

CONGREGATION BETH-EL

33 KENYON ROAD
WATERFORD, CONNECTICUT

JULY 2023

PERMIT DRAWINGS

MUNICIPAL LAND USE COMMISSION SUBMISSION

PREPARED FOR:

CONGREGATION BETH-EL, INC.

PREPARED BY:

Summer Hill

Civil Engineers & Land Surveyors, P.C.
60 Wall Street
P.O. Box 708
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

OWNER

CONGREGATION BETH-EL, INC.
P.O. BOX 1310
NEW LONDON, CONNECTICUT 06320
TELEPHONE: 860-501-3150

APPLICANT

CONGREGATION BETH-EL, INC.
P.O. BOX 1310
NEW LONDON, CONNECTICUT 06320
TELEPHONE: 860-501-3150

EXPIRATION DATE PER SECTION 8-3(i) OF THE CONNECTICUT GENERAL STATUTES _____

APPROVED BY THE TOWN OF WATERFORD PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE

REVISED:



9-15-23

TOWN STAFF REVIEW COMMENTS



8-28-23

TOWN STAFF REVIEW COMMENTS

No. _____

SCHEDULE OF DRAWINGS

SHEET No.	TITLE
C0.1	TITLE SHEET
C0.2	GENERAL NOTES, ABBREVIATIONS, AND LEGEND
C0.3	EROSION AND SEDIMENT CONTROL NOTES
C1.1	EXISTING CONDITIONS PLAN
C2.1	GENERAL PLAN
C2.2	SITE LAYOUT PLAN
C3.1	DETAILS
C3.2	DETAILS
C3.3	DETAILS

ZONING STANDARDS SCHEDULE				
MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20) STANDARDS				
SECTION	STANDARD	REQUIRED	EXISTING	PROVIDED
4.1	MINIMUM LOT AREA	20,000 SF	112,209.2 SF	112,209.2 SF
4.3	MINIMUM LOT FRONTAGE	85 FT	197.4 FT	197.4 FT
4.3	MINIMUM LOT WIDTH	100 FT	200.1 FT	200.1 FT
4.4	MINIMUM SETBACKS:			
	FRONT YARD	50 FT	-	358.7 FT
	SIDE YARD	20 FT	-	38.8 FT
	REAR YARD	50 FT	-	102.9 FT
4.5	MAXIMUM BUILDING COVERAGE	25%	-	3.6%
4.6	MAXIMUM BUILDING HEIGHT	35 FT	-	30 FT
PARKING REQUIREMENTS:				
1 SPACE PER 3 PERSONS SEATED X 120 SEATS = 40 SPACES				
PARKING SPACES PROVIDED:				
42 SPACES (INCLUDES 3 RESERVED SPACES)				
30 ADDITIONAL RESERVE PARKING SPACES PROVIDED				



LOCATION PLAN

SCALE: 1"=1000'



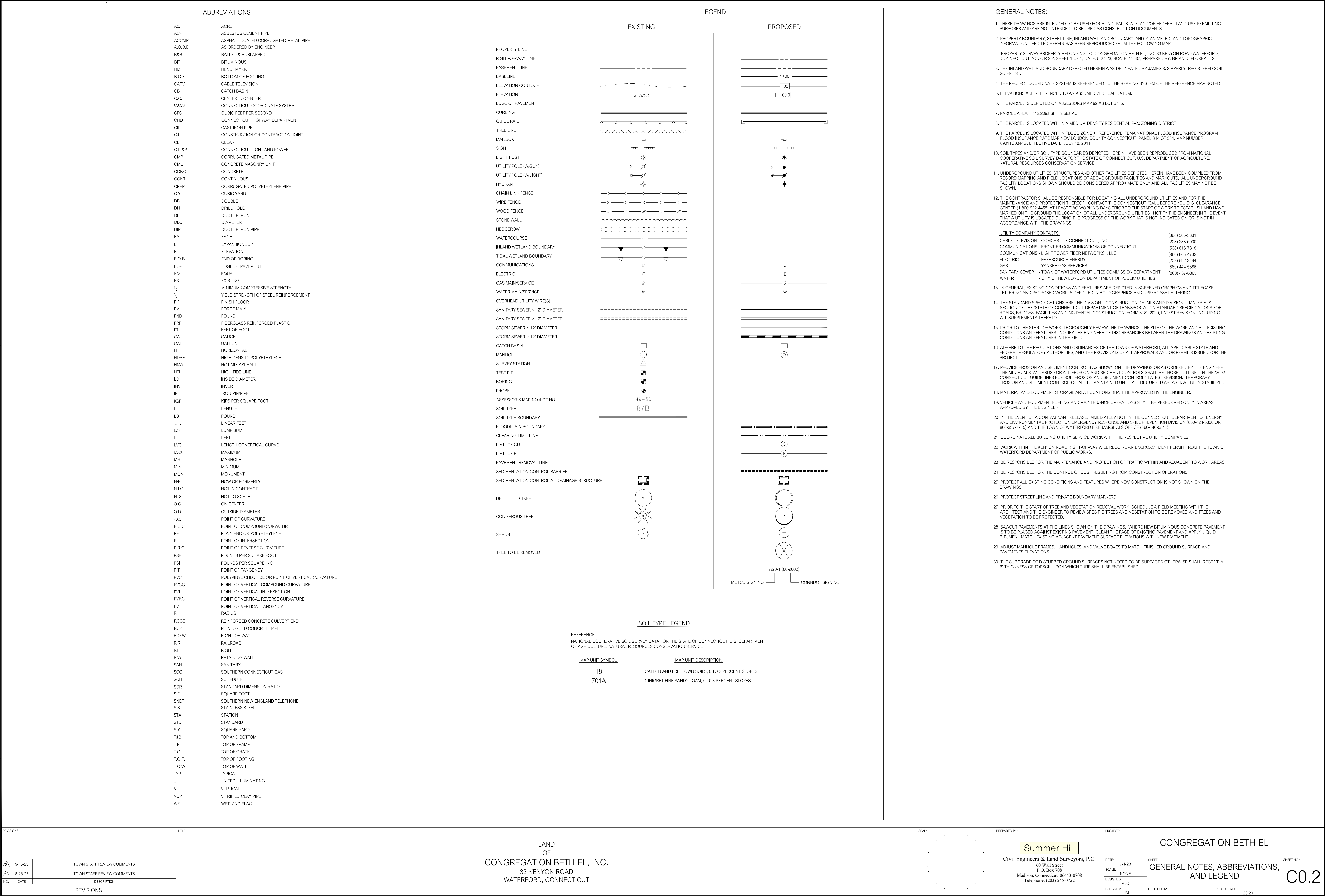
(IN FEET)



MICHAEL J. OTT, P.E., L.S.
CT REGISTRATION No. 70082

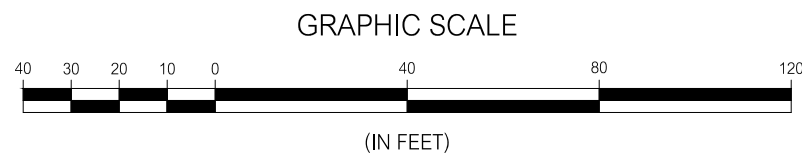
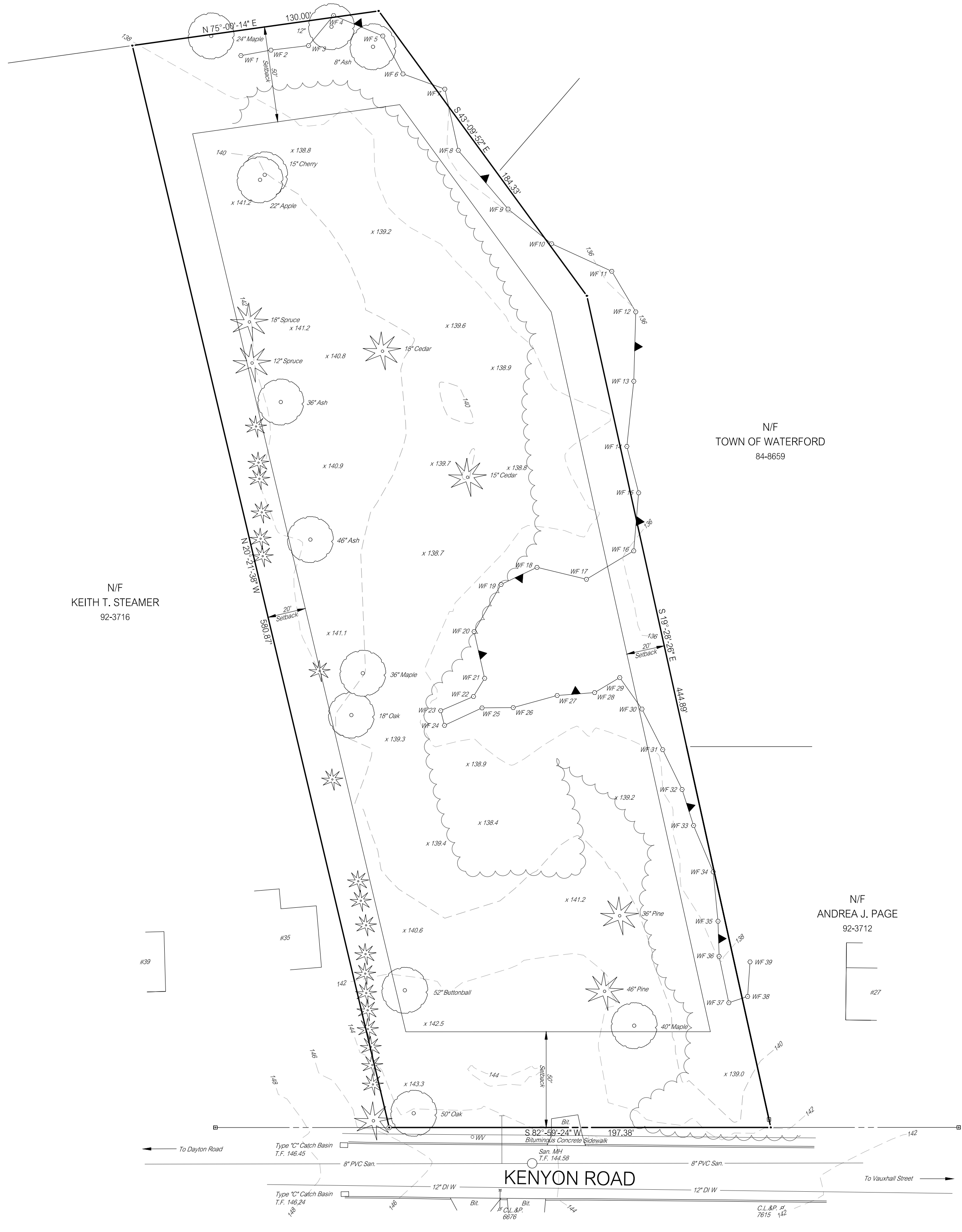
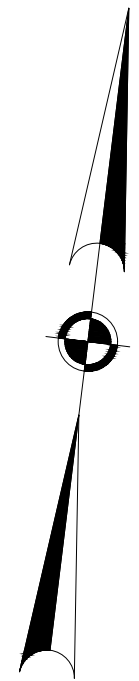
DATE

