

DRAWING INDEX:

TITLE	DWG. NO.	SHEET NO.
SITE DEVELOPMENT PLAN	SDP-1	1 OF 19
LOT LINE REVISION & EASEMENT PLAN	LLR-1	2 OF 19
ZONING PLAN	ZP-1	3 OF 19
BUILDING DESIGNATION PLAN	BDP-1	4 OF 19
PARKING & FIRE TRUCK MANEUVERABILITY PLAN	PFT-1	5 OF 19
LANDSCAPING, LIGHTING & SIGNAGE PLAN	LLS-2	6 OF 19
GRADING PLAN	GP-1	7 OF 19
EROSION & SEDIMENTATION CONTROL PLAN	ECS-1	8 OF 19
UTILITY PLAN	UP-1	9 OF 19
SANITARY SEWER & STORM SEWER SYSTEM PLAN	SSS-1	10 OF 19
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 0+00 TO 4+50)	RAP-1	11 OF 19
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 4+50 TO 9+50)	RAP-2	12 OF 19
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-1	13 OF 19
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-2	14 OF 19
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-3	15 OF 19
CONSTRUCTION DETAILS (ROADWAY & UTILITIES)	CD-4	16 OF 19
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-5	17 OF 19
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-6	18 OF 19
STORMWATER OPERATION & MAINTENANCE (O&M) PLAN	SOM-1	19 OF 19

ROBERTS VILLAGE DRIVE
CGS § 8-30g AFFORDABLE HOUSING
SITE DEVELOPMENT PLANS
FOR CONSERVATION COMMISSION REVIEW

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

ORIGINAL PLAN SET DATED 5/21/2024

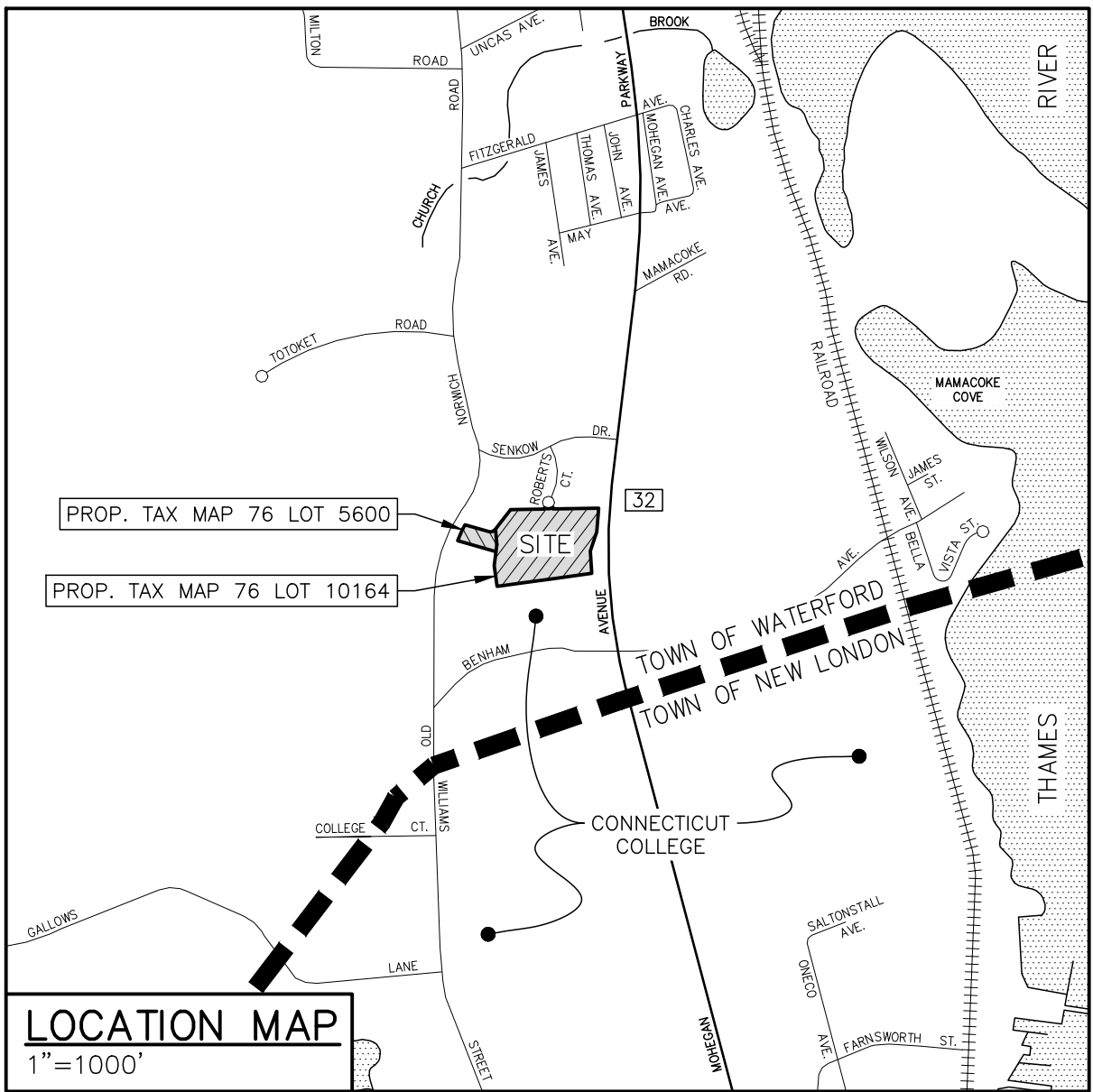
#	DATE	DESCRIPTION	BY
4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL	RG
3	7/31/2024	O&M REVISIONS PER TOWN COMMENTS, MISC.	RG
2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG

PLAN REFERENCES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
 - A CLASS A-2 SURVEY MAP ENTITLED "BOUNDARY LINE ADJUSTMENT PLAN, PREPARED FOR 1721, LLC, #430 MOHEGAN AVENUE PARKWAY (CONN. RTE #32) & ROBERTS COURT, WATERFORD, CONNECTICUT", SCALE: 1"=40', DATED: JULY 3, 2023, PREPARED BY: ADVANCED SURVEYS, LLC.
 - A SITE PLAN ENTITLED "PHASE 1 - SITE LAYOUT CONCEPT #2, PROPOSED HOUSE OF WORSHIP, PREPARED FOR OWNER / APPLICANT: SHORELINE COMMUNITY BIBLE CHURCH, FOR PROPERTY LOCATED AT M76 B10164, ZONE R-20, 430 MOHEGAN AVE. PARKWAY (CT ROUTE 32) - M76 B10164, TOWN OF WATERFORD - NEW LONDON COUNTY - CONNECTICUT", SCALE: 1"=40', DATED: JULY 2022, WITH REVISIONS THROUGH OCTOBER 18, 2022, PREPARED BY: EDWARD H. WENKE III, P.E.
 - A SURVEY MAP ENTITLED "EXISTING SITE CONDITIONS PLAN, SINGLE-FAMILY RESIDENTIAL RE-SUBDIVISION, PREPARED FOR OWNER / APPLICANT: 1721, LLC, FOR PROPERTY LOCATED AT M76 B10164, ZONE R-20, 430 MOHEGAN AVE. PARKWAY (CT ROUTE 32) - M76 B10164, TOWN OF WATERFORD - NEW LONDON COUNTY - CONNECTICUT", SCALE: 1"=40', DATED: NOVEMBER 2021, WITH REVISIONS THROUGH NOVEMBER 10, 2021, PREPARED BY: EDWARD H. WENKE III, P.E.
 - A SITE PLAN AND PROFILE ENTITLED "CONSTRUCTION CONTRACT 15, QUAKER HILL LATERAL SEWERS, PLAN AND PROFILE, SEKONK DRIVE", DATED: JANUARY 1980, PREPARED BY: HAYDEN, HARDING & BUCHANAN, INC.
 - A SITE PLAN AND PROFILE ENTITLED "CONSTRUCTION CONTRACT 15, QUAKER HILL LATERAL SEWERS, PLAN AND PROFILE, ROBERTS COURT, EASEMENT, MOHEGAN PARKWAY", DATED: DECEMBER 1979 WITH REVISIONS THROUGH AUGUST 12, 1980, PREPARED BY: HAYDEN, HARDING & BUCHANAN, INC.
 - A SITE PLAN AND PROFILE ENTITLED "CONSTRUCTION CONTRACT 15, QUAKER HILL LATERAL SEWERS, PLAN AND PROFILE, ROBERTS COURT", DATED: DECEMBER 1979, PREPARED BY: HAYDEN, HARDING & BUCHANAN, INC.

