

DRAWING INDEX:

TITLE	DWG. NO.	SHEET NO.
SITE DEVELOPMENT PLAN	SDP-1	1 OF 20
LOT LINE REVISION & EASEMENT PLAN	LLR-1	2 OF 20
ZONING PLAN	ZP-1	3 OF 20
BUILDING DESIGNATION PLAN	BDP-1	4 OF 20
PARKING & FIRE TRUCK MANEUVERABILITY PLAN	PFT-1	5 OF 20
LANDSCAPING, LIGHTING & SIGNAGE PLAN	LLS-2	6 OF 20
GRADING PLAN	GP-1	7 OF 20
EROSION & SEDIMENTATION CONTROL PLAN	ECS-1	8 OF 20
UTILITY PLAN	UP-1	9 OF 20
SANITARY SEWER & STORM SEWER SYSTEM PLAN	SSS-1	10 OF 20
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 0+00 TO 4+50)	RAP-1	11 OF 20
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 4+50 TO 9+50)	RAP-2	12 OF 20
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-1	13 OF 20
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-2	14 OF 20
CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)	CD-3	15 OF 20
CONSTRUCTION DETAILS (ROADWAY & UTILITIES)	CD-4	16 OF 20
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-5	17 OF 20
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-6	18 OF 20
CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)	CD-7	19 OF 20
STORMWATER OPERATION & MAINTENANCE (O&M) PLAN	SOM-1	20 OF 20

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

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

NOT FOR CONSTRUCTION
UNTIL THIS NOTE IS REMOVED

ORIGINAL PLAN SET DATED 5/21/2024

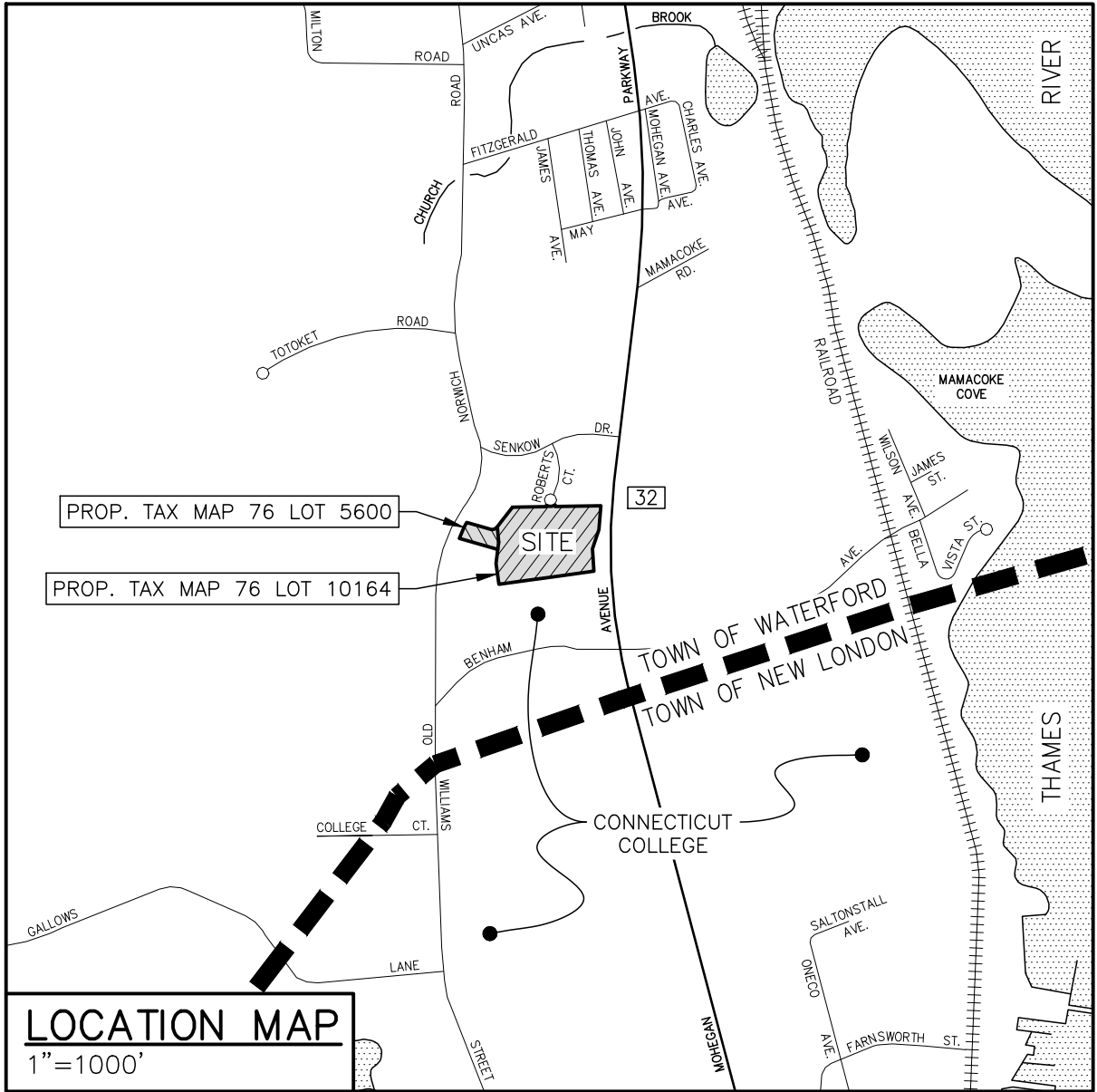
6	10/8/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
5	9/6/2024	REVISED TITLE ON COVER SHEET	RG
4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL	RG
3	7/31/2024	O&M REVISIONS PER TOWN COMMENTS, MISC.	RG
2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
#	DATE	DESCRIPTION	BY

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.



LAND SURVEYOR

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

CIVIL ENGINEER



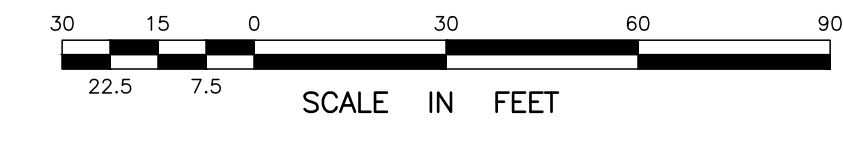
INDIGO LAND DESIGN, LLC
JOE WREN, P.E.
40 ELM STREET, 2ND FLOOR
OLD SAYBROOK, CT 06475

PROPERTY OWNER/APPLICANT

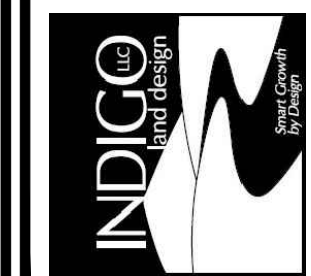
1721, LLC
49 TWIN LAKES DRIVE
WATERFORD, CT 06385

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
=====	PROPOSED WETLAND
-----	NON-ENCROACHMENT BOUNDARY
-----	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
⊗	PROPOSED SPOT GRADE
G.T.D.	PROPOSED GRADE TO DRAIN
-----	PROPOSED RIPRAP AREA
-----	EXISTING BOULDERS
-----	PROPOSED LIGHT POLE



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

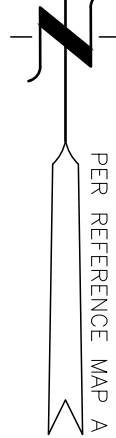
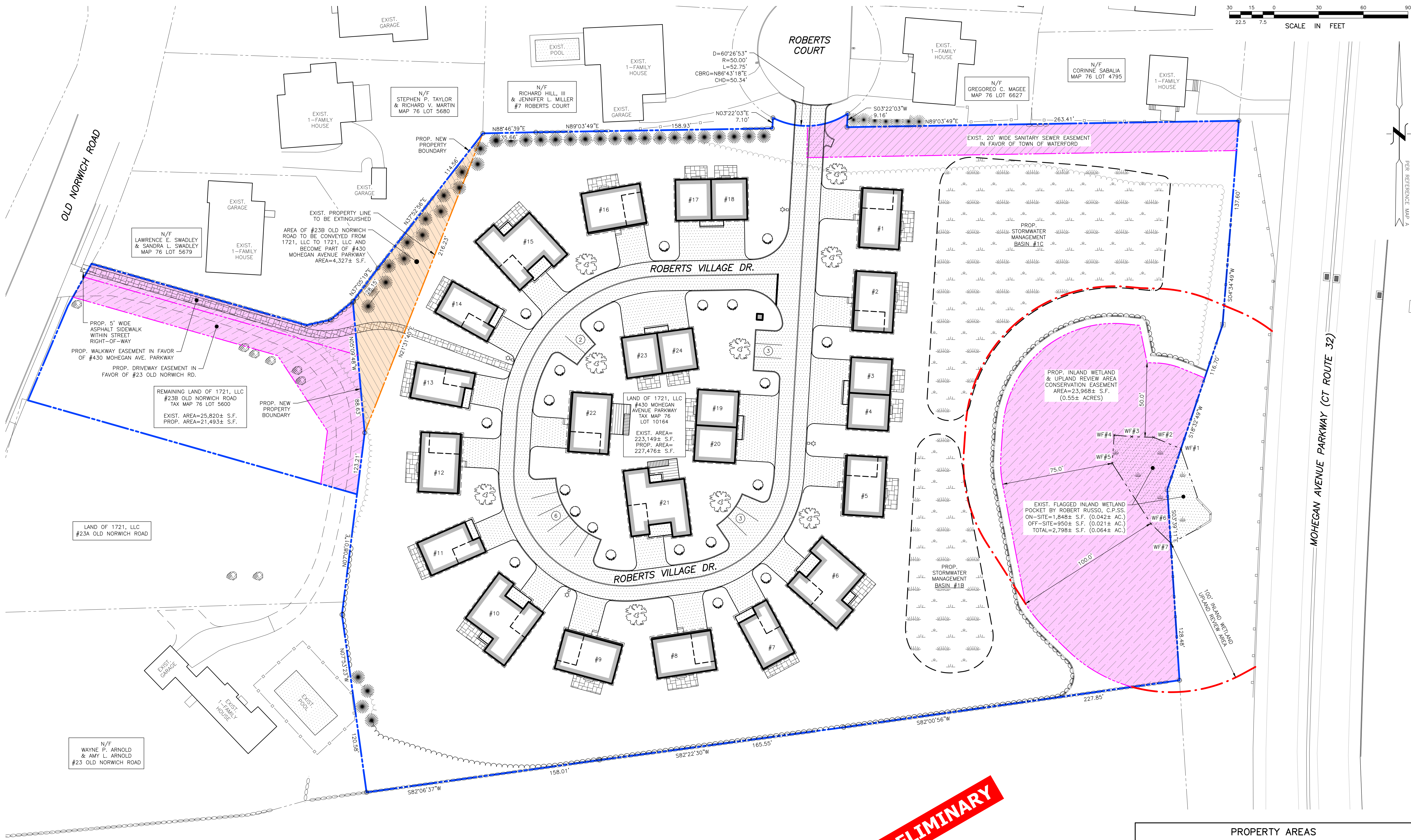


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SITE DEVELOPMENT PLAN
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
1"=30'
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
SDP-1
SHEET NO.:
1 of 20
JOB NO.:
2023-922



PRELIMINARY

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%

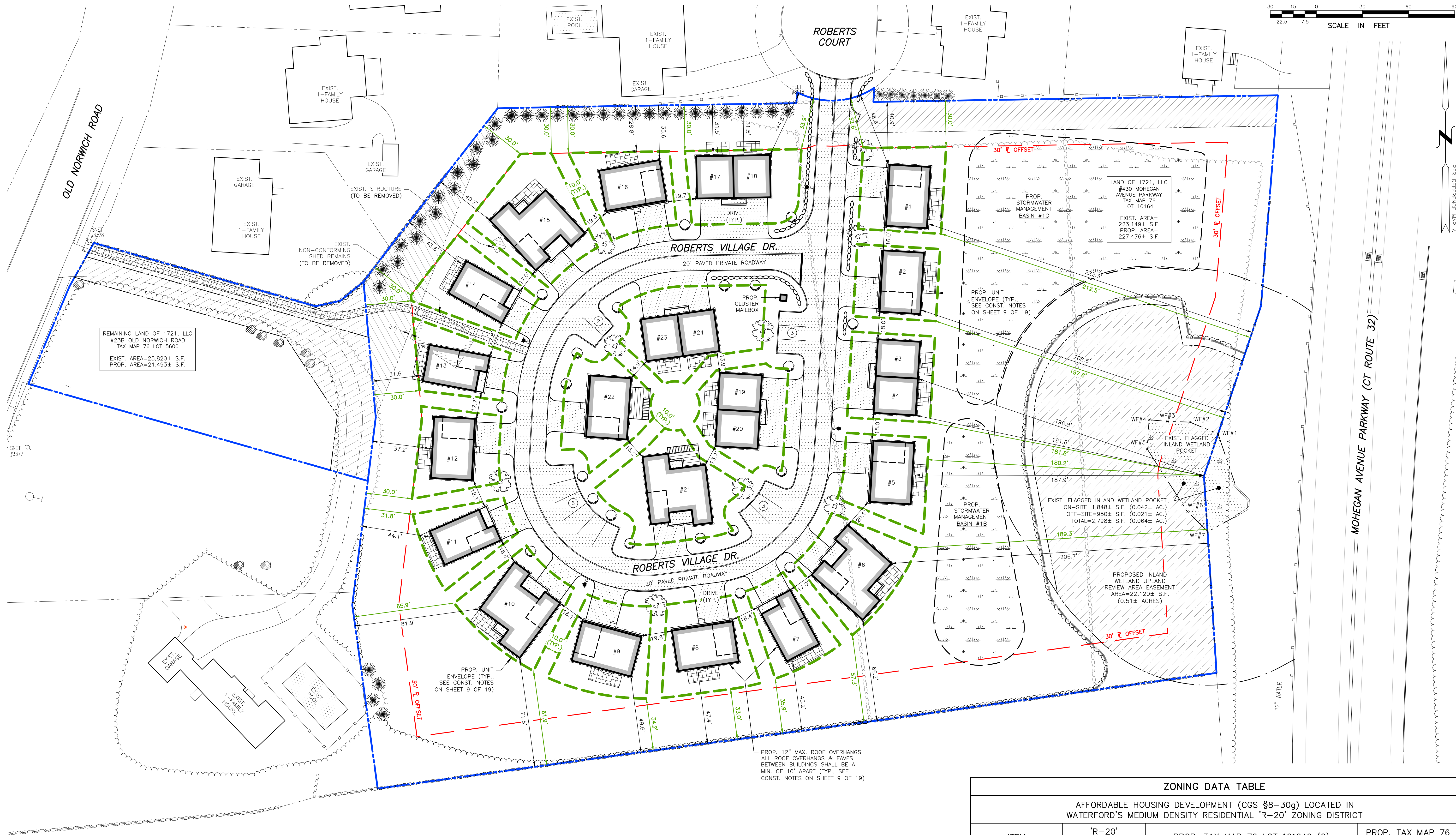
PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
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5	9/6/2024	REVISED TITLE ON COVER SHEET
4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL
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2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.
#	DATE	DESCRIPTION

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 20
JOB. NO.: 2023-922



ZONING DATA TABLE			
AFFORDABLE HOUSING DEVELOPMENT (CGS §8-30g) LOCATED IN WATERFORD'S MEDIUM DENSITY RESIDENTIAL 'R-20' ZONING DISTRICT			
ITEM	'R-20' STANDARDS (1)	PROP. TAX MAP 76 LOT 101640 (2)	PROP. TAX MAP 76 LOT 5600
MIN. LOT AREA	20,000 S.F.	227,476± S.F. (5.22 ACRES) (GROSS LOT AREA)	25,820± S.F. (0.59 ACRES)
MIN. LOT FRONTAGE	85 FT.	412.95 FT. (ALONG MOHEGAN AVE. PARKWAY & ROBERTS CT.)	101± FT.
MIN. LOT WIDTH AT BUILDING LINE	100 FT.	---	418± FT.
FRONT YARD SETBACK (MOHEGAN AVE. PARKWAY)	75 FT.	180.2± FT. (PR. UNIT ENVELOPE #5)	---
FRONT YARD SETBACK (ROBERTS COURT)	50 FT.	32.6± FT. (PR. UNIT ENVELOPE #1)	---
SIDE YARD SETBACK (NORTH BOUNDARY)	20 FT.	33.0± FT. (PR. UNIT ENVELOPE #1, #15, #16, #17 & #18)	---
SIDE YARD SETBACK (SOUTH BOUNDARY)	20 FT.	33.0± FT. (PR. UNIT ENVELOPE #8)	---
REAR YARD SETBACK (WEST BOUNDARY)	50 FT.	33.0± FT. (PR. UNIT ENVELOPE #12, #13, #14 & #15)	---
MAX. BUILDING COVERAGE	25%	11.3%± (25,392± S.F.) (BASED ON THE NET LOT AREA)	---
MAX. BUILDING HEIGHT	35 FT.	≤ 35 FT. (ALL HOUSES)	---

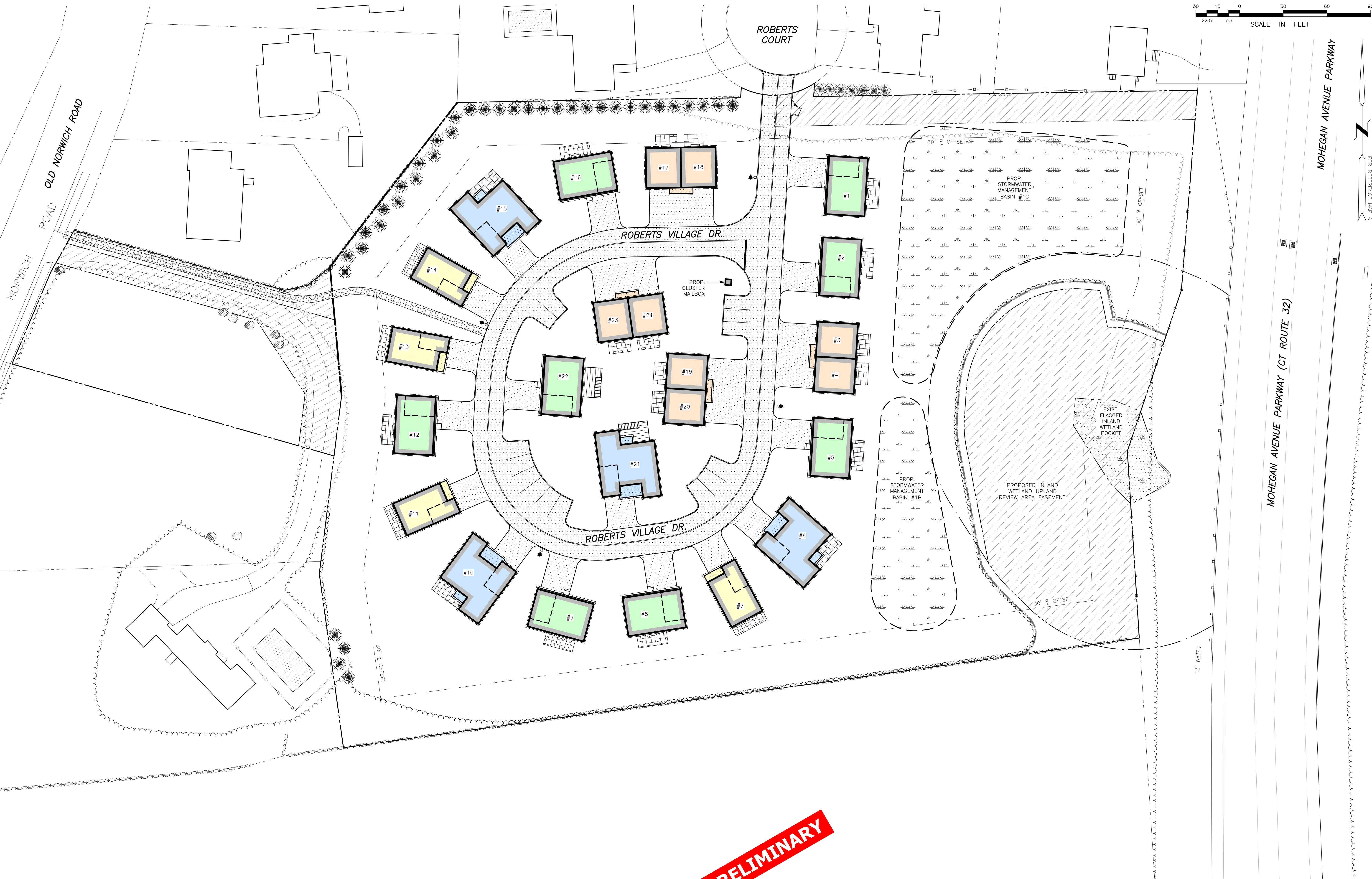
(1) THIS PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT (CGS §8-30g). STANDARD TOWN ZONING REGULATIONS DO NOT APPLY.
(2) SETBACKS ARE SHOWN TO THE CLOSEST UNIT ENVELOPE. THE EXACT LOCATION OF THE BUILDING MAY VARY, BUT SHALL BE ENTIRELY WITHIN THE UNIT ENVELOPE.

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
0.50 INCHES = 1 FOOT
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

NOT FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED

ZONING 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.:
ZP-1
SHEET NO.:
3 of 20
JOB NO.:
2023-922



PRELIMINARY

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

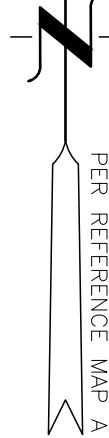
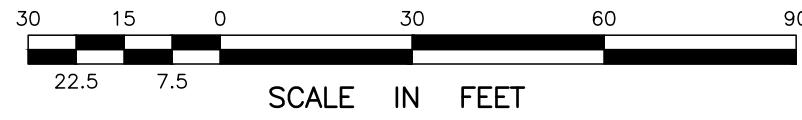
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE: MAY 21, 2024
SCALE: 1"=30'
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: BDP-1
SHEET NO.: 4 of 20
JOB. NO.: 2023-922

RG	REVISIONS PER TOWN COMMENTS, MISC.	DATE	DESCRIPTION
6	10/8/2024		
5	9/6/2024		
4	8/28/2024		
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2	7/23/2024		
1	7/17/2024		
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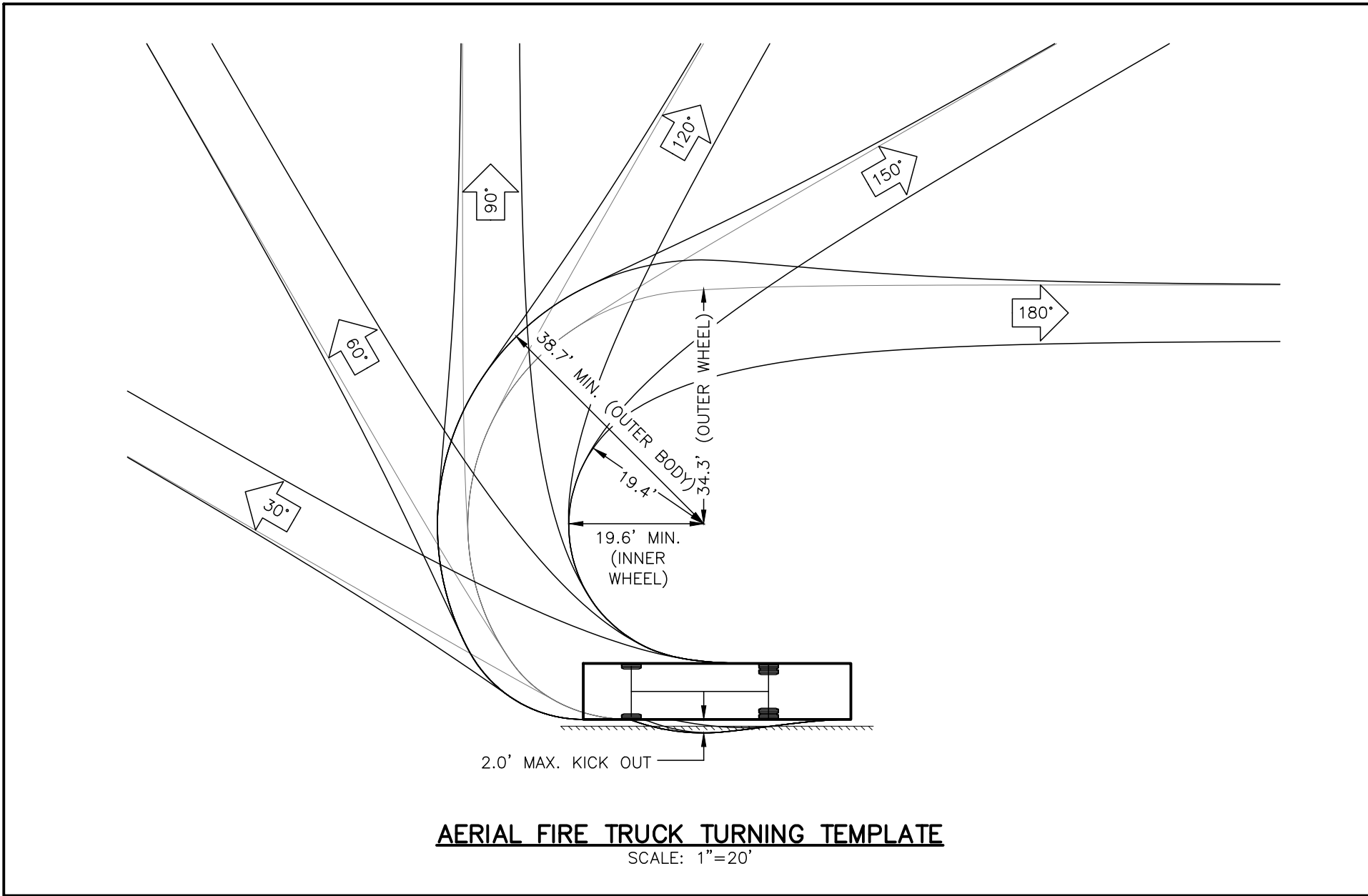
NOT FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED

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



PRELIMINARY

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



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 E. STREET, 2ND FLOOR
PO BOX 980
WATERFORD, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

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

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

SCALE:
1"=30'

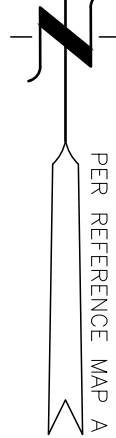
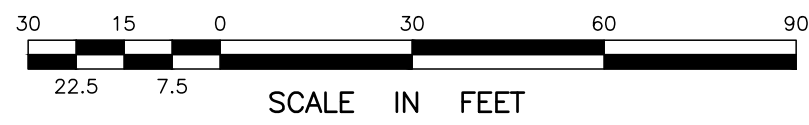
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CO, MA, RG, RM

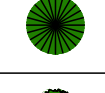
CHECKED BY:
JW

DWG. NO.:
PFT-1

SHEET NO.:
5 of 20

JOB. NO.:
2023-922



PLANTING SCHEDULE				
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
	9	KOUSA DOGWOOD (MULTI-CLUMP)	CORNUS KOUSA "MILKY WAY"	8' TO 10' HEIGHT
	37	TECHY ARBORVITAE	THUJA OCCIDENTALIS	6' TO 7' HEIGHT
	21	COMMON BOXWOOD	BUXUS SEMPERVIRENS	3' DIAMETER

LANDSCAPING NOTES:

- ALL PLANTING LOCATIONS ARE APPROXIMATE AND MAY BE ADJUSTED DUE TO ACTUAL FIELD CONDITIONS.
- 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.
- 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.
- 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.
- PROPOSED GROUND COVER AROUND ALL NEW TREES AND SHRUBS SHALL BE HEMLLOCK OR CEDAR MULCH OR EQUIVALENT (SEE DETAILS).

LIGHTING SCHEDULE				
SYMBOL	QUANTITY	ITEM	MANUFACTURER	MODEL
	4	POLE MOUNTED LIGHT FIXTURE	RAB LIGHTING	ALED33TY

*OR EQUIVALENT - SEE DETAIL

LIGHTING NOTES:

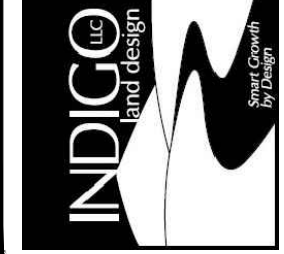
- MAXIMUM TOTAL HEIGHT OF LIGHT POLES AND FIXTURES SHALL BE 14 FEET FROM FINISHED GRADE. CONCRETE LIGHT POLE BASES SHALL BE FLUSH WITH THE GROUND SURFACE AND PAINTED A DARK COLOR. LIGHT POLES SHALL CONFORM TO ALL LIGHT POLE MANUFACTURER REQUIREMENTS.
- ALL LIGHT POLES SHALL BE A MINIMUM OF 5 FEET FROM THE EDGE OF PAVEMENT.
- ELECTRICAL SERVICES AND CONNECTIONS FOR SITE LIGHTING TO AND FROM THE BUILDING ELECTRICAL ROOM ARE NOT SHOWN ON THIS PLAN. OPTIMUM ROUTES SHALL BE SELECTED BY THE CONTRACTOR AND REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- OPTIMUM FIXTURE HEAD ORIENTATION TO BE SET BY SITE LIGHTING CONTRACTOR.
- FINAL LIGHT FIXTURES, POLES AND ACCESSORIES SHALL BE FULL CUTOFF AND SELECTED AND APPROVED BY PROPERTY OWNER AND TOWN OF WATERFORD PRIOR TO INSTALLATION.

SIGNAGE NOTES:

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

LANDSCAPING, LIGHTING & SIGNAGE PLAN

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



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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
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DATE:
MAY 21, 2024
SCALE:
1"=30'
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
LLS-1
SHEET NO.:
6 of 20
JOB NO.:
2023-922

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

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
0 EIGHTH STREET, 2ND FLOOR
NEW BRITAIN, CT 06053
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

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

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2023-922

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

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.
3. LAND SURVEYOR SHALL STAKE OUT ALL CLEARING LIMITS, ALL INFRASTRUCTURE IMPROVEMENTS, UTILITIES, STORMWATER BASINS, ETC.
4. INSTALL ALL EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION ENTRANCE. MAINTAIN AND REDRESS AS NECESSARY.
5. 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.
6. REMOVE ALL STUMPS AND HAUL OFF SITE. NO STUMPS, LOGS, OR OTHER ORGANIC MATTER SHALL BE BURIED ON SITE.
7. 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.
8. 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.
9. ROUGH GRADE ROAD AND INSTALL UNDERGROUND UTILITIES, LIGHTING, AND DRAINAGE. INSTALL SILT SACKS AT ALL CATCH BASINS AND MAINTAIN THEM REGULARLY AND AS NEEDED.
10. 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 CLA ENGINEERS, INC.
11. INSTALL BASE COURSE OF ASPHALT FOR ENTIRE ROADWAY.
12. BEGIN CONSTRUCTION OF HOUSES AND UTILITY SERVICE CONNECTIONS.
13. 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.
14. INSTALL TOP COURSE OF ASPHALT AND PAVEMENT STRIPING. INSTALL ROADWAY SIGNAGE. COMPLETE ALL LANDSCAPING.
15. 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

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.

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 SHALL ALSO BE 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. IN THE PRESENCE 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.



