

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

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

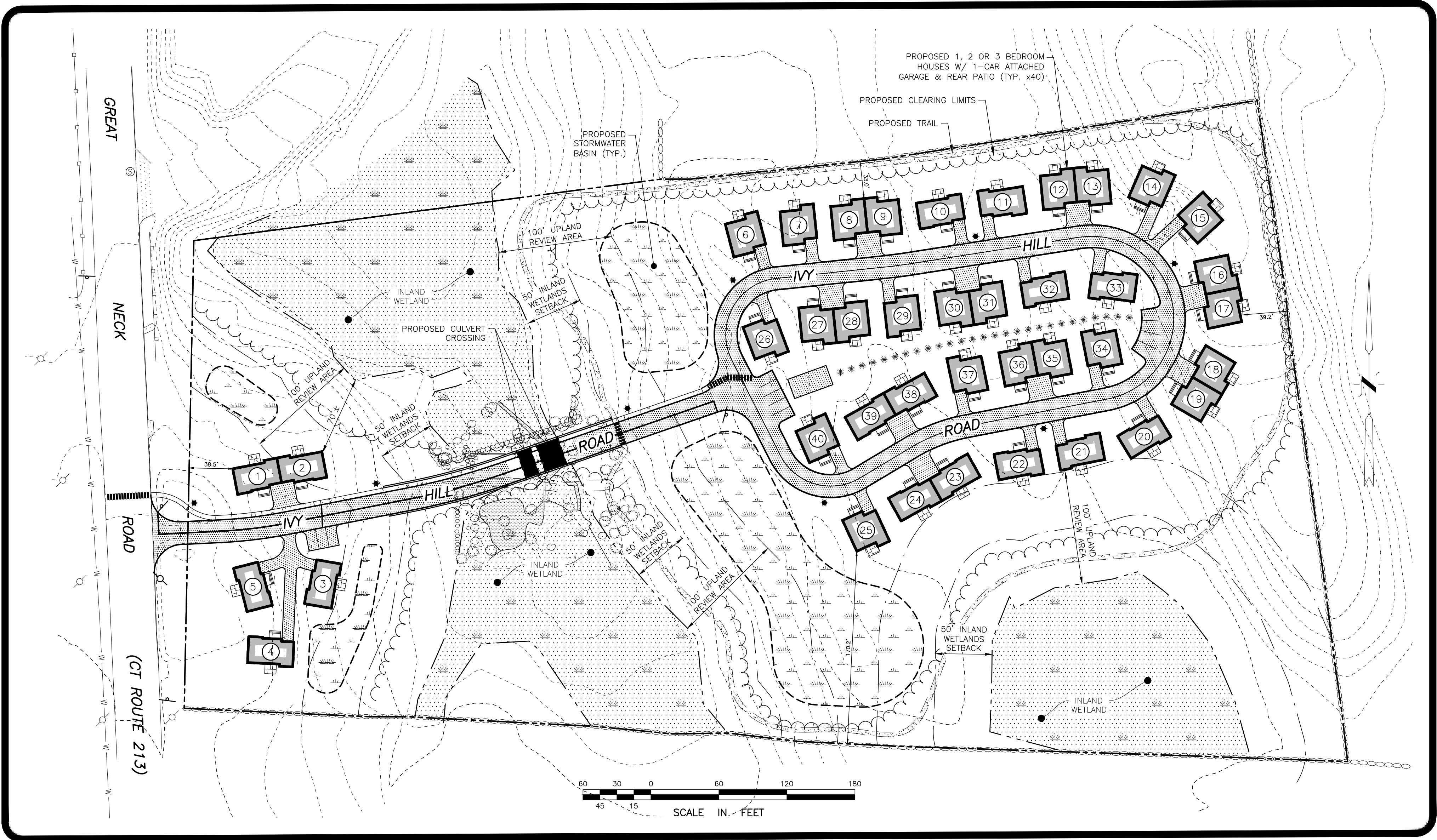
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ORIGINAL PLAN SET
DATED 12/22/2021

NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY

#	DATE	DESCRIPTION	BY
2	7/12/2022	INLAND WETLAND SUBMISSION	RG
1	3/21/2022	CHANGES PER TOWN COMMENTS	RG



LEGEND

---	EXISTING PROPERTY/STREET LINE
---	BUILDING SETBACK LINE
---	EXISTING BUILDING (TO BE REMOVED)
---	PROPOSED BUILDING
---	EXISTING STONEWALL
---	INLAND WETLAND AREA
---	INLAND WETLAND BOUNDARY
---	50' SEPTIC SETBACK
---	100' UPLAND REVIEW AREA
---	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

LAND SURVEYOR

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

CIVIL ENGINEER

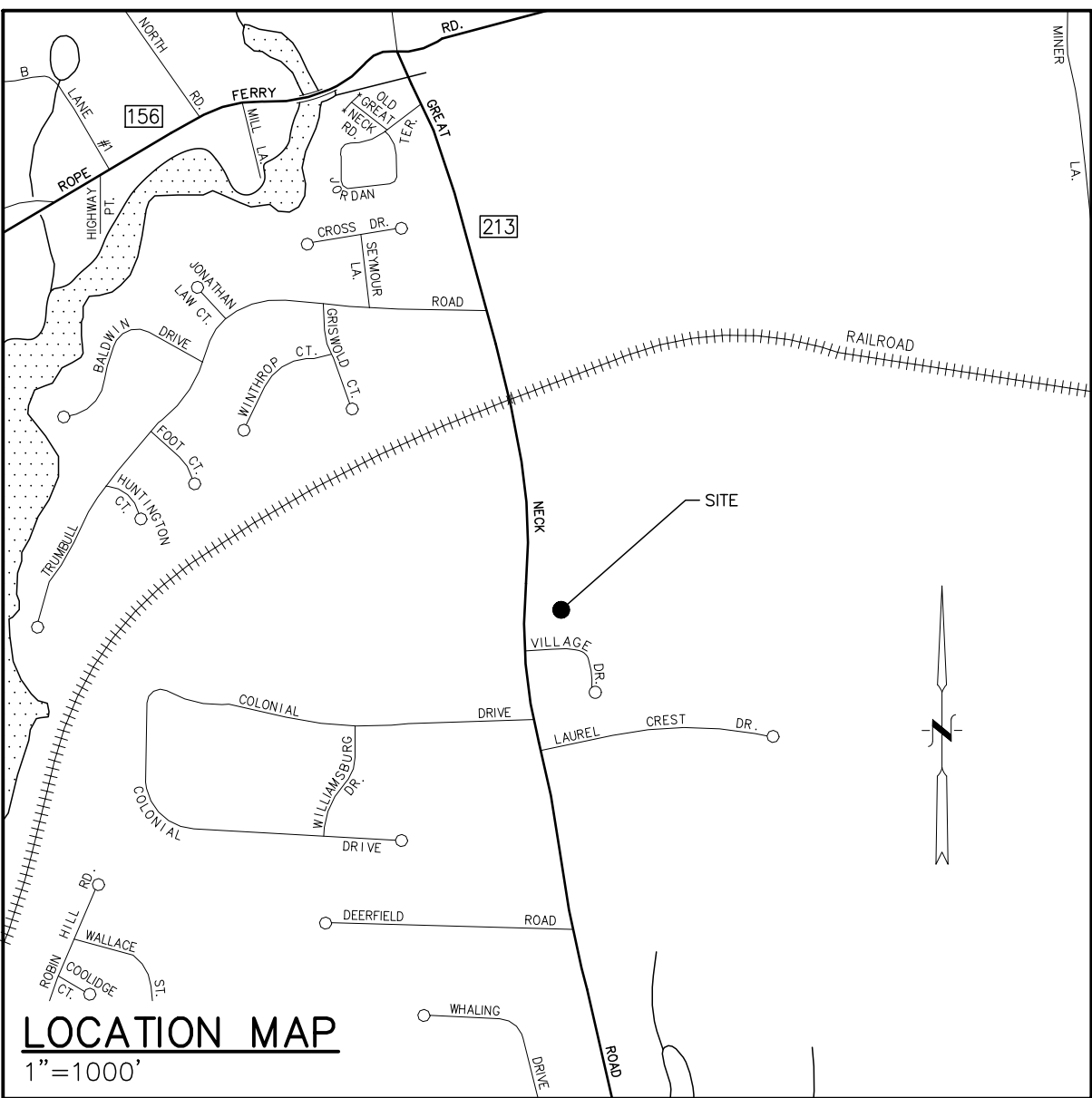
INDIGO LAND DESIGN, LLC
JOE WREN, P.E.
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CONNECTICUT 06475

PROPERTY OWNER

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

PROJECT APPLICANT

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



GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY SURVEY, PROPERTY BELONGING TO: ALANTHUS FARM ESTATES, LLC, 48 GREAT NECK ROAD, WATERFORD, CONNECTICUT, SCALE: 1"=40', DATED: NOVEMBER 5, 2018, PREPARED BY FLOREK SURVEYING, LLC.
 - WETLANDS REPORT 48 GREAT NECK ROAD, WATERFORD, CT PREPARED BY JAMES COWEN, WETLAND SCIENTIST OF COWEN ECODSIGN, LLC (REFER TO DRAWINGS WR-1 AND WR-2).
- THE PROPERTY OWNER AND APPLICANT IS ADAMS BUILDERS, LLC OF 42 NEW SHORE ROAD, WATERFORD, CT 06385.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 2871 ON TAX ASSESSOR'S MAP 145. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 1644 PAGE 80. THE AREA OF THE PARCEL IS 490,291± S.F. OR 11.26± ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE GENERAL INDUSTRIAL 'I-G' ZONING DISTRICT.
- PER SECTION 19 OF THE ZONING REGULATIONS, THE APPLICANT IS REQUESTING TO CREATE A NEW FLOATING ZONE - PLANNED DESIGN DISTRICT 2 (PDD-2). AS PART OF THIS PROJECT, THE APPLICANT IS PROPOSING TO REMOVE THE EXISTING MULTI-FAMILY RESIDENTIAL DWELLING AND DRIVEWAY AND INSTALL A NEW ROAD WITH A BRIDGE, CONSTRUCT FORTY (40) SINGLE-FAMILY RESIDENTIAL CONDOMINIUMS 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.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE TOWN OF WATERFORD PLANNING & ZONING COMMISSION.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
- ALL ELEVATIONS AND CONTOURS SHOWN HEREON ARE REFERENCED TO THE NGVD-29 DATUM PER PROJECT LAND SURVEYOR AND ARE TIED INTO THE TOWN OF WATERFORD MONUMENT SYSTEM.

EASEMENT TABLE	
EASEMENT	AREA
CONSERVATION AREA "A"	61,127± S.F. (1.4± AC.)
CONSERVATION AREA "B"	56,115± S.F. (1.3± AC.)
CONSERVATION AREA "C"	55,591± S.F. (1.3± AC.)
ROADWAY AREA	47,094± S.F. (1.1± AC.)

ZONING DATA TABLE			
WATERFORD 'I-G' ZONE AMENDMENT TO THE NEW 'PDD-2' ZONE			
ITEM	STANDARD REQUIREMENTS ('I-G' ZONE)	PROPOSED REQUIREMENTS ('PDD-2' ZONE)	PROPOSED
MIN. LOT AREA	40,000 S.F.	435,600 S.F. (10 ACRES)	490,291± S.F. (11.3± ACRES)
MIN. LOT FRONTAGE	125 FT.	400 FT.	412.95 FT.
MIN. LOT WIDTH AT BUILDING LINE	150 FT.	400 FT.	418± FT.
STREET LINE SETBACK (GREAT NECK ROAD)	75 FT.	30 FT. (1)	38.5± FT. (PR. HOUSE)
SIDE YARD SETBACK (NORTH BOUNDARY)	30 FT.	30 FT. (1)	33.0± FT. (PR. HOUSE)
SIDE YARD SETBACK (SOUTH BOUNDARY)	30 FT.	30 FT. (1)	40.9± FT. (PR. HOUSE)
REAR YARD SETBACK (EAST BOUNDARY)	50 FT.	30 FT. (1)	39.2± FT. (PR. HOUSE)
MAX. BUILDING COVERAGE	40% (196,116± S.F.) (2)	25% (122,573± S.F.) (2)	8.0% (39,099± S.F.) (2)
MAX. BUILDING HEIGHT	15 FT. (ACCESSORY BLDG.) 40 FT.	20 FT. (ACCESSORY BLDG.) 35 FT.	≤20 FT. (PAVILION) (3) ≤35 FT. (HOUSE)

- THE MINIMUM PROPOSED STREET LINE AND OTHER YARD SETBACKS FOR PDD-2 ARE 30 FEET.
- THE BUILDING COVERAGE IS EQUAL TO THE BUILDING AREA THAT BEARS ON THE GROUND AND INCLUDES THE HOUSE FOOTPRINTS, STAIRS & ALSO THE PAVILION AREA. THE PERCENT BUILDING COVERAGE IS BASED ON THE NET LOT AREA.
- THE MAX. BUILDING HEIGHT IS MEASURED FROM AVERAGE FINISHED GRADE. ACCESSORY BUILDINGS SHALL BE SUBJECT TO THE PROVISIONS OF SECTIONS 3.9 & 3.10 OF THE ZONING REGULATIONS AS REQUIRED BY THE PDD-2 STANDARDS.

ARCHITECTURAL HOUSE STYLES	
WATERFORD HOUSES	
STYLE	HOUSE NO.
LENORA (10 TOTAL)	6, 7, 14, 15, 25, 26, 29, 34, 37, 40
LENORA-DOUBLE (7 TOTAL)	8-9, 12-13, 16-17, 19-20, 27-28, 30-31, 35-36
BRINSTON (5 TOTAL)	4, 5, 10, 18, 22
BRINSTON-DOUBLE (3 TOTAL)	1-2, 23-24, 38-39
RICHFORD (5 TOTAL)	3, 11, 21, 32, 33

PARKING REQUIREMENTS		
ITEM	REQUIRED	PROPOSED
MINIMUM REQUIRED PARKING SPACES	ONE-FAMILY DWELLING UNITS (SECTION 20.3a): 2 SPACE PER FAMILY UNIT (1) 40 UNITS x 2 SPACES PER UNIT = 80 SPACES	1 SPACE PER GARAGE (40 TOTAL) + 1 SPACE FOR DRIVEWAY (40 TOTAL) + 12 PARKING AREA SPACES = 92 PARKING SPACES TOTAL

(1) PER SECTION 20.3a, DRIVEWAYS MAY BE INCLUDED AS REQUIRED SPACE FOR SINGLE-FAMILY DWELLINGS.



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PER REFERENCE MAP A



SITE 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.: SP-1
SHEET NO.: 1 of 14
JOB. NO.: 2019-530

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9343
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THE UNEMBOSSED SEAL OF
INDIGO LAND DESIGN, LLC
ATTACHED HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION
1	7/12/2022	INLAND WETLAND SUBMISSION
2	1/31/2022	CHANGES PER TOWN COMMENTS

CONSTRUCTION NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF WATERFORD STANDARDS AND REGULATIONS.
2. ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND CONFORMING TO ALL PERMITS, INCLUDING AN EXCAVATION PERMIT AND A SITE ACCESS PERMIT, AND ALL BONDING AND INSURANCE REQUIRED BY THE TOWN OF WATERFORD AND CUSTODIAL UTILITY COMPANIES. A CONDOCT ENCRAGEMENT 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.
4. THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF WATERFORD.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND STREETS FROM ANY EROSION AND/OR SEDIMENTATION.
6. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND OTHER THAN OVERHEAD WIRE INSTALLED OVER GREAT NECK ROAD.
7. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE WORK SHALL BE IN CONFORMANCE WITH THE CONNECTICUT D.O.T. "STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" FORM 818, 2020 OR AS AMENDED. ANY VARIATION FROM THIS SPECIFICATION SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.

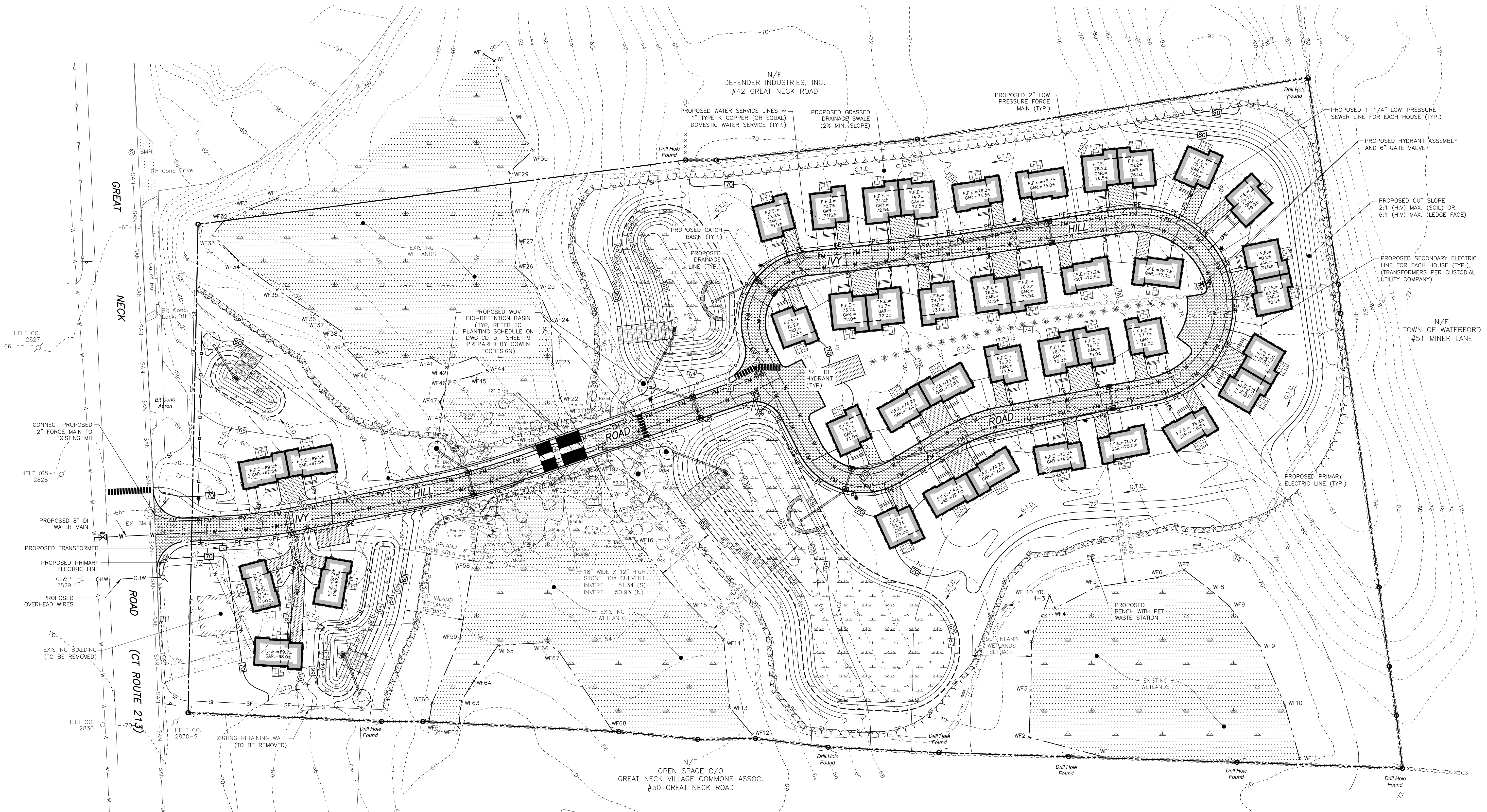
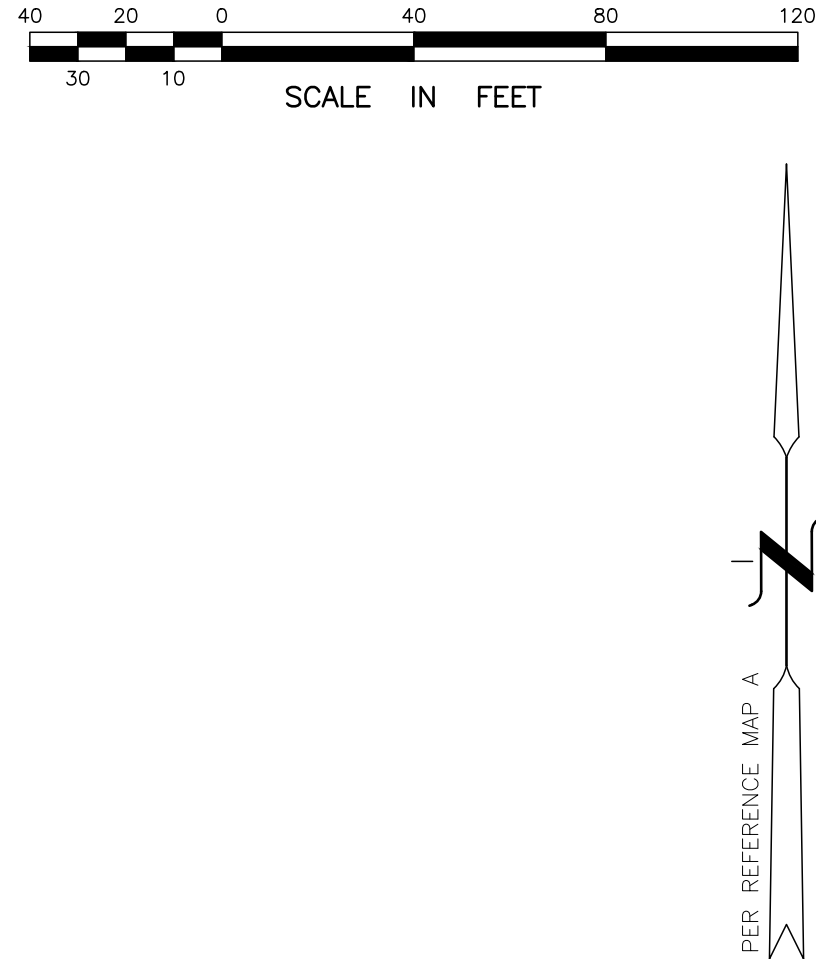
CONSTRUCTION NOTES (CONTINUED):

8. 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.
9. PRIOR TO CONSTRUCTION, A LICENSED LAND SURVEYOR SHALL SET A STABLE BENCHMARK ON SITE AND ALL PROPOSED IMPROVEMENTS SHALL BE STAKED OUT.
10. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES, BOTH DURING AND AFTER CONSTRUCTION.
11. ALL UTILITY DEMANDS AND SIZES AND OPTIMAL BUILDING ENTRY LOCATIONS, SITE LIGHTING WIRING, UNDERSLAB UTILITY CONNECTIONS, AND ALL OTHER UTILITY RELATED INFORMATION SHALL BE DETERMINED BY THE PROJECT MEP ENGINEER. REFER TO PROJECT MEP PLANS FOR DETAILED INFORMATION.
12. A LICENSED LAND SURVEYOR SHALL PREPARE AN AS-BUILT OF THE PROPOSED BUILDING AND UTILITIES CERTIFYING THAT THE IMPROVEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. THE AS-BUILT PLAN SHALL BE COMPLETED IN A TIMELY MANNER.
13. FINAL SIZE AND LOCATION OF THE PROPOSED TRANSFORMER TO BE DETERMINED BY CUSTODIAL UTILITY COMPANY.
14. THE CONTRACTOR SHALL PREPARE THE SITE AND PERFORM THE WORK IN A WORKMANLIKE MANNER AND SHALL KEEP THE ROADWAYS SAFE TO VEHICLES AND PEDESTRIANS AT ALL TIMES.

