

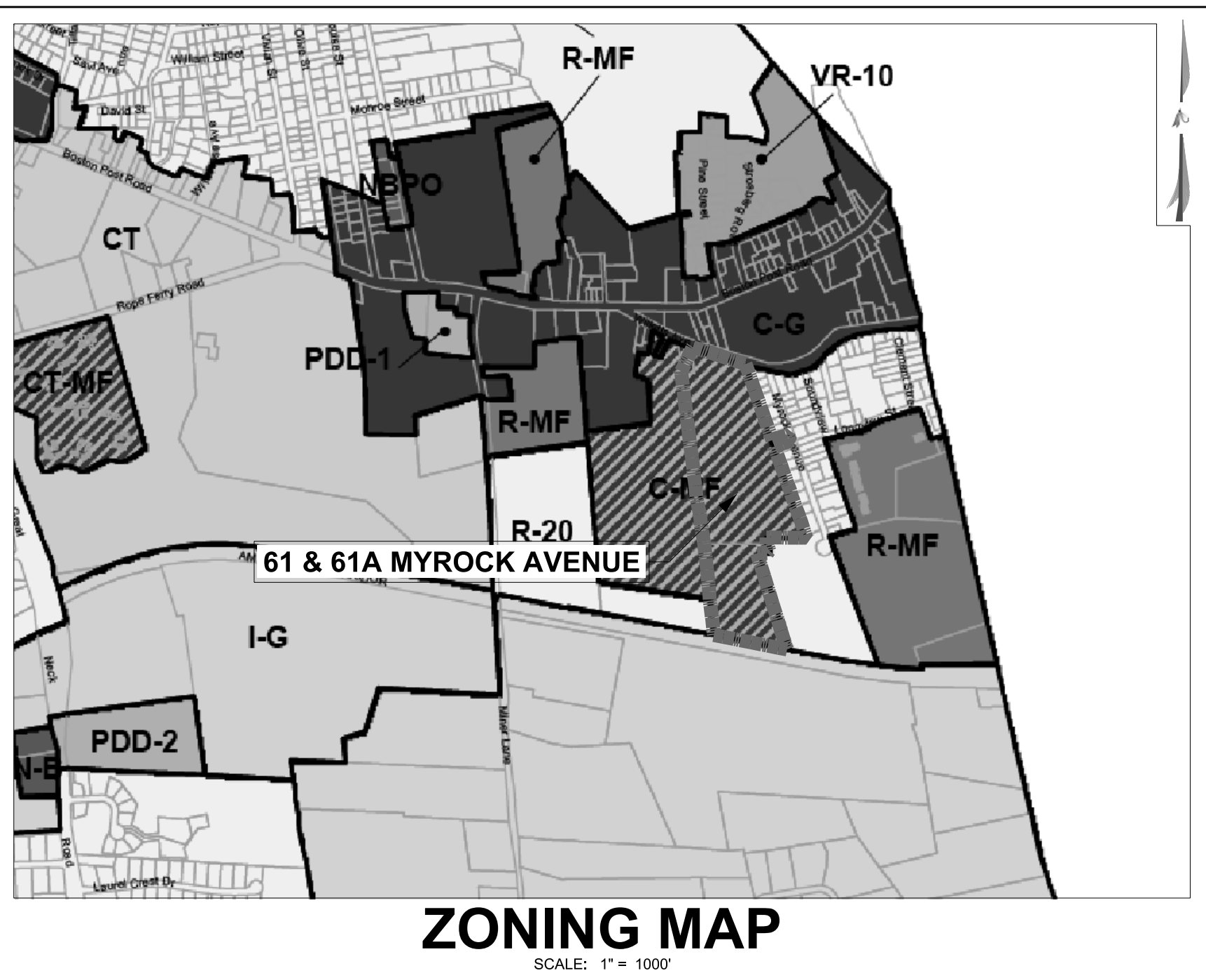
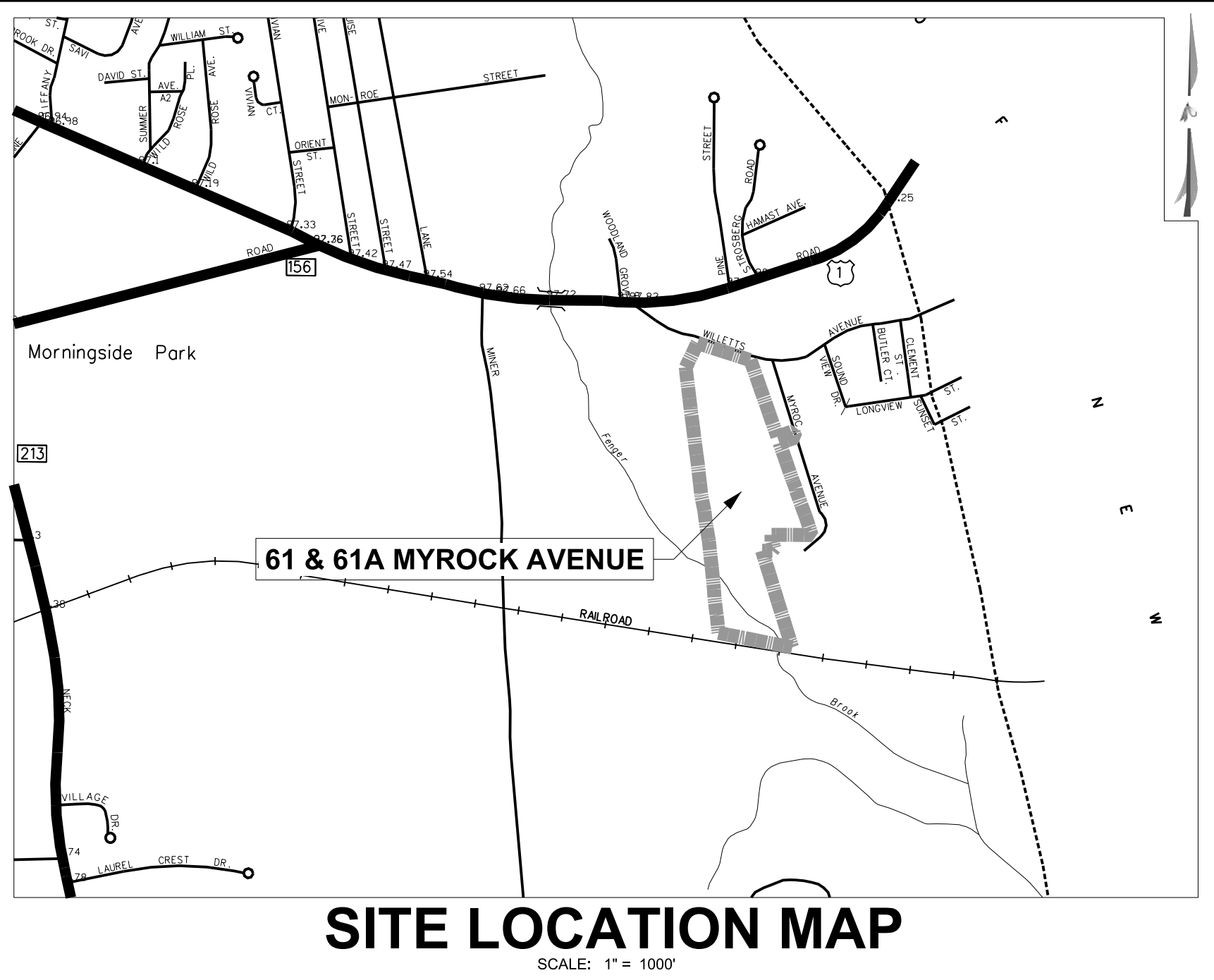
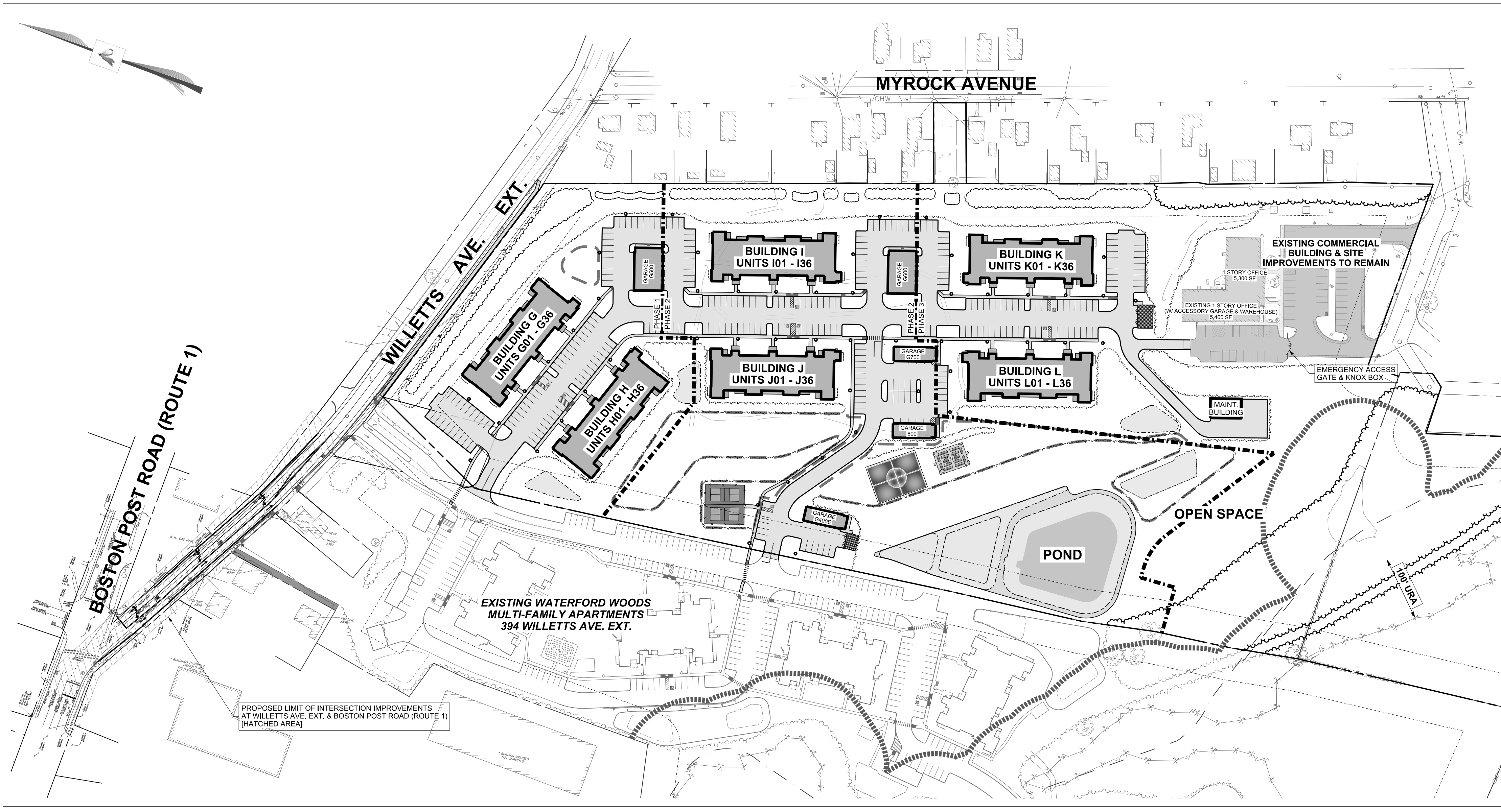
WATERFORD CENTRAL SITE DEVELOPMENT PLANS

