

WATERFORD WOODS

SITE DEVELOPMENT PLANS

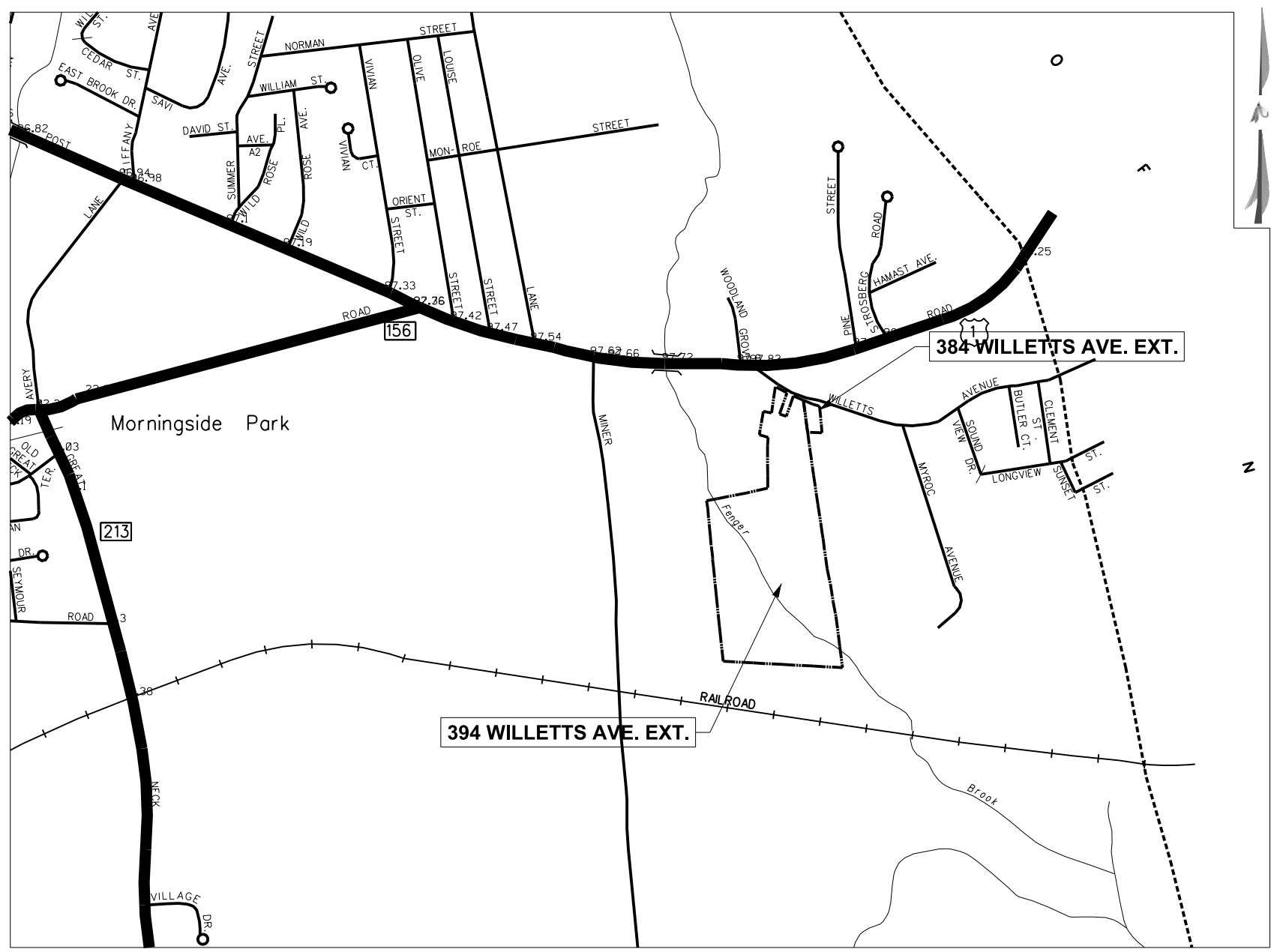
384 & 394 WILLETTS AVENUE EXT., WATERFORD, CT

TAX ASSESSOR'S MAP 134, LOTS 9190 & 9192

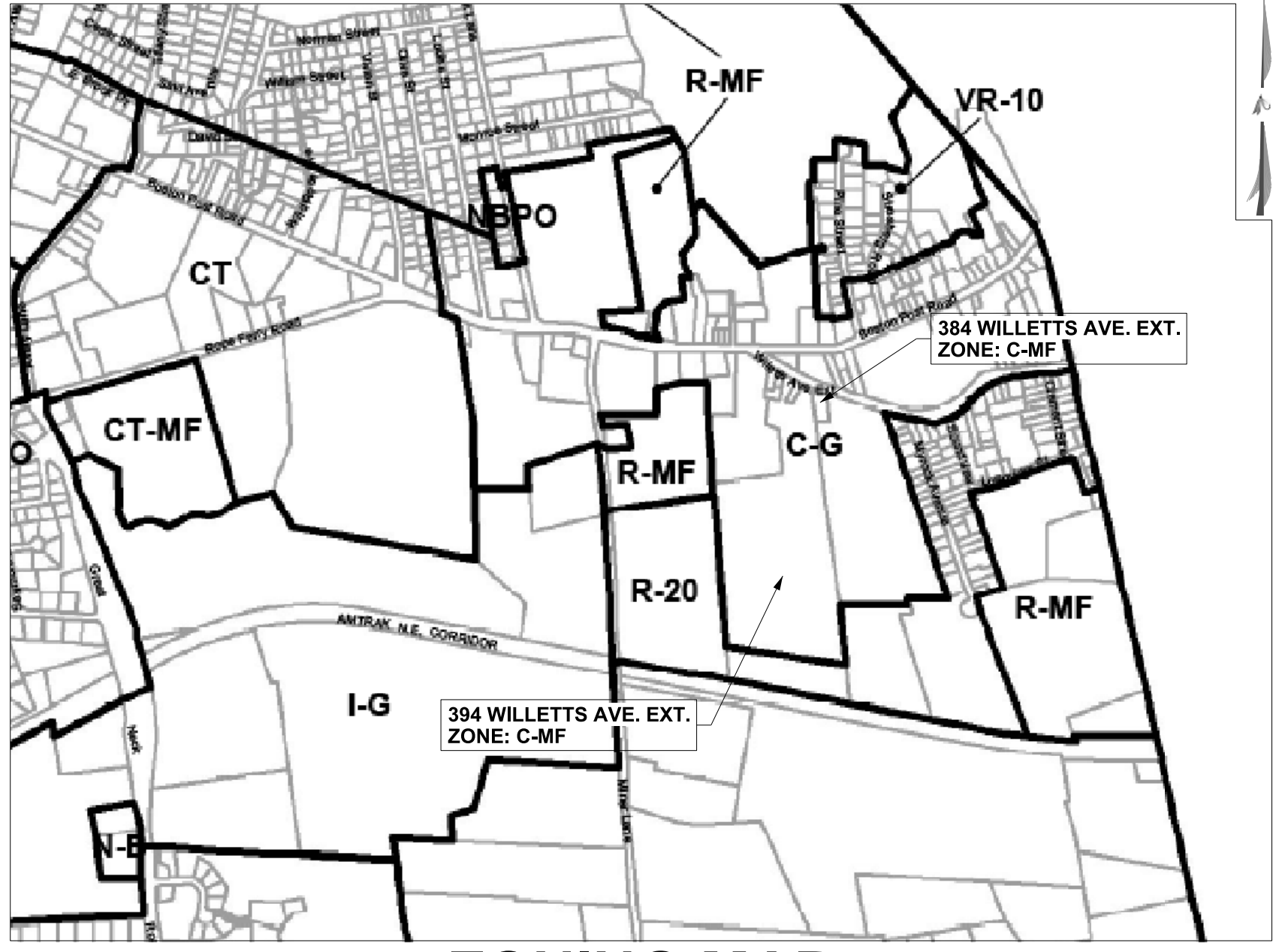
APPLICANT
SIG CON ASSOCIATES, LLC
606 POST ROAD EAST #320
WESTPORT, CT 06880

PREPARED FOR
OWNER (384 WILLETTS AVE. EXT.)
HOME THEATER TV, INC.
30157 VIA RIVERA
RANCHO PALOS VERDES, CA 90275

OWNER (394 WILLETTS AVE. EXT.)
DOUGLAS Z. WIECZOREK
16 SILVA LANE
WATERFORD, CT 06385



SITE LOCATION MAP
SCALE: 1" = 1000'



ZONING MAP
SCALE: 1" = 1000'

INDEX OF SHEETS

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SCALE: 1" = 100'

PROJECT NUMBER:
00096 - 001



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WATERFORD WOODS
CONSERVATION COMMISSION SITE PLANS
PREPARED FOR
SIG CON ASSOCIATES, LLC
TITLE SHEET

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	1 OF 14
12/30/20	PER IWCC COMMENTS / PZC SUBMISSION	
DATE		
11/18/20		
REVISD		
12/30/20		

384 & 394 WILLETTS AVENUE EXTENSION
WATERFORD, CT

ZONING TABLE			
EXISTING ZONE:	COMMERCIAL MULTI-FAMILY DISTRICT (C-MF) [1]		
EXISTING USE:	UNDEVELOPED / VACANT		
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT PERMITTED USE PER SECTION 16.1.2		
ITEM	EXISTING STANDARD (C-MF)	PROVIDED 384 & 394 COMBINED	NOTES
MIN. LOT AREA:	60,000 SF	1,160,160 SF (26.63 AC)	COMPLIES
MIN. LOT FRONTAGE:	150 FT	286.09 FT	COMPLIES
MIN. LOT WIDTH:	N/A	N/A	N/A
MAX. BLDG COVERAGE:	25% (290,000 SF)	3.2% (36,580 SF)	COMPLIES
MIN. FRONT YARD:	75 FT	173.45 FT (MAIL)	COMPLIES
MIN. SIDE YARD:	50 FT	59.01 FT (BLDG C)	COMPLIES
MIN. REAR YARD:	75 FT	722.17 FT MIN. (BLDG C)	COMPLIES
DENSITY:	8/AC (213 UNITS)	37/AC (98 UNITS)	COMPLIES
BUILDING SEPARATION:	30 FT MIN.	105.00 FT	COMPLIES
MAX. UNITS PER BLDG:	45 UNITS	34 UNITS	COMPLIES
MAX. BUILDING HEIGHT:	40 FT / 55 FT	47.17'	COMPLIES [2]
BUILDING A:		47.17'	COMPLIES [2]
BUILDING B:		40.25'	COMPLIES [2]
BUILDING C:		40.25'	COMPLIES [3]
MAX. BUILDING STORIES:	4 STORIES	3 STORIES	COMPLIES [3]
UNIT MIXTURE:			
2-BEDROOM UNIT:	60% MAX.	41% (40 UNITS)	COMPLIES
UNIT FLOOR AREA:			
1-BEDROOM UNIT:	700 SF MIN.	700.15 SF	COMPLIES
2-BEDROOM UNIT:	850 SF MIN.	1,175.48 SF	COMPLIES
OPEN SPACE:	20% (5.33 AC)	34% (9.19 AC)	COMPLIES
RECREATION AREA:	34,500 SF MIN.	34,500 SF	COMPLIES
250 SF/1-BEDROOM:			
500 SF/2-BEDROOM:			

PARKING TABLE					
USE: MULTI-FAMILY DWELLING PER SECTION 20.3.B					
DWELLING	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES
1-BEDROOM UNIT	1.5 PER UNIT	58	87		
2-BEDROOM UNIT	2 PER UNIT	40	80		
		98	167	168	COMPLIES
ACCESSIBLE PARKING	151-200 SPACES	168	6 (1 VAN)	6 (1 VAN)	COMPLIES

WETLAND IMPACT TABLE			
	TOTAL AREA	DISTURBANCE	NOTES
REGULATED WETLAND	400,500 SF (9.19 AC)	0 SF (0 AC)	NO DIRECT DISTURBANCE
100' UPLAND REVIEW AREA	292,800 SF (6.72 AC)		
PERMANENT		59,800 SF (1.37 AC)	(SEE NOTE 1)
TEMPORARY (RESTORATION)		11,000 SF (0.25 AC)	(SEE NOTE 2)
TOTAL:	70,800 SF (1.63 AC)		

WETLAND IMPACT NOTES:

- PERMANENT DISTURBANCE WITHIN THE UPLAND REVIEW AREA CONSISTS OF CLEARING & GRUBBING, STRIPPING & STOCKPILING OF TOPSOIL, EXCAVATION AND CONSTRUCTION OF A PORTION OF BUILDING B & C, CONSTRUCTION OF ACCESS DRIVES, PARKING AREAS & SIDEWALKS, INSTALLATION OF DRAINAGE INCLUDING TREATMENT, INFILTRATION & DETENTION SYSTEMS, GRADING, AND LANDSCAPING.
- TEMPORARY DISTURBANCE WITHIN THE U.R.A. CONSISTS OF THE REMOVAL OF HISTORICAL STOCKPILES OF CONSTRUCTION & DEMOLITION DEBRIS & STOCKPILES, SUCH AS BRICK, CONCRETE, TIMBER, TIRES, AND ETC. HEALTHY TREES AND SHRUBS WILL BE PRESERVED TO THE GREATEST EXTENT PRACTICAL. AREAS WILL BE REGRADED AS REQUIRED TO ACHIEVE NATURAL SLOPE CONDITIONS WITH SMOOTH TRANSITIONS TO SURROUNDING GRADE. DISTURBED AREAS WILL BE SEEDDED WITH CONSERVATION SEED MIX.



SCALE: 1" = 60'

PROJECT NUMBER: 00096 - 001

CONTACT INFORMATION

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PROFESSIONAL SEAL

WATERFORD WOODS CONSERVATION COMMISSION SITE PLANS

PREPARED FOR
SIG CON ASSOCIATES

OVERALL DEVELOPMENT LAYOUT

384 & 394 WILLETTS AVENUE WATERFORD, CT

REVISION SUMMARY

DATE	DESCRIPTION
12/30/20	PER IWCC COMMENTS / PZC SUBMISSION

SHEET 2 OF 14

DATE: 11/18/20

REVISED: 12/30/20

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE OF CURBS, OUTSIDE FACE OF THE BUILDING OR OTHER LIMITS AS DEPICTED ON THE PLAN.
3. THE PROPOSED PARKING FACILITIES ARE GENERALLY PERPENDICULAR TO OR PARALLEL WITH THE PROPOSED DRIVEWAYS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM PROPOSED FEATURES TO EXISTING FEATURES AS NECESSARY.
6. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AFTER FINISH GRADING IS COMPLETED UNLESS OTHERWISE NOTED. ALL SOIL SEEDING OR SODDED AREAS SHALL HAVE A TOPSOIL LAYER OF 4" MINIMUM OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. TOP OF TOPSOIL LAYER SHALL BE PLACED 1" BELOW TOPS OF CURBS, WALKS, OR PAVEMENT ELEVATIONS WHERE TOPSOIL ADJUTS THOSE AREAS.
7. CONTRACTOR SHALL SUPPLY AND PLACE STRAW MULCH WHEREVER GRASS SEED HAS BEEN PLACED. SEED SHALL BE APPLIED AT THE MINIMUM RATE RECOMMENDED BY THE MANUFACTURER OR THE PROJECT LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL SEAL THE EDGE OF EXISTING ASPHALT PAVEMENT WITH TACK COAT IN ACCORDANCE WITH THE FORM 817 OR THE TOWN OF WATERLOO STANDARDS WHERE NEW ASPHALT JOINS EXISTING ASPHALT.
9. CONTRACTOR SHALL REPAIR, RESURFACE, RECONSTRUCT OR REFURBISH ANY AREAS DAMAGED DURING CONSTRUCTION BY THE CONTRACTOR, THE OWNER OR SUPPLIERS AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL COMPLETELY FILL ALL TRENCHES WITHIN 5 FEET OF PAVEMENT EDGES WITH GRANULAR BACKFILL. REFER TO GEOTECHNICAL REPORT FOR TYPE OF FILL TO ACHIEVE DESIRED COMPACTION.
11. ALL PAINT STRIPING SHALL BE 4" TRAFFIC PAINT IN ACCORDANCE WITH FORM 817 AND SHALL BE WHITE OR YELLOW A DEPICTED ON THE PLANS.
12. CONTRACTOR TO CONFORM WITH LOCAL CODES AND BUILDING INSPECTOR FOR SPECIFIC HANDICAPPED ACCESSIBLE PARKING SPACE DIMENSIONS, STRIPING AND SIGNAGE REQUIREMENTS.
13. GENERAL CONTRACTOR TO INSTALL & LOCATE CLEANOUTS PER PLUMBING PLANS AND SPECIFICATIONS.



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PROFESSIONAL SEAL

**WATERFORD WOODS
CONSERVATION COMMISSION SITE PLANS**

**PREPARED FOR
SIG CON ASSOCIATES**

DETAILED LAYOUT PLAN - NORTH

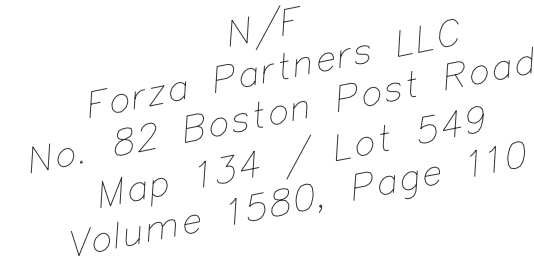
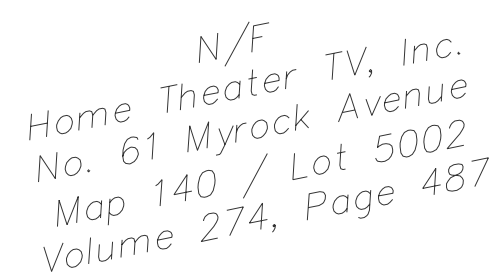
384 & 394 WILLETTS AVENUE

WATERFORD, CT

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SHEET	3 OF 14
DATE	11/18/20
REVISED	12/30/20

Volume 2



PROFESSIONAL SEA

384 & 394 WILLETTS AVENUE

WATERFORD, CT

UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING INFORMATION, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, IN ACCORDANCE WITH CBYD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

GENERAL GRADING NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE. WORK WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF WATERFORD STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE EXCAVATING CONTRACTOR SHALL TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, OR AS REQUIRED BY GOVERNING UTILITY COMPANY. TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IN, AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE IS PRESENT TO INSTRUCT AND OBSERVE.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING OR PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE INDICATED ON THE PLANS.
- EXTRACTION, GRADING, FILLING AND/OR PROCESSING SHALL NOT INVOLVE THE REMOVAL OR DEPOSITION OF MORE MATERIAL(S) THAN NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN STABILITY AND MAINTENANCE OF GRADED AREAS UPON COMPLETION OF SITE WORK, AND MAINTAIN NO ADVERSE IMPACT ON ADJUTING PROPERTIES, THE PUBLIC RIGHT OF WAY, PUBLIC SAFETY, NOR NATURAL RESOURCES.

DRAINAGE

- STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED THROUGH A SERIES OF ROOF LEADERS, SWALES, YARD DRAINS, CATCH BASINS & PIPING AND DISCHARGED TO SUBSURFACE INFILTRATION SYSTEMS, VEGETATED FILTER SWALES & DETENTION BASINS.
- THE SUBSURFACE INFILTRATION/TREATMENT SYSTEM IS CONSISTS OF STORMTECH SC-740 CHAMBERS BACKFILLED WITH WASHED STONE. THE SUBSURFACE INFILTRATION/TREATMENT SYSTEMS IN COMBINATION WITH THE DETENTION BASINS ATTENUATE PEAK FLOW RATES FOR THE 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS AS COMPARED TO PRE-DEVELOPED (EXISTING) CONDITIONS. THERE WILL BE NO INCREASE IN PEAK FLOW RATES OR VOLUMES DISCHARGING TO THE DOWNGRADE WETLANDS OR ADJACENT PROPERTIES.
- STORMWATER RUNOFF FROM IMPERVIOUS SURFACES WILL BE TREATED AS FOLLOWS:
A. IMPERVIOUS SURFACES HAVE BEEN DISCONNECTED WHERE POSSIBLE TO ENCOURAGE VEGETATED OVERLAND FLOW.
B. ALL CATCH BASINS SHALL HAVE 2" MIN. DEEP SUMPS.
C. CONCENTRATED FLOWS FROM THE COLLECTION SYSTEM WILL BE DIVERTED THROUGH EITHER VEGETATED FILTER SWALES OR THROUGH AN ISOLATOR ROW WITHIN THE STORMTECH SYSTEMS AND DISCHARGED TO SEDIMENT FOREBAY/FILTER BASIN. IN COMBINATION THE SYSTEM WILL CAPTURE TOTAL SUSPENDED SOLIDS (TSS) AND DEBRIS.
D. THE VEGETATED DETENTION BASINS HAVE A 12" MIN. DEEPRESSURE BOTTOM ELEVATION FURTHER ENCOURAGING FILTRATION AND INFILTRATION.
- THE DESIGN ENGINEER SHALL OVERSEE THE INSTALLATION OF THE PROPOSED STORMWATER DETENTION & TREATMENT SYSTEMS AND CERTIFY THAT IT WAS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE PLAN. CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS TO THE DESIGN ENGINEER PRIOR TO INSTALLATION AND SHALL SEQUENCE CONSTRUCTION TO ENSURE THE FOLLOWING COMPONENTS ARE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BACKFILL OR CONCEALMENT:
A. EXCAVATION LIMITS AND SURROUNDING UNDISTURBED SOILS.
B. PLACEMENT OF GEOTEXTILE WRAP AND BASE STONE & CURTAIN DRAIN PIPE
C. PLACEMENT OF GEOTEXTILE BASE & WRAP FOR ISOLATOR ROW
D. PLACEMENT OF SC-740 UNITS AND MANFOLDS AND STONE BACKFILL
E. GRADING OF AND PLACEMENT OF FILTER MATERIAL WITHIN DETENTION BASINS
F. INSTALLATION OF OUTLET STRUCTURES AND PIPE CONNECTIONS
- AN AS-BUILT SURVEY OF THE STORMWATER SYSTEM COMPONENTS SHALL BE SUBMITTED TO THE COMMISSION WITH WRITTEN VERIFICATION FROM THE DESIGN ENGINEER THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

STORMWATER OPERATIONS & MAINTENANCE

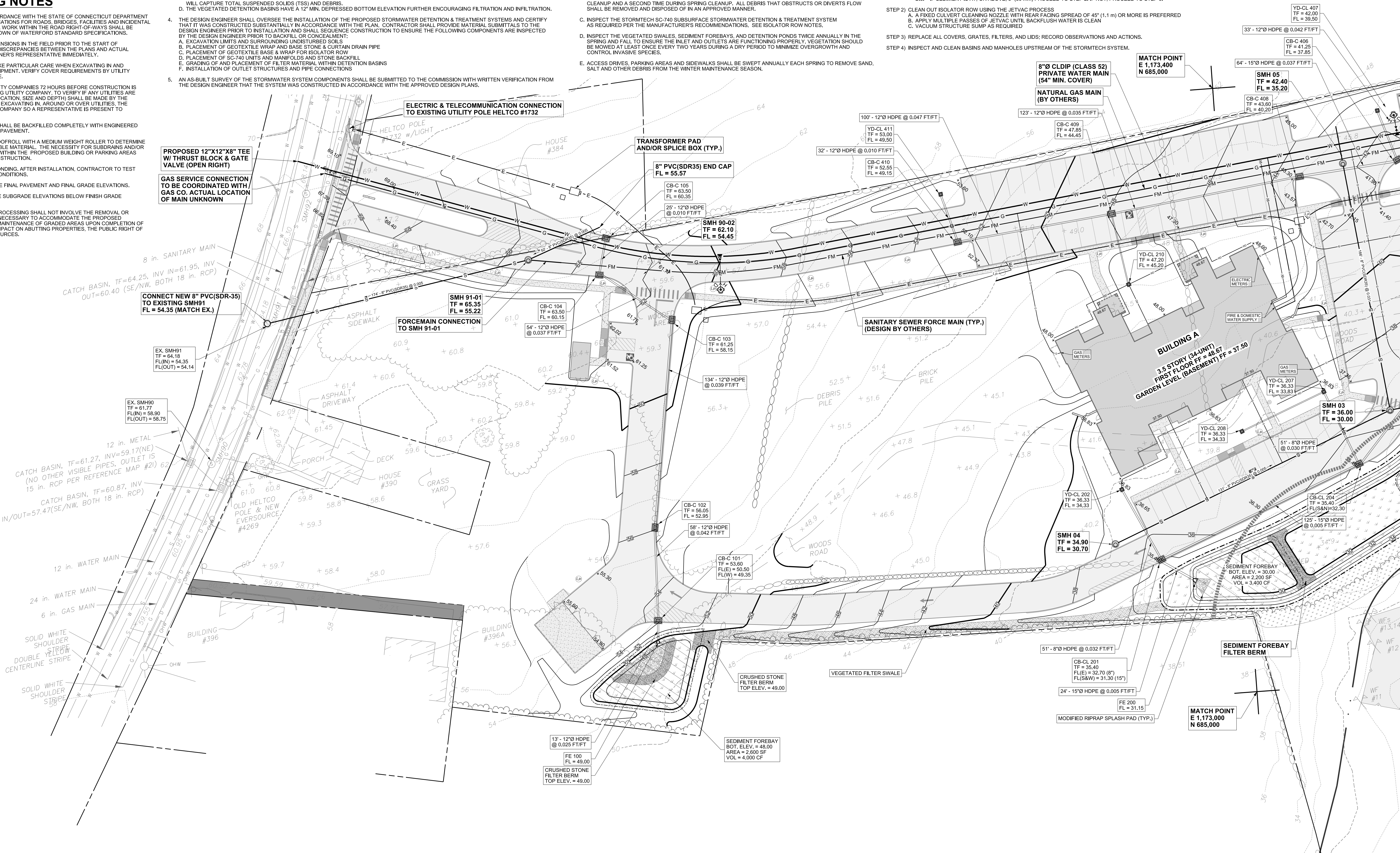
THE FOLLOWING OPERATION & MAINTENANCE PLAN SHALL BE IMPLEMENTED TO ENSURE THAT STORMWATER MANAGEMENT SYSTEMS FUNCTION AS DESIGNED. A CONDENSED INSPECTION AND MAINTENANCE CHART SHALL BE PREPARED BY THE DESIGN ENGINEER AND SUBMITTED TO THE COMMISSION'S AGENT FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- OWNER & PARTY RESPONSIBLE FOR OPERATION AND MAINTENANCE: SIG CON ASSOCIATES, LLC
- THE FOLLOWING MAINTENANCE SHALL BE PERFORMED AND A MAINTENANCE LOG OR CHECKLIST COMPLETED.
A. INSPECT EACH CATCH BASIN ANNUALLY IN THE SPRING FOLLOWING THE WINTER SEASON. REMOVE ALL COLLECTED SEDIMENT AND DEBRIS AND DISPOSE OF IN AN APPROVED MANNER.
B. INSPECT EACH VEGETATED/LANDSCAPED AREA TWICE ANNUALLY, ONCE IN THE FALL AS PART OF FOLIAGE CLEANUP AND A SECOND TIME DURING SPRING CLEANUP. ALL DEBRIS THAT OBSTRUCTS OR DIVERTS FLOW SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
C. INSPECT THE STORMTECH SC-740 SUBSURFACE STORMWATER DETENTION & TREATMENT SYSTEM AS REQUIRED PER THE MANUFACTURER'S RECOMMENDATIONS. SEE ISOLATOR ROW NOTES.
D. INSPECT THE VEGETATED SWALES, SEDIMENT FOREBAYS, AND DETENTION PONDS TWICE ANNUALLY IN THE SPRING AND FALL TO ENSURE THE INLET AND OUTLETS ARE FUNCTIONING PROPERLY. VEGETATION SHOULD BE MOWED AT LEAST ONCE EVERY TWO YEARS DURING A DRY PERIOD TO MINIMIZE OVERGROWTH AND CONTROL INVASIVE SPECIES.
E. ACCESS DRIVES, PARKING AREAS AND SIDEWALKS SHALL BE SWEEPED ANNUALLY EACH SPRING TO REMOVE SAND, SALT AND OTHER DEBRIS FROM THE WINTER MAINTENANCE SEASON.

