

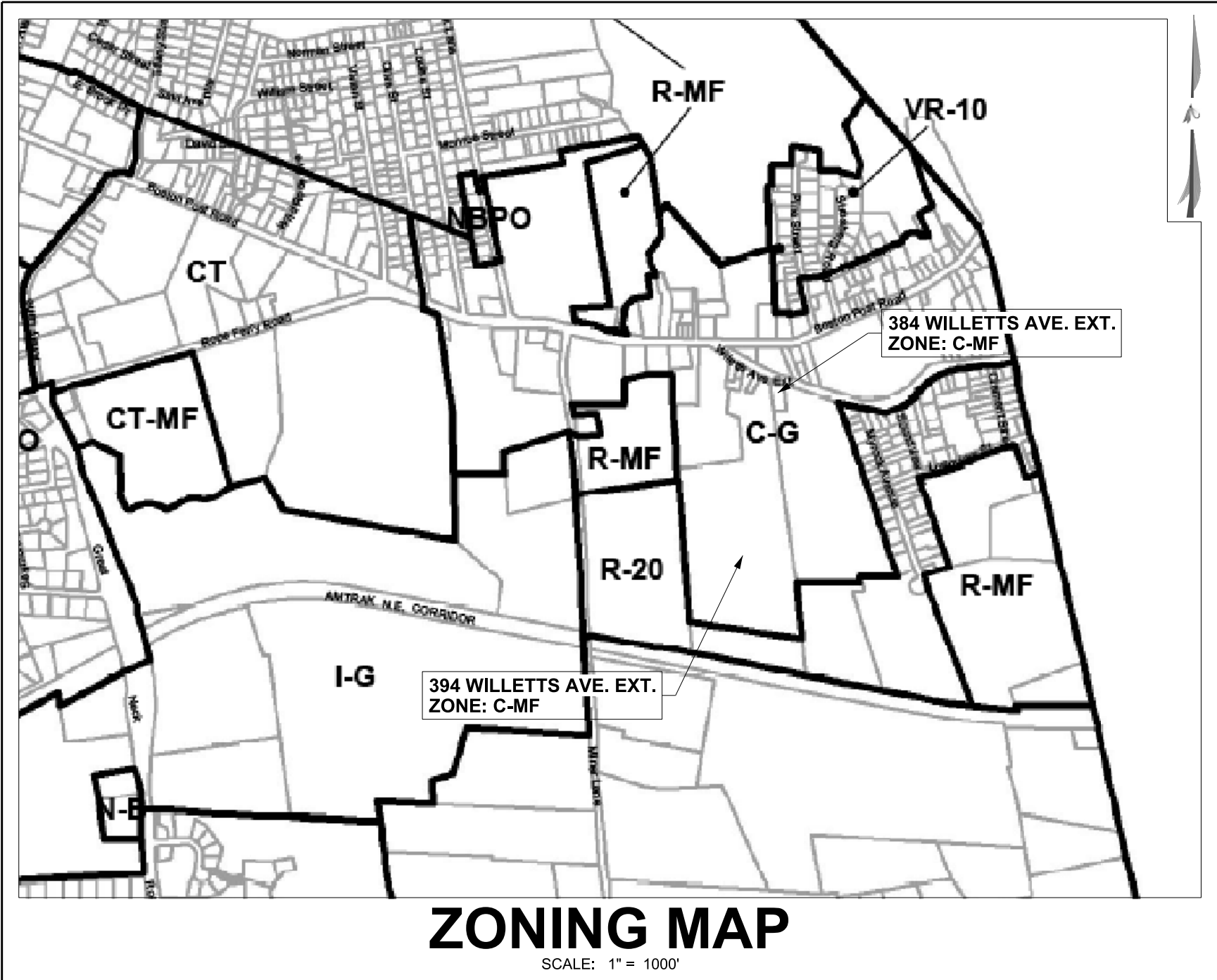
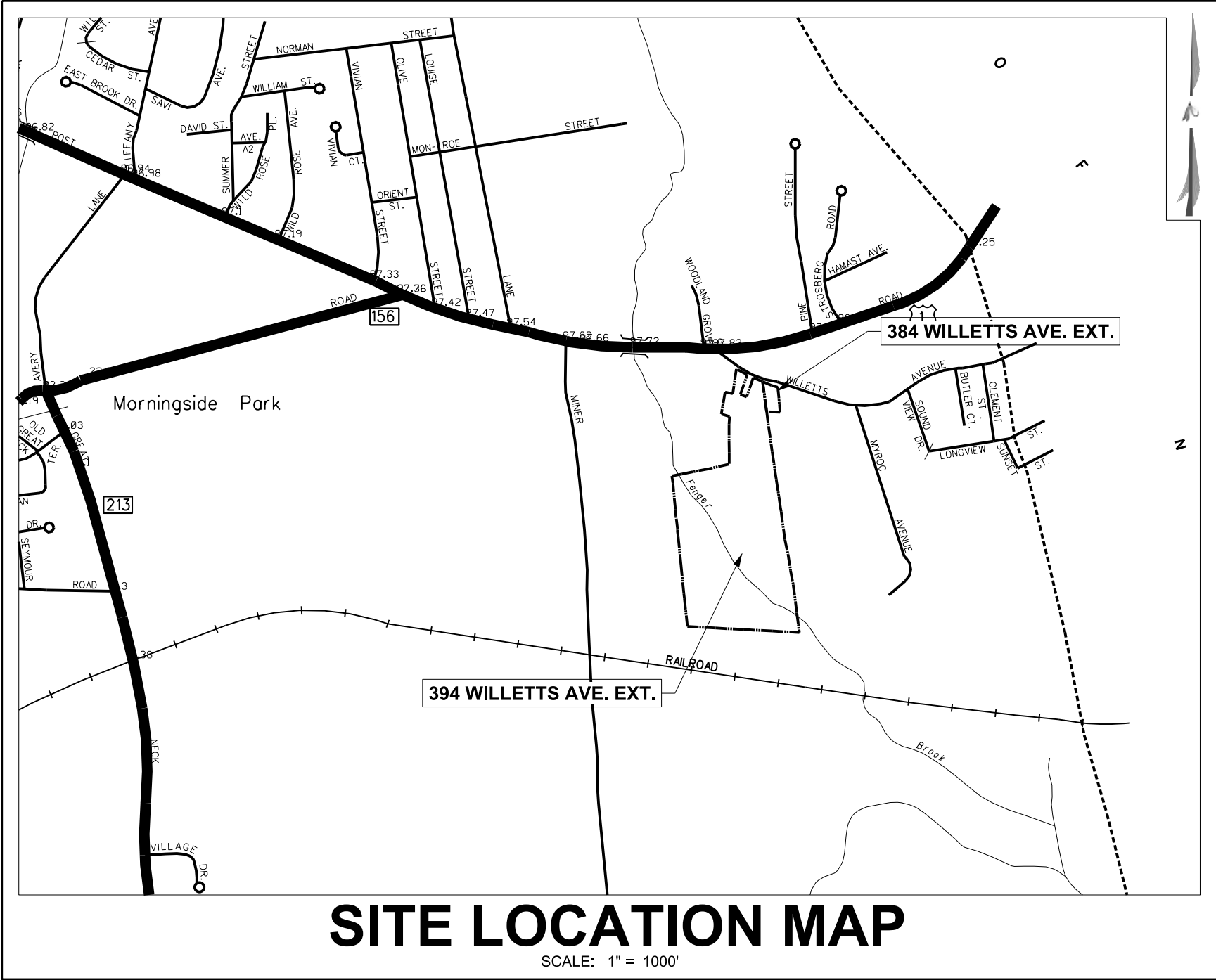
WATERFORD WOODS

