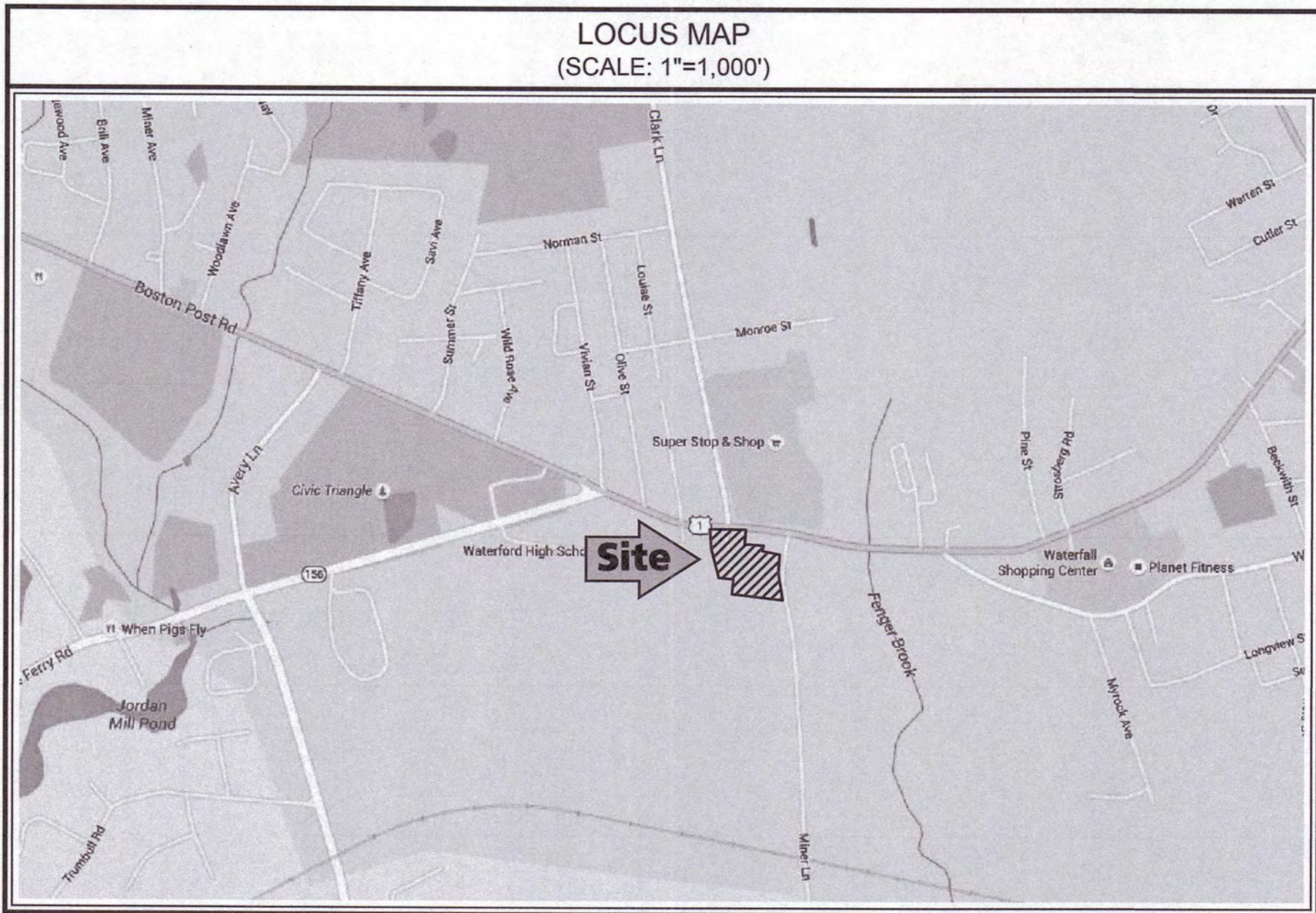


PHASE II SITE PLAN FOR 122-124 BOSTON POST ROAD - WATERFORD, CT



DRAWING INDEX			
DRAWING DATE	LAST REVISION	DRAWING	DRAWING DESCRIPTION
06/22/2023	07/25/2023	-	COVER SHEET
02/23/2023	-	-	EXISTING CONDITIONS PLAN
06/22/2023	07/25/2023	C-1A	DEMOLITION AND EROSION CONTROL PLAN
06/22/2023	07/19/2023	C-1B	DEMOLITION AND EROSION CONTROL NOTES
06/22/2023	07/25/2023	C-1C	EROSION AND SEDIMENT CONTROL NARRATIVE
06/22/2023	07/25/2023	C-2	GRADING AND DRAINAGE PLAN
06/22/2023	07/19/2023	C-3	UTILITY PLAN
06/22/2023	07/19/2023	C-4	PARKING AND TRAFFIC CONTROL PLAN
06/22/2023	07/25/2023	C-5	DETAILS I
06/22/2023	07/25/2023	C-6	DETAILS II
06/22/2023	07/25/2023	C-7	DETAILS III
06/22/2023	07/25/2023	C-8	DETAILS IV
06/22/2023	07/25/2023	C-9	DETAILS V
06/22/2023	-	C-10	DUMPSTER AND PLAN DETAILS
06/22/2023	-	FT-1	FIRE TRUCK TURN PLAN
06/22/2023	-	TT-1A	WB-67 TRUCK TURN IN PLAN
06/22/2023	-	TT-1B	WB-67 TRUCK TURN OUT PLAN
06/22/2023	-	TT-1C	SU-40 TRUCK TURN PLAN
06/22/2023	-	L1	OVERALL LANDSCAPE PLAN (BY MDLA)
06/22/2023	-	L2	LANDSCAPE IRRIGATION PLAN (BY MDLA)
06/22/2023	-	L3	LANDSCAPE DETAILS (BY MDLA)
06/21/2023	-	-	CREE LIGHTING PLAN (BY CREE LIGHTING)
06/19/2023	-	A200	EXTERIOR ELEVATIONS (BY PHASE ZERO)
06/19/2023	-	A900	RENDERINGS (BY PHASE ZERO)

REVISED PER TOWN COMMENTS
07/25/2023



RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR / OWNER:

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WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

DESIGN TEAM

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PHONE: (860) 448-0400

LIGHTING:
CREE LIGHTING
120 92ND STREET
STURTEVANT, WI 53177
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LEGAL:
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RILEY & SELINGER, P.C.
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GOVERNMENT/UTILITY CONTACTS

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15 ROPE FERRY ROAD
WATERFORD, CT 06385
PHONE (860) 444-5834

FIRE SERVICES:
PUBLIC SAFETY BUILDING
204 BOSTON POST ROAD
WATERFORD, CT 06385
ATTN: MICHAEL HOWLEY,
DIRECTOR OF FIRE SERVICES
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PUBLIC WORKS DEPARTMENT:
1000 HARTFORD TURNPIKE
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UTILITY COMMISSION OFFICE:
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ATTN: JAMES A. BARTELLI,
DIRECTOR OF UTILITIES
PHONE: (860) 444-5886

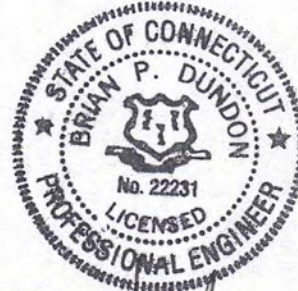
BUILDING DEPARTMENT:
WATERFORD TOWN HALL
15 ROPE FERRY ROAD
WATERFORD, CT 06385
ATTN: STEVE CARDELLE,
BUILDING OFFICIAL
PHONE: (860) 444-5826

POLICE DEPARTMENT:
WATERFORD POLICE
41 AVERY LANE
WATERFORD, CT 06385
ATTN: MARC BALESTRACCI, CHIEF
PHONE: (860) 442-9451

ASSESSOR'S OFFICE:
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ASSESSOR
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PLANNING & DEVELOPMENT:
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ATTN: JONATHAN MULLEN,
PLANNING DIRECTOR
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CONSERVATION COMMISSION:
WATERFORD TOWN HALL
15 ROPE FERRY ROAD
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ATTN: MAUREEN FITZGERALD,
ENVIRONMENTAL PLANNER
PHONE: (860) 444-5813



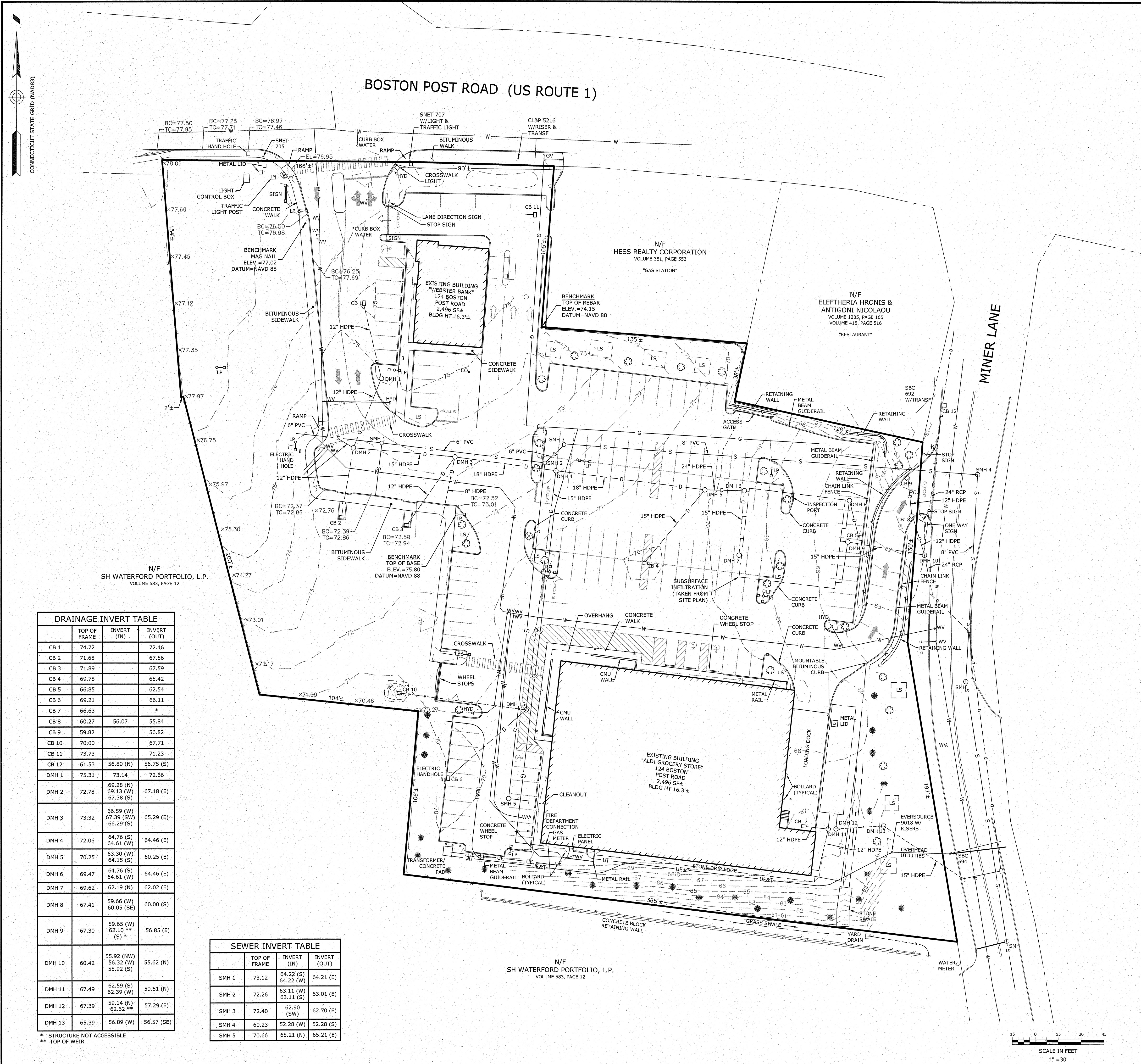
Brian P. Dundon 7-25-2023

DRAWING NUMBER:

C-0

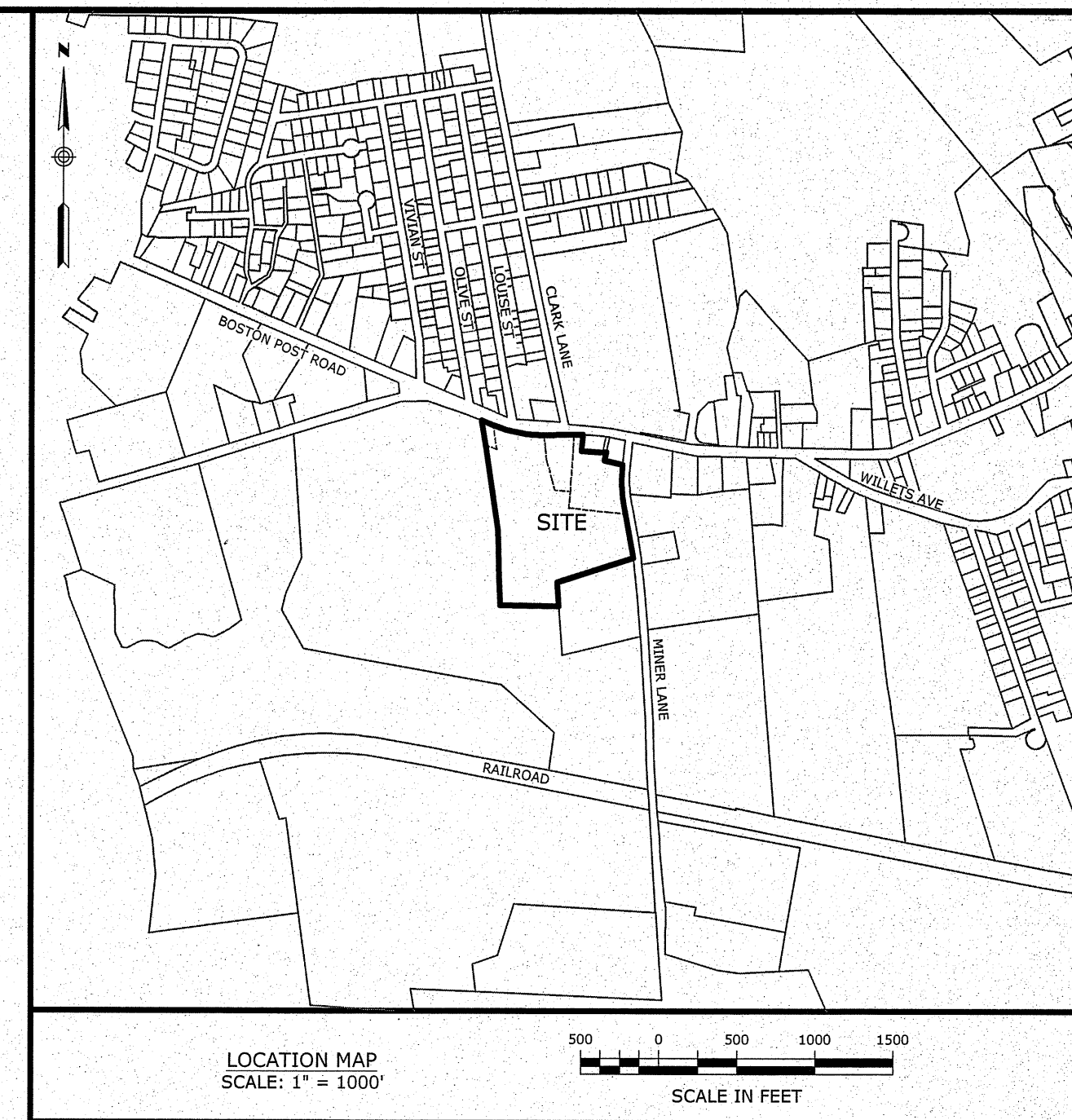
PROJECT NUMBER:

23001



DRAINAGE INVERT TABLE			
	TOP OF FRAME	INVERT (IN)	INVERT (OUT)
CB 1	74.72		72.46
CB 2	71.68		67.56
CB 3	71.89		67.59
CB 4	69.78		65.42
CB 5	66.85		62.54
CB 6	69.21		66.11
CB 7	66.63		*
CB 8	60.27	56.07	55.84
CB 9	59.82		56.82
CB 10	70.00		67.71
CB 11	73.73		71.23
CB 12	61.53	56.80 (N)	56.75 (S)
DMH 1	75.31	73.14	72.66
DMH 2	72.78	69.28 (W) 69.13 (W) 67.38 (S)	67.18 (E)
DMH 3	73.32	66.59 (W) 67.39 (SW) 66.29 (S)	65.29 (E)
DMH 4	72.06	64.76 (S) 64.61 (W)	64.46 (E)
DMH 5	70.25	63.30 (W) 64.15 (S)	60.25 (E)
DMH 6	69.47	64.76 (S) 64.61 (W)	64.46 (E)
DMH 7	69.62	62.19 (N)	62.02 (E)
DMH 8	67.41	59.66 (W) 60.05 (SE)	60.00 (S)
DMH 9	67.30	59.65 (W) 62.10 ** (S) *	56.85 (E)
DMH 10	60.42	55.92 (NW) 56.32 (W) 55.92 (S)	55.62 (N)
DMH 11	67.49	62.59 (S) 62.39 (W)	59.51 (N)
DMH 12	67.39	59.14 (N) 62.62 **	57.29 (E)
DMH 13	65.39	56.89 (W)	56.57 (SE)

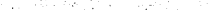
SEWER INVERT TABLE			
	TOP OF FRAME	INVERT (IN)	INVERT (OUT)
SMH 1	73.12	64.22 (S) 64.22 (W)	64.21 (E)
SMH 2	72.26	63.11 (W) 63.11 (S)	63.01 (E)
SMH 3	72.40	62.90 (SW)	62.70 (E)
SMH 4	60.23	52.28 (W)	52.28 (S)
SMH 5	70.66	65.21 (N)	65.21 (E)



- NOTES
1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS TOPOGRAPHIC CLASS T-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
 2. THIS IS NOT A PROPERTY SURVEY OR BOUNDARY SURVEY AND ANY PROPERTY LINES DEPICTED DO NOT REPRESENT A SURVEYOR'S PROPERTY/BOUNDARY OPINION.
 3. REFERENCE IS MADE TO TOWN OF WATERFORD LAND EVIDENCE RECORDS VOLUME 1479 AT PAGE 205 FOR A WARRANTY DEED DATED SEPTEMBER 22, 2016 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE PDD-1 (PLANNED DESIGN DISTRICT) ZONE DISTRICT.
 5. "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, TOWN OF WATERFORD, CONNECTICUT, MAP NUMBER 09011C0484 EFFECTIVE DATE AUGUST 5, 2013 FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT PROPERTY IS LOCATED IN ZONE X.
 6. THE SUBJECT PROPERTY IS SHOWN ON THE WATERFORD, CONNECTICUT TAX ASSESSOR MAP 133 AS LOT 569 & 570 AND HAS AN ASSIGNED STREET ADDRESS OF 122 & 124 BOSTON POST ROAD, WATERFORD, CONNECTICUT.
 7. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). BASED ON GPS OBSERVATIONS TAKEN ON AUGUST 4, 2022.
 8. THIS PLAN REPRESENTS THE SITE CONDITIONS DETERMINED BY FIELD SURVEY IN DECEMBER 2022 AND UPDATED JANUARY 17, 2023. RECORD TITLE AND ADDITIONAL INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS IN JANUARY 2023.
 9. UTILITY LOCATION TAKEN FROM LOUIREIRO ENGINEERING ASSOCIATES, INC. RECORD PLAN DATED 06/13/2017, SEE MAP REFERENCE.

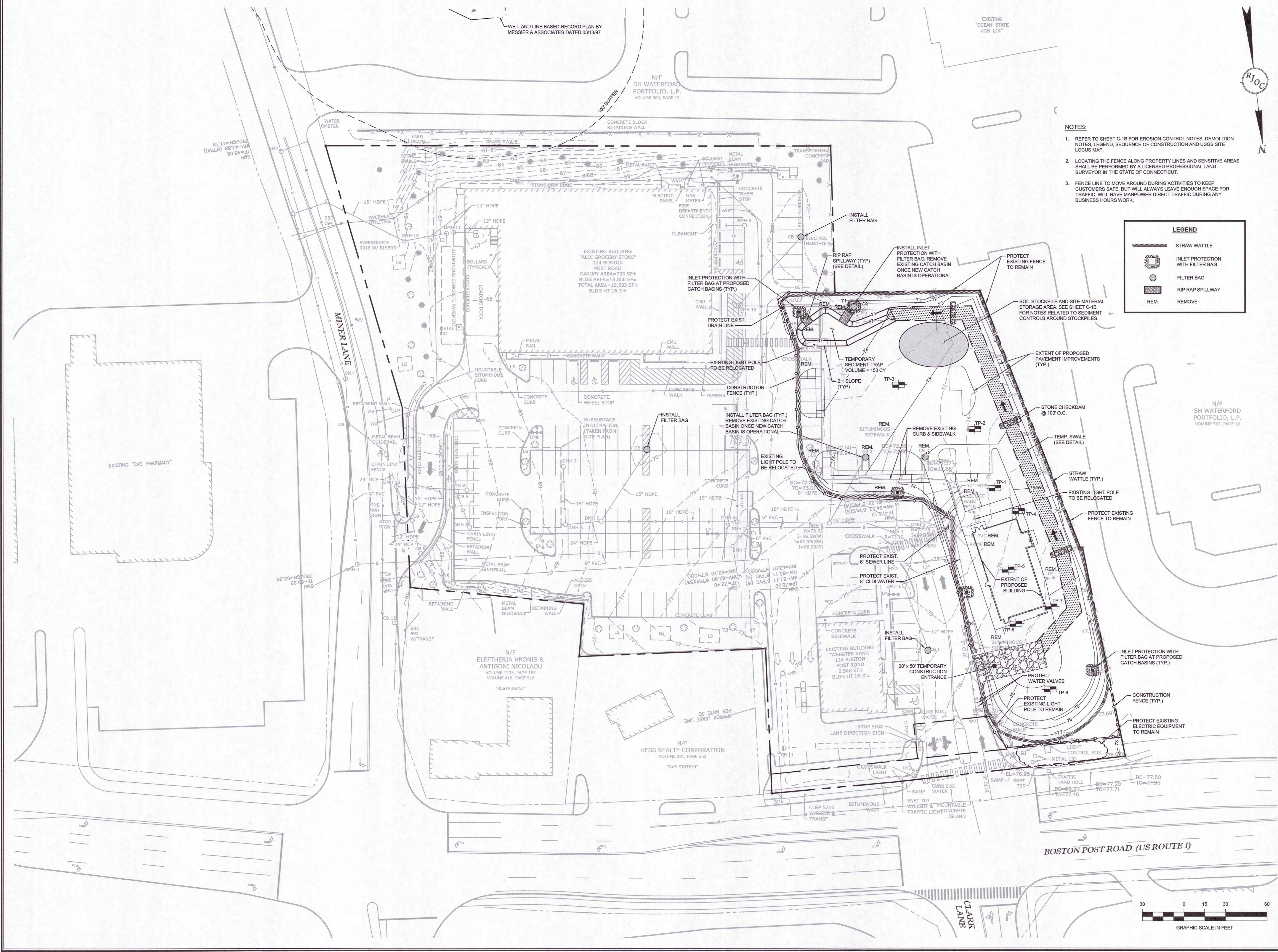
MAP REFERENCE:

RECORD PLAN, PROPERTY OF KINCORA WATERFORD LLC 122-124 BOSTON POST ROAD (US ROUTE1) WATERFORD, CONNECTICUT, SCALE: 1"=30', DATE: 06/13/2017 REVISED THROUGH 06/26/2017 BY LOUREIRO ENGINEERING ASSOCIATES, INC., GROTON, CONNECTICUT.

LEGEND			
	EXISTING MAJOR CONTOUR	AC	ACRES
	EXISTING MINOR CONTOUR	BCLC	BITUMINOUS CONCRETE LIP CURB
	FENCE	CB	CATCH BASIN
	EDGE OF PAVEMENT	CO	CLEAN OUT
	DRAINAGE LINE	DMH	DRAINAGE MANHOLE
	SEWER LINE	HYD	HYDRANT
	SEWER LINE	LP	LIGHT POLE
	WATER LINE	LS	LANDSCAPED AREA
	GAS LINE	MH	MANHOLE
	UTILITY POLE	M/L	MORE OR LESS
	MANHOLE	N/F	NOW OR FORMERLY
	CATCH BASIN	SF	SQUARE FEET
	LIGHT POLE	SMH	SANITARY MANHOLE
	2 LIGHT - LIGHT POLE	UE&T	UNDERGROUND ELECTRIC & TELEPHONE
	4 LIGHT - LIGHT POLE	WV	WATER VALVE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

 PLS 2-23-2007
ARTHUR H. HAYWARD JR., PLS LICENSE No. 12,052 DATE



	DATE
	REVISION
	NO.
	DATE
	REVISION
	NO.

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02461

PROJECT NAME:
**122-124 BOSTON POST ROAD
WATERFORD, CT**

SEAL:

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: N.T.S.
DATE: 06/22/2023
DRAWING NAME:

**DEMOLITION
AND EROSION
CONTROL NOTES**
DRAWING NUMBER:
C-1B
PROJECT NUMBER:
23001

- EROSION CONTROL NOTES:**
1. WETLANDS RESOURCE AREA SHOWN HEREON LOCATED OFF THE PROPERTY IS FROM A PLAN BY MESSIER AND ASSOCIATES DATED 03/13/97.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
 3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AND ALL LOCAL MUNICIPAL REGULATIONS.
 4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND PERMANENT GROUND COVER IS ESTABLISHED.
 5. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH STAKED SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION.
 6. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
 7. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN (7) DAYS. WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS WHICH REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. IN ALL CASES, STABILIZATION MEASURES SHALL BE IMPLEMENTED AS SOON AS POSSIBLE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 8. INLET PROTECTION SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS LOCATED IN FILL AREAS & SUBJECT TO STORMWATER RUN-OFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENTS SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
 9. SILTATION FILTER BAGS SHALL BE INSTALLED INSIDE CATCH BASINS IN HIGH TRAFFIC AREAS WHERE WATTLES WILL INTERFERE WITH TRAFFIC.
 10. ALL PROPOSED SLOPES (EXCLUDING ANY RIP RAP SLOPES) STEEPER THAN 3:1 SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR ENGINEER APPROVED EQUIVALENT) AND PROTECTED FROM EROSION. ADDITIONALLY, THESE AREAS ARE TO BE HYDROSEED.
 11. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL STRAW WATTLES AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
 12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
 13. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (IE. THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA). THIS LINE IS THE WATTLE WITH SILT FENCE LINE WHERE SHOWN, OTHERWISE IT IS THE LIMIT OF GRADING.
 14. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT OR DEBRIS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 15. THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED CONTROL AND ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES SO AS TO PREVENT ANY SEDIMENT FROM LEAVING THE PROJECT SITE AREA AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.
 16. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITIONS, SEASON AND EXPECTED FUTURE CONSTRUCTION ACTIVITIES.
 17. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.
 18. PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN AGENT OR AGENTS WITH SPECIFIC PROFESSIONAL TRAINING AND EXPERTISE IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL AGENT SHALL PREPARE A WEEKLY REPORT WHICH SHALL BE KEPT ON SITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE, AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE REQUIRED AND PERFORMED.
 19. NO LAND CLEARING OR GRUBBING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
 20. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 7 DAYS OF FINAL GRADING.
 21. SHOULD CONSTRUCTION STOP FOR LONGER THAN ONE MONTH, THE SITE SHALL BE SEEDED AS SPECIFIED.
 22. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A RAINFALL EXCEEDING 0.1 INCHES DURING A 24-HOUR PERIOD OR MORE FREQUENTLY IF REQUIRED BY GOVERNING NPDES GENERAL PERMIT. ALL MAINTENANCE REQUIRED BY INSPECTION SHALL COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 48 HOURS OF REPORT.
 23. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
 24. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
 25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
 26. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
 27. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

- DEMOLITION NOTES:**
1. ALL EXISTING BITUMINOUS CONCRETE PAVEMENT WITHIN THE LIMIT OF WORK SHALL BE PULVERIZED IN PLACE AND MIXED WITH THE ON-SITE MATERIAL OR IMPORT MATERIAL FOR REUSE AS ON-SITE FILL. TO BE REUSED ON-SITE, THE MIXED MATERIAL MUST MEET THE SPECIFIED GRADATION FOR FILL MATERIAL.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING ALL EXISTING AND NEW SITE DRAINAGE AND UTILITIES WHICH ARE TO REMAIN AND/OR BE CONSTRUCTED.
 3. DISPOSAL OF ALL DEMOLISHED MATERIAL MUST BE OFF-SITE BY THE CONTRACTOR AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
 4. DEMOLITION ACTIVITY ON SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE APPROPRIATE SEDIMENT CONTROL FACILITIES.
 5. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF THE EXISTING ON-SITE UTILITY SERVICES WHERE SHOWN ON THESE DRAWINGS OR DISCOVERED IN THE FIELD. ALL CAPPING/REMOVAL SHALL BE IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY/GOVERNMENTAL ENTITY STANDARDS.
 6. EXISTING DRAIN AND WATER MAIN PIPES TO BE ABANDONED SHALL BE CAPPED AND/OR PLUGGED BY USING BRICKS AND MORTAR, OR PLUGS/CAPS AVAILABLE FROM PIPE SUPPLIERS.
 7. WORK INVOLVED IN THE ABANDONMENT OF EXISTING MANHOLES AND CATCH BASINS WHERE ALLOWED SHALL BE AS FOLLOWS:
A. REMOVE EXISTING CASTINGS
B. REMOVE A MINIMUM OF THE TOP THREE FEET OF THE STRUCTURE.
C. PLUG ALL PIPES
D. BACKFILL THE STRUCTURE WITH COMPACTED GRANULAR FILL UP TO THE BOTTOM OF REQUIRED SURFACE MATERIALS.
 9. PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITIES THE ON-SITE SEDIMENT AND EROSION CONTROL MEASURES MUST BE INSTALLED AND APPROVED BY THE OWNER AND/OR OWNERS REPRESENTATIVE.

- GENERAL NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "CALL BEFORE YOU DIG" AT 811 AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
 2. EXISTING UTILITY INFORMATION AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN" DATED JANUARY 23, 2023 PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
 4. WETLANDS RESOURCE AREAS SHOWN HEREON BASED ON A RECORD DRAWING BY MESSIER AND ASSOCIATES DATED 03/13/1997.
 5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.
 6. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS. IN ADDITION, COMPLIANCE WITH ENVIRONMENTAL LAWS WHICH SHALL BE EVIDENCED BY A CERTIFICATION TO THE CLIENT TENANT FROM THE FIRM PREPARING THE REPORT AS MAY BE REQUIRED. NO ONSITE BURIAL PITS ARE PROPOSED.
 7. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (IE. THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA). THIS LINE IS THE STRAW WATTLE WITH SILT FENCE LINE OR AS NOTED. THE SILT FENCE LINE IS THE LIMIT OF WORK WHERE NO STRAW WATTLES ARE SHOWN.
 8. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
 9. THE CONTRACTOR SHALL NOTIFY THE TOWN'S PLANNING STAFF AT LEAST 5 DAYS PRIOR TO COMMENCEMENT OF ANY SITEWORK.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A STAGING AREA FOR THE CLIENT'S TENANT IN ACCORDANCE WITH CONTRACT DOCUMENTS TO INCLUDE THE INSTALLATION OF A GRAVEL BASE AREA.

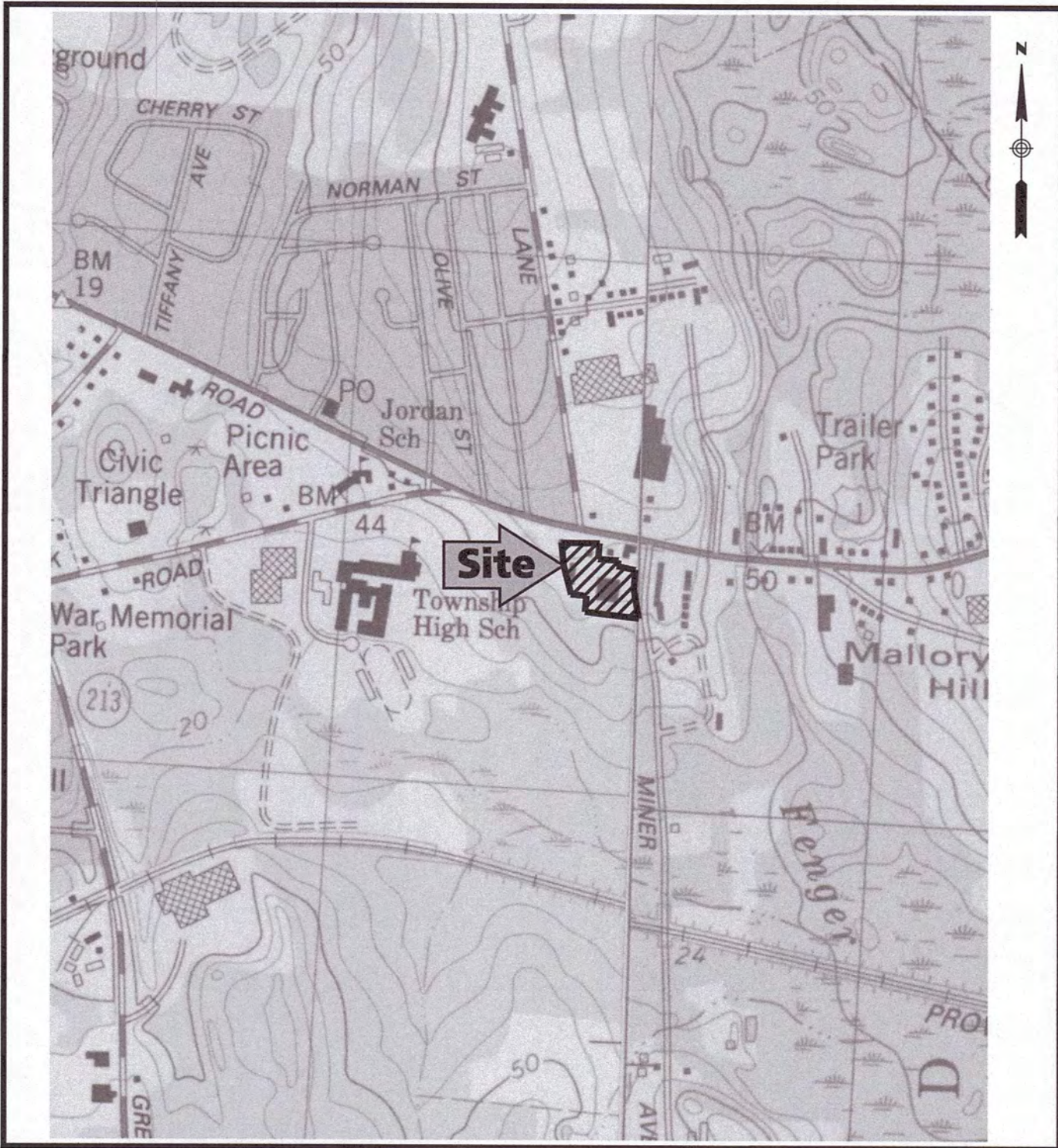
PROPOSED PROJECT:

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF AN APPROX. 2,325 SF CHIPOTLE AND ASSOCIATED 39 PARKING SPACES AT 122 AND 124 BOSTON POST ROAD IN WATERFORD, CONNECTICUT. SEE SHEET C-4 FOR A DETAILED DESCRIPTION OF THE PROPOSED BUILDING, PARKING, AND SITE IMPROVEMENTS. THE EXISTING M & T BANK, ALDI, AND SURROUNDING IMPROVEMENTS WILL REMAIN. THE PROJECT INVOLVES MINOR REALIGNMENT OF CURBING AND THE REMOVAL OF 7 PARKING SPACES ALONG THE LIMIT OF WORK. THE SITE WORK WILL TAKE APPROXIMATELY NINE MONTHS AND WILL CONCLUDE APPROXIMATELY IN SPRING 2024.

TOTAL SITE AREA: 4.0 ACRES

CONSTRUCTION SITE AREA TO BE DISTURBED: ±0.94 ACRES

DISTANCE TO NEAREST WATERS OF THE STATE OF CONNECTICUT = ±600' (FENGER BROOK TO THE EAST)



USGS SITE LOCUS MAP
1"=1000'

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EROSION AND SEDIMENT CONTROL NARRATIVE

1. INTRODUCTION AND PERMIT COMPLIANCE

THIS NARRATIVE DESCRIBES THE MINIMUM MEASURES REQUIRED TO CONTROL SOIL EROSION DURING AND AFTER CONSTRUCTION OF THE SITEWORK SHOWN ON THIS PLAN. THE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN ARE DESIGNED IN ACCORDANCE WITH A DOCUMENT ENTITLED "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN 2002. THE CONTRACTOR MAY BE REQUIRED TO IMPLEMENT ADDITIONAL MEASURES TO PREVENT SITE EROSION AND SEDIMENTATION OF DOWNSTREAM WATERWAYS.

