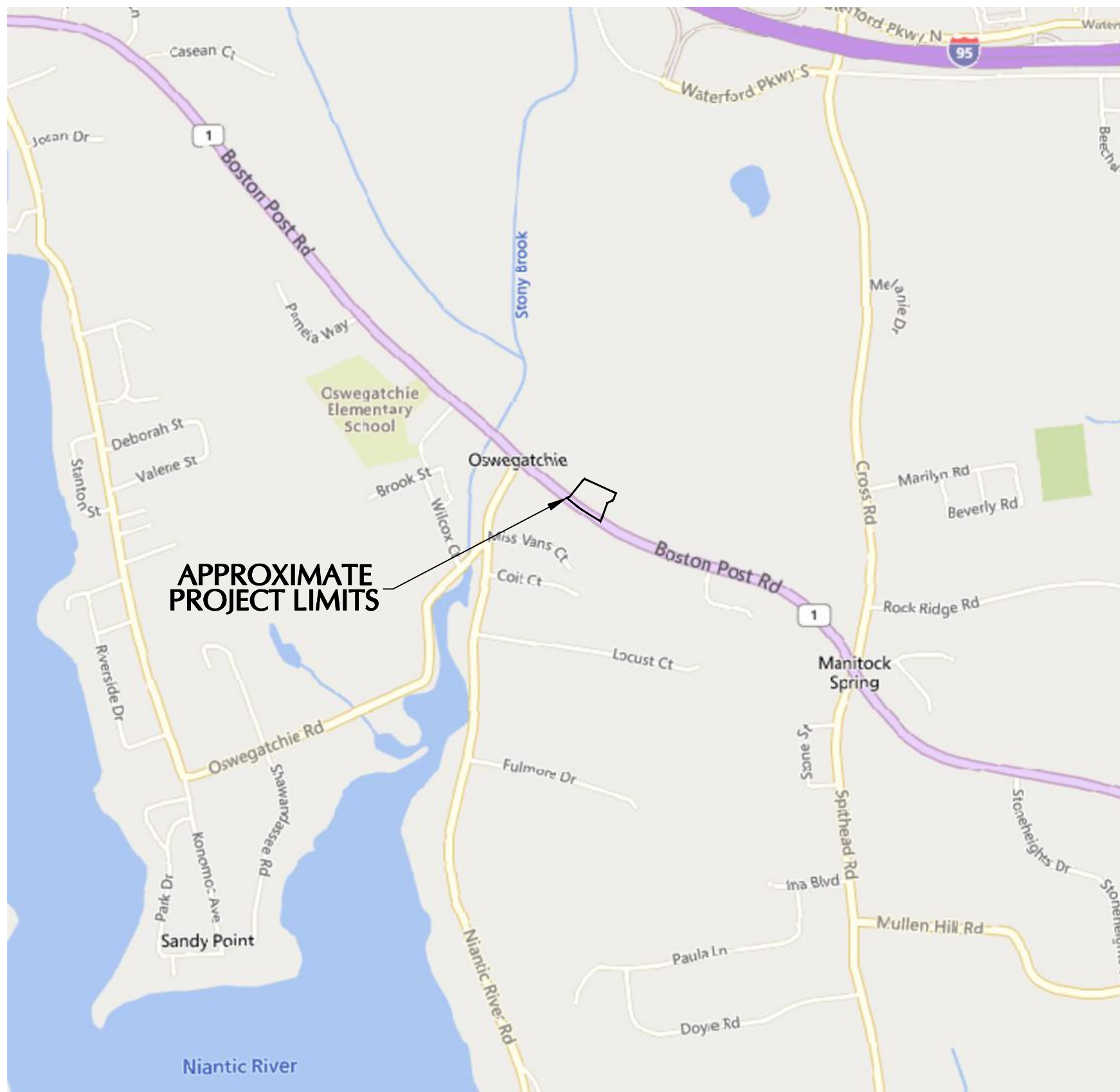


OSWEGATCHIE FIRE STATION
441 BOSTON POST ROAD
WATERFORD, CONNECTICUT

INLAND WETLAND/WATERCOURSE PERMIT SUBMISSION



LOCATION MAP
SCALE: 1" = 1,000'

OWNER & APPLICANT
OSWEGATCHIE FIRE COMPANY #4, INC.
441 BOSTON POST ROAD
WATERFORD, CT 06385

SURVEYOR, CIVIL ENGINEER &
LANDSCAPE ARCHITECT
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

ARCHITECT
SILVER AND PETRUCELLI & ASSOCIATES
3190 WHITNEY AVENUE, BUILDING 2
HAMDEN, CT 06518
(203) 230-9007

DRAWING LIST			
NUMBER	TITLE	DATE	REVISED
—	COVER SHEET	1/7/2025	1/21/2025
VB101	BOUNDARY AND TOPOGRAPHIC SURVEY	6/28/2024	-
VB102	BOUNDARY AND TOPOGRAPHIC SURVEY	6/28/2024	-
CS101	SITE PLAN	1/7/2025	1/21/2025
CS501	SITE DETAILS I	1/7/2025	-
CS502	SITE DETAILS II	1/7/2025	-
CG101	GRADING, DRAINAGE & UTILITY PLAN	1/7/2025	1/21/2025
CG501	GRADING & DRAINAGE DETAILS I	1/7/2025	1/21/2025
CU101	UTILITY PLAN	1/7/2025	-
CU501	UTILITY DETAILS I	1/7/2025	-
CU501	UTILITY DETAILS II	1/7/2025	-
CE101	EROSION CONTROL/CONSTRUCTION PHASING PLAN I	1/7/2025	1/21/2025
CE102	EROSION CONTROL/CONSTRUCTION PHASING PLAN II	1/7/2025	1/21/2025
CE501	SOIL EROSION & SEDIMENT CONTROL DETAILS	1/7/2025	-
LP101	PLANTING PLAN	1/7/2025	1/21/2025
LP501	PLANTING DETAILS	1/7/2025	-
LL101	LIGHTING PLAN	1/7/2025	-
LL501	LIGHTING DETAILS	1/7/2025	-

RELEASE DATES	
DATE	ISSUED FOR
1/7/2025	INLAND WETLAND/WATERCOURSE PERMIT APP
1/21/2025	TOWN CONSERVATION COMMENTS

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

a. THIS SURVEY IS A PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.

2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:

A. MAP TITLED "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERFORD BOSTON POST ROAD FROM THE HICKS HILL ROAD WESTERLY ABOUT 5,800 FEET ROUTE U.S.1.", SCALE: 1"=40', DATED: AUG. 29, 1930, LAST REVISED: APRIL 13, 1994, NUMBER 878 SHEET NO. 2 OF 3

B. MAP TITLED "SITE DEVELOPMENT PLAN, ZONING LOCATION SURVEY SHOWING NEW ADDITION 441 BOSTON POST ROAD (US ROUTE 1) WATERFORD, CONNECTICUT, PROPERTY OF OSWEGATCHIE FIRE COMPANY #4, INC., ZONE: NB-PO", SCALE: 1"= 20', DATED: FEBRUARY 1, 2008, BY: JAMES BERNARDO LAND SURVEYING, LLC

C. MAP TITLED "TOWN OF WATERFORD MAP SHOWING LAND RELEASED TO OSWEGATCHIE FIRE COMPANY #4, INC. - BY THE STATE OF CONNECTICUT - BOSTON POST ROAD U.S. RTE. 1", SCALE: 1 INCH = 40 FEET, DATED: 19 OCTOBER 1991, LAST REVISED: 17 MARCH 1992, AS PREPARED BY: CONNECTICUT DEPARTMENT OF TRANSPORTATION

D. MAP TITLED "PLAN SHOWING PROPERTY BELONGING TO OSWEGATCHIE FIRE COMPANY, INC. BOSTON POST ROAD WATERFORD, CONNECTICUT", SCALE: 1"=20', DATED: NOVEMBER 1979, MAP BOOK 509 PAGE 1240

E. MAP TITLED "TOWN OF WATERFORD MAP SHOWING LAND RELEASED TO OSWEGATCHIE FIRE COMPANY #4, INC. BY THE STATE OF CONNECTICUT BOSTON POST ROAD U.S. RTE. 1", SCALE: 1"=40', DATED: OCTOBER 1991, LAST REVISED: 3/17/92, TOWN NO. 152, PROJECT NO. 152-MISC, SERIAL NO. 86, SHEET 1 OF 1, MAP BOOK 509 PAGE 3155

F. MAP TITLED "DETAILED SITE PLAN, PROPERTY OF OSWEGATCHIE FIRE CO. INC. BOSTON POST ROAD WATERFORD, CONNECTICUT, ZONE: N.B.P.O.", SCALE: 1"=20', DATED: JULY 19, 1993, LAST REVISED: MAY 2, 1994, BY: WILLIAM F. KENT, P.L.S., MAP BOOK 509 PAGE 3166

G. MAP TITLED "EASEMENT PLAN SHOWING EASEMENT TO BE GRANTED TO THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY ON THE PROPERTY OF OSWEGATCHIE FIRE CO. #4, INC. BOSTON POST ROAD - U.S. ROUTE #1 WATERFORD, CONNECTICUT", SCALE: 1"=10', DATED: OCTOBER 20, 1995, BY: ANGUS MCDONALD/GARY SHARPE & ASSOCIATES, INC., MAP BOOK 509 PAGE 3436

H. MAP TITLED "BOUNDARY SURVEY MAP PROPERTY OF OSWEGATCHIE FIRE COMPANY #4, INC. #433-441 BOSTON POST ROAD (U.S. ROUTE #1) WATERFORD, CONNECTICUT", SCALE: 1"=20', DATED: SEPTEMBER 24, 2000, LAST REVISED: 10/8/00, BY: JAMES BERNARDO, LLS, MAP BOOK 509 PAGE 4256

3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).

4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 18) AS DETERMINED BY GNSS

5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF JUNE 2024.

6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "NEW LONDON COUNTY, CONNECTICUT PANEL 481 OF 554 MAP NUMBER 09011C0481J, EFFECTIVE DATE AUGUST 5, 2013" THE PROJECT AREA IS IN ZONE X (UNSHADED).

7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.

8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.

9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

10. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.

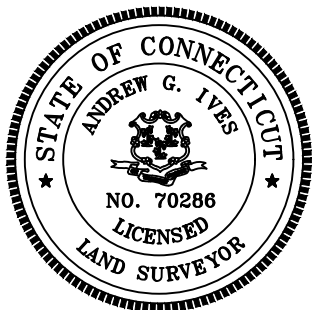
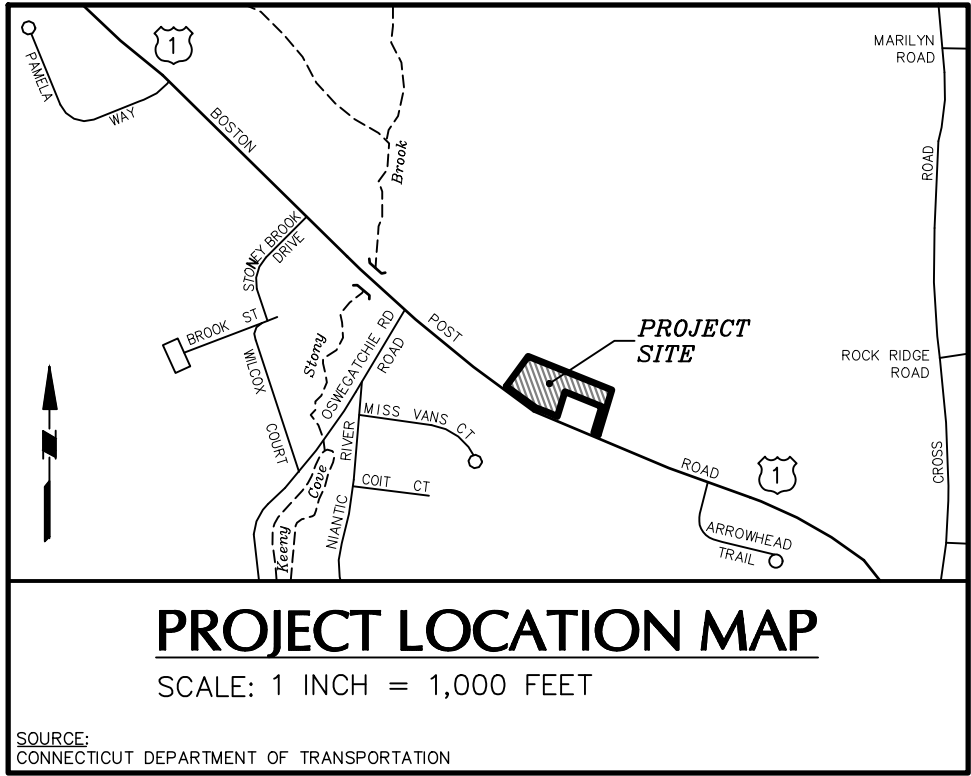
11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

12. WETLANDS DELINEATED BY ALL-POINTS TECHNOLOGY CORPORATION THE WEEK OF JUNE 2024. ALL FLAGS WERE FIELD LOCATED ON JUNE 20, 2024.

13. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

	AIR CONDITIONING UNIT		BIT		BITUMINOUS
	BOLLARD		CONC		CONCRETE
	BORING HOLE		CP		CONCRETE PAD
	COLUMN		LSA		LANDSCAPED AREA
	DOOR		BW		BOTTOM OF WALL
	DOUBLE DOOR		BOH		BUILDING OVERHANG
	FLAG POLE		EP		EDGE OF PAVEMENT
	HANDICAP SYMBOL		EG		EDGE OF GRAVEL
	MAILBOX		EW		EDGE OF WALK
	MONITORING WELL		DW		DETECTABLE WARNING
	PARKING METER		BC		BITUMINOUS CURB
	ROOF VENT		CC		CONCRETE CURB
	SIGN		GC		GRANITE CURB
	SHRUB		SG		SLOPED GRANITE CURB
	ROOF FAN		SWS		SINGLE WHITE STRIPE
	TEST PIT		BWS		BROKEN WHITE STRIPE
	TREE		SYS		SINGLE YELLOW STRIPE
	WETLAND FLAG		DYS		DOUBLE YELLOW STRIPE
	GROUND LIGHT				METAL GUARD RAIL
	CABLE BOX HAND HOLE				WOOD GUARD RAIL
	CATCH BASIN				STOCKADE FENCE
	CLEANOUT				CHAINLINK FENCE
	ELECTRIC BOX				IRON FENCE
	ELECTRIC METER				TREE LINE
	FILLER VALVE				OVERHEAD WIRE
	FIRE HYDRANT				WETLAND LINE
	FLARED END SECTION				EASEMENT LINE
	FUEL PUMP				PROPERTY LINE
	GAS METER				RIGHT-OF-WAY LINE
	GAS VALVE				CONTOUR LINE
	GUY POLE				SANITARY FORCE MAIN
	GUY WIRE				CABLE TV MARK OUT LINE
	HAND HOLE				DRAINAGE MARK OUT LINE
	LIGHT POLE				ELECTRIC MARK OUT LINE
	MANHOLE (TYPE AS LABELED)				COMMUNICATION MARK OUT LINE
	POST INDICATOR VALVE				GAS MARK OUT LINE
	POWER POLE				SANITARY SEWER MARK OUT LINE
	ROOF DRAIN				WATER MARK OUT LINE
	SATELLITE DISH				STEAM MARK OUT LINE
	SPRINKLER HEAD				UNKNOWN MARK OUT LINE
	STANDPIPE				REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
	TELEPHONE BOOTH				
	TELEPHONE BOX				
	TRAFFIC BOX				
	TRAFFIC SIGNAL				
	TRAFFIC SIGNAL ARM				
	TRAFFIC SIGNAL POLE				
	UNDERGROUND VAULT				
	VALVE UNKNOWN				
	WATER METER				
	WATER VALVE				
	SPOT ELEVATION				



Date	Description	No.
REVISIONS		

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."	
ANDREW G. IVES	DATE SIGNED
PROFESSIONAL LAND SURVEYOR CT STATE LIC. NO. 70286	

LANGAN

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Project

OSWEGATCHIE FIRE COMPANY #4, INC.

439 & 441 BOSTON POST ROAD
WATERFORD
NEW LONDON COUNTY CONNECTICUT

Drawing Title

BOUNDARY & TOPOGRAPHIC SURVEY

Project No.	140286501	VB102
Date	JUNE 28, 2024	
Drawn By	AJR / JJS	
Checked By	ACI	
Sheet 2 of 2		

GENERAL NOTES

- EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
- PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
- THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

SIGN LEGEND



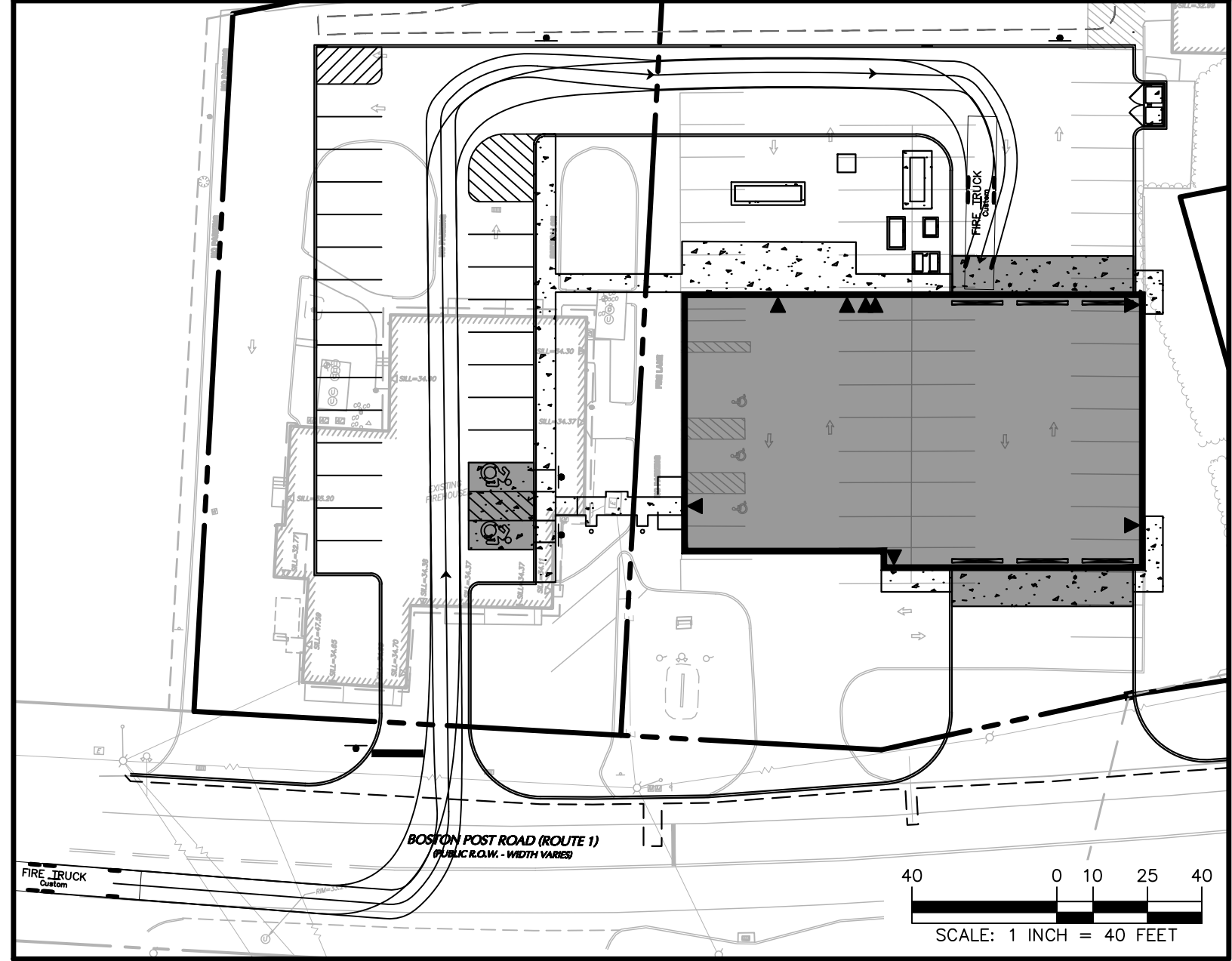
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
BUILDING LINE	---	---
SETBACK LINE	---	---
BUILDING DOOR	▽	▽
CURB LINE	---	---
FLUSH CURB LINE	---	---
CONCRETE	---	---
SITE SIGN	---	---
POTENTIAL RAIN GARDEN	---	---

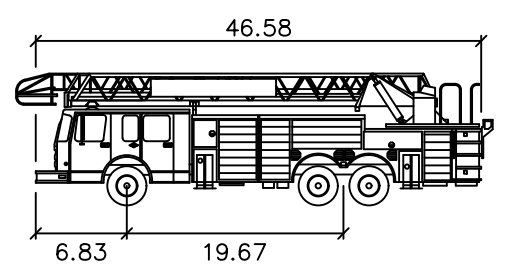
ZONING CHART

REFERENCE: TOWN OF WATERFORD CT ZONING REGULATIONS (AMENDED EFFECTIVE OCTOBER 4, 2024)			
ZONE: NBPO - NEIGHBORHOOD BUSINESS PROFESSIONAL OFFICE DISTRICT			
PROPOSED USE: MUNICIPAL FACILITY			
ITEM	REQUIRED	PROPOSED	SECTION
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	SECTION 7A.7
MINIMUM LOT FRONTAGE	100 FT	311 FT	SECTION 7A.4
MINIMUM SETBACK, FRONT YARD	25 FT	33.5 FT	SECTION 7A.5.1
MINIMUM SETBACK, SIDE YARD	15 FT	16.4 FT	SECTION 7A.5.2
MINIMUM SETBACK, REAR YARD	50 FT	99.3 FT	SECTION 7A.5.3
MINIMUM LOT SIZE	20,000 SF	87,087 SF	SECTION 2.1
OFF-STREET PARKING	1 SPACE PER 250 SF (GOVERNMENT OFFICE SPACE) 5,274 SF / 250 = 21 SPACES	26 SPACES	SECTION 7A.8 SECTION 20.3.c
BUILDING COVERAGE	25%	11%	SECTION 7A.6