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
100 E. STREET, 2ND FLOOR
NEW BRITAIN, CT 06053
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

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UNTIL THIS NOTE
IS REMOVED

REVISIONS PER TOWN COMMENTS, MISC.	DESCRIPTION
RG	REVISED TITLE ON COVER SHEET
RG	REVISIONS FOR PLANNING & ZONING SUBMITTAL
RG	OMA REVISIONS PER TOWN COMMENTS, MISC.
RG	REVISIONS PER TOWN COMMENTS, MISC.
RG	REVISIONS PER TOWN COMMENTS, MISC.
BY	DATE
6	10/9/2024
5	9/6/2024
4	8/28/2024
3	7/31/2024
2	7/23/2024
1	7/17/2024
#	

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 20

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 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 FEET 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 FEET APART, INCLUDING ROOF EAVES, SIDING, AND CLADDING. ALL ROOF OVERHANGS AND EAVES SHALL BE A MAXIMUM OF 12 INCHES.
29. ALL UNIT DRIVEWAYS WILL BE PAVED AND HAVE A MINIMUM OF LENGTH OF 18 FEET.
30. CONTRACTOR SHALL CONTACT VEOLIA WATER BEFORE WORK BEGINS TO COORDINATE CONNECTION TO EXISTING WATER MAIN AND WATER SERVICE LATERAL PLACEMENT TO AVOID DAMAGE TO NEW PAVEMENT ON THE PROPOSED PRIVATE ROAD.
31. SEWER MAIN PIPE AND FITTINGS SHALL BE MADE OF PVC ASTM D1784. THE PIPE SHALL BE 8" SDR-35 ASTM D3034 TYPE PSM PVC SEWER PIPE WITH A MINIMUM SLOPE OF 0.004 FEET PER FOOT. THE PIPE JOINTS SHALL BE ELASTOMETRIC GASKET JOINTS ASSEMBLED IN ACCORDANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS. FITTINGS SHALL BE SOCKET TYPE AND CONFORM TO THE REQUIREMENTS OF ASTM D2122. ALL SEWER LATERALS SHALL BE 6" SDR-35 ASTM D3034 WITH A MINIMUM SLOPE OF 1/4" PER FOOT.
32. THE PIPE SHALL BE BEDDED IN CRUSHED STONE (3/4" MAX. SIZE OF STONE) CARRIED TO ONE FT. OVER THE PIPE. A MIN. OF 82% MAXIMUM DENSITY IN THE PIPE ZONE BACKFILL SHALL BE ACHIEVED, AS DETERMINED BY AASHTO T99.
33. ALL WATER AND SEWER LINES SHALL BE 10 FT. APART WHENEVER POSSIBLE. IF IT IS NOT POSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION THEN BOTH WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT LINED DUCTILE IRON PIPE BASED ON WATER TIGHTNESS AND BY APPROVED METHOD OR BOTH PIPES SHALL BE INCASED IN CONCRETE. ALSO, IF WATER AND SEWER PIPES MUST CROSS THEN WATER LINES SHALL BE AT LEAST 18" ABOVE THE CROWN OF THE SEWER LINE. ALSO, SEE DETAIL ON SHEET 19 OF 20.
34. COMPRESSION THRUST BLOCK SUPPORTS SHALL BE CONSTRUCTED BEHIND ALL BENDS, TEES, CAPS, AND PLUGS OF THE WATER MAIN.
35. THE MANHOLE CONNECTION TO THE EXISTING MAIN SHALL BE CORE BORED AND BOOTED WITH KOR-N-SEAL TYPE CONNECTOR OR APPROVED EQUAL. SEE DETAIL ON SHEET 19 OF 20.
36. ALL DESIGN AND CONSTRUCTION OF WATER AND SEWER UTILITIES SHALL CONFORM TO THE TOWN OF WATERFORD'S STANDARDS AND SPECIFICATIONS. THE SEWER SYSTEM SHALL CONFORM TO THE TOWN OF WATERFORD "STANDARDS & SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS INSTALLED BY DEVELOPERS IN THE TOWN OF WATERFORD". ALSO, THE WATER MAIN CONSTRUCTION SHALL CONFORM TO ALL AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
37. UPON APPROVAL OF THIS PROJECT, AN EASEMENT SHALL BE ESTABLISHED GRANTING THE TOWN OF WATERFORD AND/OR ITS SERVICE PROVIDER (CURRENTLY THE CITY OF NEW LONDON) ACCESS RIGHTS TO THE MAINS AND SERVICE LATERALS. THE EASEMENT SHALL BE RECORDED IN THE TOWN LAND RECORDS IN A TIMELY MANNER.
38. SEWER MANHOLES #1 AND #4 SHALL BE "FLAT SLAB TOP MANHOLES". SEE DETAIL ON SHEET 18 OF 20. ALL MANHOLE INVERTS SHALL BE PRE-CAST.
39. CHLORINATION VALVES SHALL BE PROVIDED AT THE PROPOSED WATER MAIN TIE IN POINT TO THE EXISTING WATER MAIN ON ROBERTS COURT. PRIOR TO CONNECTING TO THE EXISTING WATER MAIN, THE NEW WATER MAIN SHALL BE CHARGED, TESTED, AND TREATED AS NEEDED FOR WATER QUALITY AND PRESSURE.
40. BUILDING HVAC SYSTEMS ARE TO BE DETERMINED BY THE PROJECT APPLICANT/OWNER. ALL BUILDING HVAC SYSTEMS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS AND REQUIRED SEPARATION DISTANCES.
41. EACH BUILDING UNIT MAY HAVE ONE SMALL SHED OR OUTDOOR STORAGE AREA IF PERMITTED BY THE DEVELOPER. THEY SHALL NOT EXCEED 120 S.F. IN AREA AND 10 FT. IN HEIGHT. THEY SHALL NOT BE PLACED ANY CLOSER THAN 30 FT. FROM ANY FRONT PROPERTY LINE AND 10 FT. FROM ANY SIDE OR REAR PROPERTY LINE. NO SHEDS OF OUTDOOR STORAGE AREAS SHALL BE PLACED BETWEEN THE FRONT OF THE HOUSE AND THE PRIVATE ROAD.
42. NO ABOVE GROUND OR INGROUND POOLS SHALL BE PERMITTED. EACH BUILDING UNIT MAY HAVE A SMALL ABOVE GROUND HOT TUB NOT TO EXCEED 80 S.F. IN AREA. THEY SHALL NOT BE PLACED CLOSER THAN 30 FT. FROM ANY FRONT PROPERTY LINE AND 10 FT. FROM ANY SIDE OR REAR PROPERTY LINE. NO SHEDS OF OUTDOOR STORAGE AREAS SHALL BE PLACED BETWEEN THE FRONT OF THE HOUSE AND THE PRIVATE ROAD.
43. HVAC SYSTEMS, SHEDS, OUTDOOR STORAGE AREAS, HOT TUBS, ETC. SHALL NOT BE PLACED IN SUCH A WAY THAT INHIBITS THE FUNCTION OF THE SITE, INCLUDING THE FUNCTION OF THE SWALES AND DRAINAGE SYSTEM.
44. REFER TO THE TABLES ON SHEET 10 OF 20 FOR THE ELEVATIONS, INVERTS, AND PIPE SLOPES OF THE SANITARY SEWER & STORM SEWER SYSTEM.



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
05 STATE STREET, 2ND FLOOR
NEW HAVEN, CT 06515
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

INDIGO
LAND DESIGN

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REV	DATE	DESCRIPTION
6	10/8/2024	REVISIONS PER TOWN COMMENTS, MISC.
5	9/6/2024	REVISED TITLE ON COVER SHEET
4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL
3	7/31/2024	O&M REVISIONS PER TOWN COMMENTS, MISC.
2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.
#	DATE	DESCRIPTION

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'

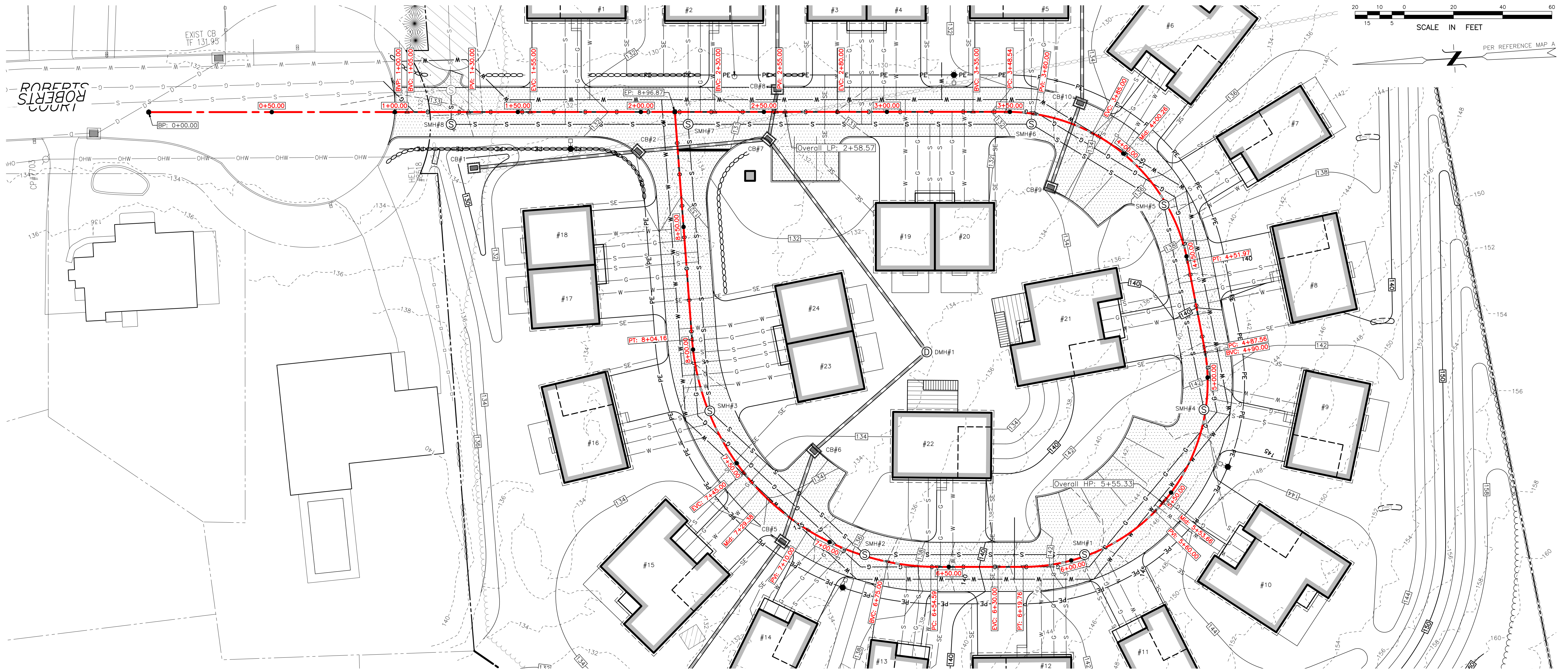
DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
JW

DWG. NO.:
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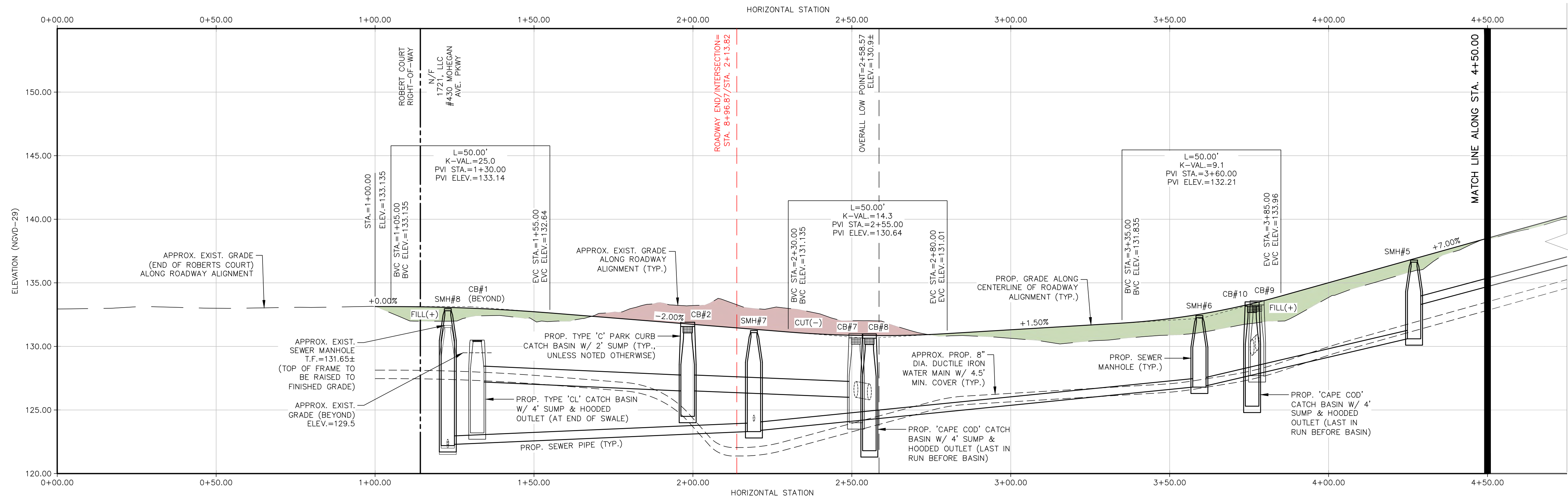
SHEET NO.:
9 of 20

JOB. NO.:
2023-922



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

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



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
05 STATE STREET, 2ND FLOOR
NEW BRITAIN, CT 06053
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

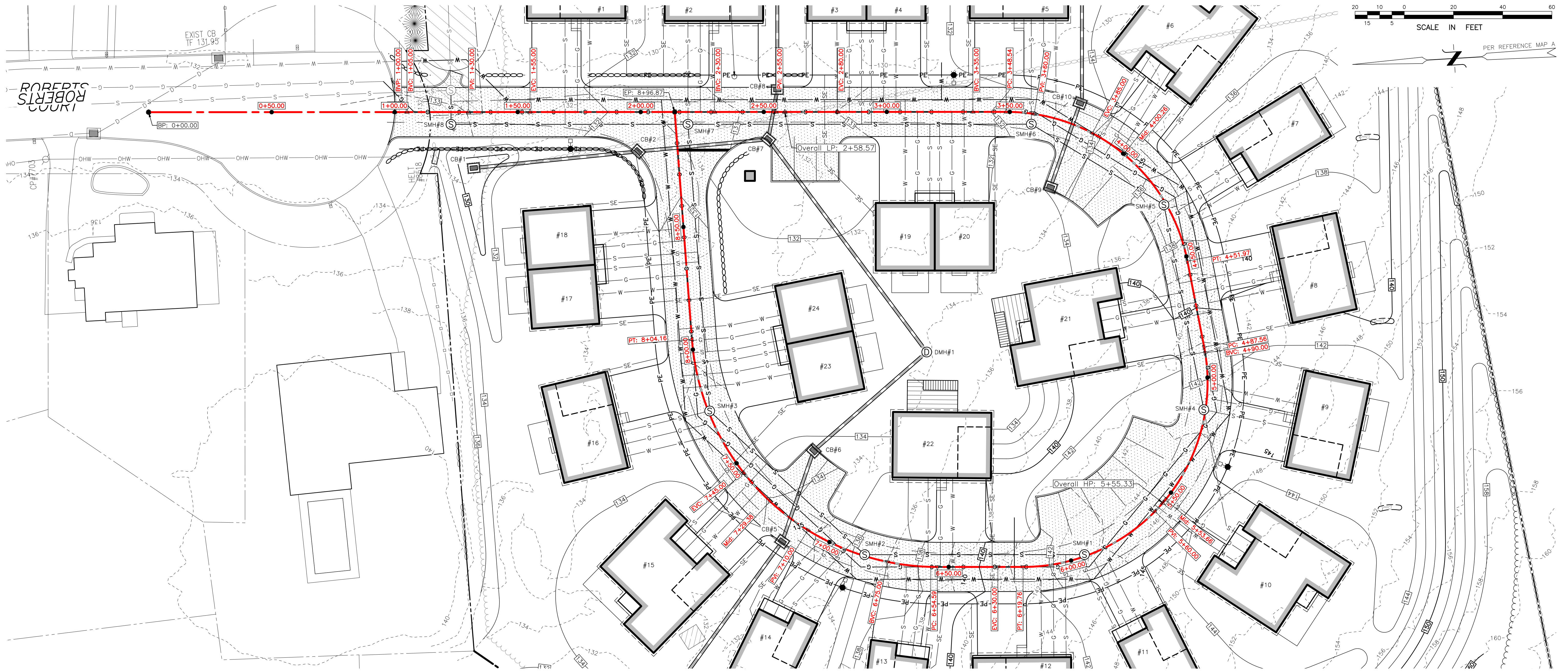


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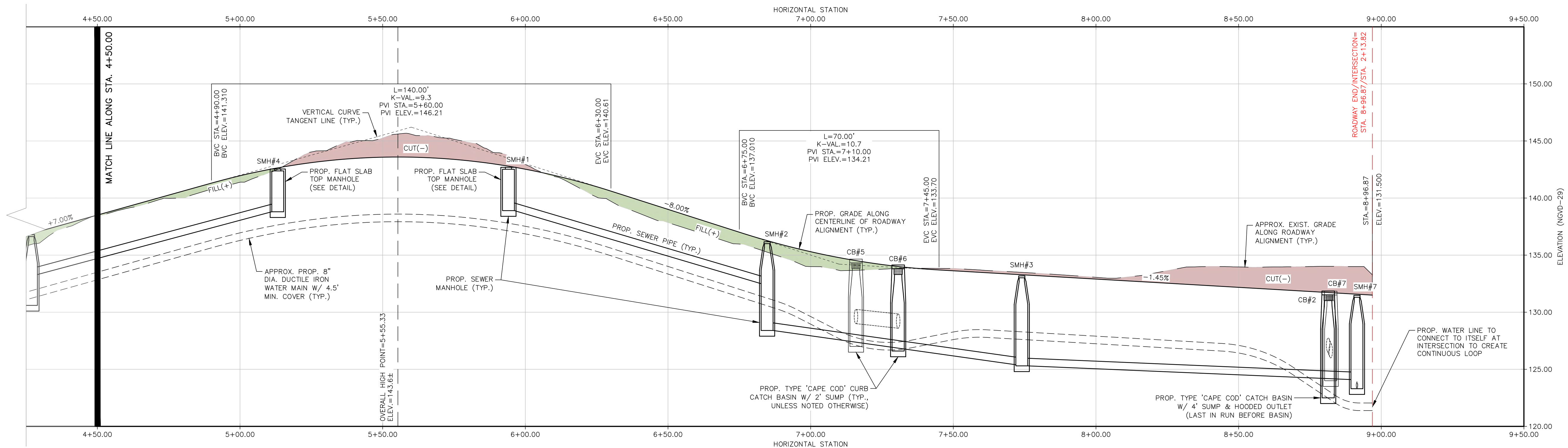
ROADWAY ALIGNMENT PLAN & PROFILE (STA. 0+00 TO 4+50)
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
AS NOTED
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
RAP-1
SHEET NO.:
11 of 20
JOB. NO.:
2023-922



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

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



REV	DATE	DESCRIPTION
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2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.

STORMWATER MANAGEMENT BASIN MIXTURE SCHEDULE

STORMWATER MANAGEMENT BASIN FLOOR MIX – SEED MIXTURE SPECIFICATION
25% REDTOP PANICGRASS, PA ECOTYPE (PANICUM RIGIDULUM (P. STIPITATUM), PA ECOTYPE)
16% VIRGINIA WILDRYE, PA ECOTYPE (ELYMUS 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)

STORMWATER MANAGEMENT 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.
- THE FOREBAYS SHALL CONTAIN 30% OF THE WOY FOR STORMWATER MANAGEMENT BASIN #1B AND 24% OF THE WOY FOR STORMWATER MANAGEMENT BASIN #1C. THE FOREBAYS SHALL BE FORMED BY A MODIFIED RIPRAP BERM. THE RIPRAP BERM SHALL HAVE A HEIGHT OF 1.0' FOR STORMWATER MANAGEMENT BASIN #1B AND A HEIGHT OF 1.5' FOR STORMWATER MANAGEMENT BASIN #1C. EACH FOREBAY SHALL ALSO HAVE A FIXED VERTICAL SEDIMENT DEPTH MARKER INSTALLED TO MEASURE SEDIMENT DEPOSITION.
- AN 12" BIOFILTRATION SOIL MIX SHALL BE INSTALLED ALONG THE ENTIRE BOTTOM OF STORMWATER MANAGEMENT BASIN #1B AND #1C. THE BIOFILTRATION MIX SHALL CONSIST OF 50-60% SAND, 20-30% TOPSOIL, AND 20-30% WEED-FREE LEAF COMPOST OR EQUIVALENT.
- A BASIN FLOOR PLANTING SCHEDULE IS PROVIDED BELOW FOR STORMWATER MANAGEMENT BASINS #1B AND #1C. PRIOR TO INSTALLATION, THE BASIN SHALL BE MONITORED DURING CONSTRUCTION TO DETERMINE THE EXTENT AND DEPTH OF PONDING WITHIN THE BASIN AND THE PLANTING SCHEDULE SHALL BE ADJUSTED ACCORDINGLY PER THE PROJECT SOIL SCIENTIST. THE FINAL PLANTING SCHEDULE SHALL BE REVIEWED AND APPROVED BY OF THE TOWN ENVIRONMENTAL PLANNER PRIOR TO INSTALLING.

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

July 1, 2024

Planting Schedule - Roberts Ct (Indigo)

Common name	Scientific name	Quantity (1B/1C)	Spacing	WL Status
Tussock sedge	<i>Carex stricta</i>	300 (78/222)	2ft on center	OBL
Soft rush	<i>Juncus effusus</i>	300 (78/222)	2ft on center	OBL
Pickersweet	<i>Pontederia cordata</i>	300 (78/222)	2ft on center	OBL
Three-way sedge	<i>Dulichium arundinaceum</i>	300 (78/222)	2ft on center	OBL
Blue flag iris	<i>Iris versicolor</i>	300 (78/222)	2ft on center	OBL
Bur-reed	<i>Sparganium americanum</i>	300 (78/222)	2ft on center	OBL

All plantings to be randomly distributed at basin bottom (127' elevation for basin 1B, 124' for basin 1C)

Mathematical calculations:

Basin 1C approx.. 4837 sqft: 1209 plants with 2ft spacing

Basin 1B approx. 1711 sqft: 428 plants with 2ft spacing

Number of total plants required based on 2ft spacing approx. 1637

Total number of each species assuming equal amounts of all plants approx. 272 (6 flats each)

Seed mix: [New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites](#)

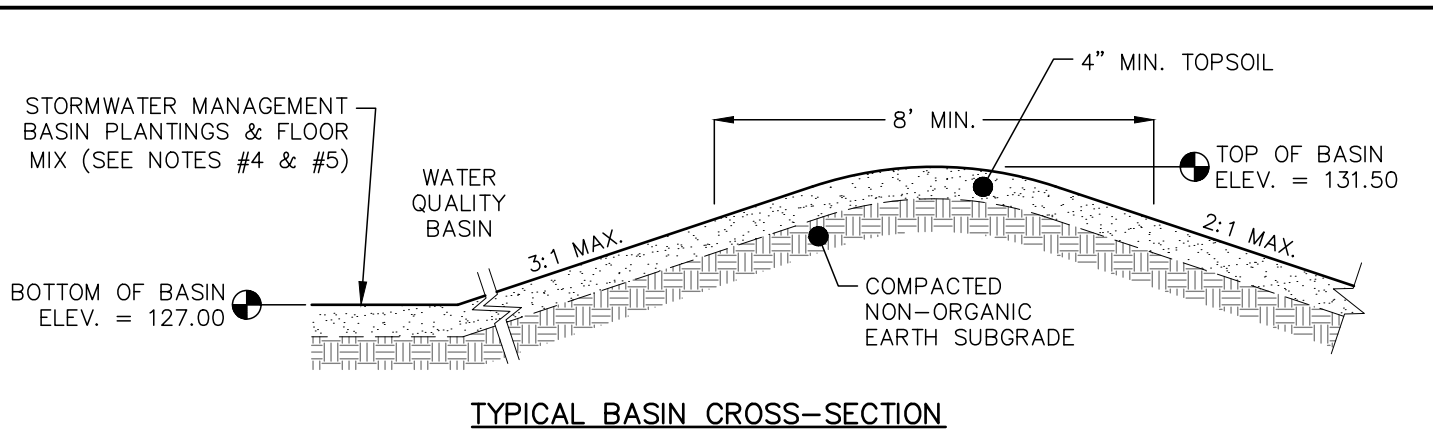
Use 5 pounds at 1250 sqft/lb around edges of basin 1B and 1C- do not add to basin bottom

Contact: 413-548-8000

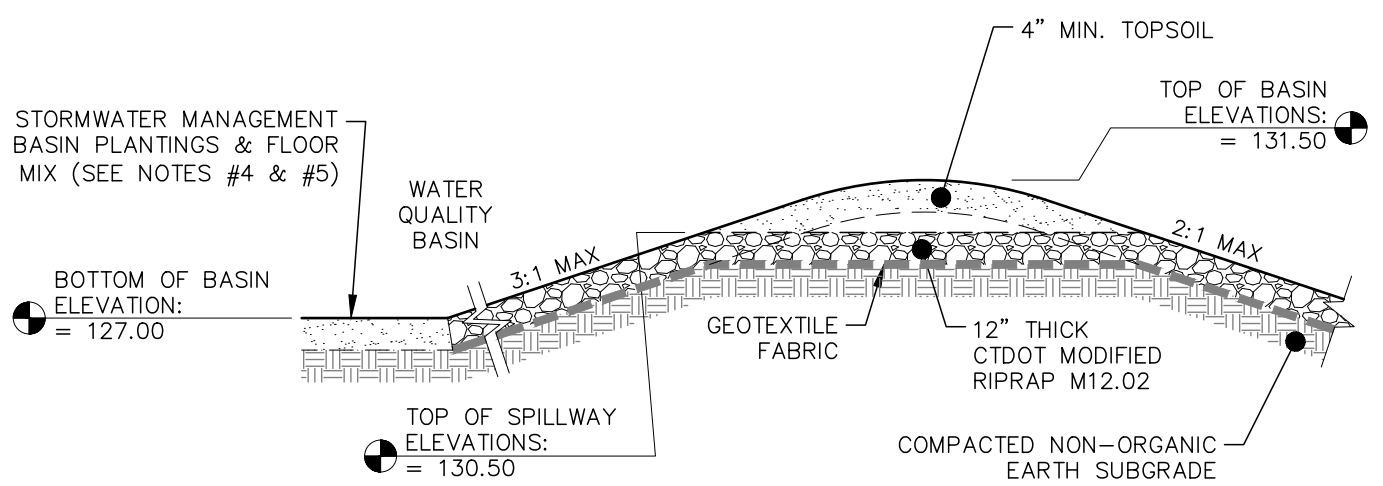
- Description from manufacturer (New England Wetland Plants): The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation.
- This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by the mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

M. Ahern, Soil Scientist I
CLA Engineers, Norwich, CT

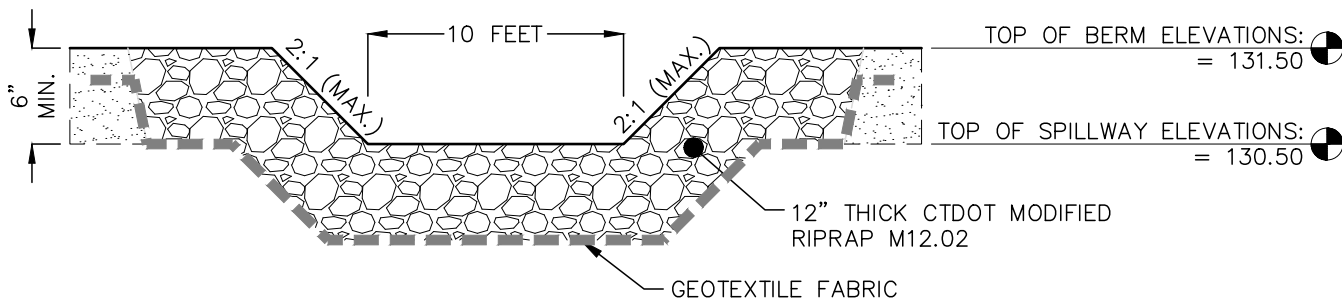
PLANTING SCHEDULE FOR STORMWATER MANAGEMENT BASINS #1B & #1C



TYPICAL BASIN CROSS-SECTION



TYPICAL BASIN CROSS-SECTION AT SPILLWAY

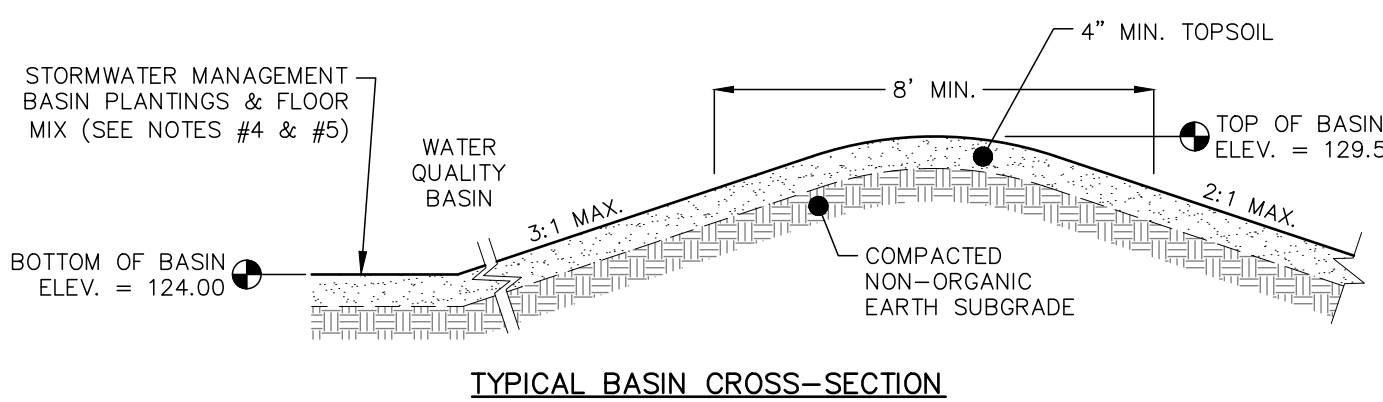


TYPICAL SPILLWAY DETAIL

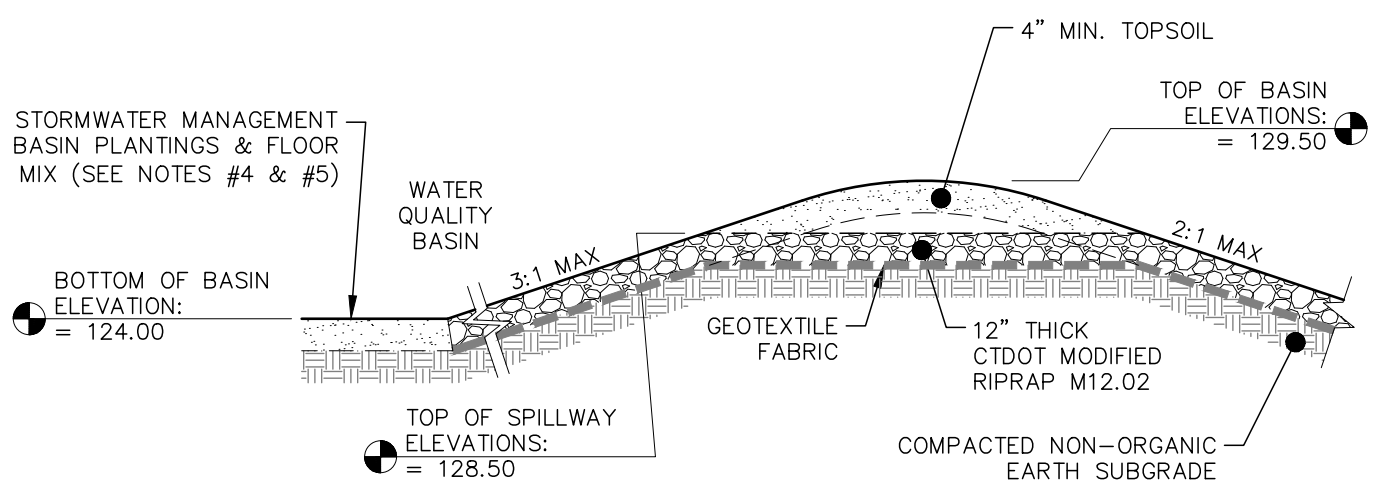
- NOTES:
- REFER TO "STORMWATER MANAGEMENT BASIN CONSTRUCTION NOTES" ON THIS SHEET FOR ADDITIONAL INFORMATION.
 - BOTTOM OF STORMWATER MANAGEMENT BASIN TO BE SEEDED WITH 'STORMWATER MANAGEMENT BASIN FLOOR MIX' BY ERNST CONSERVATION SEEDS.
 - SIDE SLOPES AND TOP OF STORMWATER MANAGEMENT BASIN TO BE SEEDED WITH 'PERMANENT SEED MIXTURE' (SEE NOTES ON THIS SHEET) AND MULCHED.
 - INSTALL PLANTINGS ALONG BOTTOM OF BASIN PER "PLANTING SCHEDULE FOR STORMWATER MANAGEMENT BASINS #1B & #1C" ON THIS SHEET. SEE STORMWATER MANAGEMENT BASIN CONSTRUCTION NOTE #8.
 - THE BOTTOM OF THE BASIN SHALL BE OVER EXCAVATED 12 INCHES AND A 12-INCH BIOFILTRATION SOIL MIX SHALL BE INSTALLED ALONG THE ENTIRE BOTTOM OF THE STORMWATER MANAGEMENT BASIN. THE BIOFILTRATION MIX SHALL CONSIST OF 50-60% SAND, 20-30% TOPSOIL, AND 20-30% WEED-FREE LEAF COMPOST OR EQUIVALENT. THE BIOFILTRATION MIX AND UNDERLYING SOILS SHALL NOT BE COMPACTED.