CONSTRUCTION NOTES (CONTINUED):

14. 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.
15. EXISTING STONEWALL TO BE REMOVED, STOCKPILED AND REUSED AS NECESSARY TO CONSTRUCT THE PROPOSED STONEWALL TOWARD THE WEST SIDE OF THE BUILDING. ALSO, SEE LANDSCAPE ARCHITECTURAL PLANS FOR MORE INFORMATION.
16. 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 AND DEPARTMENT OF PUBLIC WORKS STAFF IS REQUIRED.
17. 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.
18. CONTRACTOR TO COORDINATE WITH AND INSTALL ALL WETLAND MITIGATION PLANTING UNDER THE SUPERVISION AND DIRECTION OF THE WETLAND SCIENTIST, JAMES COWEN, OF COWEN ECODSIGN, LLC.
19. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SECTION 25.5 AND 25.6 PF THE TOWN OF WATERFORD ZONING REGULATIONS.

NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY



PLAN PREPARED BY:
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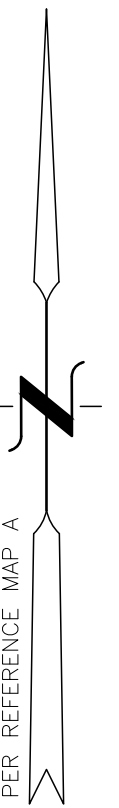
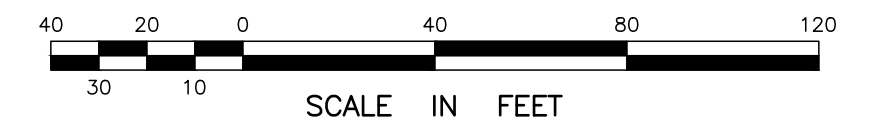
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THE TOWN OF WATERFORD
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MAP TO BE VALID

NO.	DATE	DESCRIPTION
1	7/12/2022	INLAND WETLAND SUBMISSION
2	3/21/2022	CHANGES PER TOWN COMMENTS

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

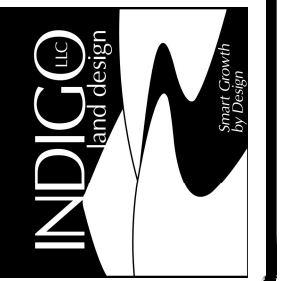
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DWG. NO.: GUP-1
SHEET NO.: 2 of 14
JOB NO.: 2019-530

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PER REFERENCE MAP A

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
DESIGNED BY:
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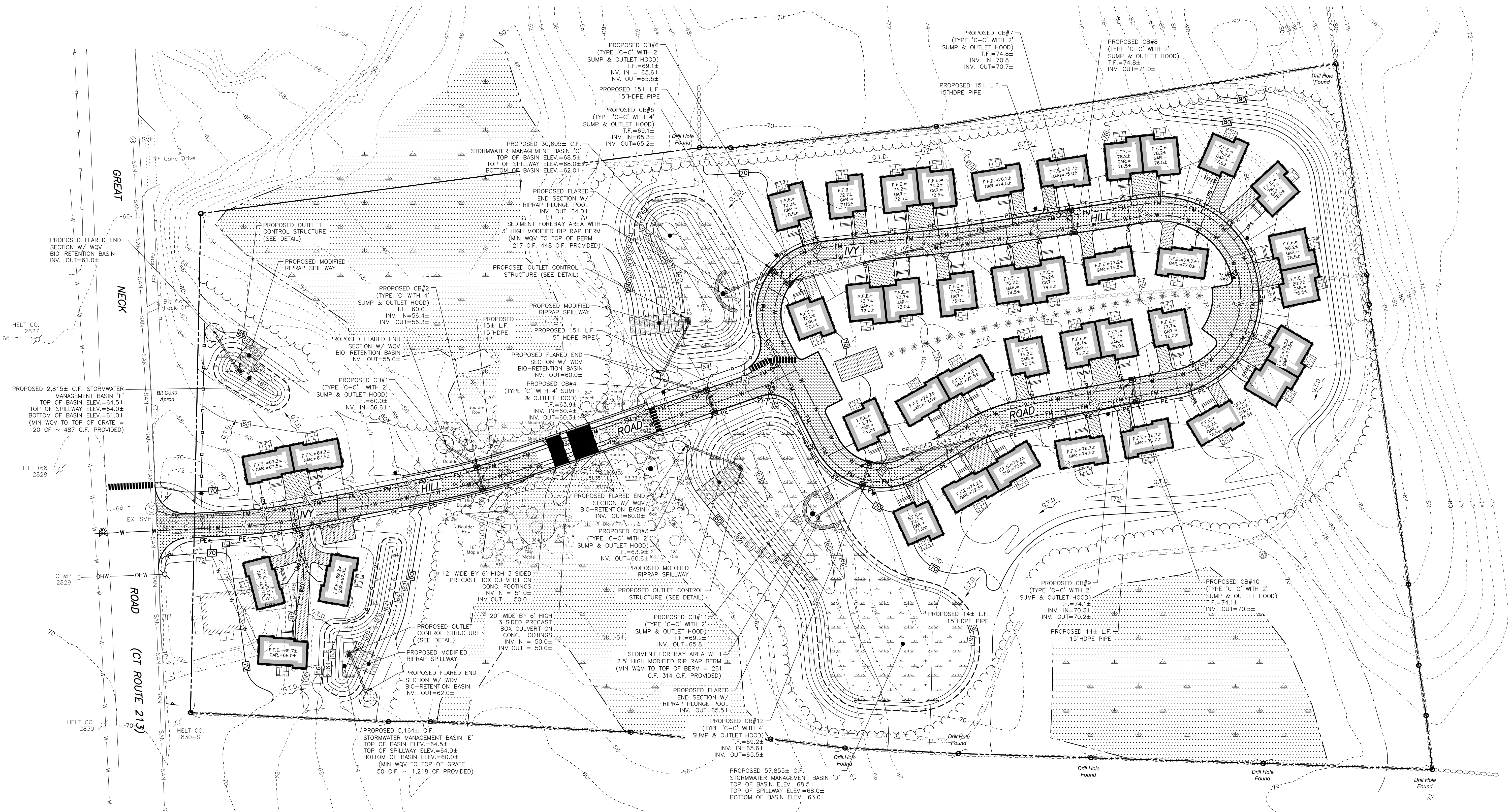


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THE REGISTERED PROFESSIONAL
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NO.	DATE	DESCRIPTION
1	7/12/2022	INLAND WETLAND SUBMISSION
2	3/21/2022	CHANGES PER TOWN COMMENTS

DRAINAGE 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.:
DP-1
SHEET NO.:
3 of 14
JOB NO.:
2019-530



SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34.

PROJECT DESCRIPTION

PER SECTION 19 OF THE ZONING REGULATIONS, THE APPLICANT IS REQUESTING TO CREATE A NEW FLOATING ZONE - PLANNED DESIGN DISTRICT 2 (PD0-2). AS PART OF THIS PROJECT, THE APPLICANT IS PROSING TO REMOVE THE EXISTING MULTI-FAMILY RESIDENTIAL DWELLING AND DRIVEWAY AND INSTALL A NEW ROAD WITH A BRIDGE, CONSTRUCT THIRTY-NINE (39) SINGLE-FAMILY RESIDENTIAL CONDOMINIUMS 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 ROAD AND UTILITY IMPROVEMENTS WILL COMMENCE IN 2022. 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

THE FOLLOWING CONSTRUCTION SEQUENCE IS FOR THE CONSTRUCTION OF THE PROPOSED ROADWAY, INSTALLATION OF UTILITIES AND CONSTRUCTION OF THE STORMWATER MANAGEMENT AREAS ONLY. NO OTHER CONSTRUCTION IS PROPOSED AT THIS TIME.

CONSTRUCTION SEQUENCE - ROADWAY & UTILITY IMPROVEMENTS

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 CONNDOT 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. 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.
6. INSTALL ALL E&S CONTROLS AS INDICATED WITHIN THE WORK AREA OF THE CULVERT INSTALLATION AND ACCESS ROAD. MAINTAIN ALL E&S CONTROLS ON A DAILY BASIS AND REPAIR AS NEEDED.
7. EXCAVATE FOR CULVERT FOOTINGS AND DEWATER AS NECESSARY FOLLOWING DETAILS AND SPECIFICATIONS INCLUDED IN THE PLANS.
8. INSTALL THE PRECAST CONCRETE BOX CULVERTS, HEADWALLS, AND WINGWALLS.
9. ROUGH GRADE ROAD OVER CROSSING.
10. 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.
11. 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.
12. ROUGH GRADE ROAD AND INSTALL UNDERGROUND UTILITIES, LIGHTING, AND DRAINAGE. INSTALL SILT SACKS AT ALL CATCH BASINS AND MAINTAIN THEM REGULARLY AND AS NEEDED.
13. 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.
14. INSTALL BASE COURSE OF ASPHALT FOR ENTIRE ROADWAY.
15. BEGIN CONSTRUCTION OF HOUSES AND UTILITY SERVICE CONNECTIONS.
16. 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.
17. INSTALL TOP COURSE OF ASPHALT AND PAVEMENT STRIPING. INSTALL ROADWAY SIGNAGE, COMPLETE ALL LANDSCAPING.
18. 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 SEEDED WITH A TEMPORARY GRASS SEED MIXTURE TO PREVENT EXCESSIVE EROSION AND SEDIMENTATION.

TRENCH EXCAVATION AND BACKFILL

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

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 0.45 LBS. PER 1,000 SQ. FT.
REDTOP 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.

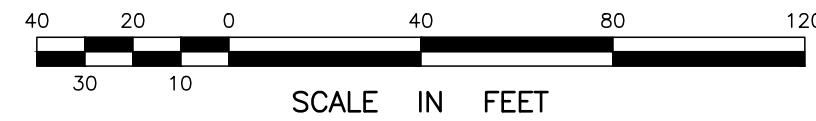
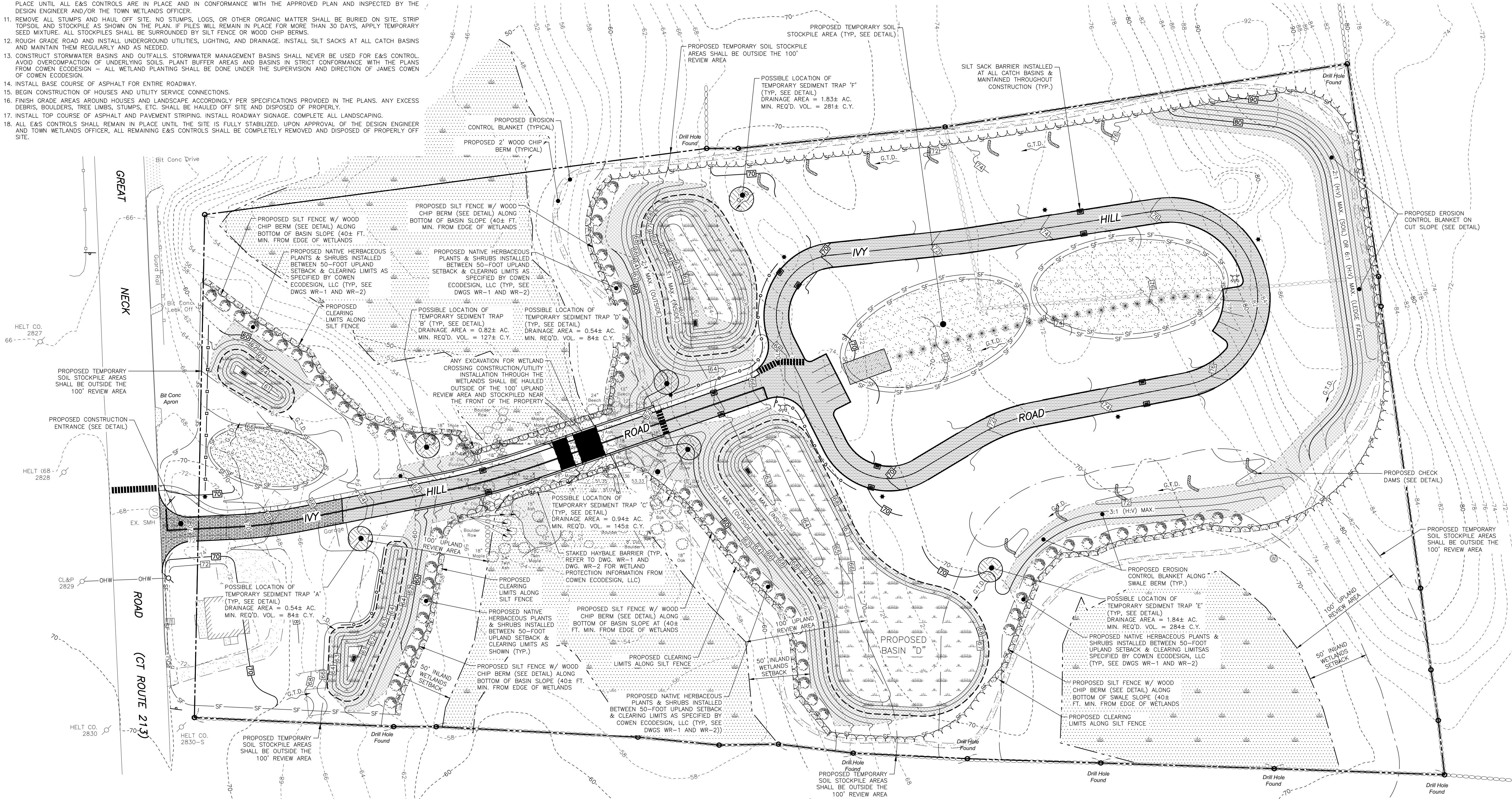
ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO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



NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY

PER REFERENCE MAP A

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

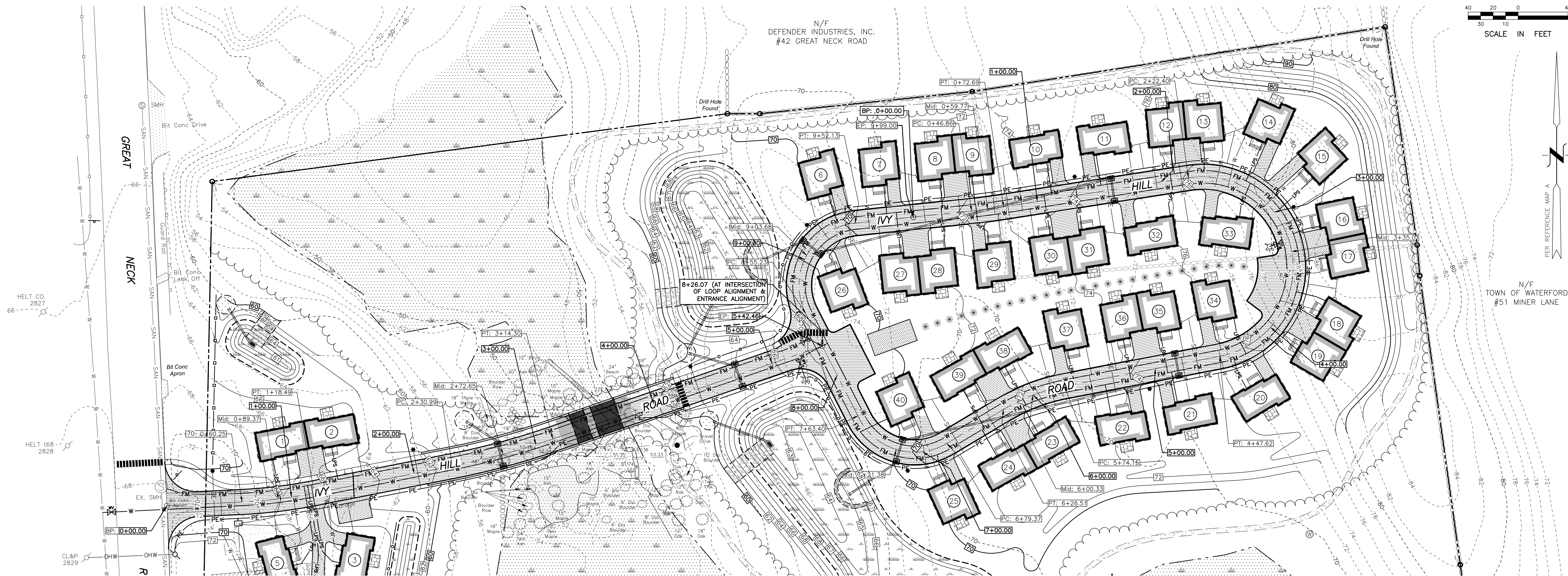


THE EMBOSSED SEAL OF
THE TOWN OF
WATERFORD, CONNECTICUT
MAY BE AFFIXED HERE FOR THIS
MAP TO BE VALID

NO.	DATE	DESCRIPTION
1	7/12/2022	INLAND WETLAND SUBMISSION
2	7/12/2022	CHANGES PER TOWN COMMENTS
3	3/21/2023	DATE

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

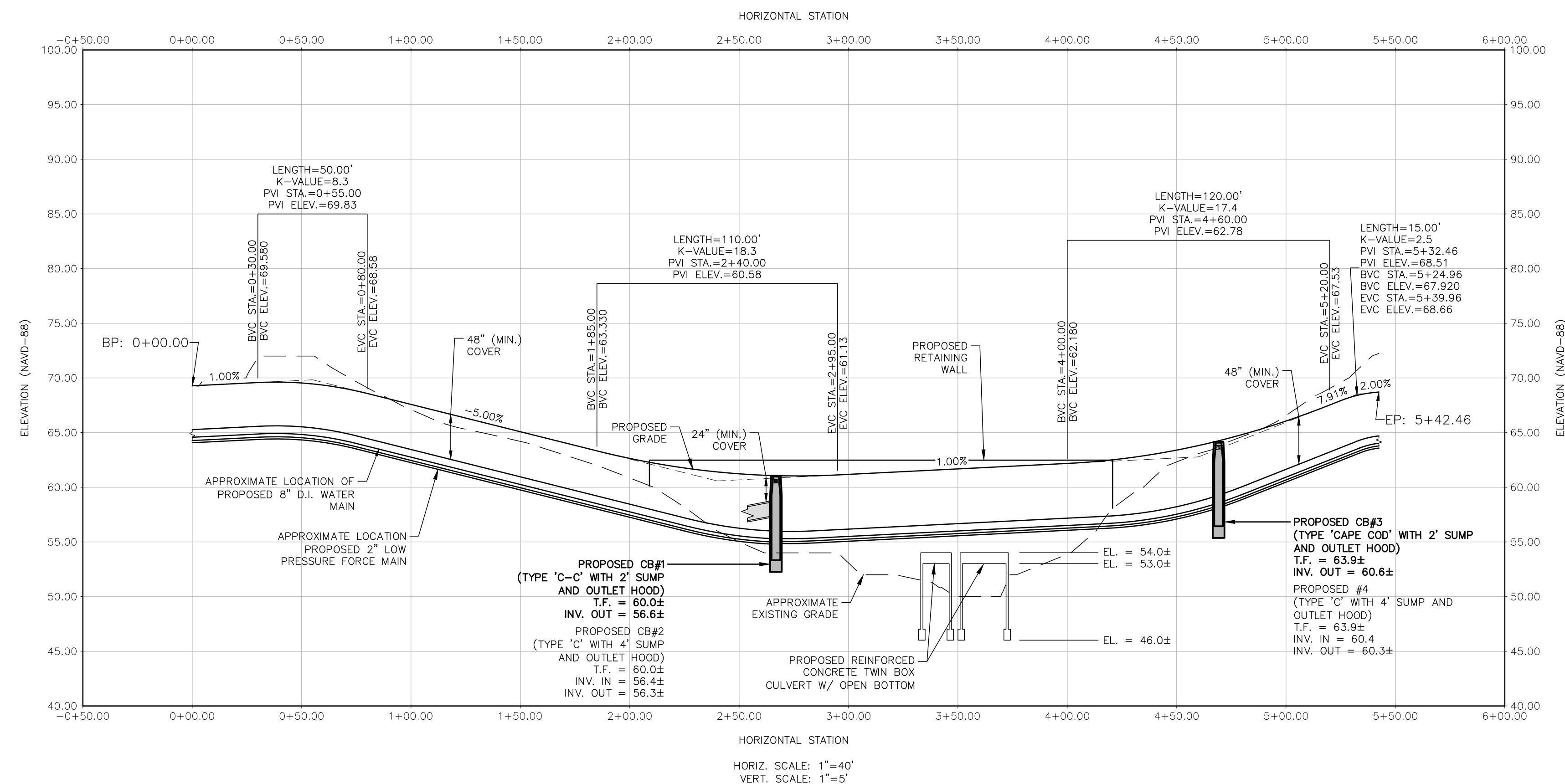
DATE:
DECEMBER 22, 2021
SCALE:
1"=40'
DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
ES-1
SHEET NO.:
4 of 14
JOB NO.:
2019-530



