

SITE PLAN & WETLANDS APPLICATION

FOR 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**

DATE: AUGUST 15, 2024
REVISED: OCT. 16, 2024 PER TOWN COMMENT
REVISED: NOV. 04, 2024 PER TOWN STAFF COMMENTS

OWNER:

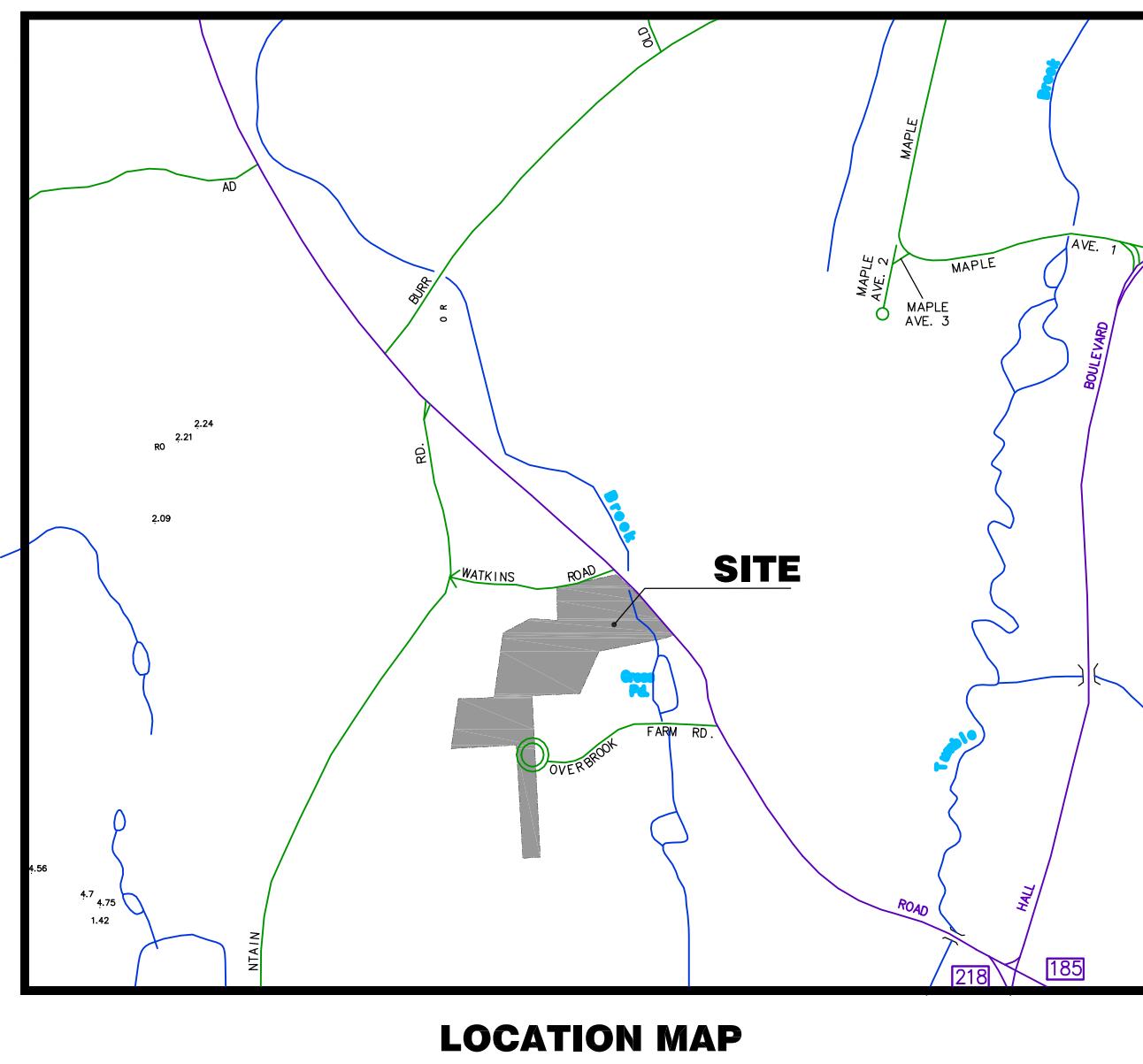
REHOBOTH COURT LLC
22 WATER STREET
TORRINGTON, CT 06790
ATTN: STEVE TEMKIN
PHONE NUMBER: 860-250-6951

APPLICANT & DEVELOPER

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

ABBREVIATIONS LEGEND

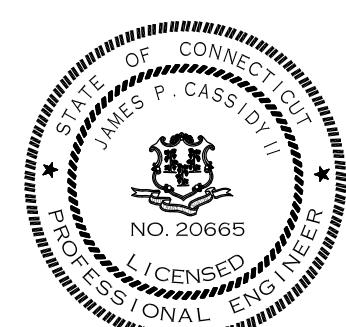
BIT.	BITUMINOUS
I. PIN	IRON PIN
I. PIPE	IRON PIPE
MON.	MONUMENT
C.H.D.	CONCRETE MONUMENT
MEAS.	MEASURED
C.B.	CATCH BASIN
M.H.	MANHOLE
SAN.	SANITARY
STM.	STORM
WAT.	WATER
PRO.	PROPOSED
Y.D.	YARD DRAIN
T.F.	TOP OF FRAME
T.G.	TOP OF GRATE
INV.	INVERT
FIN. FLR.	FINISHED FLOOR
D.I.	DUCTILE IRON
P.V.C.	POLYVINYL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



LOCATION MAP
SCALE: 1" = 1,000'

SHEET INDEX

SHEET #	DRAWING TITLE
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C-2	PROPERTY AND TOPOGRAPHIC SURVEY
C-3	SITE DEMOLITION PLAN
C-4	ZONING IMPROVEMENT LOCATION SURVEY-PROPOSED
C-5	SITE GRADING & DRAINAGE PLAN
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C-9	SEDIMENT AND EROSION CONTROL NARRATIVE AND NOTES
C-10	SANITARY SEWER PLAN & PROFILE
C-11A&11B	PROPOSED ROADWAY PLAN & PROFILE
C-12A&12B	STORMWATER BASIN DETAIL PLAN
C-13	RETAINING WALL PLAN & PROFILE
C-14 - C-18	SITE DETAILS
C-19	SIGHTLINE PLAN
C-20	INTERSECTION GRADING PLAN - EDITH LANE & WATKINS ROAD
A-1	BUILDING FLOOR PLANS
A-2	BUILDING FLOOR PLANS
A-3	BUILDING FLOOR PLANS
A-4	BUILDING ELEVATIONS
2.61	SITE LANDSCAPING PLAN



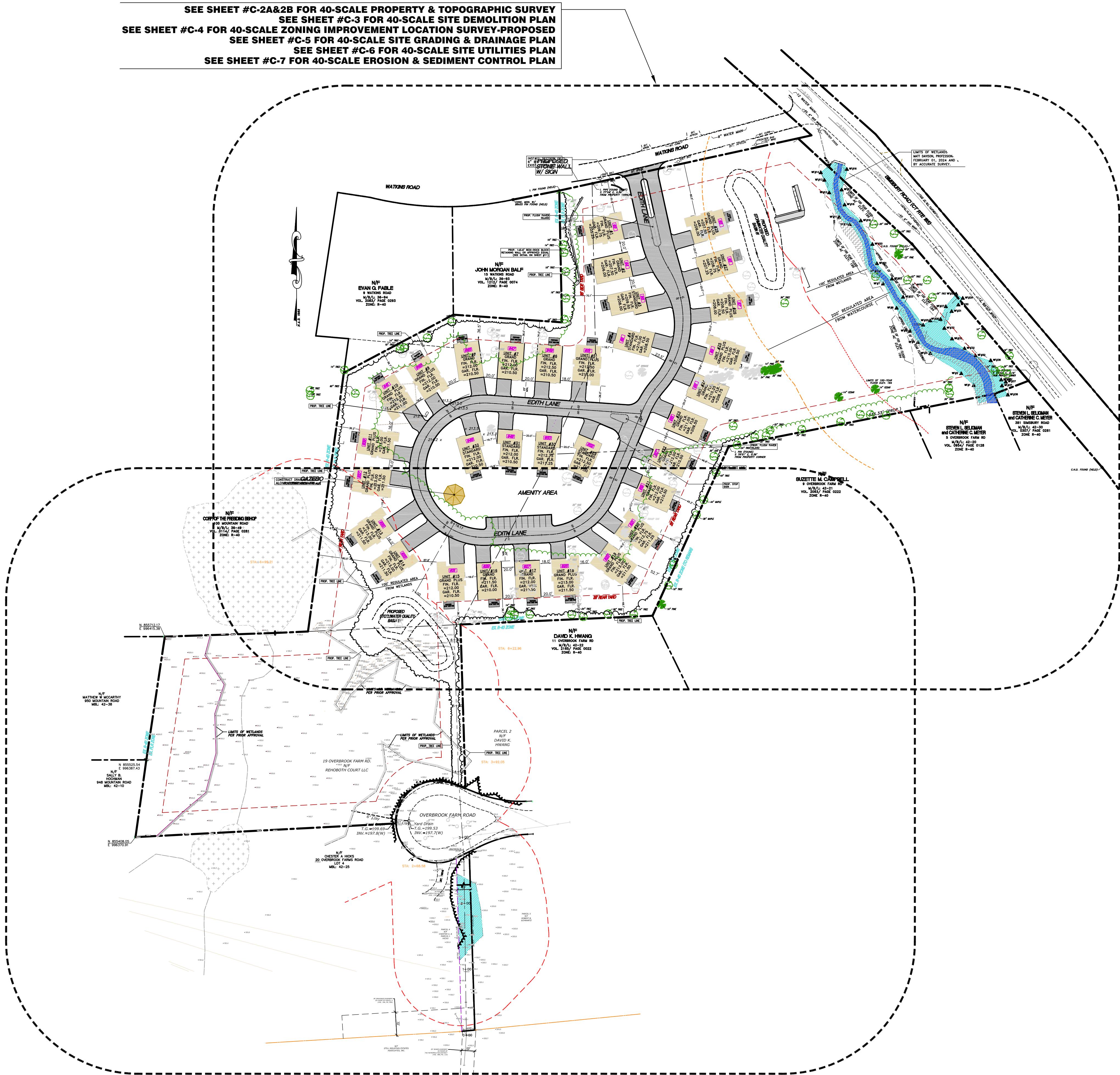
HALLISEY, PEARSON & CASSIDY

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

NO.	DATE	DESCRIPTION	BY
2	11/04/24	PER TOWN COMMENT	JMP
1	10/16/24	PER TOWN COMMENT	JMP
NO.	DATE	DESCRIPTION	BY

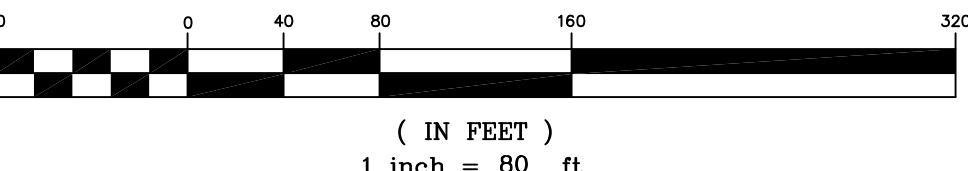
**SEE SHEET #C-2A&2B FOR 40-SCALE PROPERTY & TOPOGRAPHIC SURVEY
SEE SHEET #C-3 FOR 40-SCALE SITE DEMOLITION PLAN
SEE SHEET #C-4 FOR 40-SCALE ZONING IMPROVEMENT LOCATION SURVEY-PROPOSAL
SEE SHEET #C-5 FOR 40-SCALE SITE GRADING & DRAINAGE PLAN
SEE SHEET #C-6 FOR 40-SCALE SITE UTILITIES PLAN
SEE SHEET #C-7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

NAD 1983



SEE SHEET #C-10 FOR 30-SCALE SANITARY SEWER PLAN & PROFILE

GRAPHIC SCALE



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,
PREPARED 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.
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 HEREOF.

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

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PLANNED LUXURY RESIDENTIAL DEVELOPMENT

EDITH LANE

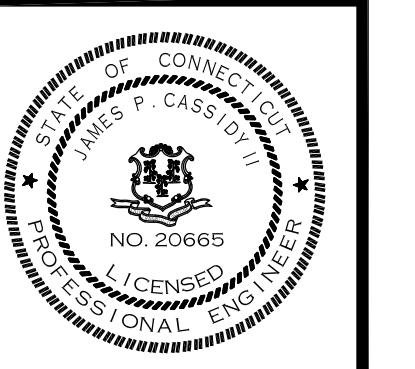
PREPARED FOR

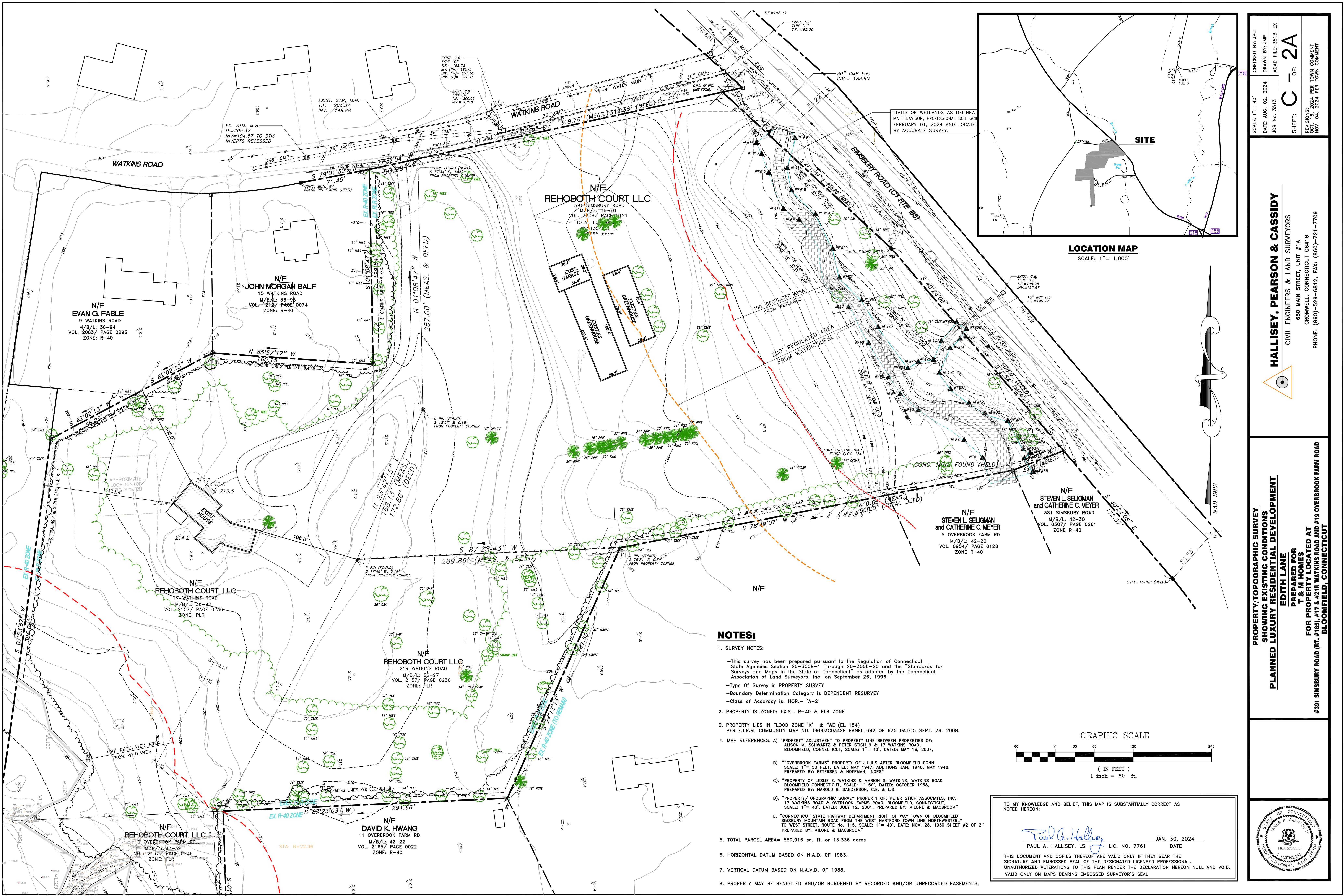
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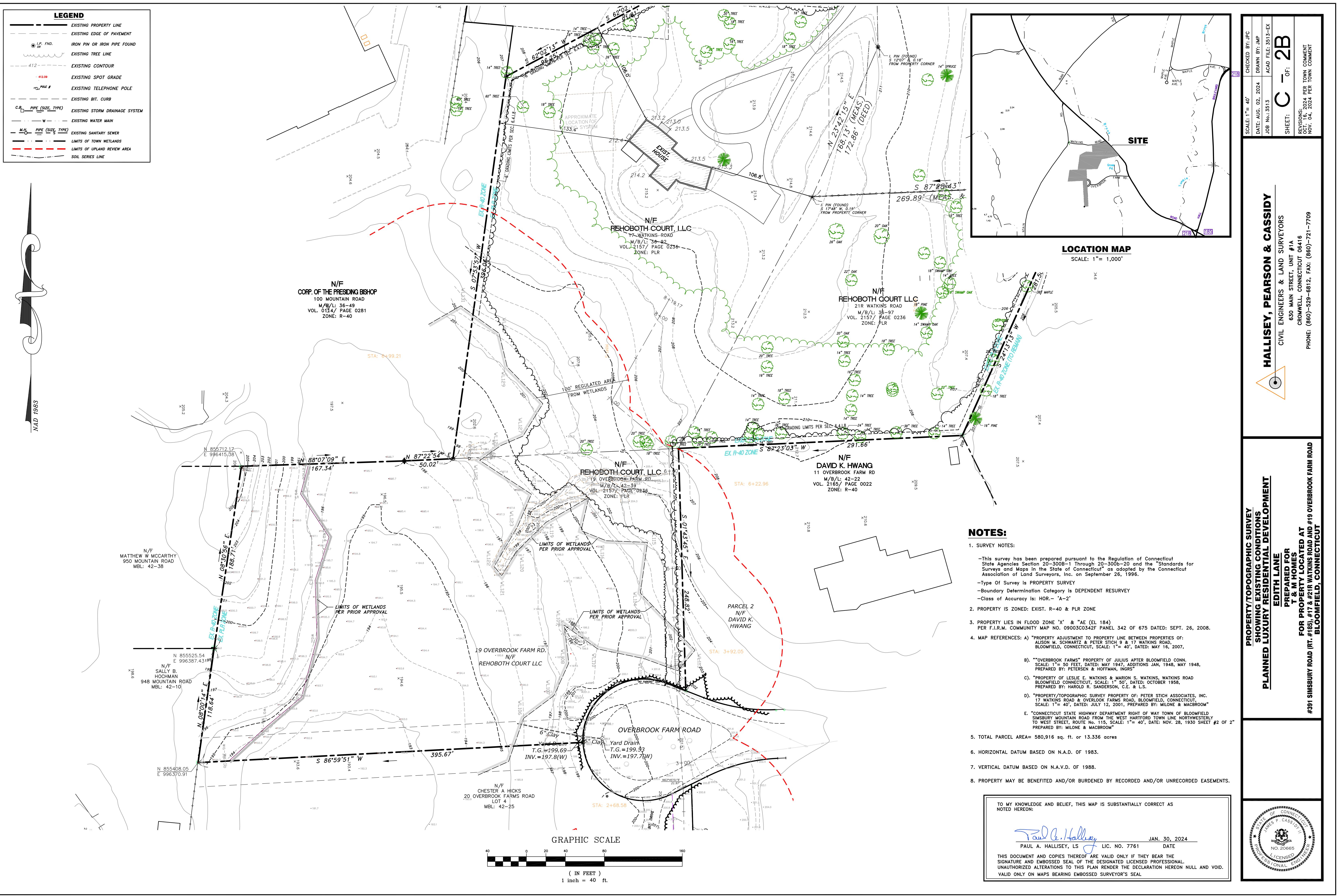
FOR PROPERTY LOCATED AT

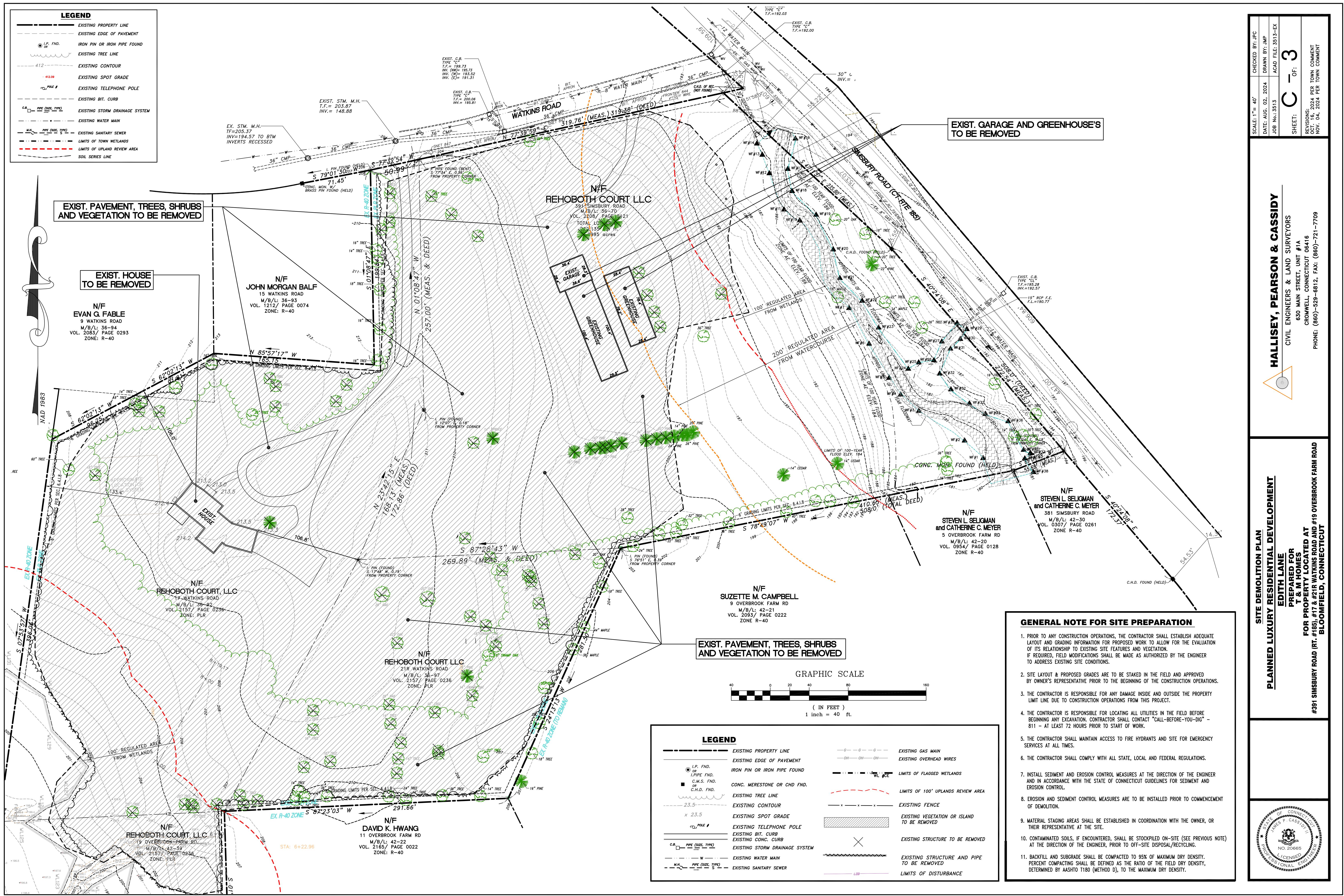
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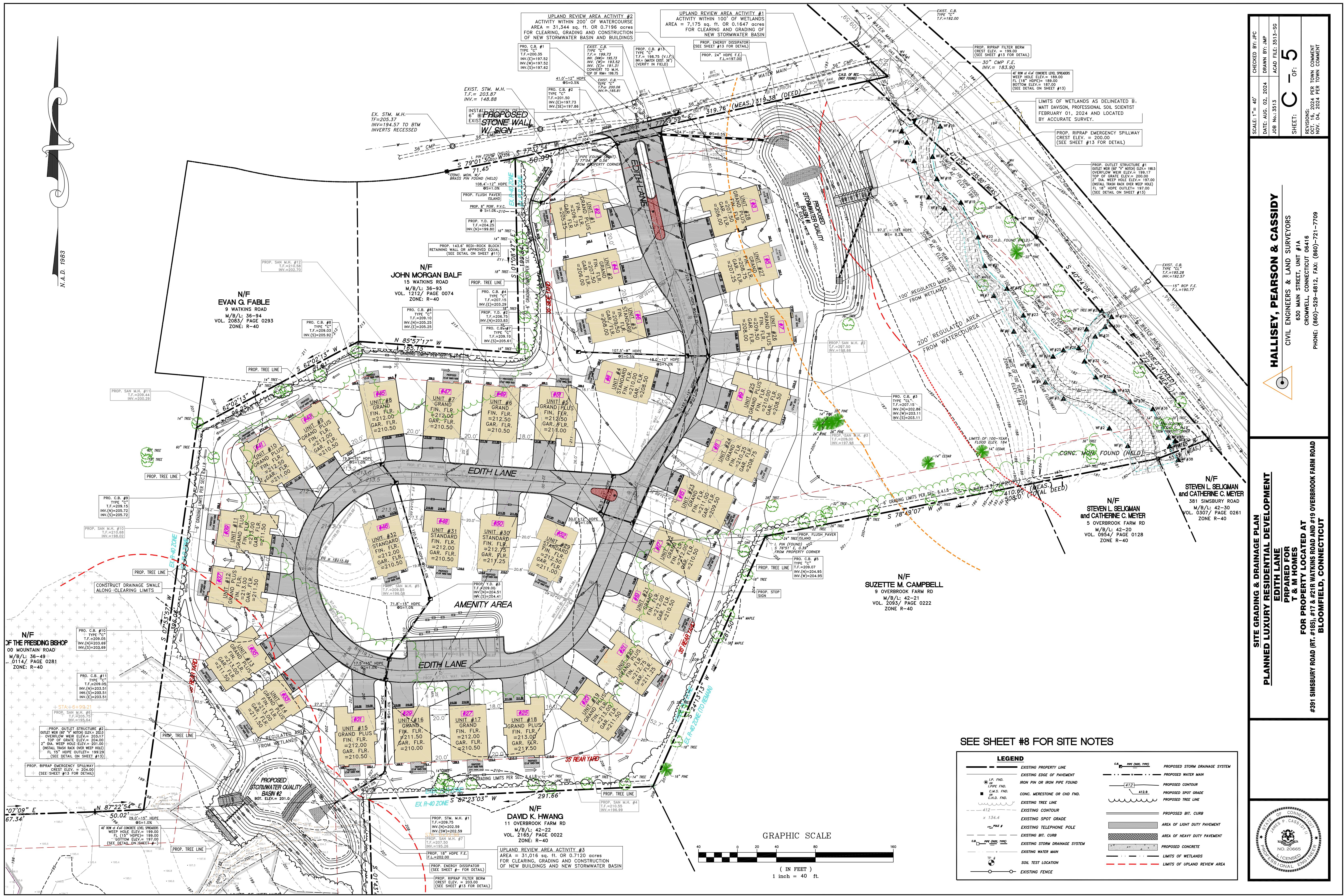
BLOOMFIELD, CONNECTICUT

