

PLANNED DESIGN DISTRICT 2 (PDD-2) IVY HILL VILLAGE

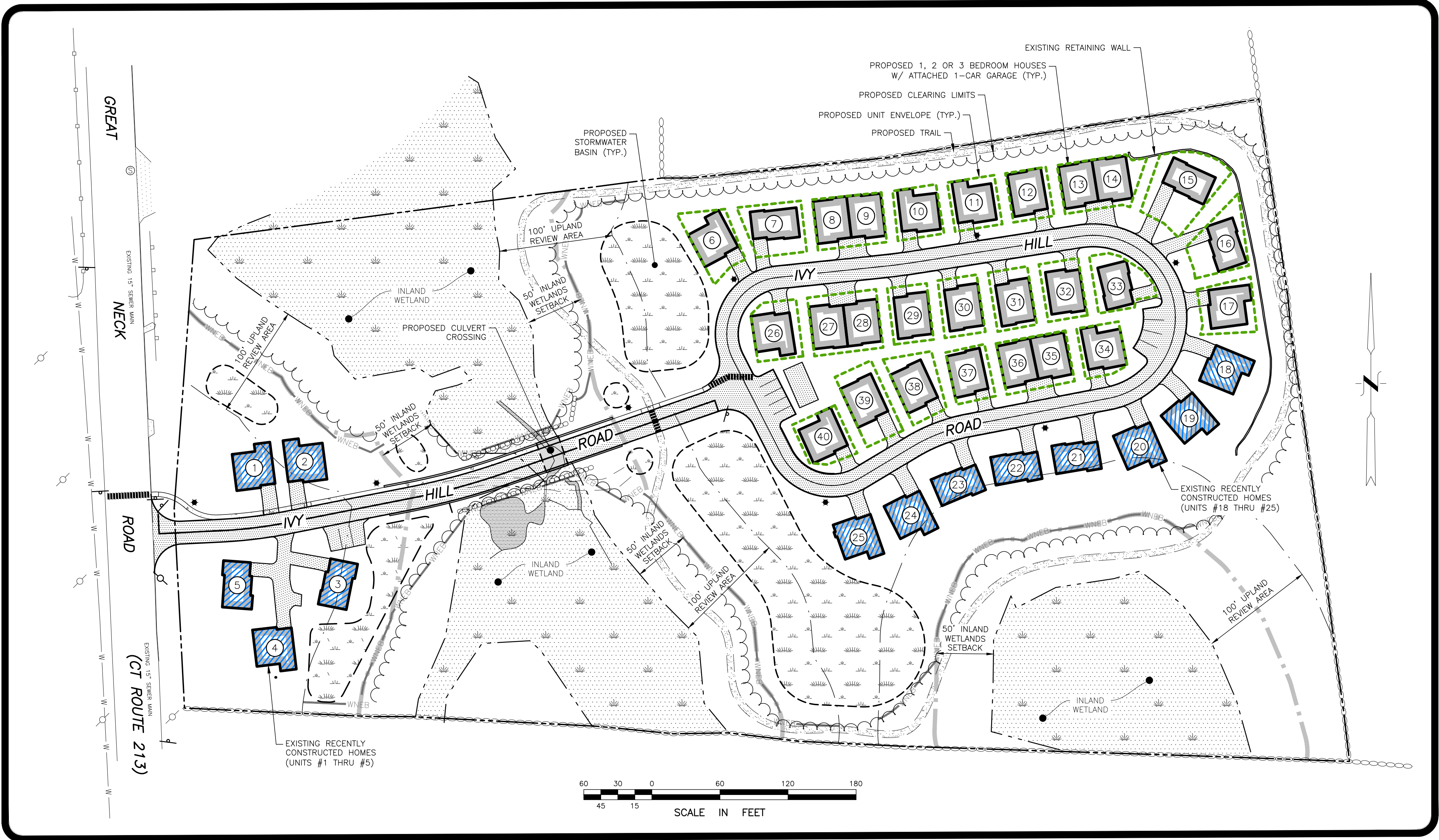
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

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ORIGINAL PLAN SET
DATED 12/22/2021

6	6/3/2024	REVISED DUE TO ADJUSTMENTS MADE IN THE FIELD	RG
5	1/26/2023	TOWN STAFF & CONDDOT COMMENTS	RG
4	11/8/2022	MINOR REVISIONS FOR PZC SUBMISSION	RG
3	9/1/2022	REVISIONS FOR INLAND WETLAND	RG
2	7/12/2022	INLAND WETLAND SUBMISSION	RG
1	3/21/2022	CHANGES PER TOWN COMMENTS	RG
#	DATE	DESCRIPTION	BY



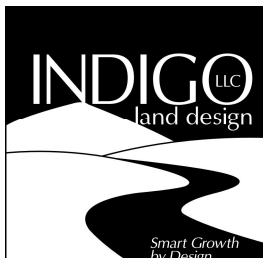
LEGEND

---	EXISTING PROPERTY/STREET LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
	EXISTING BUILDING (TO BE REMOVED)
	EXISTING STONEWALL
	INLAND WETLAND AREA
---	INLAND WETLAND BOUNDARY
---	50' INLAND WETLAND SETBACK
---	100' UPLAND REVIEW AREA
---	WETLAND NON-ENCROACHMENT BOUNDARY (PERMANENT LIMIT OF CLEARING)
---	WNEB
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SILT FENCE
---	EXISTING SANITARY LINE
---	PROPOSED SANITARY LINE
---	PROPOSED GAS LINE
---	PROPOSED DRAINAGE LINE
---	PROPOSED ROOF LEADER
---	PROPOSED FOOTING DRAIN
---	PROPOSED DOMESTIC WATER SERVICE LINE (4" DUCTILE IRON PIPE)
---	PROPOSED FIRE WATER MAIN (8" DUCTILE IRON PIPE)
---	PROPOSED PRIMARY ELECTRIC SERVICE IN SCH. 40 CONDUIT PER CUSTODIAL UTILITY COMPANY SPEC
---	PROPOSED SECONDARY ELECTRIC SERVICE IN SCH. 40 CONDUIT PER CUSTODIAL UTILITY COMPANY SPEC
---	PROPOSED CABLE & TELEPHONE SERVICE IN SCH. 40 CONDUIT PER CUSTODIAL UTILITY COMPANY SPEC
---	TEST PIT LOCATION
---	EXISTING SANITARY SEWER MANHOLE
---	UTILITY POLE
---	PROPERTY CORNER/DRILL HOLE
---	PROPOSED SPOT GRADE
---	GRADE TO DRAIN
---	PROPOSED AIR CONDENSING UNIT
---	PROPOSED TRANSFORMER
---	PROPOSED ELECTRIC METER
---	PROPOSED GAS METER
---	PROPOSED LIGHT POLE
---	RECENTLY CONSTRUCTED UNITS (UNITS #1 THROUGH #5 & UNITS #18 THROUGH #25)
---	PROPOSED UNIT ENVELOPES (UNITS #6 THROUGH #17 & UNITS #26 THROUGH #40 - CONSTRUCTED UNITS MAY SHIFT ANYWHERE WITHIN THE UNIT ENVELOPE AREA)
---	PROPOSED UNIT - TYPICAL (ALL NEWLY CONSTRUCTED UNITS SHALL BE BUILT NO CLOSER THAN 15' APART)
---	UNIT NUMBER - TYPICAL