GENERAL NOTES:

- THE PROPERTY OWNER AND APPLICANT IS 1721, LLC OF 49 TWIN LAKES DRIVE, WATERFORD, CT 06385.
- THE SUBJECT PARCELS ARE IDENTIFIED AS LOT 10164 ON TAX ASSESSOR'S MAP 76 (#430 MOHEGAN AVENUE PARKWAY) AND LOT 5600 ON TAX ASSESSOR'S MAP 76 (#23B OLD NORWICH ROAD). THE DEED REFERENCES OF THE PROPERTIES ARE VOLUME 1612 PAGE 244 AND VOLUME 1645 PAGE 97, RESPECTIVELY. THE EXISTING AREAS OF THE PARCELS ARE 223,149± S.F. (5.12± ACRES) AND 25,820± S.F. (0.59± ACRES), RESPECTIVELY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL "R-20" ZONING DISTRICT.
- THE APPLICANT IS PROPOSING TO EXTEND ROBERTS COURT INTO THE SITE AND CREATE A 20' WIDE PRIVATE LOOPED ROAD WITH 20 RESIDENTIAL BUILDINGS (16 SINGLE-FAMILY HOUSES AND 4 DUPLEXES FOR A TOTAL OF 24 DWELLING UNITS), INSTALL A SANITARY SEWER SYSTEM, A STORM SEWER SYSTEM, STORMWATER MANAGEMENT AREAS AND OTHER UTILITIES, LANDSCAPING, SITE LIGHTING AND OTHER ASSOCIATED IMPROVEMENTS.
- THIS PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND FALLS UNDER CONNECTICUT GENERAL STATUTES 8-30g.
- THIS PROPERTY WILL BE SERVED BY PRIVATE WATER AND PRIVATE 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.



LEGEND

---	EXISTING PROPERTY/STREET LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	BUILDING SETBACK LINE
---	EXISTING BUILDING (TO BE REMOVED)
---	PROPOSED BUILDING
---	EXISTING STONEWALL
---	PROPOSED STONEWALL
---	EXISTING FENCE LINE
---	EXISTING TREELINE
---	PROPOSED TREELINE
---	INLAND WETLAND AREA
---	100' UPLAND REVIEW AREA
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SILT BARRIER
---	PROPOSED SILT FENCE
---	EXISTING SANITARY LINE
---	PROPOSED SANITARY LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING WATER LINE
---	PROPOSED WATER LINE
---	EXISTING OVERHEAD WIRES
---	PROPOSED PRIMARY ELECTRIC SERVICE IN SCH. 40 CONDUIT PER CUSTODIAL UTILITY COMPANY SPEC
---	EXISTING DRAINAGE LINE
---	PROPOSED DRAINAGE LINE
TP#101	TEST PIT LOCATION
TP#102	TEST PIT W/ PERMEABILITY LOCATION
⊙	PROPOSED DRAINAGE MANHOLE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED WATER VALVE
⊙	PROPOSED WATER HYDRANT
⊙	PROPOSED CATCH BASIN
⊙	UTILITY POLE
⊙	PROPOSED MONUMENT
⊙	PROPERTY CORNER/DRILL HOLE
130.8	PROPOSED SPOT GRADE
G.T.D.	PROPOSED GRADE TO DRAIN
---	PROPOSED RIPRAP AREA
---	EXISTING BOULDERS
---	PROPOSED LIGHT POLE

LAND SURVEYOR

ADVANCED SURVEYORS, LLC
RICHARD A. DESCHAMPS, L.S.
136 DUNHAM STREET
NORWICH, CT 06360

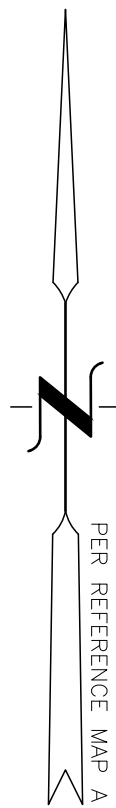
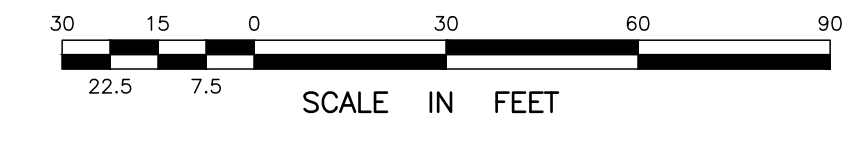
CIVIL ENGINEER