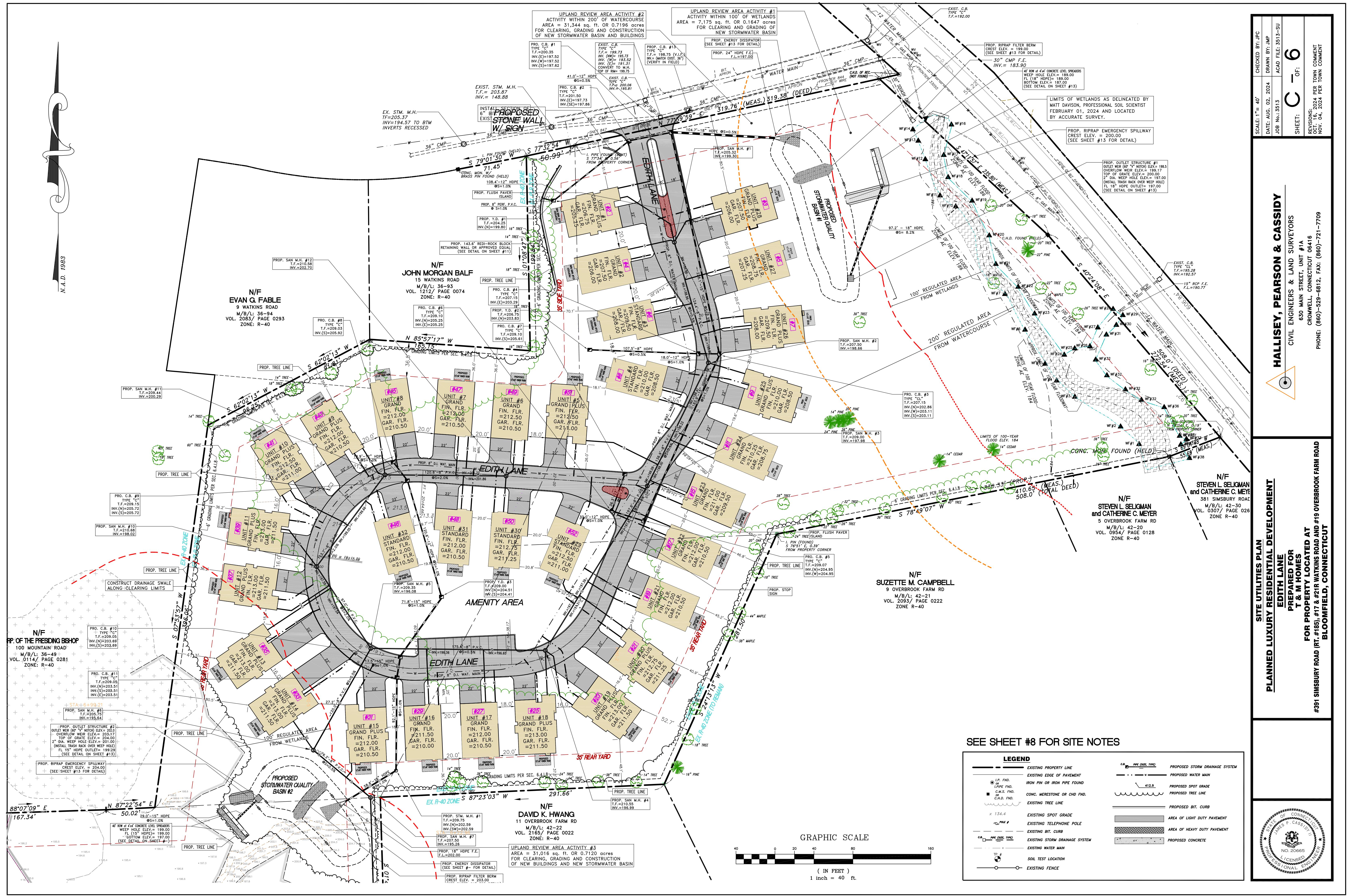


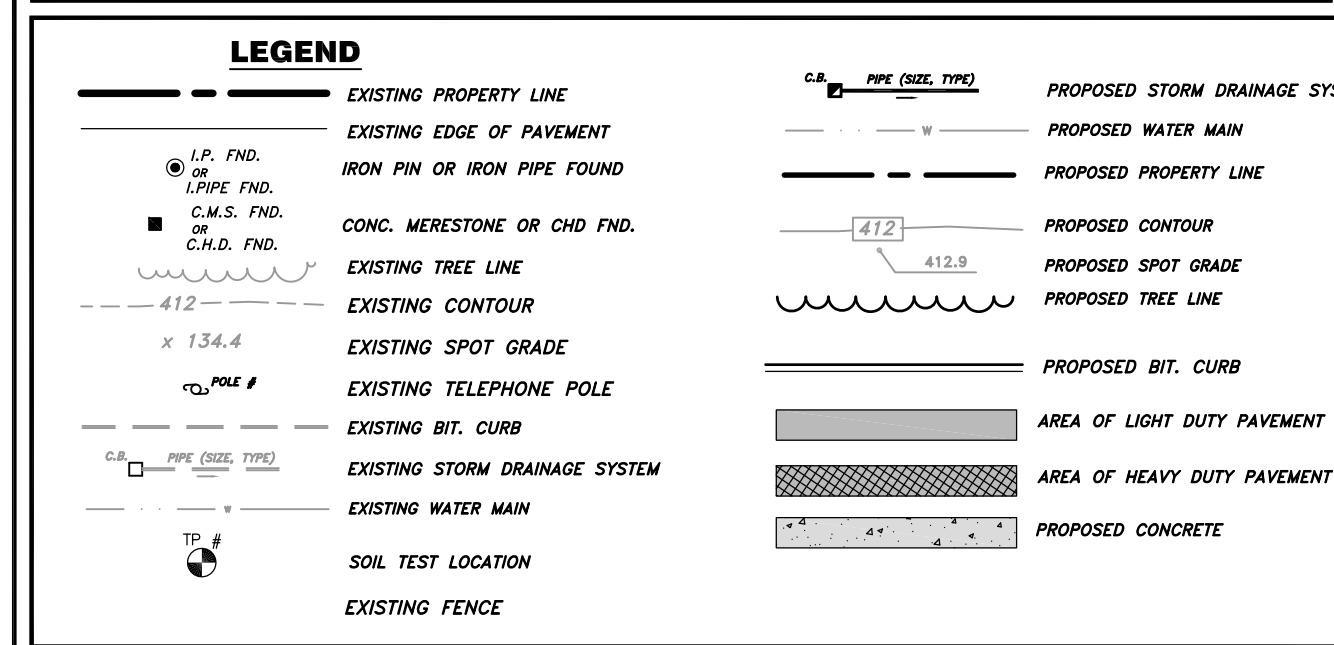
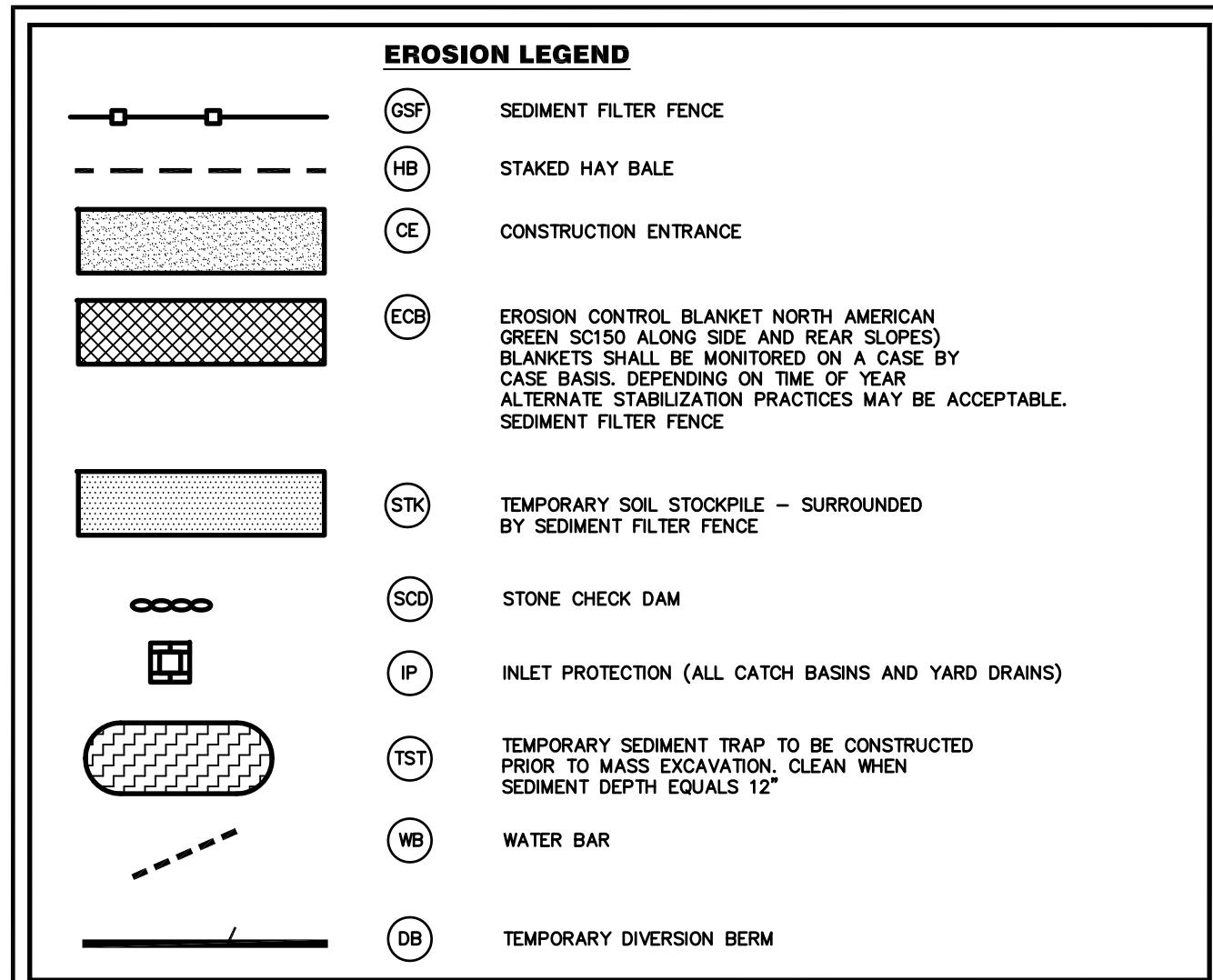




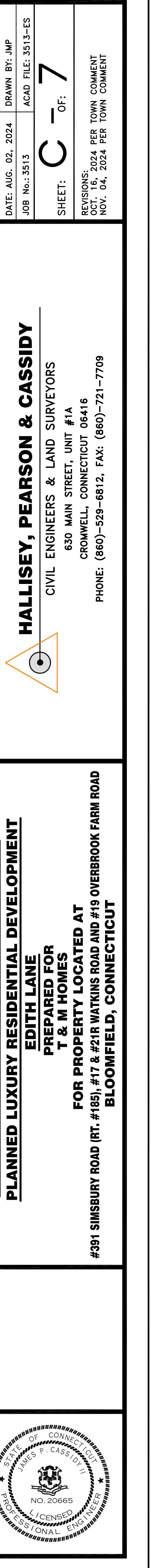
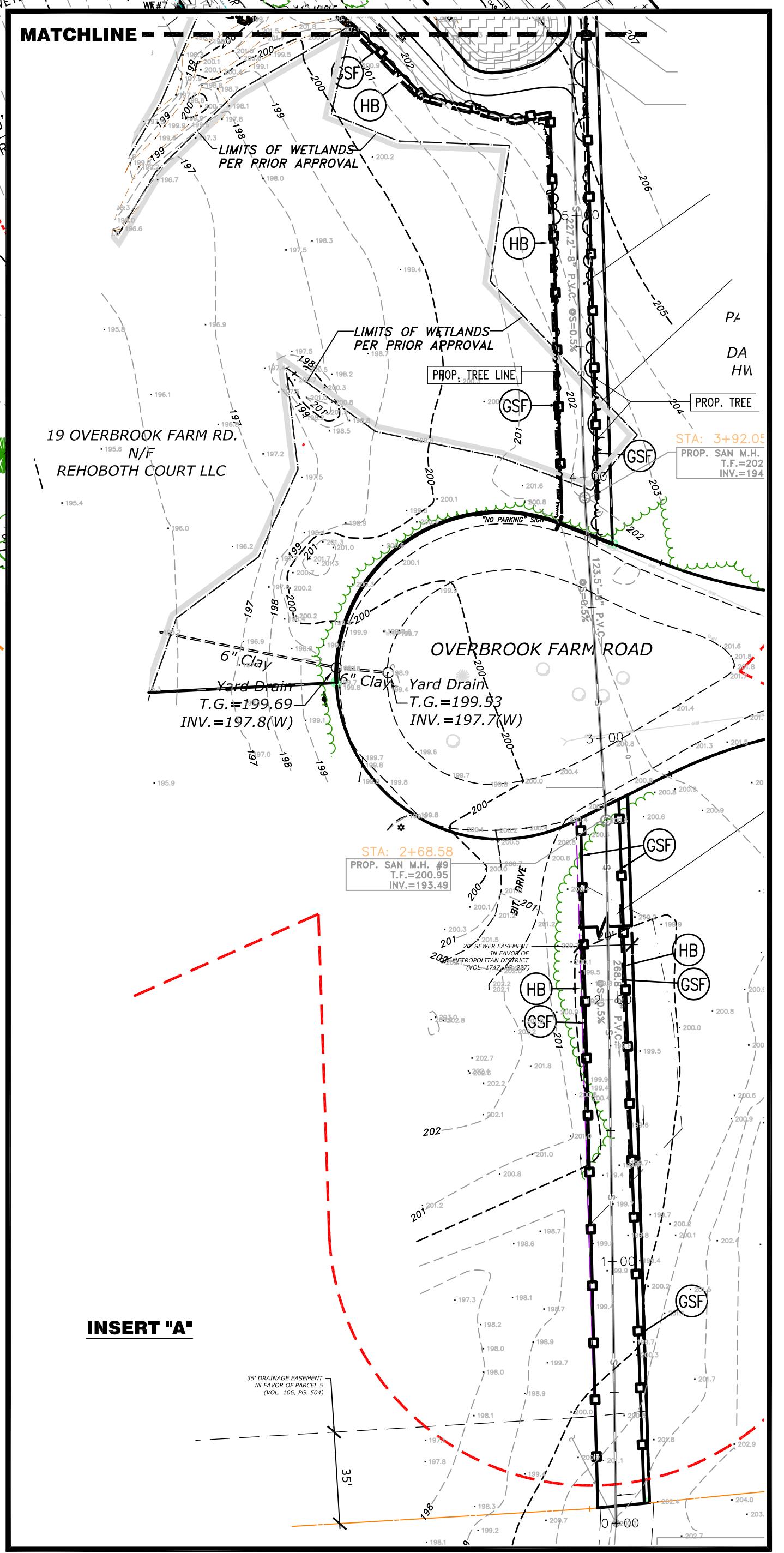
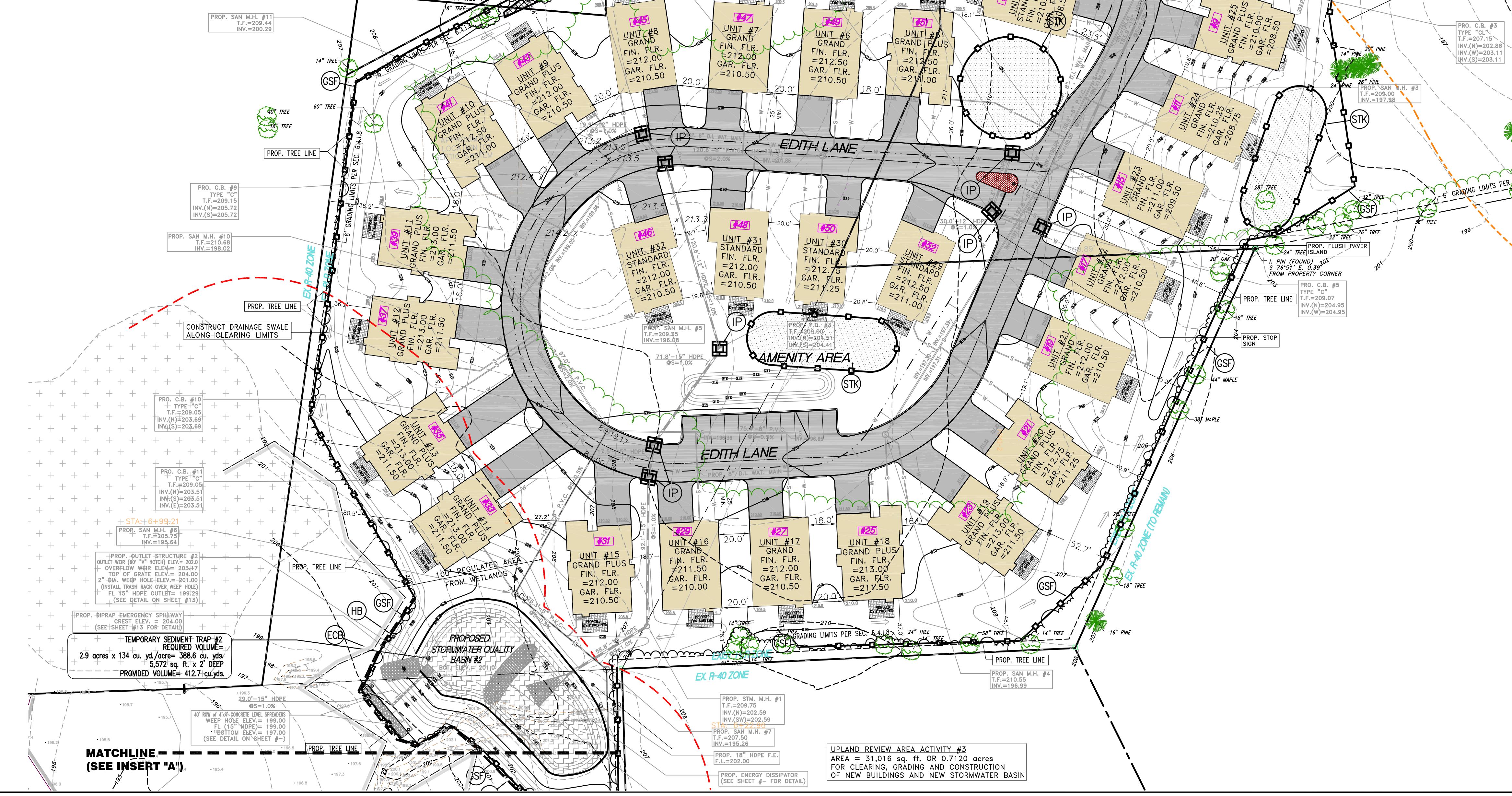








**SEE SHEET #9 FOR EROSION and
SEDIMENT CONTROL NOTES /**



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 OSH&A, 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 REFER TO THE APPROPRIATE 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 THAT 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 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" SYL	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" BWS	4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

16. PARKING SPACES 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 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 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 RESIN PAVEMENT MARKINGS ARE INDICATED.

24. TOWN OF BLOOMFIELD STREET EXCAVATION 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 SERVED BY PUBLIC WATER AND PUBLIC SEWER.

30. THE PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE "X" (AREAS OUTSIDE 500 YEAR FLOOD ZONE) PER FIRM, PANEL NUMBER 518 OF 675, MAP #09003C051BF, EFFECTIVE DATE SEPT. 06, 2008

31. 12" SWSR (STOP BAR) AND 4" SYL AND SWM 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.

33. 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.

34. 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 ENROACHMENT 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.

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31. 12" SWSR (STOP BAR) AND 4" SYL AND SWM 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.

33. 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.

34. 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 ENROACHMENT 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.

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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 Sinsbury 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 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 hydrodynamic 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 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.
15. PAVING OF PARKING AREAS AND DRIVEWAYS
16. FINAL GRADING OF SLOPE AREAS.
17. 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.).
18. CONSTRUCT STORM WATER QUALITY BASINS AND FINAL OUTLET.
19. LANDSCAPE ISLANDS AND PERIMETER AREAS. INSTALL SIGNING AND PAVEMENT MARKINGS.
20. 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 SEADED, 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 DOWNSIDE 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 SEADED, 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

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.
5. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
6. ROUGH GRADING.
7. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
8. PERFORM FILLING ACTIVITIES.
9. INSPECT AND MAINTAIN SEDIMENTATION AND EROSION CONTROL STRUCTURES.
10. 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 (DOWNSIDE 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 ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS.

EROSION AND SEDIMENT CONTROL PLAN

I. SILTATION FENCE

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 ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, NOTIFYING 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 DOWNSIDE 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. FILES SHALL BE TEMPORARILY SEEDED IF FILE 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 PERNENNIAL 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. INTEGRATED GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFER.

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.

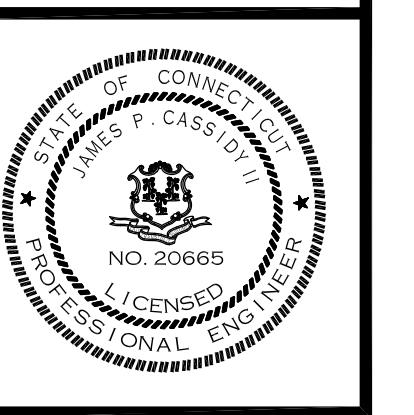
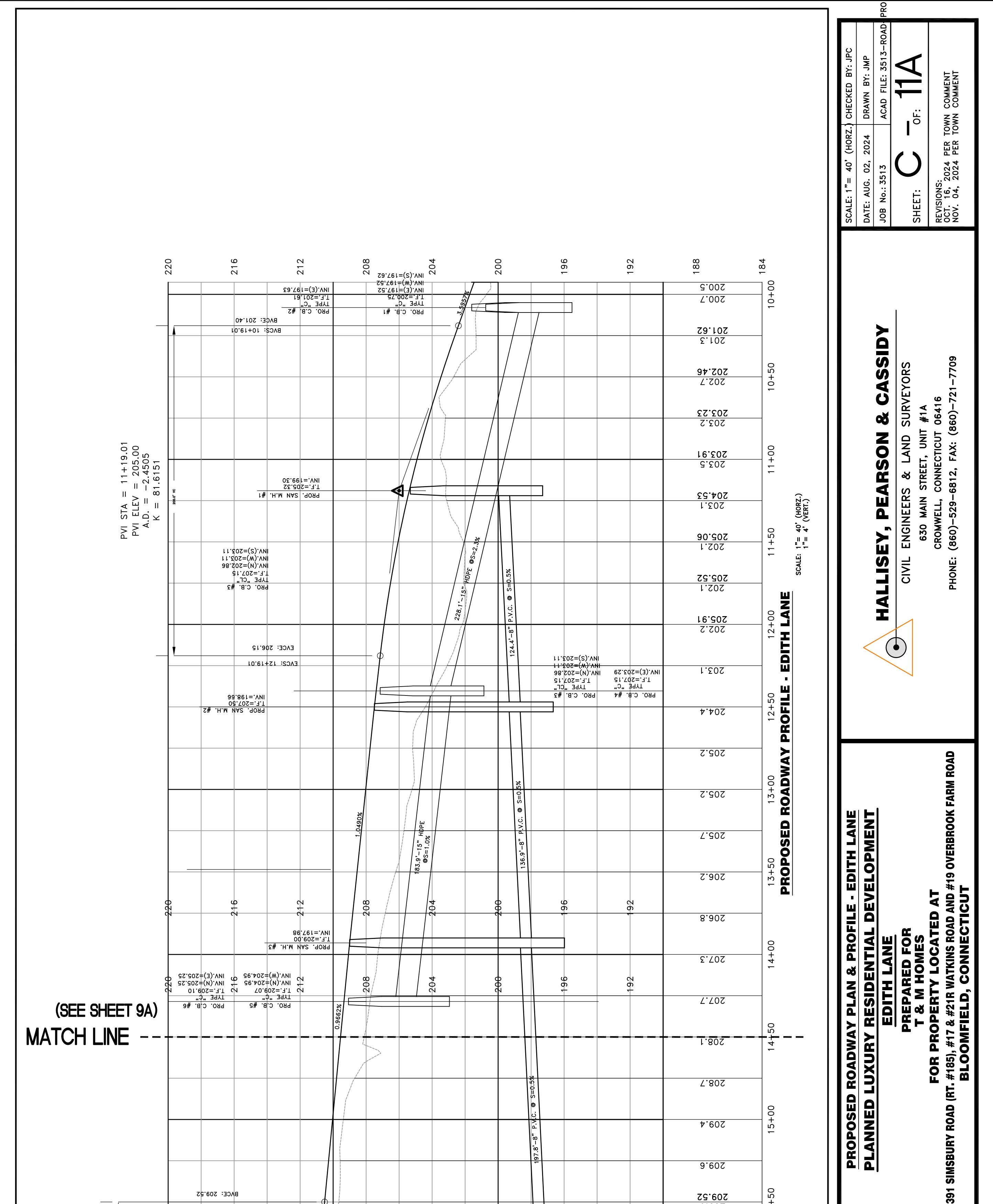
15. EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.

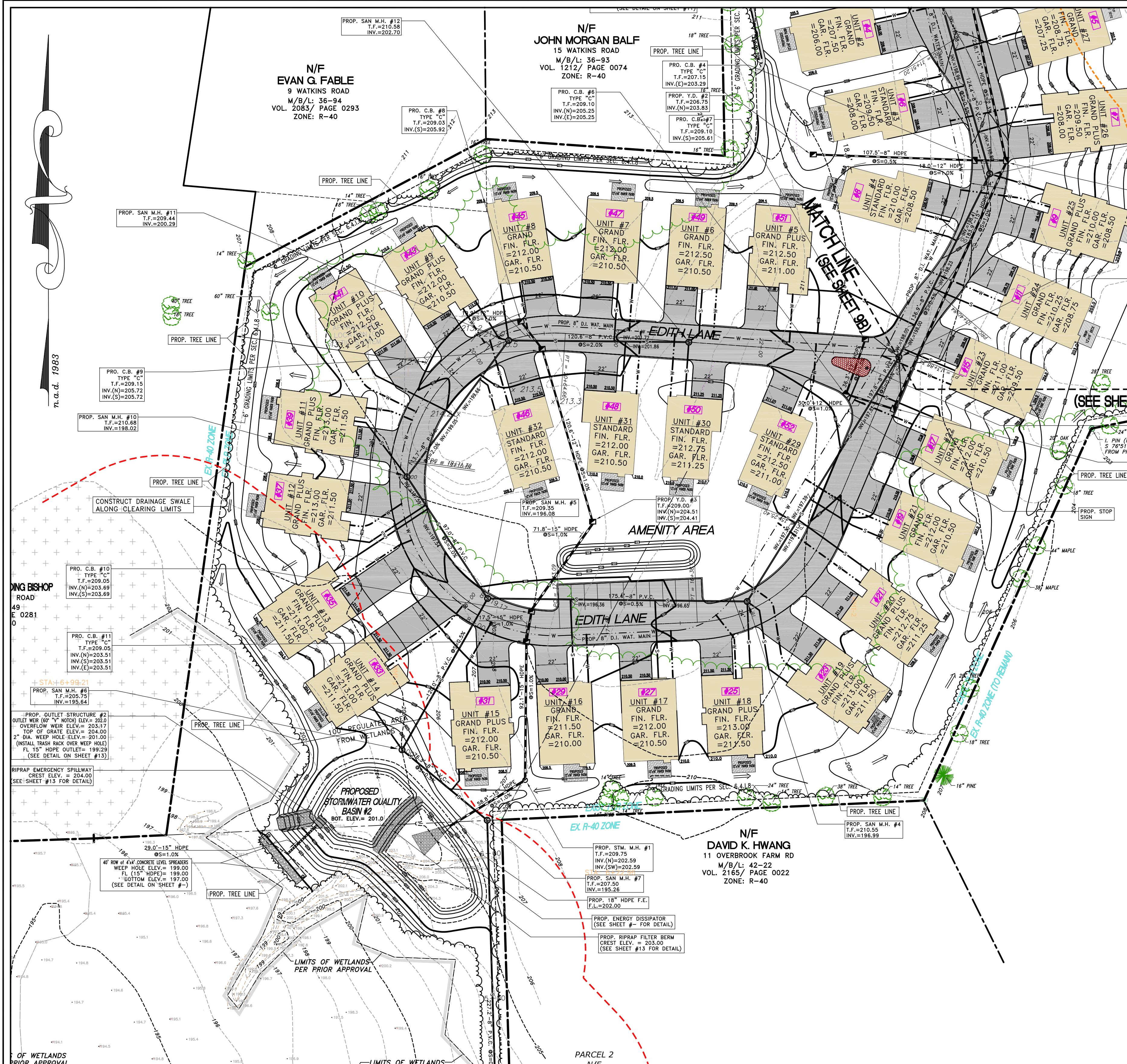
16. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIRONMENT, AMOCO SILT STOP OR EQUIVALENT APPROVED BY SITE ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT.

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.

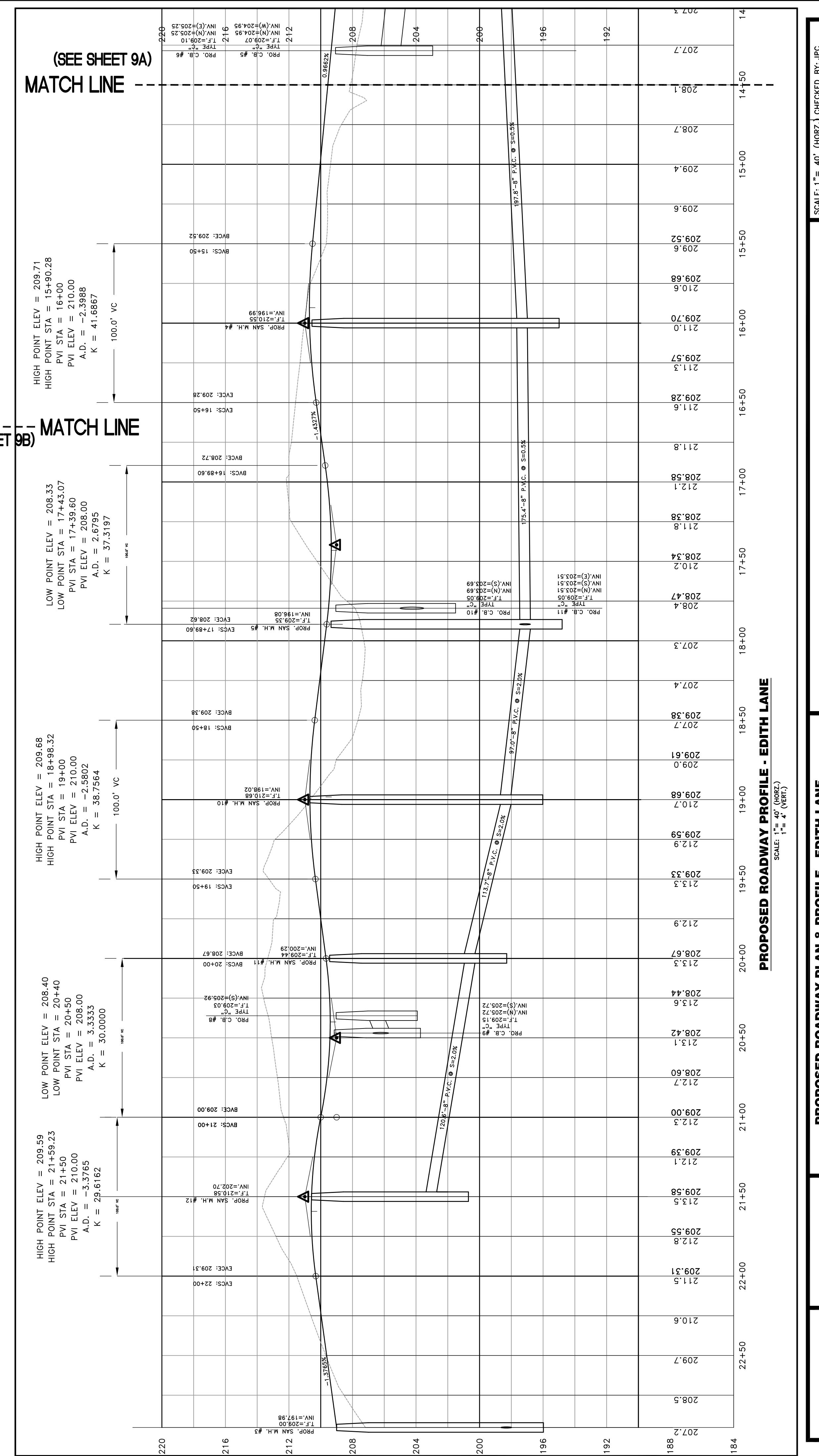
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PROPOSED ROADWAY PLAN - EDITH LANE

SCALE: 1" = 40'