FIRE TRUCK TURNING MOVEMENT

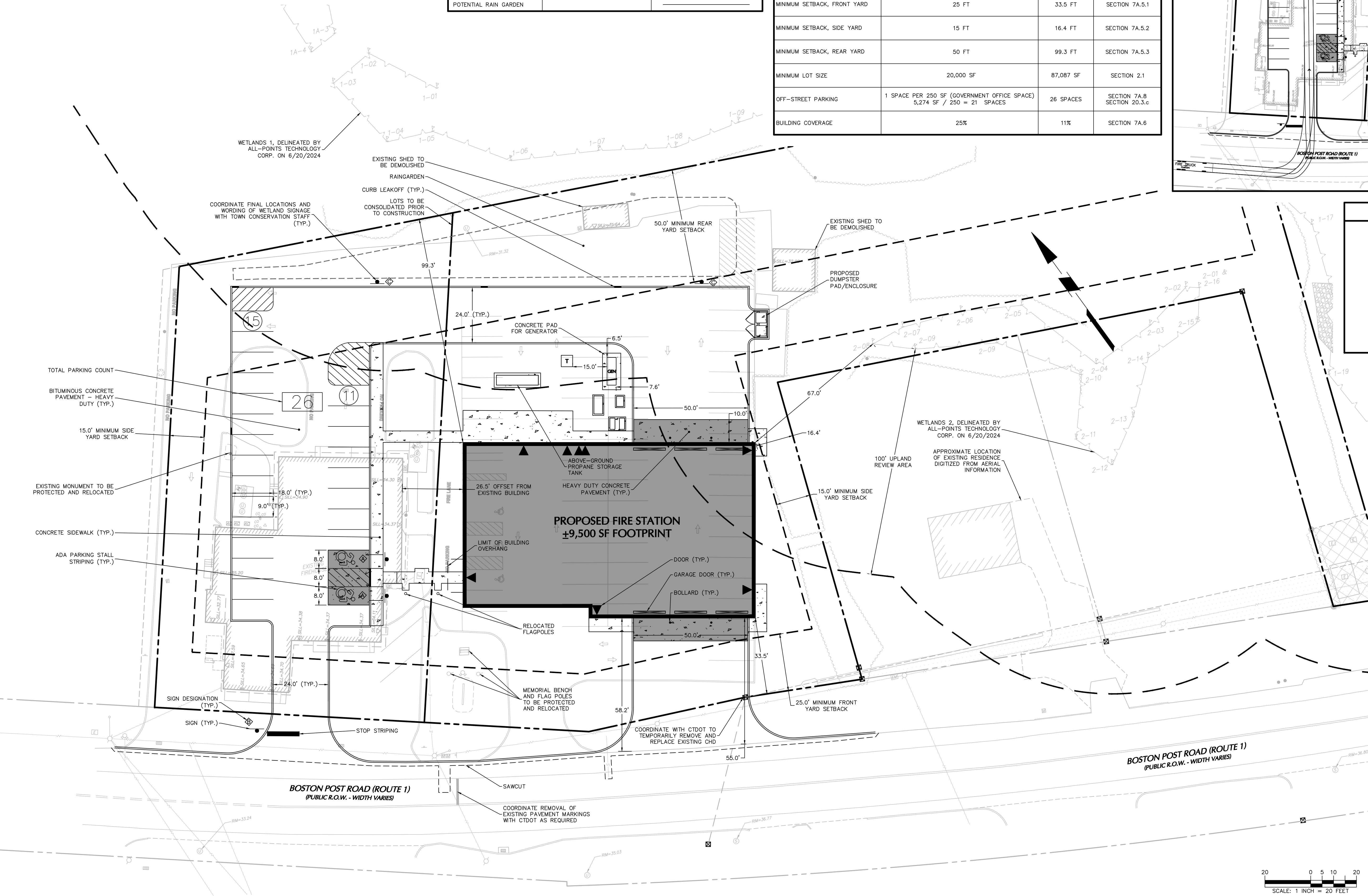


FIRE TRUCK PROFILE



Fire Truck

Width	feet
Truck	: 8.50
Lock to Lock Time	: 8.42
Steering Angle	: 6.0
	: 32.9



Date	TOWN CONSERVATION COMMENTS	No.
01/21/25		1

Description

Revisions



LANGAN

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555 Long Wharf Drive, 9th Floor
New Haven, CT 06511
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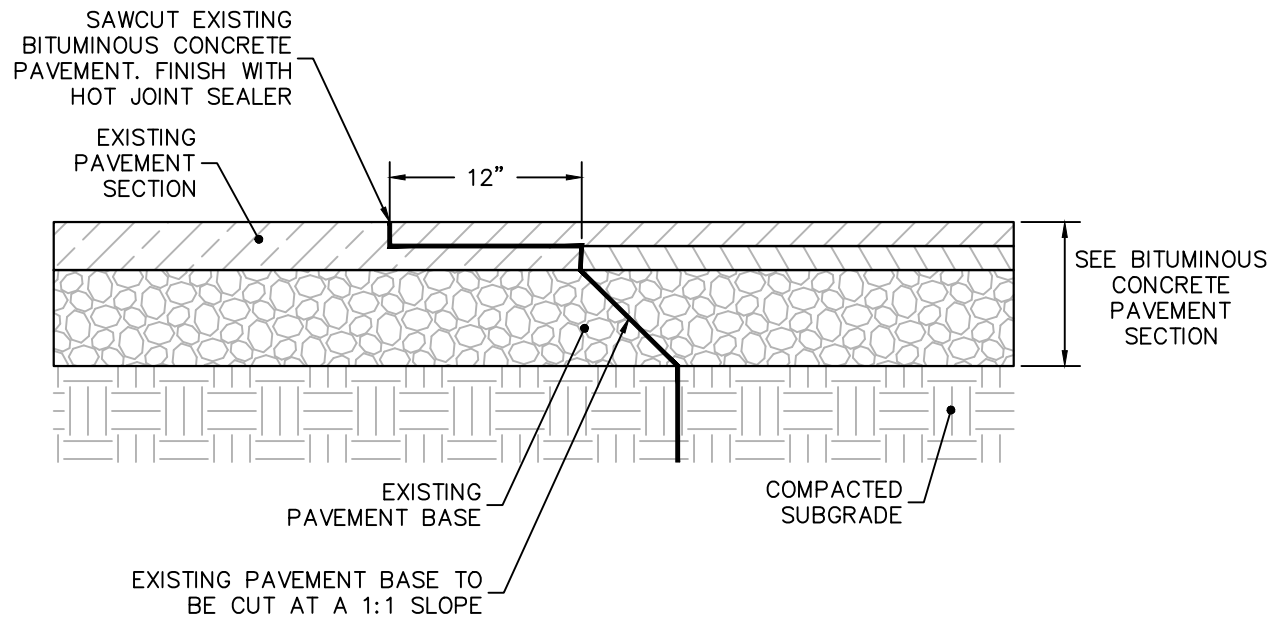
Project
OSWEGATCHIE FIRE STATION

WATERFORD CONNECTICUT
Drawing Title

SITE PLAN

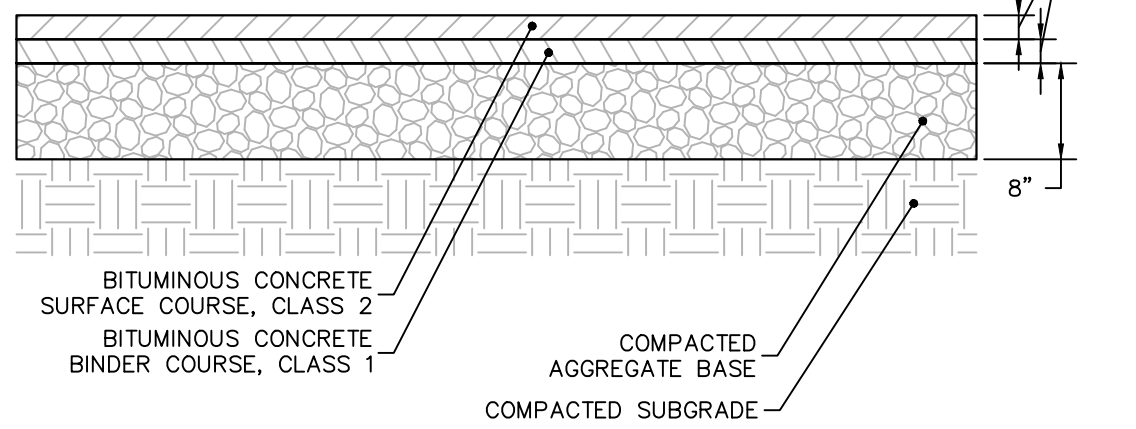
Project No. 140286501	Drawing No. CS101
Date 1/7/2025	
Drawn By APF	
Checked By BP	

Sheet 1 of 15



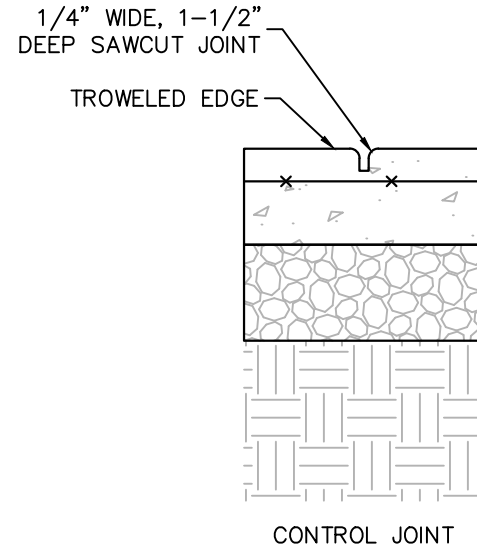
NOTES:
1. CONTRACTOR TO INSTALL TACK COAT ON ALL BUTT EDGES OF EXISTING PAVEMENT

1 SAW CUT PAVEMENT SECTION
N.T.S

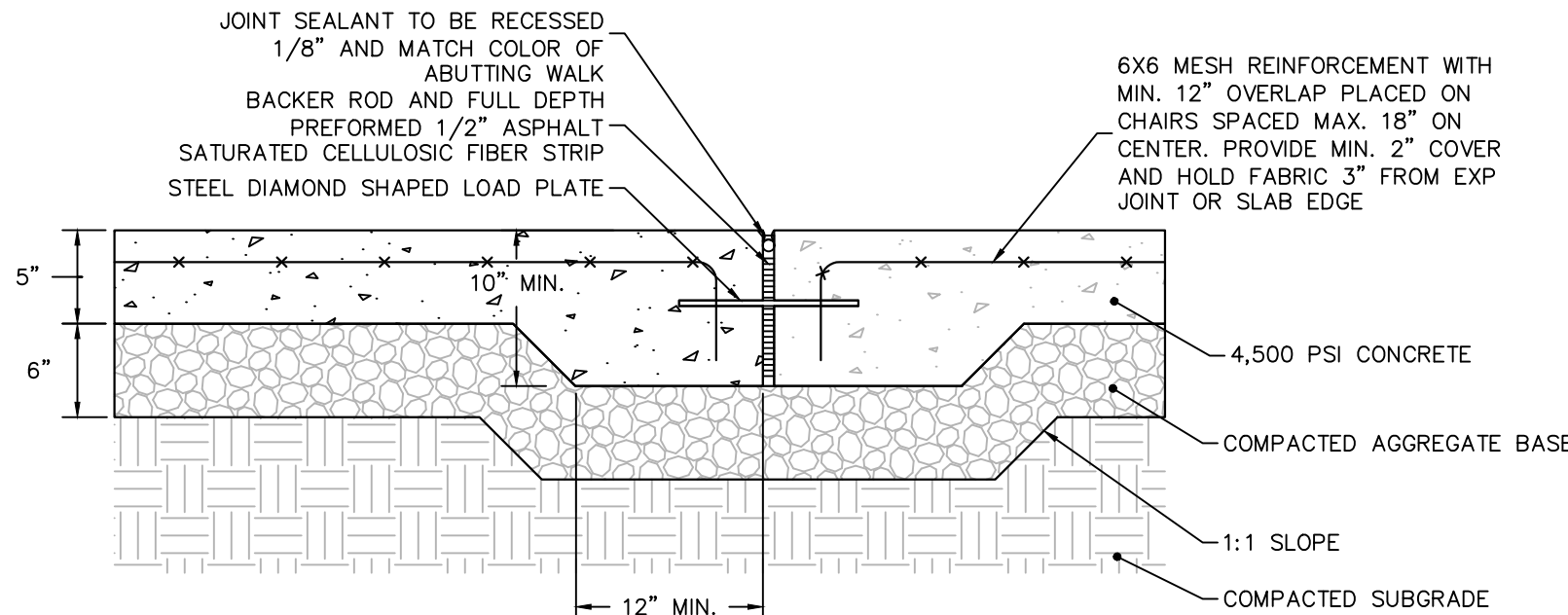


NOTES:
1. PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
2. BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 4.06, LATEST REVISION
3. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION

2 BITUMINOUS CONCRETE PAVEMENT SECTION - HEAVY DUTY
N.T.S



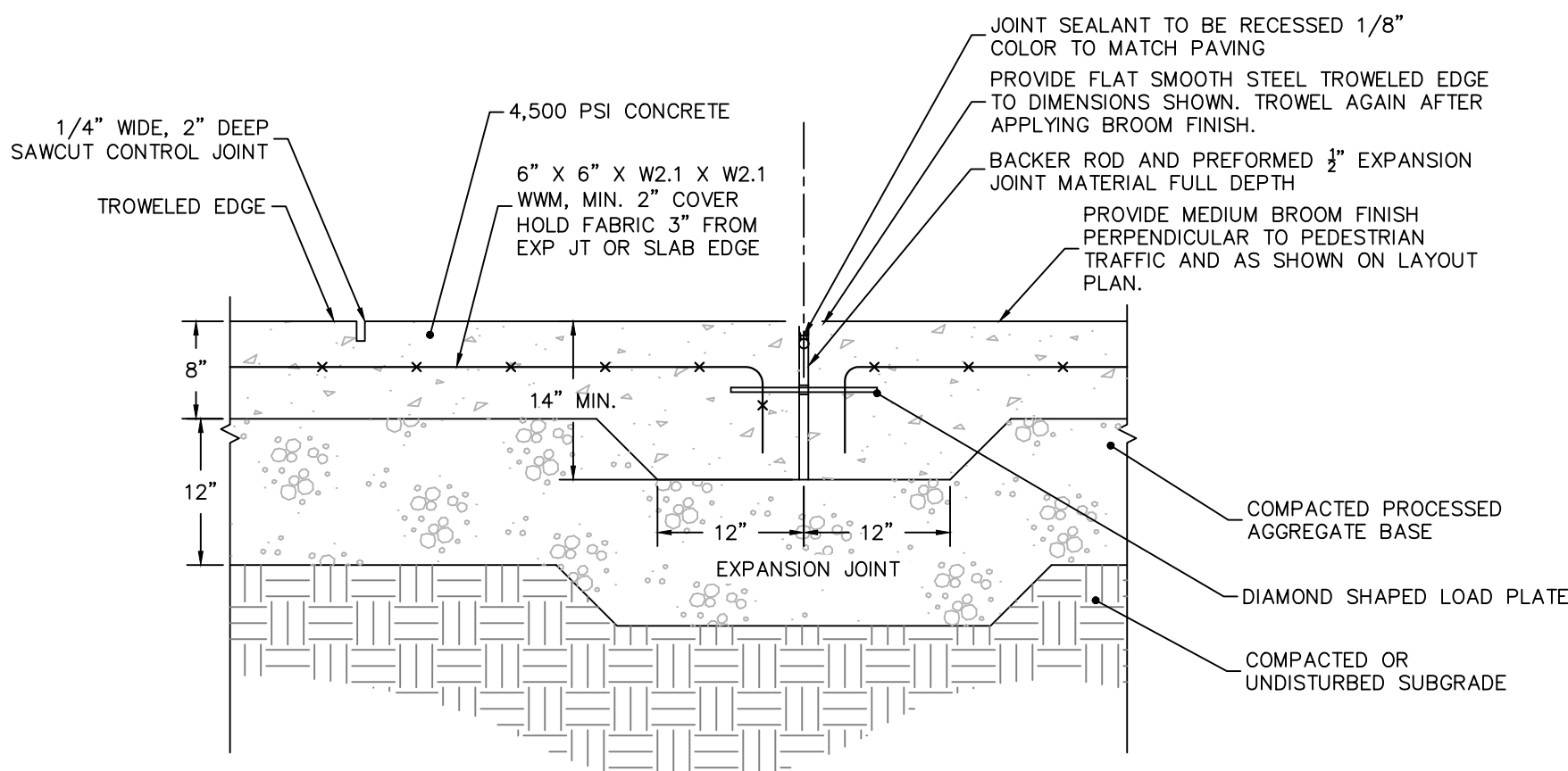
CONTROL JOINT



EXPANSION JOINT

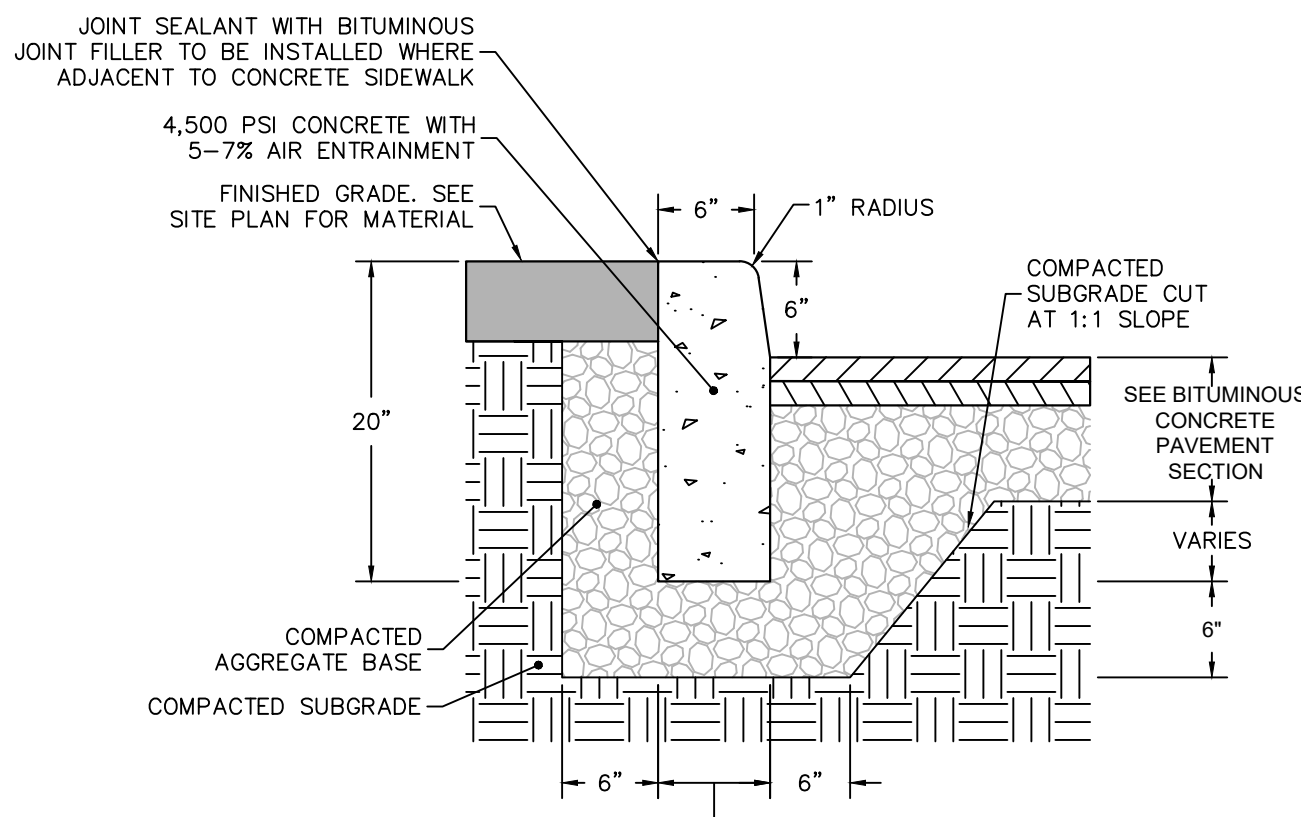
NOTES:
1. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
2. SIDEWALKS TO COMPLY WITH CITY STANDARDS WHERE APPLICABLE.
3. EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
EXPANSION - 20 FT.
CONTROL - 5 FT.
4. CONTROL JOINTS SHALL BE SPACED EQUAL TO THE WIDTH. CARE SHALL BE TAKEN TO ENSURE UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
5. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.
6. CONTRACTOR TO PROVIDE 10'x10' MOCKUP SHOWING EXPANSION JOINTS, SAWCUT JOINTS, AND BROOM FINISH PRIOR TO INSTALLATION

3 ON-SITE CONCRETE SIDEWALK
N.T.S



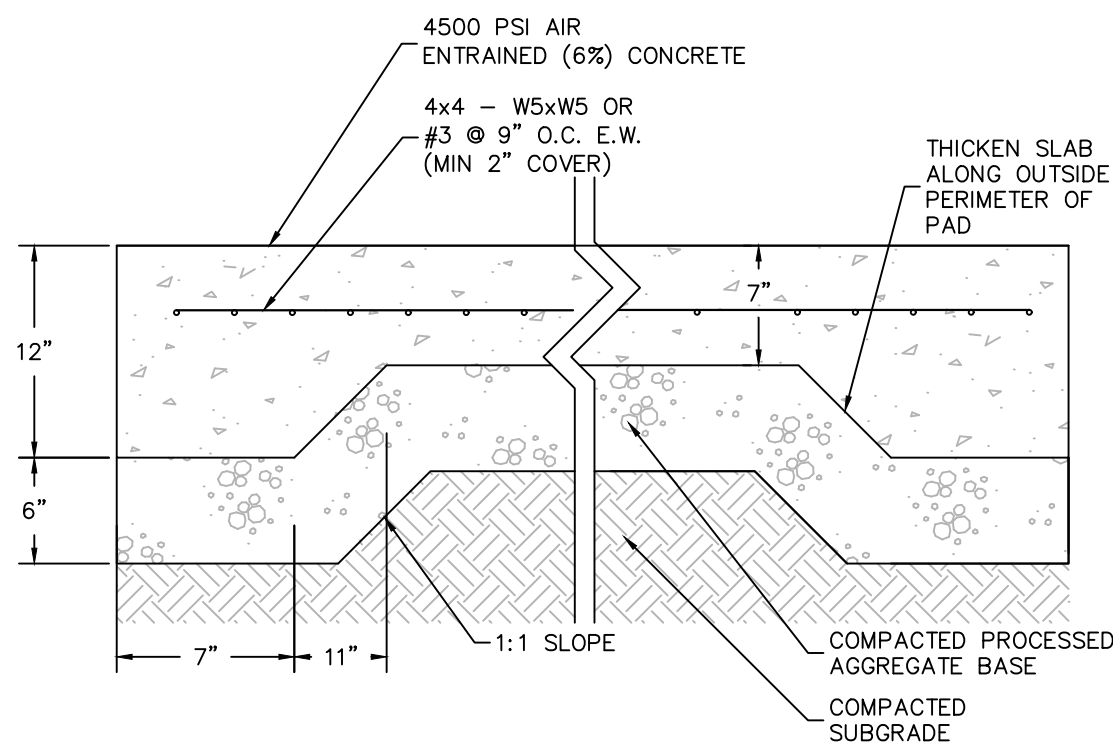
NOTE:
1. PROVIDE EXPANSION JOINT WITH SEALANT WHERE CONCRETE PAVEMENT ABUTS CURBS, WALLS, AND BUILDING FACES. INSTALL EXPANSION JOINTS @ ±20'0" O.C. OR AS SHOWN ON DRAWING

4 HEAVY DUTY CONCRETE PAVEMENT
N.T.S

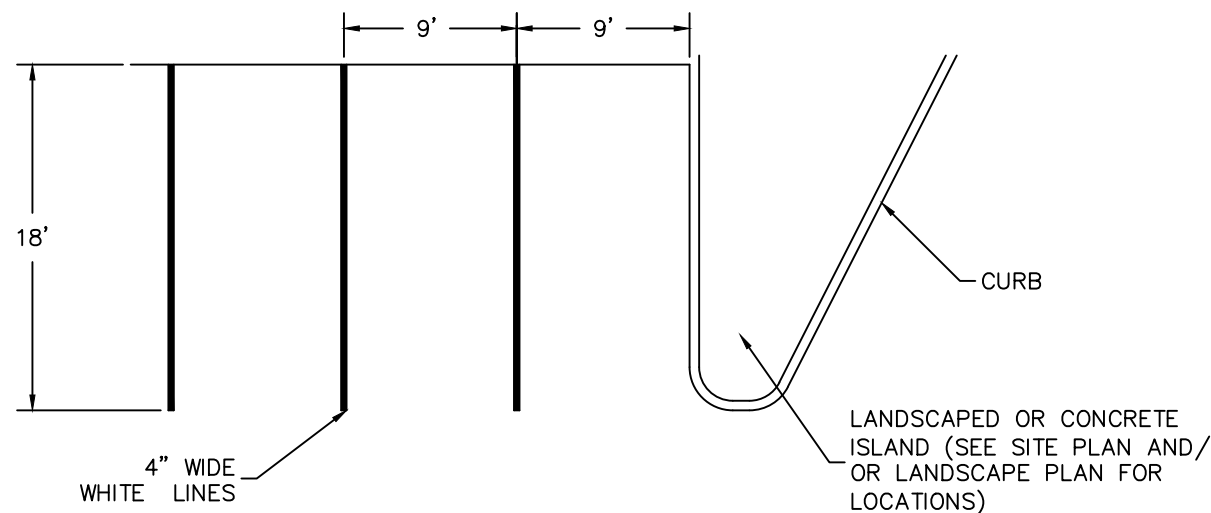


NOTES:
1. CURB TO BE PRECAST CONCRETE.
2. STRAIGHT SEGMENTS SHOULD NOT BE INSTALLED ALONG CURVES UNLESS RADIUS IS GREATER THAN 50'.
3. INDIVIDUAL SEGMENTS TO BE GREATEST LENGTH POSSIBLE IN ORDER TO MINIMIZE NUMBER OF JOINTS. CORNERS TO BE SINGLE PIECE.
4. JOINT SEALANT TO BE INSTALLED AT ALL JOINTS BETWEEN CURB SEGMENTS.
5. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 817 SECTION 3.04, LATEST REVISION.
6. CONTRACTOR TO PROVIDE PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION.