ROADWAY ALIGNMENT PLAN

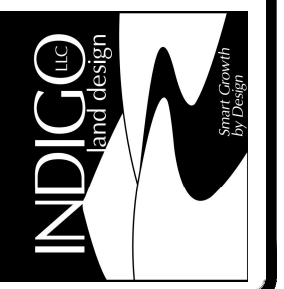
SCALE: 1"=40'

PROFILE VIEW ALONG ROADWAY CENTERLINE (STA. 0+00 ~ STA. 6+00)



NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY

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



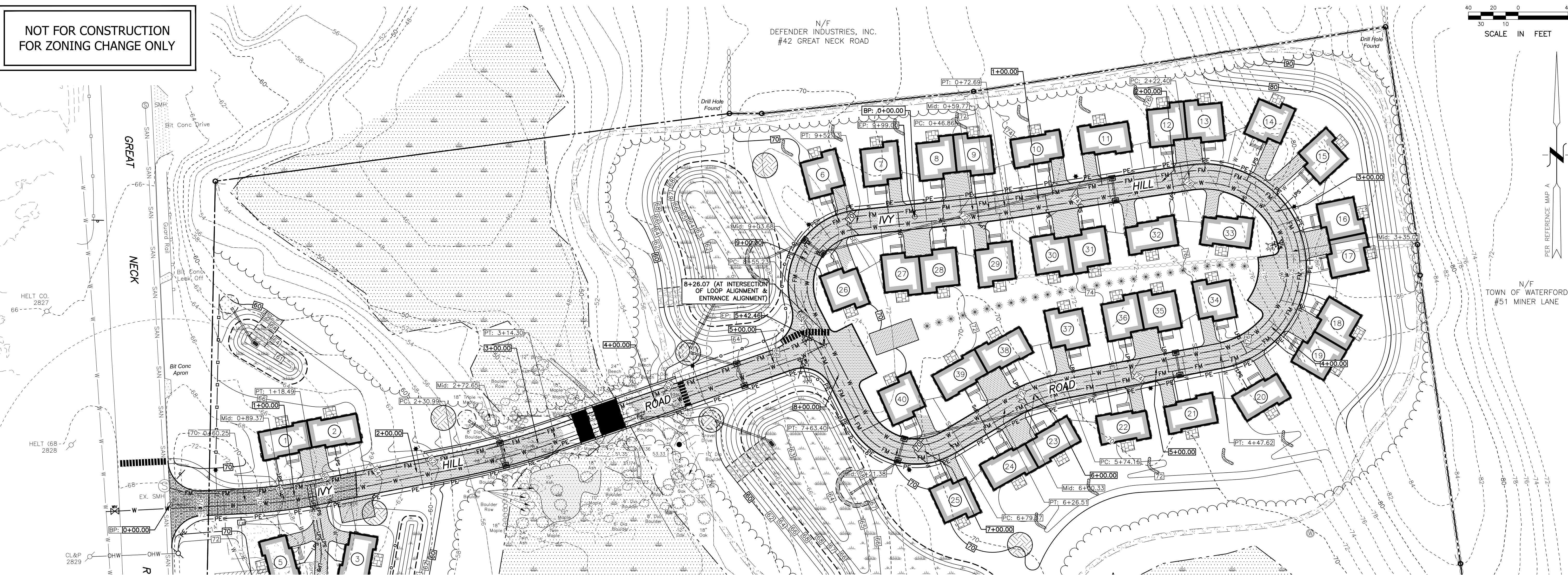
THE EMBOSSED SEAL OF
THE TOWN OF WATERFORD
MAY BE AFFIXED HERE FOR THIS
MAP TO BE VALID

NO.	DATE	DESCRIPTION	BY
1	7/12/2022	INLAND WETLAND SUBMISSION	RG
2	7/12/2022	CHANGES PER TOWN COMMENTS	RG

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

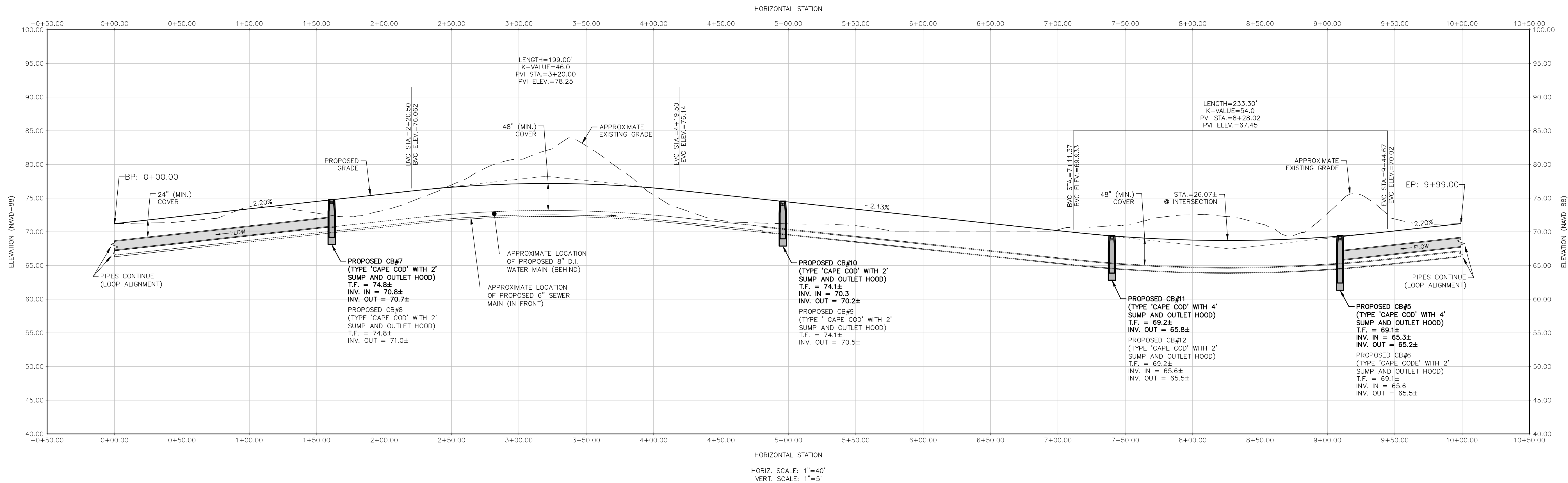
DATE:
DECEMBER 22, 2021
SCALE:
AS NOTED
DRAWN BY:
RG
CHECKED BY:
JW
DWG. NO.:
RAP-1
SHEET NO.:
5 of 14
JOB NO.:
2019-530

NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY



ROADWAY ALIGNMENT PLAN
SCALE: 1"=40'

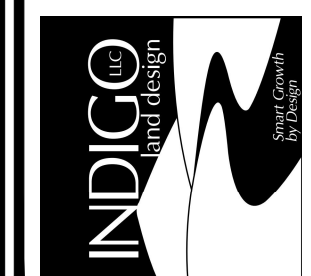
PROFILE VIEW ALONG ROADWAY CENTERLINE (STA. 0+00 ~ STA. 10+50)



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 14
JOB NO.:
2019-530

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



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THE ENGINEER NEAL DE
AFFIXED HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION	BY
1	3/21/2022	CHANGES PER TOWN COMMENTS	RG
2	7/12/2022	INLAND WETLAND SUBMISSION	RG

ERNST SEED MIXTURE SCHEDULE

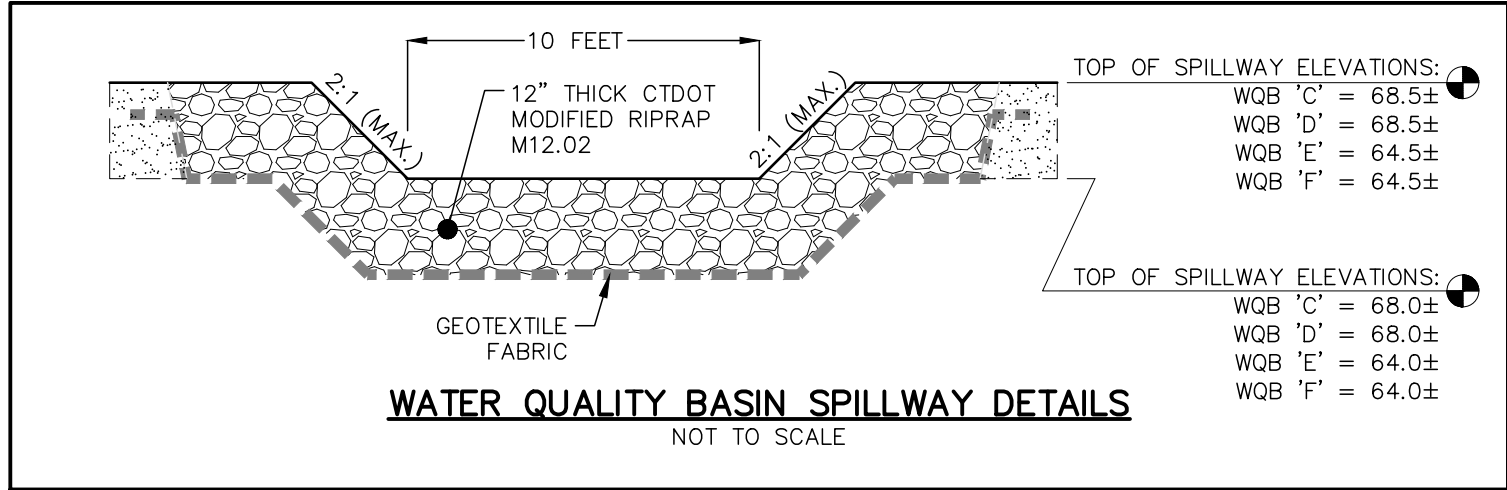
RENTENTION BASIN FLOOR MIX – SEED MIXTURE SPECIFICATION
25% REDTOP PANICGRASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPITATUM), PA ECOTYPE)
16% VIRGINIA WIDREYE, PA ECOTYPE (ELIMUS VIRGINICUS, PA ECOTYPE)
16% ALKALIGRASS, 'FULTS' (PUCCINELLIA DISTANS, 'FULTS')
15% FOWL BLUEGRASS (POA PALUSTRIS)
10% CREEPING BENTGRASS (AGROSTIS STOLONIFERA)
10% TICKLEGRASS (ROUGH BENTGRASS), PA ECOTYPE (AGROSTIS SCABRA, PA ECOTYPE)
5% SOFT RUSH (JUNCUS EFFUSUS)
2% AUTUMN BENTGRASS, PA ECOTYPE (AGROSTIS PERENNANS, PA ECOTYPE)
1% PATH RUSH, PA ECOTYPE (JUNCUS TENUIS, PA ECOTYPE)

WATER QUALITY BASIN CONSTRUCTION NOTES

- AFTER ROUGH GRADING AND SHAPING, THE AREA OF THE BASINS SHALL BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE OVER COMPACTION OF THE UNDERLYING NATURAL SOILS.
- BASINS SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
- DURING CONSTRUCTION, SEDIMENT SHALL BE PREVENTED FROM ENTERING THE AREAS OF THE BASINS. THE CONTRACTOR SHALL ENSURE THAT THE AREAS DRAINING TO THE BASINS ARE STABILIZED IN A TIMELY MANNER AND MAINTAINED OVER THE ENTIRE AREA DRAINING TO THE BASINS.
- THE DESIGN ENGINEER SHALL MONITOR THE CONSTRUCTION OF THE WATER QUALITY BASINS. WILL PERFORM ALL FOLLOW UP INSPECTIONS, ASSESSMENTS AND REPORTS AND REMEDIATION WORK (IF NECESSARY) AND SHALL PROVIDE CERTIFICATION THAT THE SYSTEM WAS INSTALLED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS.
- ALL DISTURBED AREAS SHALL BE FINE GRADED, RAKED, SEEDED AND MULCHED IN A TIMELY MANNER. BOTTOM OF THE BASINS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH "ERNST SEED MIXTURE SCHEDULE" ON THIS SHEET. SEEDING SHALL BE QUICKLY ESTABLISHED. MINIMUM VEGETATIVE COVERAGE OF 90% SHALL BE TARGETED AND MAINTAINED.
- FOREBAYS SHALL BE SIZED TO CONTAIN ≥10% OF THE WQV SHOULD BE 1.0' TO 2.0' DEEP WITH A MINIMUM LENGTH TO WIDTH RATIO OF 2:1 AND SHALL BE FORMED BY A BARRIER SUCH AS AN EARTHEN OR MODIFIED RIPRAP BERM. EACH FOREBAY SHALL ALSO HAVE A FIXED VERTICAL SEDIMENT DEPTH MARKER INSTALLED TO MEASURE SEDIMENT DEPOSITION. MICROPOOL SHALL BE 1.5'–2.0' DEEP.

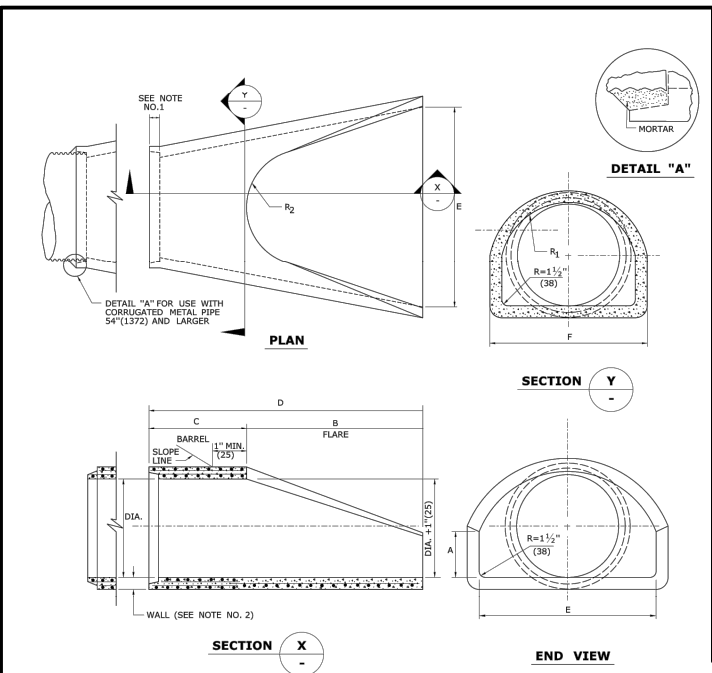
WATER QUALITY BASIN MAINTENANCE PLAN

- VEGETATION ALONG THE BASIN FLOOR AND SIDE SLOPES SHALL BE MOWED TO 4" TO 6" HEIGHT AS NEEDED. GRASS CLIPPINGS, LEAVES AND ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED AT LEAST TWICE PER YEAR. MOWING SHOULD NOT BE PERFORMED WHEN GROUND IS SOFT TO AVOID CREATION OF RUTS AND COMPACTION. ANY WOODY VEGETATION SHALL BE REMOVED.
- NO PESTICIDES OR NON-ORGANIC FERTILIZERS SHALL BE USED WITHIN THE WATER QUALITY BASINS.
- IF THERE IS AN ACCUMULATION OF ORGANIC DEBRIS OR SEDIMENT ON THE FLOOR OF THE BASIN OR IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THE TOP 6" SHALL BE REMOVED AND THE EXPOSED SOIL SURFACE ROTOTILLED TO A DEPTH OF 12". SEDIMENTATION SHOULD BE REMOVED WHEN IT IS VISIBLY DRY AND READILY SEPARATES FROM THE BASIN FLOOR TO MINIMIZE SMEARING. AFTER THIS WORK HAS BEEN DONE, THE BOTTOM OF THE BASIN SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- ROUTINE INSPECTIONS OF THE BASINS, SIDE SLOPES, AND OUTLET CONTROL STRUCTURES SHALL BE MADE AFTER ANY SIGNIFICANT RAINFALL EVENT AND AT LEAST TWICE PER YEAR. INSPECTIONS SHALL INCLUDE CHECKING FOR ACCUMULATED SEDIMENT AND LEAVES & DEBRIS AND HEALTH OF THE BASIN VEGETATION. ANY ACCUMULATED SEDIMENTS, DEBRIS OR WOODY VEGETATION SHALL BE REMOVED.
- ALL WATER QUALITY BASINS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