PROPOSED ROADWAY PLAN & PROFILE E EDITH LANE

ED ROADWAY PLAN & PROFILE - EDITH LANE

D LUXURY RESIDENTIAL DEVELOPMENT

EDITH LANE

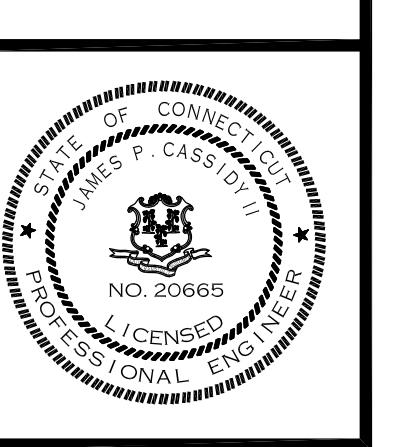
PREPARED FOR

T & M HOMES

FOR PROPERTY LOCATED AT

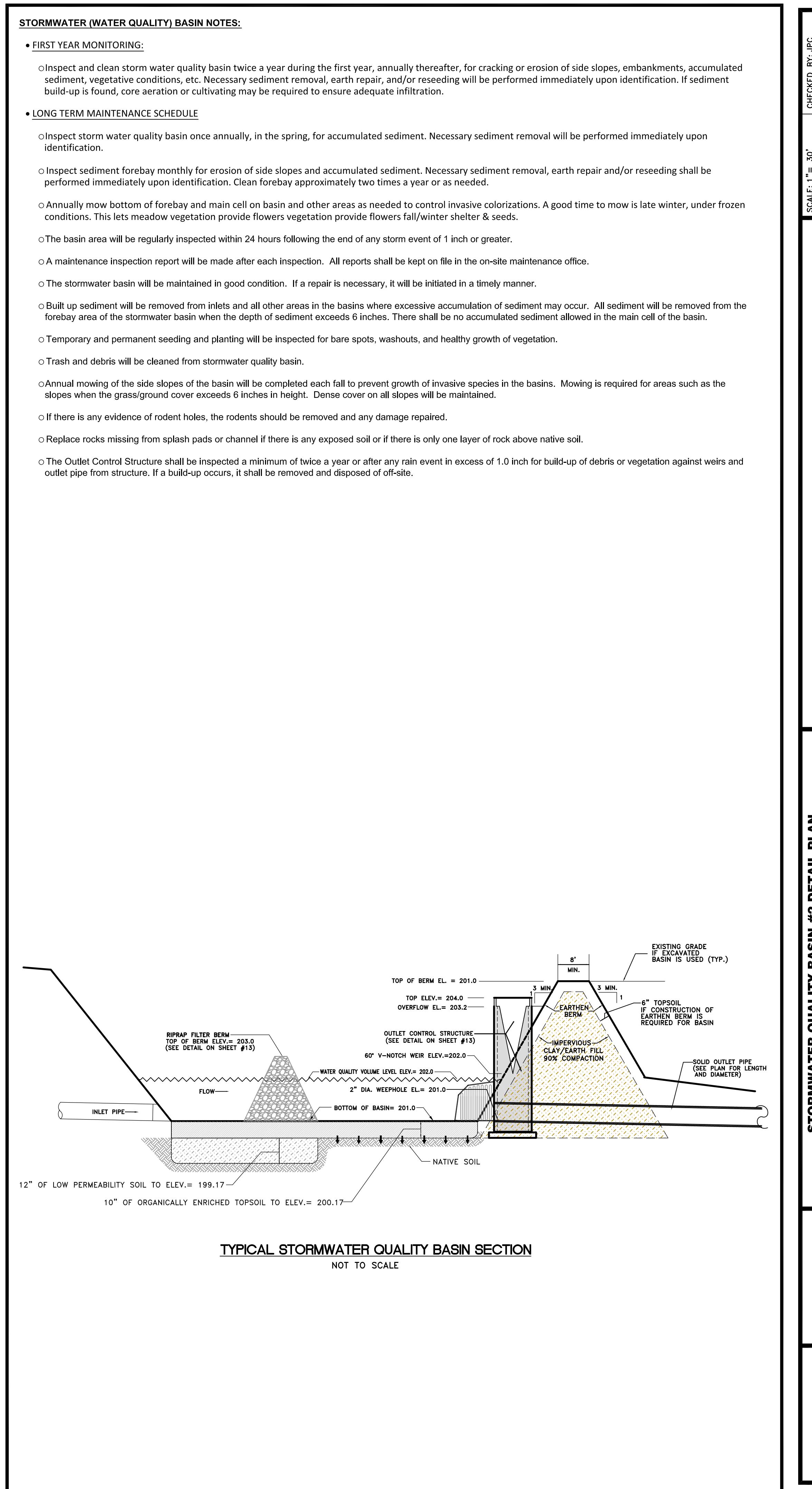
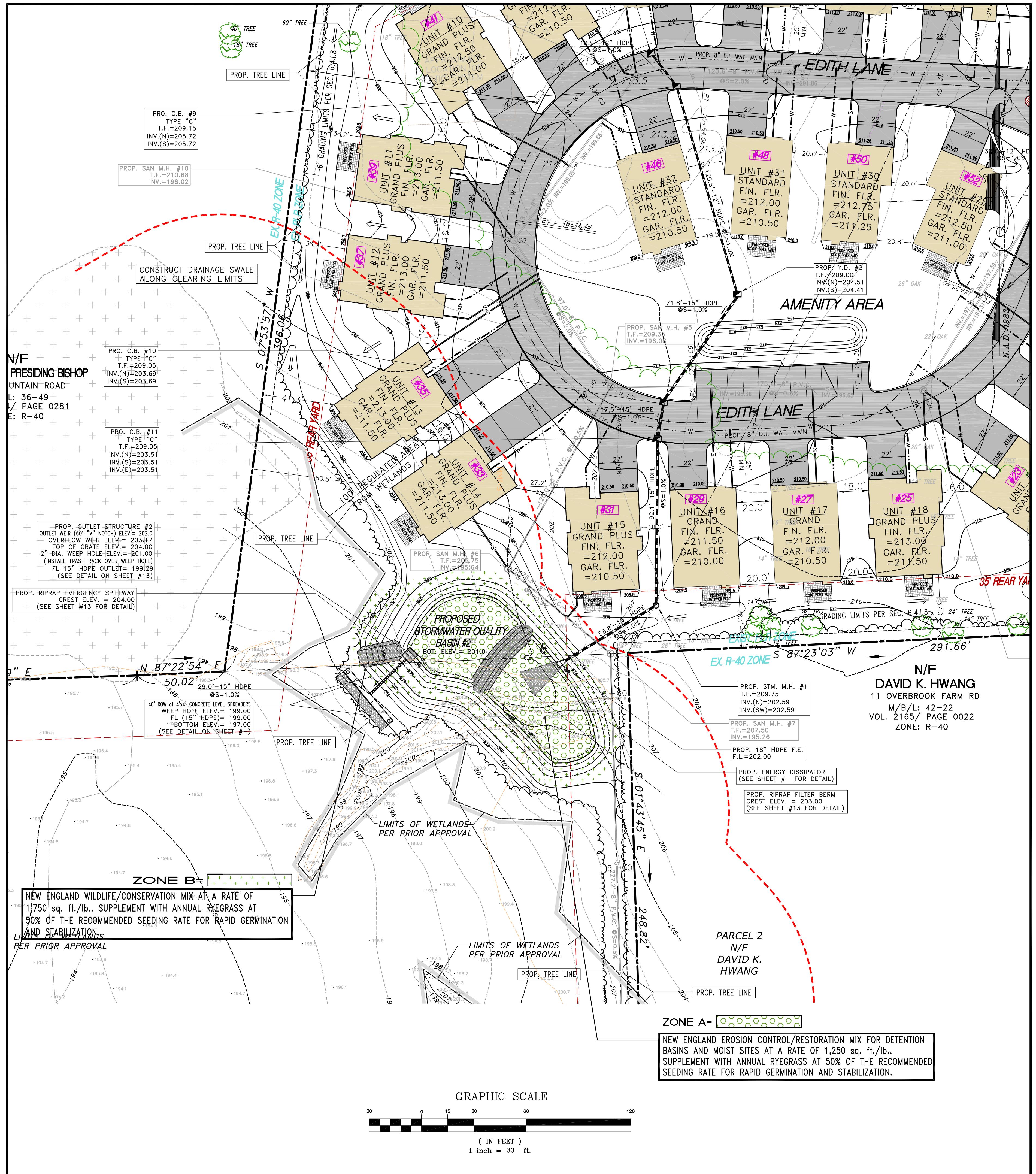
D (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM (RT. #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM BLOOMFIELD, CONNECTICUT

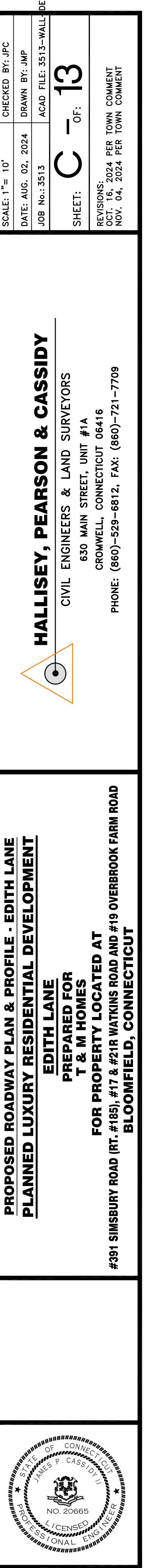
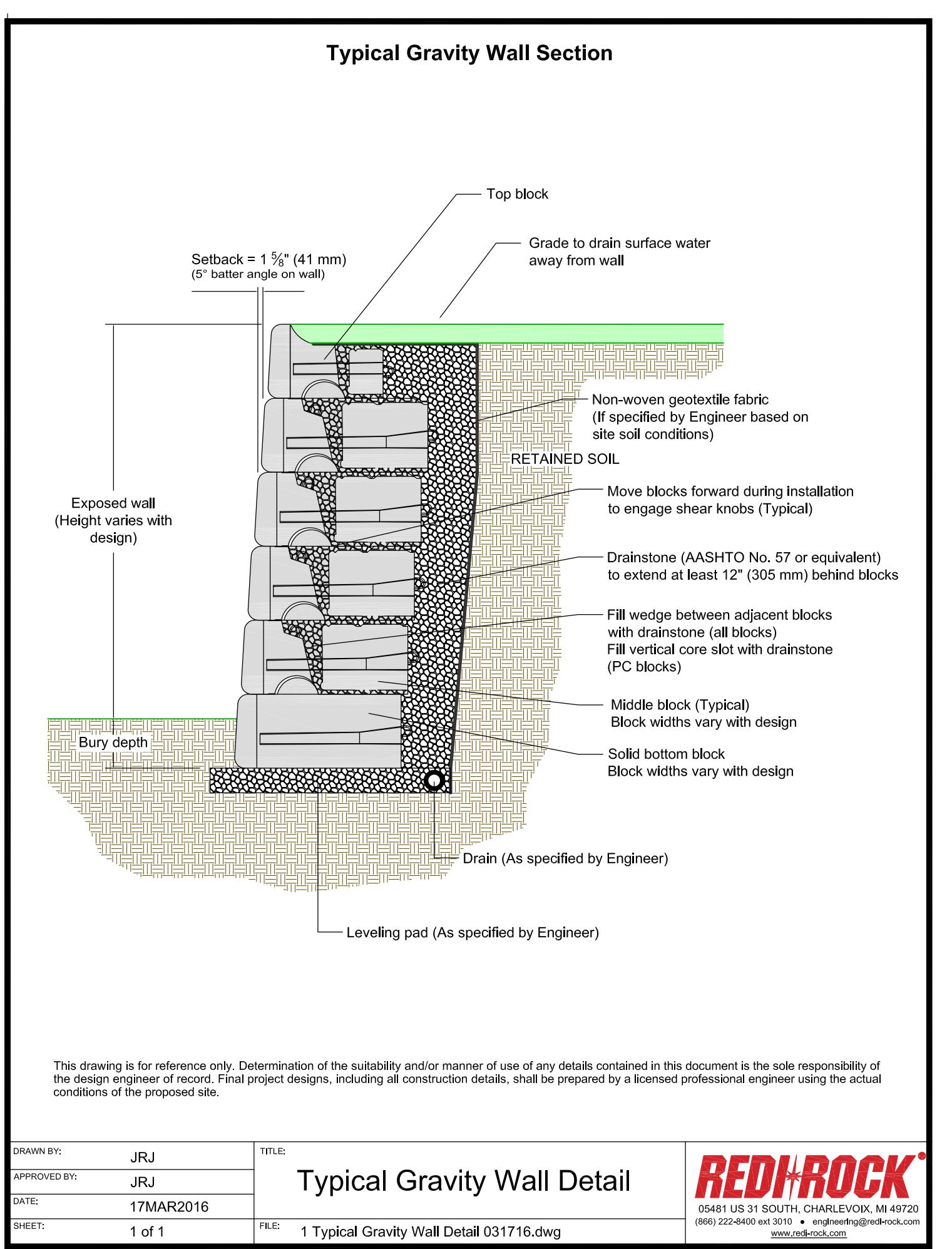
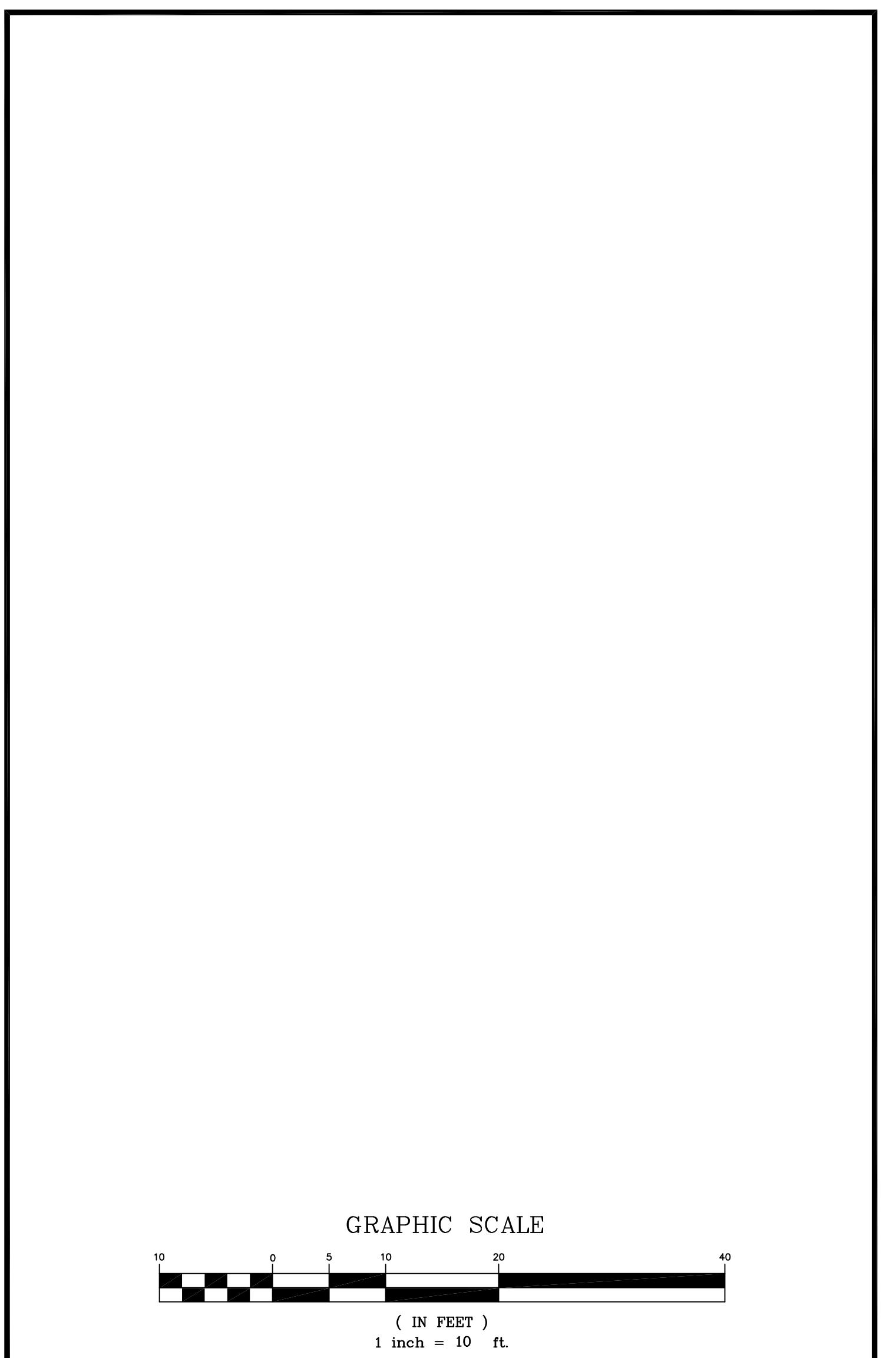
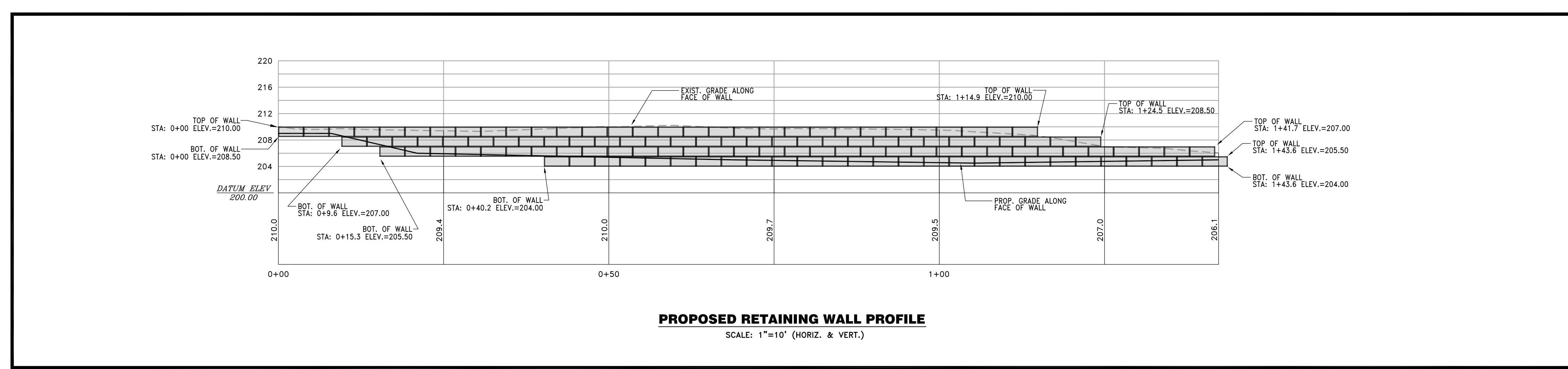
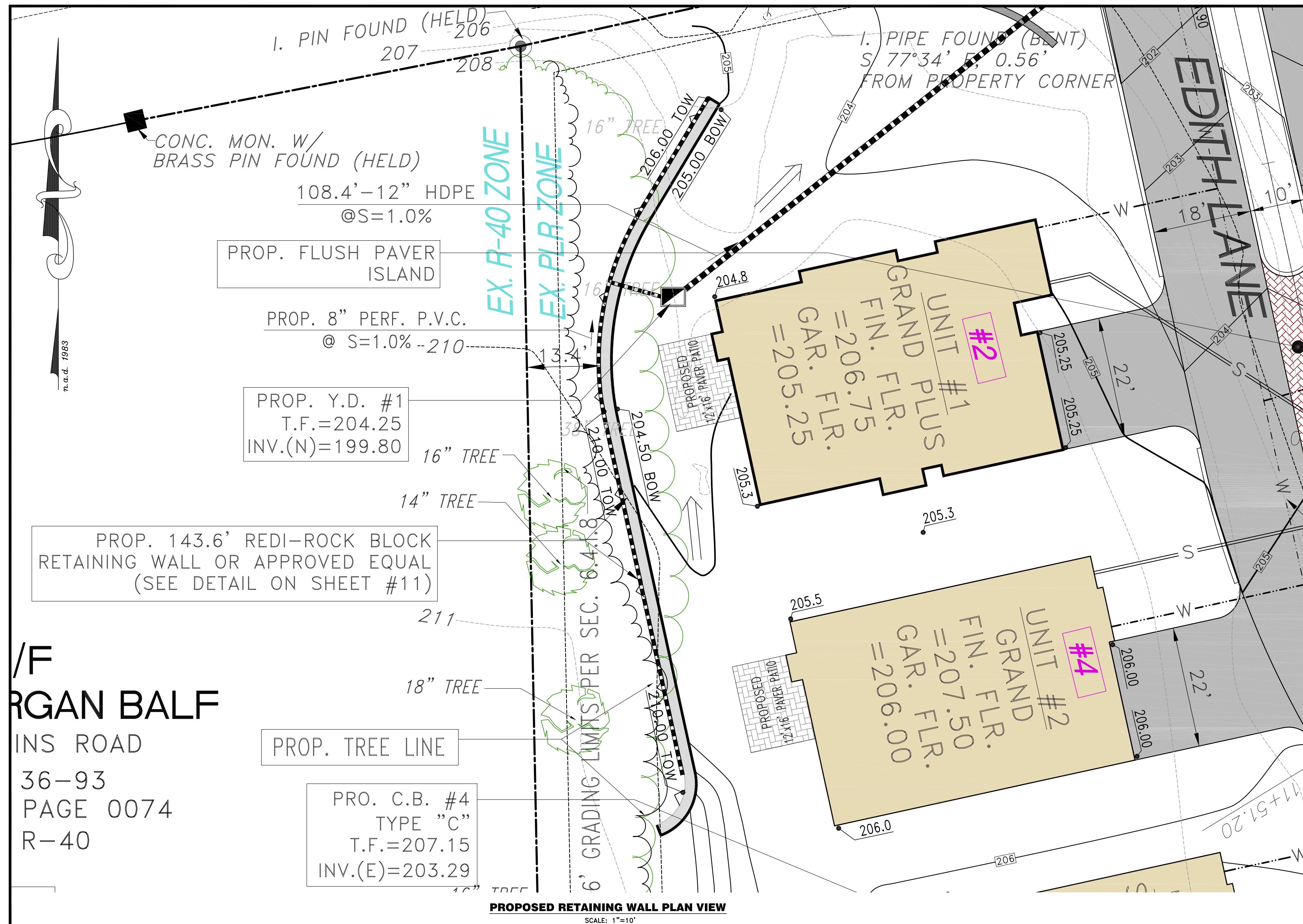
**T & M HOMES
'OR PROPERTY LOCATED AT
#185), #17 & #21R WATKINS ROAD AND #19 OVERTON FARM
BLOOMFIELD, CONNECTICUT**

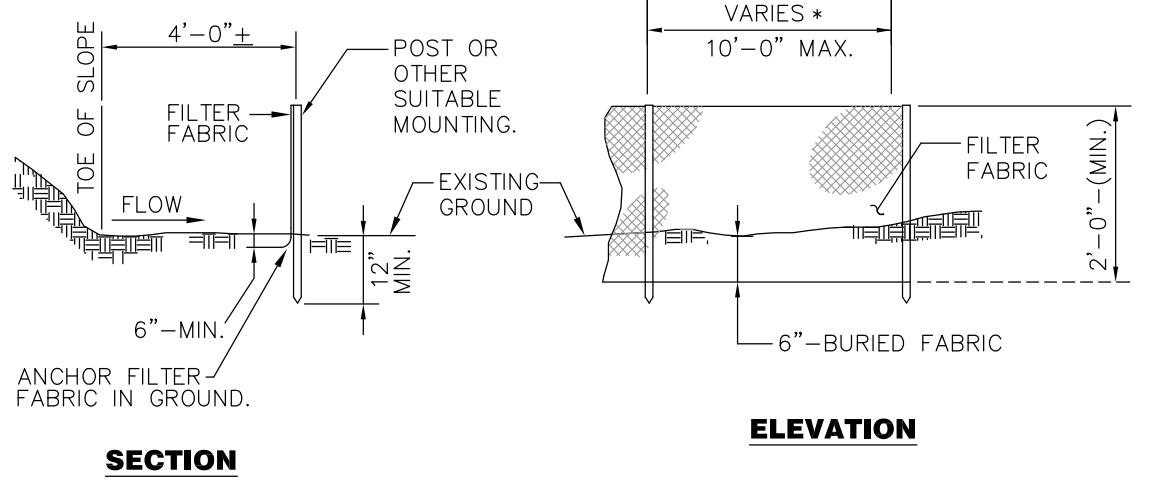


CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CBONWEIL CONNECTICUT 06416

630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860)-529-6812, FAX: (860)-721-7709







NOTE:
* POST SPACING AND EMBEDMENT VARIES BASED ON THE MANUFACTURER'S REQUIREMENTS.

SILT FENCE

NO SCALE

MAINTENANCE OF SILT FENCE

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

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:

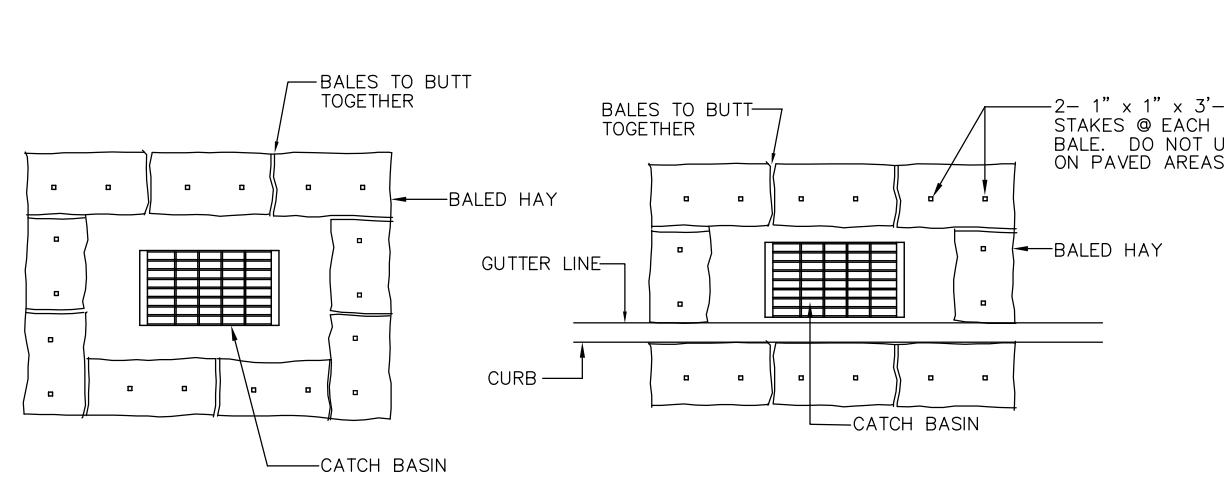
- (A) THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER.
- (B) THE FENCE HAS BEEN MOVED OUT OF POSITION (KNOCKED OVER), OR
- (C) THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

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

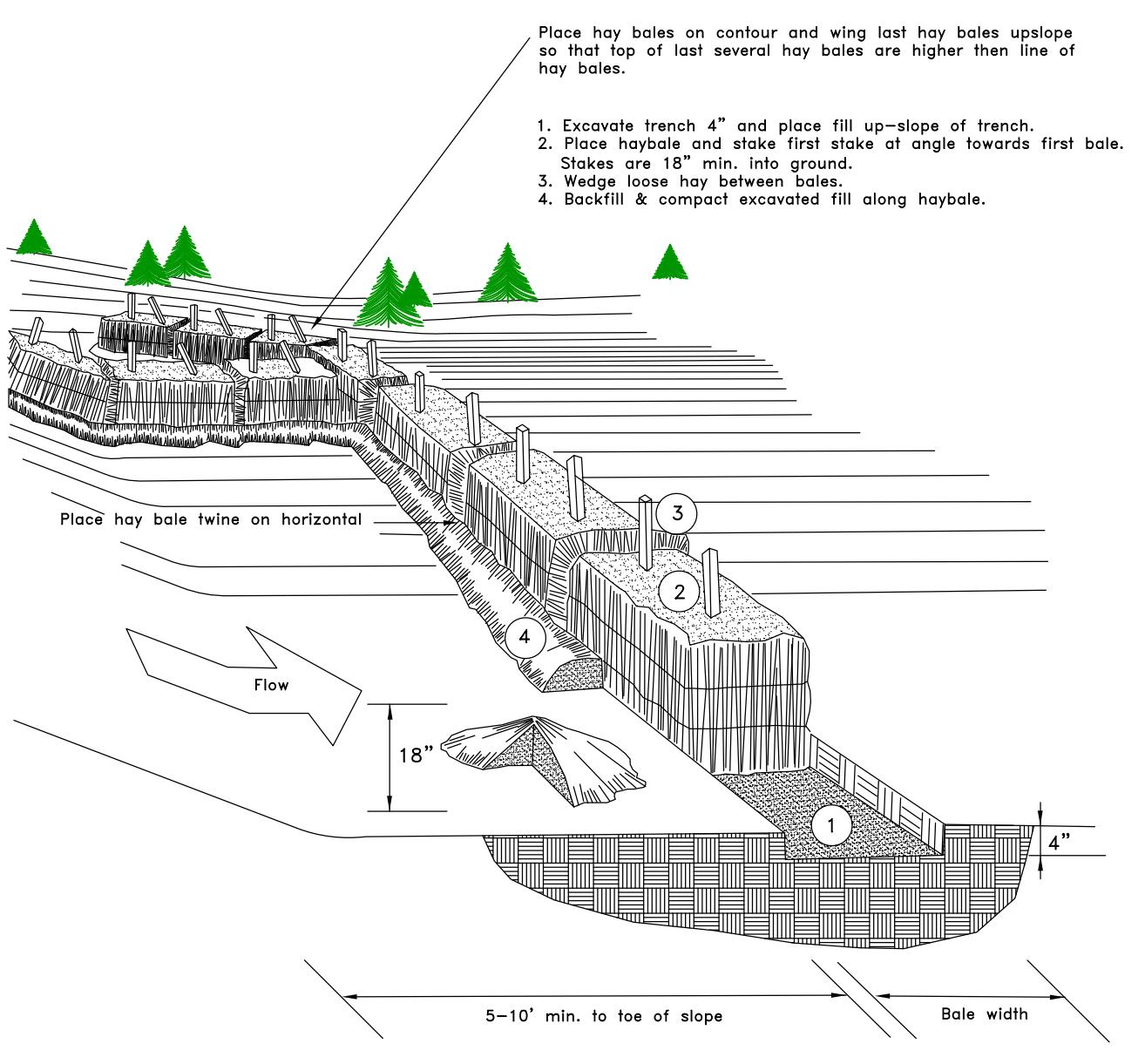
INSPECT THE HAY BALE CHECK DAM AT LEAST ONCE A WEEK AND WITHIN 24 HOURS FOLLOWING A STORM WITH RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS. FOR DE WATERING OPERATIONS, INSPECT FREQUENTLY BEFORE, DURING AND AFTER PUMPING OPERATIONS.

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 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.

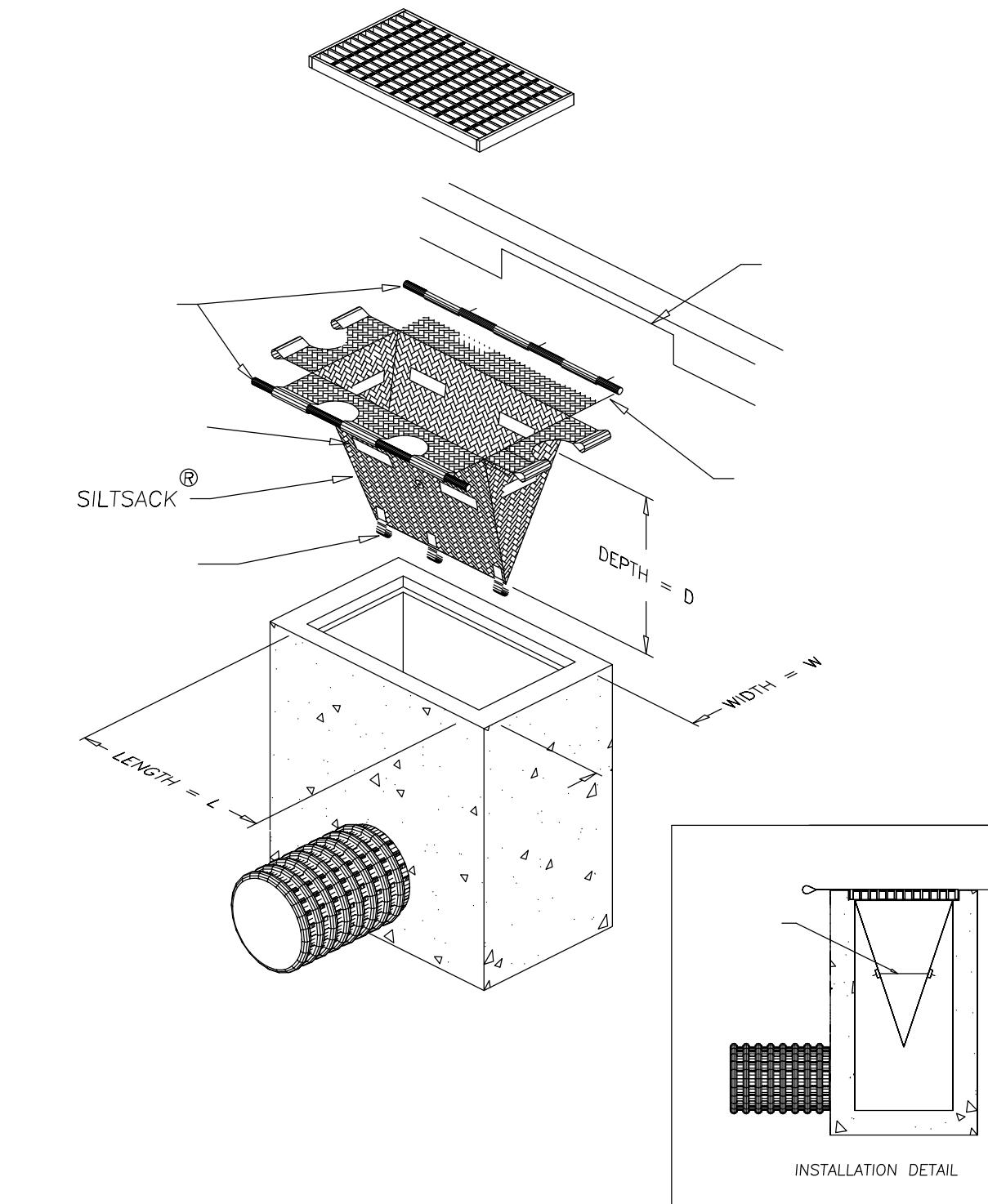
WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION REVIEW CONDITIONS AND LIMITATION FOR USE AND DETERMINE IF ADDITIONAL CONTROLS ARE NEEDED TO REDUCE FAILURE RATE OR REPLACE HAY BALE BARRIER.