5 PRECAST CONCRETE CURB
N.T.S

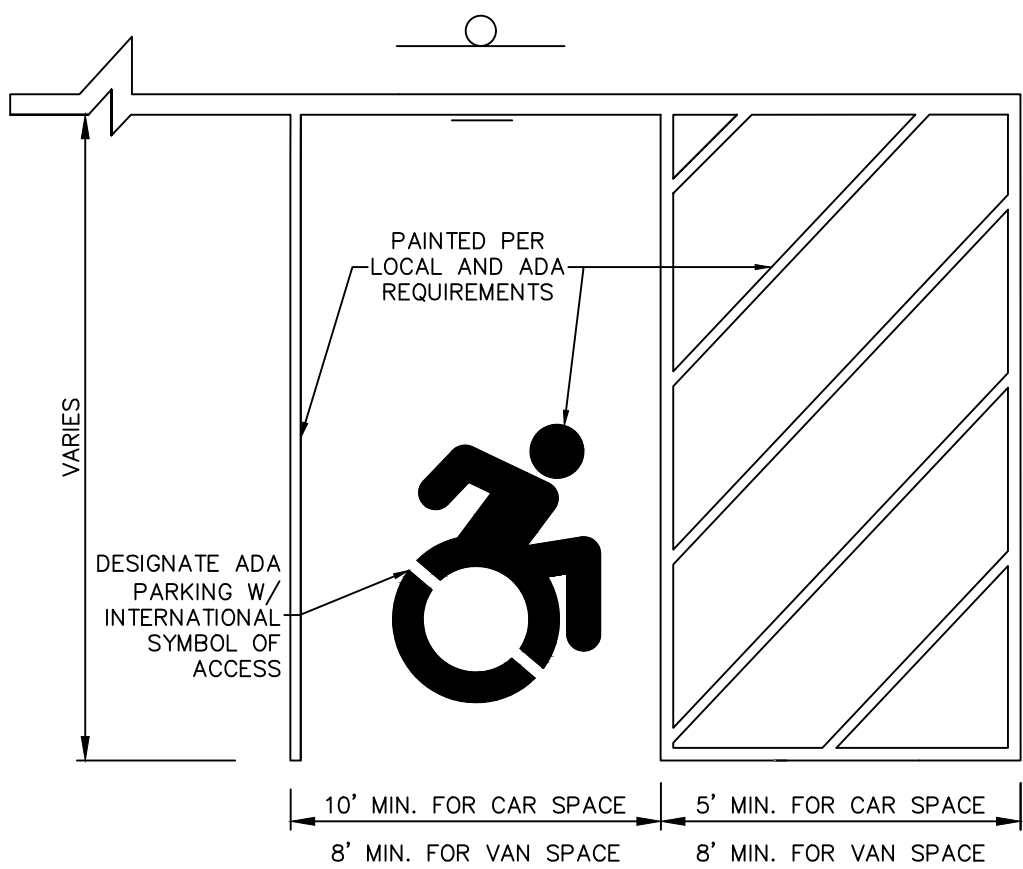


6 CONCRETE PAD
N.T.S



NOTES:
1. ALL PAVEMENT MARKINGS TO BE EPOXY RESIN.
2. CONFIRM ALL PARKING SPACE DIMENSIONS ON PLANS.

7 PARKING STALL STRIPING
N.T.S



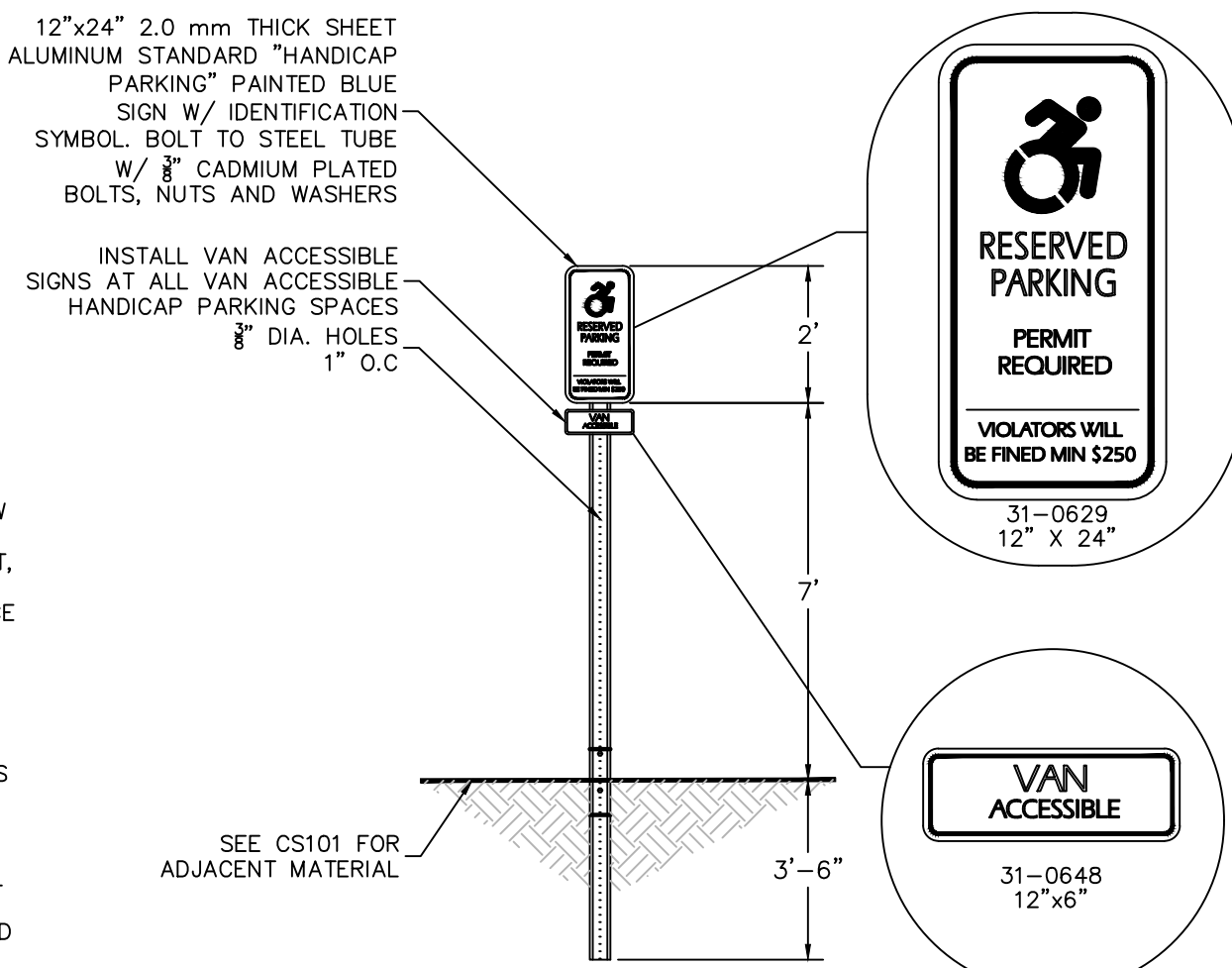
NOTES:
1. SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT AND THE MANUAL ON THE UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN 5 DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT APPLY SECOND COAT JUST PRIOR TO BUILDING OPENING.

8 ADA PARKING STALL STRIPING
N.T.S

NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 3'-6" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISION).
4. POSTS SHALL BE BREAKAWAY TYPE II TWO-PIECE U-POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS".
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.

ADA PARKING SIGN SHALL CONFORM WITH CURRENT STATE & LOCAL CODES AND REGULATIONS.

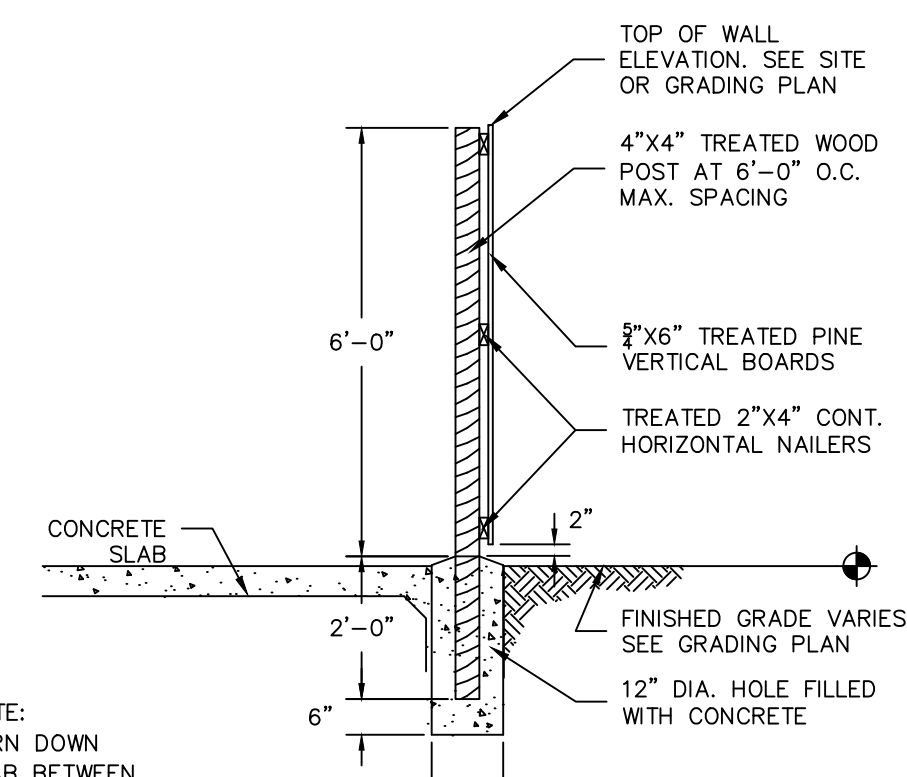
9 ADA PARKING SIGN
N.T.S



SEE CS101 FOR ADJACENT MATERIAL

ADA PARKING SIGN
N.T.S

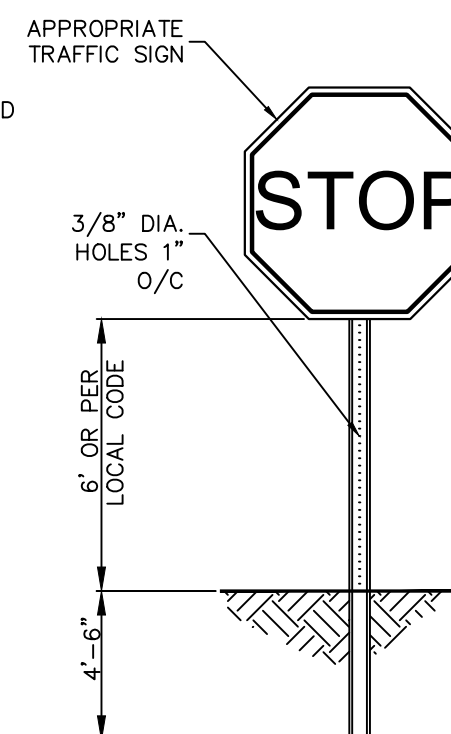
Date	Description	No.
Revisions		
		
LANGAN Langan CT, Inc. 555 Long Wharf Drive, 9th Floor New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title		
SITE DETAILS I		
Project No. 140286501	Drawing No. CS501	
Date 1/7/2025	2 of 15	
Drawn By APF		
Checked By BP		



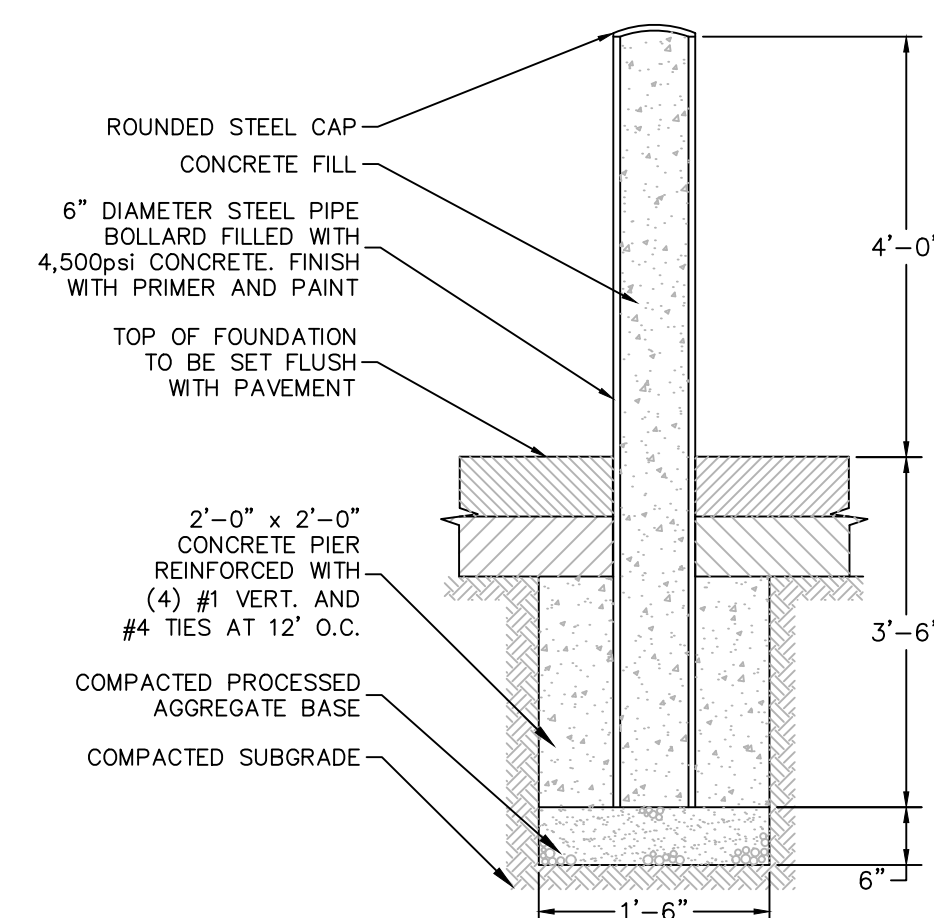
NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION

2 DUMPSTER ENCLOSURE

N.T.S



N.T.S.



NOTES:
1. PAINT PRIME AND FINISH COATS TO BE COMPATIBLE WITH EXTERIOR METAL SURFACES. COLORS TO BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.

BOLLARD

NTS

LANGAN

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Project

OSWEGATCHIE FIRE
STATION

WATERFORD CONNECTICUT

Drawing Title

SITE DETAILS II

Project No.

140286501

Date _____

1/7/2025

Drawn By

API

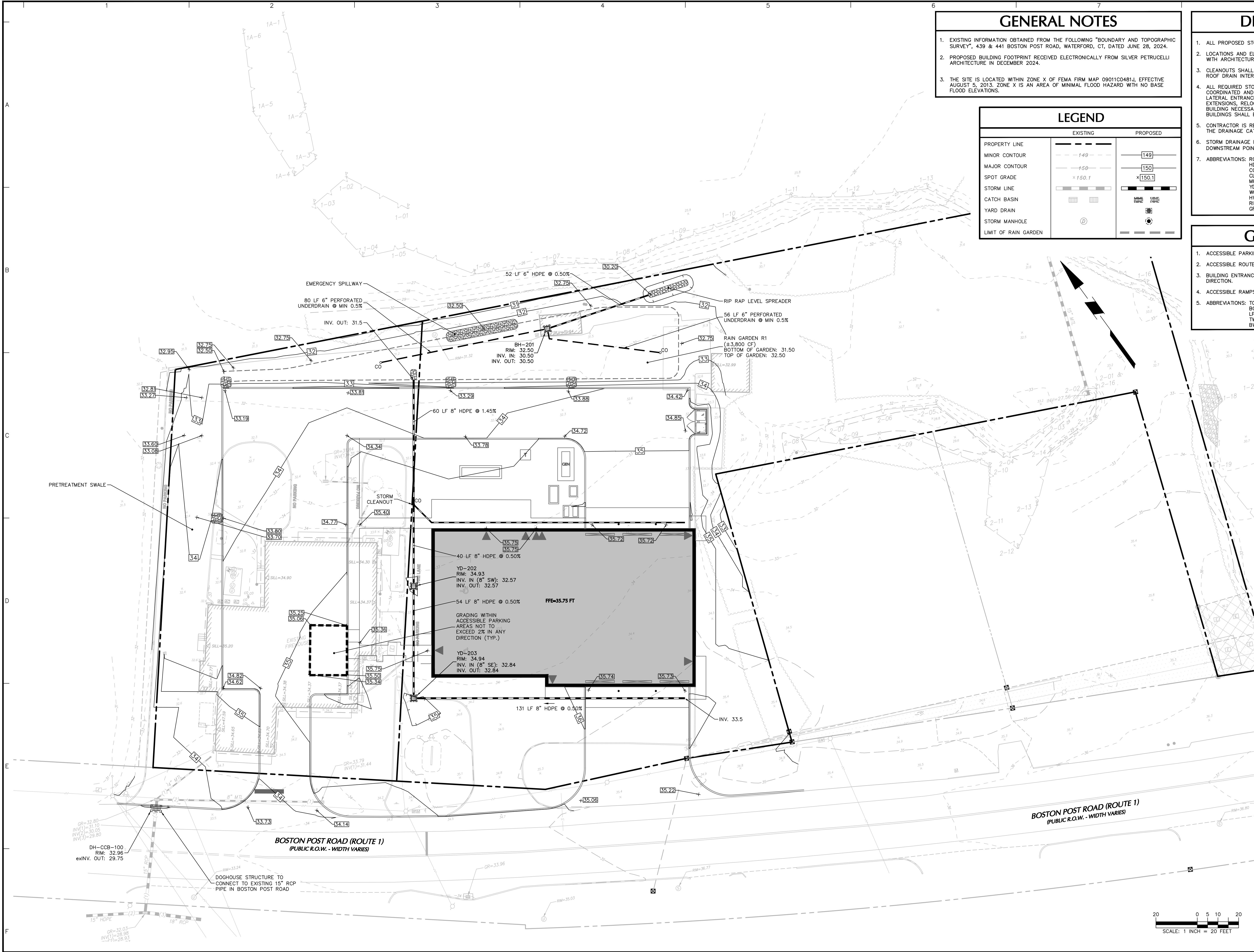
Checked

BP

Drawing No.

CS502

Sheet **3** of **15**



GENERAL NOTES

- EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
- PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
- THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
MINOR CONTOUR	149	149
MAJOR CONTOUR	150	150
SPOT GRADE	150.1	150.1
STORM LINE	---	---
CATCH BASIN	---	---
YARD DRAIN	---	---
STORM MANHOLE	---	---
LIMIT OF RAIN GARDEN	---	---

DRAINAGE NOTES

- ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
- LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
- ALL REQUIRED STORM LATERALS SERVING THE BUILDING SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE DRAINAGE CATCH BASINS AND MANHOLES TO RECEIVE PIPING SHOWN.
- STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
- ABBREVIATIONS: RCP=REINFORCED CONCRETE PIPE
HDPE=HIGH DENSITY POLYETHYLENE PIPE
CCB=CURBED CATCH BASIN
CLCB=CURBLESS CATCH BASIN
MH=MANHOLE
YD=YARD DRAIN
WQU=WATER QUALITY UNIT
HW=HEADWALL
RIM=TOP OF RIM ELEVATION
GR=TOP OF GRATE ELEVATION

GRADING NOTES

- ACCESSIBLE PARKING AREAS NOT TO EXCEED 2% IN ANY DIRECTION.
- ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS-SLOPE.
- BUILDING ENTRANCES AND RAMP LANDINGS NOT TO EXCEED 2% IN ANY DIRECTION.
- ACCESSIBLE RAMPS TO BE CONSTRUCTED PER ADA REQUIREMENTS
- ABBREVIATIONS: TC=TOP OF CURB
BC=BOTTOM OF CURB
LP=LOW POINT
TW=TOP OF WALL
BW=BOTTOM OF WALL

01/21/25	TOWN CONSERVATION COMMENTS	1
Date	Description	No.

