



The Williams School

ATHLETIC COMPLEX

ATHLETICS TEAM AND FACILITIES BUILDING

122 BLOOMINGDALE ROAD
WATERFORD, CONNECTICUT

APRIL 2024

CIVIL PERMIT DRAWINGS

MUNICIPAL LAND USE COMMISSION SUBMISSION

ZONING STANDARDS SCHEDULE				
MEDIUM DENSITY RESIDENTIAL DISTRICT (R-20) STANDARDS				
SECTION	STANDARD	REQUIRED	EXISTING	PROVIDED
4.1	MINIMUM LOT AREA	20,000 SF	997,525± SF	997,525± SF
4.3	MINIMUM LOT FRONTAGE	85 FT	175 FT	175 FT
4.3	MINIMUM LOT WIDTH	100 FT	175 FT	175 FT
4.4	MINIMUM SETBACKS:			
	FRONT YARD	50 FT	50 FT	289.7 FT
	SIDE YARD	20 FT	20 FT	295 FT
	REAR YARD	50 FT	50 FT	587 FT
4.5	MAXIMUM BUILDING COVERAGE	25%	0.05%	0.5%
4.6	MAXIMUM BUILDING HEIGHT	35 FT	< 35 FT	21.3 FT

PREPARED FOR:

THE WILLIAMS SCHOOL

PREPARED BY:

Summer Hill
Civil Engineers & Land Surveyors, P.C.
60 Wall Street
P.O. Box 708
Madison, Connecticut 06443-0708
Telephone: (203) 245-0722

EXPIRATION DATE PER SECTION 8-3(i) OF THE CONNECTICUT GENERAL STATUTES _____

APPROVED BY THE TOWN OF WATERFORD PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

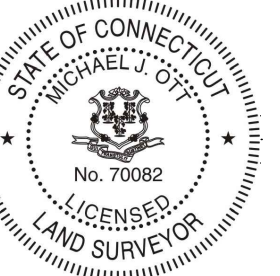
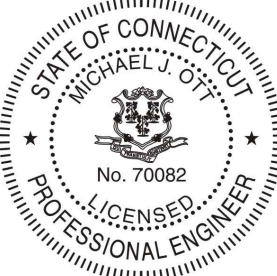
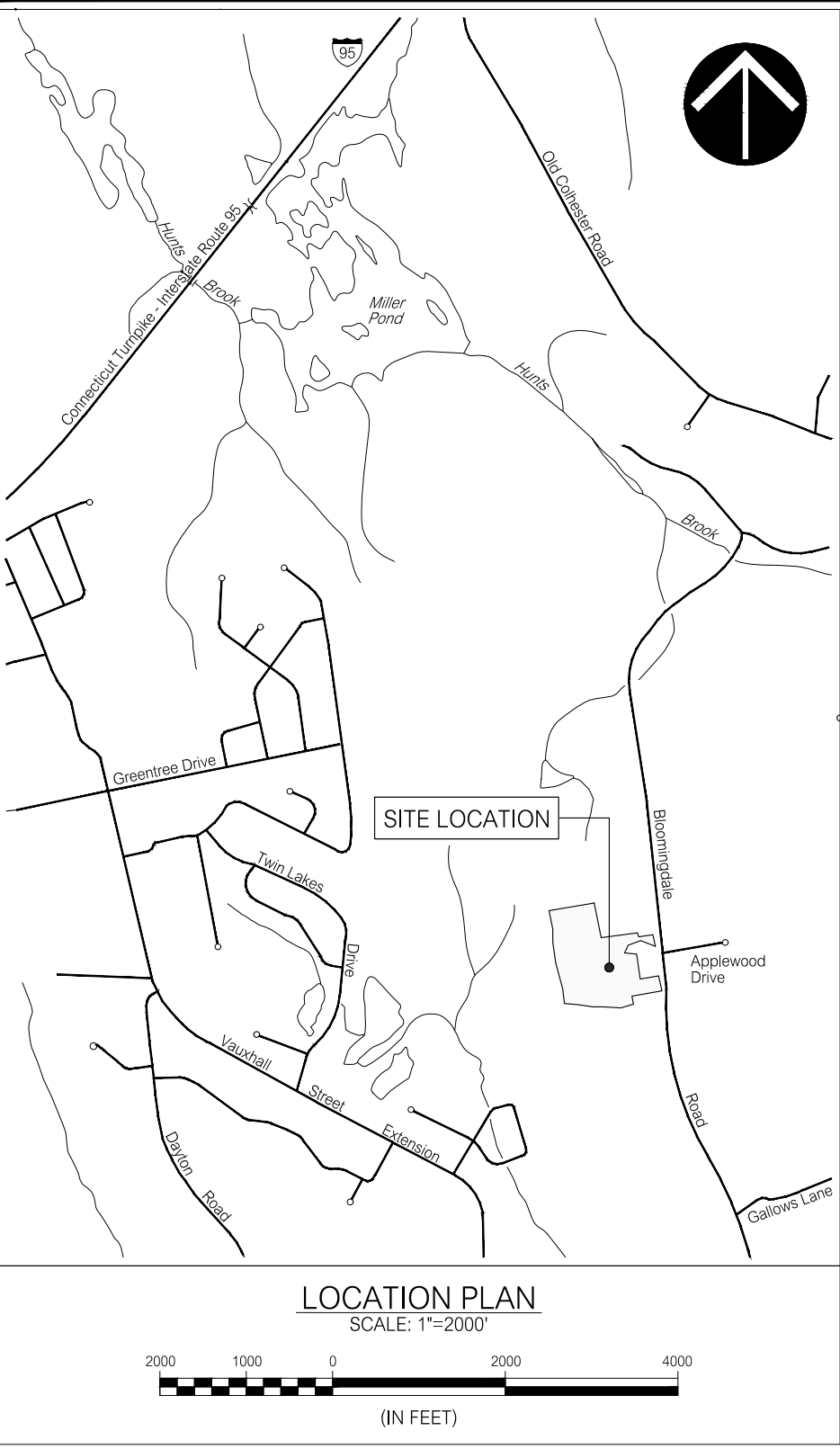
OWNER