ISOLATOR ROW INSPECTION & MAINTENANCE

THE STORMTECH SC-740 ISOLATOR ROW SHALL BE INSPECTED AS FOLLOWS EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. INSPECTION INTERVALS SHALL BE ADJUSTED BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT AND DEBRIS ACCUMULATIONS AND HIGH WATER ELEVATIONS. JETTING AND VACTORING SHALL BE CONDUCTED ANNUALLY OR WHEN MAINTENANCE IS NECESSARY.

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (CATCH BASIN GRATES OR MANHOLE COVERS)
 - REMOVE/OPEN GRATE/LID ON DRAINAGE STRUCTURE
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
 - REMOVE GRATE/LID FROM STRUCTURE AT UPSTREAM EACH END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.



SCALE: 1" = 30'

PROJECT NUMBER: 00096 - 001

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PROFESSIONAL SEAL

WATERFORD WOODS CONSERVATION COMMISSION SITE PLANS

PREPARED FOR
SIG CON ASSOCIATES

GRADING, DRAINAGE & UTILITY PLAN - NORTH

384 & 394 WILLETTS AVENUE

WATERFORD, CT

REVISION SUMMARY

DATE	DESCRIPTION
12/30/20	PER IWCC COMMENTS / PZC SUBMISSION

SHEET 5 OF 14

DATE: 11/18/20

REVISED: 12/30/20

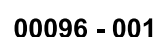
1. ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES, LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY PIPING WHICH IS DAMAGED OR DISRUPTED DURING CONSTRUCTION WITHIN THE UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPROPRIATE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURE OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED. NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE FIELD VERIFICATION DIFFERS FROM THE INFORMATION ON THE DRAWINGS.
5. FOR CLARITY PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR WATER MAIN INSTALLATIONS" BY DEVELOPERS IN THE TOWN OF WATERFORD" AND ALL OTHER RULES AND REGULATIONS FOR WATER MAIN AND SERVICES OF THE WATERFORD UTILITY COMMISSION AND THE CITY OF NEW LONDON PUBLIC UTILITIES.
2. AN 8" CLDIP (CLASS 52) PRIVATE WATER MAIN SHALL BE INSTALLED BY THE DEVELOPER FROM THE EXISTING WATER MAIN IN WILLETTS AVENUE EXT. TO PROVIDE DOMESTIC AND FIRE SUPPRESSION WATER SUPPLY TO EACH BUILDING AND NEW FIRE HYDRANT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE TOWN OF WATERFORD AND THE CITY OF NEW LONDON. THE DEVELOPER AND/OR PROPERTY OWNER, AN EASEMENT SHALL BE GRANTED TO THE TOWN OF WATERFORD AND CITY OF NEW LONDON FOR THE PURPOSES OF ACCESSING THE METERS, VALVES AND WATER APPURTENANCES ON THE SITE.
3. DOMESTIC WATER SERVICE PIPES (SIZE TBD) SHALL BE INSTALLED FROM THE PRIVATE MAIN TO A METER WITHIN THE UTILITY PROPERTY. THE SERVICE AND METER SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MECHANICAL ENGINEER FOLLOWING A HYDRANT FLOW TEST TO BE PERFORMED BY THE DEVELOPER AND/OR PROPERTY OWNER.
4. 4" CLDIP FIRE SUPPRESSION WATER SERVICE PIPES SHALL BE INSTALLED FROM THE PRIVATE MAIN TO THE SPRINKLER CONTROL ROOM WITHIN EACH APARTMENT BUILDING. FIRE SUPPRESSION SERVICE PIPE SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MECHANICAL ENGINEER FOLLOWING A HYDRANT FLOW TEST TO BE PERFORMED BY THE DEVELOPER AND/OR PROPERTY OWNER.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SEWER MAIN AND SERVICES OF THE WATERFORD UTILITY COMMISSION.
2. AN 8" PVC (SDR-35) PRIVATE SEWER COLLECTION MAIN SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SHALL CONNECT TO THE EXISTING SANITARY MANHOLE (55H) #91 IN WILGETTS AVENUE.
3. A SANITARY SEWER PUMP STATION SHALL BE INSTALLED TO COLLECT EFFLUENT FROM BUILDINGS A, B, AND C AND SHALL CONNECT TO THE PE PIPE WITH A FORCE MAIN. PUMP STATION AND FORCE MAIN DESIGN BY OTHER.
4. A MINIMUM CLEARANCE OF 10' HORIZONTAL AND 18" VERTICAL SHALL BE PROVIDED BETWEEN WATER AND SANITARY SEWER LINES. IF THE MINIMUM CLEARANCE IS NOT PROVIDED, THEN THE SEWER LINE SHALL BE CONSTRUCTED OF C-900 PVC OR DUCTILE IRON PIPE.
5. EACH APARTMENT BUILDING SHALL BE SERVED BY A SEPARATE 6" SANITARY LATERAL AS SHOWN ON THE PLAN. LATERALS SHALL BE PVC (SDR-35) OR OTHER MATERIAL ON THE APPROVED MATERIALS LIST AND SHALL HAVE A MINIMUM SLOPE OF 2% AND MAXIMUM SLOPE OF 10%.

1. FINAL CONNECTION LOCATION, SIZE & TYPE OF CONDUIT, TRANSFORMERS, METERS & OTHER ELEMENTS TO SERVE THE BUILDINGS SHALL BE COORDINATED BETWEEN THE OWNER AND THE APPROPRIATE UTILITY COMPANY.
2. ALL AREA LIGHTING SHOWN ON THE PLANS, INCLUDING POLE MOUNTED AREA LIGHTS; BUILDING MOUNTED LIGHTS AND SIGN LIGHTS SHALL BE SERVED BY A COMMON OWNER'S PANEL WITH APPROPRIATE CONTROLS TO ENSURE PARKING AREAS, SIDEWALKS AND DRIVEWAYS ARE ADEQUATELY LIGHTED. PANEL & CONDUIT SIZE AND LOCATION TO BE DETERMINED BY OWNER.

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR GAS SERVICE OF THE YANKEE GAS SERVICES COMPANY, THE TOWN AND APPLICABLE CODES.
2. DESIGN & SIZING OF ALL NATURAL GAS VALVES, PIPING AND OTHER ELEMENTS TO BE PROVIDED BY OTHERS.
3. GAS METERS SHALL BE INSTALLED IN THE GENERAL LOCATIONS SHOWN OR AS REQUIRED BY THE PROJECT ARCHITECT.



**WATERFORD WOODS
CONSERVATION COMMISSION SITE PLANS**

PREPARED FOR
SIG CON ASSOCIATES

GRADING, DRAINAGE & UTILITY PLAN - SOUTH

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	6 OF 14
12/30/20	PER IWYC COMMENTS / PZC SUBMISSION	
		DATE
		11/18/20
		REVISED
		12/30/20

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF WATERFORD AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION:

1. COORDINATE AND COMPLETE A MEETING WITH TOWN AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
2. INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED FOR FIELD CONDITIONS.
3. DEMOLISH & DISPOSE OF EXISTING STRUCTURE. EXCAVATE & REMOVE STOCKPILES OF CONSTRUCTION & DEMOLITION DEBRIS.
4. CLEAR AND GRUB AREAS AS REQUIRED. CLEARING TO BE STAKED BY LAND SURVEYOR.
5. EXCAVATE / PLACE FILL AND ROUGH GRADE SITE.
6. INSTALL FOUNDATIONS & ERECT BUILDINGS.
7. INSTALL UTILITIES AND STORM DRAINAGE.
8. CONSTRUCT ACCESS DRIVES AND PARKING AREAS.
9. INSTALL CONCRETE SIDEWALKS AND PADS.
10. INSTALL BITUMINOUS CONCRETE BINDER COURSE.
11. INSTALL CURBING AND BITUMINOUS CONCRETE FINISH COURSE
12. FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
13. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTACT TOWN PRIOR TO REMOVAL.

EROSION & SEDIMENT CONTROL PLAN:

1. OWNER & PARTY RESPONSIBLE FOR E&S CONTROL PLAN: SIG CON ASSOCIATES, LLC
EMERGENCY CONTACT: TO BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
3. AN ANTI-TRACKING APRON WILL BE INSTALLED AT ALL ENTRANCES TO THE CONSTRUCTION SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC. THE SURROUNDING ROAD SURFACES SHALL BE SWEEPED AS REQUIRED.
4. ALL CATCH BASINS WITHIN THE PROJECT AREA, INCLUDING WITHIN WILLETTS AVE. EXT., WILL BE PROTECTED WITH INLET CONTROL FILTER/SILT SACKS AS SHOWN ON THE PLAN THROUGHOUT THE CONSTRUCTION PERIOD. IF REQUIRED, NEW CATCH BASINS ON SITE SHALL BE PROTECTED WITH STRAW WADDOLES OR BALES.
5. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL STOCKPILES OF SOIL.
6. DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AS REQUIRED.
7. TEMPORARY SILTATION TRAPS (TST) AND DIVERSION SWALES SHALL BE INSTALLED AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE TST'S. CONSTRUCTION WASTEWATERS SHALL NOT BE DIRECTLY DISCHARGED TO STORM DRAINAGE OR THE ROAD OR WETLANDS AND WATERCOURSES. AT ALL TIMES DURING CONSTRUCTION THE TST'S AND SWALES SHALL BE MAINTAINED TO CONTROL RUNOFF AND PREVENT SEDIMENT DISCHARGE TO ADJACENT WETLANDS.
- A. WHERE A TST IS CONSTRUCTED IN THE LOCATION OF A SEDIMENT FOREBAY, DETENTION BASIN, OR INFILTRATION SYSTEM, ALL COLLECTED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER TO ENSURE THE STORMWATER CONTROLS ARE CONSTRUCTED IN NATIVE SOILS.

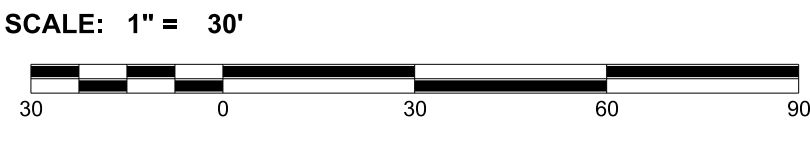
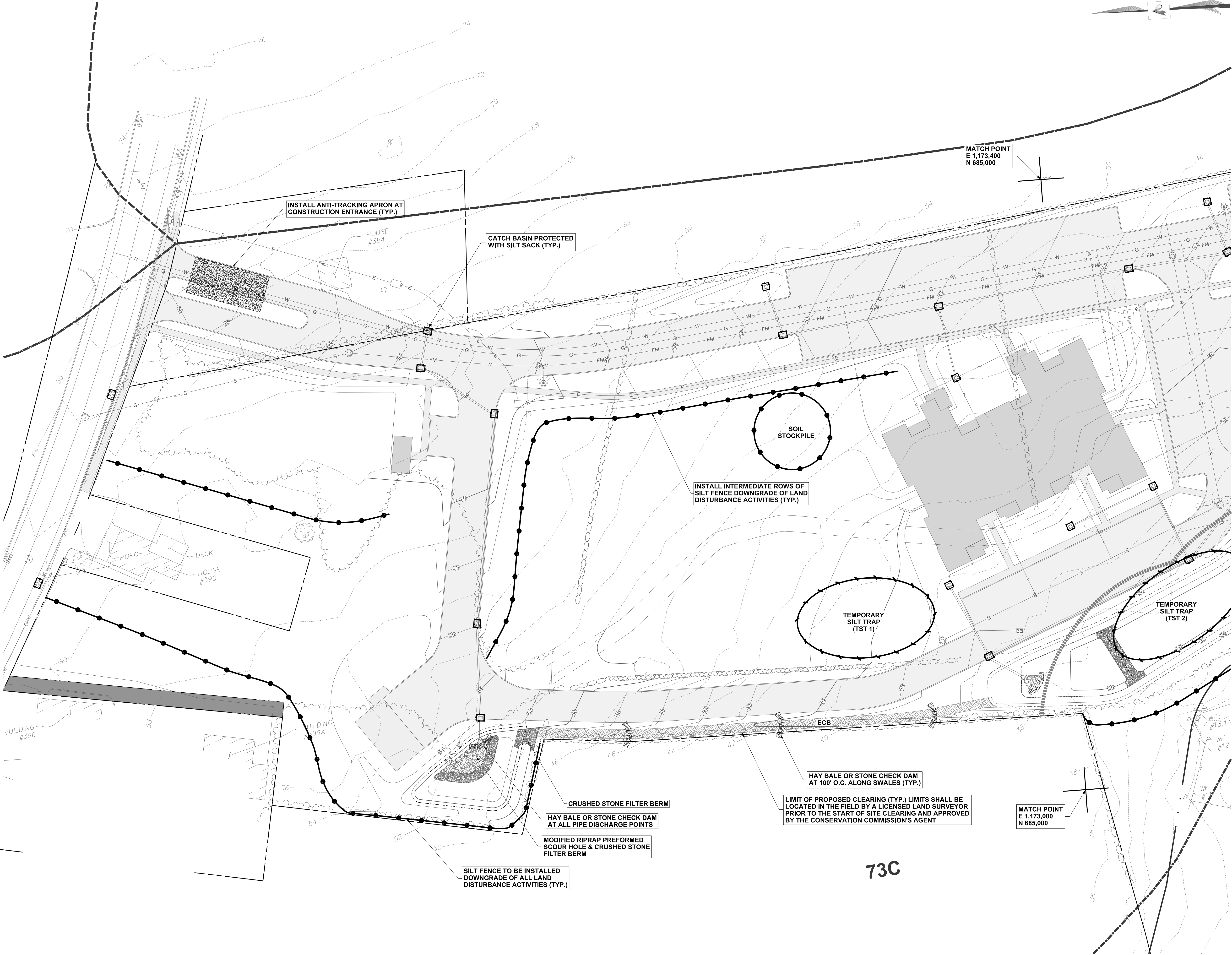
EROSION & SEDIMENT CONTROL NOTES:

1. CONSTRUCTION WILL COMMENCE IN THE SPRING 2021 AND BE COMPLETED IN 2022, WEATHER PERMITTING.
2. E&S CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN.
3. ALL E&S CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF WATERFORD REGULATIONS.
4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR THE TOWN.
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
6. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR THE TOWN.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL E&S CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS DIRECTED BY THE ENGINEER OR TOWN.
8. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPEC. IN CTDOT FORM 817.
9. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
10. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:
SPRING: APRIL 15 TO JUNE 15, FALL: AUGUST 15 TO SEPTEMBER 15
11. GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100LBS PER ACRE OR AS RECOMMENDED BY MANUFACTURER.
12. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS APPLIED AT A RATE OF 100 LBS. PER ACRE.

INSPECTION AND MAINTENANCE:

REGULAR INSPECTION AND MAINTENANCE IS CRITICAL FOR THE EFFECTIVENESS OF E&S CONTROLS. THE RESPONSIBLE PARTY SHALL IMPLEMENT THE FOLLOWING MEASURES THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABILIZED.

1. PRIOR TO A MAJOR STORM IN WHICH THE NOAA ISSUES WARNINGS OF FLOODING, SEVERE WEATHER CONDITIONS OR EFFECTS, ALL E&S CONTROLS SHALL BE INSPECTED, MAINTAINED, REPAIRED AND/OR CLEANED TO ENSURE THEY ARE IN PROPER WORKING ORDER.
2. ALL E&S CONTROLS SHALL BE INSPECTED, REPAIRED, AND CLEANED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES
3. ALL STORMWATER STRUCTURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES AND CLEANED AS FOLLOWS:
A. CATCH BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH OF SUMP
B. SWALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH
C. DEWATERING BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ CAPACITY
D. STORMWATER TREATMENT STRUCTURE - PER MANUFACTURER'S RECOMMENDATIONS
3. THE FOLLOWING ROUTINE INSPECTION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED:
A. WILLETTS AVENUE EXT. SHALL BE INSPECTED DAILY AND TRACKED MATERIALS SWEEPED AS REQUIRED
B. TEMPORARY CONTROLS, INCLUDING ANTI-TRACKING APRON, SILT FENCE, SILT SACKS, & STRAW BALES SHALL BE INSPECTED WEEKLY AND CLEANED AS FOLLOWS:
I. ANTI-TRACKING APRON - REPLENISH OR REPLACE STONE WHEN NECESSARY TO ENSURE SUFFICIENT CAPTURE OF SEDIMENTS WITHIN VOIDS
II. SILT FENCE - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
III. SILT SACKS - CLEAN PER MANUFACTURER'S RECOMMENDATIONS
IV. STRAW BALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
4. ALL STORMWATER STRUCTURES SHALL BE CLEANED AFTER REMOVAL OF E&S CONTROLS



PROJECT NUMBER:

00096 - 001



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PROFESSIONAL SEAL

WATERFORD WOODS
CONSERVATION COMMISSION SITE PLANS

PREPARED FOR
SIG CON ASSOCIATES

E & S PLAN - NORTH

384 & 394 WILLETTS AVENUE

WATERFORD, CT

REVISION SUMMARY

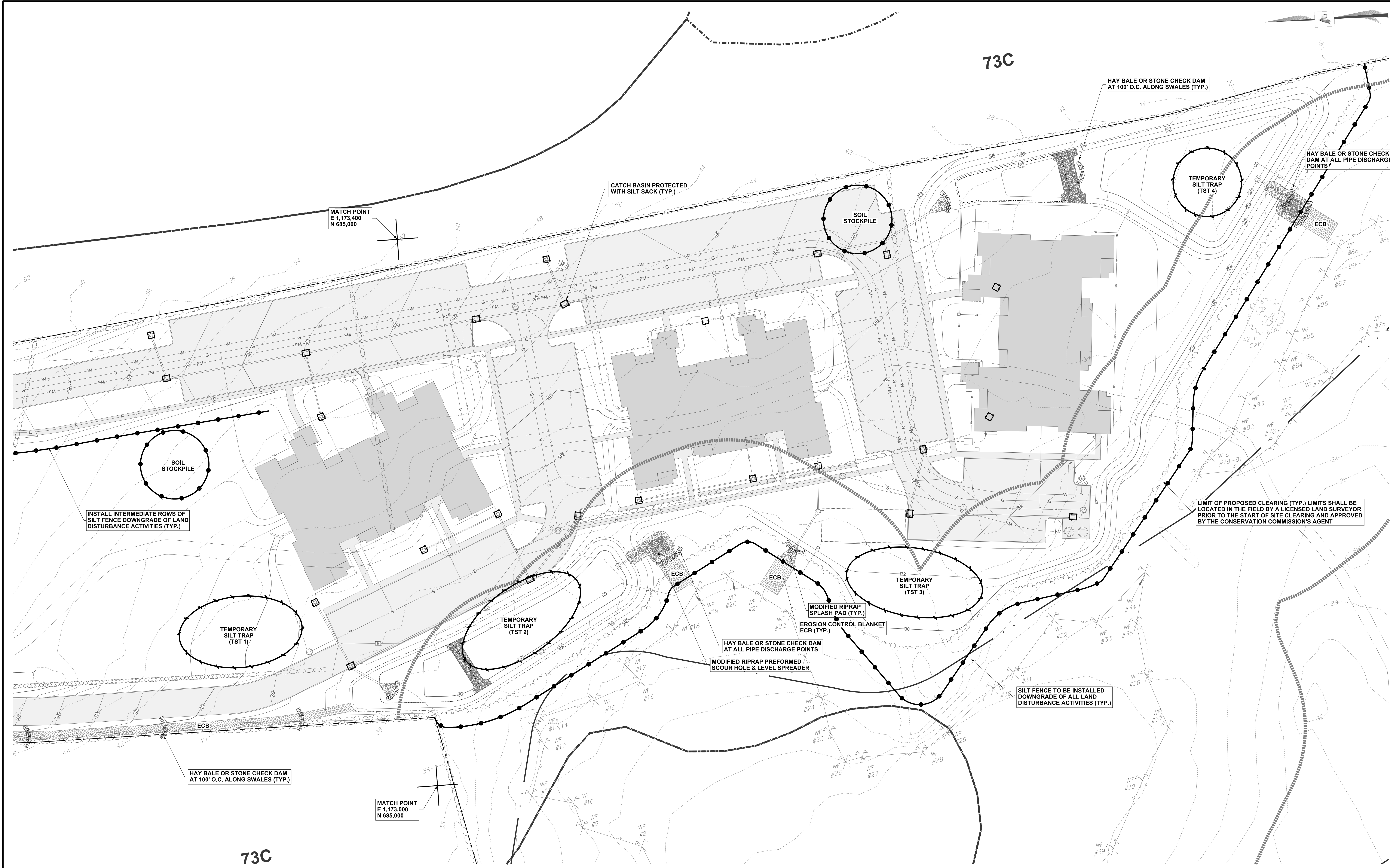
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SHEET

7 OF 14



SCALE: 1" = 30'

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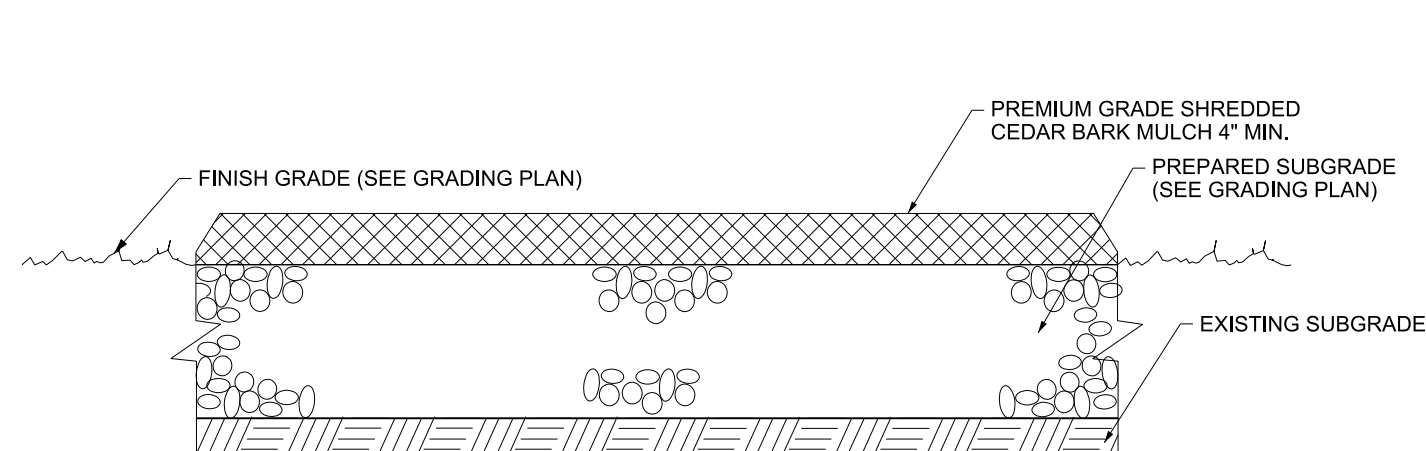
WATERFORD WOODS
CONSERVATION COMMISSION SITE PLANS