THE CONTRACTOR IS REQUIRED TO OBTAIN COPIES OF, AND COMPLY WITH THE CONDITIONS OF ALL PERMITS FOR THIS PROJECT, INCLUDING BUT NOT LIMITED TO:

- MUNICIPAL APPROVAL OF THE EROSION AND SEDIMENT CONTROL PLAN
- MUNICIPAL PLANNING AND ZONING SITE PLAN APPROVAL
- CONNECTICUT DEP GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTE WATERS ASSOCIATED WITH CONSTRUCTION ACTIVITIES

THE CONTRACTOR'S ACTIVITIES AND OPERATIONS INCLUDE ALL SITE WORK AND WORK INCIDENTAL TO THE PROJECT INCLUDING, BUT NOT LIMITED TO HAUL ROADS, WASTE AND DISPOSAL AREAS, STAGING AREAS, AND FIELD OFFICES. IF ANY OF THE CONTRACTOR'S ACTIVITIES REQUIRE APPROVALS ABOVE AND BEYOND THOSE ALREADY ACCOUNTED FOR BY THE OWNER'S PERMITS, THE CONTRACTOR SHALL APPLY FOR AND OBTAIN SUCH PERMITS PRIOR TO CONDUCTING THOSE OPERATIONS. IF INCIDENTAL WORK SUCH AS HAUL ROADS, WASTE AND DISPOSAL AREAS, STAGING AREAS, AND FIELD OFFICES ARE NOT SHOWN ON THE PLANS, AND REQUIRE ADDITIONAL EROSION CONTROL, THE CONTRACTOR SHALL PROVIDE SUCH CONTROLS.

2. PROJECT DESCRIPTION AND SITE CHARACTERISTICS

THIS PROJECT INVOLVES THE CONSTRUCTION OF A 2,325± SQUARE FEET RESTAURANT AND PARKING FOR APPROXIMATELY 39 CARS. SPECIFIC ACTIVITIES INCLUDE:

- DEMOLITION
- CLEARING AND GRUBBING,
- EARTHWORK,
- UTILITY CONSTRUCTION,
- BUILDING CONSTRUCTION,
- PAVING AND CURBING,
- CONSTRUCTION OF SUBSURFACE DRAINAGE INFILTRATION AND DETENTION SYSTEM
- CONSTRUCTION OF WATER QUALITY INLET
- LANDSCAPING AND PLANTING.

THE TOTAL SITE AREA IS 4.0± ACRES. TOTAL SITE DISTURBANCE IS APPROXIMATELY 0.94 ACRES. THE TOTAL IMPERVIOUS SURFACE AFTER CONSTRUCTION IS APPROXIMATELY 2.50± ACRES. THE ULTIMATE RECEIVING WATERCOURSE IS FENGER BROOK.

THE PROPOSED PROJECT IS PART OF A REDEVELOPMENT OF THE EXISTING 4.0± ACRE PARCEL. TWO EXISTING BUILDINGS INCLUDING A BANK AND THE ALREADY BUILT ALD BUILDING, ALONG WITH ASSOCIATED PARKING, UTILITIES, AND LANDSCAPED AREAS. THE SITE IS BOUND BY BOSTON POST ROAD TO THE NORTH, TWO COMMERCIAL PROPERTIES TO THE NORTH, MINER LANE TO THE EAST, AND OCEAN STATE JOB LOT TO THE SOUTH AND WEST. THE SITE SLOPES IN A SOUTHEASTERLY DIRECTION FROM THE NW CORNER OF BOSTON POST ROAD THE SE CORNER AT MINER LANE. THE RUNOFF FROM THE SITE RUNS OVERLAND AND THROUGH A CLOSED DRAINAGE SYSTEM BEFORE CONNECTING INTO A THE CLOSED DRAINAGE SYSTEM IN MINER LANE. THE SUBSURFACE CONDITIONS CONSIST OF DENSE COMPACTED FILL RANGING IN DEPTH FROM 4FT. TO 7 FT. BELOW GRADE WITH NATURALLY OCCURRING MATERIALS CONSISTING OF SILTY SAND BELOW THE FILL. THERE ARE NO WETLAND RESOURCE AREAS LOCATED ON THE SITE. THE SITE IS LOCATED OUTSIDE OF FLOOD HAZARD AREAS.

3. CONSTRUCTION SEQUENCING

THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING EROSION AND SEDIMENT CONTROLS AND STORM WATER MANAGEMENT CONTROL MEASURES. THE CONTRACTOR MAY DESIGNATE THESE TASKS TO CERTAIN SUBCONTRACTORS AS HE SEES FIT, BUT THE ULTIMATE RESPONSIBILITY FOR IMPLEMENTING THESE CONTROLS AND ENSURING THEIR PROPER FUNCTIONING REMAINS WITH THE CONTRACTOR. THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

- INSTALL PERIMETER STRAW WATTLES IN THE LOCATIONS SHOWN ON DWG. C-1A TITLED "DEMOLITION AND EROSION CONTROL PLAN". STRAW WATTLES TO BE INSTALLED PER DETAIL SHOWN ON DETAIL SHEETS.
- INSTALL INLETOUTLET PROTECTION AT THE LOCATIONS OF ALL EXISTING GRATE INLETS, CURB INLETS AND AT THE ENDS OF ALL EXPOSED STORM WATER SEWER PIPES.
- BEGIN TERMINATION OF EXISTING UTILITY SERVICES IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING AUTHORITY.
- COMMENCE CLEARING AND GRUBBING ACTIVITIES.
- EXCAVATE TEMPORARY SEDIMENT BASIN AND INSTALL TEMPORARY DRAINAGE SWALE PER THE C-1A PLAN AND AS NEEDED TO COLLECT ANY SILT LADEN RUNOFF.
- THE TEMPORARY SEDIMENT BASIN AND TEMPORARY DRAINAGE SWALE SHOWN ON THE PLAN DEPCT ONE POINT IN TIME DURING EARTHWORK CONSTRUCTION. THE TEMPORARY BASIN AS SHOWN IS SIZED TO HOLD A VOLUME OF 134 CY/AC AND IS BASED ON CONTRIBUTING AREAS, CATCHMENT AREAS TO SEDIMENT TRAPS SHALL BE KEPT AS SMALL AS POSSIBLE.
- INSTALLATION OF INFILTRATION CHAMBER SYSTEMS WILL COMMENCE ONCE TEMPORARY DRAINAGE SWALES AND SEDIMENT BASINS ARE IN PLACE.
- COMMENCE SITE GRADING ACTIVITIES (ROUGH GRADE SITE), DURING GRADING ACTIVITIES PERFORM EROSION AND SEDIMENT CONTROL INSPECTIONS AS REQUIRED BY THESE DOCUMENTS AND THE STORMWATER POLLUTION CONTROL PLAN.
- FILL SLOPES SHALL BE COMPACTED AND STABILIZED WITH VEGETATION AND EROSION CONTROL BLANKETS AS QUICKLY AS POSSIBLE DURING THE INITIAL SITE EARTHWORK.
- AT ALL TIMES DURING GRADING ACTIVITIES, VERIFY STABILITY OF PERIMETER CONTROLS AND REPAIR WHERE NECESSARY. CLEAN AND RE-INSTALL ALL INLET AND OUTLET PROTECTION. COVER STOCKPILES TO MINIMIZE EROSION BY WIND OR RAINFALL. COMPLETE FINAL SWEEPING OF ALL EXISTING PAVED SURFACES TO REMOVE ANY REMAINING SEDIMENT.
- INSPECT THE ENTIRE SITE TO VERIFY THAT NO AREAS REMAIN THAT ARE SUSCEPTIBLE TO ALLOWING SEDIMENT AND/OR HAZARDOUS MATERIALS TO BE DISCHARGED FROM THE PROJECT SITE.
- DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS, OR WILL, CEASE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED.
- INSTALL SITE UTILITIES. INLET PROTECTION MUST BE INSTALLED AT ALL EXISTING AND NEW DRAIN INLETS. PLACE RIP-RAP AND OUTLET PROTECTION AT ALL DRAIN OUTLETS AT LOCATIONS SHOWN ON THE PLANS.
- FINALIZE PAVEMENT AND BUILDING SUBGRADE PREPARATION.
- REMOVE INLET PROTECTION AROUND INLETS AND MANHOLES NO MORE THAN 48 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.
- INSTALL AND COMPACT PAVEMENT GRAVELS.
- INSTALL BINDER AND FINISH COURSE PAVEMENT.
- INSTALL SILT BAGS IN CATCH BASINS UNTIL SITE IS VEGETATED AND STABILIZED.
- FINE GRADE LANDSCAPE AREAS AND INSTALL LANDSCAPE PLANTINGS.
- INSTALL TRAFFIC CONTROL SIGNAGE AND PARKING LOT STRIPING.
- COMPLETE OUTSTANDING PUNCHLIST ITEMS AND PERFORM FINAL CLEAN-UP ACTIVITIES.
- REMOVE AND DISPOSE OF ALL ACCUMULATED SANDS AND SEDIMENT TO DESIGN GRADES, STABILIZE AND REVEGETATE DISTURBED AREAS.
- REMOVE PERIMETER CONTROLS AFTER PAVING OPERATIONS ARE COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED, ONLY UPON APPROVAL OF THE TOWN OF WATERFORD.
- CLEAN ALL STORMWATER STRUCTURES AND DEVICES THAT COLLECTED AND CONVEYED STORMWATER FROM THE CONSTRUCTION AREA. SEE SECTION 6.5.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITEE

THE OWNER/PERMITEE IS KINCORA DEVELOPMENT, 170 WORCESTER STREET, SUITE 204, WELLESLEY, MA 02481.

THE OWNER/PERMITEE SHALL:

- PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT OWNER HAS ACQUIRED.
- REVIEW WITH ALL PARTIES INVOLVED THE SITE WORK IMPROVEMENTS PLANNED AS WELL AS THE PURPOSE OF THE EROSION CONTROL PLAN, ITS OBJECTIVES AND REQUIREMENTS.

THE GENERAL PERMIT FOR DISCHARGE OF STORMWATER AND DEWATERING WASTE WATERS ASSOCIATED WITH CONSTRUCTION ACTIVITIES REQUIRES ADDITIONAL RESPONSIBILITIES OF THE PERMITEE. THE PERMITEE SHALL:

- KEEP RECORDS IN ACCORDANCE WITH SECTION 6(b)(8)(D) OF THE GENERAL PERMIT.
- INSPECT CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH SECTION 6(c) OF THE GENERAL PERMIT.
- IDENTIFY CONTRACTOR AND SUBCONTRACTORS WHO WILL PERFORM SITE WORK.
- OBTAIN CONTRACTOR CERTIFICATION OF THE PLAN, IN ACCORDANCE WITH SECTION 6(b)(6)(E).
- AMEND THE PLAN AS REQUIRED BY SECTION 6(b)(4) OF THE GENERAL PERMIT.
- FILE THE TERMINATION NOTICE IN ACCORDANCE WITH SECTION 5 OF THE GENERAL PERMIT.

4.2 RESPONSIBILITIES OF CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT WETLANDS, WATERWAYS AND ABUTTING PROPERTIES FROM SEDIMENTATION AND EROSION.

THE CONTRACTOR SHALL:

- INSTALL, MONITOR, AND MAINTAIN THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN AND COORDINATE SEQUENCING, EROSION AND SEDIMENT CONTROL, MODIFICATIONS/CHANGES WITH ENGINEER TO FACILITATE CONSTRUCTION WORK.
- COMPLY WITH ALL PERMIT REQUIREMENTS.
- PROVIDE THE OWNER, ENGINEER, AND THE MUNICIPALITY WITH 24 HOUR PHONE NUMBERS IN THE EVENT OF AN EMERGENCY AT THE SITE.

5. PRECONSTRUCTION CONFERENCE

THE CONTRACTOR SHALL INITIATE A PRECONSTRUCTION CONFERENCE WITH THE PERMITEE, OWNER-OF-RECORD, CONTRACTOR, ENGINEER, AND MUNICIPAL REPRESENTATIVE TO REVIEW THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL MEASURES.

6. DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

6.1 TEMPORARY STABILIZATION MEASURES

GENERAL SEDIMENT AND EROSION CONTROL NOTE:

THE PROJECT EROSION AND SEDIMENT CONTROL MONITOR SHALL SUPERVISE THE LAYOUT OF SEDIMENT AND EROSION CONTROL MEASURES TO ENSURE MAXIMUM PROTECTION OF EXISTING NATIVE TREES AND SHRUBS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY FILL BEING PLACED AND SHALL BE MODIFIED AS REQUIRED DURING EARTH-WORK OPERATIONS TO CONTROL AND DIVERT SURFACE RUNOFF FROM FILL SLOPES AND EXPOSED SOIL SURFACES. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL INCLUDE SILT FENCES AND STAKED STRAW WATTLES AT BOTTOM OF FILL SLOPES. EROSION CONTROL BLANKETS SHALL BE PLACED ON COMPLETED SLOPES STEEPER THAN 3:1 AS SOON AS POSSIBLE. WHEN NECESSARY, SEEDING WITH TEMPORARY GRASSES MAY BE REQUIRED. USE BERMS AND TEMPORARY DRAINAGE SWALES TO DIVERT RUNOFF FROM SLOPES PRIOR TO FINAL STABILIZATION.

TEMPORARY GRASS COVER:

PROVIDE TEMPORARY GRASS COVER WHERE INDICATED ON THE PLANS OR WHERE TEMPORARY LAND GRADING WILL BE UNALTERED FOR MORE THAN ONE MONTH BUT LESS THAN 12 MONTHS. THE CONTRACTOR SHALL LOOSEN THE SOIL TO A DEPTH OF TWO INCHES BEFORE SEEDING. IF EXISTING SOIL IS NOT CAPABLE OF GROWING GRASS, THE CONTRACTOR SHALL SPREAD AT LEAST TWO INCHES OF TOPSOIL OVER THE LOOSENED SURFACE. IF SEEDING COMMENCES DURING THE SUMMER OR EARLY AUTUMN, ANNUAL OR PERENNIAL RYE GRASS SEED SHALL BE USED. IF SEEDING COMMENCES IN SPRING OR LATE AUTUMN, WINTER RYE GRASS SEED SHALL BE USED. SEEDING RATES SHALL BE 5 LBS/1000 S.F. HAY MULCH SHALL BE SPREAD AT THE RATE OF 100 LBS/1000 S.F. THE CONTRACTOR SHALL IRRIGATE THE GRASS UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.

STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:

COMPLETELY SURROUND ALL TEMPORARY (2-4 WEEKS) MATERIAL STOCKPILES WITH SILT FENCE TO PREVENT TRANSPORTATION OF SEDIMENT. SEED STOCKPILES WHAT WILL REMAIN FOR A LONGER DURATION WITH A QUICK GROWING RYE GRASS.

FABRIC SLOPE PROTECTION:

INSTALL FABRIC SLOPE PROTECTION ON SLOPES STEEPER THAN 3:1. THE CONTRACTOR SHALL SELECT A FABRIC FROM THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCT LIST. CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY, OR APPROVED EQUAL. CONTRACTOR WILL SUBMIT A FILTER FABRIC SHOP DRAWING FOR ENGINEER AND MUNICIPALITY REVIEW AND APPROVAL. THE FABRIC SHALL MEET THE REQUIREMENTS OF CLASS 1 TYPE C SLOPE PROTECTION. THE FABRIC SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND GUIDELINES. THE CONTRACTOR SHALL MAINTAIN THE FABRIC UNTIL A STAND OF GRASS, ACCEPTABLE TO THE ENGINEER, IS ESTABLISHED.

TEMPORARY MULCH:

MULCH ALL DISTURBED AREAS WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SPREAD MULCH BY HAND OR MULCH BLOWER TO PROVIDE A UNIFORM DISTRIBUTION. ANCHOR THE MULCH BY TRACKING WITH TRACKED CONSTRUCTION EQUIPMENT SO CLEAR MARKS ARE PARALLEL TO THE CONTOUR. MULCH NETTINGS, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, MAY BE USED AS AN ALTERNATE TO TRACKING. RESTORE ANY AREAS WHERE MULCH IS WASHED AWAY OR BLOWN AWAY BY THE WIND.

THIS ACTIVITY SHALL BE USED TO STABILIZE AREAS WHERE CONSTRUCTION IS SUSPENDED DURING THE WINTER MONTHS. ONCE THE APPROPRIATE DATES FOR SEEDING ARE REACHED, THE CONTRACTOR SHALL COMPLETE THE SEEDING OPERATIONS.

DUST CONTROL:

TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ABUTTING PROPERTY OWNERS AND STREETS. BROOM OFF PAVEMENTS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP ALL EARTH STOCKPILES MOIST AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE, AS DIRECTED BY THE ENGINEER OR SHOWN ON THE PLANS. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-98, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

TREE PROTECTION:

THE CONTRACTOR SHALL PROVIDE SNOW FENCING, BOARD FENCING, OR ROPE FENCING AROUND TREES OR GROUPS OF TREES THAT ARE TO REMAIN, TO PROTECT THEM AGAINST DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND INSTALLING THE PROTECTION MEASURES MOST APPROPRIATE FOR THE CONDITIONS PRESENT. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE TREE PROTECTION MEASURES IMMEDIATELY IF DAMAGED DURING CONSTRUCTION.

6.2 TEMPORARY STRUCTURAL MEASURES

CATCH BASIN PROTECTION, FILTER FABRIC AND STONE FILTER:

USE FILTER FABRIC AND STONE FILTER FOR PROTECTION OF CATCH BASINS IN A LOW POINT AS SHOWN AND DETAILED ON DWG. C-1A AND C-5. FIRMLY STAKE FILTER FABRIC INTO THE PAVEMENT BASE MATERIAL. WRAP THE ENTIRE GRATE WITH MIRAFI 140N FILTER FABRIC OR APPROVED EQUAL. REMOVE SEDIMENT FROM AROUND THE INLET PROTECTION ONCE LEVELS REACH 1/4 THE EFFECTIVE HEIGHT. REPLACE THE INLET PROTECTION IMMEDIATELY IF THEY ARE DAMAGED OR DETERIORATED. THE FABRIC SHALL BE REPLACED IMMEDIATELY IF ITS PERMEABILITY IS IMPEDED BY SEDIMENT.

CATCH BASIN PROTECTION, STRAW WATTLE CHECK DAMS, TYPE 5:

USE STRAW WATTLE CHECK DAMS FOR PROTECTION OF CATCH BASINS IN A SWALE. PLACE STAKED BARRIERS IN THE SWALE IN AT LEAST TWO LOCATIONS UPSTREAM OF THE BASIN AS SHOWN ON THE PLANS AND DETAILS. MONITOR THE BARRIERS TO ENSURE THAT RUNOFF EITHER FILTERS THROUGH THE BARRIER OR GOES OVER THE TOP. DO NOT ALLOW RUNOFF TO BYPASS THE SIDE OF THE BARRIER. REMOVE THE SEDIMENT WHEN IT REACHES 1/4 OF THE HEIGHT OF THE BARRIER.

TEMPORARY SEDIMENT TRAP:

INSTALL TEMPORARY SEDIMENT TRAP IN THE LOCATIONS SHOWN ON THE PLANS. CONSTRUCT THE TRAP TO THE LENGTH, WIDTH, AND DEPTH SHOWN ON THE PLANS. INSPECT THE SEDIMENT TRAP AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER. REMOVE SEDIMENT ONCE LEVELS REACH 50 PERCENT OF THE TRAP'S WET STORAGE VOLUME. BACKFILL THE TEMPORARY SEDIMENT TRAP ONLY AFTER THE SITE HAS BEEN STABILIZED IN A FASHION THAT PROVIDES ADEQUATE SEDIMENT CONTROL THROUGH PERMANENT DEVICES PRIOR TO STORMWATER REACHING THE INFILTRATION BASIN.

TEMPORARY SWALES:

IF RUNOFF BECOMES CHANNELIZED, INSTALL TEMPORARY SWALES AND DIRECT RUNOFF TO A TEMPORARY SEDIMENT TRAP. MODIFY AND INSTALL ADDITIONAL SWALES AS REQUIRED DURING CONSTRUCTION TO DIRECT RUNOFF FROM FILL SLOPES AND EXPOSED SOIL SURFACES TOWARD TEMPORARY SEDIMENT TRAPS.

6.3 PERMANENT STABILIZATION MEASURE

IMPLEMENT STABILIZATION MEASURE WITHIN THREE DAYS OF FINAL GRADING

PERMANENT SEEDING:

FOLLOW LANDSCAPE ARCHITECT'S SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL, SEED, FERTILIZER, AND MULCH.

LANDSCAPE PLANTINGS:

PROVIDE PLANTINGS AS INDICATED ON THE PLANS. THIS WORK INCLUDES FURNISHING AND PLANTING TREES, SHRUBS, AND GROUNDCOVER OF THE TYPES AND SIZES INDICATED ON THE DRAWINGS. THE CONTRACTOR MAY ALSO BE REQUIRED TO 1) FURNISH AND PLACE TOPSOIL, 2) GUY OR STAKE TREES OR SHRUBS, 3) FERTILIZE, 4) WATER, 5) PRUNE, 6) SPRAY, 7) INSTALL MULCH, 8) ESTABLISH ALL GROUNDCOVER PRIOR TO THE END OF THE PERIOD OF ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR THE ABOVE ACTIVITIES UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR ENGINEER.

6.4 PERMANENT STRUCTURAL MEASURES

LAND GRADING:

PROPOSED GRADING AREAS ARE SHOWN IN DETAIL ON CIVIL DRAWING C-2.

BRING ALL EXCAVATED, FILLED, OR DISTURBED AREAS TO FINAL GRADE AS SOON AS POSSIBLE AND STABILIZE AREAS WITH LOAM, SEED AND MULCH IMMEDIATELY. KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE SITE IS STABILIZED WITH PAVEMENT AND/OR VEGETATION.

INFILTRATION CHAMBER SYSTEM:

AN INFILTRATION CHAMBER SYSTEM IS REQUIRED, AS SHOWN ON THE PLANS AND DETAILS, TO REDUCE THE PEAK RATE OF RUNOFF LEAVING THE SITE. CONSTRUCT THE INFILTRATION CHAMBER SYSTEM ACCORDING TO THE PLANS AND DETAILS. MINIMIZE THE AMOUNT OF SEDIMENT FLOWING INTO THE UNDERGROUND SYSTEM BY TEMPORARILY CAPPING THE INLET PIPE TO THE SYSTEM UNTIL FINAL CATCH BASINS AND PAVEMENT COURSES HAVE BEEN INSTALLED. ADDITIONALLY, INSTALL SILT SACKS OR APPROVED EQUIVALENT UNTIL CONSTRUCTION IS COMPLETED, IN ORDER TO MINIMIZE SEDIMENT ENTERING THE INFILTRATION CHAMBER SYSTEM. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, THE CONTRACTOR SHALL REMOVE SEDIMENT AS REQUIRED.

6.5 OTHER CONTROLS

WASTE DISPOSAL:

PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. EMPTY THE CONTAINERS PROMPTLY WHEN FULL.

CONSTRUCTION ENTRANCE:

PLACE CLEAN WASHED STONE (CONNDOT №3 STONE) AT THE SITE ENTRANCE(S) TO THE LENGTH, WIDTH AND DEPTH INDICATED ON THE PLANS AND DETAILS TO HELP REMOVE MUD AND/OR CLODS OF SOIL FROM CONSTRUCTION VEHICLES EXITING FROM THE SITE. ADD STONE AS NECESSARY TO MAINTAIN ADEQUATE SERVICEABILITY.

PAVEMENT MAINTENANCE:

THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTORS SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR THE MUNICIPALITY, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

CLEANING OF STORMWATER STRUCTURES:

CLEAN ALL STORMWATER STRUCTURES THAT WERE SUBJECT TO CONSTRUCTION AREA STORMWATER RUNOFF, INCLUDING, BUT NOT LIMITED TO CATCH BASINS, MANHOLES, PIPES, SUBSURFACE INFILTRATION ISOLATOR ROWS AT PARKING LOT AND CHIPOTLE AREA UPON COMPLETION OF THE PROJECT. INSPECT THE SUBSURFACE INFILTRATION SYSTEM AND CLEAN IF NECESSARY.

7. DEWATERING

CONSTRUCTION DEWATERING:

THIS ITEM INCLUDES METHODS AND EQUIPMENT NECESSARY TO MAINTAIN, IN A DRY CONDITION, ANY AREAS IN WHICH CONSTRUCTION IS TO BE CONDUCTED. WHATEVER THE METHODS OR EQUIPMENT USED, DISPOSE OF THE DISCHARGE WATER IN SUCH A MANNER TO AVOID POLLUTION OF EXISTING WATERCOURSES, INJURY TO PERSONS OR PUBLIC OR PRIVATE PROPERTY.

THE CONTRACTOR SHALL DEVELOP A DEWATERING PROGRAM DESIGNED TO ENSURE THAT DISPOSAL OF ALL DEWATERING WASTE WATERS WILL NOT CAUSE SCOURING OR EROSION OR CONTAIN SUSPENDED SOLIDS IN AMOUNTS WHICH COULD REASONABLY BE EXPECTED TO CAUSE POLLUTION OF WETLANDS OR WATERWAYS. DISCHARGE WASTE WATERS IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF RECEIVING WATERS.

THE CONTRACTOR SHALL CONSTRUCT A SHALLOW BASIN TO COLLECT DEWATERING WASTE WATERS. CONCRETE TRUCKS ARE ONLY TO WASH OFF IN THE SHALLOW BASIN FOR COLLECTING DEWATERING WASTE WATERS. THE BASIN SHALL BE OF ADEQUATE CAPACITY TO PERMIT INFILTRATION OF ALL DEWATERING WASTE WATERS WITHOUT OVER TOPPING.

CT DEEP STORMWATER GUIDELINE NOTES

THE PERMITEE SHALL ROUTINELY INSPECT THE SITE FOR COMPLIANCE WITH THE GENERAL PERMIT AND THE PLAN FOR THE SITE UNTIL A NOTICE OF TERMINATION IS SUBMITTED. INSPECTION PROCEDURES FOR THESE ROUTINE INSPECTIONS SHALL BE ADDRESSED AND IMPLEMENTED IN THE FOLLOWING MANNER:

(i) THE PERMITEE SHALL MAINTAIN A RAIN GAUGE ON-SITE TO DOCUMENT RAINFALL AMOUNTS. AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT GENERATES A DISCHARGE, A QUALIFIED INSPECTOR, AS DEFINED IN THE "DEFINITIONS" SECTION OF THE GENERAL PERMIT, SHALL INSPECT, AT A MINIMUM, THE FOLLOWING: DISTURBED AREAS OF THE CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED; ALL EROSION AND SEDIMENTATION SWALE IN AT LEAST TWO LOCATIONS UPSTREAM OF THE BASIN AS SHOWN ON THE PLANS AND DETAILS. MONITOR THE BARRIERS TO ENSURE THAT RUNOFF EITHER FILTERS THROUGH THE BARRIER OR GOES OVER THE TOP. DO NOT ALLOW RUNOFF TO BYPASS THE SIDE OF THE BARRIER. REMOVE THE SEDIMENT WHEN IT REACHES 1/4 OF THE HEIGHT OF THE BARRIER.

(ii) THE QUALIFIED INSPECTOR(S) SHALL EVALUATE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROLS, STRUCTURAL CONTROLS, STABILIZATION PRACTICES, AND ANY OTHER CONTROLS IMPLEMENTED TO PREVENT POLLUTION AND DETERMINE IF IT IS NECESSARY TO INSTALL, MAINTAIN, OR REPAIR SUCH CONTROLS AND/OR PRACTICES TO IMPROVE THE QUALITY OF STORMWATER DISCHARGE(S).

(iii) A REPORT SHALL BE PREPARED AND RETAINED AS PART OF THE PLAN. THIS REPORT SHALL SUMMARIZE: THE SCOPE OF THE INSPECTION; NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION; THE DATE(S) OF THE INSPECTION; WEATHER CONDITIONS INCLUDING PRECIPITATION INFORMATION; MAJOR OBSERVATIONS RELATING TO EROSION AND SEDIMENT CONTROLS AND THE IMPLEMENTATION OF THE PLAN; A DESCRIPTION OF THE STORMWATER DISCHARGE(S) FROM THE SITE; AND ANY WATER QUALITY MONITORING PERFORMED DURING THE INSPECTION. THE REPORT SHALL BE SIGNED BY THE PERMITEE OR HIS/HER AUTHORIZED REPRESENTATIVE IN ACCORDANCE WITH THE "CERTIFICATION OF DOCUMENTS" SECTION OF THE GENERAL PERMIT.

THE REPORT SHALL INCLUDE A STATEMENT THAT, IN THE JUDGEMENT OF THE QUALIFIED INSPECTOR(S) CONDUCTING THE SITE INSPECTION, THE SITE IS EITHER IN COMPLIANCE OR OUT OF COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PLAN AND PERMIT. IF THE SITE INSPECTION INDICATES THAT THE SITE IS OUT OF COMPLIANCE, THE INSPECTION REPORT SHALL INCLUDE A SUMMARY OF THE REMEDIAL ACTIONS REQUIRED TO BRING THE SITE BACK INTO COMPLIANCE. NON-ENGINEERED CORRECTIVE ACTIONS SHALL BE IMPLEMENTED ON SITE WITHIN 24 HOURS AND INCORPORATED INTO A REVISED PLAN WITHIN THREE CALENDAR DAYS OF THE DATE OF INSPECTION UNLESS ANOTHER SCHEDULE IS SPECIFIED IN THE GUIDELINES. ENGINEERED CORRECTIVE ACTIONS SHALL BE IMPLEMENTED ON SITE WITHIN SEVEN DAYS AND INCORPORATED INTO A REVISED PLAN WITHIN TEN DAYS OF THE DATE OF INSPECTION, UNLESS ANOTHER SCHEDULE IS SPECIFIED IN THE GUIDELINES OR IS APPROVED BY THE COMMISSIONER. DURING THE PERIOD IN WHICH ANY CORRECTIVE ACTIONS ARE BEING DEVELOPED AND HAVE NOT YET BEEN FULLY IMPLEMENTED, INTERIM MEASURES SHALL BE IMPLEMENTED TO MINIMIZE THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS FROM THE SITE.

(iv) INSPECTORS FROM THE DEEP AND THE APPROPRIATE DISTRICT MAY INSPECT THE SITE FOR COMPLIANCE WITH THE GENERAL PERMIT AT ANY TIME CONSTRUCTION ACTIVITIES ARE ONGOING AND UPON COMPLETION OF CONSTRUCTION ACTIVITIES TO VERIFY THE FINAL STABILIZATION OF THE SITE AND/OR THE INSTALLATION OF POST-CONSTRUCTION STORMWATER MANAGEMENT MEASURES PURSUANT TO SECTION 6(a).



REVISION		DATE
NO.	DATE	
1.	07/25/2023	
2.	07/19/2023	
REVISED PER TOWN COMMENTS		
PER COMMENTS FROM ENVIRONMENTAL PLANNER		

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

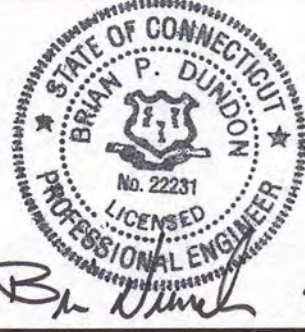
PREPARED FOR:

KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME:

122-124 BOSTON POST ROAD
WATERFORD, CT

SEAL:



B. Dunne 7-25-2023

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: N.T.S.
DATE: 06/22/2023
DRAWING NAME:

EROSION AND SEDIMENT CONTROL NARRATIVE

DRAWING NUMBER:

C-1C

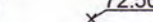
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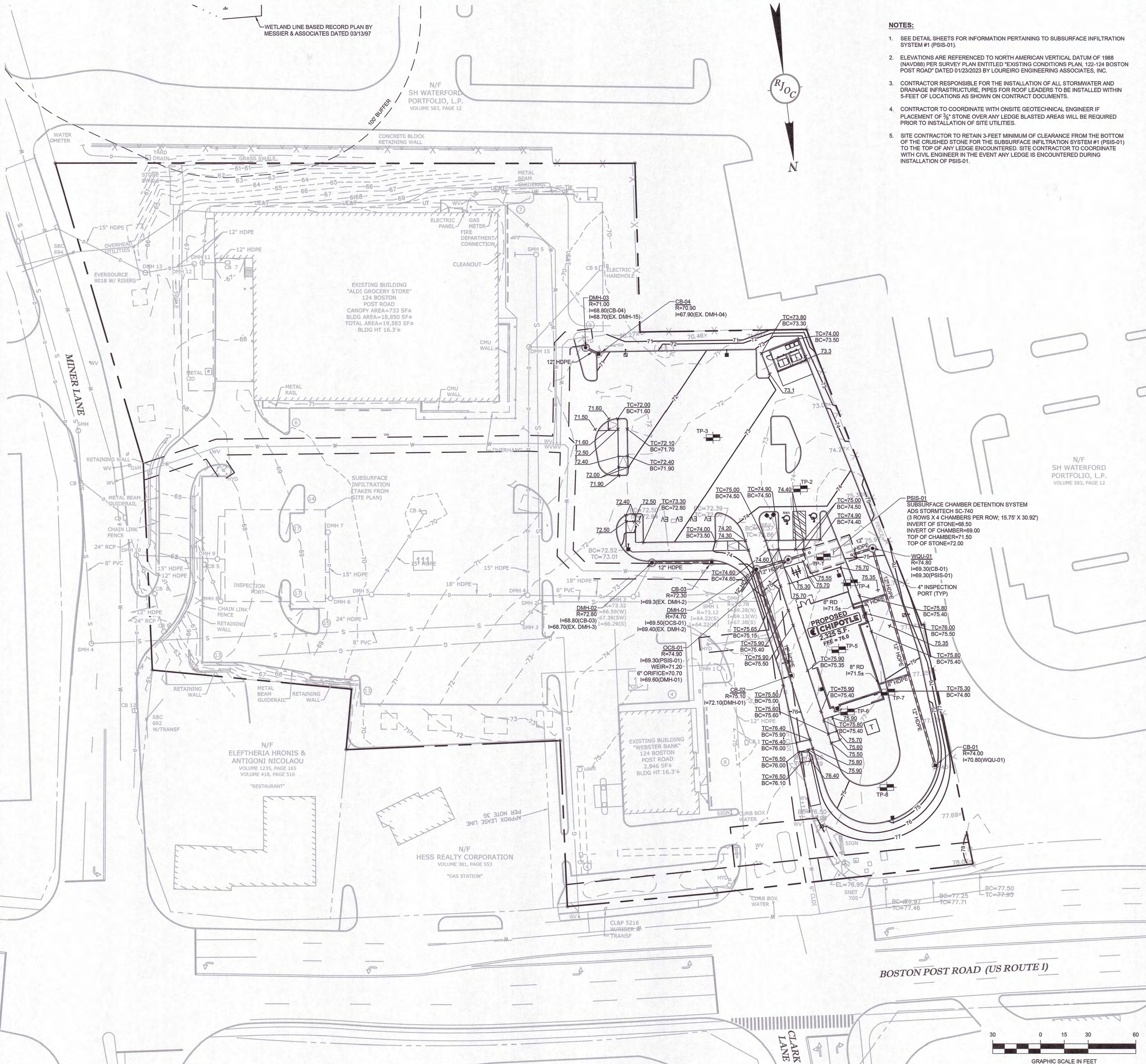
23001

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1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE UTILITY COMPANY TO OBTAIN ANY GOVERNING PERMITTING AUTHORITY, AND "CALL BEFORE YOU DIG" AT 811 AT LEAST 72 BUSINESS HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLAN.
2. EXISTING UTILITY INFORMATION AND TOPOGRAPHY TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS PLAN" DATED JANUARY 23, 2023 PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. ALL CATCH BASINS SHALL BE EQUIPPED WITH GAS/OIL HOODS AND SHALL HAVE 4 FOOT SUMPS.
5. ALL DRAINAGE CONNECTIONS SHALL BE HDPE, UNLESS NOTED OTHERWISE.
6. HDPE PIPE SHALL CONFORM WITH ASTM 2648 AND ASTM A477, SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADN 142 "MEGA GREEN" PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
7. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
8. ALL SERVICE CONNECTIONS (I.E., ROOF AND CANOPY DRAINS) SHALL BE INSTALLED TO A POINT 5 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
9. ALL PROPOSED SLOPES (EXCLUDING ANY RIPRAP SLOPES) STEEPER THAN 3:1 SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELOR COMPANY (OR ENGINEER APPROVED EQUAL) AND PROTECTED FROM EROSION. ADDITIONALLY, THESE AREAS ARE TO BE HYDROSEED.
10. THE CONTRACTOR SHALL PLACE AND COMPACT STRUCTURAL FILL WITHIN THE LIMITS OF THE BUILDING PAD, PLACEMENT AND COMPACTION OF STRUCTURAL FILL TO FINAL ELEVATION PER ARCHITECTURAL AND/OR STRUCTURAL DOCUMENTS.
11. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL BE DESIGNED FOR HEAVY DUTY TRAFFIC (H20) LOADINGS AND INSTALLED ACCORDINGLY.
12. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST CONCRETE.

1. COMPACTION OF THE FIELD SUBGRADE SHALL BE IN ACCORDANCE WITH THESE PLANS AND SITEMARK SPECIFICATIONS.
2. THE STONE INFILTRATION BEDS AND INFILTRATION CHAMBERS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN RUNOFF.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF SCHEDULE TO INSTALL INFILTRATION SYSTEM TO ALLOW THE DESIGN ENGINEER TO VERIFY MATERIAL, TYPE, DEPTH AND INSTALLATION OF THE FIELD AS-BUILT PLAN SHALL INCLUDE ALL INVERTS FOR THE SUBSURFACE DETENTION SYSTEM, FLOW INSTRUCTION AND AS-BUILT VERIFICATION OF SYSTEM SHALL BE REQUIRED.