Revisions



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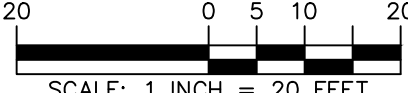
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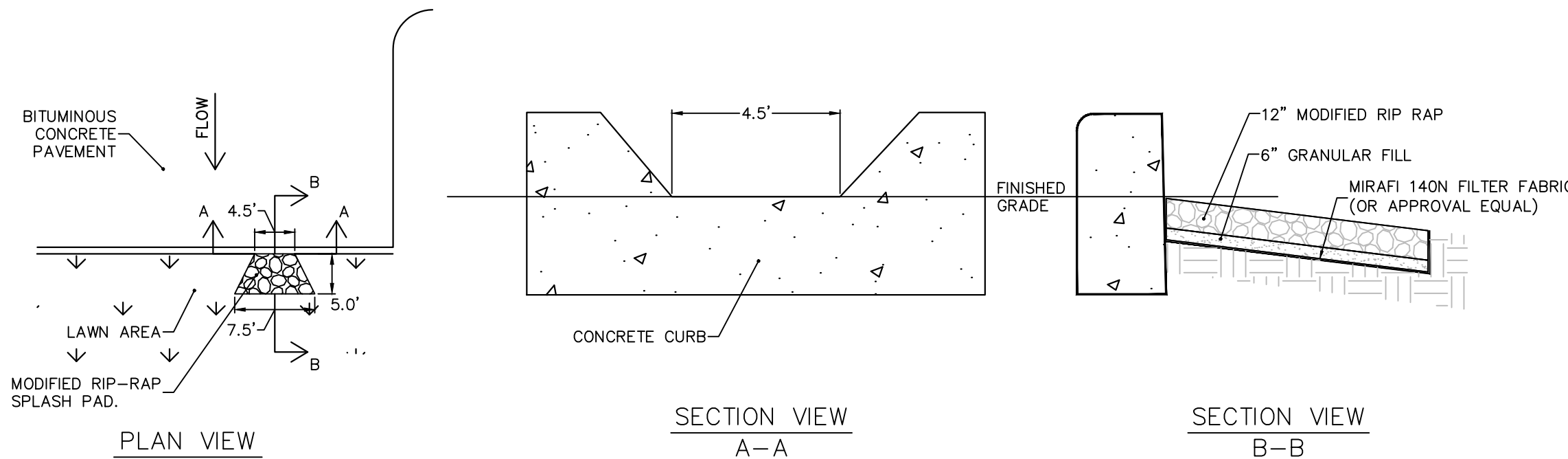
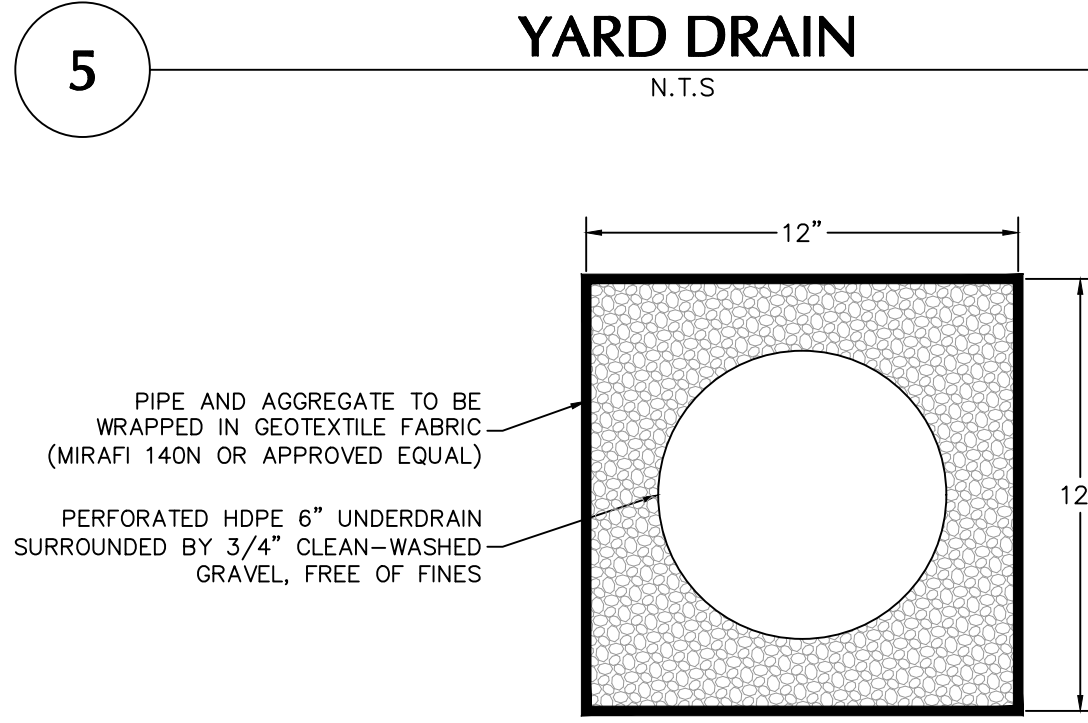
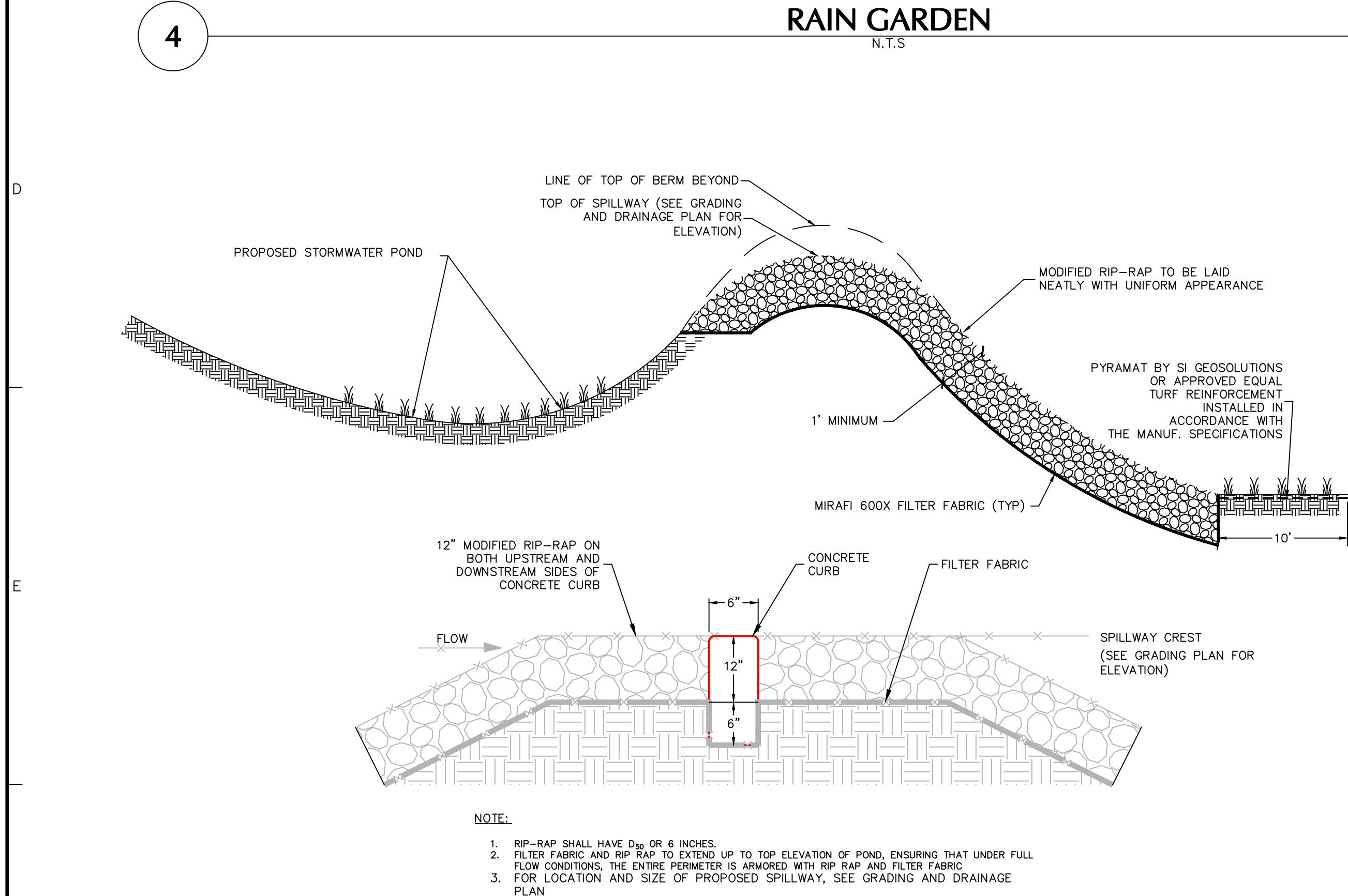
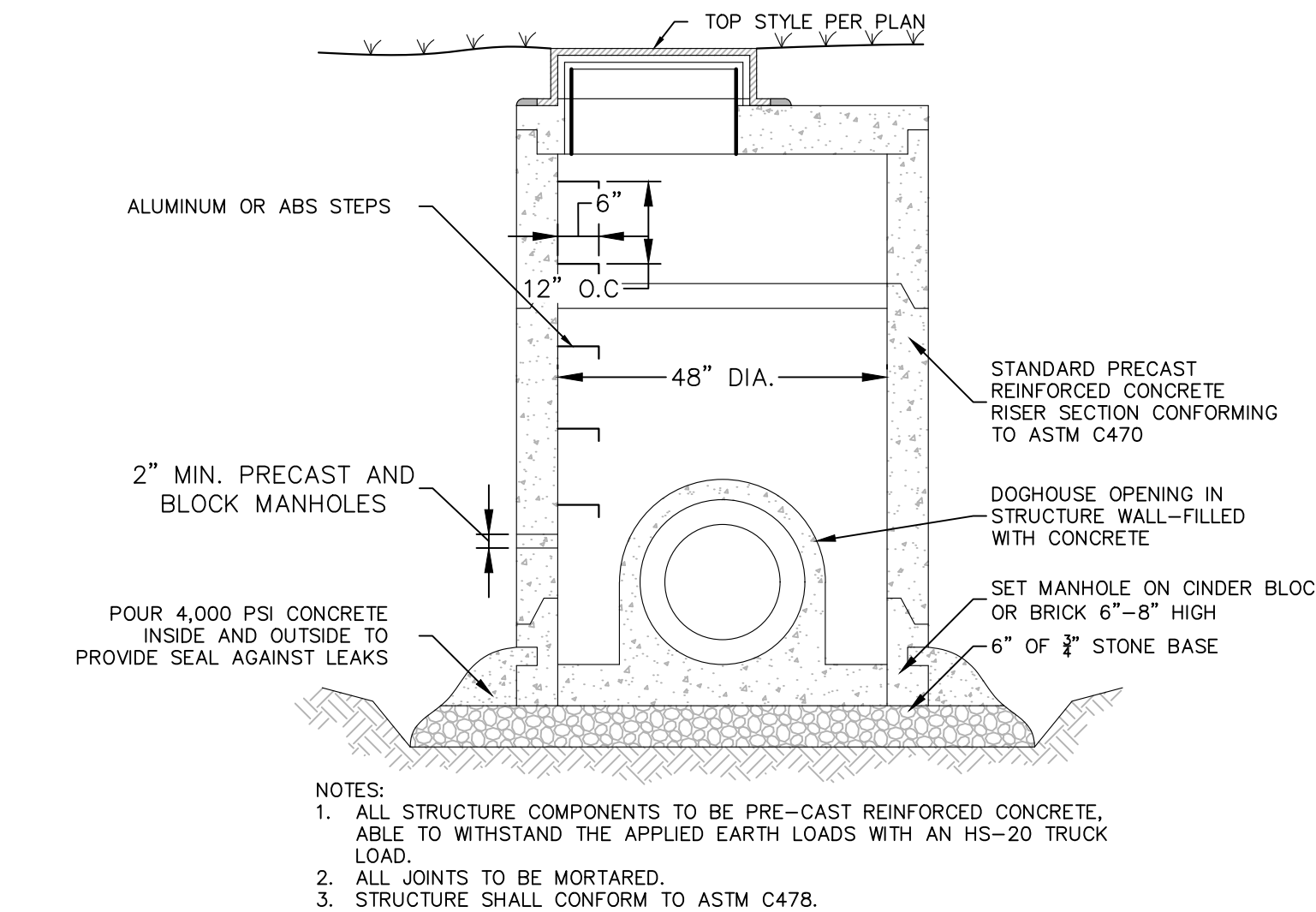
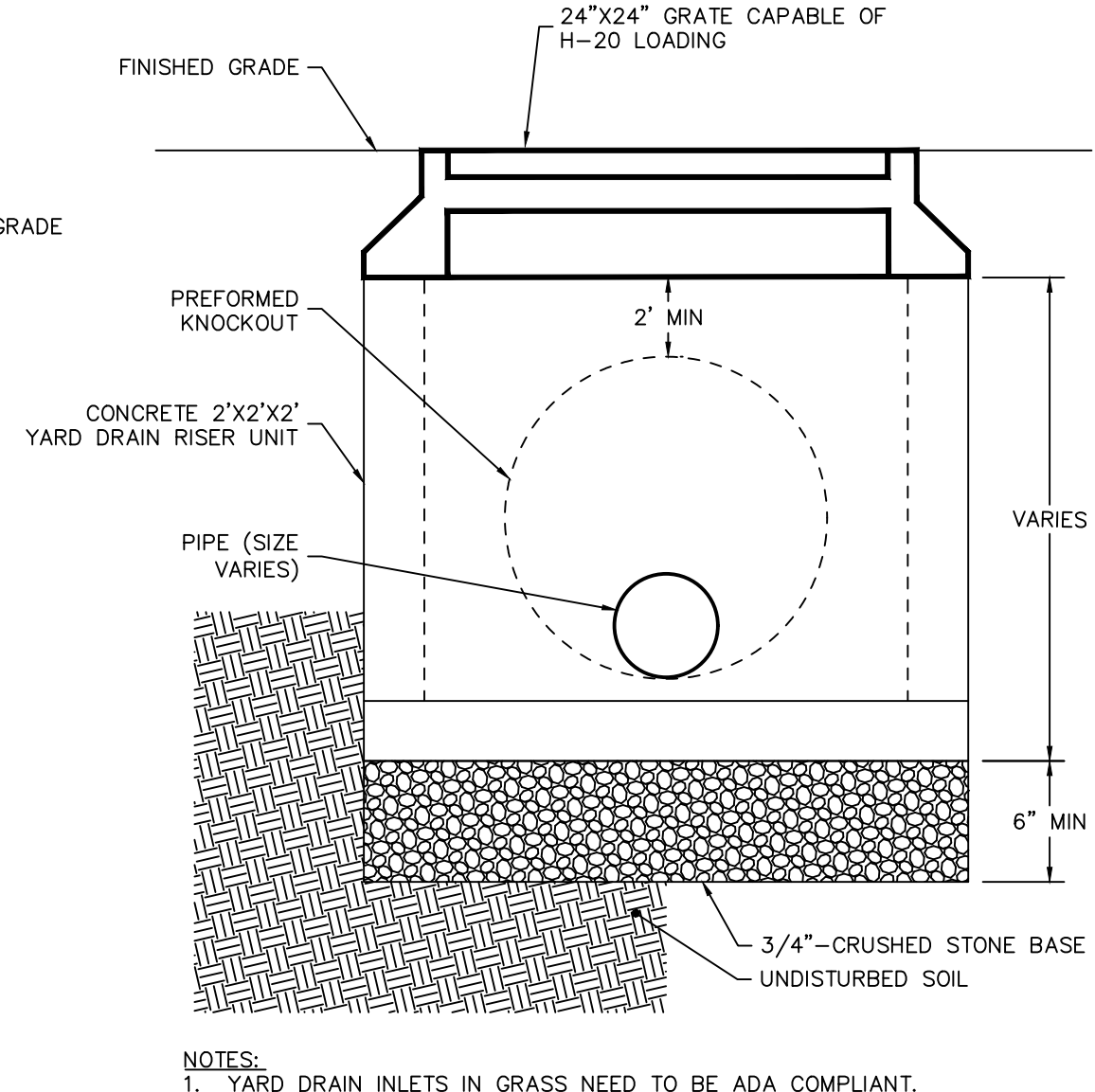
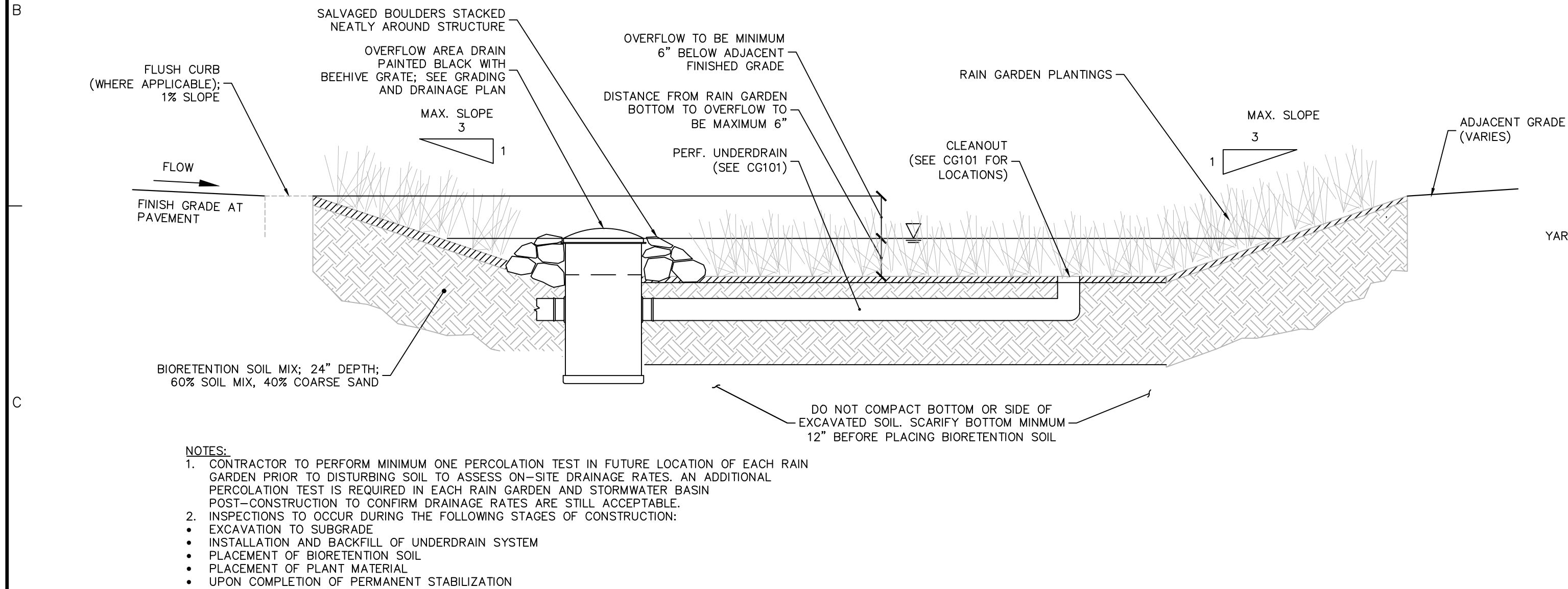
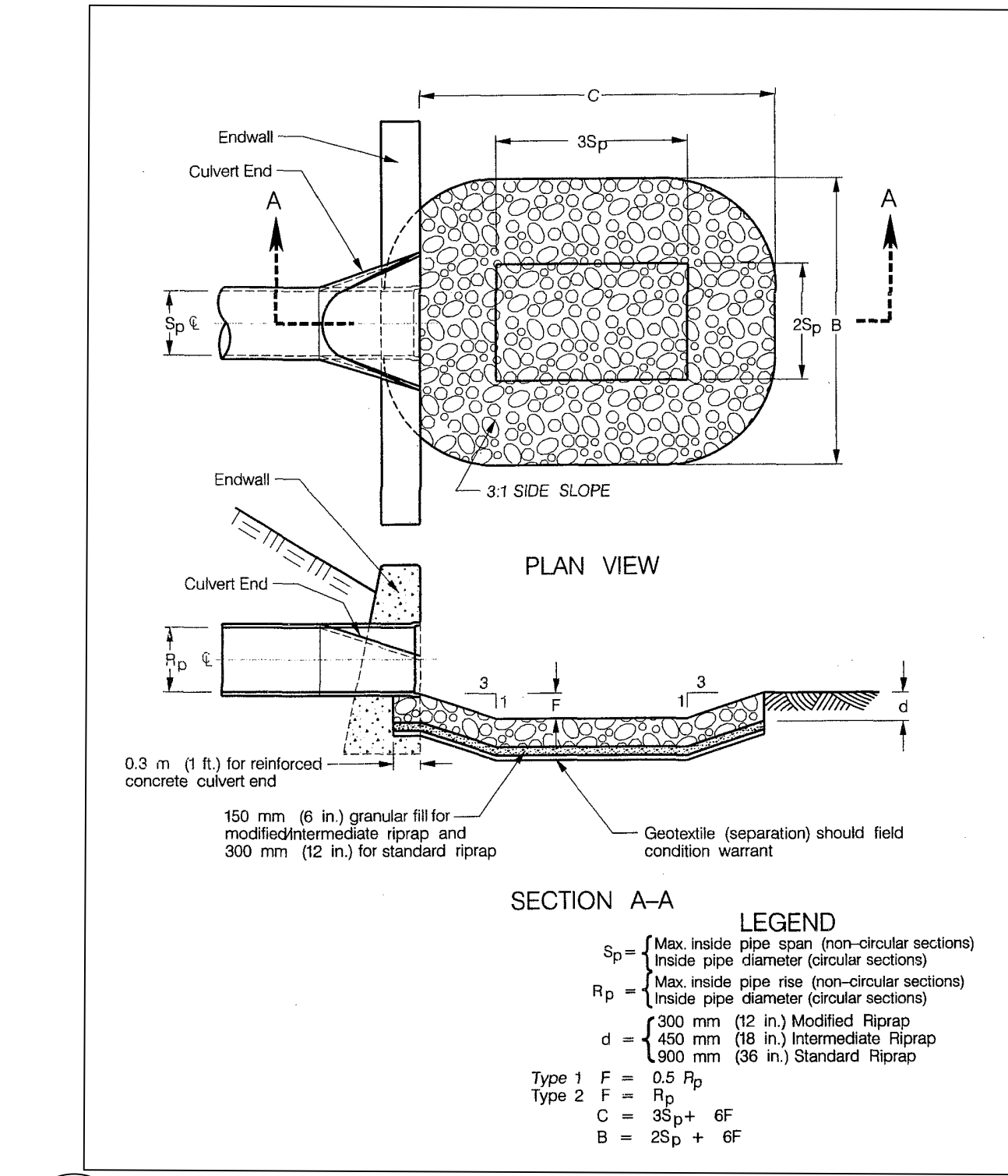
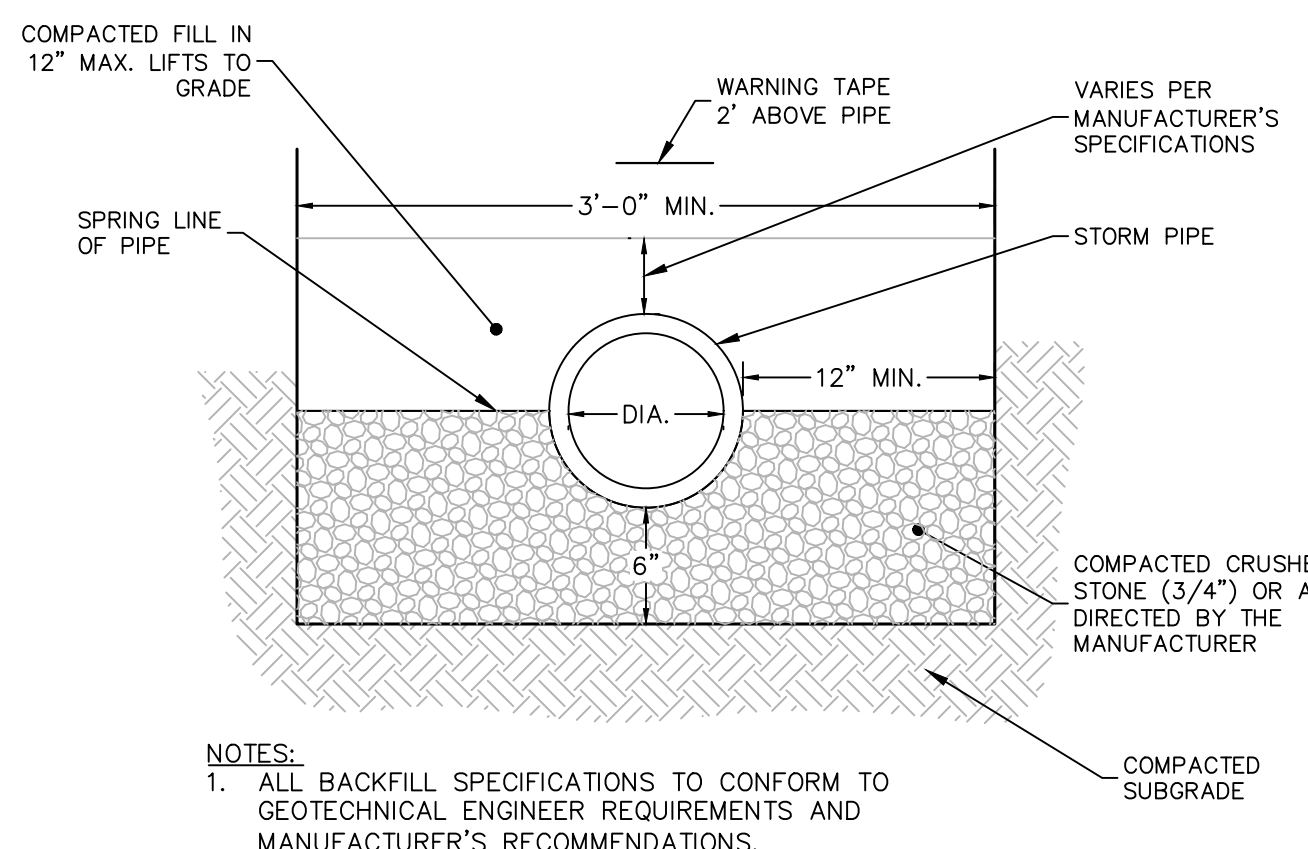
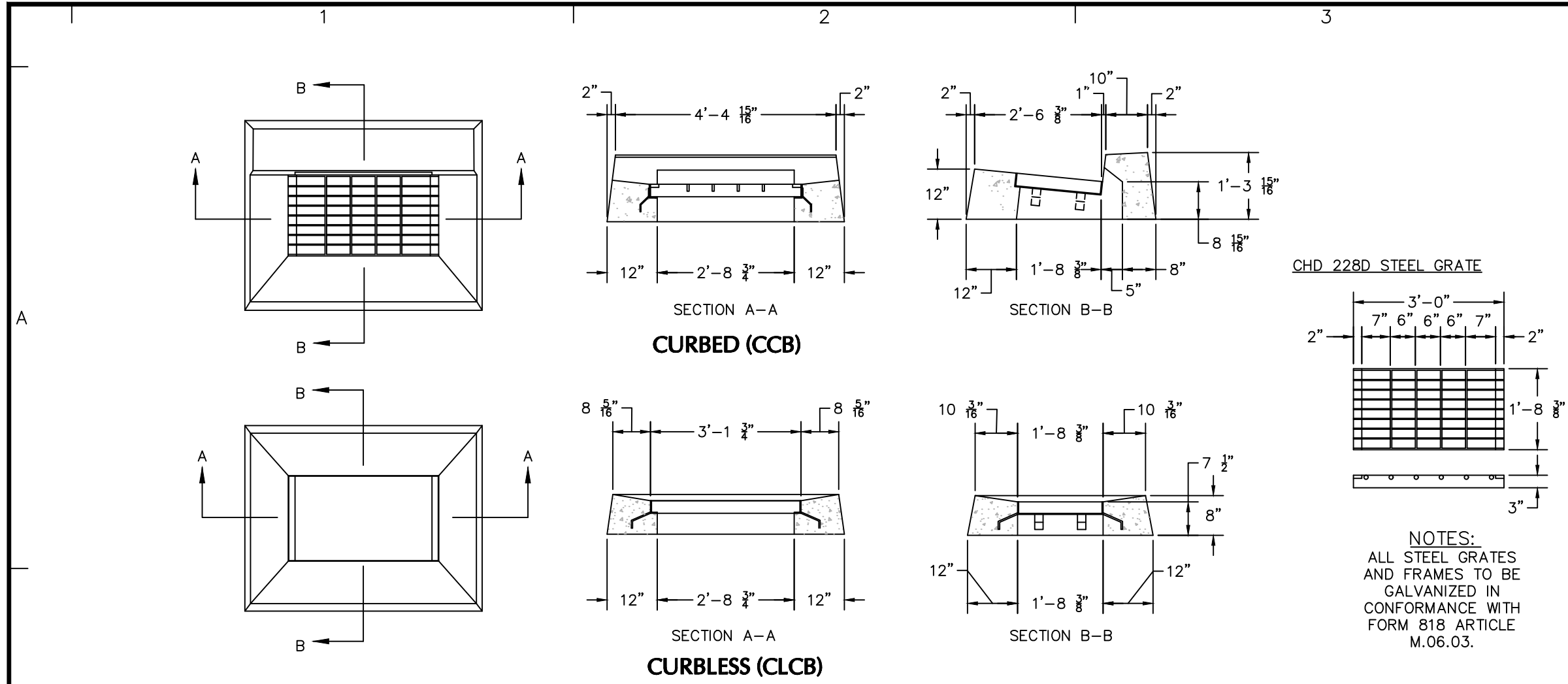
WATERFORD CONNECTICUT
Drawing Title

GRADING & DRAINAGE PLAN

Project No. 140286501	Drawing No. CG101
Date 1/7/2025	
Drawn By APF	
Checked By BP	

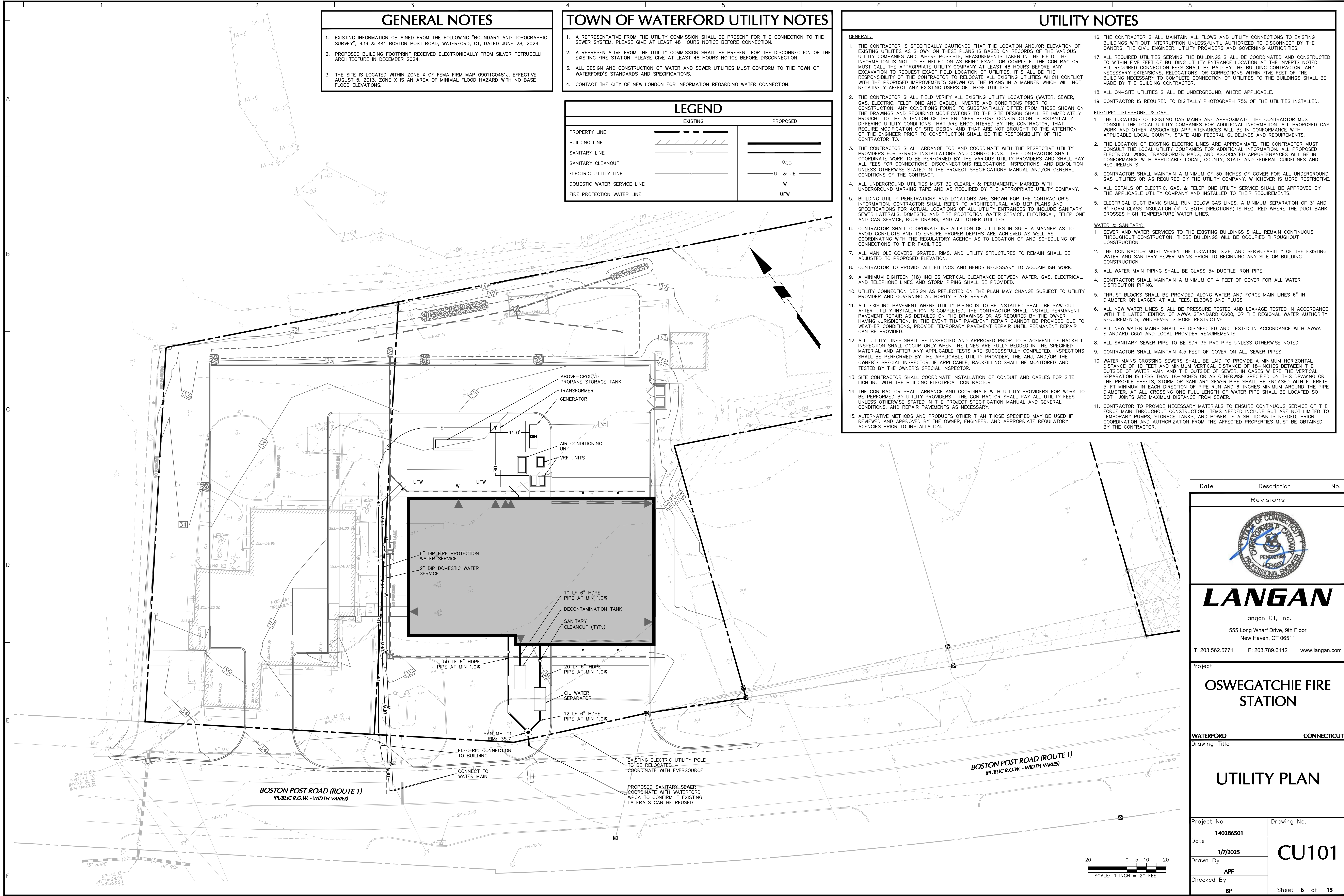
Sheet 4 of 15



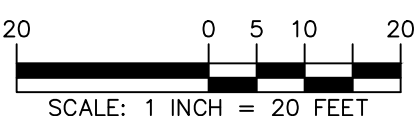


01/21/25	TOWN CONSERVATION COMMENTS	1
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Project		Drawing No.	
OSWEGATCHIE FIRE STATION		CG501	
Project No.		Sheet 5 of 15	
140286501			
Date			
1/7/2025			
Drawn By			
APF			
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Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title UTILITY PLAN		
Project No. 140286501		Drawing No. CU101
Date 1/7/2025		CU101
Drawn By APF		
Checked By BP		
Sheet 6 of 15		



EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.

