

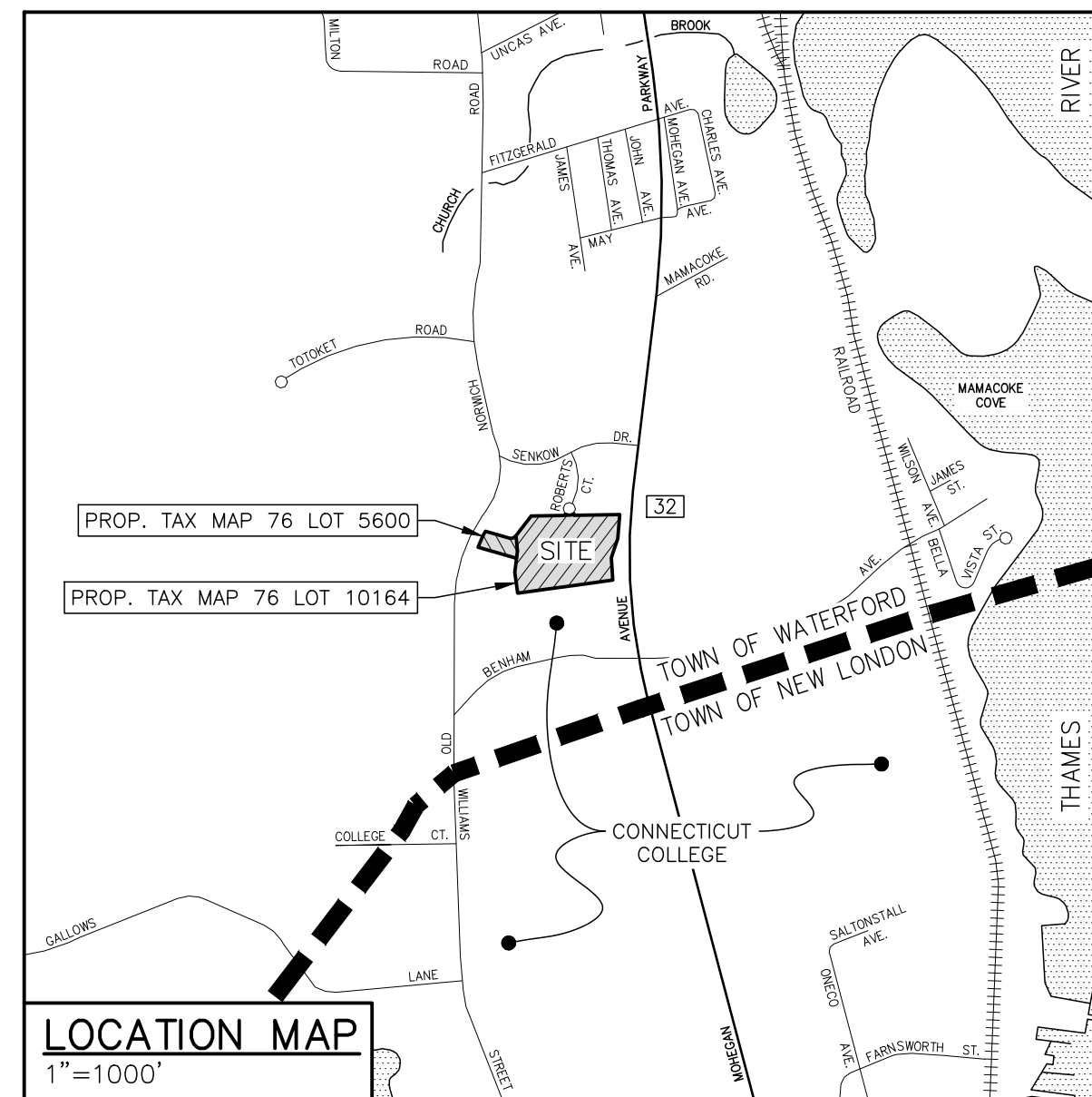
TITLE	DWG. NO.	SHEET NO.
SITE DEVELOPMENT PLAN	SDP-1	1 OF 13
GRADING PLAN	GP-1	2 OF 13
EROSION & SEDIMENTATION CONTROL PLAN	ECS-1	3 OF 13
UTILITY PLAN	UP-1	4 OF 13
SANITARY SEWER & STORM SEWER SYSTEM PLAN	SSS-1	5 OF 13
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 0+00 TO 4+50)	RAP-1	6 OF 13
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 4+50 TO 9+50)	RAP-2	7 OF 13
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-1	8 OF 13
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-2	9 OF 13
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-3	10 OF 13
CONSTRUCTION DETAILS (ROADWAY & UTILITIES)	CD-4	11 OF 13
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-5	12 OF 13
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-6	13 OF 13

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

ORIGINAL PLAN SET DATED 5/21/2024

#	DATE	DESCRIPTION	BY

1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A) A CLASS A-2 SURVEY MAP ENTITLED "BOUNDARY LINE ADJUSTMENT PLAN, PREPARED FOR 1721, LLC, #430 MOHEGAN AVENUE PARKWAY (CONN. RTE #32) & ROBERTS COURT, WATERFORD, CONNECTICUT", SCALE: 1"=40', DATED: JULY 3, 2023, PREPARED BY: EDWARD H. WENKE III, PE.
 - B) A SITE PLAN ENTITLED "PHASE 1 - SITE LAYOUT CONCEPT #2, PROPOSED HOUSE OF WORSHIP, PREPARED FOR OWNER / APPLICANT: SHORELINE COMMUNITY BIBLE CHURCH, FOR PROPERTY LOCATED AT M76 B10164, ZONE R-20, 430 MOHEGAN AVE. PARKWAY (CT ROUTE 32) - M76 B10164, TOWN OF WATERFORD - NEW LONDON COUNTY - CONNECTICUT", SCALE: 1"=40', DATED: NOVEMBER 2021 WITH REVISIONS THROUGH OCTOBER 18, 2022, PREPARED BY: EDWARD H. WENKE III, PE.
 - C) A SURVEY MAP ENTITLED "EXISTING SITE CONDITIONS PLAN, SINGLE-FAMILY RESIDENTIAL RE-SUBDIVISION, PREPARED FOR OWNER / APPLICANT: 1721, LLC, FOR PROPERTY LOCATED AT M76 B10164, ZONE R-20, 430 MOHEGAN AVE. PARKWAY (CT ROUTE 32) - M76 B10164, TOWN OF WATERFORD - NEW LONDON COUNTY - CONNECTICUT", SCALE: 1"=40', DATED: NOVEMBER 2021 WITH REVISIONS THROUGH NOVEMBER 10, 2021, PREPARED BY: EDWARD H. WENKE III, PE.
 - D) A SITE PLAN AND PROFILE ENTITLED "CONSTRUCTION CONTRACT 15, QUAKER HILL LATERAL SEWERS, PLAN AND PROFILE, SEKONK DRIVE", DATED: JANUARY 1980, PREPARED BY: HAYDEN, HARDING & BUCHANAN, INC.
 - E) A SITE PLAN AND PROFILE ENTITLED "CONSTRUCTION CONTRACT 15, QUAKER HILL LATERAL SEWERS, PLAN AND PROFILE, ROBERTS COURT, EASEMENT, MOHEGAN PARKWAY", DATED: DECEMBER 1979 WITH REVISIONS THROUGH AUGUST 12, 1980, PREPARED BY: HAYDEN, HARDING & BUCHANAN, INC.
 - F) A SITE PLAN AND PROFILE ENTITLED "CONSTRUCTION CONTRACT 15, QUAKER HILL LATERAL SEWERS, PLAN AND PROFILE, ROBERTS COURT", DATED: DECEMBER 1979, PREPARED BY: HAYDEN, HARDING & BUCHANAN, INC.



1. THE PROPERTY OWNER AND APPLICANT IS 1721, LLC OF 49 TWIN LAKES DRIVE, WATERFORD, CT 06385.
2. THE SUBJECT PARCELS ARE IDENTIFIED AS LOT 10164 ON TAX ASSESSOR'S MAP 76 (#430 MOHEGAN AVENUE PARKWAY) AND LOT 5600 ON TAX ASSESSOR'S MAP 76 (#238 OLD NORWICH ROAD). THE DEED REFERENCES OF THE PROPERTIES ARE VOLUME 1612 PAGE 244 AND VOLUME 1645 PAGE 97, RESPECTIVELY. THE EXISTING AREAS OF THE PARCELS ARE 223,149± S.F. (5.12± ACRES) AND 25,820± S.F. (0.59± ACRES), RESPECTIVELY.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL 'R-20' ZONING DISTRICT.
4. THE APPLICANT IS PROPOSING TO EXTEND ROBERTS COURT INTO THE SITE AND CREATE A 20' WIDE PRIVATE LOOPED ROAD WITH 20 RESIDENTIAL BUILDINGS (16 SINGLE-FAMILY HOUSES AND 4 DUPLEXES FOR A TOTAL OF 24 DWELLING UNITS), INSTALL A SANITARY SEWER SYSTEM, A STORM SEWER SYSTEM, STORMWATER MANAGEMENT AREAS, AND OTHER UTILITIES, LANDSCAPING, SITE LIGHTING AND OTHER ASSOCIATED IMPROVEMENTS.
5. THIS PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND FALLS UNDER CONNECTICUT GENERAL STATUTES 8-30g.
6. THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND PRIVATE SEWER.
7. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
8. ALL ELEVATIONS AND CONTOURS SHOWN HEREON ARE REFERENCED TO THE NGVD -20 DATUM PER PROJECT LAND SURVEYOR AND ARE TIED INTO THE TOWN OF WATERFORD MONUMENT SYSTEM.

	EXISTING PROPERTY/STREET LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	EXISTING BUILDING (TO BE REMOVED)
	PROPOSED BUILDING
	EXISTING STONEWALL
	PROPOSED STONEWALL
	EXISTING FENCE LINE
	PROPOSED FENCE LINE
	EXISTING TREELINE
	PROPOSED TREELINE
	INLAND WETLAND AREA
	100' UPLAND REVIEW AREA
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SILT BARRIER
	PROPOSED SILT FENCE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING OVERHEAD WIRES
	PROPOSED PRIMARY ELECTRIC SERVICE IN SCH. 40 CONDUIT PER CUSTODIAL UTILITY COMPANY SPEC
	EXISTING DRAINAGE LINE
	PROPOSED DRAINAGE LINE
	TEST PIT LOCATION
	TEST PIT W/ PERMEABILITY LOCATION
	PROPOSED DRAINAGE MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER VALVE
	PROPOSED WATER HYDRANT
	PROPOSED CATCH BASIN
	UTILITY POLE
	PROPOSED MONUMENT
	PROPERTY CORNER/DRILL HOLE
	PROPOSED SPOT GRADE
	PROPOSED GRADE TO DRAIN
	PROPOSED RIPRAP AREA
	EXISTING BOULDERS
	PROPOSED LIGHT POLE

INDIGO LLC
land design

Smart Growth
by Design

1721, LLC
49 TWIN LAKES DRIVE
WATERFORD, CT 06385



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
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CT REG. NO. 21090
10 E. MAIN STREET, 2ND FLOOR
SAYBROOK, CT 06475
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WEB: INDIGO-LAND.COM

**NOT FOR
CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED**

#	DATE	DESCRIPTION	BY

SITE DEVELOPMENT PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
1"=30'
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
SDP-1
SHEET NO.:
1 of 13
JOB NO.:
2023-922

DEEP TEST PIT DATA

DATE: 7/13/2023
WITNESSED BY: JOE WREN, P.E., MEG ALLEN,
ROSS GLADSTONE, P.E., RAY MALINOWSKI
& CAROLINE O'HARA (INDIGO)
RECORDED BY: ROBERT RUSSO, C.P.S.S. (CLA)

TP #101
0-10" TOPSOIL, FINE SANDY LOAM
10"-32" SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
32"-62" GRAY FINE SANDY LOAM
62"-85" LIGHT BROWN MEDIUM SAND W/ GRAVEL
MOTTLING @ 38" (HANGING)
NO OBSERVED GROUNDWATER
LEDGE @ 62" TO 85" (VARIES)
ROOTS TO 59"

TP #102
0-14" TOPSOIL, BROWN VERY FINE SANDY LOAM
14"-36" SUBSOIL, YELLOW-BROWN SILT LOAM
36"-77" GRAY & STRONG BROWN MOTTLED VERY FINE SANDY LOAM
77"-101" STRONG BROWN MEDIUM-COARSE SAND & GRAVEL
MOTTLING @ 36" (HANGING)
GROUNDWATER @ 83"
NO OBSERVED LEDGE
SOIL SAMPLE OBTAINED AT 36" FOR SIEVE ANALYSIS & PERMEABILITY TESTING
PERMEABILITY = 1.15 FT./DAY (0.58 IN./HR)

TP #103
0-6" TOPSOIL, BROWN FINE SANDY LOAM
6"-28" SUBSOIL, YELLOW-BROWN SILT LOAM
28"-74" LIGHT GRAY VERY FINE SANDY LOAM W/ LIGHT MOTTLES
74"-87" GRAY SANDY LOAM W/ COBBLES & STONES
MOTTLING @ 37" (HANGING)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 49"
SOIL SAMPLE OBTAINED AT 24" TO 36" FOR SIEVE ANALYSIS & PERMEABILITY TESTING
PERMEABILITY = 0.58 FT./DAY (0.29 IN./HR)

TP #104
0-9" TOPSOIL
9"-18" SUBSOIL, FINE SANDY LOAM
18"-47" STRONG BROWN & GRAY VERY FINE SANDY LOAM
47"-113" GRAY MEDIUM SAND W/ GRAVEL & COBBLES
MOTTLING @ 18" (HANGING)
MOTTLING @ 47" (TRUE SEASONAL HIGH GW)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 49"

TP #105
0-11" TOPSOIL, DARK BROWN FINE SANDY LOAM
11"-23" SUBSOIL, YELLOW-BROWN SANDY LOAM W/ GRAVEL & COBBLES
23"-50" LIGHT BROWN MEDIUM-COARSE SAND W/ GRAVEL
50"-114" GRAY MEDIUM-COARSE SAND W/ GRAVEL
NO OBSERVED MOTTLING
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 36"

TP #106
0-10" TOPSOIL, STRONG BROWN FINE SANDY LOAM
10"-43" SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
43"-114" GRAY LOAMY SAND W/ GRAVEL & COBBLES
MOTTLING @ 43" (HANGING)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 59"

TP #107
0-16" TOPSOIL, DARK BROWN FINE SANDY LOAM
16"-32" SUBSOIL, YELLOW-BROWN VERY FINE SANDY LOAM
32"-77" YELLOW-BROWN & GRAY VERY FINE SANDY LOAM
77"-110" LIGHT BROWN COARSE SAND W/ GRAVEL & COBBLES
MOTTLING @ 32" (HANGING)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 67"

TP #108
0-12" TOPSOIL, BROWN FINE SANDY LOAM
12"-33" SUBSOIL, LIGHT BROWN VERY FINE SANDY LOAM
33"-84" VERY LIGHT BROWN VERY FINE SANDY LOAM
NO OBSERVED MOTTLING
NO OBSERVED GROUNDWATER
POSSIBLE LEDGE @ 84"
ROOTS TO 36"
SOIL SAMPLE OBTAINED AT 48" FOR SIEVE ANALYSIS & PERMEABILITY TESTING
PERMEABILITY = 0.49 FT./DAY (0.25 IN./HR)



PLAN PREPARED BY:
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WEB: INDIGO-LAND.COM

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CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED

#	DATE	DESCRIPTION	BY

GRADING PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
1"=30'
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
GP-1
SHEET NO.:
2 of 13
JOB NO.:
2023-922

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED: SEPTEMBER 30, 2023 OR AS AMENDED, EFFECTIVE: MARCH 30, 2024, BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THE APPLICANT IS PROPOSING TO EXTEND ROBERTS COURT INTO THE SITE AND CREATE A 20' WIDE PRIVATE LOOPED ROAD WITH 20 RESIDENTIAL BUILDINGS (16 SINGLE-FAMILY HOUSES AND 4 DUPLEXES FOR A TOTAL OF 24 DWELLING UNITS), INSTALL A SANITARY SEWER SYSTEM, A STORM SEWER SYSTEM, STORMWATER MANAGEMENT AREAS AND OTHER UTILITIES, LANDSCAPING, SITE LIGHTING AND OTHER ASSOCIATED IMPROVEMENTS.

CONSTRUCTION IS ANTICIPATED TO COMMENCE IN SUMMER/FALL 2024. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. E & S CONTROLS SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. ALL E & S CONTROLS SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.

CONSTRUCTION SEQUENCE

1. CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
3. HIRE A SURVEYOR TO LOCATE ALL EXISTING UTILITIES, ALL CLEARING LIMITS, ALL INFRASTRUCTURE IMPROVEMENTS, UTILITIES, STORMWATER BASINS, ETC.
4. INSTALL ALL EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION ENTRANCE. MAINTAIN AND REPAIR AS NEEDED.
5. CLEAR TREES AND BRUSH WITHIN DEVELOPMENT. LEAVE ALL STUMPS IN PLACE UNTIL ALL E&S CONTROLS ARE IN PLACE AND IN CONFORMANCE WITH THE APPROVED PLAN AND INSPECTED BY THE DESIGN ENGINEER AND/OR THE TOWN WETLANDS OFFICER.
6. REMOVE ALL STUMPS AND/OR OFF SITE TO STUMPS, LOGS, OR OTHER ORGANIC MATTER SHALL BE BURIED ON SITE.
7. STRIP TOPSOIL AND STOCKPILE AS SHOWN ON THE PLAN. IF PILES WILL MAINTAIN IN PLACE FOR MORE THAN 90 DAYS, APPLY TEMPORARY SEDIMENT MIXTURE TO STOCKPILES SHALL BE SURROUNDED BY SILT FENCE OR WOOD CHIP BERM.
8. INSTALL ALL E&S CONTROLS AS INDICATED ON THE PLAN, INCLUDING TEMPORARY SEDIMENT TRAPS.
9. INSTALL E&S CONTROLS ON A DAILY BASIS AND REPAIR AS NEEDED.
10. ROUGH GRADE ROAD AND INSTALL UNDERGROUND UTILITIES, LIGHTING, AND DRAINAGE. INSTALL SILT SACKS AT ALL CATCH BASINS AND MAINTAIN THEM REGULARLY AND AS NEEDED.
11. INSTALL STORMWATER DETENTION AND STORAGE BASINS. STORMWATER DETENTION BASINS SHALL NEVER BE USED FOR E&S CONTROL. AVOID OVERCOMPACTION OF UNDERLYING SOILS. PLANT BUFFER AREAS AND BASINS IN STRICT CONFORMANCE WITH THE PLANS FROM ROBERT RUSSO, C.P.S.S. - ALL PLANTING TO BE DONE UNDER THE SUPERVISION AND DIRECTION OF ROBERT RUSSO, C.P.S.S. OF CLA ENGINEERS, INC.
12. INSTALL BASE COURSE OF ASPHALT FOR ENTIRE ROADWAY.
13. BEGIN CONSTRUCTION OF HOUSES AND UTILITY SERVICE CONNECTIONS.
14. FINISH GRADE AREAS AROUND HOUSES AND UTILITIES ACCORDINGLY PER SPECIFICATIONS PROVIDED IN THE PLANS. ANY EXCESS DEBRIS, Boulders, TREE LIMBS, STUMPS, ETC. SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
15. USE THE REMOVAL OF ASPHALT AND PAVEMENT STRIPING. INSTALL ROADWAY SIGNAGE. COMPLETE ALL LANDSCAPING.
16. ALL E&S CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED. UPON APPROVAL BY THE DESIGN ENGINEER AND TOWN WETLANDS OFFICER, ALL REMAINING E&S CONTROLS SHALL BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY OFF SITE.

