE
DISTRICT 3

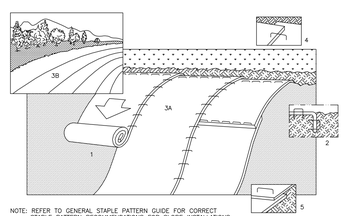


2002 CONNECTICUT GUIDLINES FOR SOIL EROSION AND SEDIMENT CONTROL (SECTION 5-12)

CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
Not To Scale

REVISED FEB. 2004

SLOPE INSTALLATION

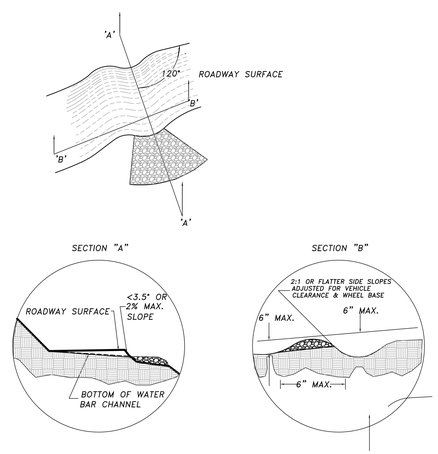


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

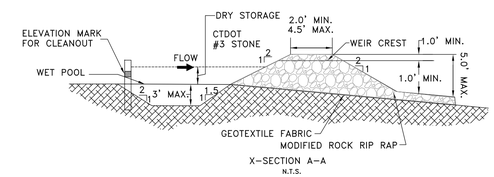
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

NORTH AMERICAN GREEN

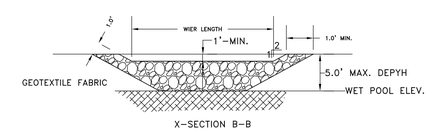
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040



WATER BAR DETAIL
(N.T.S.)



X-SECTION A-A
N.T.S.



X-SECTION B-B

TEMPORARY SEDIMENT TRAP
N.T.S.

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

SCALE: N.A. | CHECKED BY: J.P.C.
DATE: AUG. 02, 2024 | DRAWN BY: J.M.P.
JOB No.: 3513 | ACAD FILE: 3513-DET

SHEET: C OF: 14

REVISIONS:
OCT. 16, 2024 PER TOWN COMMENTS
NOV. 04, 2024 PER TOWN COMMENTS
DEC. 09, 2024 PER WETL & IWC COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DETAILS
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
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STATE OF CONNECTICUT
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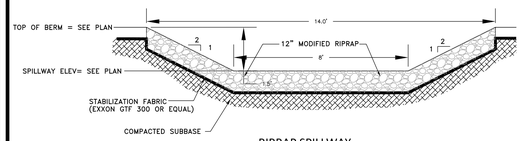
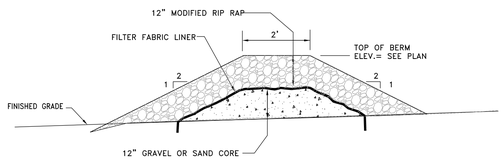
NO. 20665
LICENSED PROFESSIONAL ENGINEER

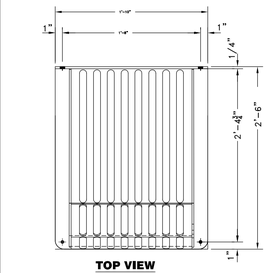
FOR PERMITTING ONLY, NOT FOR CONSTRUCTION



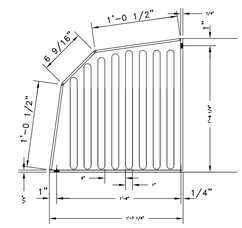
RIRRAP SPILLWAY
N.T.S.



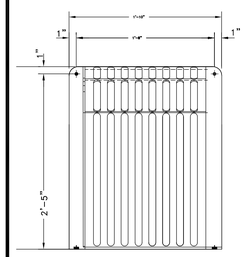
RIPRAP FILTER BERM
N.T.S.



TOP VIEW



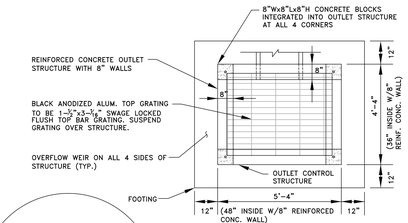
SIDE VIEW



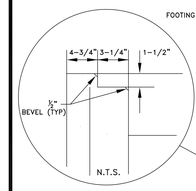
FRONT VIEW

TRASHRACKS.com
A DIVISION OF J.R. HOE
101 IRONWOOD ROAD
MIDDLESBORO, KY 40965
PH: (606) 248-5560
FAX: (606) 248-6308
JRHOE.COM

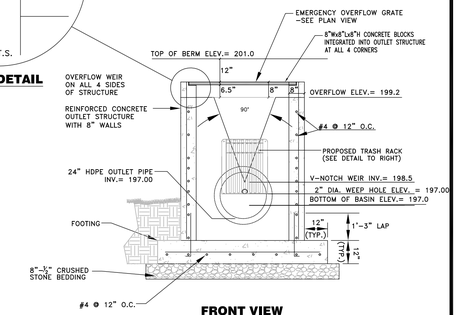
TRASH RACK DETAIL (CUSTOM SIZE)
FOR
OUTLET CONTROL STRUCTURES
N.T.S.