SHEET No.: C0.1



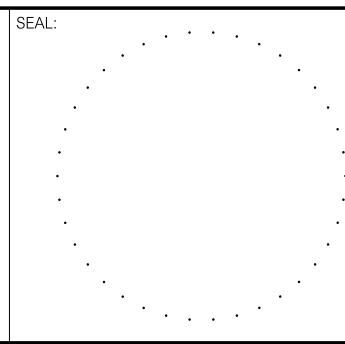
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N/F
STEVEN P. DAVID
64-8669



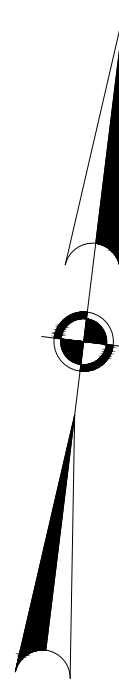
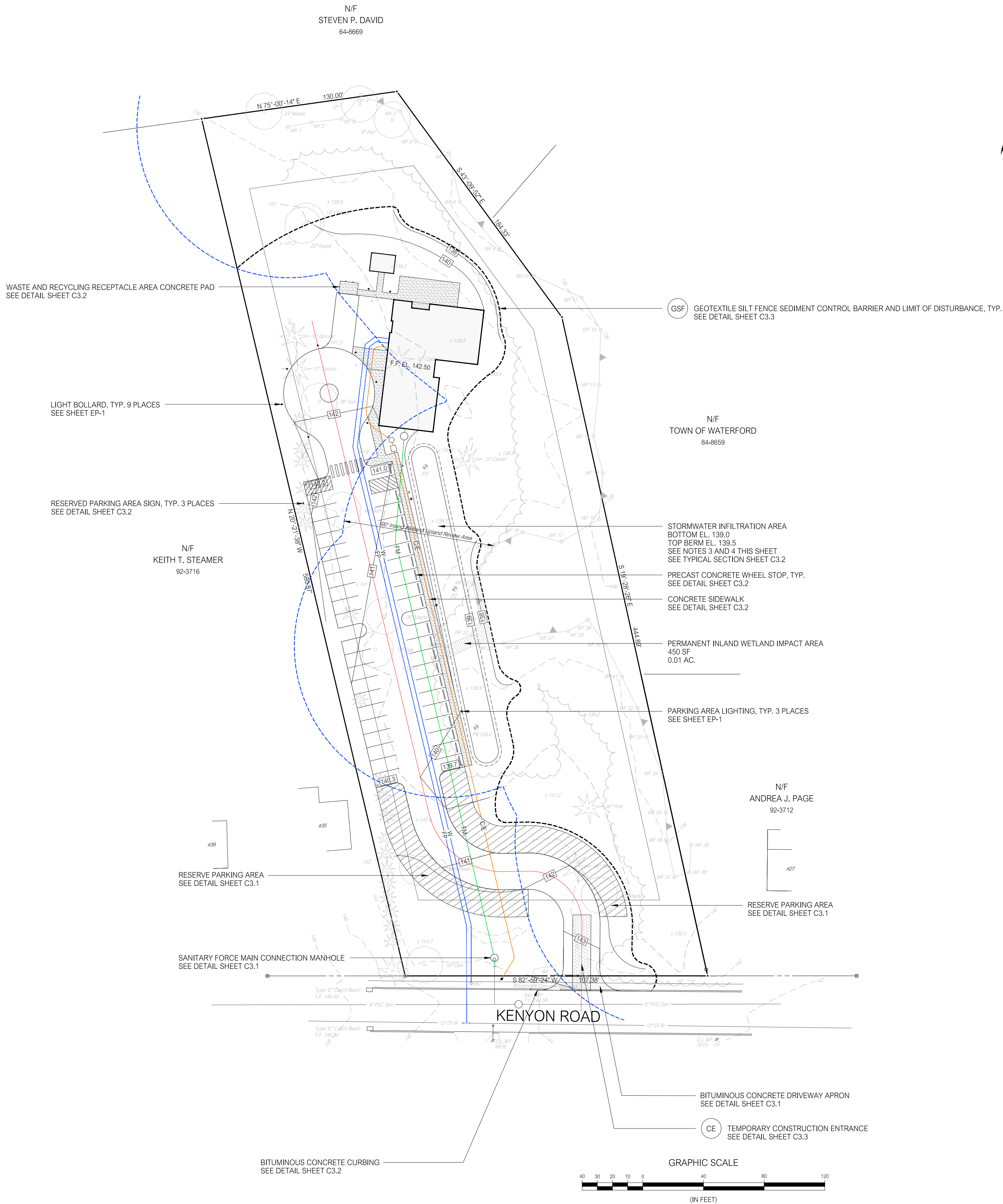
REVISIONS			TITLE
NO.	DATE	DESCRIPTION	
1	9-15-23	TOWN STAFF REVIEW COMMENTS	
2	8-28-23	TOWN STAFF REVIEW COMMENTS	
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LAND
OF
CONGREGATION BETH-EL, INC.
33 KENYON ROAD
WATERFORD, CONNECTICUT



PREPARED BY:
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Civil Engineers & Land Surveyors, P.C.
60 Wall Street
P.O. Box 7108
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

PROJECT:			CONGREGATION BETH-EL		
DATE:	7-1-23	SHEET:		SHEET NO.:	
SCALE:	1"=40'	EXISTING CONDITIONS PLAN		C1.1	
DESIGNED:	MJO				
CHECKED:	LJM	FIELD BOOK:	PROJECT NO.:		
			23-20		



NOTES:

1. SEE SHEETS SU-1 AND SU-2 FOR BUILDING UTILITY SERVICES INFORMATION.
2. SEE SHEET SP-1 FOR LANDSCAPE INFORMATION.
3. PRIOR TO THE START OF WORK, A MINIMUM OF TWO FIELD PERMEABILITY TESTS SHALL BE CONDUCTED WITHIN THE STORMWATER INFILTRATION AREA AT THE BOTTOM SUBGRADE ELEVATION TO DETERMINE INFILTRATION RATES OF THE NATURAL SOILS. THE ENGINEER SHALL SUBMIT DETAILS OF SOIL MODIFICATIONS TO MADE IF REQUIRED TO ACHIEVE SUITABLE INFILTRATION RATES TO THE TOWN OF WATERFORD.
4. UPON COMPLETION OF THE FORMATION OF THE STORMWATER INFILTRATION AREA BOTTOM SUBGRADE:

INSTALL A TEMPORARY DIVERSION BERM TO DIRECT SURFACE WATER AROUND THE STORMWATER INFILTRATION AREA AND PREVENT SURFACE WATER FROM ENTERING THE AREA.

INSTALL A TEMPORARY BARRIER TO PREVENT CONSTRUCTION VEHICLES AND EQUIPMENT FROM ENTERING THE STORMWATER INFILTRATION AREA.

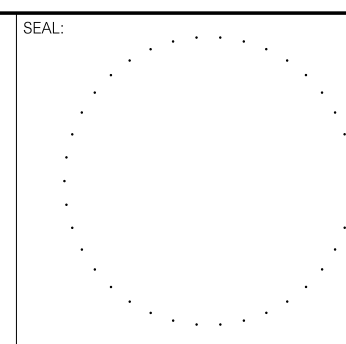
THE TEMPORARY DIVERSION BERM SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ON THE SITE HAVE BEEN STABILIZED.

THE TEMPORARY BARRIER TO VEHICLES AND EQUIPMENT SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES IN THE VICINITY OF THE AREA ARE COMPLETE.