WATER QUALITY BASIN SPILLWAY DETAILS

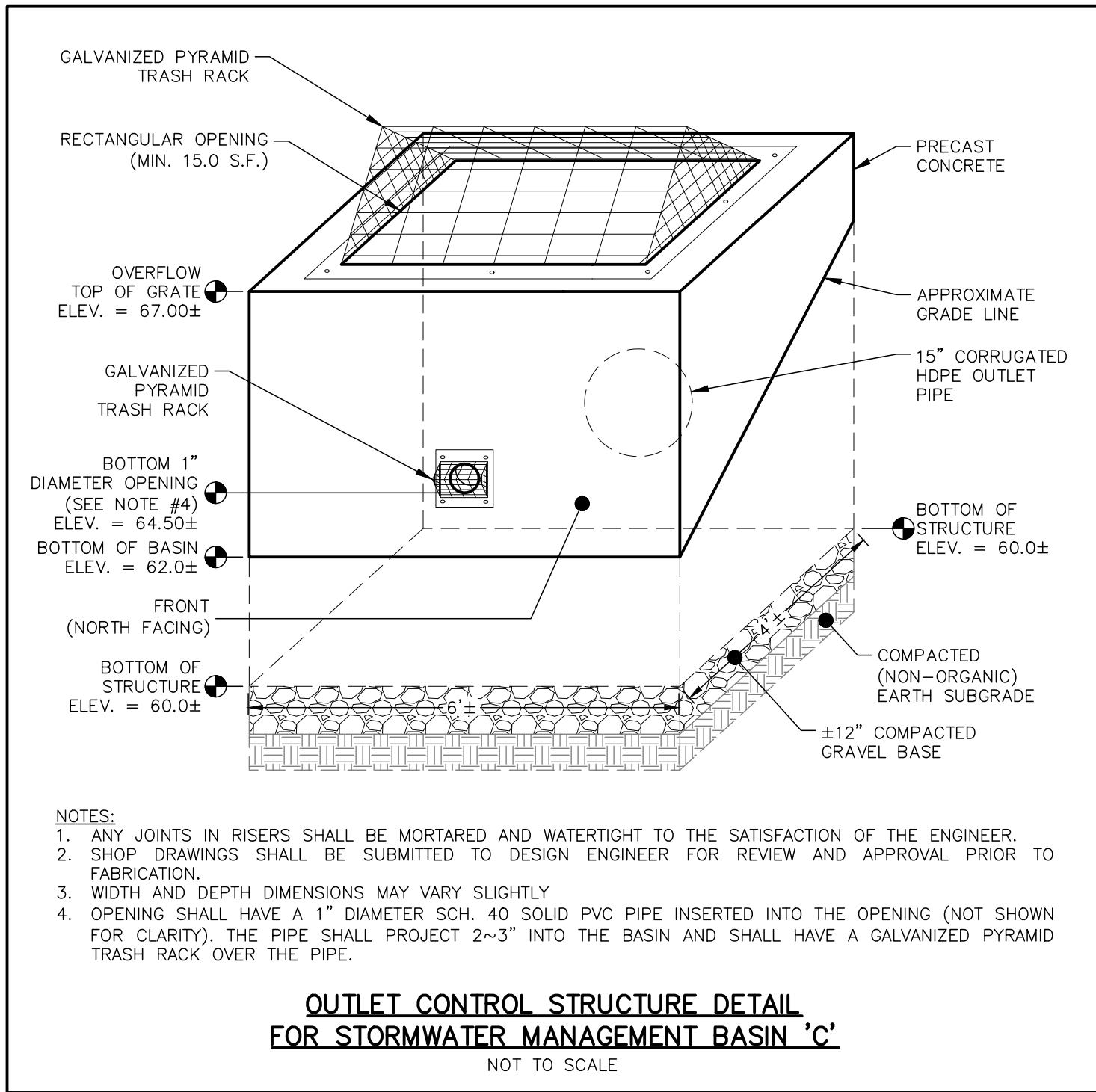
NOT TO SCALE



DIMENSIONS FOR REINFORCED CONCRETE PIPE END									FLARE REINFORCEMENT	
DIA.	A	B	C	D	E	F	R ₁	R ₂	ONE LAYER ONLY IN CENTER OF WALL MIN. AREA OF LONGITUDINAL STEEL SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
12"(305)	4"(102)	2'-0"(610)	4'-0" ⁵ / ₈ "(1241)	6'-0" ⁵ / ₈ "(1851)	2'-0"(610)	1'-7" ¹ / ₂ "(506)	10" ¹ / ₄ "(260)	9"(229)	0.048	0.048
15"(381)	6"(152)	2'-3"(686)	3'-10" ¹ / ₈ "(1168)	6'-3" ¹ / ₈ "(1858)	2'-6"(762)	1'-8" ³ / ₈ "(518)	11"(279)	11"(279)	0.054	0.054
18"(457)	9"(229)	2'-3"(686)	3'-10" ¹ / ₈ "(1168)	6'-1" ¹ / ₈ "(1854)	3'-0"(914)	2'-5"(737)	1'-3" ¹ / ₂ "(394)	1'-0"(305)	0.060	0.060
21"(533)	9"(229)	2'-11"(889)	3'-2"(965)	6'-1"(1854)	3'-6"(1067)	2'-7" ¹ / ₂ "(800)	1'-4"(406)	1'-1"(330)	0.066	0.066
24"(610)	9" ¹ / ₂ "(241)	3'-7" ¹ / ₂ "(1105)	2'-6"(762)	6'-1" ¹ / ₂ "(1867)	4'-0"(1219)	2'-9" ³ / ₈ "(843)	1'-4" ¹ / ₂ "(427)	1'-2"(356)	0.072	0.072
30"(762)	1'-0"(305)	4'-6"(1371)	1'-7" ¹ / ₄ "(502)	6'-1" ³ / ₄ "(1873)	5'-0"(1524)	3'-1"(940)	1'-6" ¹ / ₂ "(470)	1'-3"(381)	0.084	0.084
36"(914)	1'-3"(381)	5'-3"(1600)	2'-10" ¹ / ₄ "(883)	8'-1" ³ / ₄ "(2483)	6'-0"(1829)	3'-11" ¹ / ₈ "(1214)	2'-0" ³ / ₈ "(618)	1'-8"(508)	0.096	0.096
42"(1067)	1'-9"(534)	5'-3"(1600)	2'-11"(889)	8'-2"(2489)	6'-6"(1981)	4'-5" ⁵ / ₈ "(1368)	2'-3" ¹ / ₂ "(699)	1'-10"(559)	0.108	0.108
48"(1219)	2'-0"(610)	6'-0"(1829)	2'-2"(660)	8'-2"(2489)	7'-0"(2134)	4'-8" ¹ / ₂ "(1435)	2'-4" ¹ / ₂ "(724)	1'-10"(559)	0.120	0.120
54"(1372)	2'-3"(686)	5'-5"(1651)	2'-11"(889)	8'-4"(2540)	7'-6"(2286)	5'-5" ¹ / ₂ "(1664)	2'-9" ¹ / ₈ "(841)	2'-0"(610)	0.132	0.132
60"(1524)	2'-9"(838)	5'-0"(1524)	3'-3"(991)	8'-3"(2515)	8'-0"(2438)	6'-0" ¹ / ₂ "(1842)	3'-0" ¹ / ₂ "(932)	2'-0"(610)	0.144	0.144

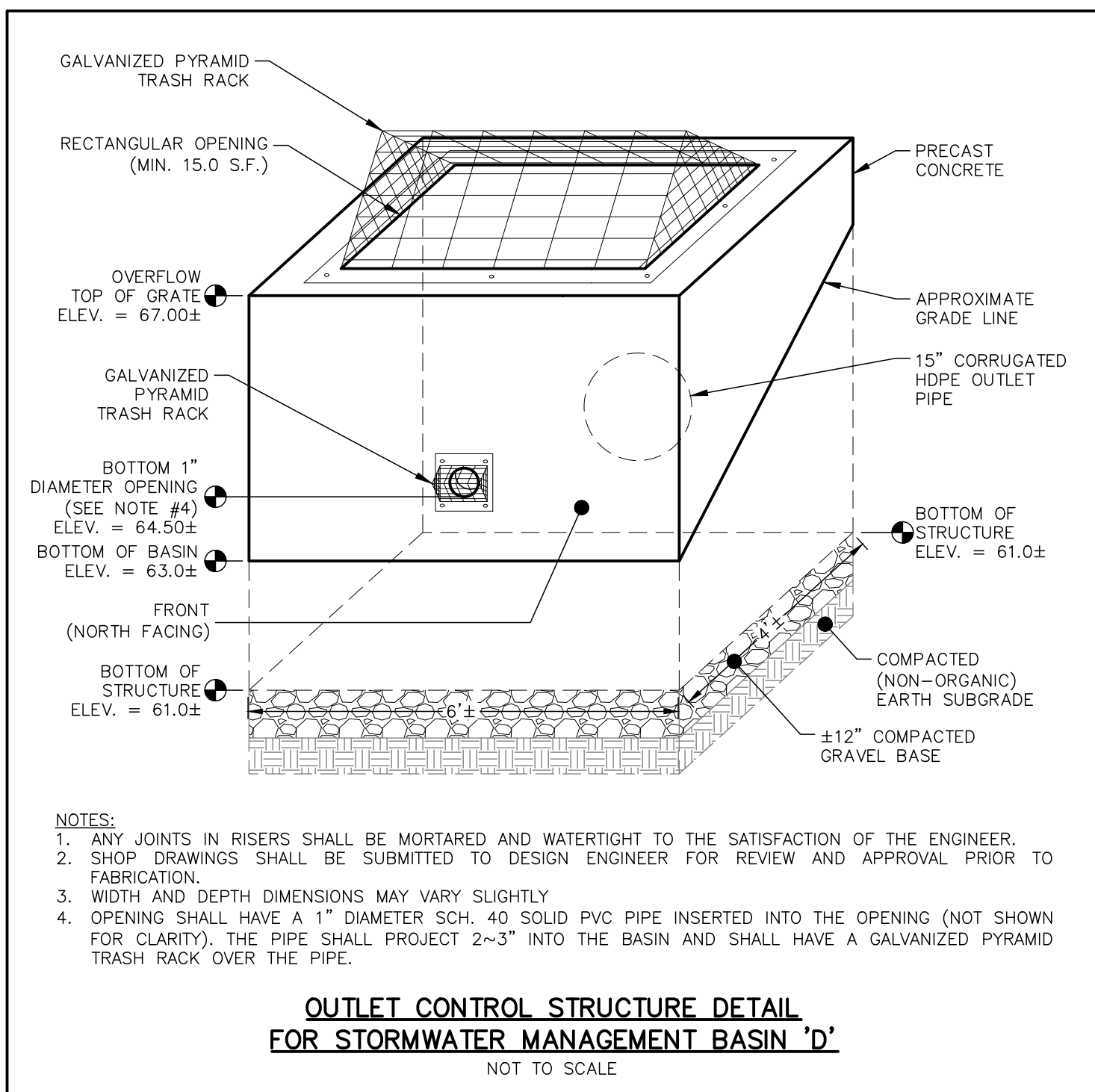
FLARED END REINFORCED CONCRETE PIPE

NOT TO SCALE



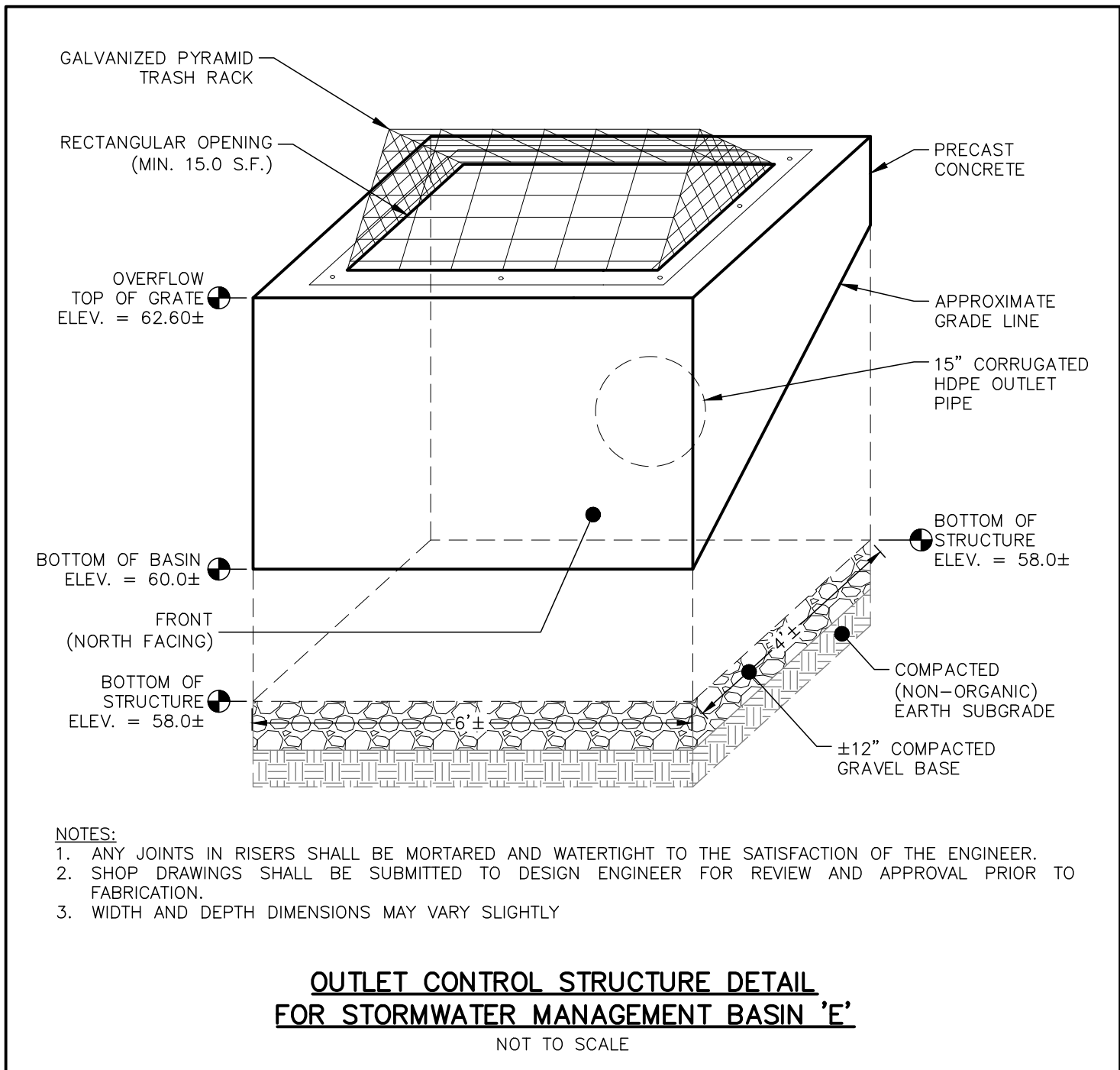
OUTLET CONTROL STRUCTURE DETAIL FOR STORMWATER MANAGEMENT BASIN 'C'

NOT TO SCALE



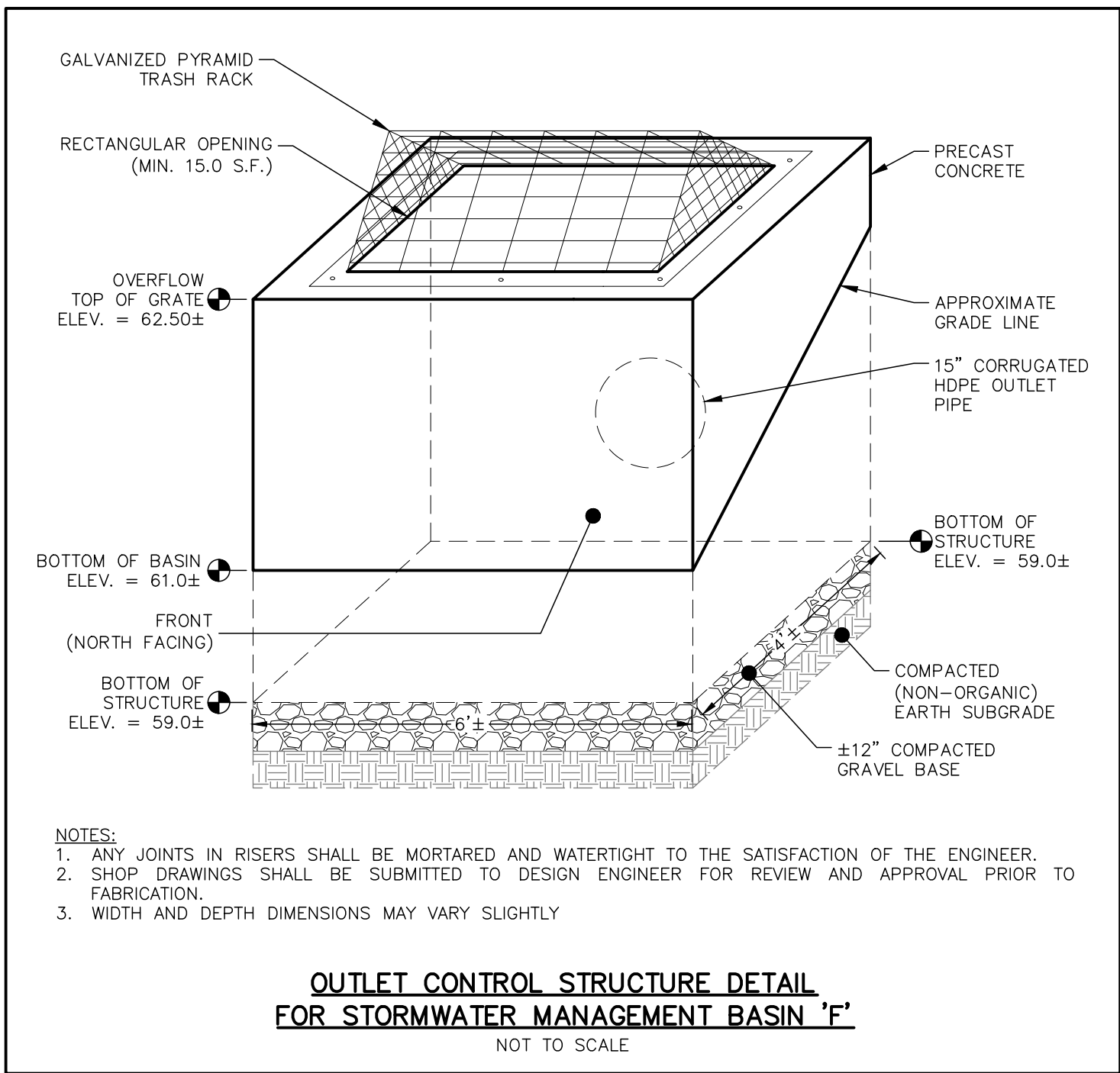
OUTLET CONTROL STRUCTURE DETAIL FOR STORMWATER MANAGEMENT BASIN 'D'

NOT TO SCALE



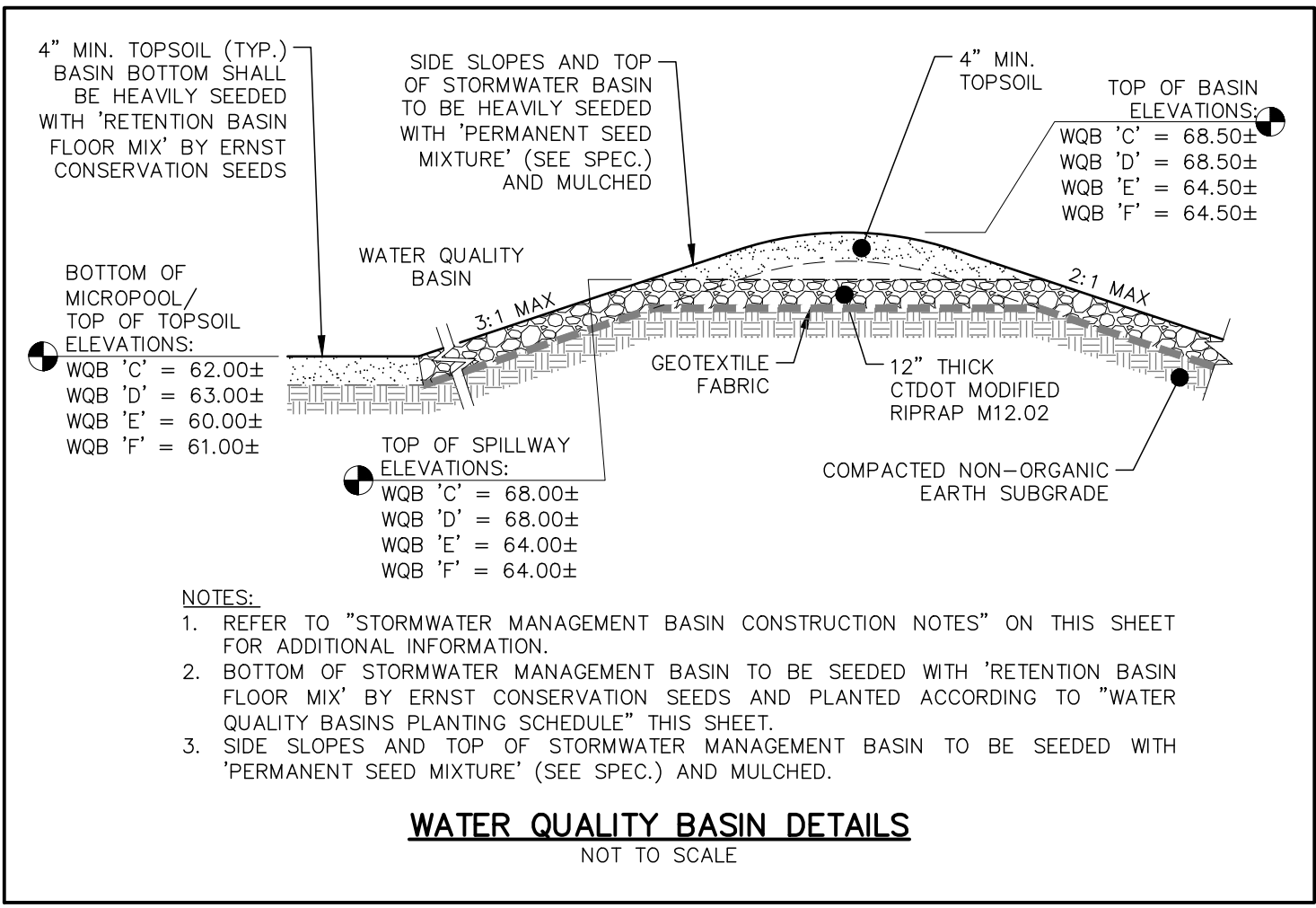
OUTLET CONTROL STRUCTURE DETAIL FOR STORMWATER MANAGEMENT BASIN 'E'

NOT TO SCALE



OUTLET CONTROL STRUCTURE DETAIL FOR STORMWATER MANAGEMENT BASIN 'F'

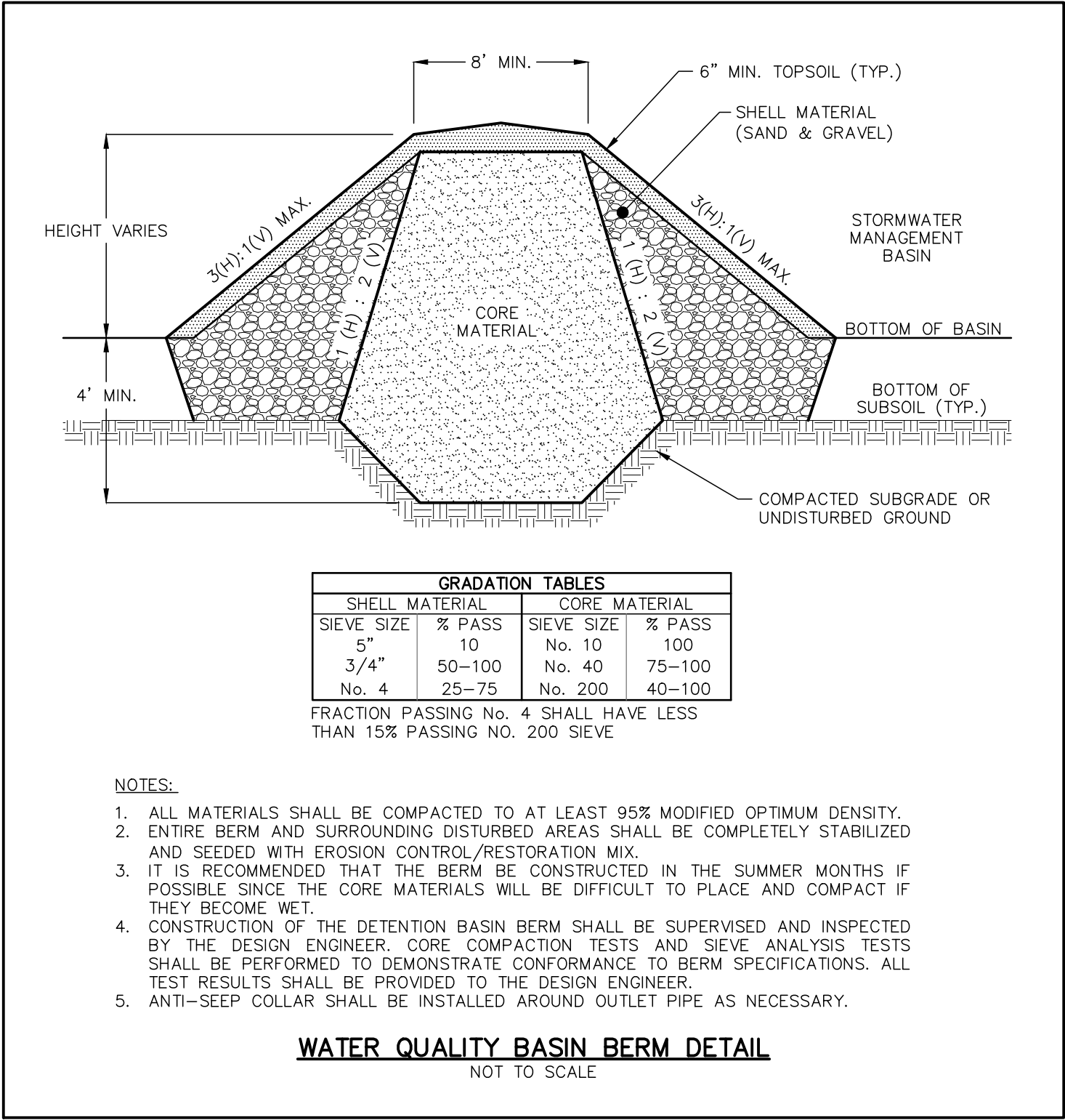
NOT TO SCALE



- NOTES:
- REFER TO "STORMWATER MANAGEMENT BASIN CONSTRUCTION NOTES" ON THIS SHEET FOR ADDITIONAL INFORMATION.
 - BOTTOM OF STORMWATER MANAGEMENT BASIN TO BE SEEDED WITH 'RETENTION BASIN FLOOR MIX' BY ERNST CONSERVATION SEEDS AND PLANTED ACCORDING TO "WATER QUALITY BASINS PLANTING SCHEDULE" THIS SHEET.
 - SIDE SLOPES AND TOP OF STORMWATER MANAGEMENT BASIN TO BE SEEDED WITH 'PERMANENT SEED MIXTURE' (SEE SPEC.) AND MULCHED.