PLAN VIEW
N.T.S.



NOTCH DETAIL
N.T.S.

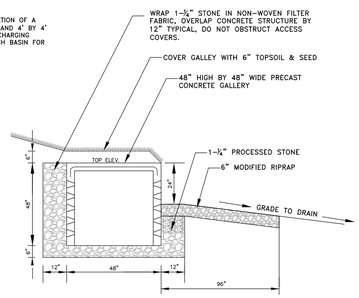


FRONT VIEW
N.T.S.

STORMWATER QUALITY BASIN
OUTLET CONTROL STRUCTURE #1
N.T.S.

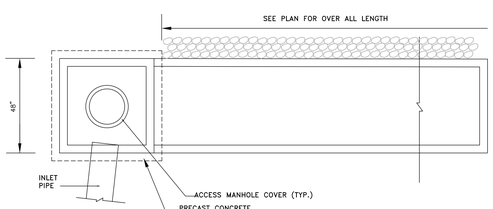
NOTE:

THIS DETAIL REPRESENTS A MODIFICATION OF A STANDARD CATCH BASIN STRUCTURE AND 4' BY 4' CONCRETE GALLERY FOR USE IN DISCHARGING STORMWATER RUNOFF. SEE THE CATCH BASIN FOR STANDARD DIMENSIONS AND NOTES.



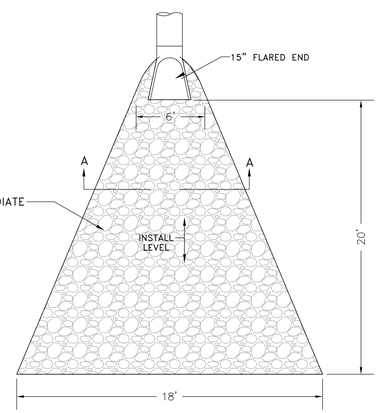
SECTION

* DIMENSIONS OF PRECAST CONCRETE GALLEY ARE BASED UPON A STANDARD 4'Wx4'Hx4'L GALLEY-UNITED CONCRETE PRODUCTS, INC. (203) 269-3119

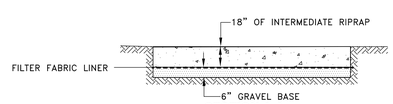


PLAN VIEW
N.T.S.

TYPICAL SECTION THROUGH
INFILTRATION GALLERY LEVEL
SPREADER OUTLET
N.T.S.

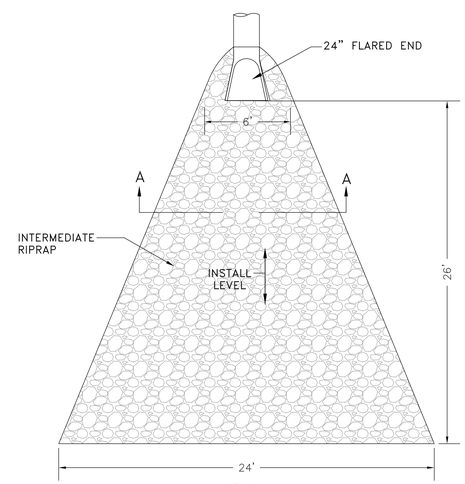


PLAN VIEW

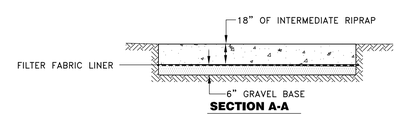


SECTION A-A

RIPRAP ENERGY DISPATTER #2
N.T.S.

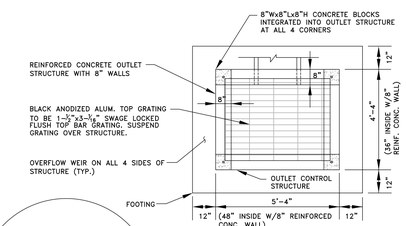


PLAN VIEW

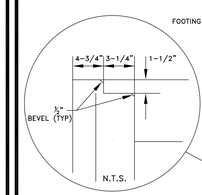


SECTION A-A

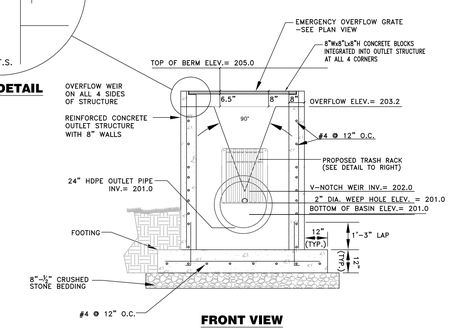
RIPRAP ENERGY DISSIPATER #1
N.T.S.



PLAN VIEW
N.T.S.



NOTCH DETAIL
N.T.S.



FRONT VIEW
N.T.S.

STORMWATER QUALITY BASIN
OUTLET CONTROL STRUCTURE #2
N.T.S.