REVISIONS:

	9-15-23	TOWN STAFF REVIEW COMMENTS
	8-28-23	TOWN STAFF REVIEW COMMENTS
NO.	DATE	DESCRIPTION

REVISIONS

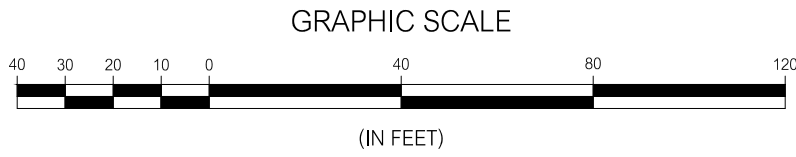
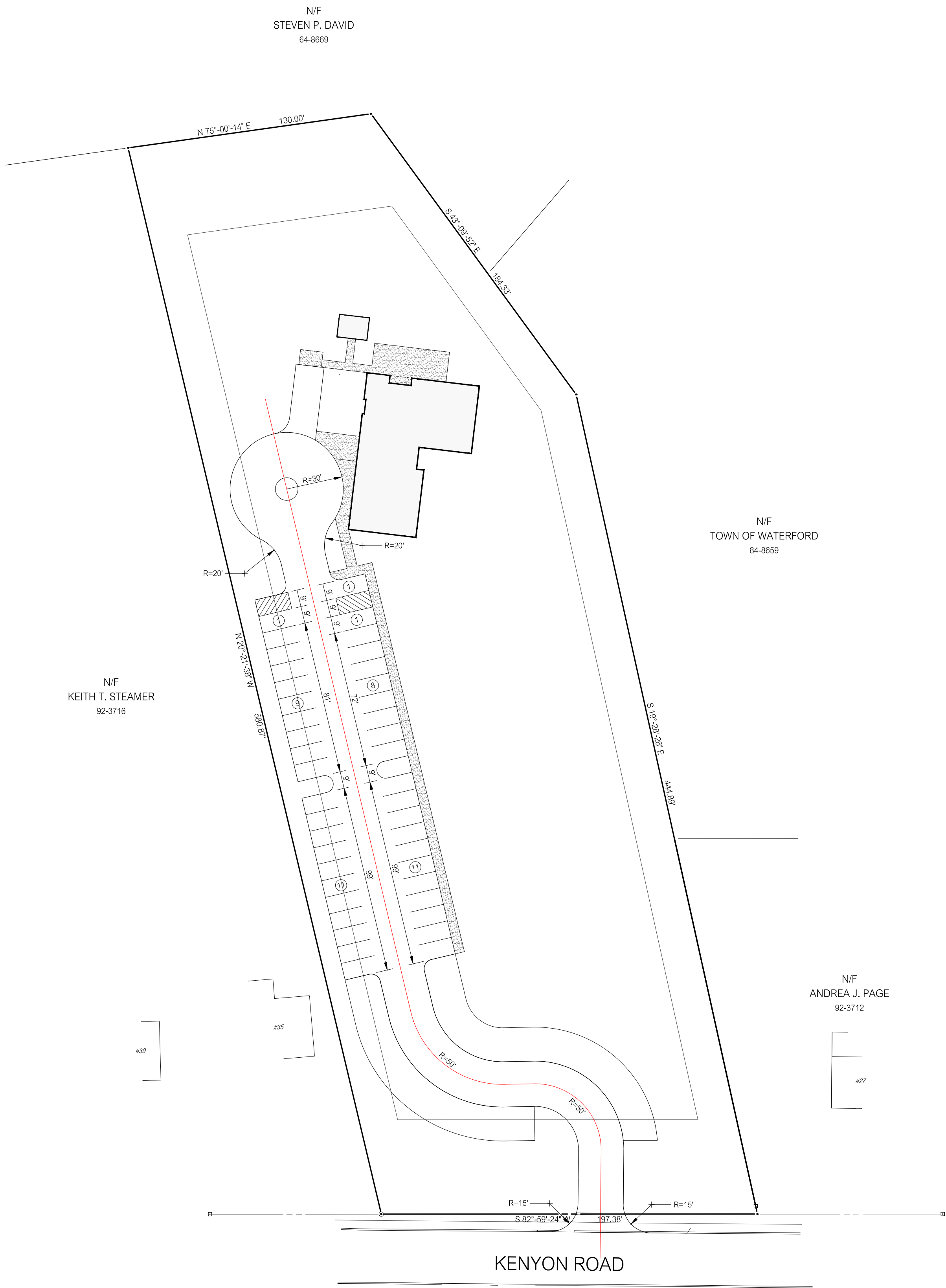
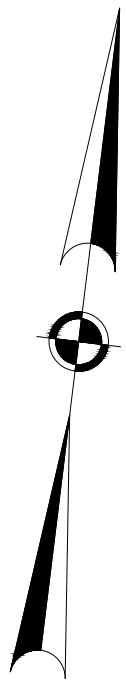


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PROJECT:		CONGREGATION BETH-EL	
DATE:	7-1-23	SHEET:	GENERAL PLAN
SCALE:	1"=40'		
DESIGNED:	MJO		
CHECKED:	UJM		
FIELD BOOK:		PROJECT NO.:	23-20

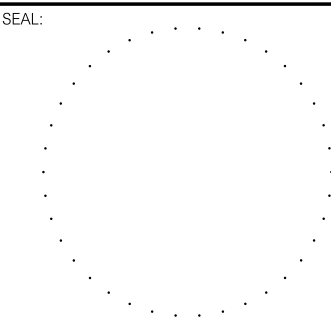
SHEET NO.
C2.1

- NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT.
 2. PAVEMENT CURVE RADII NOT DIMENSIONED OR SHOWN IN THE DRAWING DETAILS ARE FIVE (5) FEET.
 3. UNLESS OTHERWISE NOTED, ALL SIDEWALK WIDTHS ARE FIVE (5) FEET.
 4. SEE SHEET C3.2 DETAILS FOR PARKING STALL DIMENSIONS.
 5. PARKING BAY STALL NUMBER TOTALS ARE IDENTIFIED THUS: ⑩



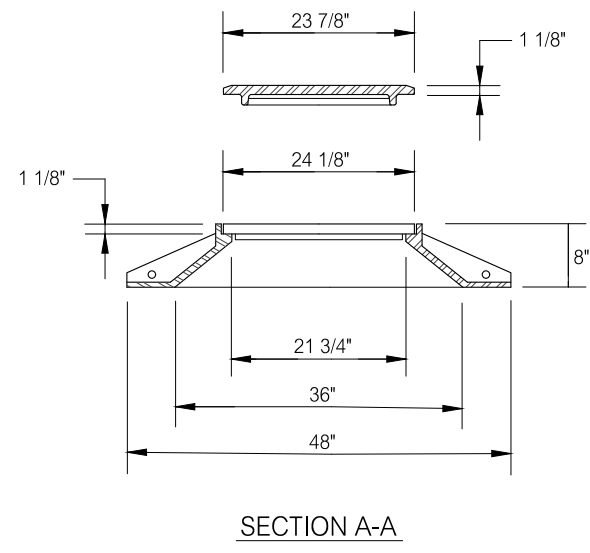
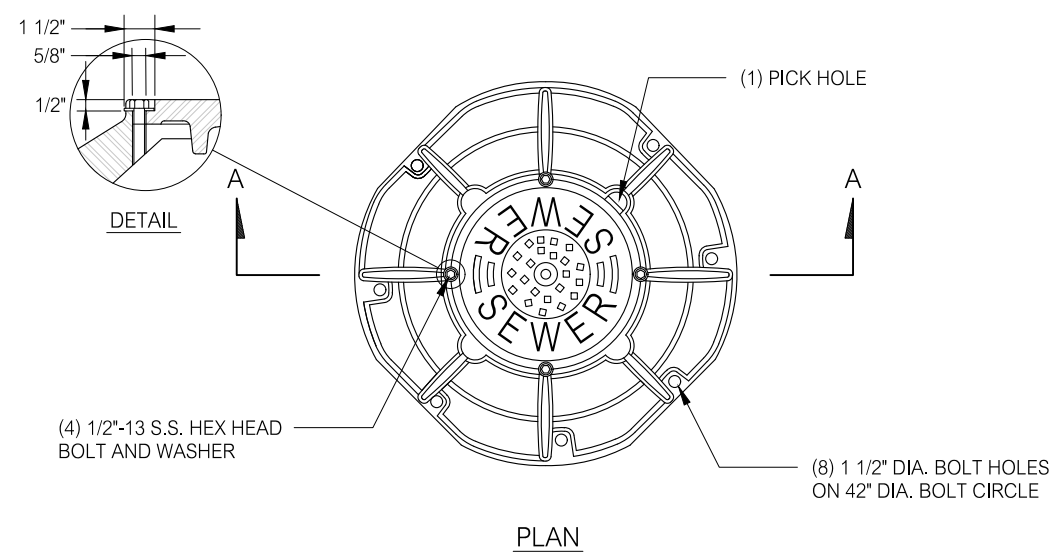
REVISIONS		TITLE
NO.	DATE	DESCRIPTION
9-15-23		TOWN STAFF REVIEW COMMENTS
8-28-23		TOWN STAFF REVIEW COMMENTS
REVISIONS		