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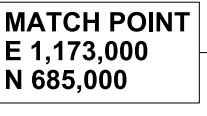
E & S PLAN - SOUTH

384 & 394 WILLETTS AVENUE
WATERFORD, CT

PLANTING SCHEDULE						
LABEL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	
DECIDUOUS TREES						
ACE SAC	7	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2 1/2" CAL	LB3	
CELESTING	9	CITY SUCKER BROWN BRCH	DET. ANACARDIA CITY SUCKER	1" CAL	LB3	
COR FLR	4	SPRING FLEECE FINGERFRETREE	CHONANTHUS MORINGOSU SPRING FLEECE	2 1/2" CAL	CG	
COR FLR	7	FLOWERING DOGWOOD	CORNUS FLORIDA	3" CAL	CG	
NYN SYL	4	BLACK GUM	NYSSA SYLVAICA	3" CAL	LB3	
PRU CER	6	THUNDERCLOUD FLOWERING PLUM	PRUNUS CERASIFERA THUNDERCLOUD	3" CAL	LB3	
SE PI SE	3	JAPANESE STEWARTIA	STEWARTIA PSEUDOCAMELLIA	2" CAL	CG	
TLR COR	6	LITTLE LEAF LINDEN	TILIA CORDATA	3" CAL	CG	
QUE PAL	4	PIN OAK	QUERCUS PALUSTRIS	3" CAL	LB3	
ZEL SER	5	JAPANESE ZELKOVA	ZELKOVA SERATA	3" CAL	LB3	
DECIDUOUS SHRUBS						
AME CAN	18	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS	3-4"	CG	
CLE AN	12	VANILLA SCISS SUMMERSWEET	CLETHRA ANIFOLIA VANILLA SPICE	5 1/2" CAL	CG	
COR AG	20	SILKY DOGWOOD	CORNUS AMOMIDA	5 1/2" CAL	CG	
MR POPS	2	MR POPPINS DOGWOOD	CORNUS AMOMIDA MR POPPINS (Male)	5 1/2" CAL	CG	
LEVER SPR	1	RED SPRITE WINTERGREEN	ILEX VERTICILLATA RED SPRITE (Female)	5 1/2" CAL	CG	
LIN BEN	12	SPIGEBUSH	LINDERA BENZONIA	3" CAL	CG	
MR FEN	10	NORTHERN BAYBERRY	MYRTLE FENIS VANCEA	3 1/2" CAL	CG	
SNOW BL	12	SNOWBELLE MCKORANGE	PHALLOPIUS SNOWBELLE	3 1/2" CAL	CG	
PHY OUP	12	TINY WINE NINEBARB	PHYSCOCARPUS OPULOFOLUS TINY WINE	5 1/2" CAL	CG	
SPJ AP	49	DOUBLE PLAY CANDY CORN SPREA	SPREA JAPONICA DOUBLE PLAY CANDY CORN	5 1/2" CAL	CG	
SPN IP	8	SNOWMOUD SPREA	SPREA JAPONICA 'SNOWMOUD'	5 1/2" CAL	CG	
VB CAR	15	KOREAN SCISS VIBURNUM	VIBURNUM CARLESII	5 1/2" CAL	CG	
VB PU	15	DOUBLEFLX VIBURNUM	VIBURNUM PLICATUM TOMBENT SUM SHASTA	5 1/2" CAL	CG	
VB SUM	15	JAPANESE SNOWBALL - SUMMER SNOWFLAKE	VIBURNUM PLICATUM TOMBENT SUM SUMMER SNOWFLAKE	5 1/2" CAL	CG	
EVERGREEN TREES & SHRUBS						
CHA OBT	4	BLUE FEATHERS HINKI CYPRUSS	CHAMCYPARIS OBTUSA BLUE FEATHERS	5 1/2" CAL	CG	
CHAPS	36	SOFT SERVE GOLD FALSE CYPRUSS	CHAMCYPARIS PSIFERA 'SOFT SERVE GOLD'	5 1/2" CAL	CG	
LE GLA	38	STRONGBOX NICKERBY	ILEX GLABRA 'STRONGBOX'	5 1/2" CAL	CG	
JUN CHI	24	GREEN SAGENT JUNPER	JUNIPERUS CHIN. SERGENTI VARIES	4" CAL	CG	
JUN HOR BAR	6	BAR HARBOR CREEPING JUNPER	JUNIPERUS HORIZONTALIS BAR HARBOR	3" CAL	CG	
BL CHP	15	BLUE CHIP JUNPER	JUNIPERUS HORIZONTALIS BLUE CHIP	4" CAL	CG	
JUN VR	15	BLUE ARROW EASTERN RED CEDAR	JUNIPERUS VIRG. 'BLUE ARROW'	4" CAL	CG	
MC DEC	24	CELTIC PRIDE RUSSIAN CYPRESS	MICROBUTADECUSSATA	5 1/2" CAL	CG	
PC AG	7	NORWAY SPRUCE	PICEA ABIES	6" MIN	LB3	
PC PUN	9	COLORADO BLUE CYPRESS	PICEA PENNSYLANICA 'GLAUCA'	6" MIN	LB3	
PE JAP	18	CAVATINE DWARF ANDROMEDA	PERIS JAPONICA 'CAVATINE'	5 1/2" CAL	CG	
PN FLE	5	WANDERWOLVES LIMBER PIN	PNUS FLEXILIS WANDERWOLVES PYRAMID	6" MIN	LB3	
WH PR	3	WHITE PINE	PNUS STROBUS	6" MIN	LB3	
PSE MN	10	DOUGLAS FIR	PSEUDOTSUGA MENZIESII	6" MIN	LB3	
TH OCC	24	EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALIS SMARGO	5 1/2" CAL	CG	
PERENNIALS & GRASSES						
PENALO UT	28	LITTLE BUNNY FOUNTAIN GRASS	PENNSETUM M. APOCUREOIDS LITTLE BUNNY	1 1/2" CAL	CG	
PENALO PRA	6	PRAIRIE WINDS DESERT PLAINS F. GRASS	PENNSETUM M. APOCUREOIDS PRAIRIE WINDS DESERT PLAINS	1 1/2" CAL	CG	
ROSA	97	KNOCKOUT ROSE	ROSA KNOCK OUT	2 1/2" CAL	CG	
STELLA	24	STELLA D'ORO DAYLILY	HEMEROCALLIS STELLA D'ORO	1 1/2" CAL	CG	



MULCH SURFACE TREATMENT



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**WATERFORD WOODS
SITE PLANS**

**PREPARED FOR
SIG CON ASSOCIATES**

LANDSCAPING PLAN - NORTH

384 & 394 WILLETTS AVENUE

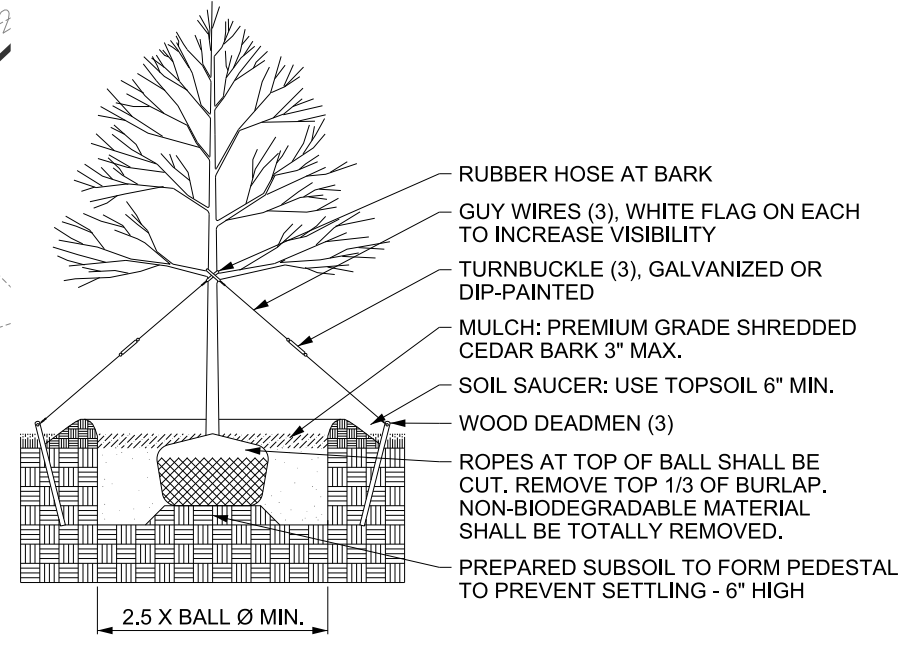
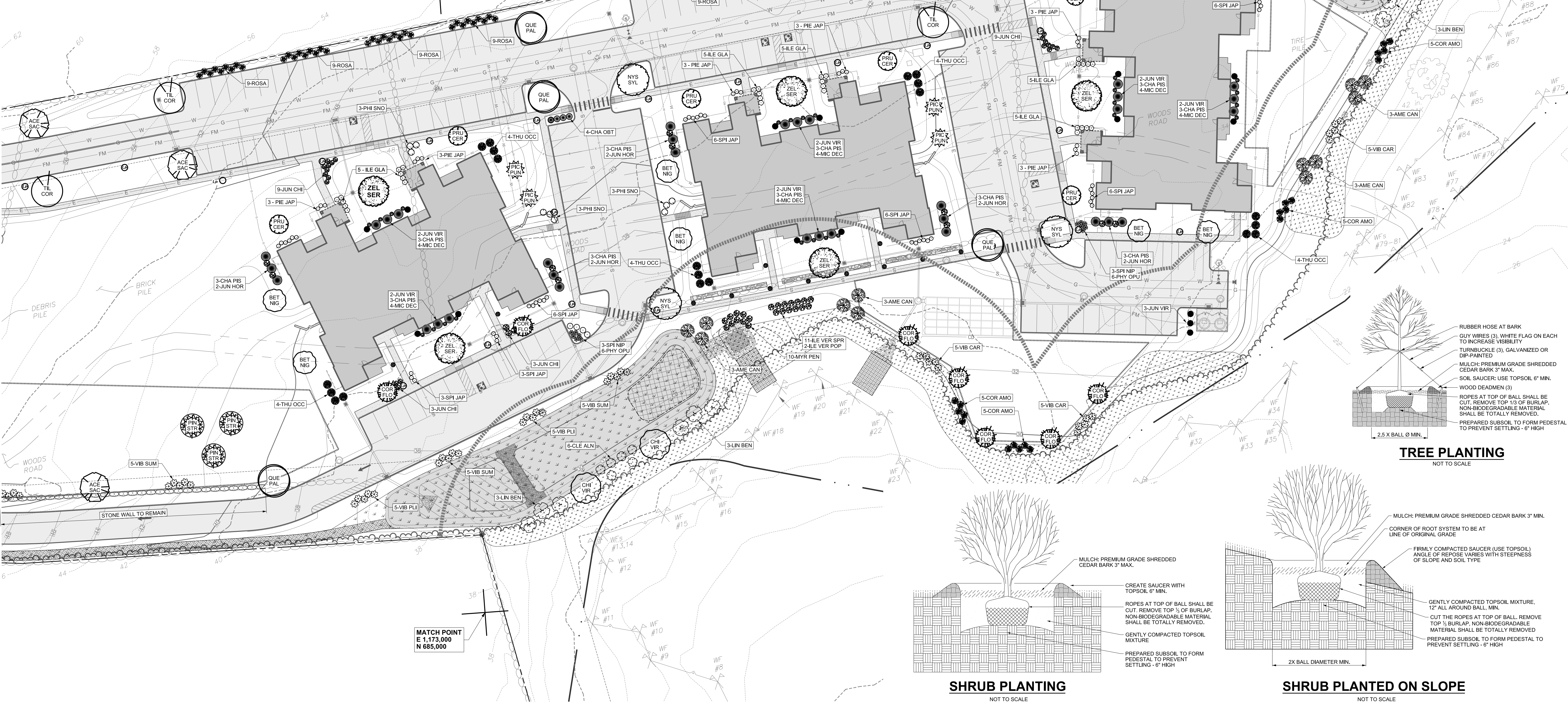
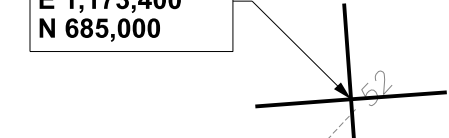
WATERFORD, CT

REVISION SUMMARY		SHEET
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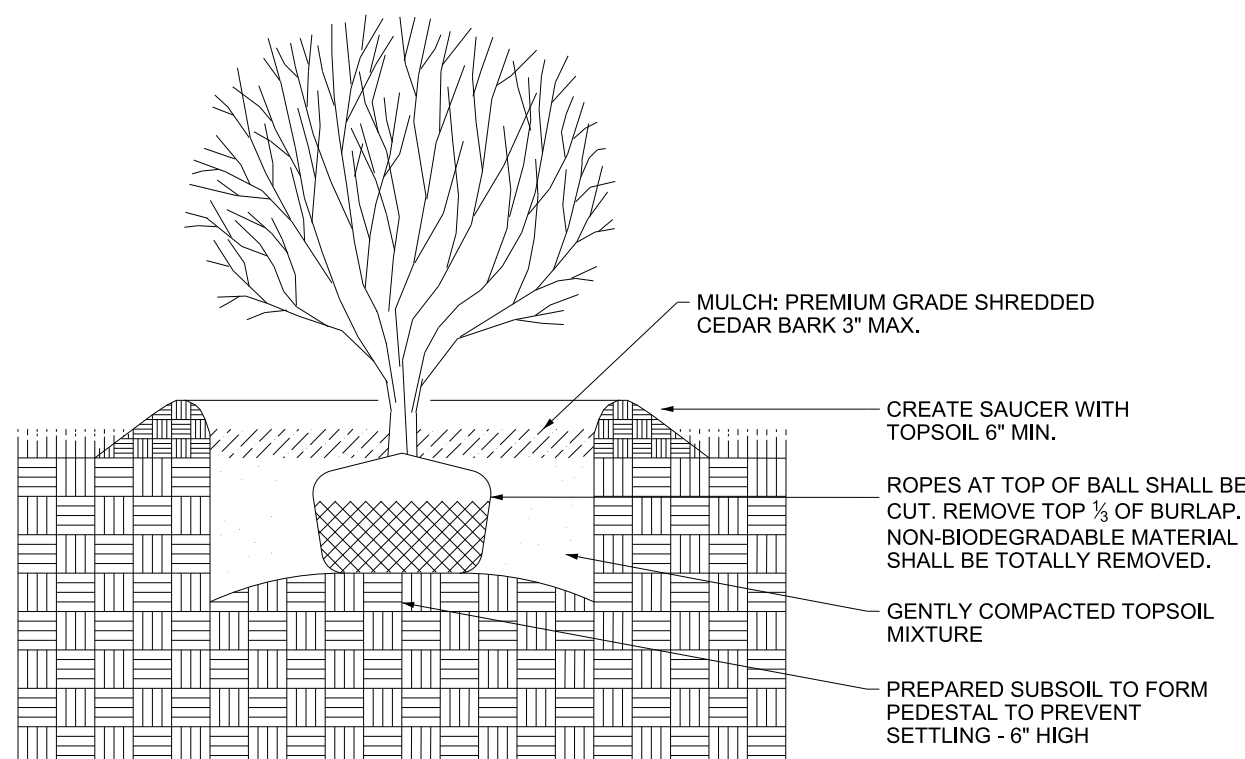
LANDSCAPE PLANTING NOTES:

- ALL LANDSCAPE MATERIALS AND METHODS SHALL COMPLY WITH TOWN OF WATERFORD'S REGULATIONS AND REQUIREMENTS.
- ALL AREAS OF THE PROJECT SITE AFFECTED BY CONSTRUCTION OPERATIONS AND NOT COVERED BY BUILDINGS, ROADS, PARKING LOTS, WALKS, PLANTING BEDS, OR OTHER PERMANENT IMPROVEMENTS SHALL BE FINE GRADED, FERTILIZED AND SEEDED WITH A PERENNIAL TURF TYPE GRASS SEED MIX EXCEPT AS NOTED.
- ALL LANDSCAPE MATERIALS SHALL COMPLY WITH STATE OF CT DOT STANDARD SPECIFICATIONS FORM 818, AS AMENDED.
- SOIL PREPARATION SHALL BE LIMITED TO AREAS TO BE PLANTED WITHIN SEVEN (7) DAYS.
- SPREAD TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM WITHIN LAWN AREAS TO A MINIMUM DEPTH OF 4 INCHES UNLESS OTHERWISE NOTED. REMOVE ALL STONES, STICKS, WEEDS, CLODS, LUMPS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN ANY DIMENSION WITHIN 4" OF FINISH GRADE.
- PROTECT EXISTING LAWN AREAS AND CREATE A SMOOTH TRANSITION BETWEEN THEM AND NEW WORK. REPAIR ANY DAMAGE TO THE SATISFACTION OF THE OWNER OR LANDSCAPE ARCHITECT.
- SECURE ACCEPTANCE OF FINE GRADING BY THE OWNERS REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF SEEDING.
- MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY OFF BEFORE PLANTING OF LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED OR DISTURBED AFTER FINE GRADING PRIOR TO PLANTING.
- PLANT MATERIAL SHALL BE INSTALLED AFTER FINAL GRADES OF AREA ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO OWNER'S REPRESENTATIVE. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
- PROVIDE TREES, SHRUBS, AND ALL OTHER PLANT MATERIAL OF GENUS, SPECIES, VARIETY, HEIGHT AND CALIPER SHOWN.
- PLANT MATERIAL SHALL BE INSTALLED IN THE FOLLOWING STEPS:
A. EXCAVATE PITS, BEDS, AND TRENCHES WITH SLOPING SIDES AND A FLAT BOTTOM. LOOSEN HARD SUBSOIL AT BOTTOM.
B. EXCAVATIONS FOR BALLED AND BURLAPPED (B&B) TREES AND SHRUBS SHALL BE 2 TO 3 TIMES THE WIDTH BUT NO DEEPER THAN THE ROOT BALL.
C. PLACE PLANT MATERIAL IN HOLE. CLIP AND ROLL DOWN OR REMOVE THE WIRE CAGE. BURLAP AND NYLON STRING.
D. PRUNE CLEANLY ANY DEAD OR CRUSHED ROOTS AND STRAIGHTEN OR CUT ENCIRCLING ROOTS IF PRESENT.
E. USING THE SAME SOIL AS DUG FROM THE HOLE, FILL UNDER AND AROUND THE ROOT BALL, GENTLY PRESS INTO PLACE. FILL THE HOLE PARTIALLY WITH WATER. CONTINUE TO PLACE SOIL INTO THE HOLE UNTIL THE SURFACE LEVEL IS JUST BELOW THE ROOT COLLAR.
F. CREATE A SOIL BERM AROUND THE TRUNK TWO (2) TIMES THE WIDTH OF THE ROOT BALL. ADD 3" OF SHREDDED BARK MULCH OR APPROVED EQUAL OVER THE SOIL BERM STAYING AT LEAST 3" AWAY FROM THE ROOT COLLAR.

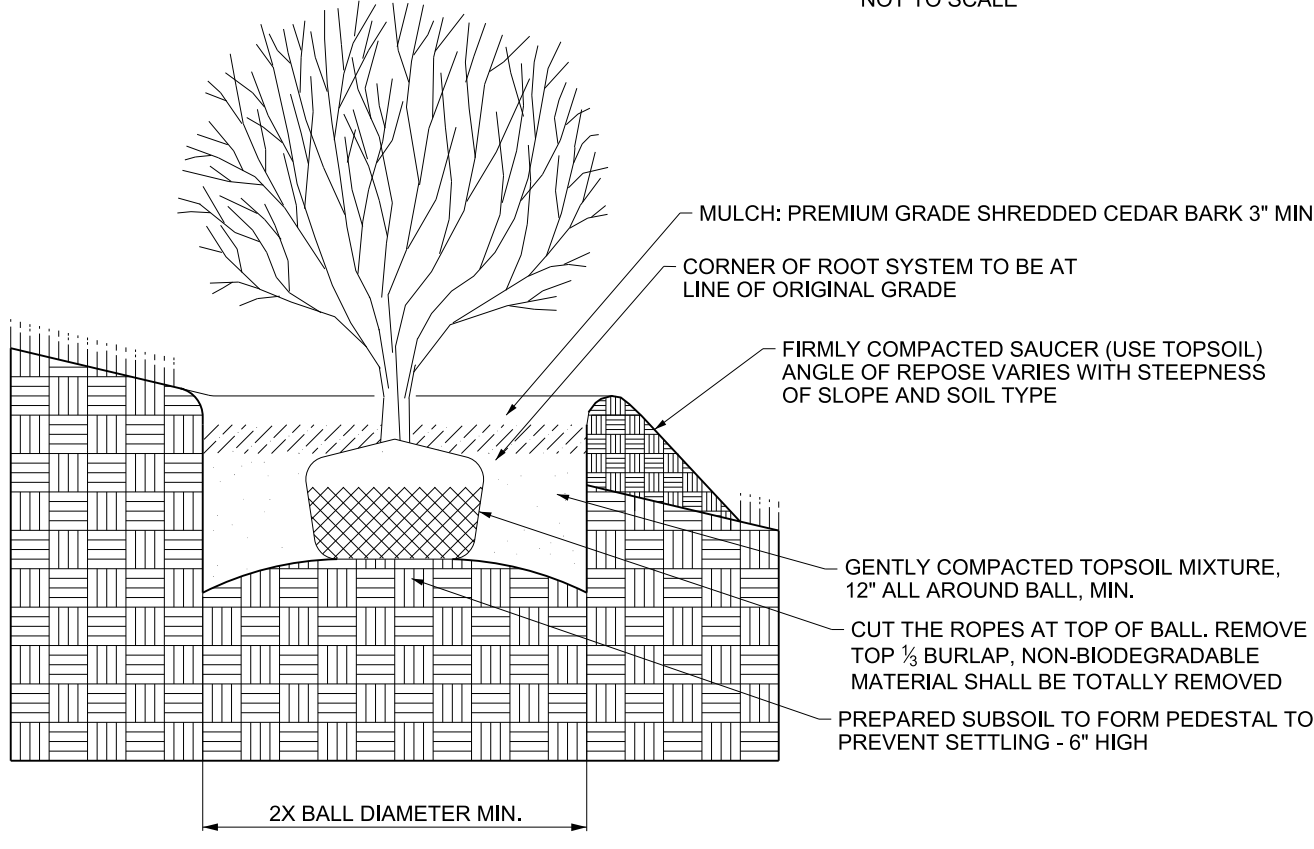
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N 685,000



TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



SHRUB PLANTED ON SLOPE
NOT TO SCALE

SCALE: 1" = 30'

PROJECT NUMBER:
00096 - 001



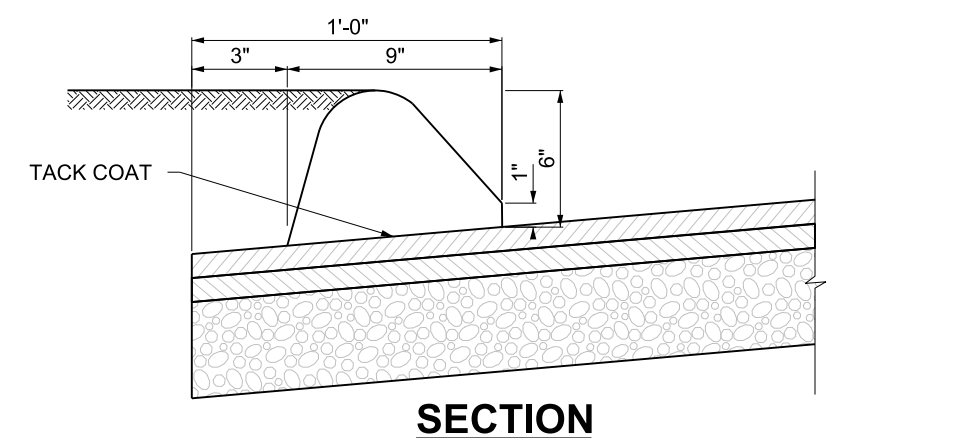
CONTACT INFORMATION
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PROFESSIONAL SEAL

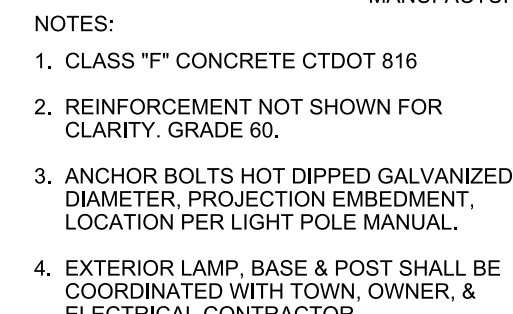
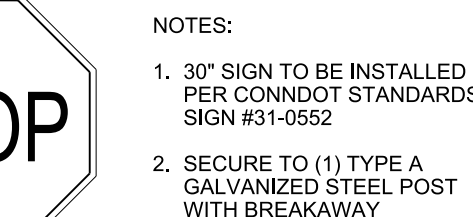
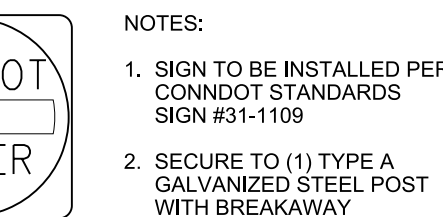
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WATERFORD WOODS
SITE PLANS
PREPARED FOR
SIG CON ASSOCIATES
LANDSCAPING PLAN - SOUTH