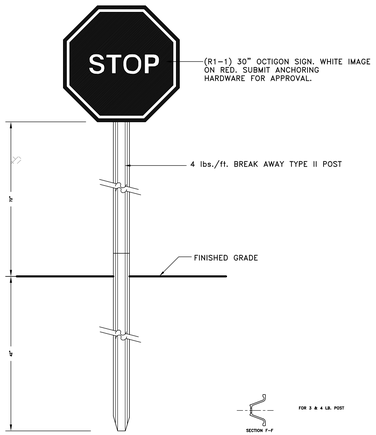
SCALE: N.A.
DATE: AUG. 02, 2024
JOB No.: 3513
CHECKED BY: J.P.C.
DRAWN BY: J.M.P.
ACAD FILE: 3513-DET
SHEET: C OF: 15

REVISIONS:
OCT. 04, 2024 PER TOWN COMMENTS
NOV. 14, 2024 PER TOWN COMMENTS
DEC. 09, 2024 PER WVC & TPC COMMENTS

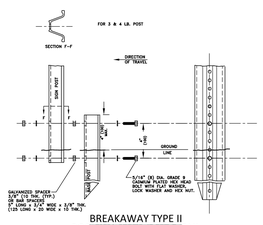
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DETAILS
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED
PROFESSIONAL ENGINEER



STOP SIGNAGE DETAIL
N.T.S.

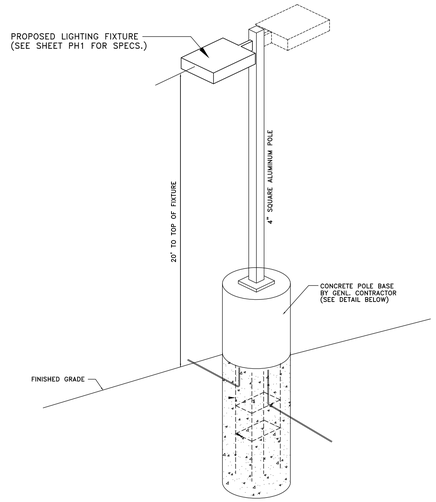


BREAKAWAY TYPE II
POST INSTALLATION DETAIL
N.T.S.

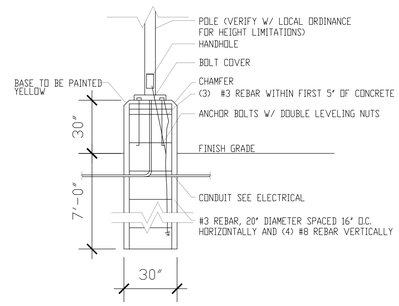
GENERAL NOTES:

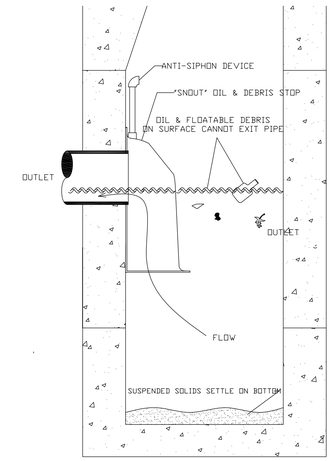
1. STEEL FOR DELINEATOR POST SHALL BE ASTM A36/A36(M) STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 60 AND TO CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 lbs> (45 kg>) OR GREATER PER LINEAR YARD (METER).
2. AFTER FABRICATION, ALL STEEL POSTS, TRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123/A123(M).
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153/A153 (m).
5. ALL SIGN POST SHALL HAVE BREAKAWAY FEATURES TO 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 ON THE PLANS AT 80 mph (97 km/h) WIND LOADING. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURING RECOMMENDATIONS.

6.TYPE A POST – 3 lbs./ft (4.5 kg/m) TYPE B POST – 4 lbs./ft. (6 kg./m.)



LIGHT POLE DETAIL
N.T.S.





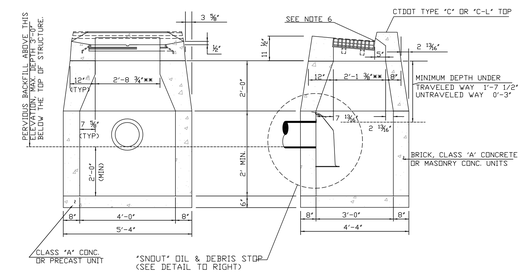
SNOUT CATCH BASIN
INSTALLATION
(TYPICAL)

POST CONSTRUCTION STORM WATER POLLUTION MAINTENANCE

RESPONSIBLE PARTIES AND STORMWATER MANAGEMENT SYSTEM OWNER:
BROOK STREET ROCKY HILL LLC
30 FIELDSTONE COURT
CHESHIRE, CT 06410
PHONE: 1-860-604-5352

CATCH BASINS: CATCH BASINS SHALL BE INSPECTED ON A REGULAR BASIS (AT LEAST TWICE PER YEAR) AND ANY SEDIMENT, OILS & FLOATABLES WILL BE REMOVED AS NECESSARY (A MINIMUM OF ONCE A YEAR TO ENSURE FUNCTIONING OF THE SYSTEM, UTILIZING A VACUUM TRUCK)

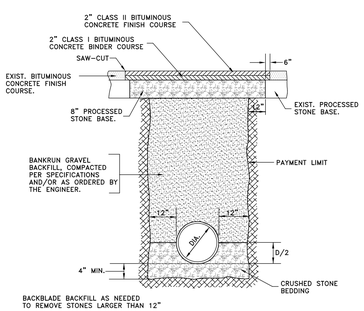
FOR PERMITTING ONLY, NOT FOR CONSTRUCTION