LEGEND	DESCRIPTION
 CB	CATCH BASIN
	INSPECTION PORT
 80	CONTOUR
 DM-H	DRAIN MANHOLE
	DRAIN PIPE
	ROOF DRAIN (RD)
 72.50 X	SPOT GRADE
$\frac{TC=74.00}{X BC=73.50}$	TOP/BOTTOM OF CURB



1. SEE DETAIL SHEETS FOR INFORMATION PERTAINING TO SUBSURFACE INFILTRATION SYSTEM #1. (PSS1S-01).
2. ELEVATIONS ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) PER SURVEY PLANT ENTITLED "EXISTING CONDITIONS PLAN, 122-124 BOSTON POST ROAD" DATED 01/23/2023 BY LOUREIRO ENGINEERING ASSOCIATES, INC.
3. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF ALL STORMWATER AND SEWER INFRASTRUCTURE. RIFES FOR ROOF LEADERS TO BE INSTALLED WITHIN 5-FEET OF LOCATIONS AS SHOWN ON CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH ONSITE GEOTECHNICAL ENGINEER IF PLACEMENT OF 3/4" STONE OVER ANY LEDGE BLASTED AREAS WILL BE REQUIRED PRIOR TO INSTALLATION OF SITE UTILITIES.
5. SITE CONTRACTOR TO RETAIN 3-FEET MINIMUM OF CLEARANCE FROM THE BOTTOM OF THE CRUSHED STONE FOR THE SUBSURFACE INFILTRATION SYSTEM #1. (PSS1S-01) TO THE TOP OF ANY LEDGE ENCOUNTERED. SITE CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER IF THE EVENT ANY LEDGE IS ENCOUNTERED DURING INSTALLATION OF PSS1S-01.

[illegible]

PREPARED BY:

**RJO'CONNELL
& ASSOCIATES, INC.**

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS

80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

**KINCORA
WATERFORD, LLC**

c/o KINCORA DEVELOPMENT, LLC

**170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481**

122-124 BOSTON
POST ROAD
WATERFORD, CT

SEAL:



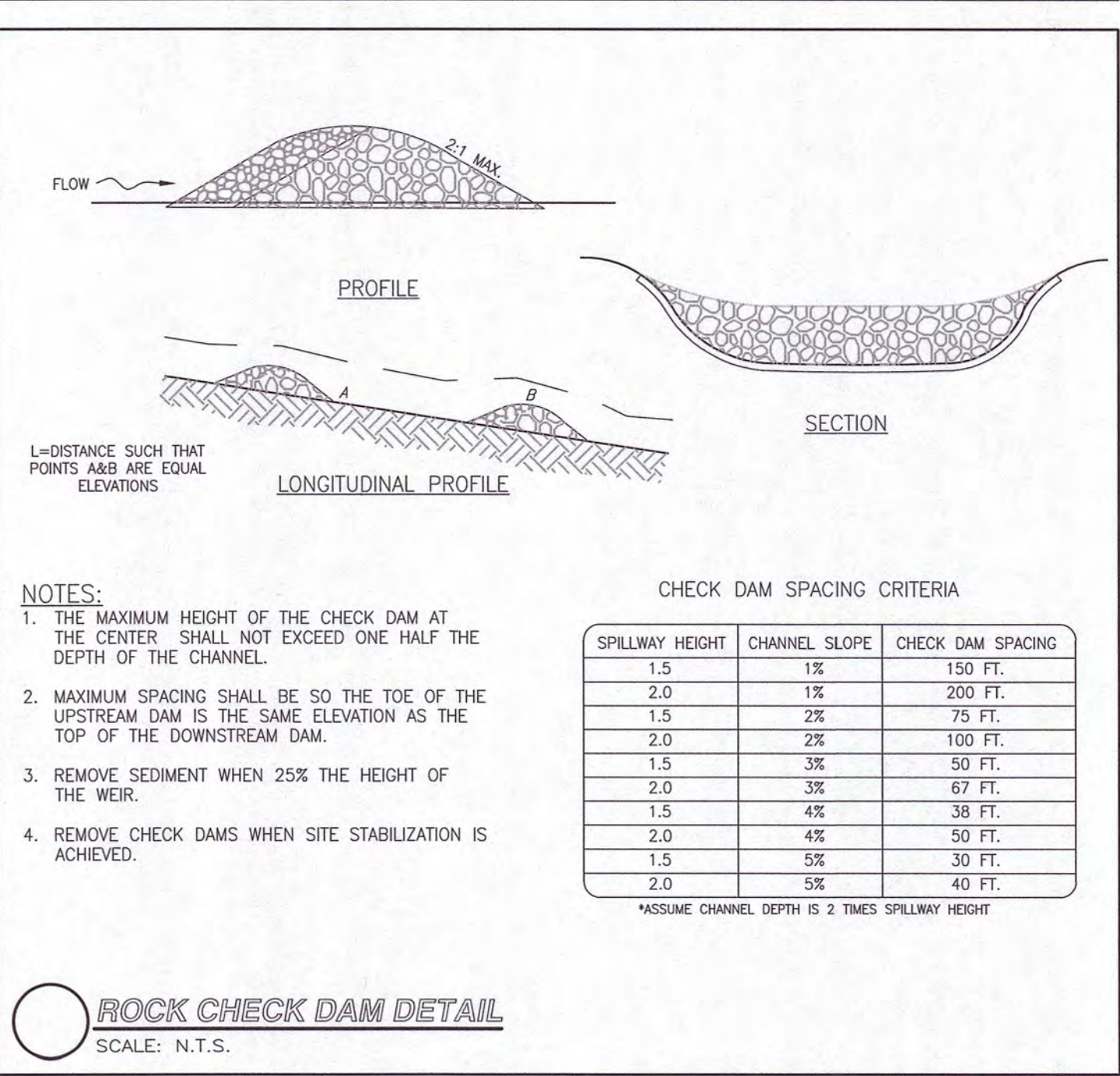
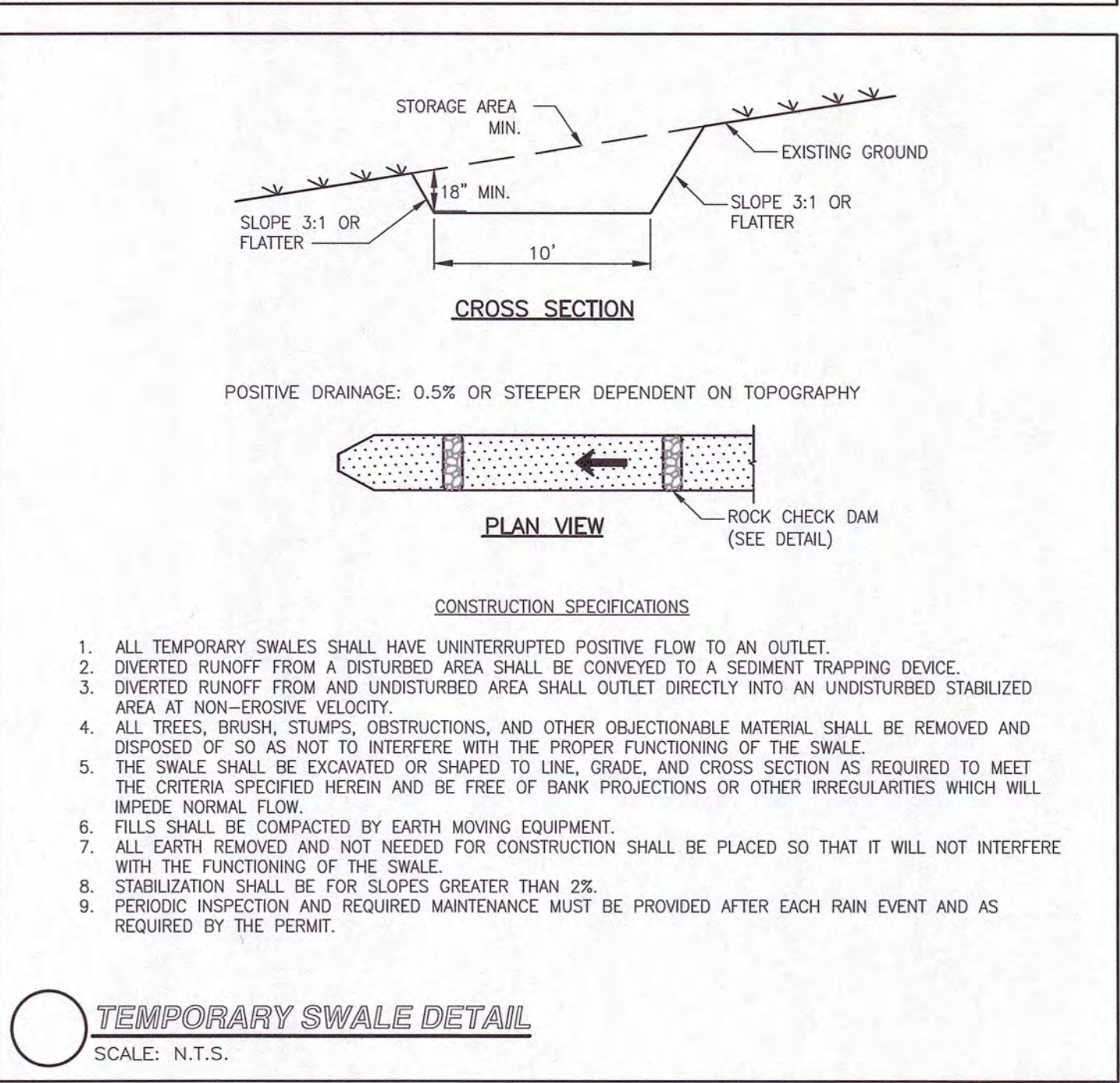
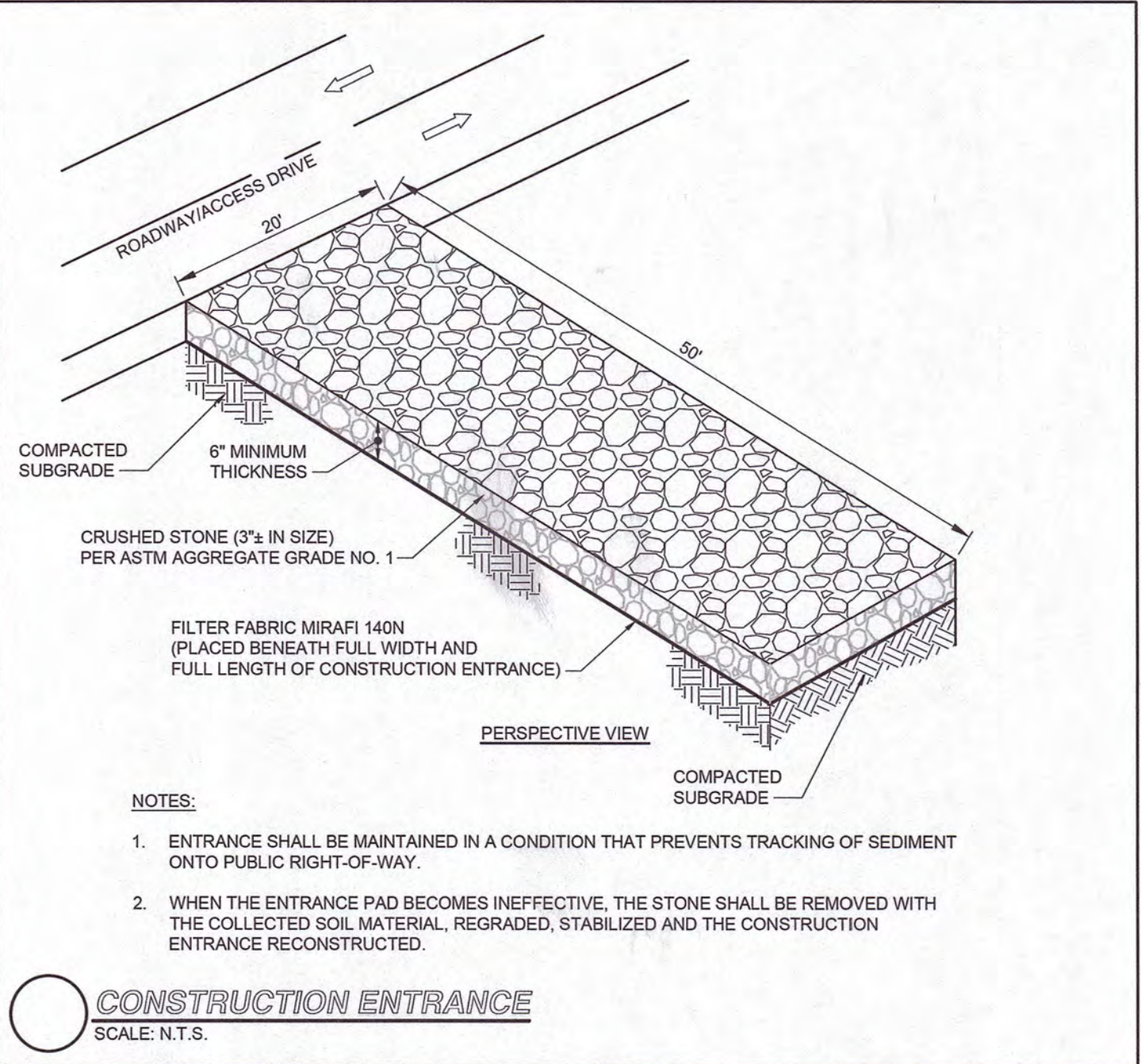
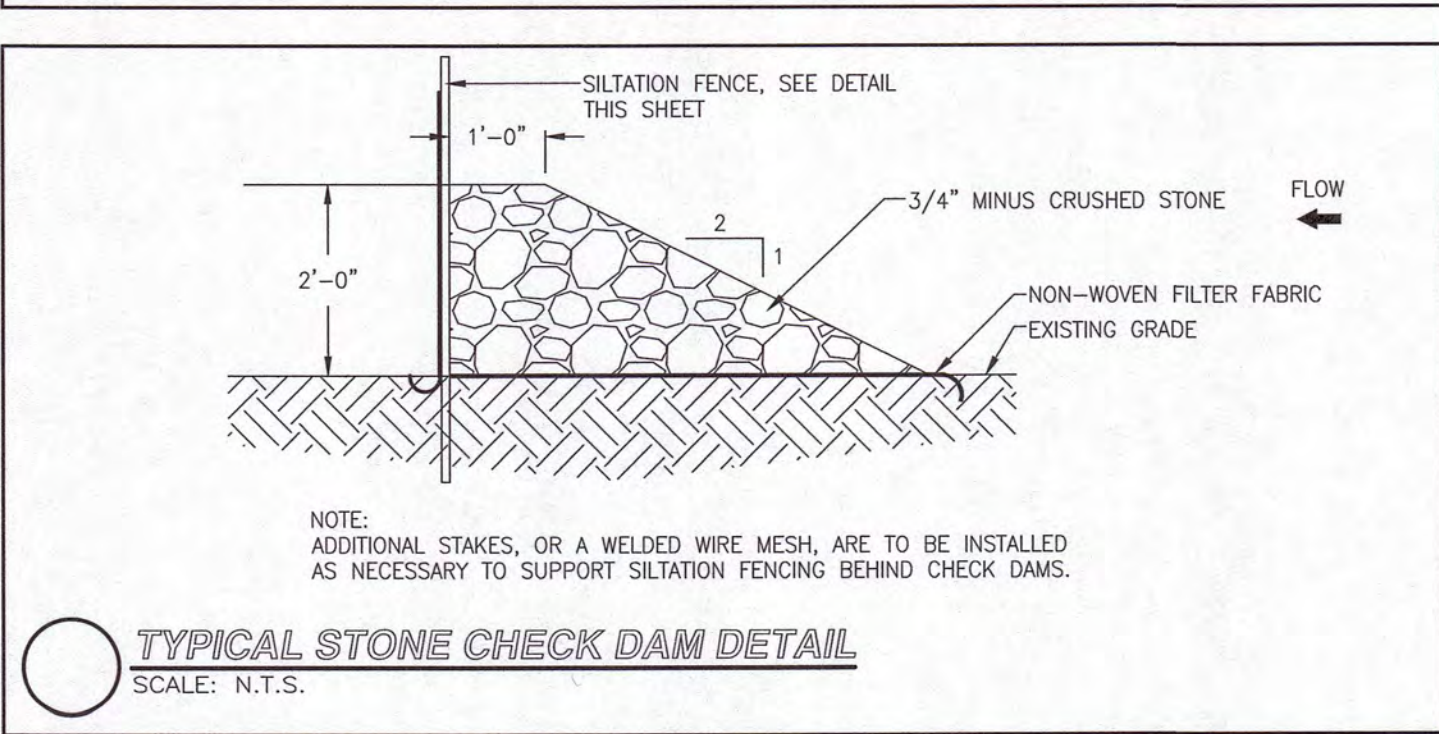
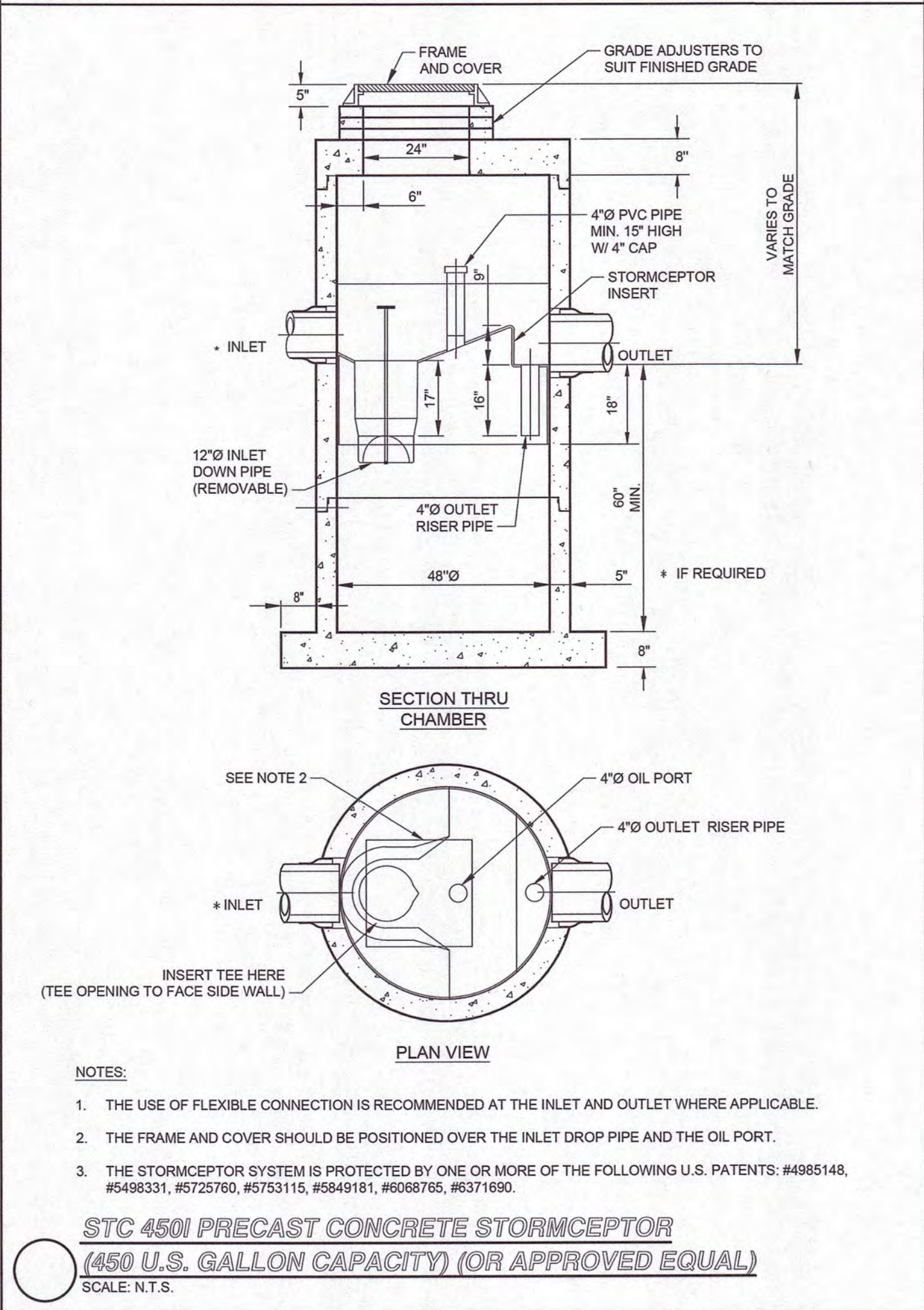
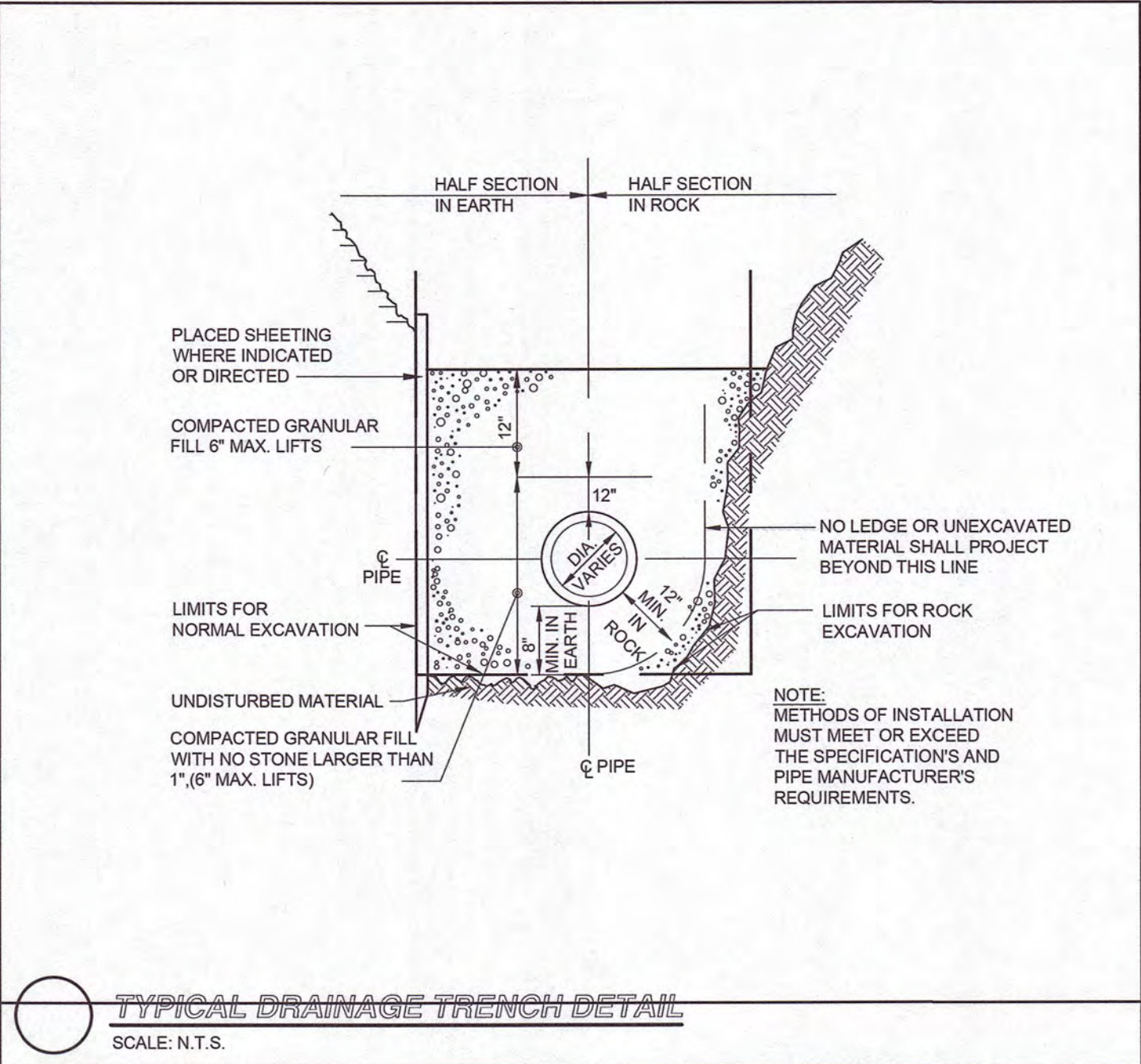
DESIGNED BY:	DRG
DRAWN BY:	MCR
REVIEWED BY:	BJM
SCALE:	1" = 30'
DATE:	06/22/2023
DRAWING NAME:	

GRADING AND DRAINAGE PLAN

DRAWING NUMBER: **C-2**

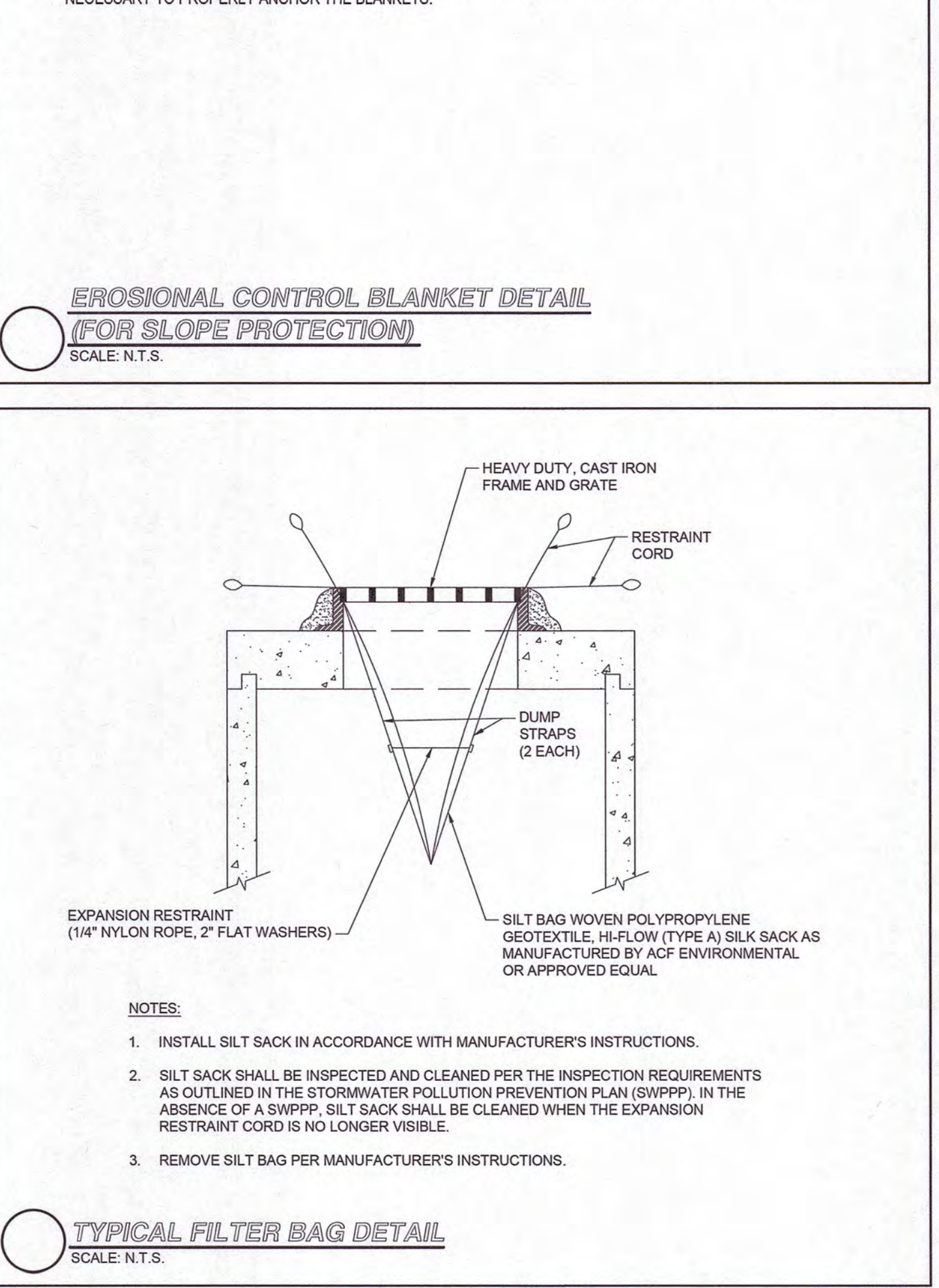
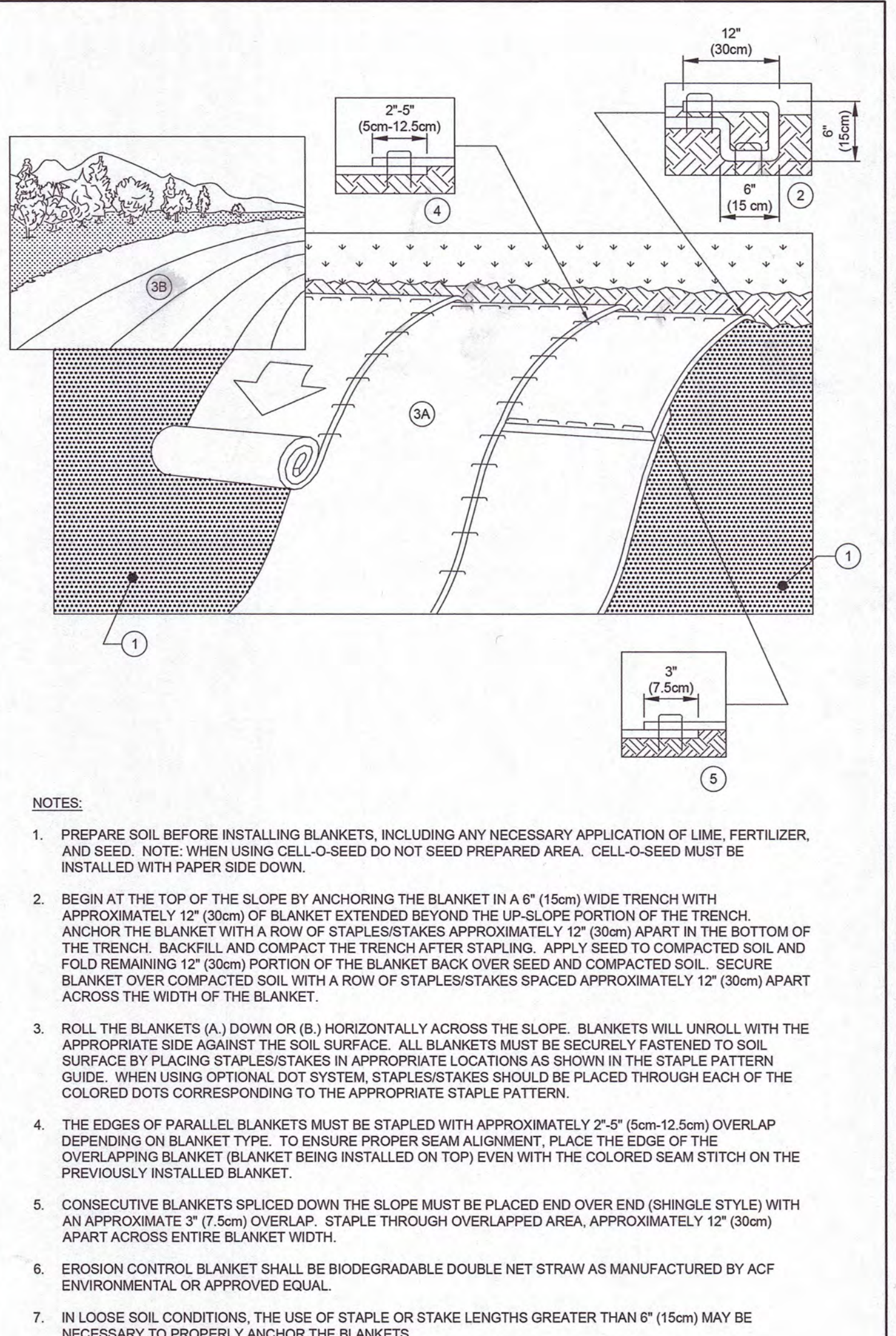
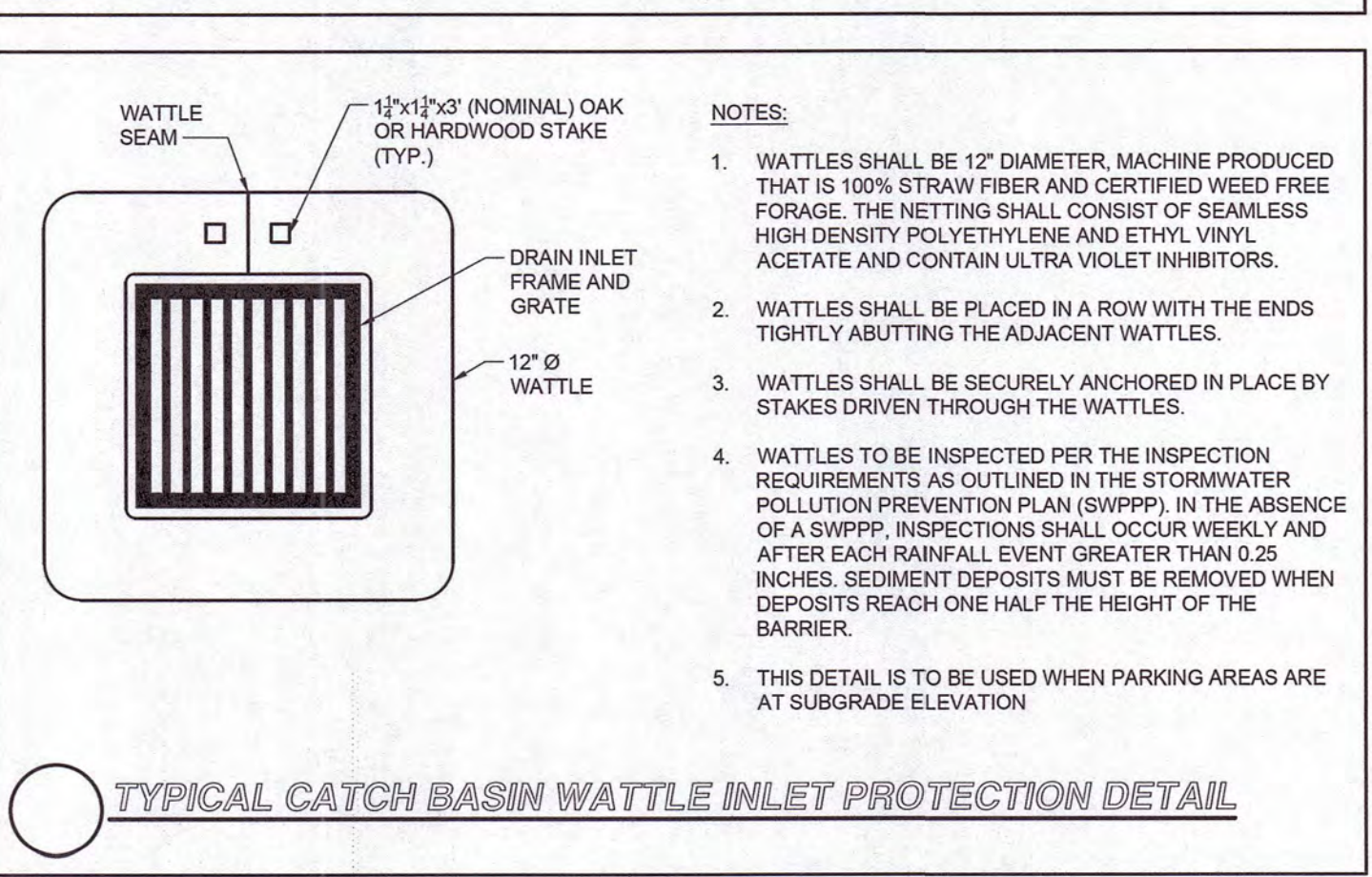
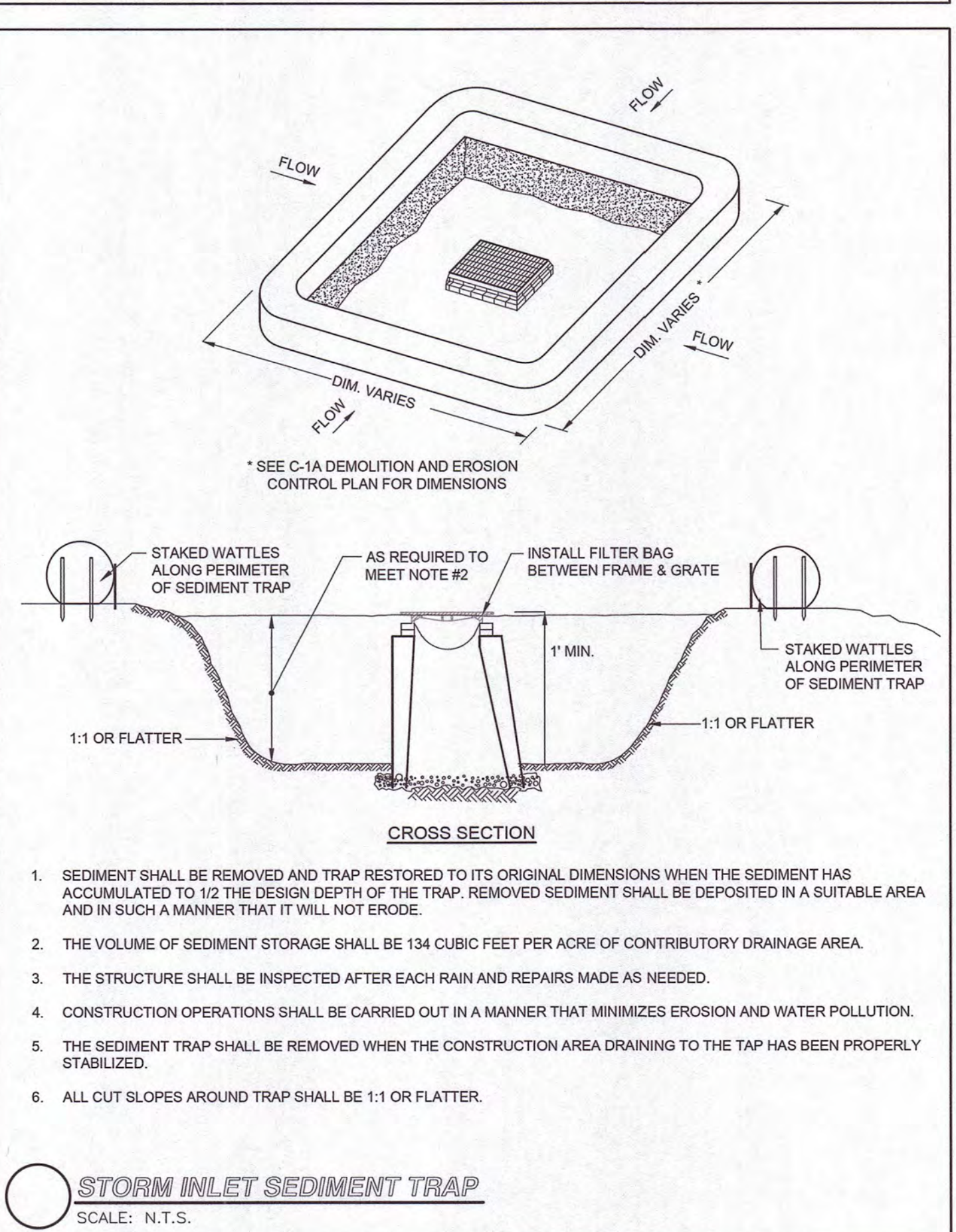
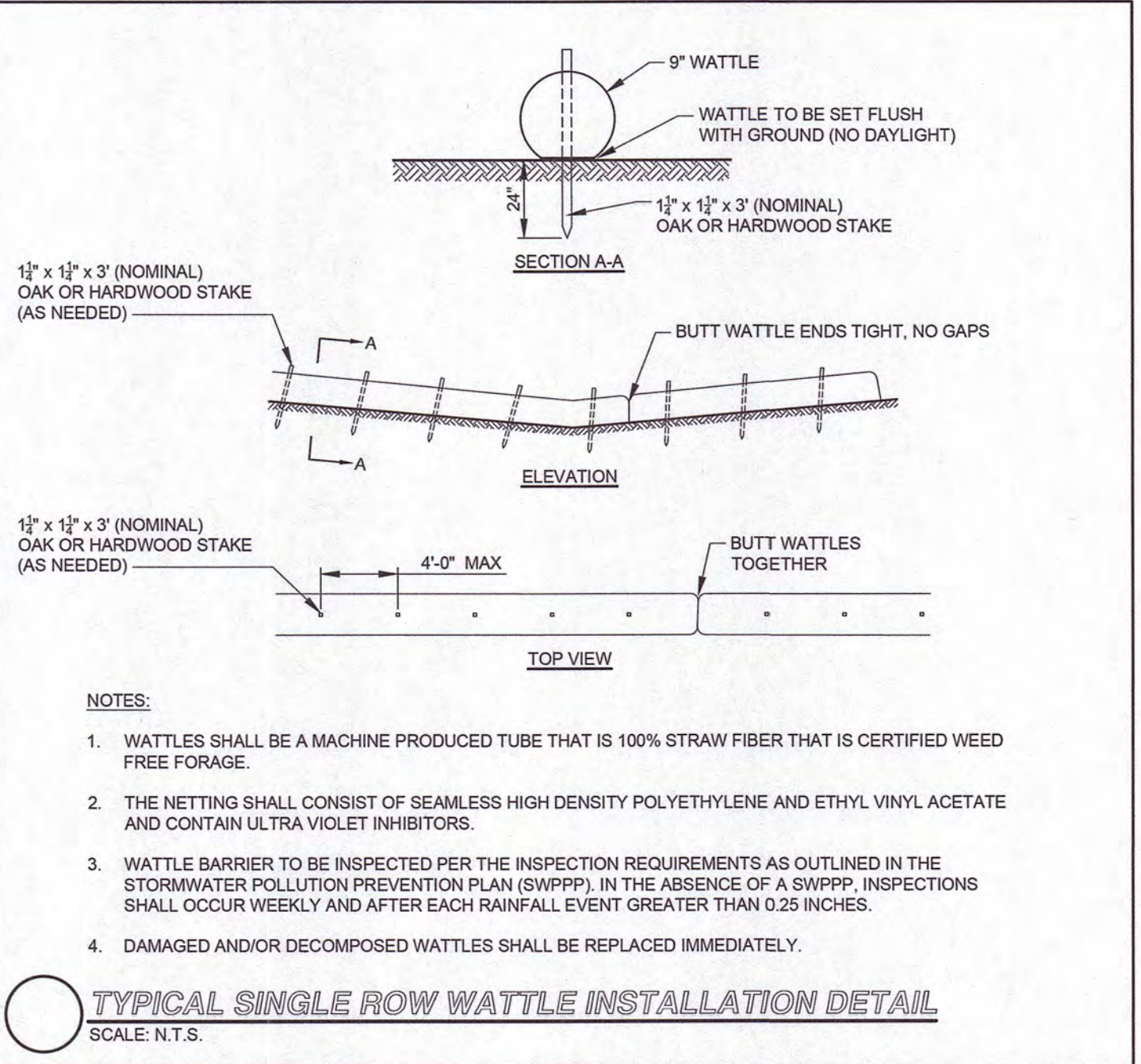
PROJECT NUMBER: 23001