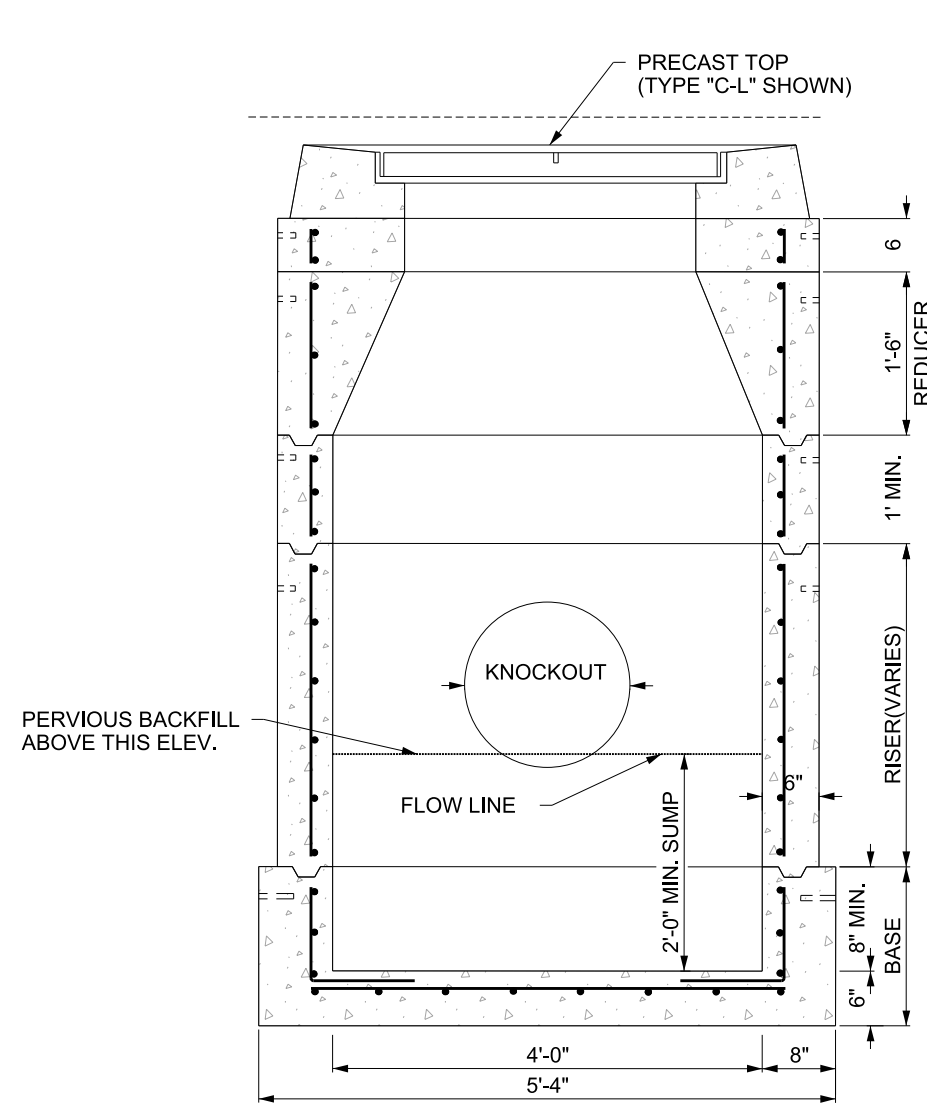
384 & 394 WILLETTS AVENUE
WATERFORD, CT



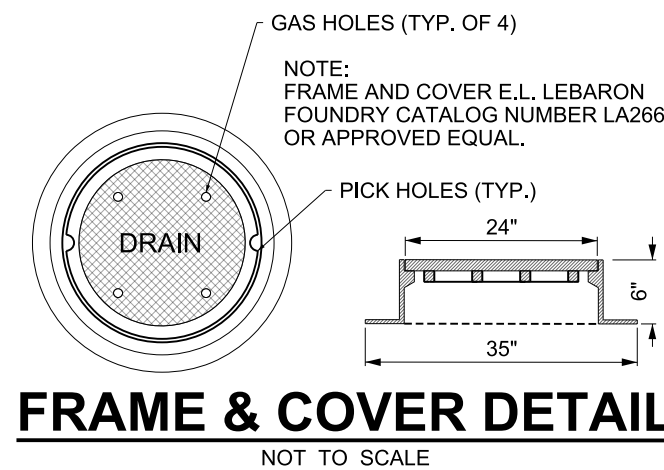
BITUMINOUS CONCRETE
CURB (BCLC)
NOT TO SCALE



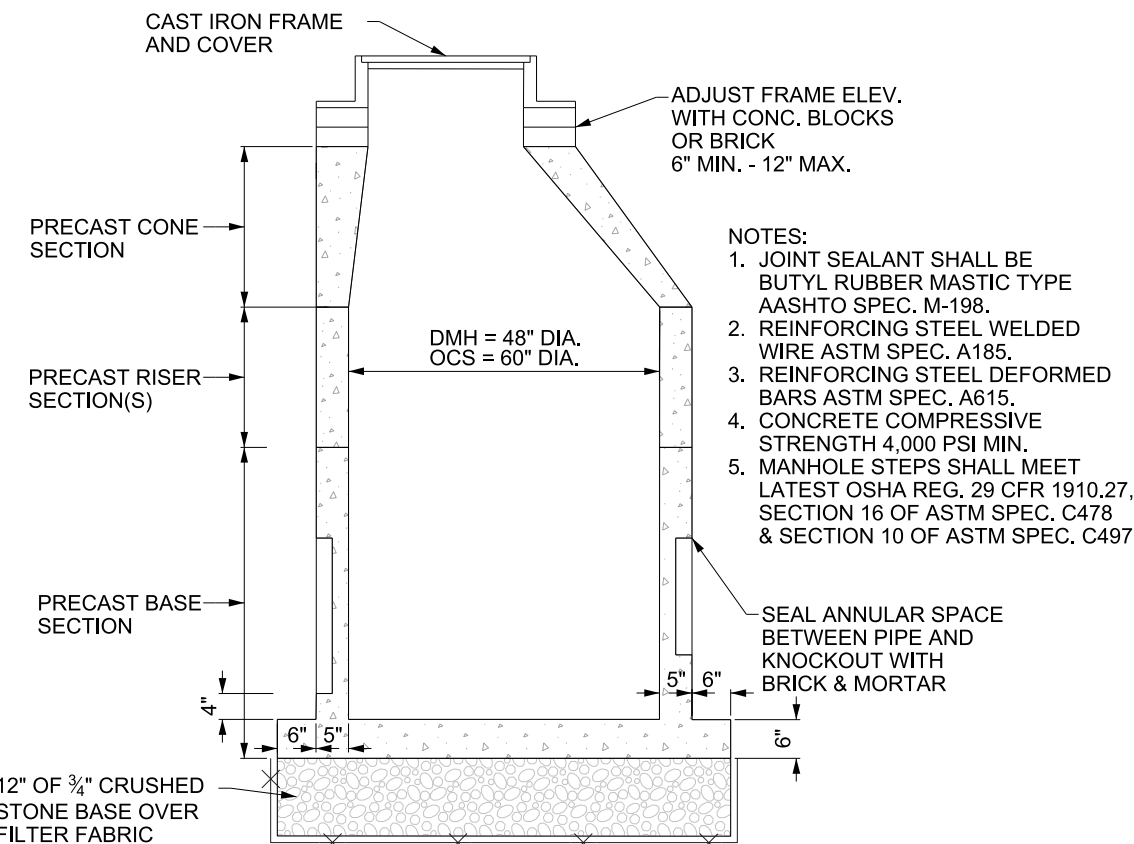
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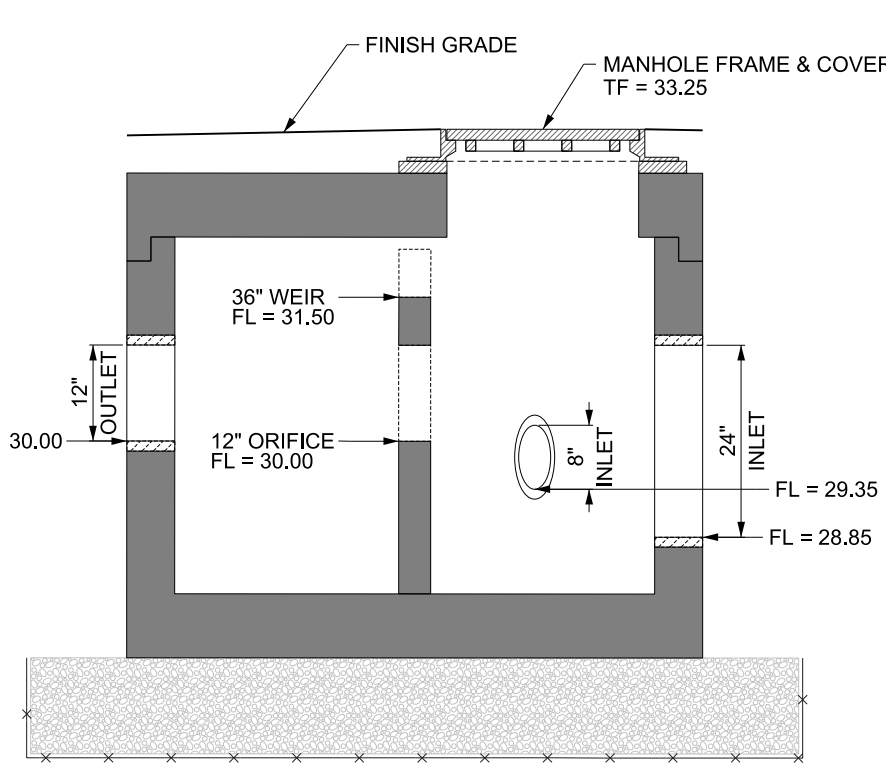
**TYPE "C", "CL" OR "CG"
STANDARD CATCH BASIN**
NOT TO SCALE



FRAME & COVER DETAIL
NOT TO SCALE



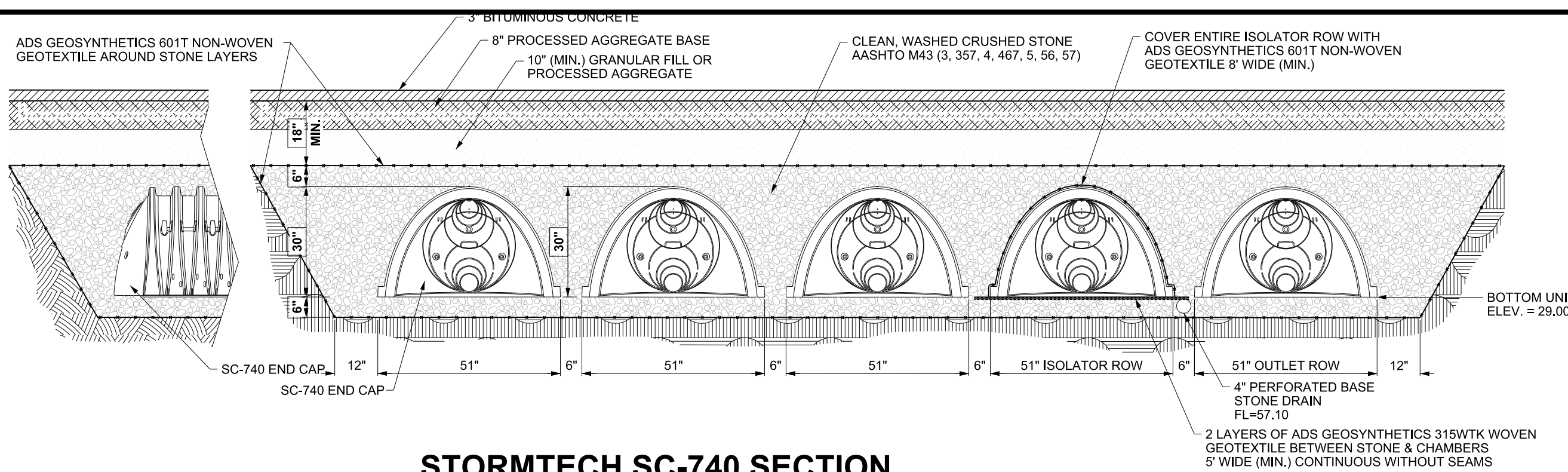
PRECAST STORM DRAIN MANHOLE
NOT TO SCALE



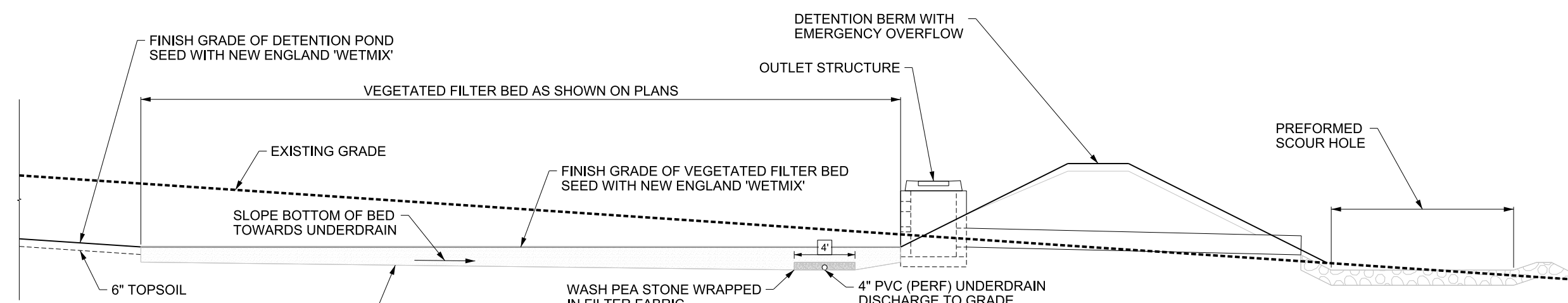
FLOW CONTROL PLATE

- NOTES:
1. JOINT SEALANT SHALL BE BUTYL RUBBER MASTIC AASHTO M-198.
 2. REINFORCING STEEL WELDED WIRE ASTM A185, REINFORCING STEEL DEFORMED BARS ASTM A615.
 3. CONCRETE COMPRESSIVE STRENGTH 4,000 PSI MIN. AT 28 DAYS DESIGNED FOR H-20 LOADING.
 4. BASE AND TOP SLAB DIMENSIONS ARE APPROX. AND SHALL BE CONFIRMED BY THE MANUFACTURER.
 5. PIPE INLET AND OUTLET LOCATIONS, SIZES AND ELEVATIONS SHALL BE MAINTAINED. KNOCK-OUTS TO BE PROVIDED BY MANUFACTURER.
 6. MANHOLE STEPS PROVIDED PER TYP. MANHOLE