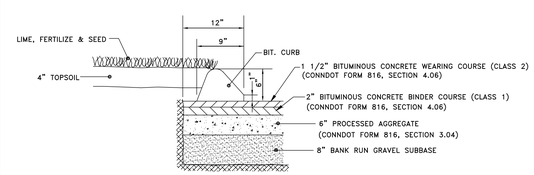
NOTES:

1) WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP SHALL BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS SHALL REMAIN THE SAME.
2) PROVIDE DRAINAGE OPENING IN EACH WALL AT LOWEST INVERT ELEVATION.
3) WHERE BRICK OR MASONRY CONCRETE UNITS ARE USED, CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL SHALL BE 3". NO PROJECTION SHALL EXTEND INSIDE OF LIMITS NOTED BY **.
4) PRECAST CONCRETE CATCH BASIN UNITS MAY BE USED, AS DESCRIBED IN THE STANDARD SPECIFICATIONS.
5) WHERE PRECAST CONCRETE UNIT IS USED FOR THE SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
6) TOP OF FRAME ELEVATION SHALL BE DEPRESSED 1" BELOW NORMAL GUTTER GRADE.
7) PROVIDE 6"(MIN.) GRANULAR FILL UNDER STRUCTURE TO REPLACE UNSUITABLE MATERIAL.

TYPICAL CATCH BASIN
NOT TO SCALE



TYPICAL STORM TRENCH
CROSS SECTION
N.T.S.



BITUMINOUS CONCRETE PAVEMENT
PARKING AREA SPACES
(STANDARD DUTY)
N.T.S.

SCALE: N.A. | CHECKED BY: J.P.C.
DATE: AUG. 02, 2024 | DRAWN BY: J.M.P.
JOB No.: 3513 | ACAD FILE: 3513-DET

SHEET: C OF: 16

REVISIONS:
OCT. 04, 2024 PER TOWN COMMENTS
NOV. 15, 2024 PER TOWN COMMENTS
DEC. 09, 2024 PER WVC & DPH COMMENTS

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PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DETAILS
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
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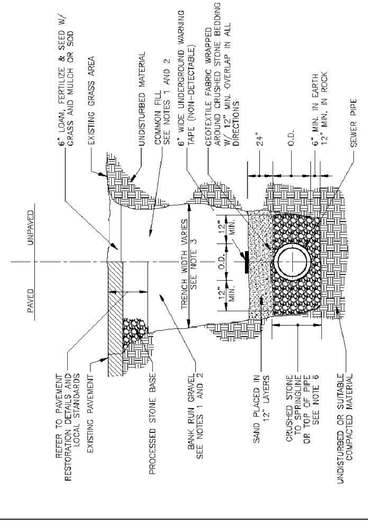
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT
JAMES P. CASSIDY II
NO. 20665
LICENSED
PROFESSIONAL ENGINEER

THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS

NOTES:

1. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED.
2. BANK-FILL MATERIAL SHALL BE APPROVED BANK RUN GRAVEL IN PAVED AREAS (INCLUDING DRIVEWAYS AND SIDEWALKS) OR COMMON FILL IN UNPAVED AREAS.
3. TRENCH WIDTH VARIES BASED ON PIPE SIZE AND DEPTH.
4. TRENCHES LOCATED IN THE ROAD SHOULDER SHALL BE TREATED THE SAME AS TRENCHES IN THE PAVED AREA AND PROVIDE PROPER SUBGRADE AND SURFACE RESTORATION WORK.
5. PROVIDE IMPERVIOUS TRENCH DAM(S) IN STONE BEDDING AS DIRECTED BY THE ENGINEER. SEE PIPE TRENCH DAM DETAIL.
6. CRUSHED STONE SHALL BE INSTALLED TO TOP OF PIPE FOR PVC AND DI PIPE AND TO SPRINGLINE FOR RC PIPE.