LAND SURVEYOR

FLOREK SURVEYING, LLC
BRIAN FLOREK, L.S.
239 SHORE ROAD
WATERFORD, CONNECTICUT 06385

CIVIL ENGINEER



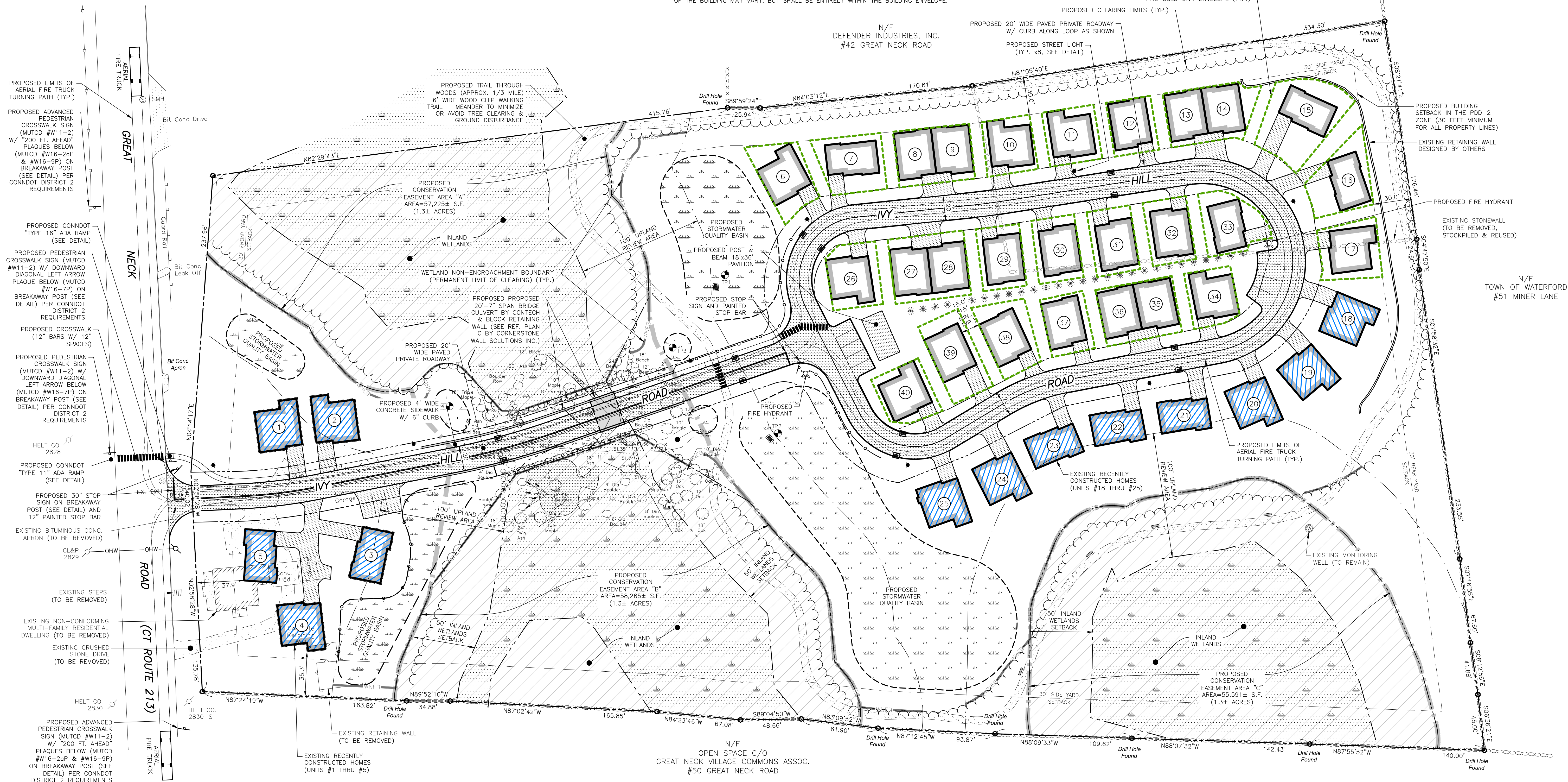
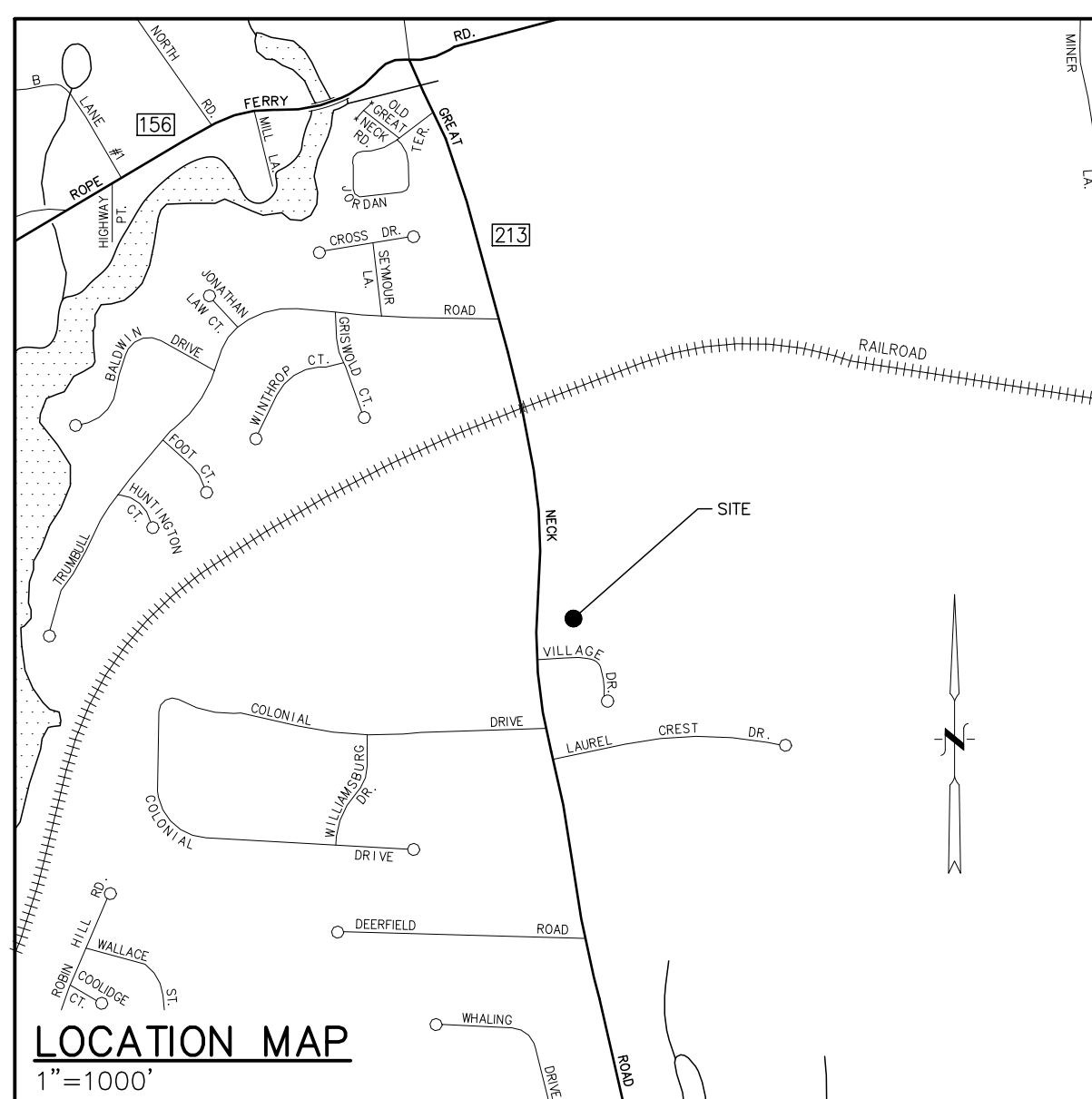
INDIGO LAND DESIGN, LLC
JOE WREN, P.E.
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CONNECTICUT 06475