STORMWATER MANAGEMENT BASIN #1B DETAIL

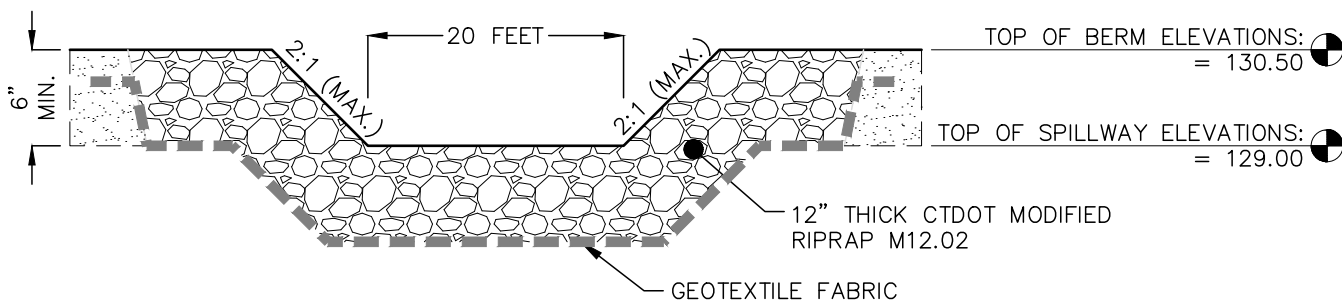
NOT TO SCALE



TYPICAL BASIN CROSS-SECTION



TYPICAL BASIN CROSS-SECTION AT SPILLWAY

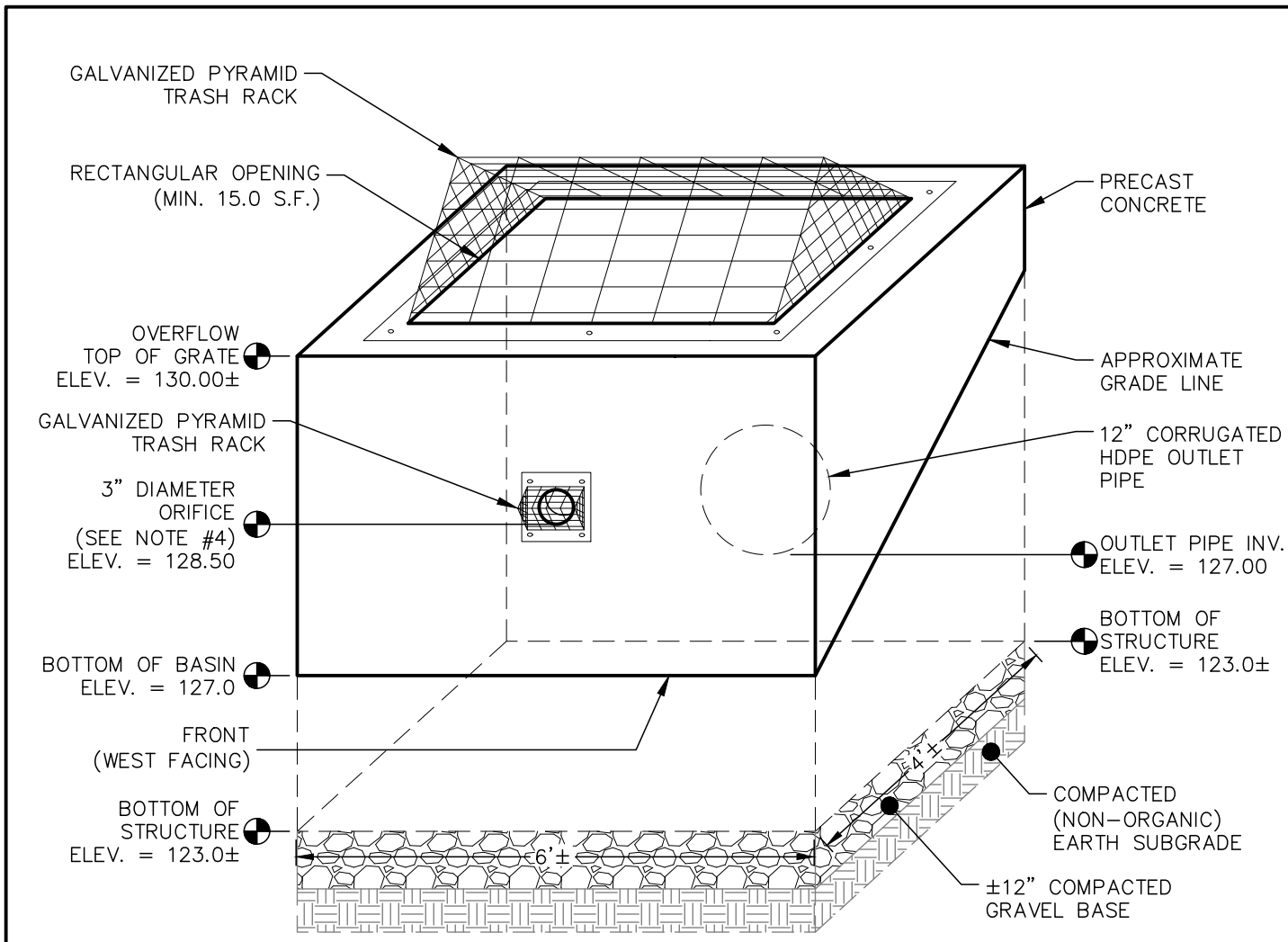


TYPICAL SPILLWAY DETAIL

- NOTES:
- REFER TO "STORMWATER MANAGEMENT BASIN CONSTRUCTION NOTES" ON THIS SHEET FOR ADDITIONAL INFORMATION.
 - BOTTOM OF STORMWATER MANAGEMENT BASIN TO BE SEEDED WITH 'STORMWATER MANAGEMENT BASIN FLOOR MIX' BY ERNST CONSERVATION SEEDS.
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STORMWATER MANAGEMENT BASIN #1C DETAIL

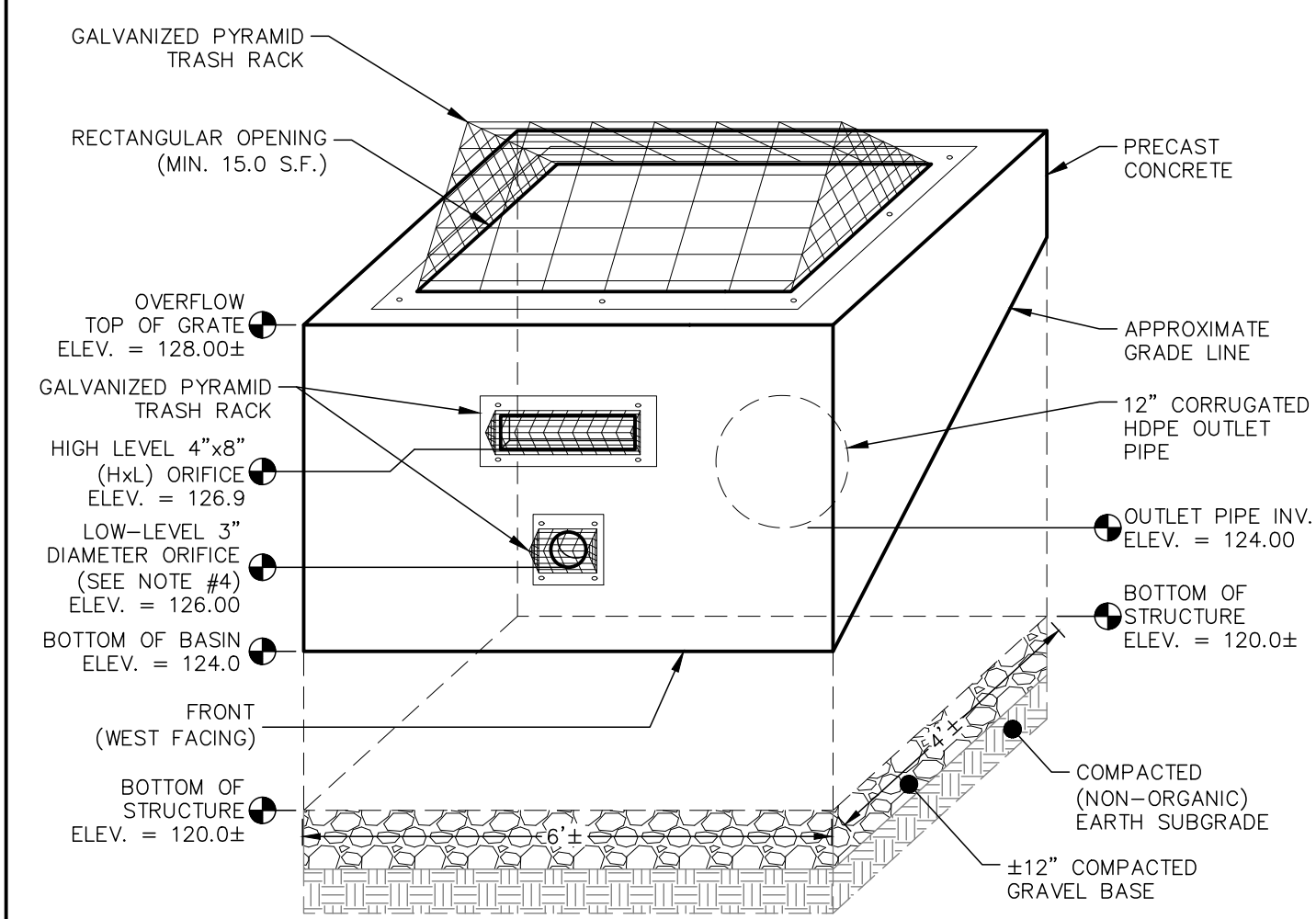
NOT TO SCALE



- NOTES:
- ANY JOINTS IN RISERS SHALL BE MORTARED AND WATERTIGHT TO THE SATISFACTION OF THE ENGINEER.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - WIDTH AND DEPTH DIMENSIONS MAY VARY SLIGHTLY.
 - THE 3" DIAMETER ORIFICE SHALL HAVE A 3" DIAMETER SCH. 40 SOLID PVC PIPE INSERTED INTO THE OPENING (NOT SHOWN FOR CLARITY). THE PIPE SHALL PROJECT 2 TO 3 INCHES INTO THE BASIN AND SHALL HAVE A GALVANIZED PYRAMID TRASH RACK OVER THE PIPE.

OUTLET CONTROL STRUCTURE DETAIL FOR STORMWATER MANAGEMENT BASIN #1B

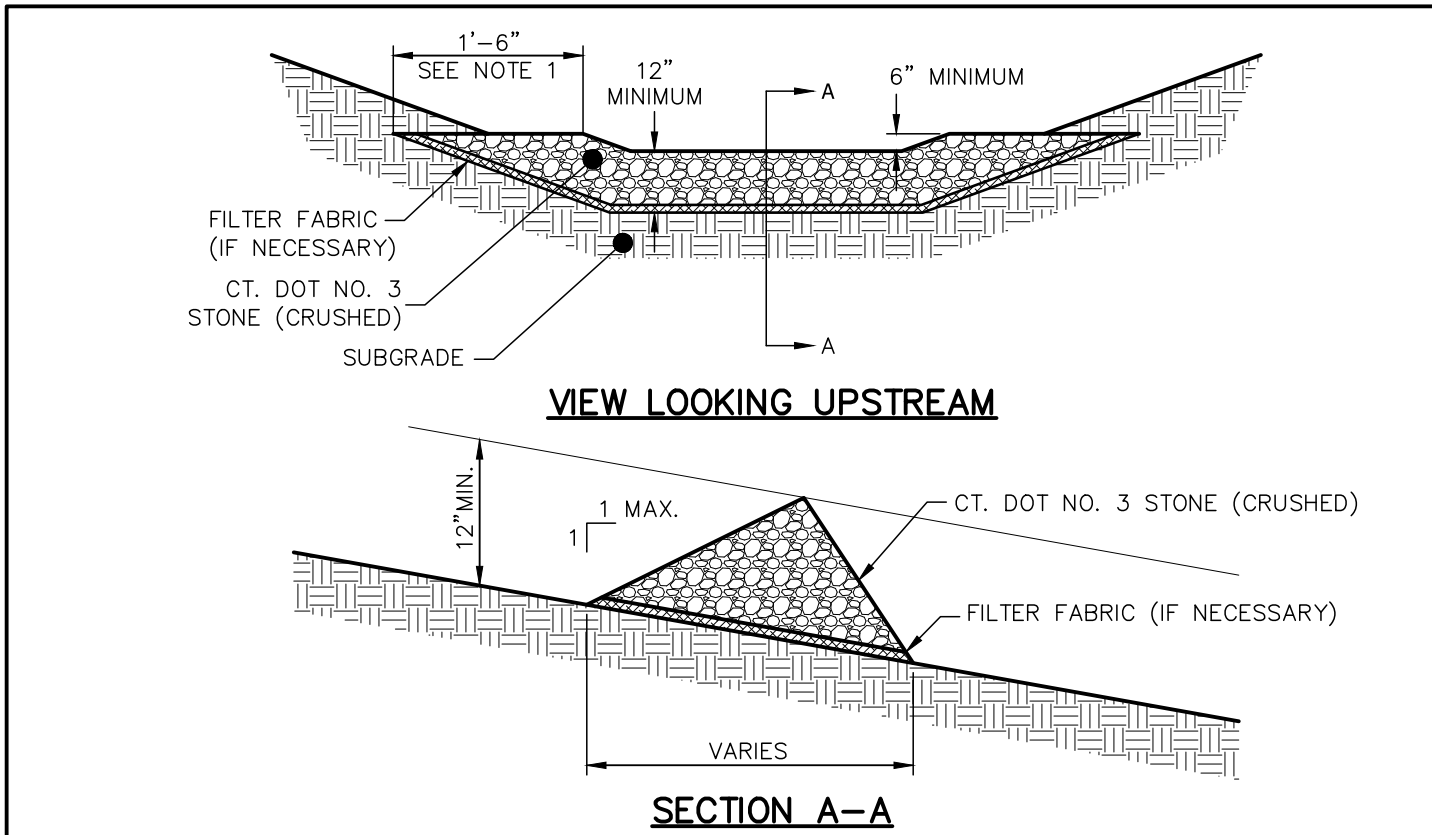
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- NOTES:
- ANY JOINTS IN RISERS SHALL BE MORTARED AND WATERTIGHT TO THE SATISFACTION OF THE ENGINEER.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - WIDTH AND DEPTH DIMENSIONS MAY VARY SLIGHTLY.
 - THE 3" DIAMETER ORIFICE SHALL HAVE A 3" DIAMETER SCH. 40 SOLID PVC PIPE INSERTED INTO THE OPENING (NOT SHOWN FOR CLARITY). THE PIPE SHALL PROJECT 2 TO 3 INCHES INTO THE BASIN AND SHALL HAVE A GALVANIZED PYRAMID TRASH RACK OVER THE PIPE.

OUTLET CONTROL STRUCTURE DETAIL FOR STORMWATER MANAGEMENT BASIN #1C

NOT TO SCALE



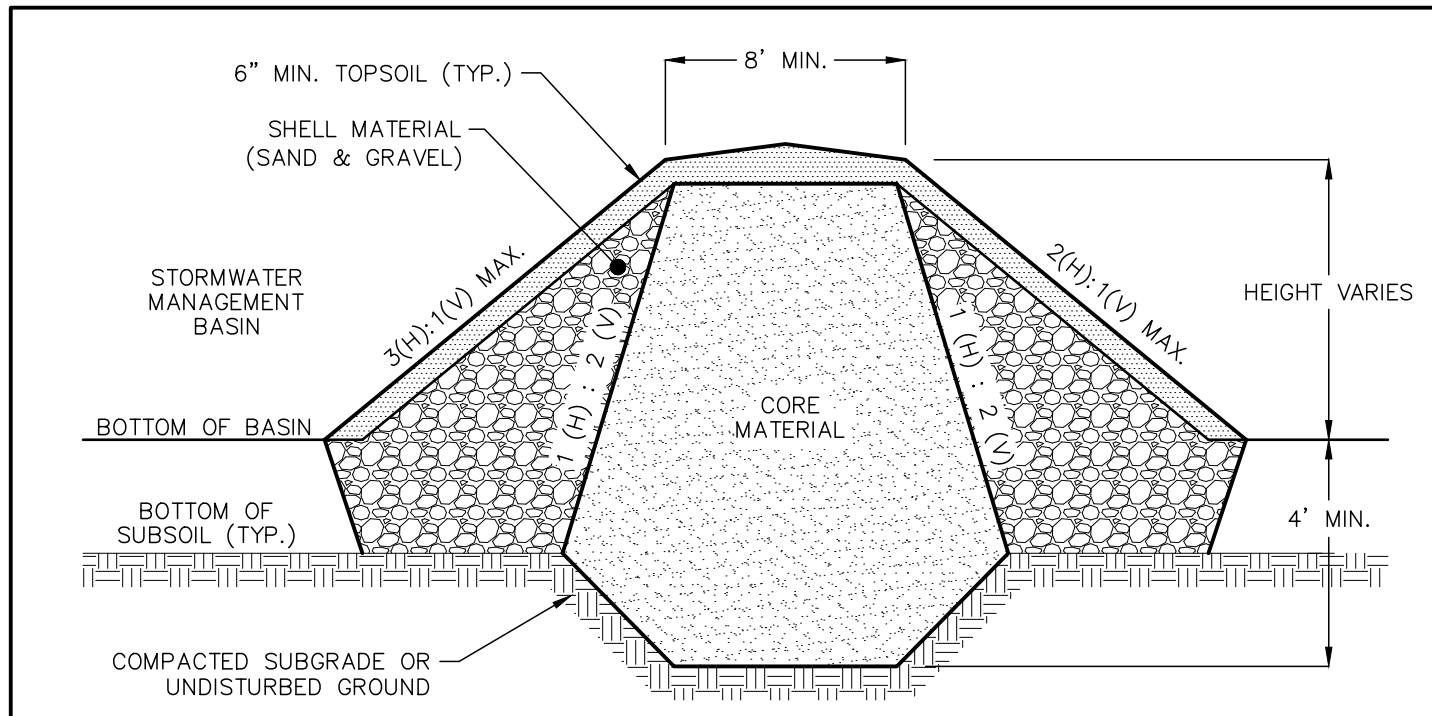
VIEW LOOKING UPSTREAM

SECTION A-A

- NOTES:
- KEY STONE INTO THE BANKS AS SHOWN TO PREVENT FLOW FROM FLANKING THE CHECK DAM.
 - ALL STONE CHECK DAMS SHALL BE MAINTAINED DURING CONSTRUCTION. ANY ACCUMULATED SILT OR DEBRIS SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
 - STONE CHECK DAMS SHALL BE PLACED AS SHOWN ON THE SITE PLANS AND AT NO LESS THAN 75 FT. INTERVALS ALONG GRASSED SWALES #1A, #1B AND #1C.
 - ALL STONE CHECK DAMS SHALL BE LEFT IN PLACE PERMANENTLY.

STONE CHECK DAM DETAIL

NOT TO SCALE



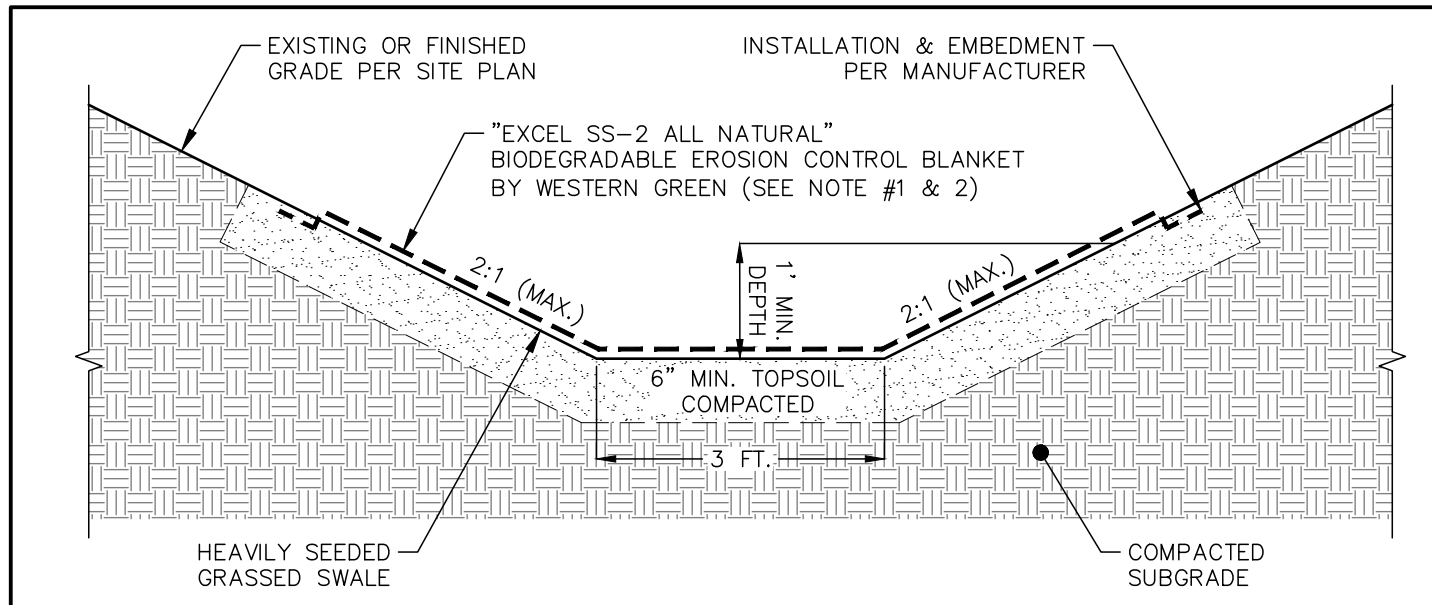
GRADATION TABLES			
SIEVE SIZE	% PASS	SIEVE SIZE	% PASS
5"	10	No. 10	100
3/4"	50-100	No. 40	75-100
No. 4	25-75	No. 200	40-100

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

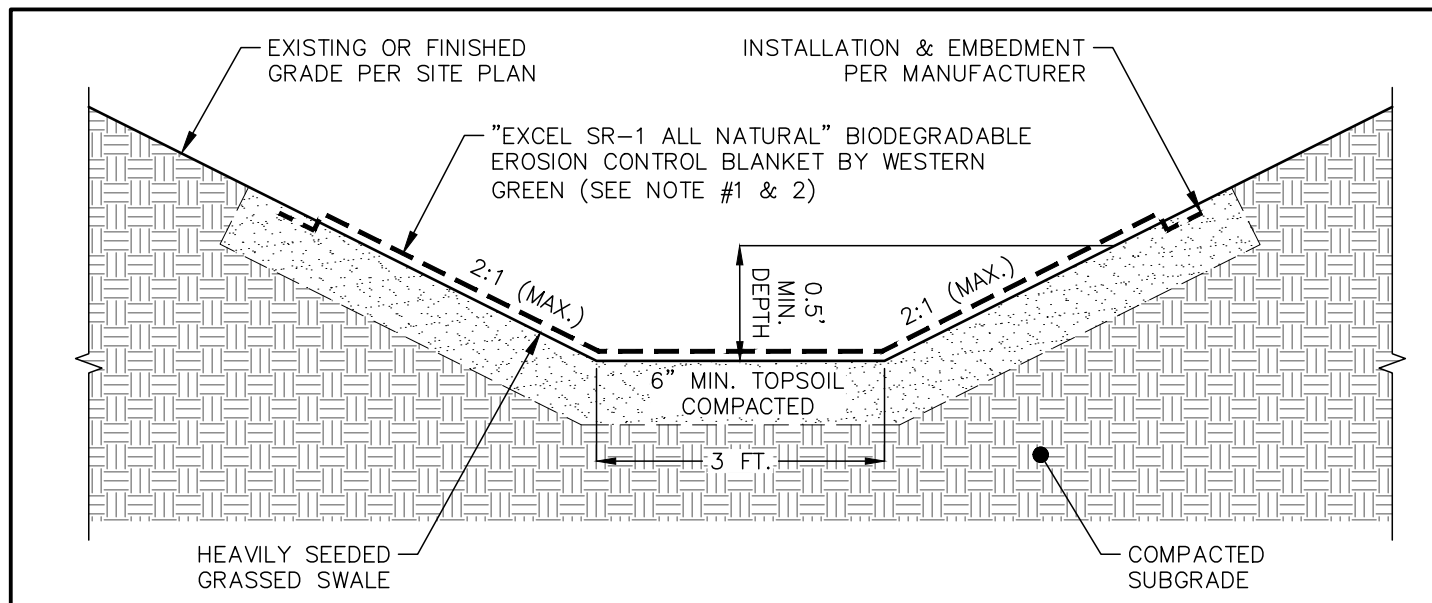
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- NOTES:
- THE SWALE SHALL HAVE AN "EXCEL SS-2 ALL NATURAL" BIODEGRADABLE EROSION CONTROL BLANKET BY WESTERN GREEN (OR EQUIVALENT). THE LINER SHALL BE INSTALLED 1 FT. (MIN.) ABOVE THE BOTTOM OF THE SWALE.
 - THE EROSION CONTROL BLANKET SHALL MEET OR EXCEED "TYPE 2.D" FOR FEDERAL HIGHWAY ADMINISTRATION ROLLED EROSION CONTROL PRODUCTS, INCLUDING SHEAR STRENGTH AND LONGEVITY.
 - THE SWALE AND ALL DISTURBED AREAS SHALL BE HEAVILY SEEDED IN CONFORMANCE WITH THE PERMANENT SEED MIXTURE (SEE SHEET 3 OF 13) AFTER GRADING IS COMPLETED AND PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
 - THE MAT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH WITH ALL REQUIREMENTS AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER.
 - THE MAT SHALL BE SECURELY ANCHORED INTO THE SOIL AT ALL TRAILING EDGES. THE MAT SHALL BE FASTENED TO THE SOIL WITH WOOD STAKES AND METAL STAPLES, OR AS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
 - THE SWALE SHALL HAVE PERMANENT CHECK DAMS INSTALLED (NO SHOWN) – SEE DETAIL.

GRASSED SWALE #1A WITH EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

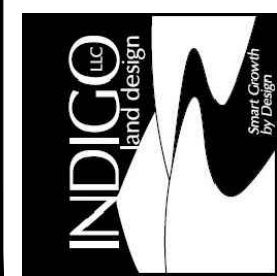


- NOTES:
- THE SWALE SHALL HAVE AN "EXCEL SR-1 ALL NATURAL" BIODEGRADABLE EROSION CONTROL BLANKET BY WESTERN GREEN (OR EQUIVALENT). THE LINER SHALL BE INSTALLED 1 FT. (MIN.) ABOVE THE BOTTOM OF THE SWALE.
 - THE EROSION CONTROL BLANKET SHALL MEET OR EXCEED "TYPE 2.C" FOR FEDERAL HIGHWAY ADMINISTRATION ROLLED EROSION CONTROL PRODUCTS, INCLUDING SHEAR STRENGTH AND LONGEVITY.
 - THE SWALE AND ALL DISTURBED AREAS SHALL BE HEAVILY SEEDED IN CONFORMANCE WITH THE PERMANENT SEED MIXTURE (SEE SHEET 3 OF 13) AFTER GRADING IS COMPLETED AND PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
 - THE MAT SHALL BE INSTALLED IN STRICT CONFORMANCE WITH WITH ALL REQUIREMENTS AND SPECIFICATIONS PROVIDED BY THE MANUFACTURER.
 - THE MAT SHALL BE SECURELY ANCHORED INTO THE SOIL AT ALL TRAILING EDGES. THE MAT SHALL BE FASTENED TO THE SOIL WITH WOOD STAKES AND METAL STAPLES, OR AS OTHERWISE RECOMMENDED BY THE MANUFACTURER.
 - THE SWALE SHALL HAVE PERMANENT CHECK DAMS INSTALLED (NO SHOWN) – SEE DETAIL.

GRASSED SWALE #1B & #1C WITH EROSION CONTROL BLANKET DETAIL

NOT TO SCALE

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
100 E. STREET, 2ND FLOOR
NORWICH, CT 06360
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM



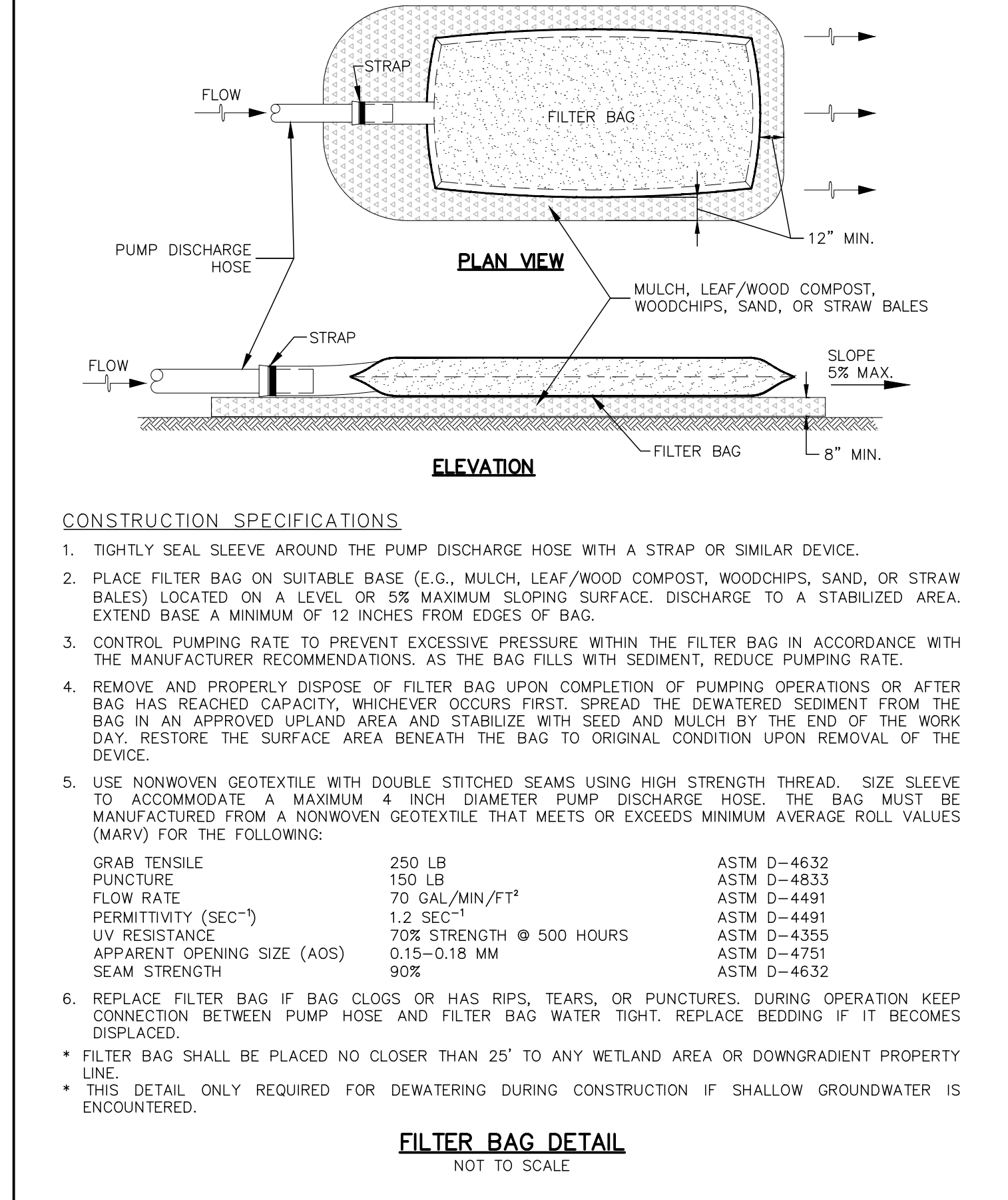
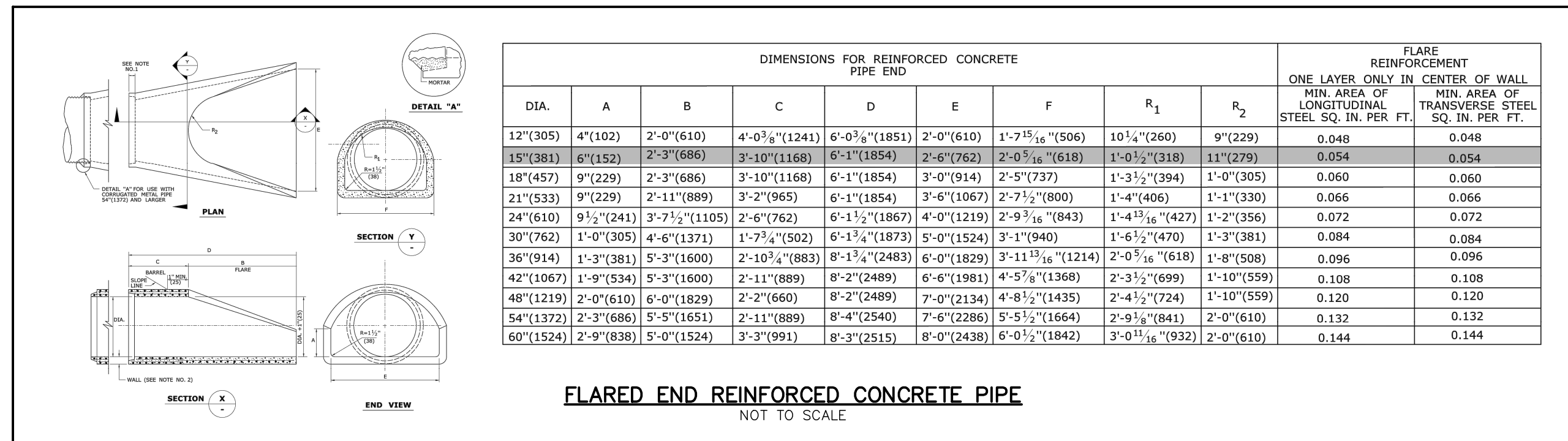
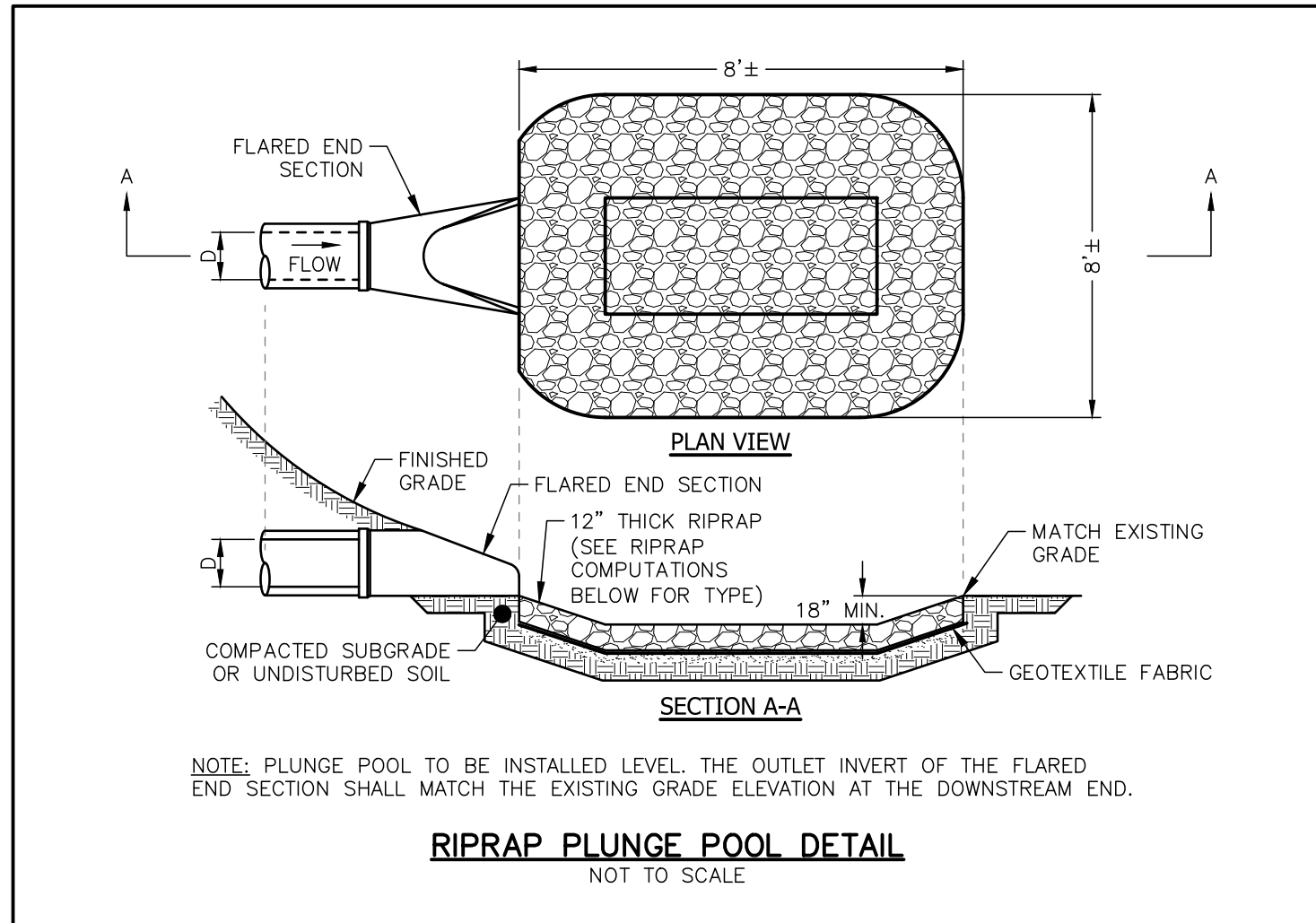
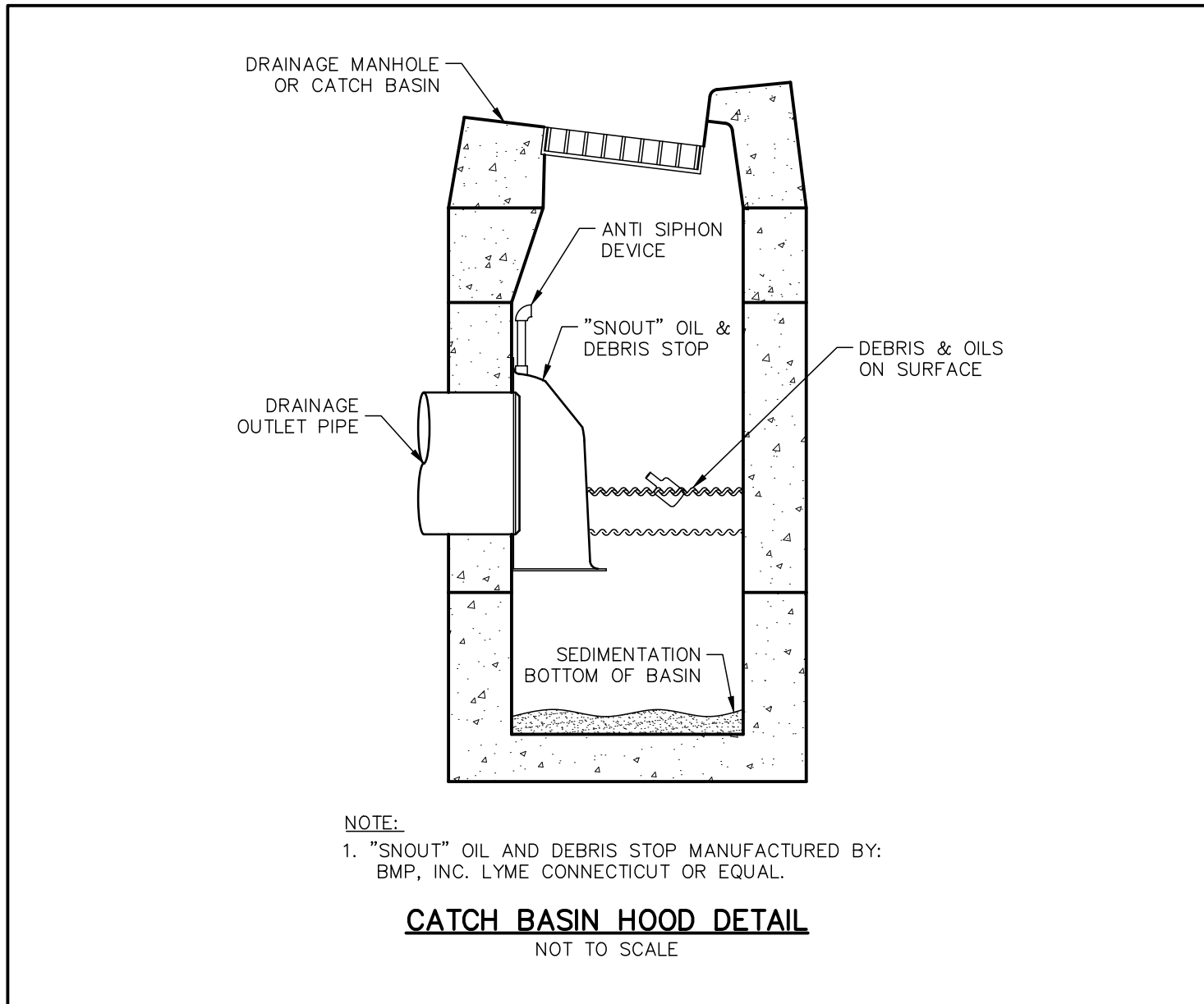
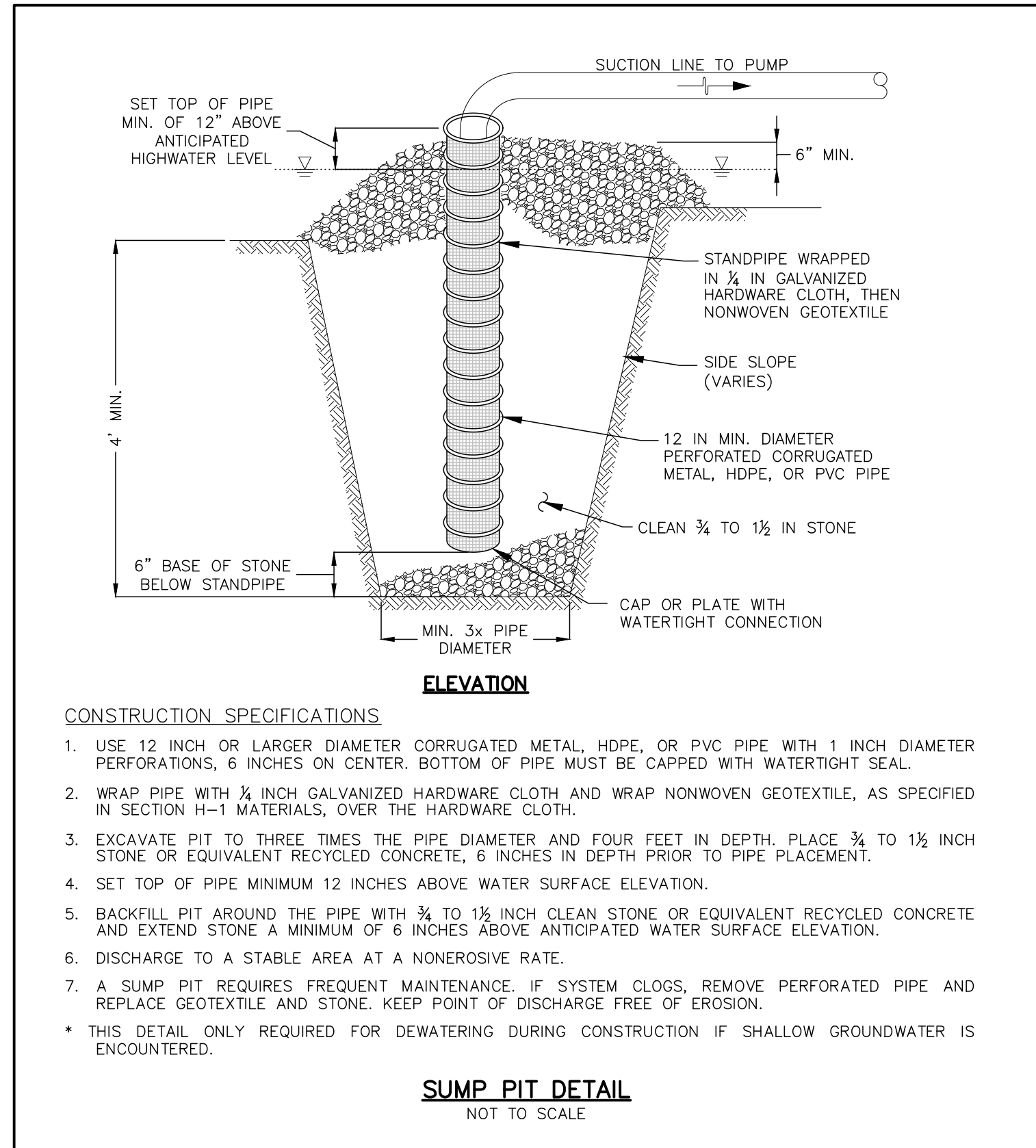
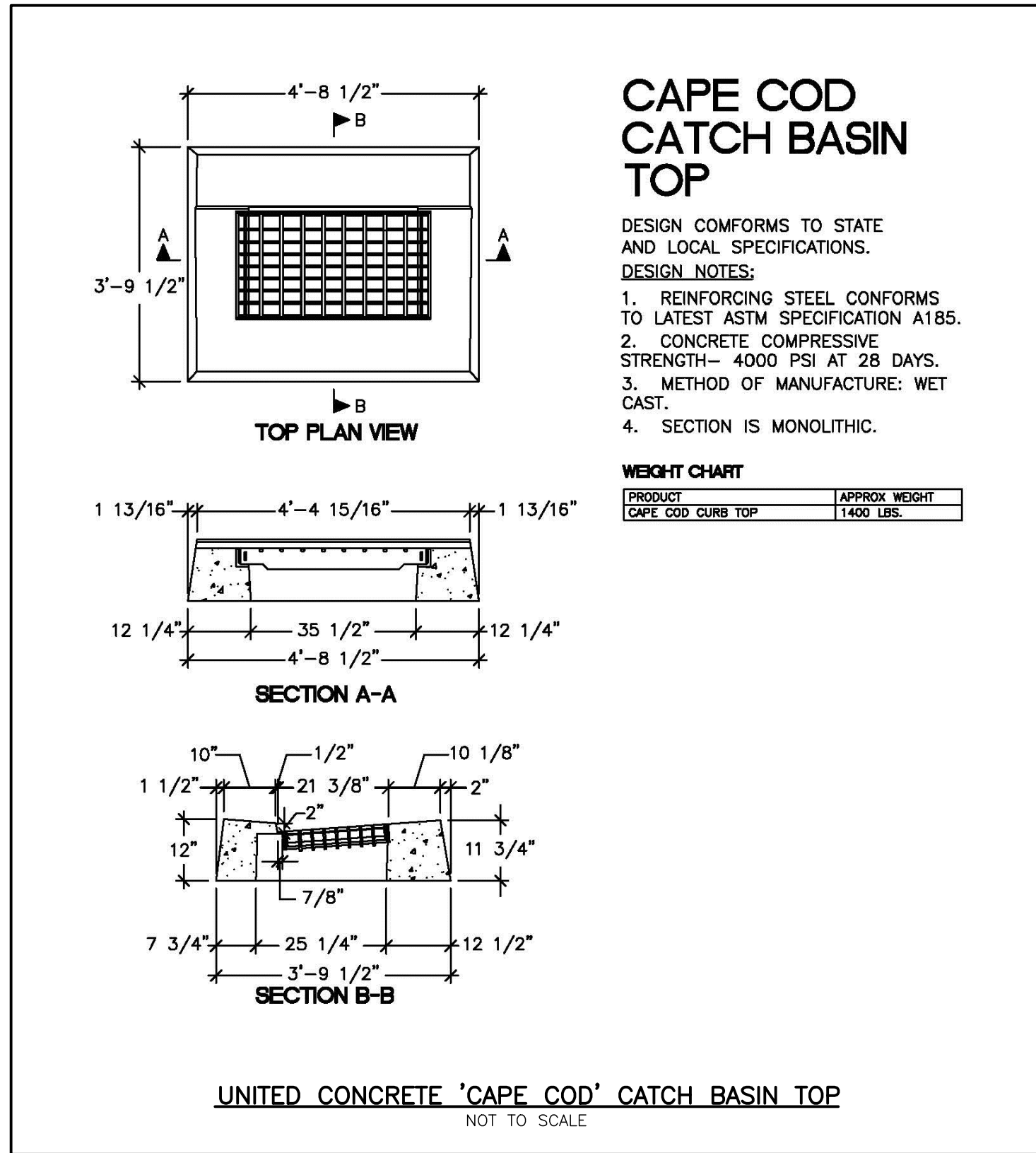
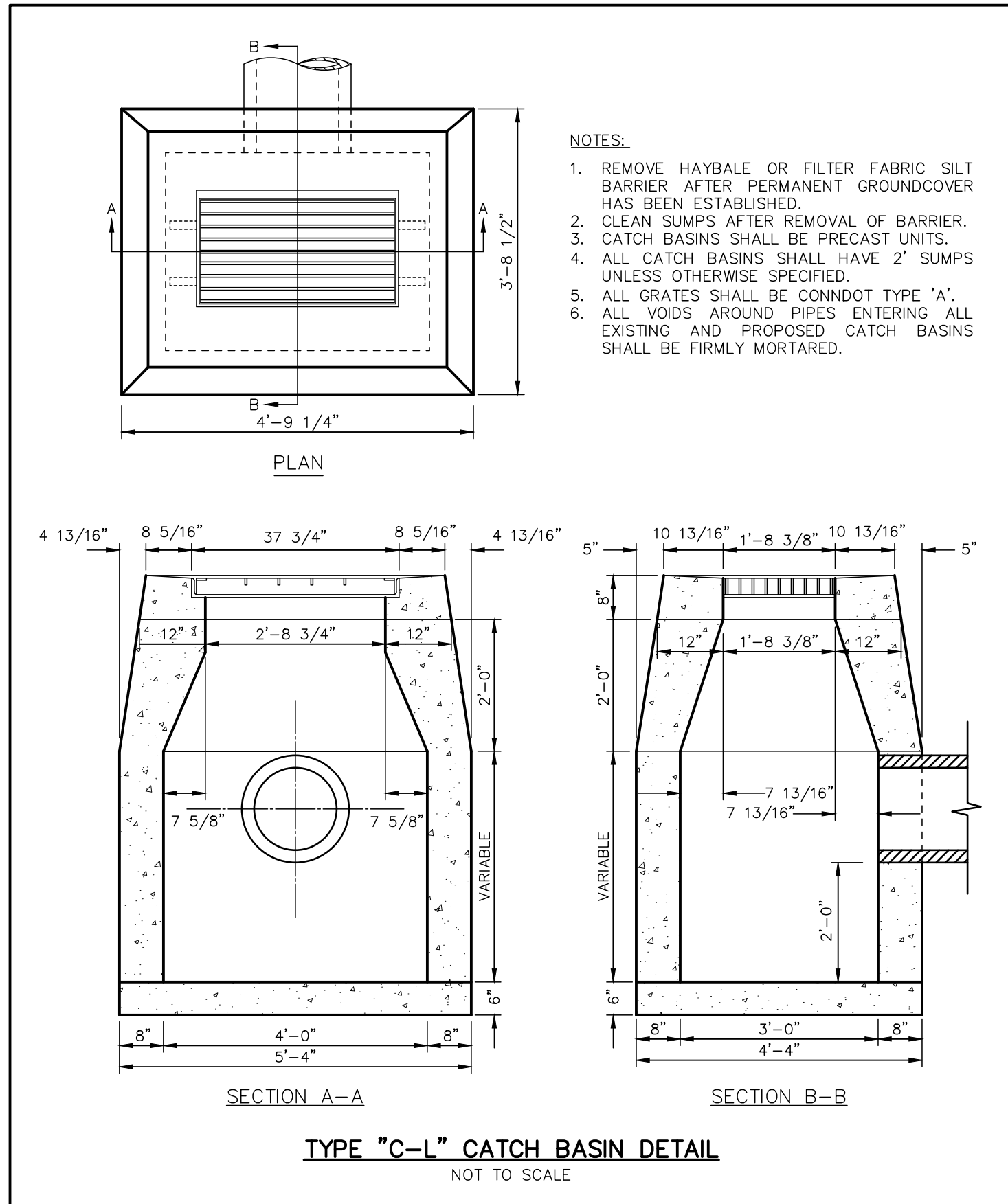
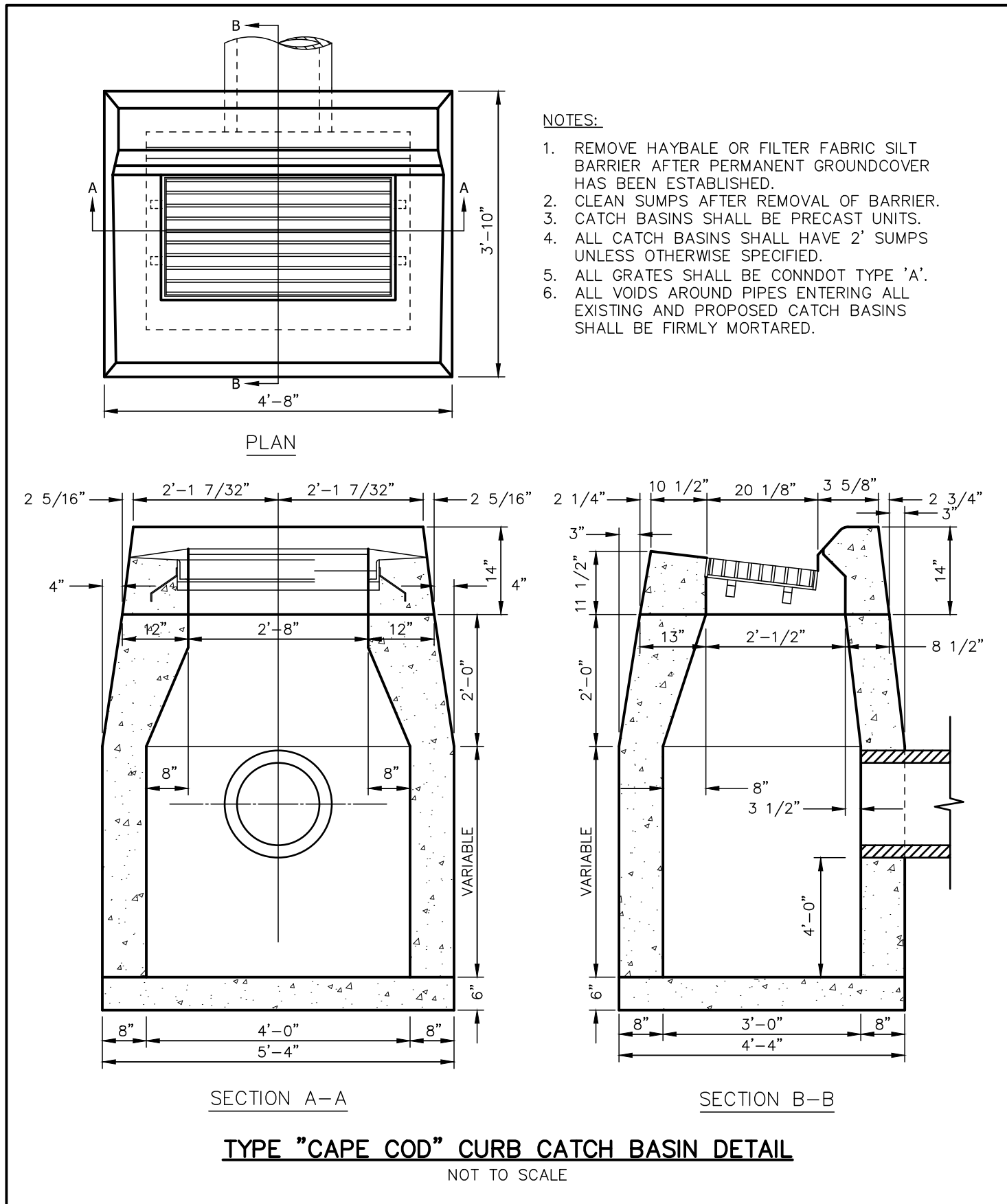
NOT FOR
CONSTRUCTION
UNTIL THIS NOTE
IS REMOVED