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

PROPERTY OWNER/APPLICANT

1721, LLC
49 TWIN LAKES DRIVE
WATERFORD, CT 06385



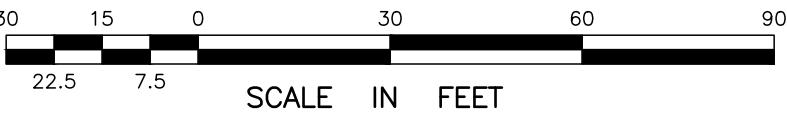
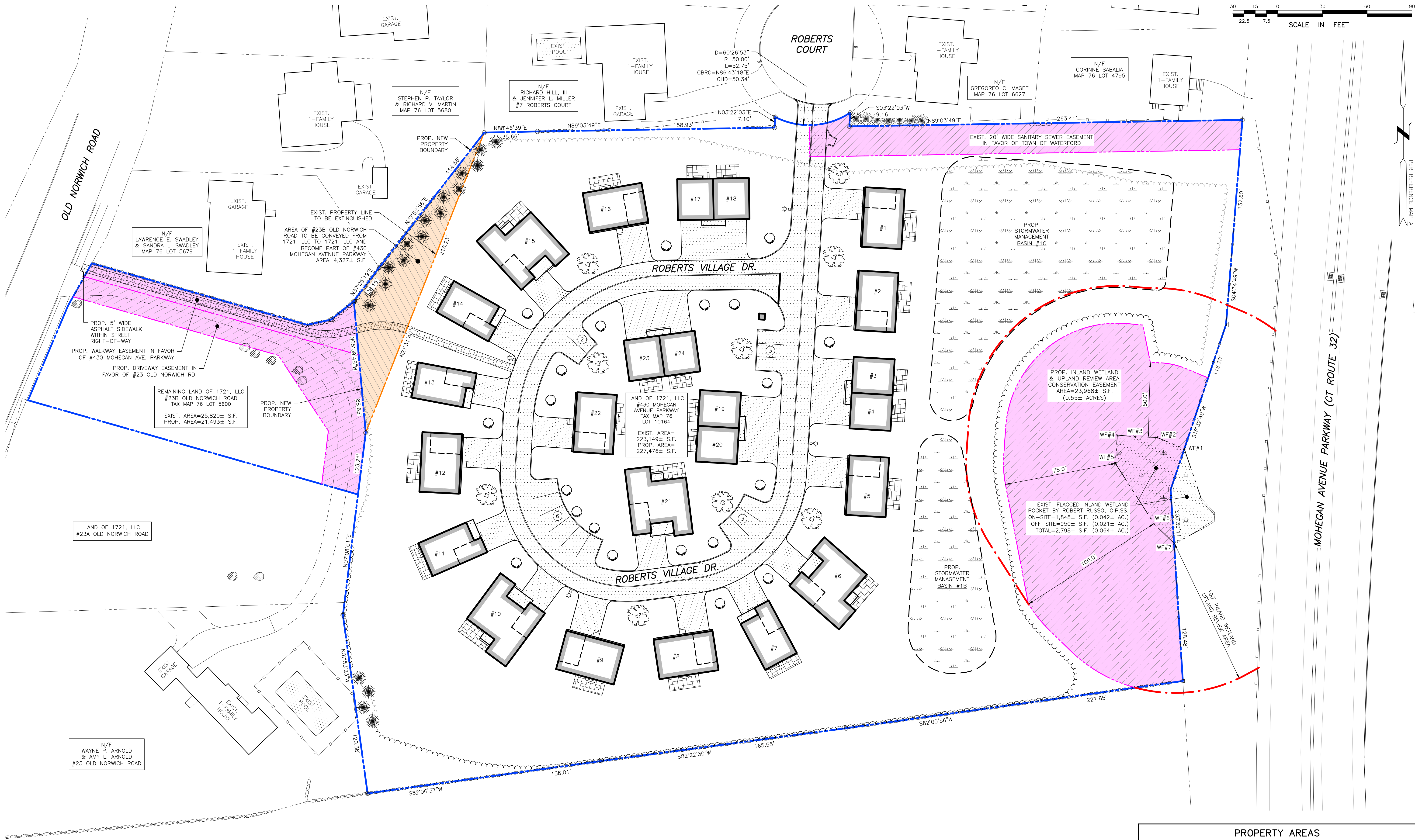
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 E. STREET, 2ND FLOOR
OF SNAPE, 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

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SITE DEVELOPMENT PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
1"=30'
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
SDP-1
SHEET NO.:
1 of 19
JOB NO.:
2023-922



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
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10 E. STREET, 2ND FLOOR
PO BOX 860, 06475
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LOT LINE REVISION & EASEMENT PLAN

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024

SCALE:
1"=30'

DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
JW

DWG. NO.:
LLR-1

SHEET NO.:
2 of 19

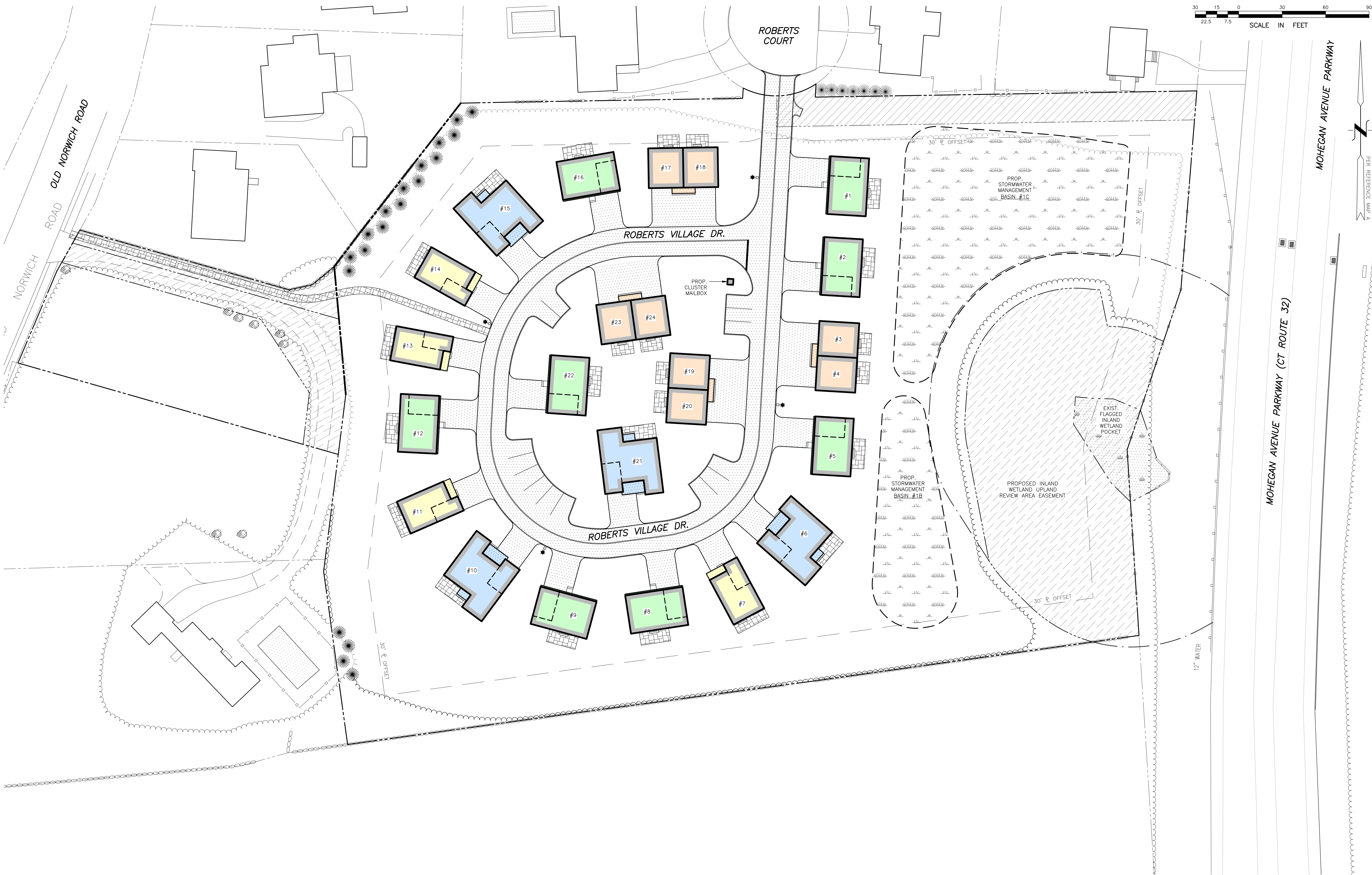
JOB. NO.:
2023-922

PROPERTY AREAS			
ITEM	EXISTING	PROPOSED	CHANGE
LOT AREA OF #430 MOHEGAN AVENUE PARKWAY (TAX MAP 76 LOT 10164)	223,149± S.F. (5.113 AC.)	227,476± S.F. (5.222 AC.)	+4,327 S.F. (+0.099 AC.)
LOT AREA OF #23B OLD NORWICH RD. (TAX MAP 76 LOT 5600)	25,820± S.F. (0.593 AC.)	21,493± S.F. (0.493 AC.)	-4,327 S.F. (-0.099 AC.)
TOTAL	248,969± S.F. (5.716 AC.)	248,969± S.F. (5.716 AC.)	---

INLAND WETLAND AREAS	
ITEM	AREA
INLAND WETLAND AREA ON PROPERTY	1,848± S.F. (0.042± AC.)
INLAND WETLAND AREA NOT ON PROPERTY BUT WITHIN SCOPE	950± S.F. (0.021± AC.)
TOTAL	2,798± S.F. (0.064± AC.)