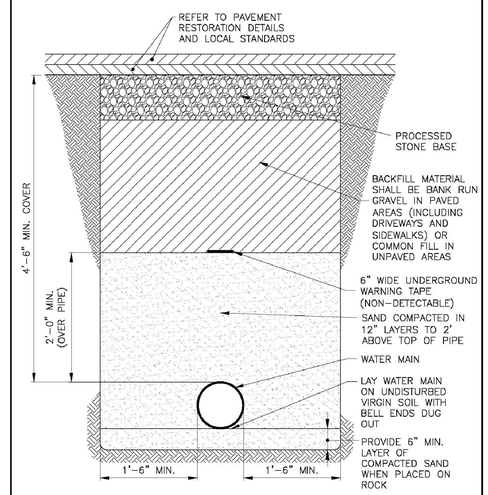


SEWER TRENCH
DETAIL S/1
NTS

PAGE 1

File: S-1 Sewer Trench.dwg

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS

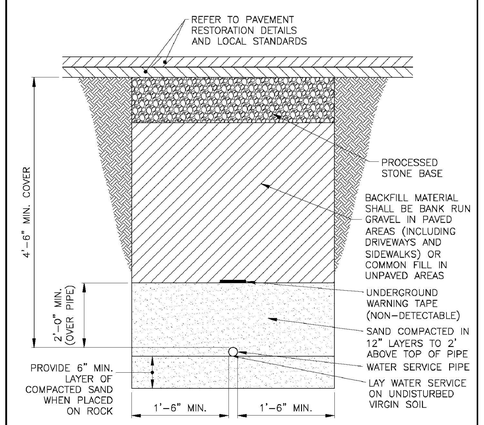


WATER MAIN TRENCH
DETAIL W/1
NTS

FILE: W-1 Water Main Trench.dwg — Latest Revision: 1/9/2015

PAGE 40

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS

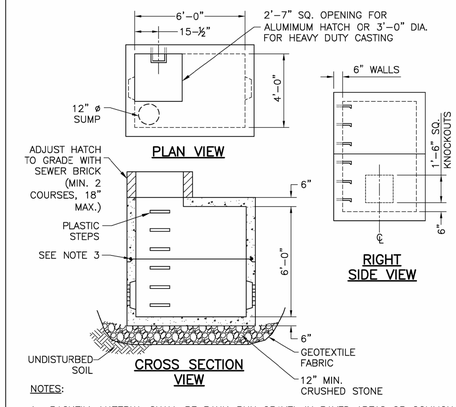


WATER SERVICE TRENCH
DETAIL W/2
NTS

FILE: W-2 Water Service Trench.dwg — Latest Revision: 1/9/2015

PAGE 41

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTES:

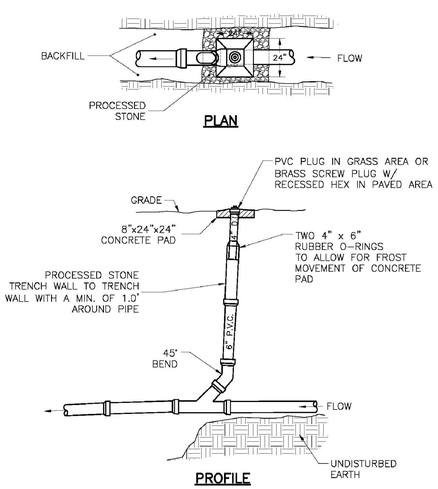
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS OR COMMON FILL IN UNPAVED AREAS.
2. CONCRETE STRENGTH SHALL BE MIN. 4,000 P.S.I (28 DAYS). REINFORCING STEEL NOT SHOWN.
3. INSTALL REINFORCED CONCRETE MANHOLE SECTIONS WITH PREFORMED FLEXIBLE JOINT SEALANT OR O-RING RUBBER GASKET.

6' x 4' x 6' PRECAST METER PIT
FOR 2-INCH THROUGH 4-INCH METERS

DETAIL W/32
NTS

File: W-32 6'x4'x6' Precast Meter Pit for 2-inch Through 4-inch Meters.dwg — PAGE 80 — Latest Revision: JANUARY 2017

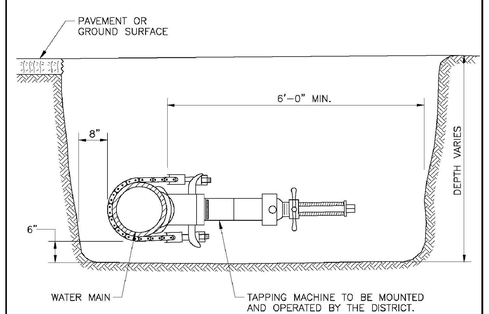
THE METROPOLITAN DISTRICT
SEWER STANDARD DETAILS



CLEANOUT AT GRADE
DETAIL S/13
NTS

File: S-13 Cleanout at Grade.dwg — PAGE 13 — Latest Revision: 1/9/2015

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



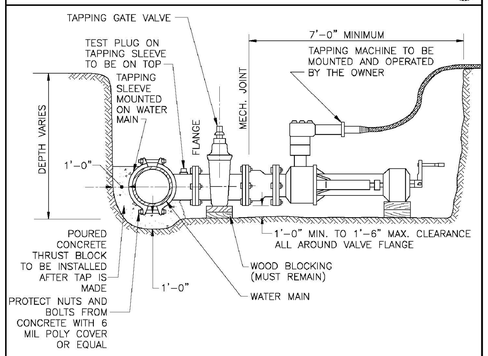
NOTE:

1. CONTRACTOR TO EXCAVATE AND PREPARE TRENCH AND COORDINATE WITH OWNER. THE TRENCH IS TO BE PROPERLY DEWATERED, SUPPORTED AND SHALL COMPLY WITH OSHA REQUIREMENTS FOR TRENCH EXCAVATION.

TRENCH REQUIREMENTS FOR 1-INCH TO 2-INCH SERVICE TAPS
DETAIL W/5
NTS

File: W-5 Trench Requirements for 1-inch to 2-inch Service Taps.dwg — PAGE 44 — Latest Revision: 1/9/2015

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



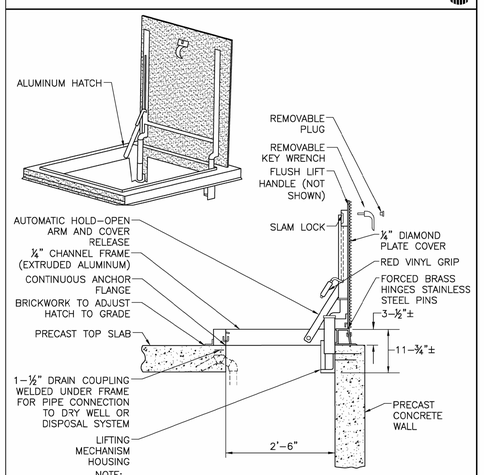
NOTES:

1. TAPPING SLEEVE & TAPPING GATE VALVE TO BE INSTALLED ON WATER MAIN BY THE CONTRACTOR. THE DISTRICT WILL TEST INSTALLATION PRIOR TO MAKING TAP. NO TAP WILL BE MADE IF THERE IS NO TEST PLUG.
2. TAPPING GATE VALVE TO HAVE HAND OF OPERATION AS DIRECTED BY THE DISTRICT. IF VALVE HAND OF OPERATION IS NOT CORRECT, NO TAP WILL BE MADE.
3. TRENCH TO BE DEWATERED AND IN COMPLIANCE WITH OSHA REQUIREMENTS FOR TRENCH EXCAVATION.