THE PROPOSED LOCATIONS OF SITUATION AND EROSION CONTROL MEASURES REQUIRED ARE SHOWN ON THE SITE GRADING AND LAYOUT PLAN. REFER TO DWG C-3, PROVIDE SILT FENCE, STONE CHECK DAMS AND OTHER EROSION CONTROL MEASURES AS REQUIRED TO ADEQUATELY PREVENT SEDIMENT TRANSPORT AS NOTED IN THE BMP.

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNDEVELOPED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL, AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
- SEDIMENT BARRIERS (SILT FENCE, STONE CHECK DAMS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UPSTREAM DRAINAGE AREAS.
- INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #6.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSTREAM ARE PERMANENTLY STABILIZED.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 TO 1) UNLESS STABILIZED WITH PERMANENT EROSION CONTROL MEASURES.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT TO BE COMPLETED 30 DAYS PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING, UNTIL UPSTREAM AREAS ARE STABILIZED.
- WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED AS FOLLOWS:
 - A MINIMUM OF FOUR (4) INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT DEEMED FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TUNING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 100% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 4 TONS PER ACRE (180 LB PER 1,000 SQ. FT.) FOR CHALK, CLAY LOAM, AND HIGH ORGANIC SOIL AT A RATE OF 3 TONS PER ACRE (135 LBS PER 1,000 SQ. FT.) FOR SANDY LOAM, LOAM AND SILT LOAM. AT A RATE OF 2 TONS PER ACRE (90 LBS PER 1,000 SQ. FT.) FOR LOAMY SAND, AND SAND.
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED WITH A MIXTURE OF 47% CREEPING RED FESCUE, 25% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED WITH A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYE GRASS. SEEDING RATE IS 3.0 LBS PER 1,000 SQ. FT. LAWN QUALITY SOO MAY BE SUBSTITUTED FOR SEED.
 - HAY MULCH AT THE RATE OF 2 TONS PER ACRE OR 90-95 LBS PER 1000 SQUARE FEET ON A HYDRO-APPLICATION OF CELLULOSE FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BRIDGER WILL BE USED ON HAY MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE WORK AREA IS STABILIZED.
- WETLANDS (EXCEPTING THOSE WHICH ARE TO BE FILLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS) WILL BE PROTECTED WITH SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- IN GENERAL, AREAS WITHIN 100 FEET OF DELINEATED WETLANDS OR STREAMS SHALL HAVE A MAXIMUM PERIOD OF EXPOSURE OF NOT MORE THAN 15 DAYS.
- FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IN ALL AREAS WITHIN 100 FEET OF DELINEATED WETLANDS OR STREAMS.

EROSION CONTROL DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY PRECIPITATION EVENT.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15TH, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE-FREEZING TEMPERATURES, THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE 250 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE EITHER WOOD CELLULOSE FIBER OR BE ANCHORED WITH MULCH NETTING OR CHEMICAL TACK.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE REACH WITH A SLOPE GREATER THAN 2%, FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 6%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 10%. AFTER OCTOBER 1ST, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 6%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING WINTER CONSTRUCTION PERIODS ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

MULCH ANCHORING

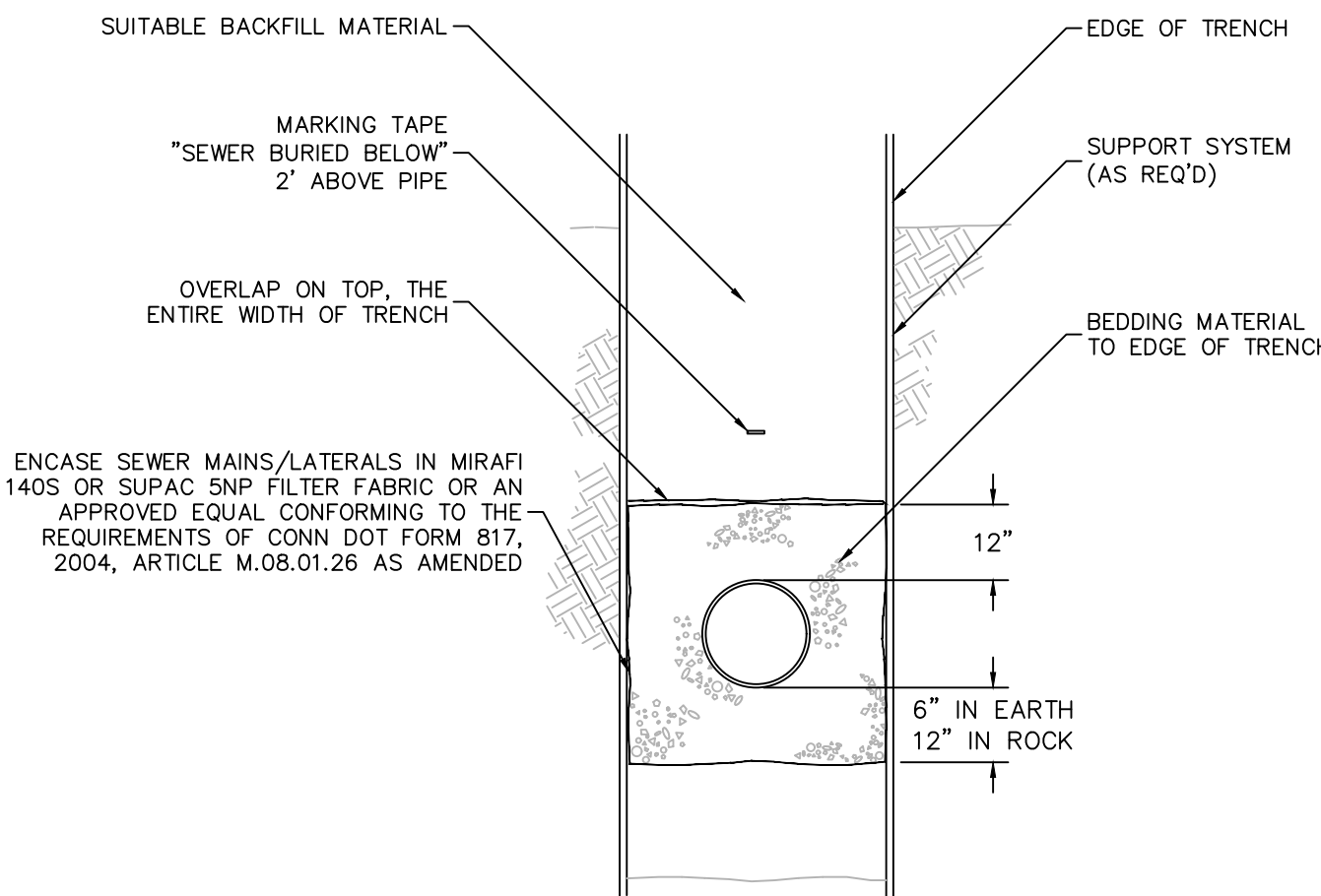
ANCHOR MULCH WITH: MULCH NETTING (AS PER MANUFACTURER); ASPHALT DAKLASHION (2.0L GALLONS PER SQ. YD.); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS) OR BE WOOD CELLULOSE FIBER (2000 LBS./ACRE). NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

MULCH AND MULCH ANCHORING

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN 3:1)	JUTE MESH, EXCELISOR MAT OR EQUIV.	AS REQUIRED
* A HYDRO-APPLICATION OF CELLULOSE FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BRIDGER SHALL BE USED ON HAY MULCH FOR WIND CONTROL.		
ADDITIONAL TEMPORARY SEED MIXTURE (FOR PERIODS LESS THAN 12 MONTHS)		
DATES	SEED	RATE
3/1 - 5/15	OATS	80 LBS./ACRE
5/15 - 9/15	ANNUAL RYE GRASS	40 LBS./ACRE
3/1 - 5/15 (9/1 - 10/15)	WINTER RYE	120 LBS./ACRE
4/15 - 7/1 (9/15 - 10/15)	MILLET	20 LBS./ACRE
5/15 - 7/15		
*SEED RATE ONLY		

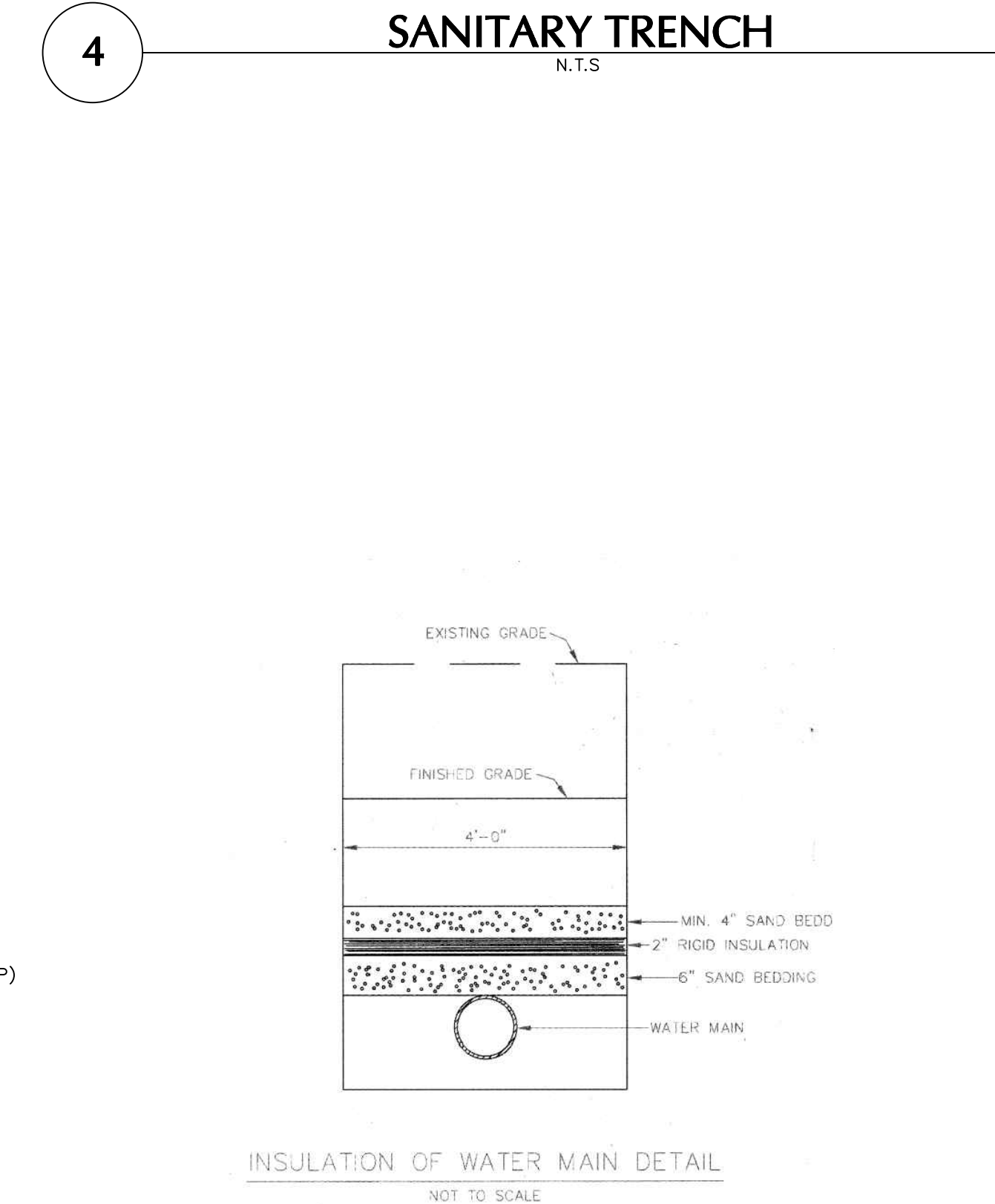
ELECTRICAL UTILITY TRENCH

N.T.S



SANITARY TRENCH

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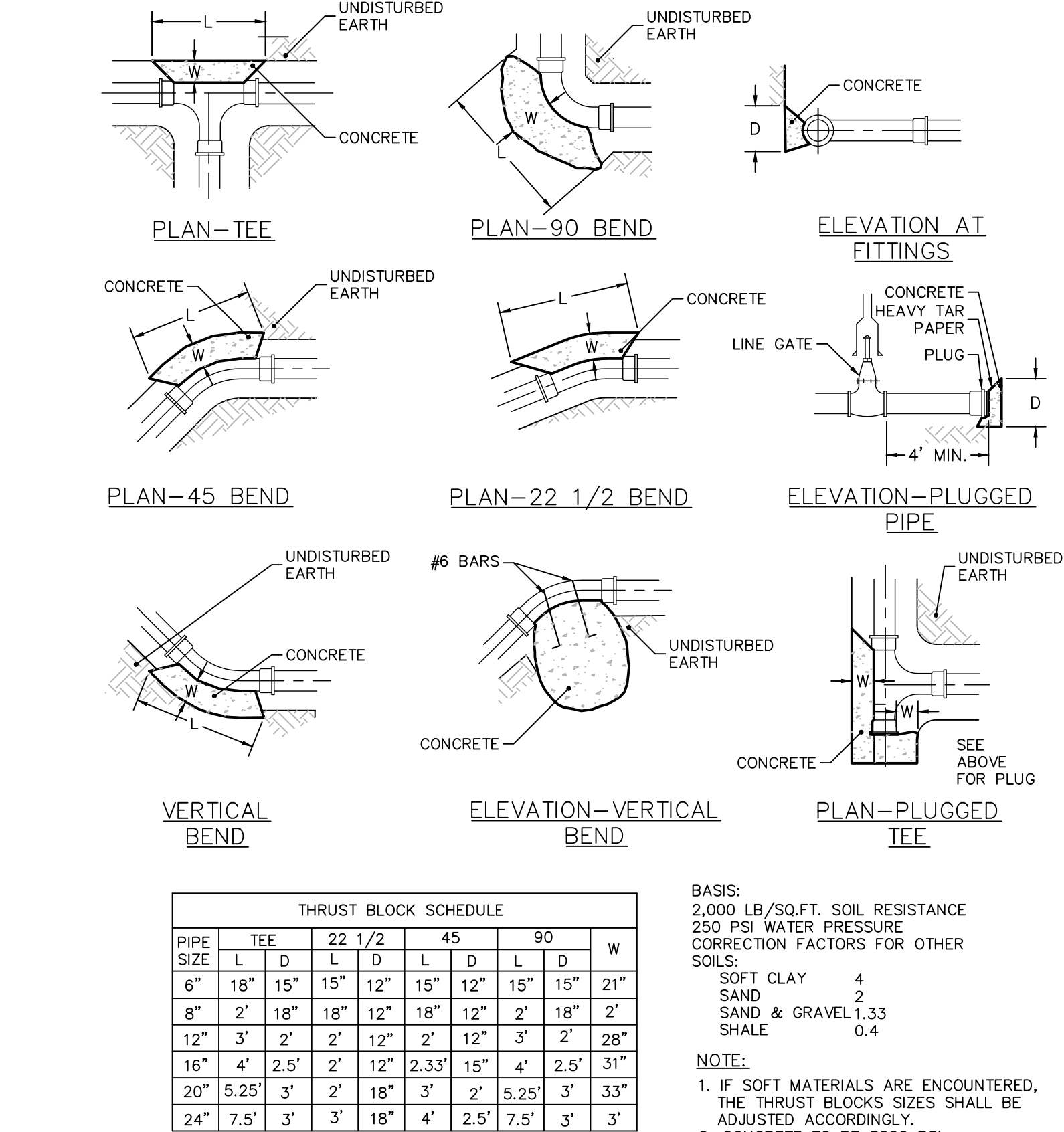


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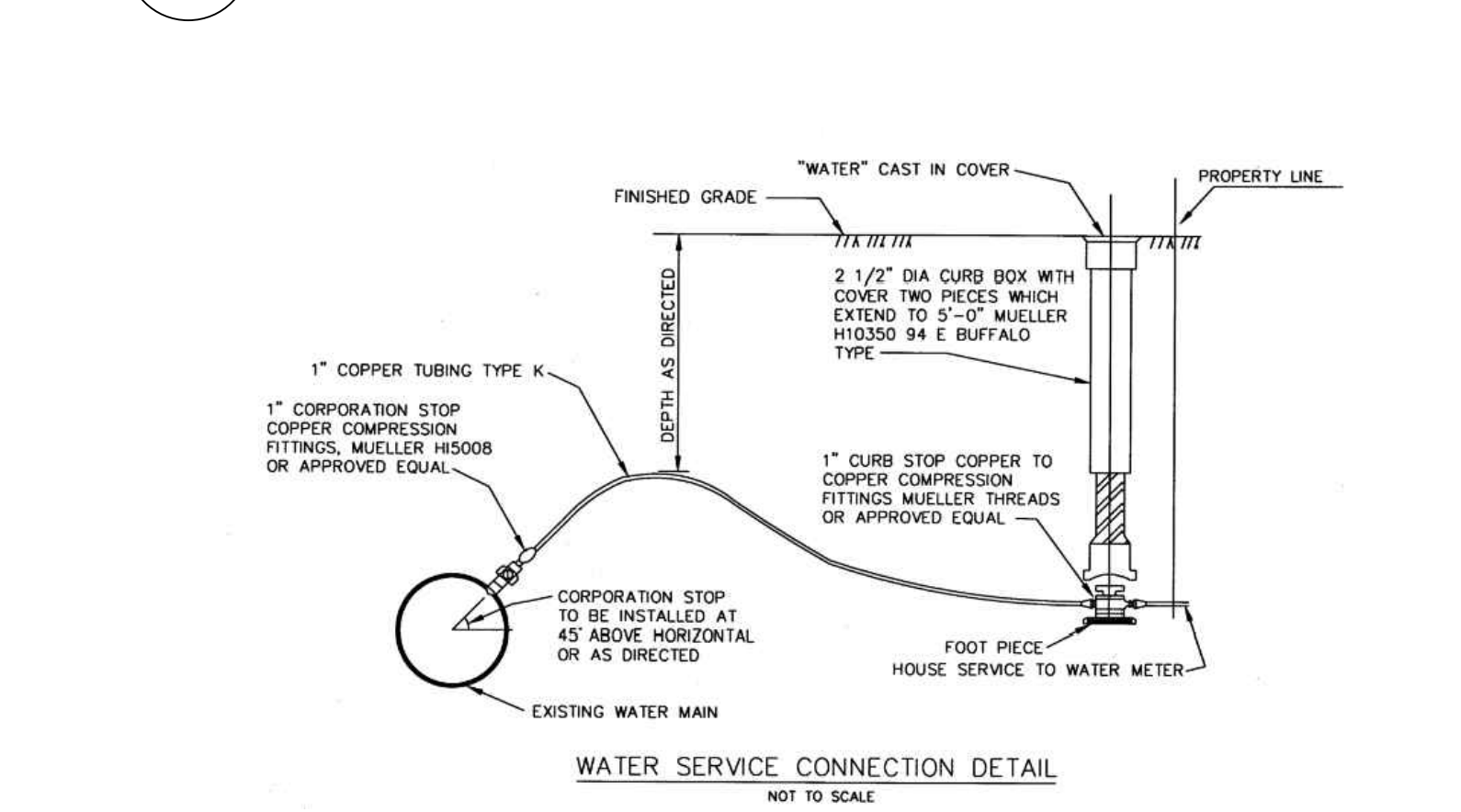
SANITARY CLEANOUT

N.T.S



THRUST BLOCKS

N.T.S



WATER MAIN CONNECTION WITHIN R.O.W.

N.T.S



WATERFORD UTILITY COMMISSION

TOWN OF WATERFORD, CT

STANDARD DETAILS

WATERFORD UTILITY STANDARDS

N.T.S



DETAIL:

1A

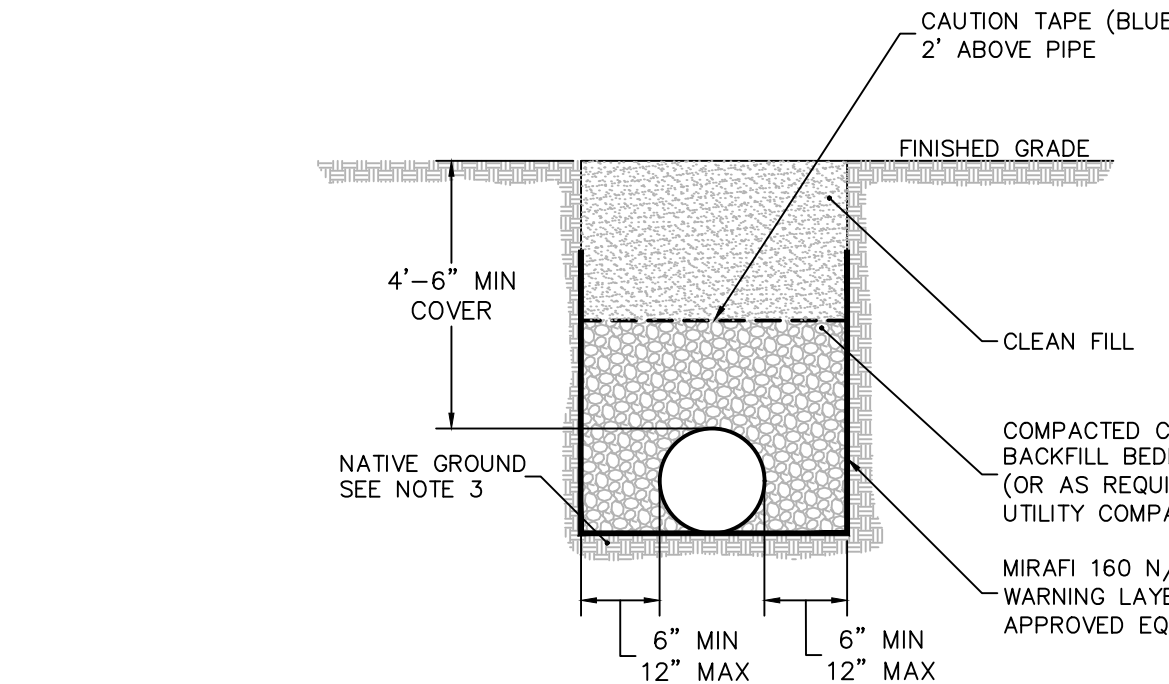
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JAN 2006

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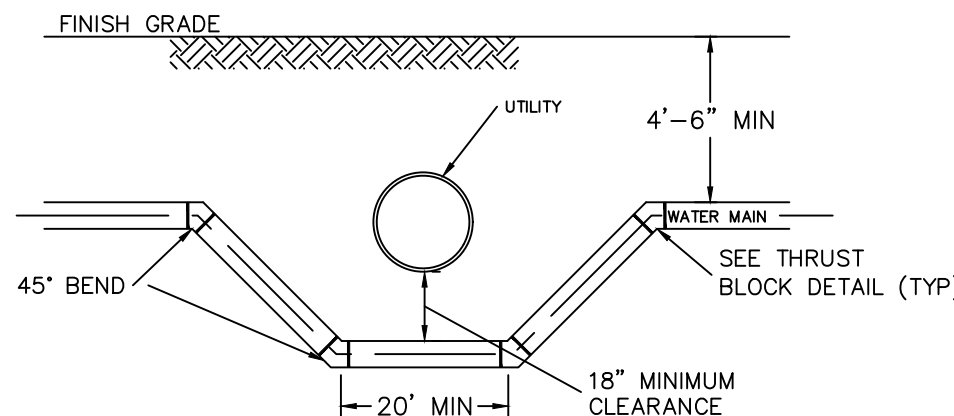
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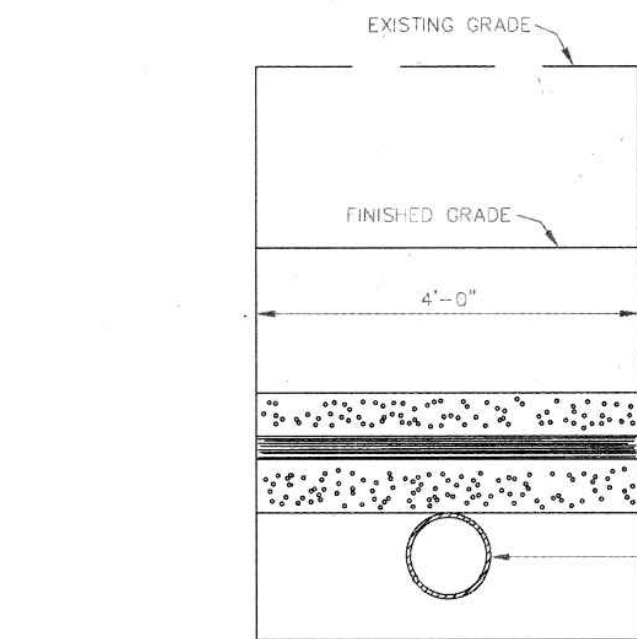
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WATER MAIN WITHIN R.O.W.