LAND DISTURBANCE

1. ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN ENGINEER.
2. ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
3. STAFF PLOTS TO GAT PLOTS SHALL BE MAINTAINED.
4. ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
5. ALL BRUSHES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURNED.

STRIPPING AND STOCKPILING

ALL STOCKPILES THAT CONSIST OF ERODIBLE MATERIALS SHALL BE LOCATED WITHIN AREAS AS SHOWN ON THE SITE PLAN AND SURROUNDED BY A SILTATION BARRIER. ANY STOCKPILE THAT WILL REMAIN UNDISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE SEEDED WITH A TEMPORARY GRASS SEED MIXTURE TO PREVENT EXCESSIVE EROSION AND SEDIMENTATION.

TRENCH EXCAVATION AND BACKFILL

THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEEDED AS NECESSARY.

THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

SOIL EROSION AND SEDIMENT CONTROLS

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

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

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

IF NECESSARY, A TEMPORARY FILTER FABRIC SILT BARRIER SHALL BE PLACED BENEATH THE GRATE OF THE PROPOSED CATCH BASIN TO PREVENT ANY SILTATION OF THE DRAINAGE SYSTEM. THE FILTER FABRIC SHALL BE REMOVED IMMEDIATELY AFTER THE SURROUNDING AREAS ARE ADEQUATELY STABILIZED.

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

THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES OR PRIVATE PROPERTY. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF ANY PROBLEMS INVOLVING EROSION AND/OR SEDIMENTATION THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK.

THE RESPONSIBLE CONTACT PERSON FOR

SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR AND / OR THE GENERAL CONTRACTOR. ONCE THE GENERAL CONTRACTOR IS SELECTED, CONTACT INFORMATION WILL BE PROVIDED TO THE TOWN.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

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

PERMANENT SEED MIXTURE:	
CREEPING RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REDFEST	0.05
TALL FESCUE	0.45
TOTAL	0.95

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

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

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

TEMPORARY EROSION CONTROL BLANKETS:
USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES STEEPER THAN 3 (H) TO 1 (V)
AND/OR AS DIRECTED BY THE DESIGN ENGINEER.

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



PLAN PREPARED BY:
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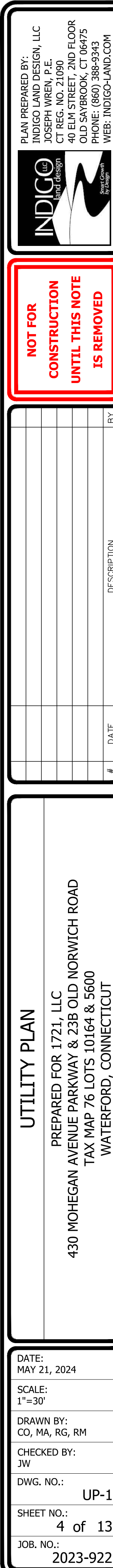
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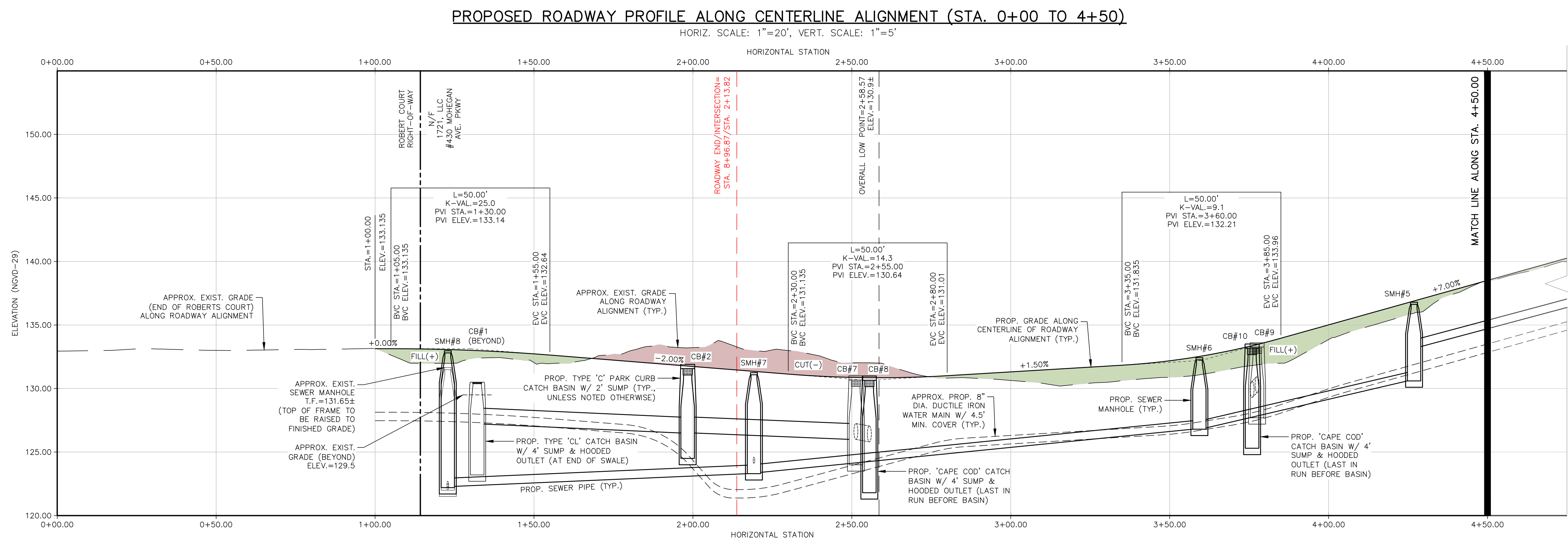
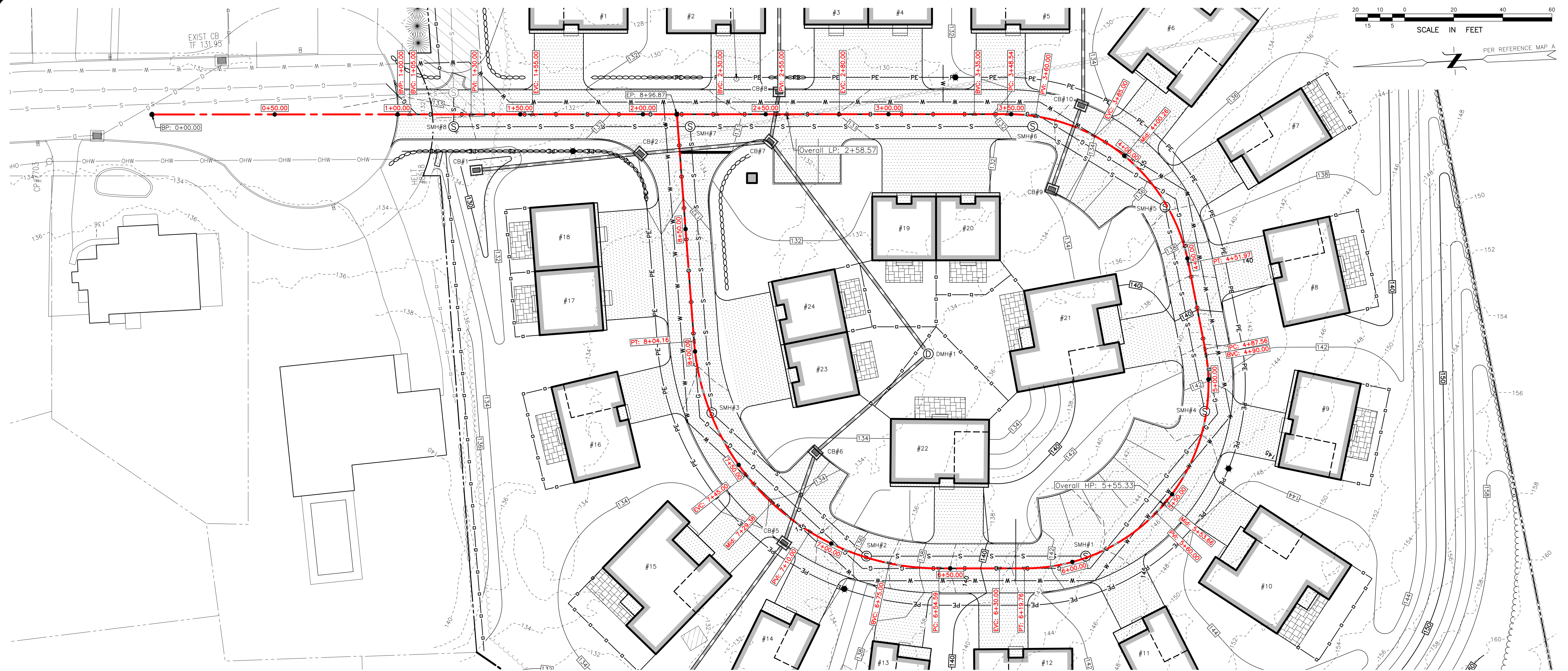
EROSION & SEDIMENTATION CONTROL PLAN

PREPARED FOR 1721, LLC
 430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
 TAX MAP 76 LOTS 10164 & 5600
 WATERFORD, CONNECTICUT

DATE: MAY 21, 2024
SCALE: 1"=30'
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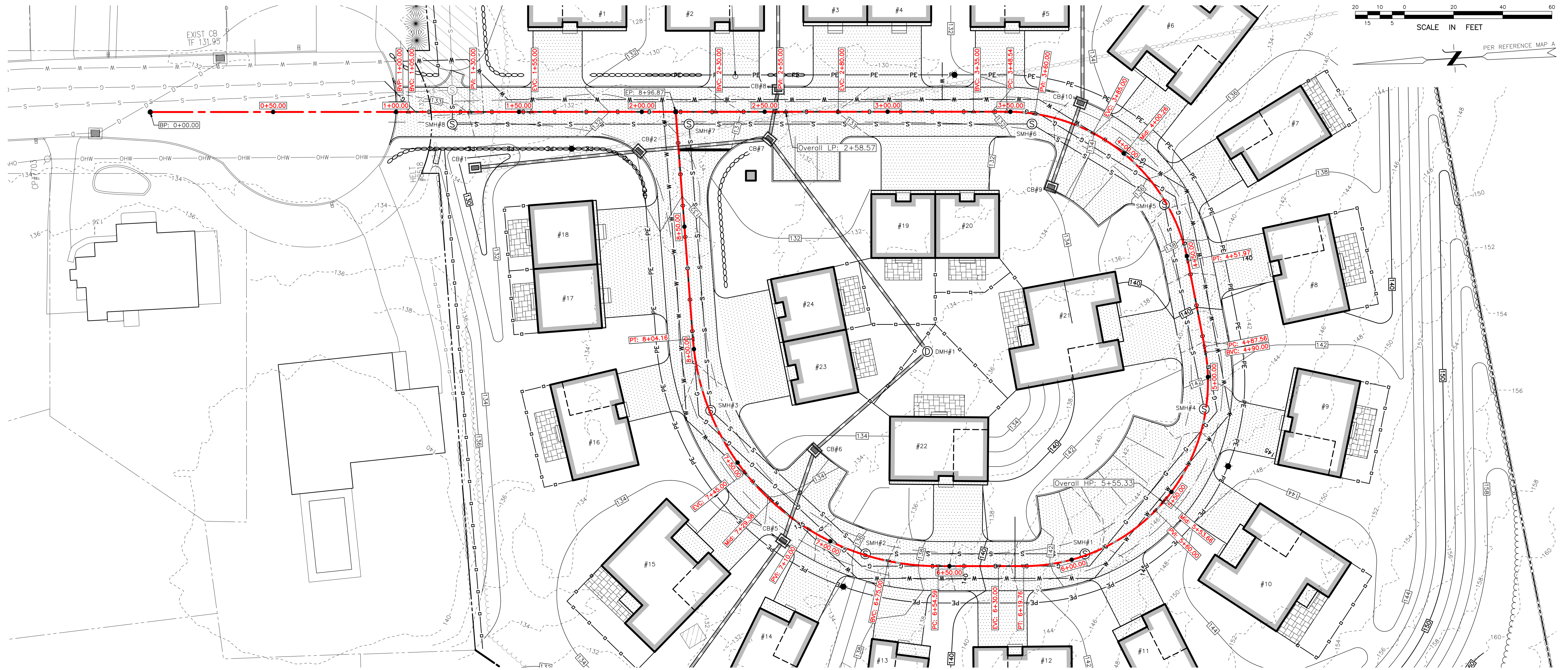
1. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS, THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS.
2. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING TO ALL PERMITS, INCLUDING AN EXCAVATION PERMIT AND A SITE ACCESS PERMIT, AND ALL BONDING AND INSURANCE REQUIRED BY THE TOWN OF WATERFORD AND CUSTODIAL UTILITY COMPANIES. IF ANY BLASTING IS REQUIRED, ALL PRE-BLAST SURVEYS AND ANY APPLICABLE PERMITS SHALL BE COORDINATED AND SECURED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES, STREETS AND WETLANDS FROM ANY EROSION AND/OR SEDIMENTATION.
6. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
7. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE WORK SHALL BE IN CONFORMANCE WITH THE CONNECTICUT D.O.T. STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, 2020 OR AS AMENDED. ANY VARIATION FROM THIS SPECIFICATION SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
8. ALL JOINTS BETWEEN THE EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SAWCUT, TACK COATED AND SEALED AS APPLICABLE. ALL PROPOSED JOINTS SHALL BE FLUSH AND MATCH EXISTING GRADES.
9. PRIOR TO CONSTRUCTION, A LICENSED LAND SURVEYOR SHALL SET A STABLE ON-SITE BENCHMARK (NGVD-29 DATUM) AND ALL PROPOSED IMPROVEMENTS SHALL BE STAKED OUT.
10. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
11. ALL UTILITY DEMANDS AND SIZES AND OPTIMAL BUILDING ENTRY LOCATIONS, SITE LIGHTING WIRING, UNDERSLAB UTILITY CONNECTIONS, AND ALL OTHER UTILITY RELATED INFORMATION SHALL BE DETERMINED BY THE PROJECT MEP ENGINEER. REFER TO PROJECT MEP PLANS FOR DETAILED INFORMATION.
12. A LICENSED LAND SURVEYOR SHALL PREPARE AN AS-BUILT OF THE PROPOSED BUILDING AND UTILITIES CERTIFYING THAT THE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. THE AS-BUILT PLAN SHALL BE COMPLETED IN A TIMELY MANNER.
13. FINAL SIZE AND LOCATION OF THE PROPOSED TRANSFORMER TO BE DETERMINED BY CUSTODIAL UTILITY COMPANY.
14. THE CONTRACTOR SHALL PREPARE THE SITE AND PERFORM THE WORK IN A WORKMANLIKE MANNER AND SHALL KEEP THE ROADWAYS SAFE TO VEHICLES AND PEDESTRIANS AT ALL TIMES.
15. GENERAL LOT GRADING AND THE FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING ARE BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
16. EXISTING INTERIOR STONEWALLS TO BE REMOVED, STOCKPILED AND REUSED ON SITE. ALL EXISTING STONEWALLS ALONG THE PERIMETER OF THE PROPERTY SHALL REMAIN IN PLACE.
17. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION INCLUDING EXCAVATION AND SITE ACCESS PERMITS PRIOR TO ANY WORK WITHIN THE TOWN RIGHT-OF-WAY. ALL ZONING COMPLIANCE PERMITS AND APPROVALS FROM THE DEPARTMENT OF PUBLIC WORKS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT STAFF AND CONDOT IS REQUIRED.
18. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS FOR ALL ROADWAY, DRAINAGE AND UTILITY WORK. SEE UTILITY DETAILS ON CONSTRUCTION DETAIL SHEETS.
19. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SECTION 25.5 AND 25.6 PF THE TOWN OF WATERFORD ZONING REGULATIONS.
20. A CLUSTER MAILBOX SHALL BE PROVIDED AT THE BEGINNING OF THE ROADWAY LOOP AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL POSTMASTER.
21. ROLLAWAY TRASH BARRELS FOR INDIVIDUAL UNITS WILL BE PROVIDED AND PICKED UP WEEKLY BY ONE COMMON TRASH HAULER HIRED BY THE ASSOCIATION.
22. ANY PROPOSED TRANSFORMER OR ANY OTHER ELECTRICAL APPURTENANCES TO BE DETERMINED BY THE CUSTODIAL UTILITY COMPANY.