PHASE 2 SITE DEVELOPMENT PLANS

384 & 394 WILLETTS AVENUE EXT., WATERFORD, CT
TAX ASSESSOR'S MAP 134, LOTS 9190 & 9192

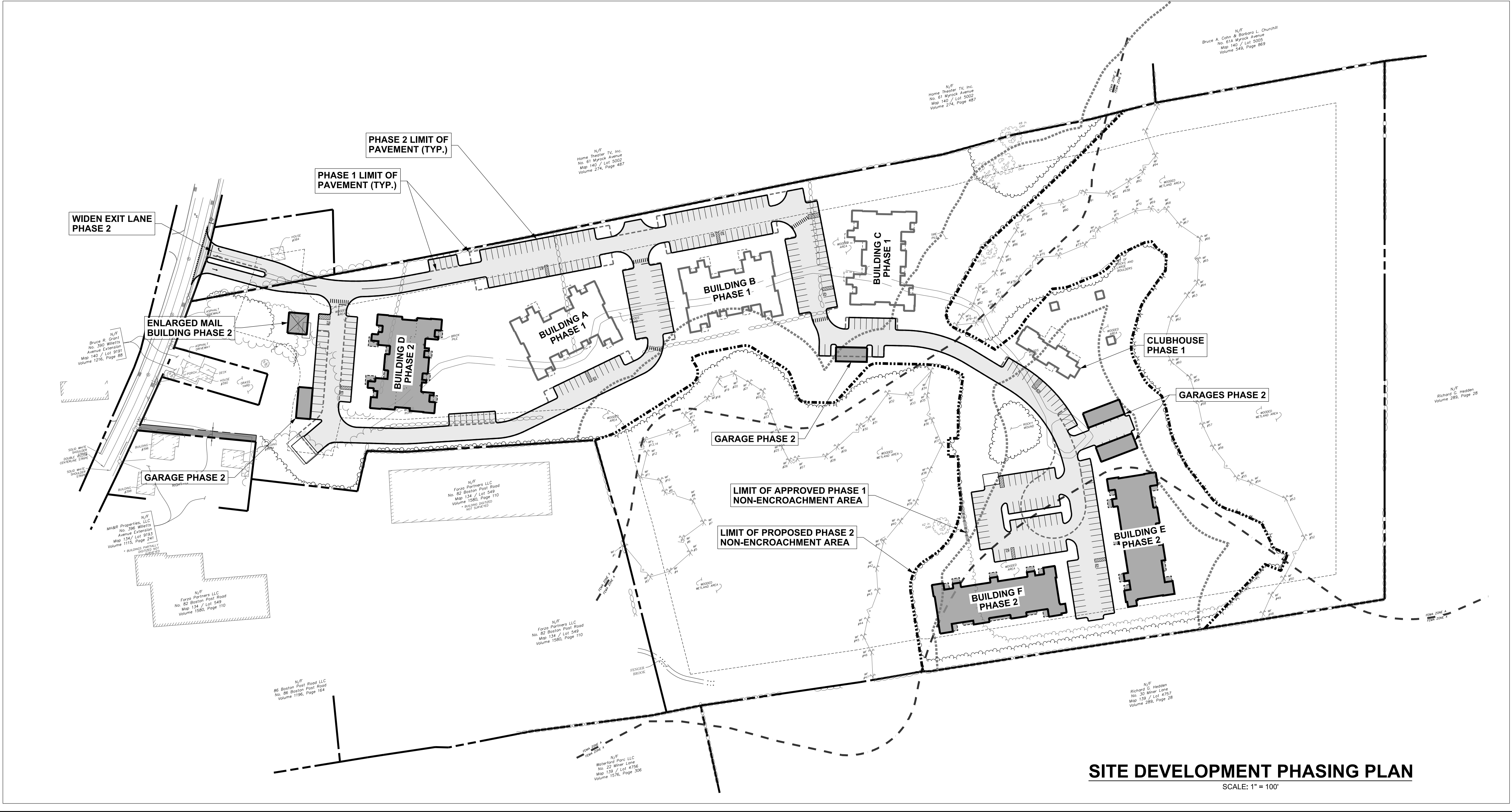
PREPARED FOR

OWNER / APPLICANT
WATERFORD WOODS, LLC
606 POST ROAD EAST #320
WESTPORT, CT 06880



INDEX OF SHEETS

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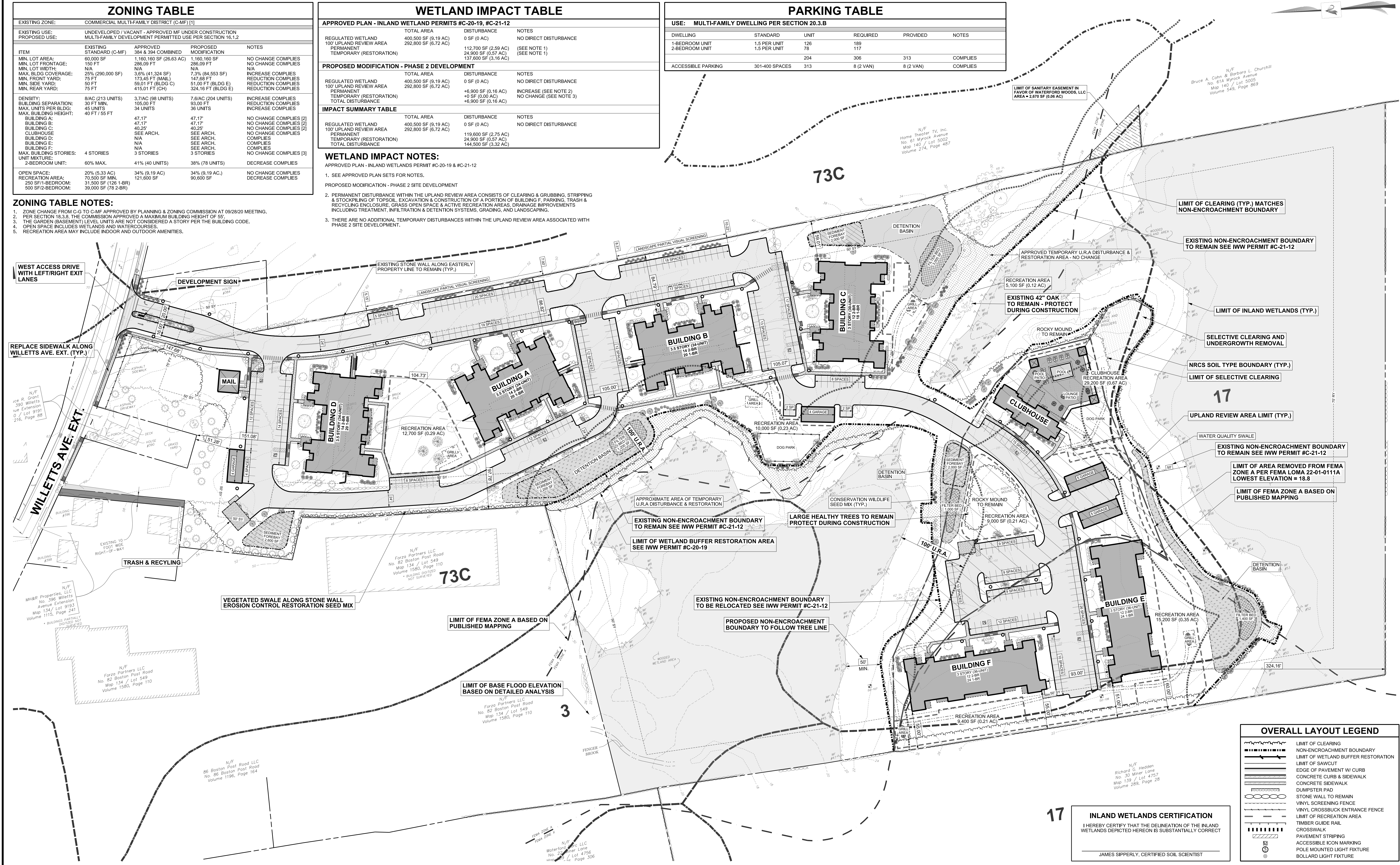
ZONING TABLE				
EXISTING ZONE:	COMMERCIAL MULTI-FAMILY DISTRICT (C-MF) (1)			
EXISTING USE:	UNDEVELOPED / VACANT - APPROVED MF UNDER CONSTRUCTION			
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT PERMITTED USE PER SECTION 16.1.2			
ITEM	EXISTING STANDARD (C-MF)	APPROVED 384 & 394 COMBINED	PROPOSED MODIFICATION	NOTES
MIN. LOT AREA:	60,000 SF	1,160,160 SF (26.63 AC)	1,160,160 SF	NO CHANGE COMPLIES
MIN. LOT FRONTAGE:	150 FT	286.09 FT	286.09 FT	NO CHANGE COMPLIES
MIN. LOT WIDTH:	N/A	N/A	N/A	N/A
MAX. BLDG COVERAGE:	25% (290,000 SF)	3.8% (41,324 SF)	7.3% (84,553 SF)	INCREASE COMPLIES
MIN. FRONT YARD:	75 FT	173.45 FT (MAIL)	147.68 FT	REDUCTION COMPLIES
MIN. SIDE YARD:	50 FT	59.01 FT (BLDG C)	51.00 FT (BLDG E)	REDUCTION COMPLIES
MIN. REAR YARD:	75 FT	415.01 FT (CH)	324.16 FT (BLDG E)	REDUCTION COMPLIES
DENSITY:	8/AC (213 UNITS)	3.7/AC (88 UNITS)	7.6/AC (204 UNITS)	INCREASE COMPLIES
BUILDING SEPARATION:	30 FT MIN.	105.00 FT	93.00 FT	REDUCTION COMPLIES
MAX. UNITS PER BLDG:	45 UNITS	34 UNITS	34 UNITS	INCREASE COMPLIES
MAX. BUILDING HEIGHT:	40 FT / 55 FT	47.17'	47.17'	NO CHANGE COMPLIES [2]
BUILDING A:		47.17'	47.17'	NO CHANGE COMPLIES [2]
BUILDING B:		40.25'	40.25'	NO CHANGE COMPLIES [2]
CLUBHOUSE:		SEE ARCH.	SEE ARCH.	NO CHANGE COMPLIES
BUILDING D:		N/A	SEE ARCH.	COMPLIES
BUILDING E:		N/A	SEE ARCH.	COMPLIES
BUILDING F:		N/A	SEE ARCH.	COMPLIES