INLAND WETLAND CONSERVATION AREAS		
ITEM	AREA	PERCENT
INLAND WETLAND & UPLAND AREA ON PROPERTY PRESERVED WITHIN CONSERVATION EASEMENT	23,968± S.F. (0.55± ACRES)	73.3%
UPLAND AREA ON PROPERTY NOT PRESERVED WITHIN CONSERVATION EASEMENT	8,592± S.F. (0.20± AC.)	26.7%
TOTAL	32,560± S.F. (0.75± AC.)	100%

(1) THIS PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT (CGS §8-30g). STANDARD TOWN ZONING REGULATIONS DO NOT APPLY.
(2) SETBACKS ARE SHOWN TO THE CLOSEST UNIT ENVELOPE. THE EXACT LOCATION OF THE BUILDING MAY VARY, BUT SHALL BE ENTIRELY WITHIN THE UNIT ENVELOPE.



BUILDING ARCHITECTURAL STYLES						
HATCH ID	HOUSE STYLE	UNIT NO.	NO. OF UNITS	BEDROOMS	STORIES	AFFORDABLE
	FLACCO	7, 11, 13, 14	4 UNITS	3 B.R./UNIT	≤ 2 1/2	NO (66.7%)
	CRAFTSMAN	6, 10, 15, 21	4 UNITS			
	GARRISON	1, 2, 5, 8, 9, 12, 16, 22	8 UNITS	4 B.R./UNIT		YES (33.3%)
	DUPLEX	3 & 4, 17 & 18, 19 & 20, 23 & 24	8 UNITS	3 B.R./UNIT		
	TOTAL	---	24 UNITS	80 BEDROOMS	---	---

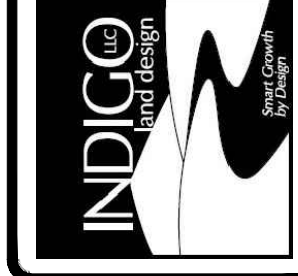
BUILDING DESIGNATION PLAN

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

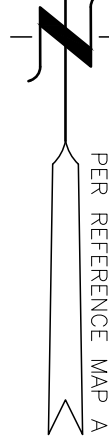
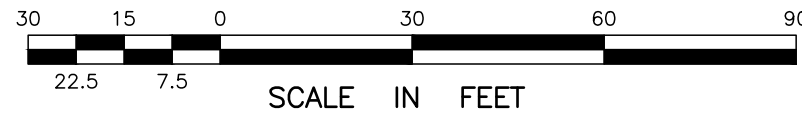
DATE: MAY 21, 2024
SCALE: 1"=30'
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: BDP-1
SHEET NO.: 4 of 19
JOB. NO.: 2023-922

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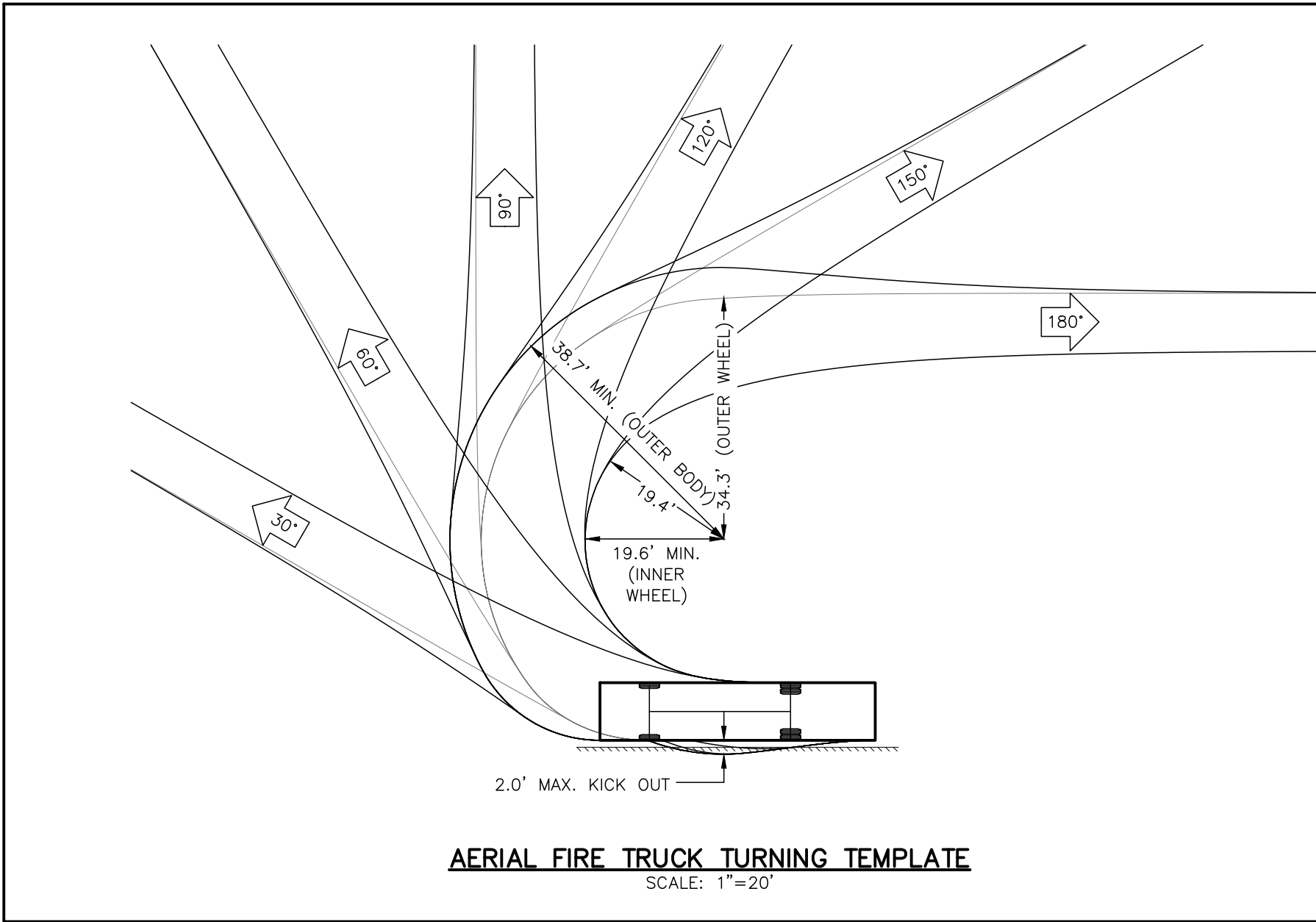
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PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
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PARKING SPACES		
PARKING TYPE	UNITS	TOTAL
2-CAR DRIVEWAY	ALL DWELLING UNITS	48
1-CAR GARAGE	ALL SINGLE-FAMILY HOUSES	16
ADDITIONAL NON-DESIGNATED COMMUNITY PARKING SPACES	N/A	14
		78