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WATERFORD, CONNECTICUT



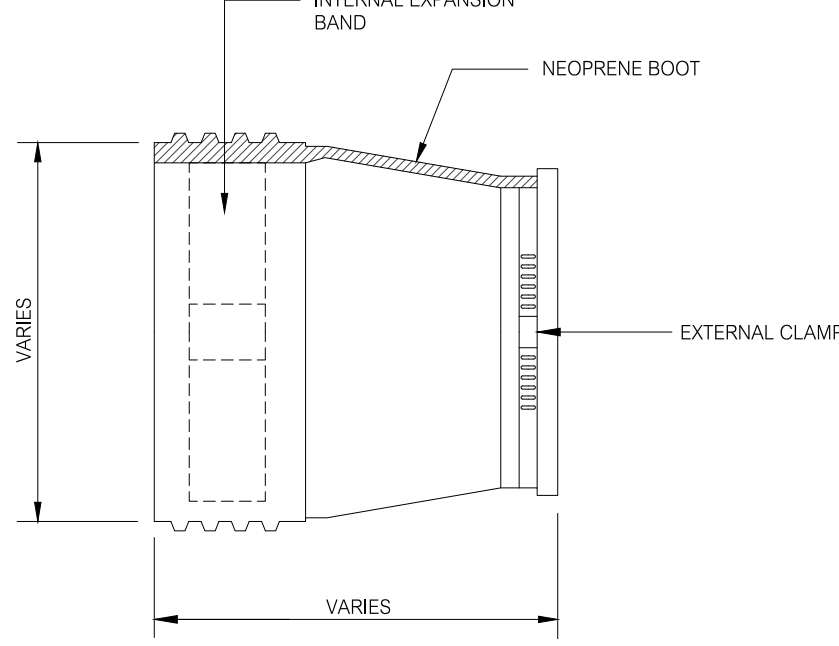
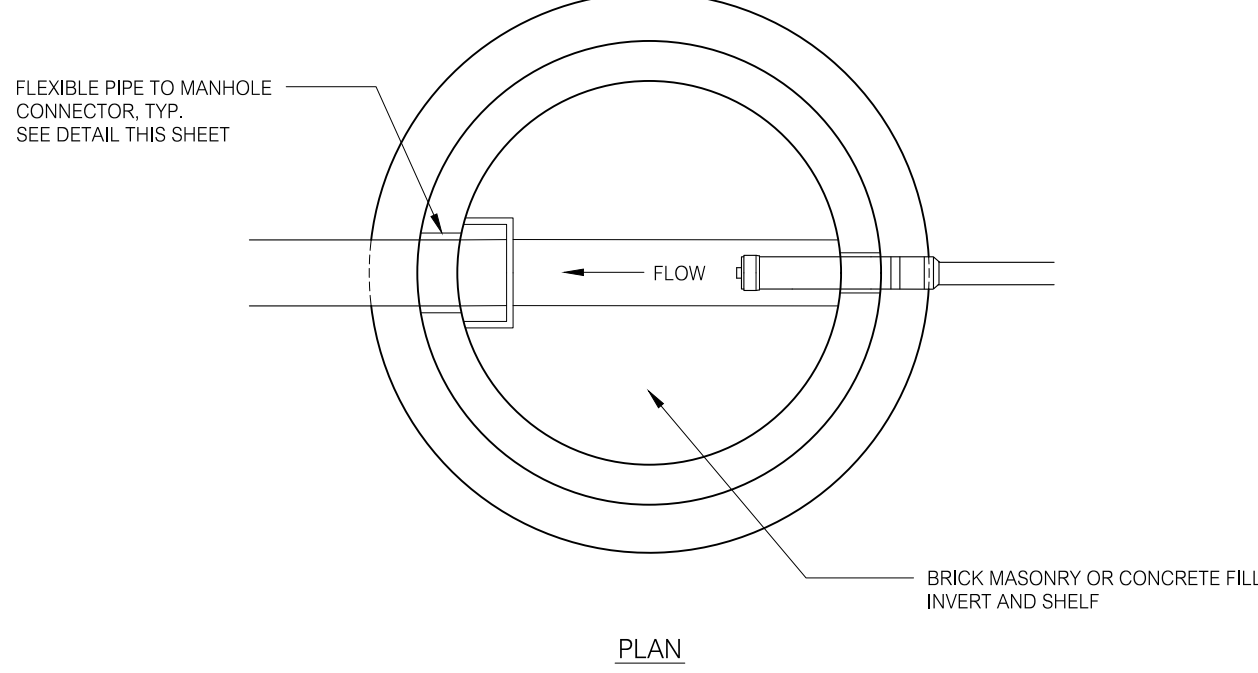
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PROJECT:		CONGREGATION BETH-EL	
DATE:	7-1-23	SHEET:	SITE LAYOUT PLAN
SCALE:	1"=40'		
DESIGNED:	MJO		
CHECKED:	LJM		
FIELD BOOK:	-	PROJECT NO.:	23-20
		SHEET NO.:	C2.2

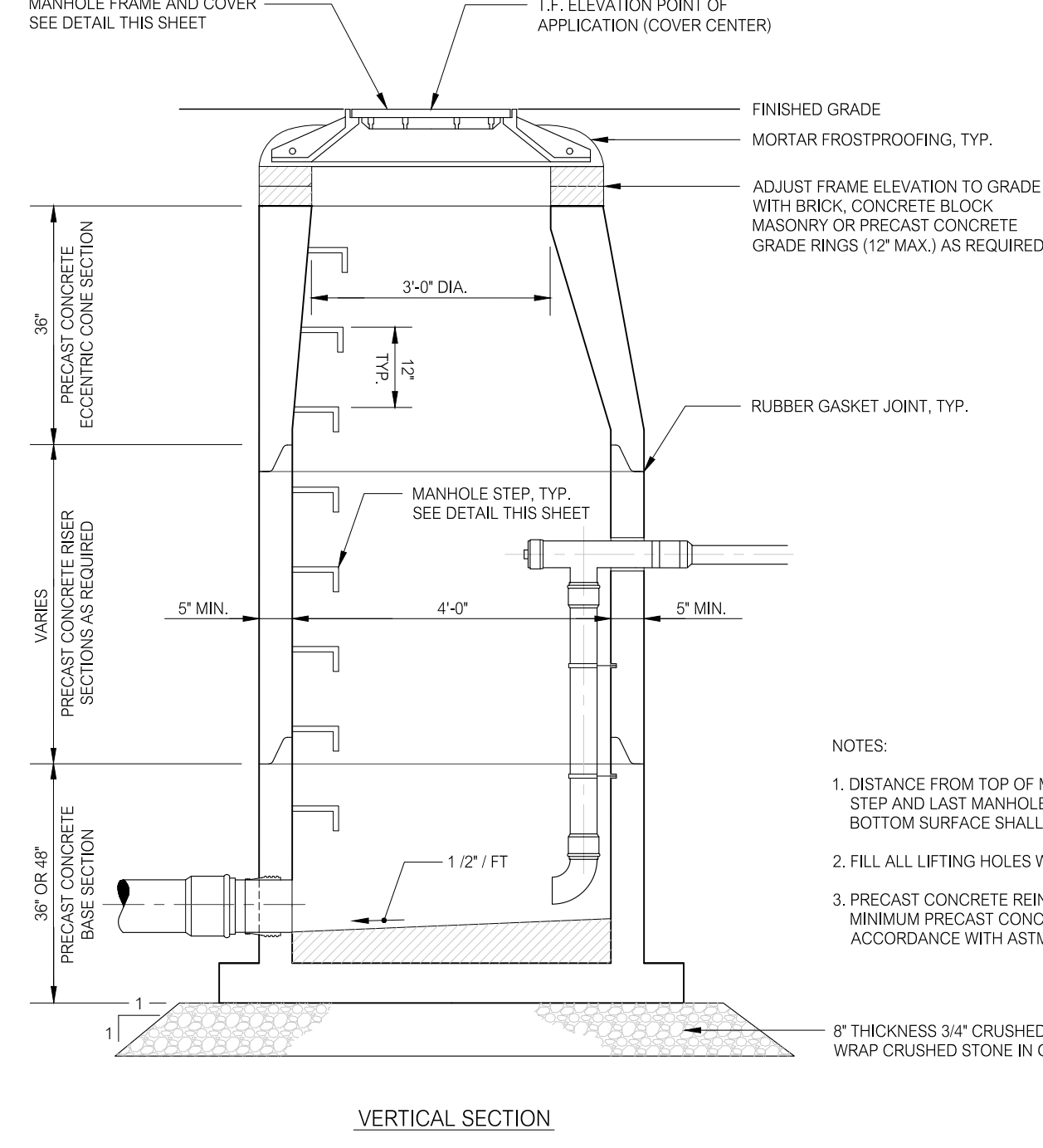


SANITARY MANHOLE FRAME AND COVER
NOT TO SCALE

- NOTES:
1. HEAVY DUTY, WATERTIGHT MANHOLE FRAME AND COVER-PATTERN NUMBER 1221, CAMPBELL FOUNDRY COMPANY, NORTH HAVEN, CONNECTICUT OR APPROVED EQUAL.
 2. INSTALL BOLTED COVER OPTION ON ALL MANHOLES NOT LOCATED WITHIN ROADWAY OR PARKING AREA PAVEMENT.