WATER QUALITY BASIN DETAILS

NOT TO SCALE



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

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

- NOTES:
- ALL MATERIALS SHALL BE COMPACTED TO AT LEAST 95% MODIFIED OPTIMUM DENSITY.
 - ENTIRE BERM AND SURROUNDING DISTURBED AREAS SHALL BE COMPLETELY STABILIZED AND SEEDED WITH EROSION CONTROL/RESTORATION MIX.
 - IT IS RECOMMENDED THAT THE BERM BE CONSTRUCTED IN THE SUMMER MONTHS IF POSSIBLE SINCE THE CORE MATERIALS WILL BE DIFFICULT TO PLACE AND COMPACT IF THEY BECOME WET.
 - CONSTRUCTION OF THE DETENTION BASIN BERM SHALL BE SUPERVISED AND INSPECTED BY THE DESIGN ENGINEER. CORE COMPACTION TESTS AND SIEVE ANALYSIS TESTS SHALL BE PERFORMED TO DEMONSTRATE CONFORMANCE TO BERM SPECIFICATIONS. ALL TEST RESULTS SHALL BE PROVIDED TO THE DESIGN ENGINEER.
 - ANTI-SEEP COLLAR SHALL BE INSTALLED AROUND OUTLET PIPE AS NECESSARY.

WATER QUALITY BASIN BERM DETAIL

NOT TO SCALE

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
1000 ROUTE 1
CT REG. NO. 1000
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
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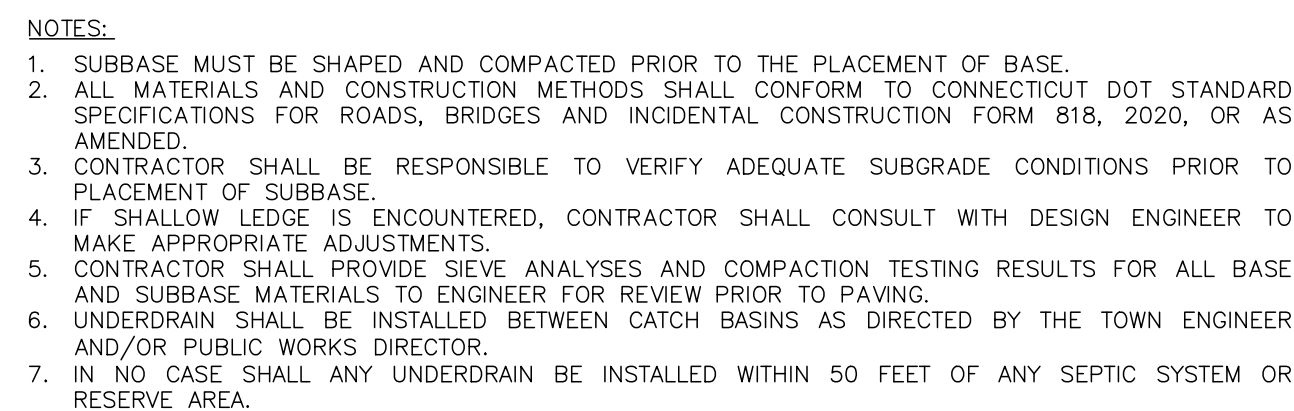
THE EMBOSSED SEAL OF
THE REGISTERED SEAL OF
AFFIXED HERE FOR THIS
MAP TO BE VALID

NO.	DATE	DESCRIPTION	BY
1	7/12/2022	INLAND WETLAND SUBMISSION	RG
2	7/12/2022	CHANGES PER TOWN COMMENTS	RG
3	3/21/2023		RG
4			
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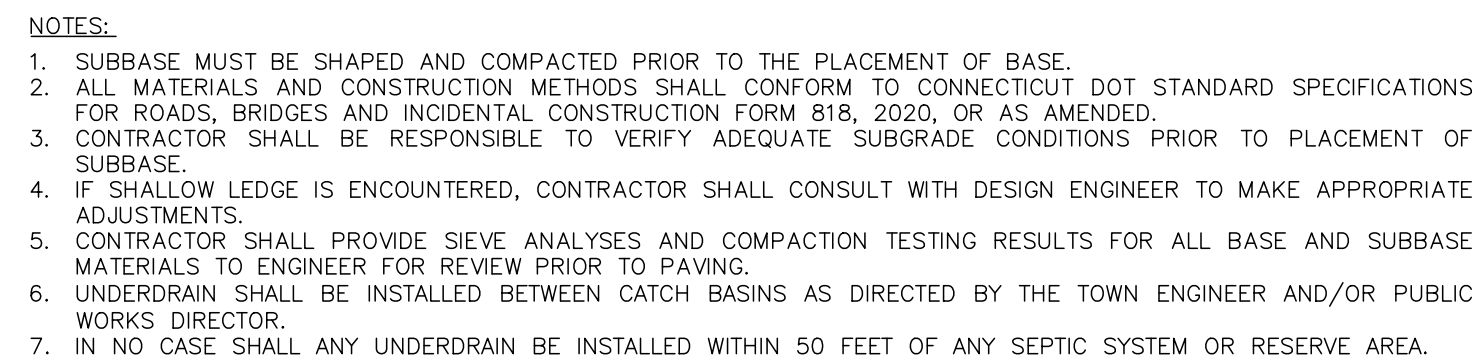
CONSTRUCTION DETAILS
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE:
DECEMBER 22, 2021
SCALE:
AS NOTED
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7 of 14
JOB. NO.:
2019-530

NOT FOR CONSTRUCTION
FOR ZONING CHANGE ONLY



TYPICAL ROAD SECTION DETAIL (LOOPED PORTION)
NOT TO SCALE



TYPICAL ROAD SECTION DETAIL (MAIN ROAD)
NOT TO SCALE

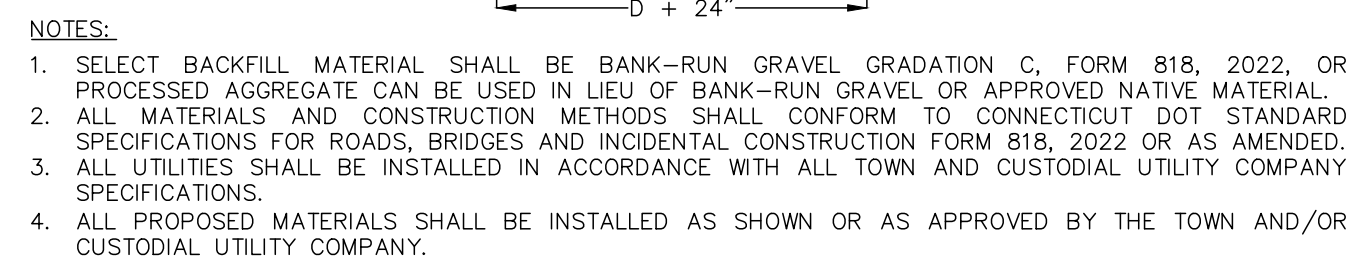
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-B1 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A176 CARBON STEEL, TEE RAIL HAVING NOMINAL WEIGHT OF 91LBS. OR GREATER PER LINEAR YARD. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL.
2. AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
3. ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS-1985." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.



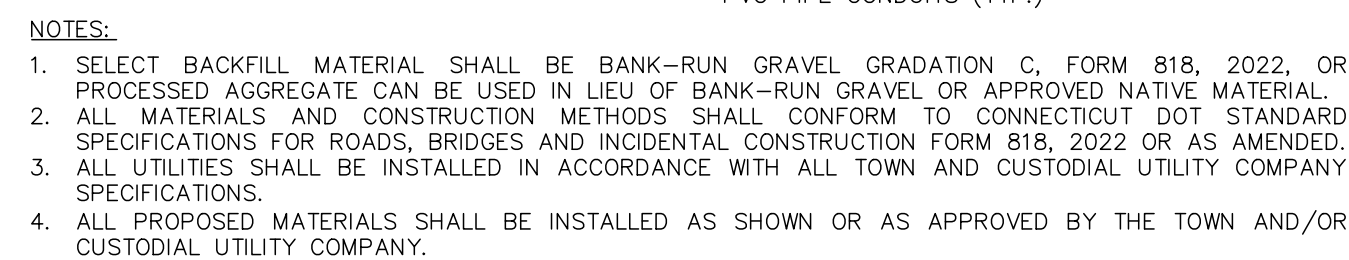
CT DOT BREAKAWAY POST DETAIL
NOT TO SCALE



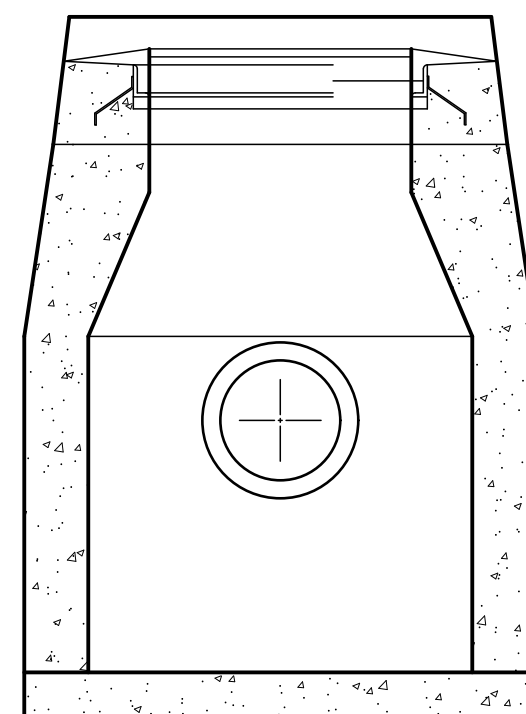
RIPRAP PLUNGE POOL DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE



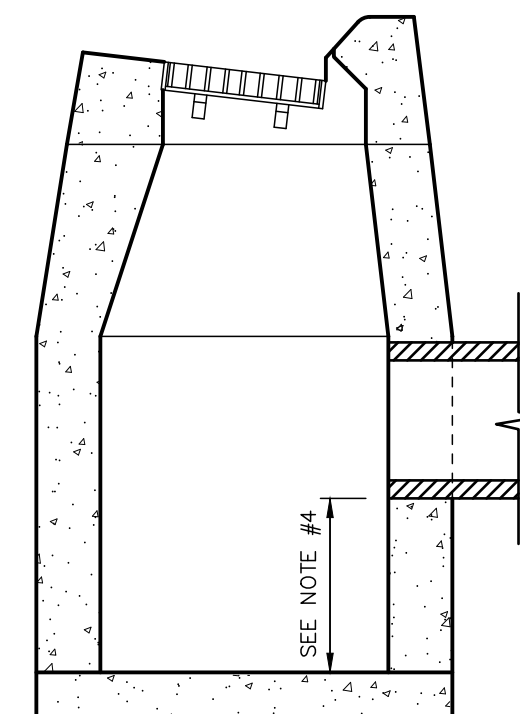
TYPICAL UNDERGROUND UTILITY TRENCH CROSS SECTION
NOT TO SCALE



SECTION A-A

SECTION

PRE-CAST CONCRETE CATCH BASIN DETAIL



SECTION B-B

1. REMOVE HAYBALE OR FILTER FABRIC SILT BARRIER AFTER PERMANENT GROUNDCOVER HAS BEEN ESTABLISHED.
2. REMOVE ALL CATCH BASIN TOPS AND REMOVAL OF BARRIER.
3. CATCH BASINS SHALL BE PRECAST UNITS.
4. ALL CATCH BASINS SHALL HAVE 2' OR 4' Sumps AS SPECIFIED.
5. ALL CATCH BASINS SHALL HAVE CONDUIT TYPE 'A'.
6. ALL VOIDS AROUND ALL PIPES ENTERING ALL EXISTING AND PROPOSED CATCH BASINS SHALL BE FIRMLY MORTARED ON BOTH SIDES.
7. ALL PROPOSED CATCH BASINS WITHIN TWIN VALLEY ROAD SHALL BE FITTED WITH AN OUTLET HOOD (SEE DETAIL).
8. ALL PROPOSED CATCH BASIN TOPS SHALL BE "C" TYPE UNLESS OTHERWISE SPECIFIED.
9. ALL PROPOSED CATCH BASINS SHALL MATCH THE "CAGE COD" CATCH BASIN TOPS.



1 13/16" ~~JK~~ 4'-4 15/16" ~~JK~~ 1 13/16"



UNITED CONCRETE 'CAPE COD' CATCH BASIN TOP
NOT TO SCALE

DESIGN NOTES:

1. REINFORCING STEEL CONFORMS TO LATEST ASTM SPECIFICATION A185.
2. CONCRETE COMPRESSIVE STRENGTH— 4000 PSI AT 28 DAYS.
3. METHOD OF MANUFACTURE: WET CAST.
4. SECTION IS MONOLITHIC.

PRODUCT	APPROX WEIGHT
CAPE COD CURR TOP	1400 LBS

CONSTRUCTION DETAILS

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:

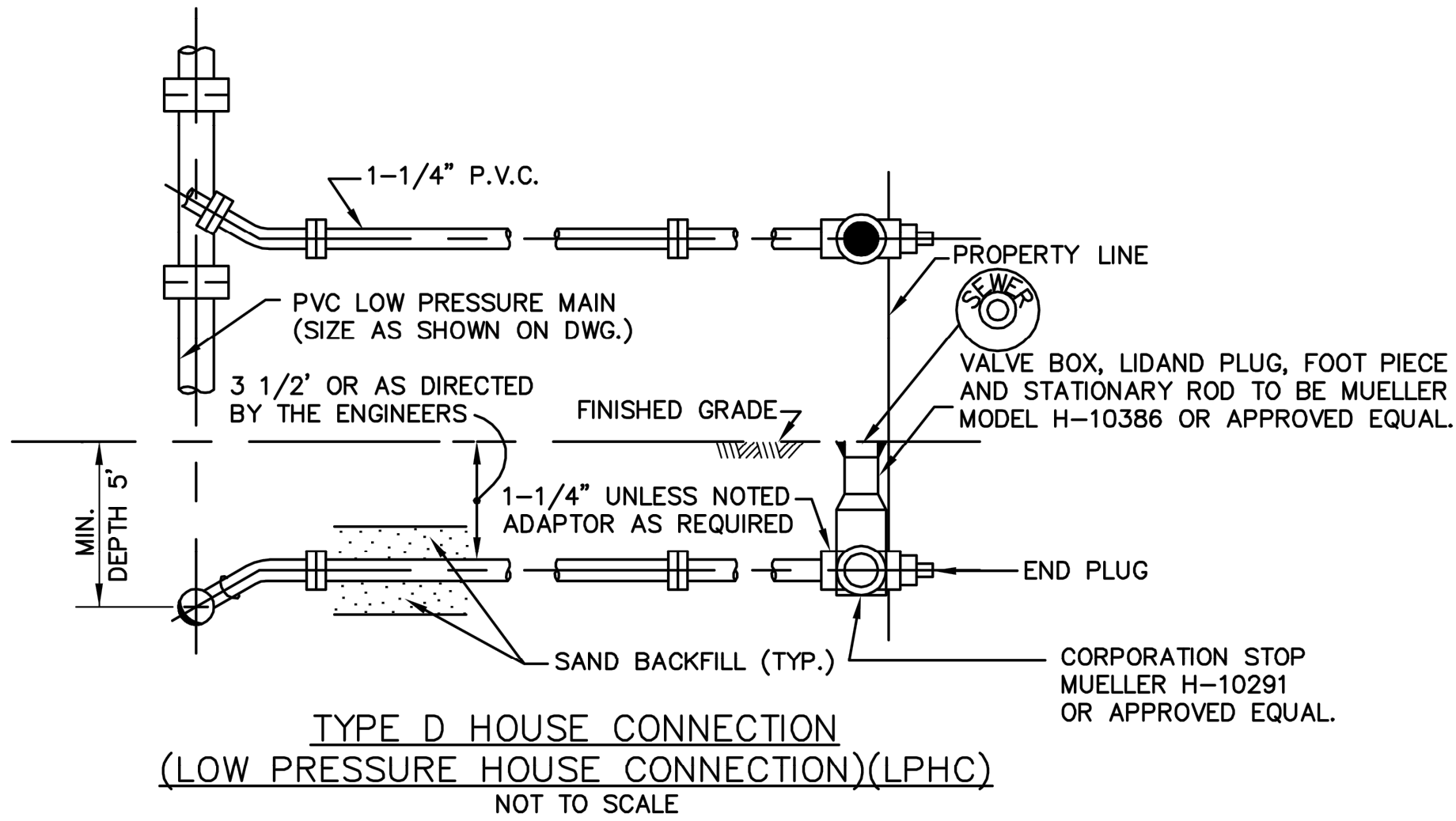
DWG. NO.: CD-2

SHEET NO.:
8 of 14

JOB. NO.:
2019-530

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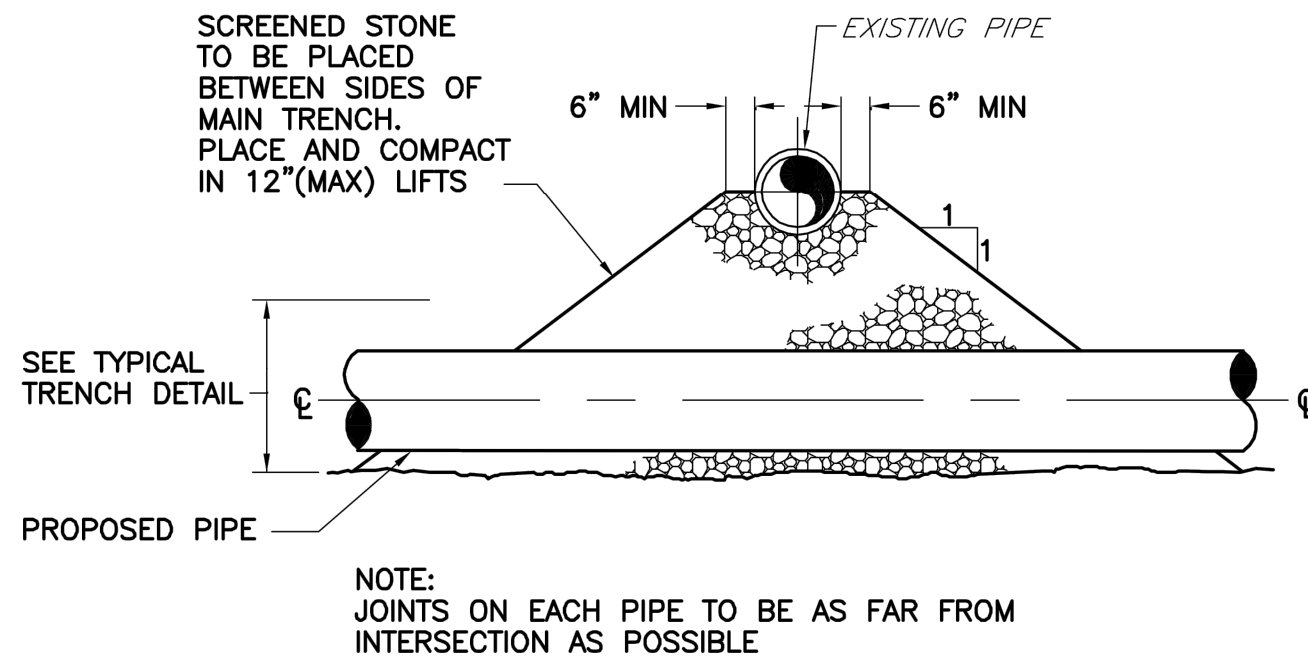
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WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS



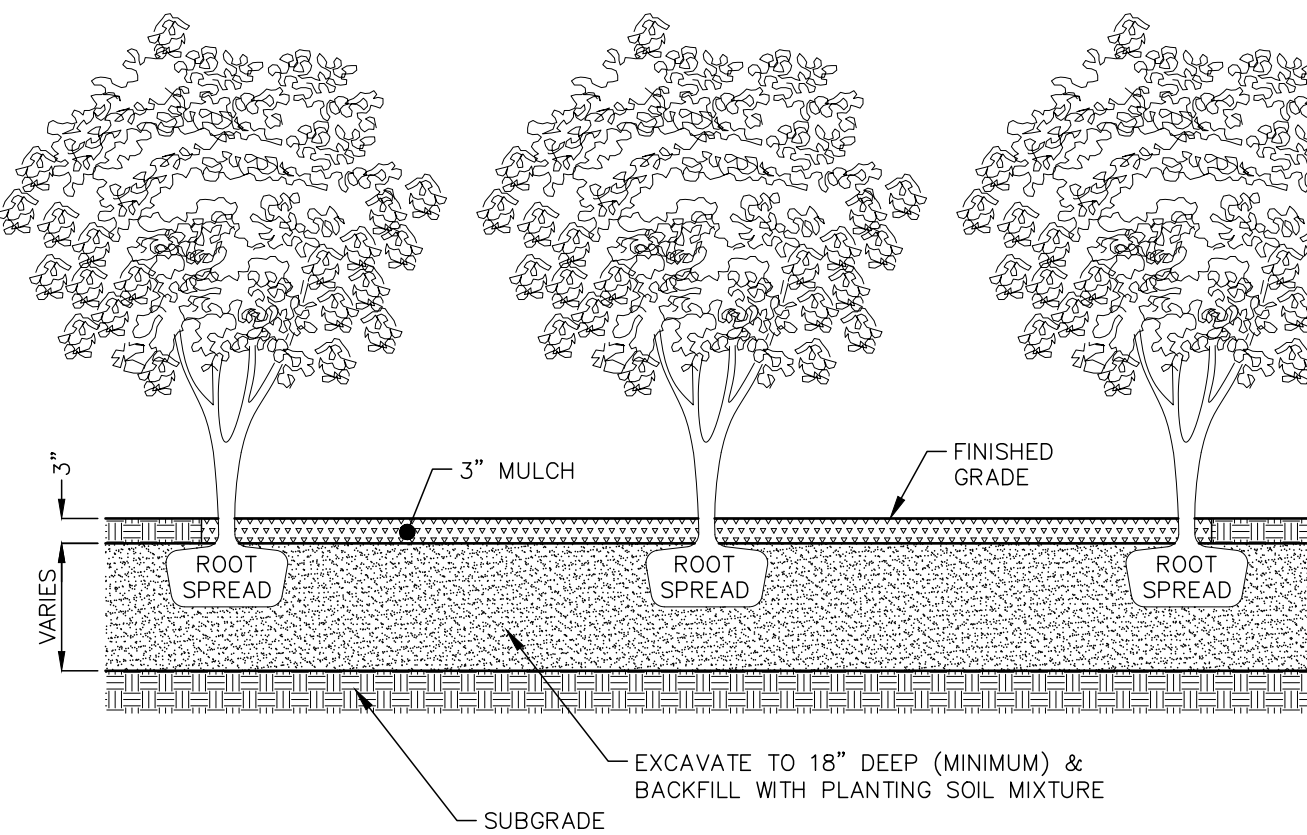
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DATE: JAN 2006



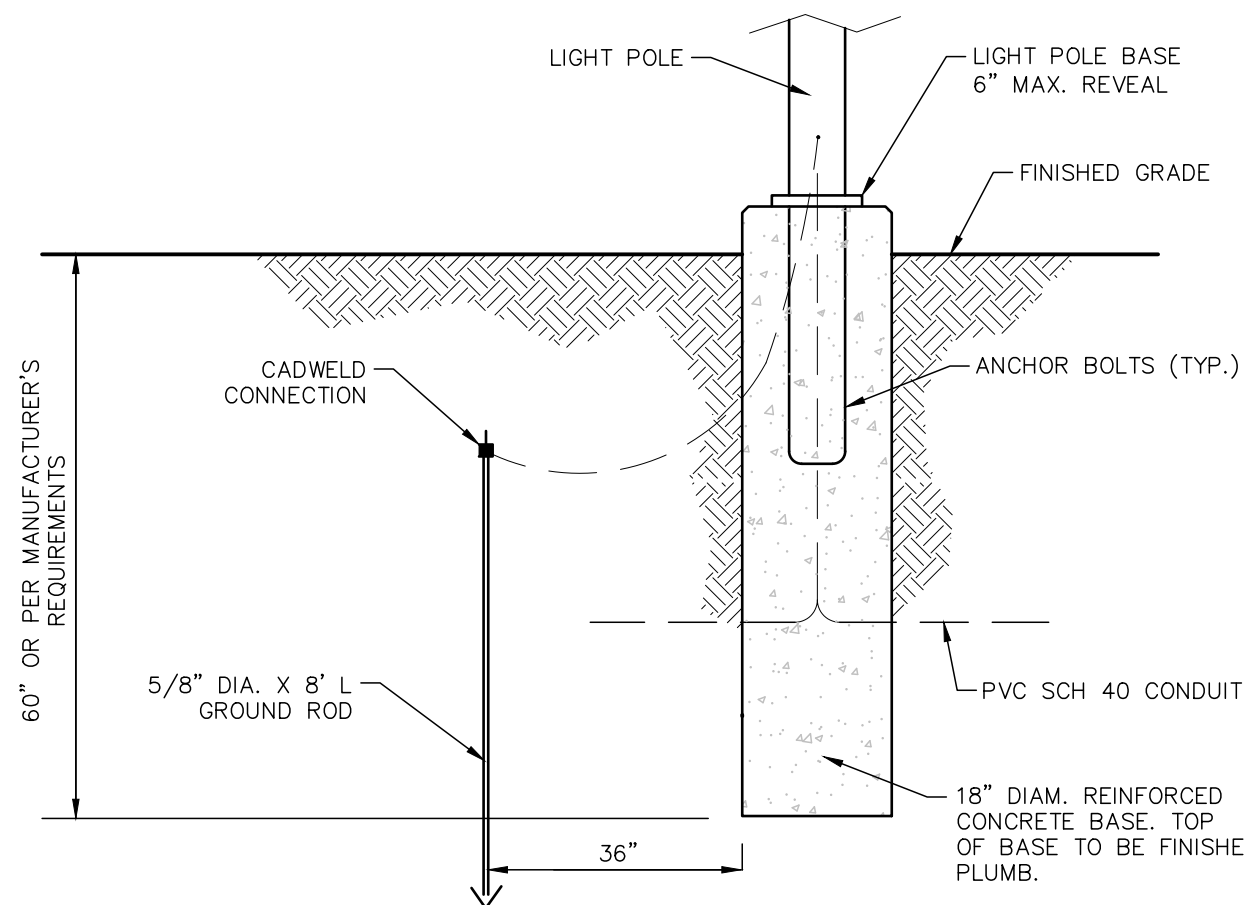
WATERFORD UTILITY COMMISSION
TOWN OF WATERFORD, CT
STANDARD DETAILS



DETAIL: **7**
DATE: JAN 2006



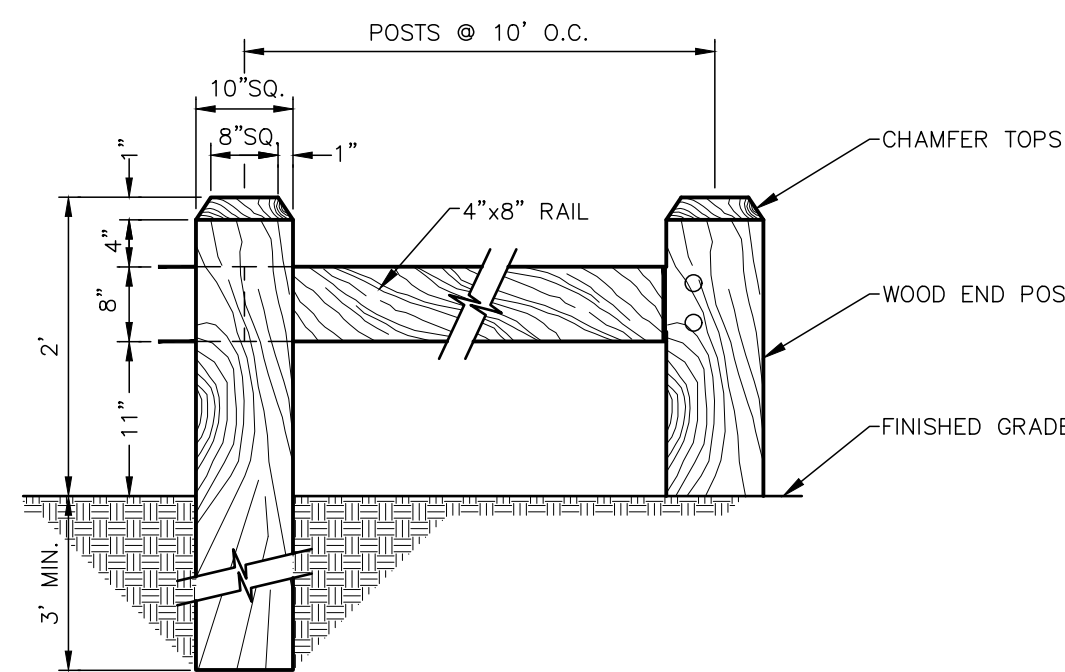
SHRUB BED PLANTING DETAIL
NOT TO SCALE



NOTES:

1. REFER TO ALL LIGHT POLE AND FIXTURE MANUFACTURER SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL MANUFACTURER REQUIREMENTS SUPERSEDE INFORMATION SHOWN IN THIS DETAIL.
2. CONCRETE BASES SHALL HAVE 6\"
3. ALL LIGHT BASES, POLES AND FIXTURES SHALL BE IN STRICT CONFORMANCE WITH THE TOWN OF EAST LYME SPECIFICATIONS.

LIGHT POLE CONCRETE BASE DETAIL
NOT TO SCALE

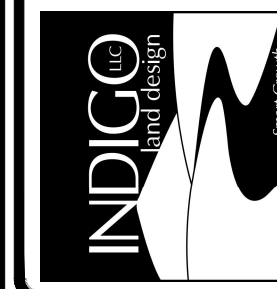


NOTE:

1. A MIN. 2-FOOT WIDE STONE APRON SHALL BE PROVIDED ALONG ALL DOWNHILL EDGES OF PROPOSED ROADWAY AREA. GUIDE RAIL SHALL BE INSTALLED WITHIN THAT SHELF A MINIMUM OF 24 INCHES BEYOND THE EDGE OF PAVEMENT.

TIMBER GUIDE RAIL
NOT TO SCALE

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
DESIGNED BY:
INDIGO LAND DESIGN, LLC
CT REG. NO. 1000
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475
PHONE: (860) 388-9943
FAX: (860) 391-8854



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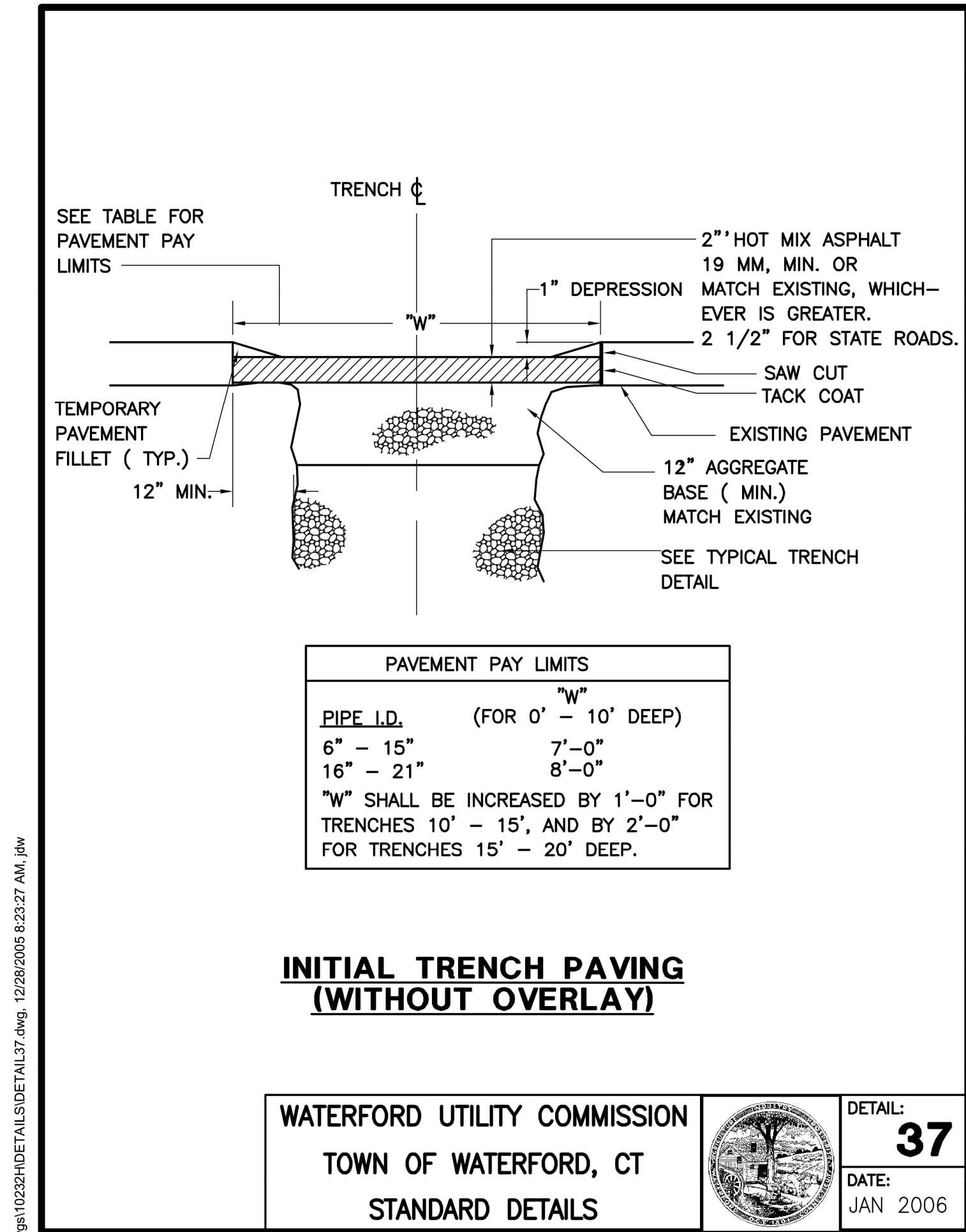
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2	7/12/2022	INLAND WETLAND SUBMISSION	RG
1	3/21/2022	CHANGES PER TOWN COMMENTS	RG

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

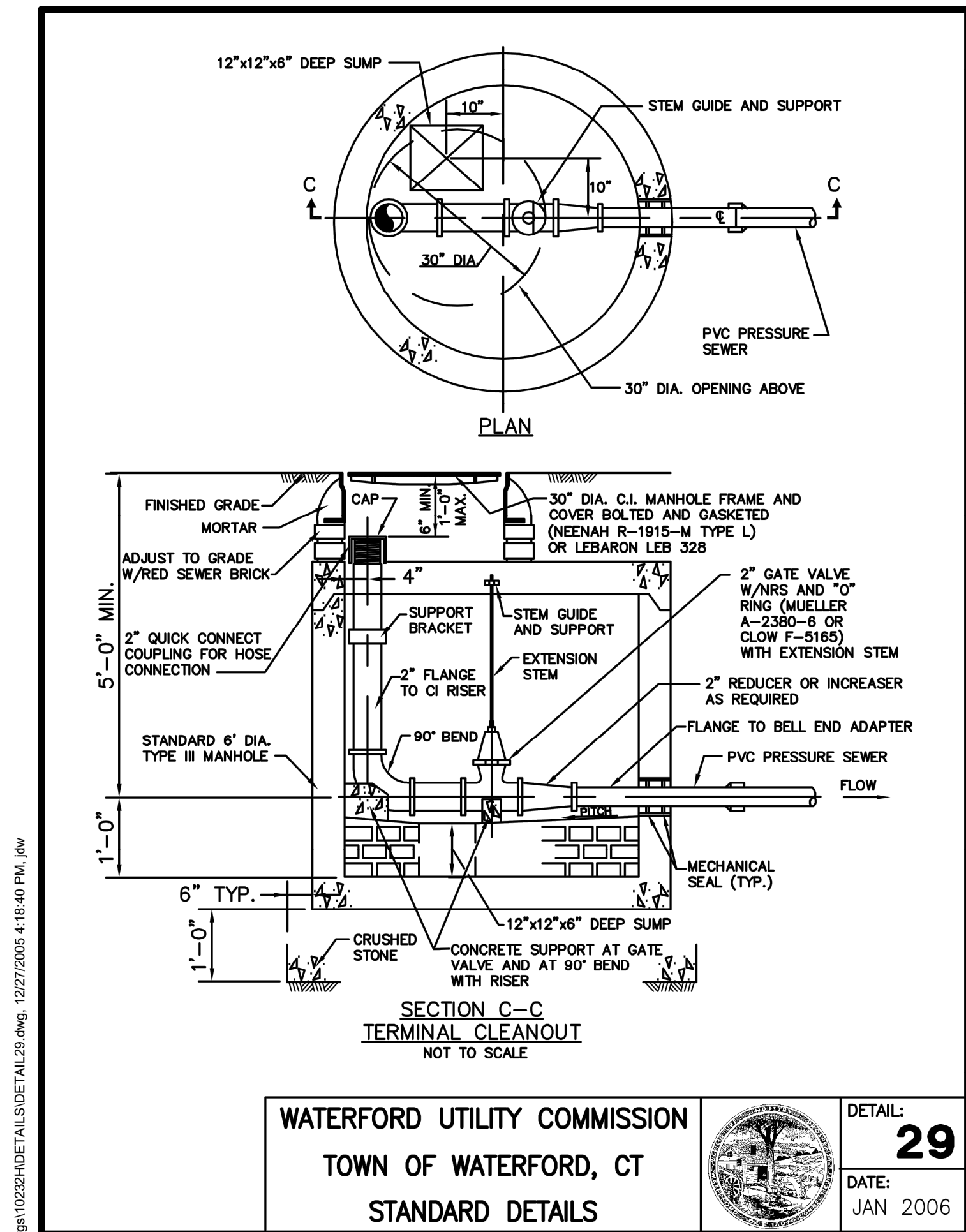
DATE:
DECEMBER 22, 2021
SCALE:
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CHECKED BY:
JW
DWG. NO.:
CD-3
SHEET NO.:
9 of 14
JOB. NO.:
2019-530