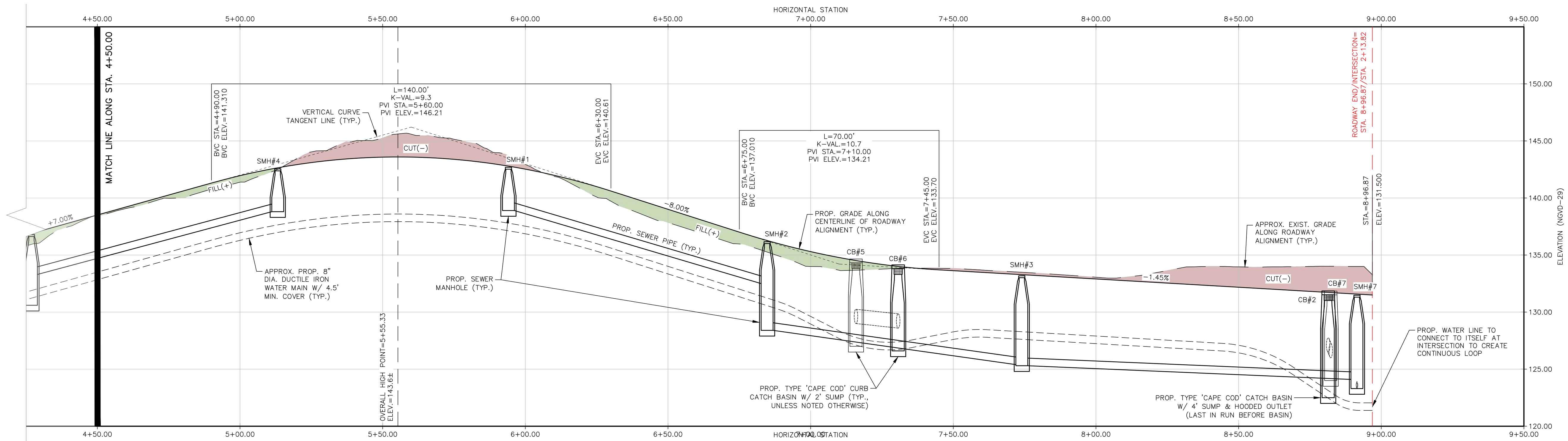
ROADWAY ALIGNMENT I PLAN & PROFILE (S.I.A. 0+00 TO 4+50)

DATE:	MAY 21, 2024
SCALE:	AS NOTED
DRAWN BY:	NO, MA, RG, RM
CHECKED BY:	W
HWG. NO.:	RAP-1
SHEET NO.:	6 of 13
OB. NO.:	2023-922

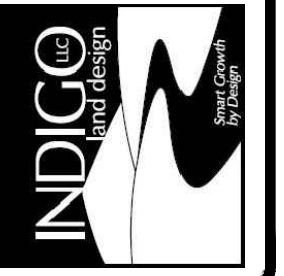


PROPOSED ROADWAY PROFILE ALONG CENTERLINE ALIGNMENT (STA. 4+50 TO 9+50)

HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=5'



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 E. MAIN STREET, 2ND FLOOR
PO BOX 10164
WATERFORD, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM



NOT FOR
CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED

#	DATE	DESCRIPTION	BY

ROADWAY ALIGNMENT PLAN & PROFILE (STA. 4+50 TO 9+50)
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
AS NOTED
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
RAP-2
SHEET NO.:
7 of 13
JOB NO.:
2023-922

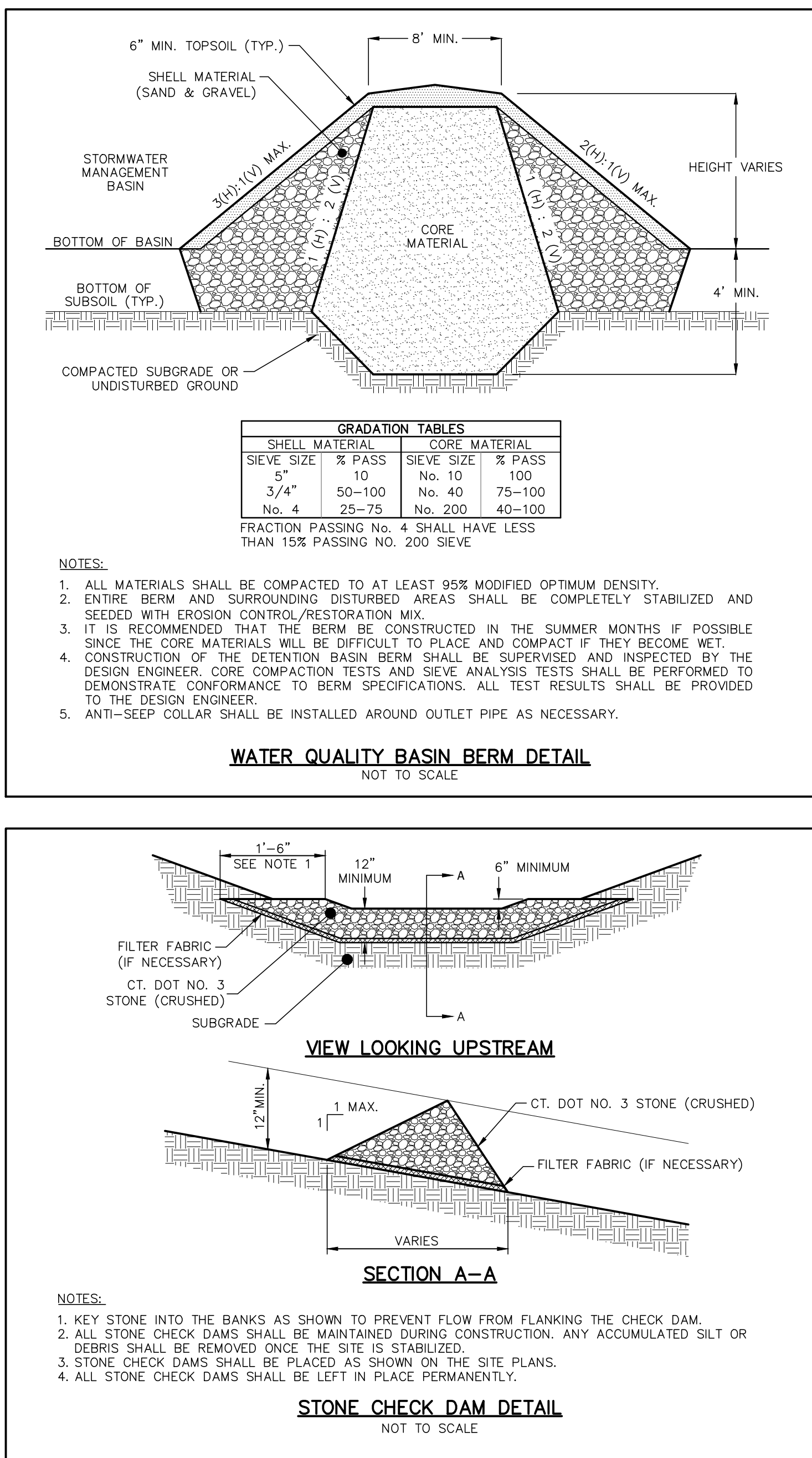
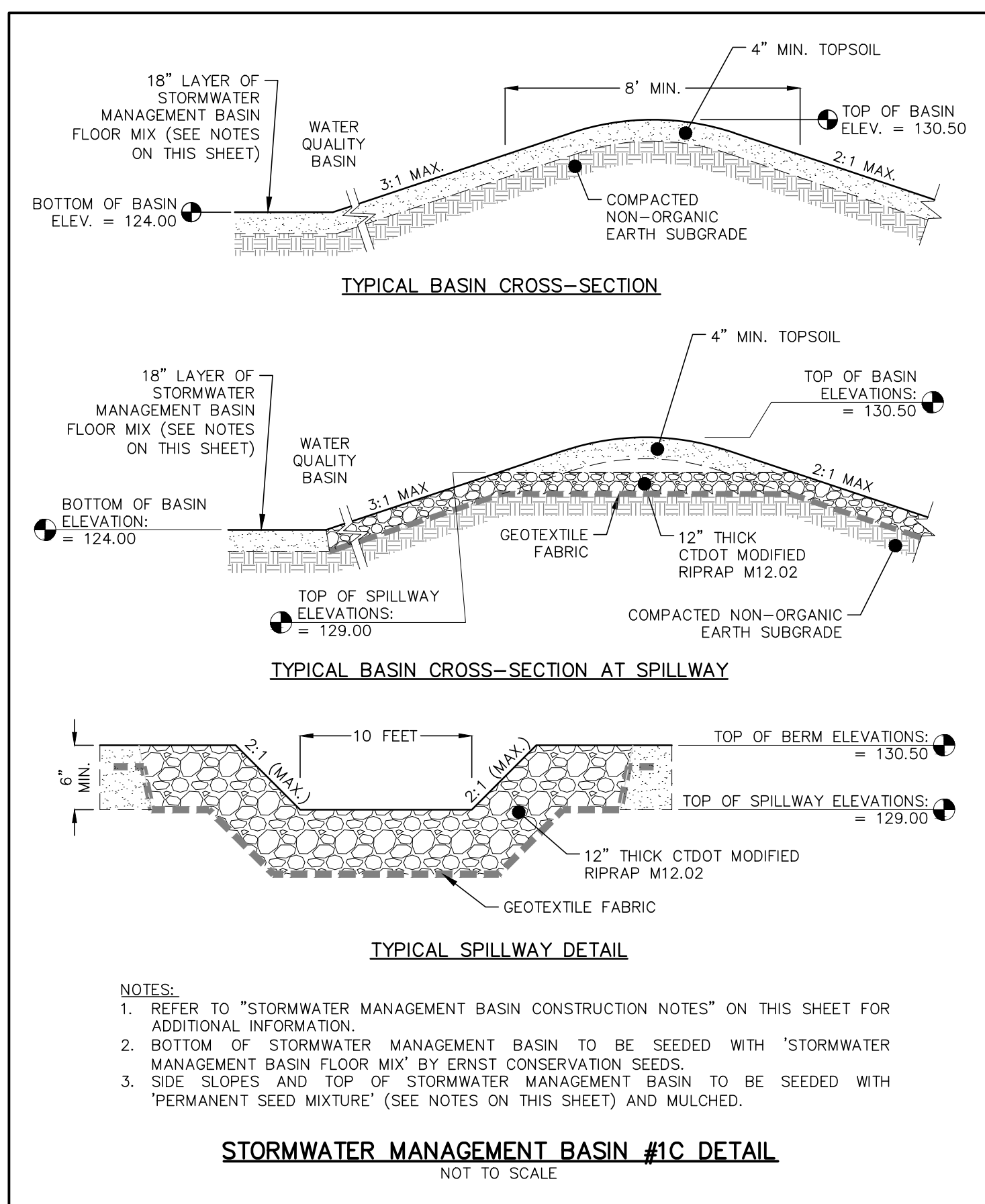
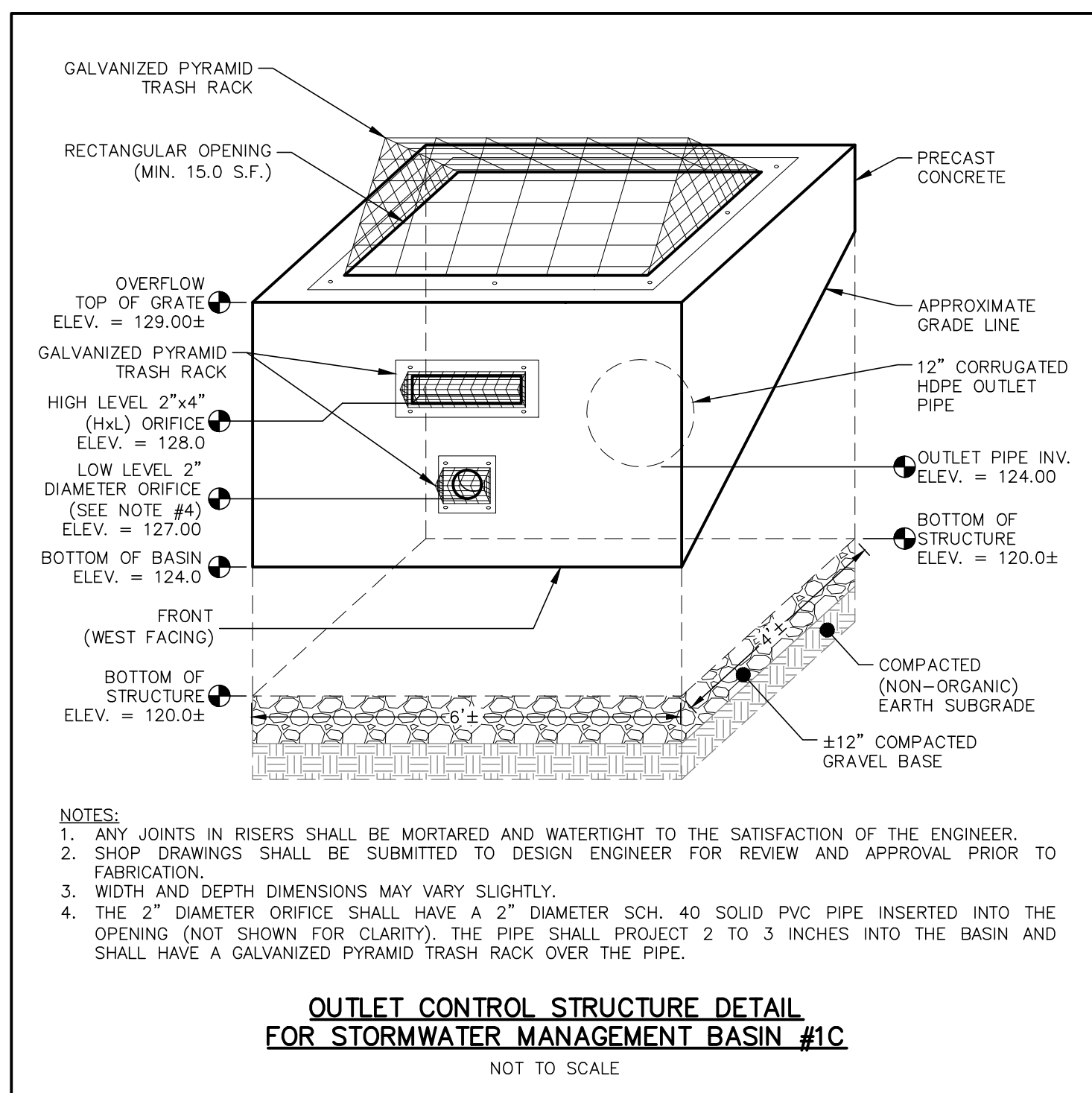
STORMWATER MANAGEMENT BASIN FLOOR MIX – SEED MIXTURE SPECIFICATION

25% REDTOP PANICGRASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPITATUM), PA ECOTYPE)
16% VIRGINIA WILDFIRE, PA ECOTYPE (ELYMUS VIRGINICUS, PA ECOTYPE)
16% ALKALAGRASS, 'FULST' (POCONELLIA DISTANS, 'FULST')
10% FOWL BLUEGRASS (POA PALUSTRIS)
10% CREEPING BENTGRASS (AGROSTIS STOLONIFERA)
10% TICKLERGRASS (ROUGH BENTGRASS), PA ECOTYPE (AGROSTIS SCABRA, PA ECOTYPE)
5% SP. OF RUSH (JUNCUS EFFUSUS)
5% COMMON PLUM BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
1% PATH RUSH, PA ECOTYPE (JUNCUS TENNIS, PA ECOTYPE)

1. AFTER ROUGH GRADING AND SHAPING, THE AREA OF THE BASINS SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE OVER COMPACTION OF THE UNDERLYING NATURAL SOILS.
2. BASINS SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
3. DURING CONSTRUCTION, SEDIMENT SHALL BE PREVENTED FROM ENTERING THE AREAS OF THE BASINS. THE CONTRACTOR SHALL ENSURE THAT THE AREAS DRAINING TO THE BASINS ARE STABILIZED IN A TIMELY MANNER AND MAINTAINED THROUGHOUT THE ENTIRE AREA DRAINING TO THE BASINS.
4. THE DESIGN ENGINEER SHALL MONITOR THE CONSTRUCTION OF THE WATER QUALITY BASINS. WILL PERFORM ALL FOLLOW UP INSPECTIONS, ASSESSMENTS AND REPORTS AND REMEDIATION WORK (IF NECESSARY) AND SHALL PROVIDE CERTIFICATION THAT THE SYSTEM WAS INSTALLED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.
5. ALL DISTURBED AREAS SHALL BE FINE GRADED, RAKED, SEEDED AND MULCHED IN A TIMELY MANNER. BOTTOM OF THE BASINS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH "ERNEST SEED MIXTURE SCHEDULE" ON THIS SHEET. SEEDING SHALL BE QUICKLY ESTABLISHED. MINIMUM VEGETATIVE COVERAGE OF 90% SHALL BE TARGETED AND MAINTAINED.
6. FOREBAYS SHALL BE SIZED TO CORF BARE 100% OF THE VGS SHOULD BE 1.0' TO 2.0' DEEP WITH A MINIMUM LENGTH OF 2:1 AND SHALL BE FORMED BY A BARRIER SUCH AS AN EARTHEN OR MODIFIED RIPRAP BEAM. EACH FOREBAY SHALL ALSO HAVE A FIXED VERTICAL SEDIMENT DEPTH MARKER INSTALLED TO MEASURE SEDIMENT DEPOSITION. MICROPOUR SHALL BE 1.5'-2.0' DEEP.

1. VEGETATION ALONG THE BASIN FLOOR AND SIDE SLOPES SHALL BE MOVED TO 4" TO 6" HEIGHT AS NEEDED, GRASS CUTTINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED AT LEAST TWICE PER YEAR. MOWING SHOULD NOT BE PERFORMED WHEN GROUND IS SOFT TO AVOID CREATION OF RUTS AND COMPACTION. ANY WOODY VEGETATION SHALL BE REMOVED.
2. NO PESTICIDES OR NON-ORGANIC FERTILIZERS SHALL BE USED WITHIN THE WATER QUALITY BASINS.
3. IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE FLOOR OF THE BASIN OR IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTILLATED TO A DEPTH OF 12". SEDIMENTATION SHOULD BE REMOVED WHEN IT IS VISIBLY DRY AND ADILY SEEN FROM THE BASIN FLOOR TO MINIMIZE SMELLING. AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF THE BASIN SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
4. ROUTINE INSPECTION AND CLEANING OF THE BASINS, SIDE SLOPES, OUTLET CONTROL STRUCTURES, AND OUTLET CONTROL STRUCTURE TRASH RACKS SHALL BE MADE AFTER ANY SIGNIFICANT RAINFALL EVENT AND AT LEAST TWICE PER YEAR. INSPECTIONS SHALL INCLUDE CHECKING FOR ACCUMULATED SEDIMENT AND LEAVES & DEBRIS AND HEALTH OF THE BASIN VEGETATION. ANY ACCUMULATED SEDIMENTS, DEBRIS OR WOODY VEGETATION SHALL BE REMOVED.
5. ALL WATER QUALITY BASINS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. A YEARLY SIGNED STATEMENT SHALL BE SUBMITTED BY THE HOMEOWNER TO THE TOWN OF BEDFORD PLANNING DEPARTMENT INDICATING THAT THE STORMWATER FACILITY HAS BEEN PROPERLY MAINTAINED AND IS FUNCTIONING AS DESIGNED, PER SECTION 25.6.14.3.3 OF THE ZONING REGULATIONS.