61 & 61A MYROCK AVENUE, WATERFORD, CT
TAX ASSESSOR'S MAP 140, LOTS 5002 & 5005

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

PREPARED FOR
OWNER (61 MYROCK AVE)
WATERFORD CENTRAL, LLC
606 POST ROAD EAST #320
WESTPORT, CT 06880

OWNER (61A MYROCK AVE)
61A MYROCK, LLC
606 POST ROAD EAST #320
WESTPORT, CT 06880



INDEX OF SHEETS	
DESCRIPTION	SHEET NUMBER
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SCALE: 1" = 100'

PROJECT NUMBER:
00126 - 001



CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

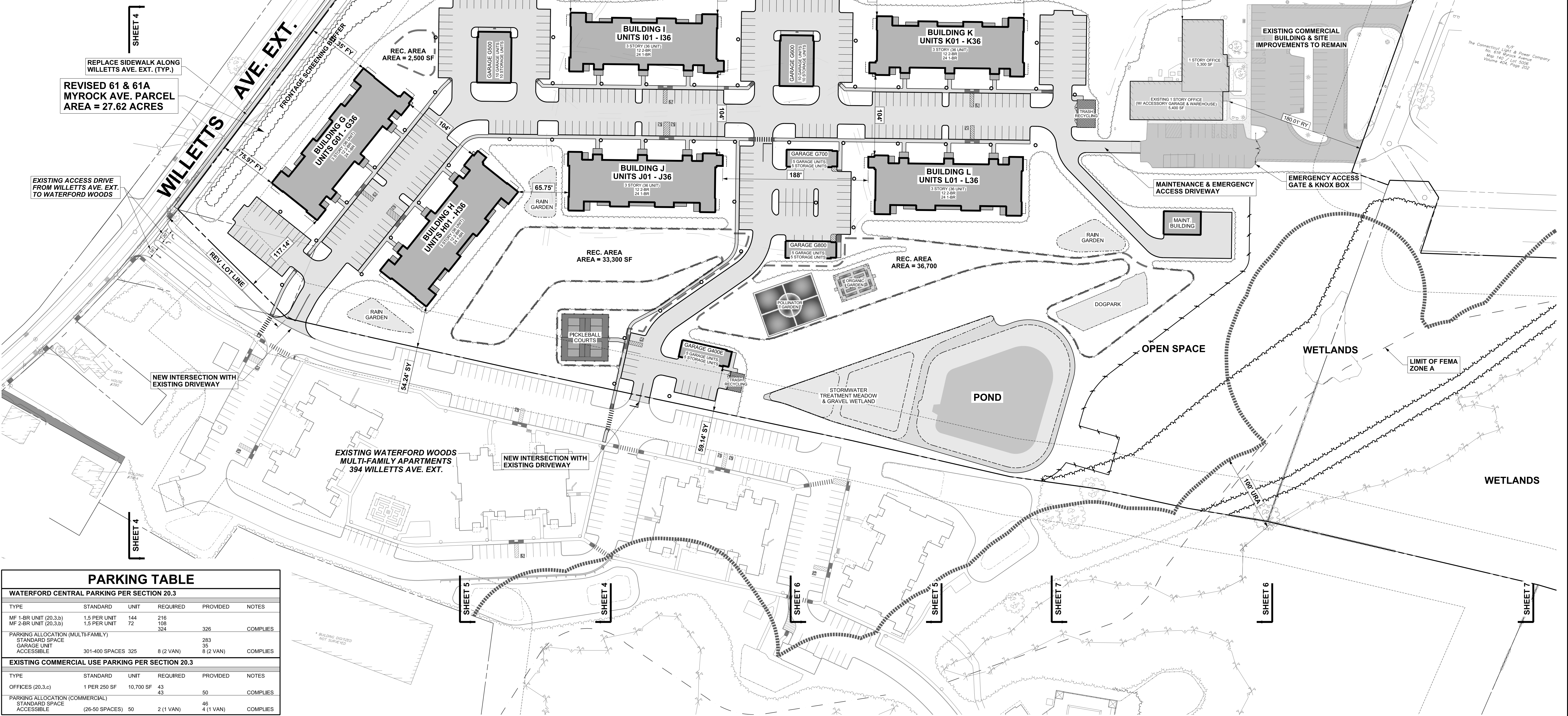


WATERFORD CENTRAL
SITE DEVELOPMENT PLANS
PREPARED FOR
SIG CON ASSOCIATES
TITLE SHEET / PHASING PLAN
61 & 61A MYROCK AVENUE
WATERFORD, CT

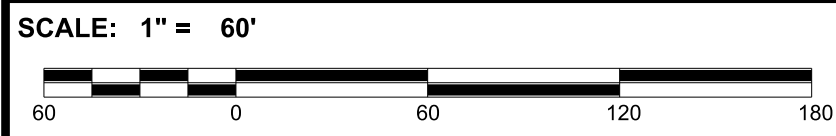
REVISION SUMMARY		SHEET
DATE	DESCRIPTION	1 OF 19
5/2/23	PER TOWN CONDENSED COMMENTS	
		DATE
		3/16/23
		REVISED
		5/2/23