WILLIAMS MEMORIAL INSTITUTE
P.O. BOX 1310
NEW LONDON, CONNECTICUT 06320
860-439-2786

APPLICANT

THE WILLIAMS SCHOOL
P.O. BOX 1310
NEW LONDON, CONNECTICUT 06320
860-439-2786

SCHEDULE OF DRAWINGS	
SHEET No.	TITLE
C0.1	TITLE SHEET
C0.2	GENERAL NOTES, ABBREVIATIONS, AND LEGEND
C0.3	EROSION AND SEDIMENT CONTROL NOTES
C1.1	ORTHOGRAPHIC VICINITY PLAN
C2.1	GENERAL PLAN
C3.1	DETAILS
C3.2	DETAILS
C3.3	DETAILS



MICHAEL J. OTT, P.E., L.S.
CT REGISTRATION No. 70082

DATE

5-24-24 CONSERVATION COMMISSION CONDITIONS OF APPROVAL
5-10-24 CONSERVATION COMMISSION CONDITIONS OF APPROVAL
5-1-24 TOWN STAFF REVIEW COMMENTS

SHEET No.: C0.1

ABBREVIATIONS

AC

ACRE

ACP

ASBESTOS CEMENT PIPE

ACOMP

ASPHALT COATED CORRUGATED METAL PIPE

AS O.B.E.

AS ORDERED BY ENGINEER

B&B

BALLED & BURLAPPED

BIT

BITUMINOUS

BM

BENCHMARK

B.O.F.

BOTTOM OF FOOTING

CATV

CABLE TELEVISION

CB

CATCH BASIN

C.C.

CENTER TO CENTER

C.C.S.

CONNECTICUT COORDINATE SYSTEM

CFS

CUBIC FEET PER SECOND

CHD

CONNECTICUT HIGHWAY DEPARTMENT

CIP

CAST IRON PIPE

CJ

CONSTRUCTION OR CONTRACTION JOINT

CL

CLEAR

C.L.&P.

CONNECTICUT LIGHT AND POWER

CMP

CORRUGATED METAL PIPE

CMU

CONCRETE MASONRY UNIT

CONC.

CONCRETE

CONT.

CONTINUOUS

CPEP

CORRUGATED POLYETHYLENE PIPE

C.Y.

CUBIC YARD

DBL

DOUBLE

DH

DRILL HOLE

DI

DUCTILE IRON

DIA

DIAMETER

DIP

DUCTILE IRON PIPE

EA

EACH

EJ

EXPANSION JOINT

EL

ELEVATION

E.O.B.