MAINTAIN HAY BALE BARRIER UNTIL CONTRIBUTING AREA IS STABILIZED. AFTER UPTAKE AREAS HAVE BEEN STABILIZED PULL THE STAKES OUT OF THE HAYBALES. UNLESS OTHERWISE REQUIRED NO REMOVAL 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

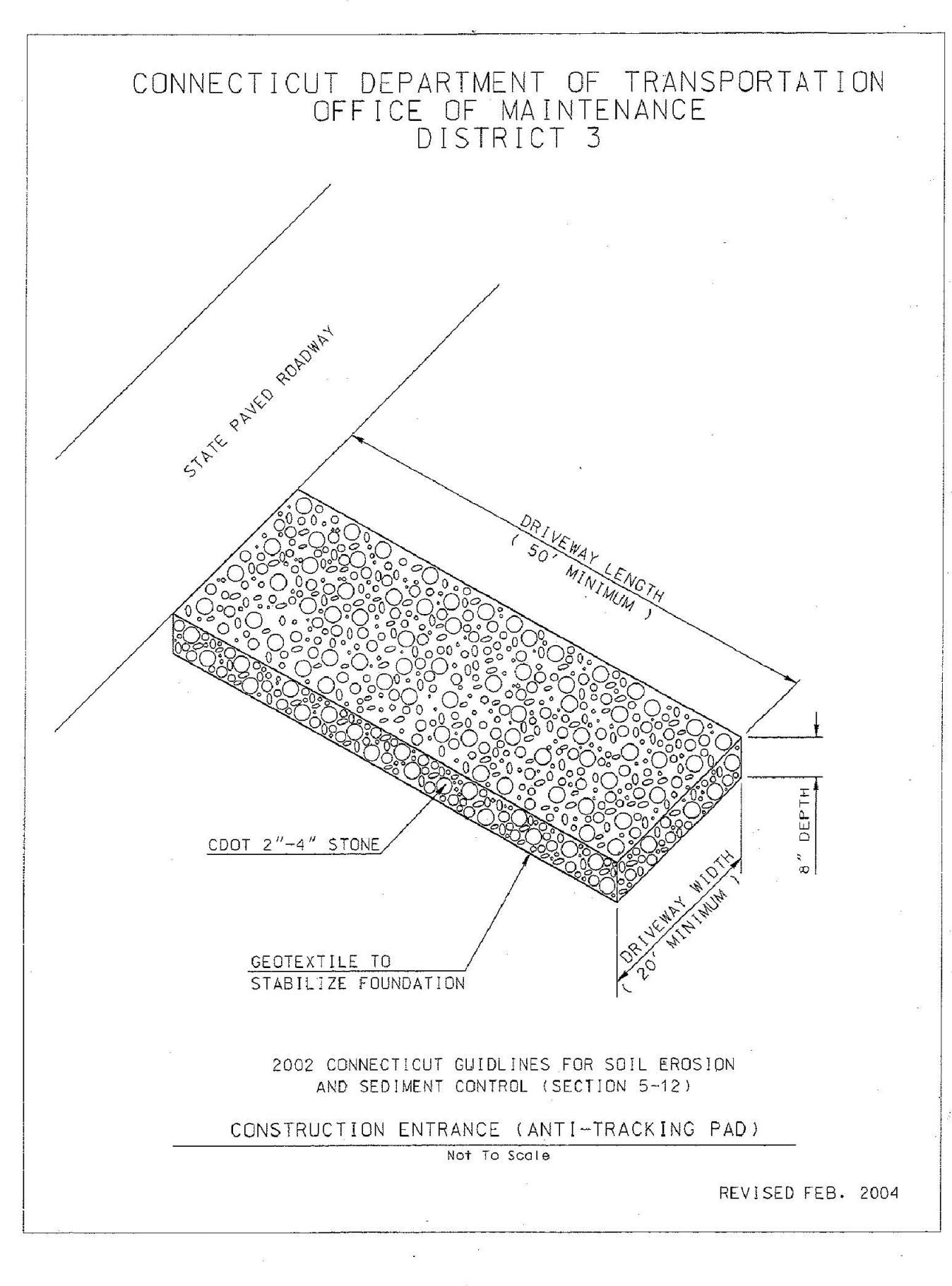
NO SCALE

HALLISEY, PEARSON & CASSIDY

CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
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PLANNED LUXURY RESIDENTIAL DEVELOPMENT

EDITH LANE
PREPARED FOR
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BLOOMFIELD, CONNECTICUT

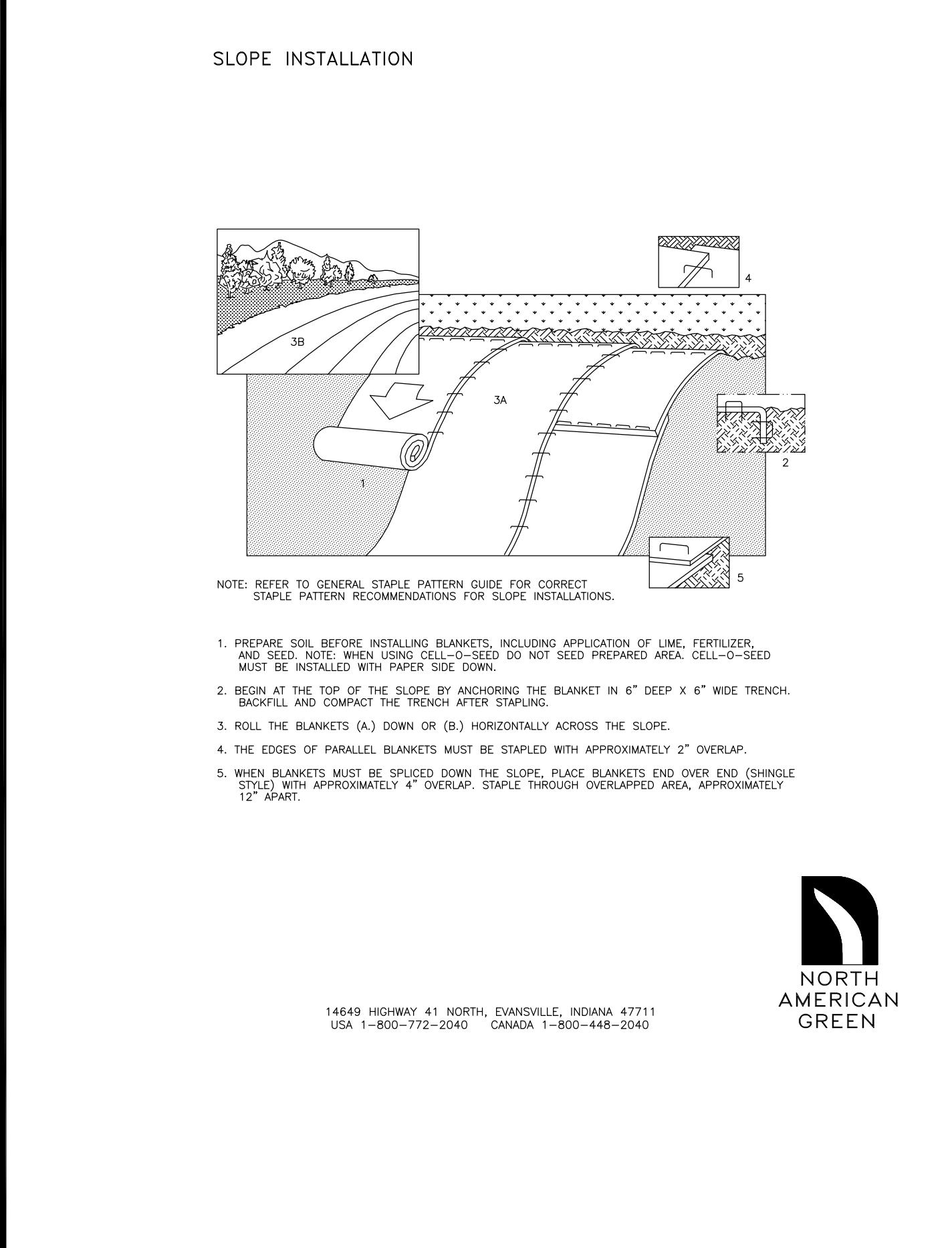


2002 CONNECTICUT GUIDELINES FOR SOIL EROSION
AND SEDIMENT CONTROL (SECTION 5-12)

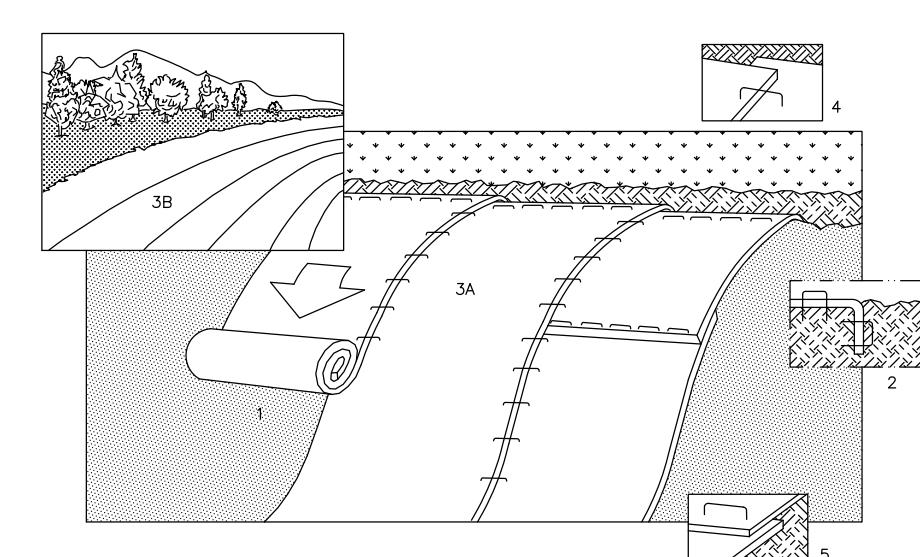
CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

NOT TO SCALE

REVISED FEB. 2004



SLOPE INSTALLATION

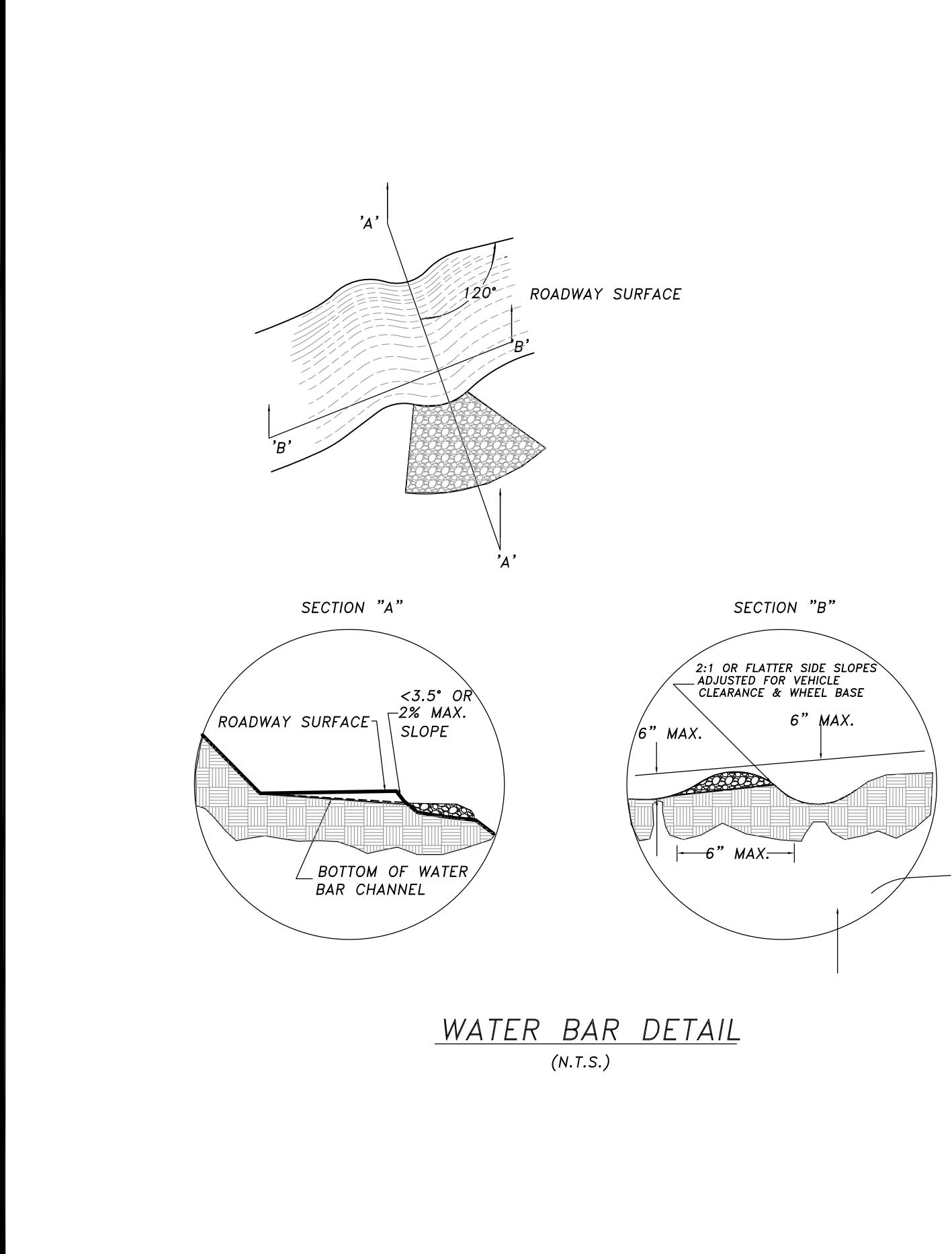


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED IS TO BE INSTALLED WITH PAPER.
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.