Drawing name: G:\CT\Waterford\Kincora Development\122-124 Boston Post Road\Main\23001_C-5 Details L.dwg
Jul 25, 2023 - 11:05am



CHECK DAM SPACING CRITERIA		
SPILLWAY HEIGHT	CHANNEL SLOPE	CHECK DAM SPACING
1.5	1%	150 FT.
2.0	1%	200 FT.
1.5	2%	75 FT.
2.0	2%	100 FT.
1.5	3%	50 FT.
2.0	3%	67 FT.
1.5	4%	38 FT.
2.0	4%	50 FT.
1.5	5%	30 FT.
2.0	5%	40 FT.

*ASSUME CHANNEL DEPTH IS 2 TIMES SPILLWAY HEIGHT



RJOC

DATE	REVISION	NO.	DATE
07/25/2023	REVISED PER TOWN COMMENTS	2	
07/19/2023	PER COMMENTS FROM ENVIRONMENTAL PLANNER	1	

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVILLE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781-278-0180 RJOC@CONNELL.COM

PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME:
**122-124 BOSTON POST ROAD
WATERFORD, CT**

SEAL:

7-25-2023

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: N.T.S.
DATE: 06/22/2023
DRAWING NAME:

DRAWING NUMBER:
C-5

PROJECT NUMBER:
23001

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DATE	REVISION	NO.	DATE	REVISION	NO.
			07/25/2023		1.
			07/19/2023		2.
REVISED PER TOWN COMMENTS			PER COMMENTS FROM ENVIRONMENTAL PLANNER		

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781-278-0180 RJOCONNELL.COM

PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02461

PROJECT NAME:
**122-124 BOSTON POST ROAD
WATERFORD, CT**

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: N.T.S.
DATE: 06/22/2023
DRAWING NAME:

DETAILS - II

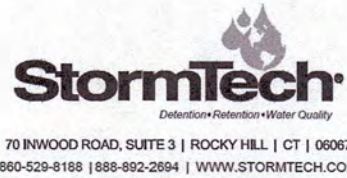
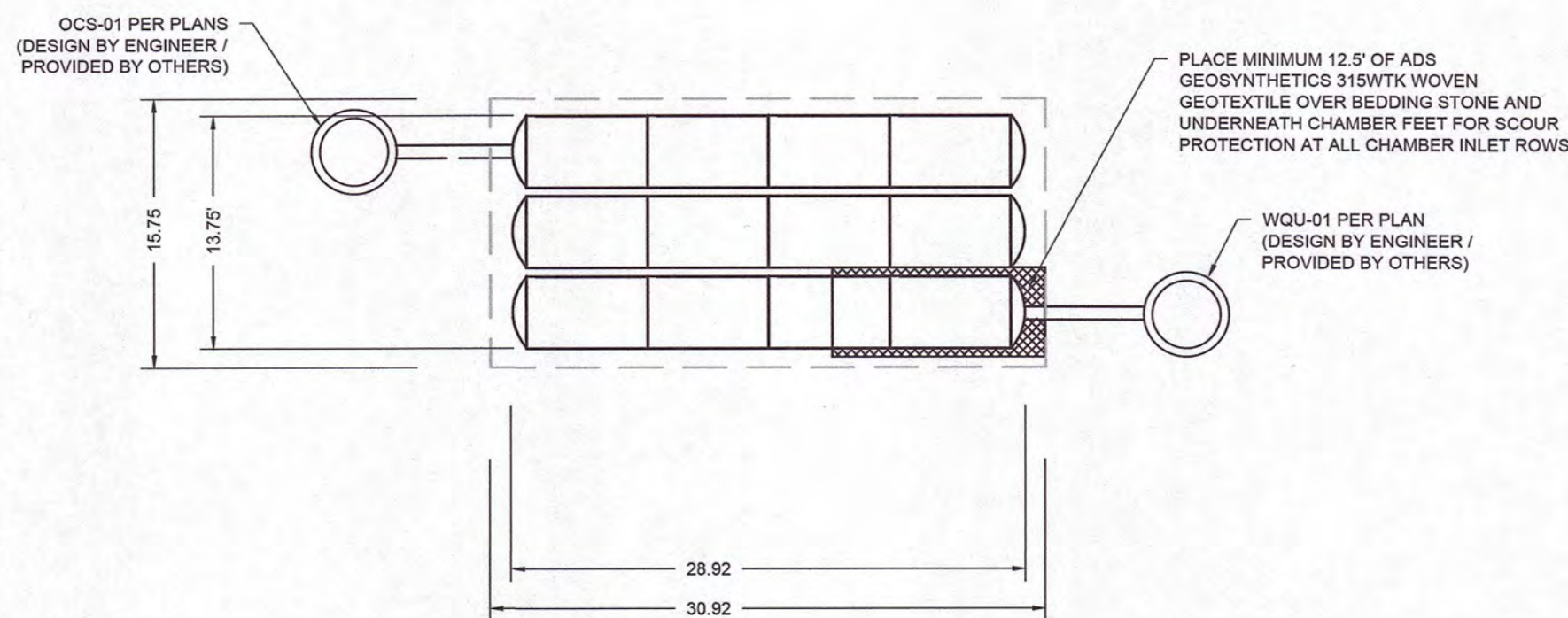
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PROJECT NUMBER:
23001

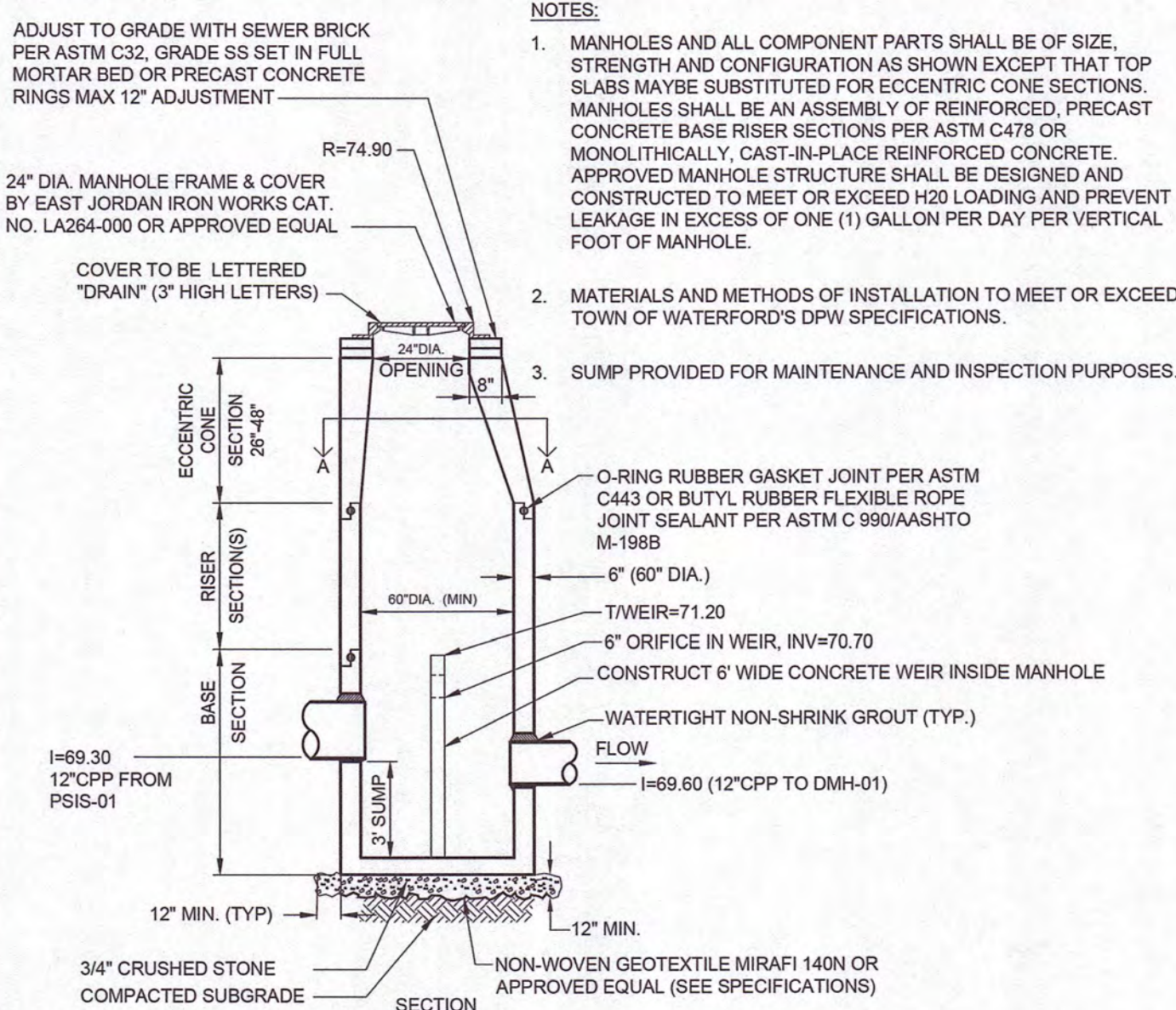
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PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	79.50
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	73.50
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	73.00
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	73.00
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	73.00
TOP OF STONE:	72.00
TOP OF CHAMBER:	71.50
8" BOTTOM MANFOLD / CONNECTION INVERT:	69.05
BOTTOM OF CHAMBER:	69.00
BOTTOM OF STONE:	68.50

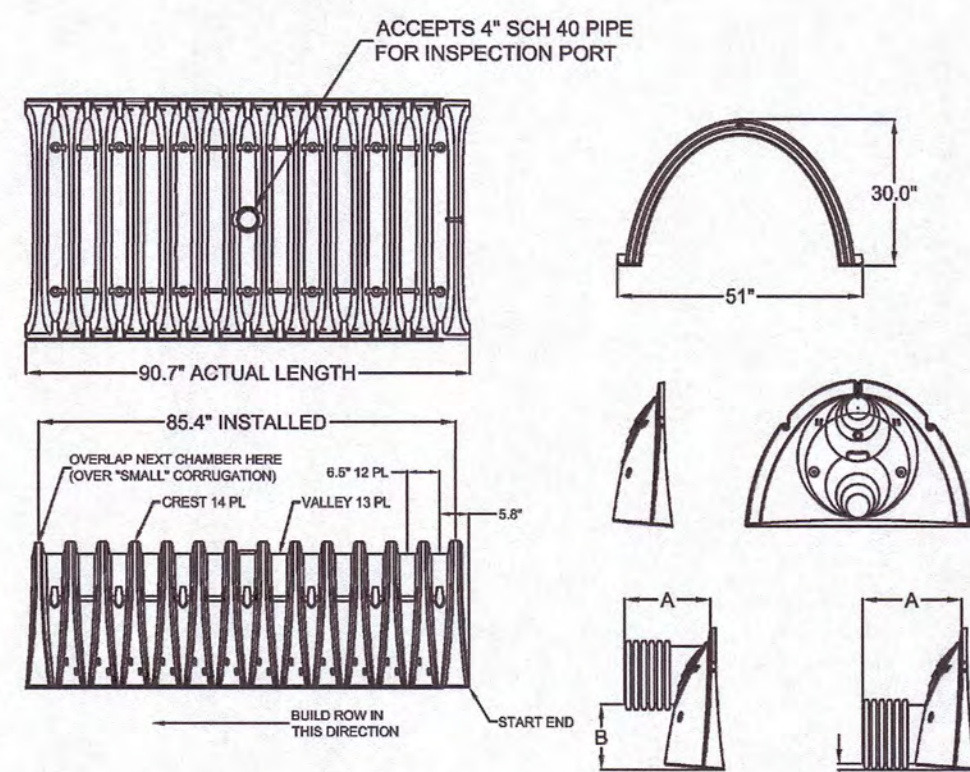
PROPOSED LAYOUT (SYSTEM 1)
(12) STORMTECH SC-740 CHAMBERS
(6) STORMTECH SC-740 END CAPS
INSTALLED WITH 8" COVER STONE, 6" BASE STONE, 40% STONE VOID
AREA OF SYSTEM: 487 FT²
PERIMETER OF SYSTEM: 93 FT



PROPOSED SUBSURFACE INFILTRATION SYSTEM 1 (PSIS-01)
SCALE: N.T.S.



OUTLET CONTROL STRUCTURE (OCS-01)
SCALE: N.T.S.



NOMINAL CHAMBER SPECIFICATIONS
SIZE (W x L x H) (IN) -
CHAMBER STORAGE -
MINIMUM INSTALLED STORAGE -
WEIGHT -

51'0" x 30'0" x 85'4"
45.9 CUBIC FEET
74.9 CUBIC FEET
75 LBS.

STUBS AT TOP OF END CAP FOR PARTS NUMBERS ENDING WITH "1"		STUBS AT BOTTOM OF END CAP FOR PARTS NUMBERS ENDING WITH "2"	
PART #	CHAMBER	PIPE SIZE	PIPE SIZE
SC740EP08T	SC-740	6 in (150 mm)	10.90 in (277 mm)
SC740EP08B	SC-740	6 in (150 mm)	10.90 in (277 mm)
SC740EP08T	SC-740	8 in (200 mm)	12.20 in (310 mm)
SC740EP08B	SC-740	8 in (200 mm)	12.20 in (310 mm)
SC740EP10T	SC-740	10 in (250 mm)	13.40 in (340 mm)
SC740EP10B	SC-740	10 in (250 mm)	13.40 in (340 mm)
SC740EP12T	SC-740	12 in (300 mm)	14.70 in (373 mm)
SC740EP12B	SC-740	12 in (300 mm)	14.70 in (373 mm)
SC740EP15T	SC-740	15 in (375 mm)	18.40 in (467 mm)
SC740EP15B	SC-740	15 in (375 mm)	18.40 in (467 mm)
SC740EP18T	SC-740	18 in (450 mm)	19.70 in (500 mm)
SC740EP18B	SC-740	18 in (450 mm)	19.70 in (500 mm)
SC740EP24B	SC-740	24 in (600 mm)	18.50 in (470 mm)

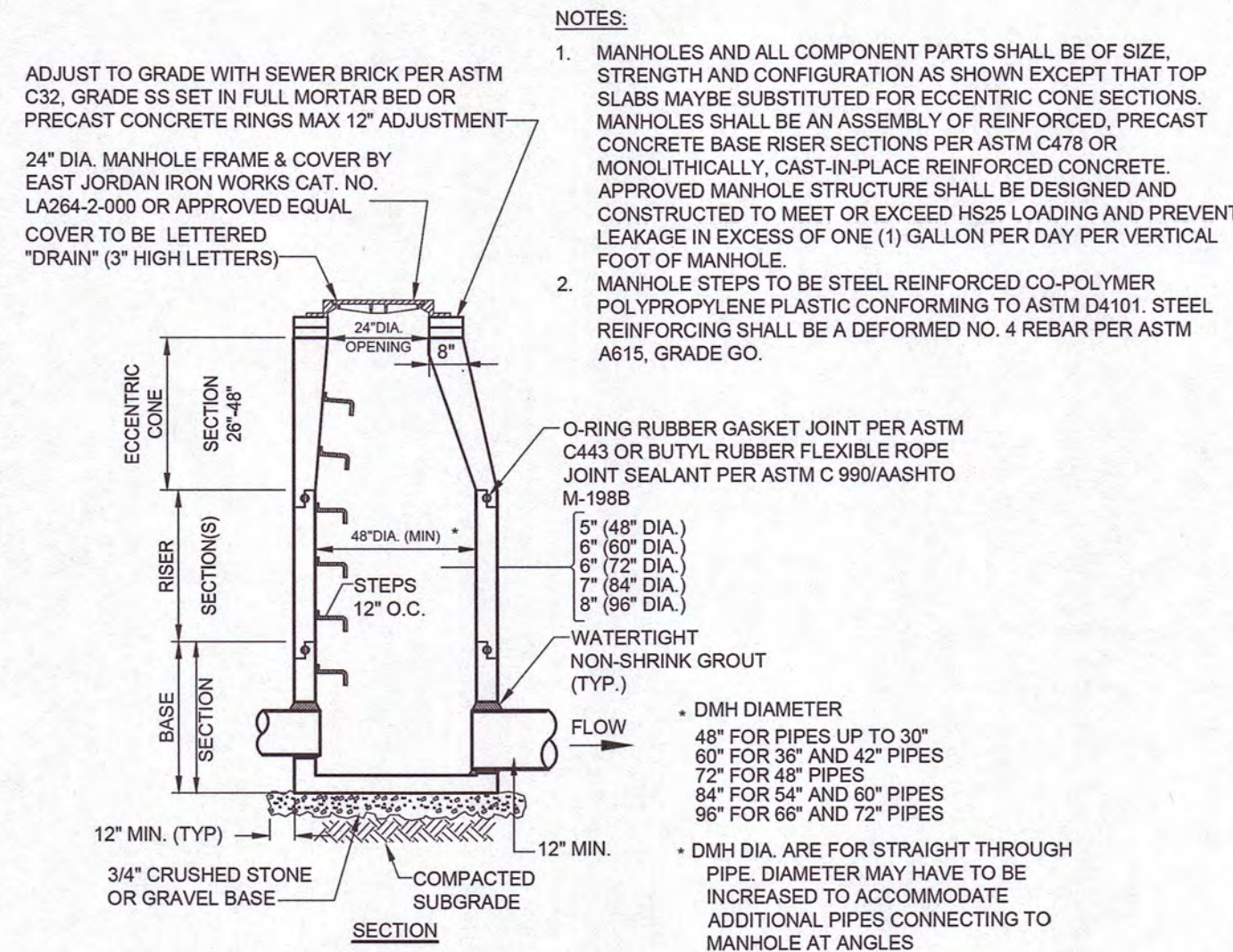
NOTE: ALL DIMENSIONS ARE NOMINAL.

ALL STUBS, EXCEPT FOR THE SC740EP24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2654.

* NOTE: CHAMBER SYSTEM DESIGN MUST BE IN ACCORDANCE WITH STORMTECH DESIGN MANUAL

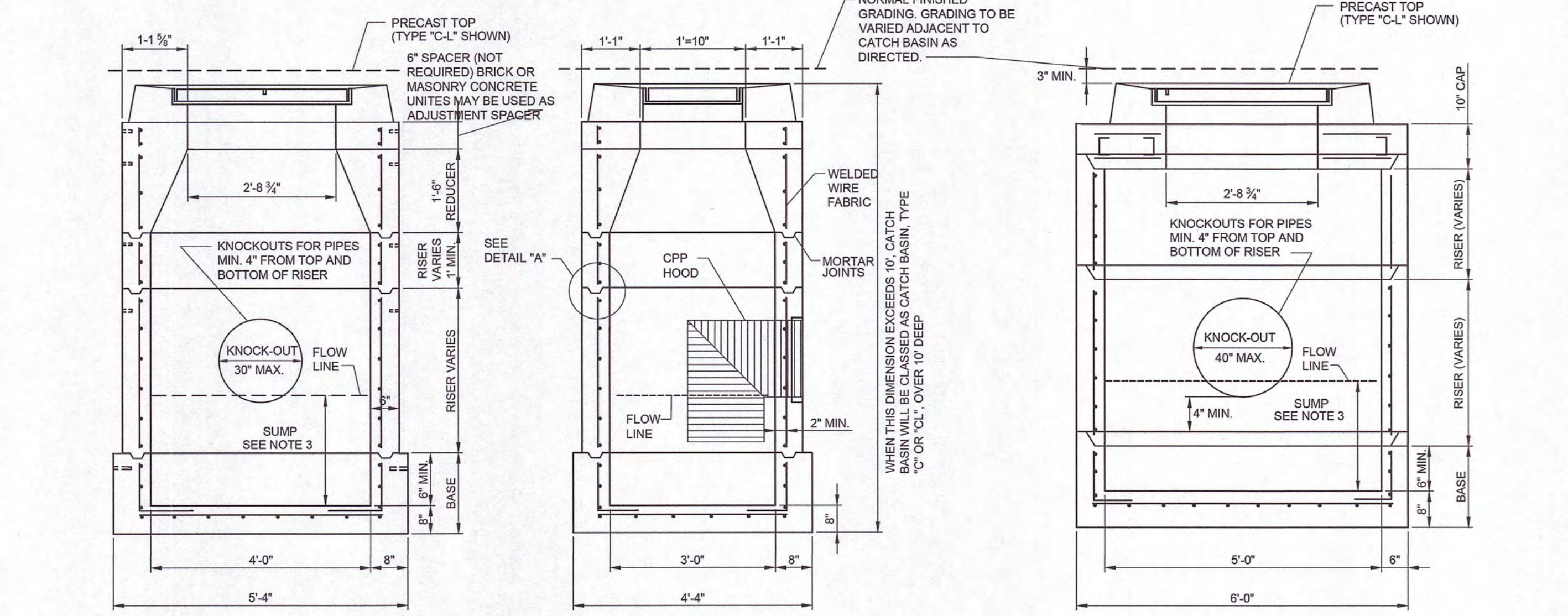
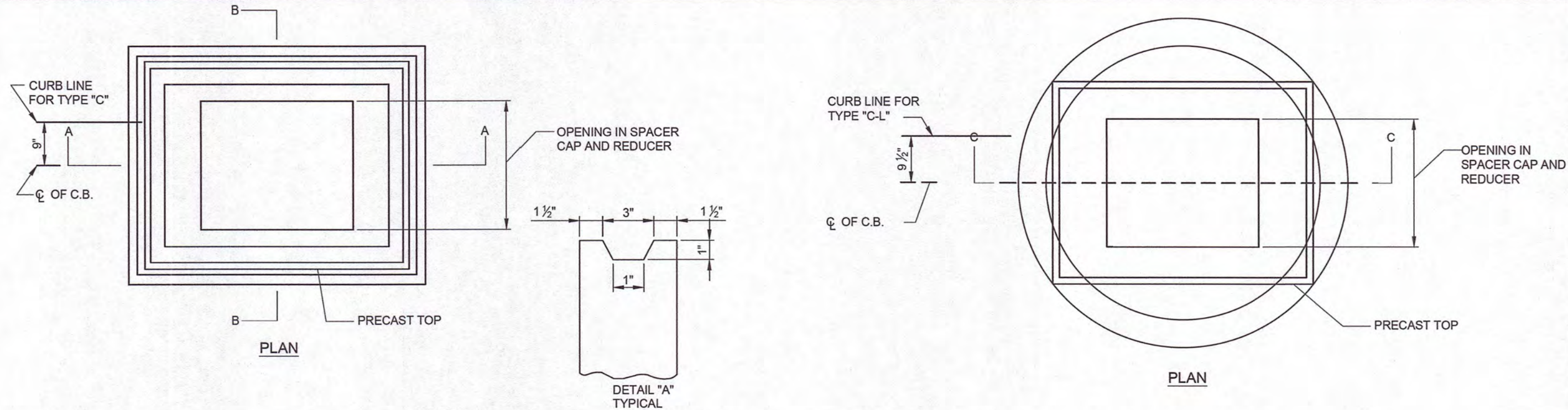
Stormtech
Subsurface Stormwater Management®
20 Beaver Road, Suite 104
Wethersfield, CT 06097
Phone: 888-892-2654
Fax: 866-328-5401
www.stormtech.com

SC-740 TECHNICAL SPECIFICATIONS	
SCALE: N.T.S.	CHECKED:
DATE:	ACAD NO.:
DRAWN BY:	SHEET OF:



PRECAST CONC. DRAIN MANHOLE (DMH)
SCALE: N.T.S.

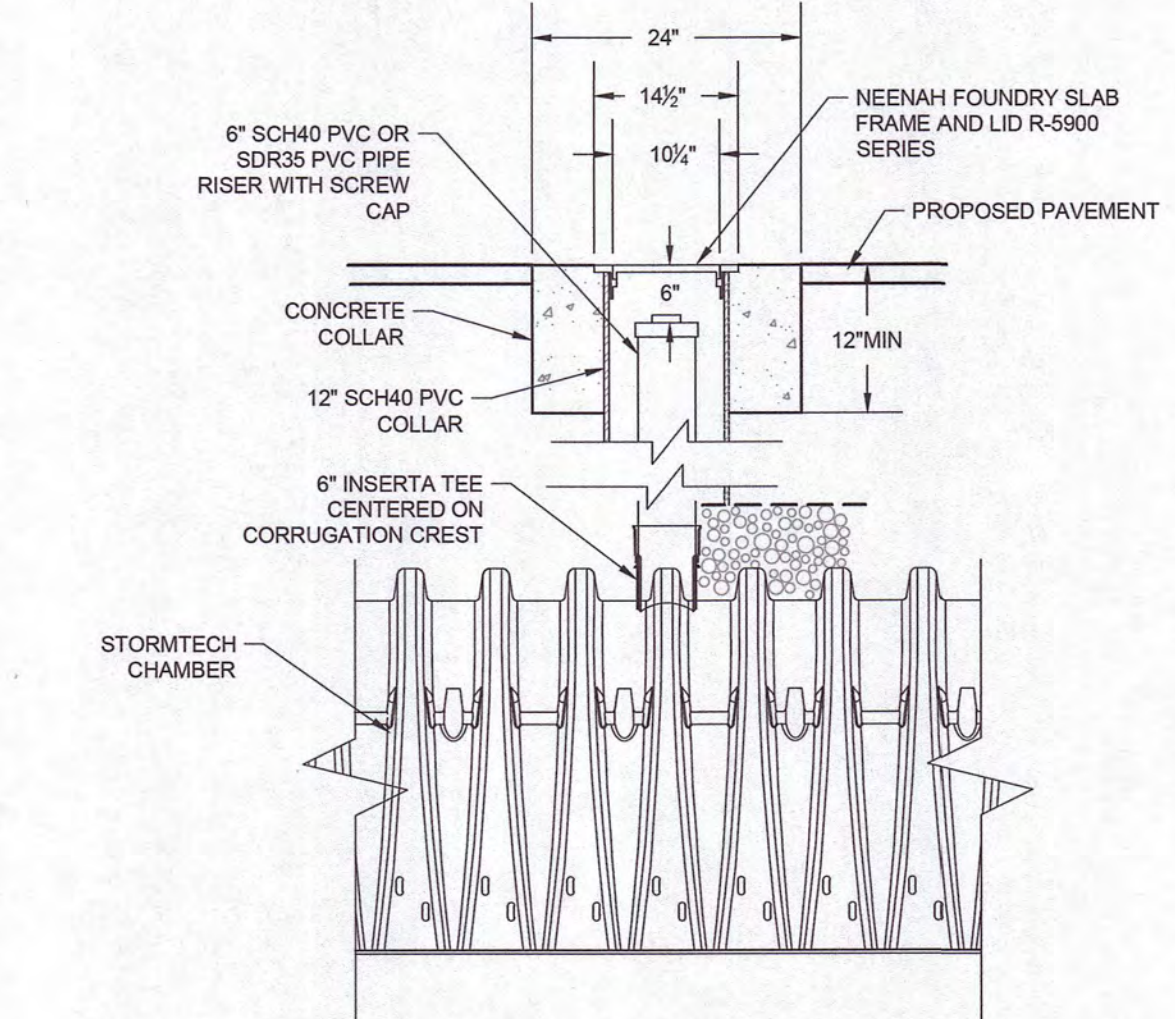
SC-740 STORMTECH CHAMBER
SCALE: N.T.S.



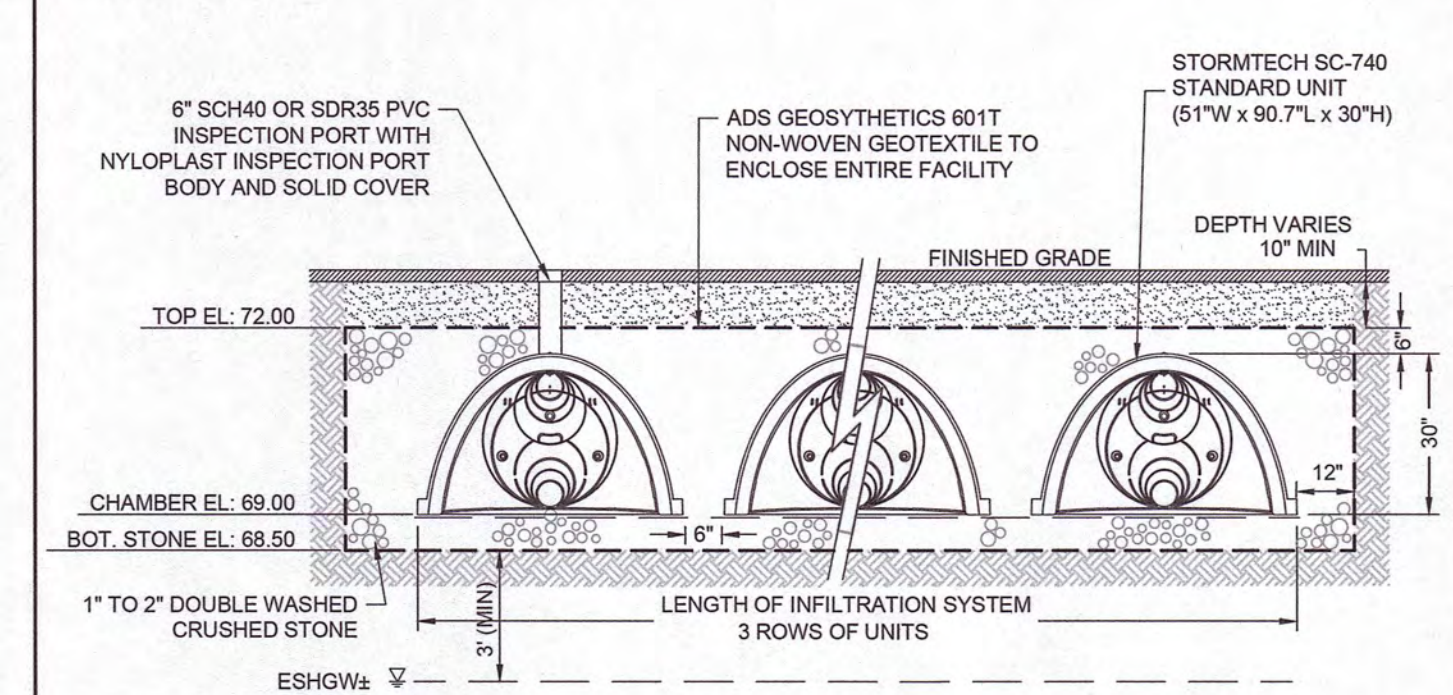
SECTION A-A
STANDARD CATCH BASIN
TYPE "C" OR "CL"

- NOTE:
- HOODS SHALL BE INSTALLED AT ALL CATCH BASIN OUTLETS.
 - REFER TO CTDOT STANDARD DETAIL FOR GRATE SPECIFICATIONS
 - CATCH BASINS SHALL HAVE 4" DEEP SUMPS OR 4 TIMES THE DIAMETER OF OUTLET PIPES WHICH IS GREATER.

CONNECTICUT D.O.T. STANDARD CATCH BASIN
SCALE: N.T.S.



OBSERVATION PORT
SCALE: N.T.S.



- NOTES:
- PROVIDE MINIMUM 3 FEET SEPARATION BETWEEN BOTTOM OF THE 6 INCH DOUBLE WASHED STONE LAYER AND SEASONAL HIGH GROUNDWATER TABLE.
 - REMOVE ALL TOPSOIL AND SUBSOIL IN AREA OF PROPOSED INFILTRATION FACILITY AND REPLACE WITH SAND CONFORMING TO CONNECTICUT STATE ENVIRONMENTAL CODE AS NECESSARY IN FILL CONDITIONS.

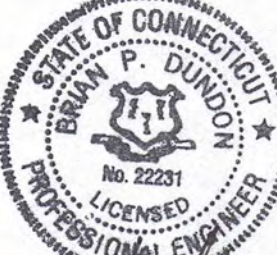
SUBSURFACE INFILTRATION FACILITY
SCALE: N.T.S.

DATE	REVISION	NO.	DATE	REVISION
07/25/2023		1.	07/19/2023	
REVISED PER TOWN COMMENTS			PER COMMENTS FROM ENVIRONMENTAL PLANNER	
2.	1.	NO.		