1. AT THE BEGINNING OF THE GROWING SEASON EVERY YEAR (THE LAST FROST IS GENERALLY AROUND APRIL).
2. AT THE END OF THE GROWING SEASON EVERY YEAR (THE FIRST FROST IS GENERALLY AROUND OCTOBER).
3. AFTER ANY MAJOR STORM EVENTS.



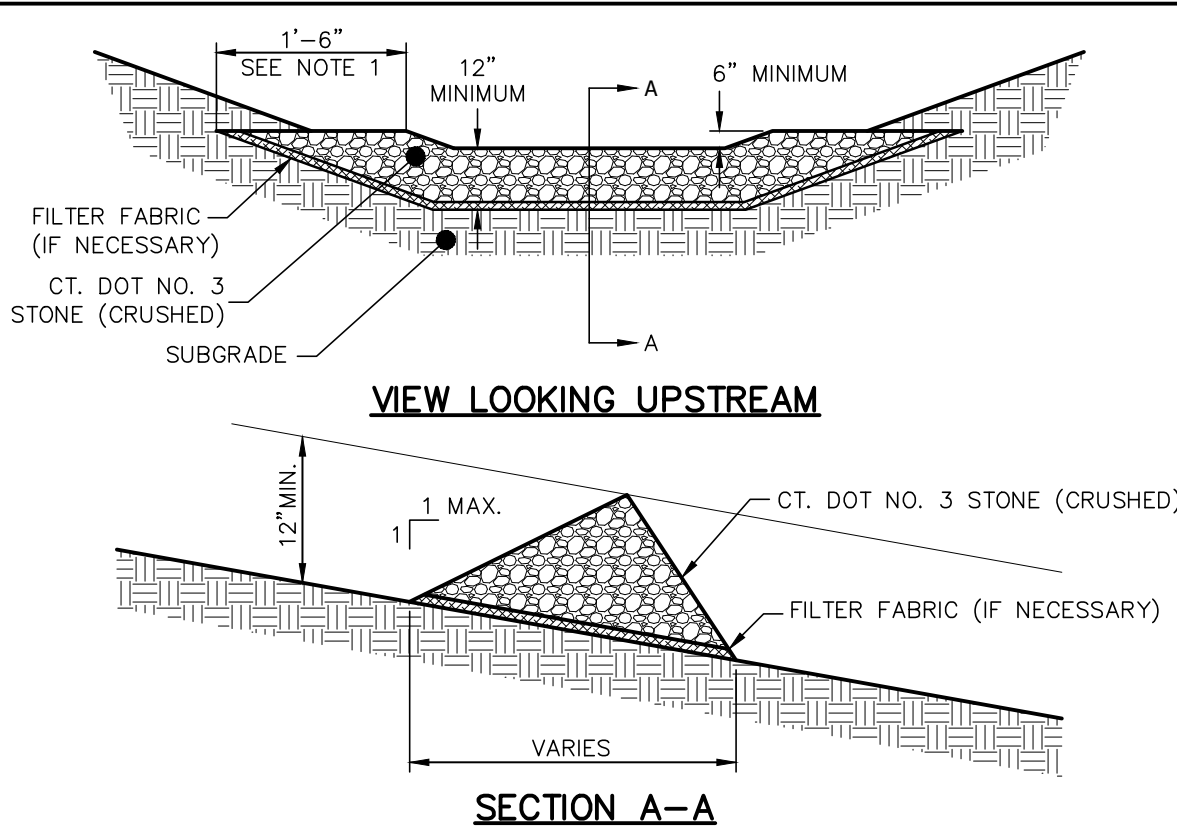
GRADATION TABLES			
SHELL MATERIAL		CORE MATERIAL	
SIEVE SIZE	% PASS	SIEVE SIZE	% PASS
5"	10	No. 10	100
3/4"	50-100	No. 40	75-100
No. 4	25-75	No. 200	40-100

FRACTION PASSING No. 4 SHALL HAVE LESS THAN 15% PASSING No. 200 SIEVE

NOTES:

1. ALL MATERIALS SHALL BE COMPACTED TO AT LEAST 95% MODIFIED OPTIMUM DENSITY.
2. ENTIRE BERM AND SURROUNDING DISTURBED AREAS SHALL BE COMPLETELY STABILIZED AND SEEDED WITH EROSION CONTROL/RESTORATION MIX.
3. IT IS RECOMMENDED THAT THE BERM BE PLANTED TO GROW IN THE SUMMER MONTHS IF POSSIBLE.
4. DURING THE GROWING PERIOD, THE BERM SHALL BE TENDED TO PLANT AND COMPACT IF THEY BECOME WEEDY.
5. CONSTRUCTION OF THE DETENTION BASIN BERM SHALL BE SUPERVISED AND INSPECTED BY THE DESIGN ENGINEER. CORE COMPACTION TESTS AND SIEVE ANALYSIS TESTS SHALL BE PERFORMED TO DEMONSTRATE CONFORMANCE TO BERM SPECIFICATIONS. ALL TEST RESULTS SHALL BE PROVIDED TO THE DESIGN ENGINEER.
6. ANTI-SLEEP COLLAR SHALL BE INSTALLED AROUND OUTLET PIPE AS NECESSARY.

NOT TO SCALE



NOTES:

1. KEY STONE INTO THE BANKS AS SHOWN TO PREVENT FLOW FROM FLANKING THE CHECK DAM.
2. ALL STONE CHECK DAMS SHALL BE MAINTAINED DURING CONSTRUCTION. ANY ACCUMULATED SILT OR DEBRIS SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
3. STONE CHECK DAMS SHALL BE PLACED AS SHOWN ON THE SITE PLANS.
4. ALL STONE CHECK DAMS SHALL BE LEFT IN PLACE PERMANENTLY.

NOT TO SCALE

**NOT FOR
CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED**

[illegible]

CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024

SCALE:
AS NOTED

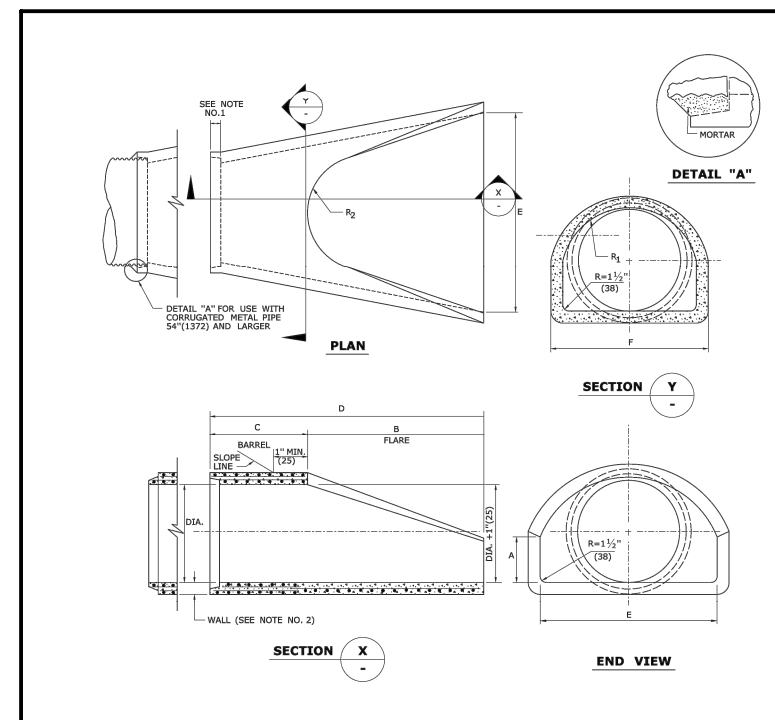
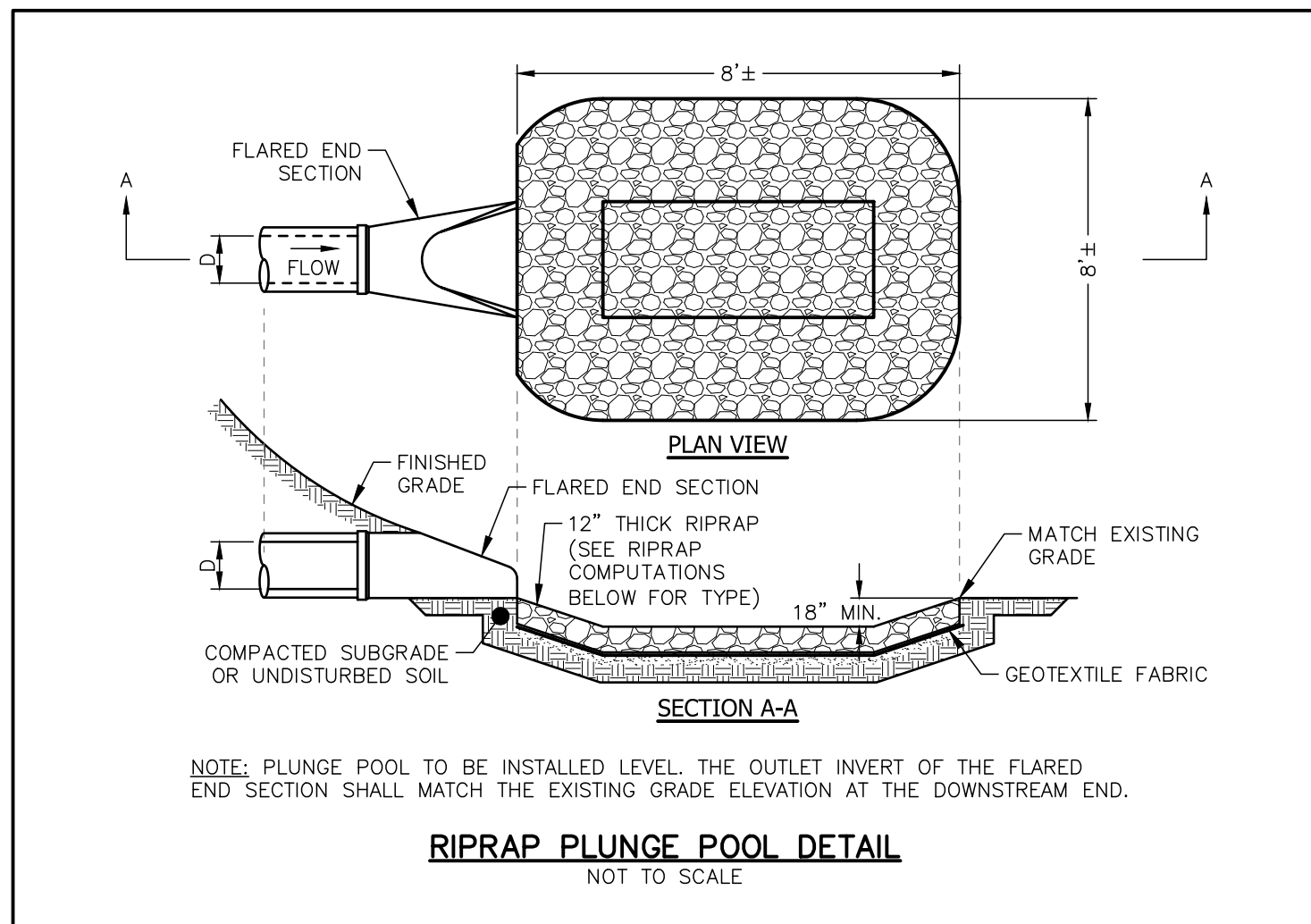
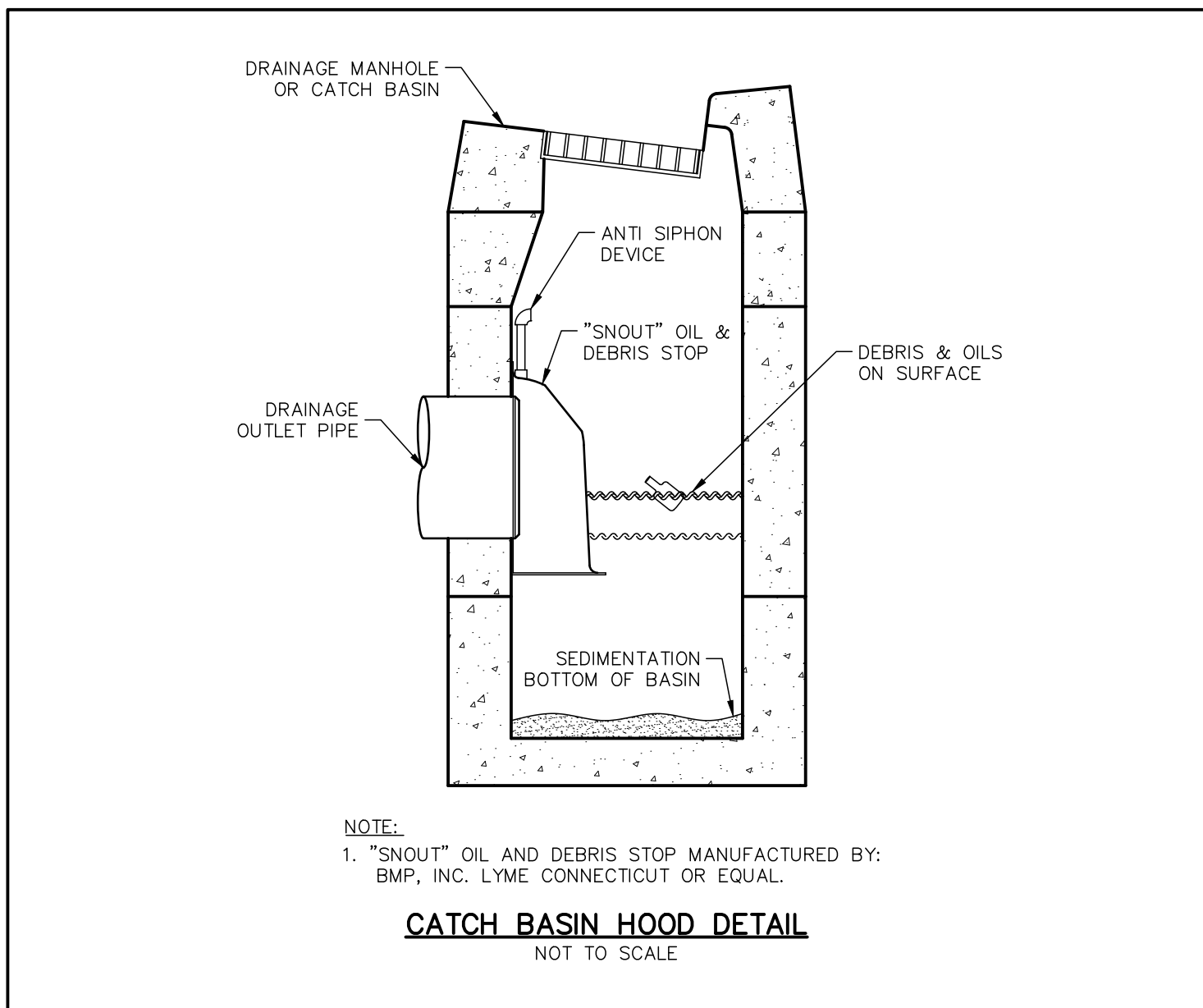
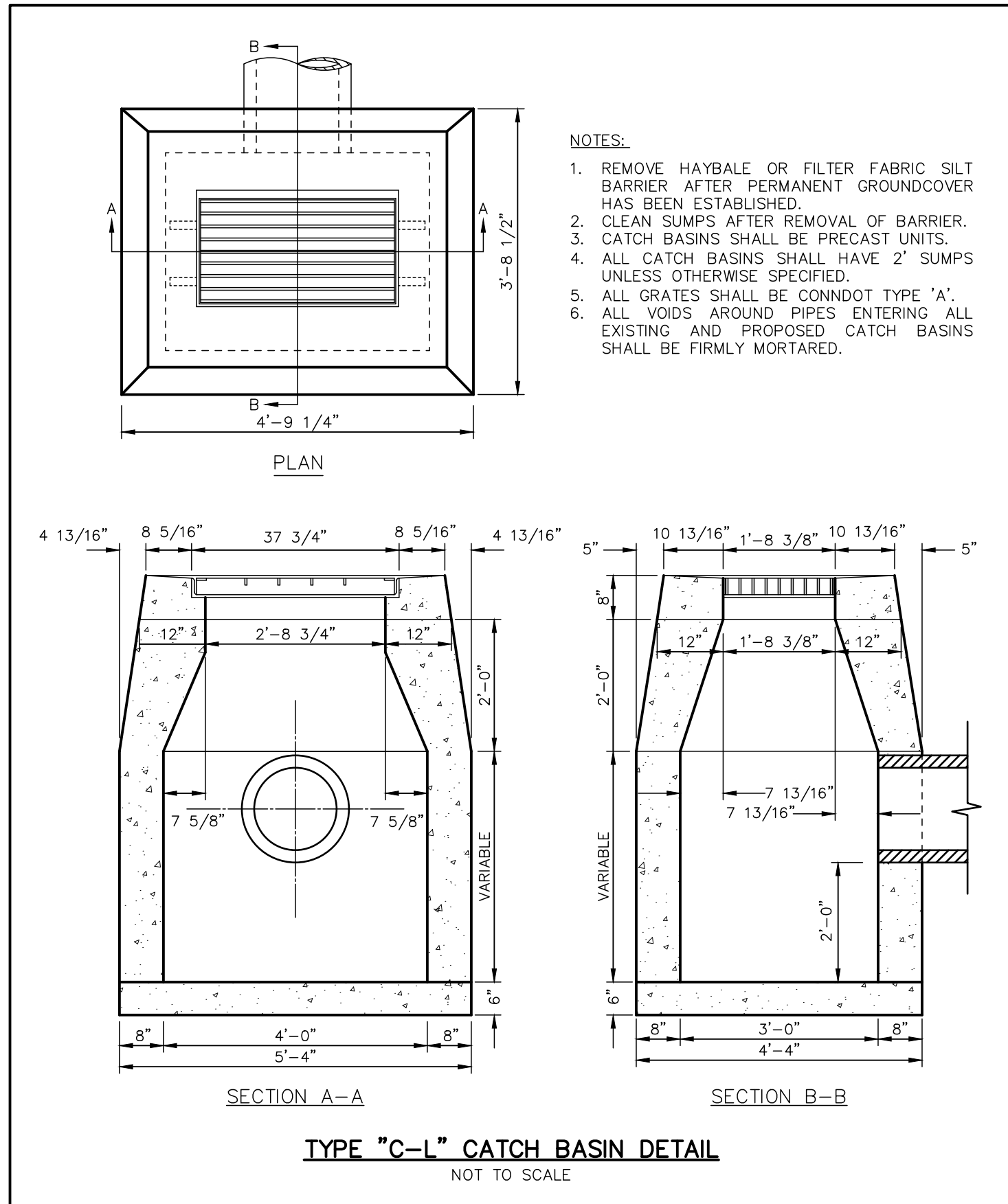
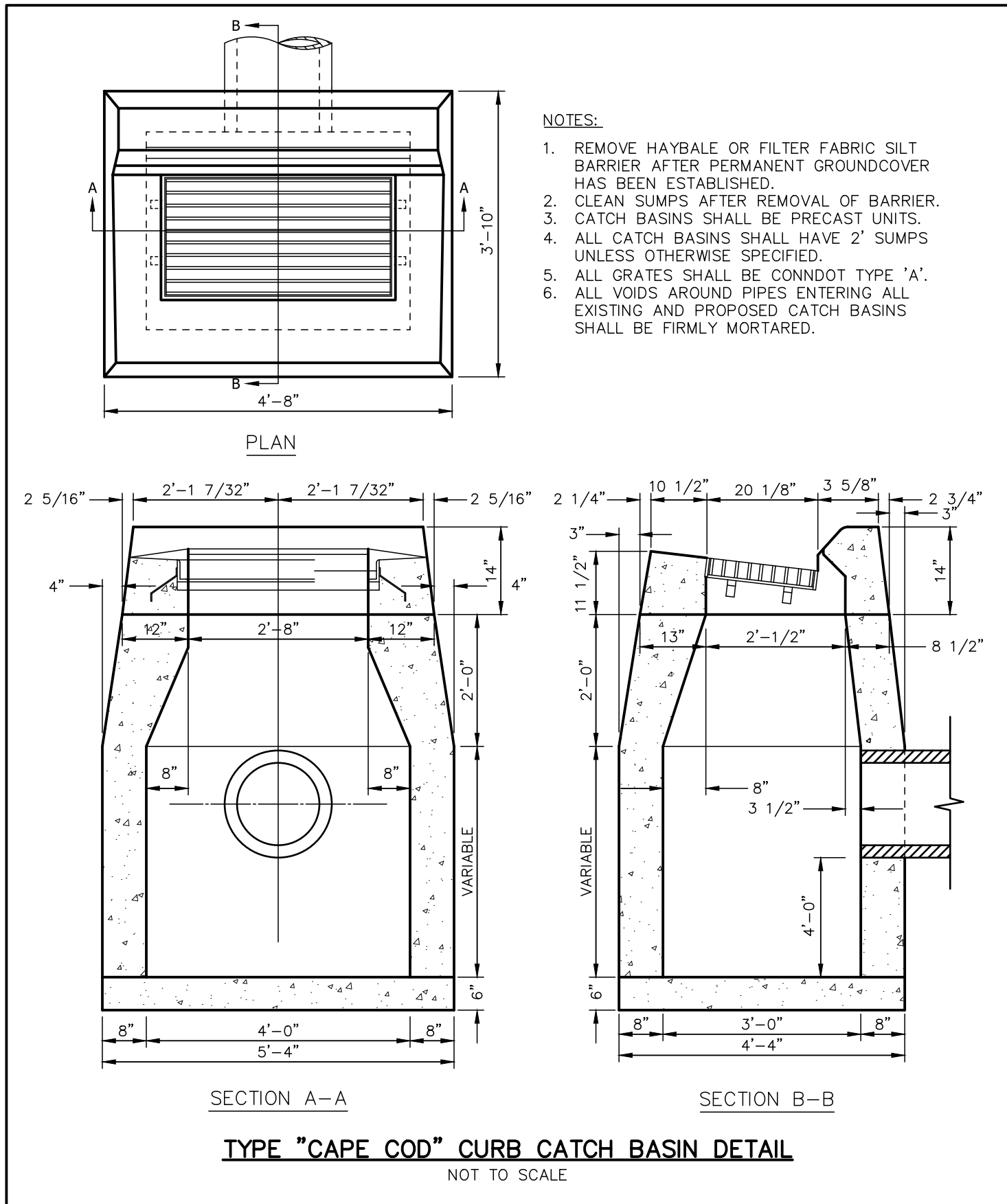
DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
JW