MAX. BUILDING STORIES:	4 STORIES	3 STORIES	3 STORIES	NO CHANGE COMPLIES [3]
UNIT MIXTURE:				
2-BEDROOM UNIT:	60% MAX.	41% (40 UNITS)	38% (78 UNITS)	DECREASE COMPLIES
OPEN SPACE:	20% (5.33 AC)	34% (8.19 AC)	34% (8.19 AC)	NO CHANGE COMPLIES
RECREATION AREA:	70,500 SF MIN.	121,600 SF	90,600 SF	DECREASE COMPLIES
250 SF/1-BEDROOM:	31,500 SF (126 1-BR)			
500 SF/2-BEDROOM:	39,000 SF (78 2-BR)			

- ZONING TABLE NOTES:**
1. ZONE CHANGE FROM C-G TO C-MF APPROVED BY PLANNING & ZONING COMMISSION AT 09/28/20 MEETING.
 2. PER SECTION 18.3.8, THE COMMISSION APPROVED A MAXIMUM BUILDING HEIGHT OF 55'.
 3. THE GARDEN (BASEMENT) LEVEL UNITS ARE NOT CONSIDERED A STORY PER THE BUILDING CODE.
 4. OPEN SPACE INCLUDES WETLANDS AND WATERCOURSES.
 5. RECREATION AREA MAY INCLUDE INDOOR AND OUTDOOR AMENITIES.

WETLAND IMPACT TABLE			
APPROVED PLAN - INLAND WETLAND PERMITS #C-20-19, #C-21-12			
REGULATED WETLAND	TOTAL AREA	DISTURBANCE	NOTES
100' UPLAND REVIEW AREA	400,500 SF (9.19 AC)	0 SF (0 AC)	NO DIRECT DISTURBANCE
PERMANENT	292,800 SF (6.72 AC)	112,700 SF (2.59 AC)	(SEE NOTE 1)
TEMPORARY (RESTORATION)		24,900 SF (0.57 AC)	(SEE NOTE 1)
		137,600 SF (3.16 AC)	
PROPOSED MODIFICATION - PHASE 2 DEVELOPMENT			
REGULATED WETLAND	TOTAL AREA	DISTURBANCE	NOTES
100' UPLAND REVIEW AREA	400,500 SF (9.19 AC)	0 SF (0 AC)	NO DIRECT DISTURBANCE
PERMANENT	292,800 SF (6.72 AC)	+6,900 SF (0.16 AC)	INCREASE (SEE NOTE 2)
TEMPORARY (RESTORATION)		+0 SF (0.00 AC)	NO CHANGE (SEE NOTE 2)
TOTAL DISTURBANCE		6,900 SF (0.16 AC)	
IMPACT SUMMARY TABLE			
REGULATED WETLAND	TOTAL AREA	DISTURBANCE	NOTES
100' UPLAND REVIEW AREA	400,500 SF (9.19 AC)	0 SF (0 AC)	NO DIRECT DISTURBANCE
PERMANENT	292,800 SF (6.72 AC)	119,600 SF (2.75 AC)	
TEMPORARY (RESTORATION)		24,900 SF (0.57 AC)	
TOTAL DISTURBANCE		144,500 SF (3.32 AC)	