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOC@CONNELL.COM

PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME:
**122-124 BOSTON POST ROAD
WATERFORD, CT**

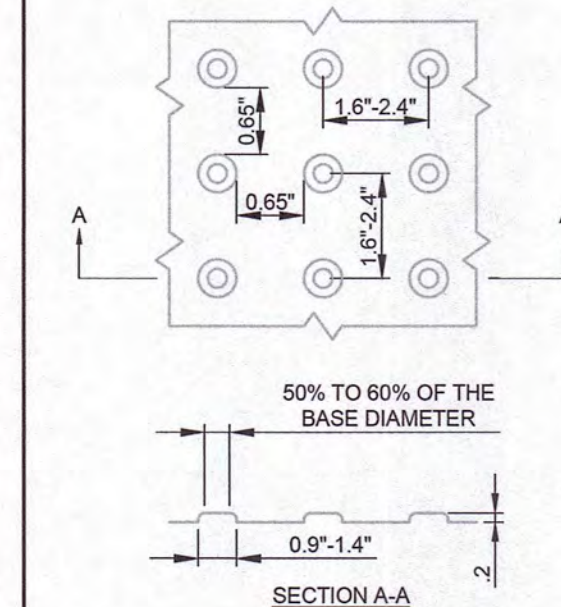
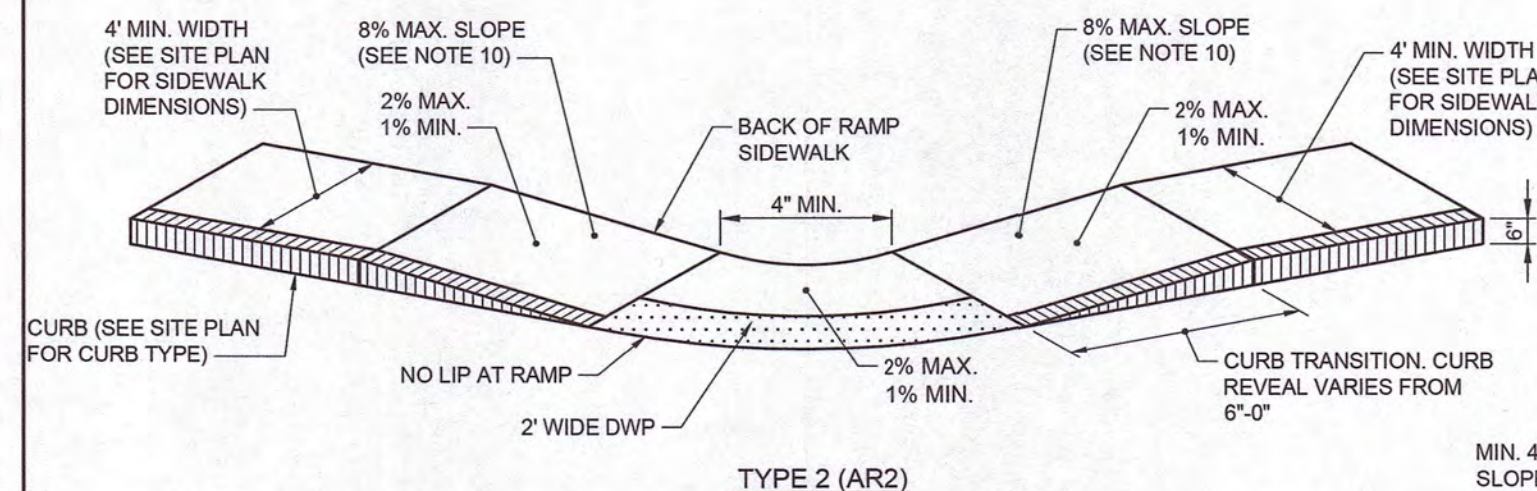
SEAL:

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: N.T.S.
DATE: 06/22/2023
DRAWING NAME:

DETAILS - IV

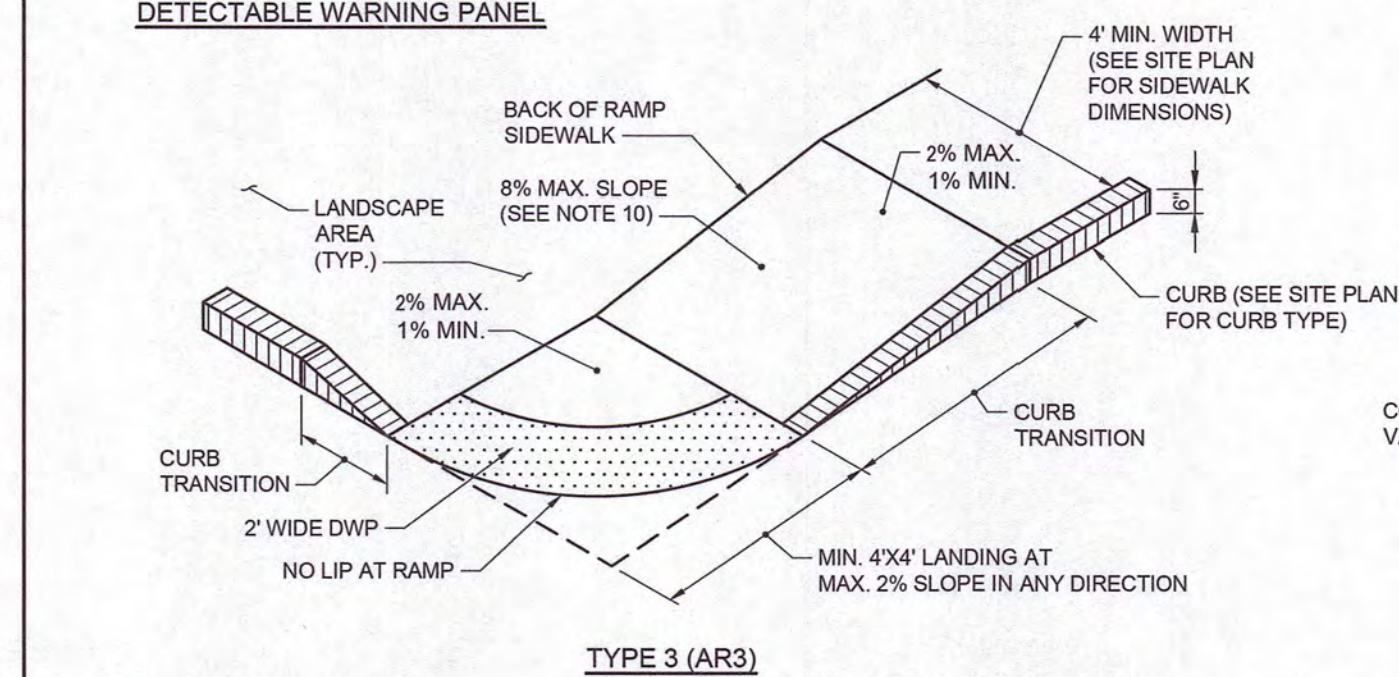
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C-8
PROJECT NUMBER:
23001

NOTE:

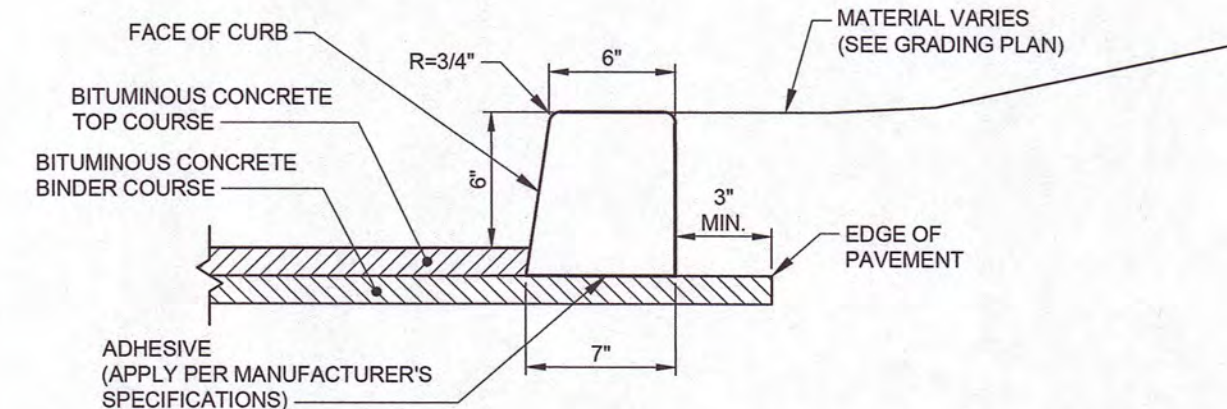
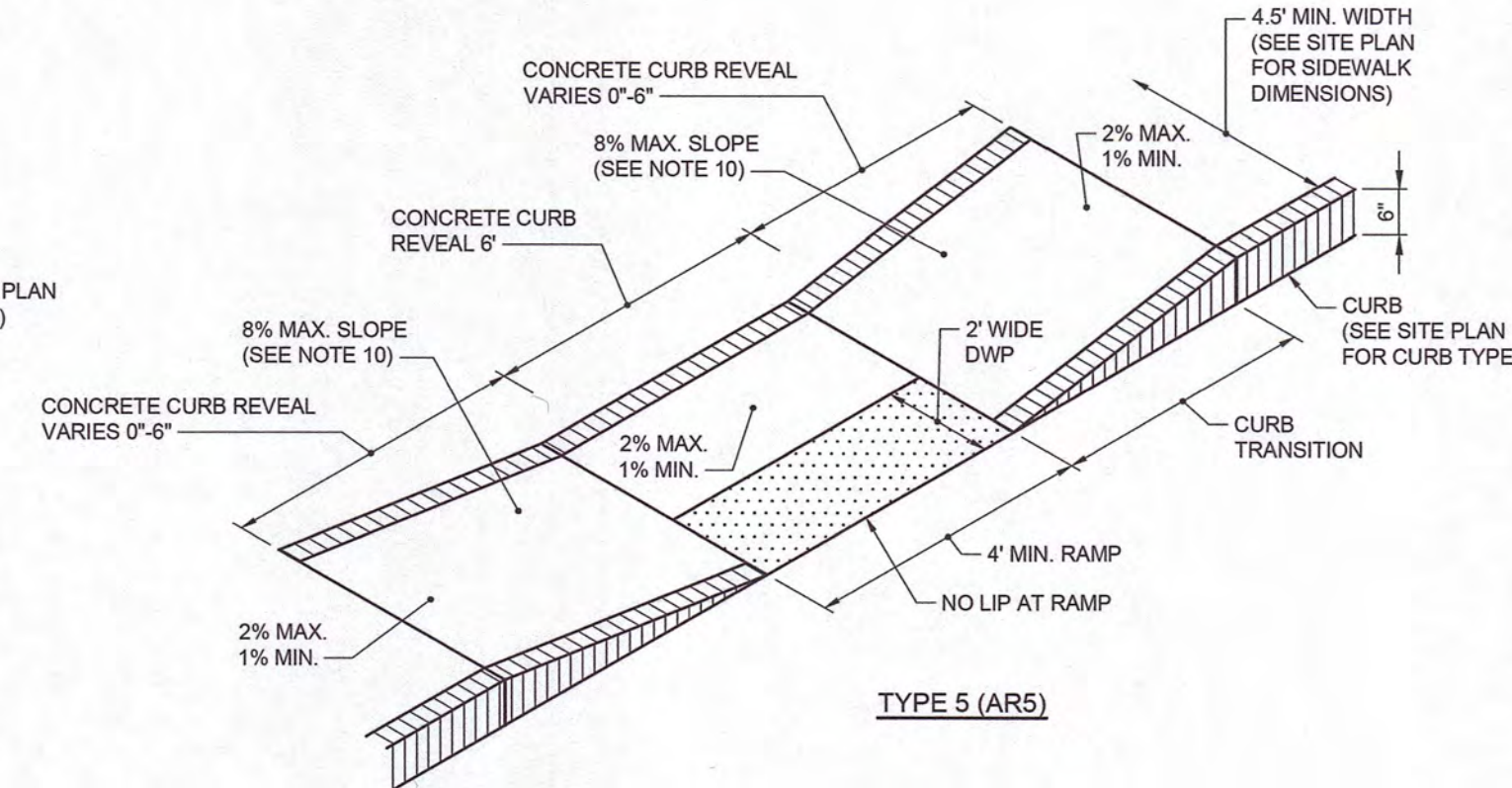
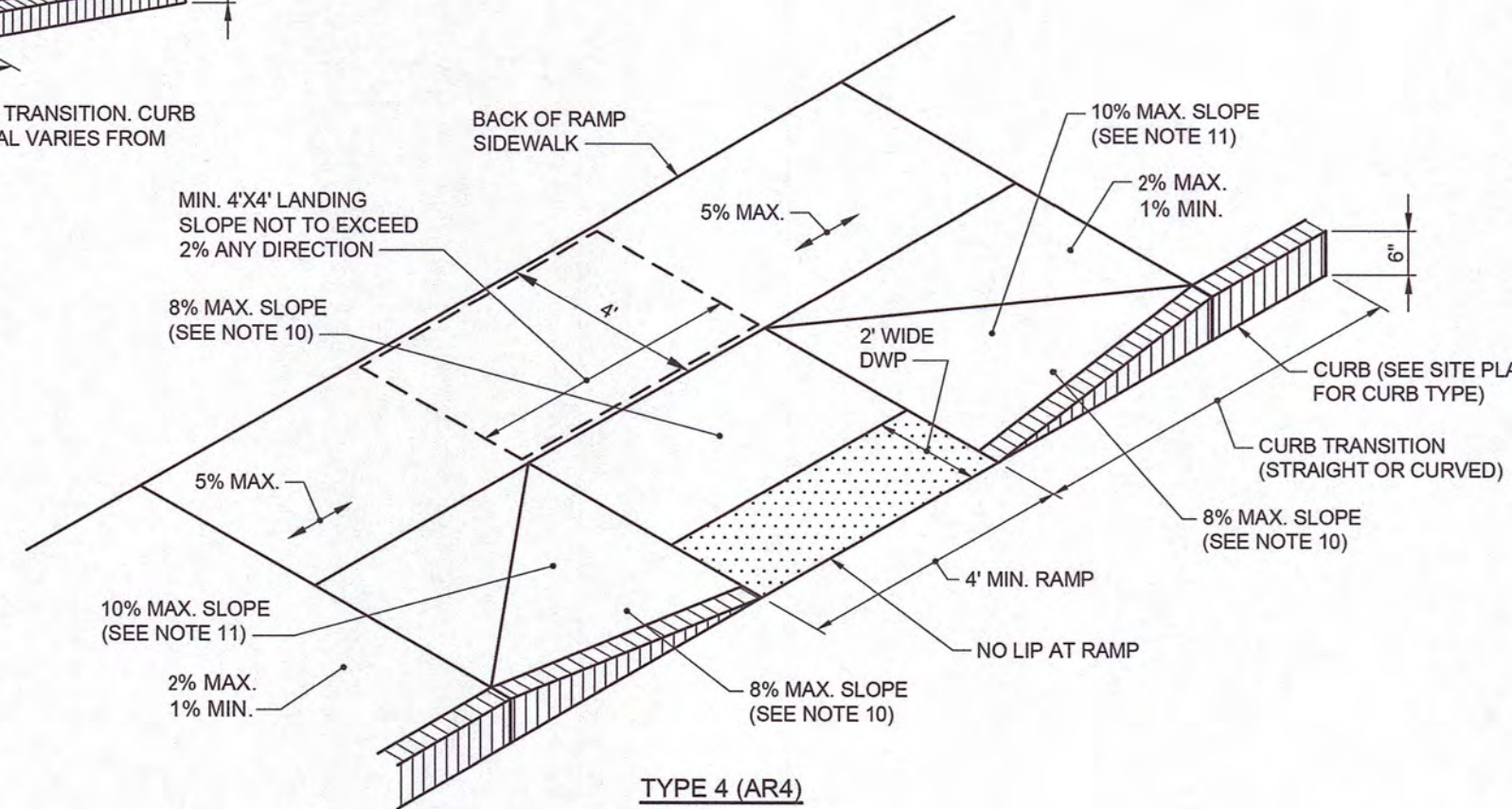
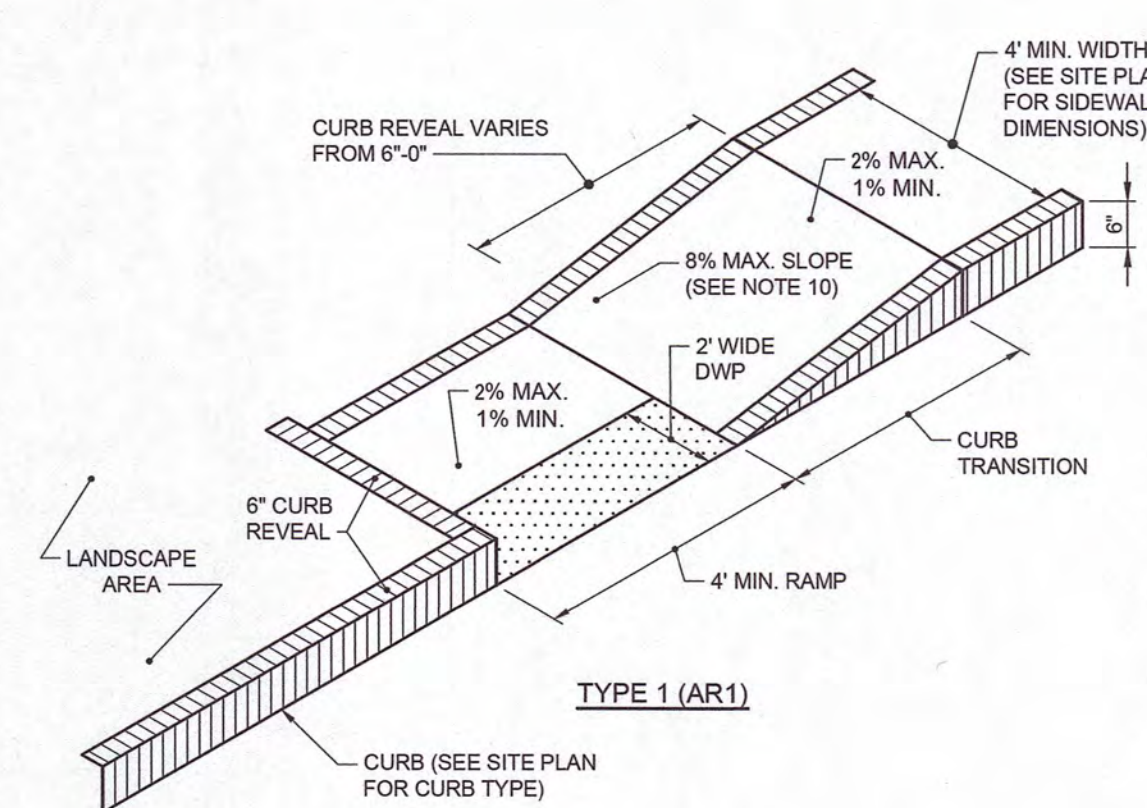
- SEE PLANS FOR CURB TYPE.
- CURB, RAMPS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE ARCHITECTURAL ACCESS BOARD (AAB), 621CMR AND THE AMERICANS WITH DISABILITIES ACT (ADA) 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (1% MIN.).
- THE MAXIMUM ALLOWABLE RUNNING SLOPE OF AN ACCESSIBLE ROUTE, EXCLUDING CURB RAMPS, SHALL BE 5%.
- THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
- MAINTAIN A MINIMUM OF 4 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.).
- GRADE BASE OF RAMP TO PREVENT PONDING.
- RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
- WHERE ACCESSIBLE ROUTES ARE LESS THAN 8' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200' FEET.
- WHEELCHAIR RAMP SLOPE AND SIDE SLOPES (TRANSITIONS) MUST NOT EXCEED 1:12 (8% MAXIMUM, 7.5% PREFERRED).
- ALL RAMPS SHALL BE CEMENT CONCRETE WITH EXPOSED AGGREGATE SURFACE.
- DETECTABLE WARNING PANELS (DWP'S) SHALL BE A SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.



DETECTABLE WARNING PANEL



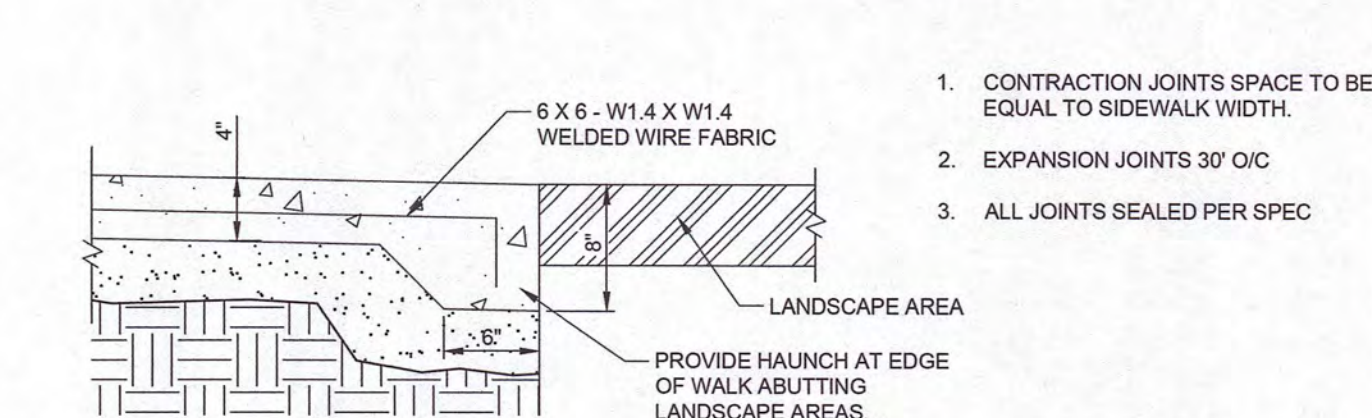
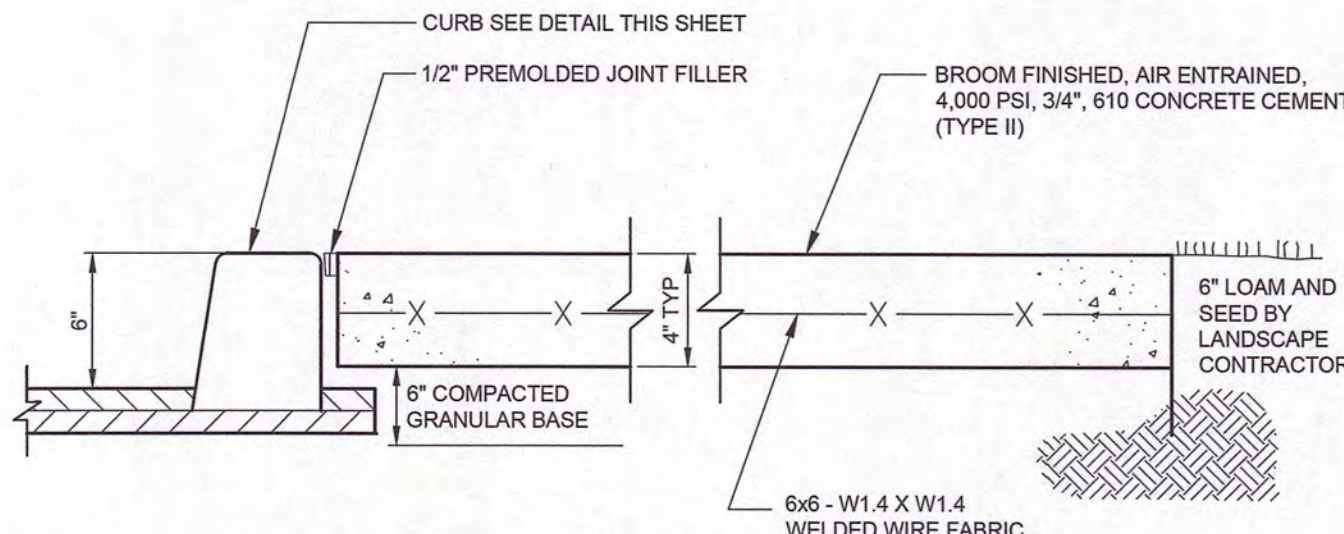
ACCESSIBLE CURB RAMPS (AR)
SCALE: N.T.S.



NOTES:

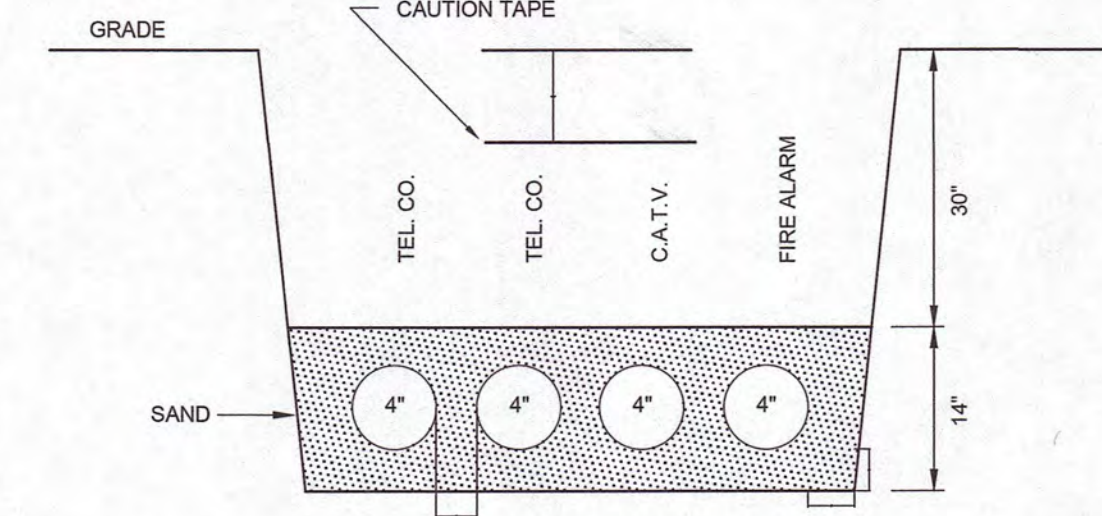
- CURB TO BE AS MANUFACTURED BY CONCRETE CRAFTERS OF OXFORD, CT OR APPROVED EQUAL.
- THE CONCRETE SHALL BE DESIGNED TO INCLUDE APPROXIMATELY 75% STATE APPROVED CONCRETE SAND AND 25% 3/8" STONE. THE CONCRETE SHALL CONTAIN A MINIMUM OF 564 POUNDS OF CEMENT (6 BAGS) PER CUBIC YARD YIELDING A CONCRETE THAT WILL EXCEED 3,500 P.S.I. IN 28 DAYS. THE CONCRETE SHALL BE PRODUCED ACCORDING TO ASTM C94 READY MIXED CONCRETE OR ASTM C685 CONCRETE PRODUCED BY VOLUMETRIC CONTINUOUS MIXING.
- A TWO COMPONENT EPOXY OR SUITABLE CONCRETE ADHESIVE DESIGNED TO BOND FRESH CONCRETE TO EXISTING PAVEMENT SHALL BE USED.
- A CONTROL JOINT SHALL BE INSTALLED AT EVERY NINE FOOT INTERVALS AND AT GREATER INTERVALS ON CURVES SO AS TO MINIMIZE SHRINKAGE CRACKING.
- THE FINISHED CURB SHALL BE COATED WITH A CURING COMPOUND WHICH HAS BEEN DESIGNED TO SEAL THE SURFACE AND FORM A WATERPROOF MEMBRANE TO RETARD THE LOSS OF WATER FROM THE FRESH CONCRETE. THE MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED.
- THE CURB SHALL BE PLACED ON THE BINDER PAVEMENT COURSE AND THE FINISH (TOP) COURSE SHALL BE PAVED TO THE CURB FACE.

EXTRUDED CONCRETE CURB

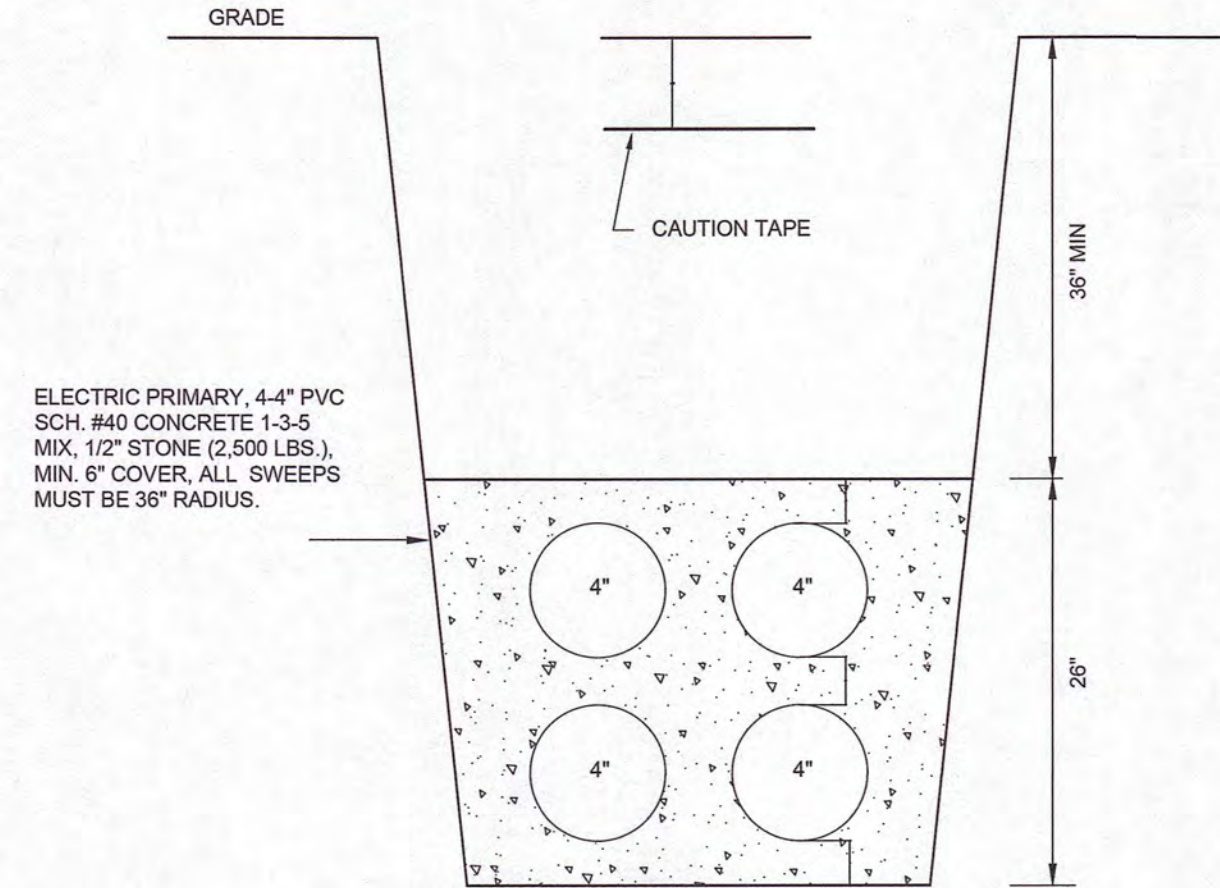


TYPICAL CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.

- CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
- EXPANSION JOINTS 30' O/C
- ALL JOINTS SEALED PER SPEC



TELEPHONE, CABLE, AND FIRE ALARM

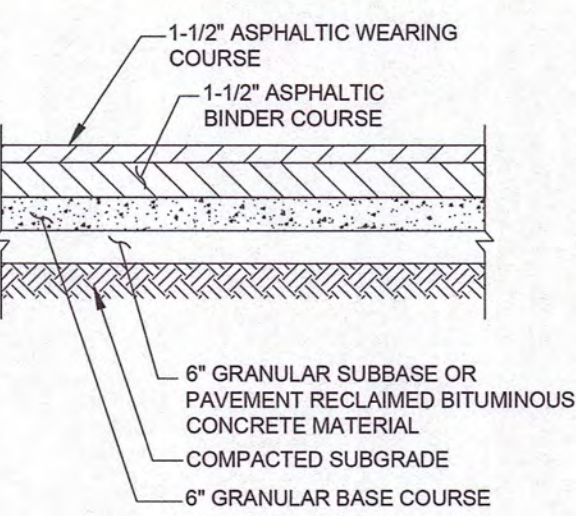


PRIMARY ELECTRIC ONLY

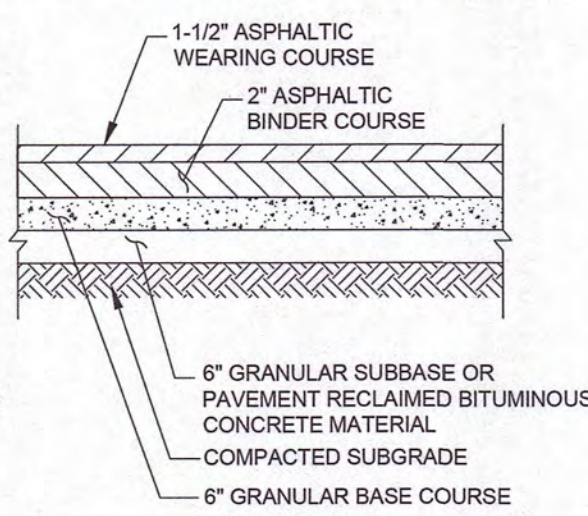
NOTES:

- PULLING STRINGS MUST BE INSTALLED IN ALL DUCTS.
- PRIMARY ELECTRIC CONDUITS MUST HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL CONDUITS TO BE SCHEDULE 40 PVC.
- TELEPHONE CONDUITS TO BE ENCASED IN CONCRETE WHEN UNDER PAVEMENT.
- REFER TO DRAWING C-3, UTILITY PLAN FOR LOCATION OF UTILITY TRENCHES.
- VERIFY WITH PUBLIC SERVICE OF CONNECTICUT THE NUMBER AND SIZE OF CONDUITS IN THE EXISTING PRIMARY ELECTRIC DUCTBANK PRIOR TO START OF CONSTRUCTION.

DUCT BANK TRENCH DETAIL (TO BE CONFIRMED WITH UTILITY COMPANIES)
SCALE: N.T.S.



STANDARD DUTY PAVEMENT

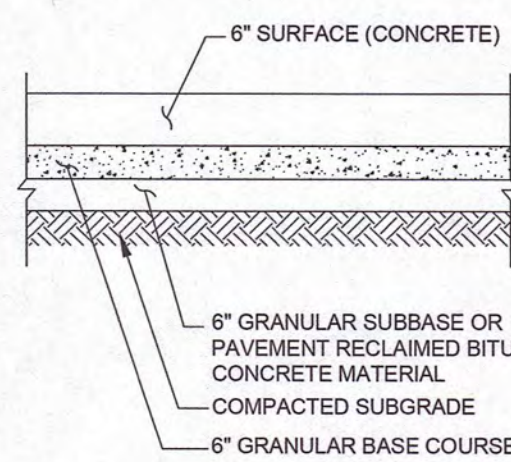


HEAVY DUTY PAVEMENT

PAVEMENT LAYER	STANDARD DUTY PAVEMENT	HEAVY DUTY PAVEMENT
BIT. CONC. WEARING COURSE, CLASS 2	1.5"	1.5"
BIT. CONC. BINDER COURSE, CLASS 1	1.5"	2.5"
BASE COURSE	6"	6"
SUBBASE COURSE	6"	6"

PAVEMENT SECTION TABLE

TYPICAL PAVEMENT DETAIL
SCALE: N.T.S.



RIGID PAVEMENT

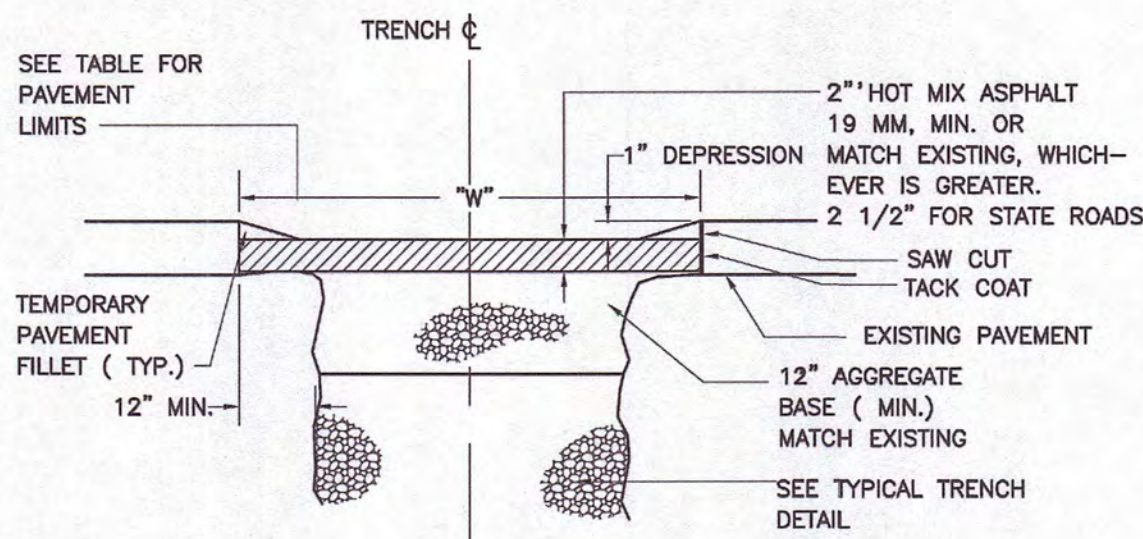
PAVEMENT LAYER	STANDARD DUTY PAVEMENT
SURFACE	6"
BASE COURSE	6"
SUBBASE COURSE	6"

PAVEMENT SECTION TABLE

TYPICAL RIGID PAVEMENT DETAIL
SCALE: N.T.S.