ZONING TABLE				
EXISTING ZONE:	61 & 61A MYROCK AVE. COMMERCIAL MULTI-FAMILY DISTRICT (C-MF)			
EXISTING USE:	UTILITY COMPANY PER SECTION 8.2.3			
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT PERMITTED USE PER SECTION 16.1.2 BUSINESS OFFICES AND SERVICE PER SECTION 8.1.3 (WITHIN EX. COMMERCIAL SITE)			
ITEM	EXISTING STANDARD (C-MF)	EXISTING 61 & 61A	PROPOSED 61 & 61A	NOTES
MIN. LOT AREA:	COMMERCIAL 30,000 SF MULTI-FAMILY 60,000 SF	1,193,408 SF (27.40 AC)	1,202,585 SF (27.61 AC)	COMPLIES
MIN. LOT FRONTAGE:	150 FT	111.56 FT	111.36 FT	COMPLIES
MIN. LOT WIDTH:	150 FT	N/A	N/A	COMPLIES
MAX. BLDG COVERAGE:	25% (298,490 SF)	0.9% (10,700 SF)	8.2% (96,150 SF)	COMPLIES
MIN. FRONT YARD:	75 FT	89.74 FT	75.37 FT (BLDG G)	COMPLIES
MIN. SIDE YARD:	50 FT	82.63 FT	54.24 FT (BLDG H)	COMPLIES
MIN. REAR YARD:	75 FT	180.01 FT	180.01 FT	COMPLIES (NO CHANGE)
DENSITY:	8/AC (220 UNITS)	N/A	7.8/AC (216 UNITS)	COMPLIES
BUILDING SEPARATION:	30 FT MIN.	N/A	65.75 FT	COMPLIES
MAX. UNITS PER BLDG:	45 UNITS	N/A	36 UNITS	COMPLIES
MAX. BUILDING HEIGHT:	40 FT / 5.5 FT	N/A	40.50 FT	COMPLIES
MAX. BUILDING STORIES:	4 STORIES	1 STORIES	3 STORIES	COMPLIES
UNIT MIXTURE:	2-BEDROOM UNIT: 60% MAX.	N/A	33% (72 UNITS)	COMPLIES
OPEN SPACE:	20% (5.52 AC)	N/A	20.2% (5.59 AC)	COMPLIES
RECREATION AREA:	PROP. AREA 250 SF/1-BR: 500 SF/2-BR: MIN AREA:	N/A	72,500 SF 36,000 SF (144 1-BR) 36,000 SF (72 2-BR) 72,000 SF	COMPLIES

- ZONING TABLE NOTES:**
1. ZONE CHANGE FROM C-G TO C-MF APPROVED BY PLANNING & ZONING COMMISSION AT 08/09/22 MEETING.
 2. PER SECTION 18.3.8, A MAXIMUM BUILDING HEIGHT OF 55' IS REQUESTED TO MATCH ADJACENT WATERFORD WOODS SITE DEVELOPMENT ON 384 & 394 WILLETTS AVE. EXT.
 3. OPEN SPACE INCLUDES WETLANDS AND WATERCOURSES.
 4. RECREATION AREA MAY INCLUDE INDOOR AND OUTDOOR AMENITIES.



PARKING TABLE					
WATERFORD CENTRAL PARKING PER SECTION 20.3					
TYPE	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES
MF 1-BR UNIT (20.3.b)	1.5 PER UNIT	144	216		
MF 2-BR UNIT (20.3.b)	1.5 PER UNIT	72	108		
			324	326	COMPLIES
PARKING ALLOCATION (MULTI-FAMILY)					
STANDARD SPACE			293		
GARAGE UNIT			35		
ACCESSIBLE	301-400 SPACES	325	8 (2 VAN)	8 (2 VAN)	COMPLIES
EXISTING COMMERCIAL USE PARKING PER SECTION 20.3					
TYPE	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES
OFFICES (20.3.c)	1 PER 250 SF	10,700 SF	43		
			43	50	COMPLIES
PARKING ALLOCATION (COMMERCIAL)					
STANDARD SPACE			46		
ACCESSIBLE	(26-50 SPACES)	50	2 (1 VAN)	4 (1 VAN)	COMPLIES



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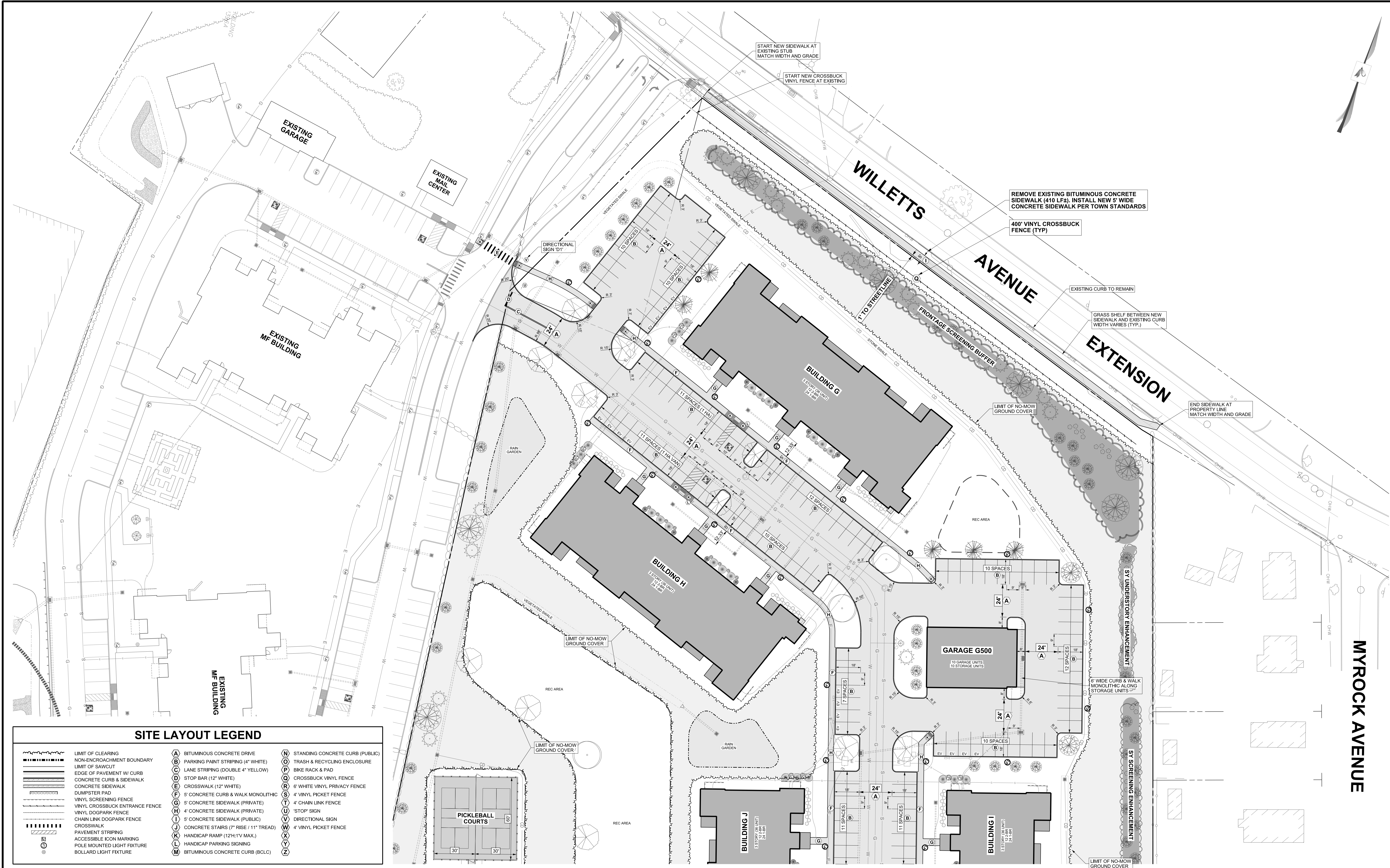
CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

WATERFORD CENTRAL SITE DEVELOPMENT PLANS PREPARED FOR SIG CON ASSOCIATES OVERALL DEVELOPMENT LAYOUT 61 & 61A MYROCK AVE., WATERFORD, CT		REVISION SUMMARY		SHEET	
		DATE DESCRIPTION		2 OF 19	
		5/2/23 PER TOWN CONDENSED COMMENTS			
				DATE	
				3/16/23	
		REVISED			
		5/2/23			