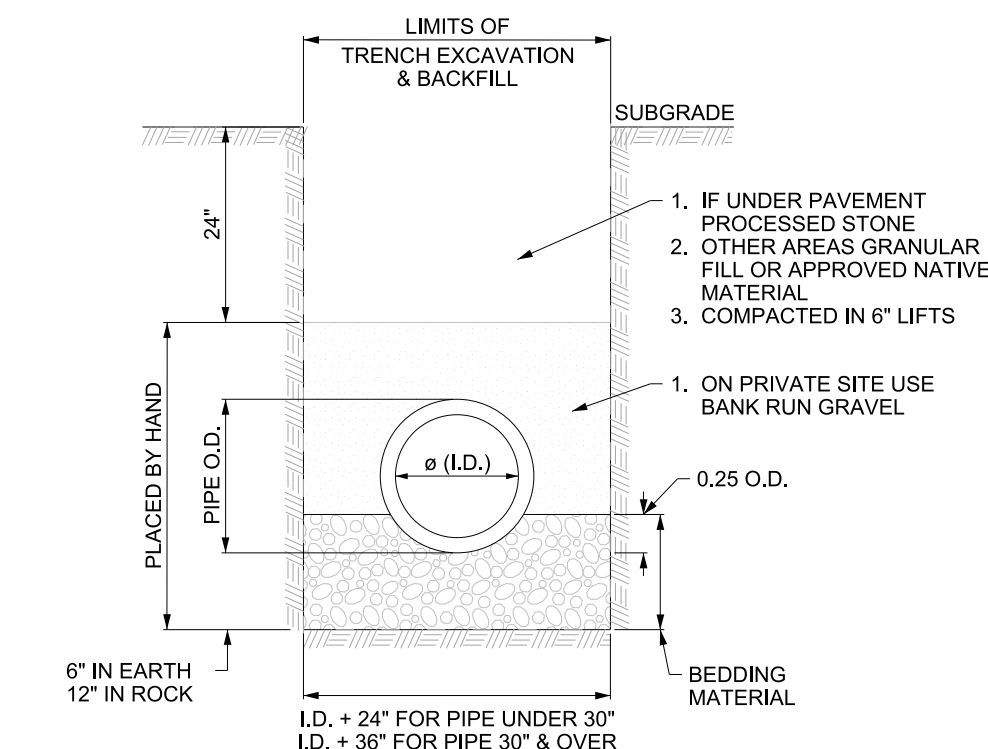
OCS-01B
NOT TO SCALE



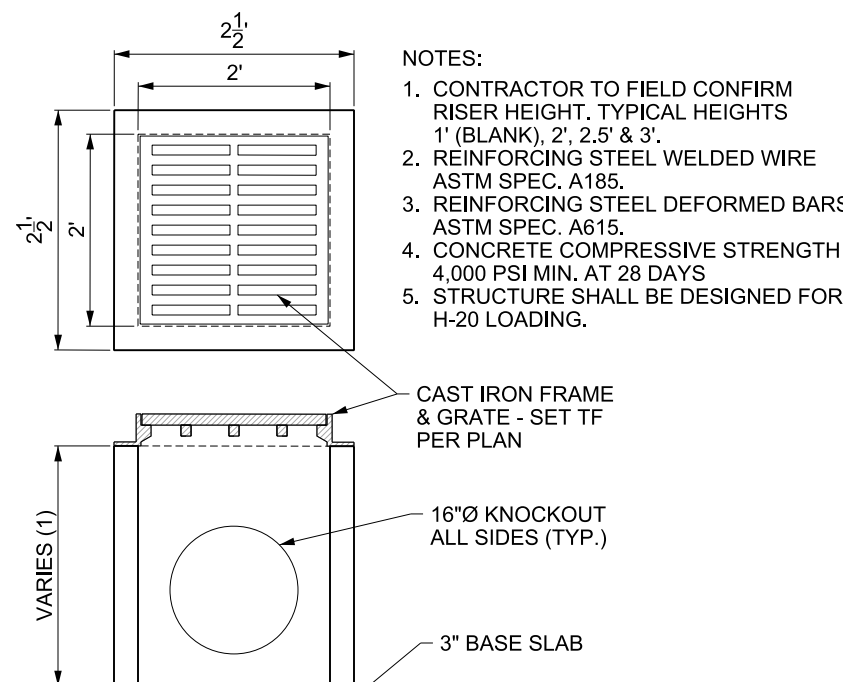
STORMTECH SC-740 SECTION



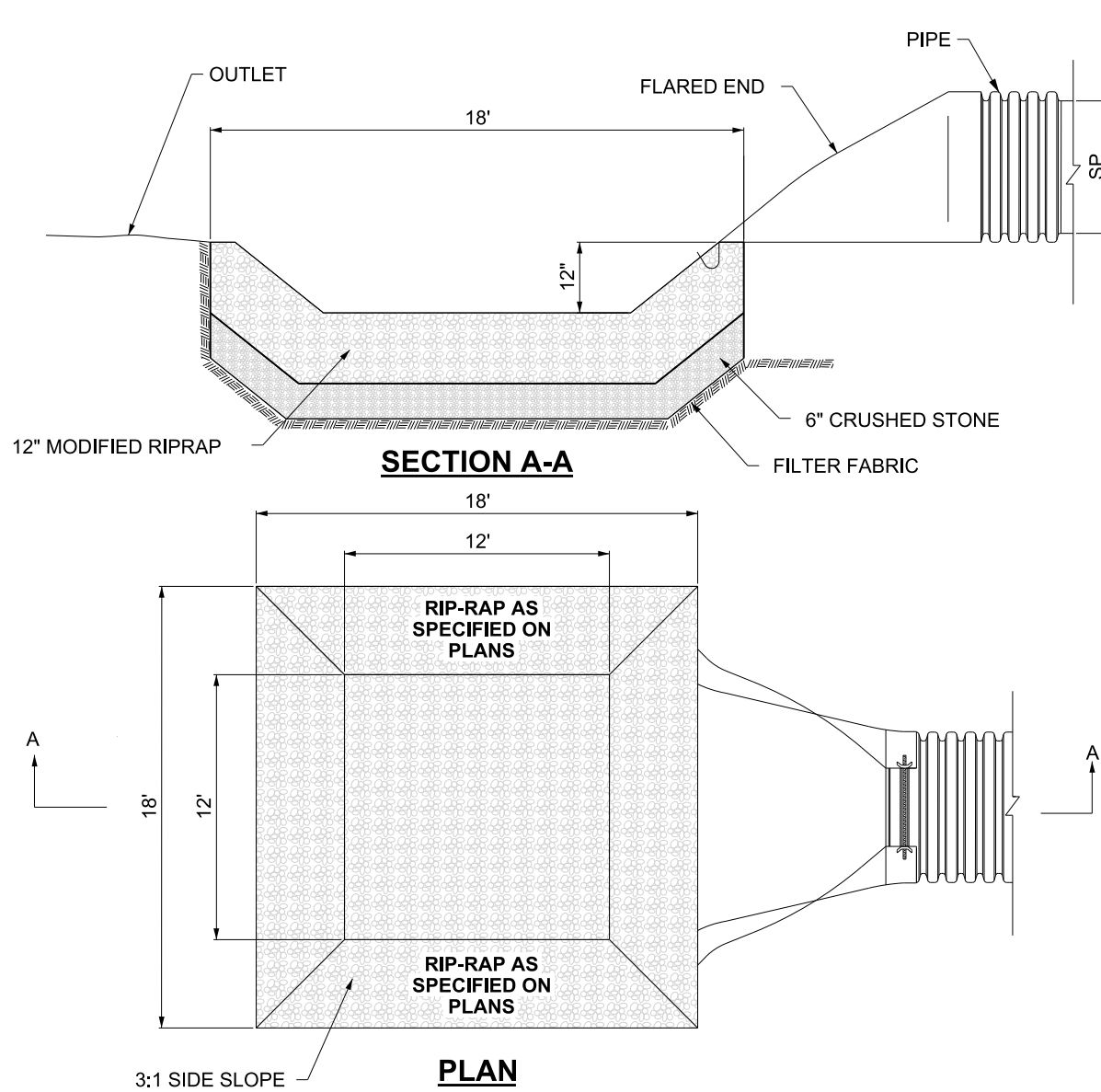
DETENTION / VEGETATED FILTER SECTION



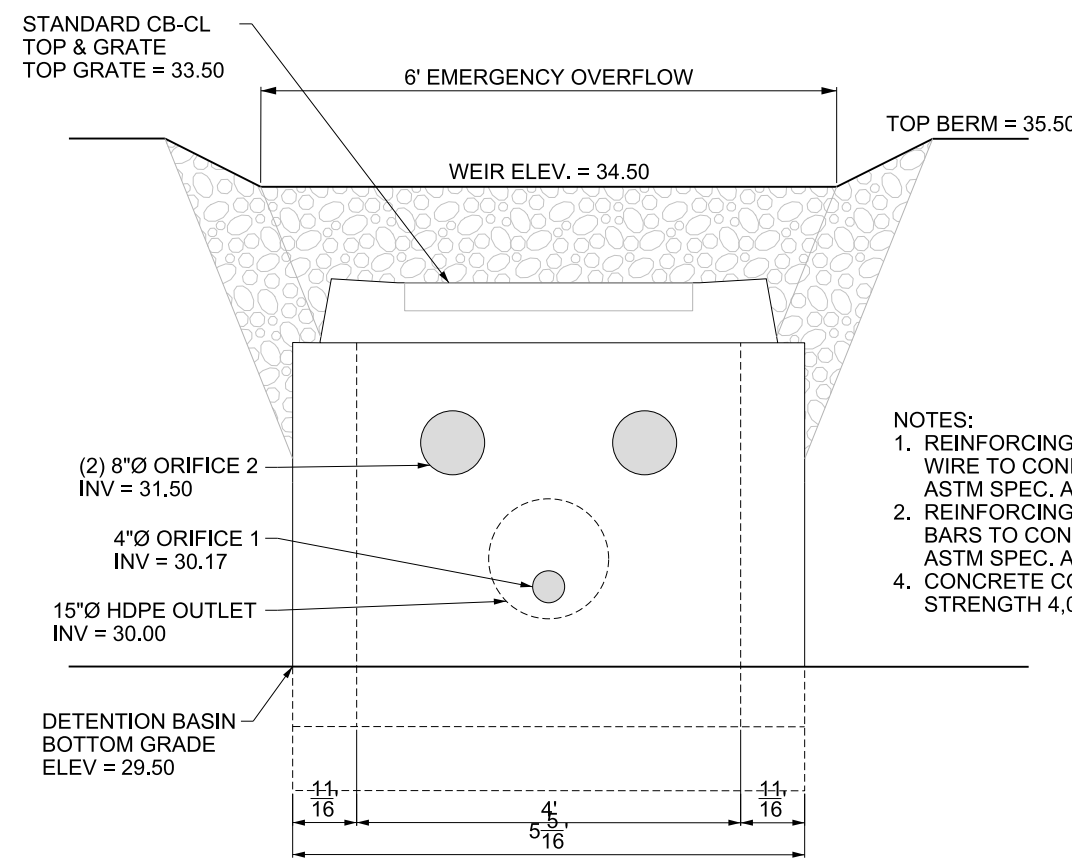
TRENCHING & BACKFILLING
NOT TO SCALE



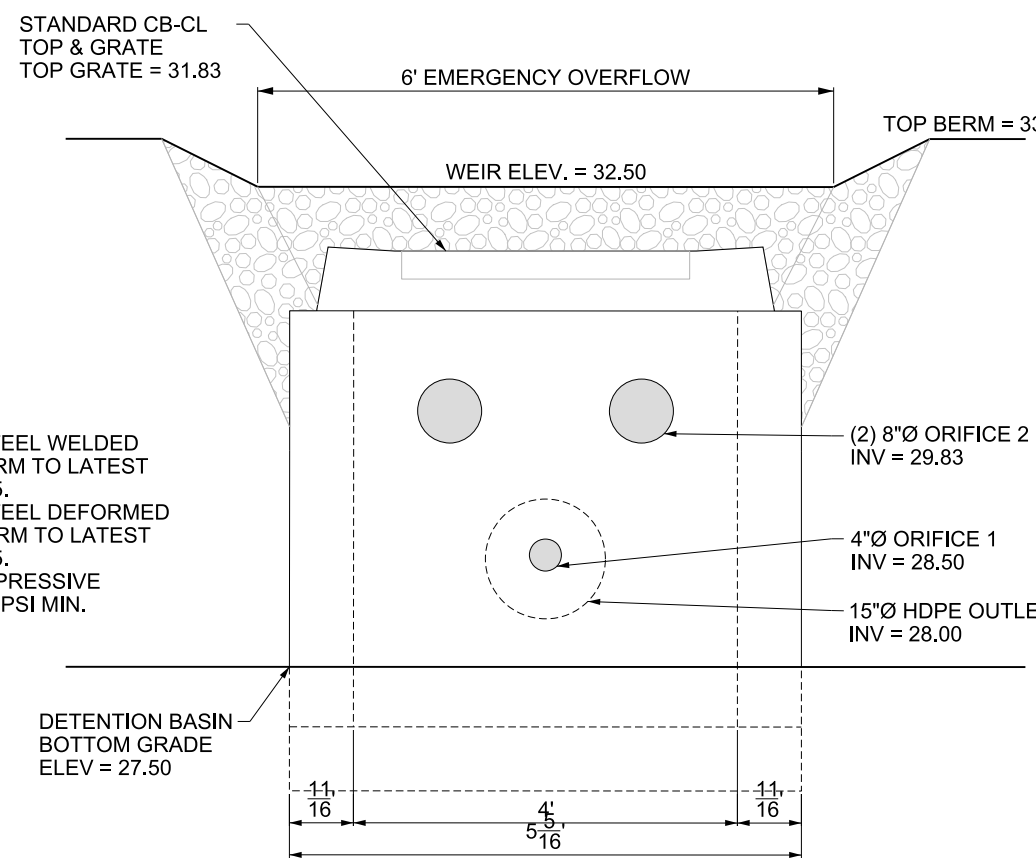
YARD DRAIN
NOT TO SCALE



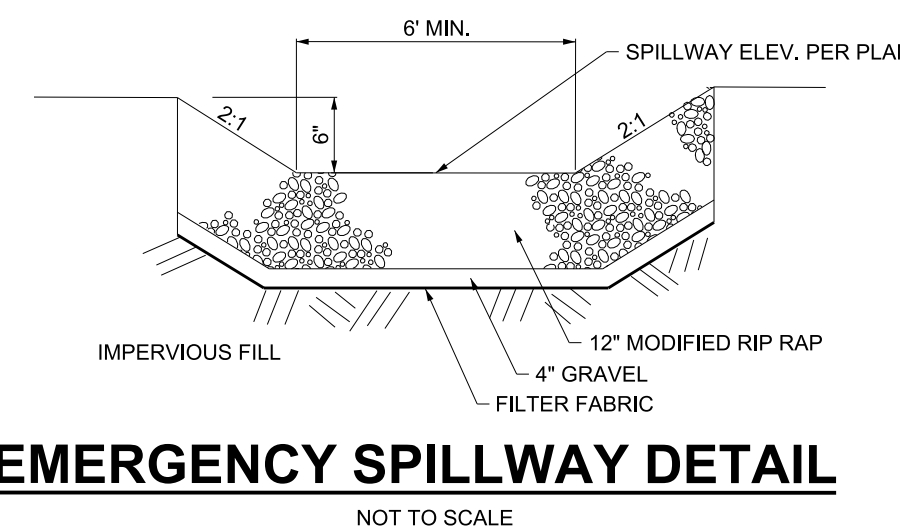
PREFORMED SCOUR HOLE
NOT TO SCALE



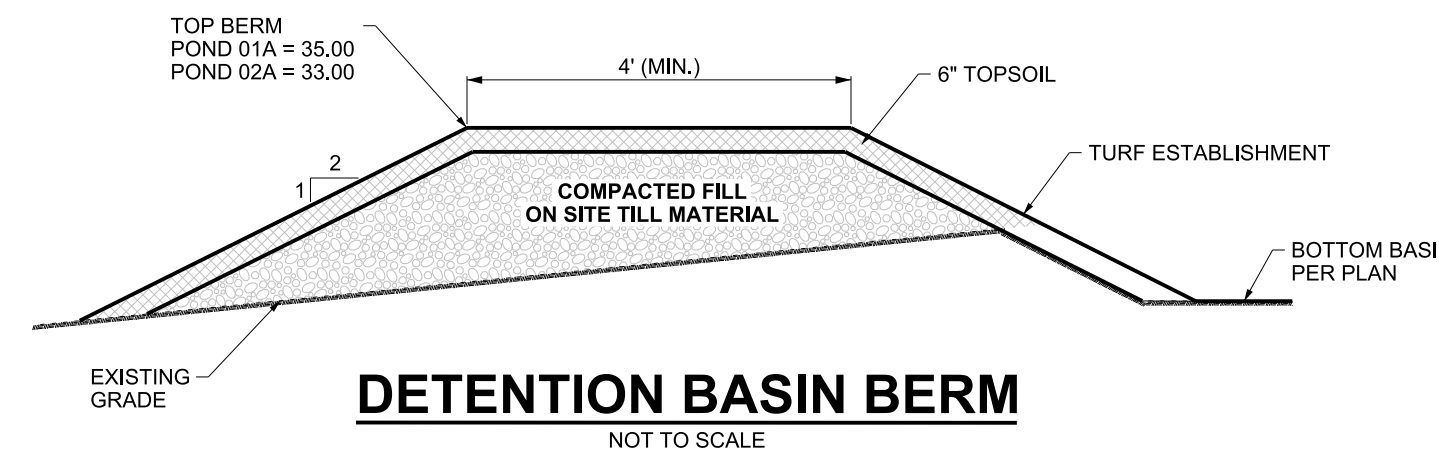
OCS 01A
NOT TO SCALE



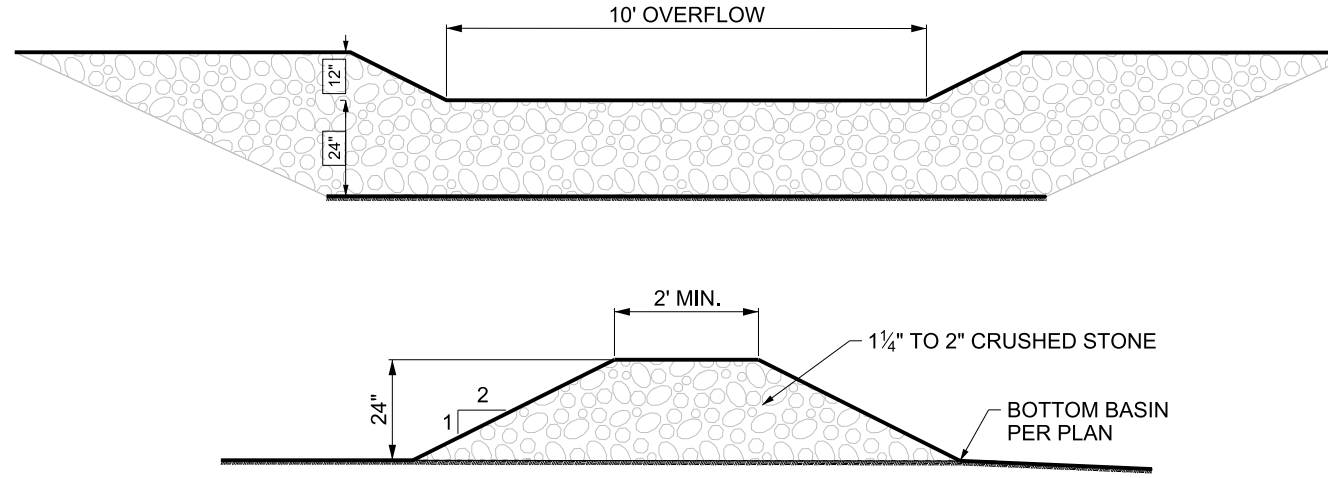
OCS 02A
NOT TO SCALE



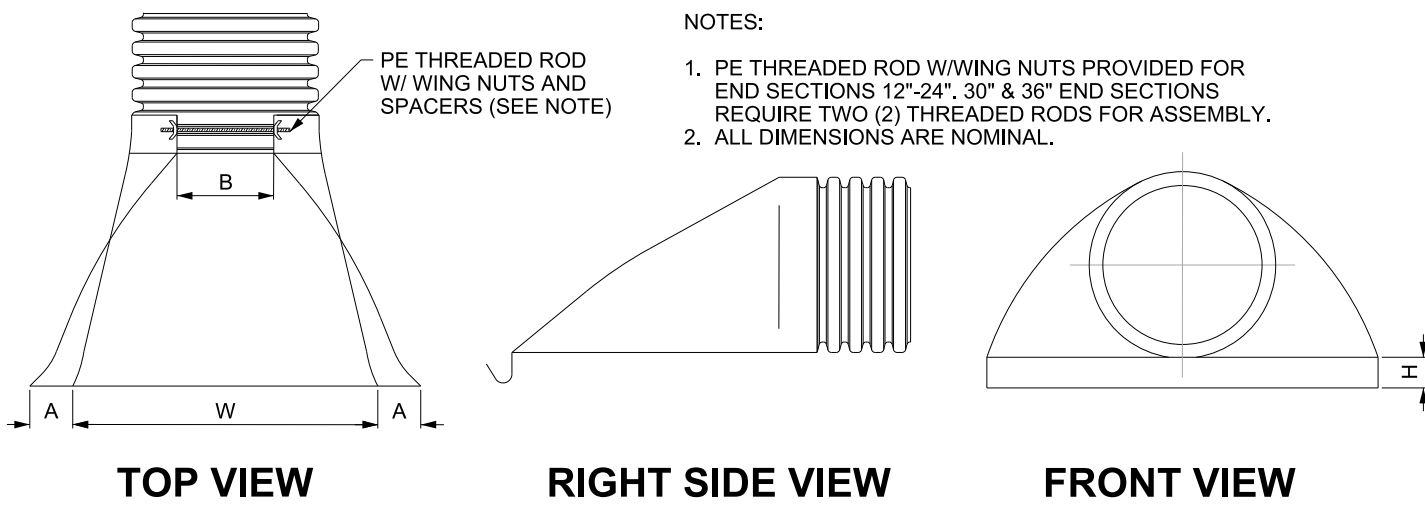
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



DETENTION BASIN BERM
NOT TO SCALE

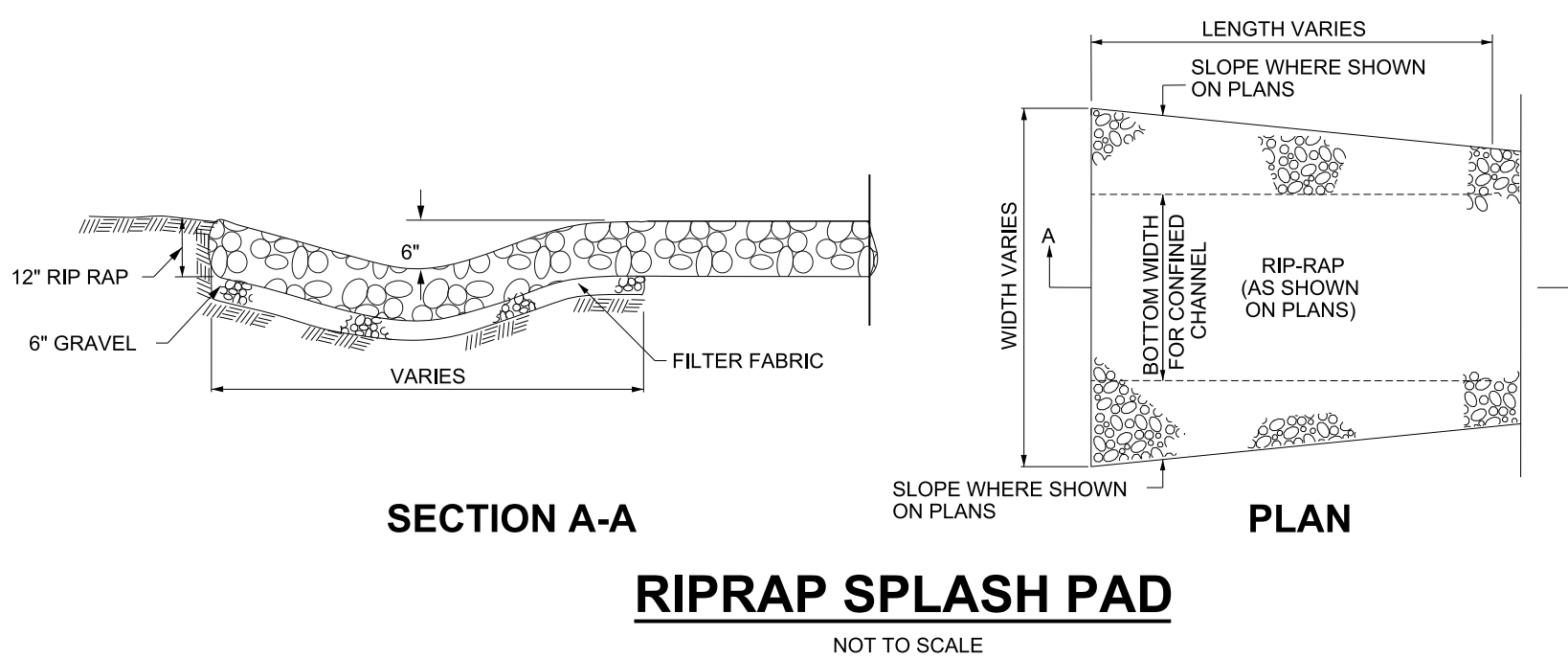


SEDIMENT FOREBAY FILTER BERM
NOT TO SCALE



FLARED END DETAIL
NOT TO SCALE

PART #	PIPE SIZE	A	B (MAX.)	H	L	W
1210NP	12"	6.5"	10.00"	6.5"	25.00"	29.00"
1510NP	15"	6.5"	10.00"	6.5"	25.00"	29.00"
1810NP	18"	7.5"	15.00"	6.5"	32.00"	35.00"
2410NP	24"	7.5"	18.00"	6.5"	36.00"	45.00"
3015NP	30"	7.5"	19.11"	6.5"	58.00"	63.00"
3615NP	36"	7.5"	25.00"	6.5"	58.00"	63.00"



RIPRAP SPLASH PAD
NOT TO SCALE

SCALE: AS SHOWN

PROJECT NUMBER:
00096 - 001



CONTACT INFORMATION
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PROFESSIONAL SEAL

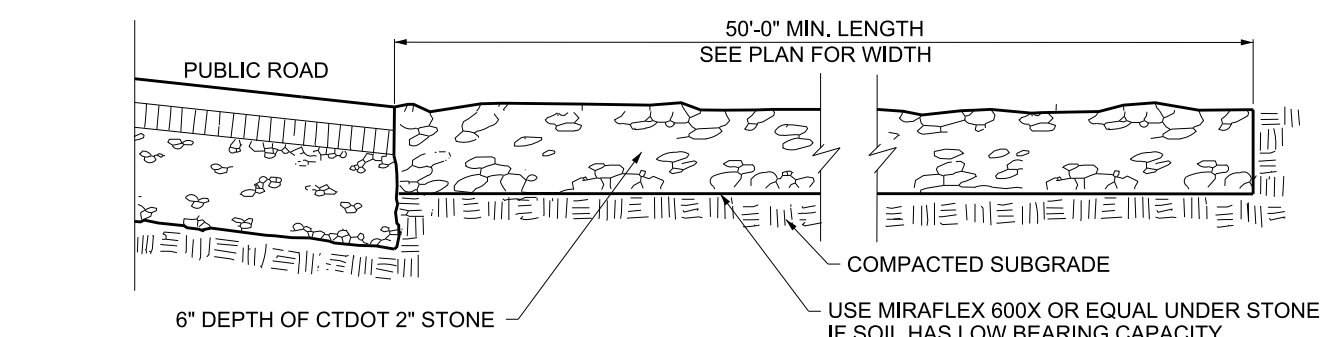
**WATERFORD WOODS
SITE DEVELOPMENT PLANS**
PREPARED FOR
SIG CON ASSOCIATES
DETAILS

384 & 394 WILLETTS AVENUE EXT.

WATERFORD, CT

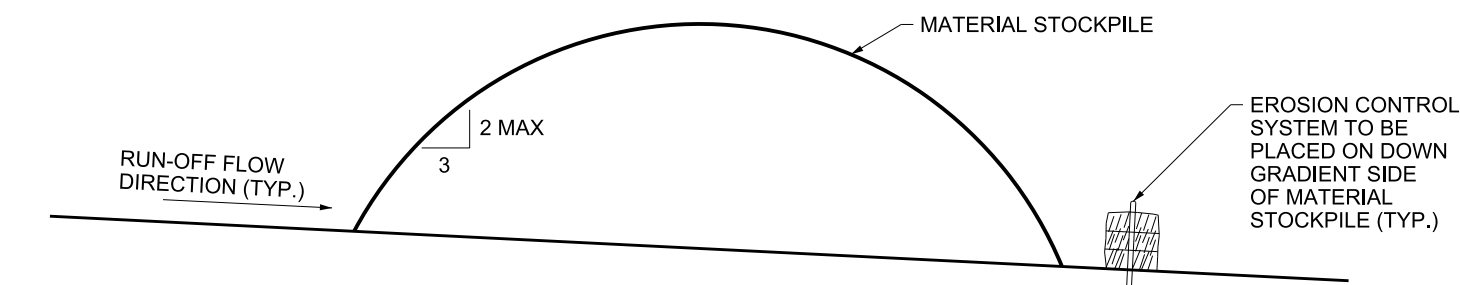
REVISION SUMMARY	
DATE	DESCRIPTION
12/30/20	PER IWVC COMMENTS / PZC SUBMISSION

SHEET	12 OF 14
DATE	11/18/20
REVISED	12/30/20



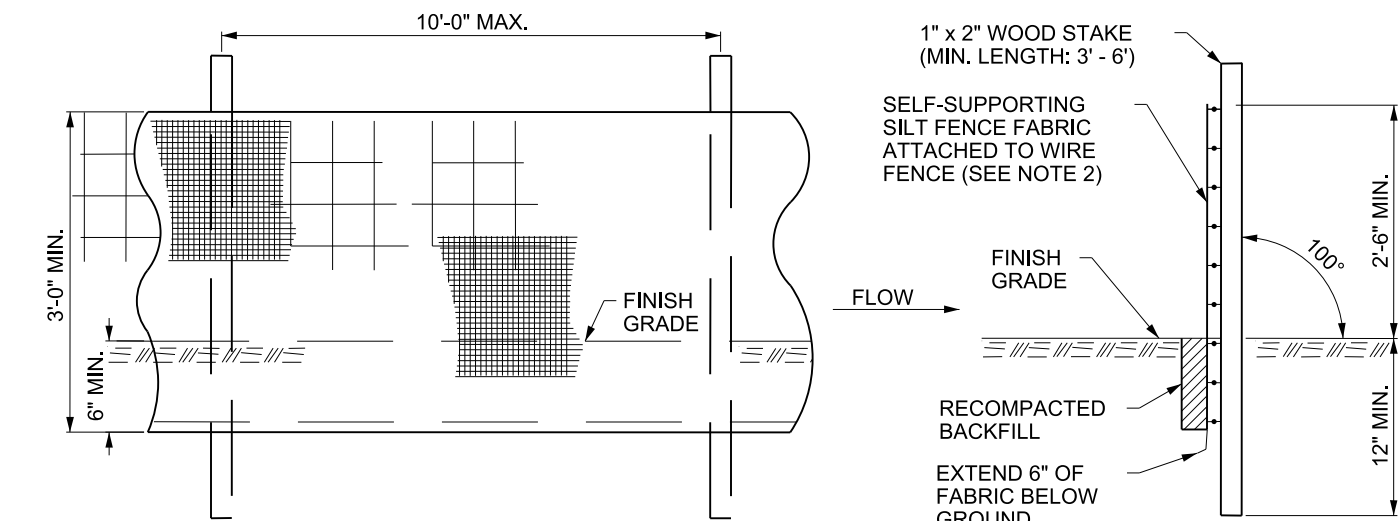
ANTI-TRACKING PAD DETAIL

NOT TO SCALE



SOIL STOCKPILE DETAIL

NOT TO SCALE



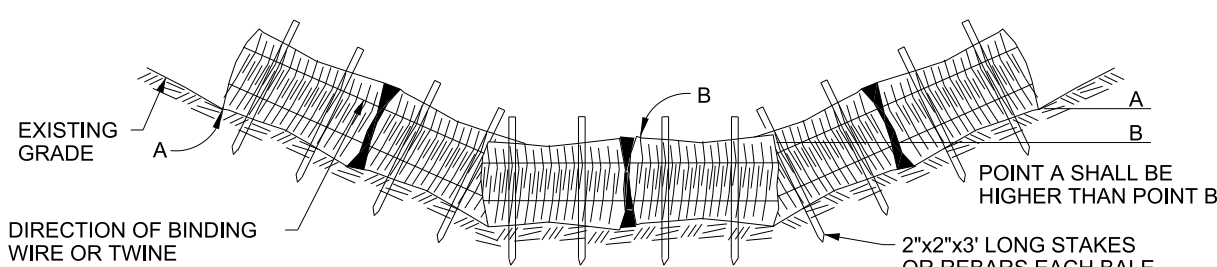
ELEVATION

SECTION

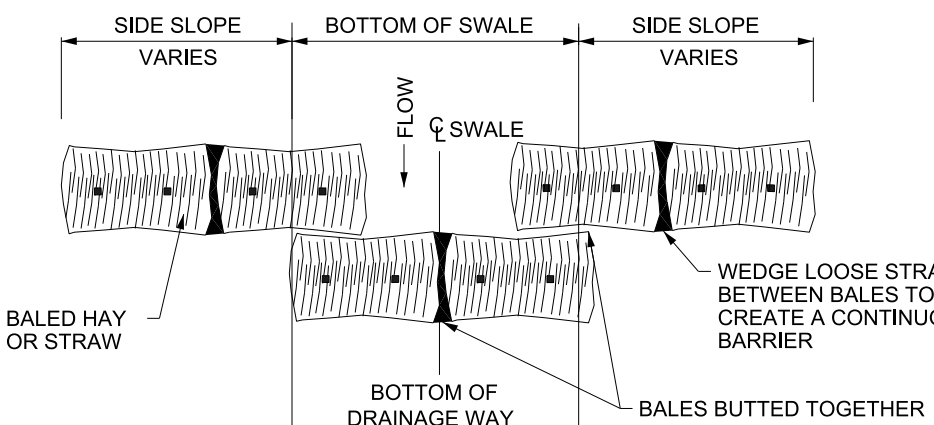
- NOTES:
1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
 2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5" # STEEL, L.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
 3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

SILT FENCE

NOT TO SCALE



SECTION AT SWALE



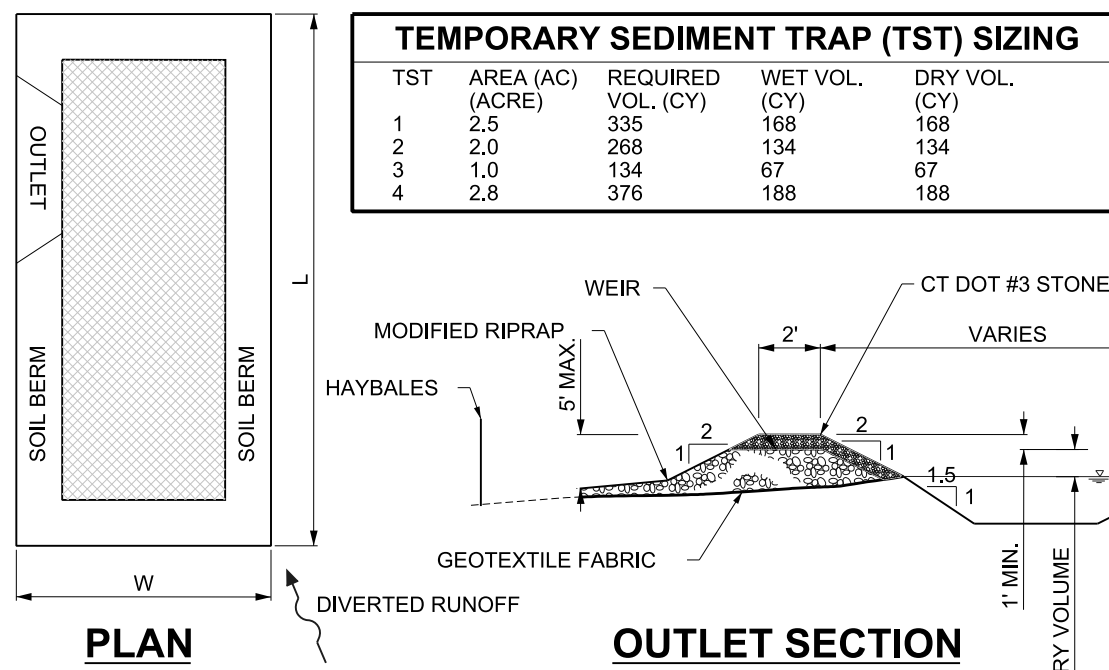
PLAN

HAY BALES AT SWALE

NOT TO SCALE

MAINTENANCE:

1. INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
2. DEWATER, REMOVE SEDIMENTS AND RESTORE BASIN TO ORIGINAL DIMENSIONS WHEN SEDIMENTS ACCUMULATED TO 1/2 WET STORAGE VOLUME.
3. THE TEMPORARY SEDIMENT TRAPS SHALL BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
4. ALL PROPOSED SEDIMENT TRAPS SHALL BE CONSTRUCTED ACCORDING TO THE 2002 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS.