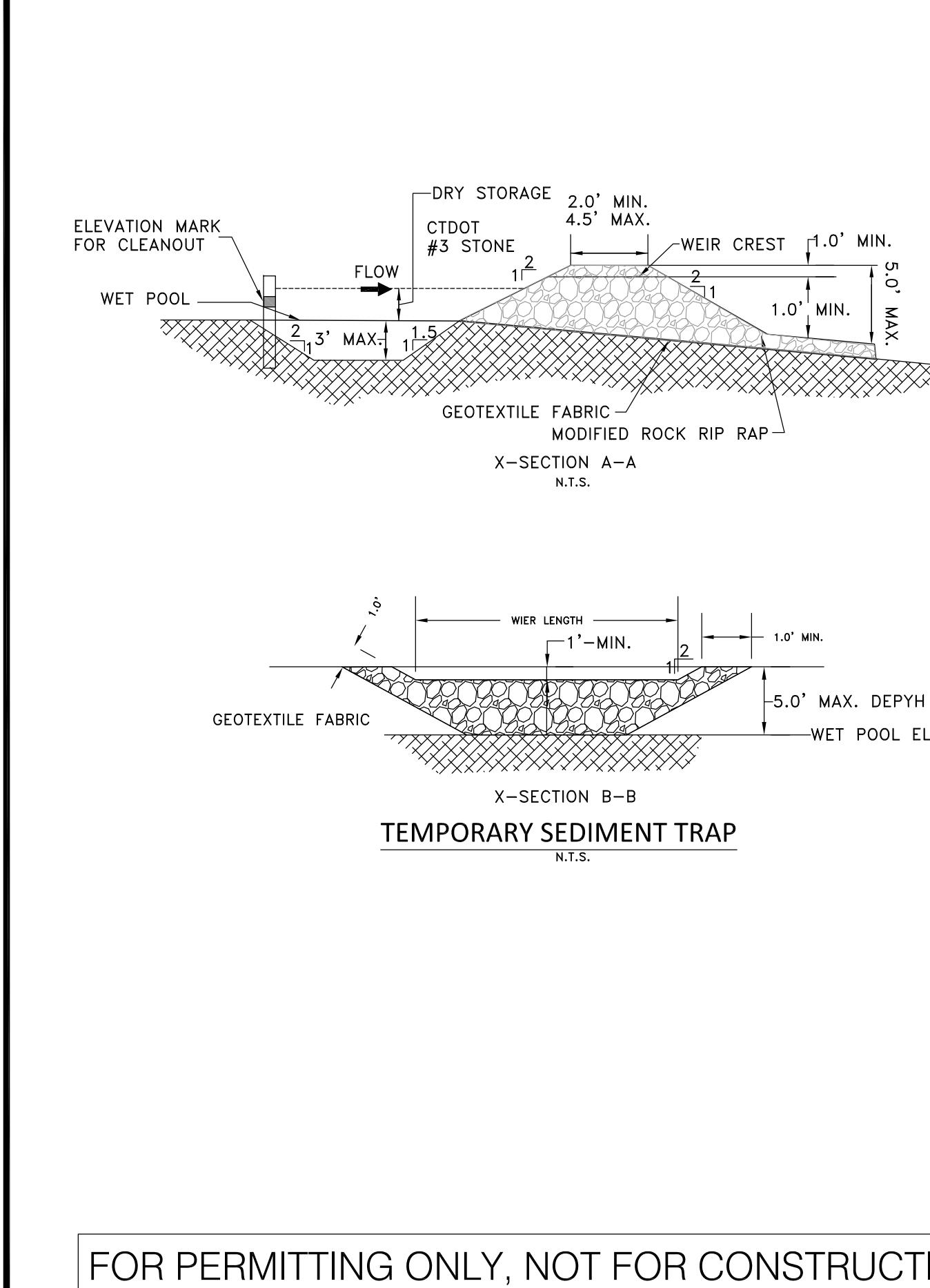
NORTH
AMERICAN
GREEN

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



WATER BAR DETAIL

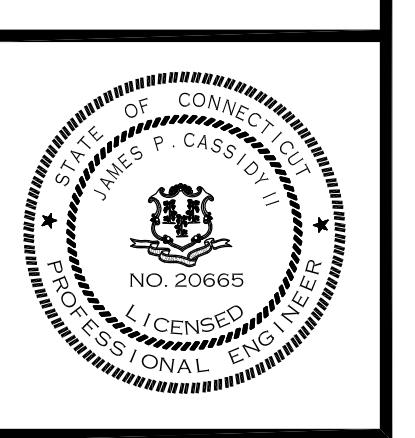
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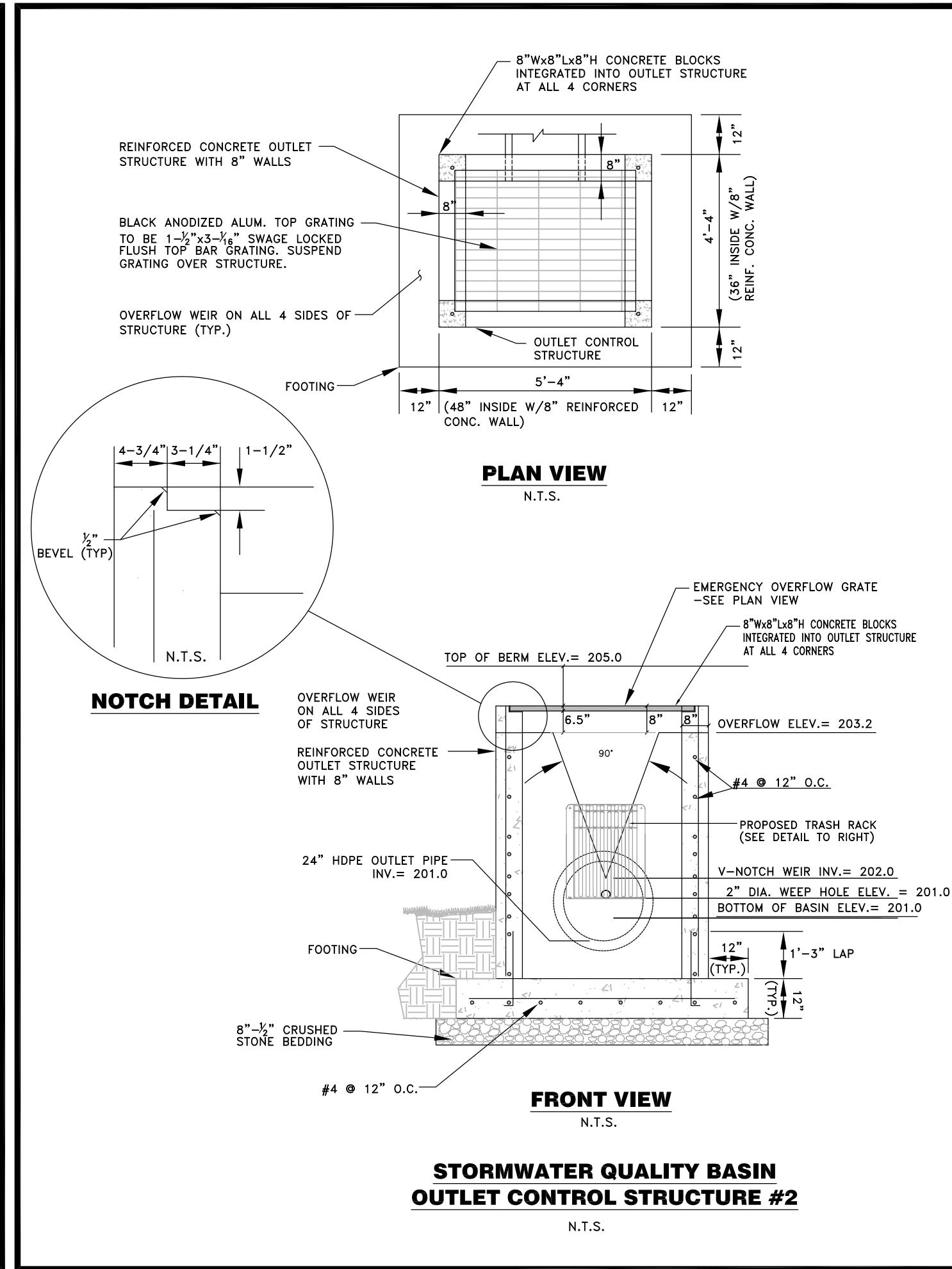
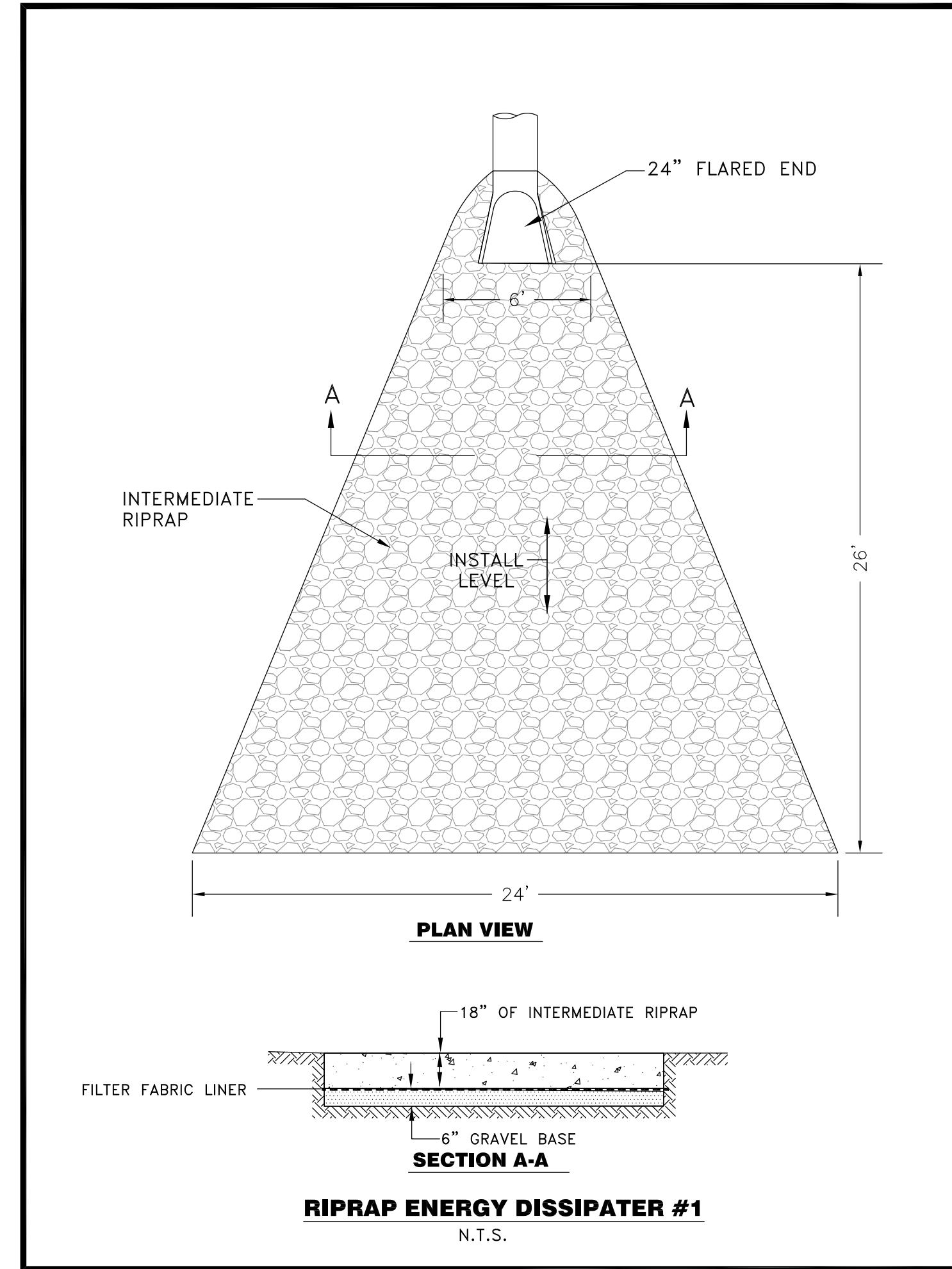
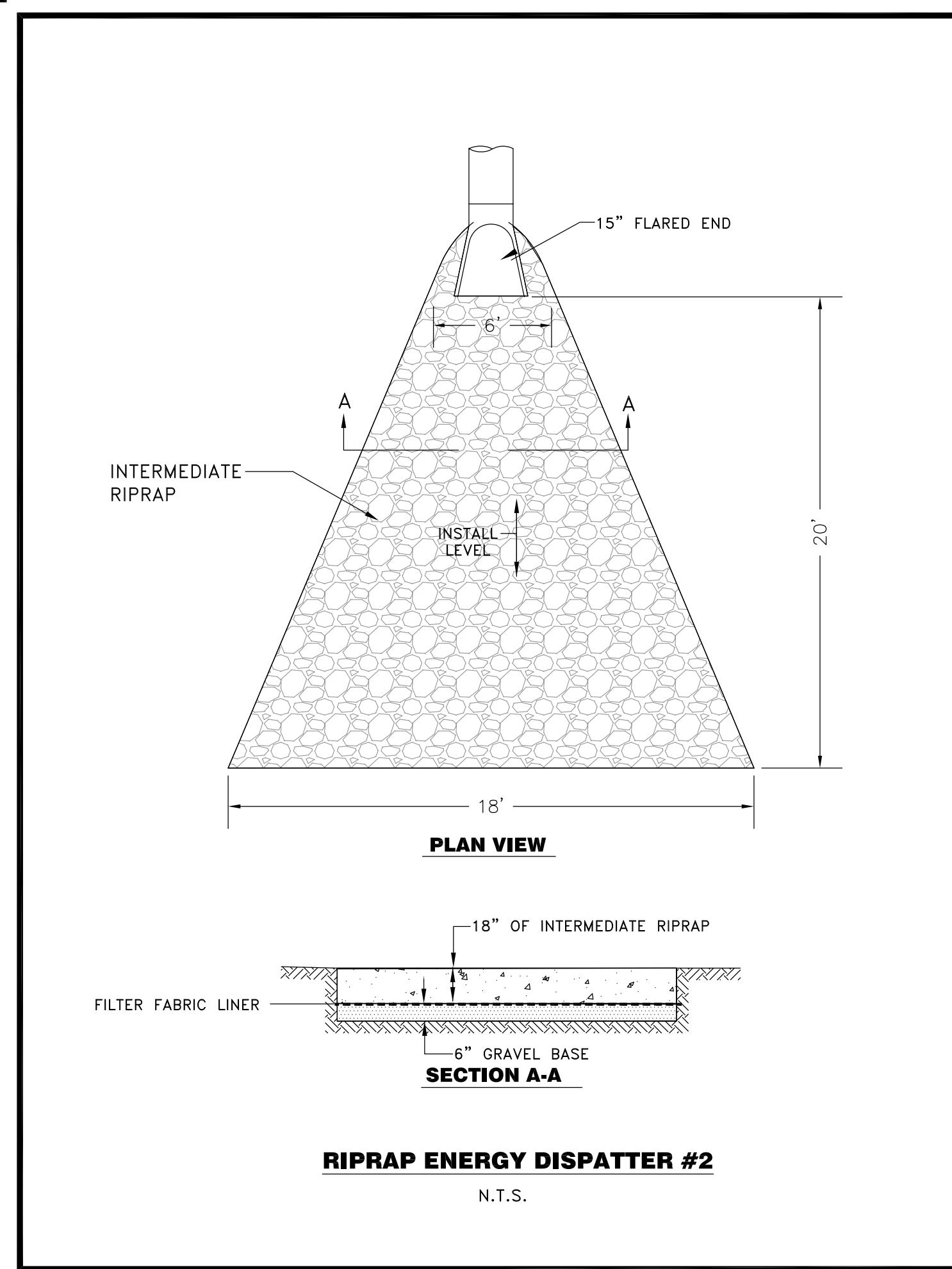
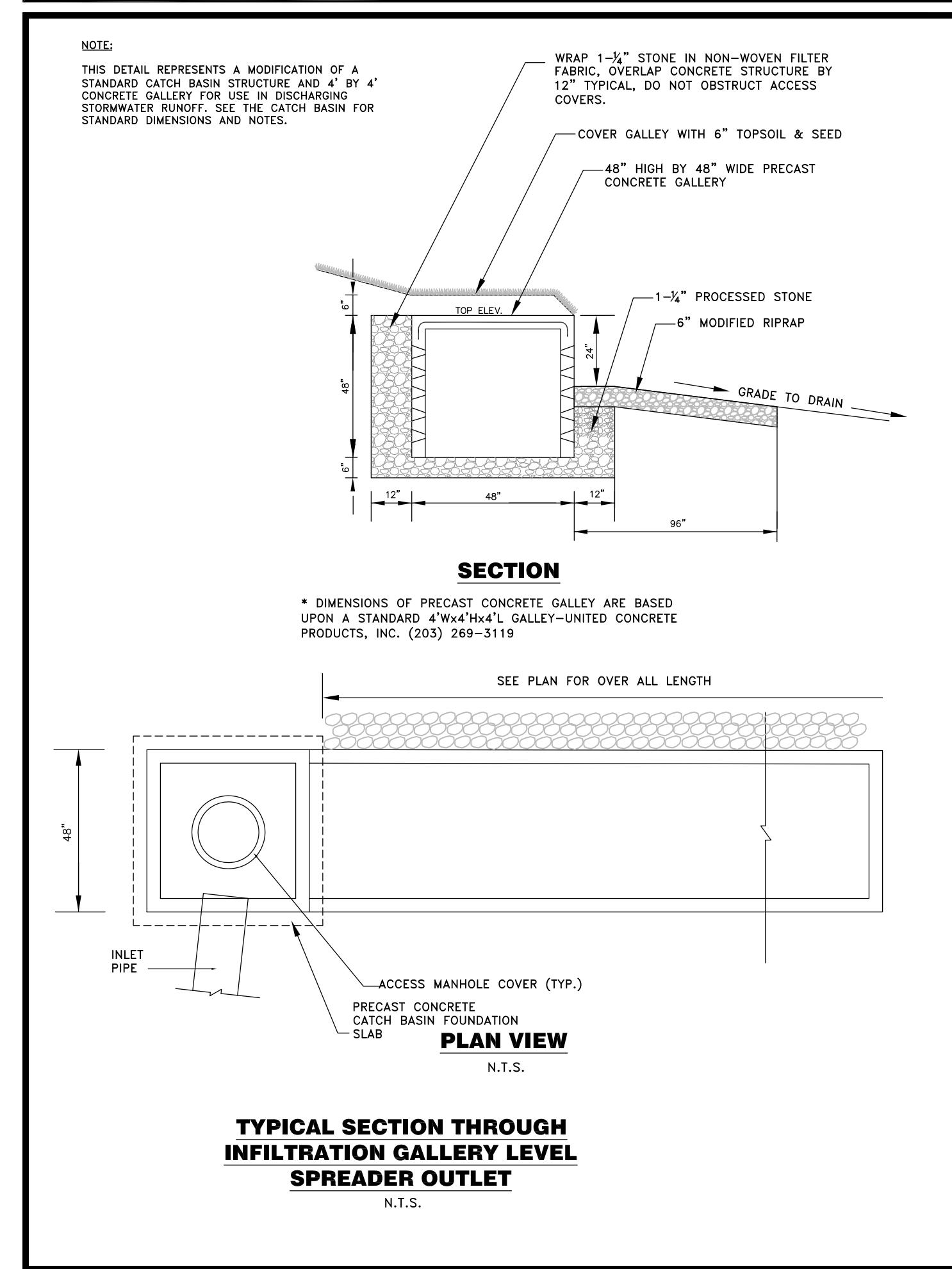
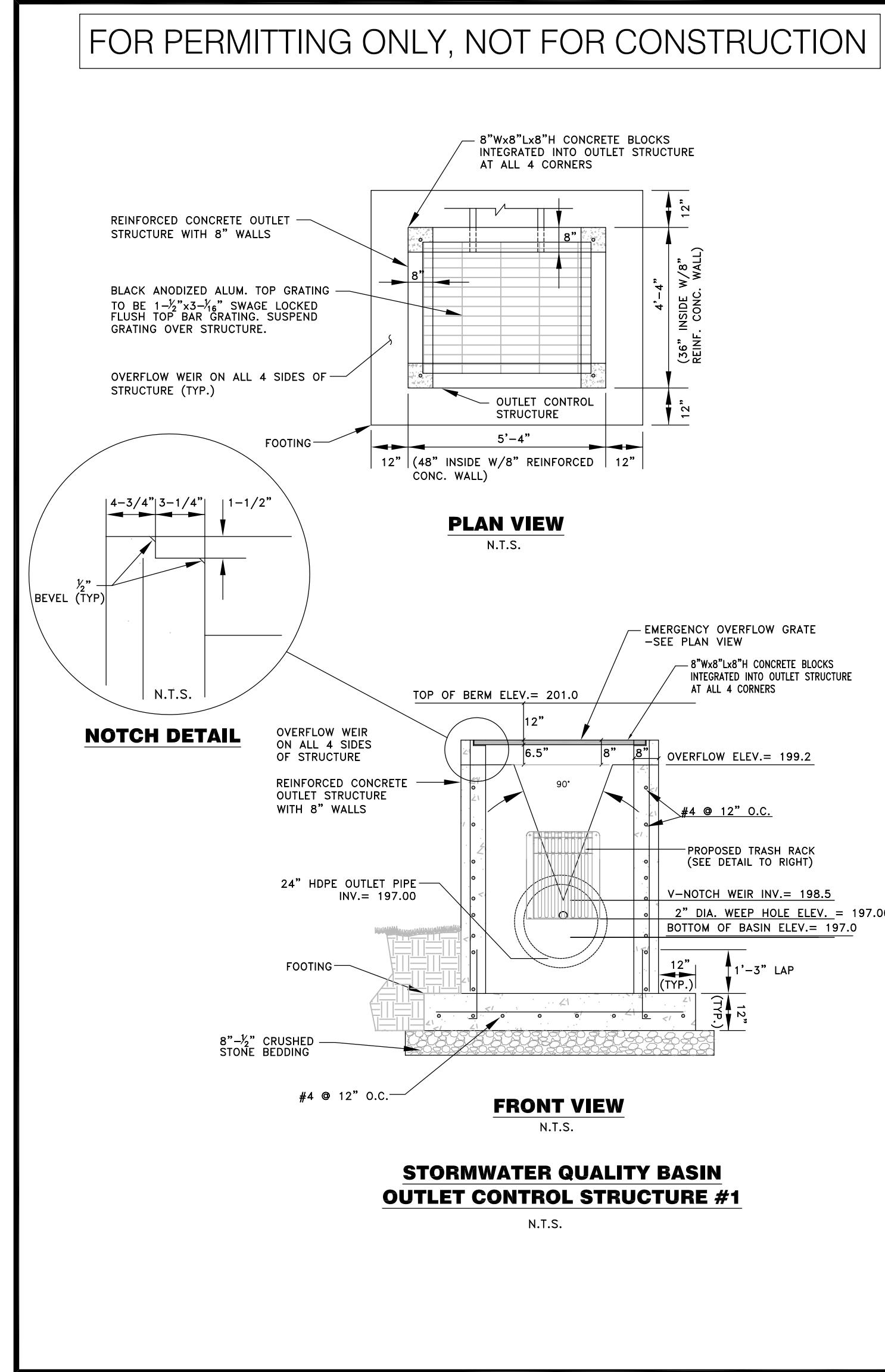
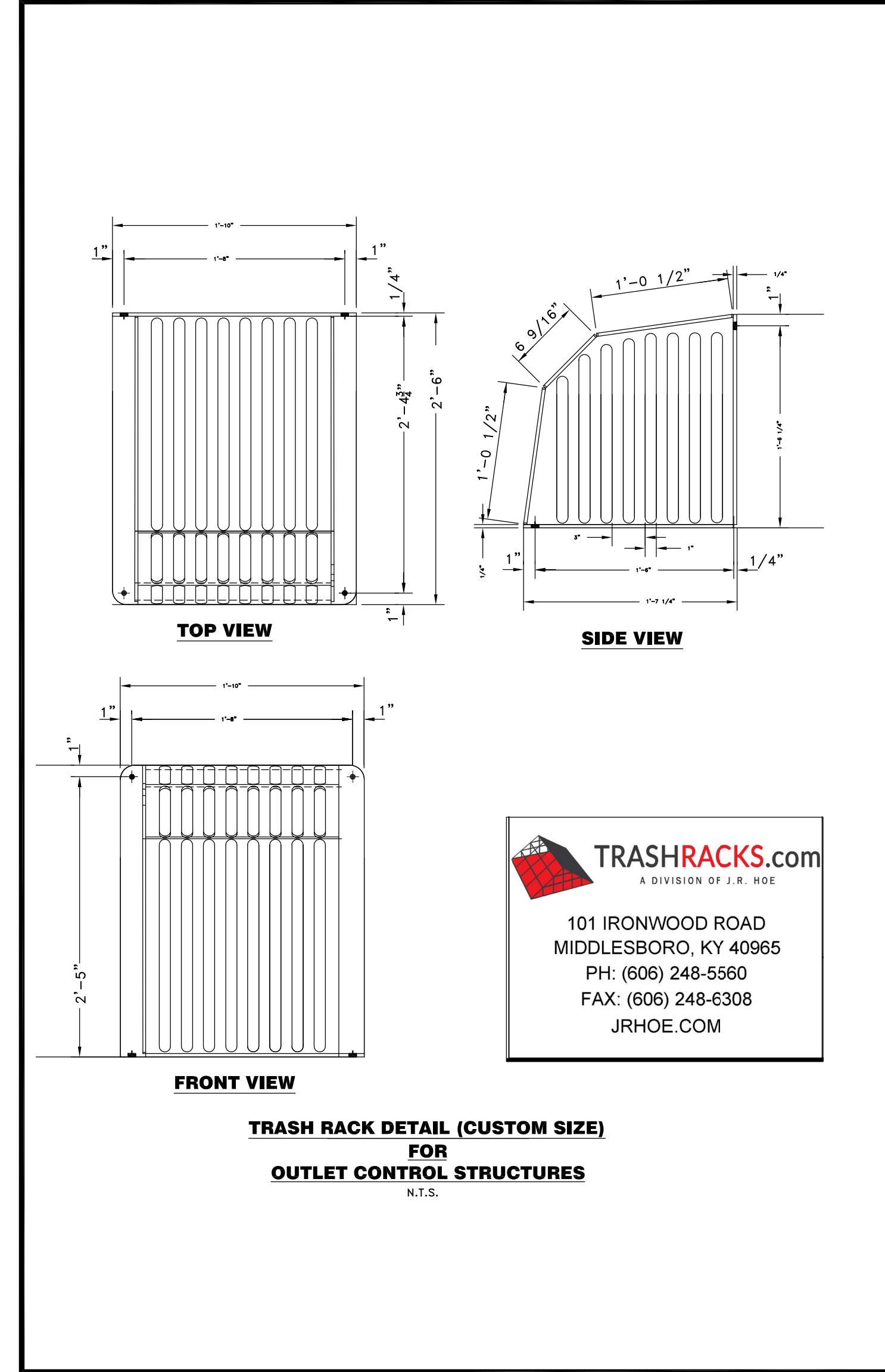
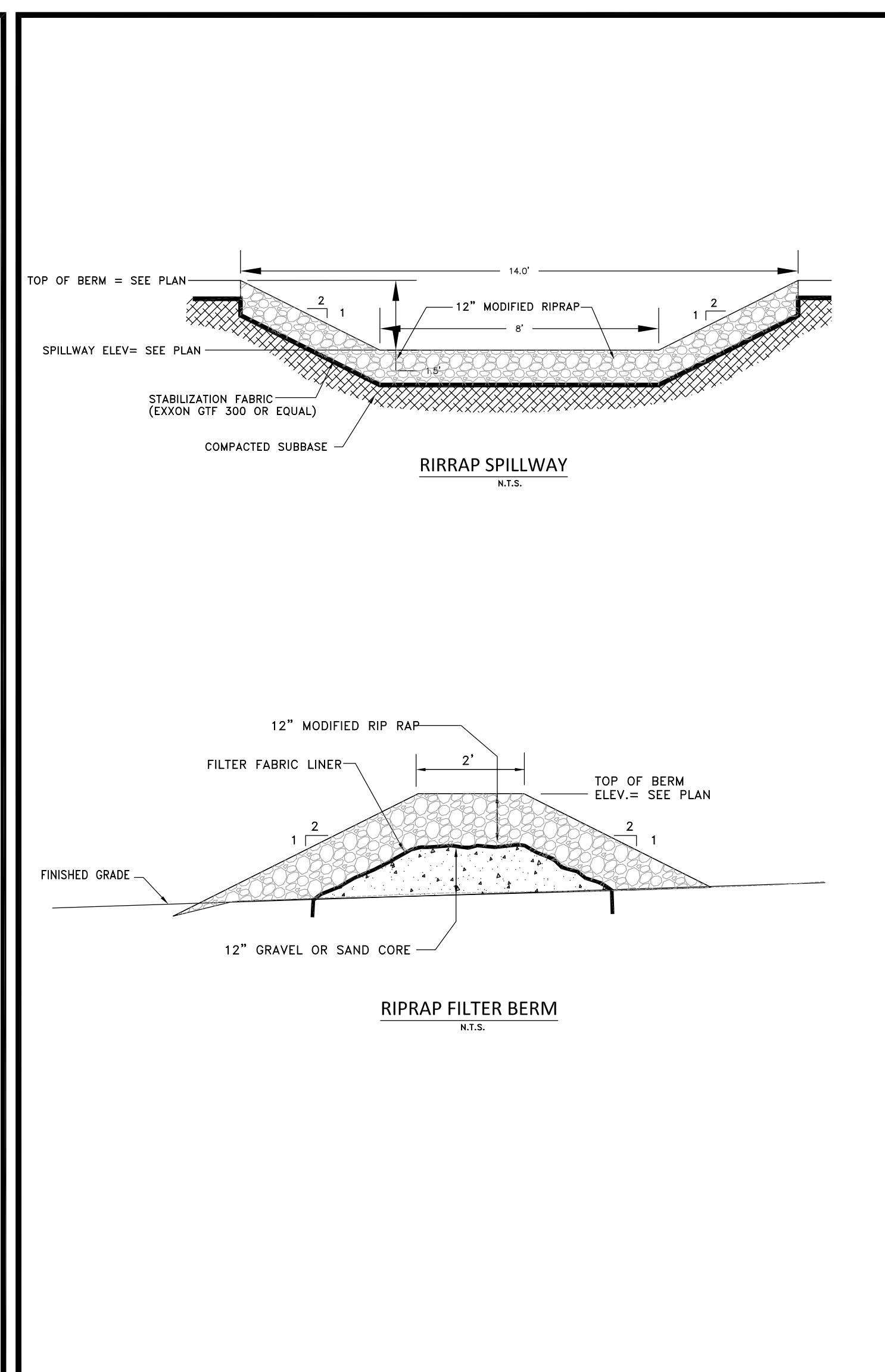
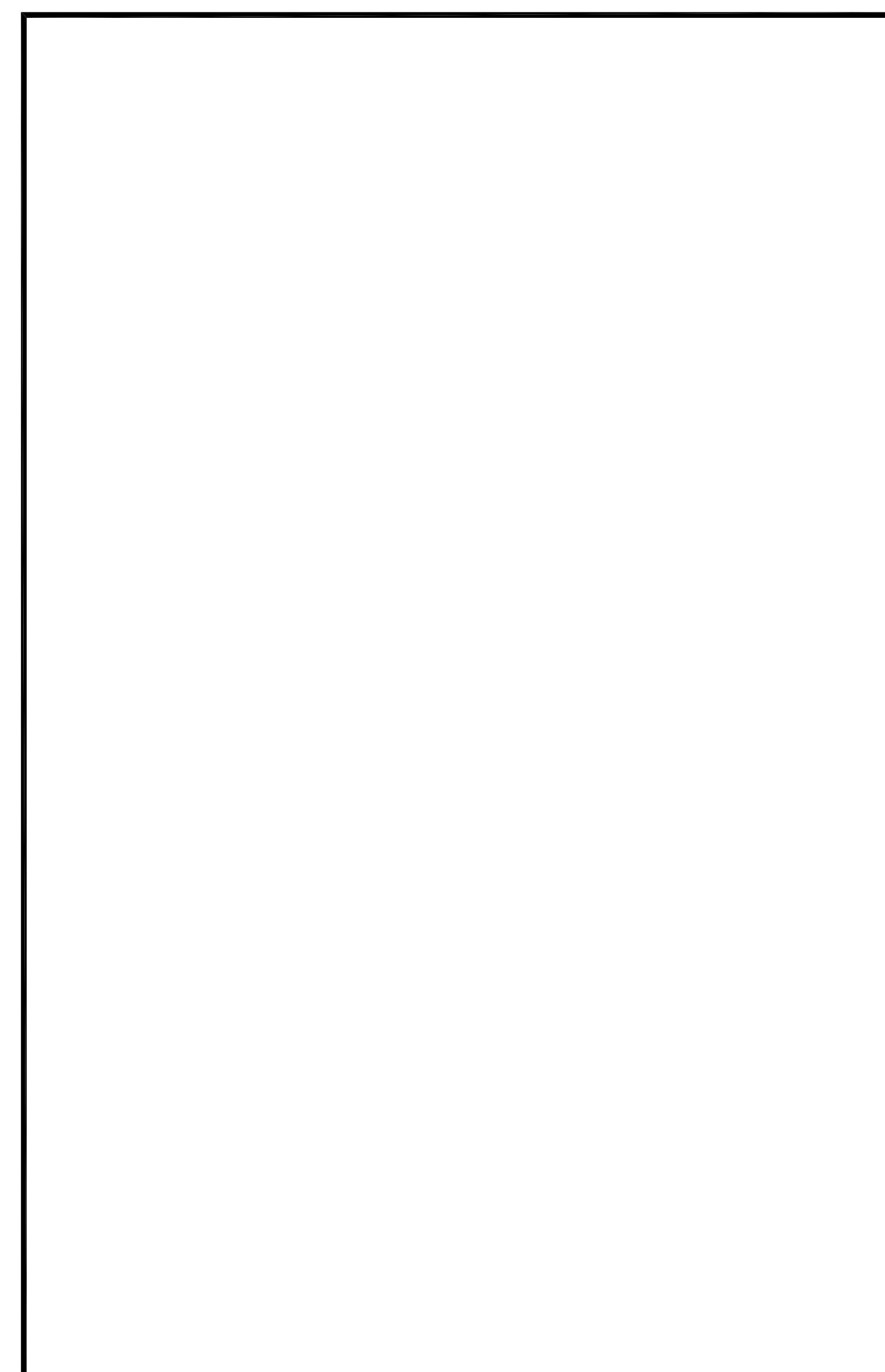
TEMPORARY SEDIMENT TRAP

N.T.S.

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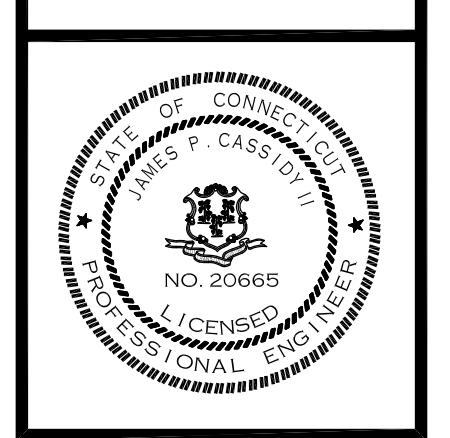