- WETLAND IMPACT NOTES:**
- APPROVED PLAN - INLAND WETLANDS PERMIT #C-20-19 & #C-21-12
1. SEE APPROVED PLAN SETS FOR NOTES.
 2. PROPOSED MODIFICATION - PHASE 2 SITE DEVELOPMENT
 3. PERMANENT DISTURBANCE WITHIN THE UPLAND REVIEW AREA CONSISTS OF CLEARING & GRUBBING, STRIPPING & STOCKPILING OF TOPSOIL, EXCAVATION & CONSTRUCTION OF A PORTION OF BUILDING F, PARKING, TRASH & RECYCLING ENCLOSURE, GRASS OPEN SPACE & ACTIVE RECREATION AREAS, DRAINAGE IMPROVEMENTS INCLUDING TREATMENT, INFILTRATION & DETENTION SYSTEMS, GRAZING, AND LANDSCAPING.
 4. THERE ARE NO ADDITIONAL TEMPORARY DISTURBANCES WITHIN THE UPLAND REVIEW AREA ASSOCIATED WITH PHASE 2 SITE DEVELOPMENT.

PARKING TABLE					
USE: MULTI-FAMILY DWELLING PER SECTION 20.3.B					
DWELLING	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES
1-BEDROOM UNIT	1.5 PER UNIT	126	189		
2-BEDROOM UNIT	1.5 PER UNIT	78	117		
		204	306	313	COMPLIES
ACCESSIBLE PARKING	301-400 SPACES	313	8 (2 VAN)	8 (2 VAN)	COMPLIES



SCALE: 1" = 60'

PROJECT NUMBER: 00096 - 001

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YRC
YANTIC RIVER CONSULTANTS, LLC

WATERFORD WOODS SITE MODIFICATION PLANS

PREPARED FOR
WATERFORD WOODS, LLC

OVERALL DEVELOPMENT LAYOUT

384 & 394 WILLETTS AVENUE
WATERFORD, CT

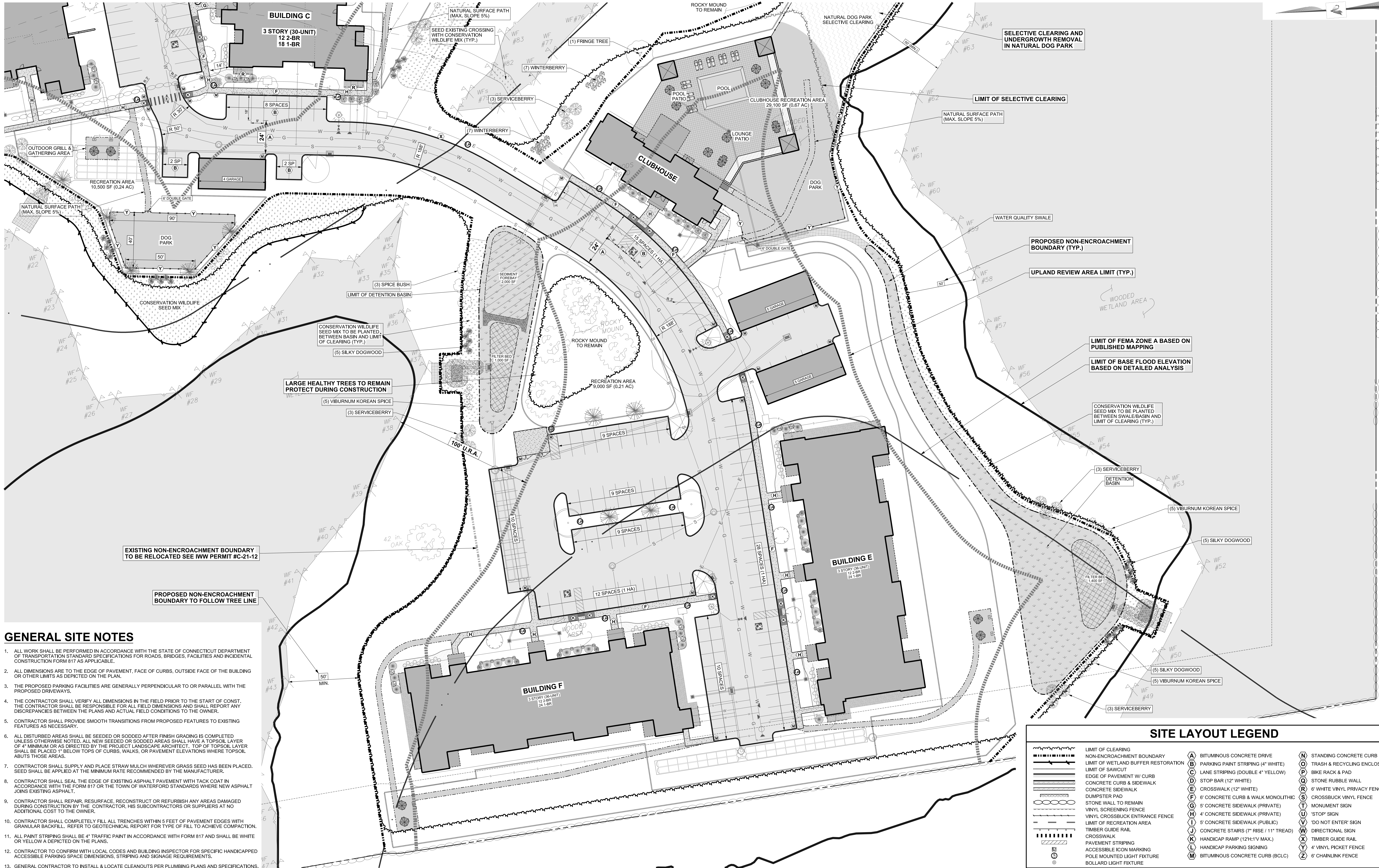
REVISION SUMMARY

DATE	DESCRIPTION
12/30/20	PER IWWC COMMENTS / PZC SUBMISSION
2/10/21	PER CONDENSED COMMENTS
4/16/21	PER CONDITIONS OF APPROVAL
8/21/21	CLUBHOUSE ADDITION
10/25/21	PER TOWN COMMENTS
10/27/21	REDUCED CLEARING & ADDITIONAL PLANTINGS
11/23/21	PER CONDITIONS OF APPROVAL
2/8/22	PHASE 2 DEVELOPMENT