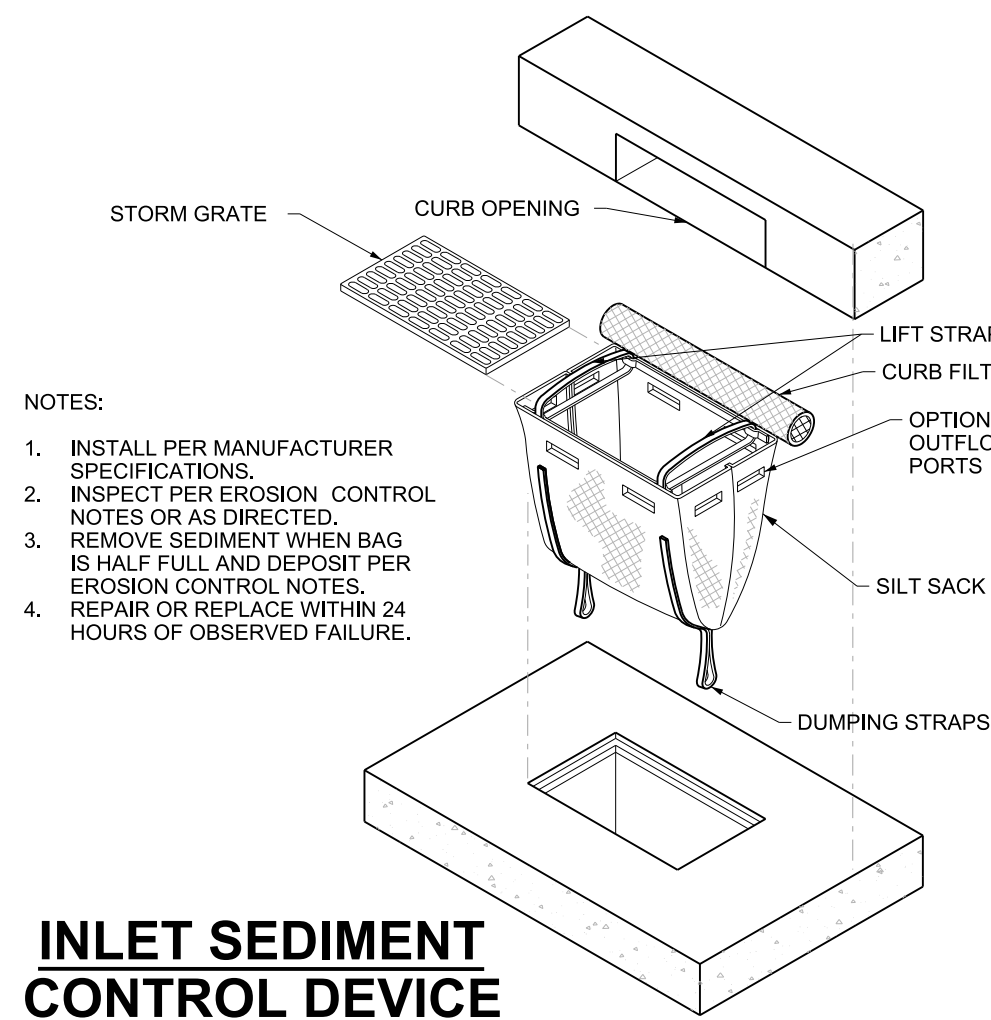


PLAN

OUTLET SECTION

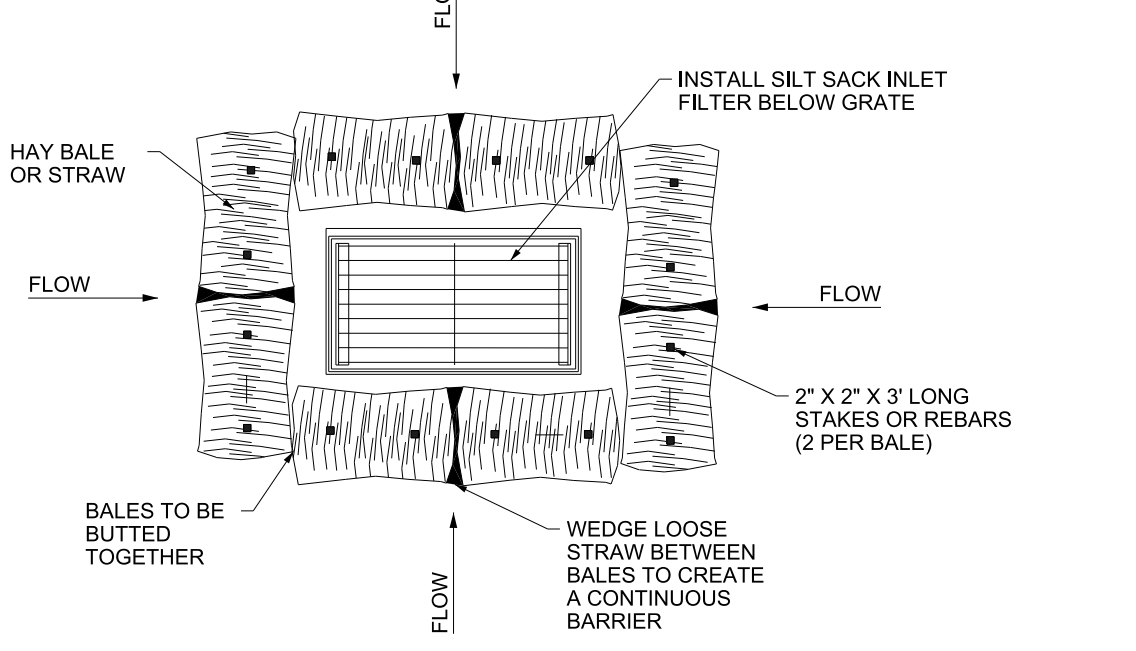
TEMPORARY SEDIMENT TRAP

NOT TO SCALE



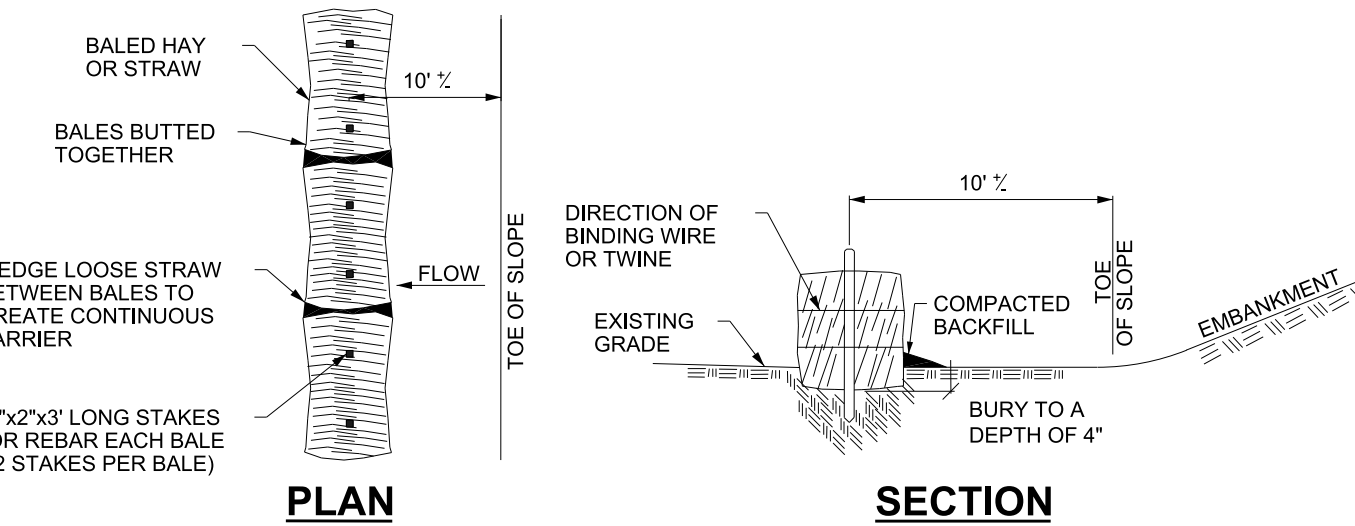
INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



HAY BALES AROUND CATCH BASIN

NOT TO SCALE

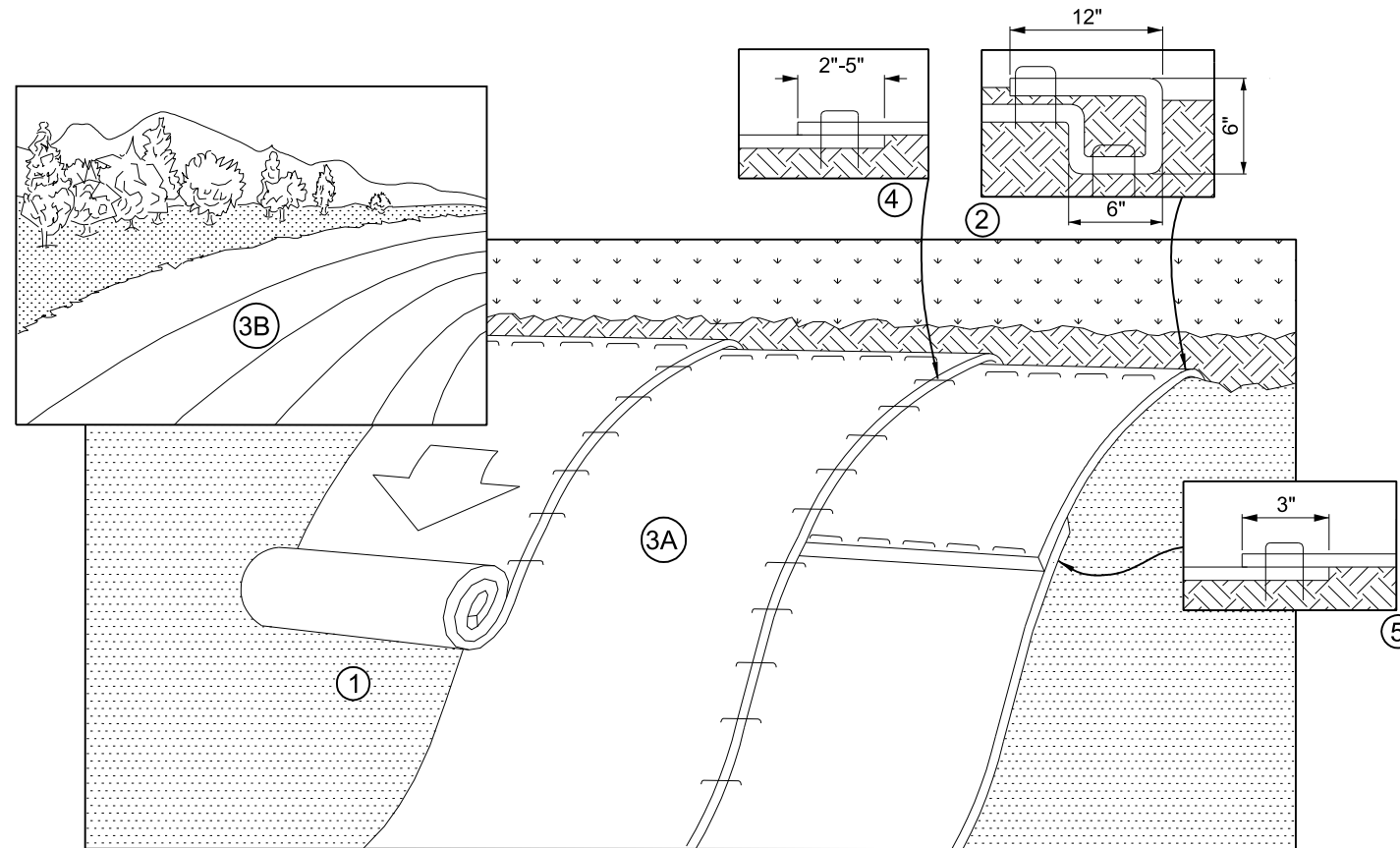


PLAN

SECTION

HAY BALES AT TOE OF SLOPE

NOT TO SCALE

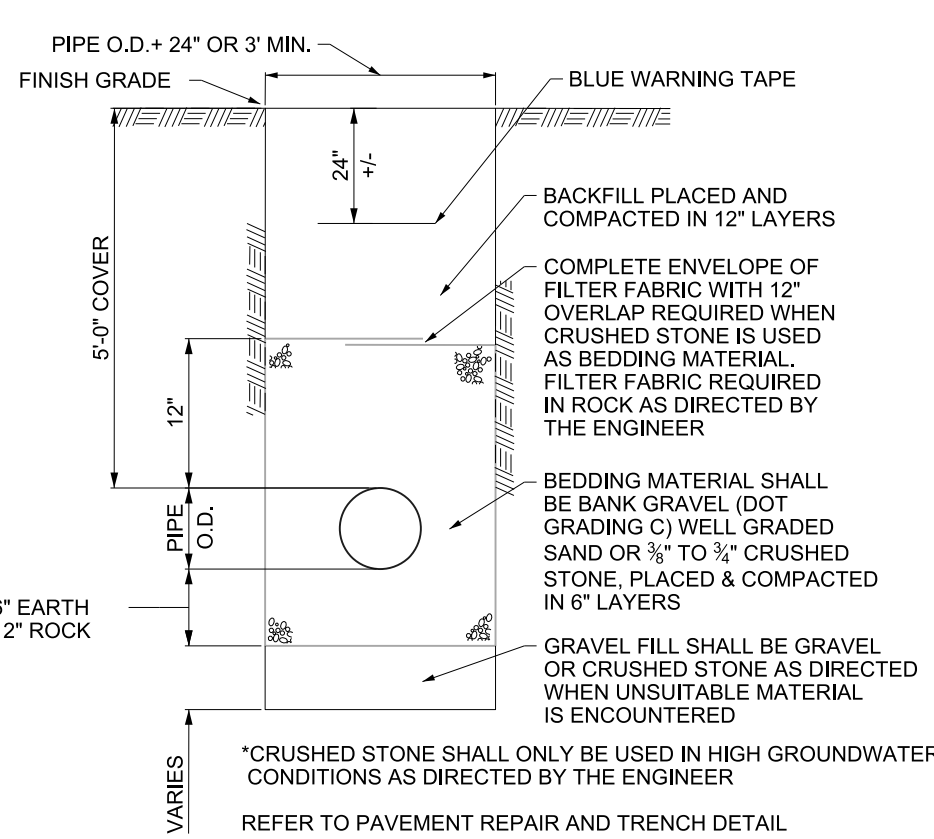


NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING AND NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF 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.
3. 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.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2'-5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.

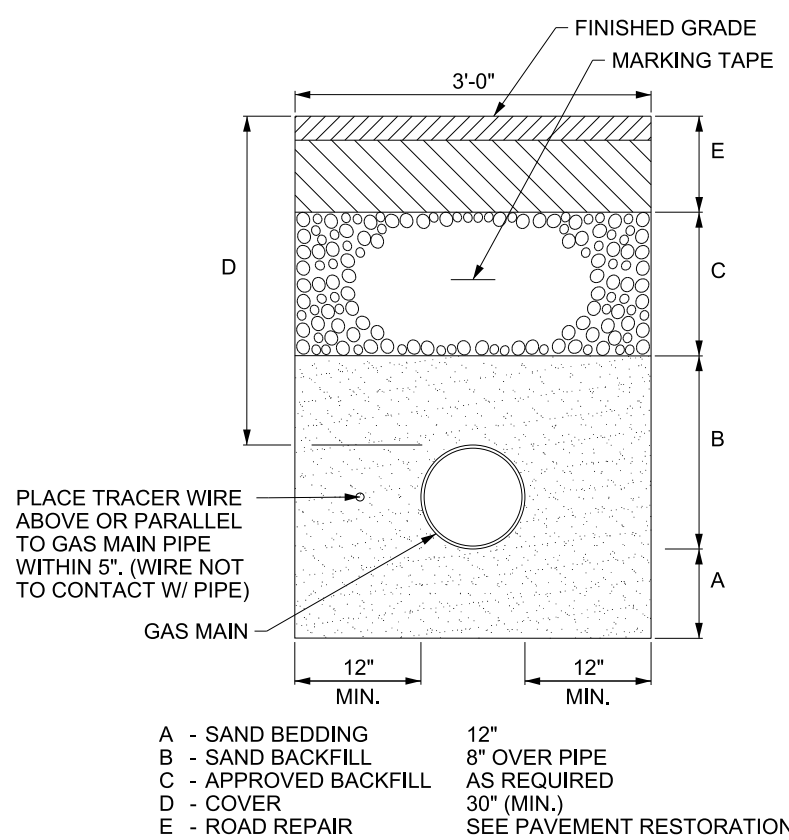
EROSION CONTROL BLANKET SLOPE INSTALLATION

NOT TO SCALE



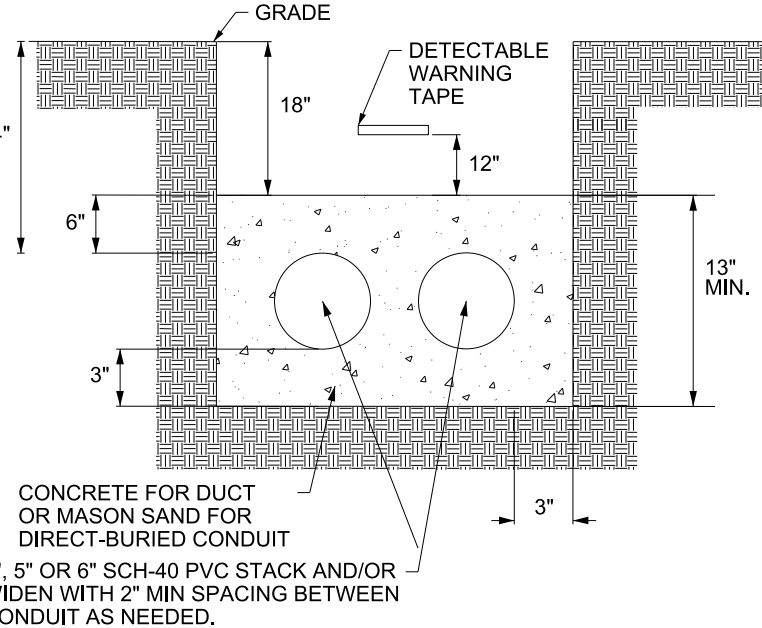
TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE