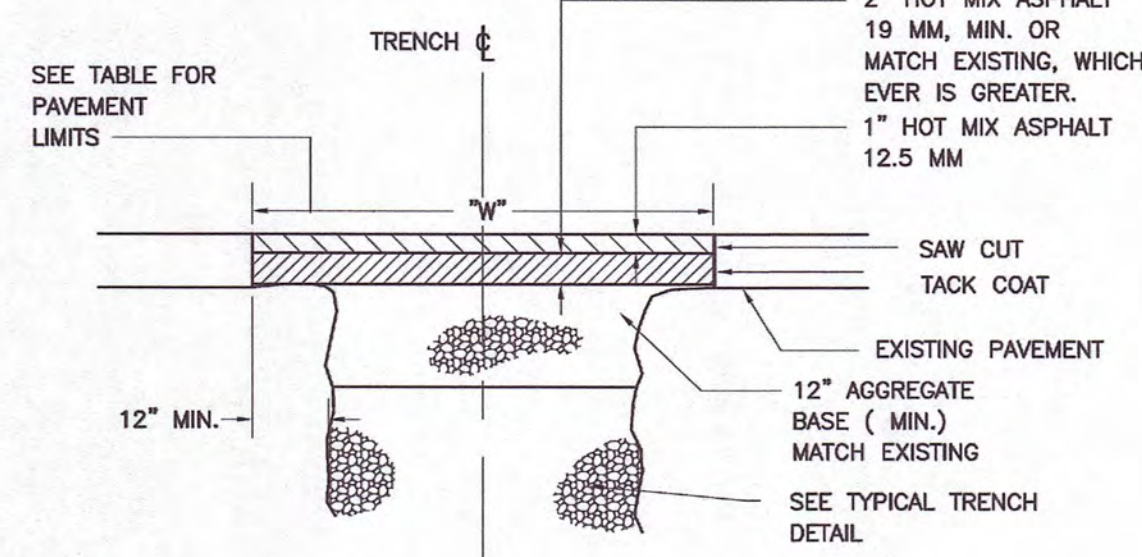
NOTES:

- RECLAIM BITUMINOUS CONCRETE MAY BE USED IN LIEU OF BASE COURSE SAND AND GRAVEL PROVIDED RECLAIMED PAVEMENT IS PULVERIZED TO MEET THE REQUIREMENTS FOR GRANULAR FILL SUBBASE COURSE SPECIFIED IN CT DOT FORM 816



PIPE I.D.	(FOR 0' - 10' DEEP)
6" - 15"	7'-0"
16" - 21"	8'-0"

INITIAL ROADWAY TRENCH PAVING (WITHOUT OVERLAY)
SCALE: N.T.S.

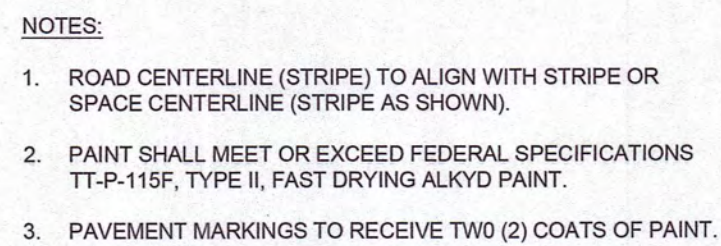


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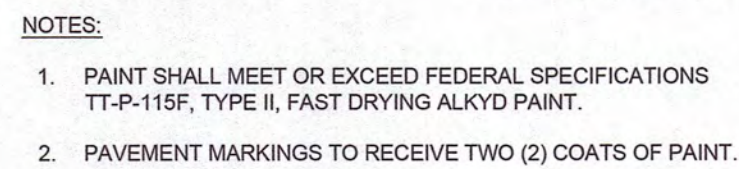
- INITIAL TRENCH PAVING MAY BE USED AS THE BASE COURSE FOR FINAL PAVING IF IN GOOD REPAIR.
- FOR STATE ROADS PAVEMENT THICKNESS SHALL BE 2 1/2" HOT MIX ASPHALT, 19mm MIN OR MATCH EXISTING WHICHEVER IS GREATER, AND 1 1/2" HOT MIX ASPHALT 12.5mm, MIN.

PIPE I.D.	(FOR 0' - 10' DEEP)
6" - 15"	7'-0"
16" - 21"	8'-0"

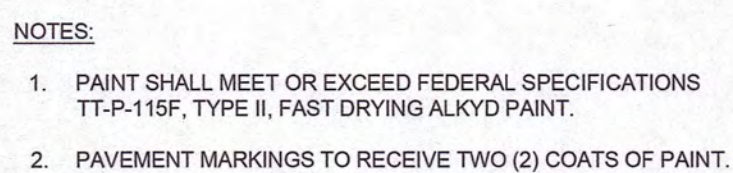
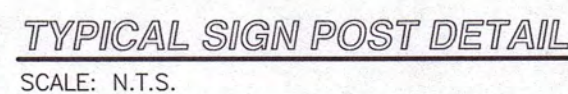
FINAL ROADWAY TRENCH PAVING (WITHOUT OVERLAY)
SCALE: N.T.S.



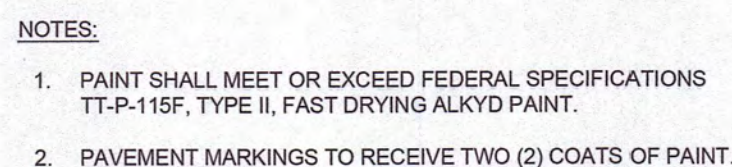
TYPICAL PAINTED 90° CROSSWALK DETAIL
SCALE: N.T.S.



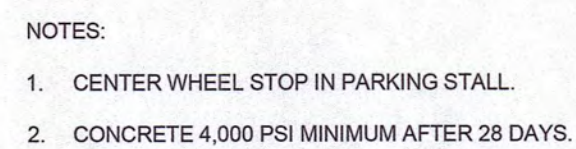
ACCESSIBLE PARKING STALLS DETAIL
SCALE: N.T.S.



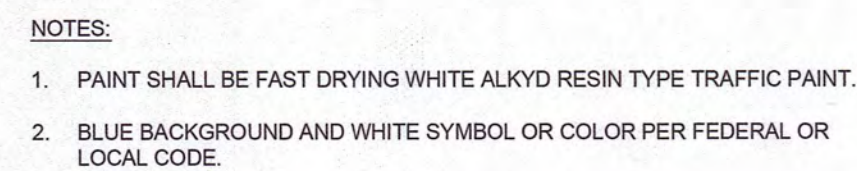
PARKING LOT STRIPING DETAIL
SCALE: N.T.S.



TYPICAL PAINTED "STOP" DETAIL
SCALE: N.T.S.



TYPICAL PRECAST CONCRETE WHEEL STOP DETAIL
SCALE: N.T.S.



TYPICAL PAINTED HANDICAP SYMBOL DETAIL
SCALE: N.T.S.

[illegible]

PREPARED BY:

**RJO'CONNELL
& ASSOCIATES, INC.**
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PHONE: 781.279.0180 RJOCONNELL.COM

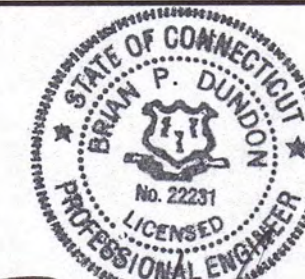
PREPARED FOR

**KINCORA
WATERFORD, LLC**
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME

122-124 BOSTON
POST ROAD
WATERFORD, CT

SEAL:



Bh. Kinnel 7-25-2023

DESIGNED BY:	DRG
DRAWN BY:	MCR
REVIEWED BY:	BJM
SCALE:	N.T.S.
DATE:	06/22/2023
DRAWING NAME:	

DETAILS - V

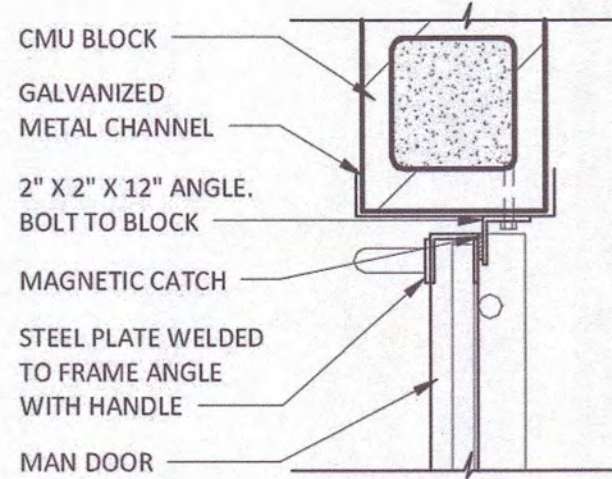
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C-9

PROJECT NUMBER:

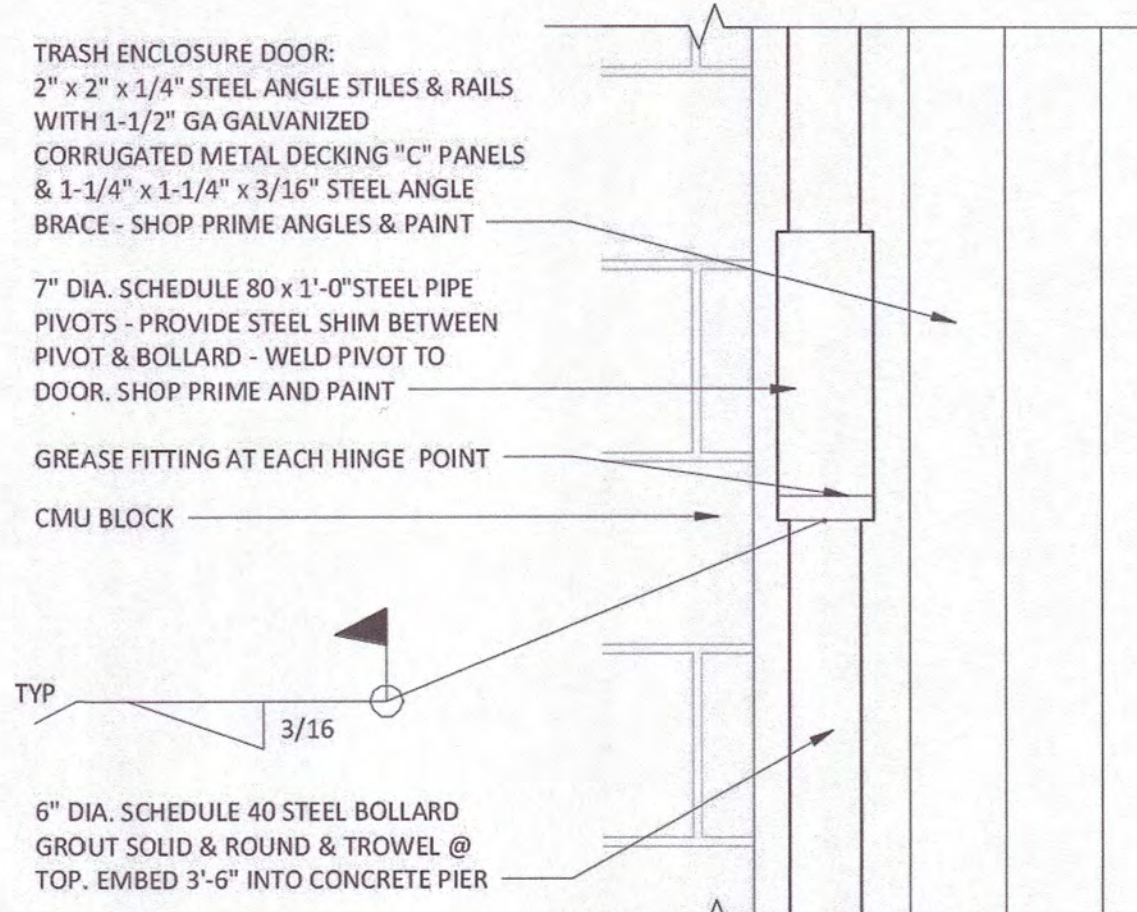
23001

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Jun 22, 2023 1:14:14pm



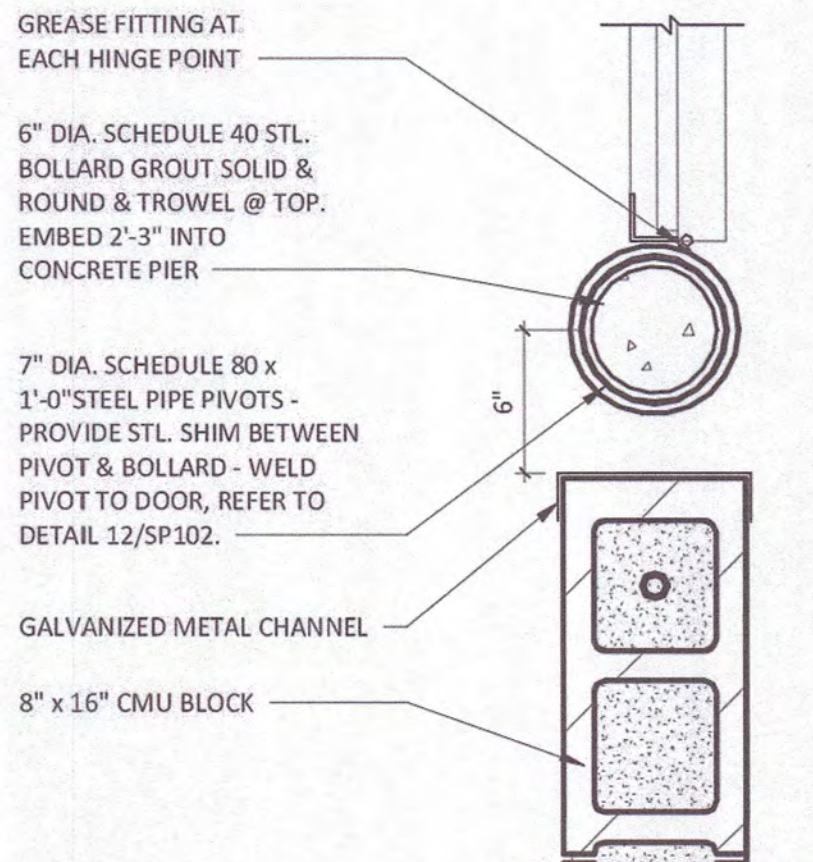
MAN DOOR LATCH DETAIL

1 1/2" = 1'-0"



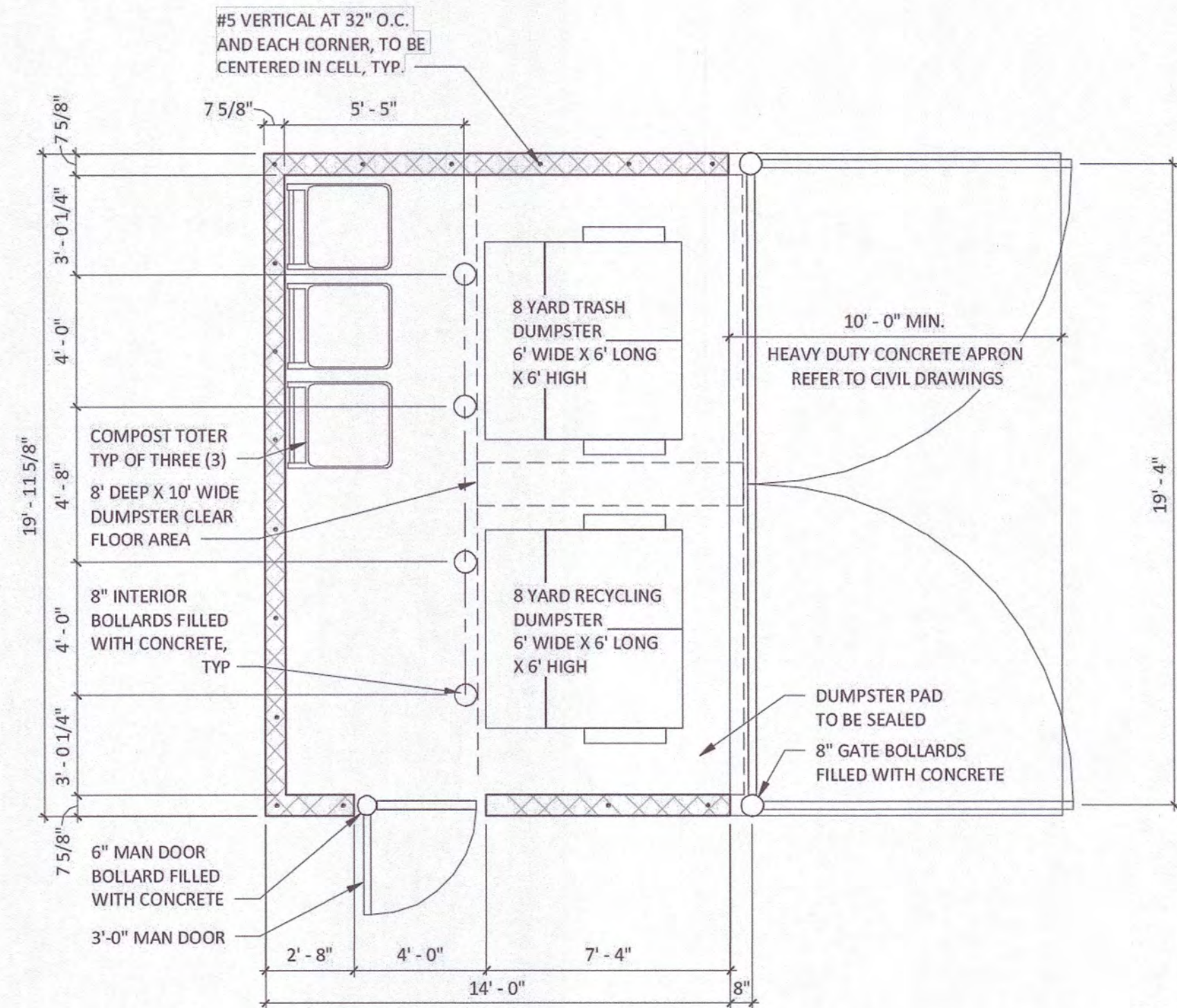
MAN DOOR PIVOT

1 1/2" = 1'-0"



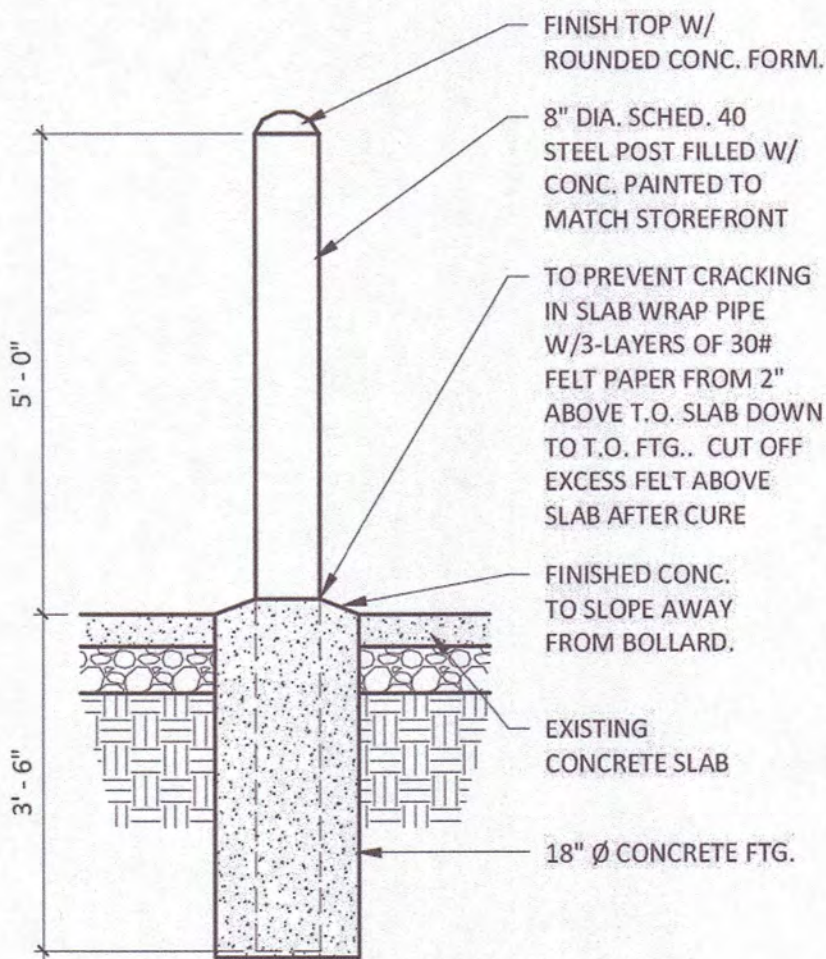
MAN DOOR PIVOT DETAIL

1 1/2" = 1'-0"



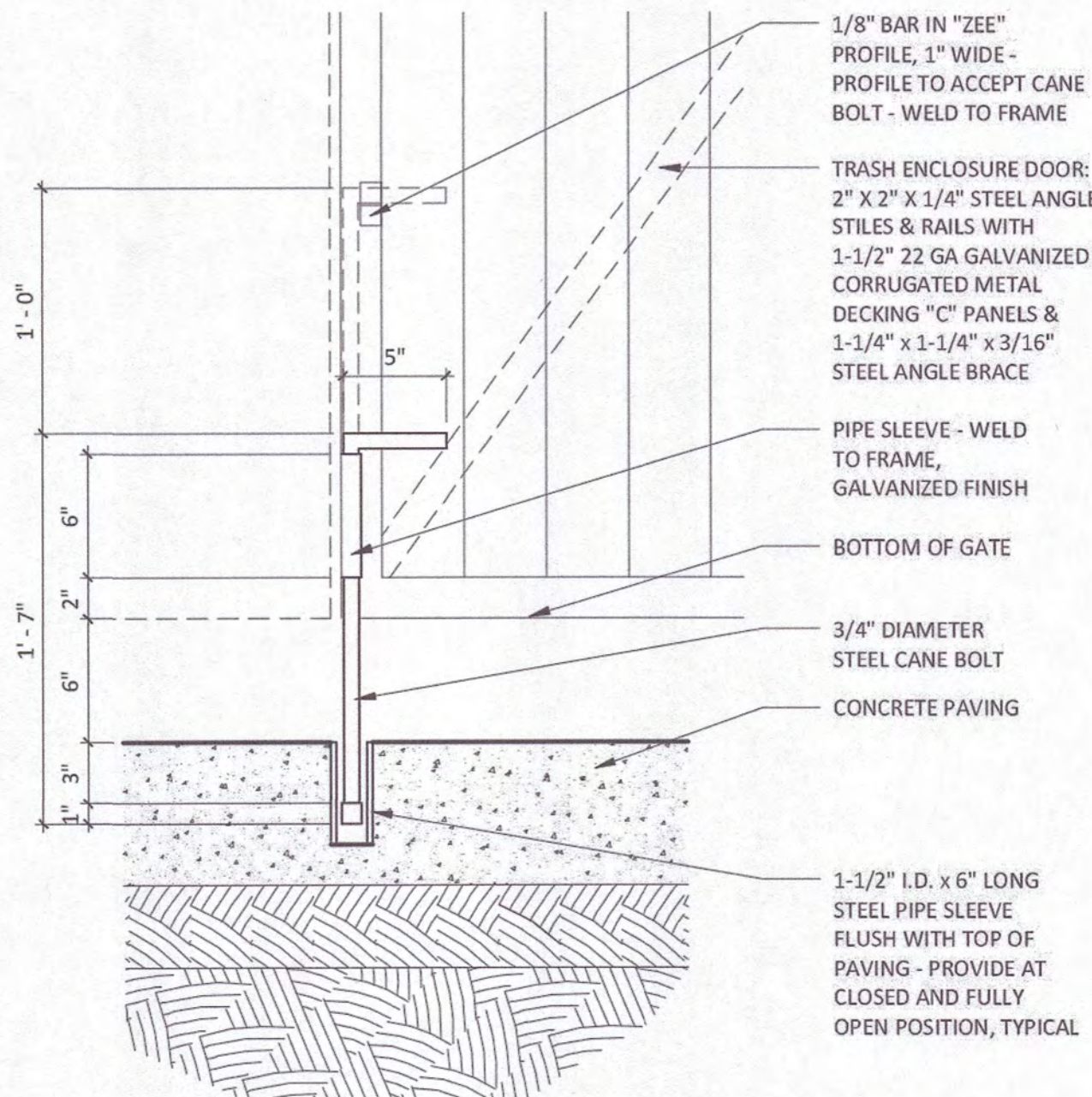
DUMPSTER PLAN

1/4" = 1'-0"



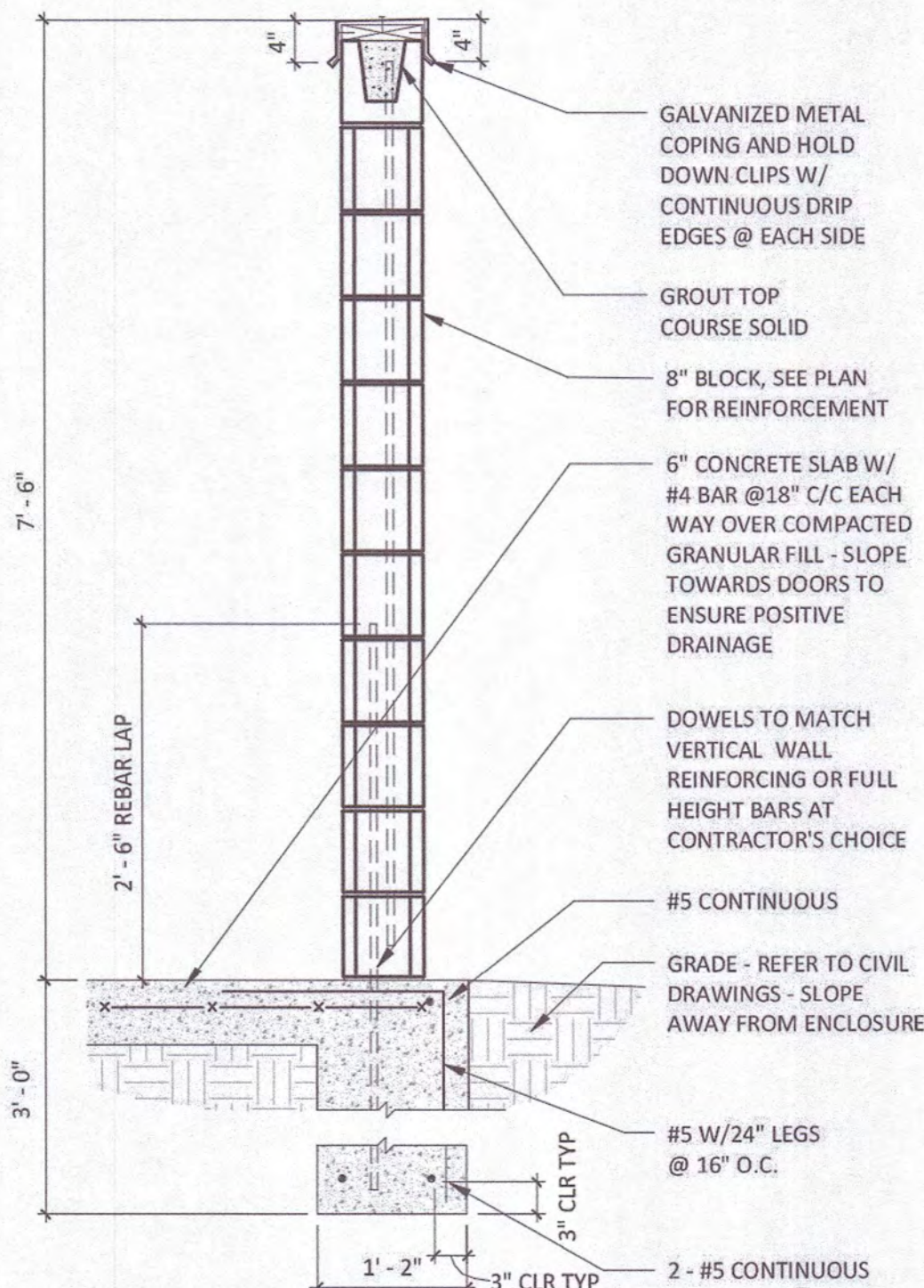
TYP. BOLLARD DETAIL

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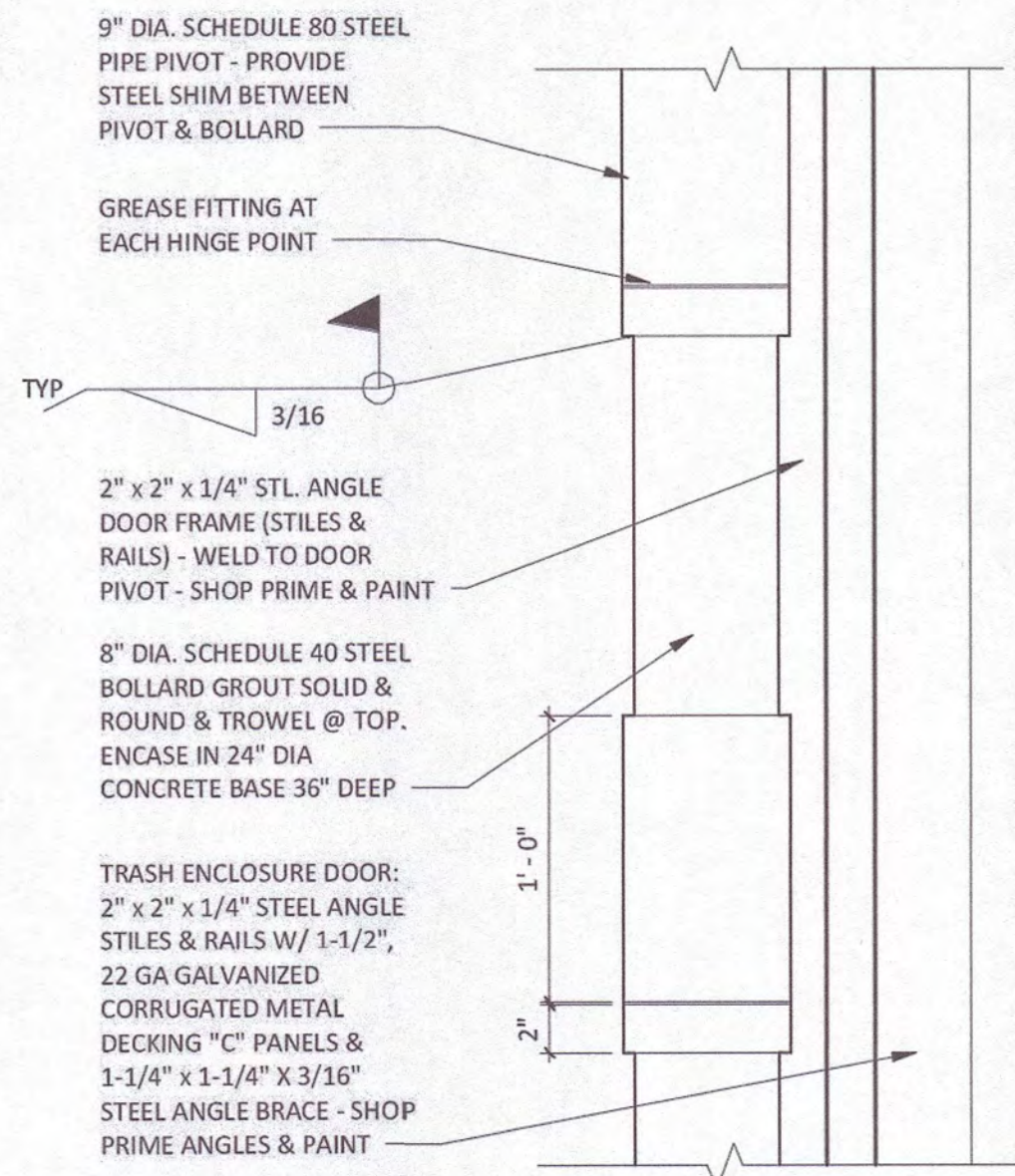
TYPICAL CANE BOLT DETAIL

1 1/2" = 1'-0"



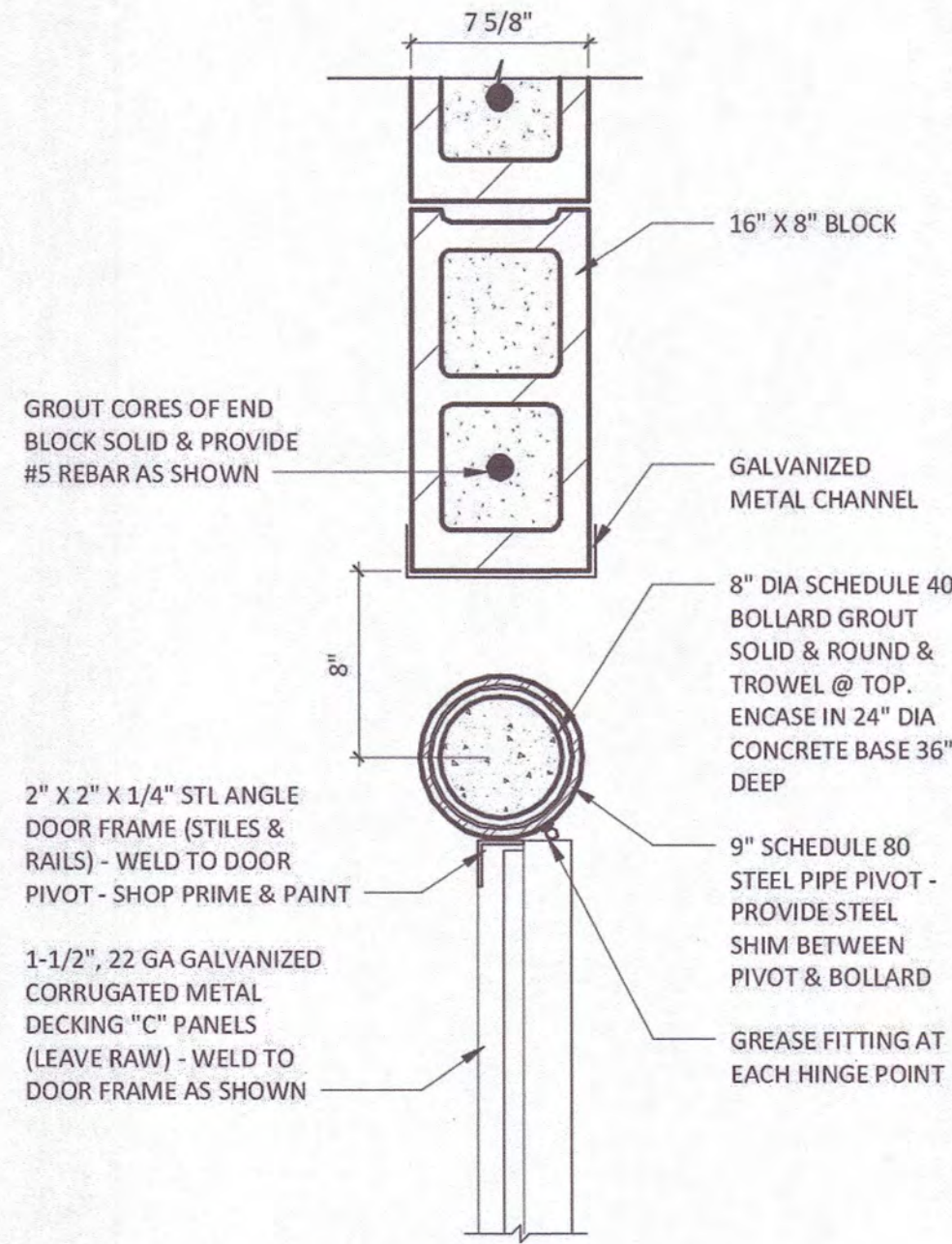
DUMPSTER DETAIL

3/4" = 1'-0"



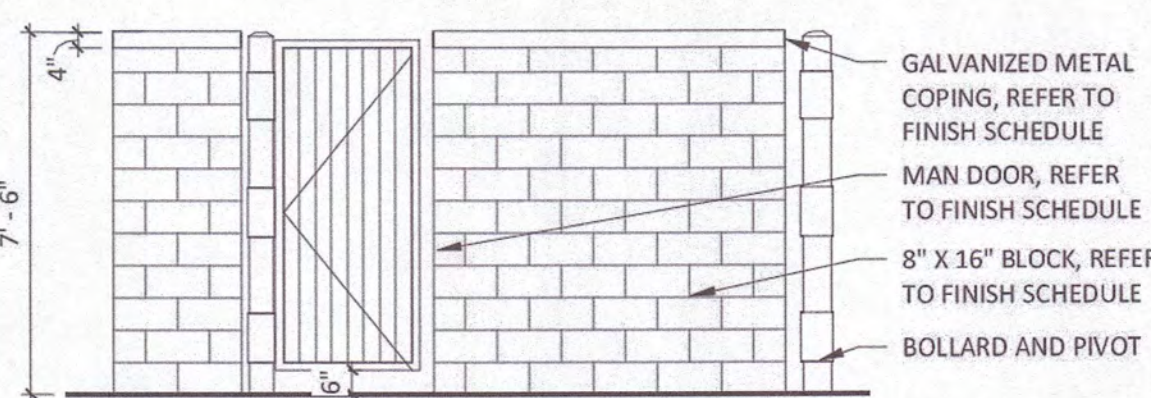
DUMPSTER DOOR PIVOT

1 1/2" = 1'-0"