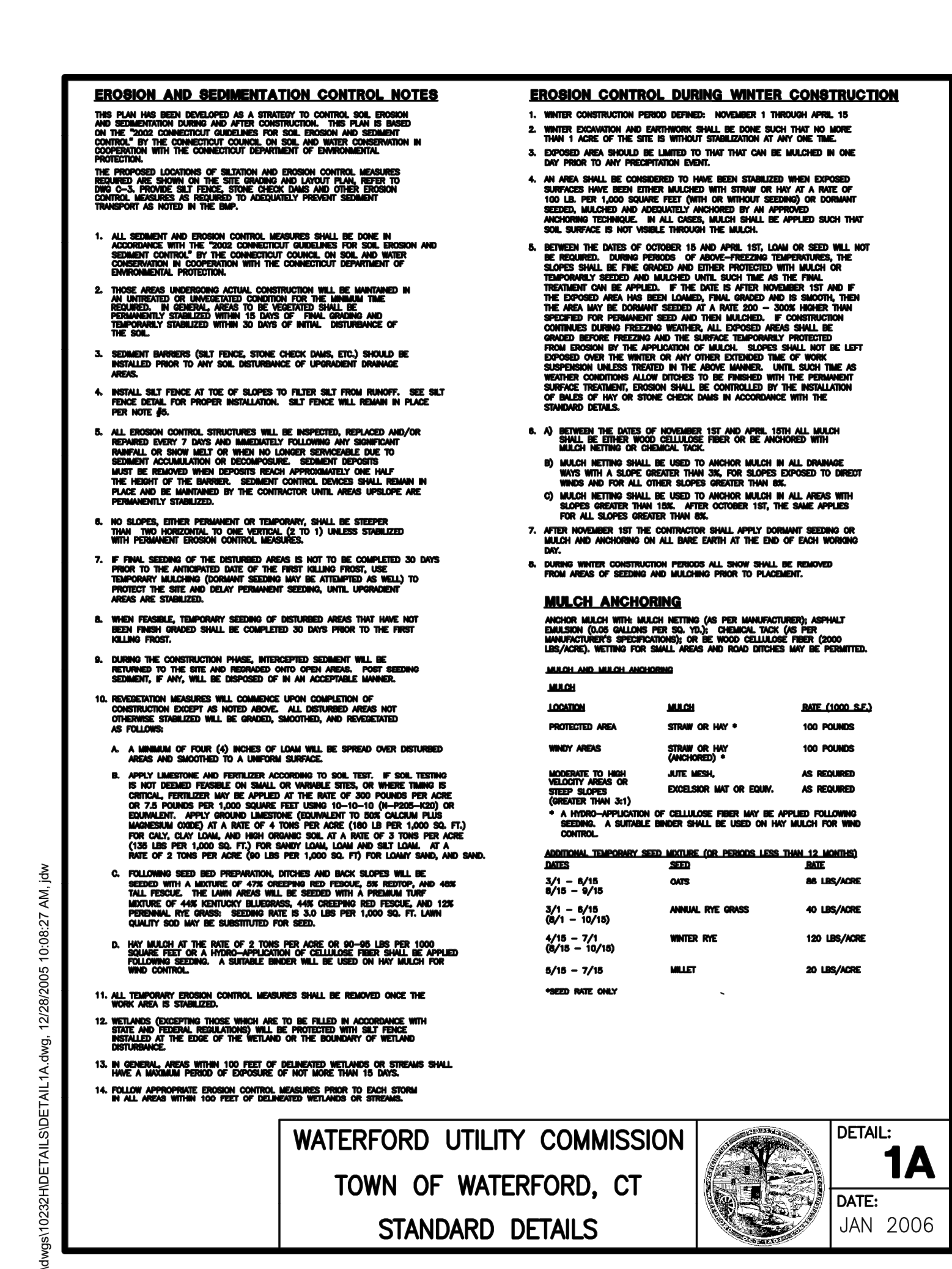
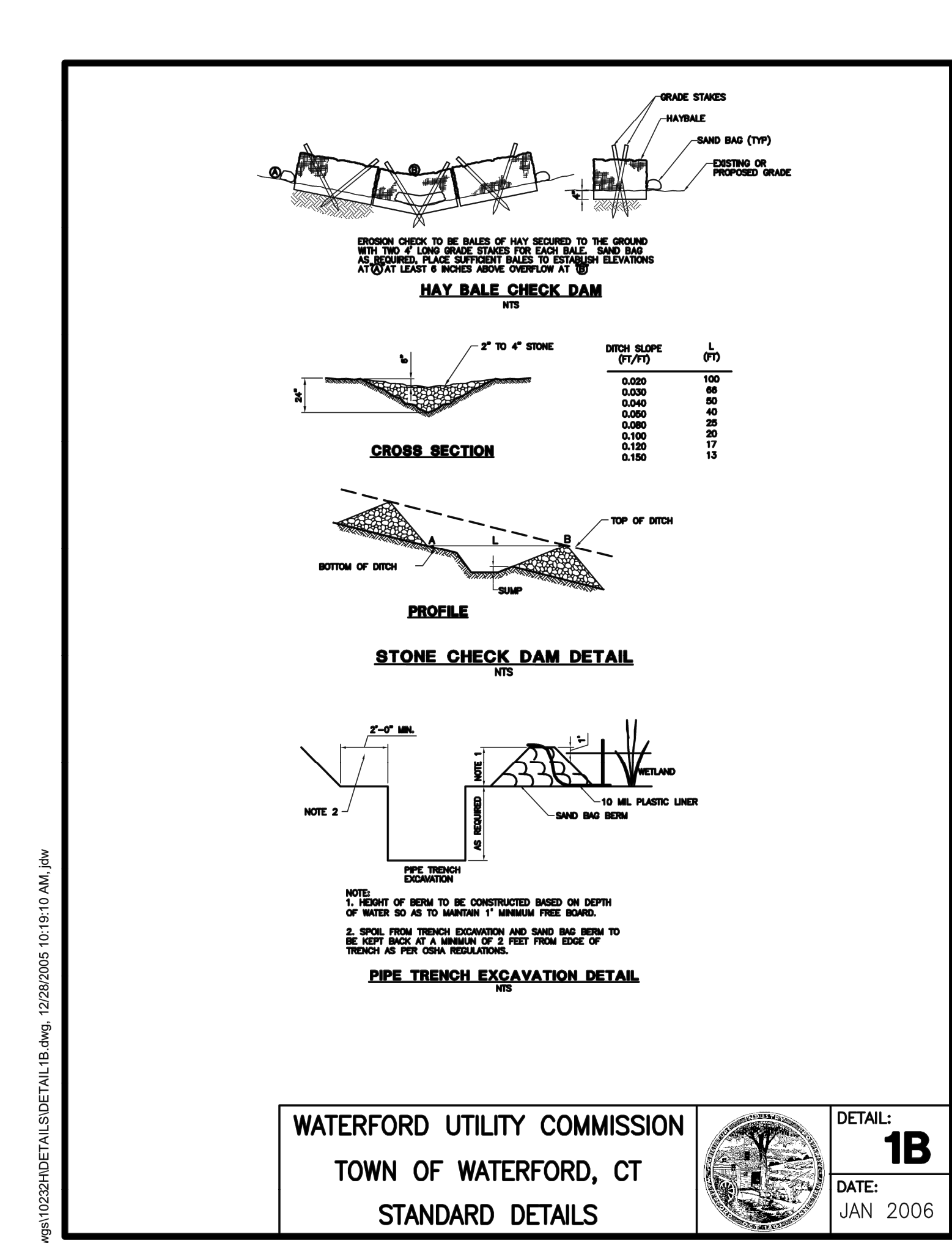
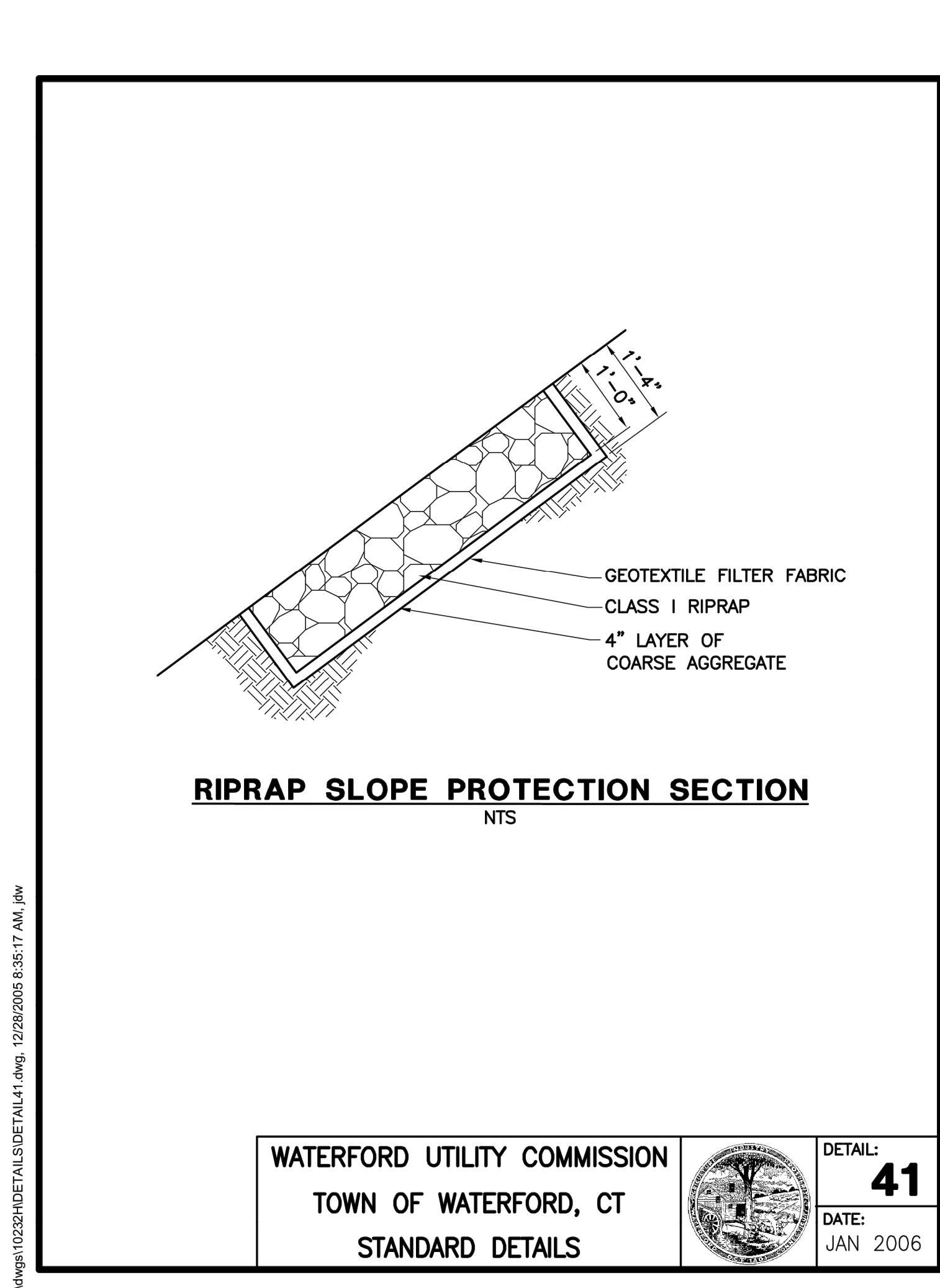
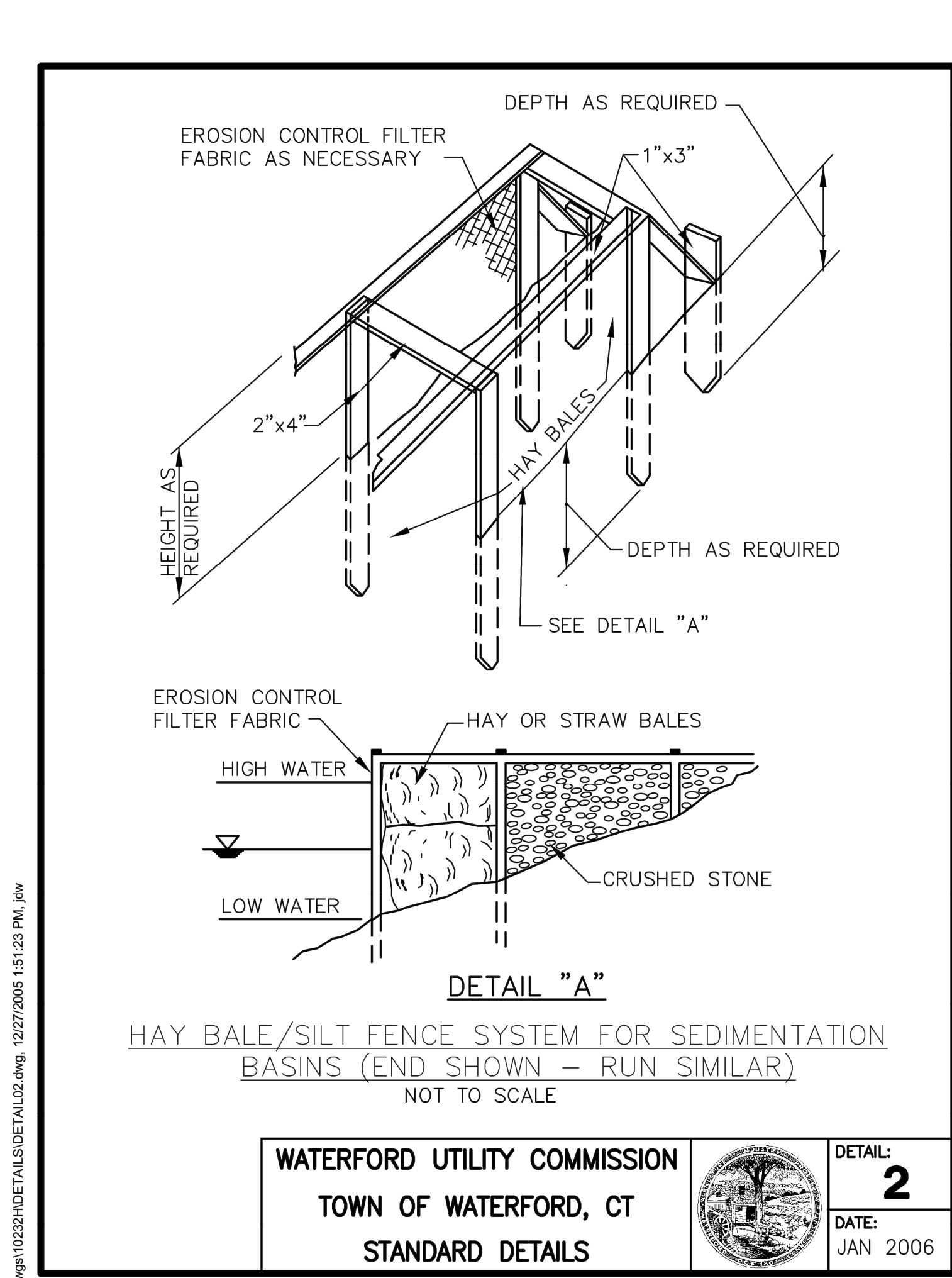
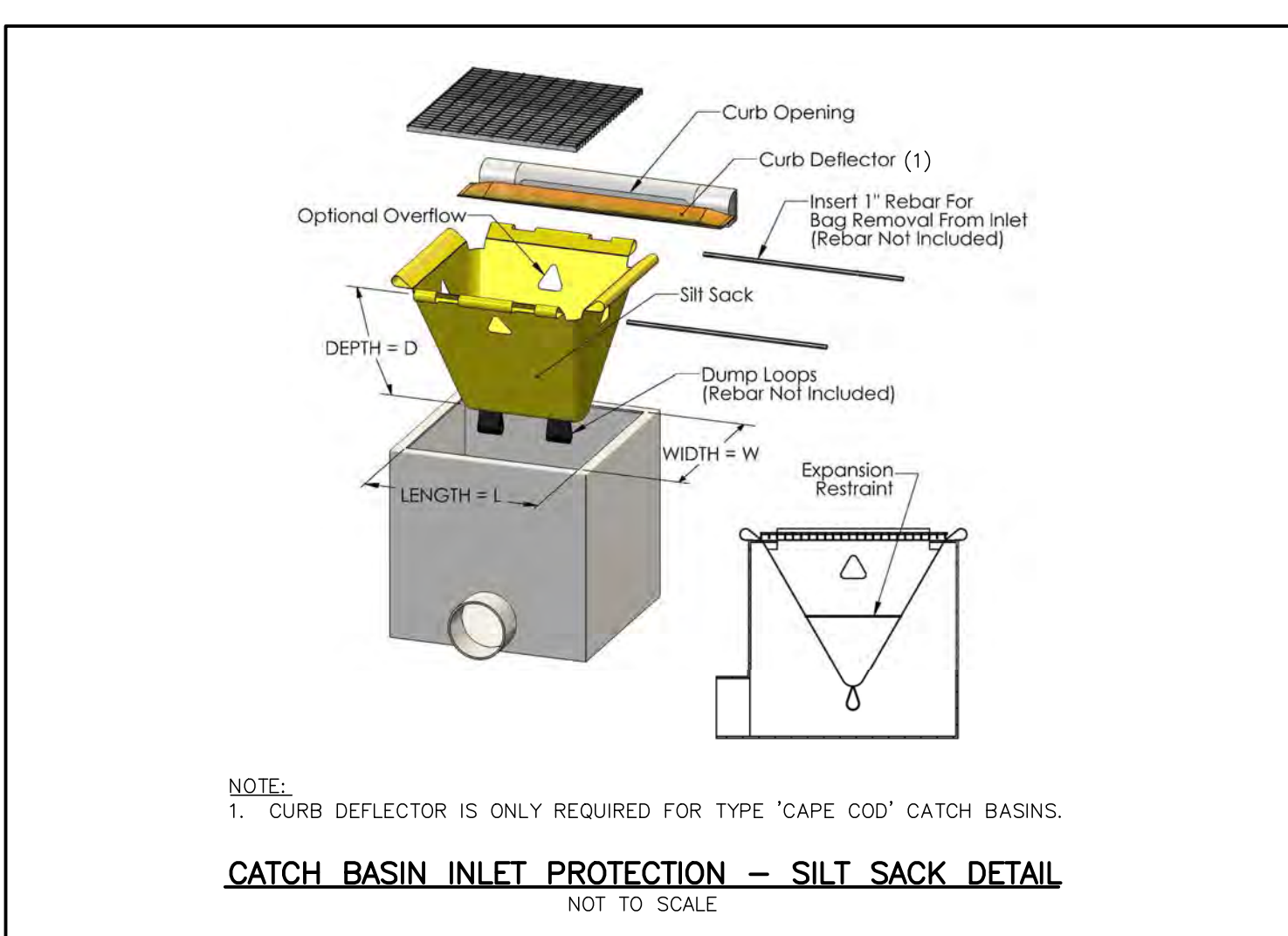
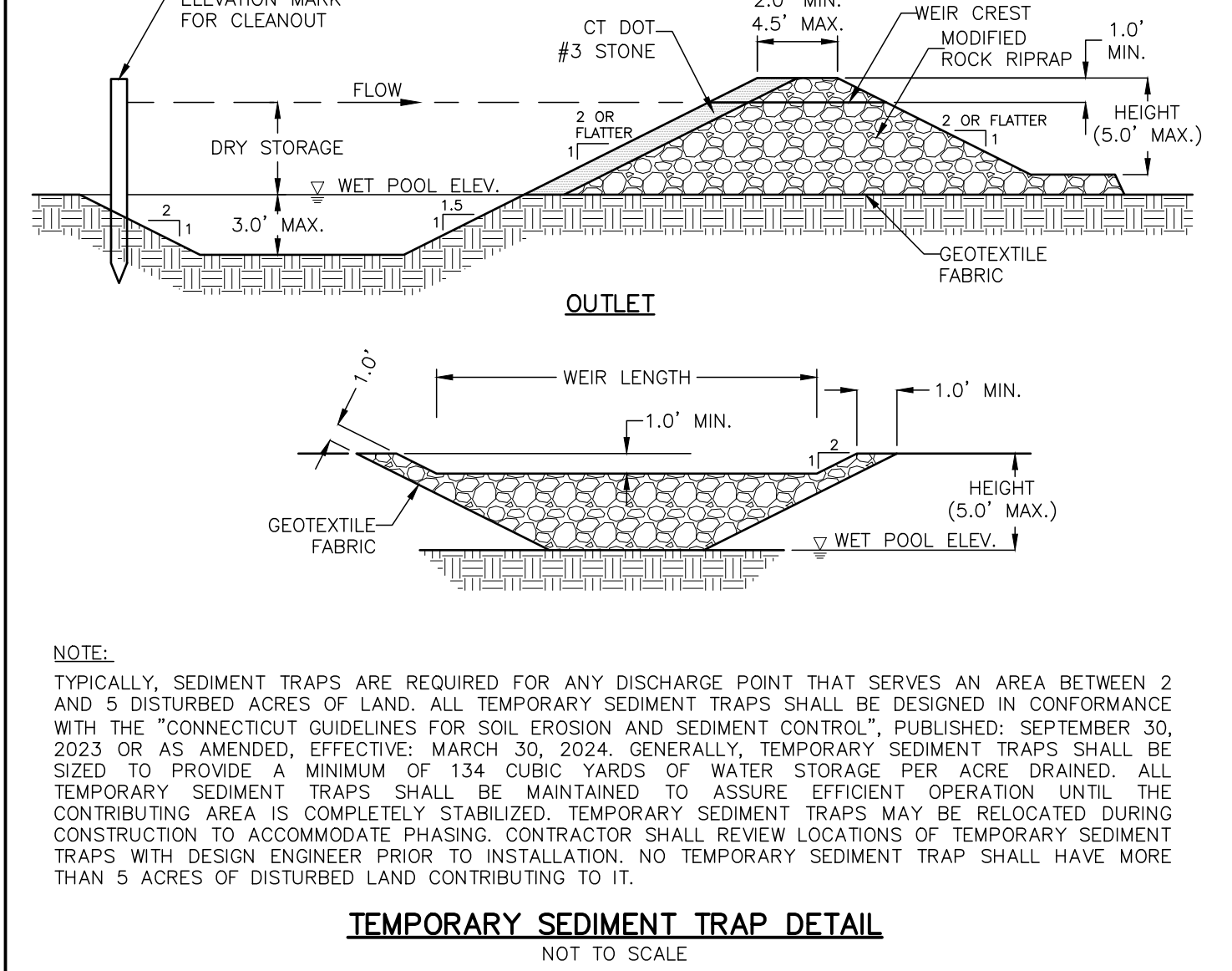
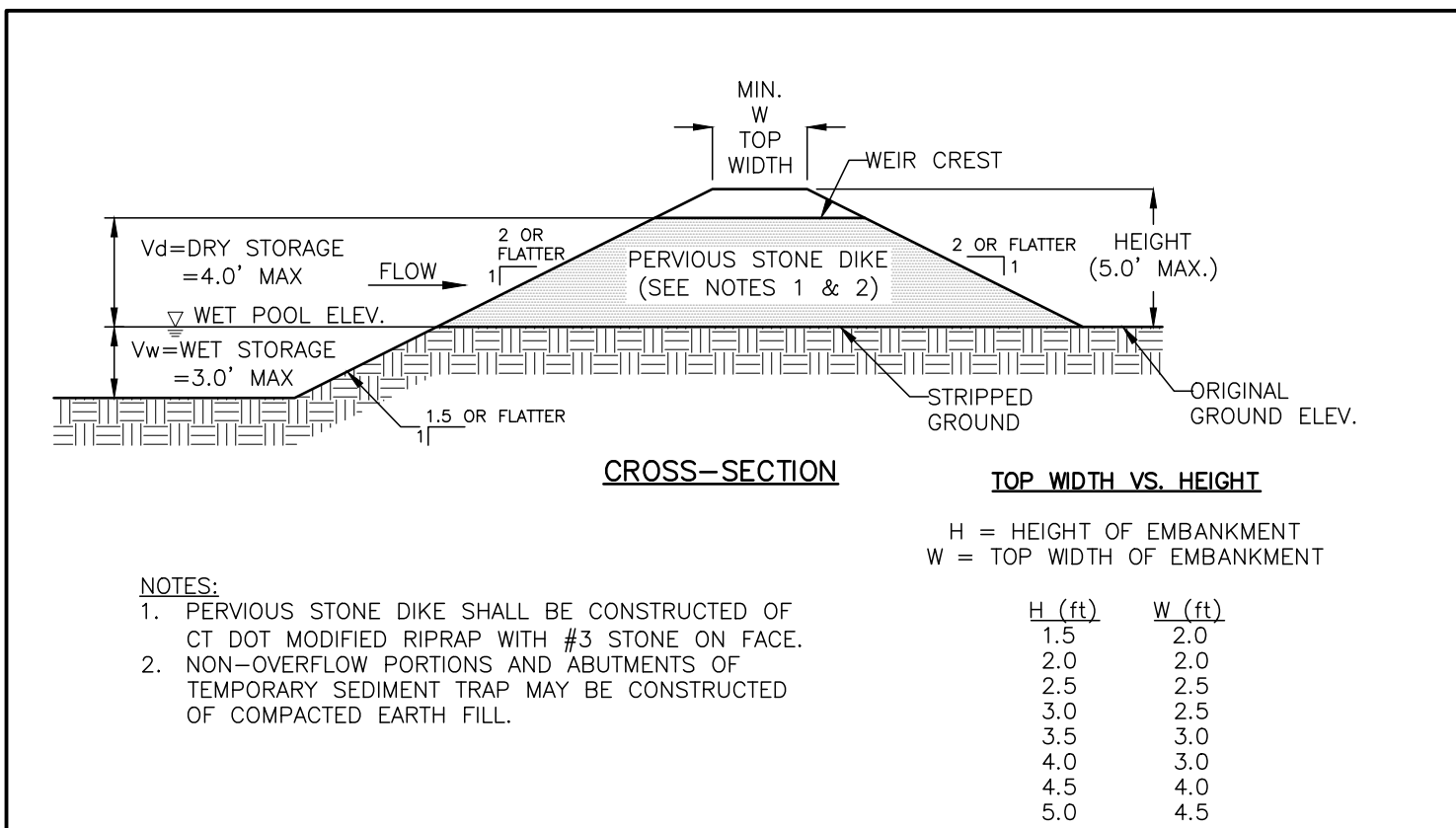
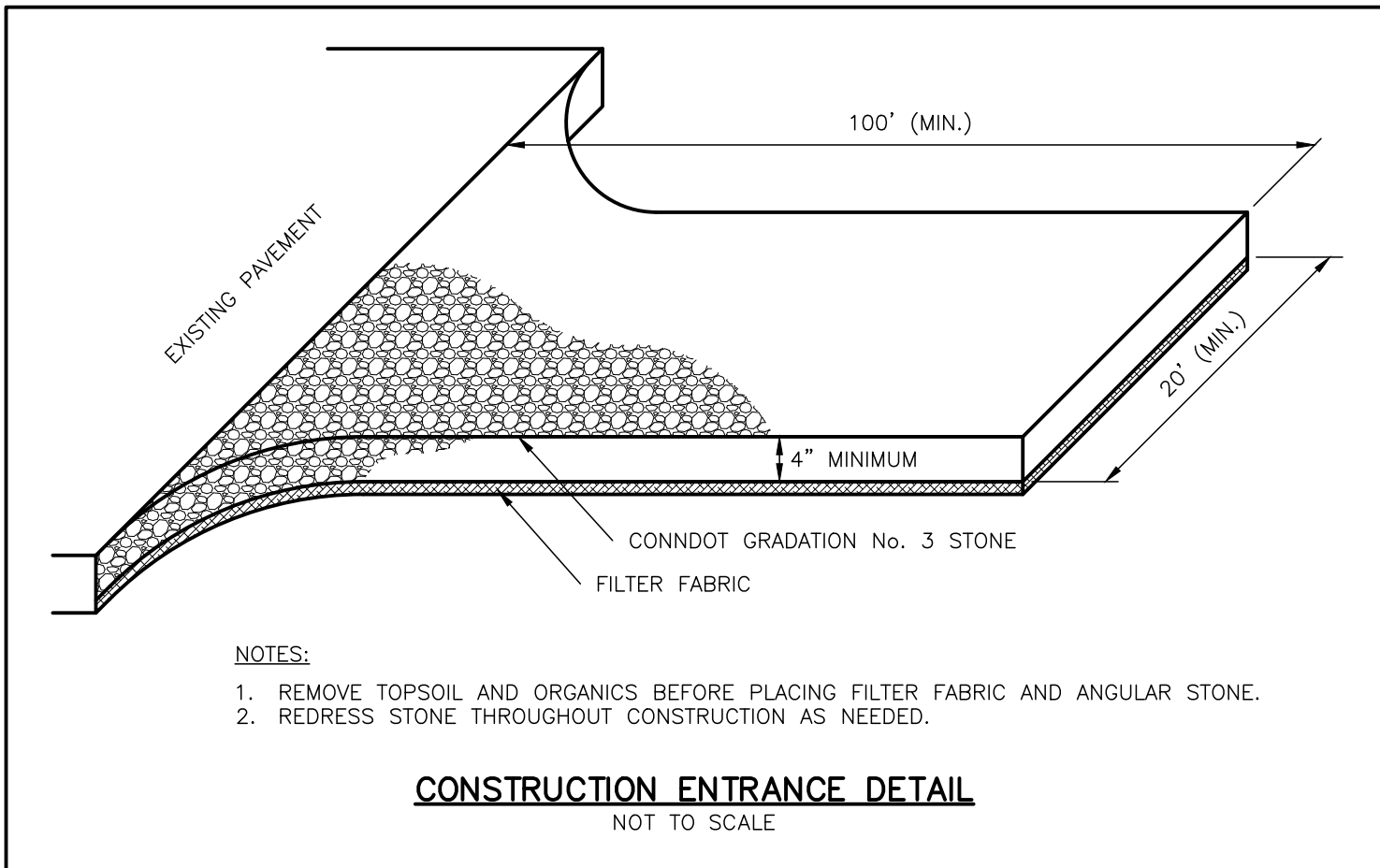
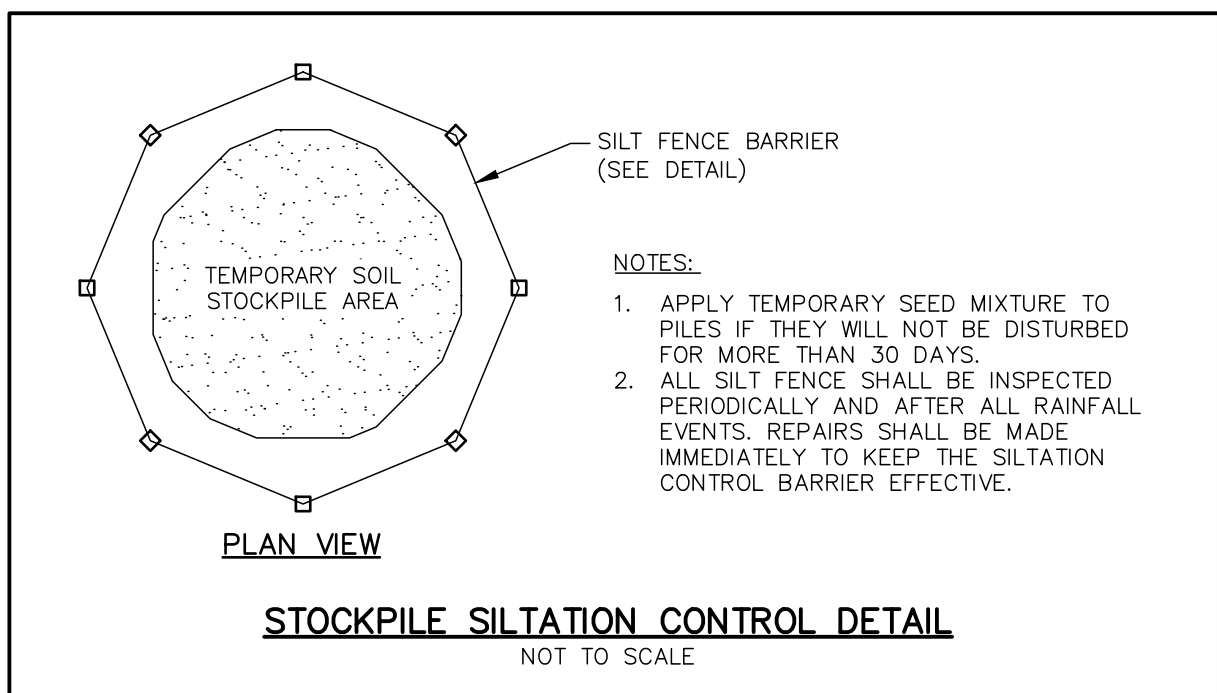
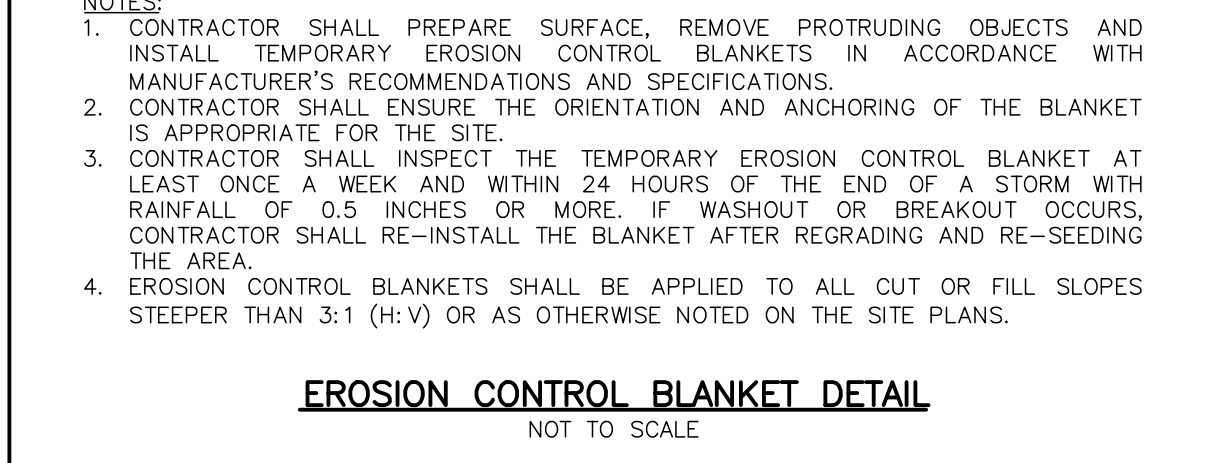
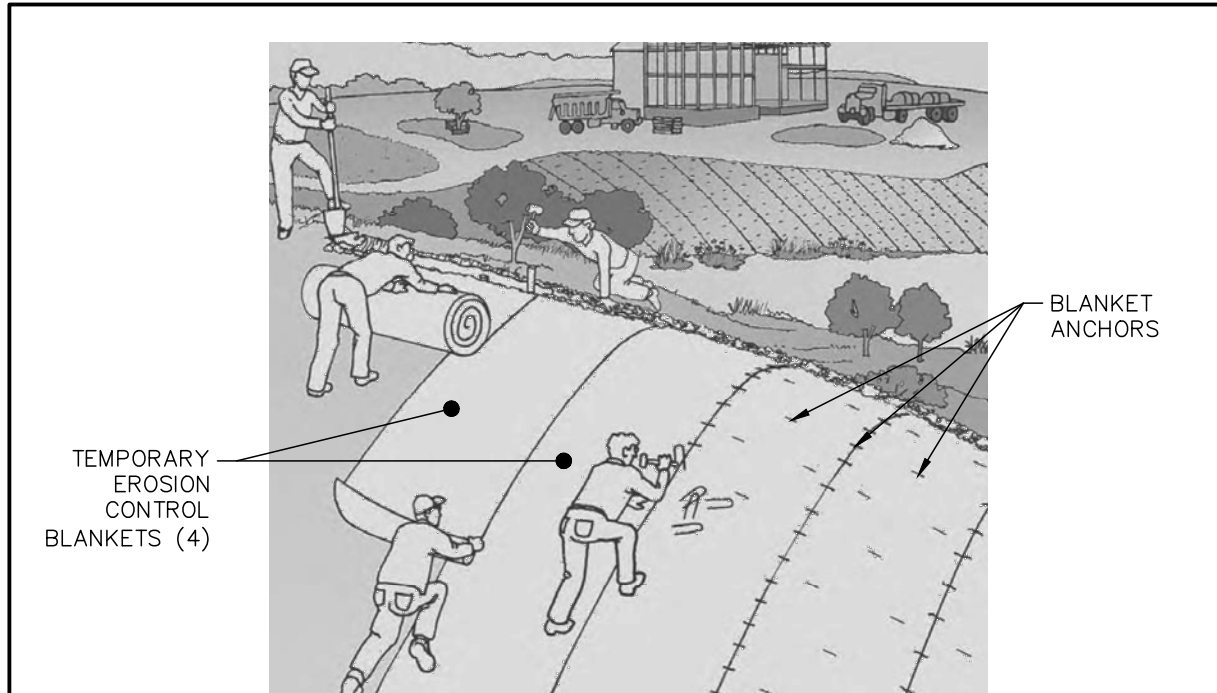
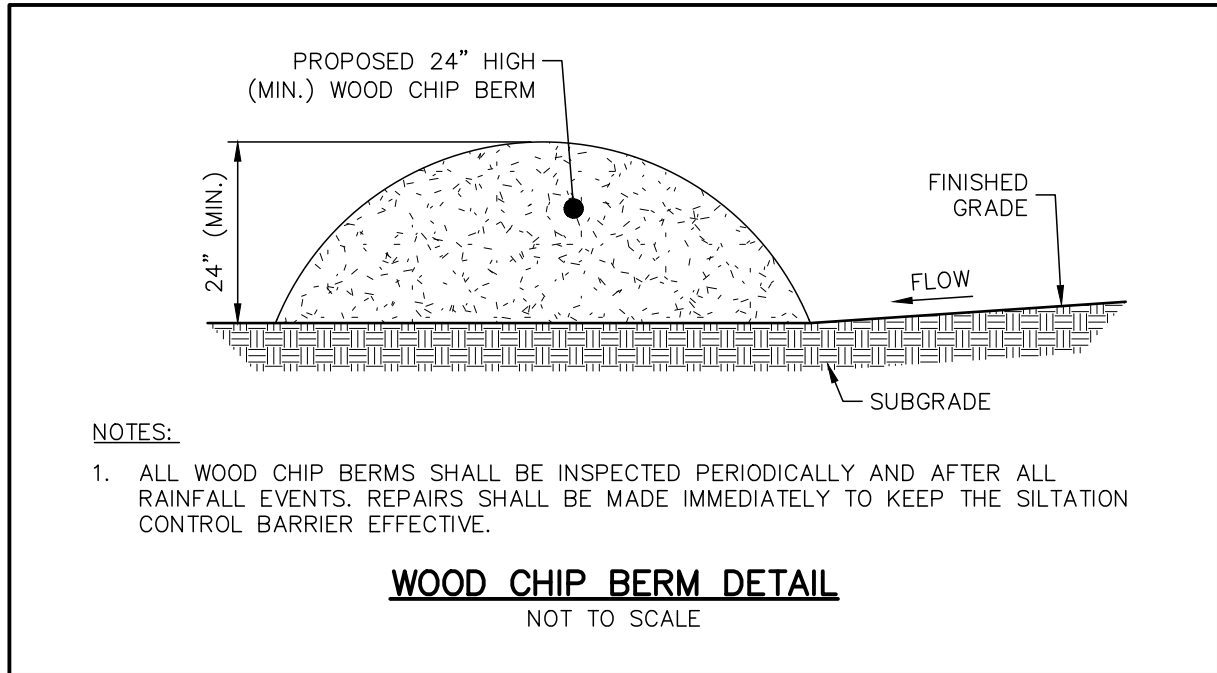
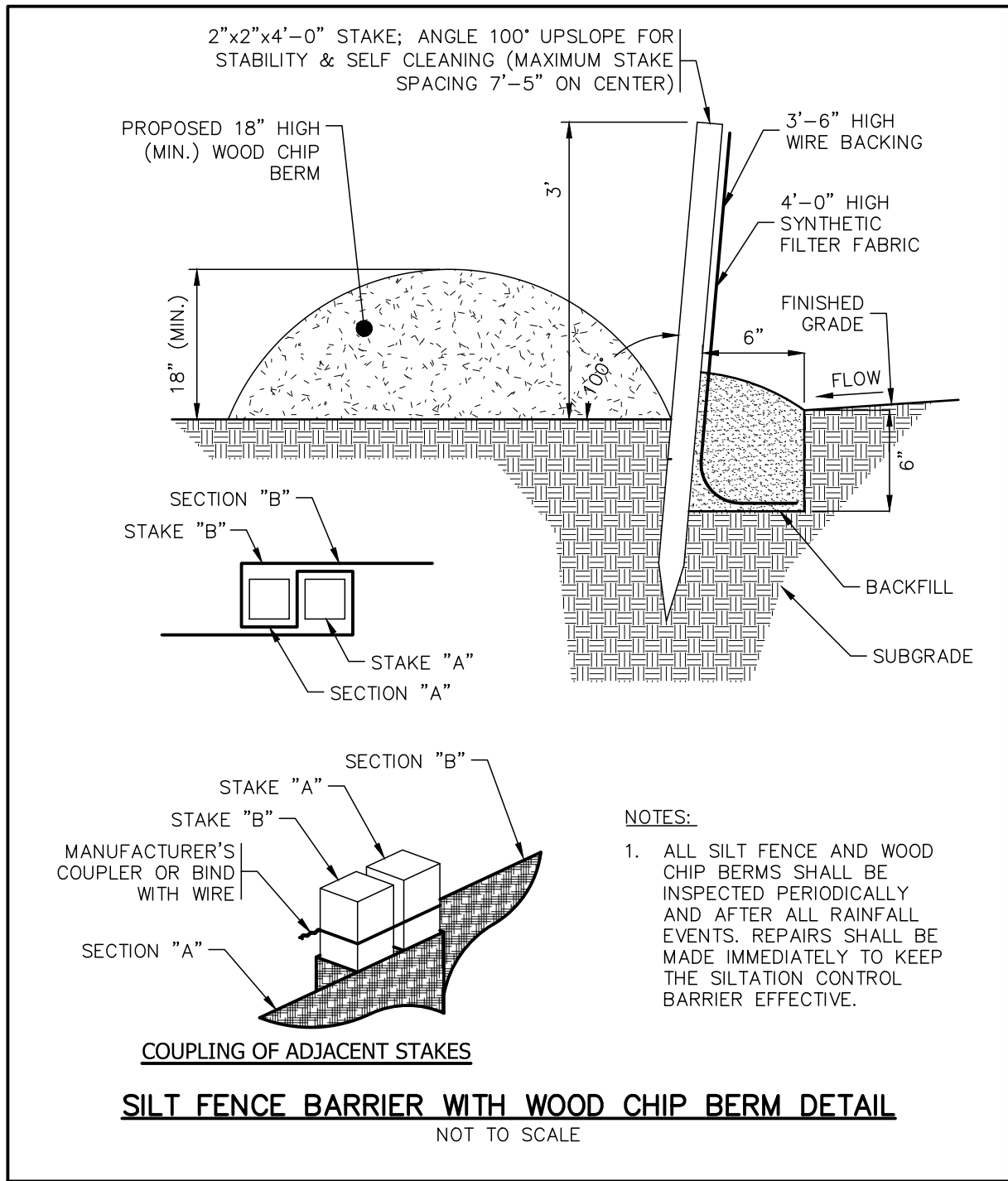
REV	REVISIONS PER TOWN COMMENTS, MISC.	DATE	DESCRIPTION
6	10/8/2024	REVISED TITLE ON COVER SHEET	RG
5	9/6/2024	REVISED TITLE ON COVER SHEET	RG
4	8/28/2024	REVISED FOR PLANNING & ZONING SUBMITTAL	RG
3	7/31/2024	OMI REVISIONS PER TOWN COMMENTS, MISC.	RG
2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
#		DATE	BY

CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)

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: AS NOTED
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: CD-1
SHEET NO.: 13 of 20
JOB. NO.: 2023-922