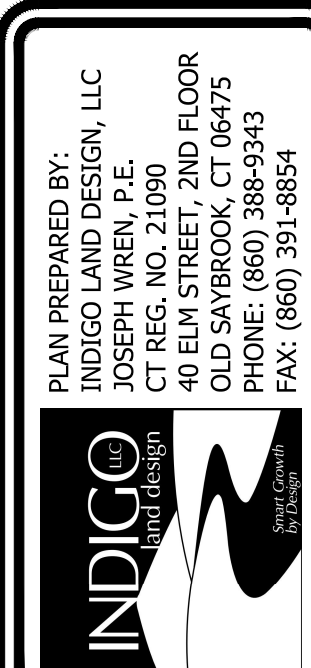
PROPERTY OWNER

ADAMS BUILDERS, LLC
42 NEW SHORE ROAD
WATERFORD, CONNECTICUT 06385

PROJECT APPLICANT

ADAMS BUILDERS, LLC
42 NEW SHORE ROAD
WATERFORD, CONNECTICUT 06385





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PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE:
DECEMBER 22, 2021

SCALE:
1"=40'

DRAWN BY:
RG

CHECKED BY:
JW

DWG. NO.:
DP-1

SHEET NO.:
3 of 16

JOB. NO.:
2019-530



CONSTRUCTION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING TO ALL PERMITS, INCLUDING AN EXCAVATION PERMIT AND A SITE ACCESS PERMIT, AND ALL BONDING AND INSURANCE REQUIRED BY THE TOWN OF WATERFORD AND CUSTODIAL UTILITY COMPANIES. A CONDOT ENCRoACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE GREAT NECK ROAD RIGHT-OF-WAY, IF ANY BLASTING IS REQUIRED, ALL PRE-BLAST SURVEYS AND ANY APPLICABLE PERMITS SHALL BE COORDINATED AND SECURED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND STREETS FROM ANY EROSION AND/OR SEDIMENTATION.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND OTHER THAN OVERHEAD WIRE INSTALLED OVER GREAT NECK ROAD.
- ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE WORK SHALL BE IN CONFORMANCE WITH THE CONNECTICUT D.O.T. "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" FORM 818, 2020 OR AS AMENDED. ANY VARIATION FROM THIS SPECIFICATION SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
- ALL JOINTS BETWEEN EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SAWCUT, TACK COATED AND SEALED AS APPLICABLE. ALL PROPOSED JOINTS SHALL BE FLUSH AND MATCH EXISTING GRADES. SAWCUT LINES MAY BE MODIFIED AS NECESSARY TO MEET CONSTRUCTION REQUIREMENTS UPON REVIEW AND APPROVAL BY THE DESIGN ENGINEER.
- PRIOR TO CONSTRUCTION, A LICENSED LAND SURVEYOR SHALL SET A STABLE BENCHMARK ON SITE AND ALL PROPOSED IMPROVEMENTS SHALL BE STAKED OUT.

CONSTRUCTION NOTES (CONTINUED):