61 & 61A MYROCK AVE. WATERFORD, CT



SITE LAYOUT LEGEND

- | | | | | | |
|--|--------------------------------|--|---|--|-----------------------------------|
| | LIMIT OF CLEARING | | A BITUMINOUS CONCRETE DRIVE | | N STANDING CONCRETE CURB (PUBLIC) |
| | NON-ENCROACHMENT BOUNDARY | | B PARKING PAINT STRIPING (4" WHITE) | | O TRASH & RECYCLING ENCLOSURE |
| | LIMIT OF SAWCUT | | C LANE STRIPING (DOUBLE 4" YELLOW) | | P BIKE RACK & PAD |
| | EDGE OF PAVEMENT W/ CURB | | D STOP BAR (12" WHITE) | | Q CROSSBUCK VINYL FENCE |
| | CONCRETE CURB & SIDEWALK | | E CROSSWALK (12" WHITE) | | R 6" WHITE VINYL PRIVACY FENCE |
| | CONCRETE SIDEWALK | | F 5" CONCRETE CURB & WALK MONOLITHIC | | S 4" VINYL PICKET FENCE |
| | DUMPSTER PAD | | G 5" CONCRETE SIDEWALK (PRIVATE) | | T CHAIN LINK FENCE |
| | VINYL SCREENING FENCE | | H 4" CONCRETE SIDEWALK (PRIVATE) | | U STOP SIGN |
| | VINYL CROSSBUCK ENTRANCE FENCE | | I 5" CONCRETE SIDEWALK (PUBLIC) | | V DIRECTIONAL SIGN |
| | VINYL DOGPARK FENCE | | J CONCRETE STAIRS (7" RISE / 11" TREAD) | | W 4" VINYL PICKET FENCE |
| | CHAIN LINK DOGPARK FENCE | | K HANDICAP RAMP (12"x11" MAX.) | | X HANDICAP PARKING SIGNING |
| | CROSSWALK | | L HANDICAP PARKING SIGNING | | Y BITUMINOUS CONCRETE CURB (BCLC) |
| | PAVEMENT STRIPING | | | | |
| | ACCESSIBLE ICON MARKING | | | | |
| | POLE MOUNTED LIGHT FIXTURE | | | | |
| | BOLLARD LIGHT FIXTURE | | | | |

SCALE: 1" = 30'

PROJECT NUMBER:

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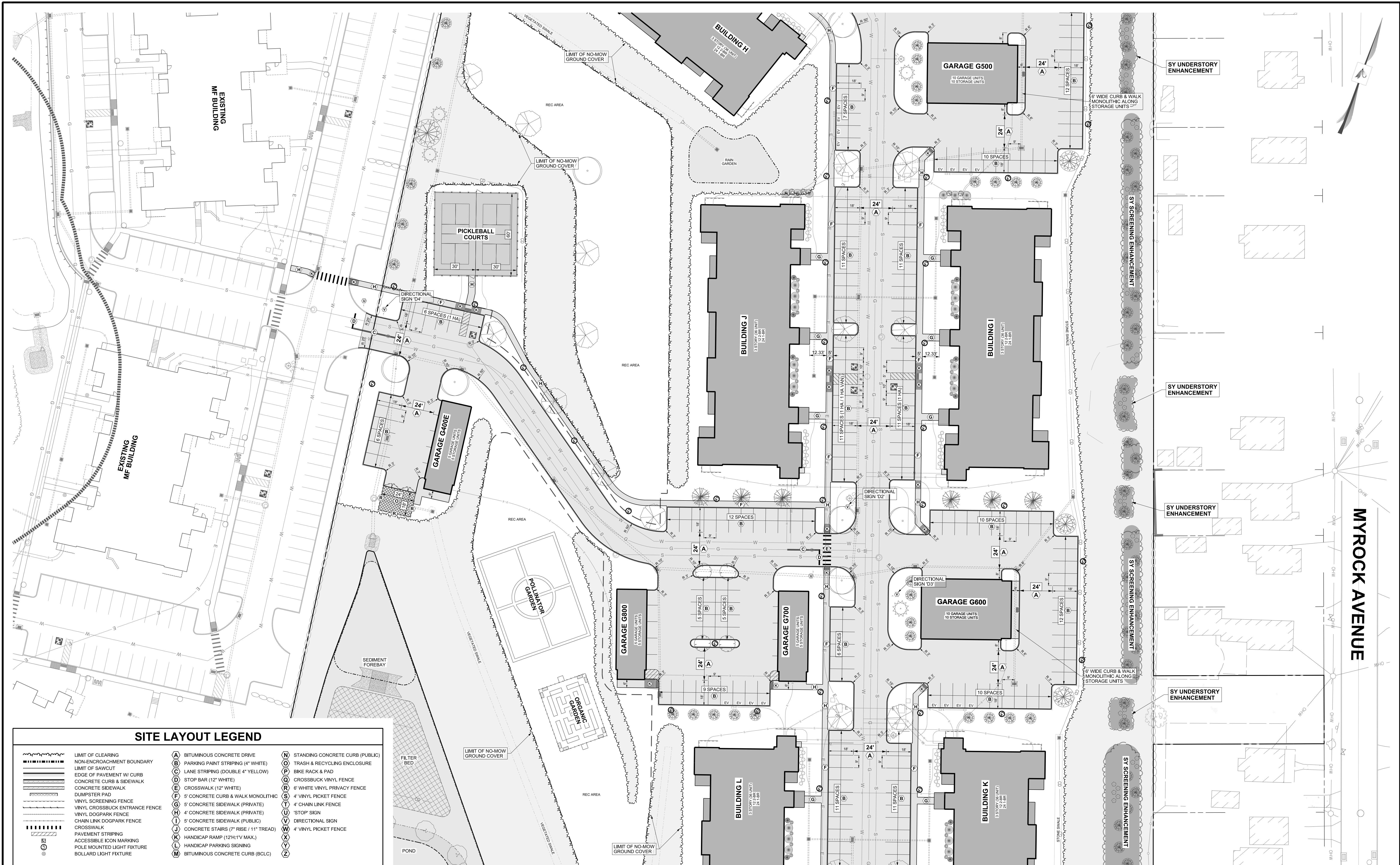
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

WATERFORD CENTRAL SITE DEVELOPMENT PLANS		REVISION SUMMARY	SHEET
PREPARED FOR SIG CON ASSOCIATES		DATE DESCRIPTION	3 OF 19
		5/2/23 PER TOWN CONDENSED COMMENTS	DATE
			3/16/23
DETAILED LAYOUT PLAN - BUILDING G & H			REVISED
			5/2/23

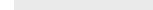
61 & 61A MYROCK AVE.

WATERFORD, CT



MYROCK AVENUE

SITE LAYOUT LEGEND

	LIMIT OF CLEARING	A	BITUMINOUS CONCRETE DRIVE	N	STANDING CONCRETE CURB (PUBLIC)
	NON-ENCRACEMENT BOUNDARY	B	PARKING PAINT STRIPING (4" WHITE)	O	TRASH & RECYCLING ENCLOSURE
	LIMIT OF SAWCUT	C	LANE STRIPING (DOUBLE 4" YELLOW)	P	BIKE RACK & PAD
	EDGE OF PAVEMENT W/ CURB	D	STOP BAR (12" WHITE)	Q	CROSSBUCK VINYL FENCE
	CONCRETE CURB & SIDEWALK	E	CROSSWALK (12" WHITE)	R	6" WHITE VINYL PRIVACY FENCE
	CONCRETE SIDEWALK	F	5" CONCRETE CURB & WALK MONOLITHIC	S	4" VINYL PICKET FENCE
	DUMPSITE PAD	G	5" CONCRETE SIDEWALK (PRIVATE)	T	4" CHAIN LINK FENCE
	VINYL SCREENING FENCE	H	4" CONCRETE SIDEWALK (PRIVATE)	U	'TOP' SIGN
	VINYL CROSSBUCK ENTRANCE FENCE	I	5" CONCRETE SIDEWALK (PUBLIC)	V	DIRECTIONAL SIGN
	VINYL DOGPARK FENCE	J	CONCRETE STAIRS (7" RISE / 11" TREAD)	W	4" VINYL PICKET FENCE
	CHAIN LINK DOGPARK FENCE	K	HANDICAP RAMP (12H:1V MAX.)	X	
	CROSSWALK	L	HANDICAP PARKING SIGNING	Y	
	PAVEMENT STRIPES	M	BITUMINOUS CONCRETE CURB (BCLC)	Z	
	ACCESSIBLE ICON MARKING				
	POLE MOUNTED LIGHT FIXTURE				
	BOLLARD LIGHT FIXTURE				

SCALE: 1" = 30'

A horizontal graphic scale bar with alternating black and white segments. Below the bar, numerical labels indicate distances in feet: 30, 0, 30, 60, and 90. The bar is divided into three equal sections of 30 feet each, with the first section further subdivided into three 10-foot segments.