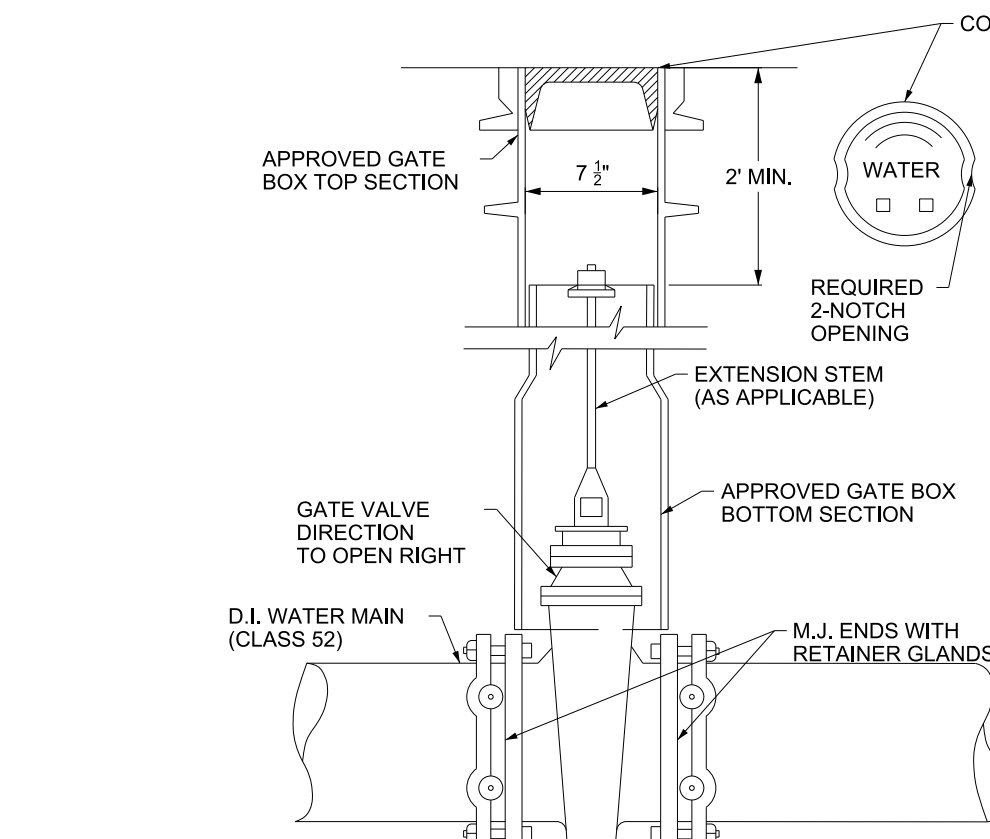
GAS MAIN TRENCH DETAIL

NOT TO SCALE



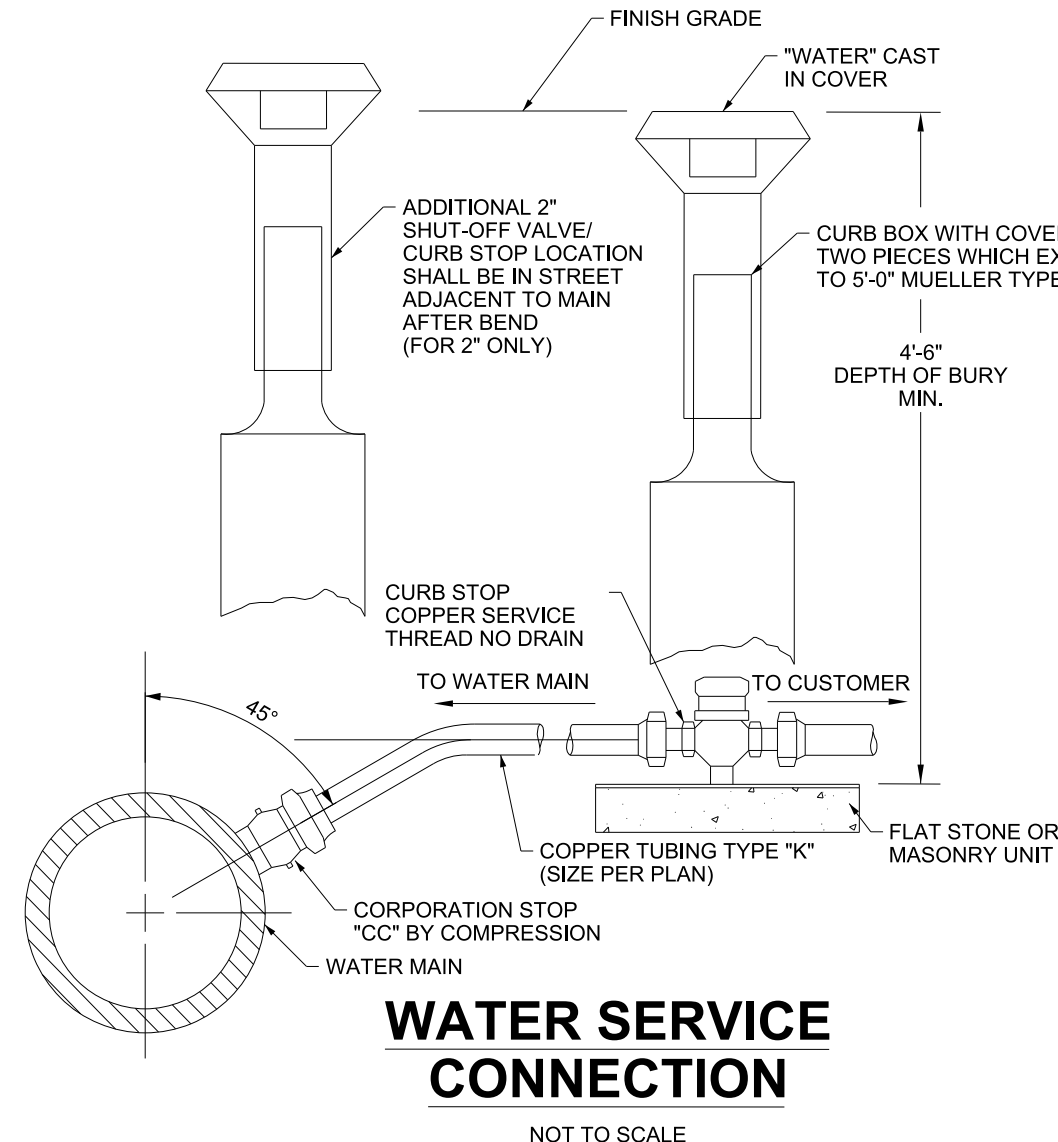
TYPICAL U/G CONDUIT OR DUCT BANK

NOT TO SCALE



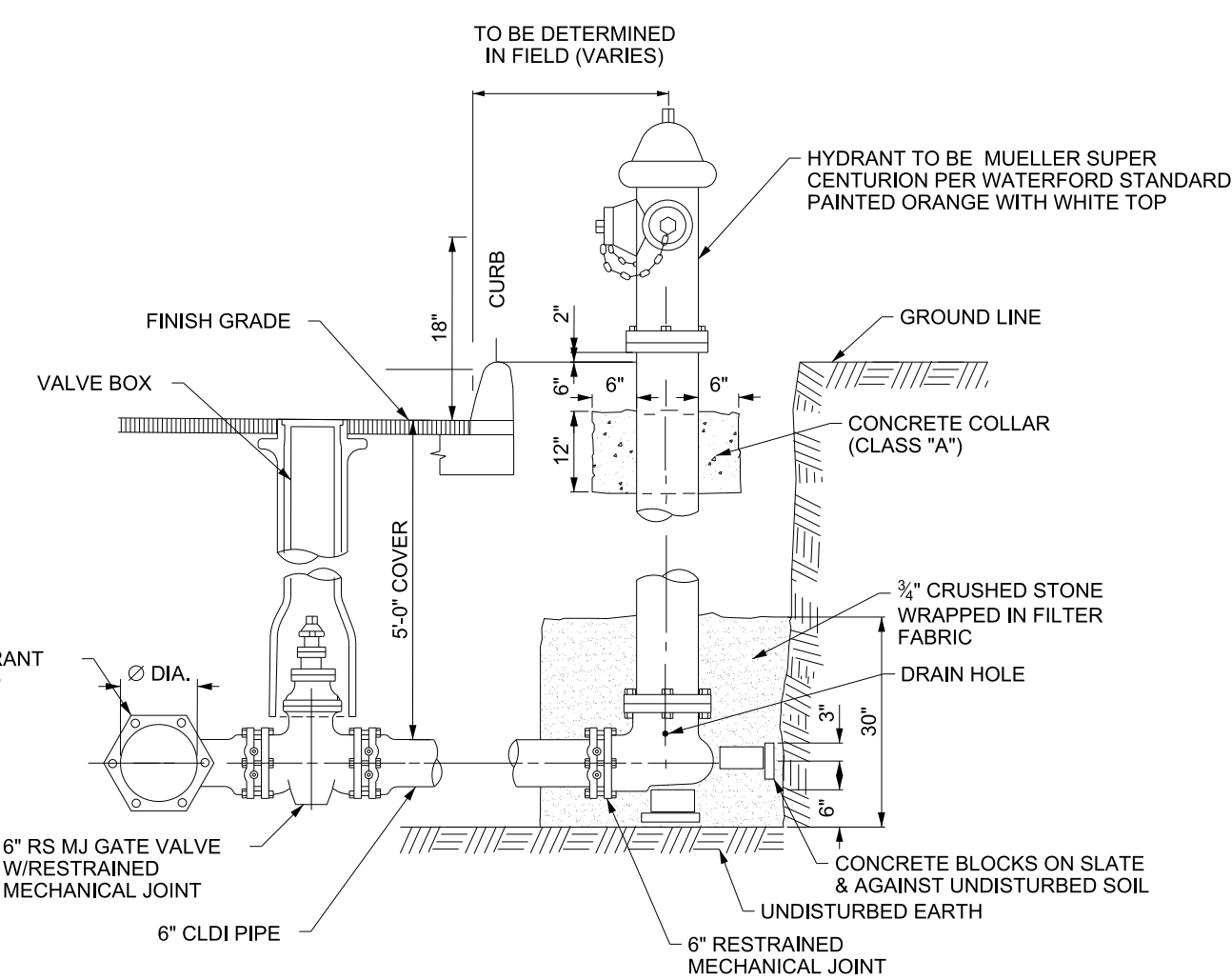
12" OR LESS VERTICAL GATE VALVE AND GATE BOX

NOT TO SCALE



WATER SERVICE CONNECTION

NOT TO SCALE

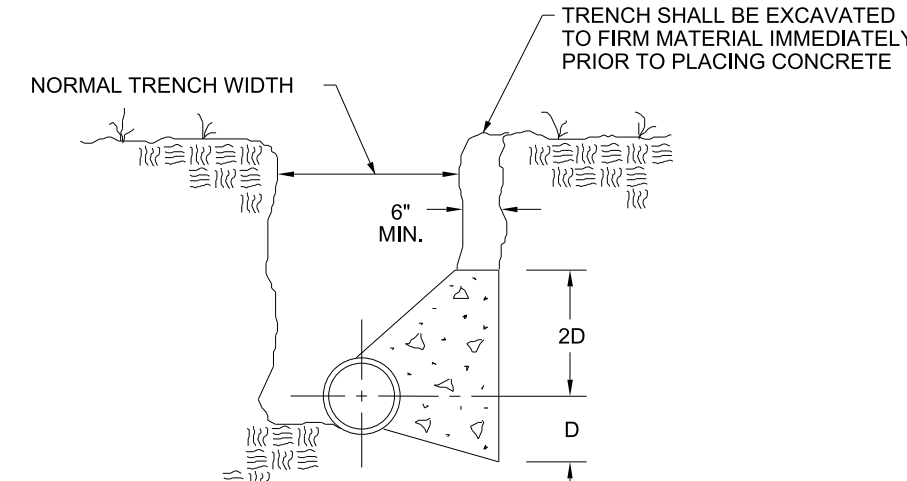


NOTES:

1. ALL MECHANICAL JOINTS TO BE RESTRAINED WITH MEGALUX RETAINER GLANDS.
2. FIRE HYDRANTS SHALL HAVE 5 1/2" MAIN VALVE OPENING, 2-2 1/2" HOSE NOZZLES, 1-4 1/2" PUMPER NOZZLE, AND A 6" MJ INLET SHOE.

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

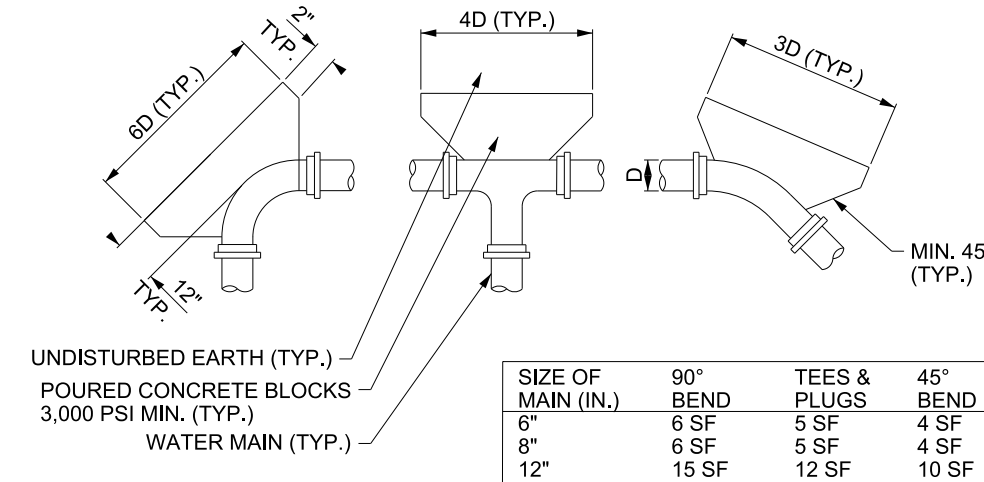


NOTES:

1. 3000 PSI CONCRETE TO BE USED FOR THRUST BLOCKS.
2. D = DIAMETER OF WATER MAIN.

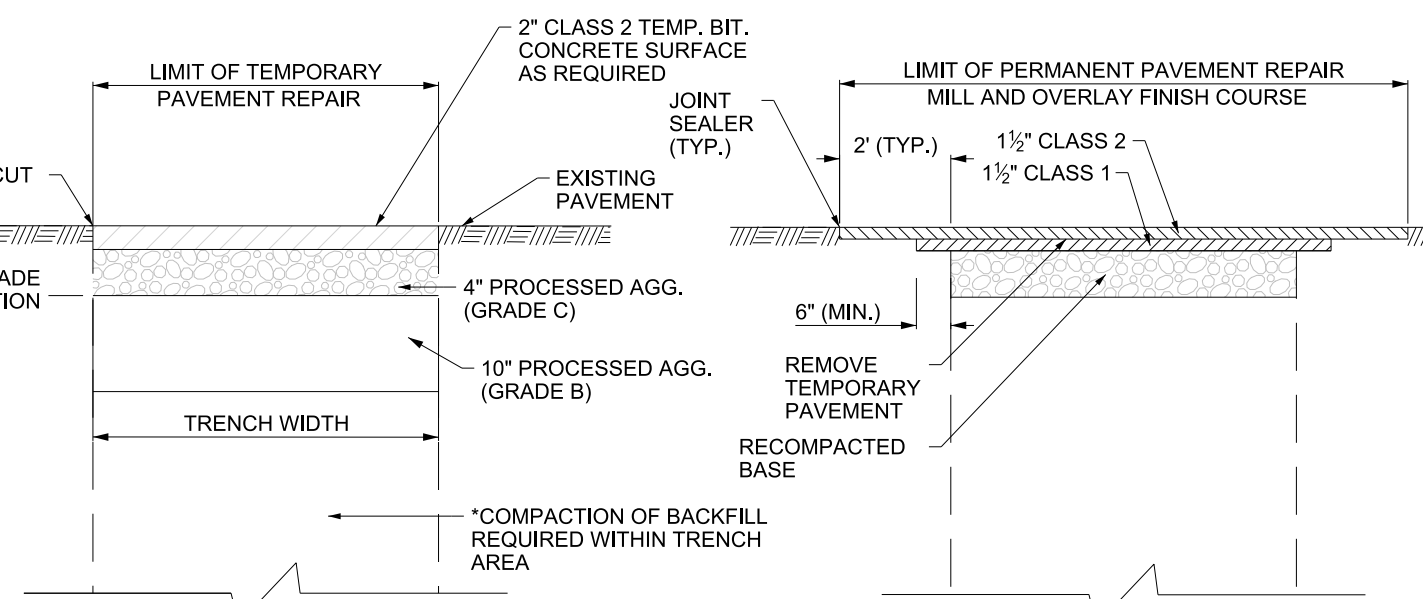
THRUST BLOCKING SECTION DETAIL

NOT TO SCALE



TYPICAL THRUST BLOCKING DETAIL

NOT TO SCALE



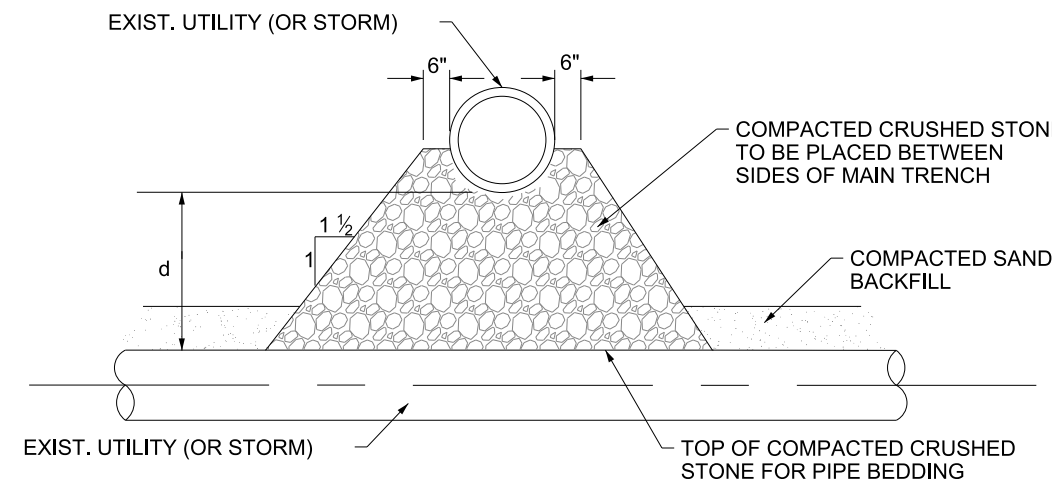
TEMPORARY REPAIR

PERMANENT REPAIR

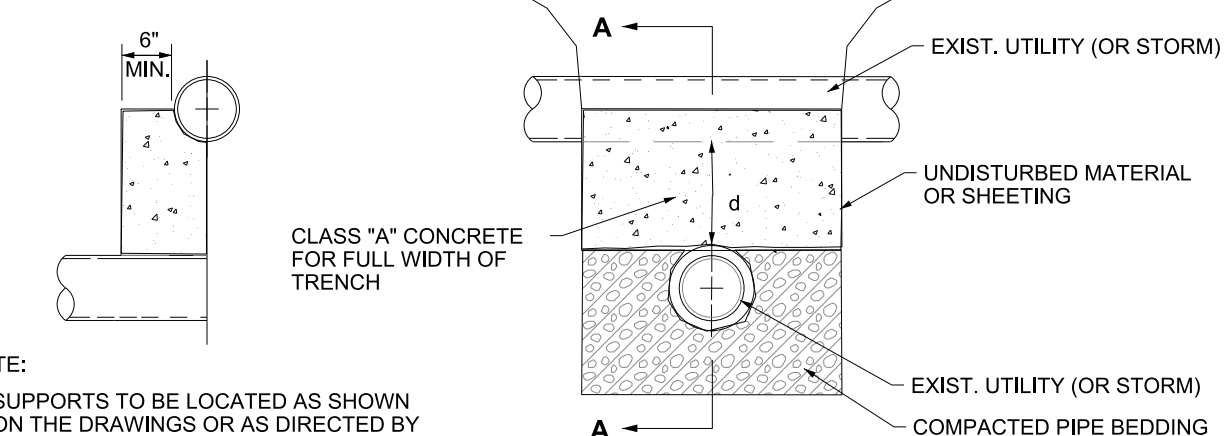
- NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF WATERFORD STANDARDS OR AS OTHERWISE DETERMINED IN THE FIELD BY THE ENGINEER.

PAVEMENT RESTORATION OVER TRENCH

NOT TO SCALE



TYPE A (D ≥ 12")



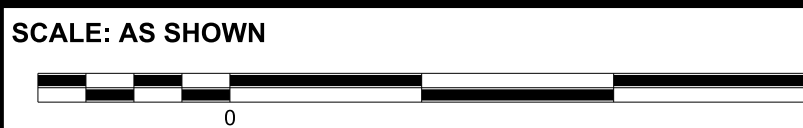
TYPE B (D < 12")

NOTE:

1. d=DISTANCE FROM TOP OF STORM LINE TO BOTTOM OF EXISTING UTILITY LINE.
2. SUPPORTS TO BE LOCATED AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.

TYPICAL SUPPORT FOR UTILITIES

NOT TO SCALE



PROJECT NUMBER:

00096 - 001



CONTACT INFORMATION

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PROFESSIONAL SEAL

WATERFORD WOODS SITE DEVELOPMENT PLANS

PREPARED FOR
SIG CON ASSOCIATES

DETAILS

384 & 394 WILLETTS AVENUE EXT.

WATERFORD, CT

REVISION SUMMARY

DATE DESCRIPTION
12/30/20 PER IWWC COMMENTS / PZC SUBMISSION

DATE DESCRIPTION
11/18/20

DATE DESCRIPTION
12/30/20

SHEET

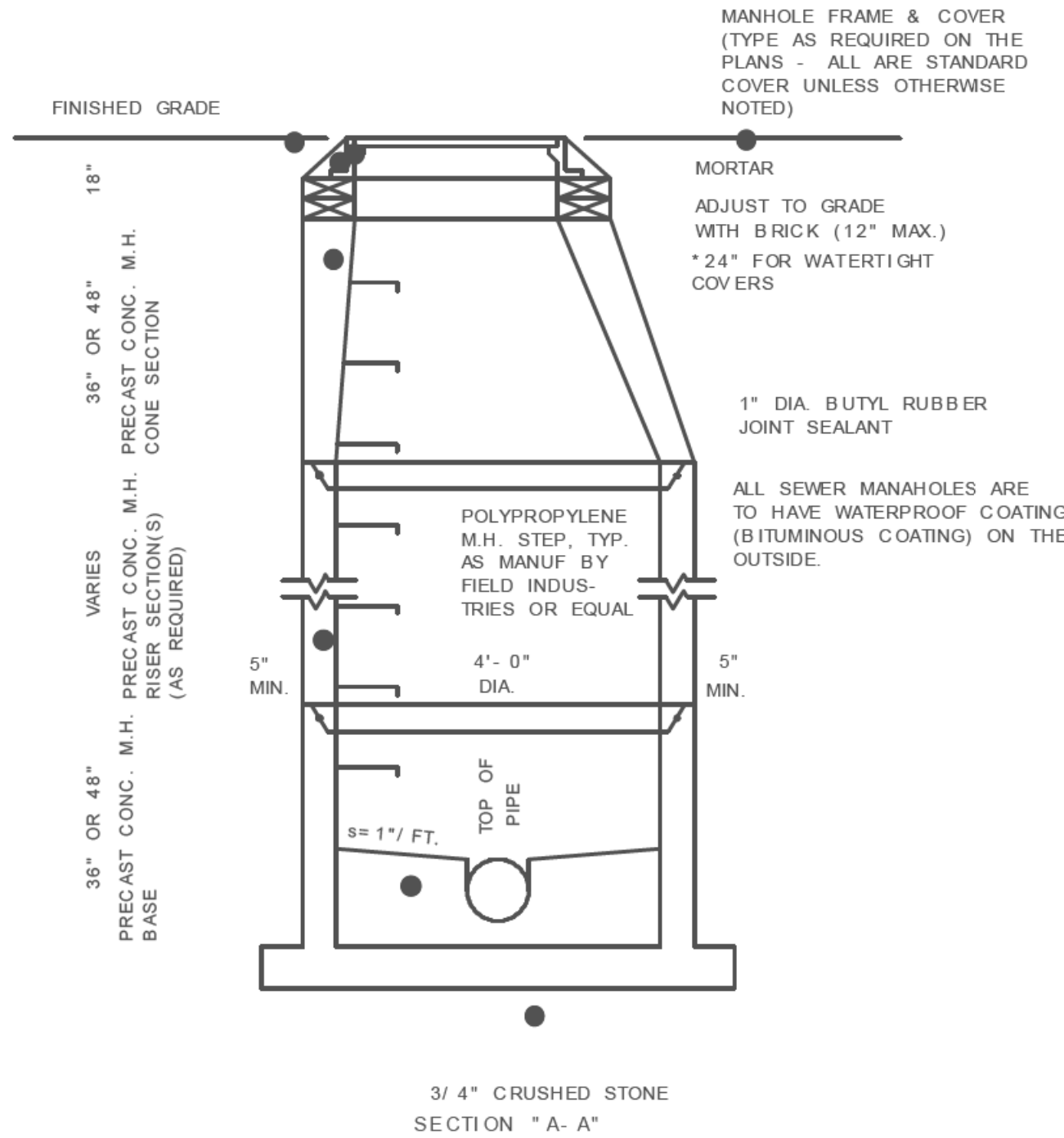
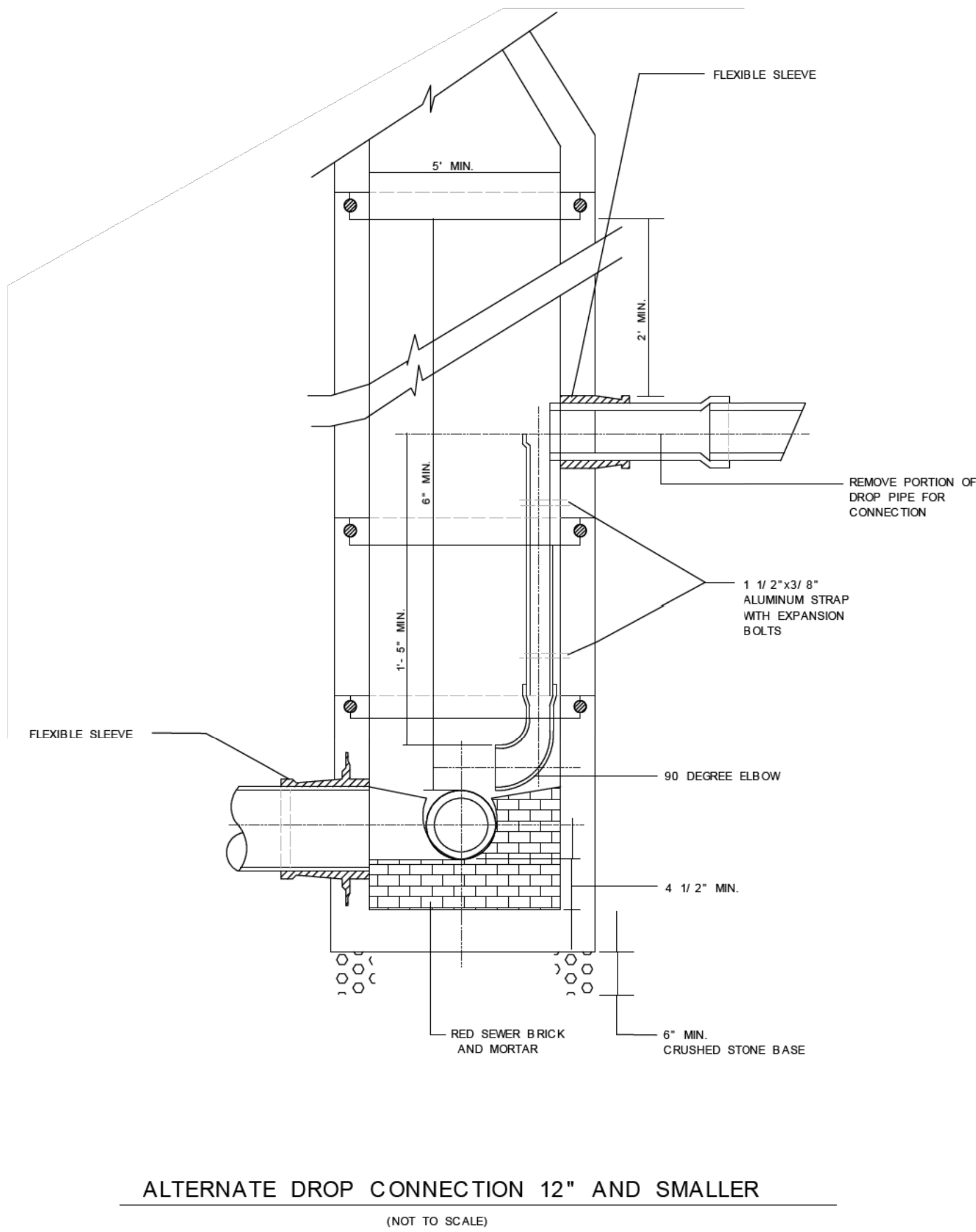
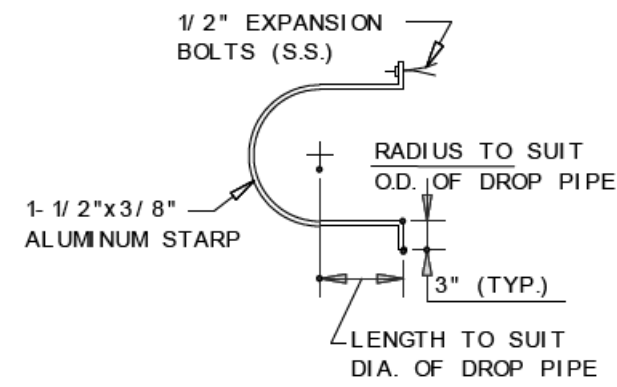
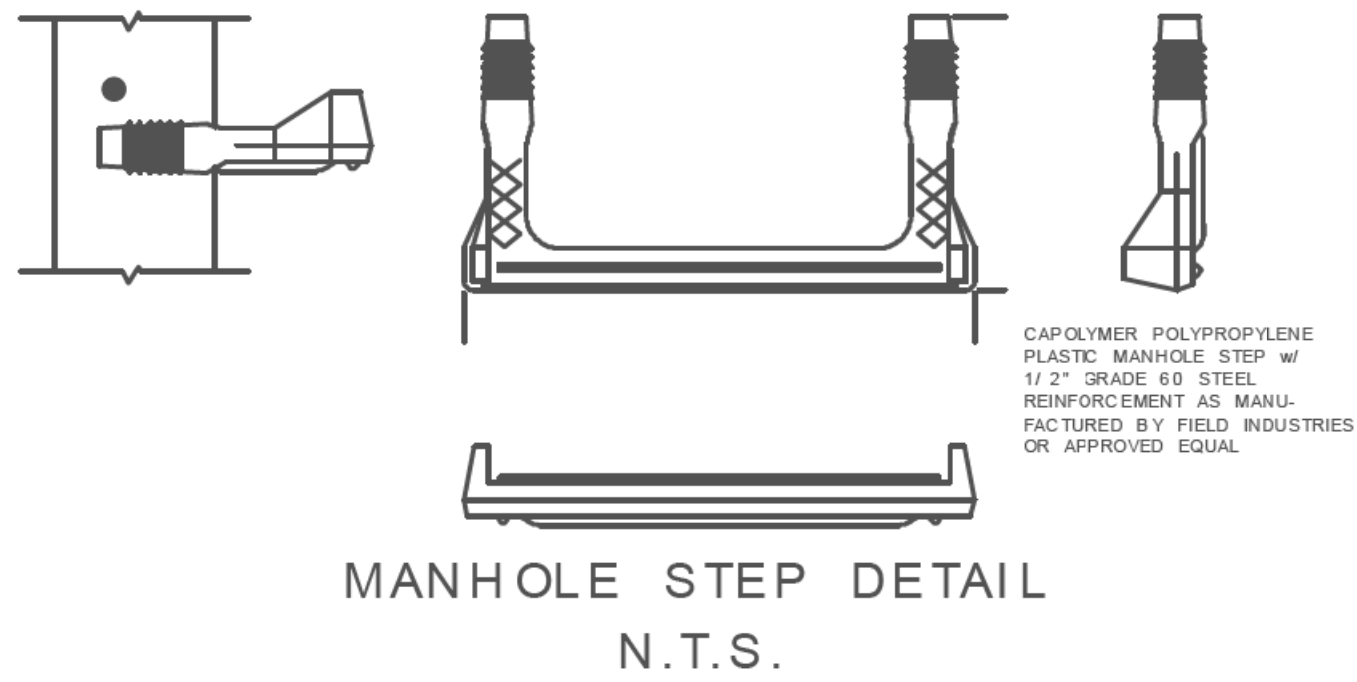
13 OF 14