PARKING & FIRE TRUCK MANEUVERABILITY PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
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1"=30'
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CO, MA, RG, RM
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PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 ELM STREET, 2ND FLOOR
PO BOX 980
WATERFORD, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM



DATE: MAY 21, 2024
SCALE: 1"=30'
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: LLS-1
SHEET NO.: 6 of 19
JOB. NO.: 2023-922

1. THE FREESTANDING SIGN SHALL HAVE A MAXIMUM AREA OF 15 S.F. THE SIGN AND ITS SUPPORT STRUCTURE SHALL NOT EXCEED 5 FEET.
2. THE FREESTANDING SIGN SHALL BE 2 FEET MIN. FROM ANY PROPERTY LINE.
3. THE SIGN SHALL NOT BE ILLUMINATED.

1. ALL PLANTING LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO ACTUAL FIELD CONDITIONS.
2. ALL PLANTINGS MUST BE IN HEALTHY, GROWING CONDITION WHEN INSTALLED. ALL PLANTINGS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE INSTALLATION DATE.
3. ALL TREES SHALL BE PLANTED IN ACCORDANCE WITH STANDARD LANDSCAPING PRACTICES. PLANTINGS SHOULD BE INSTALLED BETWEEN MARCH 1 AND JUNE 30 OR BETWEEN SEPTEMBER 1 AND NOVEMBER 1, WEATHER PERMITTING.
4. ALL UTILITY LOCATIONS SHALL BE MARKED PRIOR TO INSTALLATION OF TREES AND SHRUBS. CONTACT CALL BEFORE YOU DIG 800-922-4455. THE LANDSCAPING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE VERIFIED AND MARKED IN THE FIELD.
5. PROPOSED GROUND COVER AROUND ALL NEW TREES AND SHRUBS SHALL BE HEMLOCK OR CEDAR MULCH OR EQUIVALENT (SEE DETAILS).

DEEP TEST PIT DATA

DATE: 7/13/2023
WITNESSED BY: JOE WREN, P.E., MEG ALLEN,
ROSS GLADSTONE, P.E., RAY MALINOWSKI
& CAROLINE O'HARA (INDIGO)
RECORDED BY: ROBERT RUSSO, C.P.S.S. (CLA)

TP #101
0'-10"
TOPSOIL, FINE SANDY LOAM
10'-32"
SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
32'-62"
GRAY FINE SANDY LOAM
62'-85"
LIGHT BROWN MEDIUM SAND W/ GRAVEL

MOTTLING @ 38" (HANGING)
NO OBSERVED GROUNDWATER
LEDGE @ 62" TO 85" (VARIES)
ROOTS TO 59"

TP #102
0'-14"
TOPSOIL, BROWN VERY FINE SANDY LOAM
14'-36"
SUBSOIL, YELLOW-BROWN SILT LOAM
36'-77"
GRAY & STRONG BROWN MOTTLED VERY FINE SANDY LOAM
77'-101"
STRONG BROWN MEDIUM-COARSE SAND & GRAVEL

MOTTLING @ 36" (HANGING)
GROUNDWATER @ 83"
NO OBSERVED LEDGE

SOIL SAMPLE OBTAINED AT 36" FOR SIEVE ANALYSIS & PERMEABILITY TESTING
PERMEABILITY = 1.15 FT./DAY (0.58 IN./HR)

TP #103
0'-6"
TOPSOIL, BROWN FINE SANDY LOAM
6'-28"
SUBSOIL, YELLOW-BROWN SILT LOAM
28'-74"
LIGHT GRAY VERY FINE SANDY LOAM W/ LIGHT MOTTLES
74'-87"
GRAY SANDY LOAM W/ COBBLES & STONES

MOTTLING @ 37" (HANGING)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 49"

SOIL SAMPLE OBTAINED AT 24" TO 36" FOR SIEVE ANALYSIS & PERMEABILITY TESTING
PERMEABILITY = 0.58 FT./DAY (0.29 IN./HR)

TP #104
0'-9"
TOPSOIL
9'-18"
SUBSOIL, FINE SANDY LOAM
18'-47"
STRONG BROWN & GRAY VERY FINE SANDY LOAM
47'-113"
GRAY MEDIUM SAND W/ GRAVEL & COBBLES

MOTTLING @ 18" (HANGING)
MOTTLING @ 47 (TRUE SEASONAL HIGH GW)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 49"

TP #105
0'-11"
TOPSOIL, DARK BROWN FINE SANDY LOAM
11'-23"
SUBSOIL, YELLOW-BROWN SANDY LOAM W/ GRAVEL & COBBLES
23'-50"
LIGHT BROWN MEDIUM-COARSE SAND W/ GRAVEL
50'-114"
GRAY MEDIUM-COARSE SAND W/ GRAVEL

NO OBSERVED MOTTLING
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 36"

TP #106
0'-10"
TOPSOIL, STRONG BROWN FINE SANDY LOAM
10'-43"
SUBSOIL, YELLOW-BROWN FINE SANDY LOAM
43'-114"
GRAY LOAMY SAND W/ GRAVEL & COBBLES

MOTTLING @ 43" (HANGING)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 59"

TP #107
0'-16"
TOPSOIL, DARK BROWN FINE SANDY LOAM
16'-32"
SUBSOIL, YELLOW-BROWN VERY FINE SANDY LOAM
32'-77"
YELLOW-BROWN & GRAY VERY FINE SANDY LOAM
77'-110"
LIGHT BROWN COARSE SAND W/ GRAVEL & COBBLES

MOTTLING @ 32" (HANGING)
NO OBSERVED GROUNDWATER
NO OBSERVED LEDGE
ROOTS TO 67"

TP #108
0'-12"
TOPSOIL, BROWN FINE SANDY LOAM
12'-33"
SUBSOIL, LIGHT BROWN VERY FINE SANDY LOAM
33'-84"
VERY LIGHT BROWN VERY FINE SANDY LOAM

NO OBSERVED MOTTLING
NO OBSERVED GROUNDWATER
POSSIBLE LEDGE @ 84"
ROOTS TO 36"

SOIL SAMPLE OBTAINED AT 48" FOR SIEVE ANALYSIS & PERMEABILITY TESTING
PERMEABILITY = 0.49 FT./DAY (0.25 IN./HR)



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
DATE: 7/13/2023
PROJECT: 430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT
PHONE: (860) 388-9343
WEB: INDIGO-LAND-DESIGN.COM

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SHEET NO.: 7 of 19
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SOIL EROSION & SEDIMENTATION CONTROL PLAN NARRATIVE

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

PROJECT DESCRIPTION

THE APPLICANT IS PROPOSING TO EXTEND ROBERTS COURT INTO THE SITE AND CREATE A 20' WIDE PRIVATE LOOPED ROAD WITH 20 RESIDENTIAL BUILDINGS (16 SINGLE-FAMILY HOUSES AND 4 DUPLEXES FOR A TOTAL OF 24 DWELING UNITS), INSTALL A SANITARY SEWER SYSTEM, A STORM SEWER SYSTEM, STORMWATER MANAGEMENT AREAS AND OTHER UTILITIES, LANDSCAPING, SITE LIGHTING AND OTHER ASSOCIATED IMPROVEMENTS.