TRENCH REQUIREMENTS FOR
4-INCH TO 12-INCH TAP ON WATER MAIN
DETAIL W/6
NTS

File: W-6 Trench Requirements for 4-inch to 12-inch Tap on Water Main.dwg — PAGE 45 — Latest Revision: 1/9/2015

THE METROPOLITAN DISTRICT
WATER STANDARD DETAILS



NOTE:

1. ALUMINUM HATCH SHALL BE 2'-6" x 2'-6" BILCO TYPE "J-ALH20" OR EQUAL.

ALUMINUM HATCH FOR PRECAST METER PITS
DETAIL W/35
NTS

File: W-35 Aluminum Hatch for Precast Meter Pits.dwg — PAGE 83 — Latest Revision: JANUARY 2017

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SCALE: N.A. | CHECKED BY: J.P.C.
DATE: AUG. 02, 2024 | DRAWN BY: J.M.P.
JOB No.: 3513 | ACAD FILE: 3513-DET

SHEET: C OF: 17

REVISIONS:
SEP. 04, 2024 PER TOWN STAMPS
NOV. 13, 2024 PER TOWN COMMENTS
DEC. 09, 2024 PER WVWC COMMENTS
DEC. 09, 2024 PER WVWC & DPH COMMENTS

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SITE DETAILS
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
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T & M HOMES
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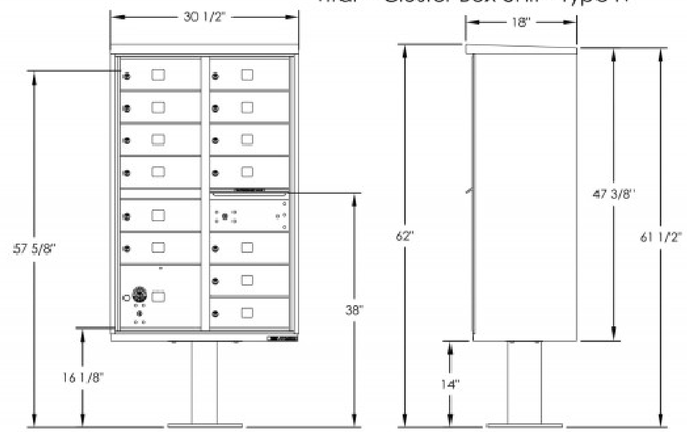
BLOOMFIELD, CONNECTICUT

JAMES P. CASSIDY II — STATE OF CONNECTICUT — NO. 20665 — LICENSED PROFESSIONAL ENGINEER

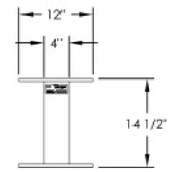
13 SLOT MAILBOX KIOSK

vital™ Cluster Box Unit - Type IV

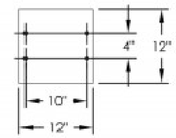


FRONT VIEW

SIDE VIEW



PEDESTAL



PEDESTAL BASE BOLT PATTERN

NOTES:

1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. CBU pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendation.
4. Florence "F" series CBU is Officially Licensed by USPS. License#CDSEQ-08-8-0012

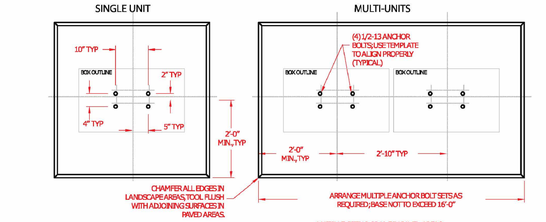
DOOR CHART

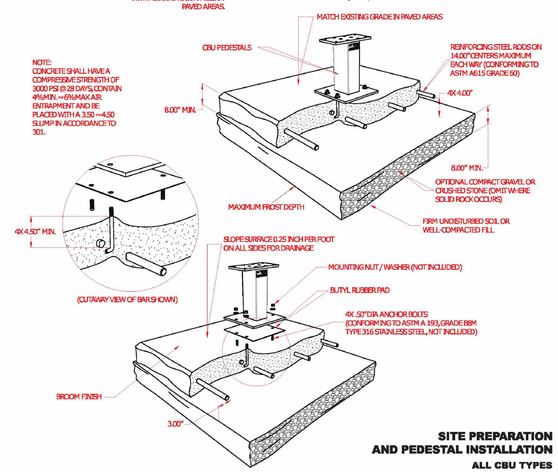
DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5" x 12-13/16"
10" PARCEL	10-1/4" x 12-13/16"
OUTGOING SLOT	3/4" x 11-3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