DATE

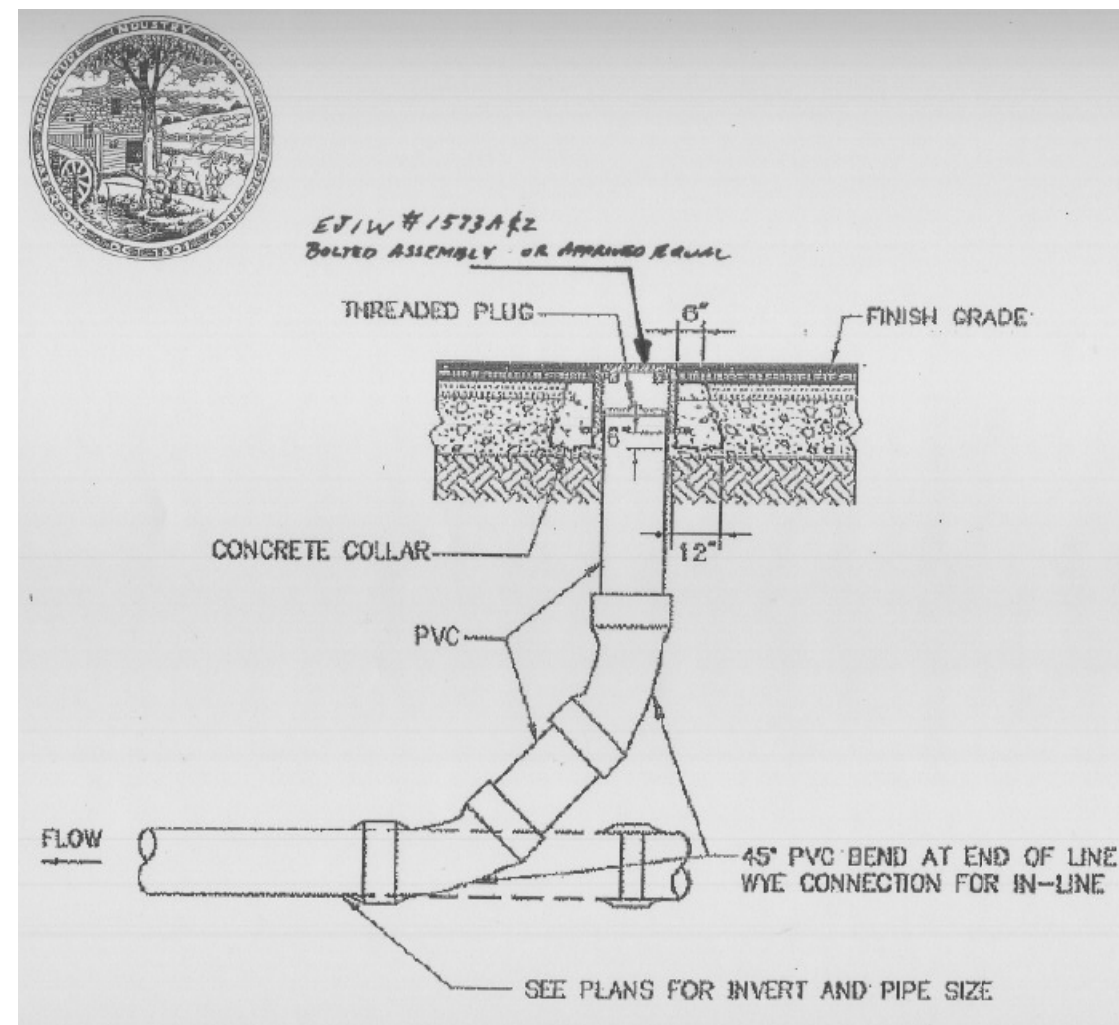
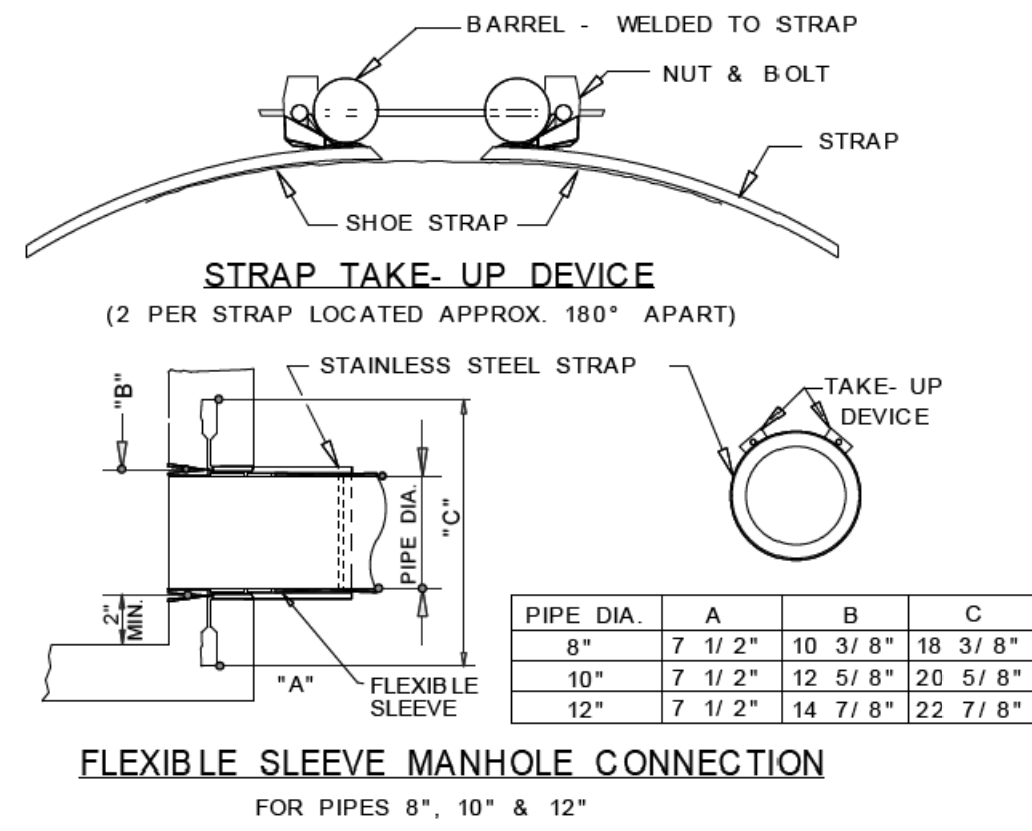
11/18/20

REVISED

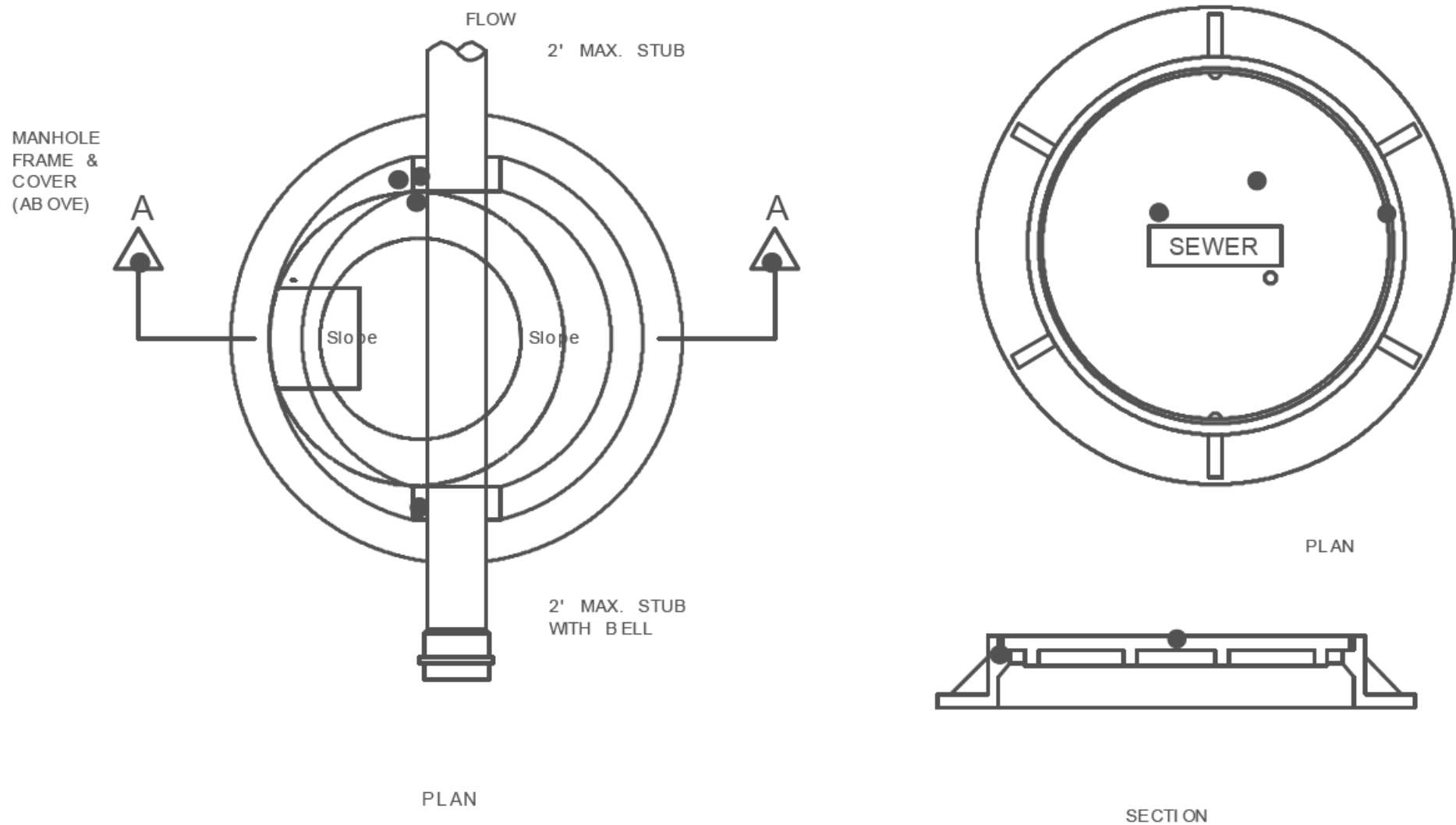
12/30/20



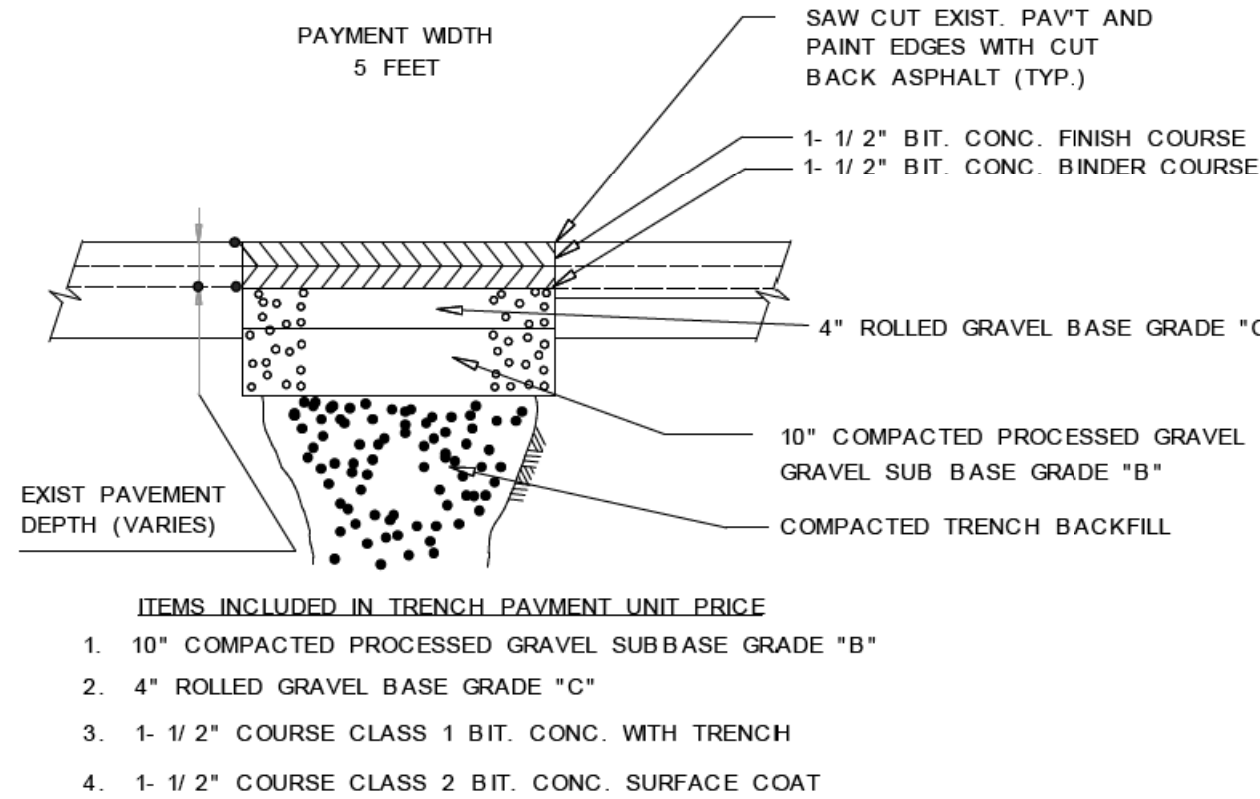
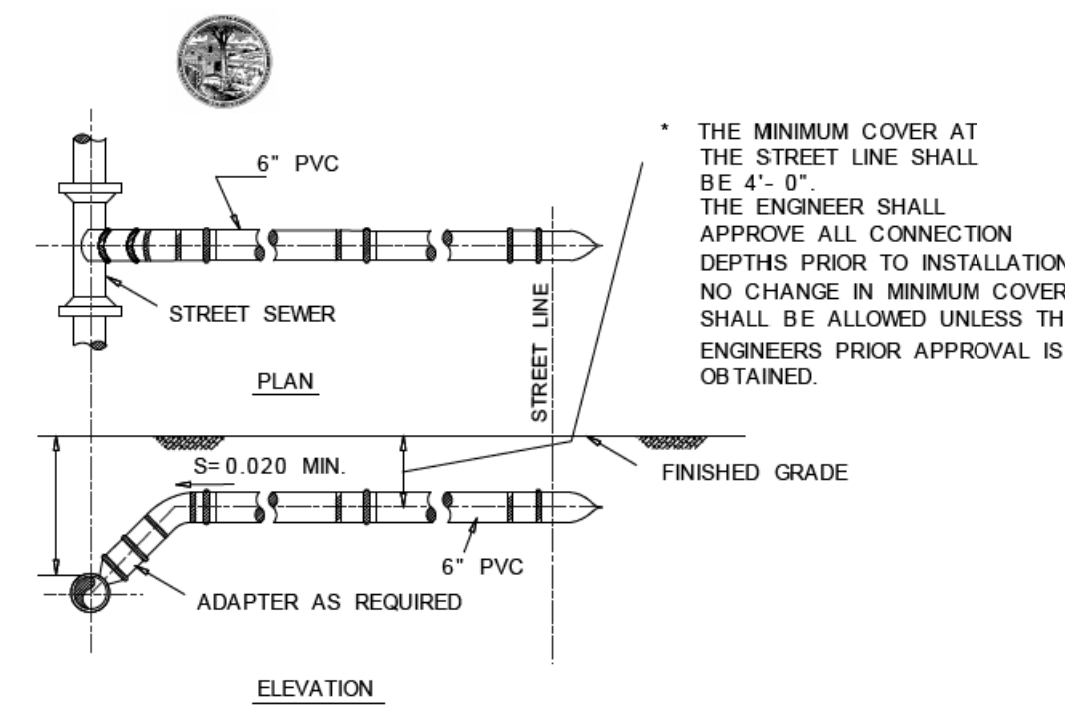
TYPICAL PRECAST MANHOLE DETAIL
N.T.S.



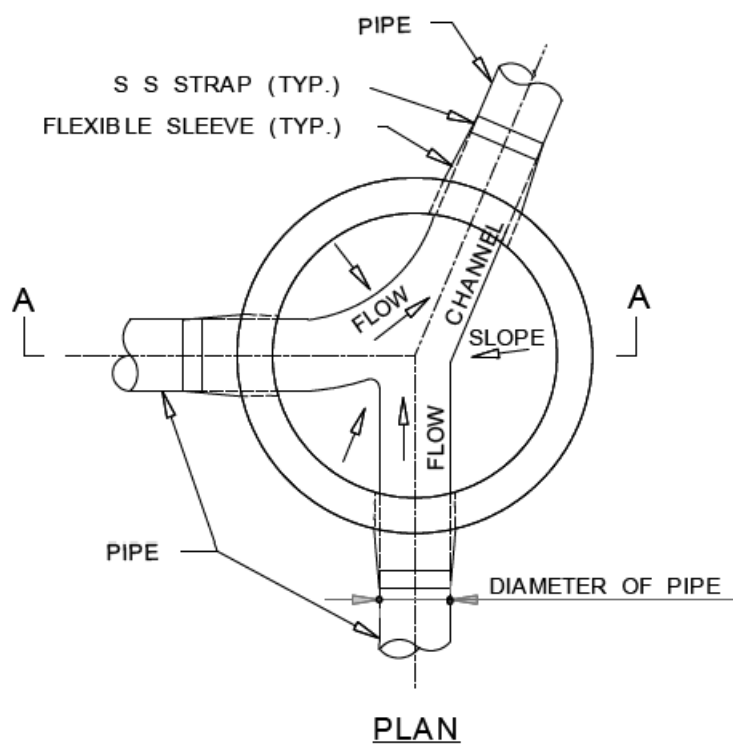
SEWER CLEANOUT



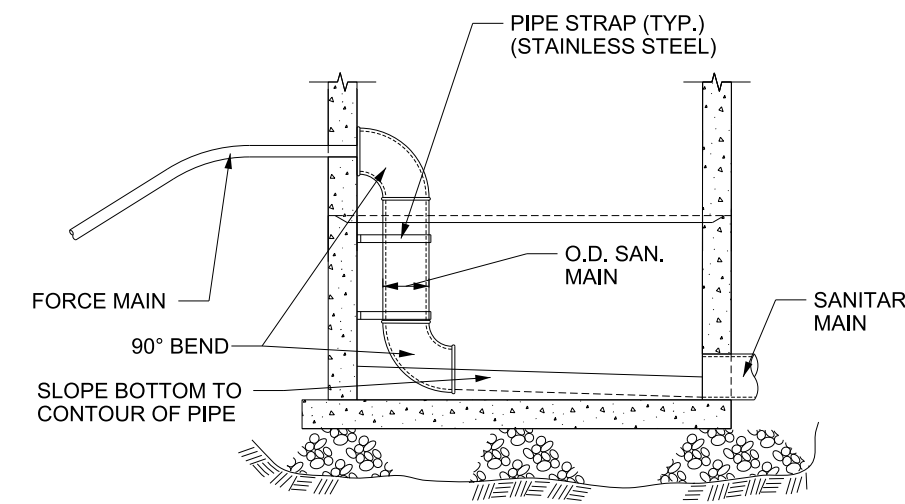
STANDARD MANHOLE FRAME & COVER
N.T.S.



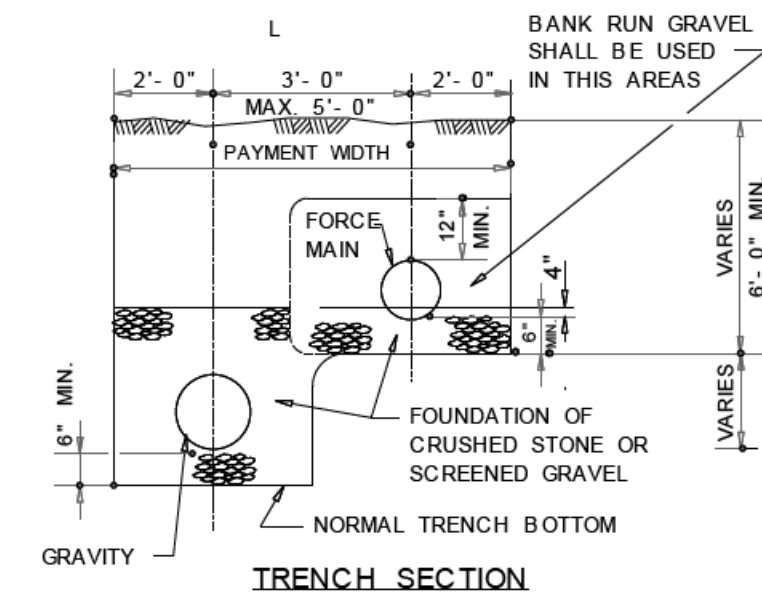
TRENCH PAVEMENT
NOT TO SCALE



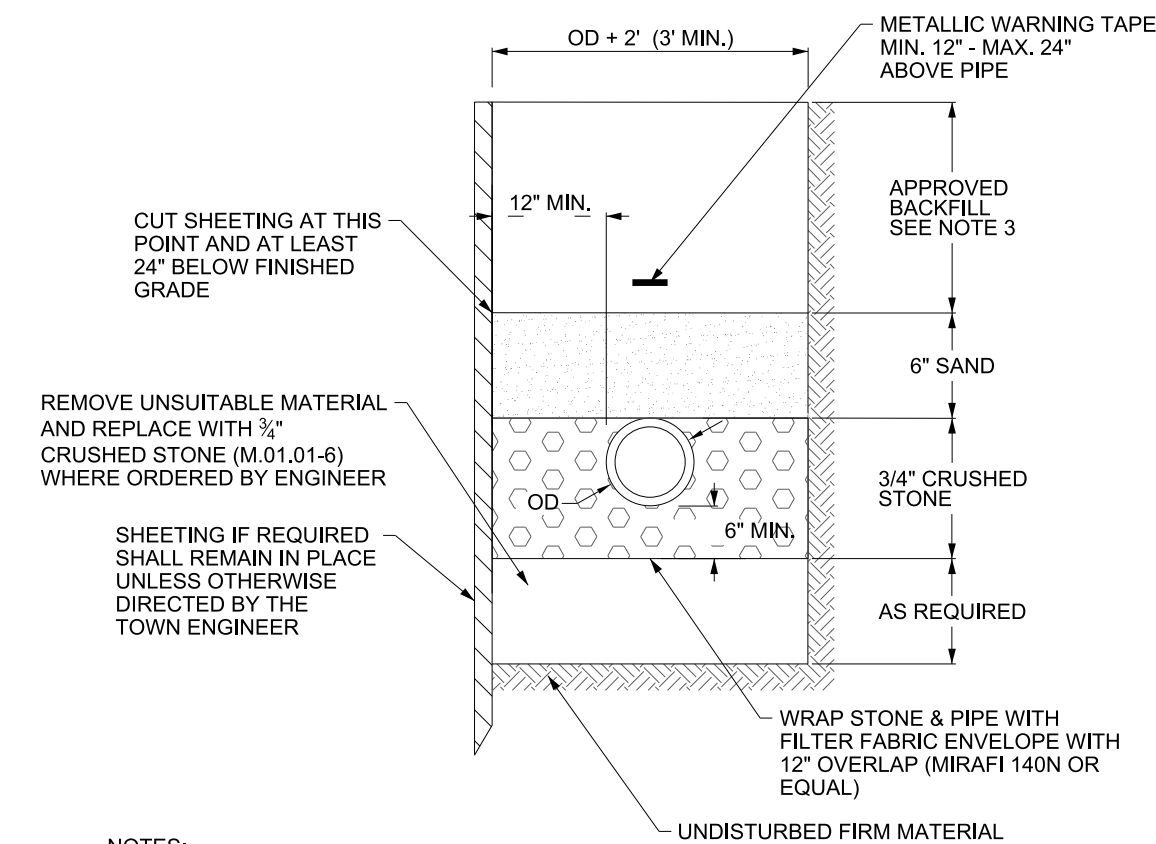
SEWER FLOW



PRECAST SANITARY MANHOLE
WITH FORCE MAIN CONNECTION
NOT TO SCALE



SANITARY TRENCH SECTION (PUBLIC)
NOT TO SCALE



- NOTES:
1. PROVIDE SINGLE LAYER OF FILTER FABRIC BETWEEN STONE AND SAND BLANKET WHEN INSTALLING PIPE UNDER UNPAVED AREAS.
 2. ALL MATERIALS ARE TO MEET CONN. DOT SPECIFICATIONS FORM 816 AS AMENDED.
 3. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE TOWN ENGINEER OR GRANULAR FILL M.02.01 PLACED AND COMPACTED IN 12\"/>

SANITARY TRENCH SECTION (PRIVATE)
NOT TO SCALE