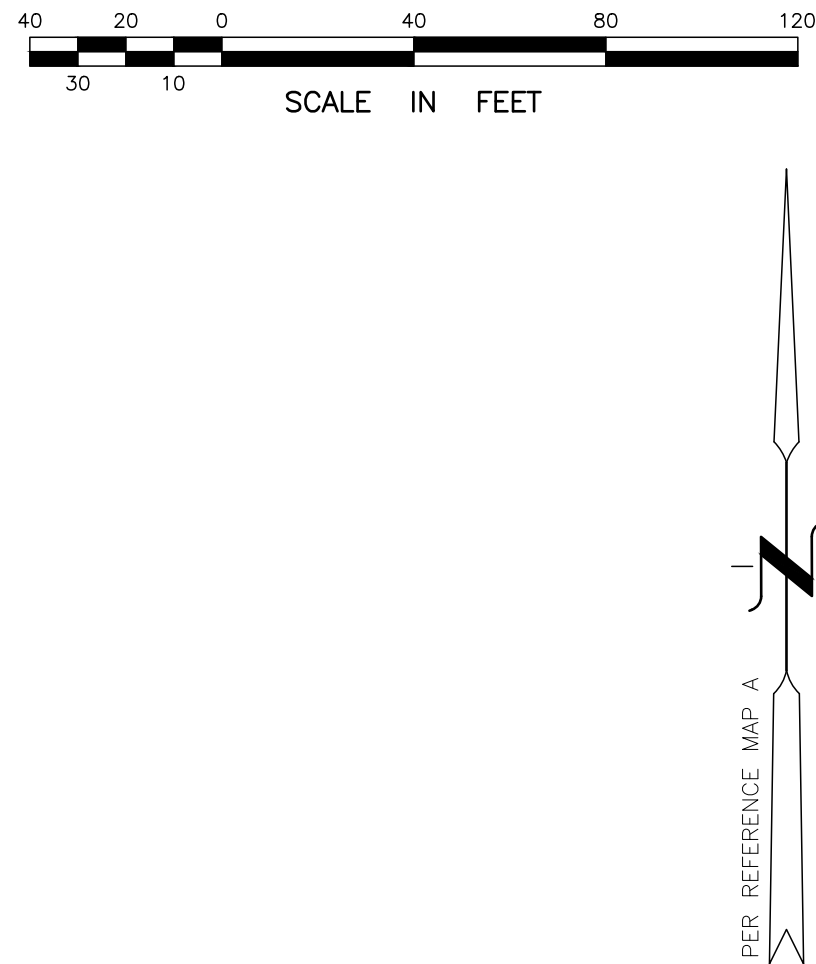
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
- ALL UTILITY DEMANDS AND SIZES AND OPTIMAL BUILDING ENTRY LOCATIONS, SITE LIGHTING WIRING, UNDERSLAB UTILITY CONNECTIONS, AND ALL OTHER UTILITY RELATED INFORMATION SHALL BE DETERMINED BY THE PROJECT MEP ENGINEER. REFER TO PROJECT MEP PLANS FOR DETAILED INFORMATION.
- A LICENSED LAND SURVEYOR SHALL PREPARE AN AS-BUILT OF THE PROPOSED BUILDING AND UTILITIES CERTIFYING THAT THE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. THE AS-BUILT PLAN SHALL BE COMPLETED IN A TIMELY MANNER.
- FINAL SIZE AND LOCATION OF THE PROPOSED TRANSFORMER TO BE DETERMINED BY CUSTODIAL UTILITY COMPANY.
- THE CONTRACTOR SHALL PREPARE THE SITE AND PERFORM THE WORK IN A WORKMANLIKE MANNER AND SHALL KEEP THE ROADWAYS SAFE TO VEHICLES AND PEDESTRIANS AT ALL TIMES.
- GENERAL LOT GRADING AND THE FINISHED FLOOR ELEVATION OF THE PROPOSED BUILDING ARE BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- EXISTING STONEWALL TO BE REMOVED, STOCKPILED AND REUSED ON SITE.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION INCLUDING EXCAVATION AND SITE ACCESS PERMITS PRIOR TO ANY WORK WITHIN THE TOWN RIGHT-OF-WAY. ALL ZONING COMPLIANCE PERMITS AND APPROVALS FROM THE DEPARTMENT OF PUBLIC WORKS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT STAFF AND CONDOT IS REQUIRED.

CONSTRUCTION NOTES (CONTINUED):

- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS FOR ALL ROADWAY, DRAINAGE AND UTILITY WORK. SEE UTILITY DETAILS ON CONSTRUCTION DETAIL SHEETS.
- CONTRACTOR TO COORDINATE WITH AND INSTALL ALL WETLAND MITIGATION PLANTING UNDER THE SUPERVISION AND DIRECTION OF THE WETLAND SCIENTIST, JAMES COWEN, OF COWEN ECODESIGN, LLC.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SECTION 25.5 AND 25.6 PF THE TOWN OF WATERFORD ZONING REGULATIONS.
- INDIVIDUAL MAILBOXES WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL POSTMASTER.
- ROLLAWAY TRASH BARRELS FOR INDIVIDUAL UNITS WILL BE PROVIDED AND PICKED UP WEEKLY BY ONE COMMON TRASH HAULER HIRED BY THE ASSOCIATION.
- ANY PROPOSED TRANSFORMER OR ANY OTHER ELECTRICAL APPURTENANCES TO BE DETERMINED BY THE CUSTODIAL UTILITY COMPANY.
- IT IS RECOMMENDED THAT THE ASSOCIATION HAVE SPARE GRINDER PUMPS AVAILABLE SO THEY CAN BE READILY REPLACED.
- ALL PROPOSED PAVEMENT MARKINGS SHALL BE INSTALLED IN THE LOCATIONS SHOWN WITH DURABLE PAVEMENT MARKING PAINT AND IN ACCORDANCE WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE HANDICAP PARKING SYMBOLS SHALL BE WHITE WITH STANDARD HANDICAP BLUE BACKGROUNDS. ALL SIGNS SHALL CONFORM TO M.U.T.C.D. STANDARDS. PARKING LOT STRIPING SHALL BE WHITE.

CONSTRUCTION NOTES (CONTINUED):

- CROSS-HATCHED UNIT HAVE BEEN CONSTRUCTED. REMAINING UNITS ARE PROPOSED.
- NON CROSS-HATCHED BOXES WITH GREEN DASHED LINES ARE PROPOSED UNIT ENVELOPES.
- NO UNIT ENVELOPES ARE CLOSER THAN 10.0' IN ANY DIRECTION TO EACH OTHER.
- CONSTRUCTED UNITS MAY SHIFT ANYWHERE WITHIN THE UNIT ENVELOPE AREA.
- UNIT ENVELOPE CORNERS SHALL BE FIELD STAKED PRIOR TO FOUNDATION INSTALLATION.
- INSTALLED FOUNDATIONS SHALL BE FIELD LOCATED FOR COMPLIANCE.
- ALL NEWLY CONSTRUCTED UNITS SHALL BE BUILT NO CLOSER THAN 15' APART PER CONDITION SET FORTH BY THE WATERFORD PLANNING AND ZONING COMMISSION APPROVAL ON APRIL 30, 2024.
- ALL UNIT DRIVEWAYS WILL BE PAVED AND A MINIMUM OF 18' IN LENGTH.



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
INDIGO LAND DESIGN, LLC
1000 WEST MAIN STREET, SUITE 200
WATERFORD, CT 06186
PHONE: (860) 388-9343
FAX: (860) 391-8854

THE EMBOSSED SEAL OF
THE TOWN OF WATERFORD
MAY BE AFFIXED HERE FOR THIS
MAP TO BE VALID

REVISED DUE TO ADJUSTMENTS MADE IN THE FIELD	RG	BY
TOWN STAFF & CONDOT COMMENTS	RG	
MINOR REVISIONS FOR P2C SUBMISSION	RG	
REVISIONS FOR INLAND WETLAND	RG	
INLAND WETLAND SUBMISSION	RG	
CHANGES PER TOWN COMMENTS	RG	
DATE	RG	

GRADING & UTILITY PLAN
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE:
DECEMBER 22, 2021
SCALE:
1"=40'
DRAWN BY:
RG
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DWG. NO.:
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2 of 16
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2019-530

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

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

PROJECT DESCRIPTION

THIS PROPERTY WAS RECENTLY REZONED INTO THE "PLANNED DESIGN DISTRICT 2 (PDD-2)" FLOATING ZONE PER SECTION 19 OF THE TOWN ZONING REGULATIONS. THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING MULTI-FAMILY RESIDENTIAL DWELLING AND DRIVEWAY AND INSTALL A NEW PRIVATE ROAD WITH A BRIDGE, CONSTRUCT TWENTY (20) SINGLE-FAMILY CONDOMINIUMS AND TEN (10) DUPLEX CONDOMINIUMS (40 CONDOMINIUMS TOTAL) WITH ATTACHED GARAGES AND OTHER ASSOCIATED IMPROVEMENTS. THE PROPOSED CONDOMINIUMS WILL HAVE VARIOUS BEDROOM COUNTS AND STYLES (SEE ARCHITECTURAL PLANS). THE LAND WILL BE UNDER COMMON OWNERSHIP.