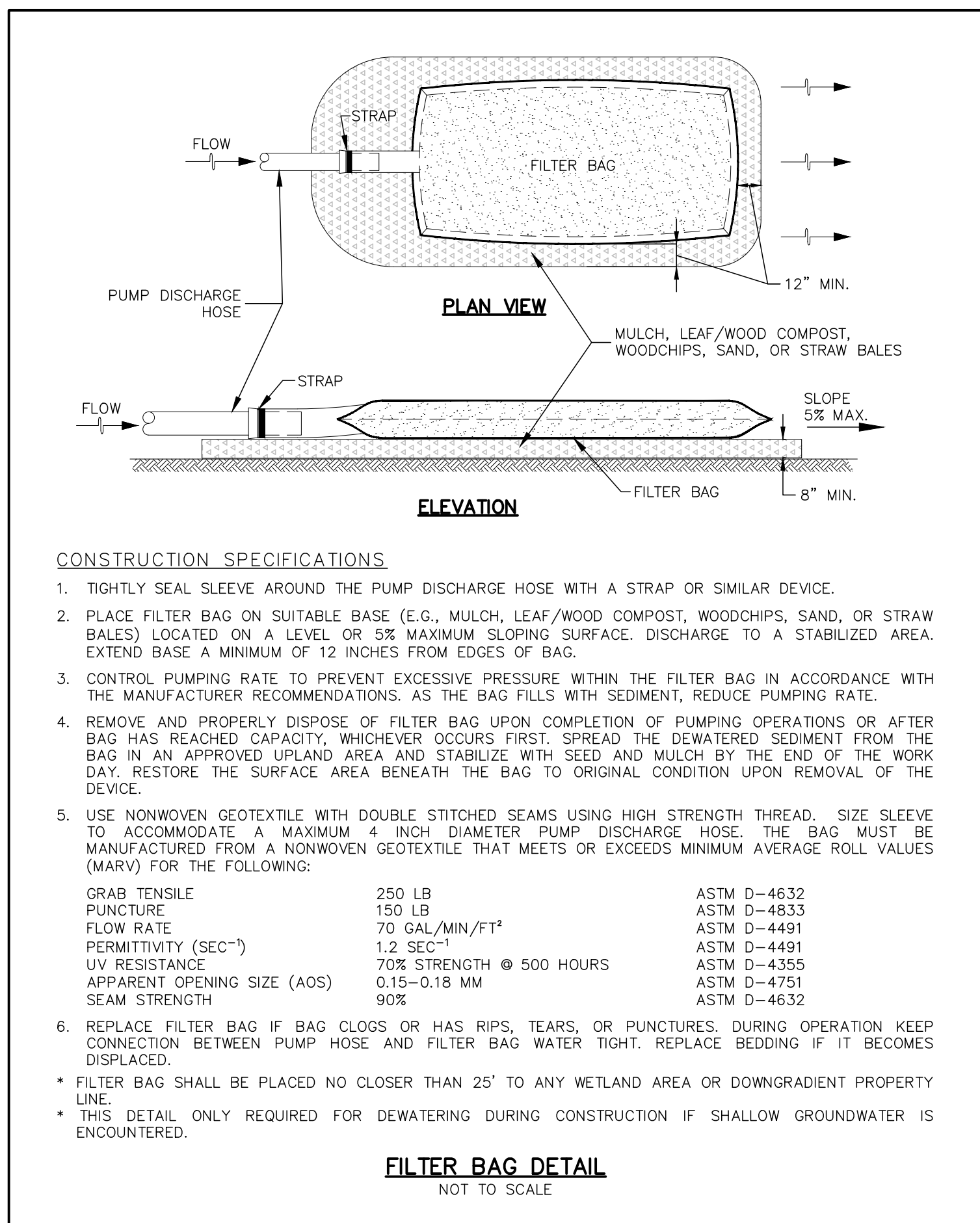
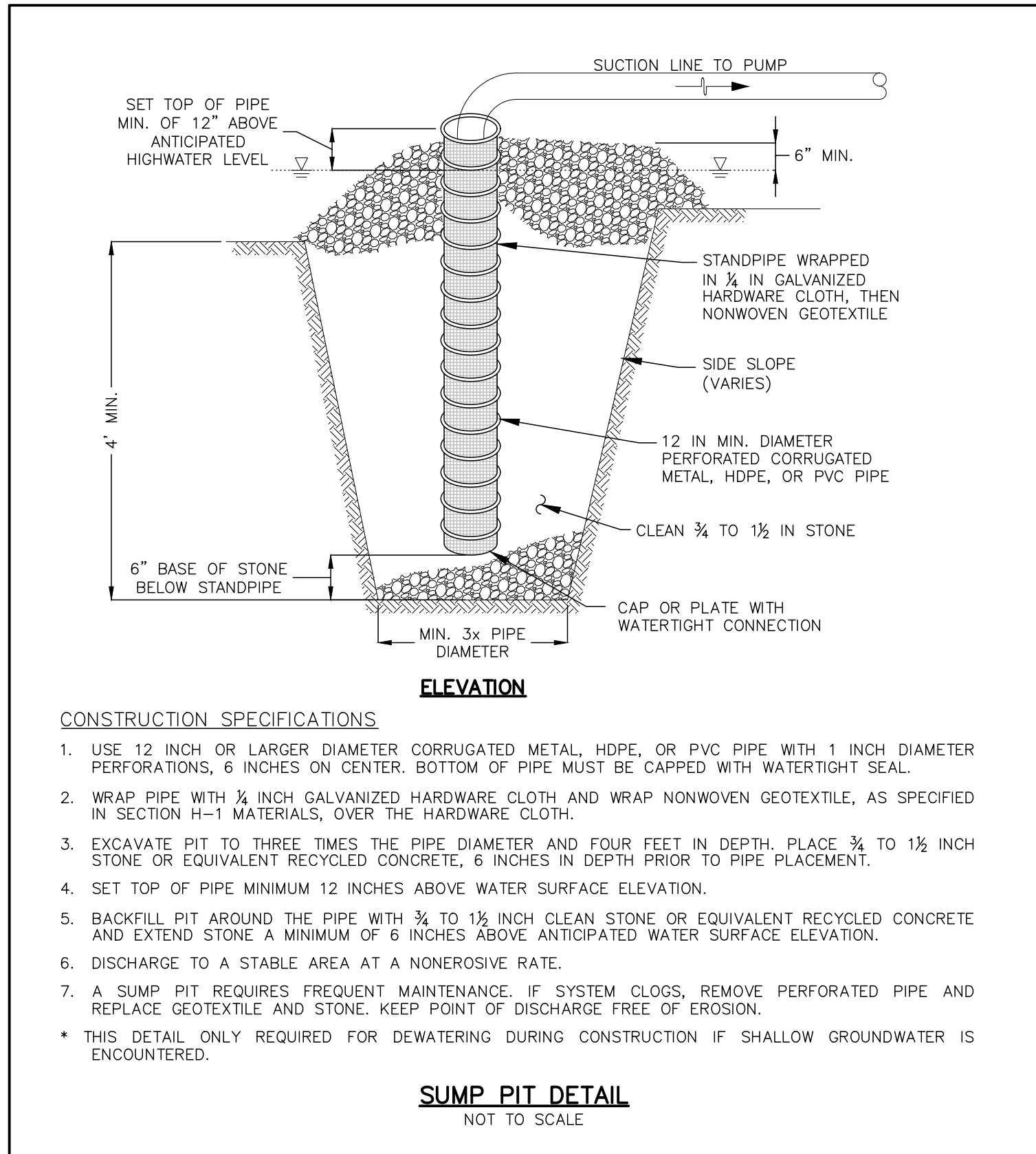
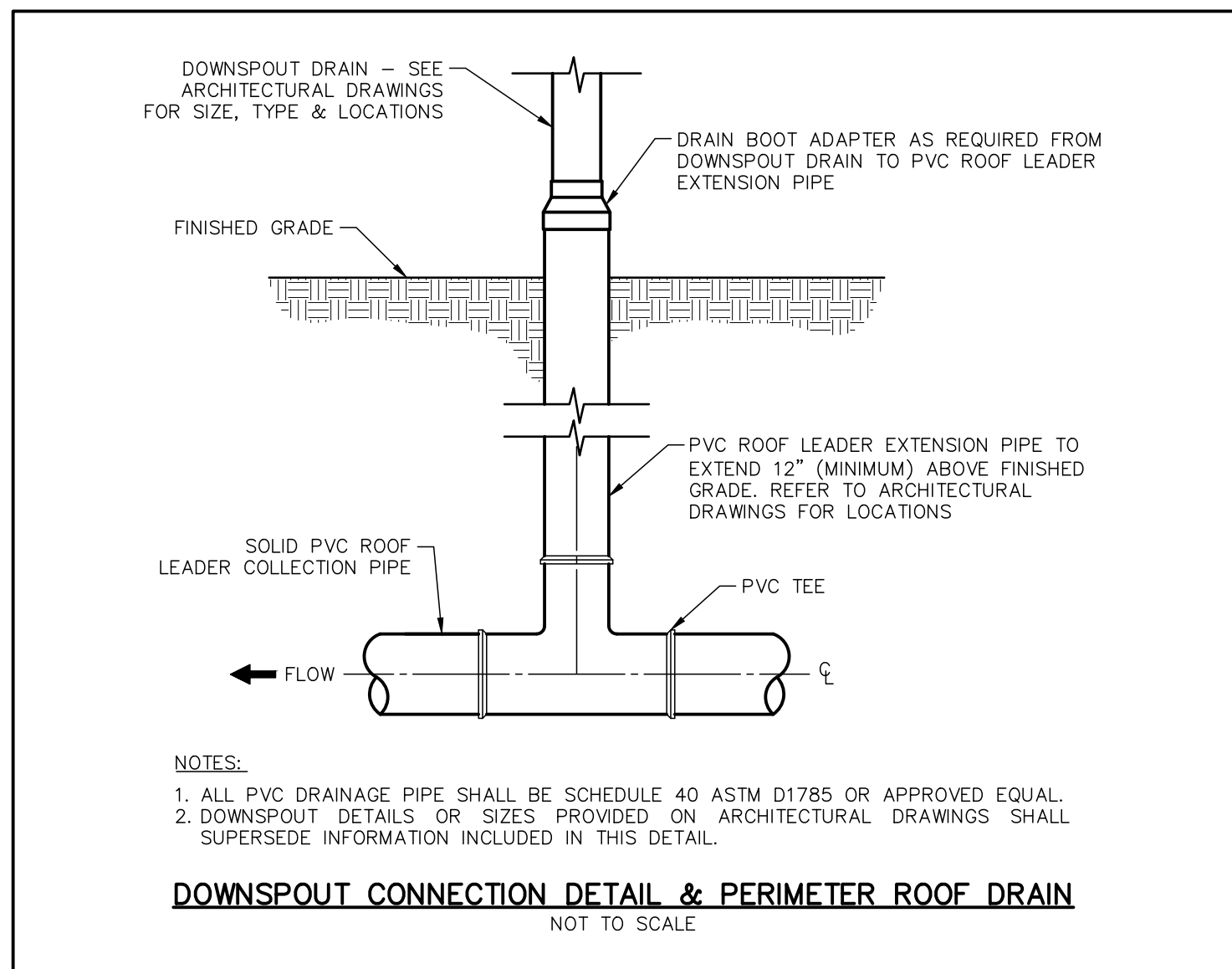
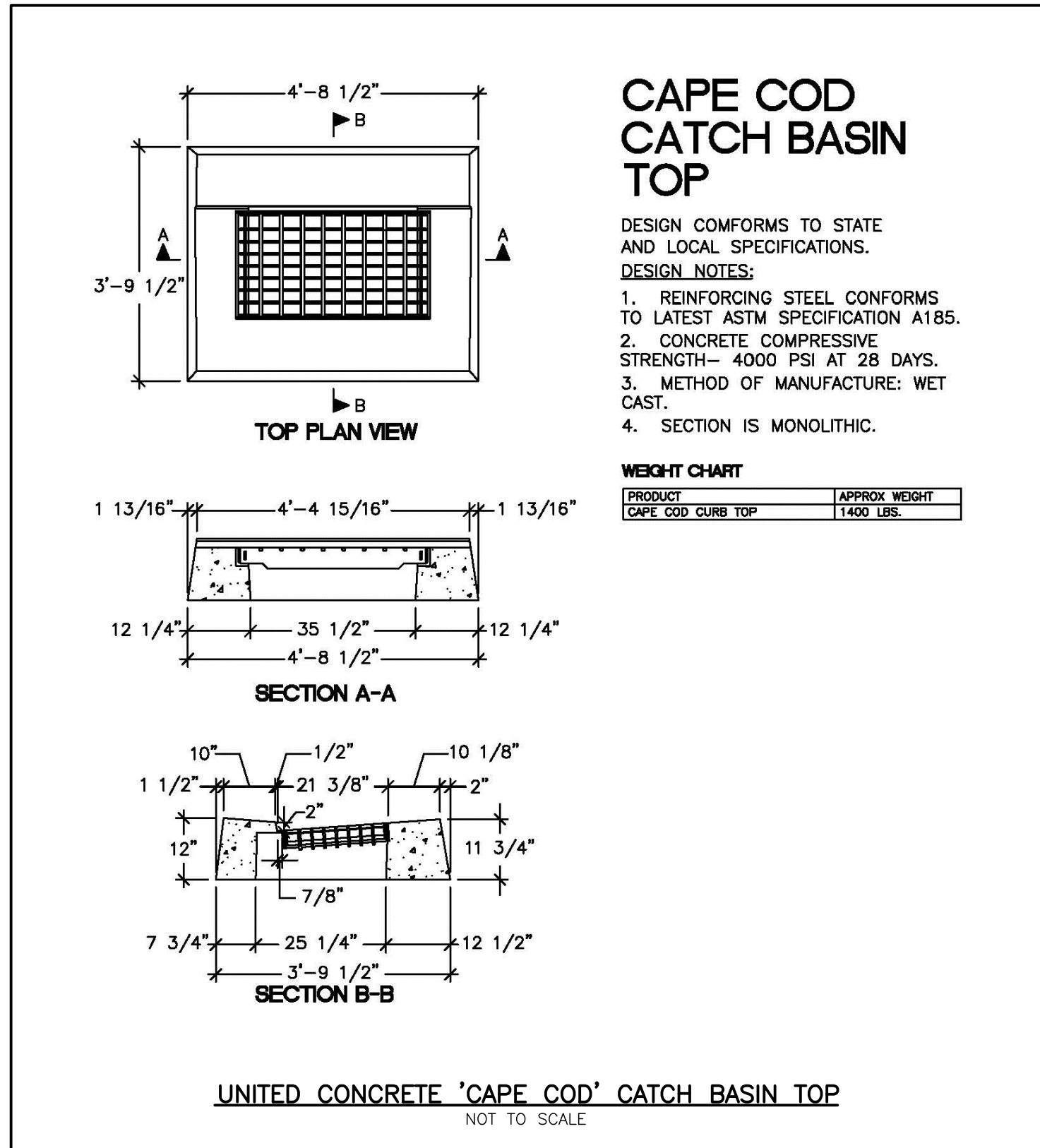
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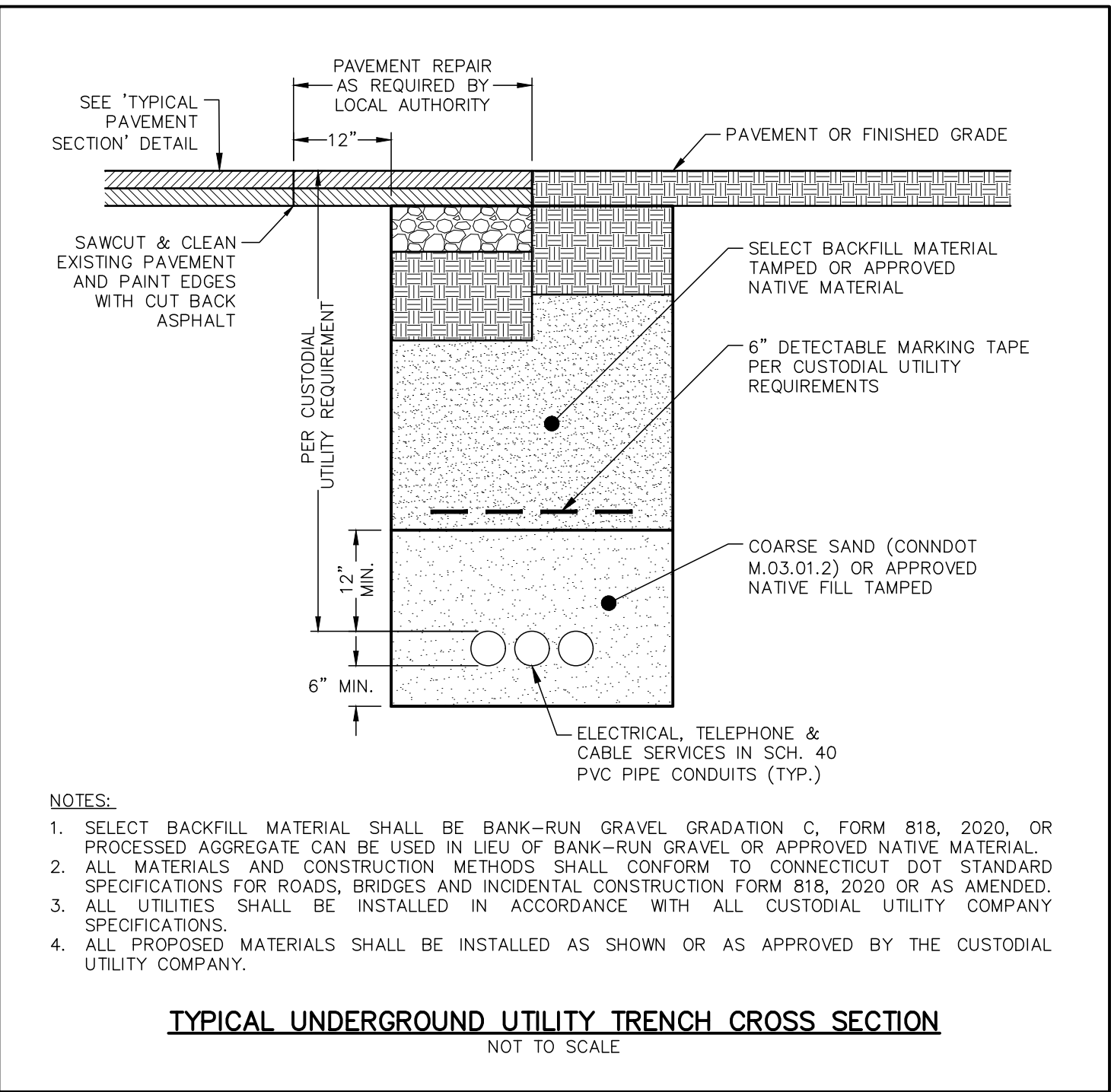