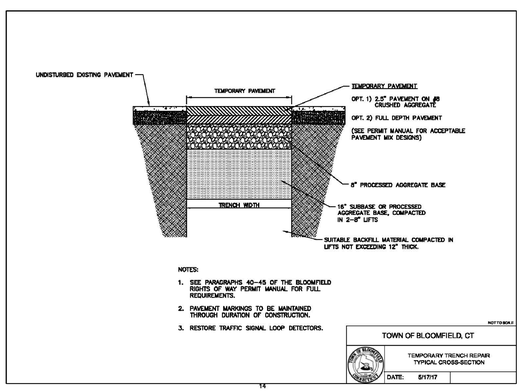
AF FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

MODEL	1570-13	REV	A
SCALE	NONE	LAST REV. DATE	9/26/2012
DRAWING NUMBER	1570-13CS	DRAWN BY	AFD





SITE PREPARATION AND PEDESTAL INSTALLATION
ALL CBU TYPES



NOTES:

1. SEE PARAGRAPHS 40-45 OF THE BLOOMFIELD RIGHTS OF WAY PERMIT MANUAL FOR FULL REQUIREMENTS.
2. PAVEMENT MARKINGS TO BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.
3. RESTORE TRAFFIC SIGNAL LOOP DETECTORS.

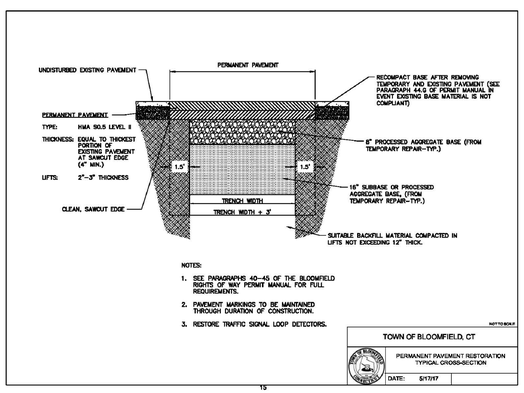
NOT TO SCALE

TOWN OF BLOOMFIELD, CT

TEMPORARY TRENCH REPAIR
TYPICAL CROSS-SECTION

DATE: 5/17/17

14



NOTES:

1. SEE PARAGRAPHS 40-45 OF THE BLOOMFIELD RIGHTS OF WAY PERMIT MANUAL FOR FULL REQUIREMENTS.
2. PAVEMENT MARKINGS TO BE MAINTAINED THROUGH DURATION OF CONSTRUCTION.
3. RESTORE TRAFFIC SIGNAL LOOP DETECTORS.

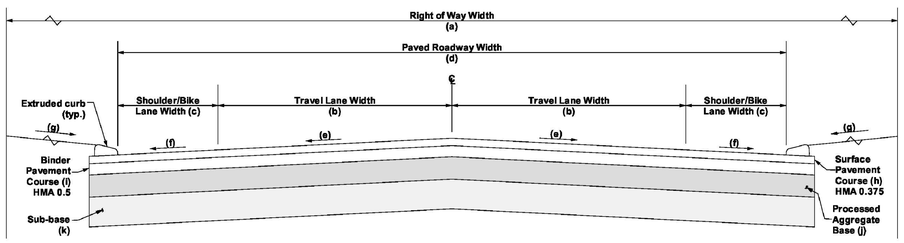
NOT TO SCALE

TOWN OF BLOOMFIELD, CT

PERMANENT PAVEMENT RESTORATION
TYPICAL CROSS-SECTION

DATE: 5/17/17

15



Notes:

1) See "Street Element Table" on next page for additional element dimensions/slopes/information.

2) Provided element dimensions/slopes/information are typical, and may be adjusted per approved plan or by authorized Public Works personnel as deemed appropriate thereby to accommodate particular application circumstances.

3) Other more specific details (e.g. "Street Sidewalk", "Driveway Apron", "Extruded Curb", project specific details, etc.) may supersede element information provided on this standard/typical detail.

4) 4" edge of travel lane (i.e. fog line) striping and appropriate centerline striping shall be provided where paved roadway width exceeds 28.5 feet. Such striping is optional otherwise.

5) HMA pavement shall be traffic level 2.

6) Detail vertical exaggeration is 2X.