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

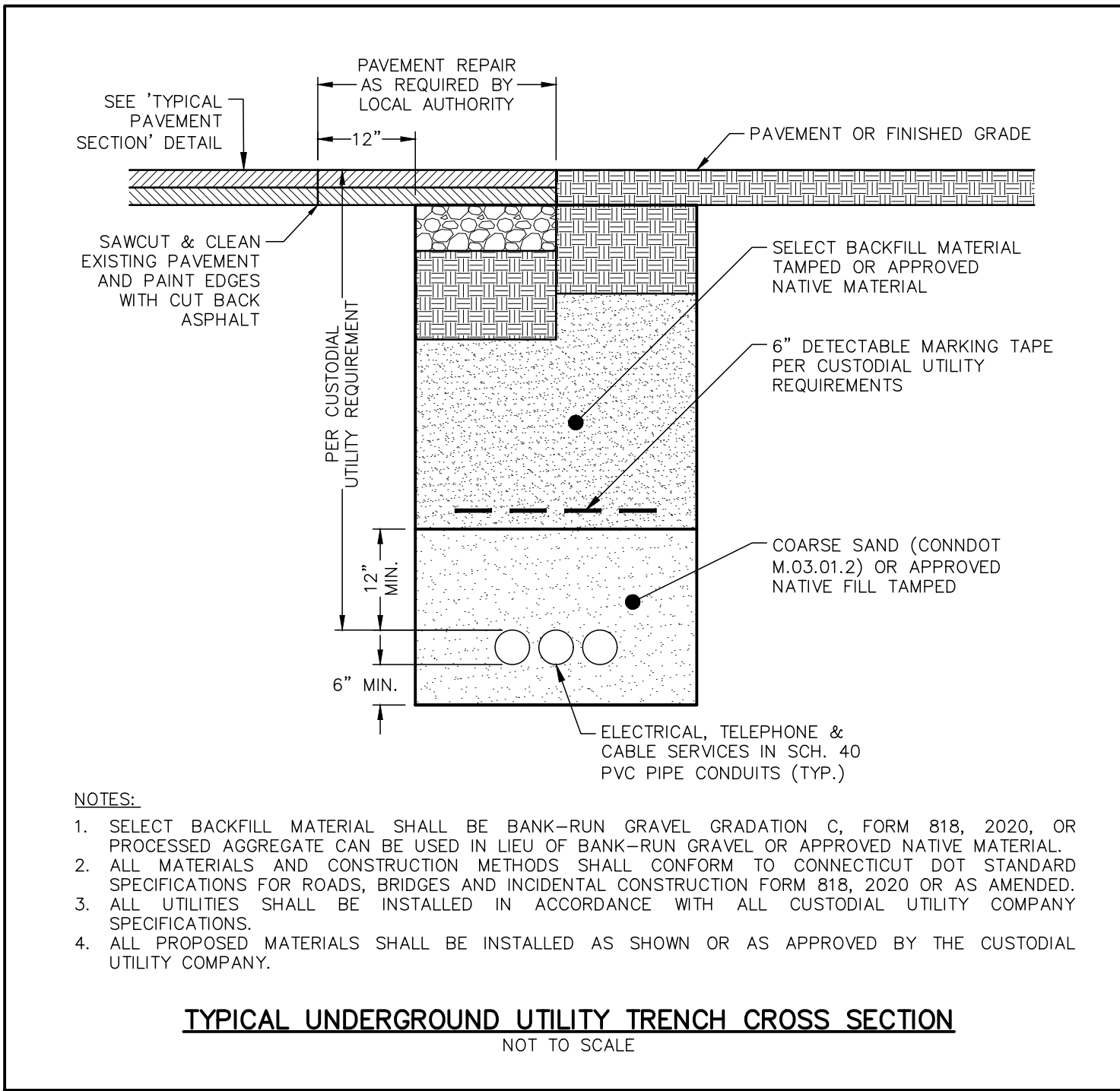
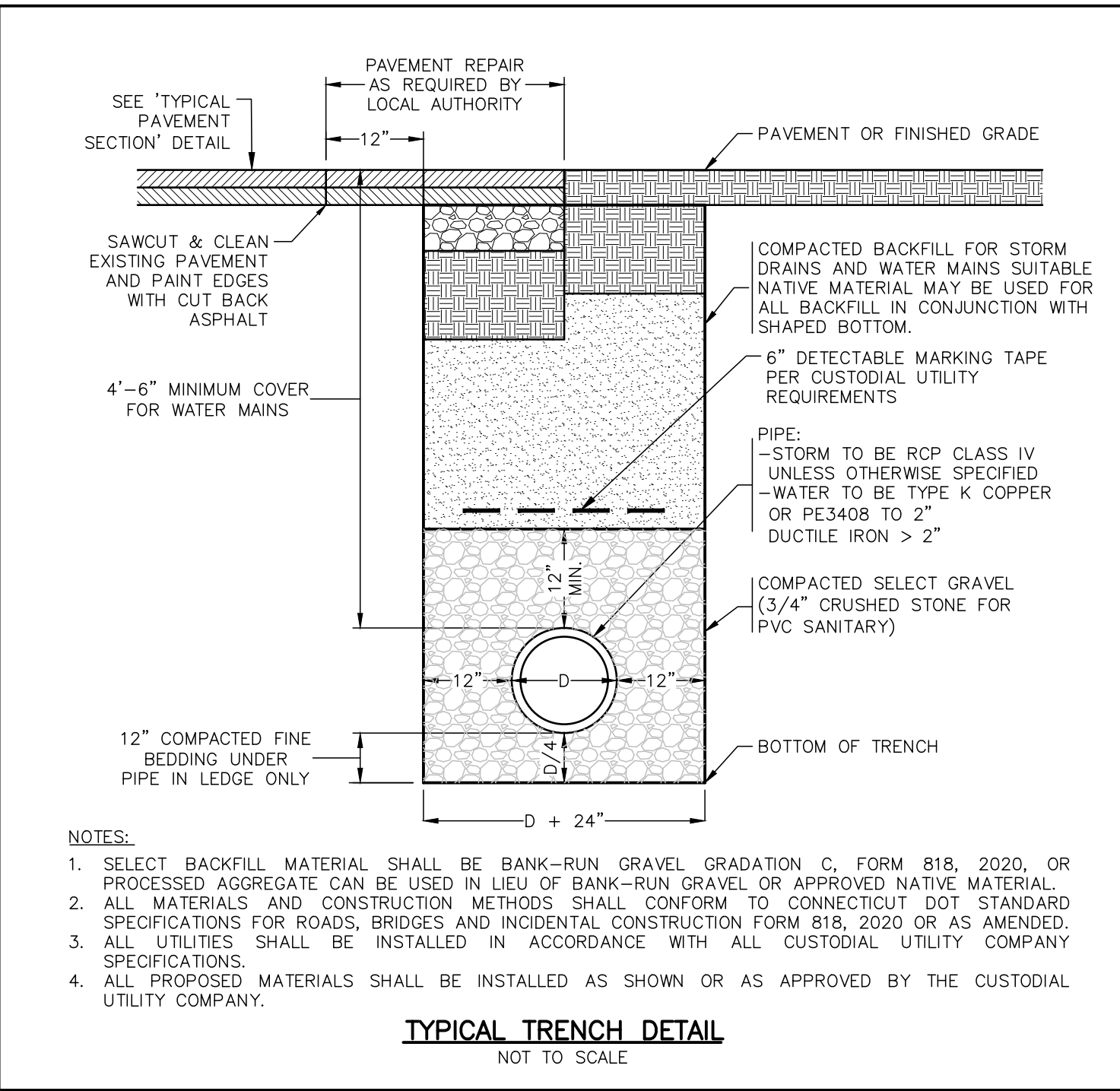
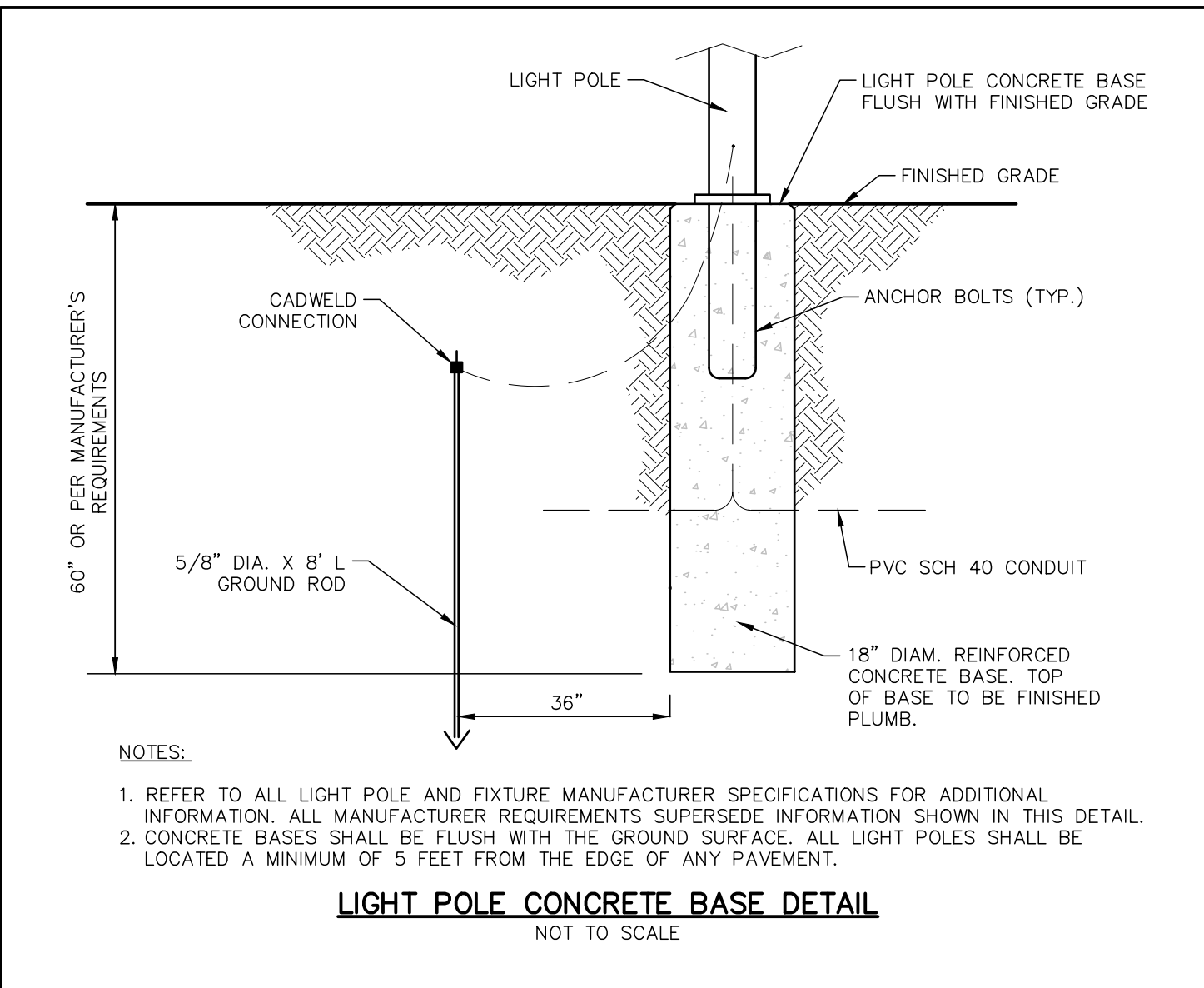
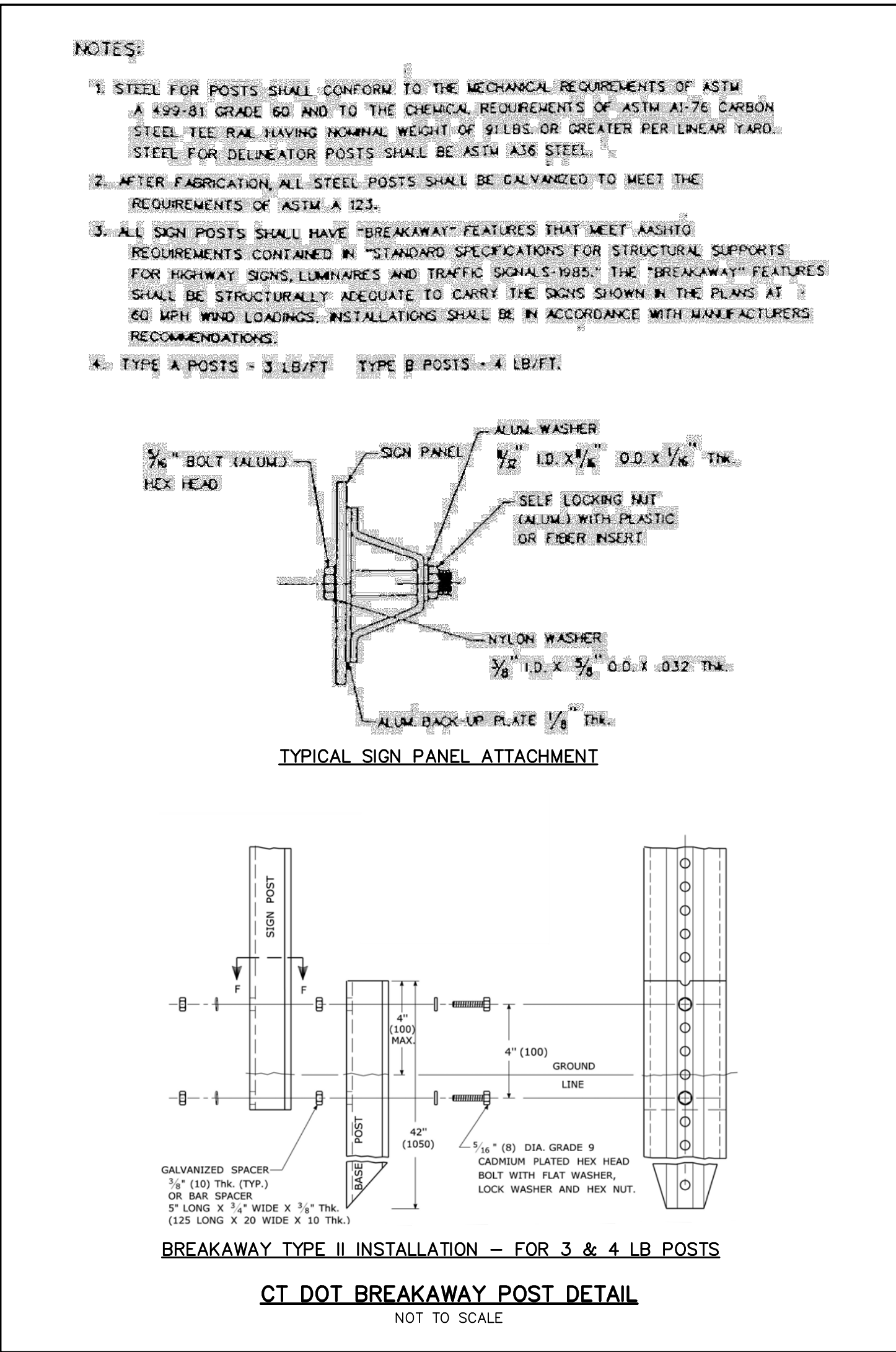
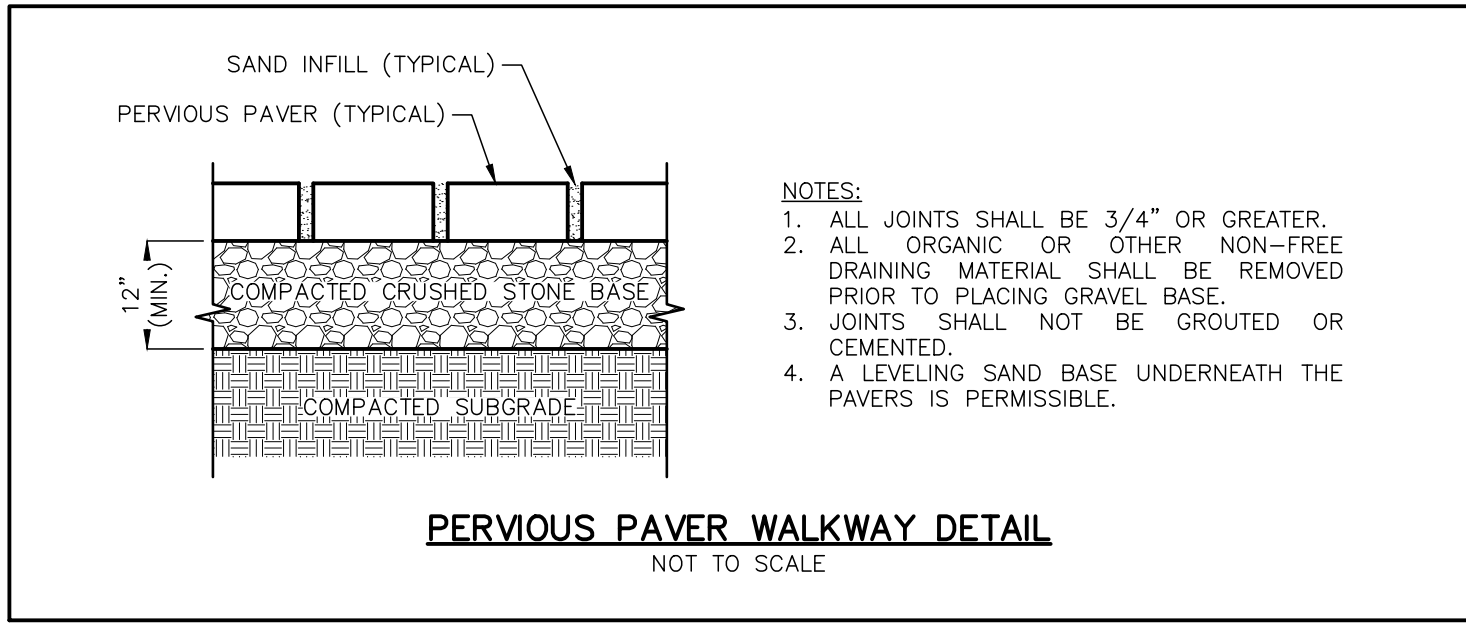
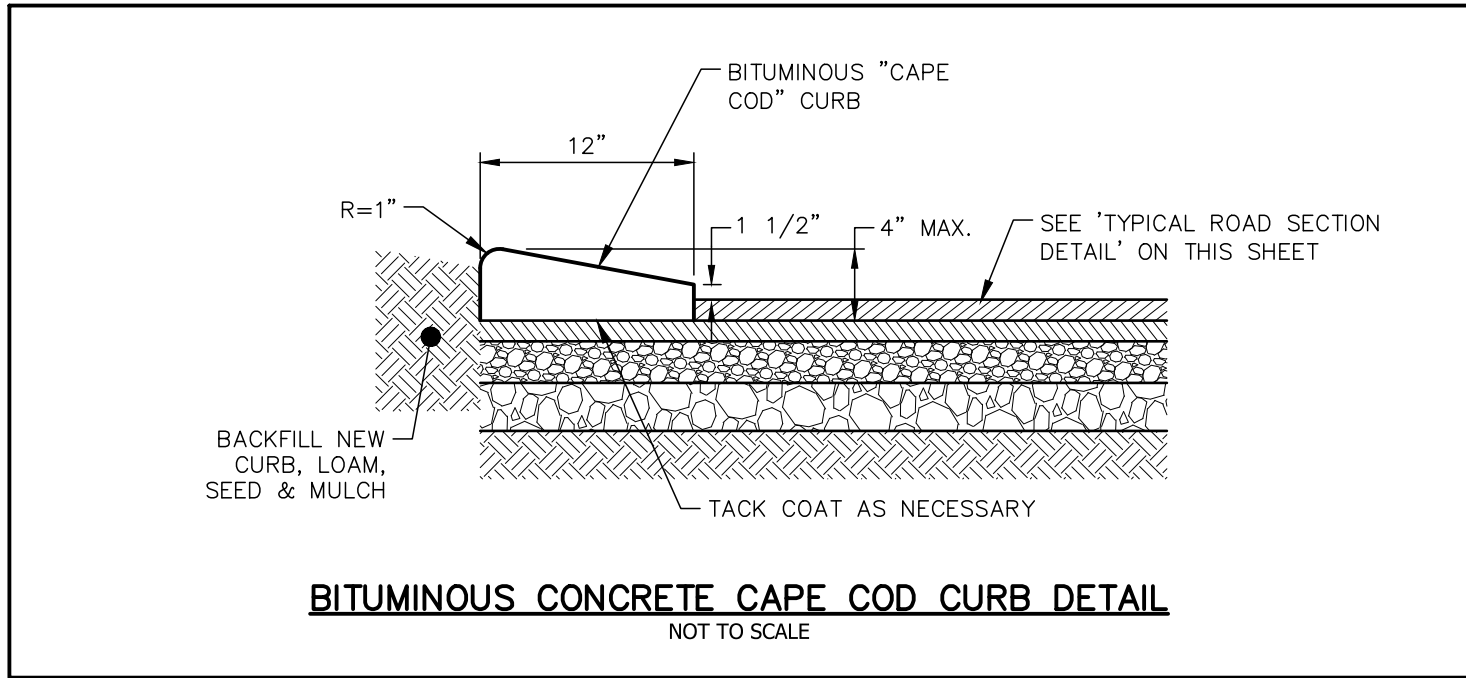
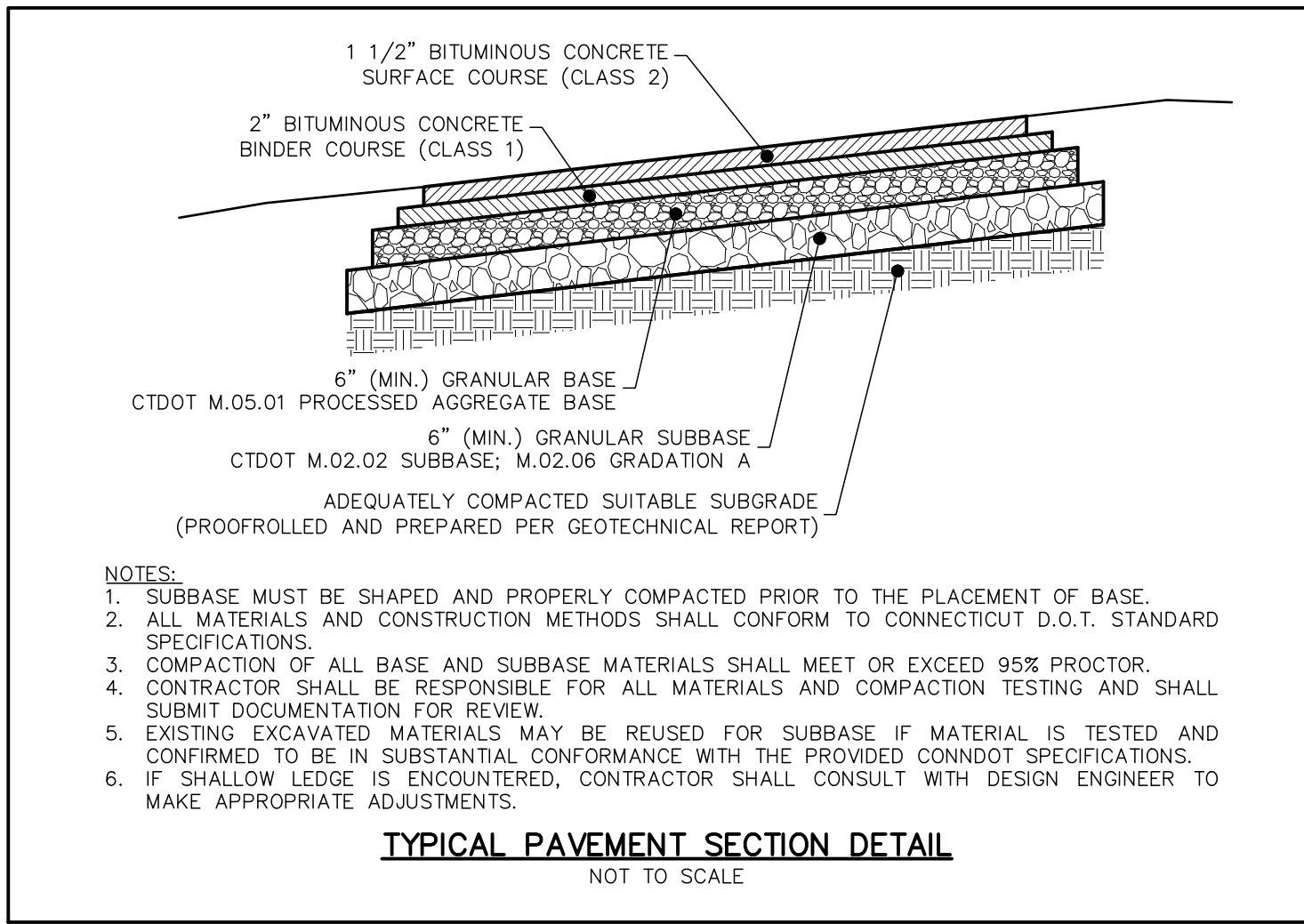
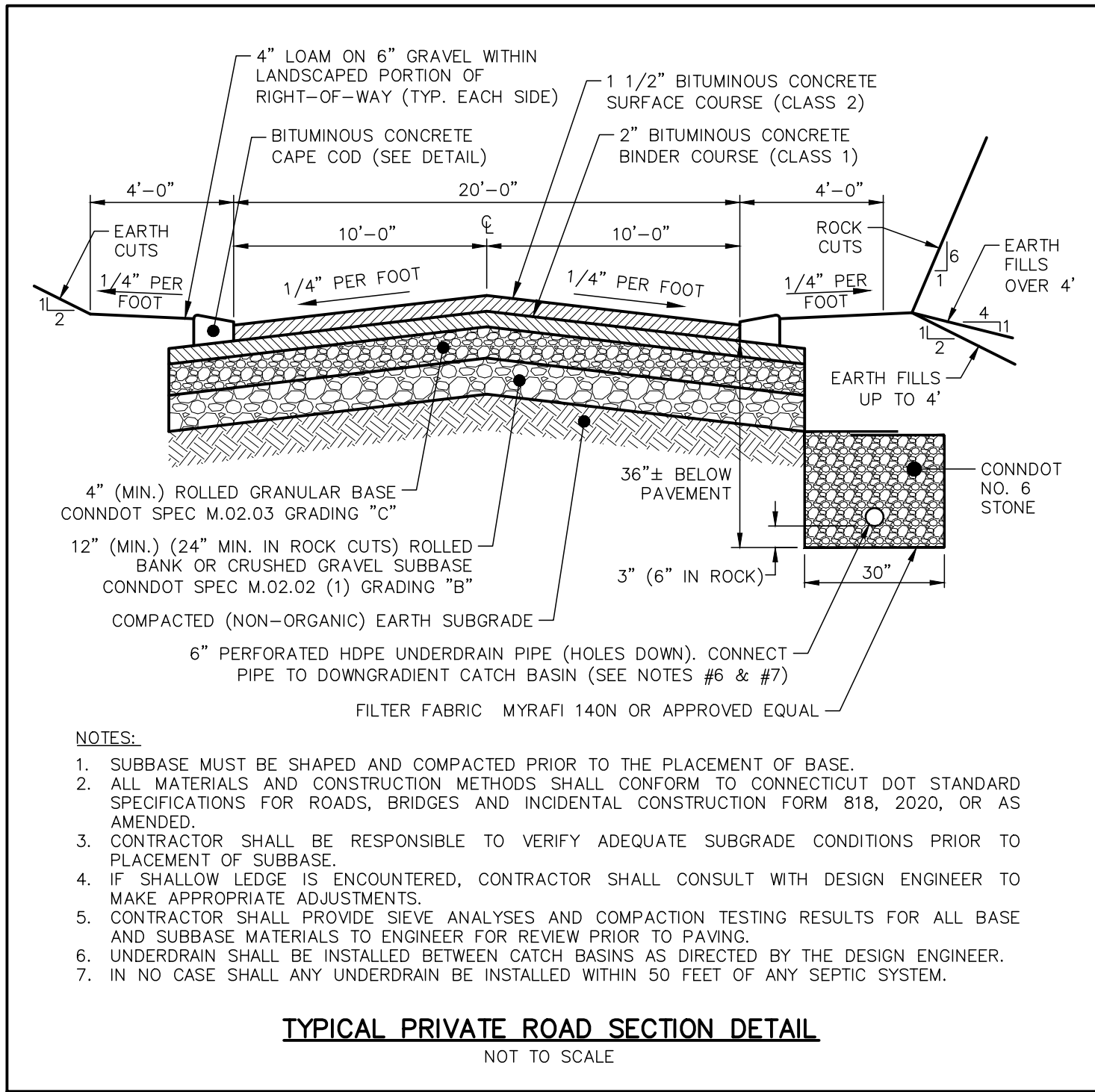
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2	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.
3	7/23/2024	REVISIONS PER TOWN COMMENTS, MISC.
4	8/28/2024	REVISIONS PER TOWN COMMENTS, MISC.
5	9/6/2024	REVISIONS PER TOWN COMMENTS, MISC.
6	10/6/2024	REVISIONS PER TOWN COMMENTS, MISC.

CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)

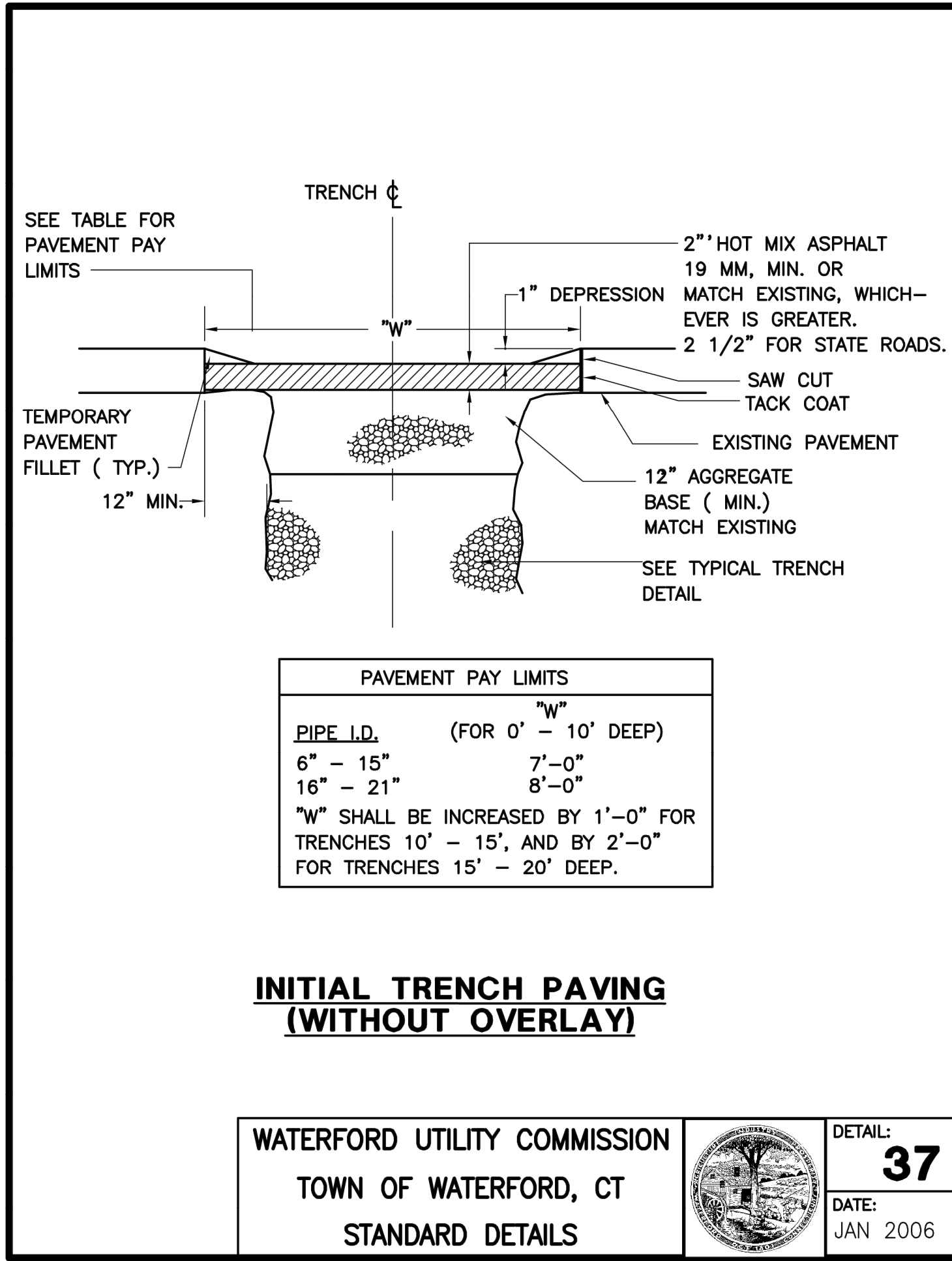
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 23B OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE: MAY 21, 2024
SCALE: AS NOTED
DRAWN BY: BODAMA, RG, RM
CHECKED BY: JW
DWG. NO.: CD-3
SHEET NO.: 15 of 20
JOB NO.: 2023-922