SHEET 2 OF 5

DATE: 11/18/20

REVISED: 2/8/22



GENERAL SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OUTSIDE FACE OF THE BUILDING OR OTHER LIMITS AS DEPICTED ON THE PLAN.
- THE PROPOSED PARKING FACILITIES ARE GENERALLY PERPENDICULAR TO OR PARALLEL WITH THE PROPOSED DRIVEWAYS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL NEW SEEDED OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ADJUTS THOSE AREAS.
- CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED. SEED SHALL BE APPLIED AT THE MINIMUM RATE RECOMMENDED BY THE MANUFACTURER.
- CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE FORM 817 OR THE TOWN OF WATERFORD STANDARDS WHERE NEW ASPHALT JOINING EXISTING ASPHALT.
- CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, HIS SUBCONTRACTORS OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PAVEMENT EDGES WITH GRANULAR BACKFILL. REFER TO GEOTECHNICAL REPORT FOR TYPE OF FILL TO ACHIEVE COMPACTION.
- ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH FORM 817 AND SHALL BE WHITE OR YELLOW AS DEPICTED ON THE PLANS.
- CONTRACTOR TO CONFIRM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC HANDICAPPED ACCESSIBLE PARKING SPACE DIMENSIONS, STRIPING AND SIGNAGE REQUIREMENTS.
- GENERAL CONTRACTOR TO INSTALL & LOCATE CLEANOUTS PER PLUMBING PLANS AND SPECIFICATIONS.

SCALE: 1" = 30'

PROJECT NUMBER:

00096 - 001



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PROFESSIONAL SEAL

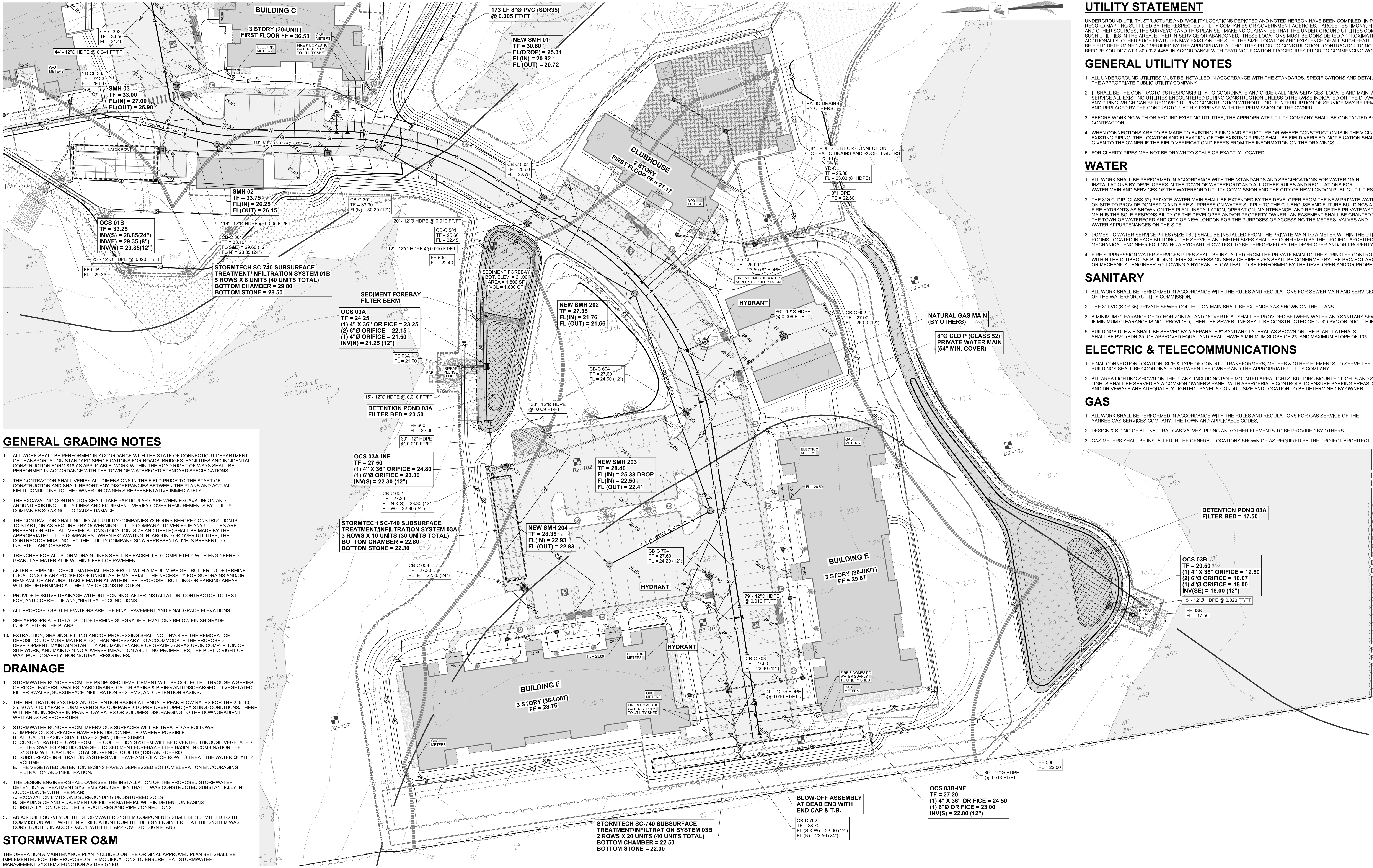
SITE LAYOUT LEGEND	
	LIMIT OF CLEARING
	NON-ENCROACHMENT BOUNDARY
	LIMIT OF WETLAND BUFFER RESTORATION
	LIMIT OF SAWCUT
	EDGE OF PAVEMENT W/ CURB
	CONCRETE CURB & SIDEWALK
	CONCRETE SIDEWALK
	DUMPSTER PAD
	STONE WALL TO REMAIN
	VINYL SCREENING FENCE
	VINYL CROSSBUCK ENTRANCE FENCE
	LIMIT OF RECREATION AREA
	TIMBER GUIDE RAIL
	CROSSWALK
	PAVEMENT STRIPING
	ACCESSIBLE ICON MARKING
	POLE MOUNTED LIGHT FIXTURE
	BOLLARD LIGHT FIXTURE
	(A) BITUMINOUS CONCRETE DRIVE
	(B) PARKING PAINT STRIPING (4" WHITE)
	(C) LANE STRIPING (DOUBLE 4" YELLOW)
	(D) STOP BAR (12" WHITE)
	(E) CROSSWALK (12" WHITE)
	(F) 6" CONCRETE CURB & WALK MONOLITHIC
	(G) 5" CONCRETE SIDEWALK (PRIVATE)
	(H) 4" CONCRETE SIDEWALK (PRIVATE)
	(I) 5" CONCRETE SIDEWALK (PUBLIC)
	(J) CONCRETE STAIRS (7" RISE / 11" TREAD)
	(K) HANDICAP RAMP (12"x1'V MAX.)
	(L) HANDICAP PARKING SIGNING
	(M) BITUMINOUS CONCRETE CURB (BCLC)
	(N) STANDING CONCRETE CURB (PUBLIC)
	(O) TRASH & RECYCLING ENCLOSURE
	(P) BIKE RACK & PAD
	(Q) STONE RUBBLE WALL
	(R) 6" WHITE VINYL PRIVACY FENCE
	(S) CROSSBUCK VINYL FENCE
	(T) MONUMENT SIGN
	(U) 'STOP' SIGN
	(V) 'DO NOT ENTER' SIGN
	(W) DIRECTIONAL SIGN
	(X) TIMBER GUIDE RAIL
	(Y) 4" VINYL PICKET FENCE
	(Z) 6" CHAINLINK FENCE