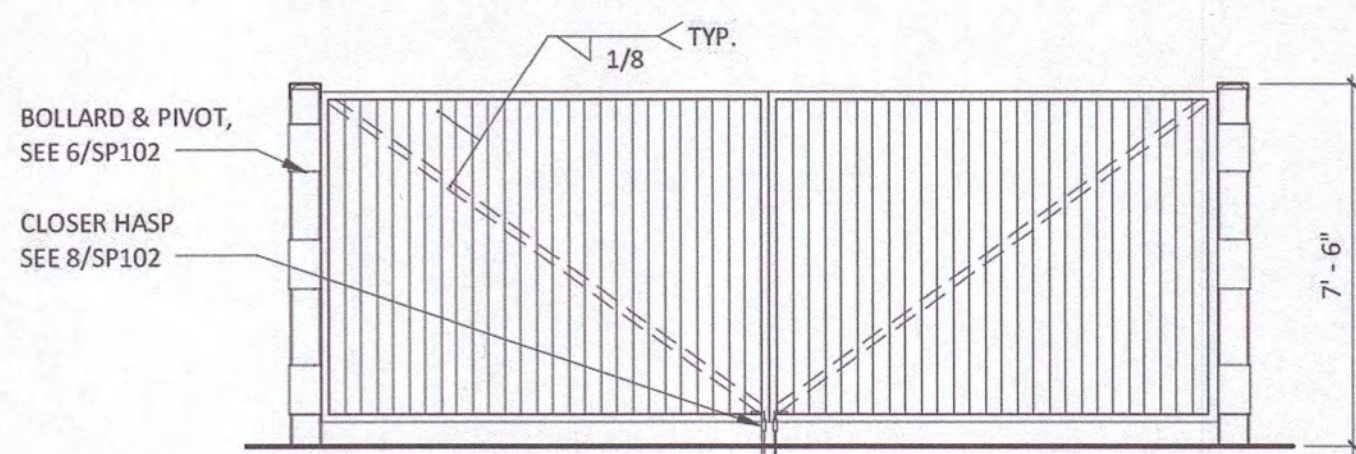
DUMPSTER WALL DETAIL

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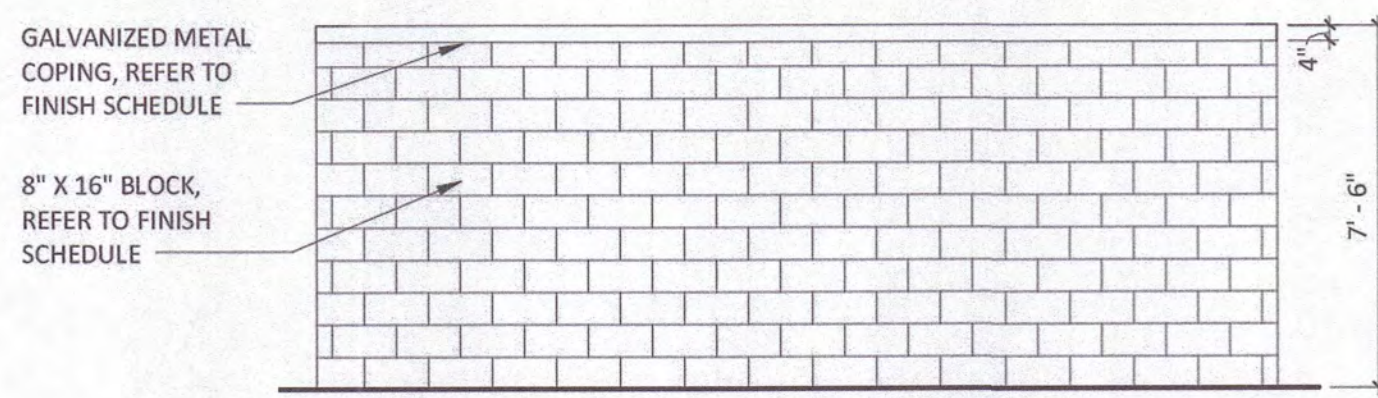
DUMPSTER ELEVATION

1/4" = 1'-0"



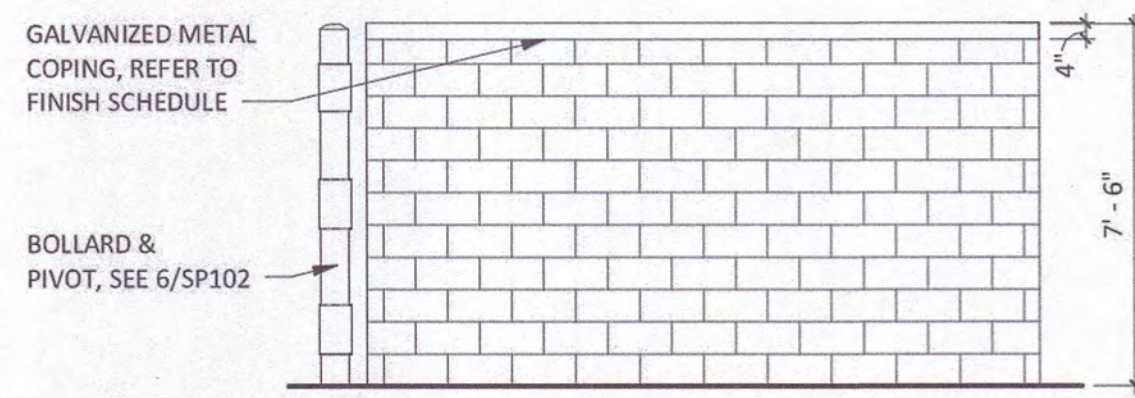
DUMPSTER ELEVATION

1/4" = 1'-0"



DUMPSTER ELEVATION

1/4" = 1'-0"



DUMPSTER ELEVATION

1/4" = 1'-0"

RJOC

NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
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PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME:
122-124 BOSTON POST ROAD
WATERFORD, CT

SEAL:



DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: N.T.S.
DATE: 06/22/2023
DRAWING NAME:

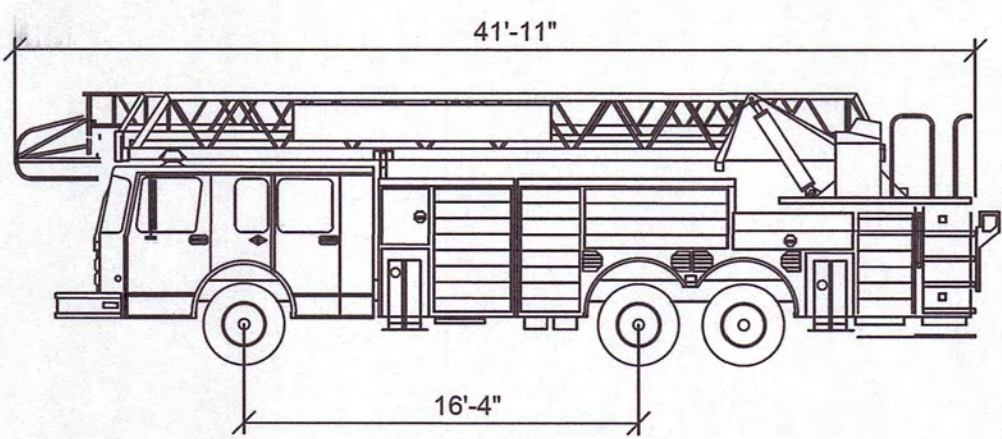
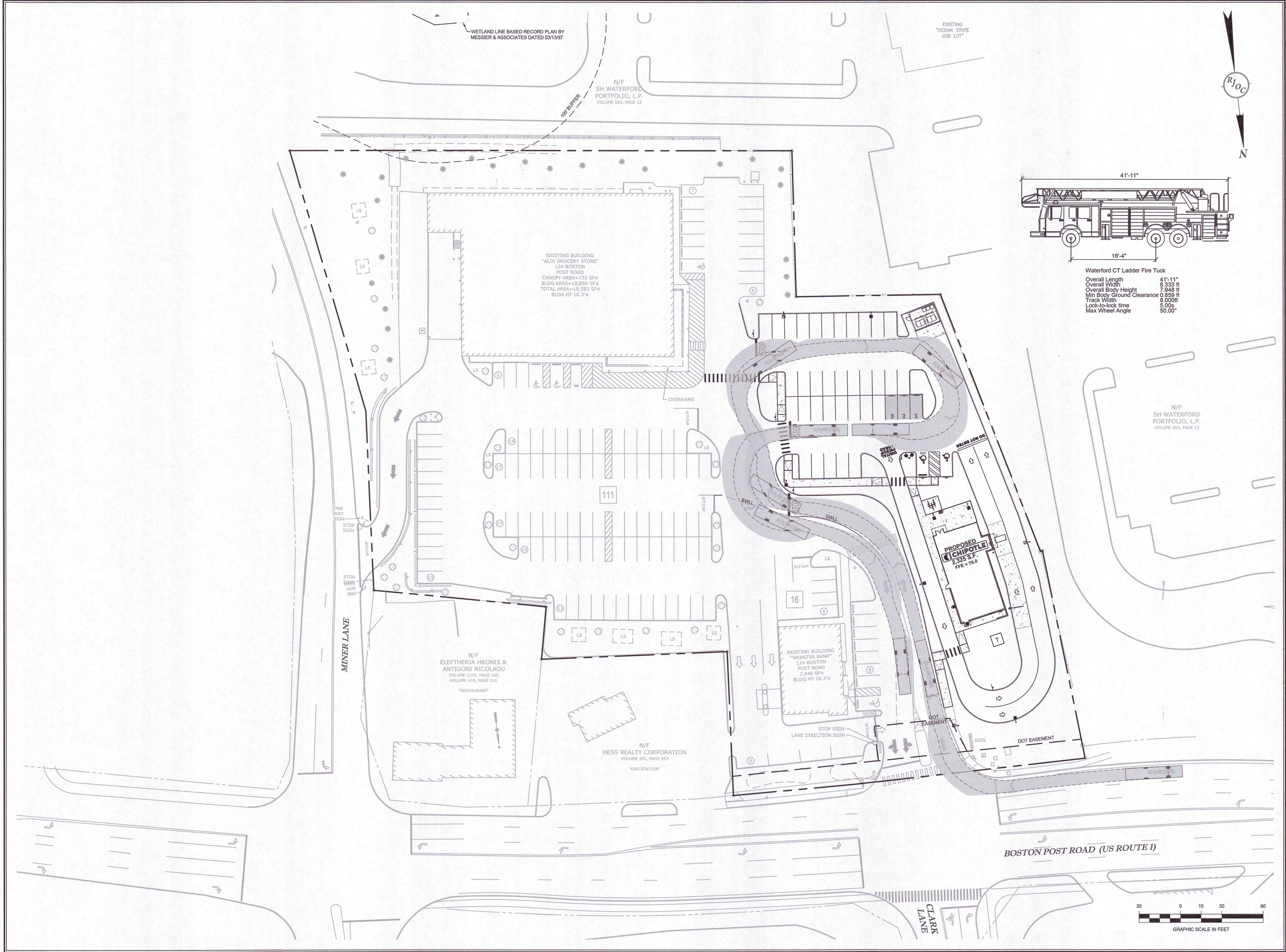
DUMPSTER PLAN AND DETAILS

DRAWING NUMBER:
C-10

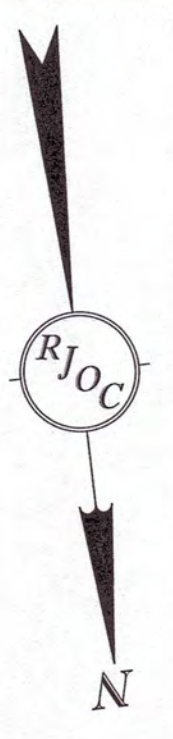
PROJECT NUMBER:
23001

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Drawing name: G:\CT\Waterford\Kincora Development\122-124 Boston Post Road\Water\23001_FT-1 Fire Truck Turn Plan.dwg
Jun 22, 2023 - 16:55pm



Waterford CT Ladder Fire Truck
Overall Length 41'-11"
Overall Width 8.333 ft
Overall Body Height 7.948 ft
Min Body Ground Clearance 0.859 ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Wheel Angle 50.00°



RJOC

	DATE
	REVISION
	NO.
	DATE
	REVISION
	NO.

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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PHONE: 781.279.0180 RJOCNNELL.COM

PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME:
**122-124 BOSTON POST ROAD
WATERFORD, CT**

SEAL:

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: 1" = 30'
DATE: 06/22/2023
DRAWING NAME:

FIRE TRUCK
TURN PLAN

DRAWING NUMBER:
FT-1

PROJECT NUMBER:
23001

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PREPARED FOR:

**KINCORA
WATERFORD, LLC**

% KINCORA DEVELOPMENT, L

**170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481**

SEAL:



The seal is circular with a double-lined border. The outer ring contains the text "STATE OF CONNECTICUT" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle features a shield with a plow and a sheaf of wheat. Below the shield is the text "No. 18876" and "LICENSED".

WB-67 TRUCK
TURN IN
PLAN

PROJECT NUMBER: 2300

WETLAND LINE BASED RECORD PLAN BY
MESSIER & ASSOCIATES DATED 03/13/97

N/F
SH WATERFORD
PORTFOLIO, L.P.
VOLUME 583, PAGE 12

100' BUFFER

EXISTING BUILDING
"ALDI GROCERY STORE"
124 BOSTON
POST ROAD
CANOPY AREA=733 SF±
BLDG AREA=18,850 SF±
TOTAL AREA=19,583 SF±
BLDG HT 16.3'±

EXISTING BUILDING
"WEBSTER BANK"
124 BOSTON
POST ROAD
2,946 SF±
BLDG HT 16.3'±

PROPOSED
CHIPOTLE
2,325 S.F.
FFE = 76.0

MINER LANE

N/F
ELEFThERIA HRONIS &
ANTIGONI NICOLAOU
VOLUME 1235, PAGE 165
VOLUME 418, PAGE S16
"RESTAURANT"

N/F
HESS REALTY CORPORATION
VOLUME 381, PAGE S53
"GAS STATION"

STOP SIGN
LANE DIRECTION SIGN

DOT EASEMENT

BOSTON POST ROAD (US ROUTE 1)

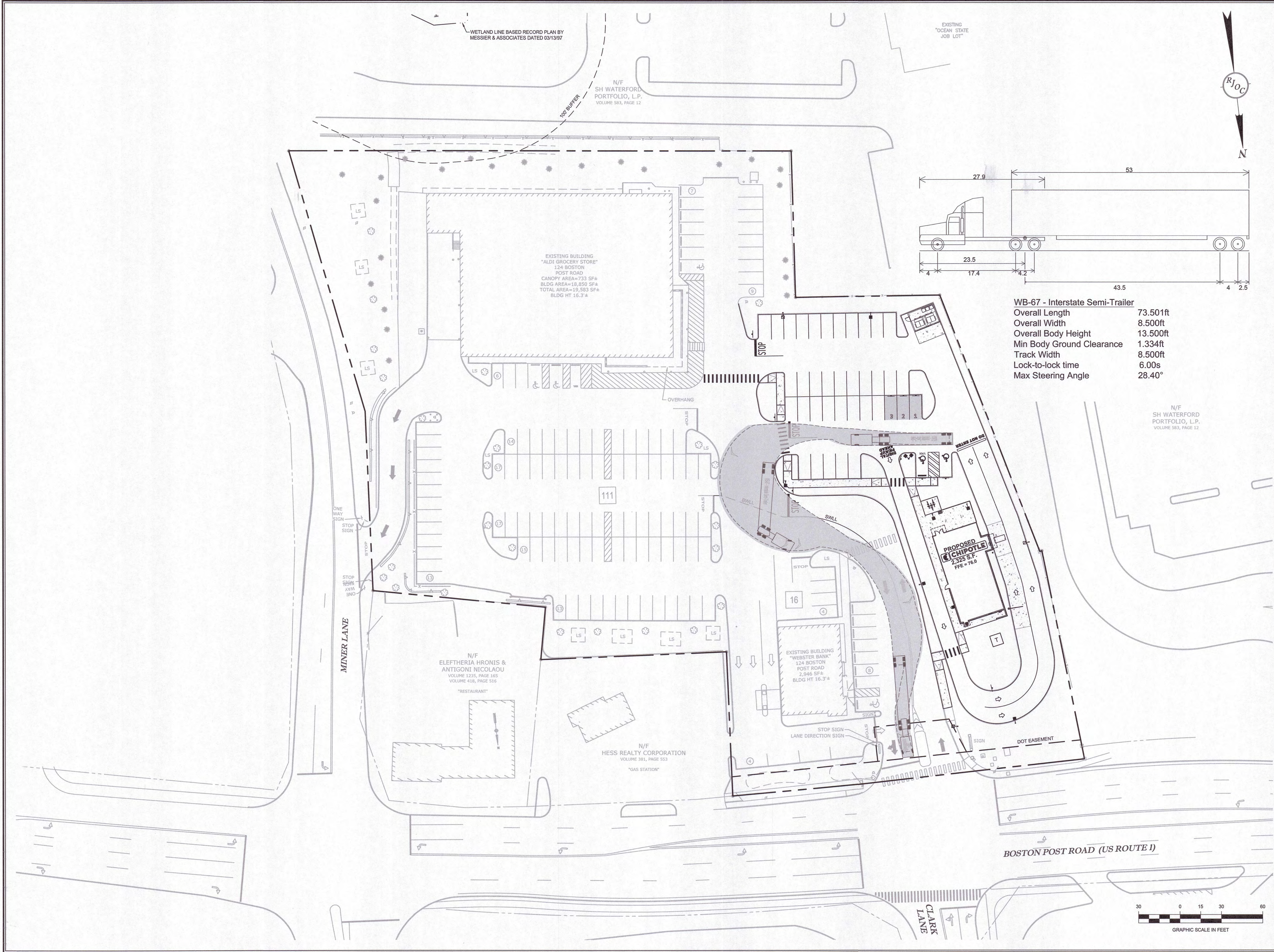
CLARK
LANE

WB-67 - Interstate Semi-Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle	28.40°

GRAPHIC SCALE IN FEET

Drawing name: C:\ct\Waterford\Kincora Development\122-124 Boston Post Road\Main\23001_JT-1 Truck Turn Plan.dwg
Jun 22, 2023 - 16:56pm



RJOC

	DATE
	REVISION
	NO
	DATE
	REVISION
	NO

PREPARED BY:

RJO'CONNELL & ASSOCIATES, INC.
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PHONE: 781.279.0180 RJOCONEILL.COM

PREPARED FOR:

KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

PROJECT NAME:

122-124 BOSTON POST ROAD
WATERFORD, CT

SEAL:

DESIGNED BY: DRG
DRAWN BY: MCR
REVIEWED BY: BJM
SCALE: 1" = 30'
DATE: 06/22/2023
DRAWING NAME:

WB-67 TRUCK TURN OUT PLAN

DRAWING NUMBER: TT-1B

PROJECT NUMBER: 23001

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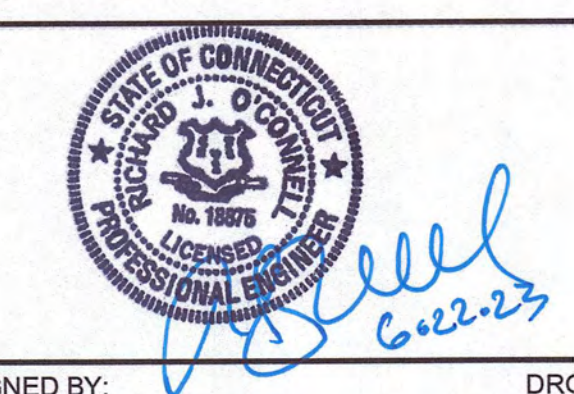
	DATE
	REVISION
	NO.
	DATE
	REVISION
	NO.

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
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PREPARED FOR:
KINCORA WATERFORD, LLC
c/o KINCORA DEVELOPMENT, LLC
170 WORCESTER STREET
SUITE 204
WELLESLEY, MA 02481

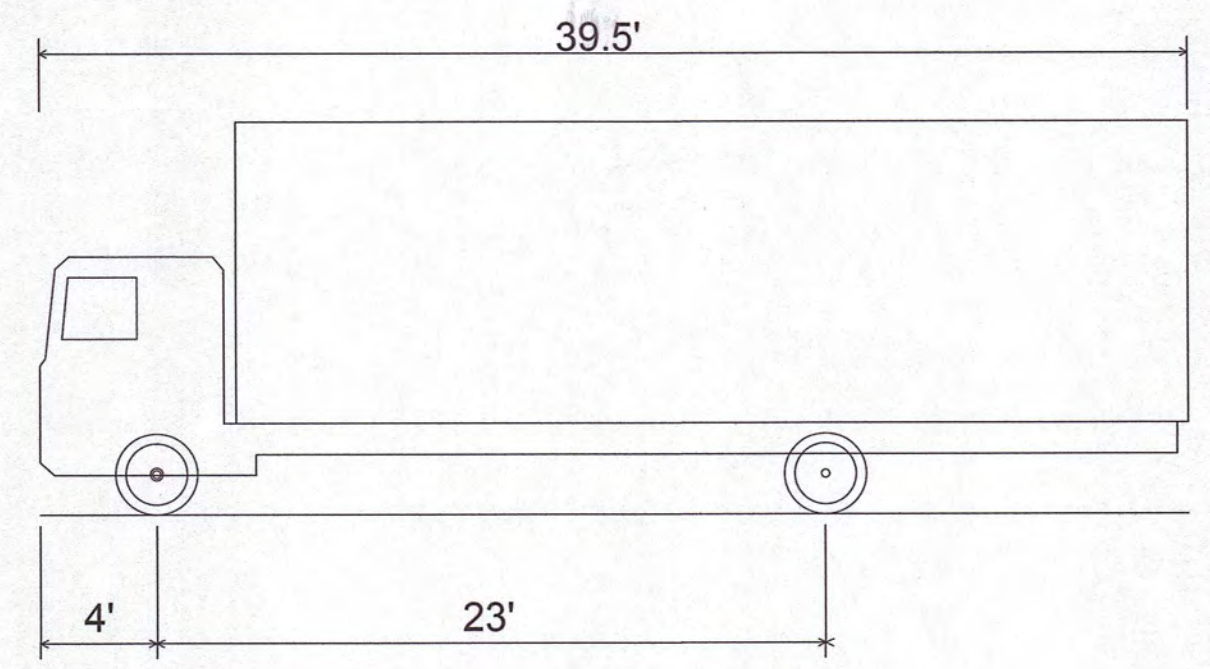
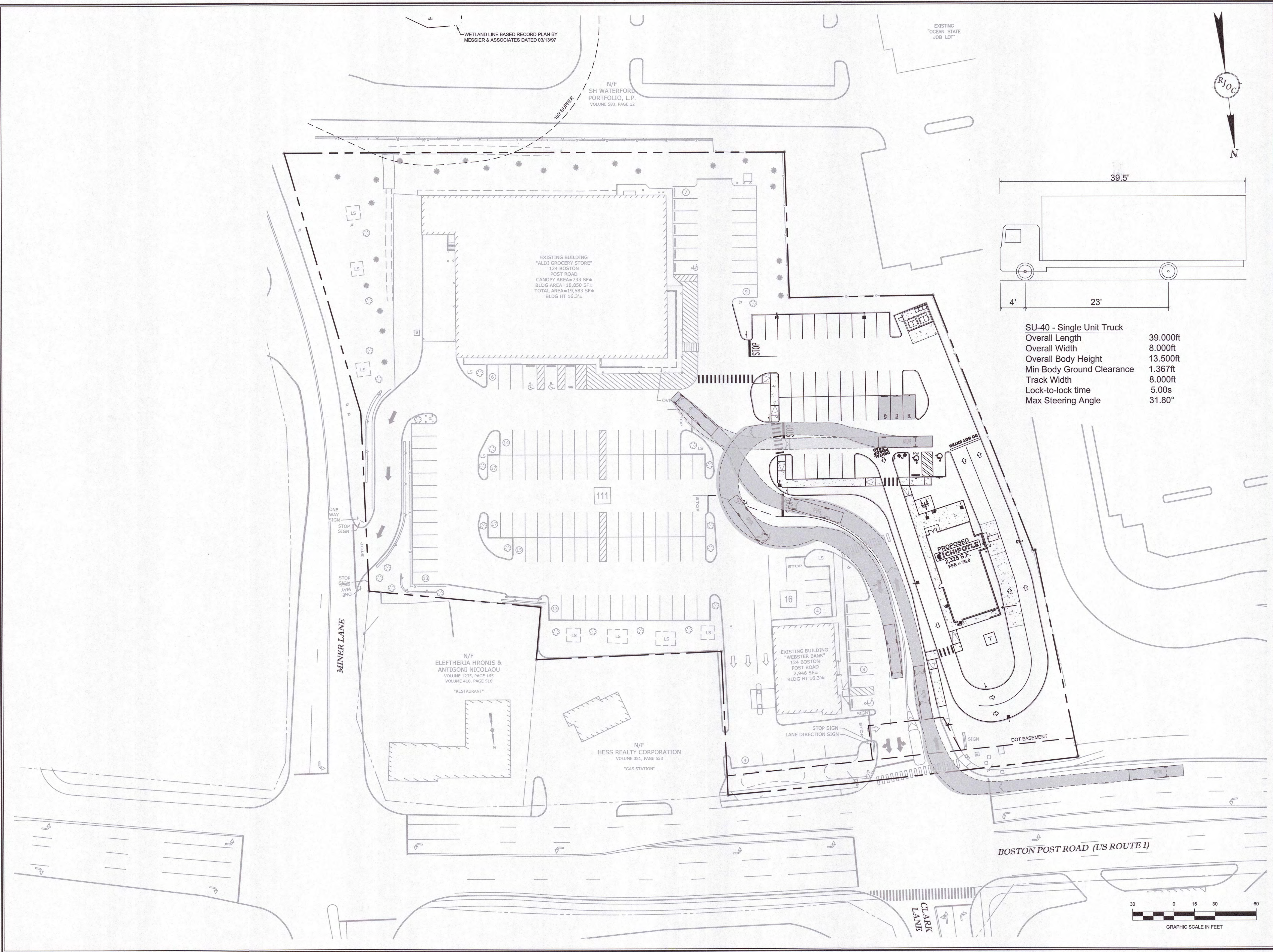
PROJECT NAME:
**122-124 BOSTON POST ROAD
WATERFORD, CT**

DESIGNED BY: DRG
DRAWN BY: MCF
REVIEWED BY: BJM
SCALE: 1" = 30'
DATE: 06/22/2022
DRAWING NAME:

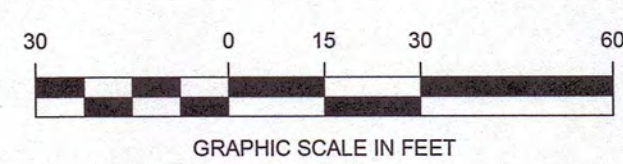


**SU-40 TRUCK
TURN PLAN**

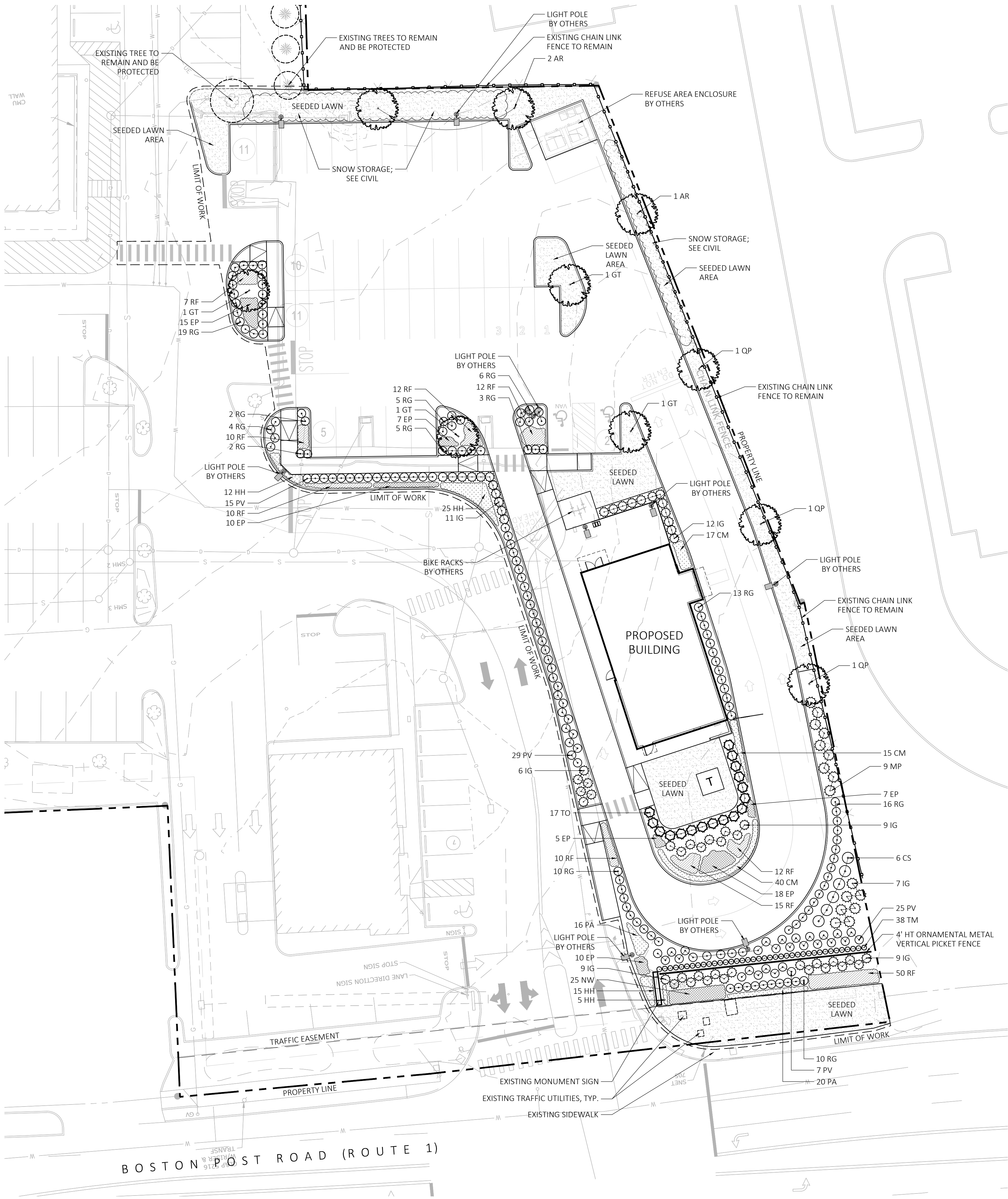
DRAWING NUMBER:
TT-1C
PROJECT NUMBER: 2300



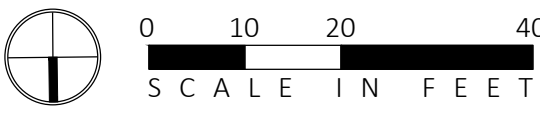
SU-40 - Single Unit Truck
Overall Length 39.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle 31.80°



Drawing name: C:\NCT\Waterford\Kincora Development\122-124 Boston Post Road\Main\32001_TT-1 Truck Turn Plan.dwg
Jun 22, 2023 1:16:59pm



1 OVERALL LANDSCAPE PLAN
SCALE: 1" = 20'-0"



PLANT SCHEDULE					
SYMBOL	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
GT	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
TO	17	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ABORVITAE	7'-8' TALL	B&B, MATCHING
QP	3	QUERCUS PALUSTRIS	PIN OAK	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
SHRUBS					
CS	6	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	48" O.C. B&B
IG	63	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GAL	36" O.C. B&B
MP	9	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	5 GAL	36" O.C. B&B
RG	95	RHUS 'GRO LOW'	GROW LOW SUMAC	3 GAL	36" O.C. B&B
TM	38	TAXUS X MEDIA 'HICKSII'	HICKS YEW	4' HT.	4' HT. B&B
PERENNIALS AND ORNAMENTAL GRASSES					
CM	72	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	1 GAL	18" O.C. CONTAINER
EP	72	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	24" O.C. CONTAINER
HH	57	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL	18" O.C. CONTAINER
NW	25	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	24" O.C. CONTAINER
PA	36	PENNISETUM ALOPECUROIDES 'HAEMEL'	DWARF FOUNTAIN GRASS	1 GAL	24" O.C. CONTAINER
PV	76	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL	36" O.C. CONTAINER
RF	138	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	1 GAL	24" O.C. CONTAINER

- PLANTING NOTES:
- DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
 - PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
 - LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
 - ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
 - THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
 - WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
 - TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
 - LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
 - MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
 - LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 - SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUND COVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
 - PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CAULPER

MDLA

MICHAEL D'ANGELO landscape architecture

MICHAEL D'ANGELO

LANDSCAPE ARCHITECTURE LLC

SUITE 201A

840 SUMMER STREET

BOSTON, MA 02127

T. 203.592.4788

WWW.MD-LA.COM

122-124 BOSTON POST ROAD

WATERFORD, CT

STAMP

STATE OF CONNECTICUT

MICHAEL D'ANGELO

NO. 14222

LICENSED LANDSCAPE ARCHITECT

REV. NO.	DATE	DESCRIPTION
1	6/22/23	ISSUED FOR SITE PLAN REVIEW

OVERALL LANDSCAPE PLAN

DRAWN: MR

CHECKED: MD

SCALE: AS NOTED

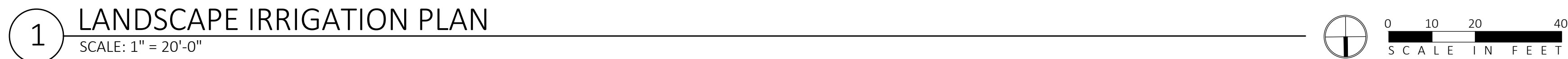
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L1