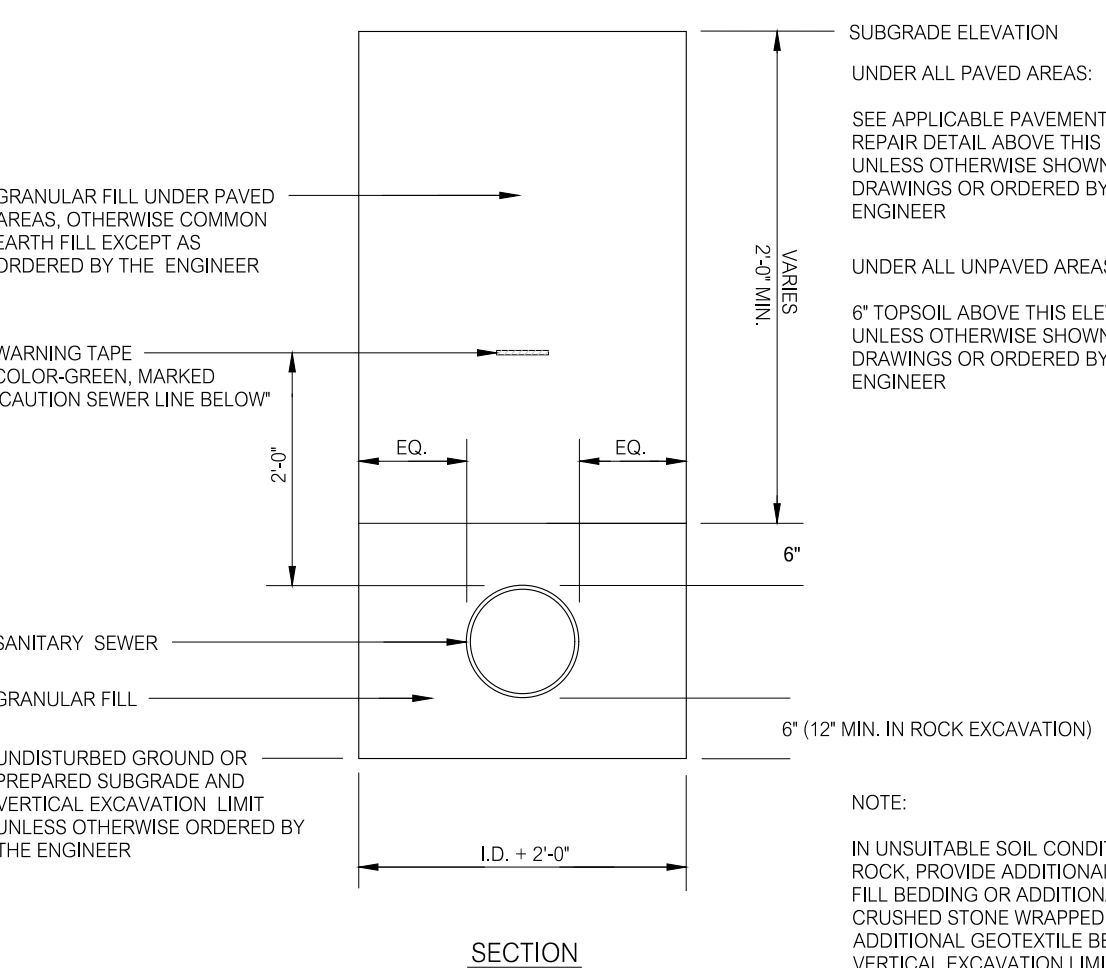


FLEXIBLE PIPE TO MANHOLE CONNECTOR
NOT TO SCALE

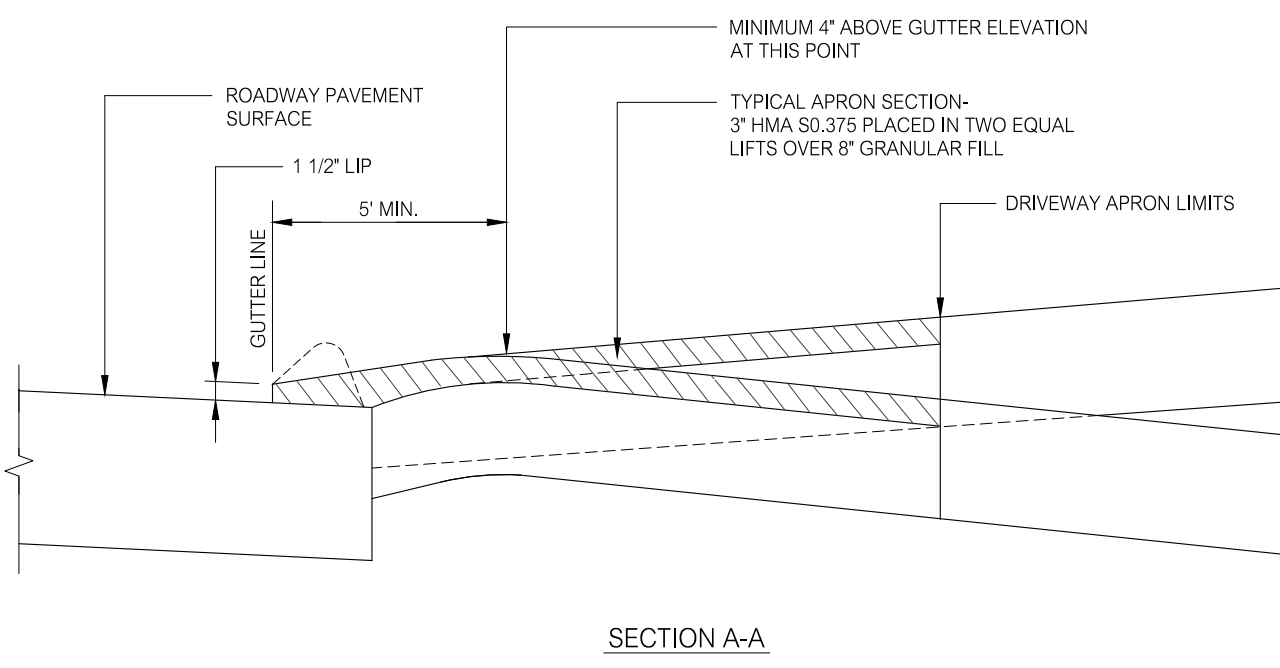


SANITARY FORCE MAIN CONNECTION MANHOLE
NOT TO SCALE

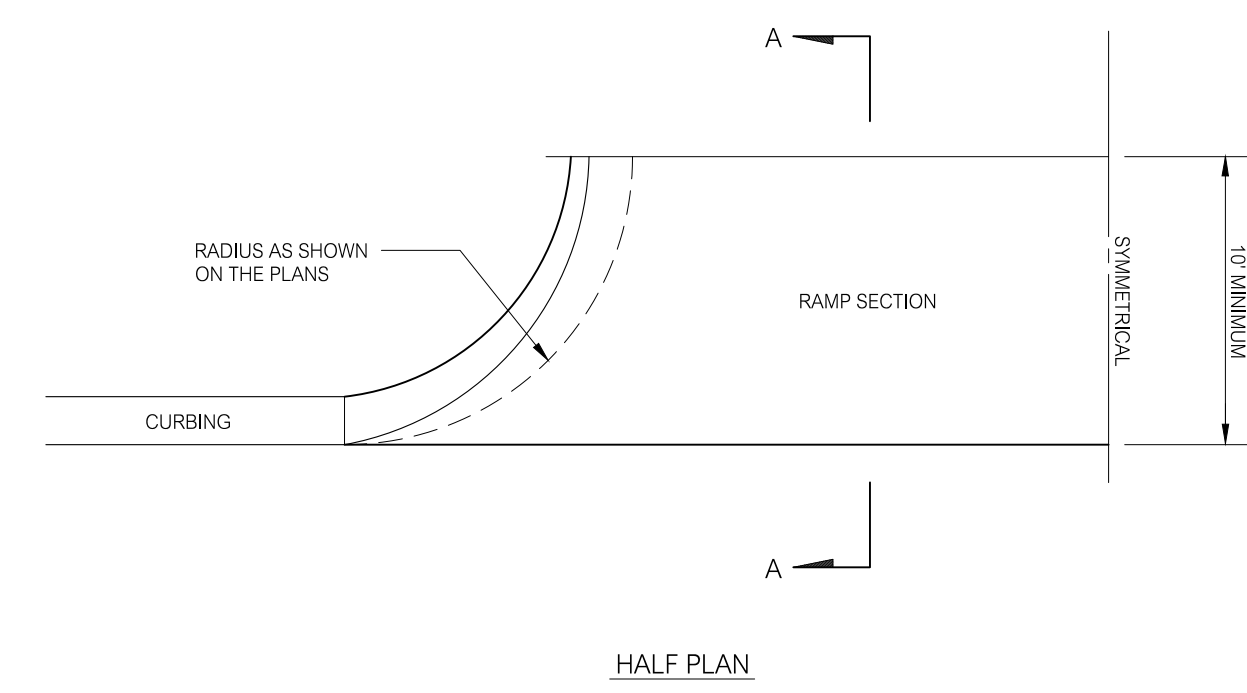
- NOTES:
1. DISTANCE FROM TOP OF MANHOLE FRAME TO FIRST MANHOLE STEP AND LAST MANHOLE STEP TO MANHOLE INTERIOR BOTTOM SURFACE SHALL BE 12'-16".
 2. FILL ALL LIFTING HOLES WITH MORTAR.
 3. PRECAST CONCRETE REINFORCEMENT NOT SHOWN. MINIMUM PRECAST CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ASTM C478.