END OF BORING

EOP

EDGE OF PAVEMENT

EQ

EQUAL

EX

EXISTING

f'c

MINIMUM COMPRESSIVE STRENGTH

f'y

YIELD STRENGTH OF STEEL REINFORCEMENT

F.F.

FINISH FLOOR

FM

FORCE MAIN

FND

FOUND

FRP

FIBERGLASS REINFORCED PLASTIC

FT

FEET OR FOOT

GA

GAUGE

GAL

GALLON

H

HORIZONTAL

HDPE

HIGH DENSITY POLYETHYLENE

HMA

HOT MIX ASPHALT

HTL

HIGH TIDE LINE

I.D.

INSIDE DIAMETER

INV.

INVERT

I.P.

IRON PIPE/PIPE

KSF

KIPS PER SQUARE FOOT

L

LENGTH

LB

POUND

L.F.

LINEAR FEET

L.S.

LUMP SUM

LT

LEFT

LVC

LENGTH OF VERTICAL CURVE

MAX.

MAXIMUM

MH

MANHOLE

MIN.

MINIMUM

MON.

MONUMENT

NF

NOW OR FORMERLY

N.I.C.

NOT IN CONTRACT

NTS

NOT TO SCALE

O.C.

ON CENTER

O.D.

OUTSIDE DIAMETER

P.C.

POINT OF CURVATURE

P.C.C.

POINT OF COMPOUND CURVATURE

PE

PLAIN END OR POLYETHYLENE

P.I.

POINT OF INTERSECTION

P.R.C.

POINT OF REVERSE CURVATURE

PSF

POUNDS PER SQUARE FOOT

PSI

POUNDS PER SQUARE INCH

P.T.

POINT OF TANGENCY

PVC

POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE

PVCC

POINT OF VERTICAL COMPOUND CURVATURE

PVI

POINT OF VERTICAL INTERSECTION

PVRC

POINT OF VERTICAL REVERSE CURVATURE

PVT

POINT OF VERTICAL TANGENCY

R

RADIUS

RCCE

REINFORCED CONCRETE CULVERT END

RCP

REINFORCED CONCRETE PIPE

R.O.W.

RIGHT-OF-WAY

R.R.

RAILROAD

RT

RIGHT

RW

RETAINING WALL

SAN

SANITARY

SCG

SOUTHERN CONNECTICUT GAS

SCH.

SCHEDULE

SDR

STANDARD DIMENSION RATIO

S.F.

SQUARE FOOT

SNET

SOUTHERN NEW ENGLAND TELEPHONE

S.S.

STAINLESS STEEL

STA.

STATION

STD.

STANDARD

S.Y.

SQUARE YARD

T&B

TOP AND BOTTOM

T.F.

TOP OF FRAME

T.G.

TOP OF GRATE

T.O.F.

TOP OF FOOTING

T.O.W.

TOP OF WALL

TYP.

TYPICAL

U.I.

UNITED ILLUMINATING

V

VERTICAL

VCP

VITRIFIED CLAY PIPE

WF

WETLAND FLAG

PROPERTY LINE

RIGHT-OF-WAY LINE

EASEMENT LINE

BASELINE

ELEVATION CONTOUR

ELEVATION

EDGE OF PAVEMENT

CURBING

GUIDE RAIL

TREE LINE

MAILBOX

SIGN

LIGHT POST

UTILITY POLE (W/GUY)

UTILITY POLE (W/LIGHT)

HYDRANT

CHAIN LINK FENCE

WIRE FENCE

WOOD FENCE

STONE WALL

HEDGEROW

WATERCOURSE

INLAND WETLAND BOUNDARY

TIDAL WETLAND BOUNDARY

COMMUNICATIONS

ELECTRIC

GAS MAIN/SERVICE

WATER MAIN/SERVICE

OVERHEAD UTILITY WIRE(S)

SANITARY SEWER ≤ 12" DIAMETER

SANITARY SEWER > 12" DIAMETER

STORM SEWER ≤ 12" DIAMETER

STORM SEWER > 12" DIAMETER

CATCH BASIN

MANHOLE

SURVEY CONTROL STATION

TEST PIT

BORING

PROBE

ASSESSOR'S MAP NO.-LOT NO.