CONSTRUCTION OF PRIVATE ROAD AND UTILITY IMPROVEMENTS WILL COMMENCE IN 2022. THE PRIVATE BRIDGE / CULVERT CROSSING CONSTRUCTION SHALL BE CONDUCTED DURING THE DRY SEASON OR PERIODS OF LOW FLOW IN ACCORDANCE WITH WATERFORD INLAND WETLAND PERMIT #C 22-07. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. E & S CONTROLS SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. ALL E & S CONTROLS SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.

CONSTRUCTION SEQUENCE #1 - PRIVATE BRIDGE / CULVERT CROSSING

THE FOLLOWING CONSTRUCTION SEQUENCE IS FOR THE CONSTRUCTION OF THE PROPOSED PRIVATE ROADWAY, INSTALLATION OF PRIVATE UTILITIES AND CONSTRUCTION OF THE STORMWATER MANAGEMENT AREAS ONLY.

1. CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS INCLUDING A CONDOIT ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE GREAT NECK ROAD RIGHT OF WAY.
3. LAND SURVEYOR SHALL STAKE OUT ALL CLEARING LIMITS, ALL INFRASTRUCTURE IMPROVEMENTS, UTILITIES, STORMWATER BASINS, ETC.
4. INSTALL CONSTRUCTION ENTRANCE. MAINTAIN AND REDRESS AS NECESSARY.
5. PLACE CONSTRUCTION MATS OVER WOODS ROAD. PROTECT STONE CULVERT AND SURFACE SWALE.
6. CLEAR TREES AND BRUSH ONLY TO AND AROUND THE SITE OF THE WETLAND CROSSING. PROTECT AND MAINTAIN THE EXISTING WOODS ROAD AT THE WETLAND CROSSING IN ITS EXISTING CONDITION TO THE EXTENT PRACTICAL.
7. INSTALL ALL E&S CONTROLS AS INDICATED WITHIN THE WORK AREA OF THE BRIDGE INSTALLATION AND ACCESS ROAD. MAINTAIN ALL E&S CONTROLS ON A DAILY BASIS AND REPAIR AS NEEDED.
8. EXCAVATE FOR BRIDGE AND WALL AND DEWATER AS NECESSARY FOLLOWING DETAILS AND SPECIFICATIONS INCLUDED IN THE PLANS. RETAIN AND REPOSITION ALL BOULDERS.
9. INSTALL THE PRECAST FOOTINGS, ABUTMENTS AND WINGWALLS AND BACKFILL.
10. INSTALL CONCRETE BRIDGE BEAMS AND POST TENSION AS REQUIRED.
11. INSTALL DRAINAGE IN CROSSING AREA AND CORRESPONDING WOV BASINS.
12. ROUGH GRADE ROAD OVER CROSSING AND INSTALL UTILITIES IN CROSSING AREA.
13. INSTALL BASE COURSE OF ASPHALT, SIDEWALK/CURB AND GUIDE RAIL IN CROSSING AREA.
14. PLANT ALL DISTURBED AREAS UNDER SUPERVISION OF JAMES COWEN, CPSS.

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE (CONTINUED)

CONSTRUCTION SEQUENCE #2 - PRIVATE ROADWAY & UTILITY IMPROVEMENTS

THE FOLLOWING CONSTRUCTION SEQUENCE IS FOR THE CONSTRUCTION OF THE PROPOSED PRIVATE ROADWAY, INSTALLATION OF PRIVATE UTILITIES AND CONSTRUCTION OF THE STORMWATER MANAGEMENT AREAS.

1. CLEAR REMAINING TREES AND BRUSH IN DEVELOPMENT AREAS WEST AND EAST OF THE CULVERT CROSSING. LEAVE ALL STUMPS IN PLACE UNTIL ALL E&S CONTROLS ARE IN PLACE AND IN CONFORMANCE WITH THE APPROVED PLAN AND INSPECTED BY THE DESIGN ENGINEER AND/OR THE TOWN WETLANDS OFFICER.
2. REMOVE ALL STUMPS AND HAUL OFF SITE. NO STUMPS, LOGS, OR OTHER ORGANIC MATTER SHALL BE BURIED ON SITE. STRIP TOPSOIL AND STOCKPILE AS SHOWN ON THE PLAN. IF PILES WILL REMAIN IN PLACE FOR MORE THAN 30 DAYS, APPLY TEMPORARY SEED MIXTURE. ALL STOCKPILES SHALL BE SURROUNDED BY SILT FENCE OR WOOD CHIP BERMS.
3. ROUGH GRADE ROAD AND INSTALL UNDERGROUND UTILITIES, LIGHTING, AND DRAINAGE. INSTALL SILT SACKS AT ALL CATCH BASINS AND MAINTAIN THEM REGULARLY AND AS NEEDED.
4. CONSTRUCT STORMWATER BASINS AND OUTFALLS. STORMWATER MANAGEMENT BASINS SHALL NEVER BE USED FOR E&S CONTROL. AVOID OVERCOMPACTION OF UNDERLYING SOILS. PLANT BUFFER AREAS AND BASINS IN STRICT CONFORMANCE WITH THE PLANS FROM COWEN ECODSIGN - ALL WETLAND PLANTING SHALL BE DONE UNDER THE SUPERVISION AND DIRECTION OF JAMES COWEN OF COWEN ECODSIGN.
5. INSTALL BASE COURSE OF ASPHALT FOR ENTIRE ROADWAY.
6. BEGIN CONSTRUCTION OF HOUSES AND UTILITY SERVICE CONNECTIONS.
7. FINISH GRADE AREAS AROUND HOUSES AND LANDSCAPE ACCORDINGLY PER SPECIFICATIONS PROVIDED IN THE PLANS. ANY EXCESS DEBRIS, BOULDERS, TREE LIMBS, STUMPS, ETC. SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
8. INSTALL TOP COURSE OF ASPHALT AND PAVEMENT STRIPING. INSTALL ROADWAY SIGNAGE. COMPLETE ALL LANDSCAPING.
9. ALL E&S CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED. UPON APPROVAL OF THE DESIGN ENGINEER AND TOWN WETLANDS OFFICER, ALL REMAINING E&S CONTROLS SHALL BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY OFF SITE.