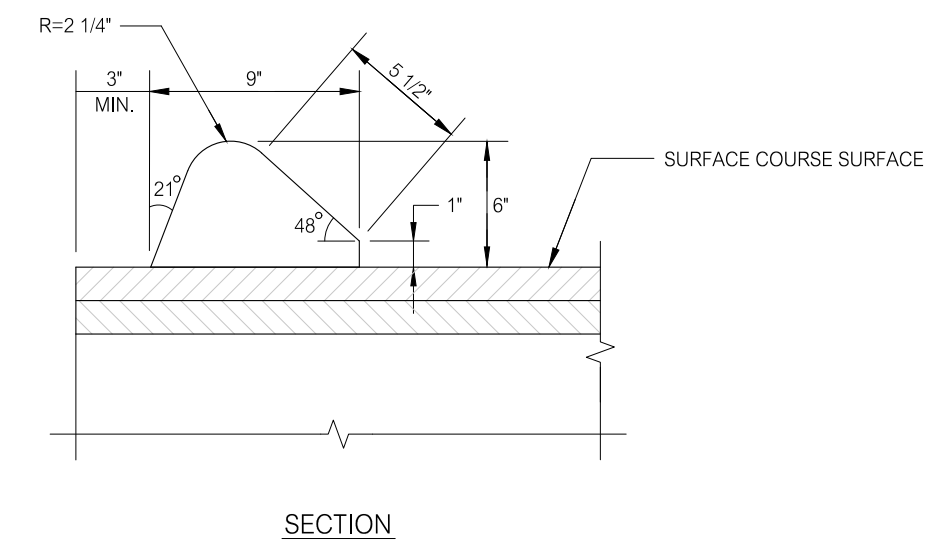
SANITARY SEWER TRENCH
NOT TO SCALE



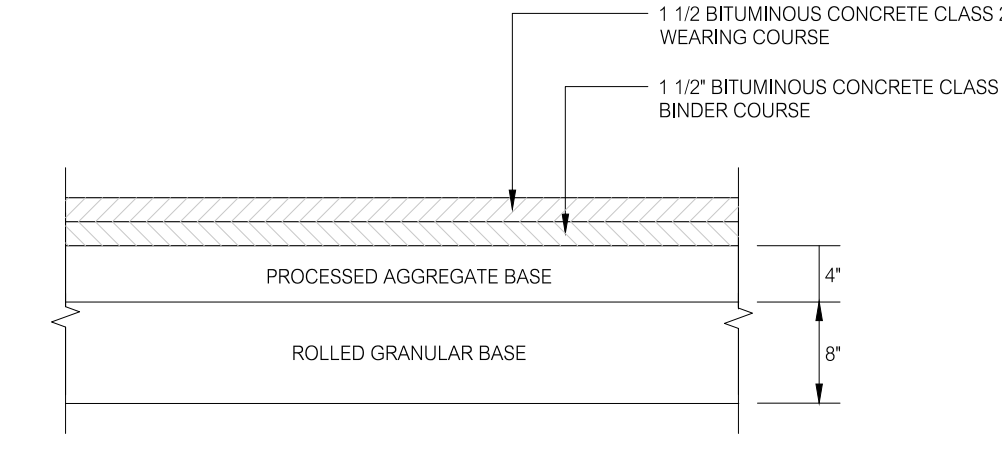
SECTION A-A



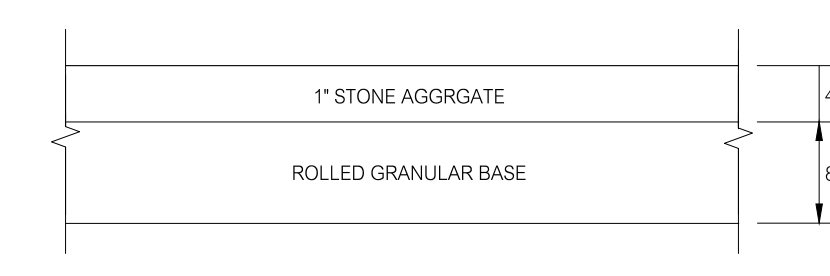
BITUMINOUS CONCRETE DRIVEWAY APRON
NOT TO SCALE



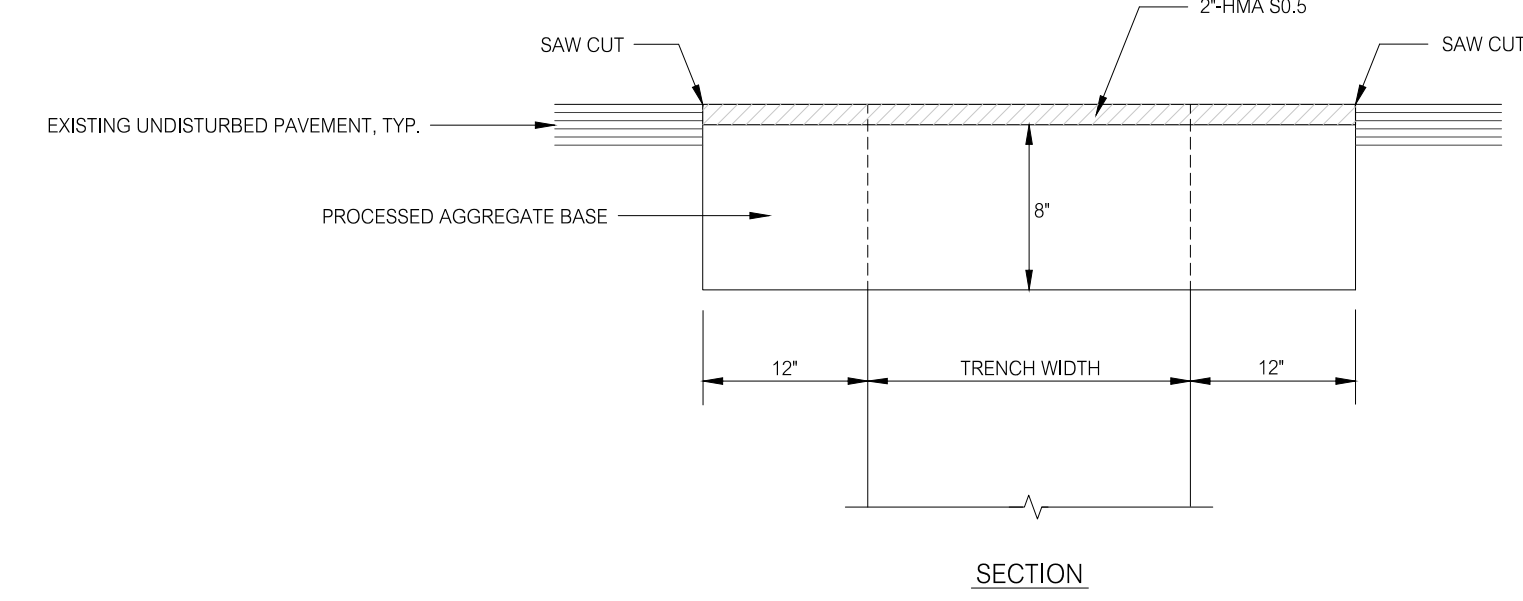
BITUMINOUS CONCRETE LIP CURBING
NOT TO SCALE



DRIVEWAY AND PARKING AREA PAVEMENT SECTION
NOT TO SCALE



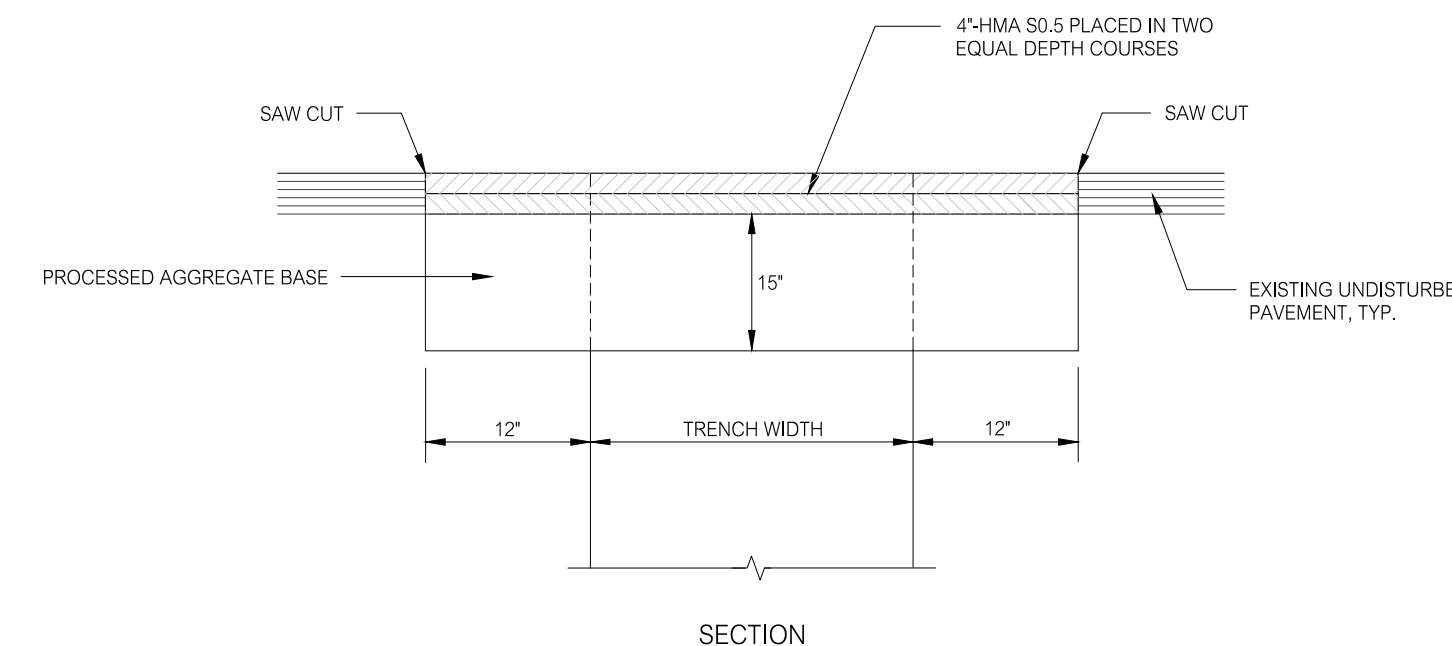
RESERVE PARKING AREA SECTION
NOT TO SCALE



SECTION

TEMPORARY PAVEMENT TRENCH REPAIR
NOT TO SCALE

- NOTE:
- MATCH EXISTING ADJOINING PAVEMENT SURFACES WITH TEMPORARY PAVEMENT.