WATERFORD WOODS
SITE MODIFICATION PLANS
PREPARED FOR
WATERFORD WOODS, LLC
DETAILED LAYOUT PLAN - SOUTHWEST

384 & 394 WILLETTS AVENUE
WATERFORD, CT

REVISION SUMMARY	
DATE	DESCRIPTION
12/30/20	PER IWW COMMENTS / PZC SUBMISSION
2/10/21	PER CONDENSED COMMENTS
4/16/21	PER CONDITIONS OF APPROVAL
8/21/21	ADDED CLUBHOUSE
10/25/21	PER TOWN COMMENTS
10/27/21	REDUCED CLEARING & ADDITIONAL PLANTINGS
11/23/21	PER CONDITIONS OF APPROVAL
2/8/22	PHASE 2 DEVELOPMENT

SHEET	3 OF 5
DATE	11/18/20
REVISED	2/8/22



UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPS, FIELD SURVEY, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKE NO GUARANTEE THAT THE UNDER-GROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, IN ACCORDANCE WITH CTBD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

GENERAL UTILITY NOTES

- ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES. LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNIQUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
- BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPROPRIATE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
- WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURE OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED. NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE FIELD VERIFICATION DIFFERS FROM THE INFORMATION ON THE DRAWINGS.
- FOR CLARITY PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.

WATER

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR WATER MAIN INSTALLATIONS BY DEVELOPERS IN THE TOWN OF WATERFORD" AND ALL OTHER RULES AND REGULATIONS FOR WATER MAIN AND SERVICES OF THE WATERFORD UTILITY COMMISSION AND THE CITY OF NEW LONDON PUBLIC UTILITIES.
- THE 8" CLDIP (CLASS 52) PRIVATE WATER MAIN SHALL BE EXTENDED BY THE DEVELOPER FROM THE NEW PRIVATE WATER MAIN ON SITE TO PROVIDE DOMESTIC AND FIRE SUPPRESSION WATER SUPPLY TO THE CLUBHOUSE AND FUTURE BUILDINGS AND NEW FIRE HYDRANTS AS SHOWN ON THE PLAN. INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF THE PRIVATE WATER MAIN IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNER. AN EASEMENT SHALL BE GRANTED TO THE TOWN OF WATERFORD AND CITY OF NEW LONDON FOR THE PURPOSES OF ACCESSING THE METERS, VALVES AND WATER APPURTENANCES ON THE SITE.
- DOMESTIC WATER SERVICE PIPES (SIZE TBD) SHALL BE INSTALLED FROM THE PRIVATE MAIN TO A METER WITHIN THE UTILITY ROOMS LOCATED IN EACH BUILDING. THE SERVICE AND METER SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MECHANICAL ENGINEER FOLLOWING A HYDRANT FLOW TEST TO BE PERFORMED BY THE DEVELOPER AND/OR PROPERTY OWNER.
- FIRE SUPPRESSION WATER SERVICES PIPES SHALL BE INSTALLED FROM THE PRIVATE MAIN TO THE SPRINKLER CONTROL ROOM WITHIN THE CLUBHOUSE BUILDING. FIRE SUPPRESSION SERVICE PIPE SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MECHANICAL ENGINEER FOLLOWING A HYDRANT FLOW TEST TO BE PERFORMED BY THE DEVELOPER AND/OR PROPERTY OWNER.

SANITARY

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SEWER MAIN AND SERVICES OF THE WATERFORD UTILITY COMMISSION.
- THE 8" PVC (SDR-35) PRIVATE SEWER COLLECTION MAIN SHALL BE EXTENDED AS SHOWN ON THE PLANS.
- A MINIMUM CLEARANCE OF 10" HORIZONTAL AND 18" VERTICAL SHALL BE PROVIDED BETWEEN WATER AND SANITARY SEWER LINES. IF MINIMUM CLEARANCE IS NOT PROVIDED, THEN THE SEWER LINE SHALL BE CONSTRUCTED OF 6" SDR PVC OR DUCTILE IRON PIPE.
- BUILDINGS D, E & F SHALL BE SERVED BY A SEPARATE 8" SANITARY LATERAL AS SHOWN ON THE PLAN. LATERALS SHALL BE PVC (SDR-35) OR ASPEN/ED EQUAL AND SHALL HAVE A MINIMUM SLOPE OF 2% AND MAXIMUM SLOPE OF 10%.

ELECTRIC & TELECOMMUNICATIONS

- FINAL CONNECTION LOCATION, SIZE & TYPE OF CONDUIT, TRANSFORMERS, METERS & OTHER ELEMENTS TO SERVE THE BUILDINGS SHALL BE COORDINATED BETWEEN THE OWNER AND THE APPROPRIATE UTILITY COMPANY.
- ALL AREA LIGHTING SHOWN ON THE PLANS, INCLUDING POLE MOUNTED AREA LIGHTS, BUILDING MOUNTED LIGHTS AND SIGN SPOT LIGHTS SHALL BE SERVED BY A COMMON OWNER'S PANEL WITH APPROPRIATE CONTROLS TO ENSURE PARKING AREAS, SIDEWALKS AND DRIVEWAYS ARE ADEQUATELY LIGHTED. PANEL & CONDUIT SIZE AND LOCATION TO BE DETERMINED BY OWNER.

GAS

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR GAS SERVICE OF THE YANKEE GAS SERVICES COMPANY, THE TOWN AND APPLICABLE CODES.
- DESIGN & SIZING OF ALL NATURAL GAS VALVES, PIPING AND OTHER ELEMENTS TO BE PROVIDED BY OTHERS.
- GAS METERS SHALL BE INSTALLED IN THE GENERAL LOCATIONS SHOWN OR AS REQUIRED BY THE PROJECT ARCHITECT.

GENERAL GRADING NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 818 AS APPLICABLE. WORK WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF WATERFORD STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE EXCAVATING CONTRACTOR SHALL TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, OR AS REQUIRED BY GOVERNING UTILITY COMPANY, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IN, AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE IS PRESENT TO INSTRUCT AND OBSERVE.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING OR PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE INDICATED ON THE PLANS.
- EXTRACTION, GRADING, FILLING AND/OR PROCESSING SHALL NOT INVOLVE THE REMOVAL OR DEPOSITION OF MORE MATERIAL(S) THAN NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN STABILITY AND MAINTENANCE OF GRADED AREAS UPON COMPLETION OF SITE WORK, AND IMPACT ON ADJACENT PROPERTIES, THE PUBLIC RIGHT OF WAY, PUBLIC SAFETY, NOR NATURAL RESOURCES.