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LEBANON, CONN 06249

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Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**

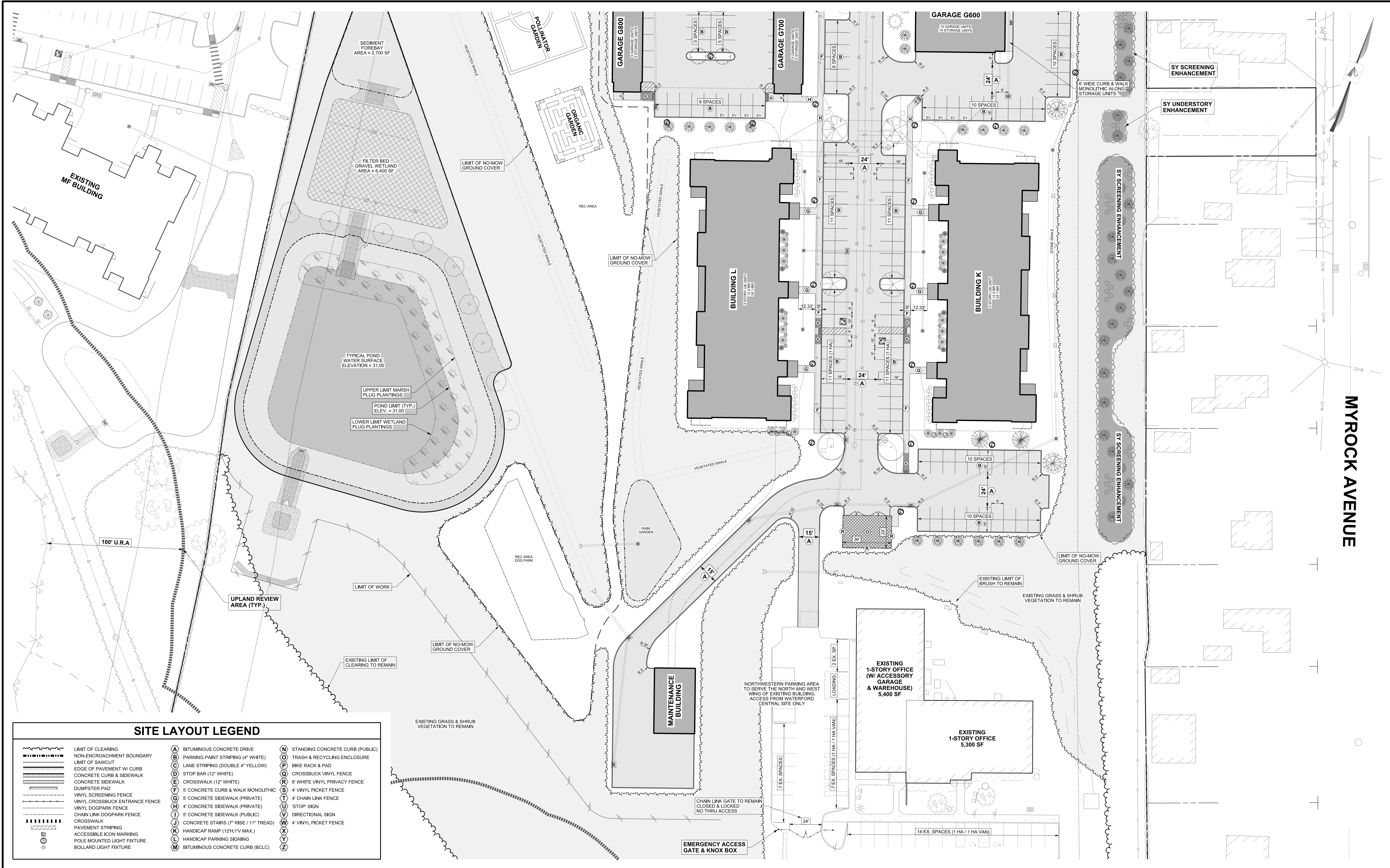
**PREPARED FOR
SIG CON ASSOCIATES**

DETAILED LAYOUT PLAN - BUILDING I & J

61 & 61A MYROCK AVE.

WATERFORD, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	4 OF 19
5/2/23	PER TOWN COMMENTS	
		DATE
		3/16/23
		REVISED
		5/2/23



MYROCK AVENUE

SITE LAYOUT LEGEND

- | | | | | | |
|--|--------------------------------|--|-------------------------------|--|---------------------------------|
| | LIMIT OF CLEARING | | BITUMINOUS CONCRETE DRIVE | | STANDING CONCRETE CURB (PUBLIC) |
| | NON-ENCROACHMENT BOUNDARY | | PARKING PAINT STRIPING (4\"/> | | TRASH & RECYCLING ENCLOSURE |
| | LIMIT OF SAWCUT | | LANE STRIPING (DOUBLE 4\"/> | | BIKE RACK & PAD |
| | EDGE OF PAVEMENT W/ CURB | | STOP BAR (12\"/> | | CROSSBUCK VINYL FENCE |
| | CONCRETE CURB & SIDEWALK | | CROSSWALK (12\"/> | | 6\"/> |
| | CONCRETE SIDEWALK | | 5\"/> | | 4\"/> |
| | DUMPSTER PAD | | 4\"/> | | CHAIN LINK FENCE |
| | VINYL SCREENING FENCE | | 5\"/> | | 'STOP' SIGN |
| | VINYL CROSSBUCK ENTRANCE FENCE | | 4\"/> | | DIRECTIONAL SIGN |
| | VINYL DOGPARK FENCE | | CONCRETE STAIRS (7\"/> | | 4\"/> |
| | CHAIN LINK DOGPARK FENCE | | HANDICAP RAMP (12\"/> | | 4\"/> |
| | CROSSWALK | | HANDICAP PARKING SIGNING | | BITUMINOUS CONCRETE CURB (BCLC) |
| | PAVEMENT STRIPING | | | | |
| | ACCESSIBLE ICON MARKING | | | | |
| | POLE MOUNTED LIGHT FIXTURE | | | | |
| | BOLLARD LIGHT FIXTURE | | | | |

SCALE: 1" = 30'

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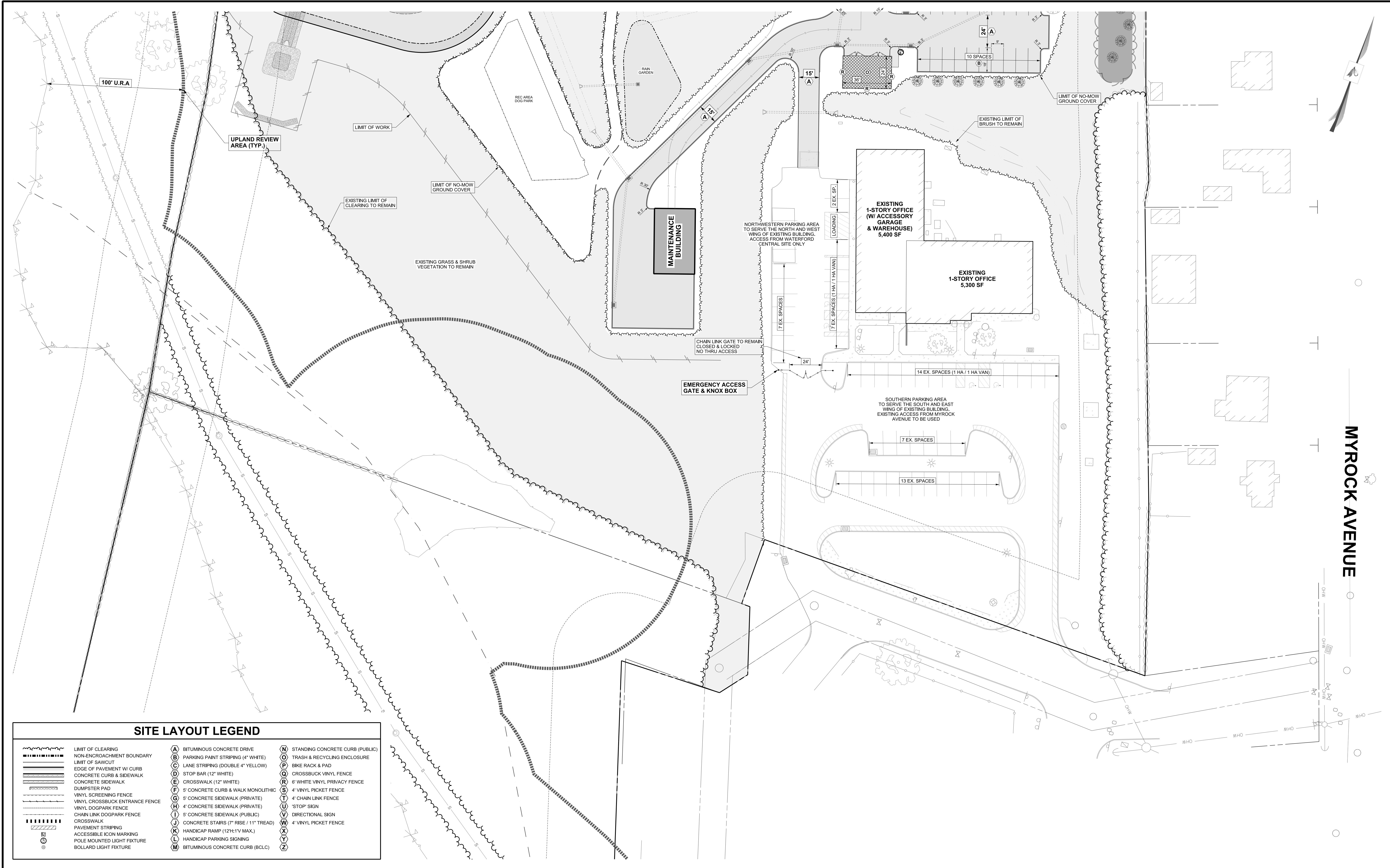
CONTACT INFORMATION

YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

WATERFORD CENTRAL SITE DEVELOPMENT PLANS		REVISION SUMMARY	SHEET
PREPARED FOR SIG CON ASSOCIATES		DATE DESCRIPTION 5/2/23 PER TOWN CONDENSED COMMENTS	5 OF 19
			DATE
DETAILED LAYOUT PLAN - BUILDING K & L			3/16/23
			REVISED
61 & 61A MYROCK AVE.			5/2/23
WATERFORD, CT			



SITE LAYOUT LEGEND

- | | | | | | |
|--|--------------------------------|--|---------------------------------------|--|---------------------------------|
| | LIMIT OF CLEARING | | BITUMINOUS CONCRETE DRIVE | | STANDING CONCRETE CURB (PUBLIC) |
| | NON-ENCROACHMENT BOUNDARY | | PARKING PAINT STRIPING (4" WHITE) | | TRASH & RECYCLING ENCLOSURE |
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| | EDGE OF PAVEMENT W/ CURB | | STOP BAR (12" WHITE) | | CROSSBUCK VINYL FENCE |
| | CONCRETE CURB & SIDEWALK | | CROSSWALK (12" WHITE) | | 6" WHITE VINYL PRIVACY FENCE |
| | CONCRETE SIDEWALK | | 5' CONCRETE CURB & WALK MONOLITHIC | | 4" VINYL PICKET FENCE |
| | DUMPSTER PAD | | 5' CONCRETE SIDEWALK (PRIVATE) | | 4" CHAIN LINK FENCE |
| | VINYL SCREENING FENCE | | 4' CONCRETE SIDEWALK (PRIVATE) | | 'STOP' SIGN |
| | VINYL CROSSBUCK ENTRANCE FENCE | | 5' CONCRETE SIDEWALK (PUBLIC) | | DIRECTIONAL SIGN |
| | VINYL DOGPARK FENCE | | CONCRETE STAIRS (7" RISE / 11" TREAD) | | 4" VINYL PICKET FENCE |
| | CHAIN LINK DOGPARK FENCE | | HANDICAP RAMP (12"x11" MAX.) | | |
| | CROSSWALK | | HANDICAP PARKING SIGNING | | |
| | PAVEMENT STRIPING | | BITUMINOUS CONCRETE CURB (BCLC) | | |
| | ACCESSIBLE ICON MARKING | | | | |
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PREPARED FOR SIG CON ASSOCIATES		DATE DESCRIPTION 5/2/23 PER TOWN CONDENSED COMMENTS	6 OF 19
		DATE	3/16/23
		REVISION	5/2/23
DETAILED LAYOUT PLAN - MAINTENANCE			
61 & 61A MYROCK AVE.		WATERFORD, CT	

UTILITY STATEMENT

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

GENERAL GRADING NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 818 AS APPLICABLE. WORK WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF WATERFORD STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE EXCAVATING CONTRACTOR SHALL TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, OR AS REQUIRED BY GOVERNING UTILITY COMPANY. TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IN, AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE BE PRESENT TO INSTRUCT AND OBSERVE.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING OR PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE INDICATED ON THE PLANS.
- EXTRACTION, GRADING, FILLING AND/OR PROCESSING SHALL NOT INVOLVE THE REMOVAL OR DEPOSITION OF MORE MATERIAL(S) THAN NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. MAINTAIN STABILITY AND MAINTENANCE OF GRADED AREAS UPON COMPLETION OF SITE WORK, AND MAINTAIN NO ADVERSE IMPACT ON ABUTTING PROPERTIES, THE PUBLIC RIGHT OF WAY, PUBLIC SAFETY, NOR NATURAL RESOURCES.