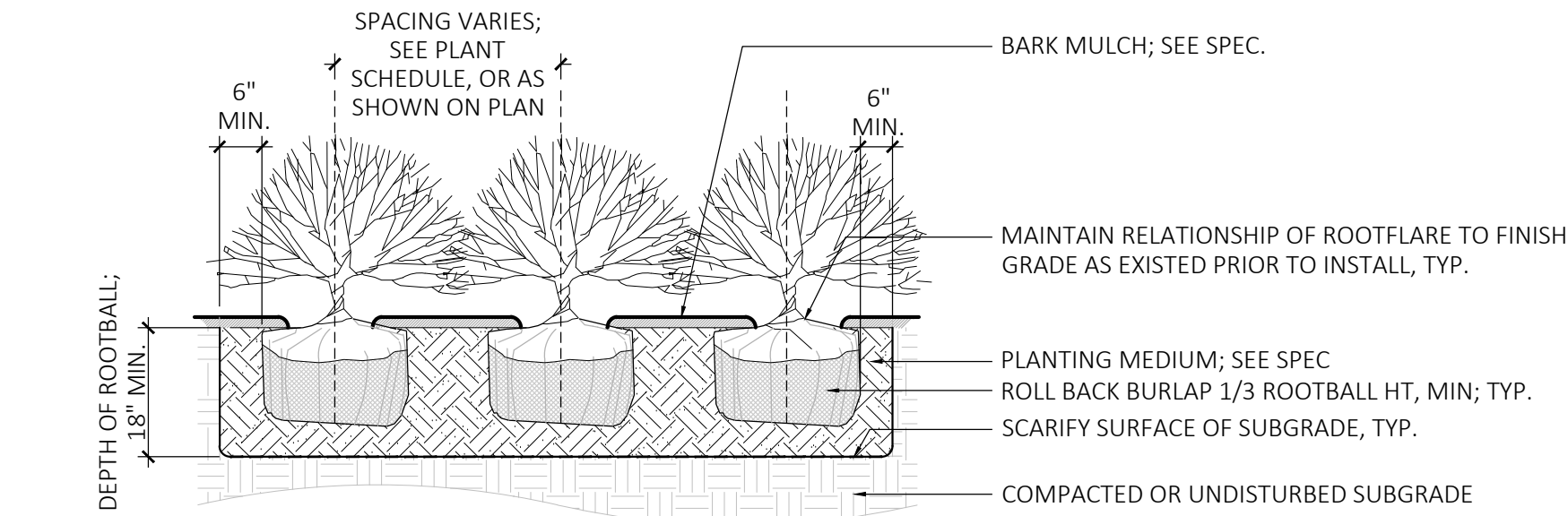
SHEET 1 OF 3

plot date: 6/22/2023

NOT FOR CONSTRUCTION

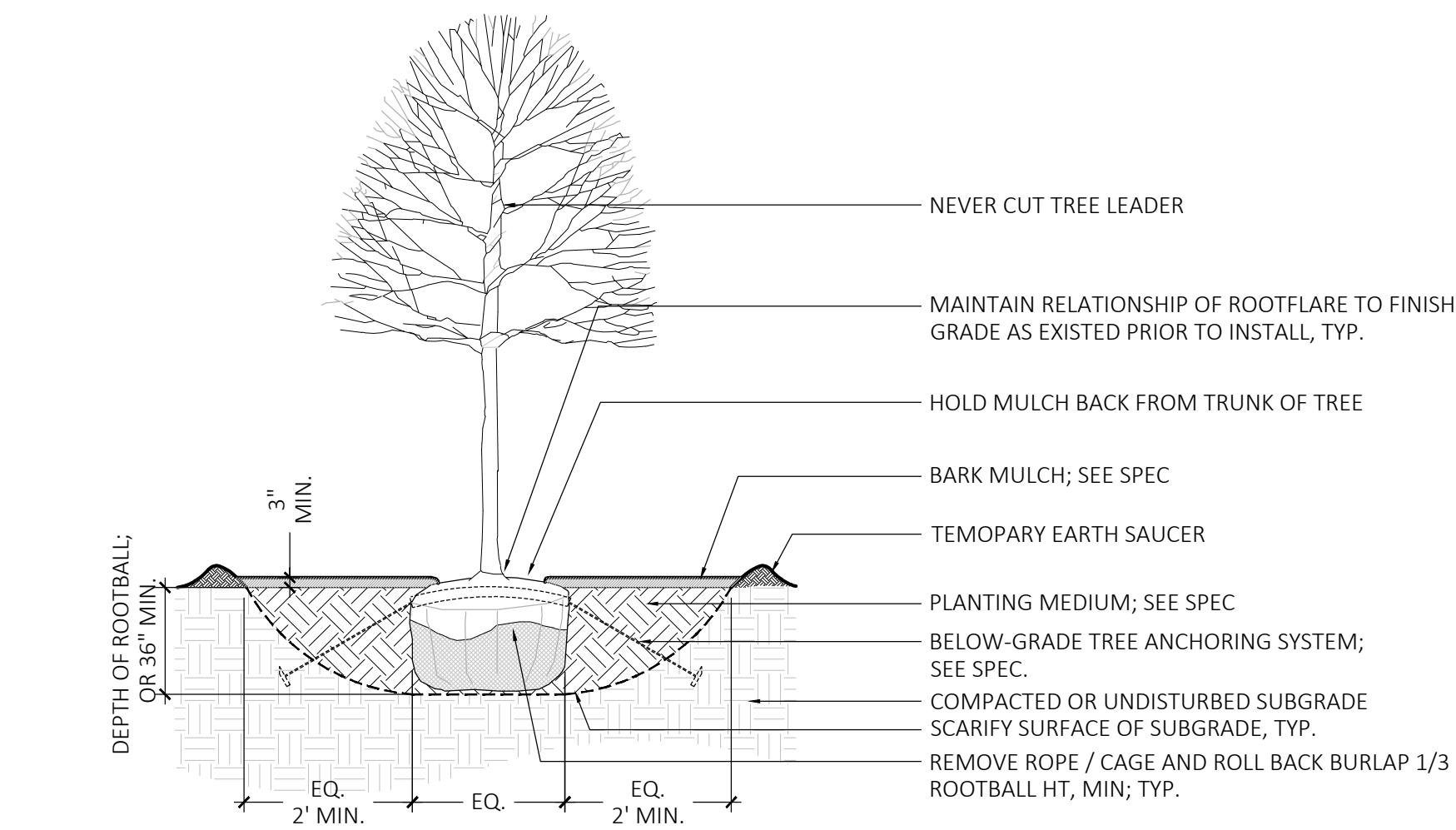


plot date: 6/22/2023



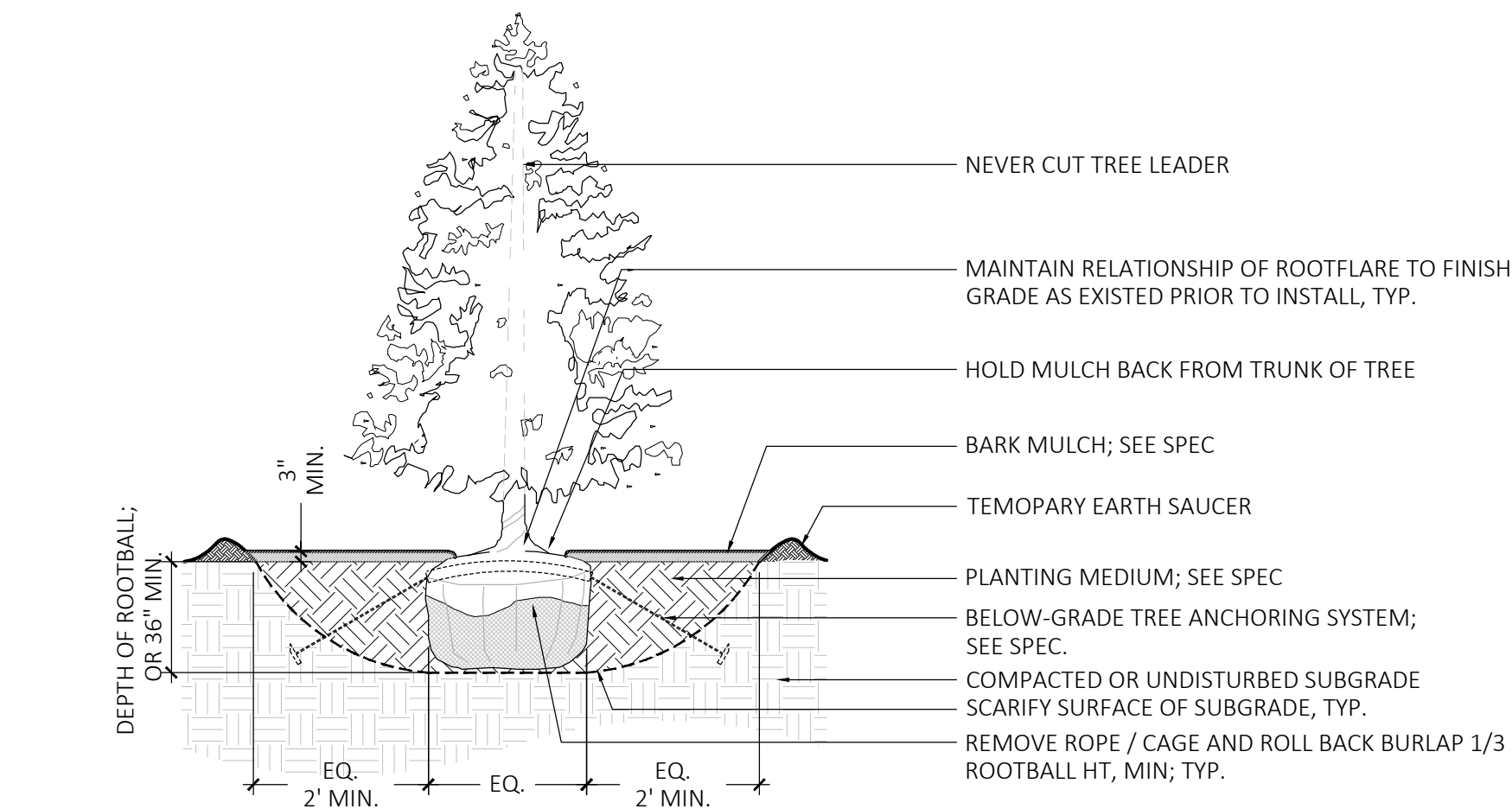
1 SHRUB PLANTING

NOT TO SCALE



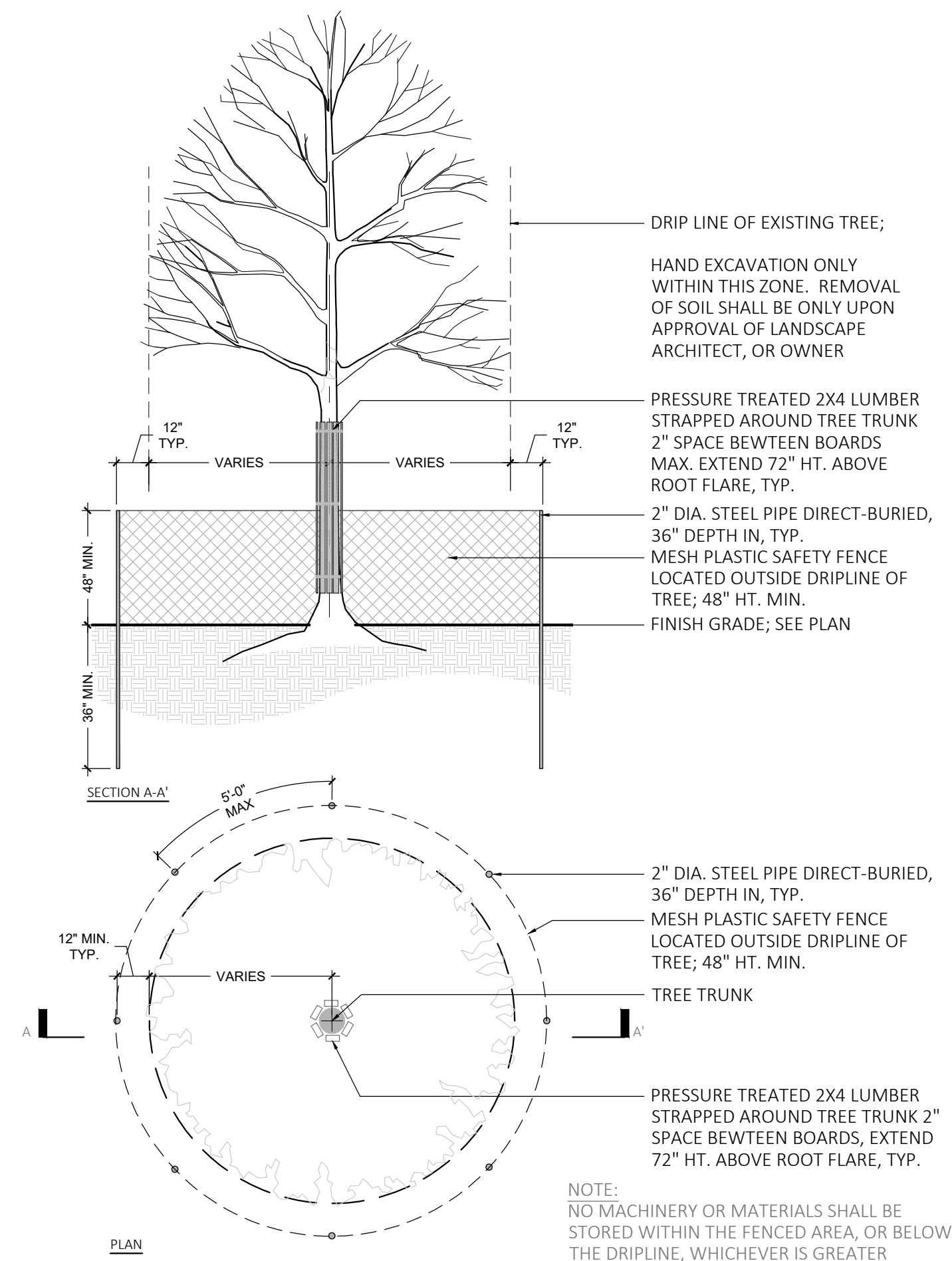
2 DECIDUOUS TREE PLANTING

NOT TO SCALE



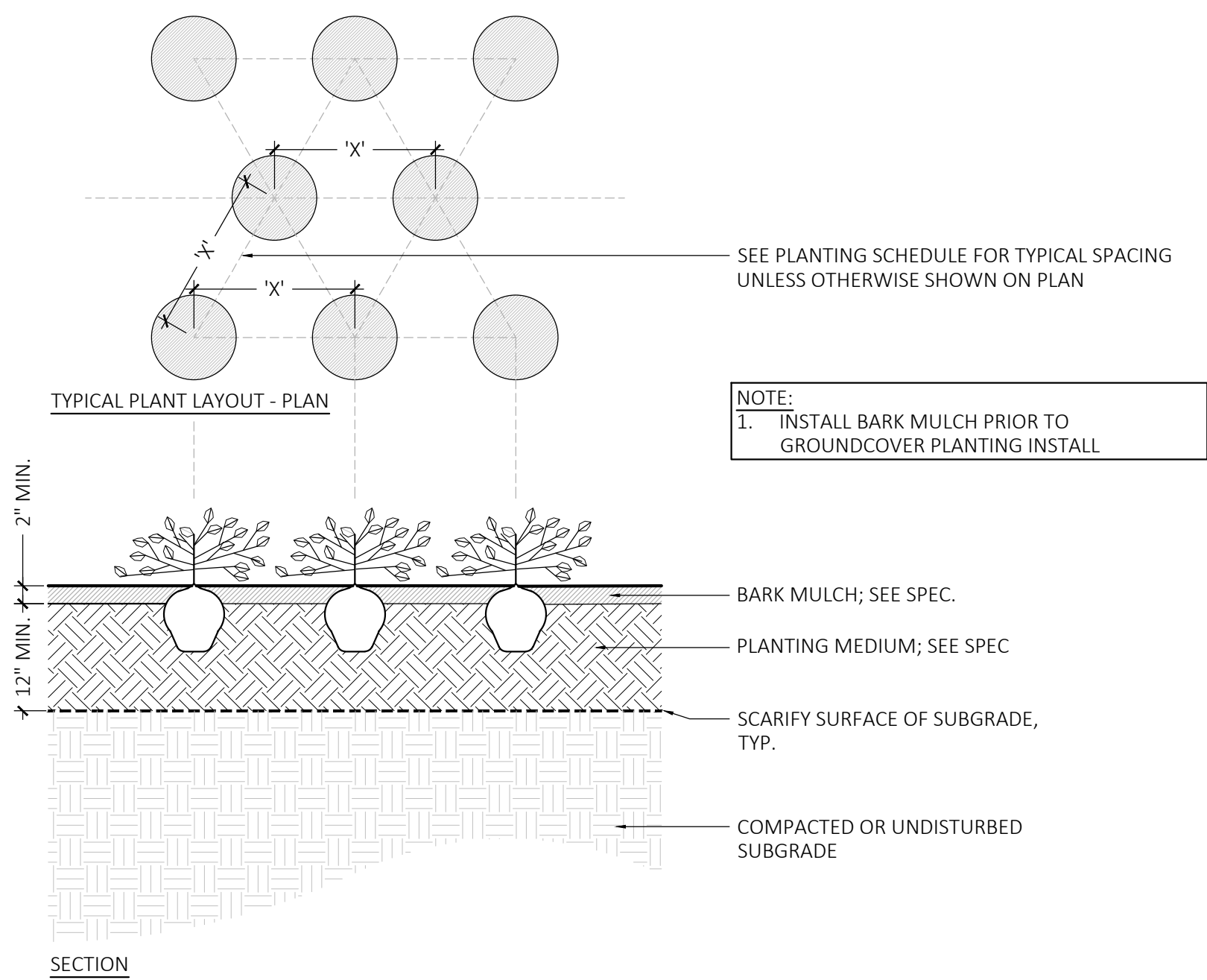
3 EVERGREEN TREE PLANTING

NOT TO SCALE



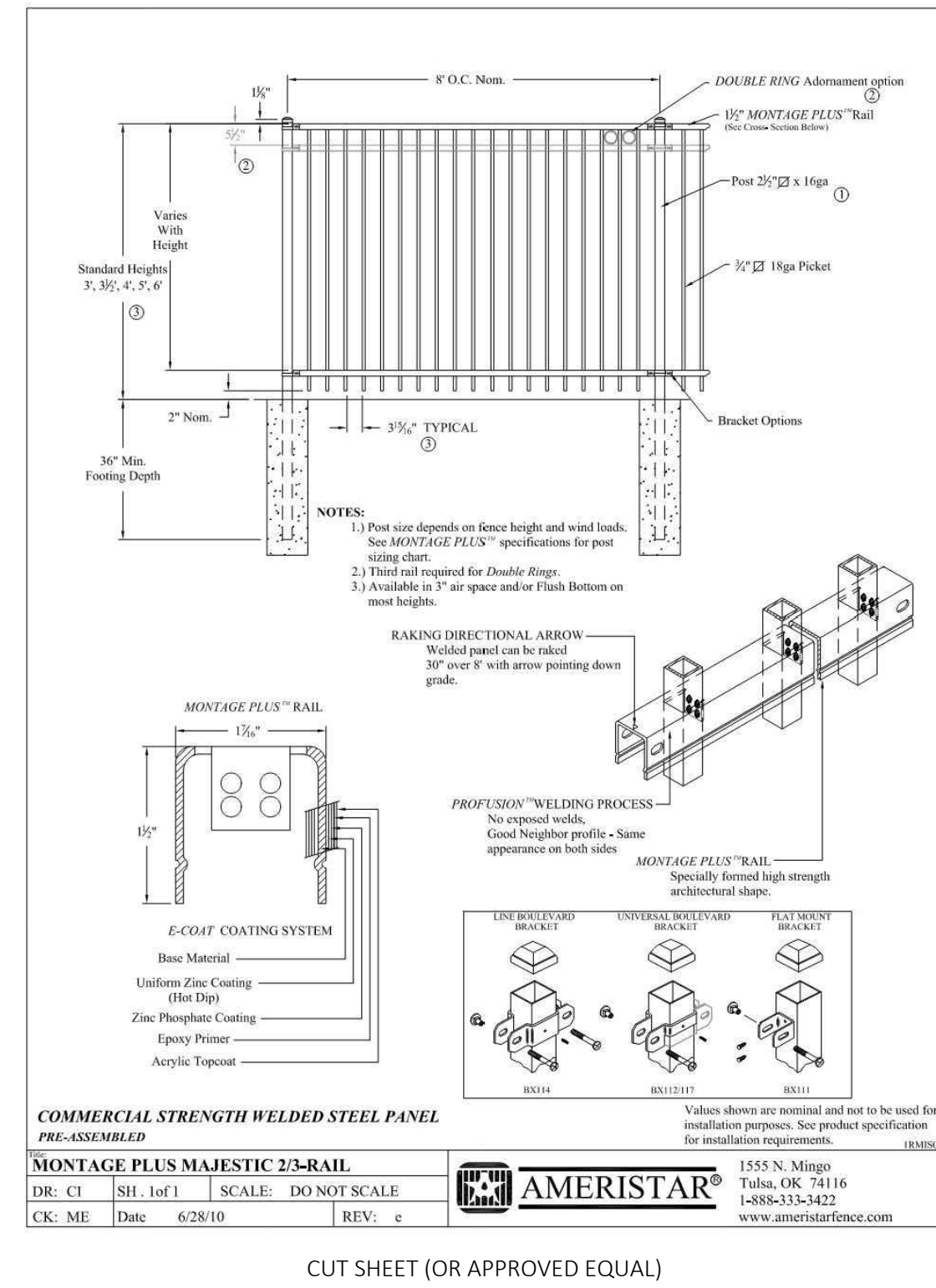
4 EXISTING TREE PROTECTION

NOT TO SCALE



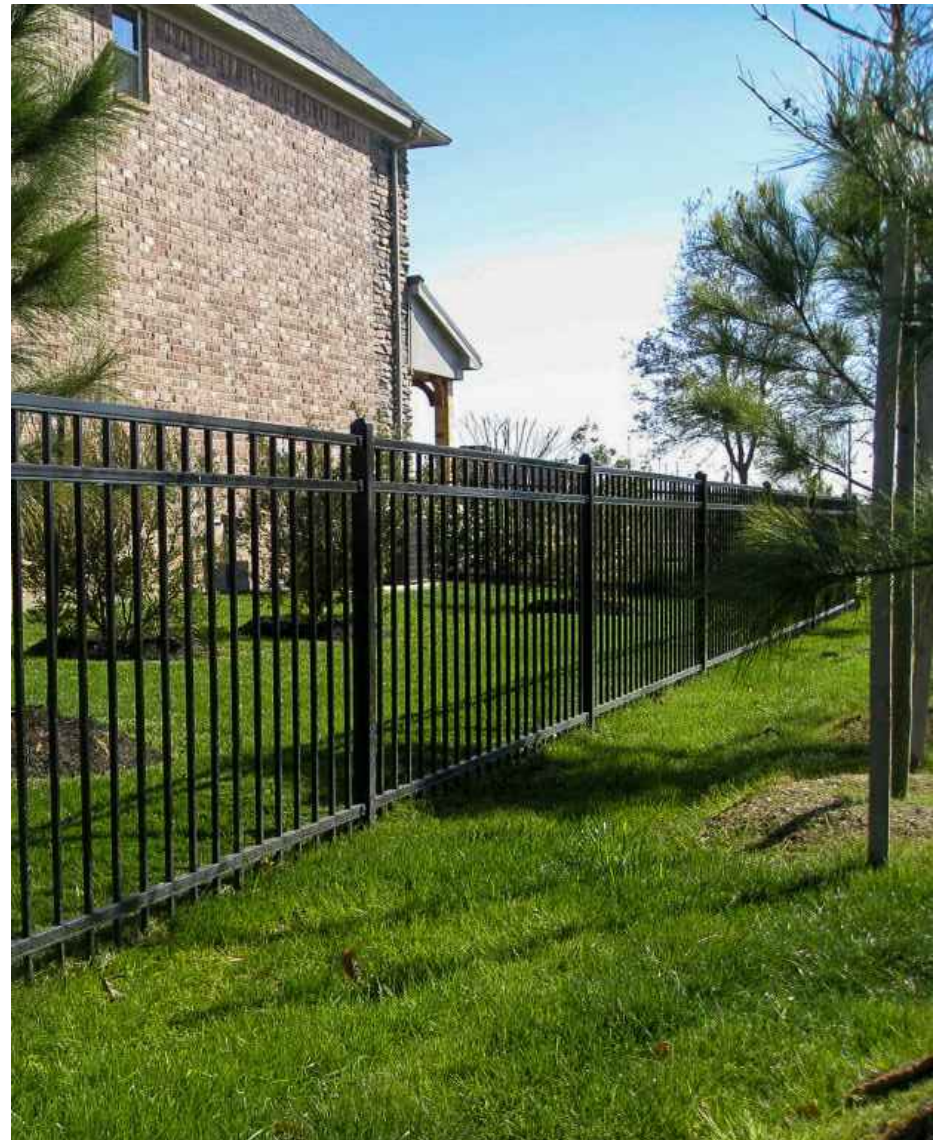
5 GROUNDCOVER PLANTING

NOT TO SCALE



6 4' HT ORNAMENTAL METAL FENCE

NOT TO SCALE



PRECEDENT IMAGE



REV. NO.	DATE	DESCRIPTION
1	6/22/23	ISSUED FOR SITE PLAN REVIEW

Luminaire Schedule "Did you know that utility rebates can cover 25% or more of a product's cost? Email rebates@cree.com to get help on your project!"										
Project: Project 1										
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts	Total Watts	Dark Sky Compliant	BUG Rating
	6	L23	SINGLE	N.A.	1.000	AL-42WLED-UD-CG-120 W/ RS9062-DO-CS&	43	258	Yes	B1-U5-G0
	5	L31B	SINGLE	9747	1.000	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS W/ OSQ-BLSMF	112	560	Yes w/ Louver Kit	B2-U0-G2
	1	L31	SINGLE	11412	1.000	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS	112	112	Yes	B2-U0-G2
	2	L32	BACK-BACK	11412	1.000	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS	112	448	Yes	B2-U0-G2
	1	L32B	2 @ 90 DEGREES	11412	1.000	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS	112	224	Yes	B2-U0-G2
	2	L34	4 @ 90 DEGREES	11412	1.000	OSQ-A-NM-4ME-A-57K-UL-CS W/ OSQ-DACS	112	896	Yes	B2-U0-G2
	4	L31-wBLS NEW	SINGLE	8575	1.000	OSQL-B-11L-57K7-4M-UL-NM-CS- w OSQ-BLSMF & OSQ-ML-B-DACS	72	288	Yes	B1-U0-G2
	1	OSQ-3ME	SINGLE	11175	1.000	OSQL-B-11L-57K7-3M-UL-NM-CS- w OSQ-ML-B-DACS	72	72		B2-U0-G2
	2	L21 NEW	SINGLE	4270	1.000	XSPW-B-WM-3ME-4L-57K-UL-CS	31	62		B1-U0-G1
	6	L21	SINGLE	4109	1.000	XSPWA03MC-UCSP	42	252		B1-U0-G1

Calculation Summary				
Label	Avg	Max	Min	Avg/Min
Calc Pts	0.10	7.5	0.0	N.A.
Chipotle	2.56	16.7	0.5	5.12
Pavement	2.34	9.9	0.2	11.70
Property Line	0.17	1.8	0.0	N.A.

NATIONAL ACCOUNT PRICING, PLEASE CALL ELVIR SULJIC AT CREE LIGHTING:
262-884-3332 OR ESULJIC@CREELIGHTING.COM

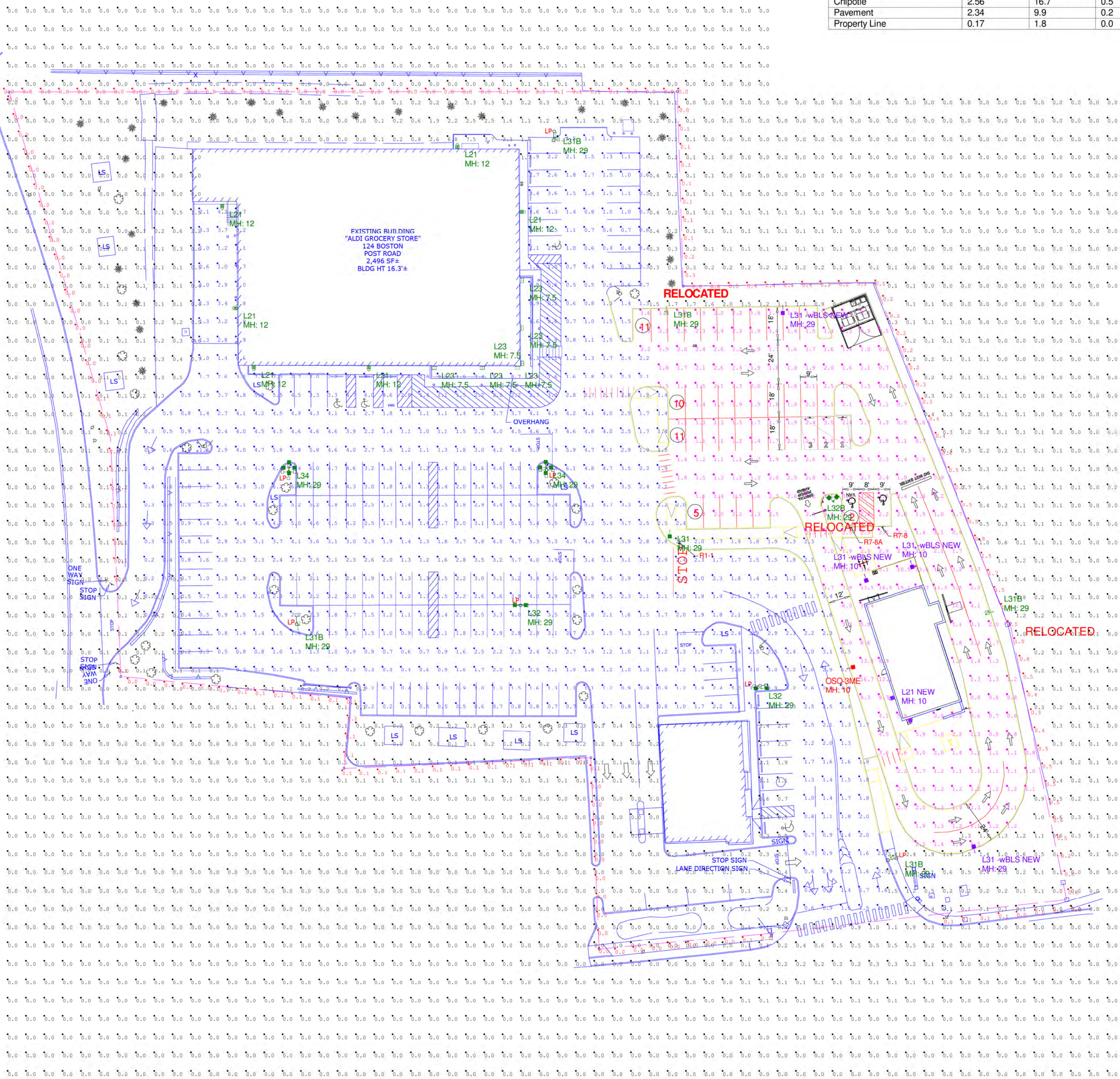
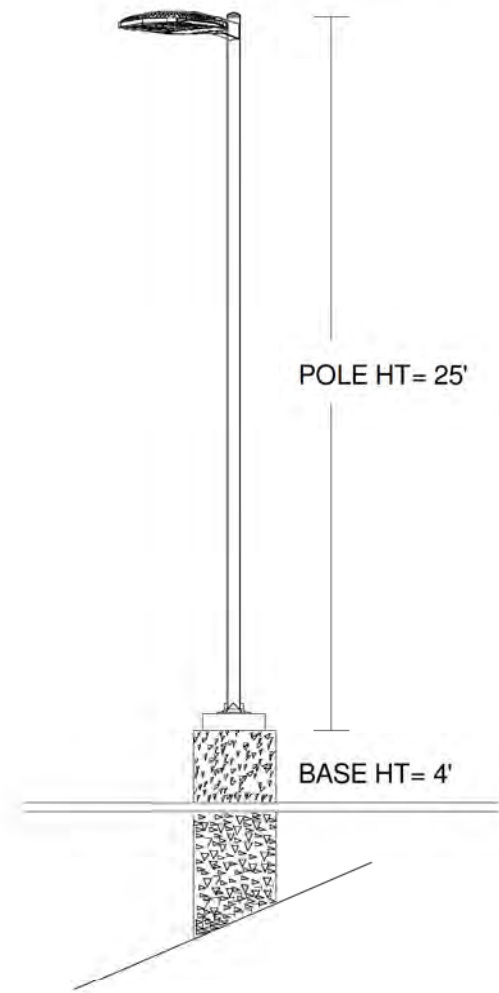
Additional Required Equipment:
***** (11) POLES EXISTING *****

- (2) CL-SSP-4011-25-D1-PS - (25' x 4" Steel Square Pole, Single) NEW
(3) CL-SSP-4011-10-D1-PS (10 X 4" STEEL SQUARE POLE) NEW

Proposed Poles Meets 120MPH Sustained Winds.
Mount 25' Pole on a 4' Concrete Base.
10' Pole no Base

Additional Equipment
(5) OSQ-ML-B-DACS (DIRECT ARM MOUNT)
(4) OSQ-BLSMF (BACK LIGHT SHIELD)

OSQ Area Luminaire



Customer responsible to verify ordering information/
catalogue number prior to placing order.



1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: Aldi- Waterford, CT

CASE # 00558170 (SR: 15520)

Date:6/21/2023

Scale: N.T.S.

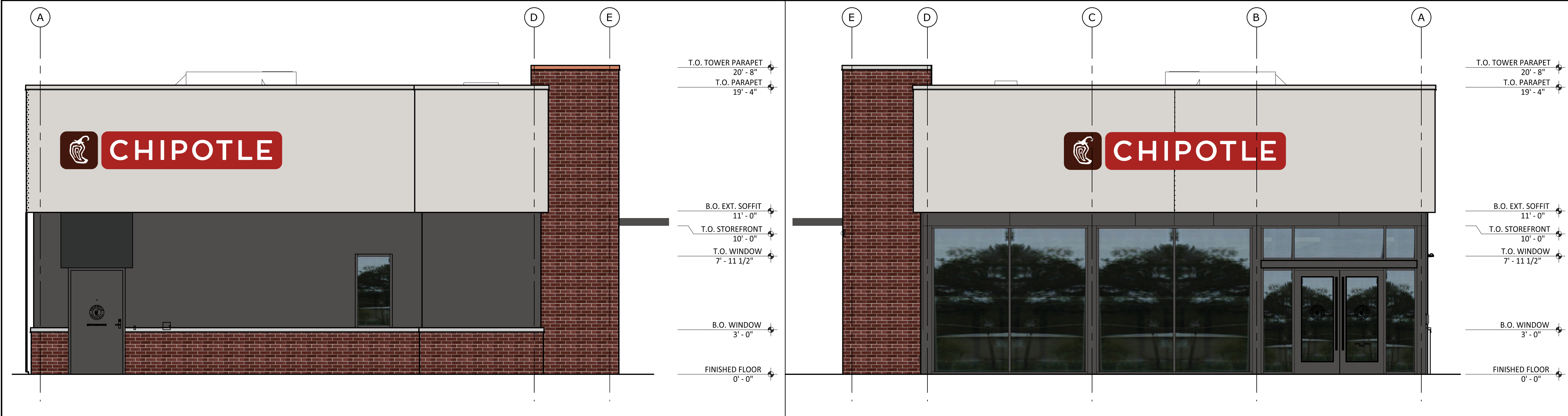
Footcandles calculated at grade

Filename: ALD-160620WACTABMR9.AGI

Layout by: Amy McIntosh

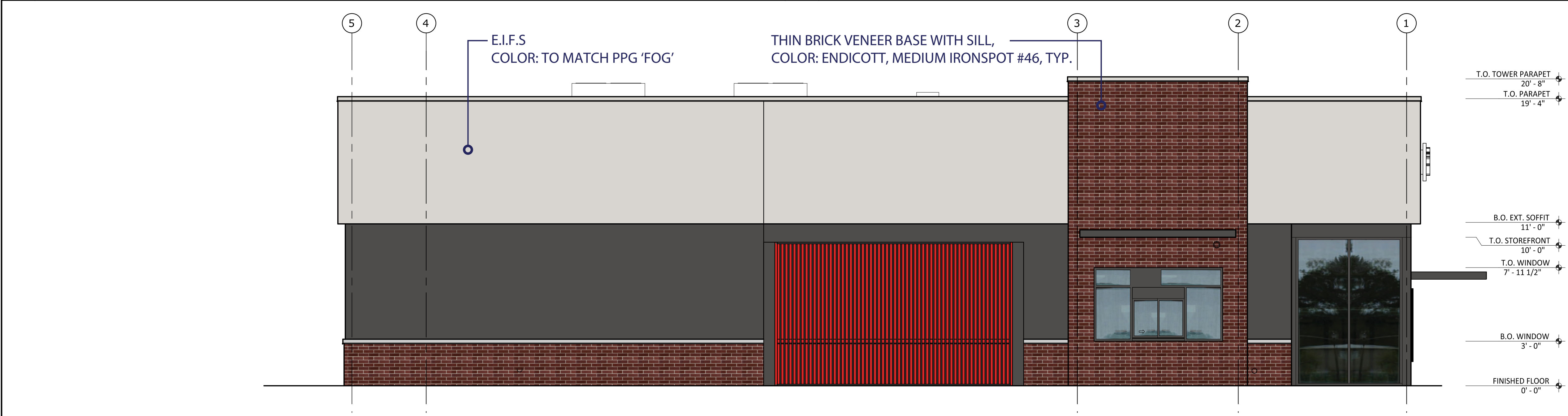
Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Plot Date: 8/15/2023 10:22:35 AM, Dwg Filename: C:\Users\ta_nguyen\Desktop\P2D Work\Hingham\21961 Chipotle Shell, Waterford, CT\Construction Documents\21961_A200 EXTERIOR ELEVATIONS.dwg

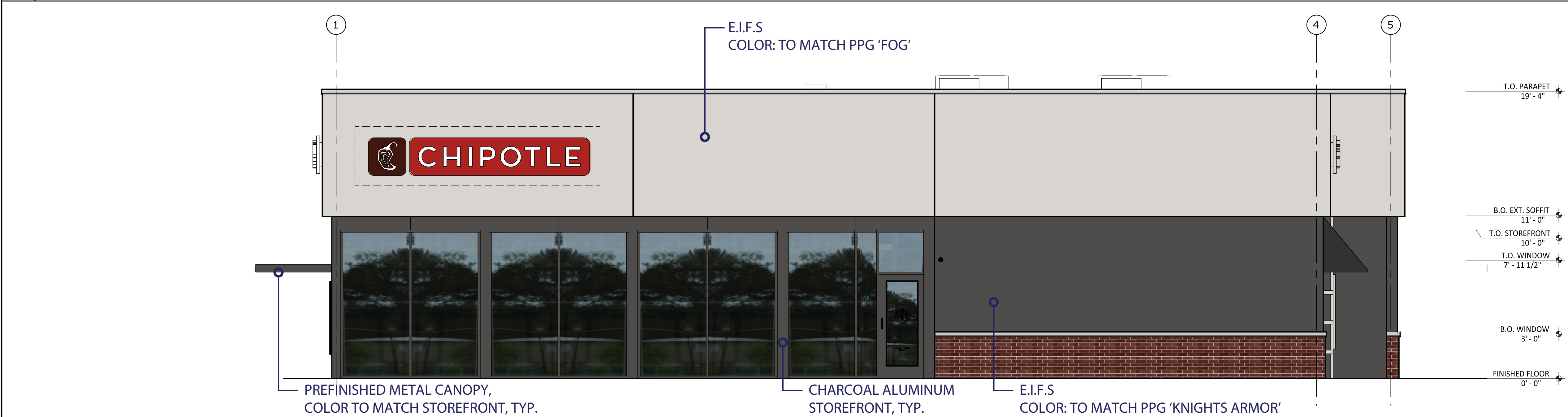


4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ARCHITECT
PHASE ZERO DESIGN
35 POND PARK ROAD, BAY 16
HINGHAM, MA 02043
PHONE: (781) 452-7121
FAX: (781) 875-3039
www.phasezerodesign.com

KINCORA WATERFORD, LLC
170 WORCESTER STREET, SUITE 204
WELLESLEY HILLS, MA 02461
PHONE: (339) 222-6262

CONSULTANT: MEP

CONSULTANT: STRUCTURAL

CHIPOTLE BUILDING SHELL
122-124 BOSTON POST ROAD
WATERFORD, CT

PROJECT

REVISIONS
REV DATE DESCRIPTION / COMMENTS

SEAL

KEY PLAN
NTS

ISSUED FOR: PLANNING & ZONING
ISSUED DATE: 06.19.2023

DRAWN BY: AN
CHECKED BY: RK
PROJECT NUMBER: 21961
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DRAWING NAME
EXTERIOR ELEVATIONS

DRAWING NO.
A200