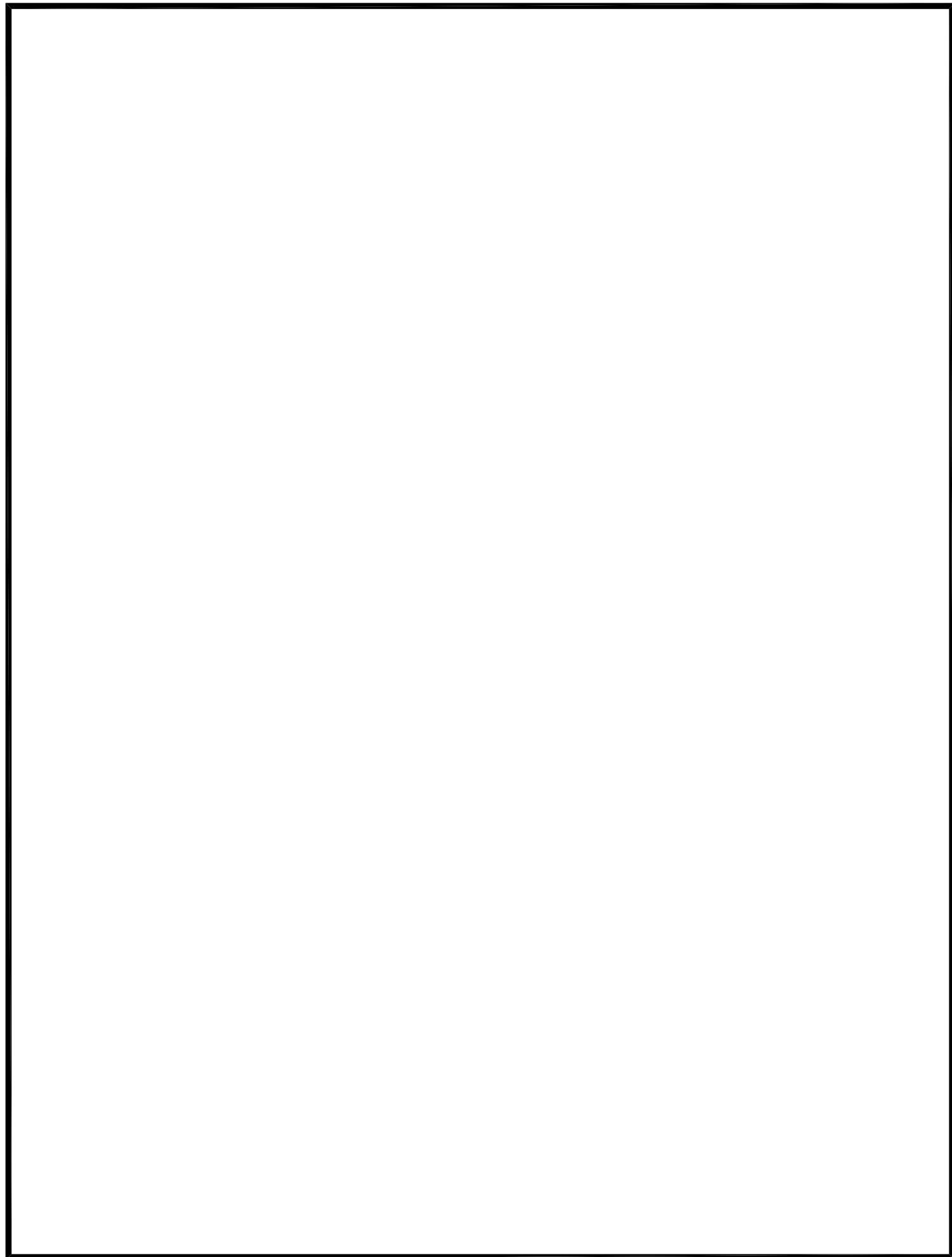
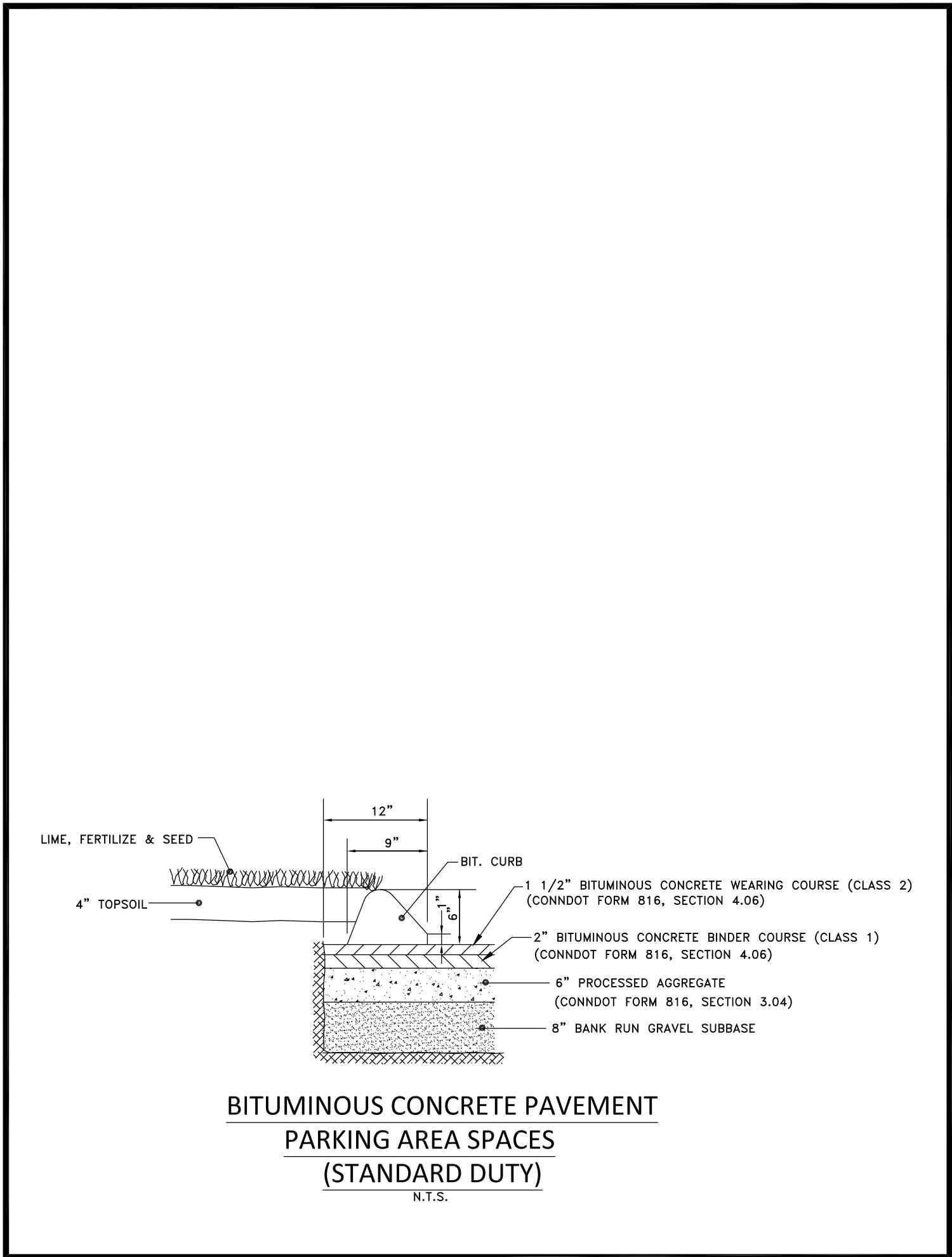
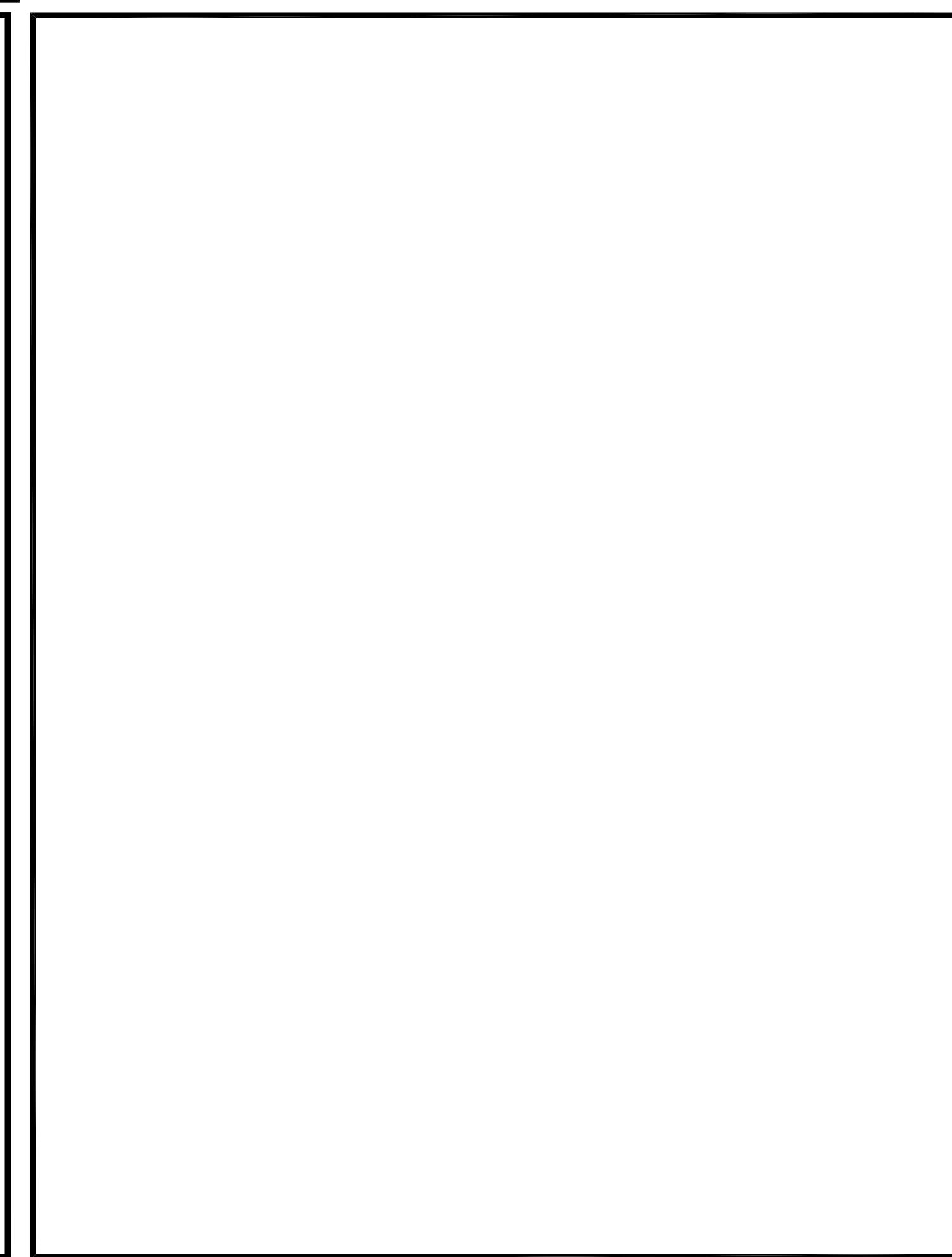
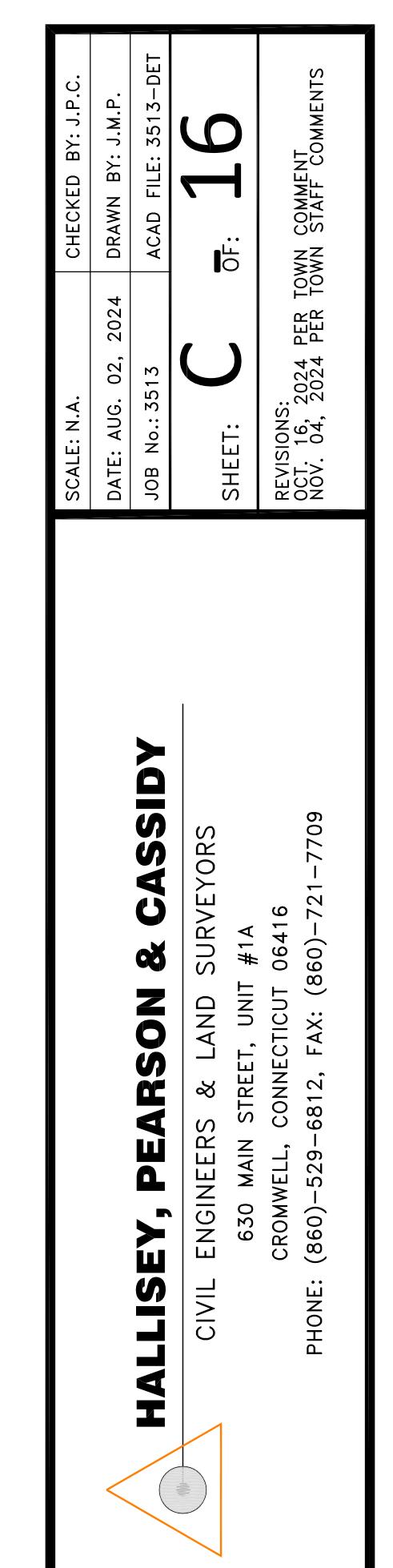
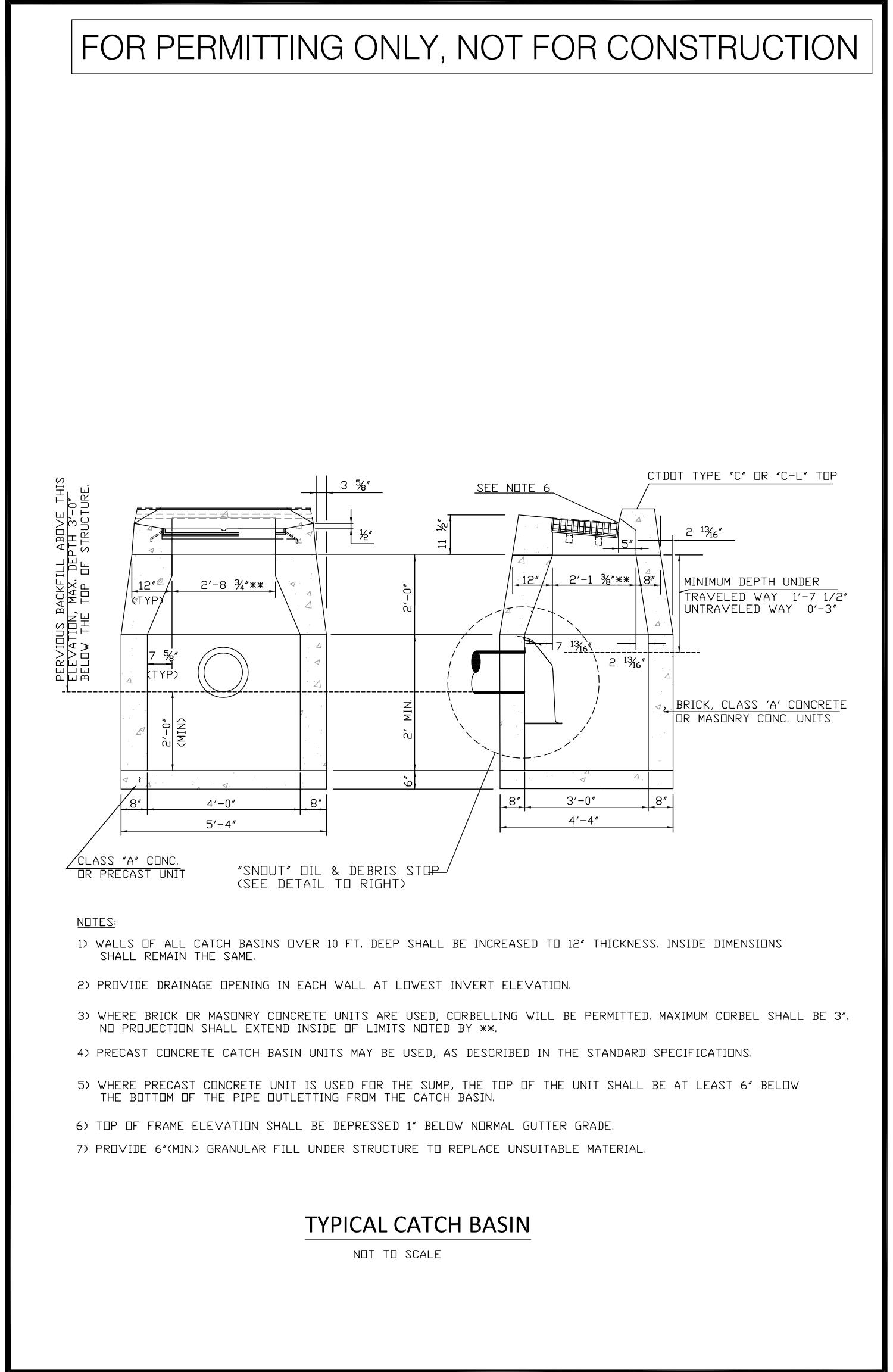
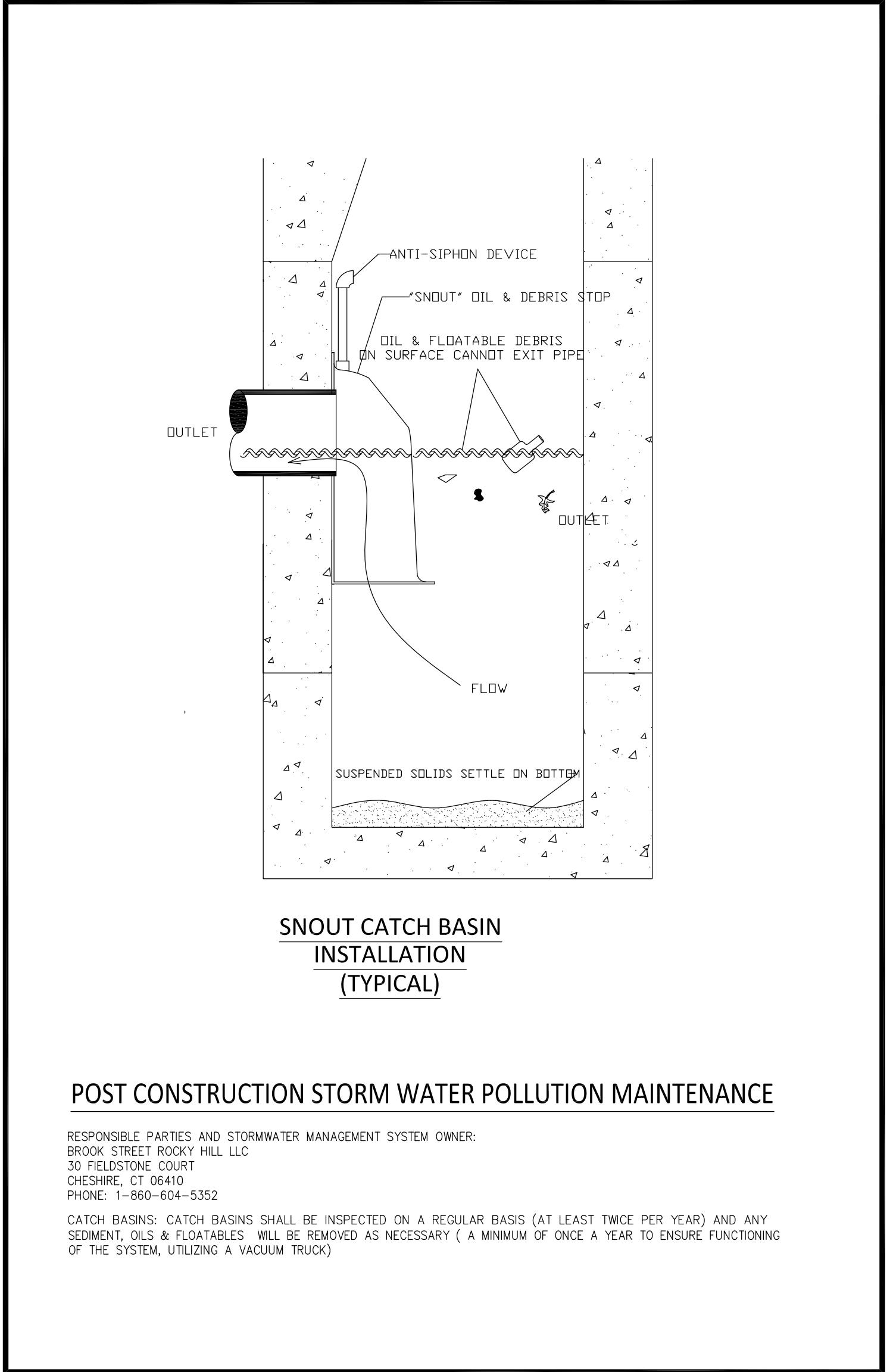
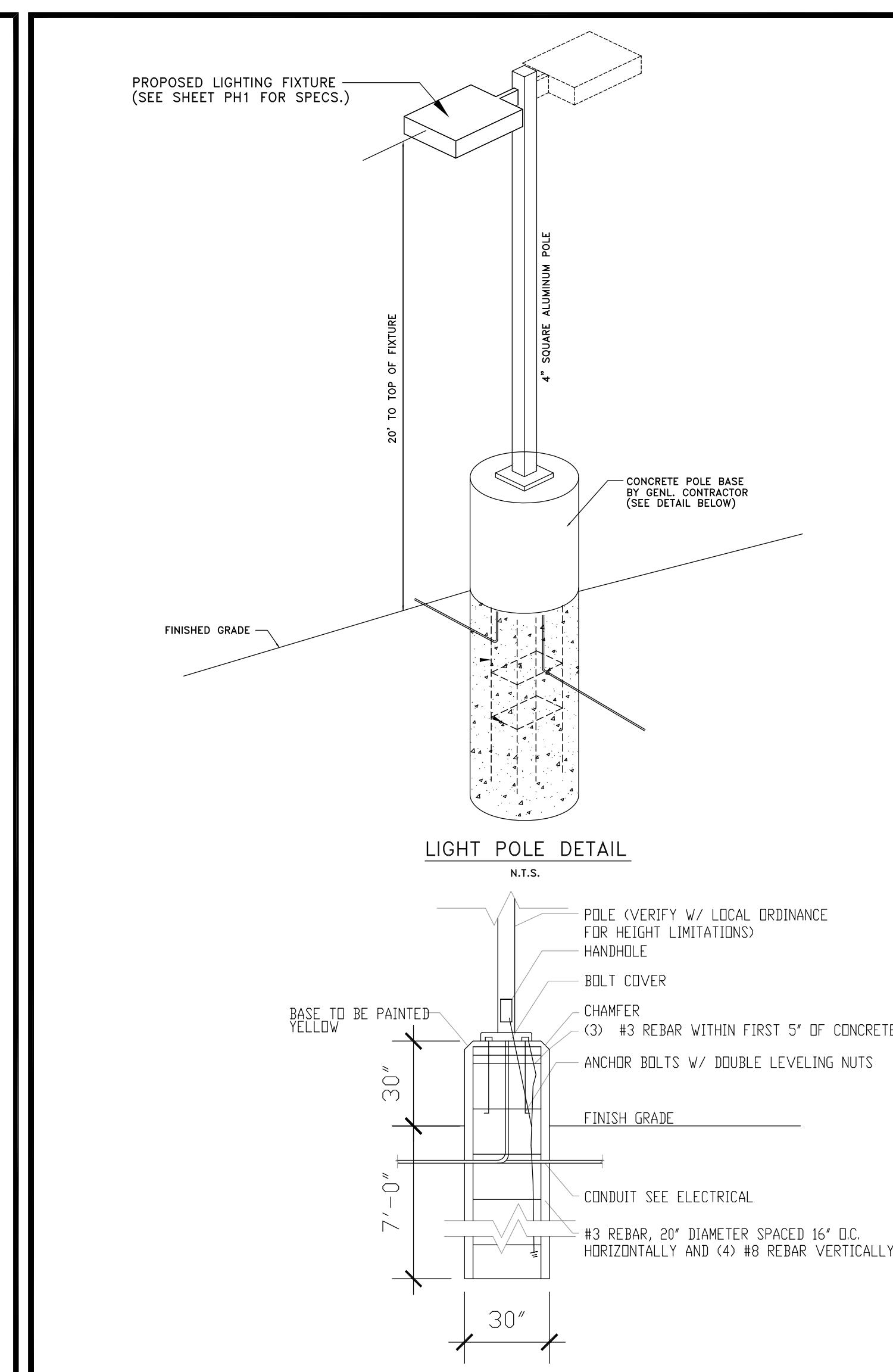
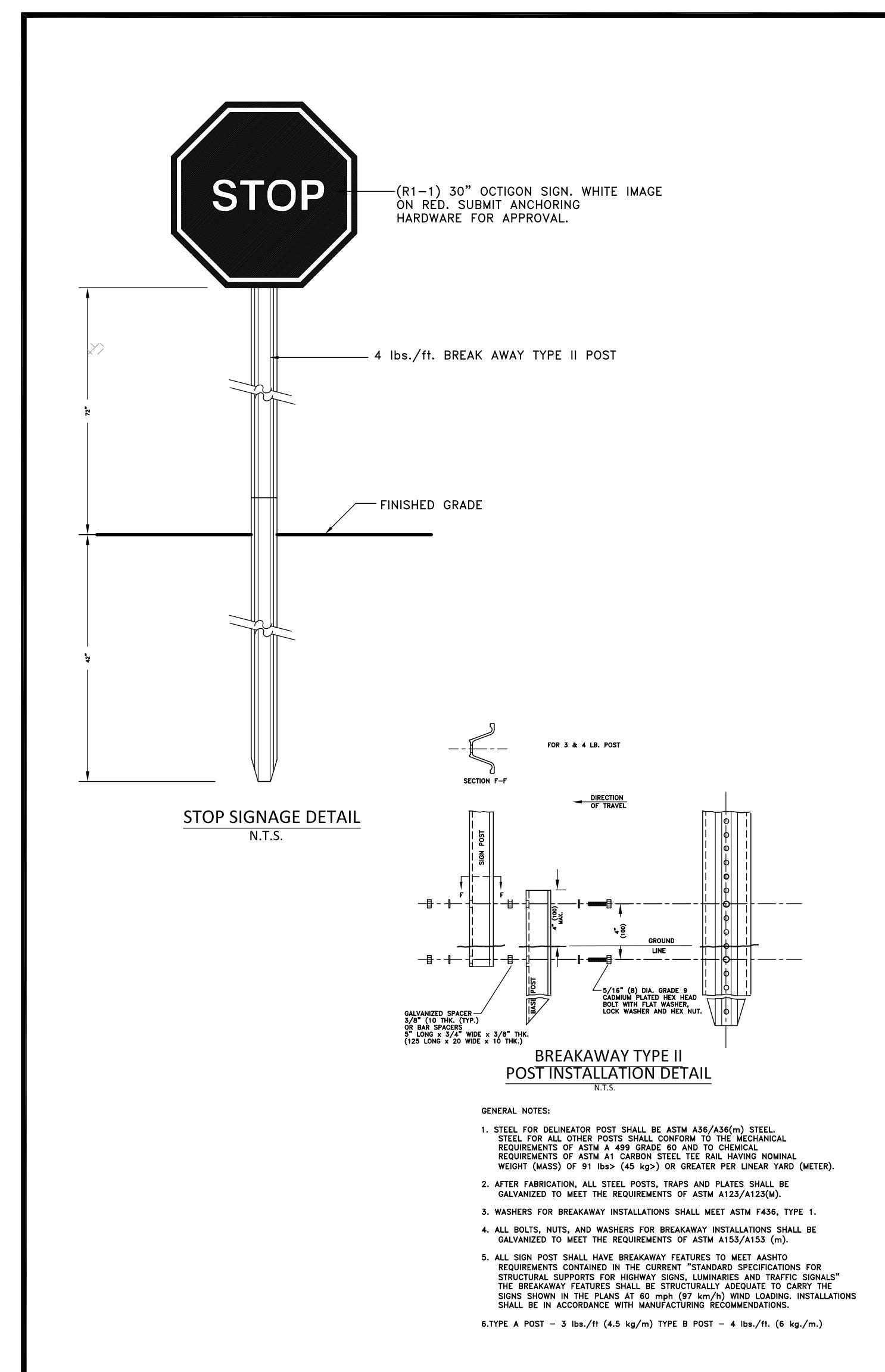
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DRAWN BY: J.M.P.
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ACAD FILE: 3513-DET
REVISION: 02/24 FOR TOWN COMMENT
NO. 04, 2024 PER TOWN STAFF COMMENTS
SHEET: C 14
OR:
C 14
NOV. 04, 2024

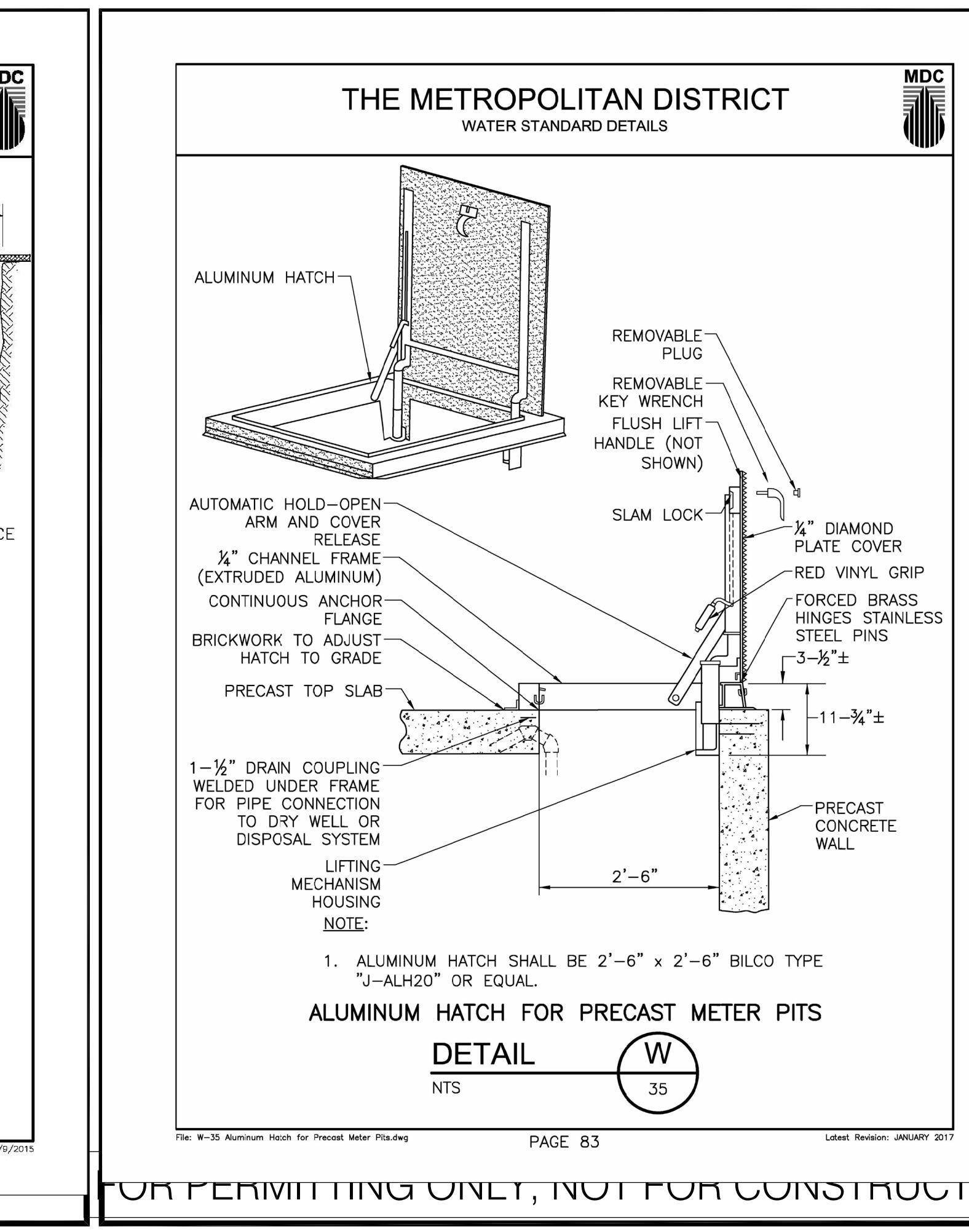
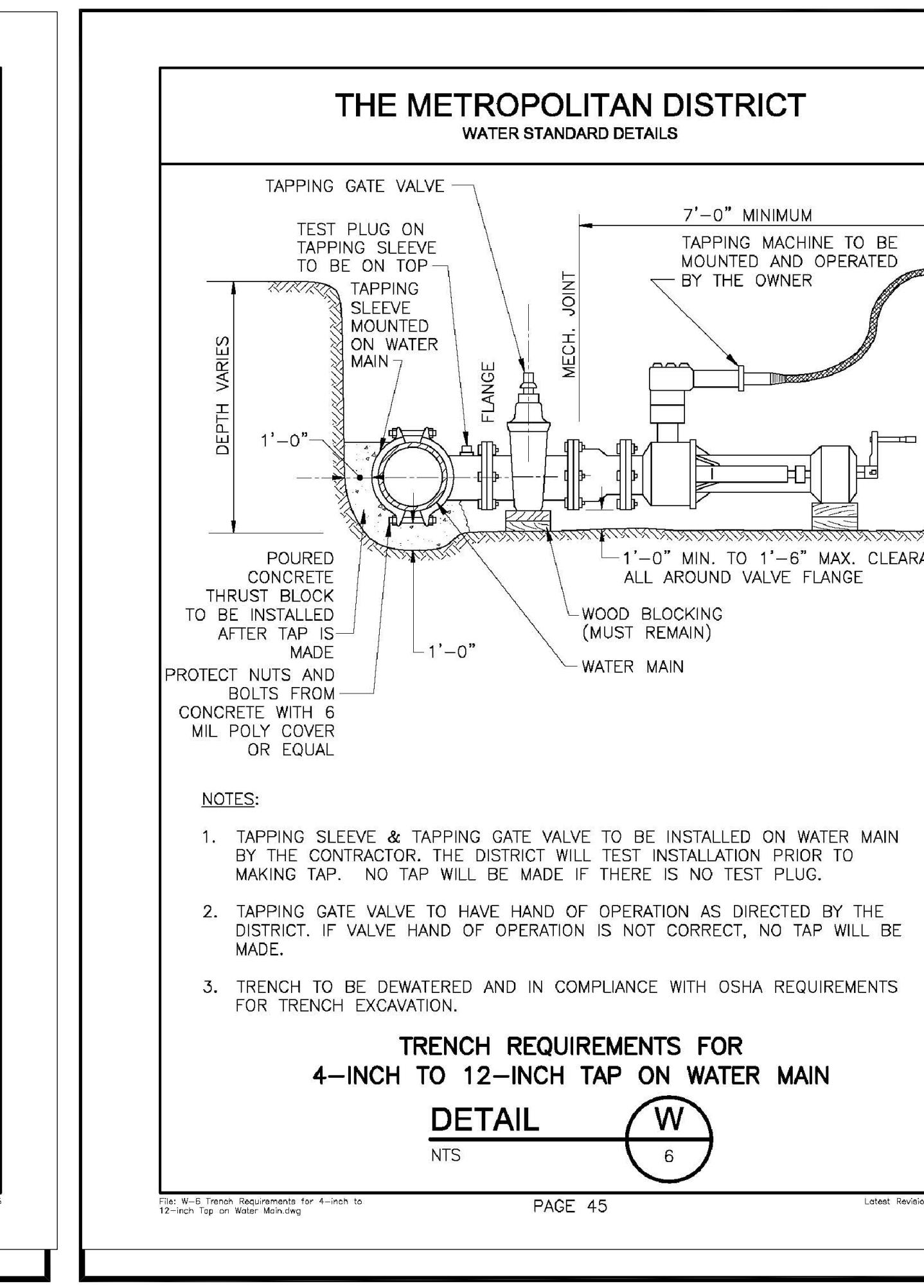
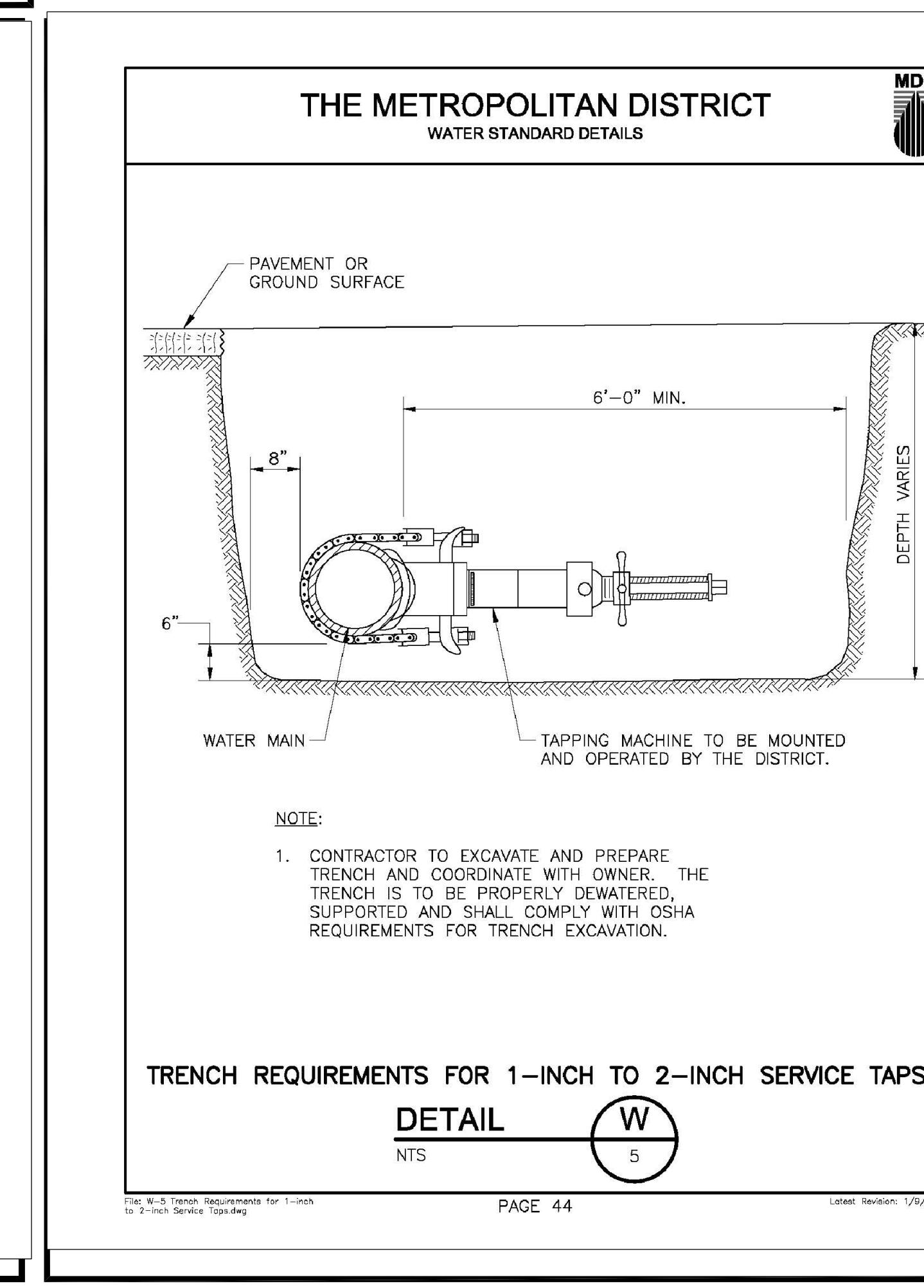
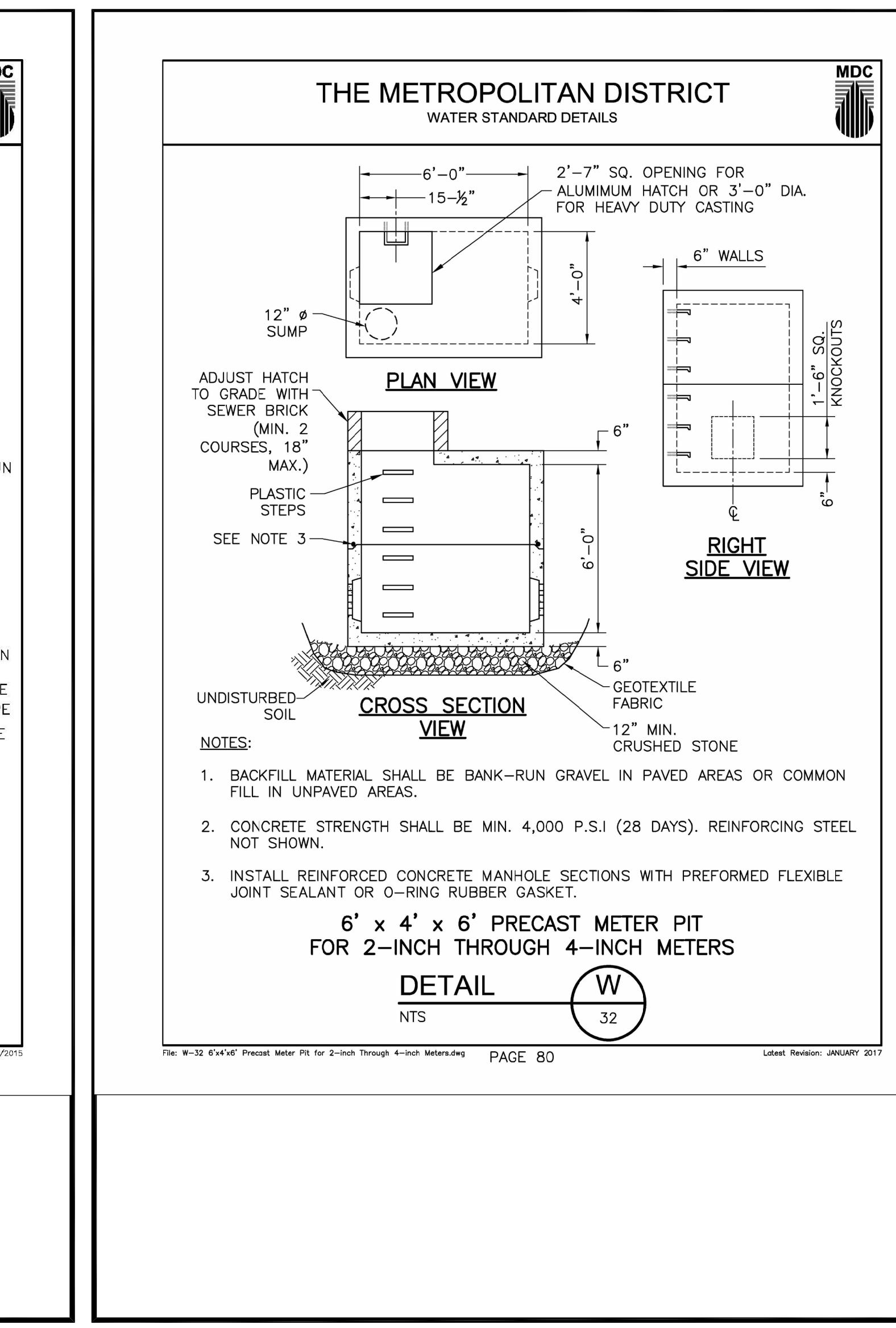
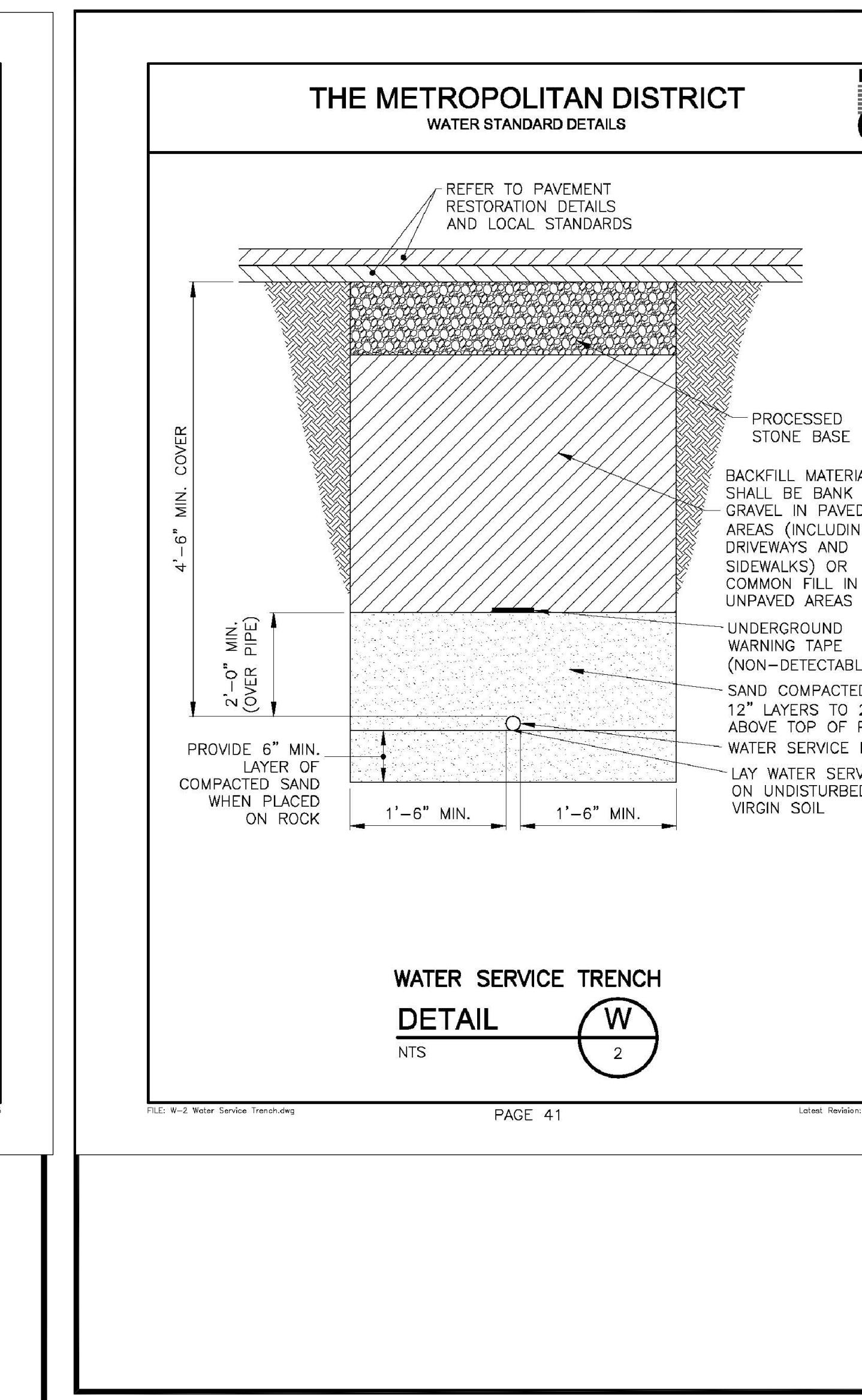
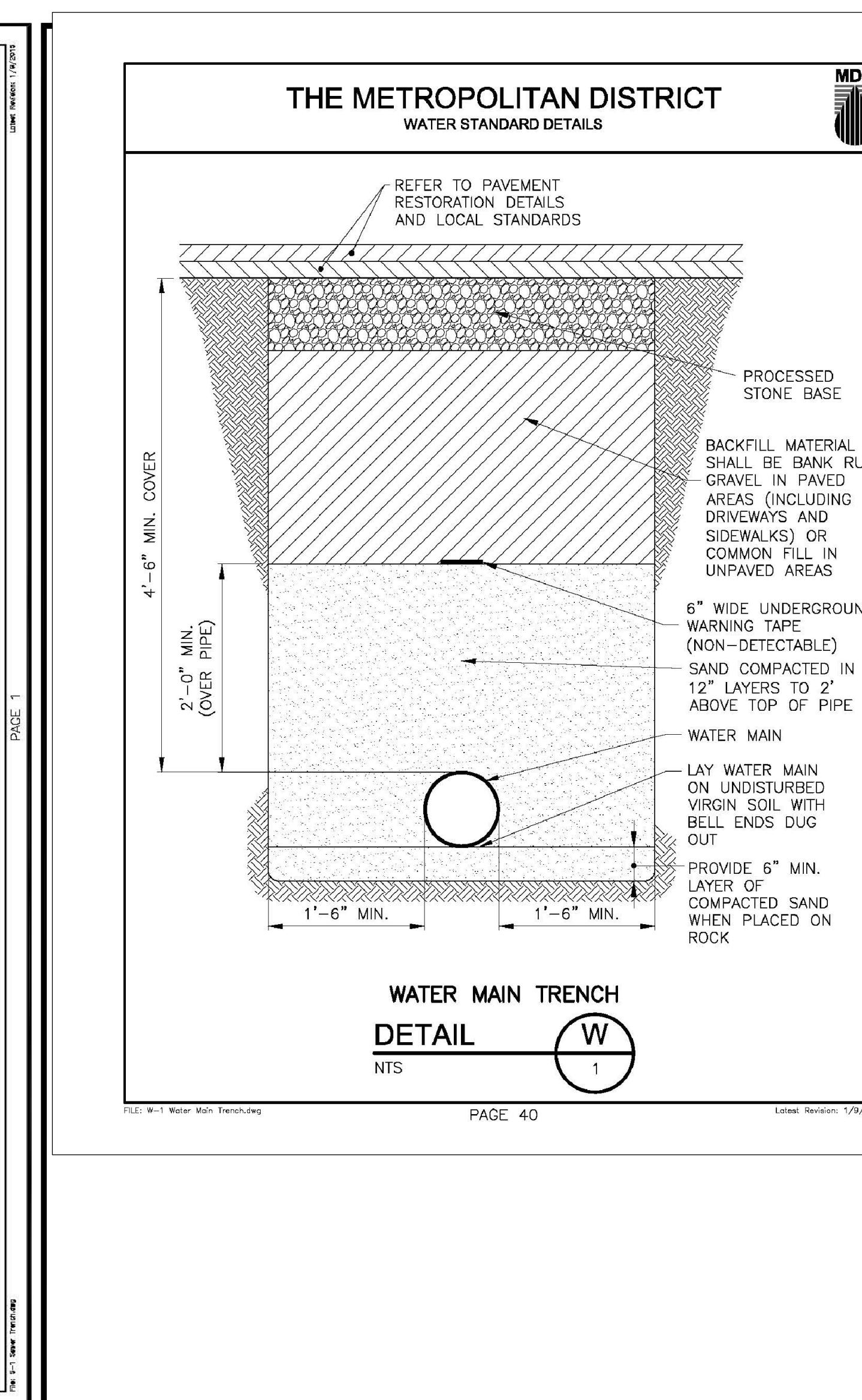
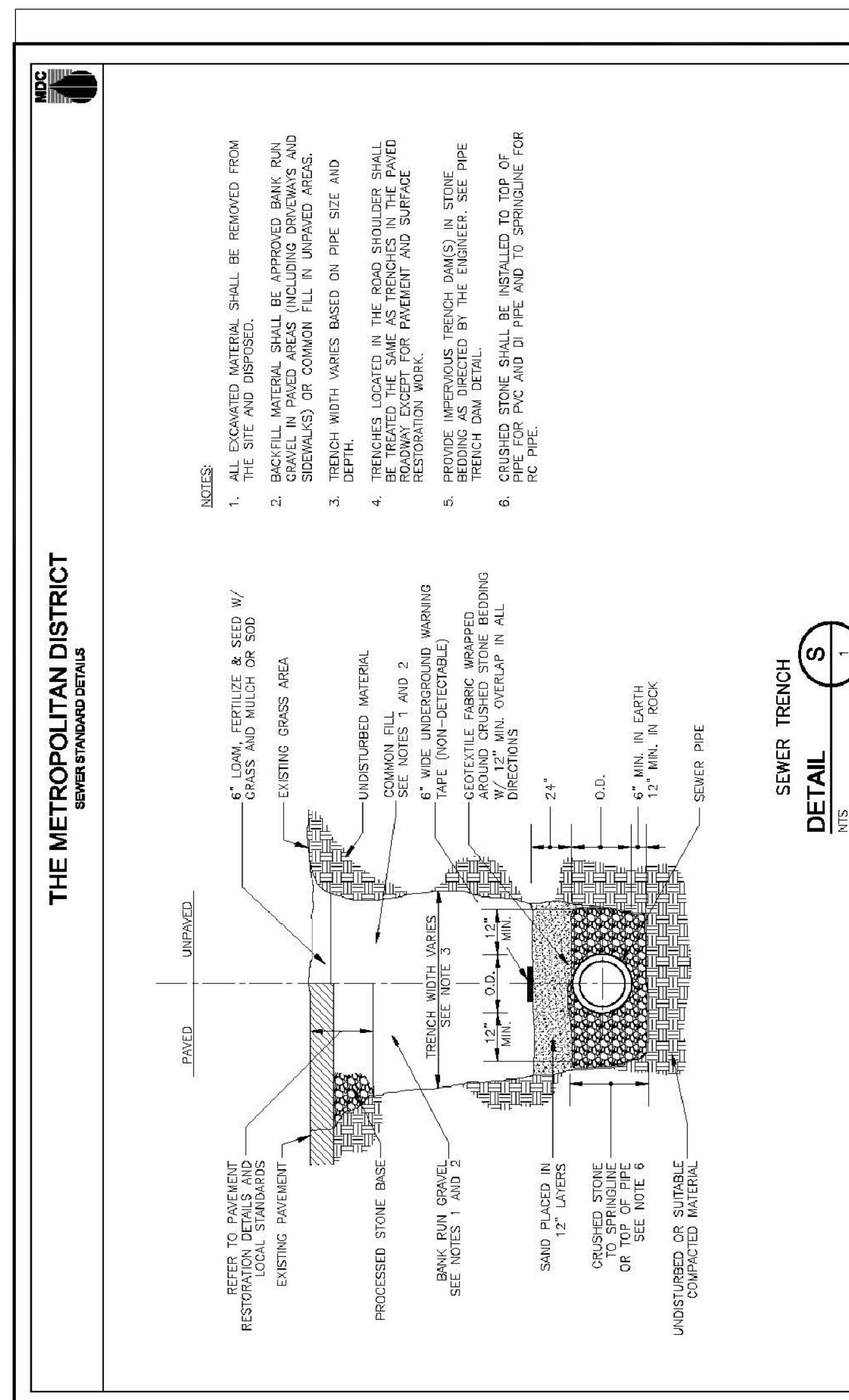