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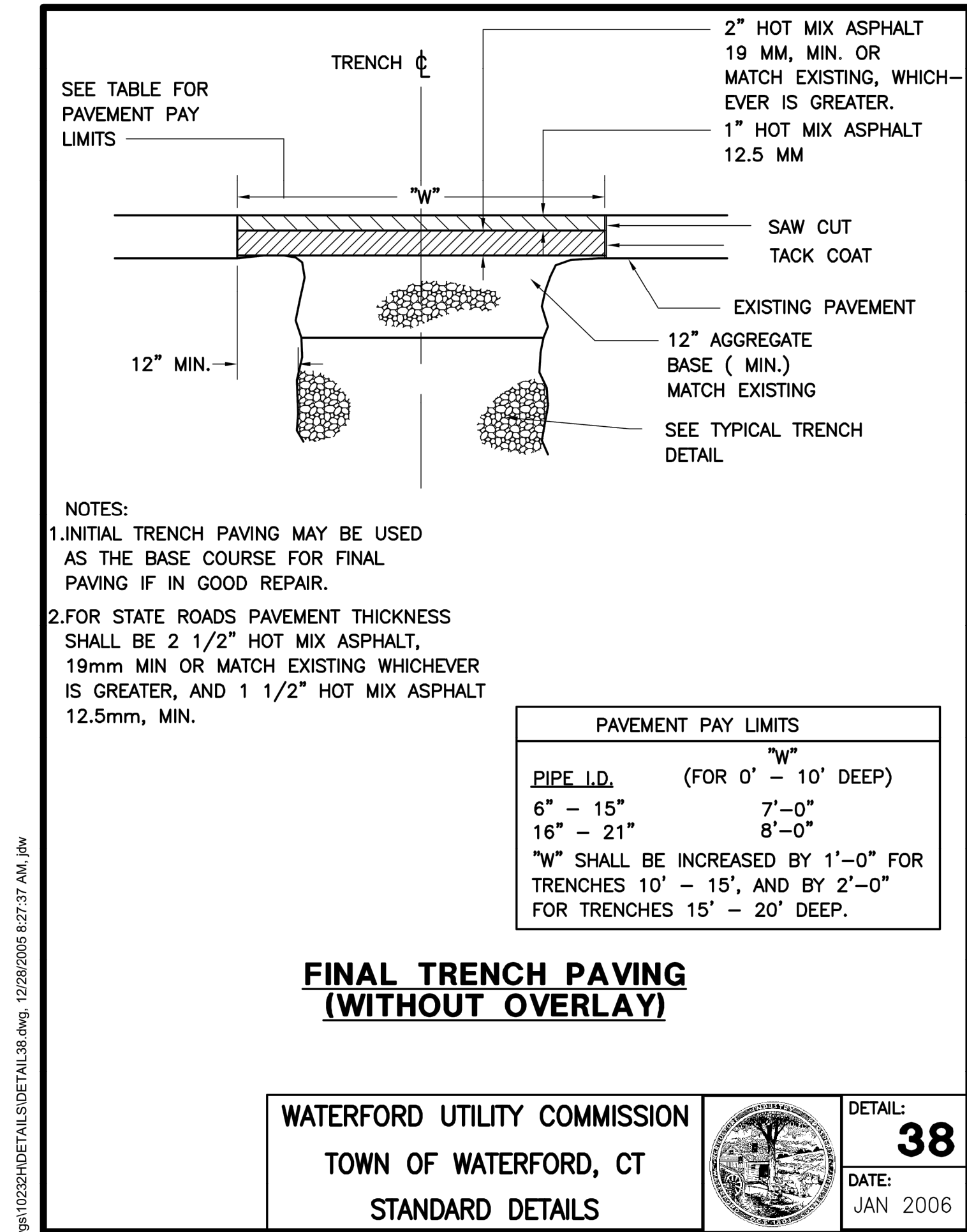
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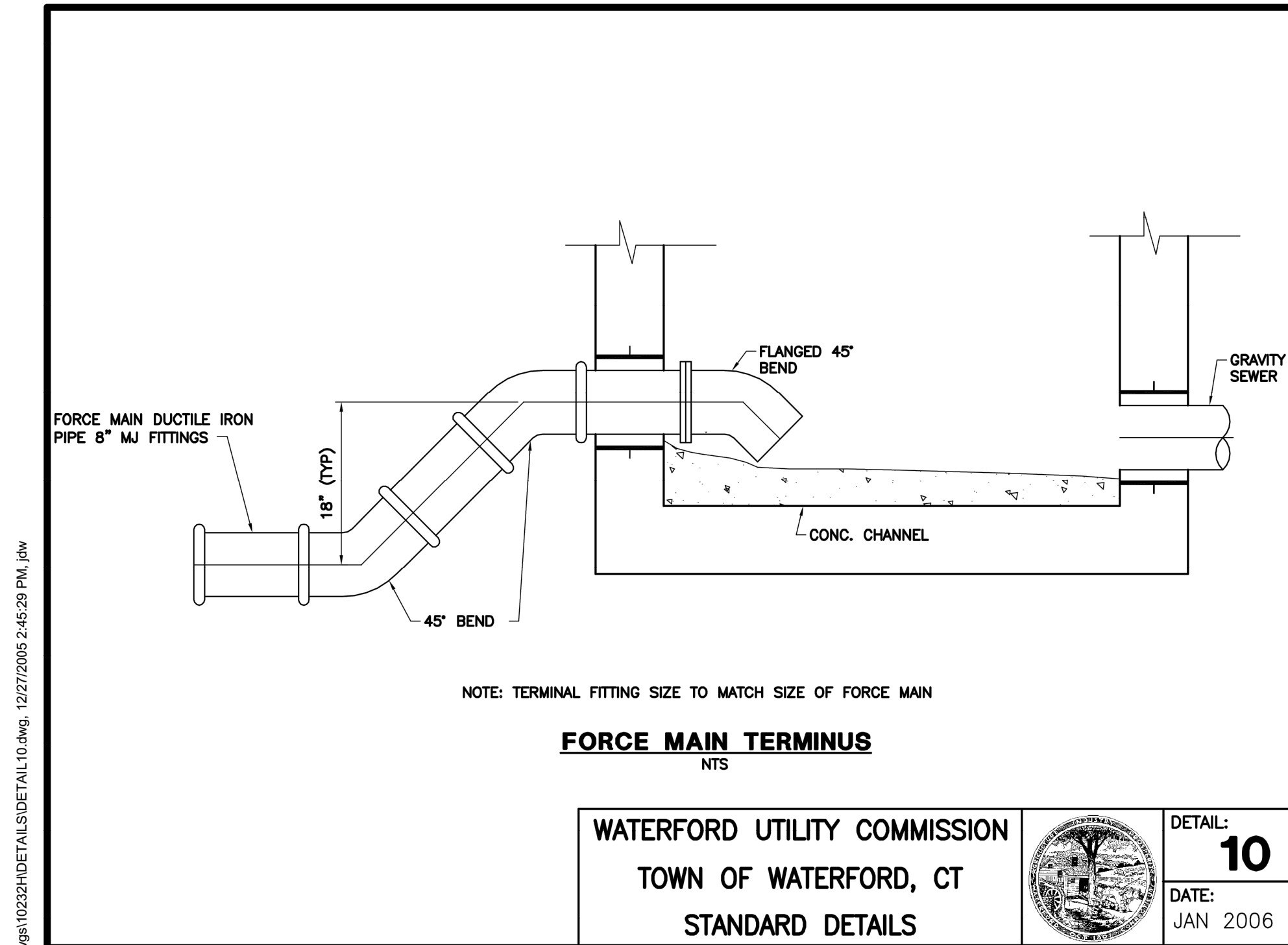
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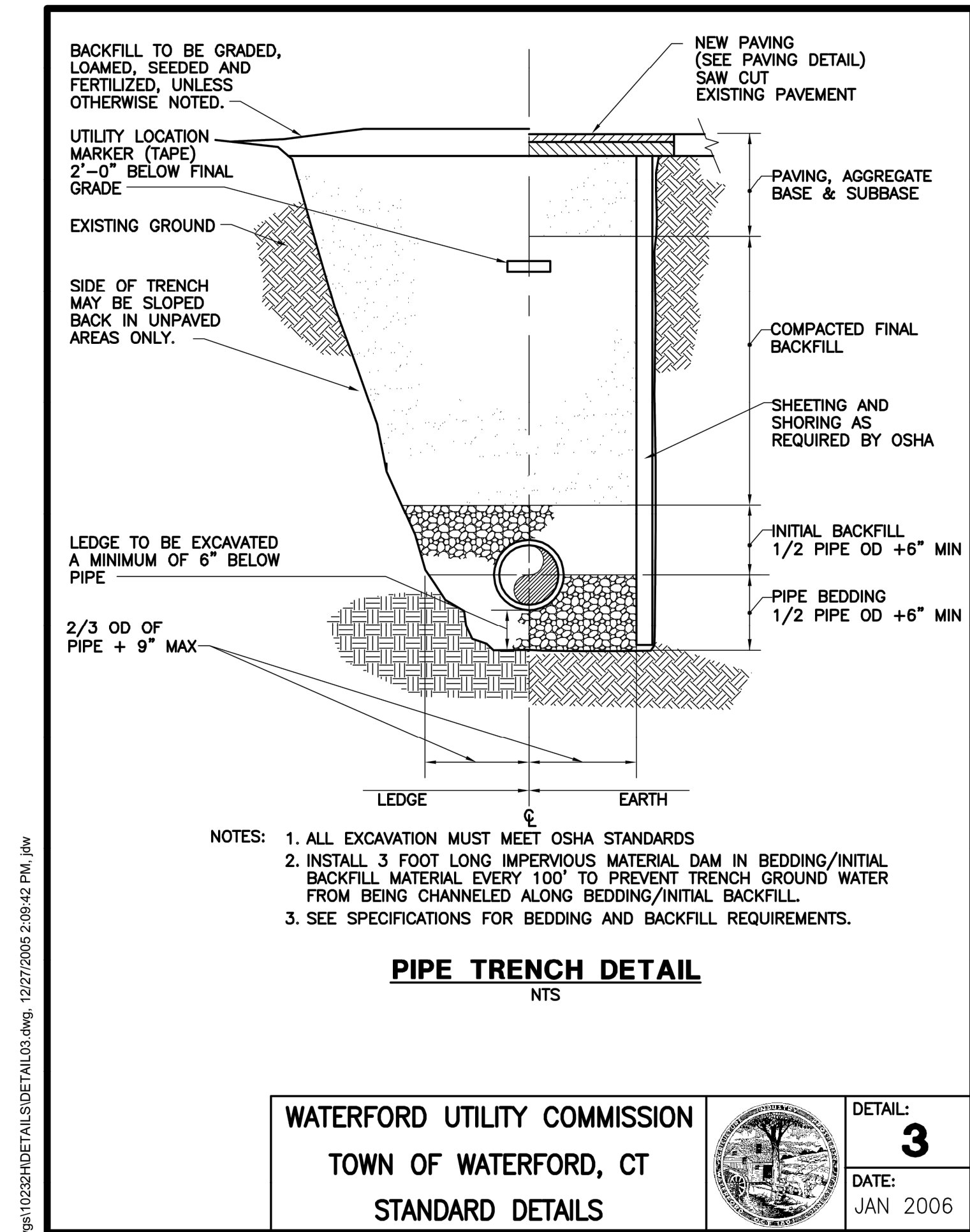
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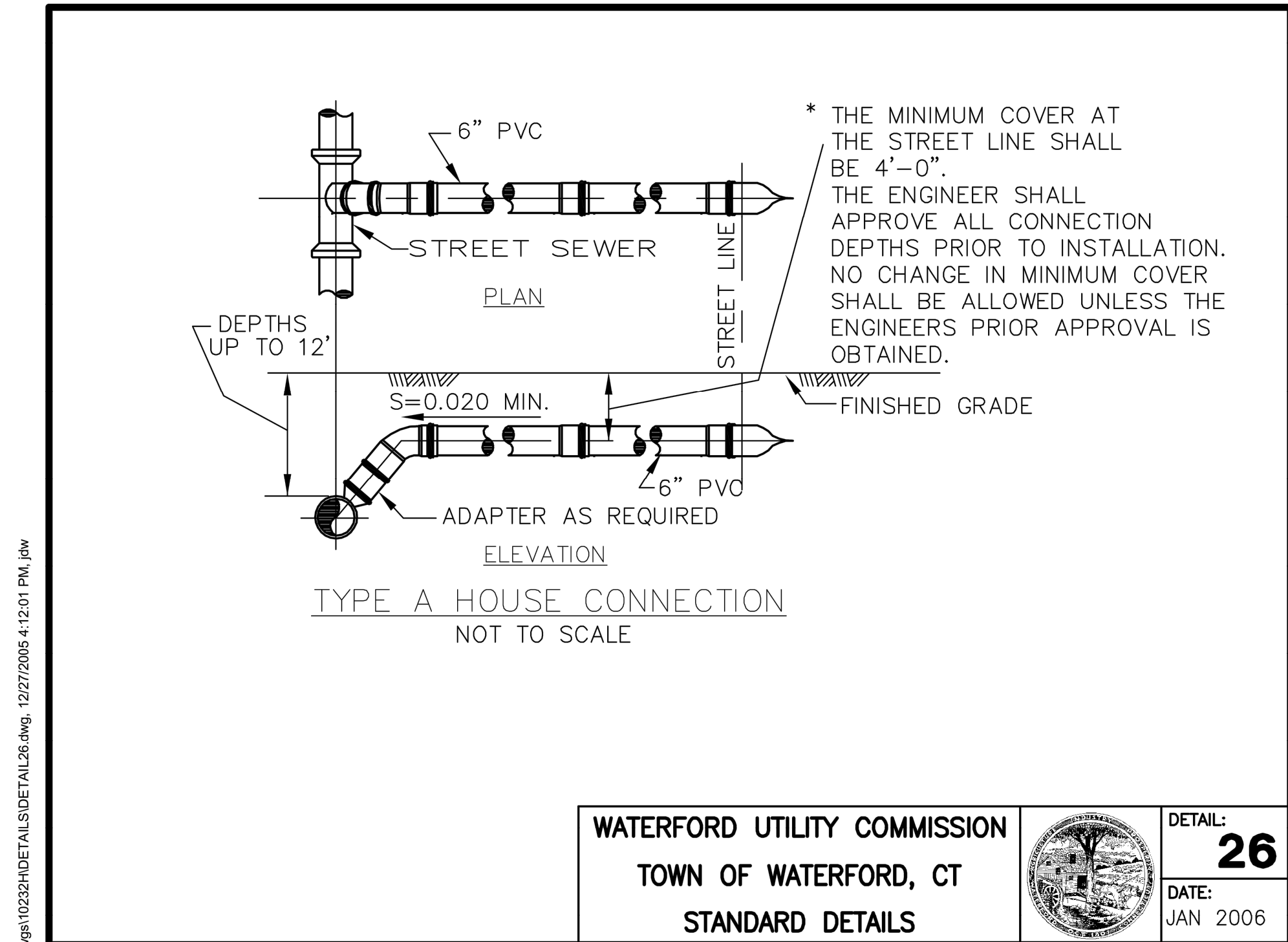
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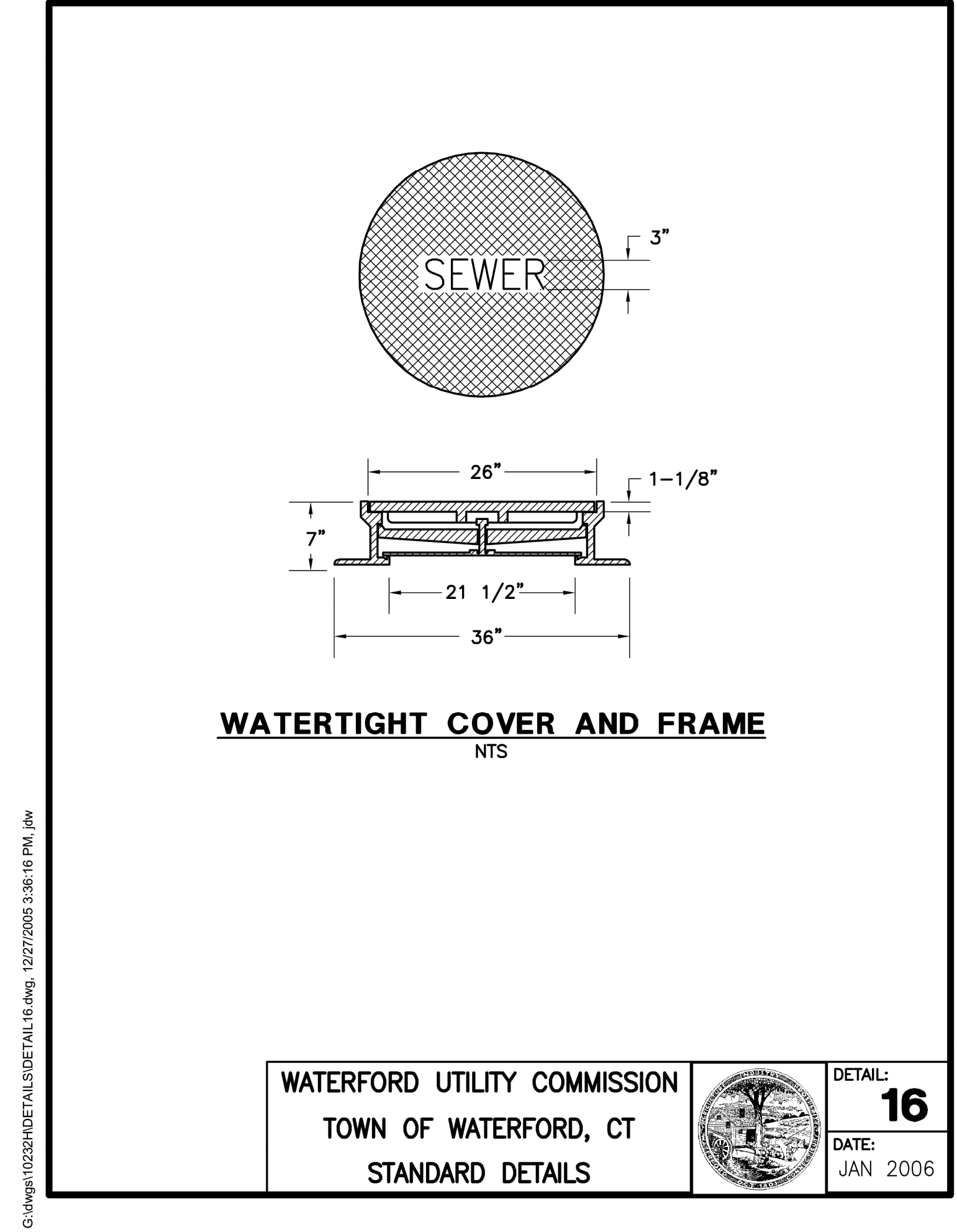
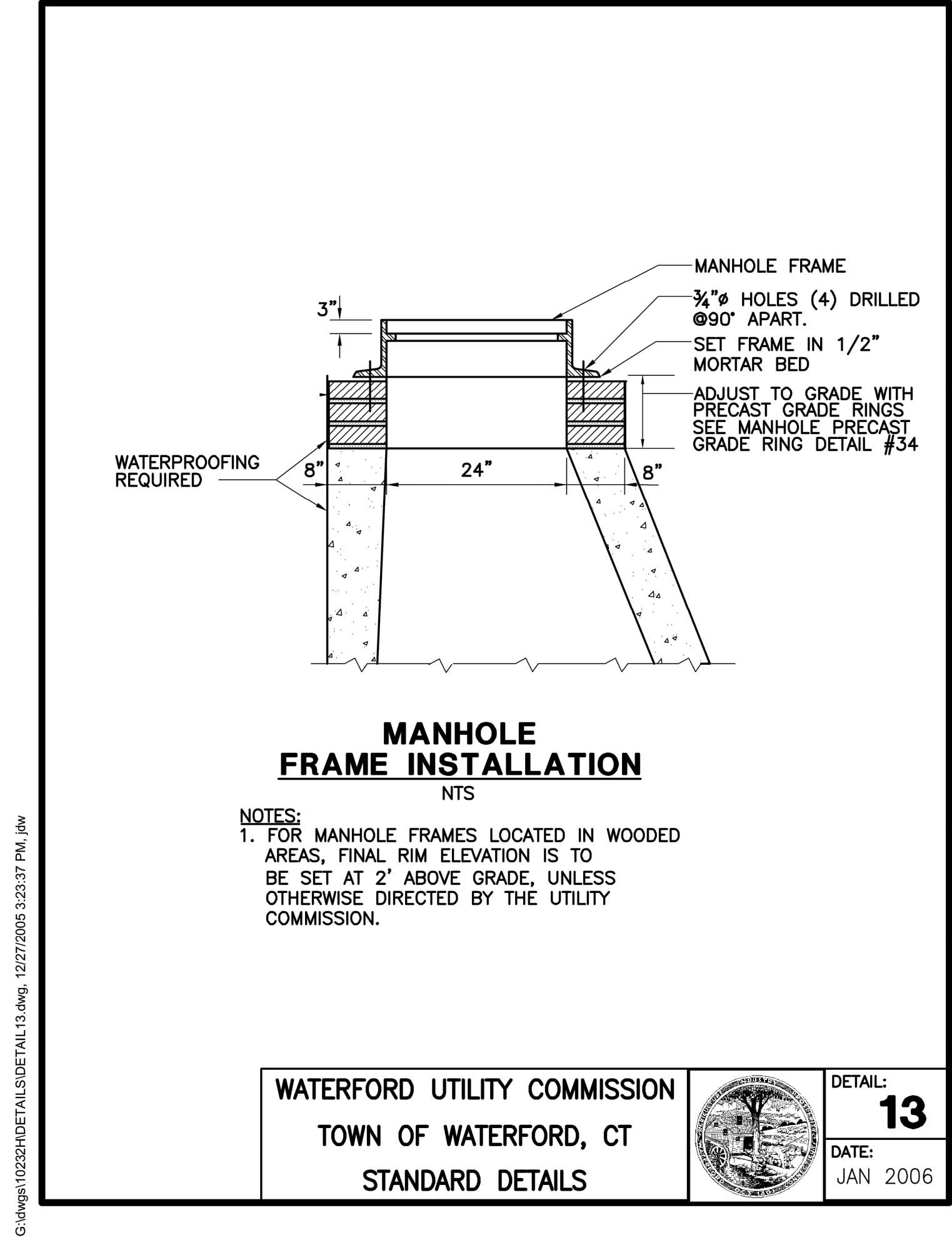
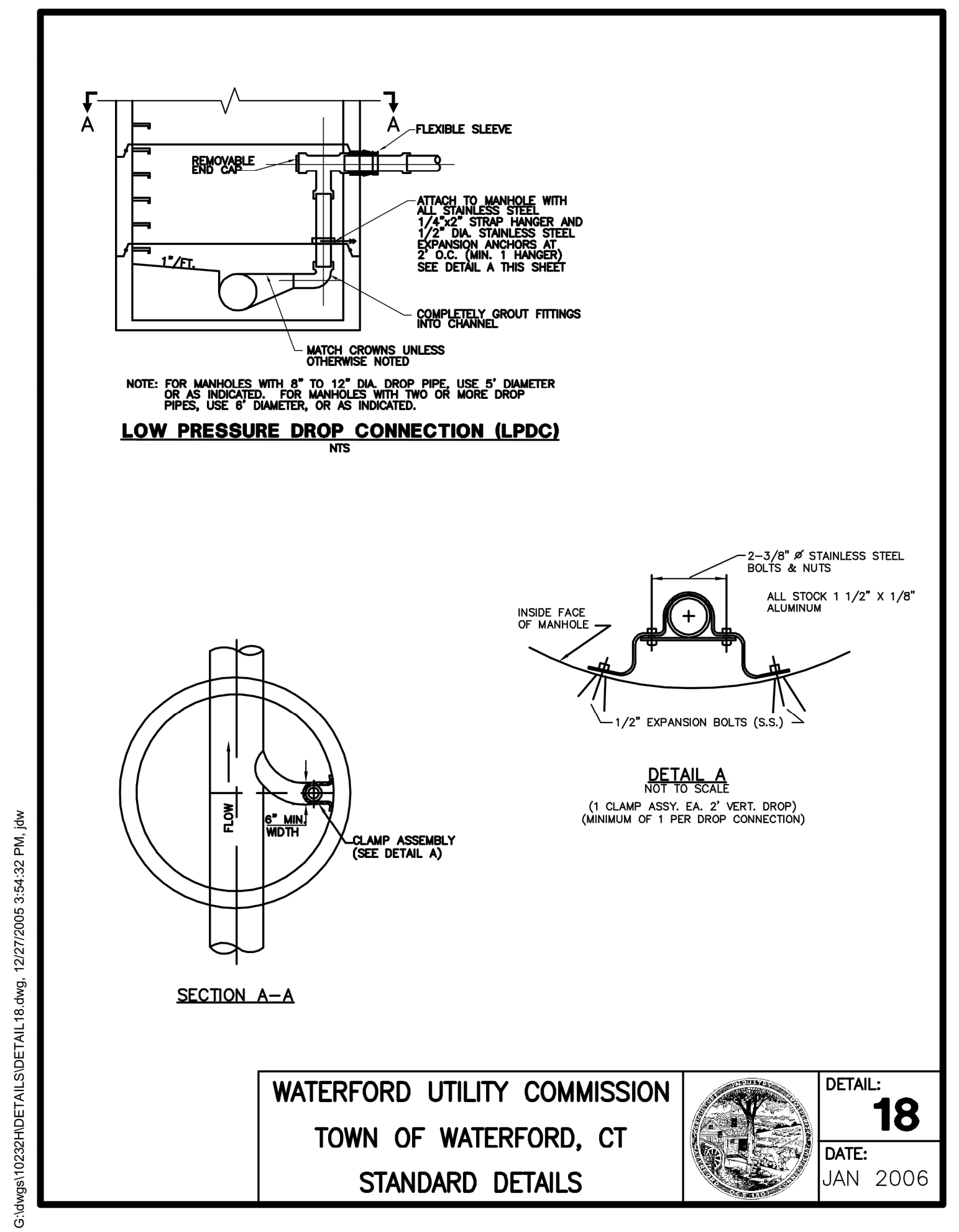
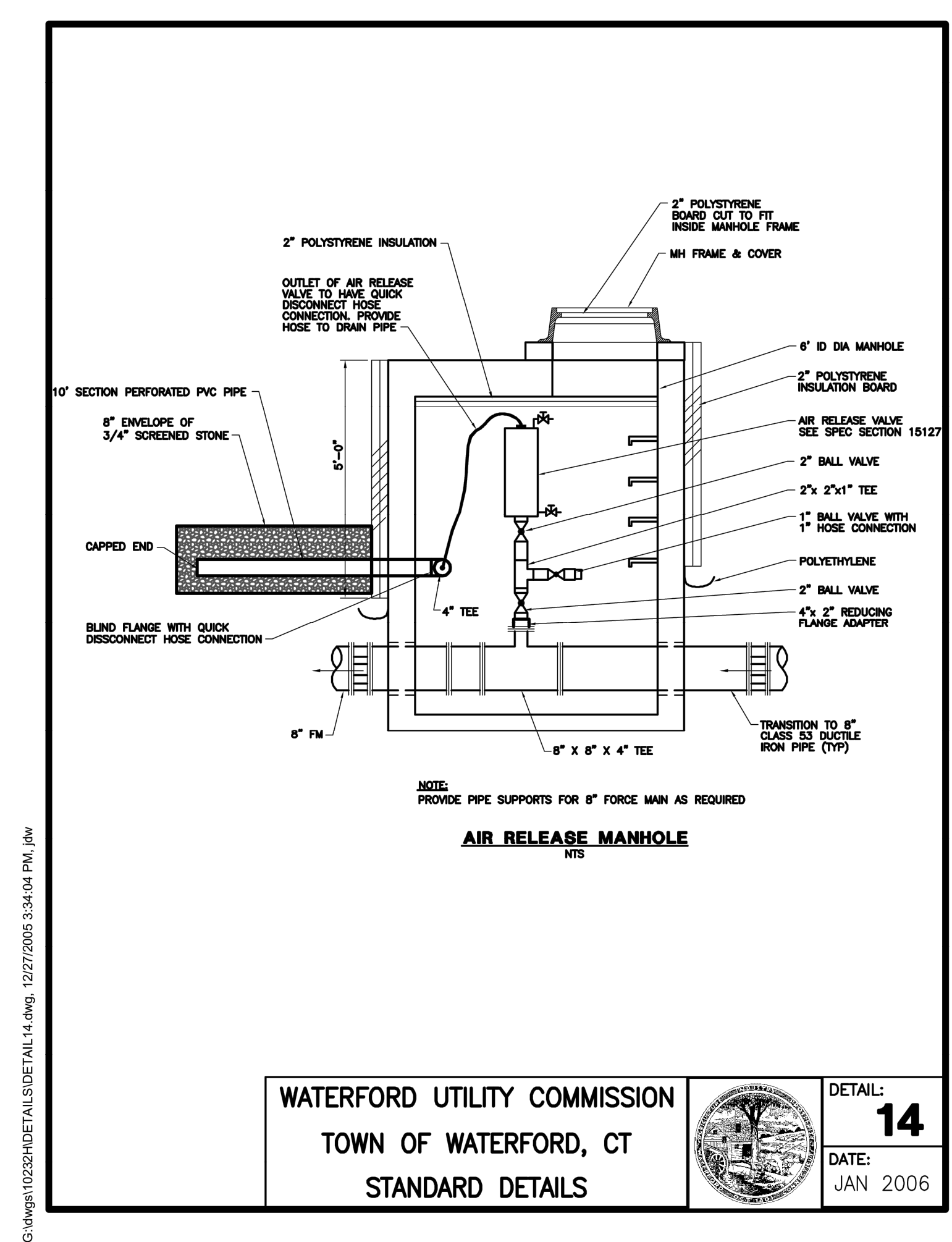
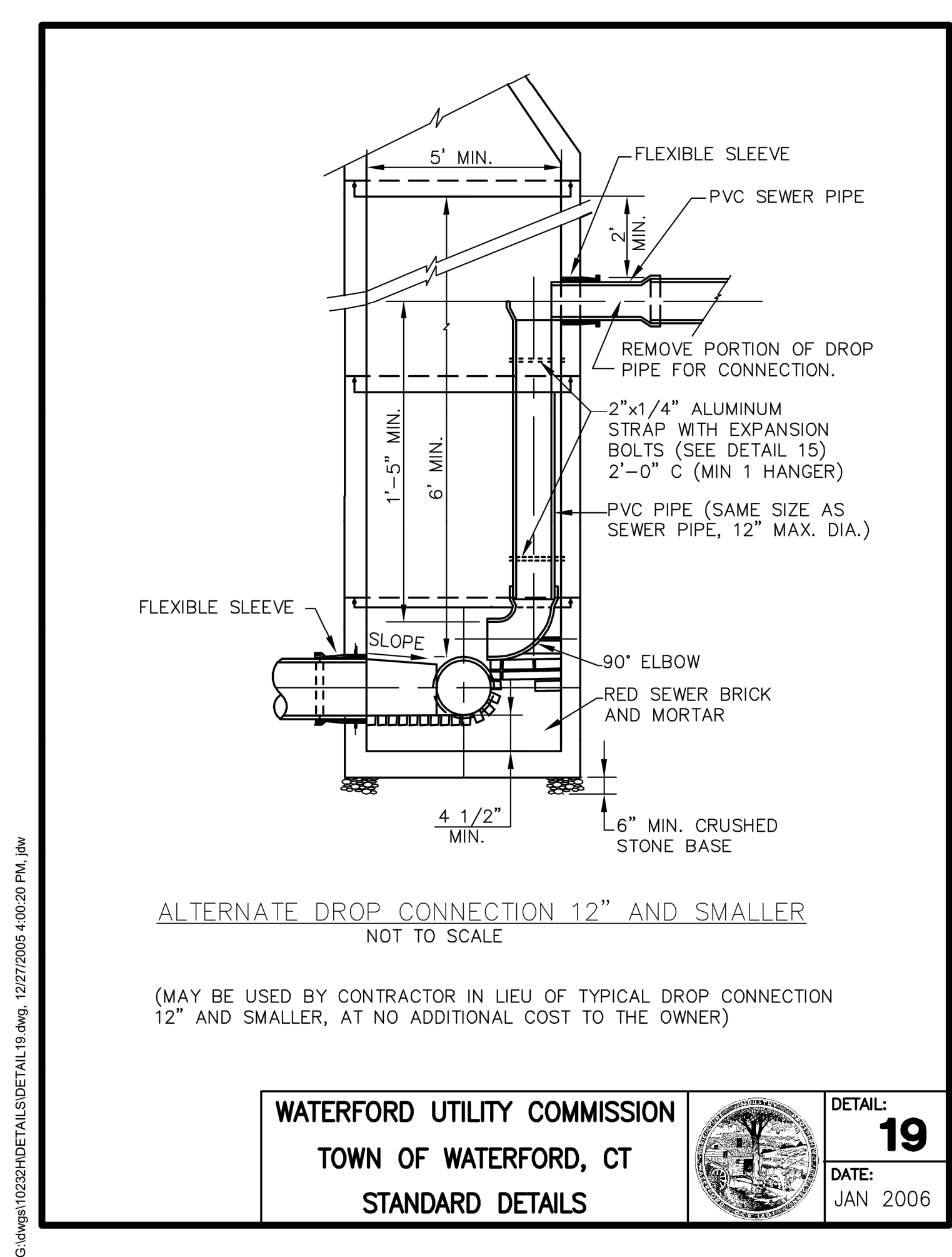
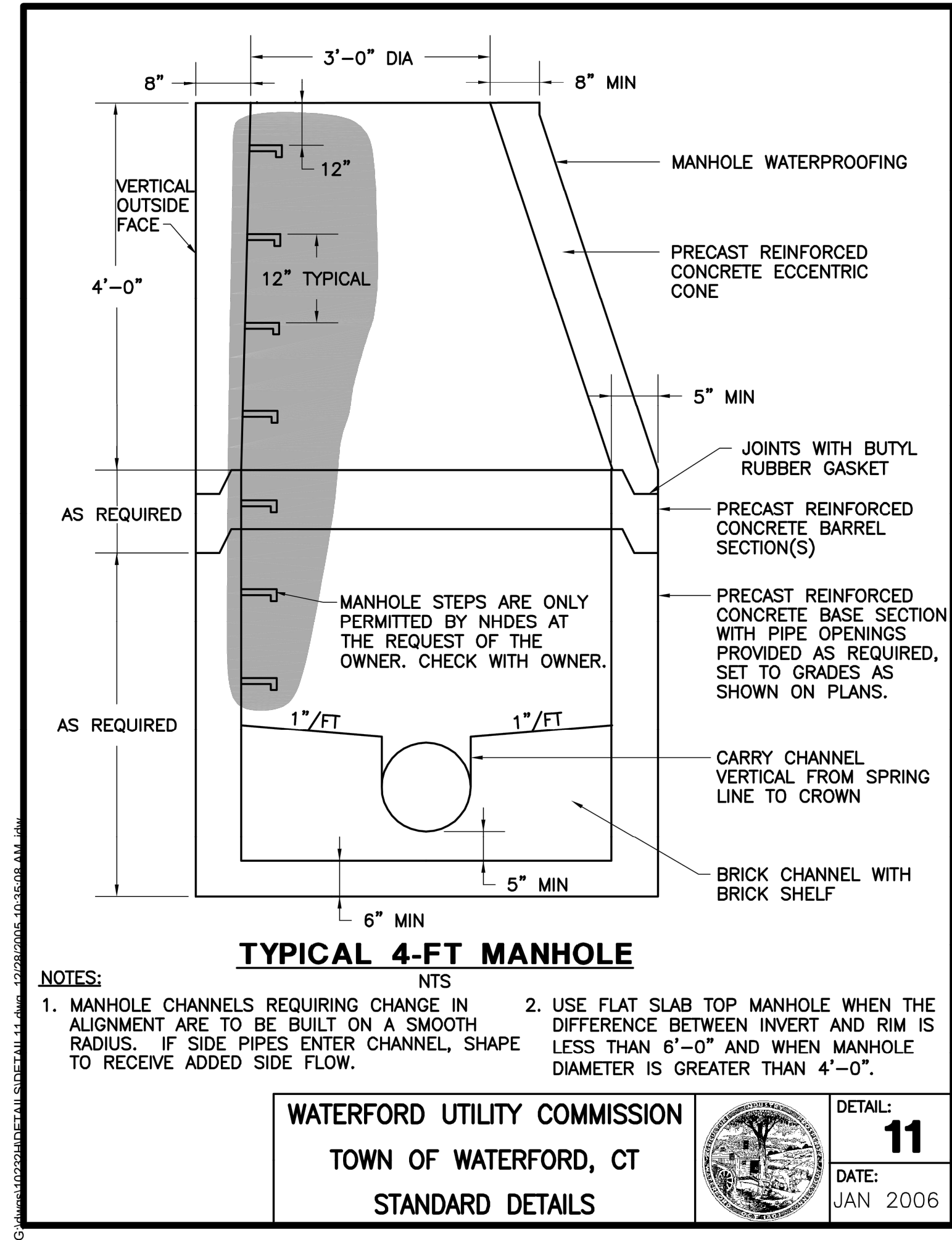
CONSTRUCTION DETAILS
PREPARED FOR SKIP ADAMS
48 GREAT NECK ROAD -- MAP 145 LOT 2871
WATERFORD, CONNECTICUT