SOIL TYPE

SOIL TYPE BOUNDARY

FLOODPLAIN BOUNDARY

LIMIT OF DISTURBANCE

LIMIT OF FILL

PAVEMENT REMOVAL LINE

SEDIMENTATION CONTROL BARRIER

SEDIMENTATION CONTROL AT DRAINAGE STRUCTURE

DECIDUOUS TREE

CONIFEROUS TREE

SHRUB

TREE TO BE REMOVED

EXISTING

PROPOSED

LEGEND

SOIL TYPE LEGEND

GENERAL NOTES:

UTILITY COMPANY CONTACTS:

PERMIT DRAWINGS

REVISIONS

TITLE

THE WILLIAMS SCHOOL

ATHLETIC COMPLEX

122 BLOOMINGDALE ROAD

WATERFORD, CONNECTICUT

SEAL

PREPARED BY

PROJECT

DATE

SCALE

DESIGNED

CHECKED

GENERAL NOTES, ABBREVIATIONS, AND LEGEND

SHEET NO.



NOTES:

1. BASE IMAGERY REFERENCE: 2016 ORTHOPHOTOGRAPHY ACCESED FROM CONNECTICUT ENVIRONMENTAL CONDITIONS ONLINE. URL: data.ecom.edu. UNIVERSITY OF CONNECTICUT AND CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION.

2. TOPOGRAPHIC INFORMATION DEPICTED HEREON HAS BEEN COMPILED FROM STATE OF CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION 2016 LIDAR DATA AND CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-D IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION REGULATIONS OF STATE AGENCIES SECTION 20-300a-1 THROUGH 20-300a-20. MINIMUM STANDARDS FOR ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS.

3. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

REVISIONS:		TITLE:
NO.	DATE	DESCRIPTION
1	5-1-24	TOWN STAFF REVIEW COMMENTS
		REVISIONS

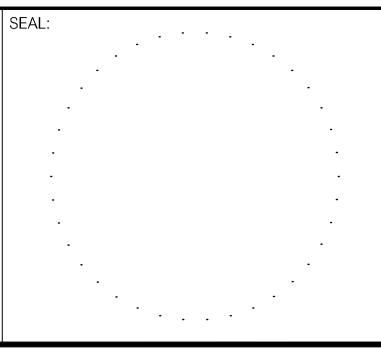


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122 BLOOMINGDALE ROAD
WATERFORD, CONNECTICUT

GRAPHIC SCALE

(IN FEET)

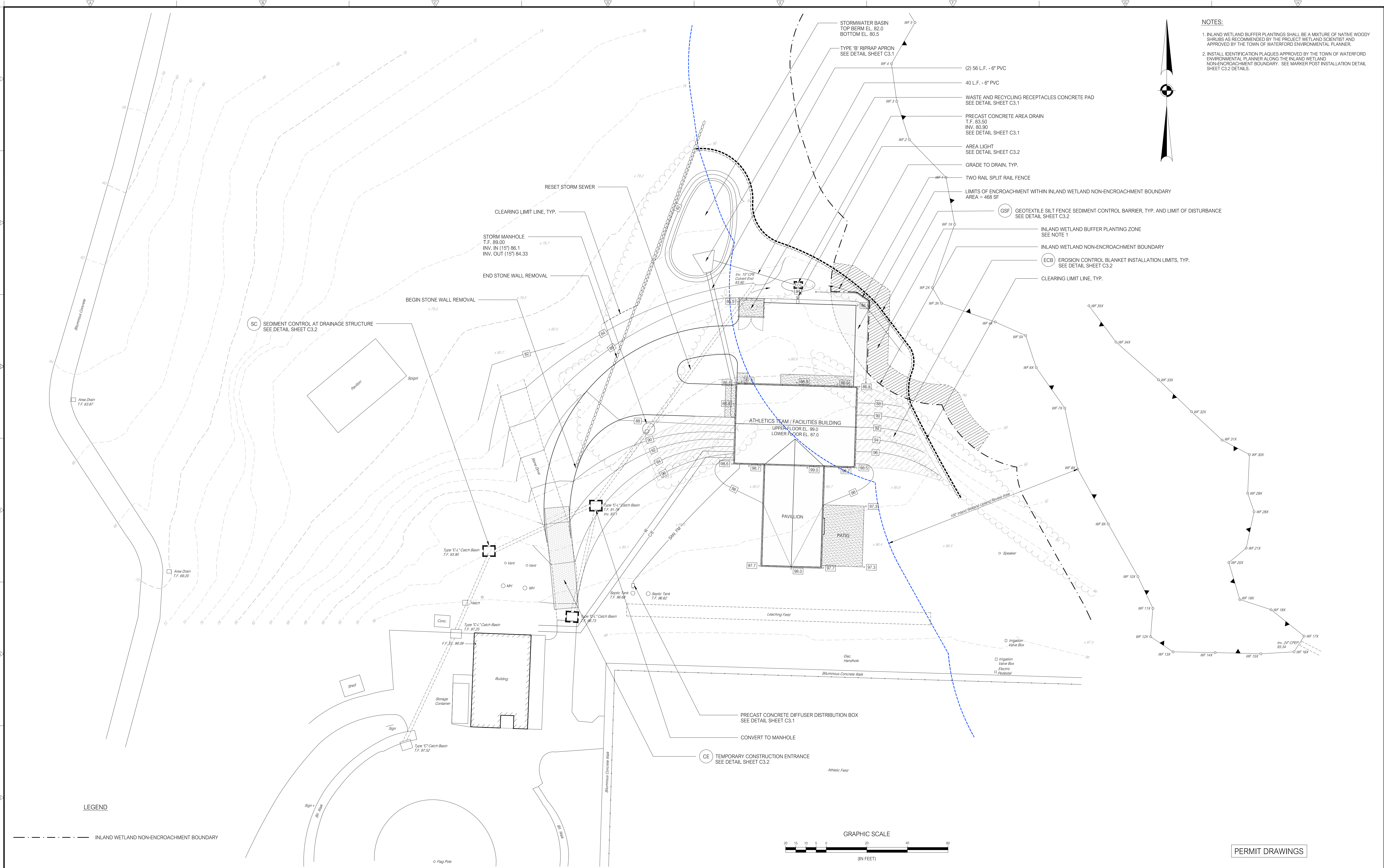
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PROJECT:		SHEET:		SHEET NO.:
ATHLETICS TEAM AND FACILITIES BUILDING		ORTHOPHOTOGRAPH VICINITY PLAN		C1.1
DATE:	4-1-24	SCALE:	1"=80'	
DESIGNED:	MLJO	CHECKED:	LJM	
FIELD BOOK:		PROJECT NO.:	23-43	