DRAINAGE

- STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED THROUGH A SERIES OF ROOF LEADERS, SWALES, YARD DRAINS, CATCH BASINS & PIPING AND DISCHARGED TO VEGETATED FILTER SWALES, SUBSURFACE INFILTRATION SYSTEMS, AND DETENTION BASINS.
- THE INFILTRATION SYSTEMS AND DETENTION BASINS ATTENUATE PEAK FLOW RATES FOR THE 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS AS COMPARED TO PRE-DEVELOPED (EXISTING) CONDITIONS. THERE WILL BE NO INCREASE IN PEAK FLOW RATES OR VOLUMES DISCHARGING TO THE DOWNGRADE WETLANDS OR PROPERTIES.
- STORMWATER RUNOFF FROM IMPERVIOUS SURFACES WILL BE TREATED AS FOLLOWS:
 - IMPERVIOUS SURFACES HAVE BEEN DISCONNECTED WHERE POSSIBLE.
 - ALL CATCH BASINS SHALL HAVE 2' (MIN) DEEP SUMPS.
 - CONCENTRATED FLOWS FROM THE COLLECTION SYSTEM WILL BE DIVERTED THROUGH VEGETATED FILTER SWALES AND DISCHARGED TO SEDIMENT FOREBAY/FILTER BASIN. IN COMBINATION THE SYSTEM WILL CAPTURE TOTAL SUSPENDED SOLIDS (TSS) AND DEBRIS.
 - SUBSURFACE INFILTRATION SYSTEMS WILL HAVE AN ISOLATOR ROW TO TREAT THE WATER QUALITY VOLUME.
 - THE VEGETATED DETENTION BASINS HAVE A DEPRESSED BOTTOM ELEVATION ENCOURAGING FILTRATION AND INFILTRATION.
- THE DESIGN ENGINEER SHALL OVERSEE THE INSTALLATION OF THE PROPOSED STORMWATER DETENTION & TREATMENT SYSTEMS AND CERTIFY THAT IT WAS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE PLAN:
 - EXCAVATION LIMITS AND SURROUNDING UNDISTURBED SOILS
 - GRADING OF AND PLACEMENT OF FILTER MATERIAL WITHIN DETENTION BASINS
 - INSTALLATION OF OUTLET STRUCTURES AND PIPE CONNECTIONS
- AN AS-BUILT SURVEY OF THE STORMWATER SYSTEM COMPONENTS SHALL BE SUBMITTED TO THE COMMISSION WITHIN 90 DAYS FROM THE DATE OF COMPLETION OF THE SYSTEM. THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

STORMWATER O&M

THE OPERATION & MAINTENANCE PLAN INCLUDED ON THE ORIGINAL APPROVED PLAN SET SHALL BE IMPLEMENTED FOR THE PROPOSED SITE MODIFICATIONS TO ENSURE THAT STORMWATER MANAGEMENT SYSTEMS FUNCTION AS DESIGNED.

SCALE: 1" = 30'

PROJECT NUMBER: 00096 - 001

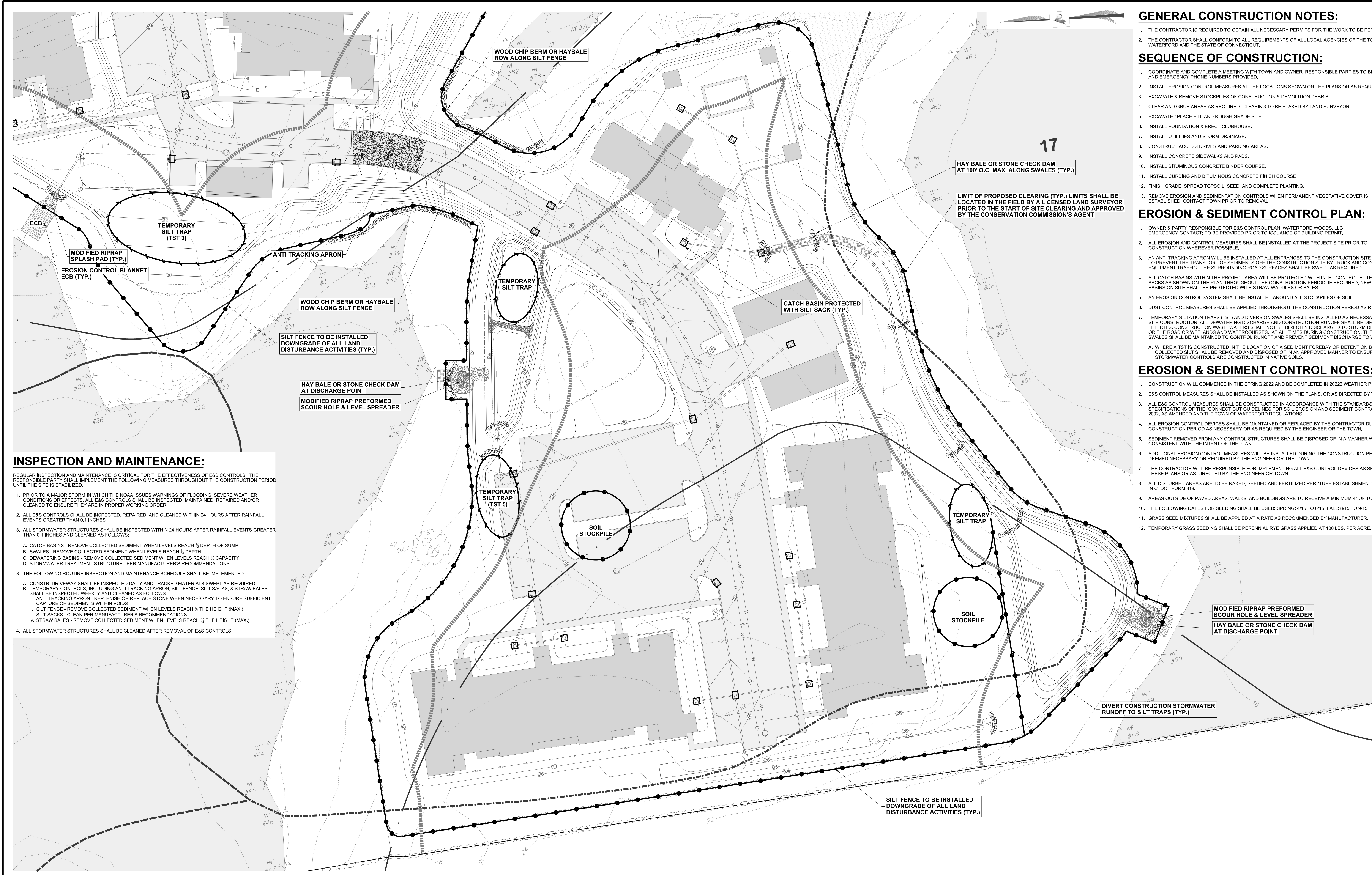
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PROFESSIONAL SEAL