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE (CONTINUED)

STRIPPING AND STOCKPILING

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

TRENCH EXCAVATION AND BACKFILL

THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEED AS NECESSARY. THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

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

PERMANENT SEED MIXTURE:
CREEPING RED FESCUE 0.05
TALL FESCUE 0.45
TOTAL 0.95

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

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

MULCHING:

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

TEMPORARY EROSION CONTROL BLANKETS:

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

SEEDING DATES:

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

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE (CONTINUED)

LAND DISTURBANCE

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

SOIL EROSION AND SEDIMENT CONTROLS

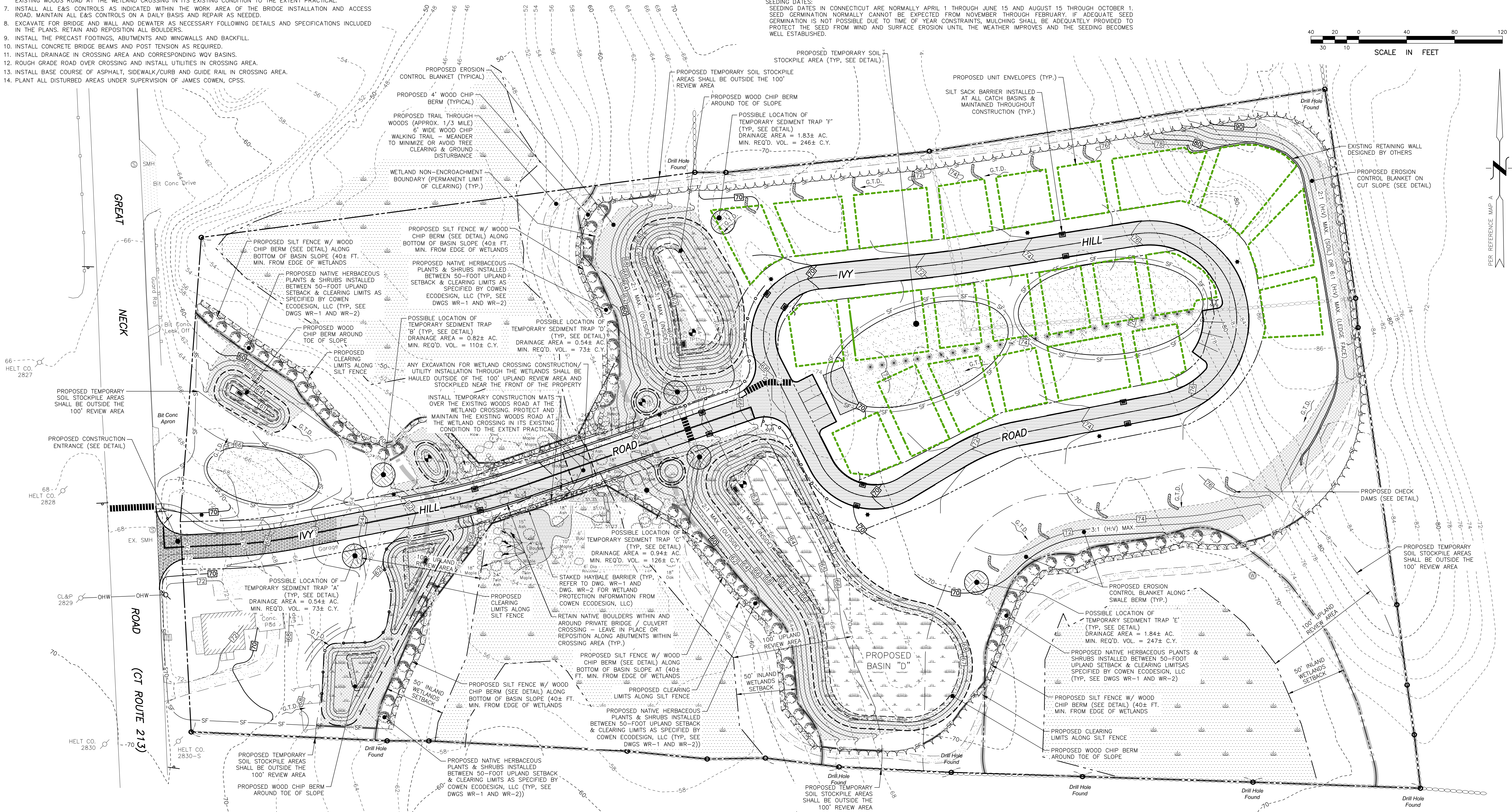
ALL ADJACENT PROPERTIES AND RECEIVING WATERCOURSES AND/OR WETLAND AREAS SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.

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

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

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

THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF WETLANDS OR WATERCOURSES OR PRIVATE PROPERTY. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF ANY PROBLEMS INVOLVING EROSION AND/OR SEDIMENTATION THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK. THE RESPONSIBLE CONTACT PERSON FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR AND/OR THE GENERAL CONTRACTOR. ONCE CONTRACTOR HAS BEEN SELECTED, INFORMATION WILL BE SUPPLIED TO THE TOWN.