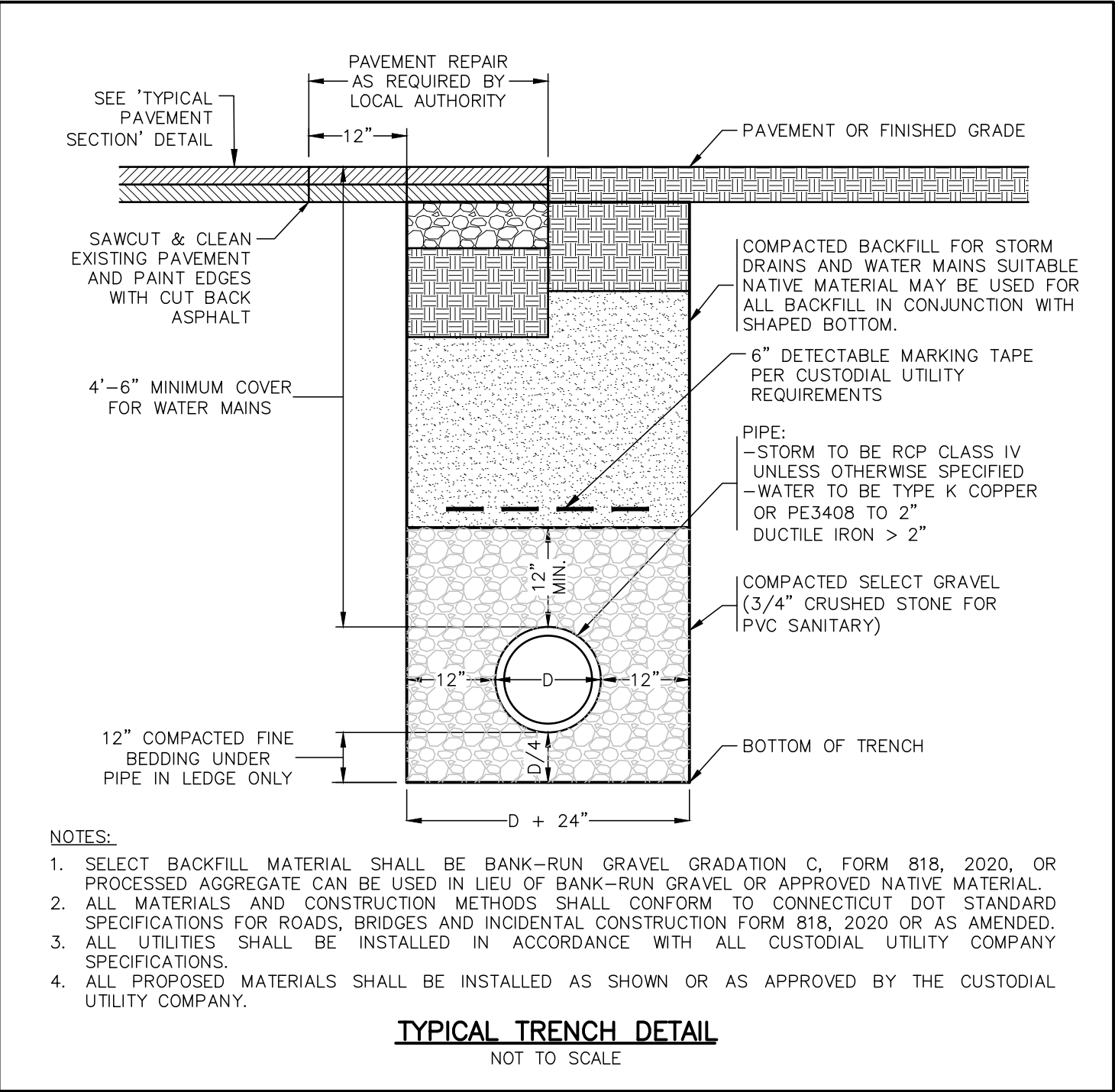
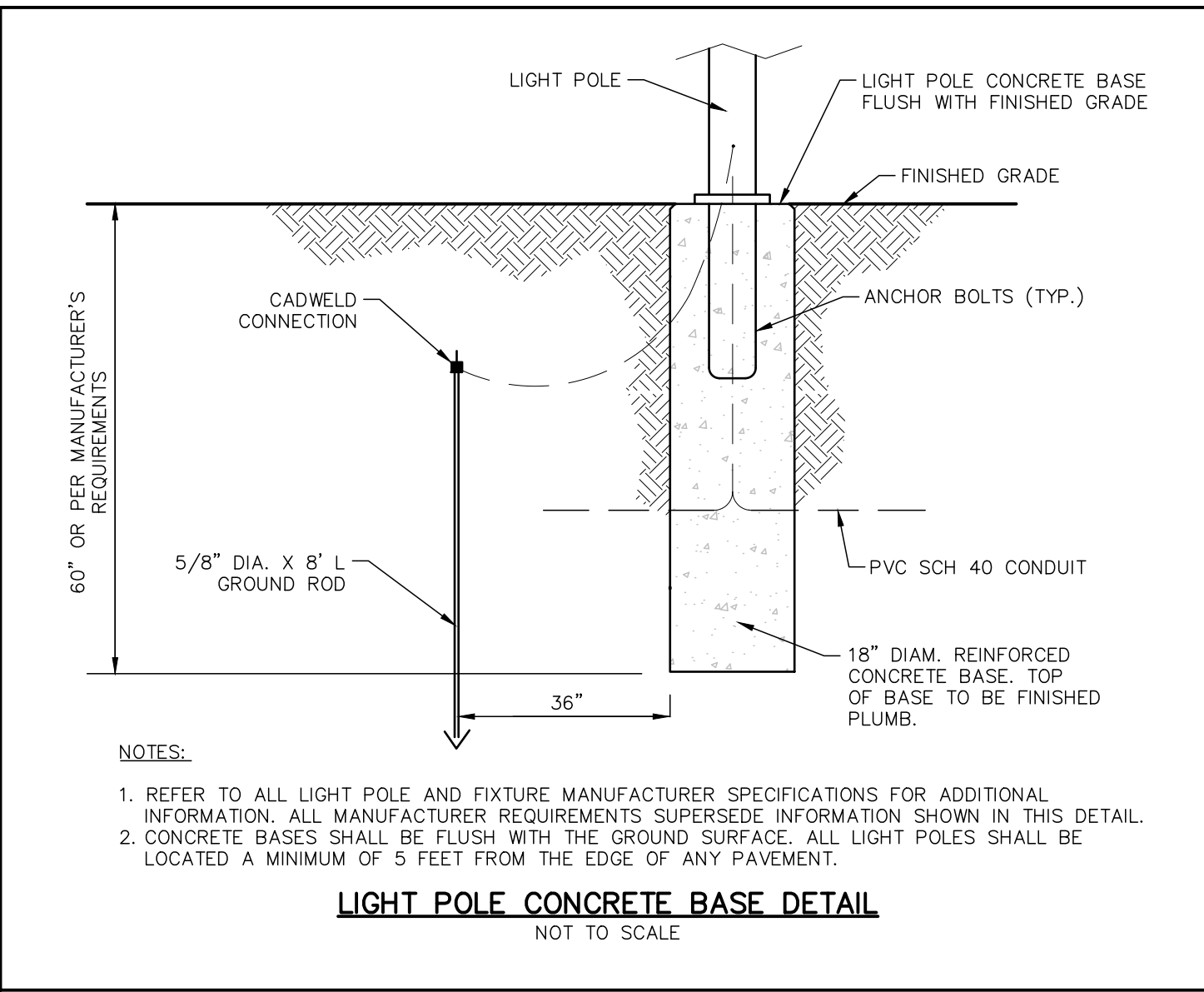
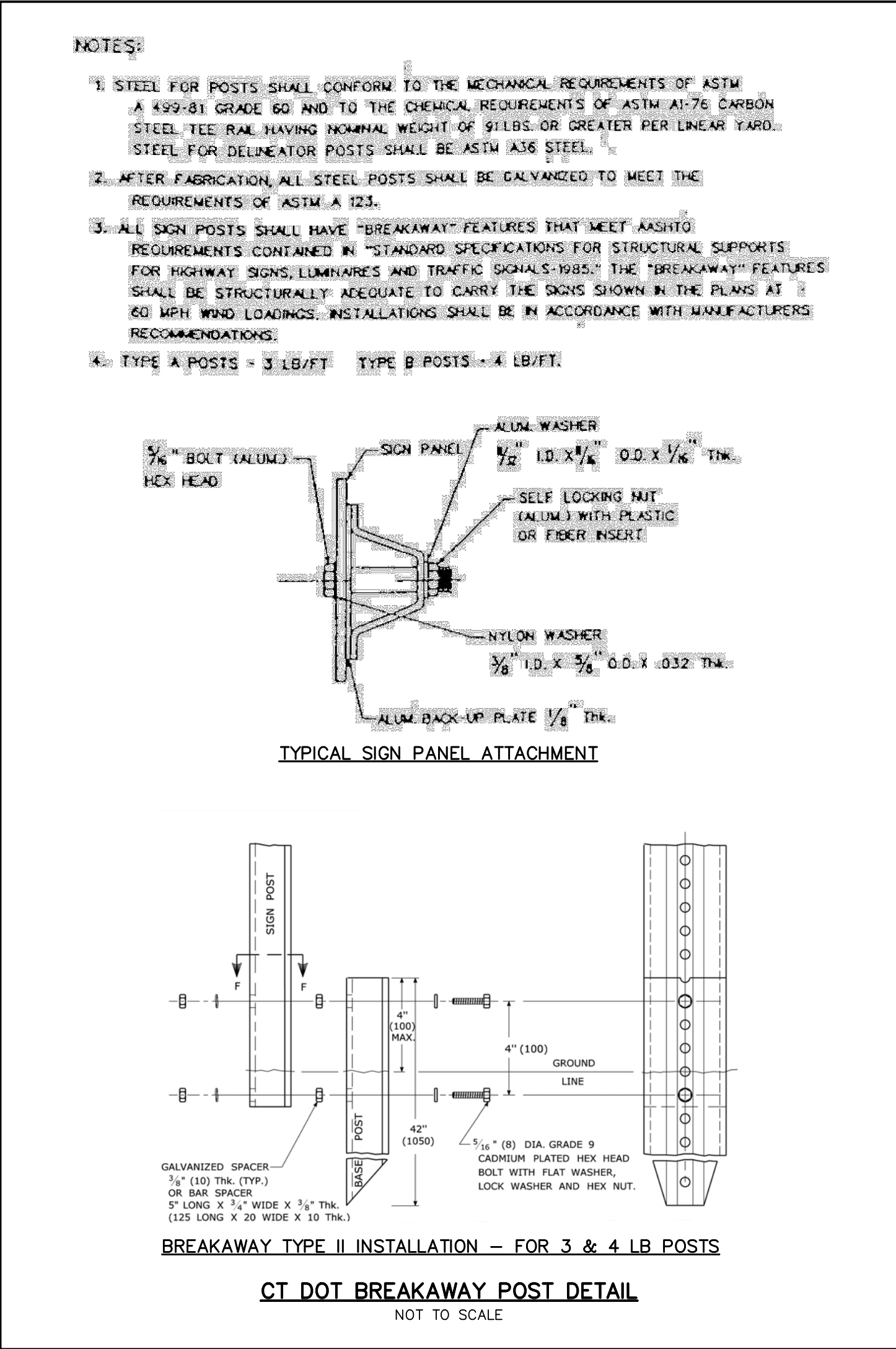
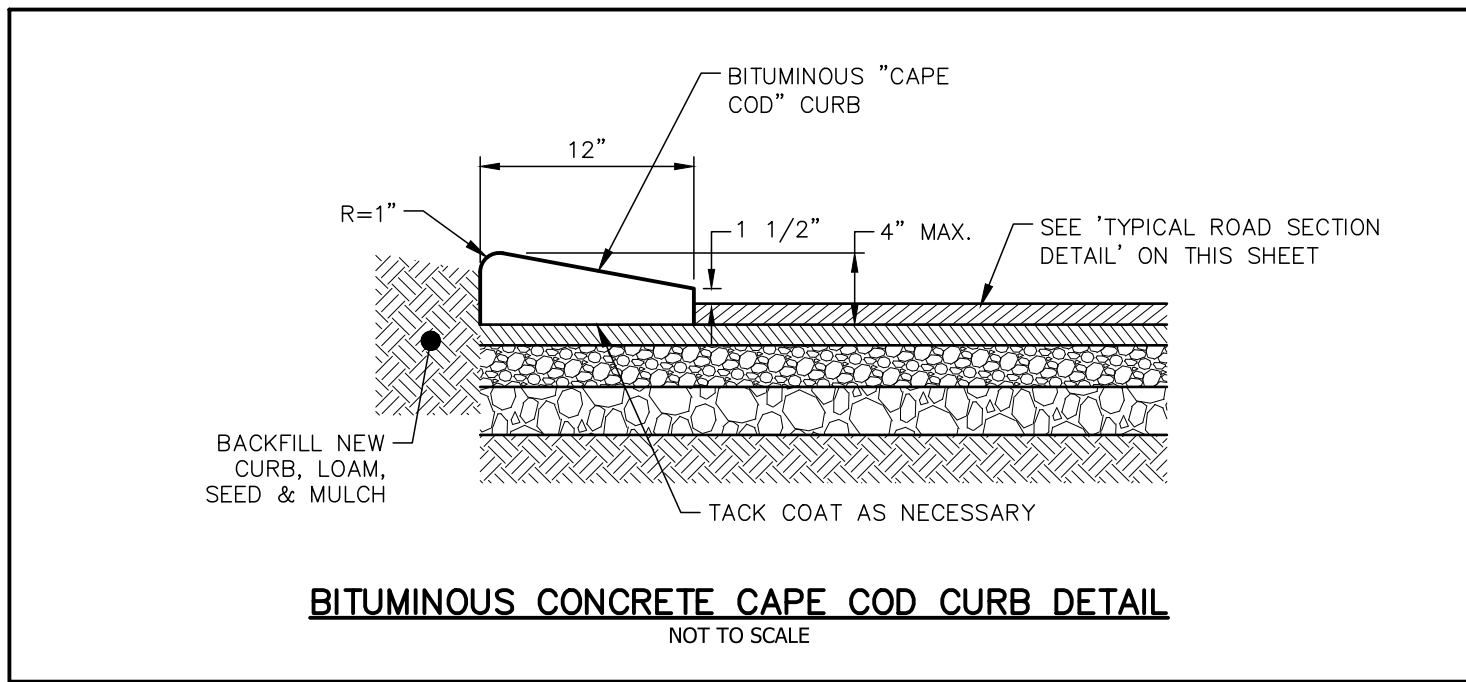
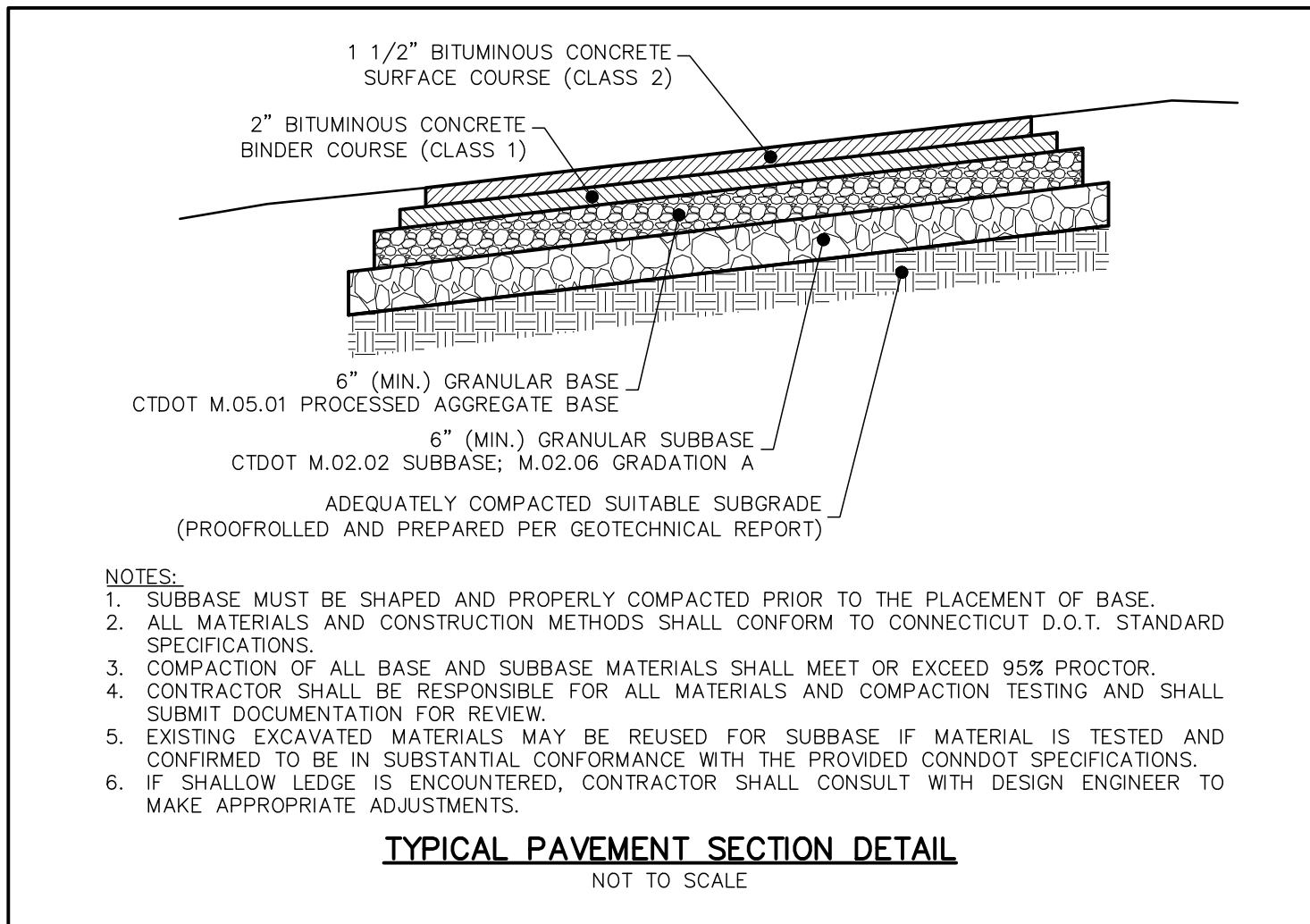
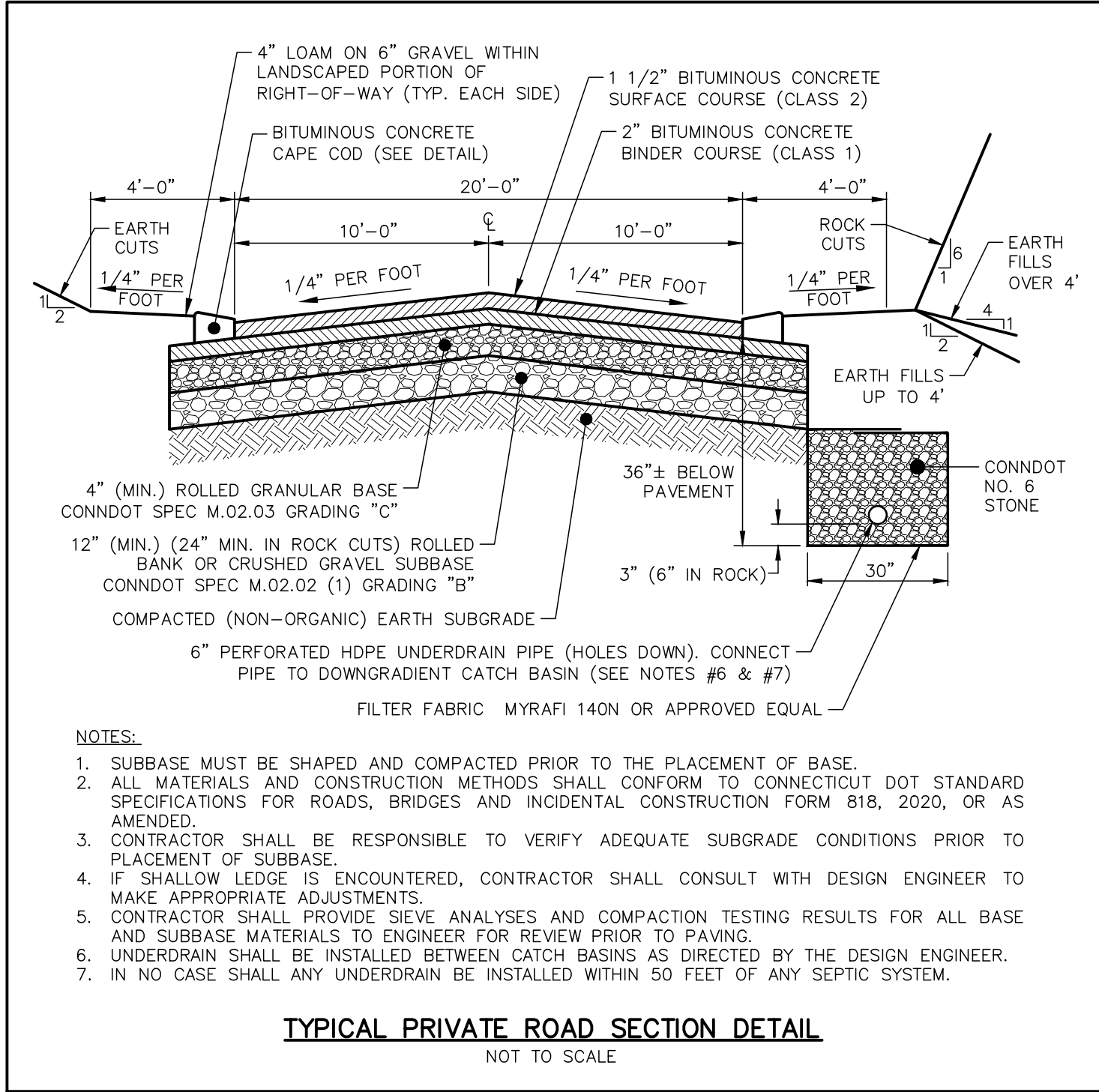
SHEET NO.:
8 of 13