CONSTRUCTION IS ANTICIPATED TO COMMENCE IN SUMMER/FALL 2024. 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

- CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
- LAND SURVEYOR SHALL STAKE OUT ALL CLEARING LIMITS, ALL INFRASTRUCTURE IMPROVEMENTS, UTILITIES, STORMWATER BASINS, ETC.
- INSTALL ALL EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION ENTRANCE. MAINTAIN AND REDRESS AS NECESSARY.
- CLEAR TREES AND BRUSH WITHIN DEVELOPMENT. 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.
- 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.
- INSTALL ALL E&S CONTROLS AS INDICATED ON THE PLAN, INCLUDING TEMPORARY SEDIMENT TRAPS. MAINTAIN ALL E&S CONTROLS ON A DAILY BASIS AND REPAIR AS NEEDED.
- ROUGH GRADE ROAD AND INSTALL UNDERGROUND UTILITIES, LIGHTING, AND DRAINAGE. INSTALL SILT SACKS AT ALL CATCH BASINS AND MAINTAIN THEM REGULARLY AND AS NEEDED.
- CONSTRUCT STORMWATER BASINS, GRASSED SWALES, AND OUTFALLS. THE STORMWATER BASINS SHALL BE COMPLETED, PLANTED, AND STABILIZED PRIOR TO RECEIVING ANY DISCHARGE FROM THE ROADWAY AND UPSTREAM CONSTRUCTION RUNOFF. 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 ROBERT RUSSO, C.P.S.S. - ALL WETLAND PLANTING SHALL BE DONE UNDER THE SUPERVISION AND DIRECTION OF ROBERT RUSSO, C.P.S.S. OF CEA ENGINEERS, INC.
- INSTALL BASE COURSE OF ASPHALT FOR ENTIRE ROADWAY.
- BEGIN CONSTRUCTION OF HOUSES AND UTILITY SERVICE CONNECTIONS.
- 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.
- INSTALL TOP COURSE OF ASPHALT AND PAVEMENT STRIPING. INSTALL ROADWAY SIGNAGE. COMPLETE ALL LANDSCAPING.
- 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.

LAND DISTURBANCE

- 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.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
- 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.

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 MORE THAN 30 DAYS SHALL BE SEED WITH A TEMPORARY GRASS SEED MIXTURE TO PREVENT EXCESSIVE EROSION AND SEDIMENTATION.

TRENCH EXCAVATION AND BACKFILL

THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEDED 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.

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 ALSO REMAINS 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.

IF NECESSARY, A TEMPORARY FILTER FABRIC SILT BARRIER SHALL BE PLACED BENEATH THE GRATE OF THE PROPOSED CATCH BASIN. PRIOR TO THE PREVENT ANY SILTATION OF THE DRAINAGE SYSTEM, THE FILTER FABRIC SHALL BE REMOVED IMMEDIATELY AFTER THE SURROUNDING AREAS ARE ADEQUATELY STABILIZED.

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 OR EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR AND / OR THE GENERAL CONTRACTOR. ONCE THE GENERAL CONTRACTOR IS SELECTED, CONTACT INFORMATION WILL BE PROVIDED TO THE TOWN.

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 SEEDED 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.



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UNTIL THIS NOTE
IS REMOVED

REV	DATE	DESCRIPTION
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.
2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.
3	7/31/2024	OM REVISIONS PER TOWN COMMENTS, MISC.
4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL

EROSION & SEDIMENTATION CONTROL PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:	MAY 21, 2024
SCALE:	1"=30'
DRAWN BY:	CO, MA, RG, RM
CHECKED BY:	JW
DWG. NO.:	ESC-1
SHEET NO.:	8 of 19
JOB. NO.:	2023-922

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. 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, STREETS AND WETLANDS FROM ANY EROSION AND/OR SEDIMENTATION.
6. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
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 DESIGN ENGINEER PRIOR TO IMPLEMENTATION.
8. ALL JOINTS BETWEEN THE EXISTING AND NEW PAVEMENT SHALL BE PROPERLY SAWCUT, TACK COATED AND SEALED AS APPLICABLE. ALL PROPOSED JOINTS SHALL BE FLUSH AND MATCH EXISTING GRADES.
9. PRIOR TO CONSTRUCTION, A LICENSED LAND SURVEYOR SHALL SET A STABLE ON-SITE BENCHMARK (NGVD-29 DATUM) 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.
15. 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.
16. EXISTING INTERIOR STONEWALLS TO BE REMOVED, STOCKPILED AND REUSED ON SITE. ALL EXISTING STONEWALLS ALONG THE PERIMETER OF THE PROPERTY SHALL REMAIN IN PLACE.
17. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION INCLUDING EXCAVATION AND SITE ACCESS PERMITS PRIOR TO ANY WORK WITHIN THE TOWN RIGHT-OF-WAY. ALL ZONING COMPLIANCE PERMITS AND APPROVALS FROM THE DEPARTMENT OF PUBLIC WORKS SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT STAFF AND CONDOT IS REQUIRED.
18. 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.
19. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SECTION 25.5 AND 25.6 PF THE TOWN OF WATERFORD ZONING REGULATIONS.
20. A CLUSTER MAILBOX SHALL BE PROVIDED AT THE BEGINNING OF THE ROADWAY LOOP AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL POSTMASTER.
21. ROLLAWAY TRASH BARRELS AND RECYCLING BARRELS FOR INDIVIDUAL UNITS WILL BE PROVIDED AND PICKED UP WEEKLY BY ONE COMMON TRASH HAULER HIRED BY THE ASSOCIATION.
22. ANY PROPOSED TRANSFORMER OR ANY OTHER ELECTRICAL APPURTENANCES TO BE DETERMINED BY THE CUSTODIAL UTILITY COMPANY.
23. NO SNOW REMOVAL SHALL BE PLOWED OFF-SITE OR INTO THE CUL-DE-SAC FOR ROBERTS COURT.
24. NO UNIT ENVELOPES ARE CLOSER THAN 10.0' IN ANY DIRECTION TO EACH OTHER.
25. CONSTRUCTED UNITS MAY SHIFT ANYWHERE WITHIN THE UNIT ENVELOPE AREA.
26. UNIT ENVELOPE CORNERS SHALL BE FIELD STAKED PRIOR TO FOUNDATION INSTALLATION.
27. INSTALLED FOUNDATIONS SHALL BE FIELD LOCATED FOR COMPLIANCE.
28. ALL CONSTRUCTED UNITS SHALL BE BUILT NO CLOSER THAN 10' APART.
29. ALL UNIT DRIVEWAYS WILL BE PAVED AND A MINIMUM OF 20' IN LENGTH.