DATE:
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DWG. NO.:
CD-4
SHEET NO.:
10 of 14
JOB NO.:
2019-530

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
INDIGO LAND DESIGN, LLC
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PHONE: (860) 388-9343
FAX: (860) 391-8854

THE ENGINEER SEAL OF
THE PROFESSIONAL SEAL OF
AFTER HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION	BY
2	7/12/2022	INLAND WETLAND SUBMISSION	RG
1	3/21/2022	CHANGES PER TOWN COMMENTS	RG



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PHONE: (860) 388-9343
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INDIGO LAND DESIGN

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

NO.	DATE	DESCRIPTION	BY
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1	3/21/2022	CHANGES PER TOWN COMMENTS	RG
#	DATE	DESCRIPTION	BY

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

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DWG. NO.: CD-5
SHEET NO.: 11 of 14
JOB NO.: 2019-530

Wetland Mitigation & Stormwater Basin Plant List							
48 Great Neck Road							
Waterford, CT							
	Scientific Name	Common Name	Quan.		Size	Root	
Trees			Basin	Wetland	URA		
ARA	Acer rubrum	Red Maple			6	6-8' HT	Cont
CF	Cornus florida	Flowering Dogwood			4	6-8' HT	Cont
LT	Liriodendron tulipifera	Tulip Tree			3	6'	Cont
NS	Nyssa sylvatica	Black Gum			6	6'	Cont
PT	Populus tremuloides	Quacking Aspen			3	6-8' HT	Cont
PV	Prunus virginiana	Chokecherry			6	4-6'	Cont
QB	Quercus bicolor	Swamp White Oak			6	6'	Cont
SA	Sorbus americana	Mountain Ash			3	6'	Cont
Shrubs							
Ac	Amelanchier canadensis	Shadblow	6		6	3-4'	Cont
Am	Aronia/Photinia melanocarpa	Black Chokeberry	9			3-4'	Cont
CEA	Ceanothus americana	New Jersey Tea	12			18-24"	Cont
CO	Cephalanthus occidentalis	Buttonbush	12			3-4'	Cont
CA	Cornus amomum	Silky Dogwood	9			3-4'	Cont
CR	Cornus racemosa	Gray Dogwood	6			3-4'	Cont
COR	Corylus americana	American Hazelnut		12		2-3'	Cont
DL	Diervilla lonicera	Northern Bush Honeysuckle	6			18-24"	Cont
HV	Hamamelis virginiana	Witchhazel		12		3-4'	Cont
IV	Ilex verticillata (female)	Winterberry	5		5	3-4'	Cont
IVM	Ilex verticillata (male)	Winterberry	1		1	3-4'	Cont
Mp	Morella pensylvanica	Northern Bayberry	12		6	18-24"	Cont
RT	Rhus typhina	Staghorn Sumac			6	3-4'	Cont
SC	Sambucus canadensis	Common Elderberry	6			3-4'	Cont

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SD	Salix discolor	Pussy Willow	6			3-4'	Cont
SL	Spiraea latifolia	Meadowsweet	12			3-4'	Cont
ST	Spiraea tomentosa	Steeplebush	12			3-4'	Cont
Vc	Vaccinium corymbosum	Highbush Blueberry	6		6	3-4'	Cont
VA	Viburnum acerifolium	Maple-leaved Viburnum			18	3-4'	Cont
VD	Viburnum dentatum	Arrowwood	6			3-4'	Cont
VL	Viburnum lentago	Nannyberry	6			3-4'	Cont
Vines							
	Parthenocissus quinquefolia	Virginia Creeper			6	1 Gal.	
CV	Clematis virginiana	Virgins Bower			6		
LS	Lonicera sempervirens	Trumpet Honeysuckle			6		
Herbs						2" plugs	
	Achillea millefolium	Common Yarrow			50		
	Aquilegia canadensis	Wild Columbine			50		
	Asclepias incarnata	Swamp Milkweed	50				
	Asclepias syriaca	Common Milkweed			50		
	Asclepias tuberosa	Butterfly Weed	50		50		
	Aster cordifolius	Blue Wood Aster			50		
	Aster laevis	Smooth Aster	50				
	Aster novae-angliae	New England Aster	50				
	Aster puniceus	Swamp Aster	50				
	Caltha palustris	Marsh Marigold		50			
	Carex vulpinoidea	Fox Sedge	50				
	Cinna arundinacea	Stout Wood-Reedgrass	50		50		
	Chelone glabra	Turtleheads		50			
	Eupatorium maculatum	Spotted Joe-pye Weed	50				
	Eupatorium perfoliatum	Boneset	50				
	Eurybia divaricata	White Wood Aster			50		
	Juncus effusus	Soft Rush	100				
	Iris versicolor	Blue Flag	50				
	Lobelia cardinalis	Cardinal Flower	50				
	Lupinus perennis	Lupine	50				

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	Monarda fistulosa	Wild Bergamot	50				
	Rudbeckia laciniata	Cut-leaf Coneflower	50				
	Packera aurea	Golden Ragwort	50		50		
	Penstemon digitalis	Foxglove Beardtonge	50				
	Rudbeckia hirta	Black-eyed Susan			50		
	Solidago speciosa	Showy Goldenrod			50		
	Vernonia noveboracensis	New York Ironweed	50				
	Zizia aurea	Golden Alexanders	50		50		
Seed Mixes							
	New England Roadside Matrix Upland Mix						
	Application Rate: 1 LB/1250 sq. ft.						
	New England Erosion Control/Restoration Mix for Moist Sites						
	Application Rate: 1 LB/1250 sq. ft.						
	New England Semi-Shade Grass and Forbs Mix						
	Application Rate: 1 LB/1450 sq. ft.						
	Seed mixes are available from New England Wetland Plants, Inc (newp.com)						
	"No Mow" Lawn Mix (areas to be mowed)						
	6 Festuca spp.	fine fescues					
	Application Rate: 5 LB./100sq.ft.						
	available from PrairieNursery.com						
Wetland Crossing	Scientific Name	Common Name	Quan.	Size	Root		
Shrubs							
Ac	Amelanchier canadensis	Shadblow	6	3-4'	Cont		
Am	Aronia/Photinia melanocarpa	Black Chokeberry	6	3-4'	Cont		
IV	Ilex verticillata (female)	Winterberry	5	3-4'	Cont		
IVM	Ilex verticillata (male)	Winterberry	1	3-4'	Cont		
SC	Sambucus canadensis	Common Elderberry	6	3-4'	Cont		
SD	Salix discolor	Pussy Willow	3	3-4'	Cont		
Vc	Vaccinium corymbosum	Highbush Blueberry	6	3-4'	Cont		

10

VD	Viburnum dentatum	Arrowwood	6	3-4'	Cont		
Herbs				2" plugs			
	Asclepias incarnata	Swamp Milkweed	50				
	Caltha palustris	Marsh Marigold	50				
	Carex vulpinoidea	Fox Sedge	50				
	Chelone glabra	Turtleheads	50				
	Juncus effusus	Soft Rush	50				
	Iris versicolor	Blue Flag	50				
	Lobelia cardinalis	Cardinal Flower	50				
	Zizia aurea	Golden Alexanders	50				

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

DATE:
DECEMBER 22, 2021
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THE EMBOSSED SEAL OF
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