FOR PERMITTING ONLY, NOT FOR CONSTRUCTION

Bloomfield, CT - Standard Details

TYPICAL STREET CROSS SECTION & ELEMENTS

Rev: January 2024

SCALE: N.A. | CHECKED BY: J.P.C.
DATE: AUG. 02, 2024 | DRAWN BY: J.M.P.
JOB No.: 3513 | ACAD FILE: 3513-DET

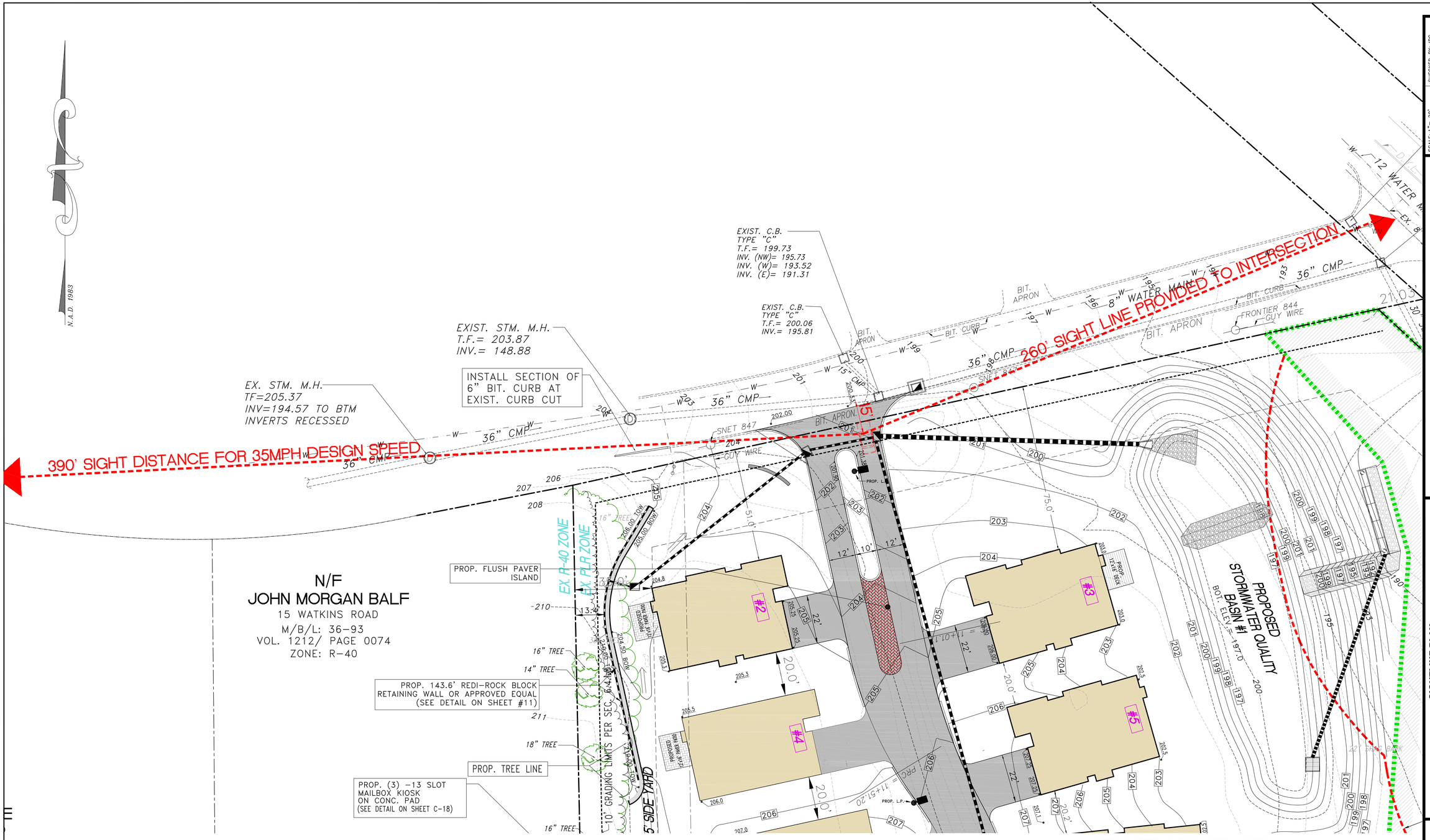
SHEET: C 18 OF:

REVISIONS:
SEP. 04, 2024 PER TOWN COMMENTS
OCT. 16, 2024 PER TOWN COMMENTS
DEC. 09, 2024 PER WETL & TRAFFIC COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SITE DETAILS
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PREPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT

STATE OF CONNECTICUT · JAMES P. CASSIDY · NO. 20665 · LICENSED PROFESSIONAL ENGINEER



SEE SHEET #6 FOR SITE NOTES

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- I.P. FND. or I.PIPE FND. — IRON PIN OR IRON PIPE FOUND
- C.M.S. FND. or C.M.D. FND. — CONC. MERESTONE OR CHD FND.
- EXISTING TREE LINE
- 412 — EXISTING CONTOUR
- × 134.4 — EXISTING SPOT GRADE
- TEL POLE # — EXISTING TELEPHONE POLE
- EXISTING BIT. CURB
- C.B. PIPE (SIZE, TYPE) — EXISTING STORM DRAINAGE SYSTEM
- EXISTING WATER MAIN
- TP — SOIL TEST LOCATION
- EXISTING FENCE
- C.B. PIPE (SIZE, TYPE) — PROPOSED STORM DRAINAGE SYSTEM
- PROPOSED WATER MAIN
- 412 — PROPOSED CONTOUR
- 412.9 — PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED BIT. CURB
- AREA OF LIGHT DUTY PAVEMENT
- AREA OF HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE
- LIMITS OF WETLANDS
- LIMITS OF UPLAND REVIEW AREA

SCALE: 1" = 20'
DATE: AUG. 02, 2024
JOB No.: 3513
CHECKED BY: JPC
DRAWN BY: JMP
ACAD FILE: 3513-SIGHT
SHEET: C - 19 OF: 19

REVISIONS:
SEP. 16, 2024 PER TOWN COMMENT
NOV. 15, 2024 PER TOWN COMMENTS
NOV. 04, 2024 ADDED TRUCK & LIGHTING
DEC. 09, 2024 PER NWC & TPZ COMMENTS

HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709

SIGHTLINE PLAN
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
PRPARED FOR
T & M HOMES
FOR PROPERTY LOCATED AT
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