N.T.S



INSULATION OF WATER MAIN DETAIL

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Project

OSWEGATCHIE FIRE STATION

WATERFORD CONNECTICUT

Drawing Title

UTILITY DETAILS I

Project No. 140286501

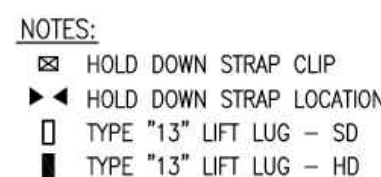
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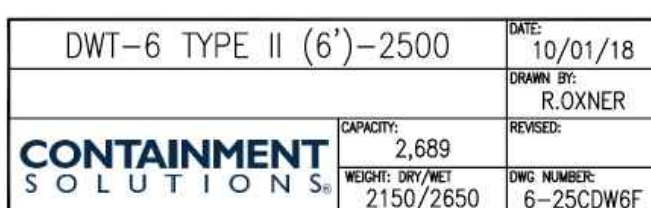
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Sheet 7 of 15



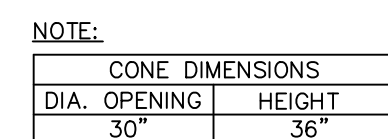
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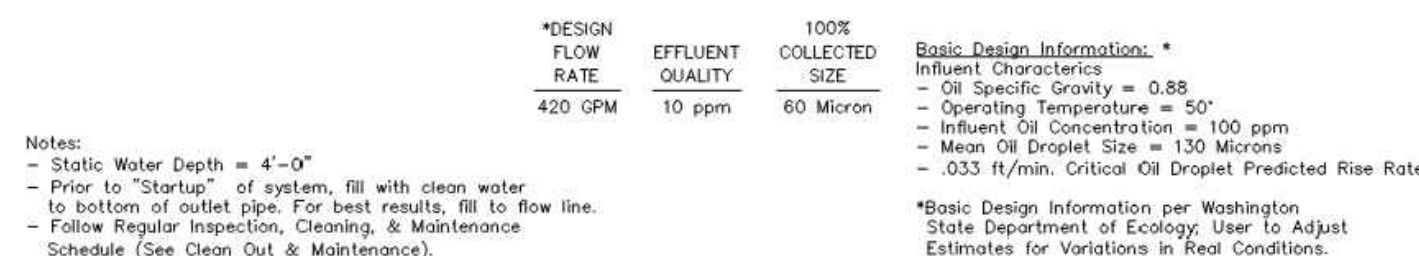
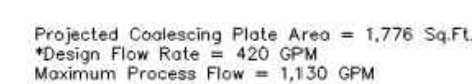
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PLAN VIEW OF PRECAST MANHOLE BASE



N.T.:



 Oldcastle Precast® PO Box 323, Wilsonville, Oregon 97070-0323 Tel: (503) 682-2844 Fax: (503) 682-2657	612-2-CPS File Name: 020-612CPS2 Issue Date: 2018 oldcastleprecast.com/wilsonville	612-2-CPS OIL / WATER SEPARATOR COALESCING - 420 GPM
		

9.1

N.T.S

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Project		
OSWEGATCHIE FIRE STATION		
WATERFORD Drawing Title		CONNECTICUT
UTILITY DETAILS II		
Project No. 140286501 Date 1/7/2025 Drawn By APF Checked By BP	Drawing No. CU502 Sheet 8 of 10	

RAIN GARDEN NOTES

1. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF PROPOSED RAIN GARDEN.
2. THE LOCATION OF THE PROPOSED RAIN GARDEN MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR MATERIAL STOCKPILES AND PREVENT SILT ACCUMULATION.
3. THE USE OF THE PROPOSED RAIN GARDEN LOCATION FOR A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION IS DISCOURAGED. HOWEVER, WHEN UNAVOIDABLE, EXCAVATION FOR THE TEMPORARY SEDIMENT TRAP MUST BE A MINIMUM OF TWO FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BOTTOM OF THE PROPOSED RAIN GARDEN.
4. EXCAVATION AND CONSTRUCTION OF THE RAIN GARDEN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE OF THE LIMITS OF THE BASIN.
5. THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF THE RAIN GARDEN MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION OF A STORMWATER BASIN OR RAIN GARDEN CANNOT BE DELAYED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE BASIN THROUGHOUT ALL PHASES OF CONSTRUCTION TO DIVERT FLOWS AWAY FROM THE BASIN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED.
6. THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO RAIN GARDEN USE.
7. PRIOR TO PLACING THE BASIN SOIL MIX AND PLANTINGS, CONTRACTOR TO REMOVE ALL ACCUMULATED SILT AND SEDIMENT AND PERFORM TWO PERCOLATION TESTS IN THE PRESENCE OF THE ENGINEER TO ENSURE INFILTRATION CAPABILITIES.
8. THE RAIN GARDEN IS TO BE INSPECTED AFTER EVERY MAJOR STORM EVENT FOR THE FIRST 6 MONTHS POST CONSTRUCTION TO ENSURE PROPER INFILTRATION IS REALIZED. INSPECTION LOG TO CAPTURE THE DURATION OF STANDING WATER IN THE BASIN POST STORM AND AMOUNT OF ANY SEDIMENT BUILDUP TO DETERMINE IF BASIN IS CLOGGED. IF BASIN IS CLOGGED, CONTRACTOR TO REMOVE CLOGGED BASIN MATERIALS AND REPLACE WITH NEW. ADDITIONALLY, CONTRACTOR TO REMOVE ANY ACCUMULATED SEDIMENT PRIOR TO PLACING TOPSOIL AND PLANTINGS.
9. POST 6 MONTHS OF OPERATION, THE RAIN GARDEN MAINTENANCE TO CONTINUE IN ACCORDANCE WITH MOST CURRENT CONNECTICUT STORMWATER QUALITY MANUAL AND EROSION CONTROL GUIDELINES.
10. CONTRACTOR TO PERFORM FIELD PERMEABILITY TESTS BOTH PRE- AND POST-CONSTRUCTION TO CONFIRM PERCOLATION RATES WITHIN THE RAIN GARDEN REMAIN THE SAME AS DESIGNED.

The site plan illustrates a rain garden project with the following features and annotations:

- Proposed Rain Garden:** A rectangular area with a stone or cobblestone pattern, measuring 10.0' by 10.0'.
- Construction Entrance:** A 10.0' wide opening in the silt fence.
- Silt Fence (Typ.):** A dashed line with cross-hatches along the perimeter.
- Haybales (Typ.):** Indicated by small circles along the fence line.
- Material Stockpile Area:** A rectangular area with a cross-hatch pattern.
- Site Trailer, Construction Laydown, Etc. With Construction Fence:** A rectangular area with a cross-hatch pattern.
- Existing Inlet Protection (Typ.):** A circular feature with a cross-hatch pattern.
- 6" Chain Link Construction Fence/Gate:** A dashed line with cross-hatches.
- Elevations:** Various spot elevations (e.g., 32.0, 31.0, 30.5, 29.8, 34.0, 34.5, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0) and contour lines (e.g., 32.0, 31.0, 30.5, 29.8, 34.0, 34.5, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0).
- Grading and Erosion Control:** GR=32.03, INV(1)=31.10, INV(2)=30.05, INV(3)=29.80, RM=33.24, 15' HDPE, 15' RCP, 15' HDPE, 15' RCP.
- Other Features:** A circular feature with a cross-hatch pattern, a rectangular area with a cross-hatch pattern, and a rectangular area with a cross-hatch pattern.

1. DURING CLEARING AND GRADING OF THE SITE, MEASURES MUST BE TAKEN TO ELIMINATE SOIL COMPACTION AT THE LOCATION OF PROPOSED RAIN GARDEN.
2. THE LOCATION OF THE PROPOSED RAIN GARDEN MUST BE CORDONED OFF DURING CONSTRUCTION TO PREVENT COMPACTION OF THE SUBSOIL BY CONSTRUCTION EQUIPMENT OR MATERIAL STOCKPILES AND PREVENT SILT ACCUMULATION.
3. THE USE OF THE PROPOSED RAIN GARDEN LOCATION FOR A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION IS UNDESIRABLE. HOWEVER, WHEN UNAVOIDABLE, EXCAVATION FOR THE TEMPORARY SEDIMENT TRAP MUST BE A MINIMUM OF TWO FEET ABOVE THE FINAL DESIGN ELEVATION OF THE BOTTOM OF THE PROPOSED RAIN GARDEN.
4. EXCAVATION AND CONSTRUCTION OF THE RAIN GARDEN MUST BE PERFORMED USING EQUIPMENT PLACED OUTSIDE OF THE LIMITS OF THE BASIN.
5. THE EXCAVATION TO THE FINAL DESIGN ELEVATION OF THE RAIN GARDEN MAY ONLY OCCUR AFTER ALL CONSTRUCTION WITHIN ITS DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED. IF CONSTRUCTION WITHIN ITS DRAINAGE AREA IS DELAYED, BERMS MUST BE PLACED AROUND THE PERIMETER OF THE BASIN THROUGHOUT ALL PHASES OF CONSTRUCTION TO DIVERT FLOWS AWAY FROM THE BASIN. THE BERMS MAY NOT BE REMOVED UNTIL ALL CONSTRUCTION WITHIN THE DRAINAGE AREA IS COMPLETED AND THE DRAINAGE AREA IS STABILIZED.
6. THE CONTRIBUTING DRAINAGE AREA MUST BE COMPLETELY STABILIZED PRIOR TO RAIN GARDEN USE.
7. PRIOR TO PLACING THE BASIN SOIL MIX AND PLANTINGS, CONTRACTOR TO REMOVE ALL EXCESSIVE ACCUMULATED SEDIMENT AND PERFORM INFILTRATION TESTS IN THE PRESENCE OF THE ENGINEER TO ENSURE INFILTRATION CAPABILITIES.
8. THE RAIN GARDEN IS TO BE INSPECTED AFTER EVERY MAJOR STORM EVENT FOR THE FIRST 6 MONTHS POST CONSTRUCTION TO ENSURE PROPER INFILTRATION IS REALIZED. INSPECTION LOG TO CAPTURE THE DURATION OF STANDING WATER IN THE BASIN POST STORM AND AMOUNT OF ANY SEDIMENT BUILDUP TO DETERMINE IF BASIN IS CLOGGED. IF BASIN IS CLOGGED, CONTRACTOR TO REMOVE CLOGGED MATERIALS AND REPLACE WITH NEW. ADDITIONAL C CONTRACTOR TO REMOVE ANY ACCUMULATED SEDIMENT PRIOR TO PLACING POSTS AND PLANTINGS.
9. POST 6 MONTHS OF OPERATION, THE RAIN GARDEN MAINTENANCE TO CONTINUE IN ACCORDANCE WITH MOST CURRENT CONNECTICUT STORMWATER QUALITY MANUAL AND EROSION CONTROL GUIDELINES.
10. CONTRACTOR TO PERFORM FIELD PERMEABILITY TESTS BOTH PRE- AND POST-CONSTRUCTION TO CONFIRM PERCOLATION RATES WITHIN THE RAIN GARDEN REMAIN THE SAME AS DESIGNED.

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
3. THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

The site plan illustrates a proposed building footprint (shaded gray) and a parking lot (dotted pattern) adjacent to Boston Post Road (Route 1). The plan includes various annotations such as spot elevations (e.g., 31.2, 31.6, 34.3, 34.6, 35.1, 35.5, 35.6, 35.7, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0), curve data (e.g., CR=31.32, CR=33.79, CR=33.96), and stationing (e.g., 1+00, 1+100, 1+200, 1+300, 1+400, 1+500, 1+600, 1+700, 1+800, 1+900, 2+000, 2+100, 2+200, 2+300, 2+400, 2+500, 2+600, 2+700, 2+800, 2+900, 3+000, 3+100, 3+200, 3+300, 3+400, 3+500, 3+600, 3+700, 3+800, 3+900, 4+000, 4+100, 4+200, 4+300, 4+400, 4+500, 4+600, 4+700, 4+800, 4+900, 5+000, 5+100, 5+200, 5+300, 5+400, 5+500, 5+600, 5+700, 5+800, 5+900, 6+000, 6+100, 6+200, 6+300, 6+400, 6+500, 6+600, 6+700, 6+800, 6+900, 7+000, 7+100, 7+200, 7+300, 7+400, 7+500, 7+600, 7+700, 7+800, 7+900, 8+000, 8+100, 8+200, 8+300, 8+400, 8+500, 8+600, 8+700, 8+800, 8+900, 9+000, 9+100, 9+200, 9+300, 9+400, 9+500, 9+600, 9+700, 9+800, 9+900, 10+000, 10+100, 10+200, 10+300, 10+400, 10+500, 10+600, 10+700, 10+800, 10+900, 11+000, 11+100, 11+200, 11+300, 11+400, 11+500, 11+600, 11+700, 11+800, 11+900, 12+000, 12+100, 12+200, 12+300, 12+400, 12+500, 12+600, 12+700, 12+800, 12+900, 13+000, 13+100, 13+200, 13+300, 13+400, 13+500, 13+600, 13+700, 13+800, 13+900, 14+000, 14+100, 14+200, 14+300, 14+400, 14+500, 14+600, 14+700, 14+800, 14+900, 15+000, 15+100, 15+200, 15+300, 15+400, 15+500, 15+600, 15+700, 15+800, 15+900, 16+000, 16+100, 16+200, 16+300, 16+400, 16+500, 16+600, 16+700, 16+800, 16+900, 17+000, 17+100, 17+200, 17+300, 17+400, 17+500, 17+600, 17+700, 17+800, 17+900, 18+000, 18+100, 18+200, 18+300, 18+400, 18+500, 18+600, 18+700, 18+800, 18+900, 19+000, 19+100, 19+200, 19+300, 19+400, 19+500, 19+600, 19+700, 19+800, 19+900, 20+000, 20+100, 20+200, 20+300, 20+400, 20+500, 20+600, 20+700, 20+800, 20+900, 21+000, 21+100, 21+200, 21+300, 21+400, 21+500, 21+600, 21+700, 21+800, 21+900, 22+000, 22+100, 22+200, 22+300, 22+400, 22+500, 22+600, 22+700, 22+800, 22+900, 23+000, 23+100, 23+200, 23+300, 23+400, 23+500, 23+600, 23+700, 23+800, 23+900, 24+000, 24+100, 24+200, 24+300, 24+400, 24+500, 24+600, 24+700, 24+800, 24+900, 25+000, 25+100, 25+200, 25+300, 25+400, 25+500, 25+600, 25+700, 25+800, 25+900, 26+000, 26+100, 26+200, 26+300, 26+400, 26+500, 26+600, 26+700, 26+800, 26+900, 27+000, 27+100, 27+200, 27+300, 27+400, 27+500, 27+600, 27+700, 27+800, 27+900, 28+000, 28+100, 28+200, 28+300, 28+400, 28+500, 28+600, 28+700, 28+800, 28+900, 29+000, 29+100, 29+200, 29+300, 29+400, 29+500, 29+600, 29+700, 29+800, 29+900, 30+000, 30+100, 30+200, 30+300, 30+400, 30+500, 30+600, 30+700, 30+800, 30+900, 31+000, 31+100, 31+200, 31+300, 31+400, 31+500, 31+600, 31+700, 31+800, 31+900, 32+000, 32+100, 32+200, 32+300, 32+400, 32+500, 32+600, 32+700, 32+800, 32+900, 33+000, 33+100, 33+200, 33+300, 33+400, 33+500, 33+600, 33+700, 33+800, 33+900, 34+000, 34+100, 34+200, 34+300, 34+400, 34+500, 34+600, 34+700, 34+800, 34+900, 35+000, 35+100, 35+200, 35+300, 35+400, 35+500, 35+600, 35+700, 35+800, 35+900, 36+000, 36+100, 36+200, 36+300, 36+400, 36+500, 36+600, 36+700, 36+800, 36+900, 37+000, 37+100, 37+200, 37+300, 37+400, 37+500, 37+600, 37+700, 37+800, 37+900, 38+000, 38+100, 38+200, 38+300, 38+400, 38+500, 38+600, 38+700, 38+800, 38+900, 39+000, 39+100, 39+200, 39+300, 39+400, 39+500, 39+600, 39+700, 39+800, 39+900, 40+000, 40+100, 40+200, 40+300, 40+400, 40+500, 40+600, 40+700, 40+800, 40+900, 41+000, 41+100, 41+200, 41+300, 41+400, 41+500, 41+600, 41+700, 41+800, 41+900, 42+000, 42+100, 42+200, 42+300, 42+400, 42+500, 42+600, 42+700, 42+800, 42+900, 43+000, 43+100, 43+200, 43+300, 43+400, 43+500, 43+600, 43+700, 43+800, 43+900, 44+000, 44+100, 44+200, 44+300, 44+400, 44+500, 44+600, 44+700, 44+800, 44+900, 45+000, 45+100, 45+200, 45+300, 45+400, 45+500, 45+600, 45+700, 45+800, 45+900, 46+000, 46+10

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING "BOUNDARY AND TOPOGRAPHIC SURVEY", 439 & 441 BOSTON POST ROAD, WATERFORD, CT, DATED JUNE 28, 2024.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM SILVER PETRUCELLI ARCHITECTURE IN DECEMBER 2024.
3. THE SITE IS LOCATED WITHIN ZONE X OF FEMA FIRM MAP 09011C0481J, EFFECTIVE AUGUST 5, 2013. ZONE X IS AN AREA OF MINIMAL FLOOD HAZARD WITH NO BASE FLOOD ELEVATIONS.

LEGEND	
PROPERTY LINE	
LIMIT OF DISTURBANCE	
SILT FENCE	
EXISTING INLET PROTECTION	
PROPOSED INLET PROTECTION	
PROPOSED BUILDING	
HAYBALES	
TEMPORARY PARKING AREA	
CONSTRUCTION ENTRANCE	
PROPOSED CURB	

- | | |
|---------------------------|---|
| PROPERTY LINE |  |
| LIMIT OF DISTURBANCE |  |
| SILT FENCE |  |
| EXISTING INLET PROTECTION |  |
| PROPOSED INLET PROTECTION |  |
| PROPOSED BUILDING |  |
| HAYBALES |  |
| TEMPORARY PARKING AREA |  |
| CONSTRUCTION ENTRANCE |  |
| PROPOSED CURB |  |

SOIL EROSION-SEDIMENT CONTROL NOTES

PROPOSED DEVELOPMENT

1. CONSTRUCTION WILL INCLUDE EARTHWORK, CURBING, PAVING, UTILITY INSTALLATION, LANDSCAPING AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.

2. THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN WITHIN THIS PLANSET. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.

PROJECT SCHEDULE

PHASE 1 (APPROXIMATELY SPRING 2025 – SPRING 2026):

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH TOWN STAFF

2. FLAG THE CLEARING LIMIT LINES

3. REQUEST STAFF INSPECTION (IF REQUIRED)

4. INSTALL EROSION CONTROLS FOR PHASE 1 IN THE FOLLOWING ORDER:

4.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES

4.2. INSTALLATION OF INLET PROTECTION

4.3. INSTALLATION OF TREE PROTECTION

4.4. INSTALLATION OF CONSTRUCTION FENCE AND GATES

4.5. INSTALLATION OF STABILIZED CONSTRUCTION PAD

5. REQUEST STAFF INSPECTION (IF REQUIRED)

6. COMPLETE SITE CLEARING WITHIN THE LIMITS OF PHASE 1

7. COMPLETION OF ROUGH GRADING WITHIN THE LIMITS OF PHASE 1

8. PREPARATION OF FOUNDATION AND BUILDING PAD

9. INSTALLATION OF SITE UTILITIES

10. COMPLETION OF FINAL GRADING AND PAVEMENT INSTALLATION WITHIN LIMITS OF PHASE 1

11. SUBSTANTIAL COMPLETION OF BUILDING FOR PHASE 1

PHASE 2 (APPROXIMATELY SPRING 2026 – SUMMER 2026):

12. INSTALL ADDITIONAL EROSION CONTROL MEASURES NEEDED FOR PHASE 2 IN THE FOLLOWING ORDER:

12.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES

12.2. INSTALLATION OF INLET PROTECTION

12.3. INSTALLATION OF TREE PROTECTION

12.4. INSTALLATION OF CONSTRUCTION FENCE AND GATES

12.5. INSTALLATION OF STABILIZED CONSTRUCTION PAD

13. REQUEST STAFF INSPECTION (IF REQUIRED)

14. COMPLETE CLEARING OF SITE, INCLUDING DEMOLITION OF EXISTING FIRE STATION

15. COMPLETION OF ROUGH GRADING OF THE SITE

16. COMPLETE INSTALLATION OF SITE UTILITIES

17. COMPLETION OF FINAL GRADING AND PAVEMENT INSTALLATION

18. COMPLETION OF RAIN GARDEN AND PRETREATMENT SWALE

19. COMPLETION OF FINAL LANDSCAPING & SITE STABILIZATION IN THE FOLLOWING ORDER:

19.1. INSTALLATION OF PLANTING SOIL

19.2. INSTALLATION OF PLANTINGS AND TREES

19.3. INSTALLATION OF STABILIZED SEED MIX

19.4. CONTRACTOR TO CONFIRM ESTABLISHMENT OF SEED MIX AND PLANTINGS

THE REMOVAL OF CONSTRUCTION E&S CONTROL SYSTEMS WHEN SITE IS FULLY STABILIZED

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN.

3. DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.

4. FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.

6. ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.

7. SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:

A. GROUND LIMESTONE AT A RATE OF 135 LBS. PER 1,000 SF.

B. FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SF USING A 10-20-10 ANALYSIS OR AN EQUIVALENT.

C. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF.

D. MULCH ALL NEWLY SEEDD AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.

8. BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDD PER ITEM D ABOVE.

9. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.

10. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.

11. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.

12. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.

13. ALL EXPOSED SURFACES WILL BE TREATED WITH TOPSOIL PER THE LANDSCAPE PLANS PRIOR TO FINAL STABILIZATION.

14. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.

15. SOIL EROSION AND SEDIMENT CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE ABOVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

16. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

17. PERMANENT

A. MATERIALS SPECIFICATION: LAWN AREAS.

a. SOIL
ANY SOIL HAVING A pH OF 4 OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A pH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION.

b. LIME
THREE TONS PER ACRE OF GROUND LIMESTONE INCORPORATED FOUR INCHES INTO SOIL.

c. FERTILIZER
500 L.S. PER ACRE 10-20-10 INCORPORATED FOUR INCHES INTO SOIL.

d. SEED
DATES 4/15-6/15 AND 9/15-10/15. 30 LBS OF KENTUCKY 31 TALL FESCUE, 30 LBS OF SPREADING FESCUE, 30 LBS OF KENTUCKY BLUEGRASS PER ACRE.

e. SHADE AREAS
15 LBS OF SPREADING FESCUE, 15 LBS OF CHEWINGS RED FESCUE, 30 LBS KENTUCKY BLUEGRASS, AND 10 LBS OF PERENNIAL RYE GRASS PER ACRE. MULCH SHOULD BE APPLIED AFTER SEEDING FOR ADDED PROTECTION.

B. MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET WITH UNROTATED SALT HAY.

C. LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCHES.

a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.

b. USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS. BINDERS SUCH AS CURASOL DCA-70, PETRO SET, TERRA TACH, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.

D. FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.

E. CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST.

F. ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.

G. THE LOCAL GOVERNMENT AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION.

H. SEEDD PREPARATION:

a. TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (COMPACTED) BEFORE SEEDING.

b. HAVE TOPSOIL TESTED FOR pH. ADD LIME AS NECESSARY TO ACHIEVE pH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.

c. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.

d. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

e. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

1. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION. CONTRACTOR TO PROVIDE NAME AND PHONE NUMBER OF INDIVIDUAL TO THE PLANNING AND ZONING COMMISSION PRIOR TO THE START OF CONSTRUCTION.

2. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE SESC MEASURES:

A. 25% OF THE INSTALLED LENGTH OF SILT FENCE

B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 1 STABILIZATION ENTRANCE. STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATER ENHANCEMENTS, ETC.

C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER.

D. HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS

MIT OF DISTURBANCE: 6 ACRES

OF UPLAND REVIEW AREA

BOSTON POST ROAD (ROUTE 1)
(PUBLIC R.O.W. - WIDTH VARIES)

LANGAN
Langan CT, Inc.
555 Long Wharf Drive, 9th Floor
New Haven, CT 06511
T: 203.562.5771 F: 203.789.6142 www.langan.com

OSWEGATCHIE FIRE STATION

EROSION CONTROL/ CONSTRUCTION PLAN 2

Project No. 140286501
Date 1/7/2025
Drawing Title
Drawing No. CE102
Sheet 10 of 15

- PROPOSED DEVELOPMENT
1. CONSTRUCTION WILL INCLUDE EARTHWORK, CURBING, PAVING, UTILITY INSTALLATION, LANDSCAPING AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
2. THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN WITHIN THIS PLANSET. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.
- PROJECT SCHEDULE
- PHASE 1 (APPROXIMATELY SPRING 2025 – SPRING 2026):
- 1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH TOWN STAFF
 - 2. FLAG THE CLEARING LIMIT LINES
 - 3. REQUEST STAFF INSPECTION (IF REQUIRED)
 - 4. INSTALL EROSION CONTROLS FOR PHASE 1 IN THE FOLLOWING ORDER:
 - 4.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES
 - 4.2. INSTALLATION OF INLET PROTECTION
 - 4.3. INSTALLATION OF TREE PROTECTION
 - 4.4. INSTALLATION OF CONSTRUCTION FENCE AND GATES
 - 4.5. INSTALLATION OF STABILIZED CONSTRUCTION PAD
 - 5. REQUEST STAFF INSPECTION (IF REQUIRED)
 - 6. COMPLETION OF SITE CLEARING WITHIN THE LIMITS OF PHASE 1
 - 7. COMPLETION OF ROUGH GRADING WITHIN THE LIMITS OF PHASE 1
 - 8. PREPARATION OF FOUNDATION AND BUILDING PAD
 - 9. INSTALLATION OF SITE UTILITIES
 - 10. COMPLETION OF FINAL GRADING AND PAVEMENT INSTALLATION WITHIN LIMITS OF PHASE 1
 - 11. SUBSTANTIAL COMPLETION OF BUILDING FOR PHASE 1
- PHASE 2 (APPROXIMATELY SPRING 2026 – SUMMER 2028):
- 12. INSTALL ADDITIONAL EROSION CONTROL MEASURES NEEDED FOR PHASE 2 IN THE FOLLOWING ORDER:
 - 12.1. INSTALLATION OF SILT FENCE AND STAKED HAYBALES
 - 12.2. INSTALLATION OF INLET PROTECTION
 - 12.3. INSTALLATION OF TREE PROTECTION
 - 12.4. INSTALLATION OF CONSTRUCTION FENCE AND GATES
 - 12.5. INSTALLATION OF STABILIZED CONSTRUCTION PAD
 - 13. REQUEST STAFF INSPECTION (IF REQUIRED)
 - 14. COMPLETE CLEARING OF SITE, INCLUDING DEMOLITION OF EXISTING FIRE STATION
 - 15. COMPLETION OF ROUGH GRADING OF THE SITE
 - 16. COMPLETE INSTALLATION OF SITE UTILITIES
 - 17. COMPLETION OF FINAL GRADING AND PAVEMENT INSTALLATION
 - 18. COMPLETION OF RAIN GARDEN AND PRETREATMENT SWALE
 - 19. COMPLETION OF FINAL LANDSCAPING & SITE STABILIZATION IN THE FOLLOWING ORDER:
 - 19.1. INSTALLATION OF PLANTING SOIL
 - 19.2. INSTALLATION OF PLANTINGS AND TREES
 - 19.3. INSTALLATION OF STABILIZED SEED MIX
 - 20. CONTRACTOR TO CONFIRM ESTABLISHMENT OF SEED MIX AND PLANTINGS
- THE REMOVAL OF CONSTRUCTION E&S CONTROL SYSTEMS WHEN SITE IS FULLY STABILIZED
- SOIL EROSION AND SEDIMENT CONTROL NOTES
1. THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT CONSERVATION OF SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN.
3. DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
4. FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED FOR LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
6. ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:
- A. GROUND LIMESTONE AT A RATE OF 135 LBS. PER 1,000 SF
 - B. FERTILIZER AT A RATE OF 10 LBS. PER 1,000 SF USING 10-20-10 ANALYSIS OR AN EQUIVALENT.
 - C. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF.
 - D. MULCH ALL NEWLY SEEDED AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRASS STRAW PER 1,000 SF.
8. BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDED PER ITEM D ABOVE.
9. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.
11. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.

12. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
13. ALL EXPOSED SURFACES WILL BE TREATED WITH TOPSOIL PER THE LANDSCAPE PLANS PRIOR TO FINAL STABILIZATION.
14. PERMANENT VEGETATION IS TO BE SEED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH IS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZER PRIOR TO PERMANENT SEEDING.
15. SOIL EROSION AND SEDIMENT CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AFTER THE ABOVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
16. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
17. PERMANENT
- A. MATERIALS SPECIFICATION: LAWN AREAS.
 - a. SOIL
 - 1. ANY SOIL HAVING A PH OF 4 OR LESS CONTAINING ION SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A PH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION.
 - 2. LIME
 - 1. THREE TONS PER ACRE GROUND LIMESTONE INCORPORATED FOUR INCHES INTO SOIL.
 - 3. FERTILIZER
 - 1. 500 LBS. PER ACRES 10-20-10 INCORPORATED FOUR INCHES INTO SOIL.
 - 4. SEED
 - 1. DATES 4/15-6/15 AND 9/15-10/15, 30 LBS OF KENTUCKY 31 TALL FESCUE, 30 LBS OF SPREADING FESCUE, 30 LBS OF TALL FESCUE BLUEGRASS PER ACRE
 - 2. SHADE AREAS
 - 1. 15 LBS OF SPREADING FESCUE, 15 LBS OF CHEWINGS RED FESCUE, 30 LBS KENTUCKY BLUEGRASS, 30 LBS OF 10 LBS OF PERMANENT RYE GRASS PER ACRE. MULCH SHOULD BE APPLIED AFTER SEEDING FOR ADDED PROTECTION.
 - 5. MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET OF SEED BED PREP. HAY.
 - 6. LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAW MULCHES.
 - 7. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS AND DITCHES TO PROVIDE A MORE UNIFORM APPEARANCE.
 - b. USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS. BINDERS SUCH AS CURASOL DCA-70, THEHRO SET, TERRA-SEED, AND OTHERS. MULCH AND AEROSOL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.
- NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.
- G. ALL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.
 - H. CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE DUST AND MINIMIZE THE WIND BLOWN DUST.
 - I. ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.
 - J. THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION.
 - K. SEEDING PREPARATION:
 - a. TOPSOIL SHALL BE A MINIMUM OF SIX INCHES DEEP (COMPACTED) BEFORE SEEDING.
 - b. HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 500 POUNDS PER ACRE OR 50 POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
 - c. WORK LINE AND AREA OF SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTROL. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE TILLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
 - d. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLUMPS, LODGS, OR OTHER UNSUITABLE MATERIAL.
 - e. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.
- CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:
1. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION. CONTRACTOR TO PROVIDE NAME AND PHONE NUMBER OF INDIVIDUAL TO THE PLANNING AND ZONING COMMISSION PRIOR TO THE START OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE SESS MEASURES:
- A. 25% OF THE INSTALLED LENGTH OF SILT FENCE
 - B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 1 STABILIZATION ENTRANCE. STONE COULD BE USED FOR SLOTTED CURBS, ENERGY DISSIPATOR ENHANCEMENTS, ETC.
 - C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER.
 - D. HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS

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Date	Description	No.

Revisions



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Project

OSWEGATCHIE FIRE STATION

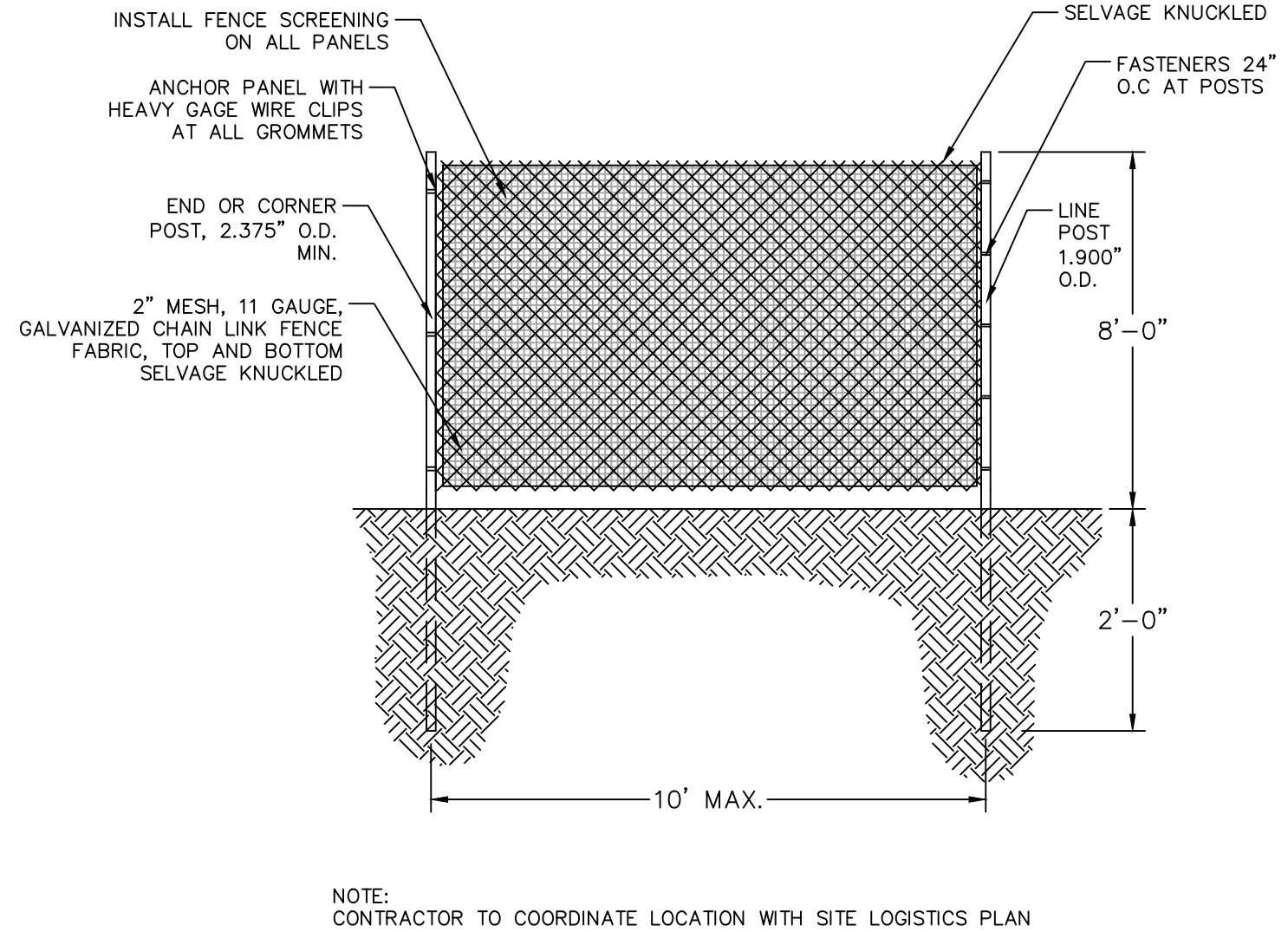
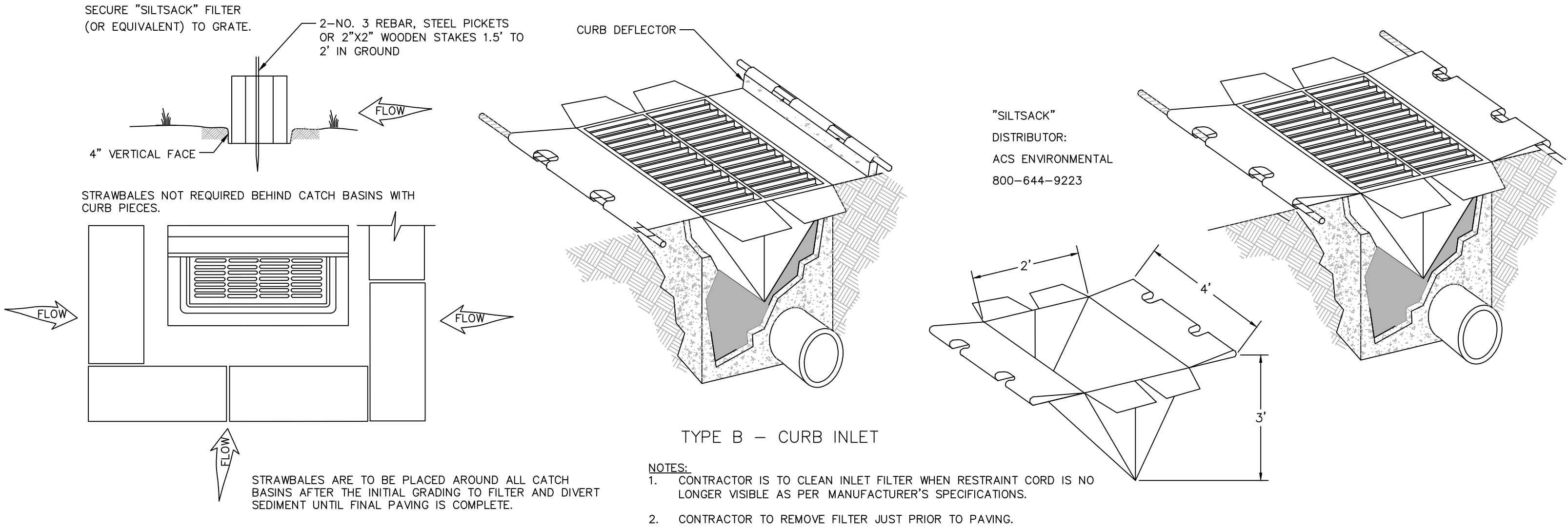
WATERFORD CONNECTICUT

EROSION CONTROL/ CONSTRUCTION PLAN 2

Project No.	Drawing No.
140286501	CE102
Date	
1/7/2025	
Drawn By	
APF	Sheet 10 of 15
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BP	

A
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LANEAN
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1 INLET PROTECTION N.T.S.

2 TEMPORARY CONSTRUCTION FENCE N.T.S.

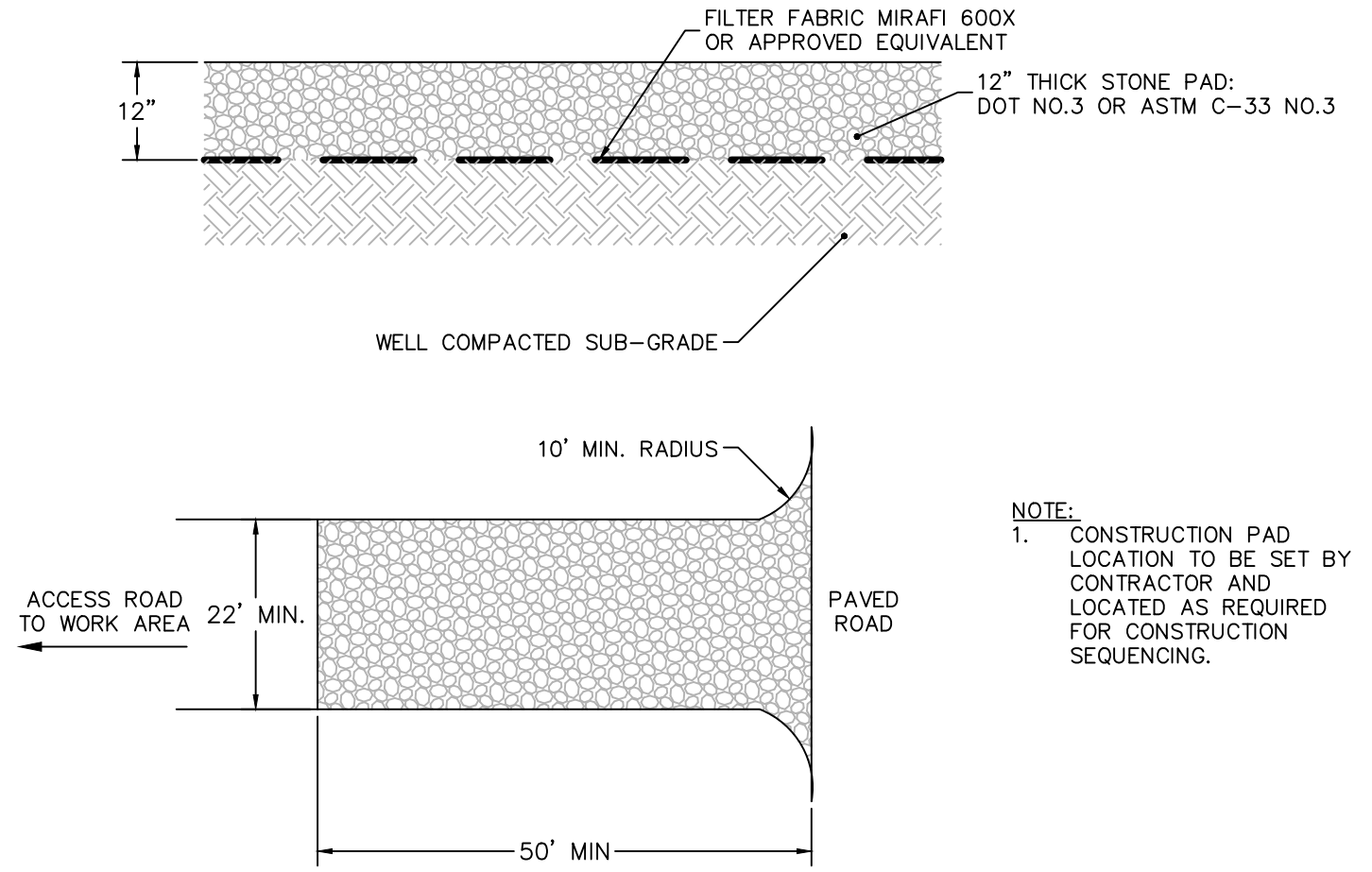
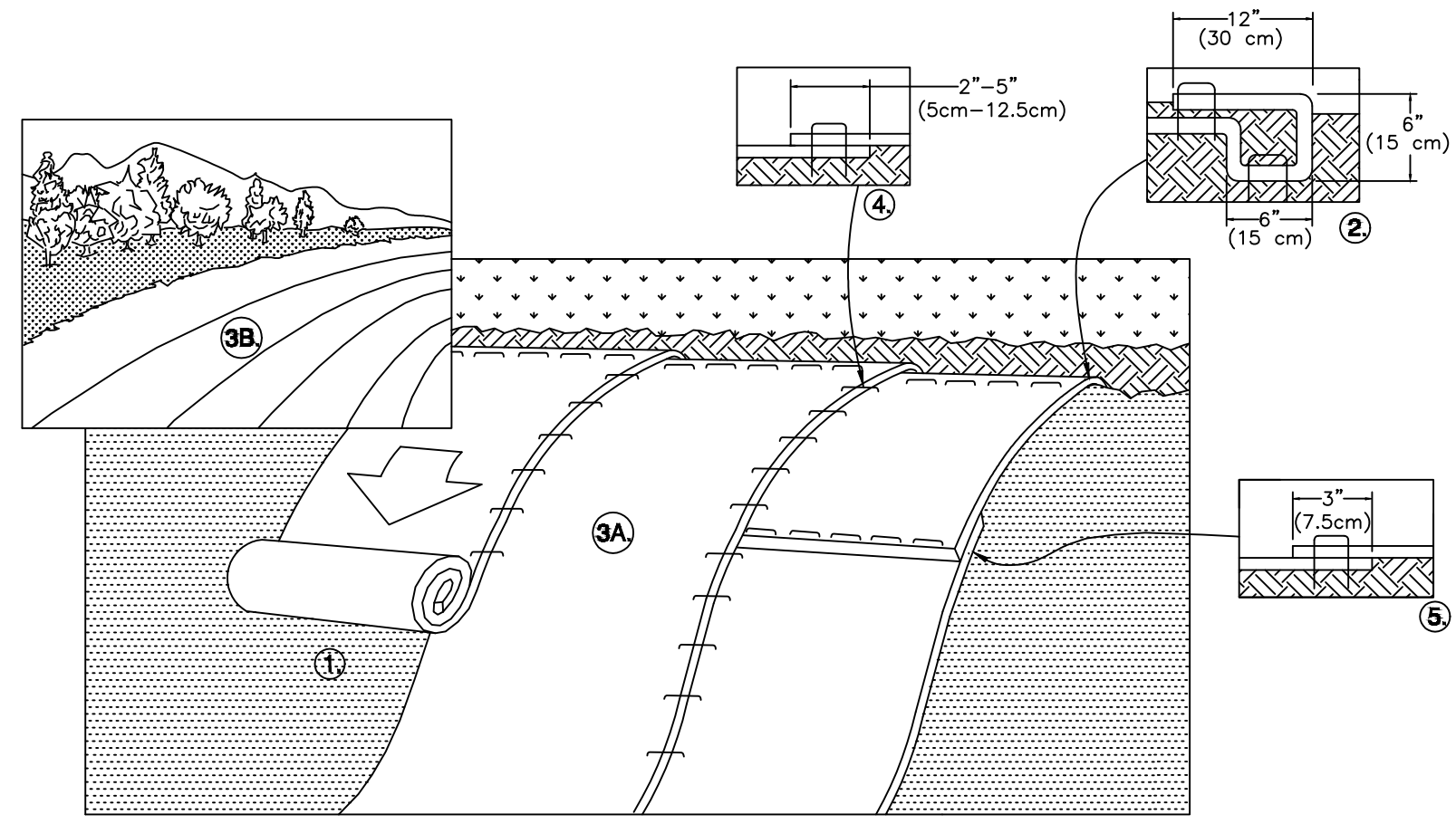
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BIONET SC150BN DOUBLE NET STRAW BLANKET – BIODEGRADABLE (OR APPROVED EQUAL)
SLOPE INSTALLATION