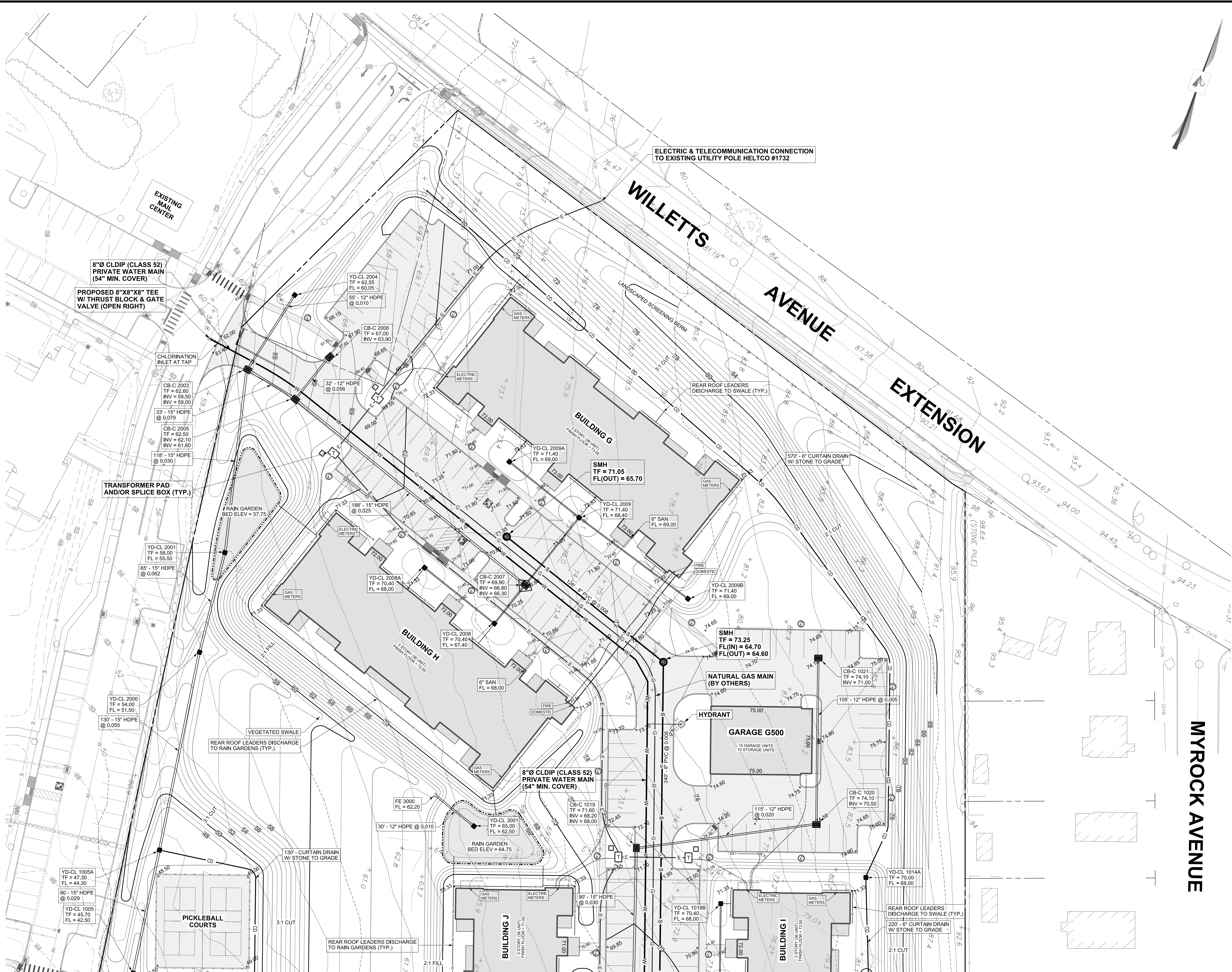
DRAINAGE

- STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED THROUGH A SERIES OF ROOF LEADERS, SWALES, YARD DRAINS, CATCH BASINS & TRIPLES AND DISCHARGED TO RAIN GARDENS, SEDIMENT FOREBAYS, FILTER BEDS & DETENTION BASINS.
- DETENTION BASIN 04A ATTENUATES PEAK FLOW RATES FOR THE 2, 5, 10, 25, 50 AND 100-YEAR STORMS AS COMPARED TO PRE-DEVELOPED (EXISTING) CONDITIONS. THERE WILL BE NO INCREASE IN PEAK FLOW RATES DISCHARGING TO THE DOWNGRADE WETLANDS OR ADJACENT PROPERTIES.
- STORMWATER RUNOFF FROM IMPERVIOUS SURFACES WILL BE TREATED AS FOLLOWS:
A. IMPERVIOUS SURFACES HAVE BEEN DISCONNECTED WHERE POSSIBLE TO ENCOURAGE VEGETATED OVERLAND FLOW.
B. ALL CATCH BASINS HAVE 2' (MIN.) DEEP SUMPS.
C. CONCENTRATED FLOWS FROM THE COLLECTION SYSTEM WILL BE DIVERTED THROUGH RAIN GARDENS, VEGETATED SWALES, SEDIMENT FOREBAYS & FILTER BEDS PRIOR TO DISCHARGE TO THE DETENTION POND. IN COMBINATION THE SYSTEM WILL CAPTURE TOTAL SUSPENDED SOLIDS (TSS) AND DEBRIS.
- THE DESIGN ENGINEER SHALL OVERSEE THE INSTALLATION OF THE PROPOSED STORMWATER DETENTION & TREATMENT SYSTEMS AND CERTIFY THAT IT WAS CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE PLAN. CONTRACTOR SHALL PROVIDE MATERIAL SUBMITTALS TO THE DESIGN ENGINEER PRIOR TO INSTALLATION AND SHALL SEQUENCE CONSTRUCTION TO ENSURE THE FOLLOWING COMPONENTS ARE INSPECTED BY THE DESIGN ENGINEER PRIOR TO BACKFILL OR CONCEALMENT:
A. EXCAVATION LIMITS AND SURROUNDING UNDISTURBED SOILS.
B. PLACEMENT OF GEOTEXTILE WRAP AND BASE STONE & CURTAIN DRAIN PIPE
C. PLACEMENT OF SC-740 UNITS AND MANIFOLDS AND STONE BACKFILL.
D. GRADING OF AND PLACEMENT OF FILTER MATERIAL WITHIN DETENTION BASINS
E. INSTALLATION OF OUTLET STRUCTURES AND PIPE CONNECTIONS
- ANY SEDIMENT COLLECTED WITHIN THE SEDIMENT TRAP OR FILTER BED AREAS DURING CONST. SHALL BE REMOVED PRIOR TO FINAL GRADING, LOAMING AND SEEDING.
- AN AS-BUILT SURVEY OF THE STORMWATER SYSTEM COMPONENTS SHALL BE SUBMITTED TO THE COMMISSION WITH WRITTEN VERIFICATION FROM THE DESIGN ENGINEER THAT THE SYSTEM WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN PLANS.

STORMWATER OPERATIONS & MAINTENANCE

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

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



SCALE: 1" = 30'

PROJECT NUMBER:

00126 - 001

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**

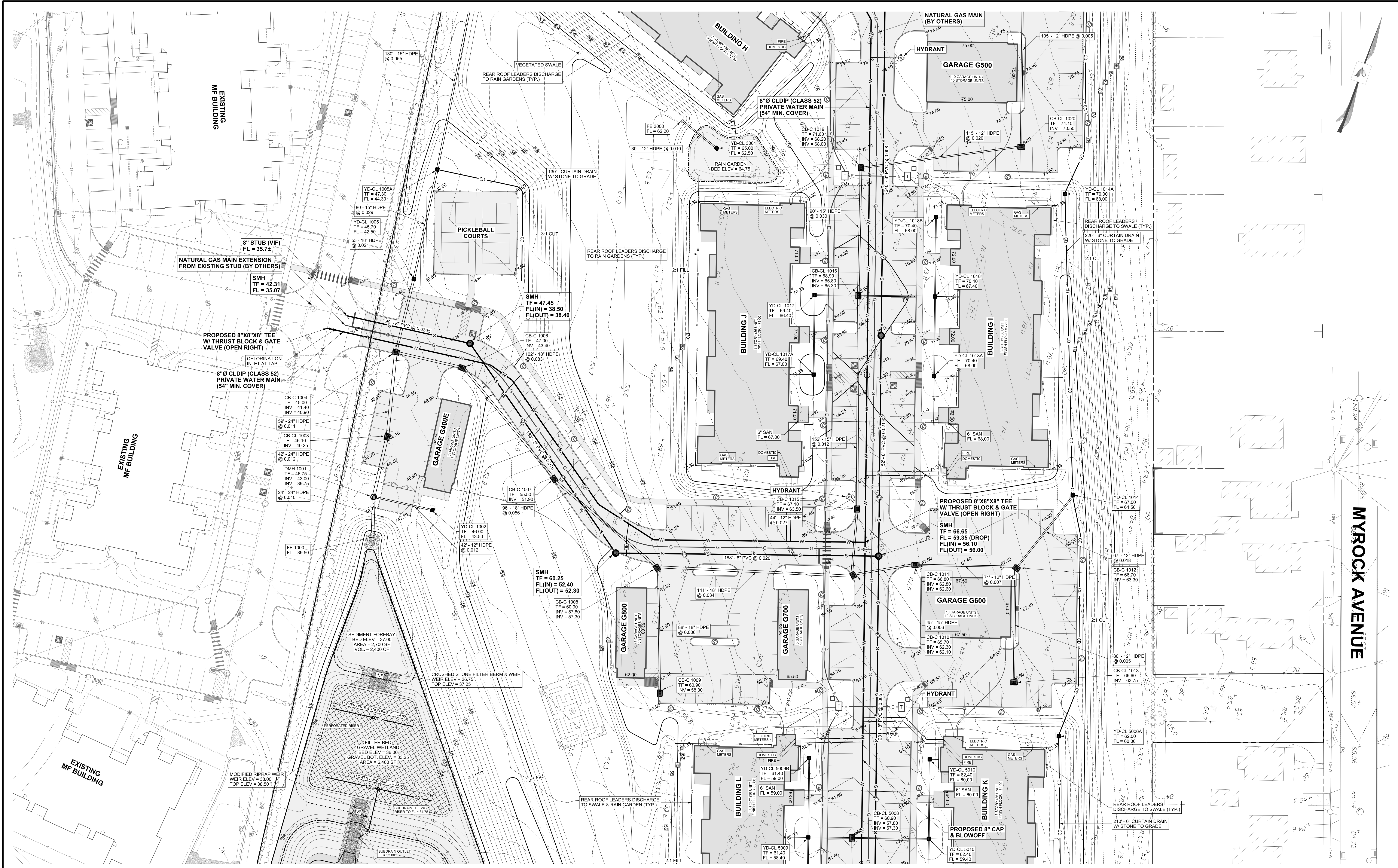
PREPARED FOR
SIG CON ASSOCIATES

GRADING, DRAINAGE & UTILITY PLAN - G & H

61 & 61A MYROCK AVE.

WATERFORD, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	7 OF 19
5/2/23	PER TOWN CONDENSED COMMENTS	
		DATE
		3/16/23
		REVISED
		5/2/23



SCALE: 1" = 30'