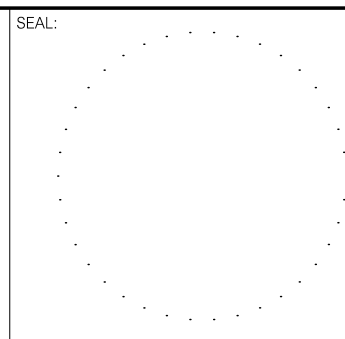
- NOTES:
1. INLAND WETLAND BUFFER PLANTINGS SHALL BE A MIXTURE OF NATIVE WOODY SHRUBS AS RECOMMENDED BY THE PROJECT WETLAND SCIENTIST AND APPROVED BY THE TOWN OF WATERFORD ENVIRONMENTAL PLANNER.
 2. INSTALL IDENTIFICATION PLAQUES APPROVED BY THE TOWN OF WATERFORD ENVIRONMENTAL PLANNER ALONG THE INLAND WETLAND NON-ENCROACHMENT BOUNDARY. SEE MARKER POST INSTALLATION DETAIL SHEET C3.2 DETAILS.

LEGEND

--- INLAND WETLAND NON-ENCROACHMENT BOUNDARY

REVISIONS:		TITLE:
5-24-24	CONSERVATION COMMISSION CONDITIONS OF APPROVAL	ATHLETICS TEAM AND FACILITIES BUILDING
5-10-24	CONSERVATION COMMISSION CONDITIONS OF APPROVAL	
5-1-24	TOWN STAFF REVIEW COMMENTS	
NO.	DATE	DESCRIPTION
REVISIONS		