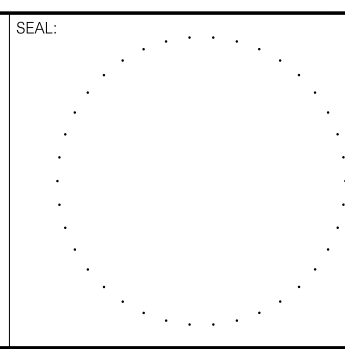
SECTION

PERMANENT PAVEMENT REPAIR PERPENDICULAR TRENCHES
NOT TO SCALE

- NOTES:
1. CLEAN SAW CUT SURFACES OF EXISTING PAVEMENT AND APPLY BITUMINOUS TACK COAT JUST PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
 2. MATCH EXISTING ADJOINING PAVEMENT SURFACES WITH PERMANENT PAVEMENT.
 3. SEAL SAW CUT JOINTS USING SEALANT MEETING THE REQUIREMENTS OF AASHTO M324 TYPE II, LATEST REVISION.

REVISIONS		TITLE
9-15-23	TOWN STAFF REVIEW COMMENTS	
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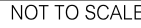
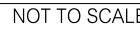
PROJECT:		CONGREGATION BETH-EL	
DATE: 7-1-23	SHEET:	DETAILS	SHEET NO.: C3.1
SCALE: AS NOTED			
DESIGNED: MJO			
CHECKED: LJM	FIELD BOOK: -		
PROJECT NO.: 23-20			



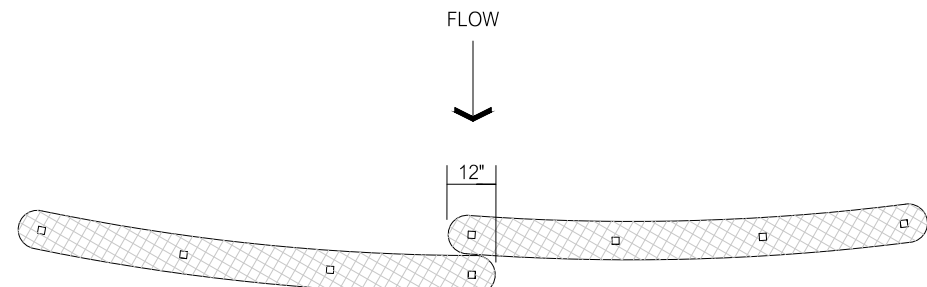
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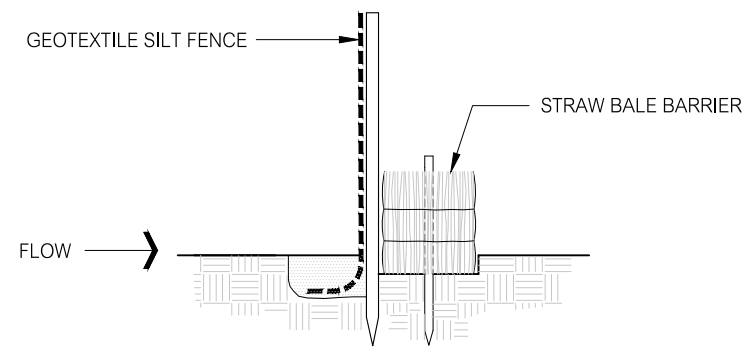


PLAN

SECTION

SW STRAW WATTLE BARRIER
NOT TO SCALE

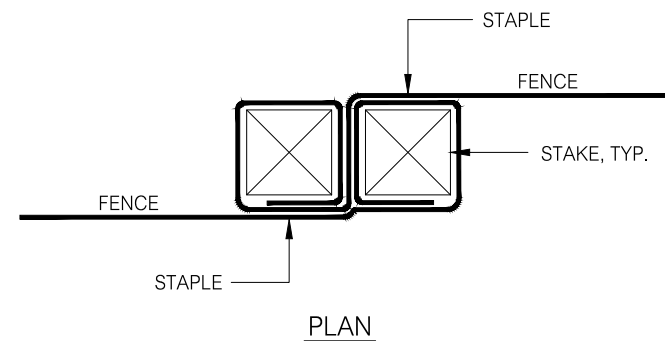
- EXCAVATE 4" DEEP TRENCH ALONG THE GROUND SURFACE CONTOUR AS WIDE AS WATTLE DIAMETER FOR LENGTH OF WATTLE.
 - PLACE AND STAKE WATTLE AT 4 FOOT INTERVALS OR IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 - OVERLAP ADJACENT WATTLE SECTIONS 12" MINIMUM.
 - BACKFILL AND COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF BARRIER.
- INSPECT BARRIER AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE BARRIER.



SECTION

GEOTEXTILE SILT FENCE AND STRAW BALE SEDIMENT CONTROL BARRIER
NOT TO SCALE

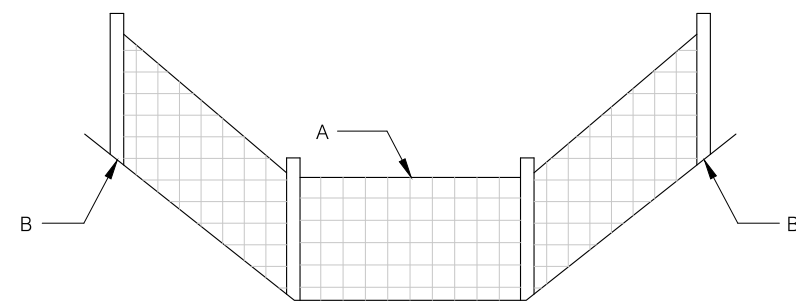
- NOTES:
- SEE GEOTEXTILE SILT FENCE AND STRAW BALE BARRIER DETAILS THIS SHEET.
 - WHERE A DOUBLE ROW OF BARRIER IS CALLED FOR ON THE PLANS THE DISTANCE BETWEEN THE FIRST LINE OF STRAW BALES AND THE SECOND LINE OF GEOTEXTILE SILT FENCE SHALL BE A MINIMUM OF 2 FEET.



PLAN

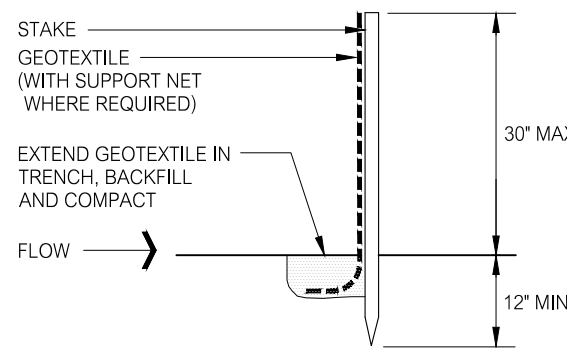
FENCE JOINT DETAIL

- NOTE:
- DRIVE STAKES TIGHTLY TOGETHER AND SECURE TOPS OF STAKES WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF SEDIMENT.

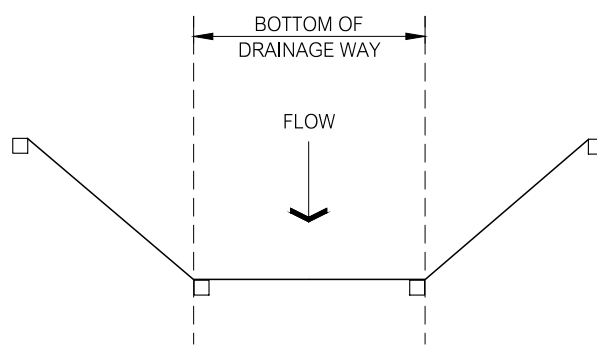


ELEVATION

- NOTE:
- WHEN NOT INSTALLED ON THE CONTOUR OR WHEN INSTALLED IN A DRAINAGE WAY, THE ELEVATION OF POINTS B SHALL BE HIGHER THAN POINT A.



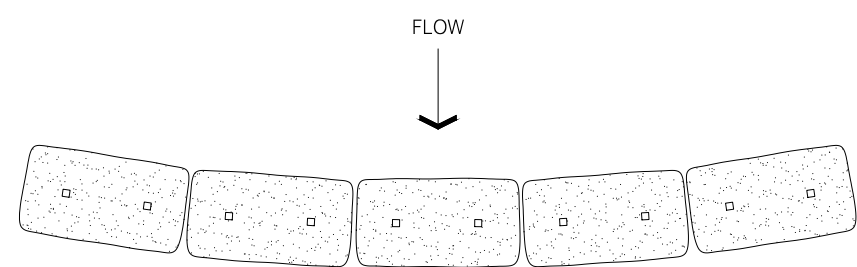
SECTION



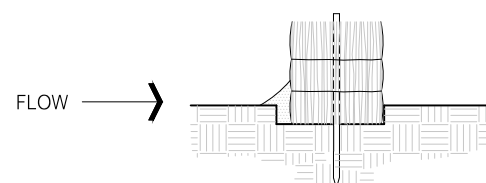
PLAN

GSF GEOTEXTILE SILT FENCE
NOT TO SCALE

- EXCAVATE 6" DEEP TRENCH FOR LENGTH OF THE FENCE.
 - EXTEND 6" LENGTH OF GEOTEXTILE INTO TRENCH, BACKFILL AND COMPACT.
 - AS AN ALTERNATE METHOD, EXTEND LENGTH OF GEOTEXTILE HORIZONTALLY ON EXISTING GROUND, RAMP SOIL OVER GEOTEXTILE AND COMPACT.
- INSPECT FENCE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.