SITE DETAILS

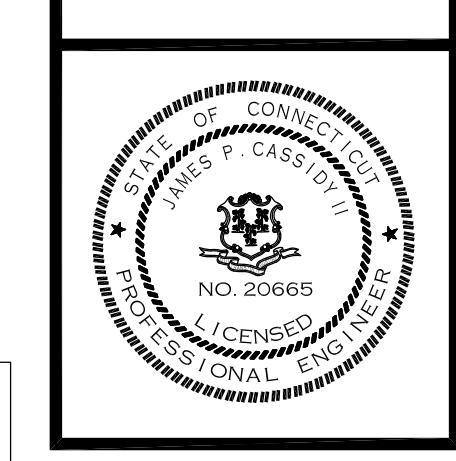
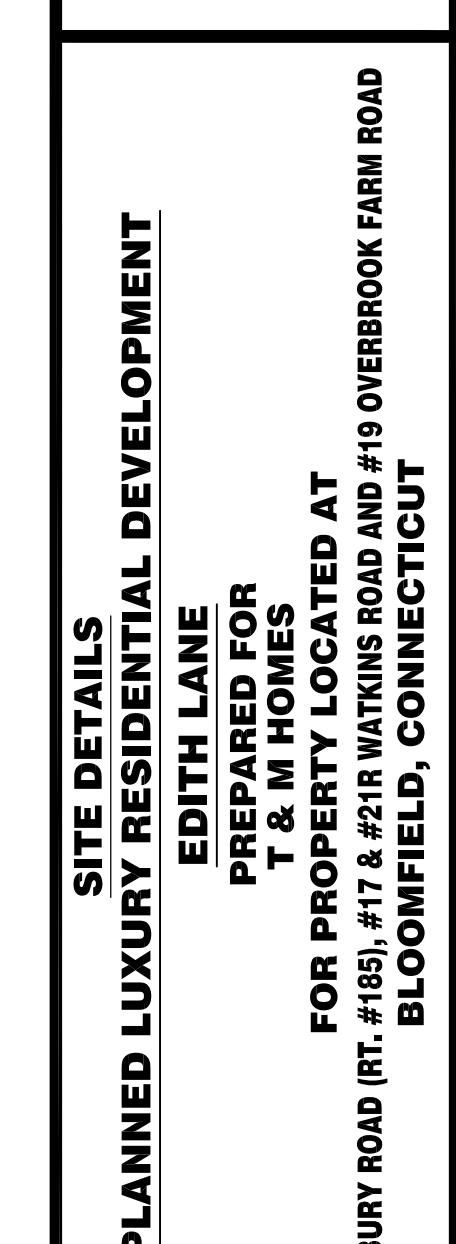
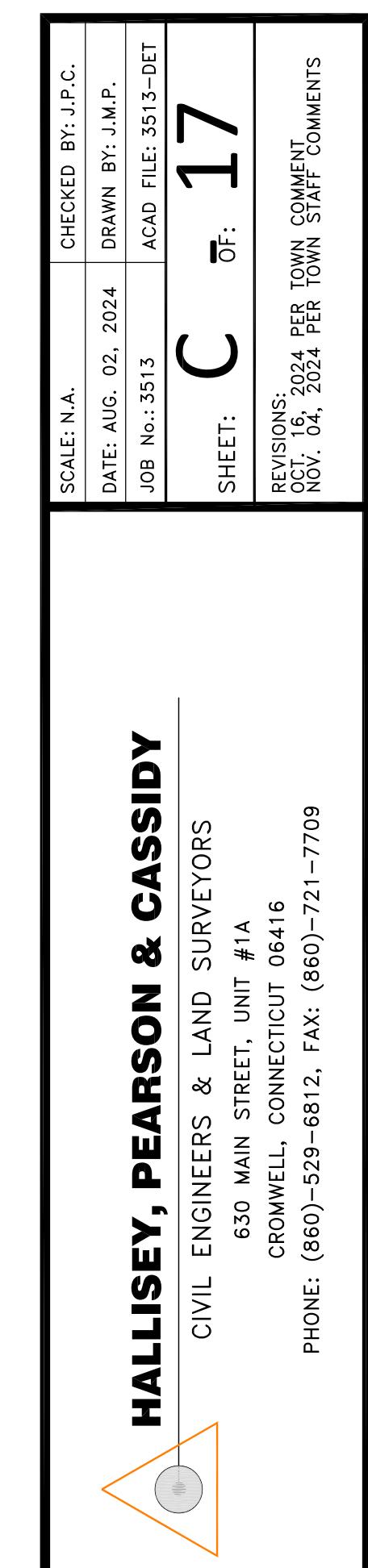
PLANNED LUXURY RESIDENTIAL DEVELOPMENT

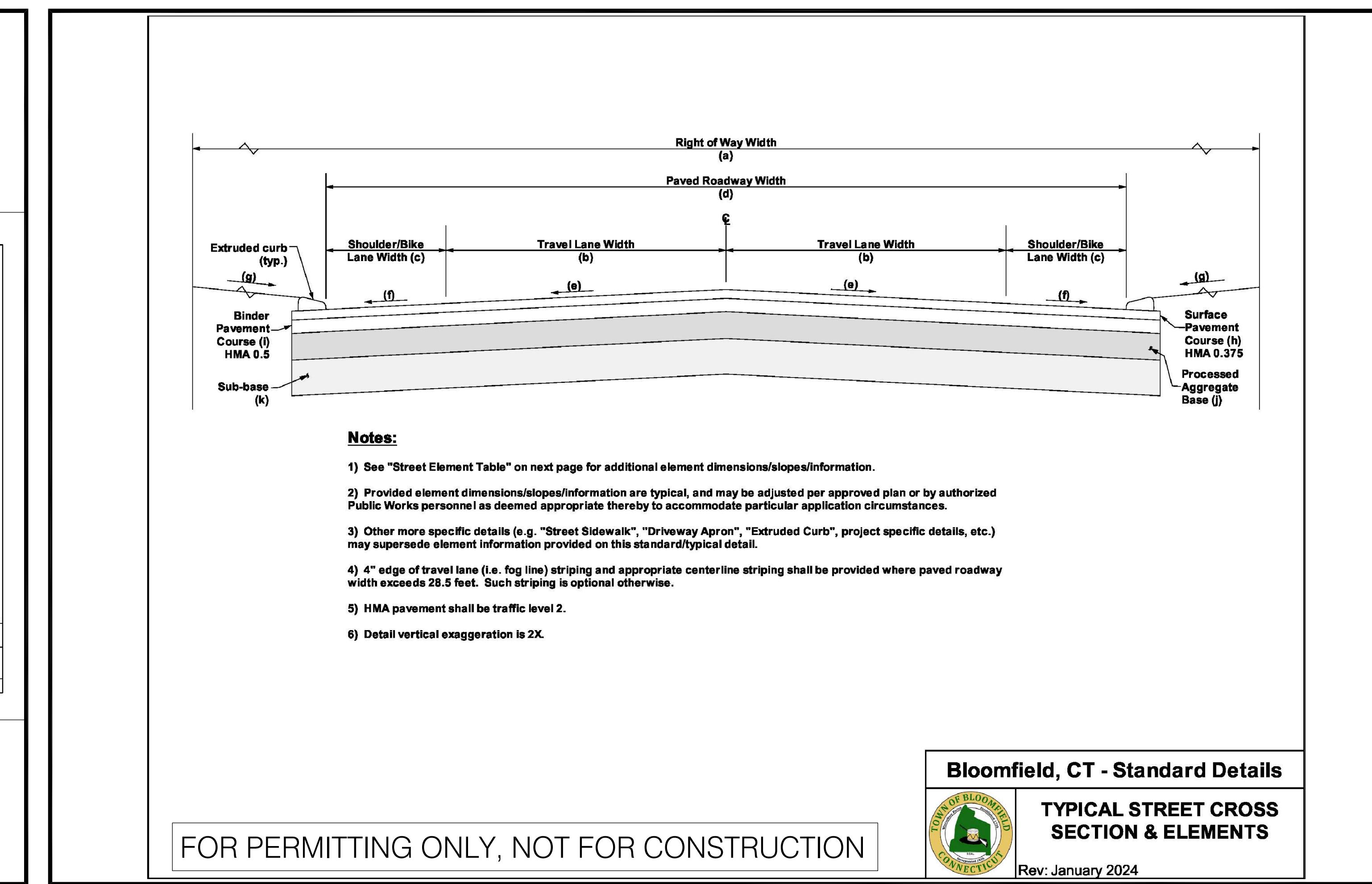
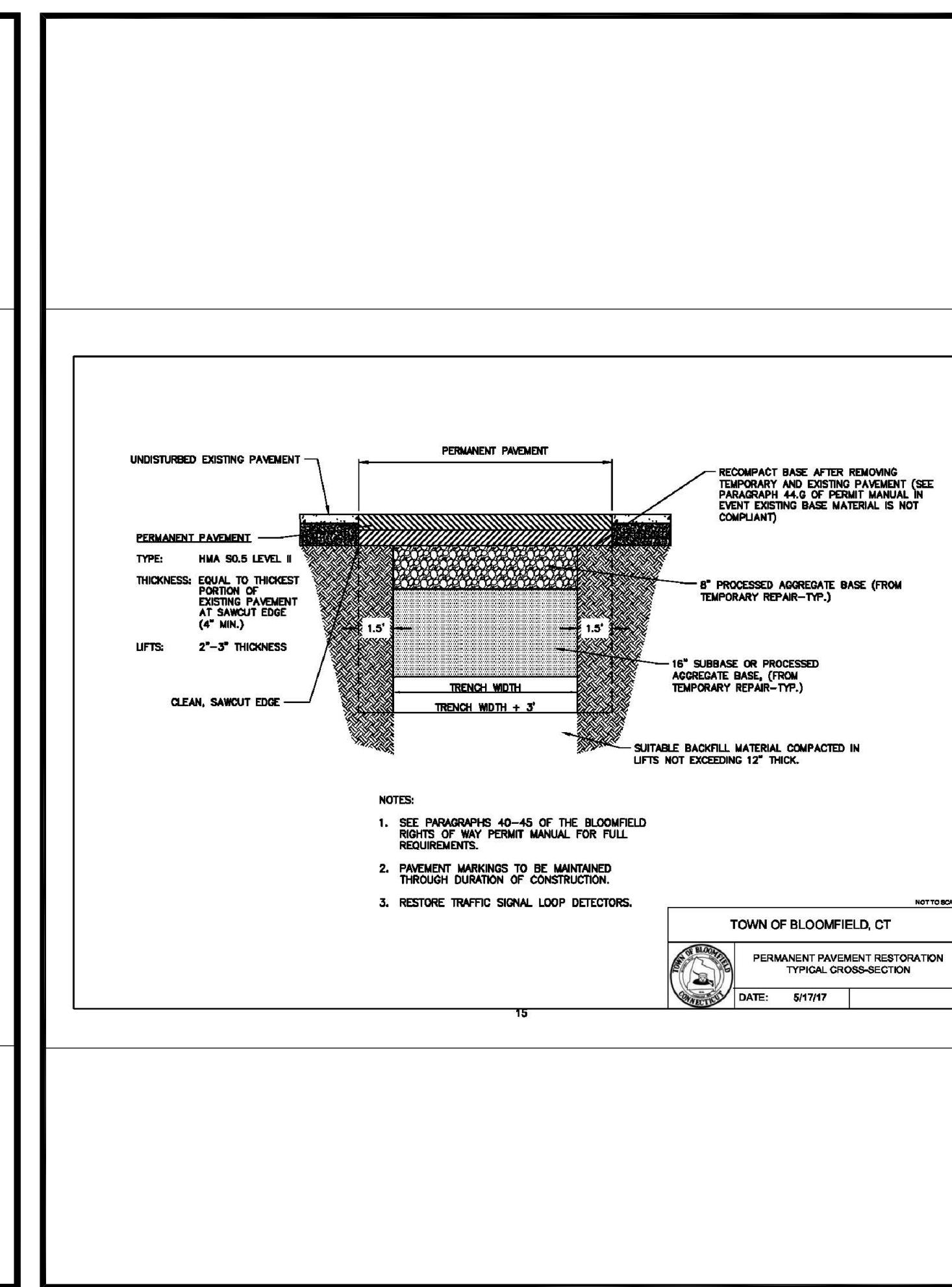
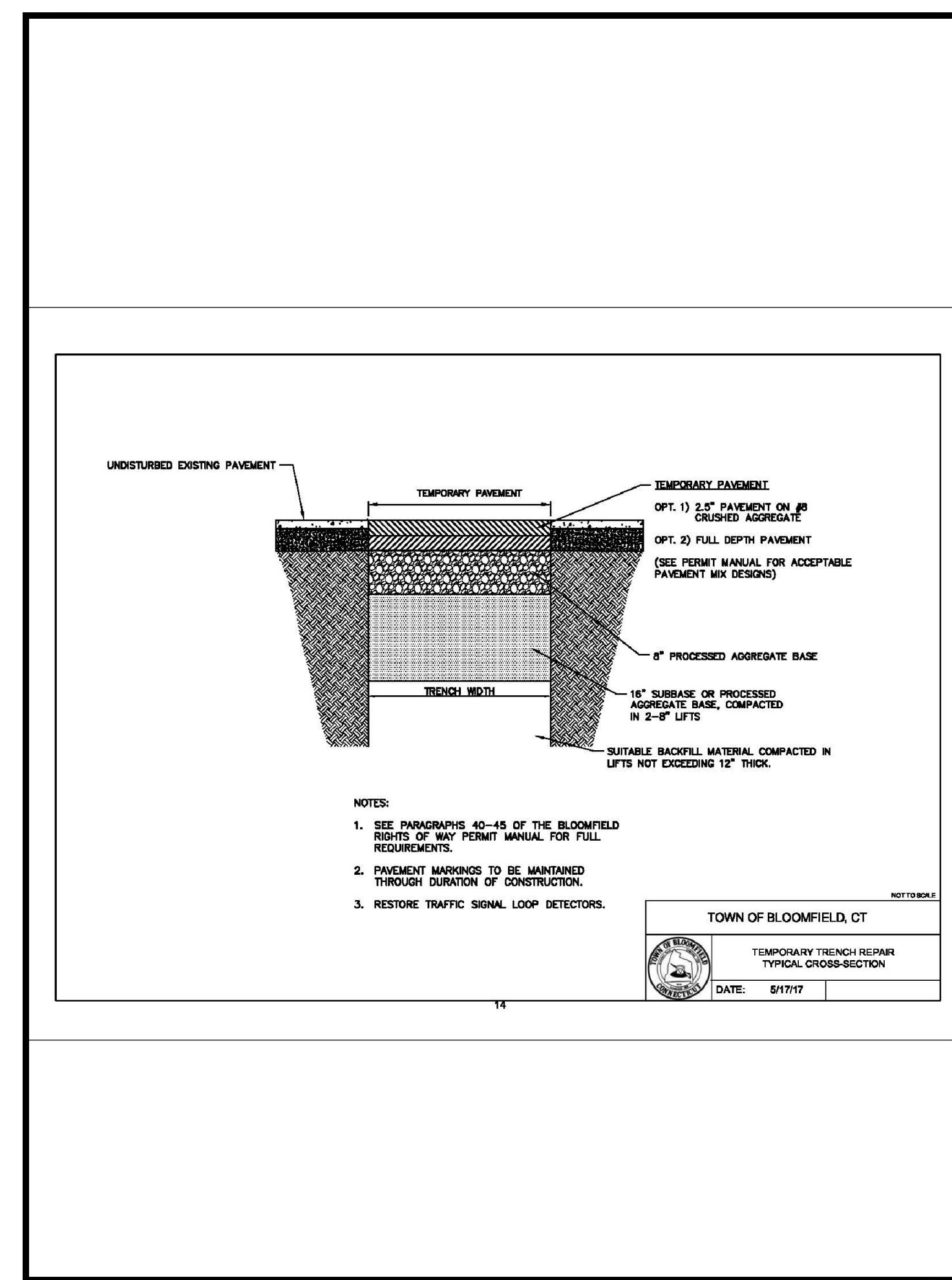
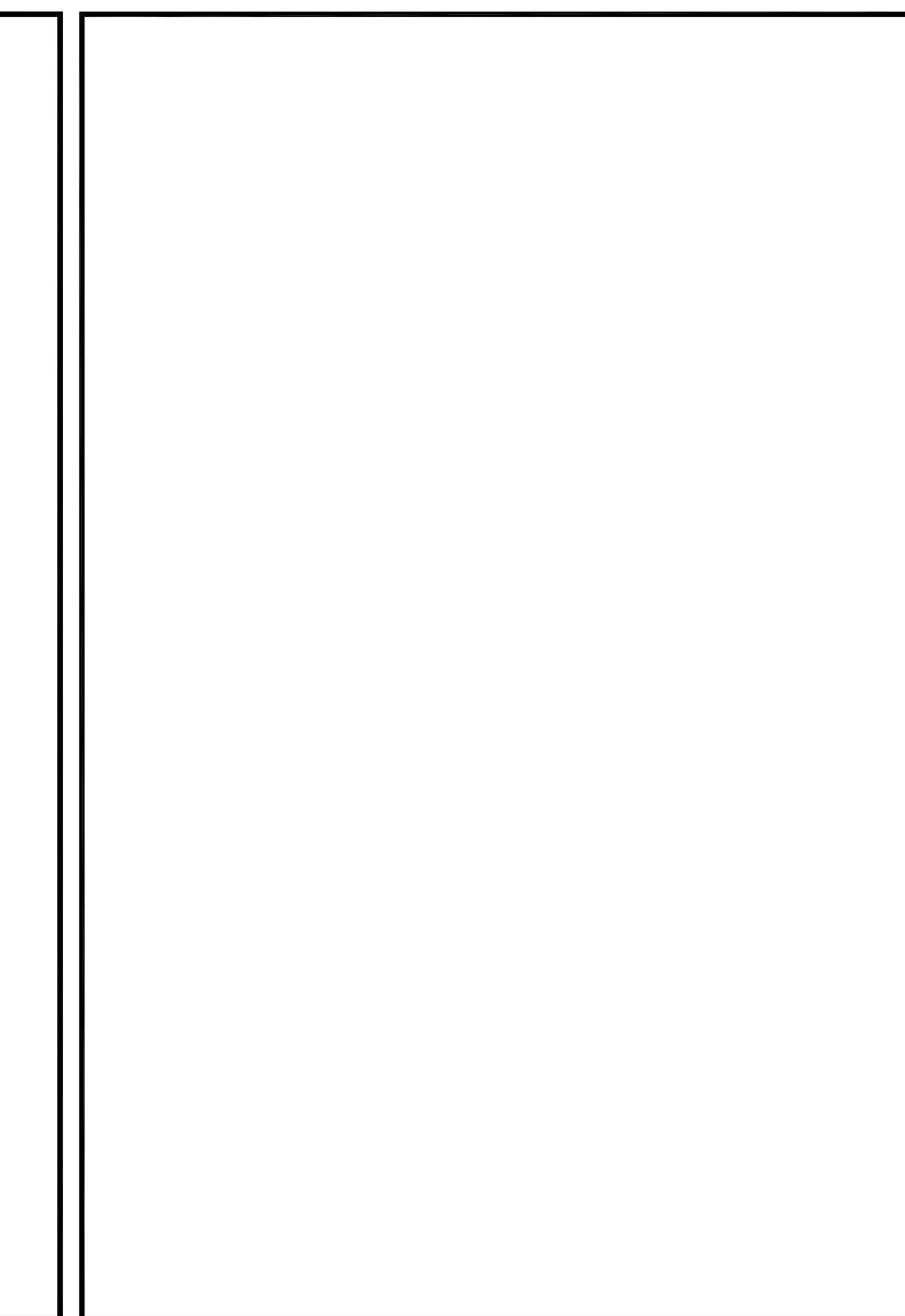
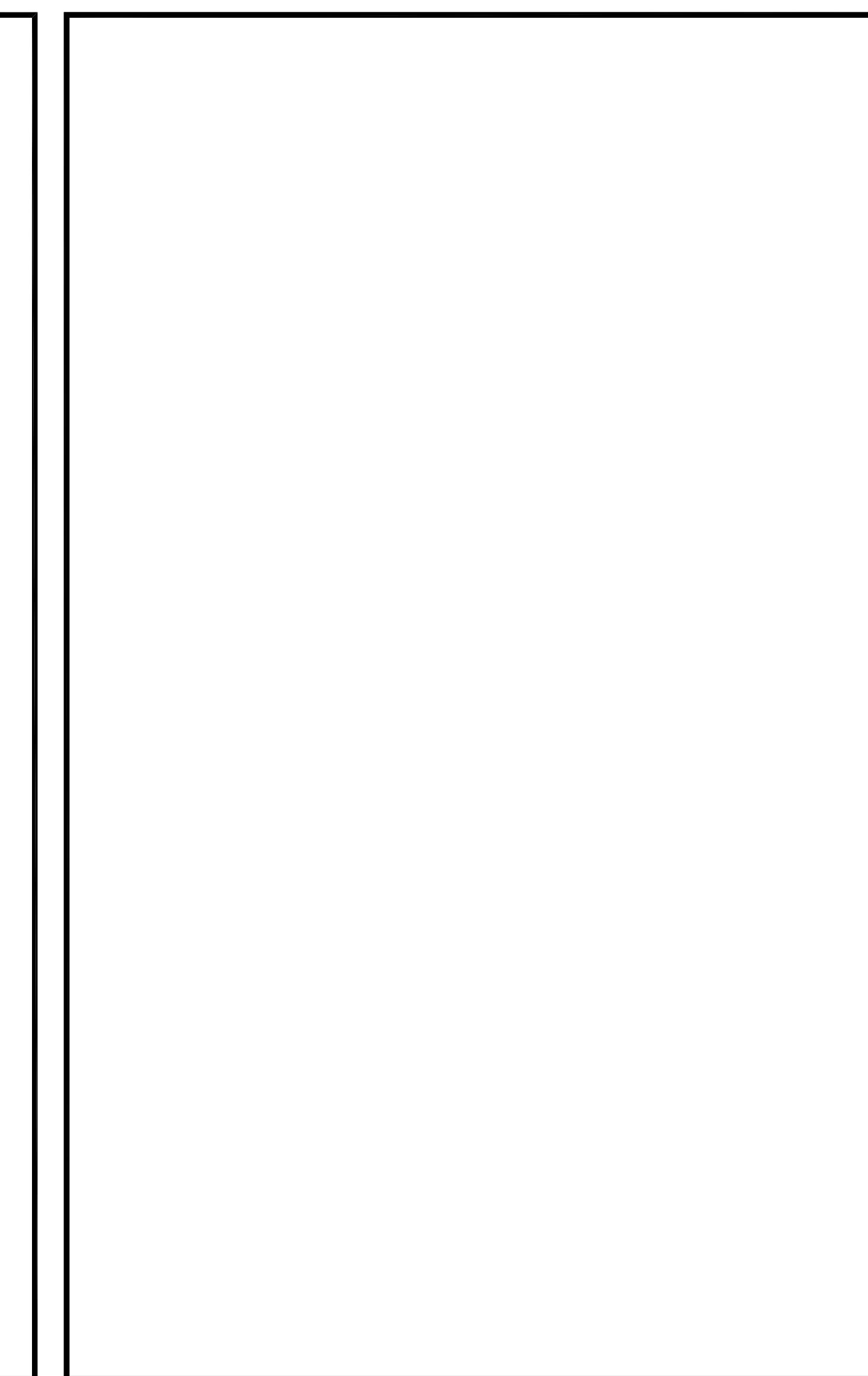
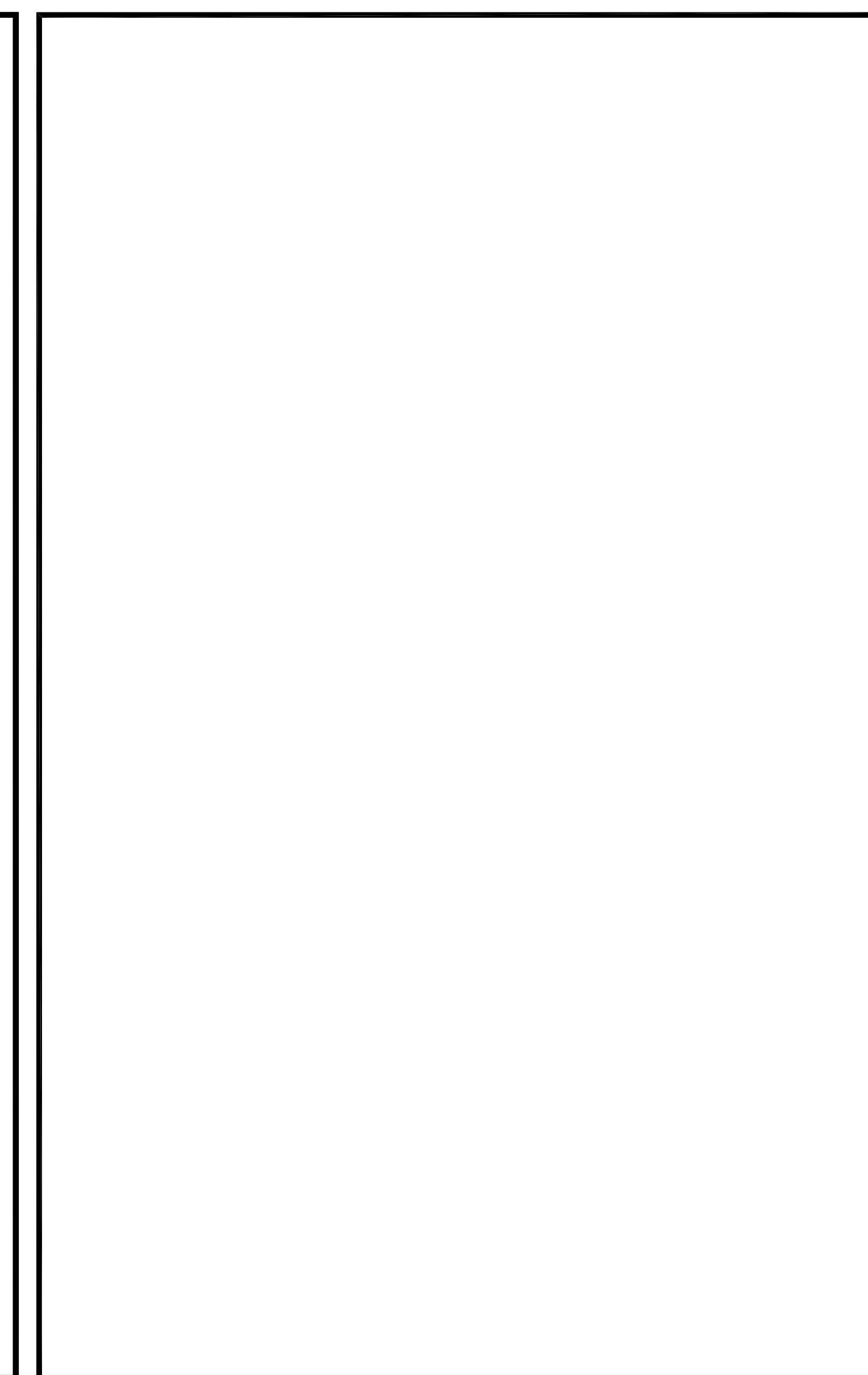
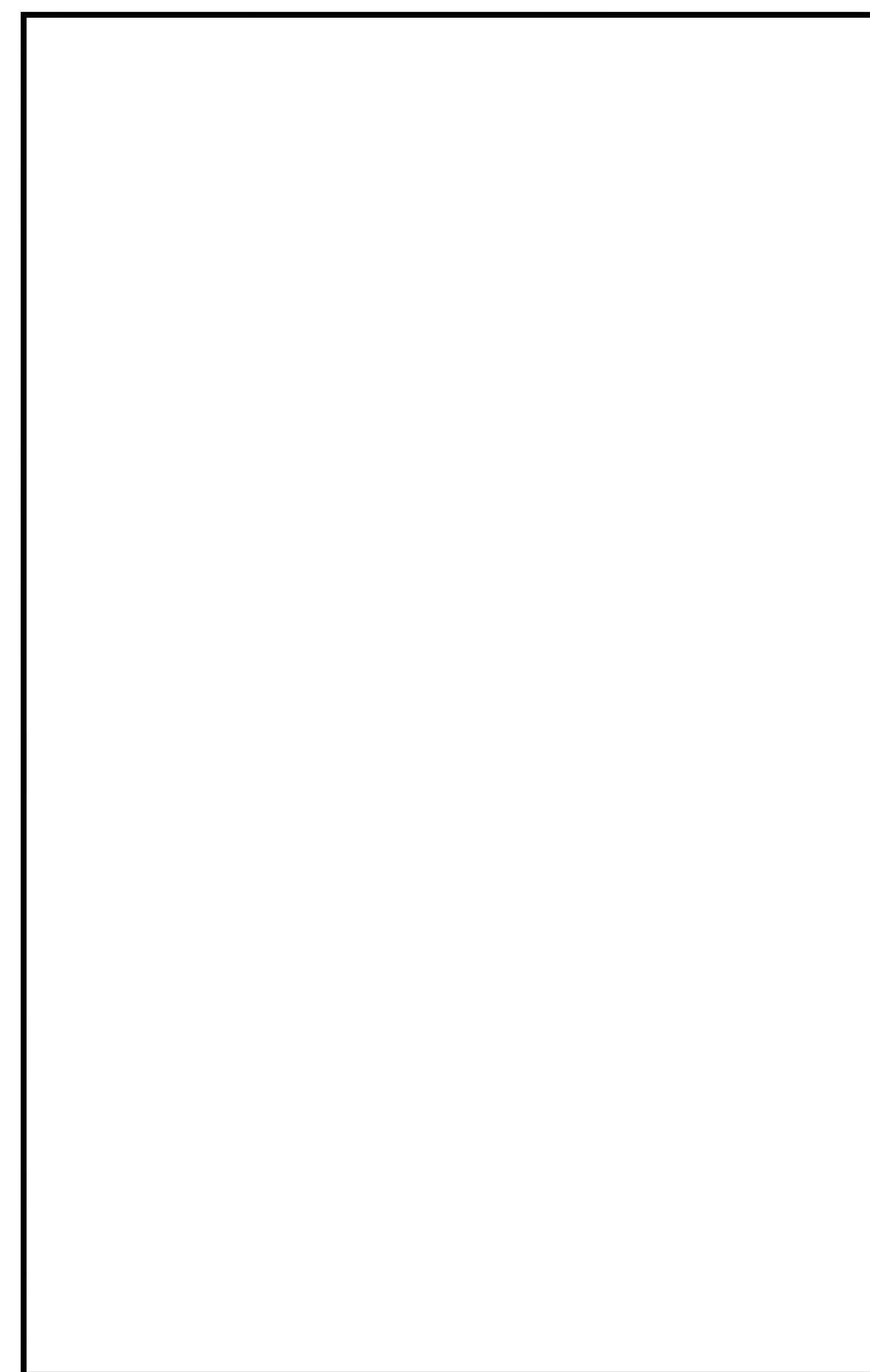