JOB. NO.:
2023-922

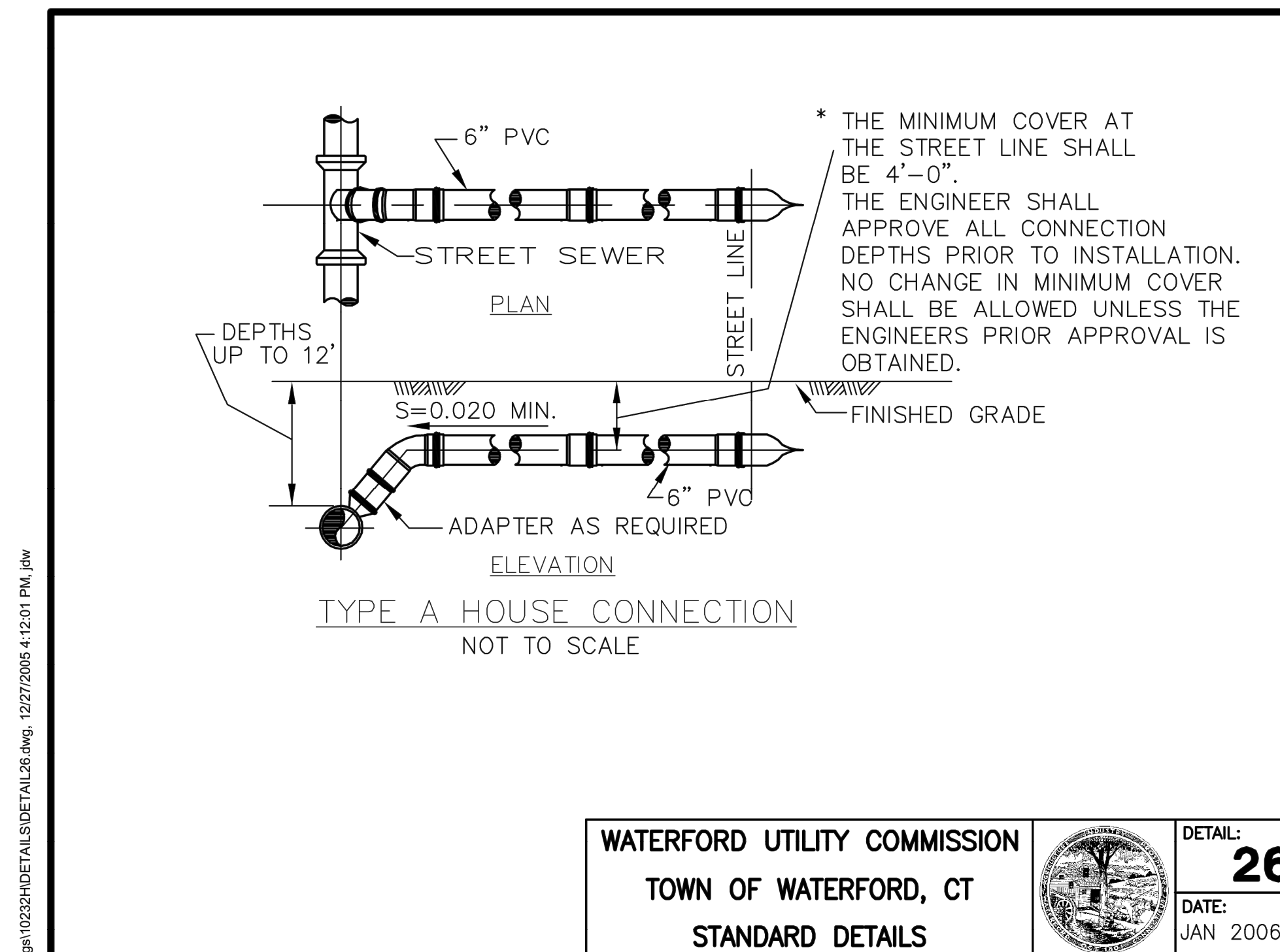
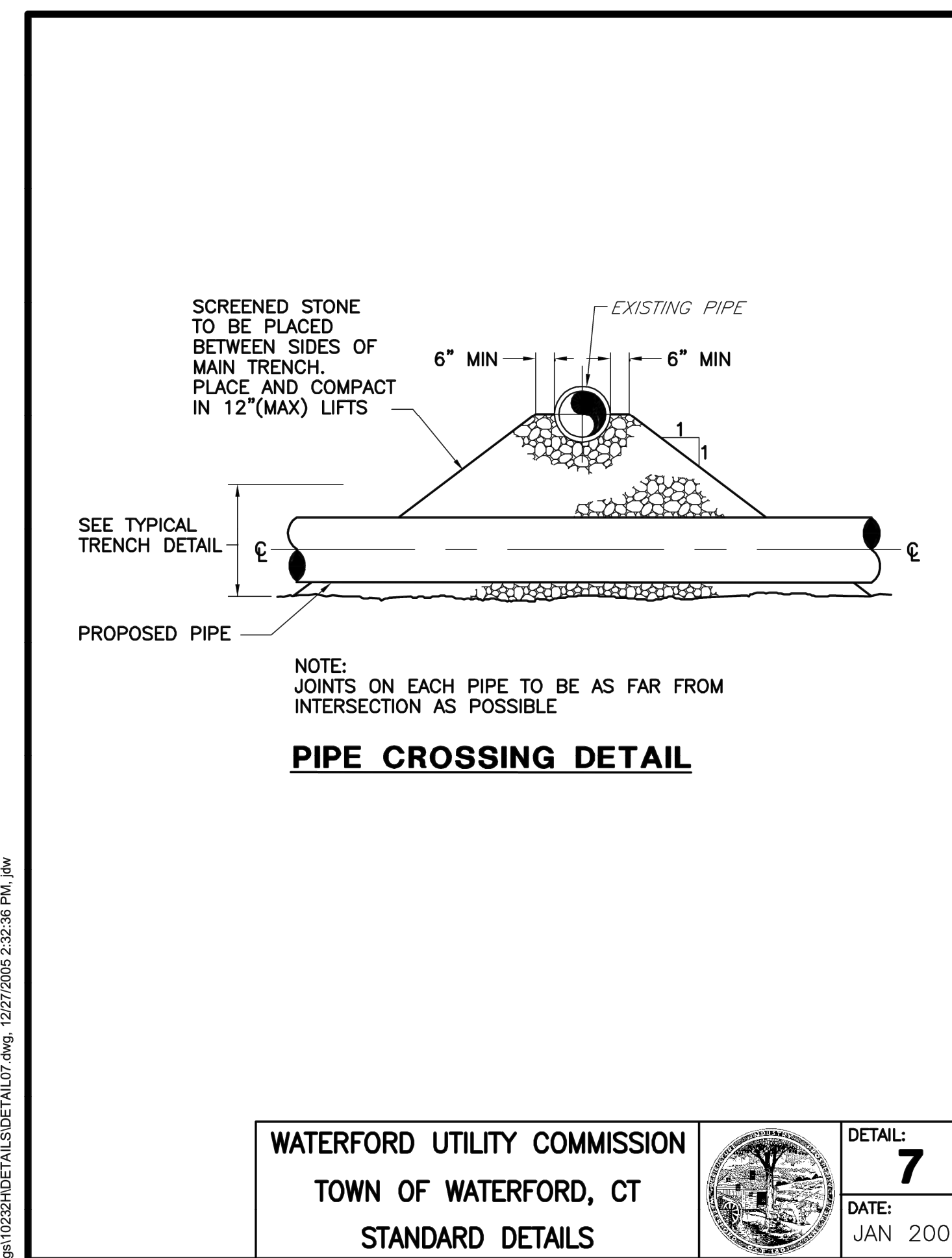
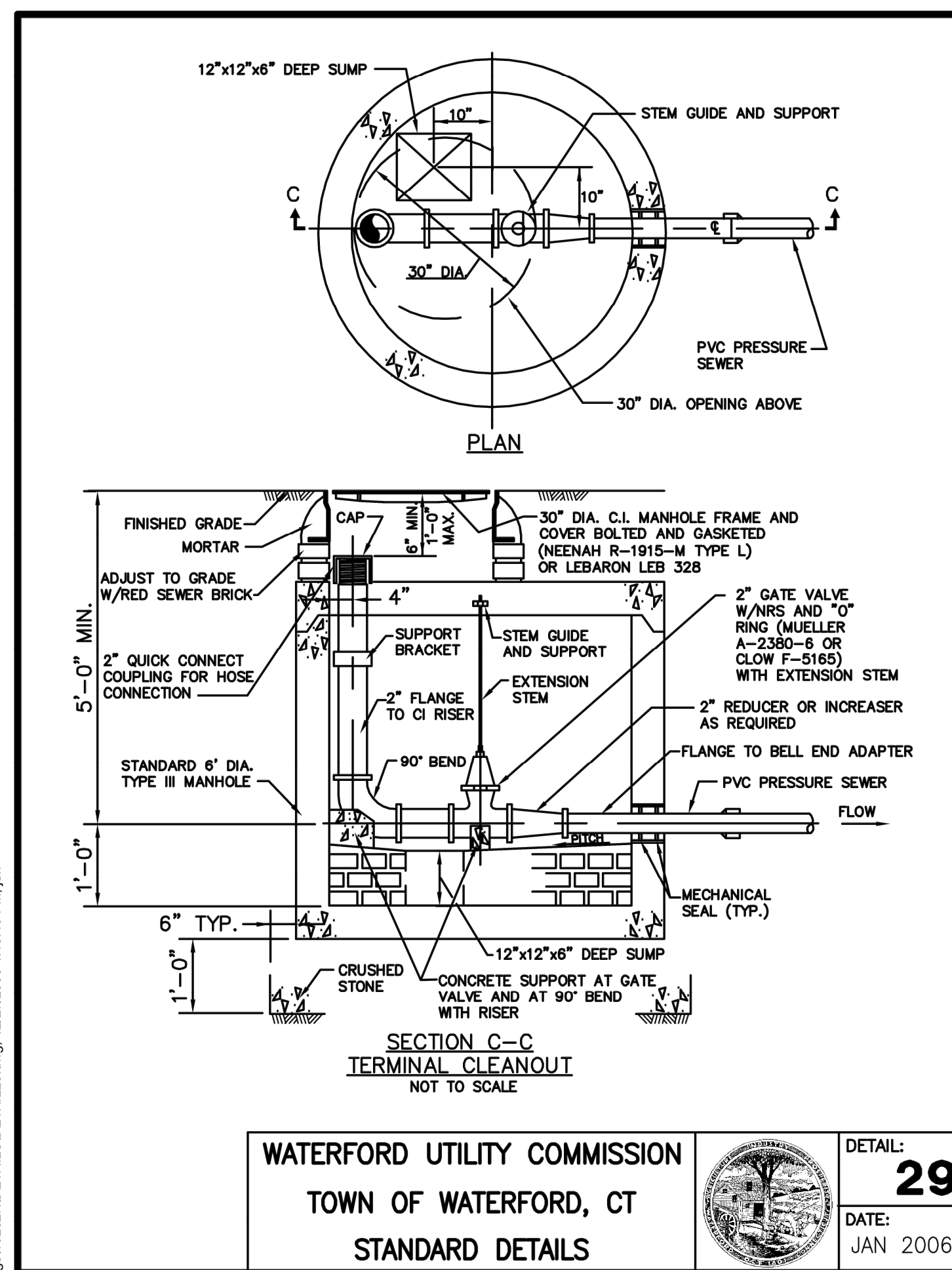
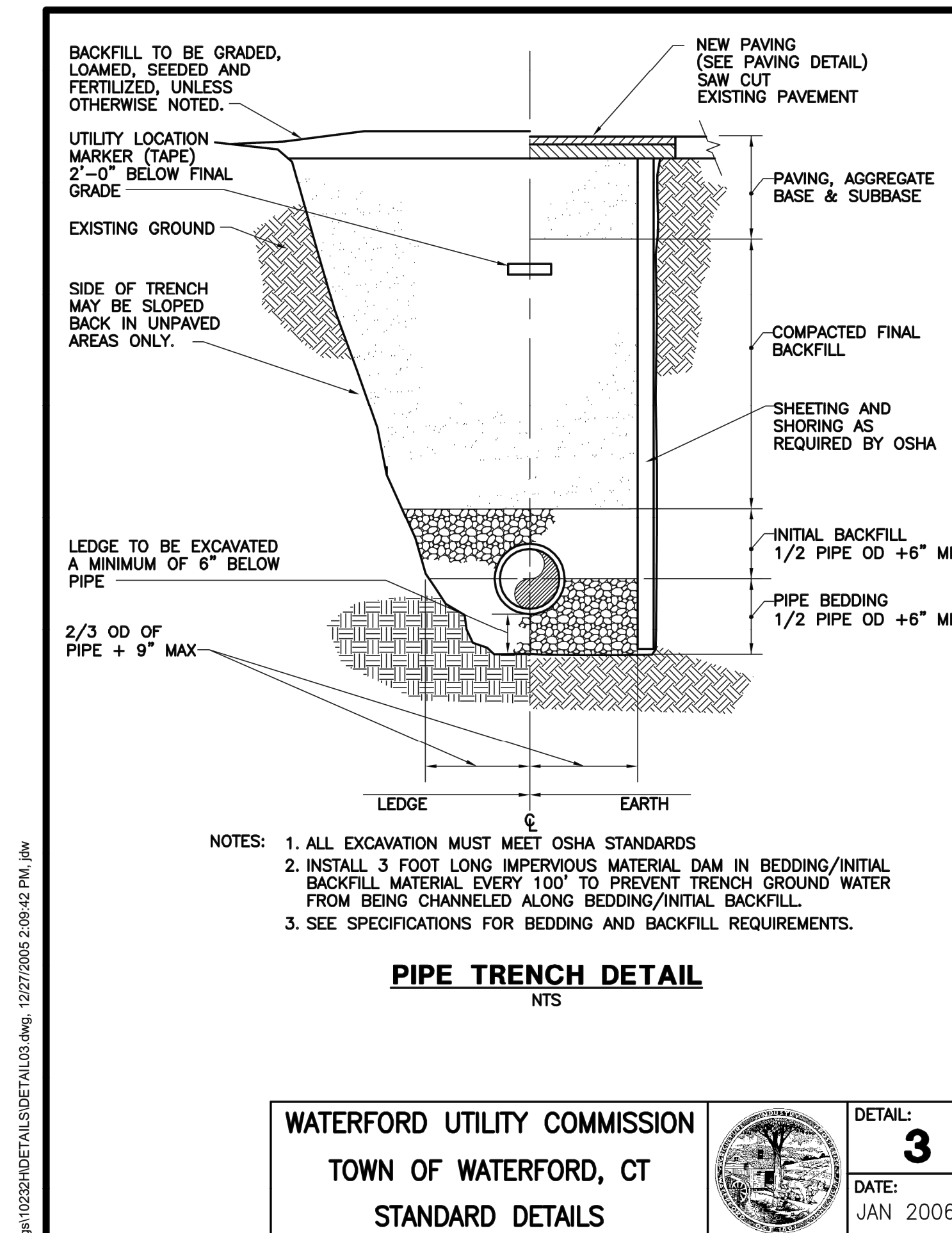
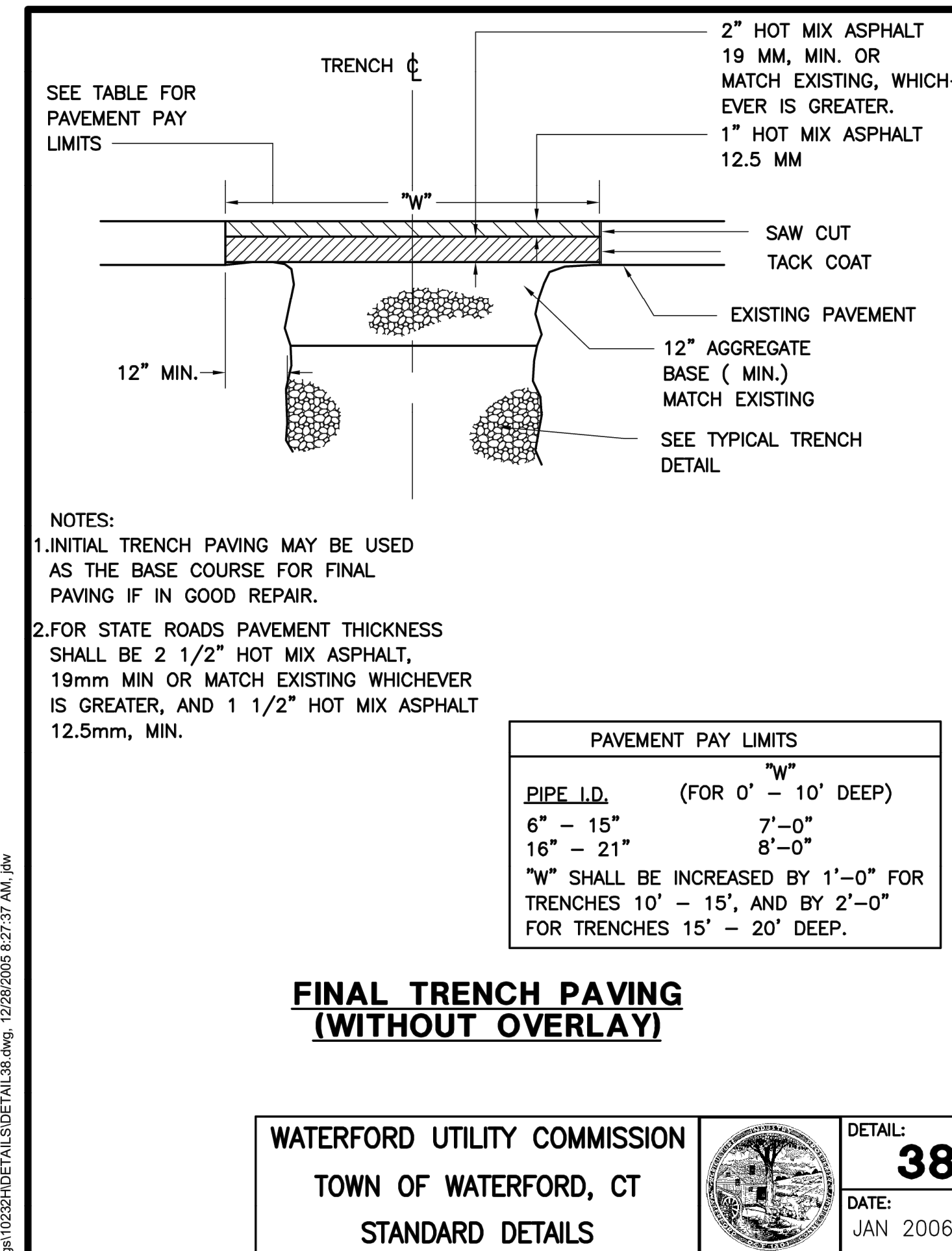
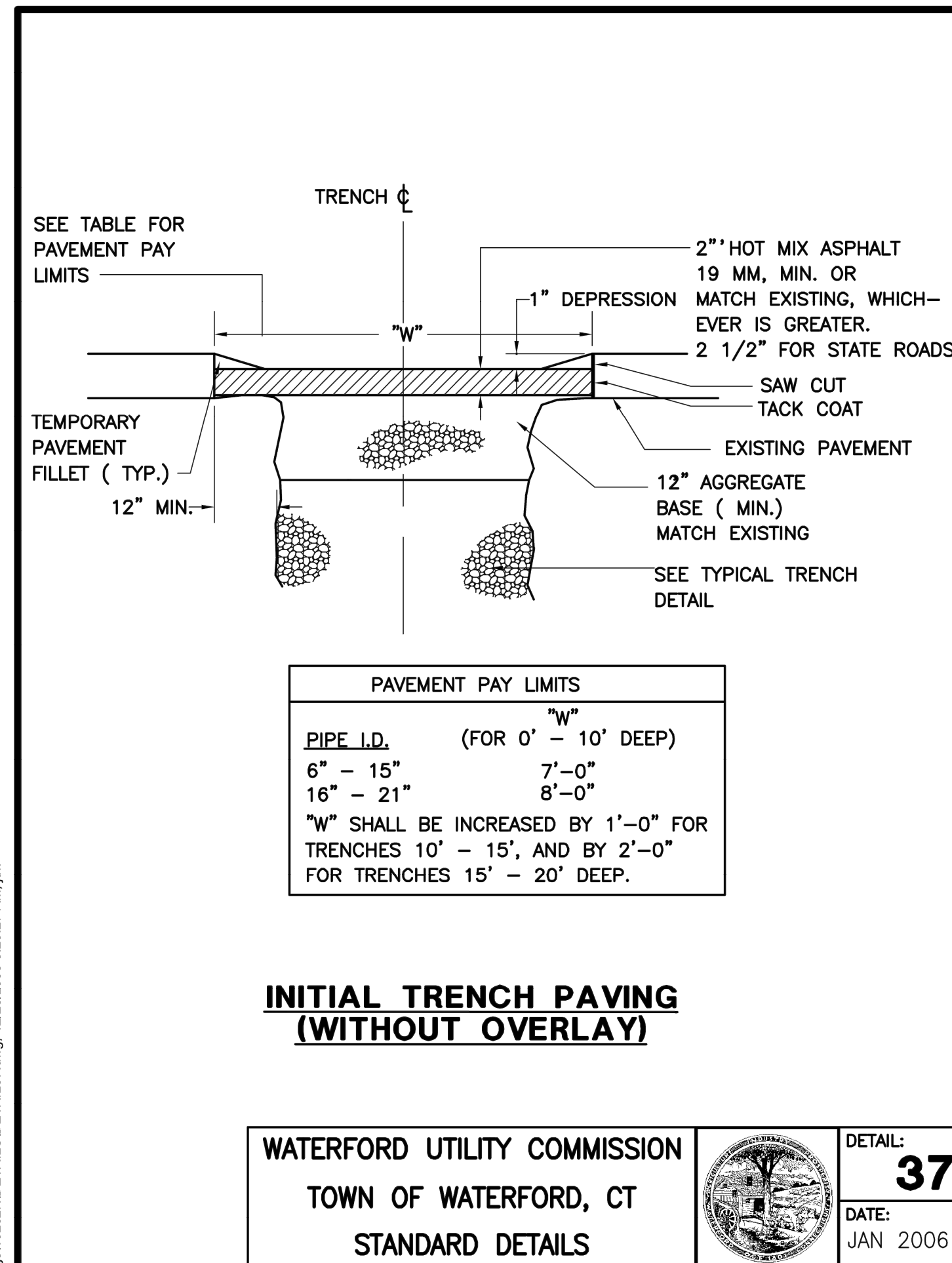


DIMENSIONS FOR REINFORCED CONCRETE PIPE END										FLARE REINFORCEMENT	
DIA.	A	B	C	D	E	F	R ₁	R ₂		MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
12"(305)	4"(102)	2'-0"(610)	4'-0 3/4"(1241)	6'-0 3/4"(1851)	2'-0"(610)	1'-7 15/16"(506)	10 1/4"(260)	9"(229)		0.048	0.048
15"(381)	6"(152)	2'-3"(686)	3'-10"(1168)	6'-1"(1854)	2'-6"(762)	2'-0 5/16"(618)	1'-0 5/8"(318)	11"(279)		0.054	0.054
18"(457)	9"(229)	2'-3"(686)	3'-10"(1168)	6'-1"(1854)	3'-0"(914)	2'-5"(737)	1'-3 1/2"(394)	1'-0"(305)		0.060	0.060
21"(533)	9"(229)	2'-11"(889)	3'-2"(965)	6'-1"(1854)	3'-6"(1067)	2'-7 1/2"(800)	1'-4"(406)	1'-1"(330)		0.066	0.066
24"(610)	9 1/2"(241)	3'-7 1/2"(1105)	2'-6"(762)	6'-1 1/2"(1867)	4'-0"(1219)	2'-9 3/16"(843)	1'-4 3/16"(427)	1'-2"(356)		0.072	0.072
30"(762)	1'-0"(305)	4'-6"(1371)	1'-7 1/2"(502)	6'-1 1/2"(1867)	5'-0"(1524)	3'-11"(940)	1'-6 1/2"(470)	1'-3"(381)		0.084	0.084
36"(914)	1'-3"(381)	5'-3"(1600)	2'-10 3/4"(883)	8'-1 1/4"(2483)	6'-0"(1829)	3'-11 13/16"(1214)	2'-0 5/8"(618)	1'-6"(508)		0.096	0.096
42"(1067)	1'-9"(534)	5'-3"(1600)	2'-11"(889)	8'-2"(2489)	6'-6"(1981)	4'-5 7/8"(1368)	2'-3 1/2"(699)	1'-10"(559)		0.108	0.108
48"(1219)	2'-0"(610)	6'-0"(1829)	2'-2"(660)	8'-2"(2489)	7'-0"(2134)	4'-8 1/2"(1435)	2'-4 1/2"(724)	1'-10"(559)		0.120	0.120