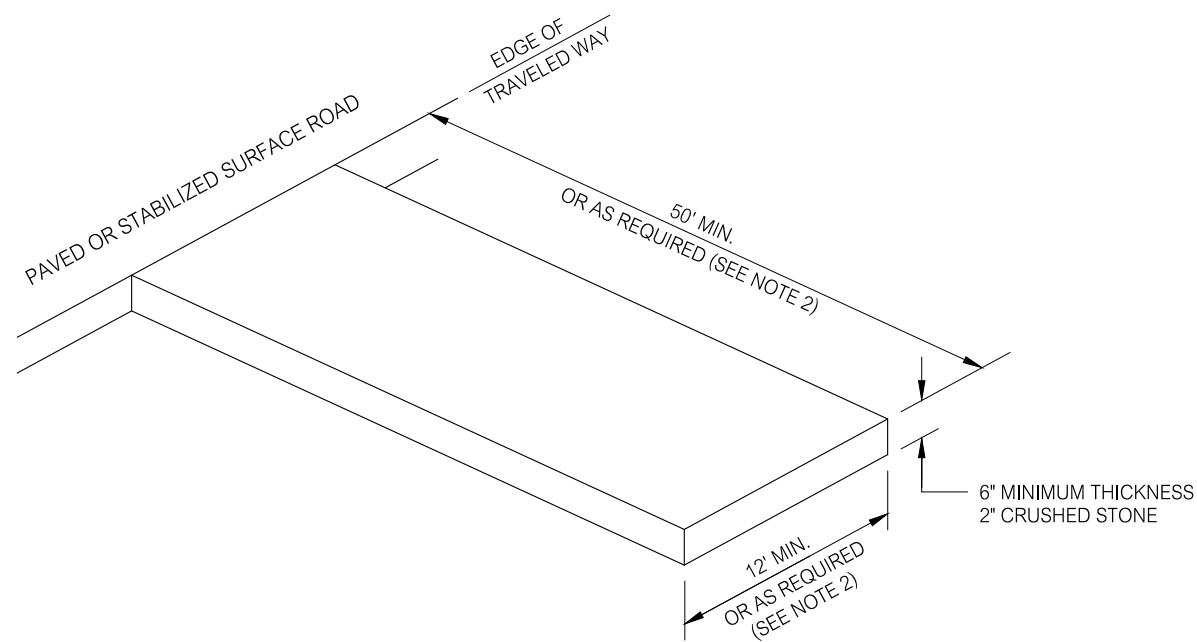
PLAN



SECTION

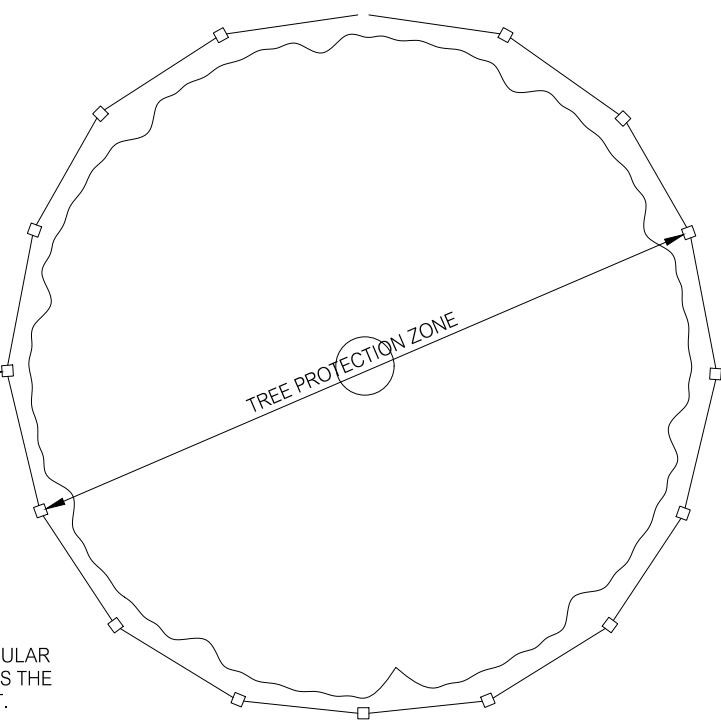
HB STRAW BALE BARRIER
NOT TO SCALE

- EXCAVATE 4" DEEP TRENCH FOR LENGTH OF BALES.
 - PLACE AND STAKE BALES, TWO (2) STAKES PER BALE.
 - PLACE BALES SUCH THAT BINDINGS ARE ORIENTED AROUND THE SIDES OF BALES RATHER THAN ALONG THE TOP AND BOTTOM OF BALES.
 - WEDGE LOOSE STRAW BETWEEN BALES.
 - BACKFILL AND COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF BARRIER.
- INSPECT BARRIER AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 1/2 INCH OR GREATER.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE BARRIER.

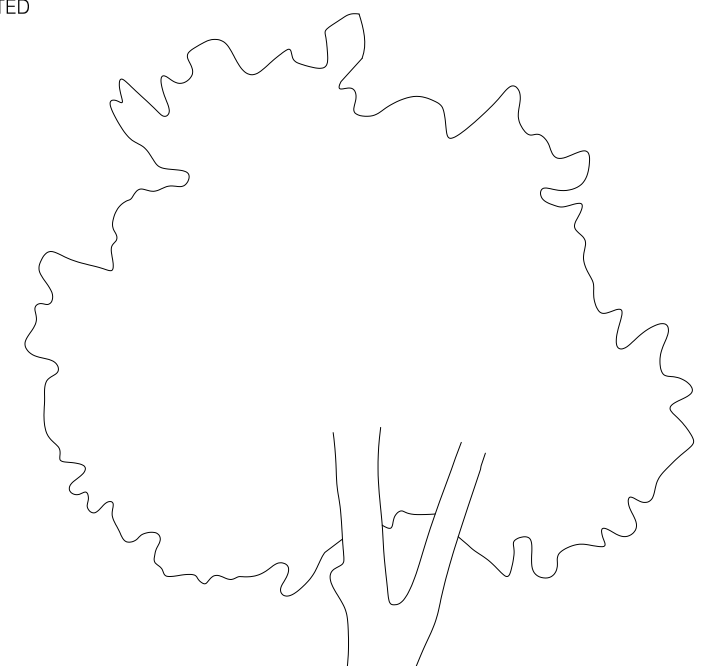


CE CONSTRUCTION ENTRANCE
NOT TO SCALE

- NOTES:
- CLEAR AND GRUB AREA AND REMOVE TOPSOIL BEFORE PLACEMENT OF CRUSHED STONE LAYER. A GEOTEXTILE MAY BE REQUIRED TO STRENGTHEN SUBGRADE SOILS AND TO PREVENT STONE MOVEMENT AND LOSS OF VOIDS WITHIN THE STONE ENTRANCE WHERE REQUIRED.
 - LENGTH OF ENTRANCE MAY BE LIMITED BY SITE CONDITIONS. PROVIDE ADEQUATE WIDTH OF ENTRANCE AT ROAD INTERSECTION TO ACCOMMODATE THE TURNING MOVEMENTS OF CONSTRUCTION VEHICLES.
 - MAINTAIN ENTRANCE SO AS TO PREVENT TRACKING OR WASHING OF SEDIMENT ONTO ROAD. SEDIMENT THAT MAY BE TRACKED OR OTHERWISE DEPOSITED WITHIN THE ROAD SHALL BE REMOVED IMMEDIATELY.
 - MAINTENANCE MAY INCLUDE THE REQUIREMENT FOR TOP DRESSING THE CRUSHED STONE LAYER OR REPLACING THE FULL DEPTH OF THE CRUSHED STONE LAYER.
 - SHOULD SITE CONDITIONS BE SUCH THAT SOIL CANNOT BE REMOVED BY VEHICLES TRAVELING OVER THE ENTRANCE, THE TIRES OF VEHICLES MAY HAVE TO BE WASHED PRIOR TO VEHICLES ENTERING THE ROAD. ALL WASH WATER SHALL BE DIRECTED THROUGH AN APPROVED SEDIMENT FILTER OR TO A SEDIMENT BASIN.



PLAN



ELEVATION

TP TREE PROTECTION
NOT TO SCALE

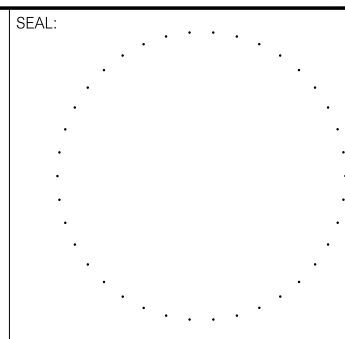
- NOTES:
- TREE PROTECTION ZONE EQUAL TO A CIRCULAR AREA WITH A DIAMETER EQUAL TO 20 TIMES THE DIAMETER OF THE TREE AT BREAST HEIGHT.
 - STAKE FENCING USING WOOD OR METAL STAKES AT INTERVALS ADEQUATE TO MAINTAIN FENCING UPRIGHT.
 - MAINTAIN TREE PROTECTION UNTIL ALL CONSTRUCTION ACTIVITIES REQUIRING THE USE OF EQUIPMENT AND VEHICLES AND STOCKPILING OF MATERIALS IN THE VICINITY OF PROTECTED TREE ARE COMPLETE.

CONSTRUCTION SAFETY FENCING, COLOR-ORANGE

CONSTRUCTION SAFETY FENCING, COLOR-ORANGE

REVISIONS:		TITLE:
9-15-23	TOWN STAFF REVIEW COMMENTS	
8-28-23	TOWN STAFF REVIEW COMMENTS	
NO.	DATE	DESCRIPTION
REVISIONS		

LAND
OF
CONGREGATION BETH-EL, INC.
33 KENYON ROAD
WATERFORD, CONNECTICUT



PREPARED BY:
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Civil Engineers & Land Surveyors, P.C.
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PROJECT:		CONGREGATION BETH-EL	
DATE:	7-1-23	SHEET:	DETAILS
SCALE:	AS NOTED		
DESIGNED:	MLJO		
CHECKED:	LJM	FIELD BOOK:	PROJECT NO.: 23-20
		SHEET NO.: C3.3	