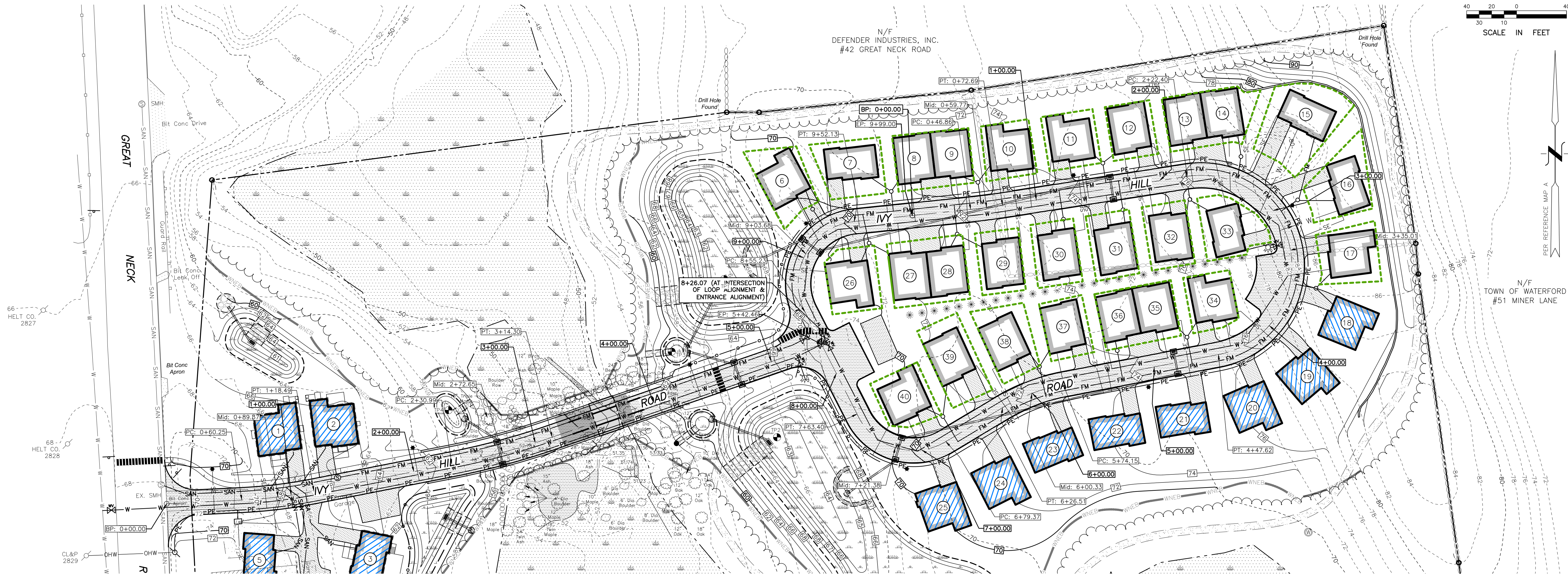


EROSION & SEDIMENTATION PLAN
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

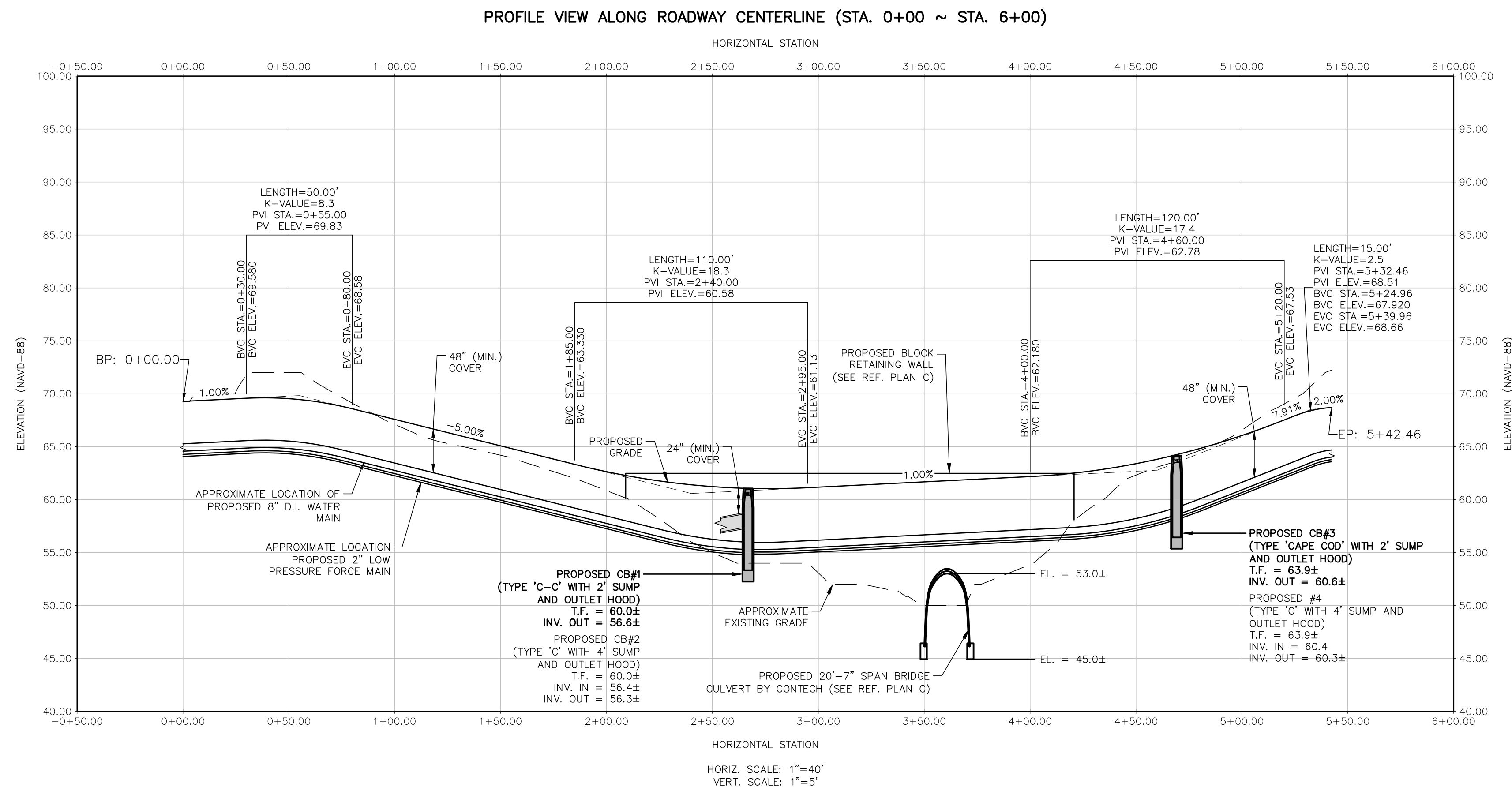
DATE: DECEMBER 22, 2021
SCALE: 1"=40'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: ES-1
SHEET NO.: 4 of 16
JOB NO.: 2019-530

REV	DATE	DESCRIPTION
1	3/21/2022	CHANGES PER TOWN COMMENTS
2	7/12/2022	INLAND WETLAND SUBMISSION
3	9/1/2022	REVISIONS FOR INLAND WETLAND
4	11/8/2022	MINOR REVISIONS FOR P2C SUBMISSION
5	1/26/2023	TOWN STAFF & CONDOIT COMMENTS
6	6/13/2024	REVISED DUE TO ADJUSTMENTS MADE IN THE FIELD

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
200 WEST STREET, 2ND FLOOR
STAMFORD, CT 06901
PHONE: (860) 388-9943
FAX: (860) 391-8854



ROADWAY ALIGNMENT PLAN
SCALE: 1"=40'



HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=5'