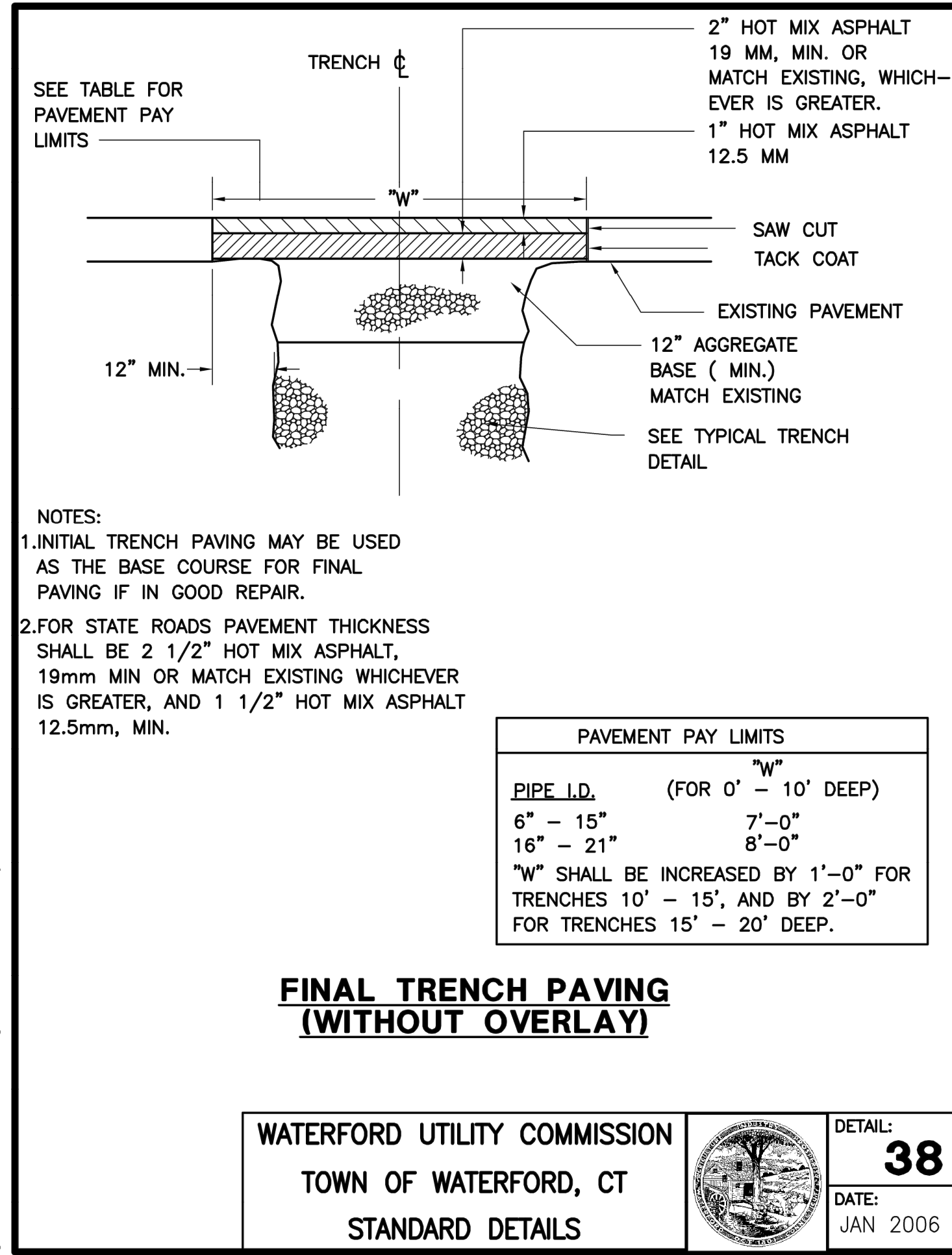


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4	8/28/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL	RG
3	7/31/2024	O&M REVISIONS PER TOWN COMMENTS, MISC.	RG
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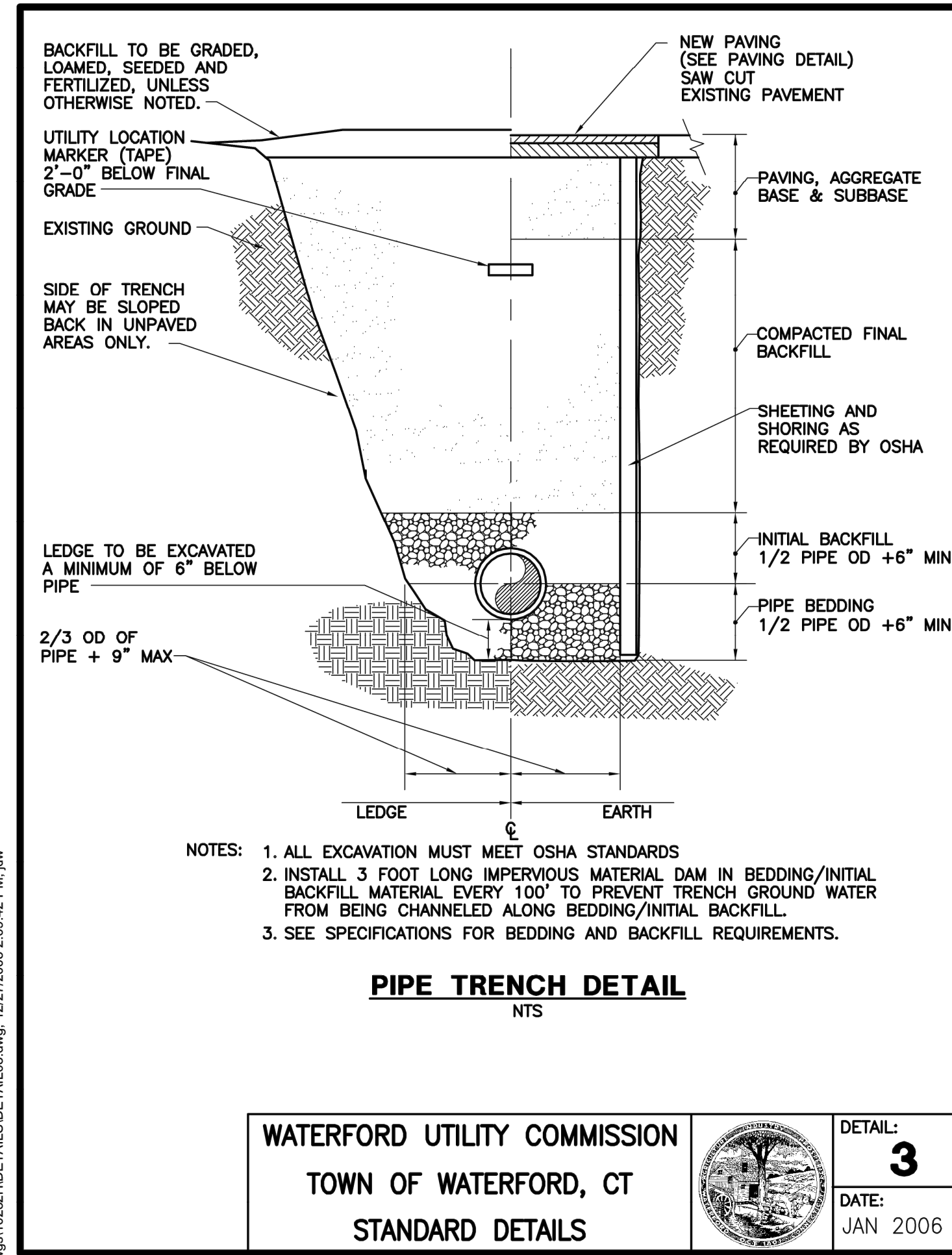
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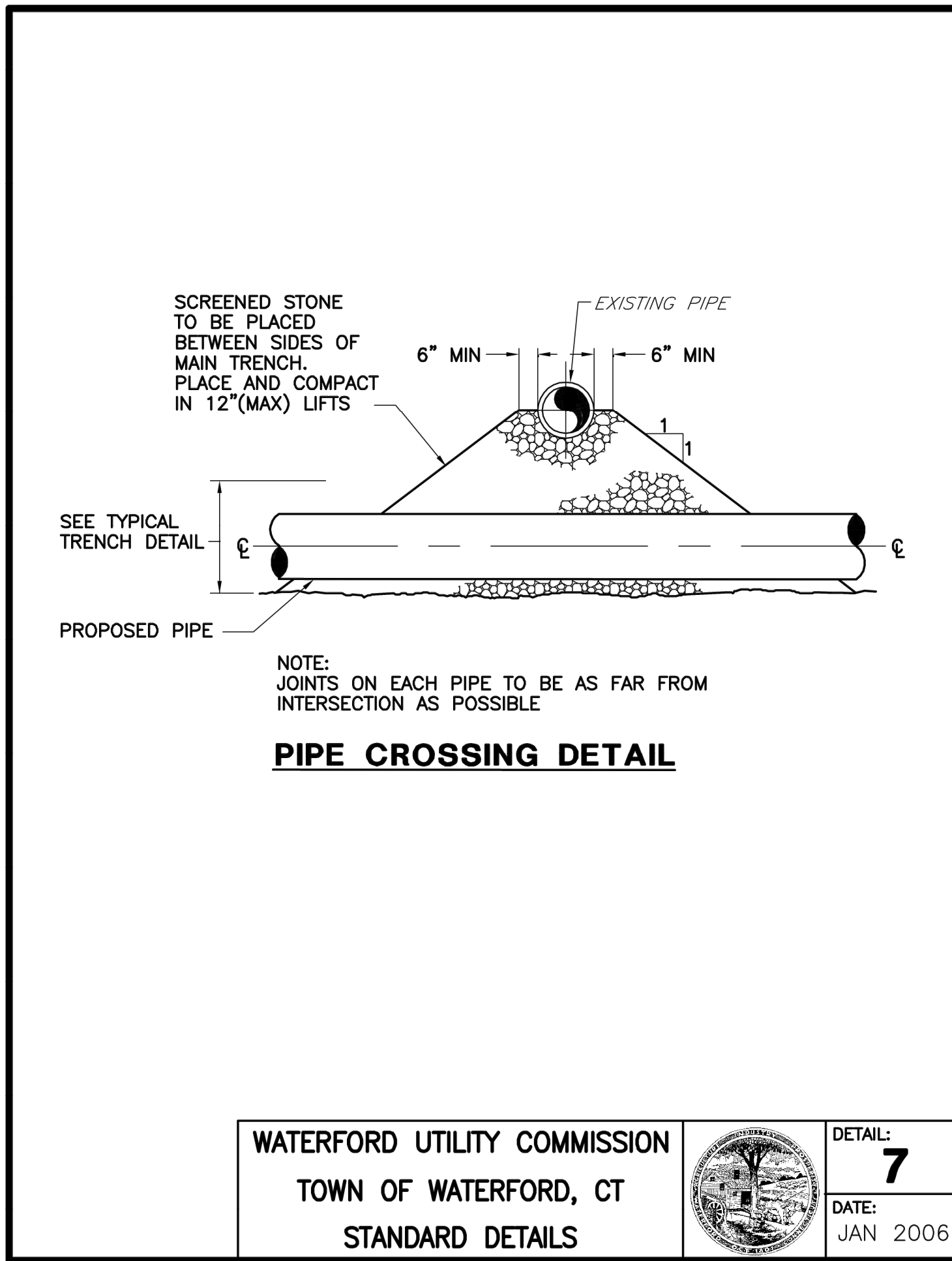
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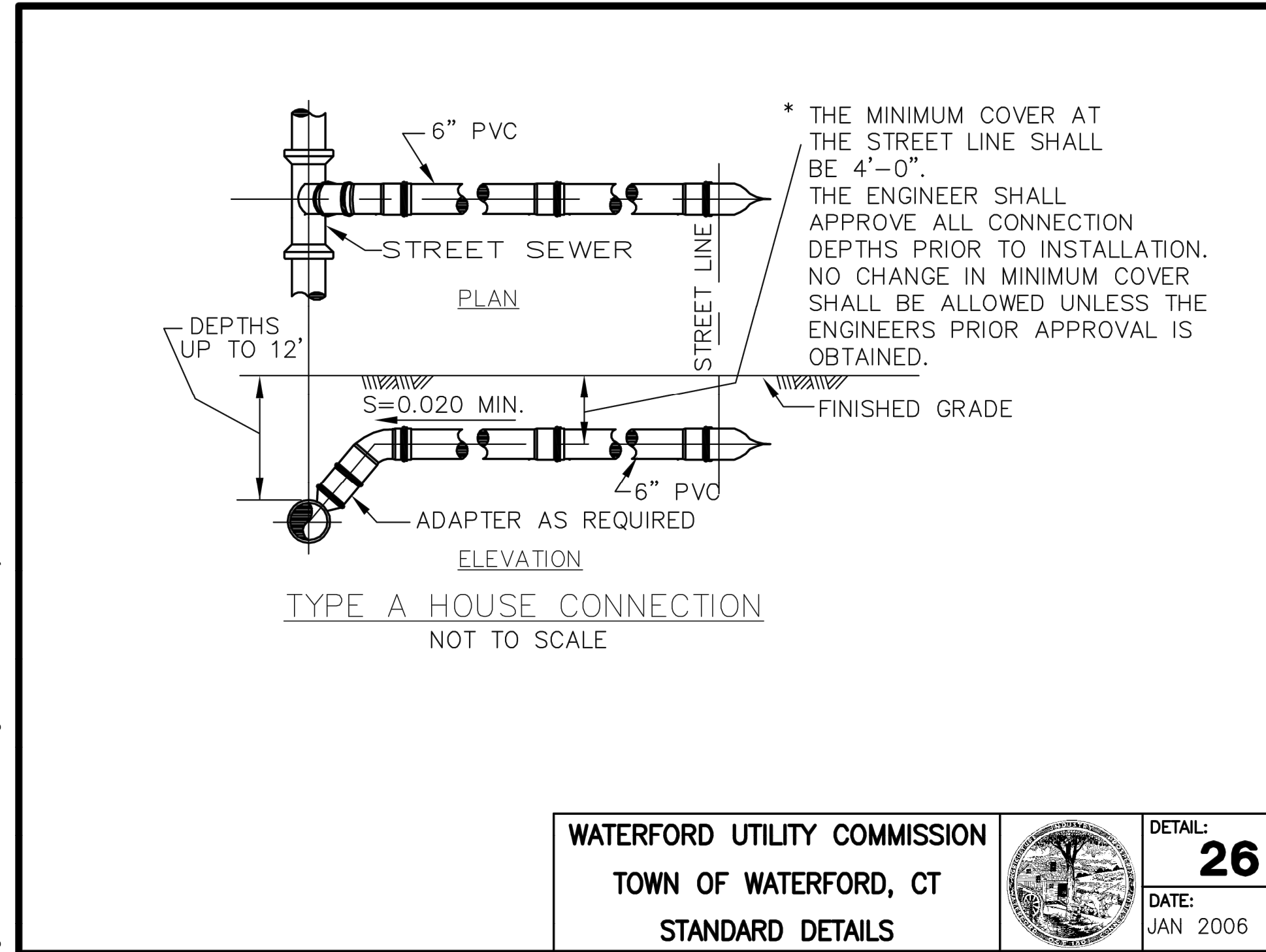
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CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)

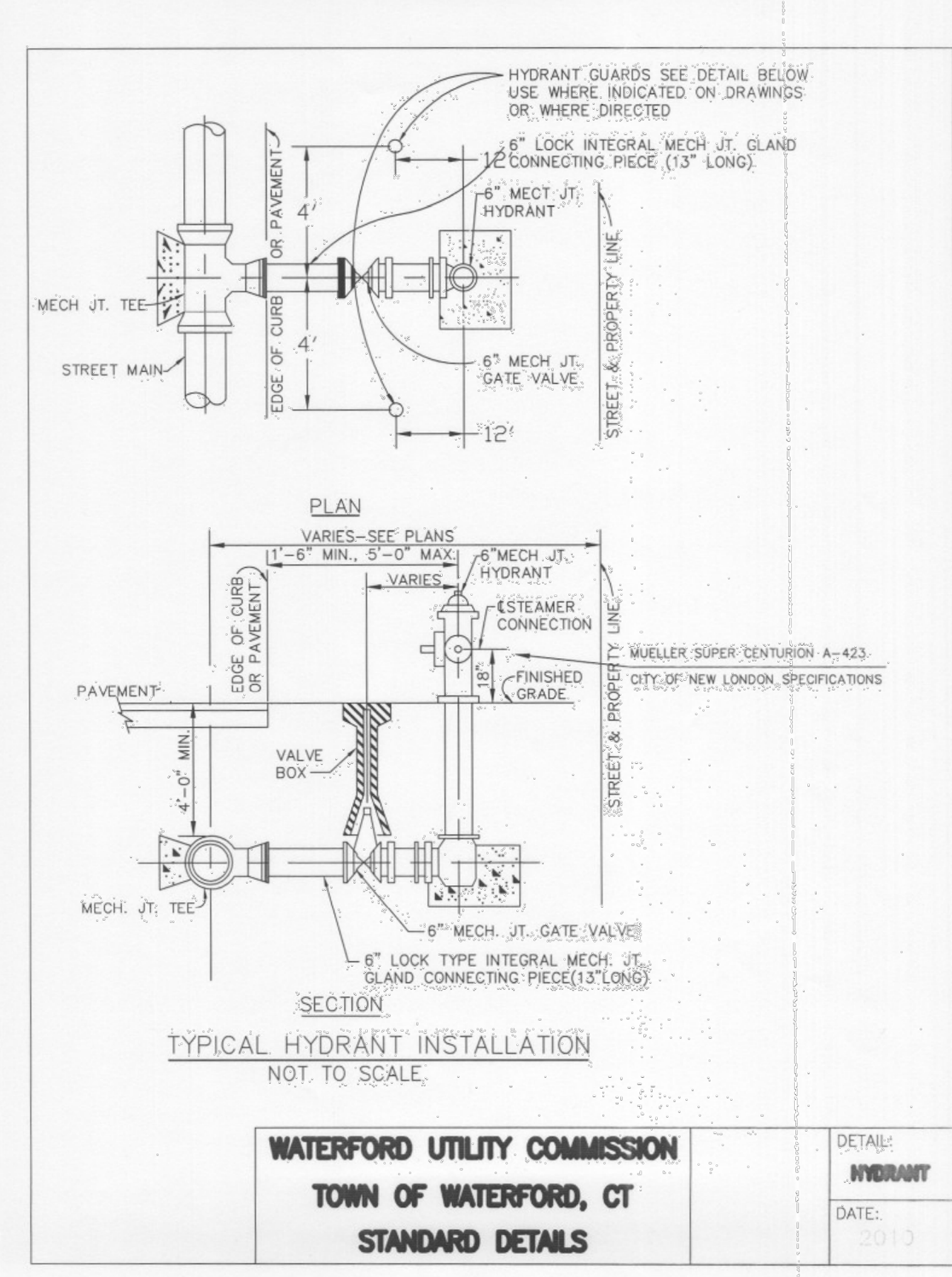
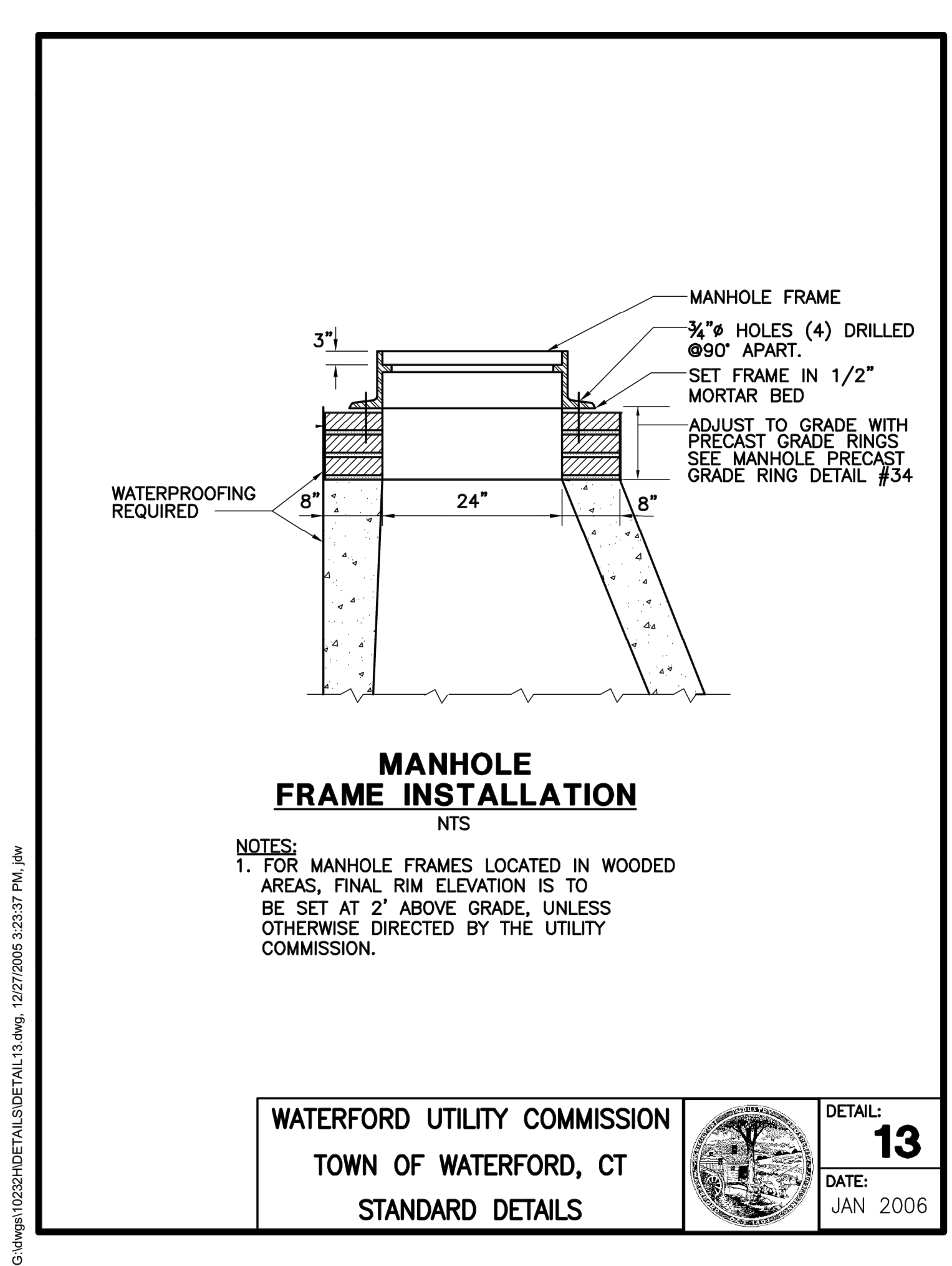
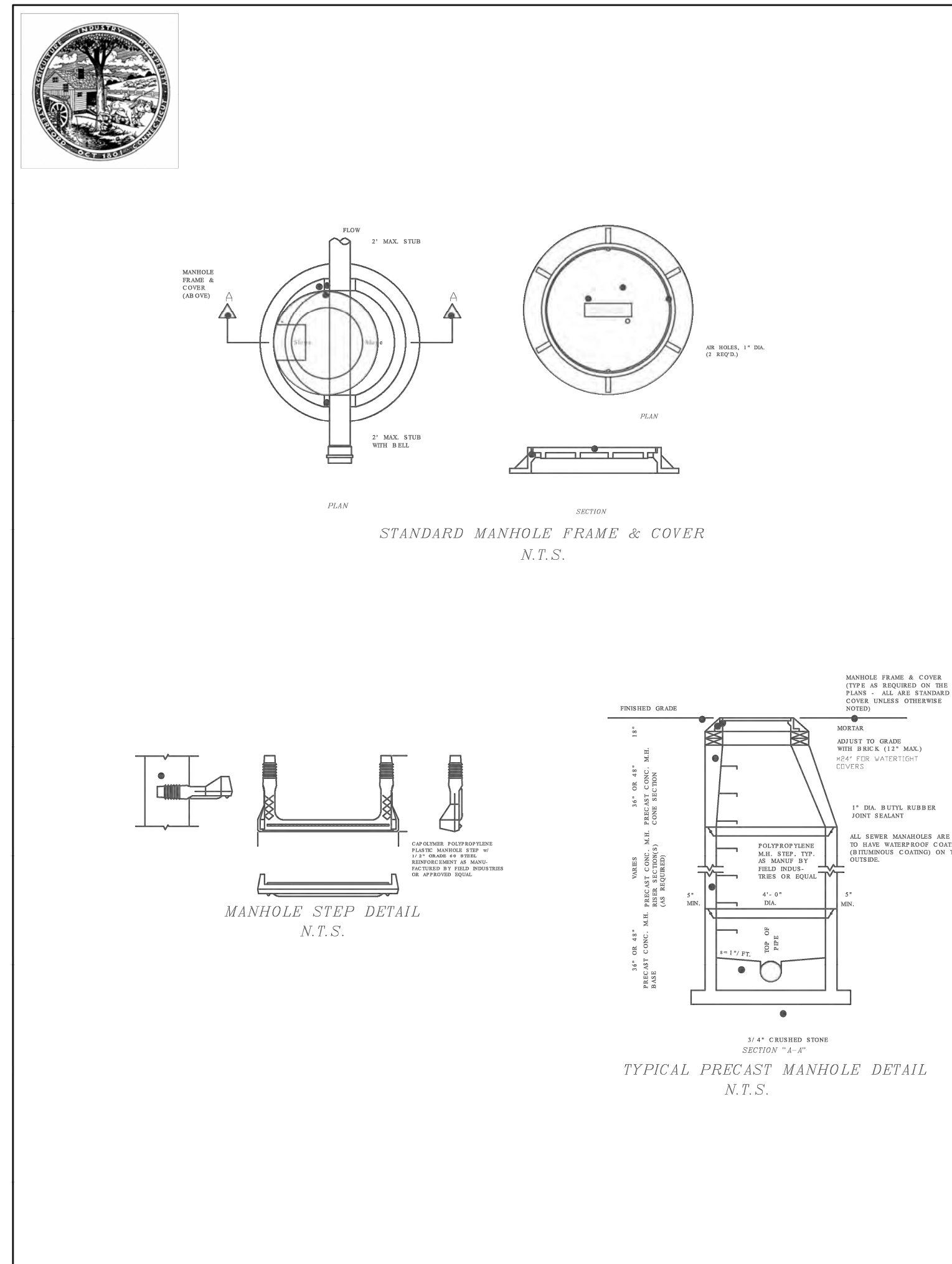
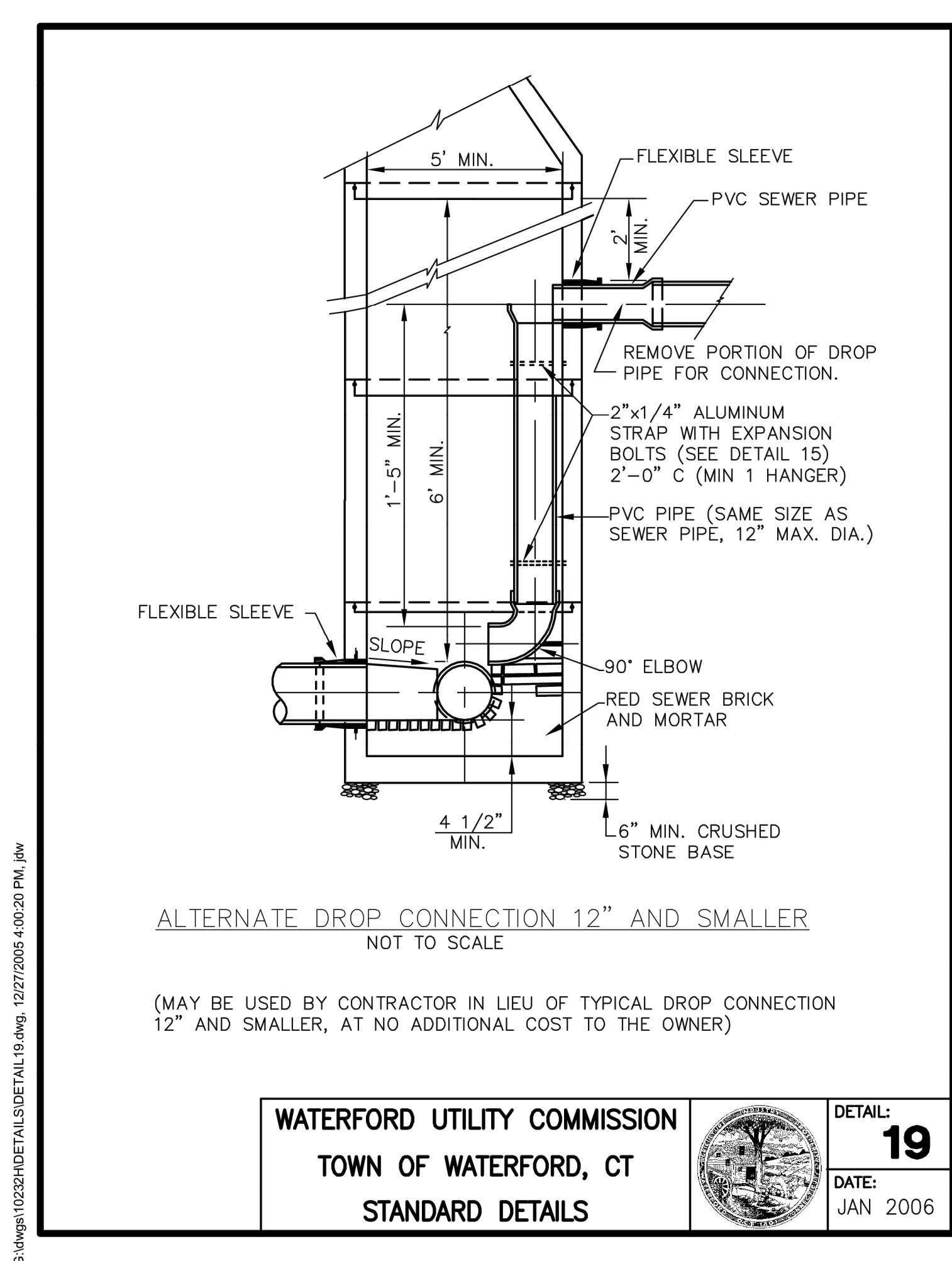
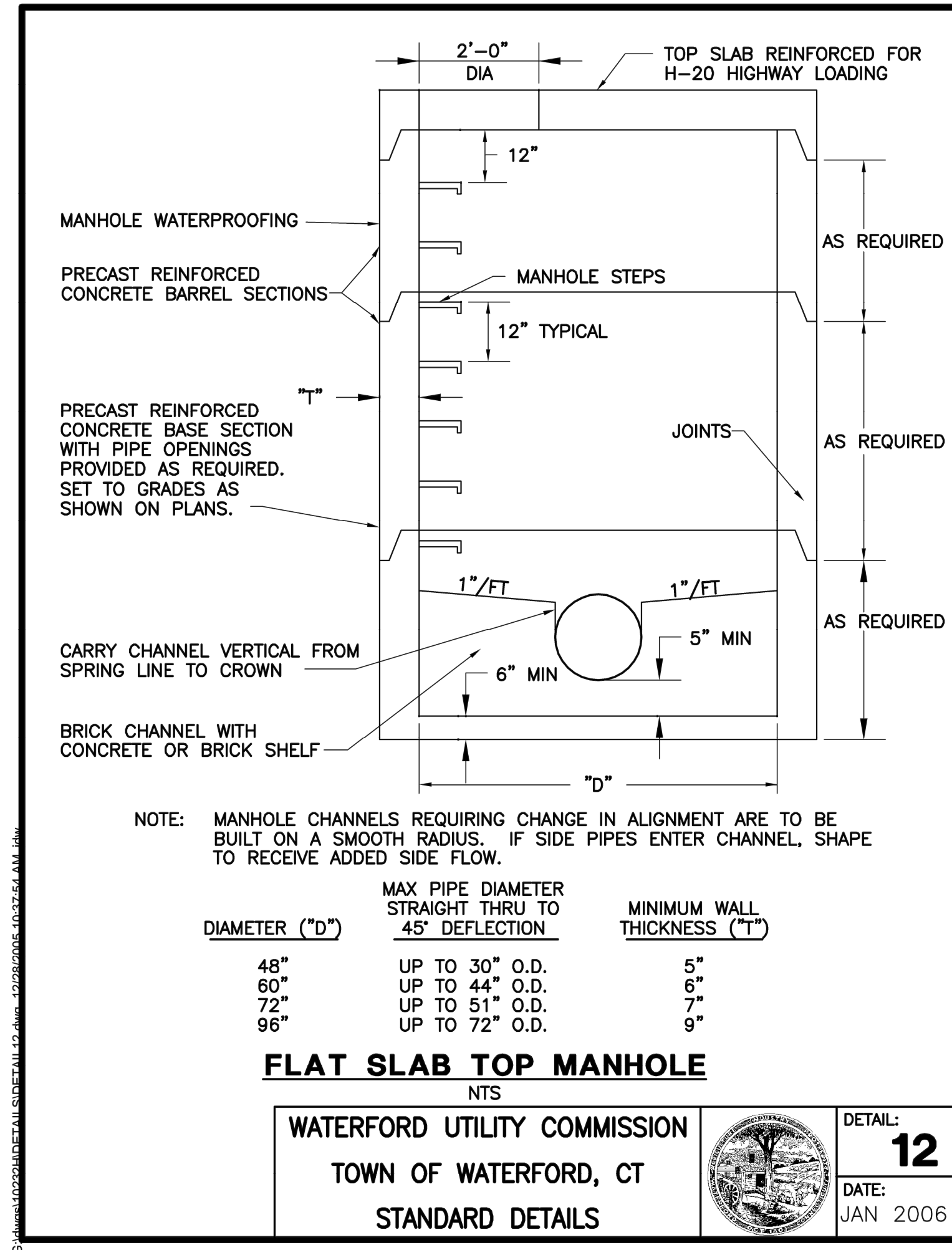
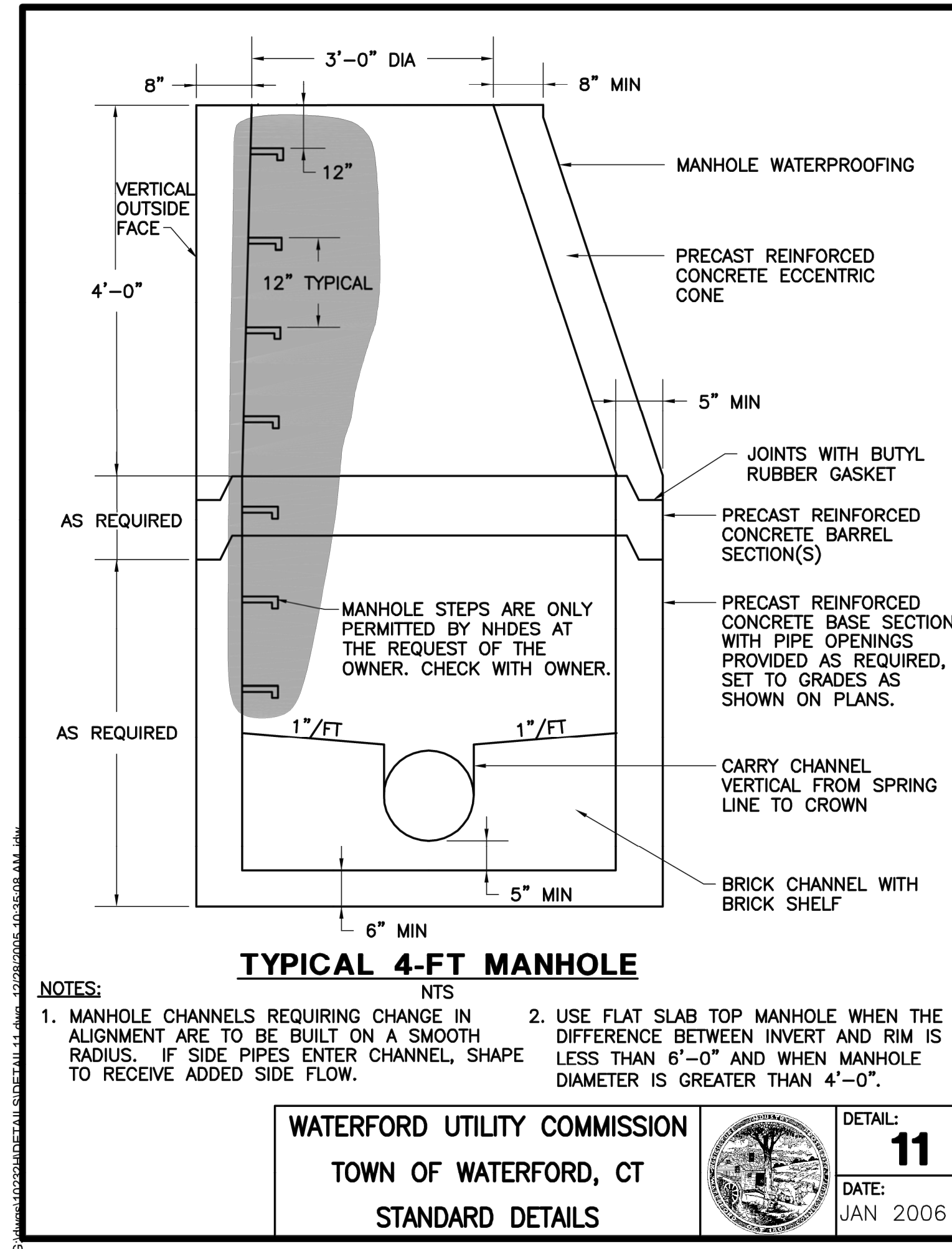
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE:
MAY 21, 2024
SCALE:
AS NOTED
DRAWN BY:
CO, MA, RG, RM
CHECKED BY:
JW
DWG. NO.:
CD-5
SHEET NO.:
17 of 20
JOB. NO.:
2023-922