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NOT FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED

REV	DATE	DESCRIPTION	BY
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
3	7/31/2024	O&M REVISIONS PER TOWN COMMENTS, MISC.	RG
4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL	RG

UTILITY PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE: MAY 21, 2024
SCALE: 1"=30'
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: UP-1
SHEET NO.: 9 of 19
JOB. NO.: 2023-922

STRUCTURE	FRAME EL.	INV. IN	INV. OUT	PIPE LENGTH	% PIPE SLOPE
SMH 1	142.70		138.90		
SMH 2	136.30	132.50	132.40	86.00	7.44
SMH 3	133.20	128.40	128.30	82.00	4.88
SMH 7	131.50	124.10	123.30	113.00	3.72
SMH 4	142.60		138.80		
SMH 5	136.80	133.30	130.60	81.00	6.79
SMH 6	133.00	126.90	126.80	60.00	6.17
SMH 7	131.50	123.40	123.30	136.00	2.50
SMH 8	133.00	122.30	122.20	92.00	1.09
EX SMH	131.65	122.10	122.00	9.00	1.11

STRUCTURE	FRAME EL.	INV. IN	INV. OUT	PIPE LENGTH	% PIPE SLOPE
CB 1	130.50		128.90		
CB 2	131.50	126.50	126.50	64.00	3.75
CB 9	130.50	126.00	126.00	50.00	1.00
CB 3	134.00		130.70		
CB 4	134.10	129.90	129.90	79.00	1.01
CB 5	134.30	129.00	129.00	83.00	1.08
CB 6	133.00	128.60	128.60	37.00	1.08
DMH 1	132.50	128.00	128.00	58.00	1.03
CB 7	130.50	126.00	126.00	105.00	1.90
CB 8	130.50	125.80	125.80	18.00	1.11
FES 3			124.70	94.00	1.17
CB 9	133.00		129.70		
CB 10	133.20	129.30	129.30	32.00	1.25
FES 4			128.30	91.00	1.10



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4	8/28/2024	O&M REVISIONS PER TOWN COMMENTS, MISC.	RC		
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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RC		
#				DATE	DESCRIPTION

SANITARY SEWER & STORM SEWER SYSTEM PLAN

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024

SCALE:
1"=30'

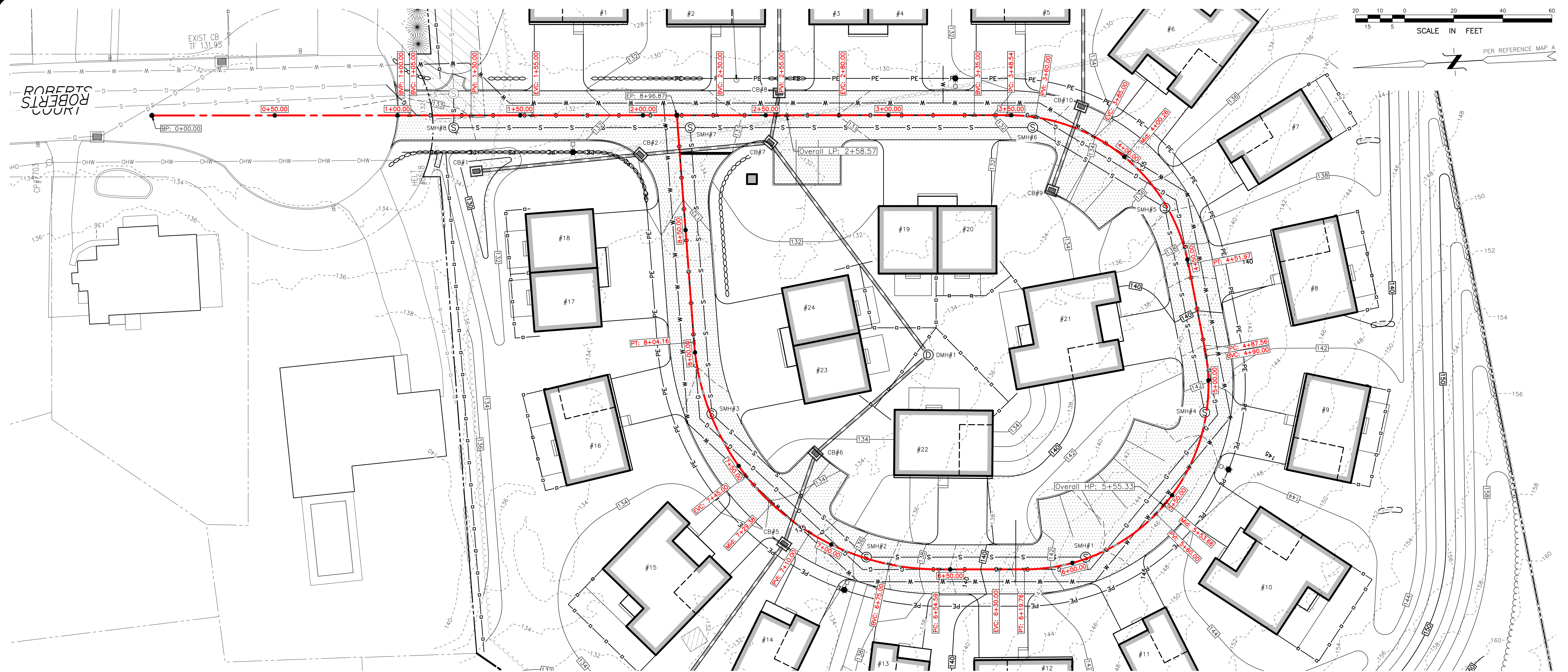
DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
JW

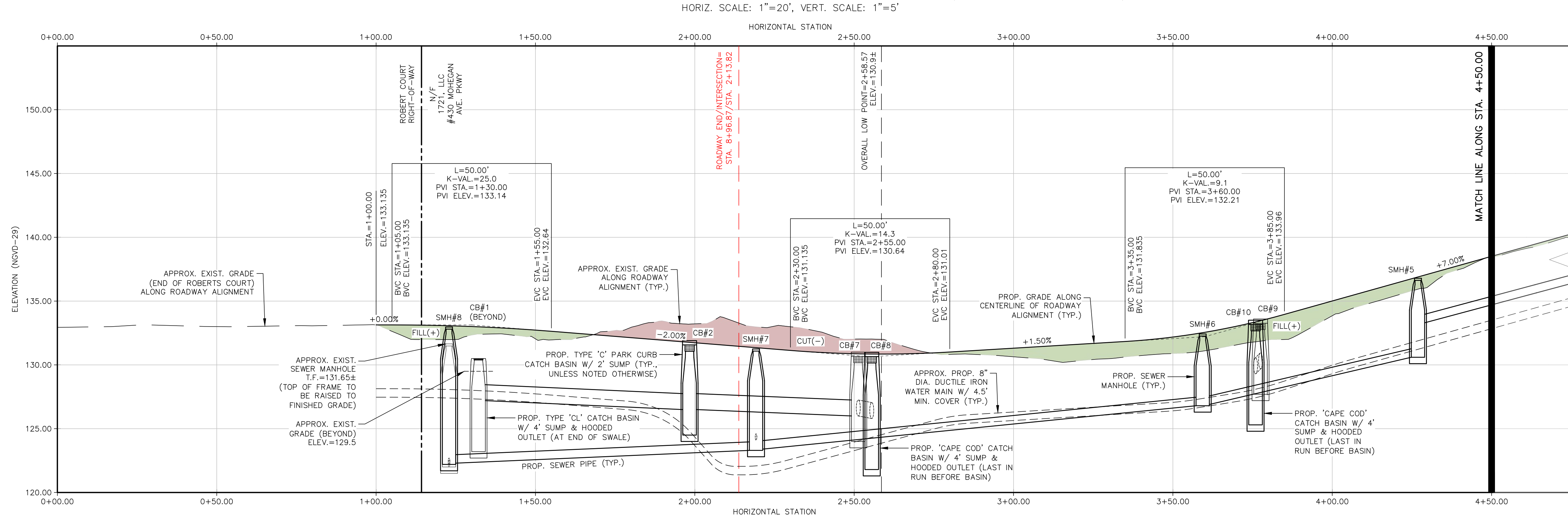
DWG. NO.:
SSS-1

SHEET NO.:
10 of 19

JOB. NO.:
2023-922



PROPOSED ROADWAY PROFILE ALONG CENTERLINE ALIGNMENT (STA. 0+00 TO 4+50)