WATERFORD WOODS SITE MODIFICATION PLANS PREPARED FOR WATERFORD WOODS, LLC GRADING, DRAINAGE & UTILITY PLAN - SW		REVISION SUMMARY		SHEET
				4 OF 5
		DATE	DESCRIPTION	DATE
		12/06/20	PER WWC COMMENTS (PDC SUBMISSION)	
		01/06/21	PER CONSIDER COMMENTS	
		4/16/21	PER CONDITIONS OF APPROVAL	
		05/01	REVISED GAS & ELECTRIC SERVICE LOCATIONS	
		04/01/21	ADDED CURBHOUSE	11/18/20
		10/05/21	PER TOWN COMMENTS	
		10/27/21	REDUCED CLEARING & ADDITIONAL PLANTINGS	
		11/23/21	PER CONDITIONS OF APPROVAL	REVISED
		03/02/22	PHASE 2 DEVELOPMENT	2/8/22
& 394 WILLETTS AVENUE		WATERFORD, CT		



INSPECTION AND MAINTENANCE:

REGULAR INSPECTION AND MAINTENANCE IS CRITICAL FOR THE EFFECTIVENESS OF E&S CONTROLS. THE RESPONSIBLE PARTY SHALL IMPLEMENT THE FOLLOWING MEASURES THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABILIZED.

- PRIOR TO A MAJOR STORM IN WHICH THE NOAA ISSUES WARNINGS OF FLOODING, SEVERE WEATHER CONDITIONS OR EFFECTS, ALL E&S CONTROLS SHALL BE INSPECTED, MAINTAINED, REPAIRED AND/OR CLEANED TO ENSURE THEY ARE IN PROPER WORKING ORDER.
- ALL E&S CONTROLS SHALL BE INSPECTED, REPAIRED, AND CLEANED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES
- ALL STORMWATER STRUCTURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES AND CLEANED AS FOLLOWS:
 - CATCH BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH OF SUMP
 - SWALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH
 - DEWATERING BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ CAPACITY
 - STORMWATER TREATMENT STRUCTURE - PER MANUFACTURER'S RECOMMENDATIONS
- THE FOLLOWING ROUTINE INSPECTION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED:
 - CONSTR. DRIVEWAY SHALL BE INSPECTED DAILY AND TRACKED MATERIALS SWEEP AS REQUIRED
 - TEMPORARY CONTROLS, INCLUDING ANTI-TRACKING APRON, SILT FENCE, SILT SACKS, & STRAW BALES SHALL BE INSPECTED WEEKLY AND CLEANED AS FOLLOWS:
 - ANTI-TRACKING APRON - REPLENISH OR REPLACE STONE WHEN NECESSARY TO ENSURE SUFFICIENT CAPTURE OF SEDIMENTS WITHIN VOIDS
 - SILT FENCE - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
 - SILT SACKS - CLEAN PER MANUFACTURER'S RECOMMENDATIONS
 - STRAW BALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
- ALL STORMWATER STRUCTURES SHALL BE CLEANED AFTER REMOVAL OF E&S CONTROLS.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF WATERFORD AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION:

- COORDINATE AND COMPLETE A MEETING WITH TOWN AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
- INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED.
- EXCAVATE & REMOVE STOCKPILES OF CONSTRUCTION & DEMOLITION DEBRIS.
- CLEAR AND GRUB AREAS AS REQUIRED. CLEARING TO BE STAKED BY LAND SURVEYOR.
- EXCAVATE / PLACE FILL AND ROUGH GRADE SITE.
- INSTALL FOUNDATION & ERECT CLUBHOUSE.
- INSTALL UTILITIES AND STORM DRAINAGE.
- CONSTRUCT ACCESS DRIVES AND PARKING AREAS.
- INSTALL CONCRETE SIDEWALKS AND PADS.
- INSTALL BITUMINOUS CONCRETE BINDER COURSE.
- INSTALL CURBING AND BITUMINOUS CONCRETE FINISH COURSE
- FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
- REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTACT TOWN PRIOR TO REMOVAL.

EROSION & SEDIMENT CONTROL PLAN:

- OWNER & PARTY RESPONSIBLE FOR E&S CONTROL PLAN: WATERFORD WOODS, LLC
EMERGENCY CONTACT: TO BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
- AN ANTI-TRACKING APRON WILL BE INSTALLED AT ALL ENTRANCES TO THE CONSTRUCTION SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONST. EQUIPMENT TRAFFIC. THE SURROUNDING ROAD SURFACES SHALL BE SWEEP AS REQUIRED.
- ALL CATCH BASINS WITHIN THE PROJECT AREA WILL BE PROTECTED WITH INLET CONTROL FILTER/SILT SACKS AS SHOWN ON THE PLAN THROUGHOUT THE CONSTRUCTION PERIOD. IF REQUIRED, NEW CATCH BASINS ON SITE SHALL BE PROTECTED WITH STRAW WADDLES OR BALES.
- AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL STOCKPILES OF SOIL.
- DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AS REQUIRED.
- TEMPORARY SILTATION TRAPS (TST) AND DIVERSION SWALES SHALL BE INSTALLED AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE TST'S. CONSTRUCTION WASTEWATERS SHALL NOT BE DIRECTLY DISCHARGED TO STORM DRAINAGE OR THE ROAD OR WETLANDS AND WATERCOURSES. AT ALL TIMES DURING CONSTRUCTION, THE TST'S AND SWALES SHALL BE MAINTAINED TO CONTROL RUNOFF AND PREVENT SEDIMENT DISCHARGE TO WETLANDS.
 - WHERE A TST IS CONSTRUCTED IN THE LOCATION OF A SEDIMENT FOREBAY OR DETENTION BASIN ALL COLLECTED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER TO ENSURE THE STORMWATER CONTROLS ARE CONSTRUCTED IN NATIVE SOILS.

EROSION & SEDIMENT CONTROL NOTES:

- CONSTRUCTION WILL COMMENCE IN THE SPRING 2022 AND BE COMPLETED IN 20223 WEATHER PERMITTING.
- E&S CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN.
- ALL E&S CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF WATERFORD REGULATIONS.
- ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR THE TOWN.
- SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR THE TOWN.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL E&S CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS DIRECTED BY THE ENGINEER OR TOWN.
- ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPEC. IN CTDOT FORM 818.
- AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
- THE FOLLOWING DATES FOR SEEDING SHALL BE USED: SPRING: 4/15 TO 6/15, FALL: 8/15 TO 9/15
- GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE AS RECOMMENDED BY MANUFACTURER.
- TEMPORARY GRASS SEEDING SHALL BE PERENNIAL RYE GRASS APPLIED AT 100 LBS. PER ACRE.