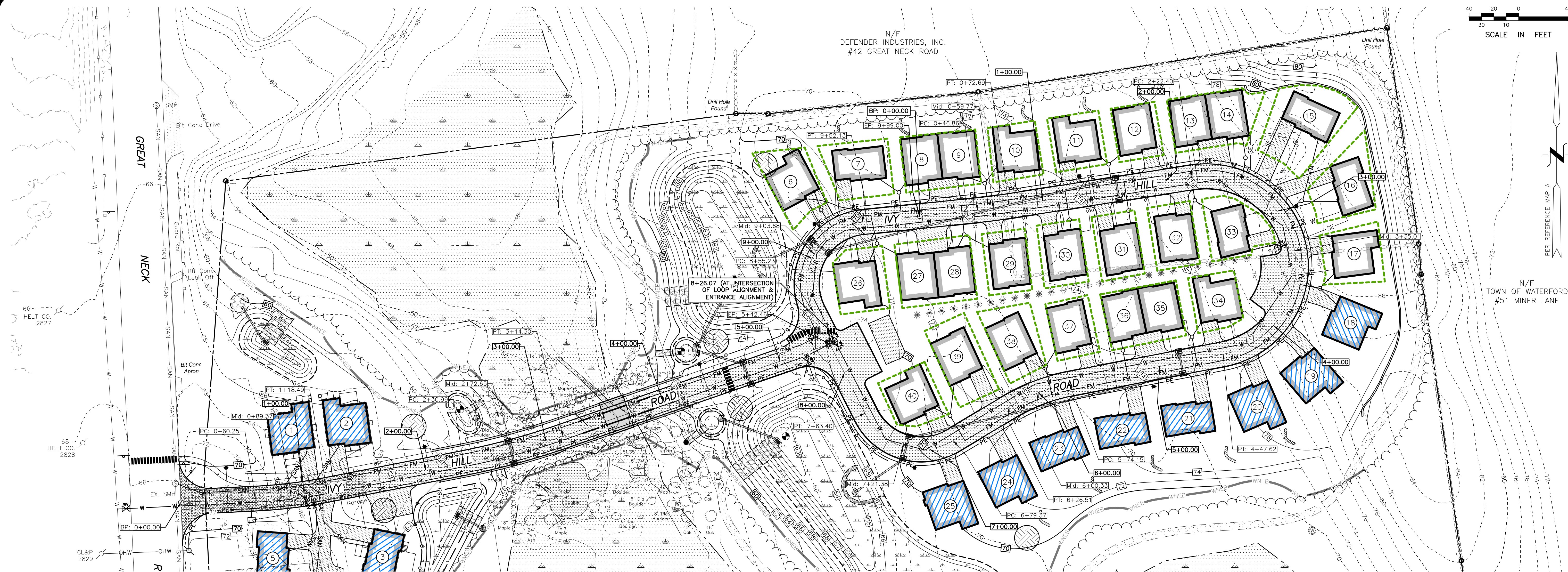
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
INDIGO LAND DESIGN, LLC
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9943
FAX: (860) 391-8854

THE EMBOSSED SEAL OF
THE TOWN OF WATERFORD
AFFIXED HERE FOR THIS
MAP TO BE VALID

REV	DATE	DESCRIPTION	BY
1	6/3/2024	REVISED DUE TO ADJUSTMENTS MADE IN THE FIELD	RG
2	1/28/2023	TOWN STAFF & CONDOT COMMENTS	RG
3	11/7/2022	MINOR REVISIONS FOR P20 SUBMISSION	RG
4	9/1/2022	REVISIONS FOR INLAND WETLAND	RG
5	7/12/2022	INLAND WETLAND SUBMISSION	RG
6	3/21/2022	CHANGES PER TOWN COMMENTS	RG

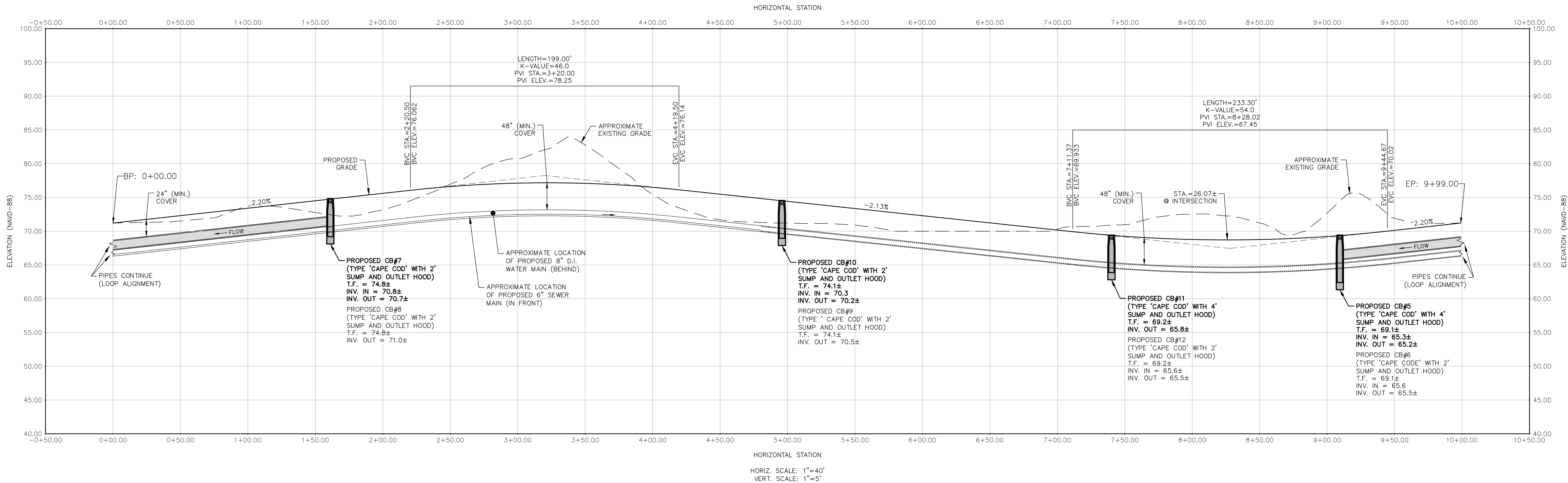
ROADWAY ALIGNMENT PLAN & PROFILE
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE:
DECEMBER 22, 2021
SCALE:
AS NOTED
DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
RAP-1
SHEET NO.:
5 of 16
JOB NO.:
2019-530



ROADWAY ALIGNMENT PLAN
SCALE: 1"=40'

PROFILE VIEW ALONG ROADWAY CENTERLINE (STA. 0+00 ~ STA. 10+50)



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
INDIGO LAND DESIGN, LLC
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
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THE EMBOSSED SEAL OF
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REVISED DUE TO ADJUSTMENTS MADE IN THE FIELD	RG	BY
TOWN STAFF & CONDOT COMMENTS	RG	
MINOR REVISIONS FOR P20 SUBMISSION	RG	
REVISIONS FOR INLAND WETLAND	RG	
INLAND WETLAND SUBMISSION	RG	
CHANGES PER TOWN COMMENTS	RG	
DATE	DATE	DESCRIPTION
6/13/2024		
5/17/2023		
4/11/2022		
3/9/2022		
2/7/2022		
1/3/2022		

ROADWAY ALIGNMENT PLAN & PROFILE
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE:
DECEMBER 22, 2021
SCALE:
AS NOTED
DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
RAP-2
SHEET NO.:
6 of 16
JOB NO.:
2019-530