54"(1372)	2'-3"(686)	5'-5"(1651)	2'-11"(889)	8'-4"(2540)	7'-6"(2286)	5'-5 1/2"(1664)	2'-9 1/2"(841)	2'-0"(610)		0.132	0.132
60"(1524)	2'-9"(838)	5'-0"(1524)	3'-3"(991)	8'-3"(2515)	8'-0"(2438)	6'-0 1/2"(1842)	3'-0 1/2"(932)	2'-0"(610)		0.144	0.144





#	DATE	DESCRIPTION	BY



**NOT FOR
CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED**

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CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)

PREPARED FOR 1721, LLC
 430 MOHEGAN AVENUE PARKWAY & 2318 OLD NORWICH ROAD
 TAX MAP 76 LOTS 10164 & 5600
 WATERFORD, CONNECTICUT

DATE: MAY 21, 2024
SCALE: AS NOTED
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: CD-5
SHEET NO.: 12 of 13
JOB. NO.: 2023-922

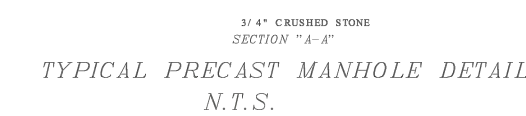
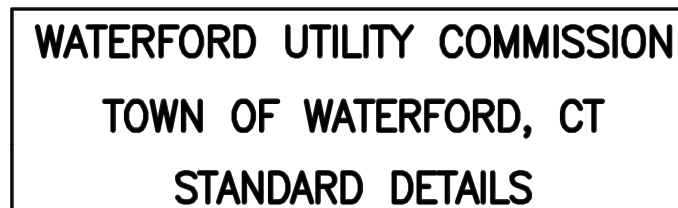


NOTES:

- WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS



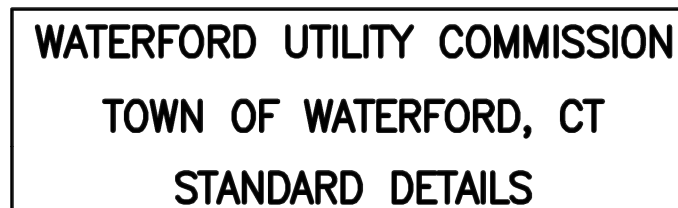
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WATERFORD UTILITY COMMISSION TOWN OF WATERFORD, CT STANDARD DETAILS



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**WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS**

CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024

SCALE:
AS NOTED

DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
JW

DWG. NO.: CD-6

SHEET NO.:
13 of 13

JOB. NO.:
2023-922

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

**NOT FOR
CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED**

#	DATE	DESCRIPTION	BY
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