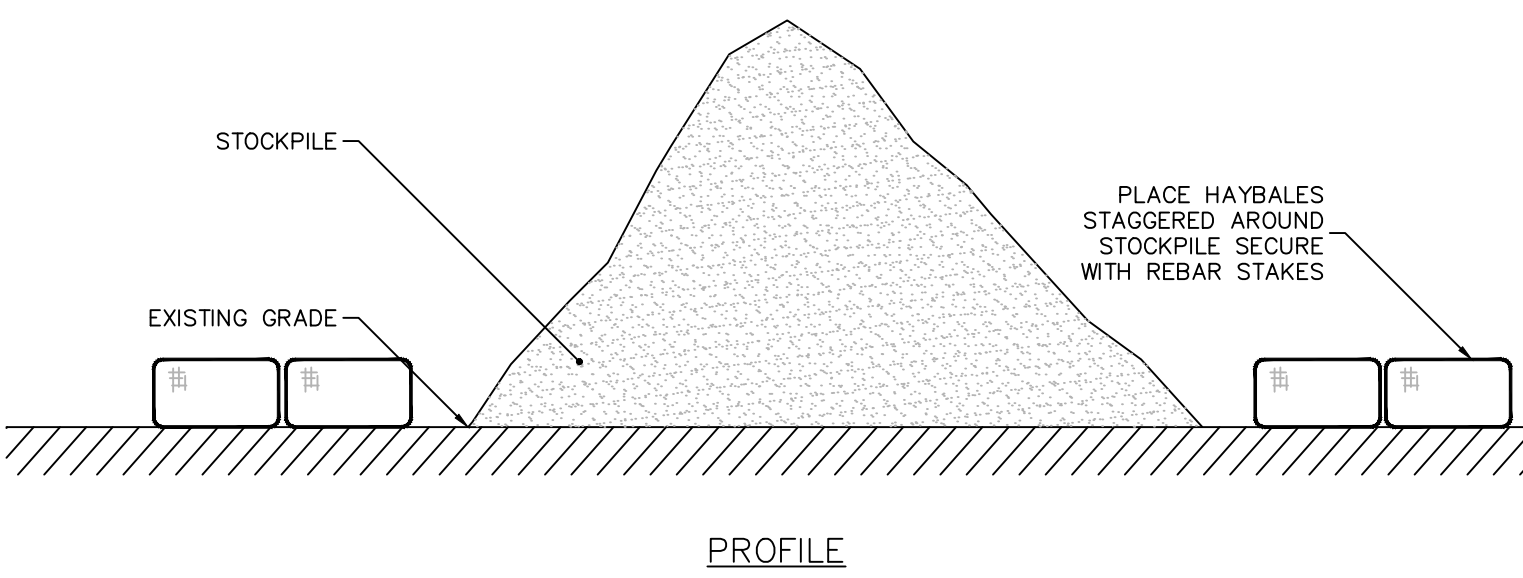
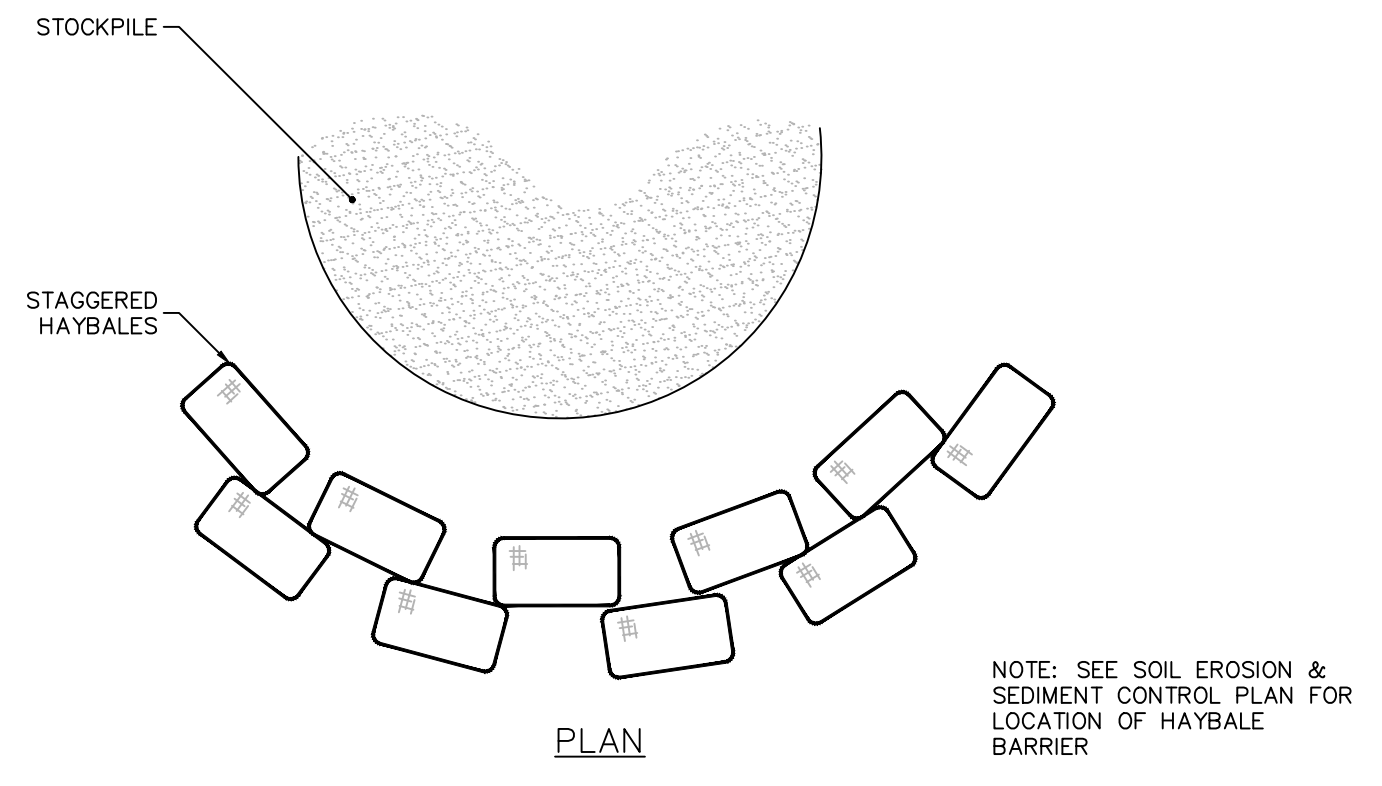
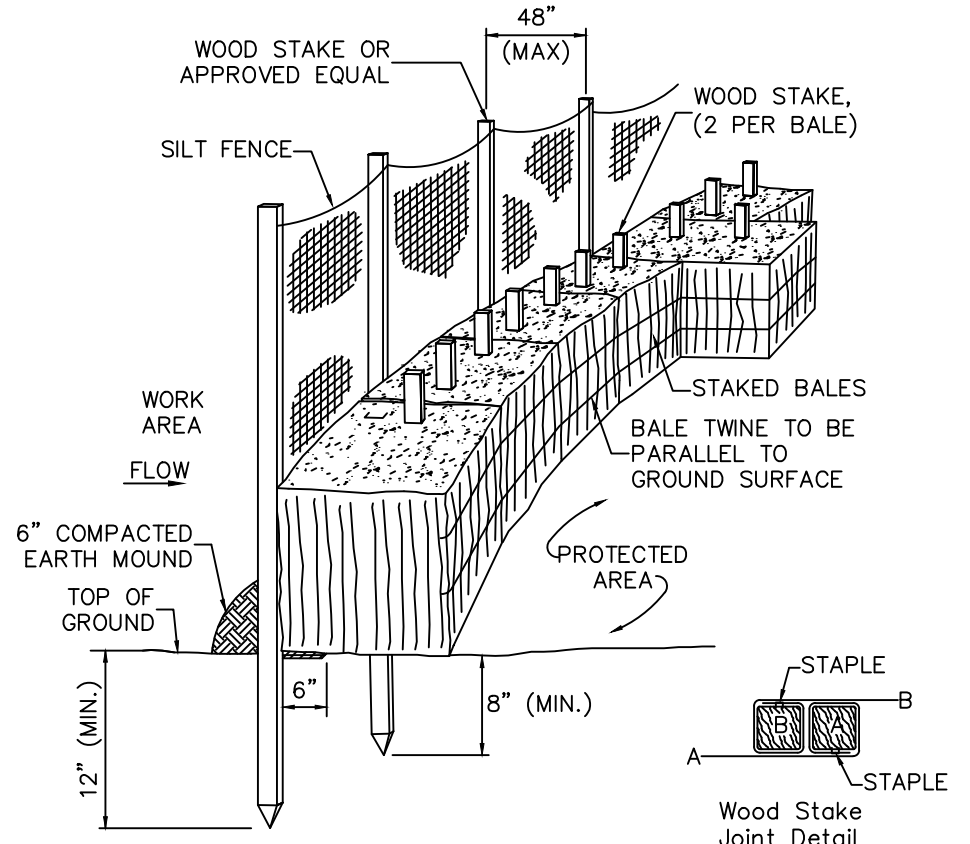
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
- ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
- CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

NOTE:
CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR STEEPER.



3 SLOPE STABILIZATION (SLOPES >3H:1V) N.T.S.

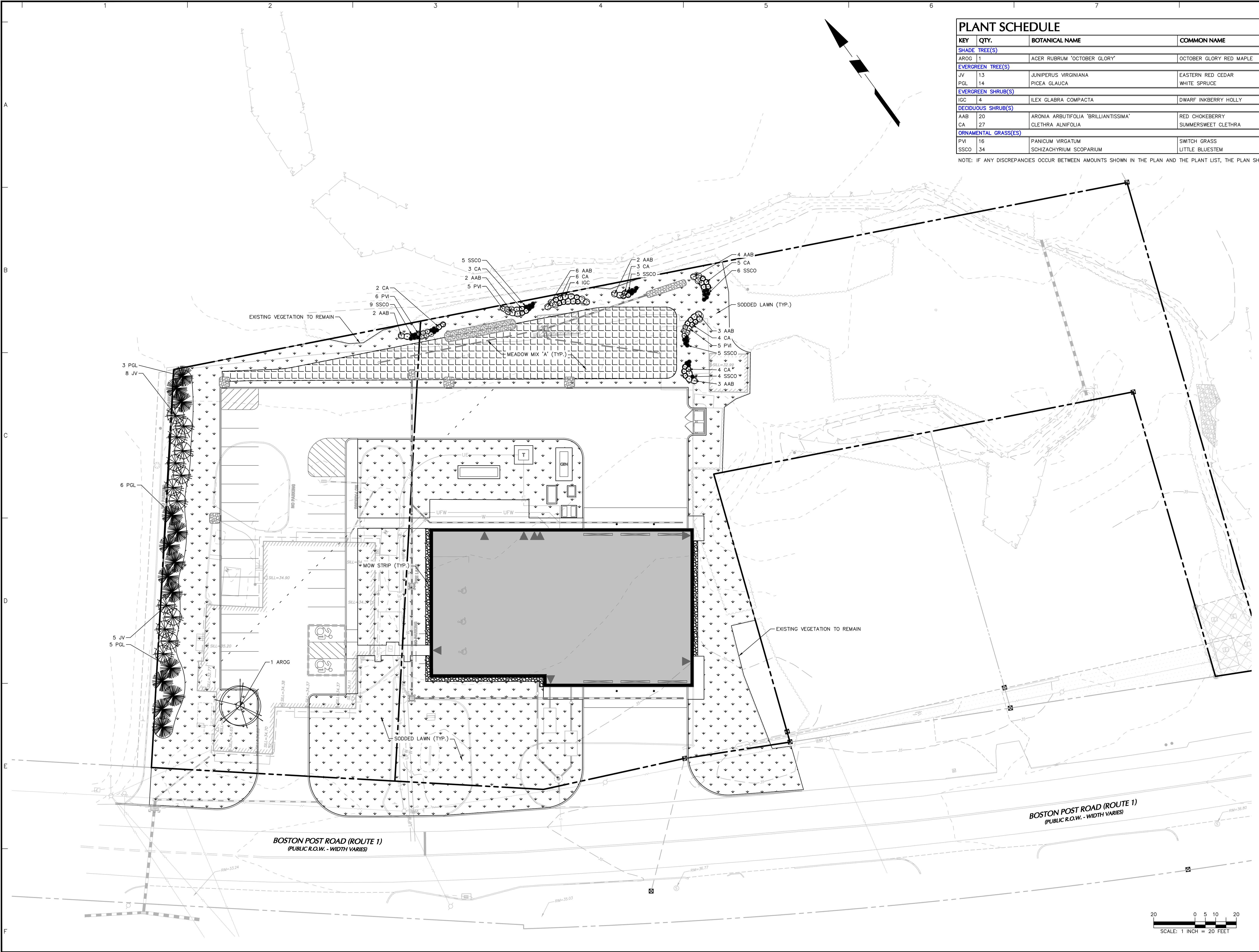
4 CONSTRUCTION ENTRANCE N.T.S.



5 STAKED HAY BALES/SILT FENCE N.T.S.

6 TEMPORARY STOCKPILE N.T.S.

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Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title SOIL EROSION & SEDIMENT CONTROL DETAILS		
Project No. 140286501		Drawing No. CE501
Date 1/7/2025		
Drawn By APF		
Checked By BP		
Sheet 11 of 15		

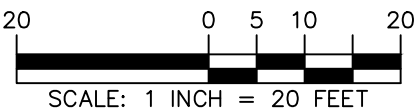


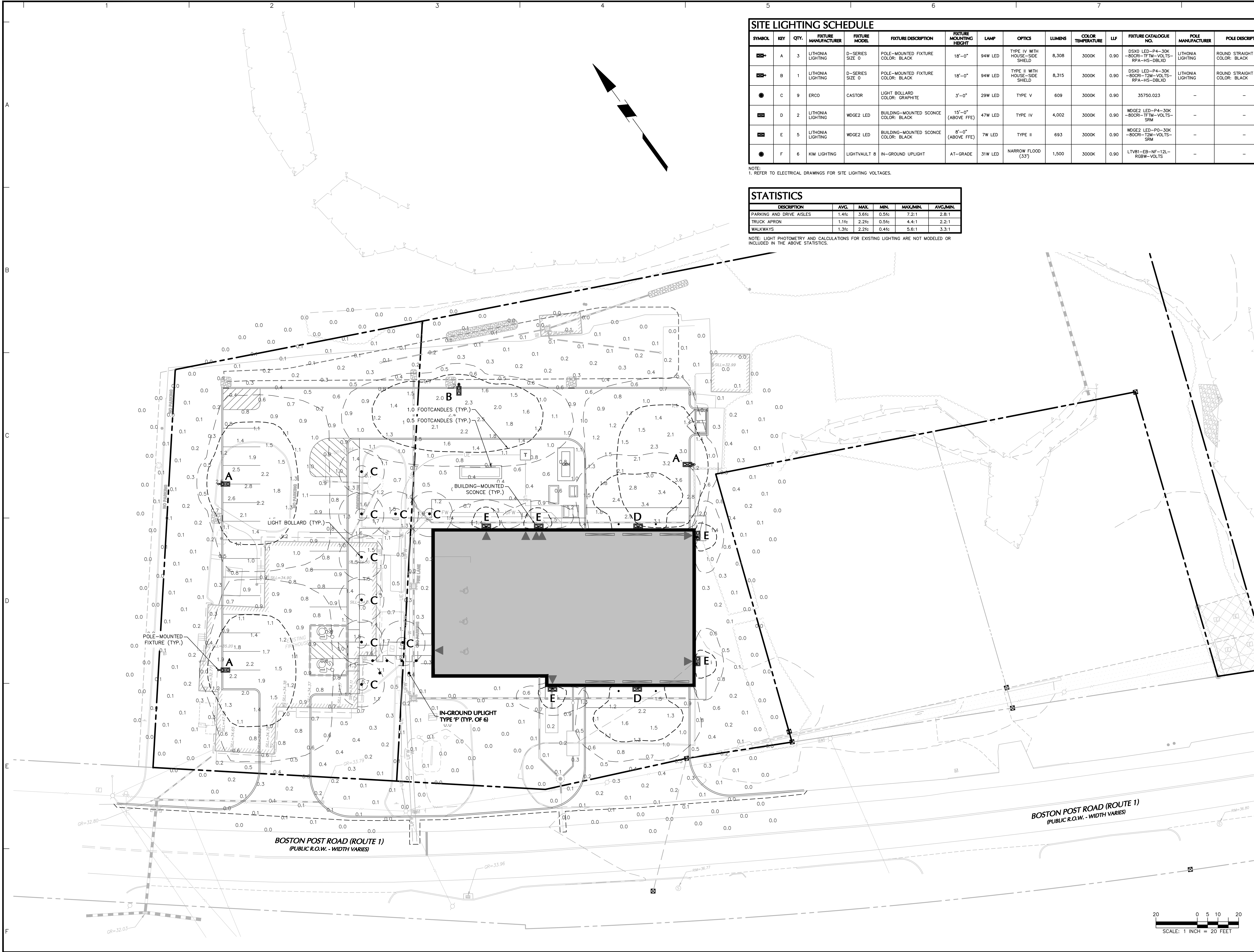
PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AROG	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	-
EVERGREEN TREE(S)						
JV	13	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7"	B+B	-
PGL	14	PICEA GLAUCA	WHITE SPRUCE	6-7"	B+B	-
EVERGREEN SHRUB(S)						
IGC	4	ILEX GLABRA COMPACTA	DWARF INKBERRY HOLLY	18-24"	CONTAINER	-
DECIDUOUS SHRUB(S)						
AAB	20	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	18-24"	CONTAINER	-
CA	27	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	18-24"	CONTAINER	-
ORNAMENTAL GRASS(ES)						
PVI	16	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER	-
SSCO	34	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	2 GAL.	CONTAINER	-

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

01/21/25	TOWN CONSERVATION COMMENTS	1
Date	Description	No.
Revisions		
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Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title		
PLANTING PLAN		
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Date 1/7/2025		Sheet 12 of 15
Drawn By		
Checked By		





SITE LIGHTING SCHEDULE

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	COLOR TEMPERATURE	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A	3	LITHONIA LIGHTING	D-SERIES SIZE 0	POLE-MOUNTED FIXTURE COLOR: BLACK	18'-0"	94W LED	TYPE IV WITH HOUSE-SIDE SHIELD	8,308	3000K	0.90	DSX0 LED-P4-30K-80CRI-TFTM-VOLTS-RPA-HS-DBLXD	LITHONIA LIGHTING	ROUND STRAIGHT STEEL COLOR: BLACK	18'-0"	RSS-48-DM19AS-DBLXD	MOUNTED ON FLUSH CONCRETE BASE
	B	1	LITHONIA LIGHTING	D-SERIES SIZE 0	POLE-MOUNTED FIXTURE COLOR: BLACK	18'-0"	94W LED	TYPE II WITH HOUSE-SIDE SHIELD	8,315	3000K	0.90	DSX0 LED-P4-30K-80CRI-T2M-VOLTS-RPA-HS-DBLXD	LITHONIA LIGHTING	ROUND STRAIGHT STEEL COLOR: BLACK	18'-0"	RSS-48-DM19AS-DBLXD	MOUNTED ON FLUSH CONCRETE BASE
	C	9	ERCO	CASTOR	LIGHT BOLLARD COLOR: GRAPHITE	3'-0"	29W LED	TYPE V	609	3000K	0.90	35750.023	-	-	-	-	MOUNTED ON FLUSH CONCRETE BASE
	D	2	LITHONIA LIGHTING	WDGE2 LED	BUILDING-MOUNTED SCONCE COLOR: BLACK	15'-0" (ABOVE FFE)	47W LED	TYPE IV	4,002	3000K	0.90	WDGE2 LED-P4-30K-80CRI-TFTM-VOLTS-SRM	-	-	-	-	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS
	E	5	LITHONIA LIGHTING	WDGE2 LED	BUILDING-MOUNTED SCONCE COLOR: BLACK	8'-0" (ABOVE FFE)	7W LED	TYPE II	693	3000K	0.90	WDGE2 LED-P0-30K-80CRI-T2M-VOLTS-SRM	-	-	-	-	REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS
	F	6	KIM LIGHTING	LIGHTVAULT 8	IN-GROUND UPLIGHT	AT-GRADE	31W LED	NARROW FLOOD (33°)	1,500	3000K	0.90	LTV01-EB-NF-12L-RGBW-VOLTS	-	-	-	-	BEAM ANGLE TO BE ADJUSTED IN-FIELD

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.

STATISTICS

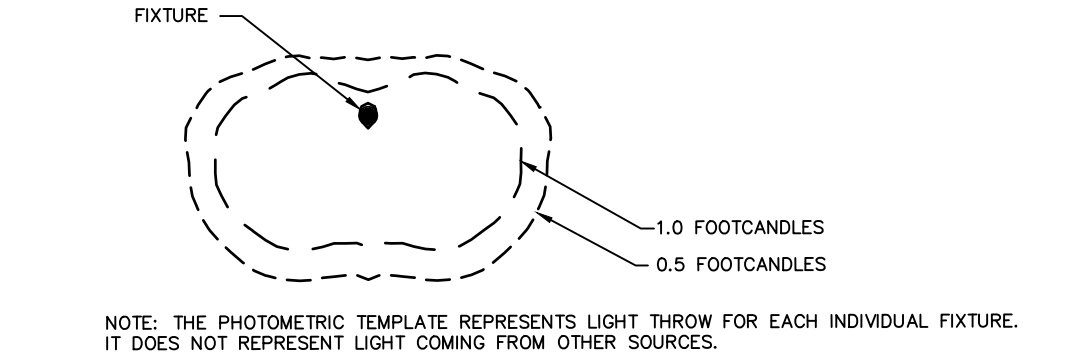
DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN.	AVG/MIN.
PARKING AND DRIVE AISLES	1.4fc	3.6fc	0.5fc	7.2:1	2.8:1
TRUCK APRON	1.1fc	2.2fc	0.5fc	4.4:1	2.2:1
WALKWAYS	1.3fc	2.2fc	0.4fc	5.6:1	3.3:1

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING LIGHTING ARE NOT MODELED OR INCLUDED IN THE ABOVE STATISTICS.

Date	Description	No.
Revisions		
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Project OSWEGATCHIE FIRE STATION		
WATERFORD CONNECTICUT Drawing Title		
SITE LIGHTING PLAN		
Project No. 140286501	Drawing No. LL101	
Date 1/7/2025		
Drawn By		
Checked By		
Sheet 14 of 15		

GENERAL LIGHTING NOTES:

- POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY ACCEPTABLE LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY ACCEPTABLE LLF TO ENSURE ADEQUATE LIGHT INTENSITIES OVER YEARS OF USE AND WEAR. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS-BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
- PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST-IN-PLACE CONCRETE.
- CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.
- CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
- AM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
- INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
- POINT-BY-POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES REPRESENTED ON THE PLANS PRESENT AN APPROXIMATION OF THE MAINTAINED LIGHT LEVELS DELIVERED TO THE GROUND PLANE. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, LAMP DEGRADATION, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. GIVEN THIS, AS-BUILT VALUES MAY VARY, GREATER THAN OR LESS THAN, WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.
- ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
- SITE ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- SITE ELECTRICAL CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO INSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
- SITE ELECTRICAL CONTRACTOR SHALL CONFIRM THAT LIGHT FIXTURES MATCH SPECIFICATIONS ON THE PLANS.
- REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
- SITE ELECTRICAL CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
- POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
- ELECTRICIAN AND INSTALLATION OF WALL MOUNTED FIXTURES SHALL BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, AND SITE DRAWINGS FOR SAFETY AND TO PREVENT EXPOSED WIRING.
- LIGHTING SUBSTITUTION REQUIREMENTS:
ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS, ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR
B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOCOT/CANDLE, THE SYSTEM'S PERFORMANCE.
C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CA, CATALOGUE CUTS, CATALOGUE CUTS MUST IDENTIFY, BUT NOT LIMITED TO, OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH AND HOUSING DESCRIPTION
D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.
- PHOTOMETRIC LIGHTING TEMPLATE.



ERCO Castor Bollard luminaire

Floor washlight

Technical data	
Luminaire type	Outdoor
Luminaire efficiency	210lm/W
Color rendering	1-5, 5000K
Color rendering index	90
Lumen maintenance (L70)	100,000h
Power consumption	150W
Temperature	1-5, 5000K
Temperature on the cover glass	1-5, 5000K

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5 LIGHT BOLLARD

NTS

6 LIGHT BOLLARD FOOTING

NTS

7 IN-GRADE UPLIGHT

NTS

8 IN-GRADE UPLIGHT FOOTING

NTS

NOTES:

- SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
- EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250-86, N.E.C.
- CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
- POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND-RUBBED SMOOTH.
- CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
- THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

1 LIGHT POLE FOOTING

NTS

2 POLE-MOUNTED FIXTURE

NTS

3 PARKING LOT FIXTURE POLE

NTS

4 BUILDING-MOUNTED SCNCE

NTS

KIM LIGHTING LTVH8-RBWB LIGHTVALUITY 8

FEATURES

- Bluetooth connectivity for remote control, dimming, color changing
- Hardwired DMX connectivity for advanced control (controller supplied by other)
- Free mobile App for Android and iOS
- IP68 sealed light engine

Certifications

SPECIFICATIONS

Approx. Weight: 2.5 lbs.

ORDERING CODE

Fixture Size	Style	Color/Finish	Electrical	Mounting	Accessories
LTVH8-17	FF	Black	120V	17"	17"

* All dimensions are integral parts of component needs and must be followed as shown. * Size Reduction: LTVH8-RBWB is available with the LTVH8-RBWB and LTVH8-RBWB.

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7 IN-GRADE UPLIGHT

NTS

8 IN-GRADE UPLIGHT FOOTING

NTS

LITHONIA LIGHTING

WEDGE2 LED Architectural Wall Sconce Precision Refractive Optic

FEATURES & SPECIFICATIONS

INTRODUCTION

ORDERING INFORMATION

EXAMPLE: D5X0 LED P6 40K 70CRI T3M MVOLT 5PLA NTAIRZ PIRHN D0BXD

ORDERING INFORMATION

EXAMPLE: D5X0 LED P6 40K 70CRI T3M MVOLT 5PLA NTAIRZ PIRHN D0BXD

ORDERING INFORMATION

EXAMPLE: WEDGE2 LED P3 40K 80CRI T3M MVOLT 5RM D0BXD

LITHONIA LIGHTING

WEDGE2 LED Architectural Wall Sconce Precision Refractive Optic

FEATURES & SPECIFICATIONS

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EXAMPLE: WEDGE2 LED P3 40K 80CRI T3M MVOLT 5RM D0BXD

ORDERING INFORMATION

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Revisions

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OSWEGATCHIE FIRE STATION

WATERFORD CONNECTICUT

Drawing Title

SITE LIGHTING DETAILS

Project No. 140286501

Date 1/7/2025

Drawn By

Checked By

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