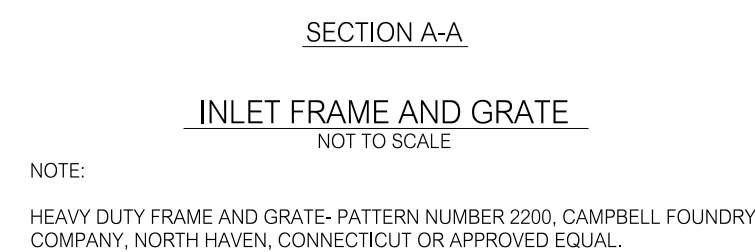
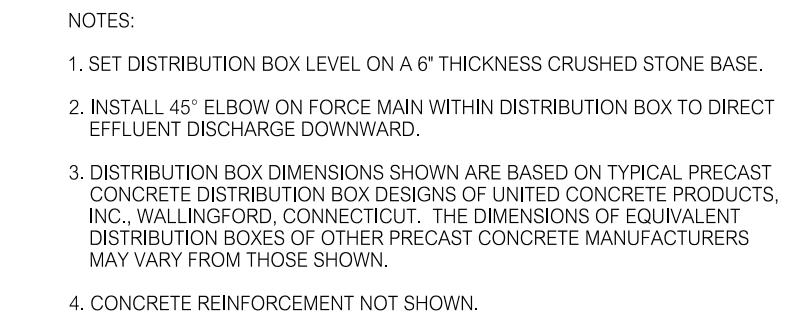

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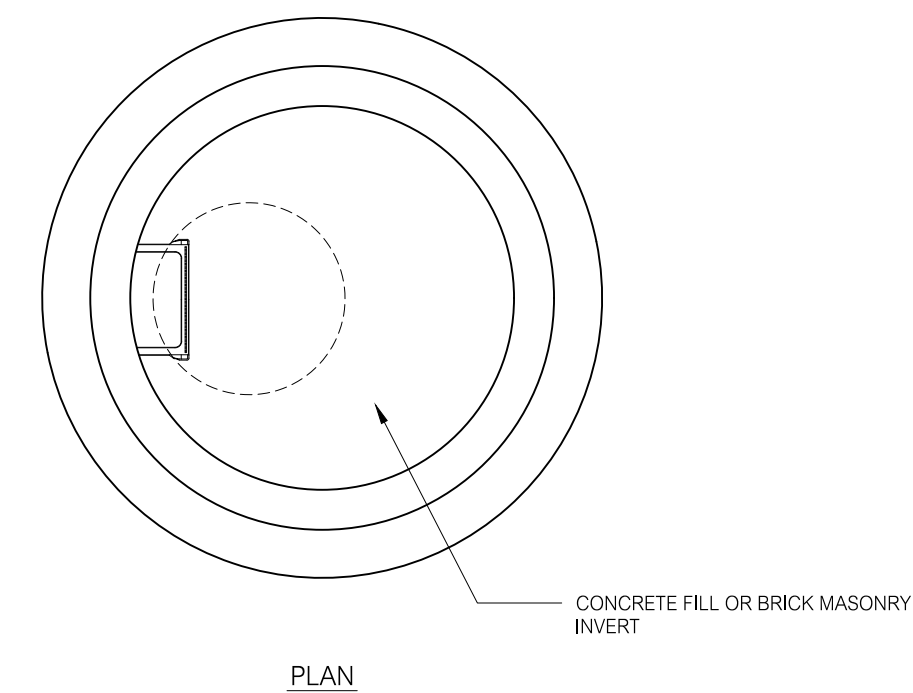
PROJECT:		ATHLETICS TEAM AND FACILITIES BUILDING	
DATE:	4-1-24	SHEET:	GENERAL PLAN
SCALE:	1"=20'		
DESIGNED:	MJO		
CHECKED:	LJM		
FIELD BOOK:		PROJECT NO.:	23-43

SHEET NO.:
C2.1



NOTES:

1. HEAVY DUTY MANHOLE FRAME AND COVER- PATTERN NUMBER 1007 CAMPBELL FOUNDRY COMPANY, NORTH HAVEN, CONNECTICUT OR APPROVED EQUAL.
2. THE DESIGNATION "STORM SEWER" SHALL BE CAST IN THE MANHOLE COVER.



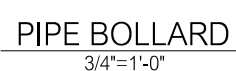
PRECAST CONCRETE STORM MANHOLE
NOT TO SCALE

PERMIT DRAWINGS



PLAN

WASTE AND RECYCLING RECEPTACLE CONCRETE PAD



MARKER POST INSTALLATION

- #8 AWG COPPER CONDUCTOR
- CLAMP GROUND CONNECTOR
- 3/4" DIA. X 10' L COPPER CLAD GROUND ROD



PERMIT DRAWINGS

TITLE

SEAL:



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PROJECT: **ATHLETICS TEAM AND FACILITIES BUILDING**

DATE: 4-1-24	SHEET:	DETAILS
SCALE: AS NOTED		

SHEET NO.:

C3.2