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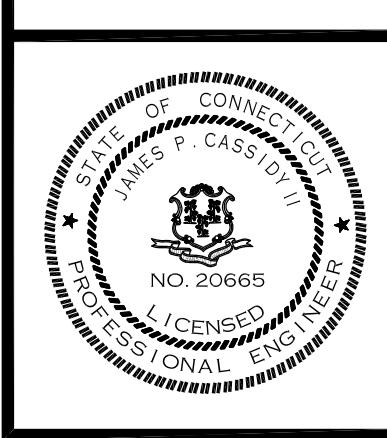




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DATE: AUG. 02, 2024 DRAWN BY: J.M.P.
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SHEET: C OR: 18
REVISION: NO. 04, 2024 PER TOWN STAFF COMMENTS
NOV. 04, 2024 PER TOWN STAFF COMMENTS

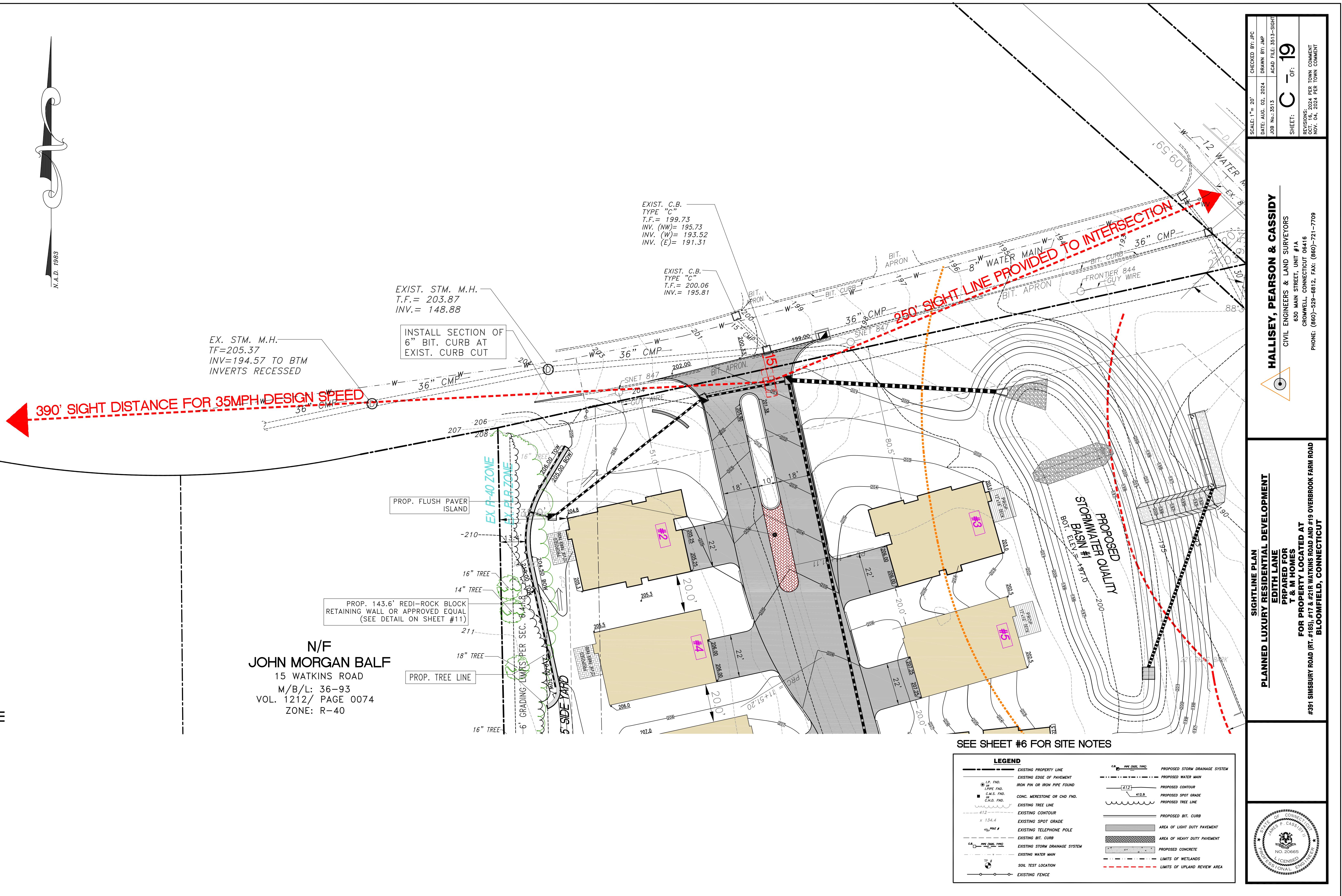
HALLISEY, PEARSON & CASSIDY
CIVIL ENGINEERS & LAND SURVEYORS
630 MAIN STREET, UNIT #1A
CROMWELL, CONNECTICUT 06416
PHONE: (860) 529-6812; FAX: (860) 721-7709

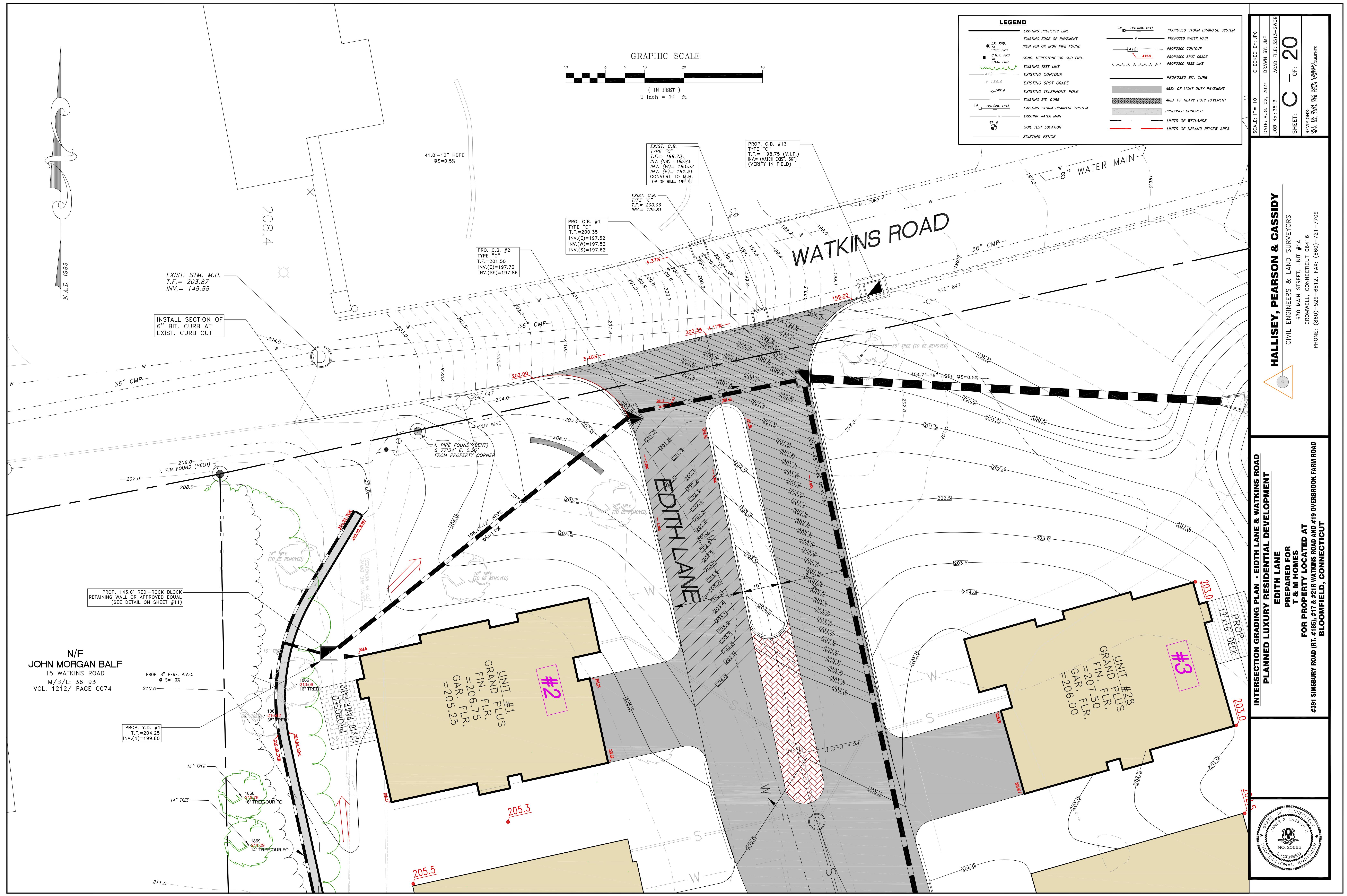
PLANNED LUXURY RESIDENTIAL DEVELOPMENT
EDITH LANE
T & M HOMES
FOR PROPERTY LOCATED AT
#391 SIMSBURY ROAD (RT #185), #17 & #21R WATKINS ROAD AND #19 OVERBROOK FARM ROAD
BLOOMFIELD, CONNECTICUT



Bloomfield, CT - Standard Details
TYPICAL STREET CROSS SECTION & ELEMENTS
Rev: January 2024

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LEGEND

The diagram illustrates the following symbols:

- PROPERTY LINE:** Represented by a solid line above a dashed line.
- RIGHT-OF-WAY LINE:** Represented by a solid line above a dash-dot line.
- ADJOINING LOT LINE:** Represented by a solid line above a dashed line.
- EXISTING TREE:** Represented by a circle with a small dot inside.
- DECIDUOUS TREE:** Represented by a circle with a small dot inside, and a small circle with a diagonal line through it to the left.
- EVERGREEN TREE:** Represented by a circle divided into four quadrants.
- SHRUBS:** Represented by three circles of increasing size, with a small circle with a plus sign inside the smallest one.
- TREE TO BE REMOVED:** Represented by a large 'X' symbol.
- LAWN:** Represented by a rectangle with a diagonal line through it.
- NEW ENGLAND CONSERVATION/WILDLIFE MIX:** Represented by a rectangle with a diagonal grid pattern.

PROPOSED PLANT SCHEDULE

APPLICATION RATE: 1L

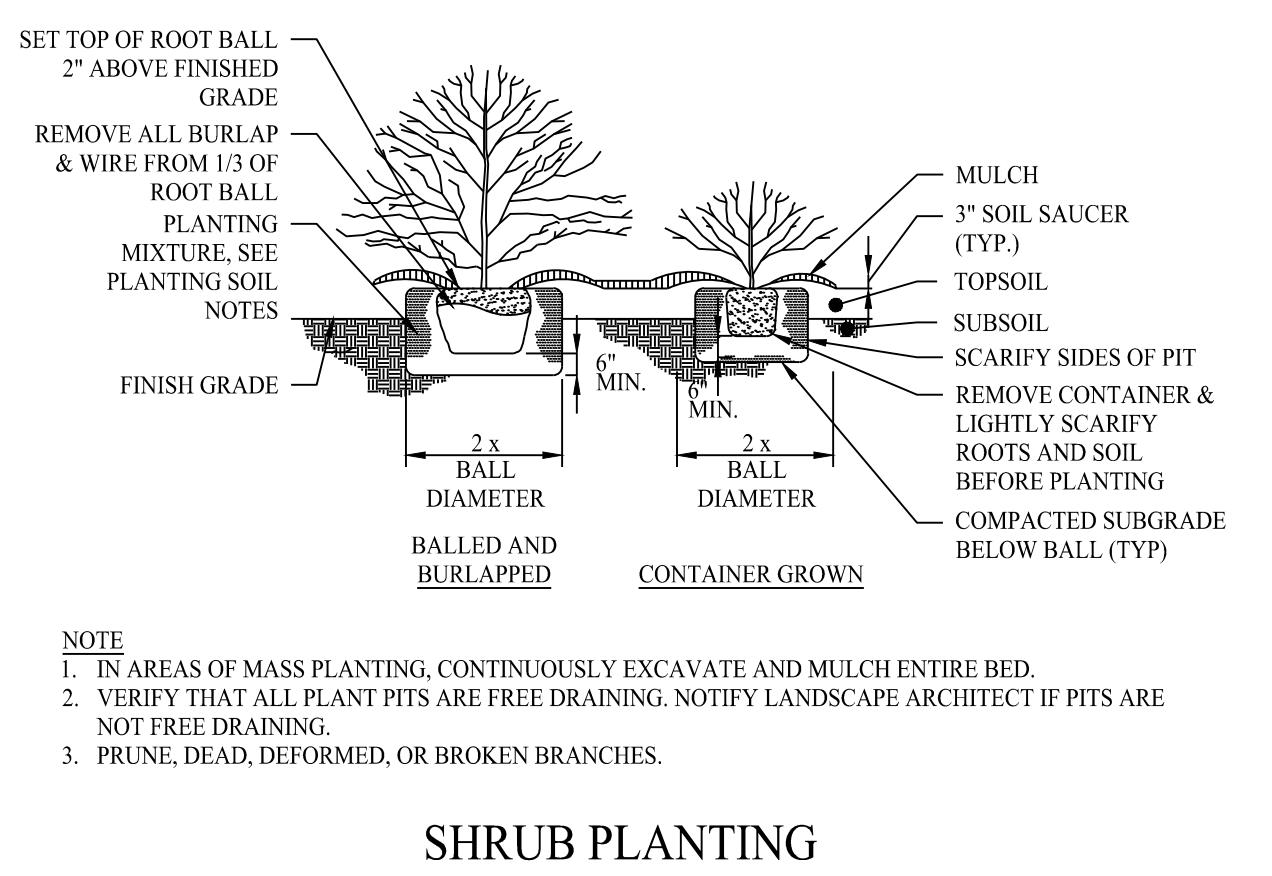
REFER TO SHEET 262 FOR LANDSCAPE DETAILS & NOTES

REFER TO SHEET 2.62 FOR LANDSCAPE DETAILS & NOTES

BLOOMFIELD, CT

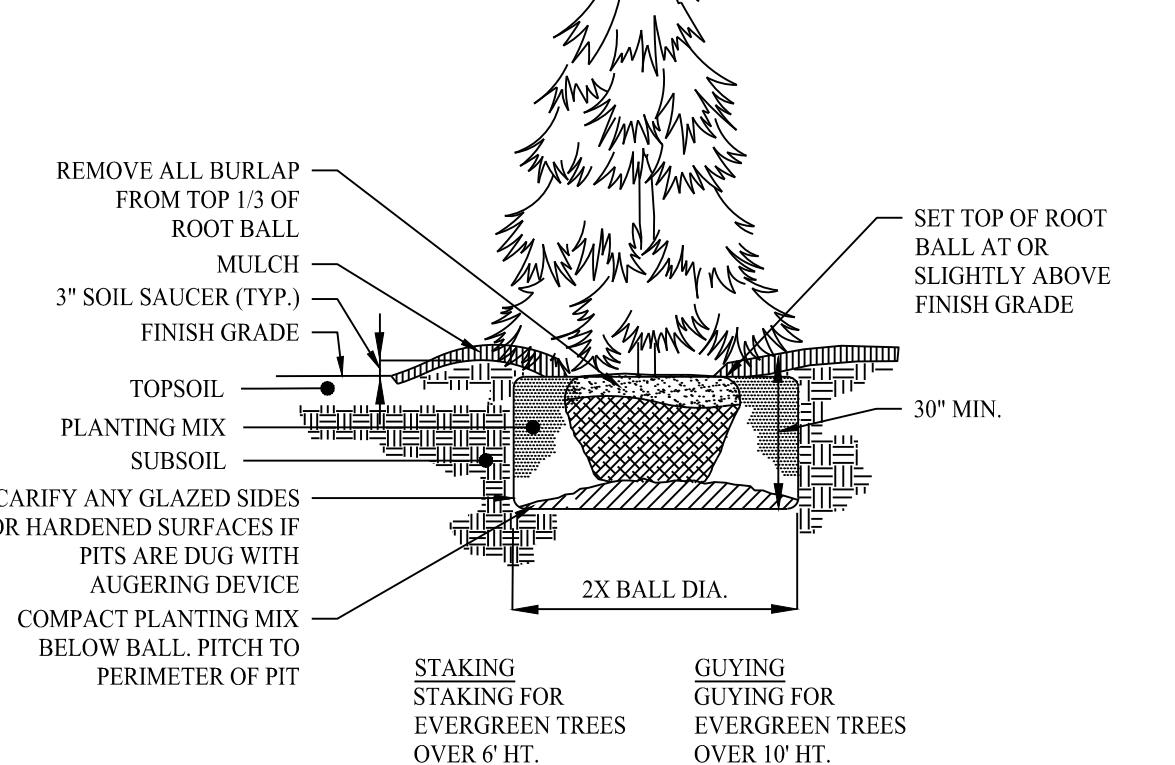
PLANTING NOTES

- BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE LEAVING WITH THE SITE VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR TAKING EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
- VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY, AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT ANY DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION AS DETERMINED BY THE LANDSCAPE DESIGNER DURING AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST AND THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- PERENNIALS, GROUNDCOVERS AND GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER, COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
- PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
- MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
- ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.



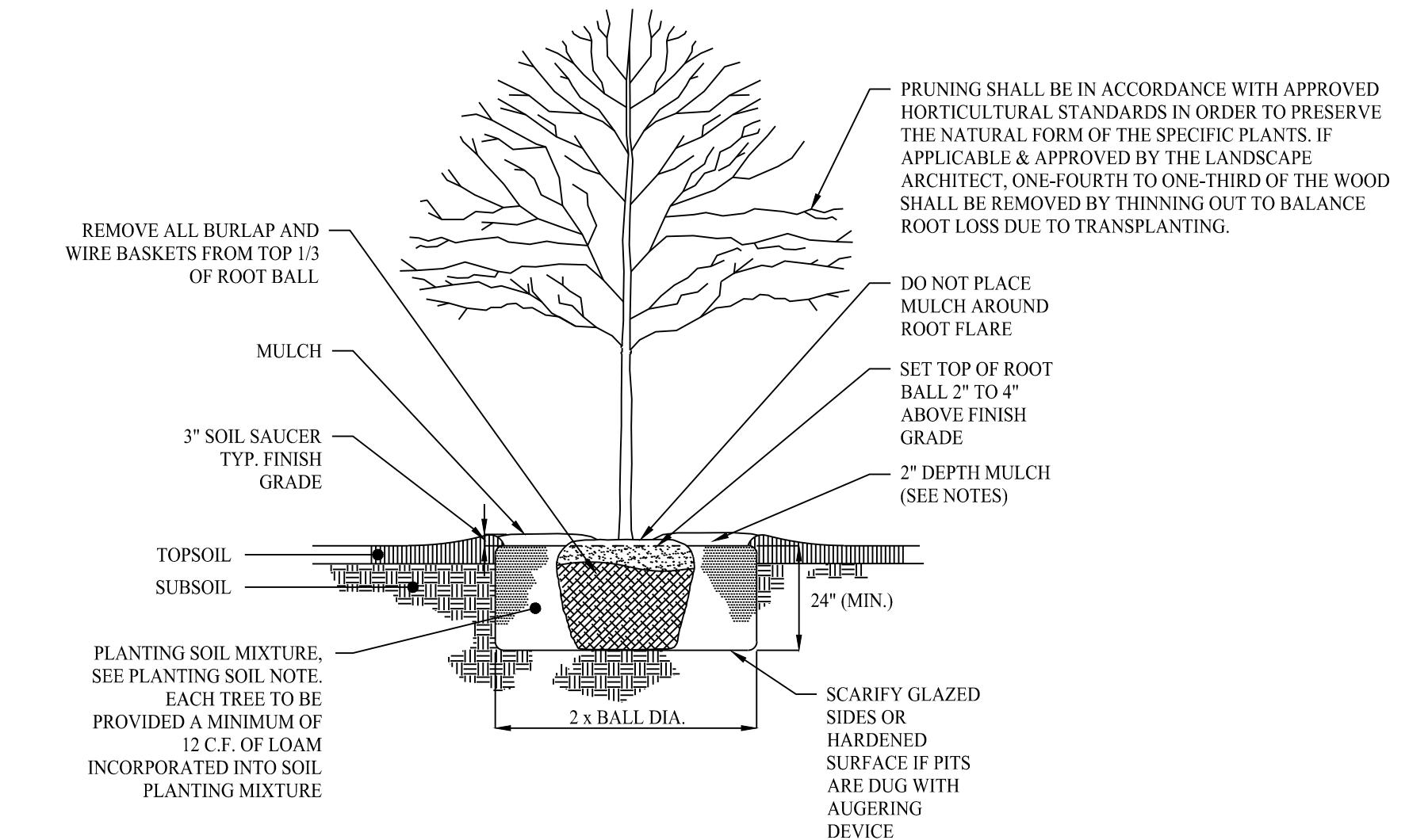
SHRUB PLANTING

SCALE: NTS



EVERGREEN TREE PLANTING

SCALE: NTS



DECIDUOUS TREE PLANTING

SCALE: NTS

SITE PLAN NOTES

- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION SHALL BE PERMITTED UNTIL FURTHER APPROVAL BY THE GOVERNING AND REGULATORY AGENCIES.
- ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "PROPERTY SURVEY, PREPARED FOR 21 WATKINS ROAD, BLOOMFIELD, CONNECTICUT", SCALE 1"-40", DATED AUGUST 2, 2024, PERFORMED BY HALLISEY, PEARSON & CASSIDY.
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF BLOOMFIELD STANDARDS, CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS IN THE ABOVE REFERENCED INCREASING 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.

1	10/31/24	Response to Town Comments
Rev. #:	Date	Description
Graphic Scale:		
SOLLI ENGINEERING <small>MONROE, CT W. HARTFORD, CT NORWICH, MA</small> <small>SOLLIENGINEERING.COM</small> <small>T: (203) 880-5455 F: (203) 880-9695</small>		
Drawn By:	JJS	
Checked By:	MFB	
Approved By:	KMS	
Project #:	24117301	
Plan Date:	10/31/24	
Scale:	1:100	
Project:	PROPOSED DEVELOPMENT 21 WATKINS ROAD BLOOMFIELD, CT	
Sheet Title:	LANDSCAPE DETAILS & NOTES	
Sheet #:	2.62	