REV	DATE	DESCRIPTION	BY
6	10/8/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
#			

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UNTIL THIS NOTE
IS REMOVED

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 E. STREET, 2ND FLOOR
PO BOX 1000
NEW BRITAIN, CT 06053
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM



PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 E. STREET, 2ND FLOOR
PO BOX 880
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

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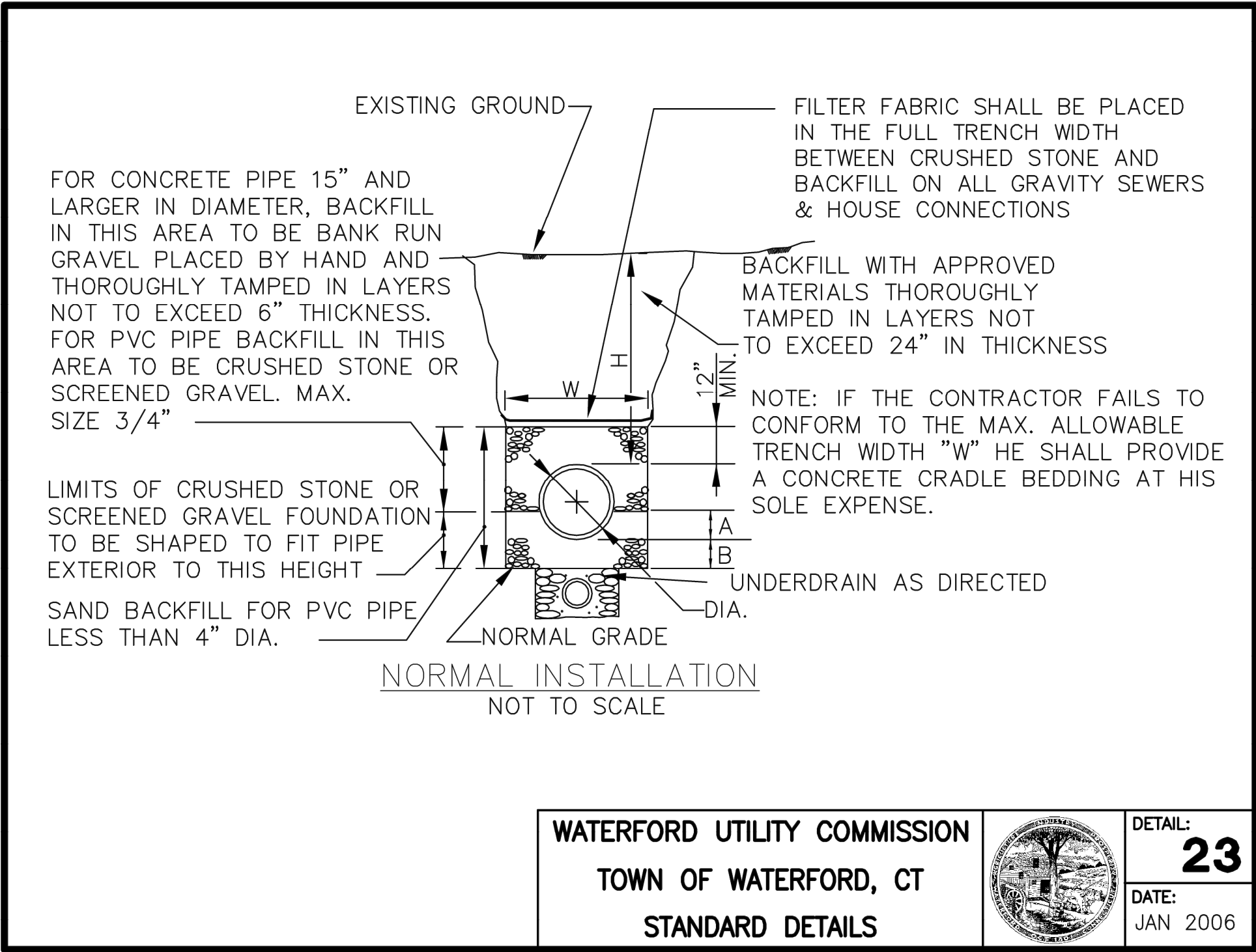
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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
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CONSTRUCTION DETAILS (SANITARY SEWER SYSTEM)

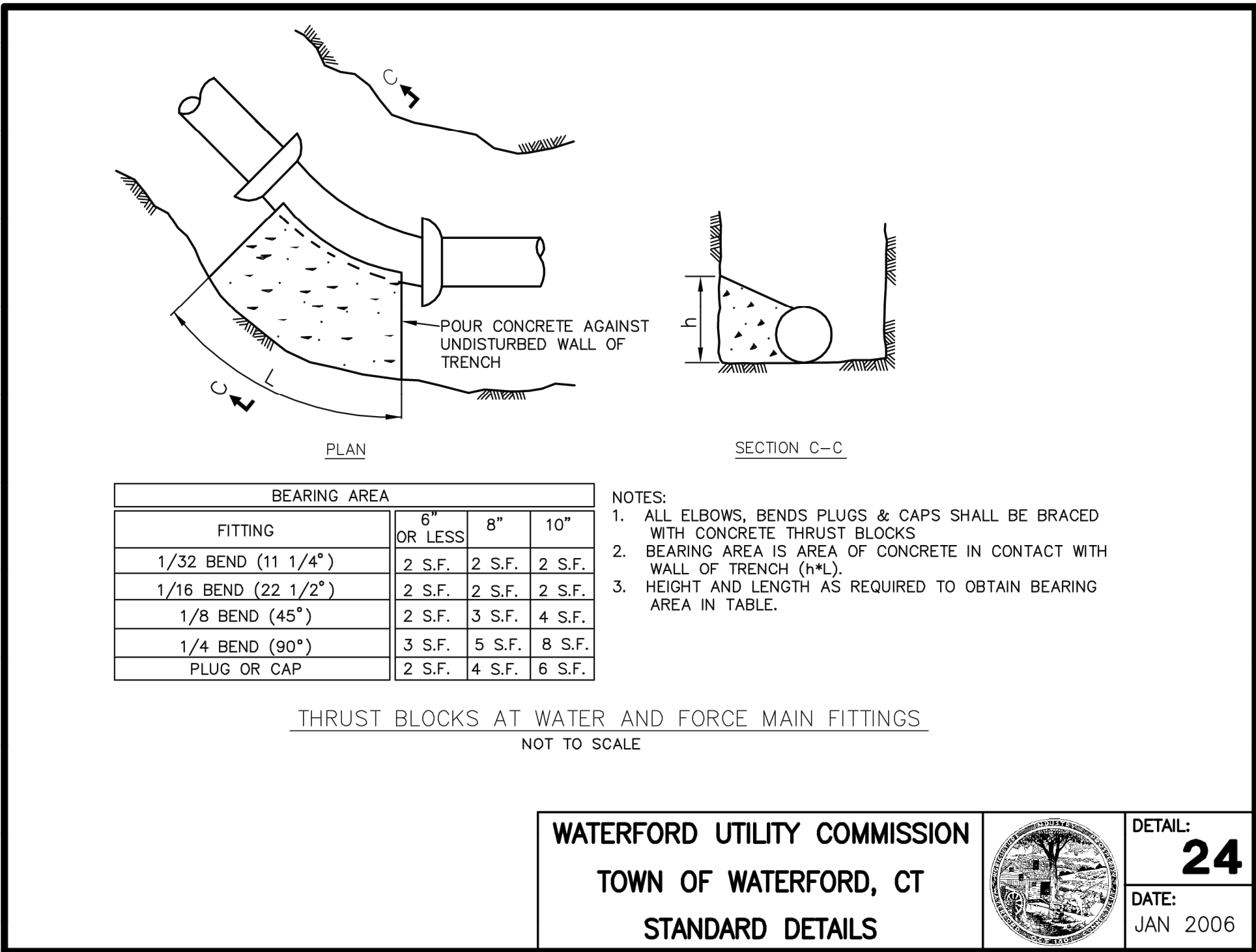
PREPARED FOR 1721, LLC
430 MOHEGAN AVENUE PARKWAY & 238 OLD NORWICH ROAD
TAX MAP 76 LOTS 10164 & 5600
WATERFORD, CONNECTICUT

DATE: MAY 21, 2024
SCALE: AS NOTED
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: CD-6
SHEET NO.: 18 of 20
JOB NO.: 2023-922

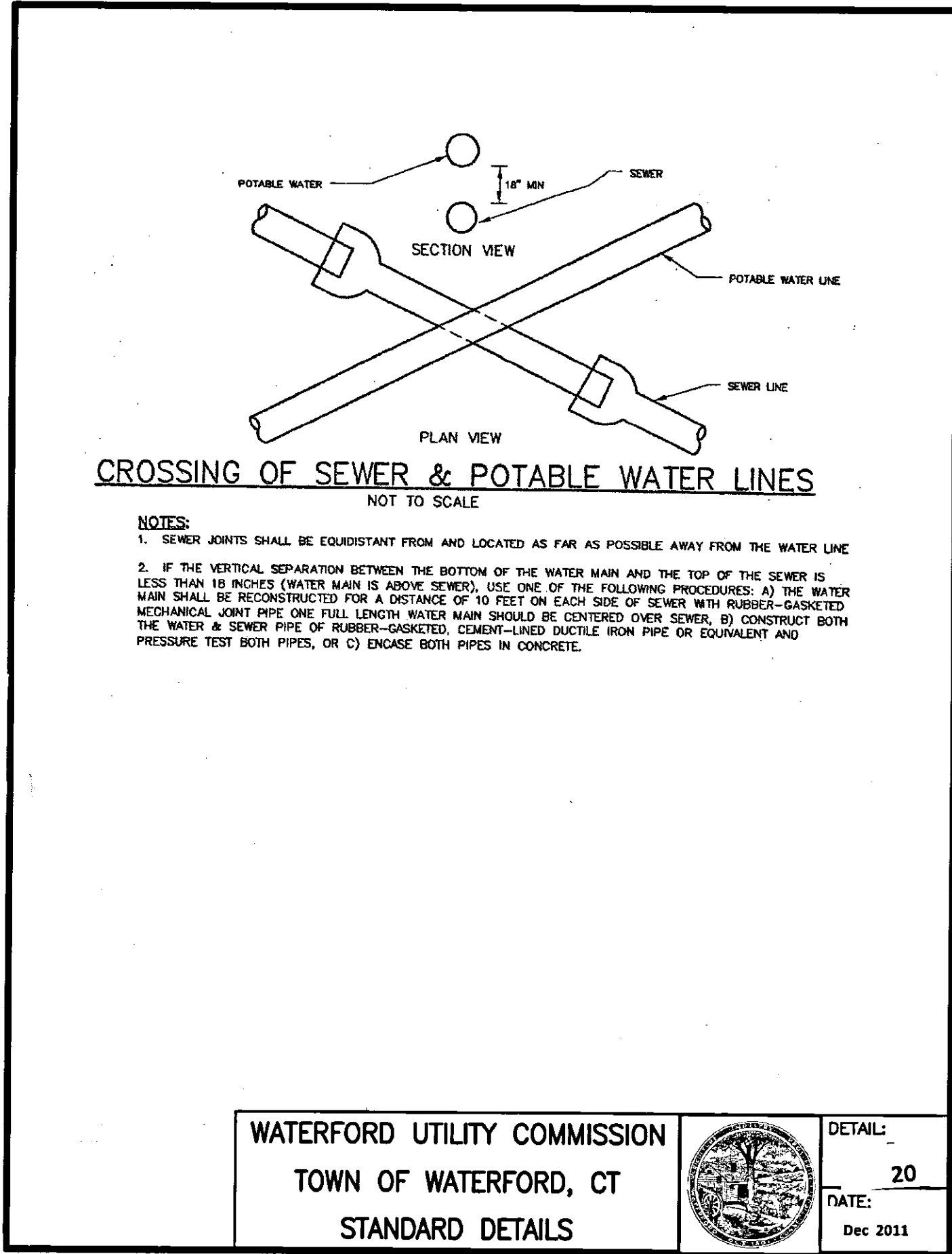
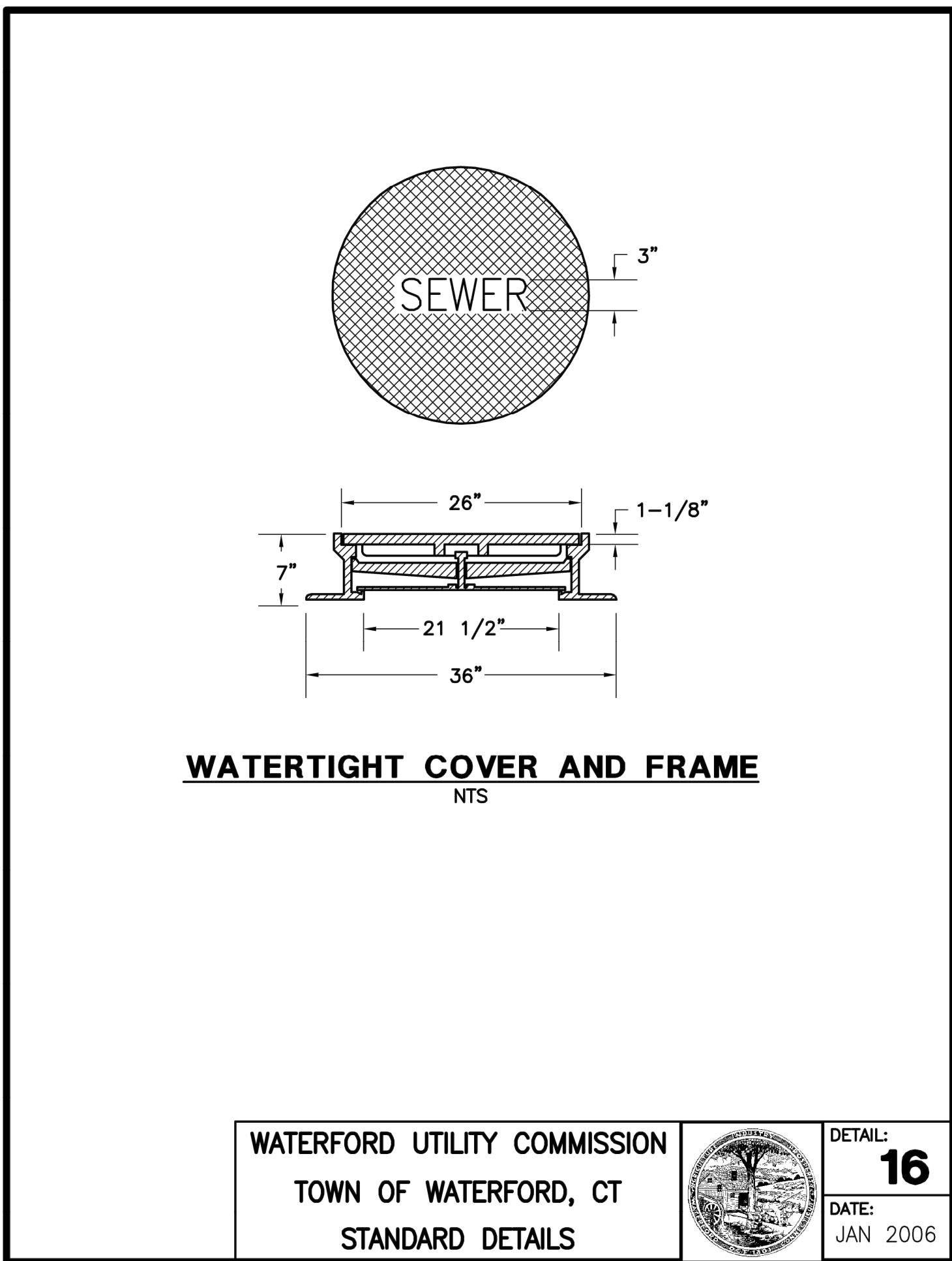
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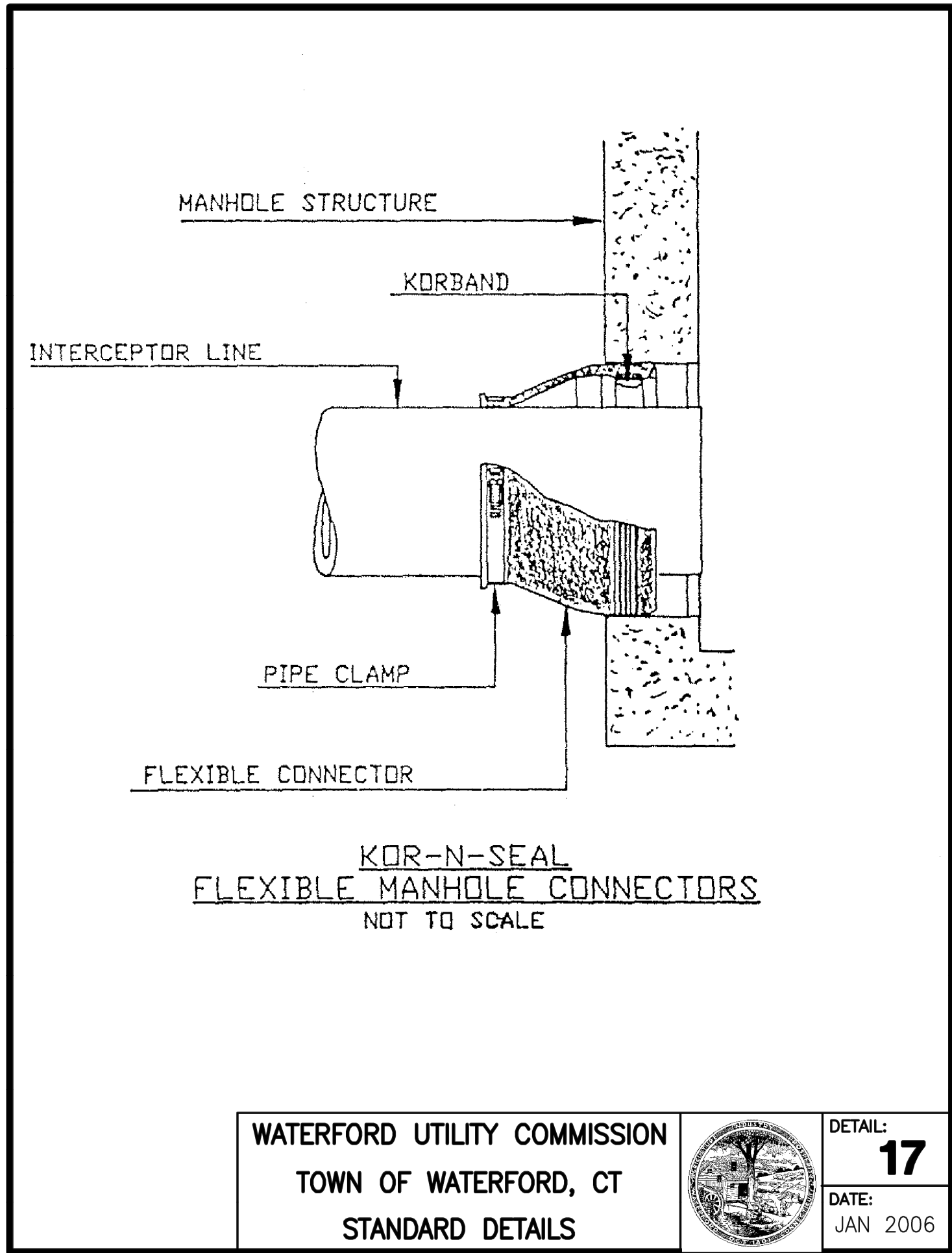
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CONSTRUCTION DETAILS (STORMWATER AND E&S CONTROL)

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: AS NOTED
DRAWN BY: CO, MA, RG, RM
CHECKED BY: JW
DWG. NO.: CD-7
SHEET NO.: 19 of 20
JOB. NO.: 2023-922

REV	DATE	DESCRIPTION	BY
6	10/8/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.	RG
#			

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 ELM STREET, 2ND FLOOR
PO BOX 880, WATERFORD, CT 06475
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

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Page 1 of 3

OPERATION AND MAINTENANCE (O&M)
OF STORMWATER SYSTEM

1. SCHEDULE OF INSPECTION AND MAINTENANCE

a.

The stormwater system components shall have inspections and routine and non-routine maintenance and corrective measures performed as outlined in this operation and maintenance plan.

b.

All stormwater system components shall be inspected after any major storm events or as otherwise specified.

c.

The standard inspection checklist on this sheet may be used during maintenance inspections. Complete a separate inspection checklist for each structural stormwater feature and prepare a site plan or sketch showing the locations of each. All system components may not be applicable.

d.

A copy of the inspection checklist can also be found in Appendix B of the "Connecticut Stormwater Quality Manual", published Sept. 30, 2023, last revised Mar. 26, 2024, or as amended.

2. RESPONSIBLE PARTIES FOR INSPECTIONS AND MAINTENANCE

a.

All inspections, routine and non-routine maintenance and corrective measures shall be a conducted by properly licensed inspectors and contractors selected and financed by the property/homeowner's association.

3. DOCUMENTATION

a.

An as-built plan of the stormwater system shall be prepared by a licensed land surveyor. It shall include the location, elevations, and sizes of all stormwater management structures and features.

b.

Upon completion of the stormwater system, the design engineer shall prepare a letter of compliance certifying that it was constructed in substantial conformance with the approved plans.

c.

Inspections and routine and non-routine maintenance/corrective measures shall be documented to demonstrate compliance with maintenance activities.

d.

A copy of the as-built, letter of compliance, and maintenance activities shall be kept on file with the property/homeowner's association.

e.

A yearly signed statement shall be submitted by the property/homeowner's association to the Waterford Planning Department indicating that the stormwater facility has been properly maintained and is functioning as designed, per Section 25.6.14.3.3 of the zoning regulations.

4. CATCH BASINS AND SUMPS

a.

Inspect catch basins and sumps twice per year, in late spring after snowmelt and in late fall after leaf fall and before the first snowfall.

a.

Establish a catch basin cleaning frequency such that the catch basin sumps are never more than 50% full. Clean more frequently catch basins with known heavier sediment and debris loads or drainage problems, including the catch basins with deep sumps and hooded outlets, as necessary.

b.

Cleaning should include the removal of sediment from catch basin sumps, removal of floatables and hydrocarbons from the water surface inside the catch basins, and removal of trash and debris from catch basin grates. These levels should be monitored during inspections to ensure that removal of these materials is performed when necessary.

Source: Adapted from the CT Stormwater Manual, dated 9/30 2023, last revised 3/26/2024

Page 2 of 3

5. STORMWATER MANAGEMENT BASINS AND OUTLET CONTROL STRUCTURES

a.

Inspect after major storms (1 inch or more of precipitation) in the first 3 months following construction.

b.

Inspect outlet control structures and orifices 3 times per year. Inspect sediment forebay twice per year and the rest of the system annually, including inlet and pond embankment.

c.

Maintenance activities such as sediment removal, mowing, and repairs should be performed with rakes and light-weight equipment rather than heavy construction equipment to avoid soil compaction and damage to vegetation. Heavy equipment may be used for sediment removal and other maintenance activities if the equipment is positioned outside the limits of the system. Heavy construction equipment should not be allowed within the limits of the system for maintenance purposes.

d.

Remove trash and organic debris (leaves) in the spring and fall.

e.

Remove sediment from the sediment forebay when it accumulates to a depth of 50% of the height of the forebay berm.

f.

Remove sediment from the permanent pool when the pool volume has become reduced significantly, or when significant algal growth is observed.

g.

The vegetative cover should be maintained at 85%. If vegetation has damage, the area should be reestablished in accordance with the original specifications.

h.

Periodically mow the pond side slopes during the growing season. Maintain side slope vegetation at 6 inches or higher. Inspect and remove invasive vegetation as necessary. Maintaining higher vegetation along the edge of the pond to deter waterfowl.

i.

Inspect wetland plants and manage/harvest dead or dying plants as necessary.

j.

Remove trees and woody vegetation within 25 feet of all risers, pipe outlet structures, spillways and embankments. Prune other woody vegetation where dead or dying branches are observed. Plant reinforcement plantings as necessary.

k.

Prune wetland vegetation on a regular schedule. Inspect wetland plants and manage/harvest dead or dying plants as necessary. Plant reinforcement plantings as necessary.

6. SWALES

a.

Inspect after major storms (1 inch or more of precipitation) in the first 3 months following construction.

b.

Inspect twice per year in late spring after snowmelt and in late fall after leaf fall and before the first snowfall.

c.

Remove trash and organic debris (leaves) in the spring and fall.

d.

Remove sediment from the swale surface when the sediment accumulation exceeds 2 inches or when drawdown time exceeds 48 hours after the end of a storm event.

e.

Weed swales as necessary. Regularly mow grass to a height of 4 to 6 inches. Maintain a healthy, vigorous stand of grass cover. Re-seed as necessary. Mowing should not be performed when the ground is soft to avoid rutting or compaction.

f.

Periodically remove grass clippings to prevent clogging of the surface of the swale.

7. LAWN AND LANDSCAPE MANAGEMENT

Source: Adapted from the CT Stormwater Manual, dated 9/30 2023, last revised 3/26/2024

Page 3 of 3

8. STREET SWEEPING

a.

Minimum frequency of twice per year, in spring as soon as possible after snow melt and following winter activities such as sanding to capture sand and debris before it is washed into the storm drainage system.

b.

Street sweeping shall be handled in accordance with CT DEEP "Guidelines for Municipal Management Practices for Street Sweepings & Catch Basin Cleanings", as amended.

9. SNOWMELT

a.

Snow accumulations removed from the roadway and parking lots should be placed in upland areas only, where sand and other debris will remain after snowmelt for later removal.

b.

Snow should not be pushed or dumped into waterbodies or wetlands, stormwater quality basins, swales, or on top of catch basins.

c.

Snow shall be handled in accordance with CT DEEP "Best Management Practices for Disposal of Snow Accumulations from Roadways and Parking Lots", as amended.

Source: Adapted from the CT Stormwater Manual, dated 9/30 2023, last revised 3/26/2024

Page 1

INSPECTION CHECKLIST

DATE/ TIME: _____

INSPECTOR: _____

TYPE OF BMP: _____

WEATHER DURING INSPECTION: _____

LOCATION: _____

TYPE OF INSPECTION (check if applicable):
Storm Event ☐ Complaint Response ☐ Routine ☐

AS IS BUILT PLANS AVAILABLE: Yes ☐ No ☐

PRECIPITATION AMOUNT IN 24 HR PRIOR TO INSPECTION: _____

INLET

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
level spreader, inlet curb cut opening,
inlet structure, piped flow entrance,
flow diversion structure

Guidance on what to look for:
-Accumulated debris/ sediment at the
inlet and within the structure (if
applicable)
-Structural damage or erosion

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Appendix B - Structural Stormwater BMP Maintenance Inspection Checklist

Page 2

PRETREATMENT

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
sediment forebay, pretreatment
vegetated filter strip, deep sump pump
catch basin, oil grit separator, proprietary
treatment device

Guidance on what to look for:
-Accumulated debris/ sediment
-Structural damage or erosion

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

BASIN CELL

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
infiltration trench, infiltration basin,
bioretention, sand filter, subsurface
gravel wetland

Guidance on what to look for:
-Accumulated debris
-Damage (e.g. erosion/ animal burrowing)
-Overgrown/ dead vegetation
-Standing water
-Condition of wetland vegetation

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Appendix B - Structural Stormwater BMP Maintenance Inspection Checklist

Page 3

FILTER BED

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
bioretention, sand filter, tree filter, dry
water quality swale, permeable pavement

Guidance on what to look for:
- Accumulated debris/ sediment
-Overgrown/ dead vegetation and weeds
-Standing water above filter bed
-Erosion/ rutting in upgradient areas
-Cracks or damage to permeable
pavement

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

SUBSURFACE RESERVOIR/ OBSERVATION WELL

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
infiltration trench, underground infiltration
system, dry well, bioretention, tree filter, dry
water quality swale, subsurface gravel wetland*

Guidance on what to look for:
-Standing water in the

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Appendix B - Structural Stormwater BMP Maintenance Inspection Checklist

Page 4

Berm/ Weir

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
stormwater ponds, stormwater wetlands
including subsurface gravel wetland, water
quality swales

Guidance on what to look for:
-Debris sediment buildup
-Damage (e.g. erosion, cracks, spalling,
seepage/ weeps, failure, animal burrows)

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Outlet

APPLICABLE: Yes ☐ No ☐

Circle or note applicable element(s):
outlet curb cut openings, raised overflow
structures or risers, outflow weirs, outlet
pipes/ culverts, stone riprap apron, stone
riprap stilling basin or plunge pool

Guidance on what to look for:
-Accumulated debris/ sediment at the
outlet and within the structure (if
applicable)
-Structural damage or erosion

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Appendix B - Structural Stormwater BMP Maintenance Inspection Checklist

Page 5

Maintenance Access

APPLICABLE: Yes ☐ No ☐

All BMPs are applicable
Guidance on what to look for:
-Access to pretreatment and all parts of BMP that require routine maintenance or sediment
removal
-Structural damage or erosion access road
-Overgrown/ dead vegetation preventing or impeding access by maintenance personnel or
equipment

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Other:

Note applicable element(s):

CONDITION:

Satisfactory ☐ Unsatisfactory ☐

RECOMMENDED MAINTENANCE

NOTES

DATE FOR FOLLOW UP

Appendix B - Structural Stormwater BMP Maintenance Inspection Checklist

PLAN PREPARED BY:
INDIGO LAND DESIGN, LLC
JOSEPH WREN, P.E.
CT REG. NO. 21090
10 E. STREET, 2ND FLOOR
PO BOX 1000
WATERFORD, CT 06195
PHONE: (860) 388-9343
WEB: INDIGO-LAND.COM

INDIGO LAND DESIGN

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UNTIL THIS NOTE
IS REMOVED

#	DATE	REVISIONS PER TOWN COMMENTS, MISC.	DESCRIPTION	BY
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5	9/6/2024	REVISIONS FOR PLANNING & ZONING SUBMITTAL		RG
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1	7/17/2024	REVISIONS PER TOWN COMMENTS, MISC.		RG

STORMWATER OPERATION & MAINTENANCE (O&M) 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:
AS NOTED

DRAWN BY:
CO, MA, RG, RM

CHECKED BY:
JW

DWG. NO.:
SOM-1

SHEET NO.:
20 of 20

JOB. NO.:
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