ROADWAY ALIGNMENT PLAN & PROFILE (SIA. 0+00 TO 4+50)

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024

SCALE:
AS NOTED

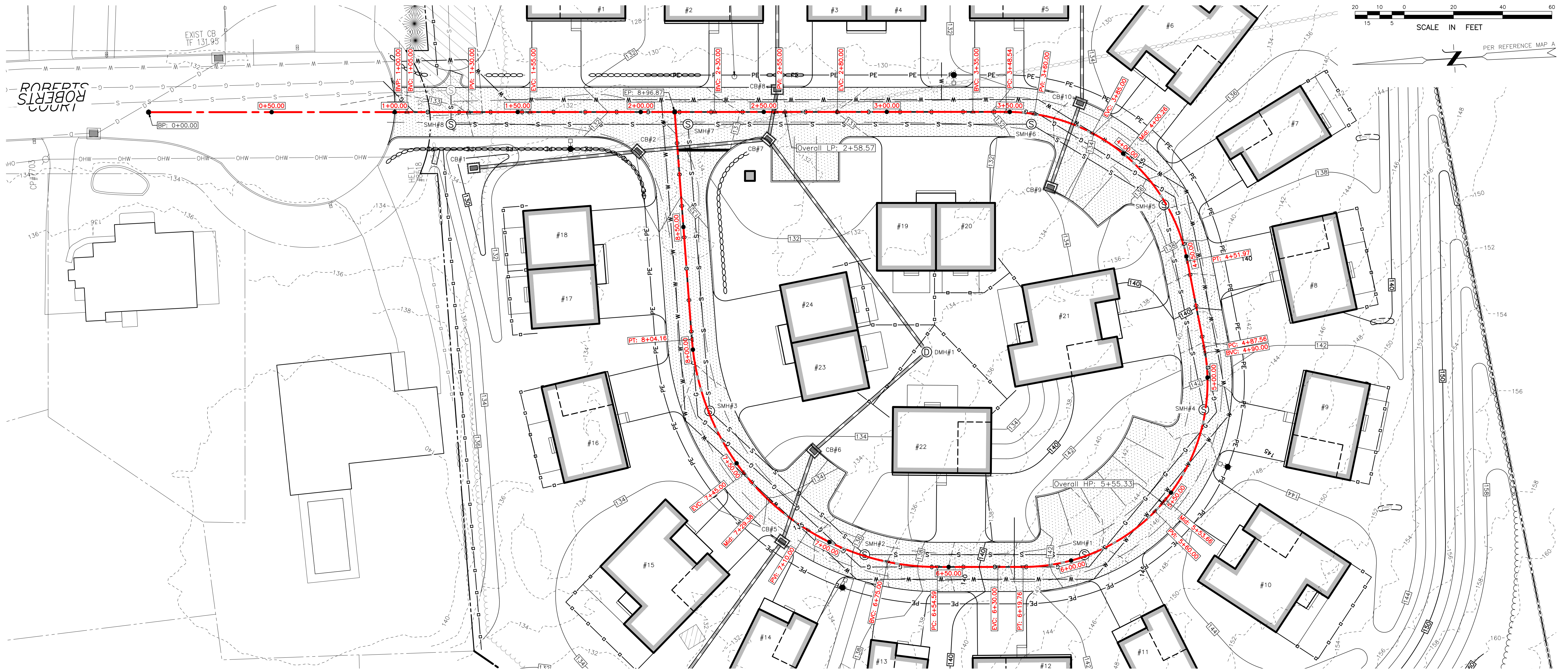
DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
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WG. NO.: RAP-1

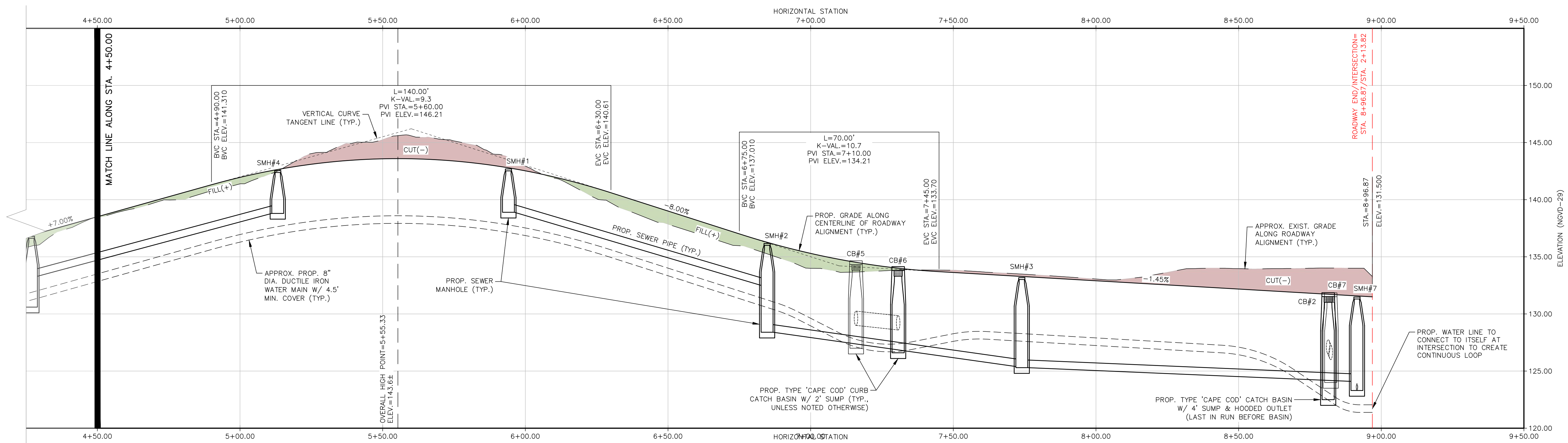
HEET NO.:
11 of 19

OB. NO.: 2023-022



PROPOSED ROADWAY PROFILE ALONG CENTERLINE ALIGNMENT (STA. 4+50 TO 9+50)

HORIZ. SCALE: 1"=20', VERT. SCALE: 1"=5'



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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG

ROADWAY ALIGNMENT PLAN & PROFILE (STA. 4+50 TO 9+50)

PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
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DRAWN BY:
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JW
DWG. NO.:
RAP-2
SHEET NO.:
12 of 19
JOB NO.:
2023-922