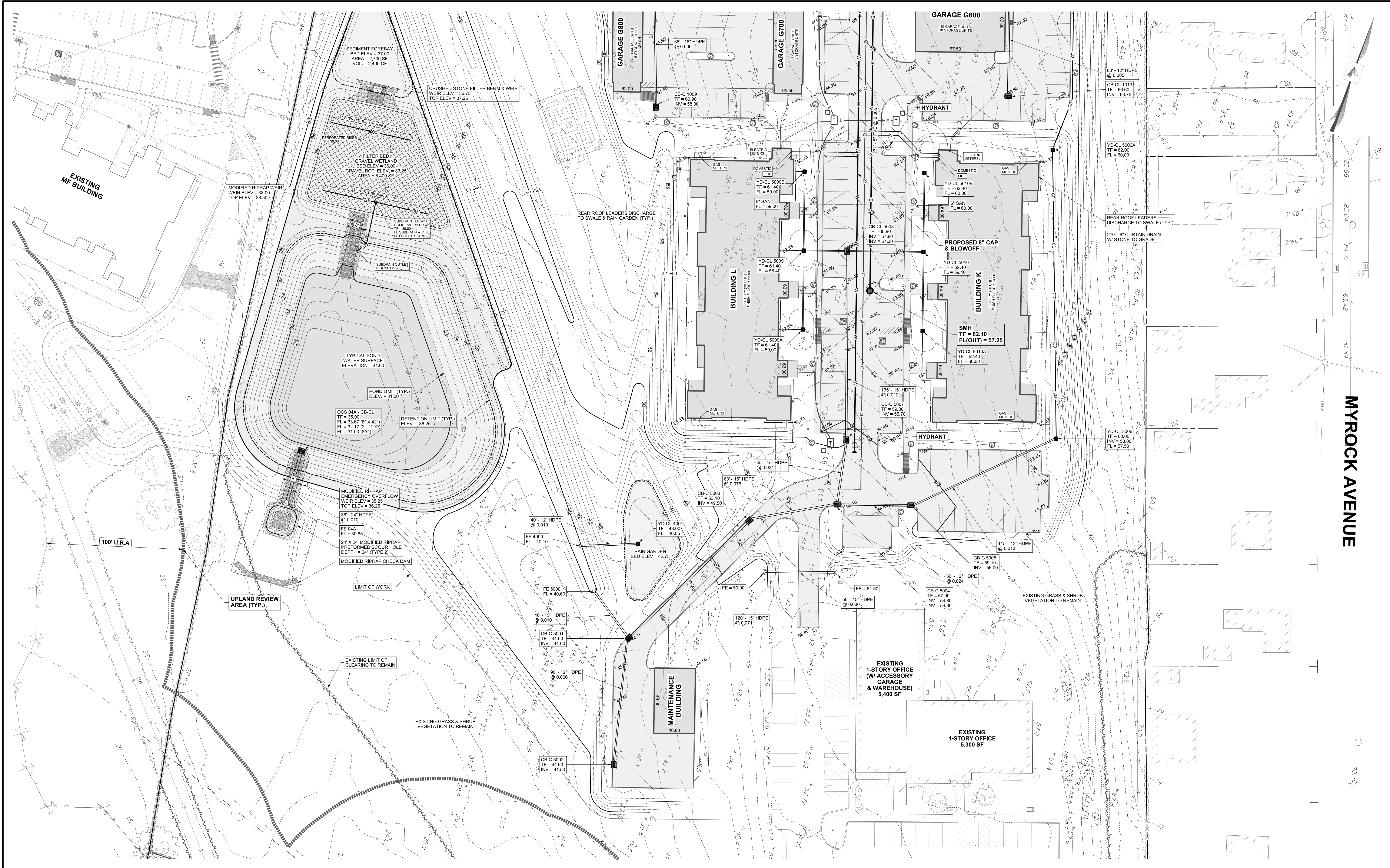
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Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**
PREPARED FOR
SIG CON ASSOCIATES
GRADING, DRAINAGE & UTILITY PLAN - I & J
61 & 61A MYROCK AVE. WATERFORD, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	8 OF 19
5/2/23	PER TOWN CONDENSED COMMENTS	DATE
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MYROCK AVENUE

SCALE: 1" = 30'

PROJECT NUMBER: 00126 - 001



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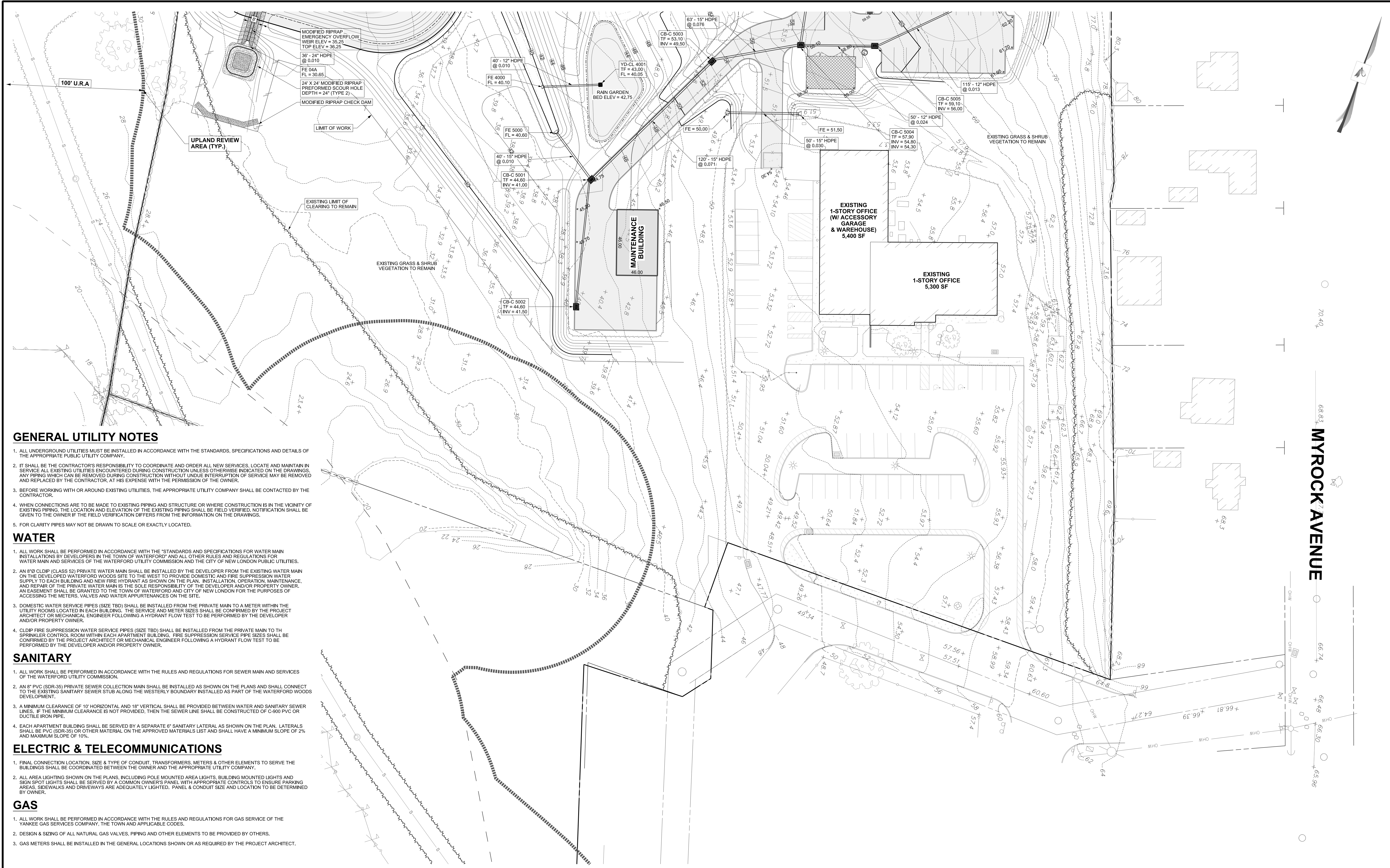
REVISION SUMMARY		SHEET
DATE	DESCRIPTION	9 OF 19
5/2/23	PER TOWN CONDENSED COMMENTS	
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**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**

PREPARED FOR
SIG CON ASSOCIATES

GRADING, DRAINAGE & UTILITY PLAN - K & L

61 & 61A MYROCK AVE. WATERFORD, CT



GENERAL UTILITY NOTES

1. ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND ORDER ALL NEW SERVICES, LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPROPRIATE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURE OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED, NOTIFICATION SHALL BE GIVEN TO THE OWNER IF THE FIELD VERIFICATION DIFFERS FROM THE INFORMATION ON THE DRAWINGS.
5. FOR CLARITY PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.

WATER

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR WATER MAIN INSTALLATIONS BY DEVELOPERS IN THE TOWN OF WATERFORD" AND ALL OTHER RULES AND REGULATIONS FOR WATER MAIN AND SERVICES OF THE WATERFORD UTILITY COMMISSION AND THE CITY OF NEW LONDON PUBLIC UTILITIES.
2. AN 8"Ø CLDIP (CLASS 52) PRIVATE WATER MAIN SHALL BE INSTALLED BY THE DEVELOPER FROM THE EXISTING WATER MAIN ON THE DEVELOPED WATERFORD WOODS SITE TO THE WEST TO PROVIDE DOMESTIC AND FIRE SUPPRESSION WATER SUPPLY TO EACH BUILDING AND NEW FIRE HYDRANT AS SHOWN ON THE PLAN. INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF THE PRIVATE WATER MAIN IS THE SOLE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNER. AN EASEMENT SHALL BE GRANTED TO THE TOWN OF WATERFORD AND CITY OF NEW LONDON FOR THE PURPOSES OF ACCESSING THE METERS, VALVES AND WATER APPURTENANCES ON THE SITE.
3. DOMESTIC WATER SERVICE PIPES (SIZE TBD) SHALL BE INSTALLED FROM THE PRIVATE MAIN TO A METER WITHIN THE UTILITY ROOMS LOCATED IN EACH BUILDING. THE SERVICE AND METER SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MECHANICAL ENGINEER FOLLOWING A HYDRANT FLOW TEST TO BE PERFORMED BY THE DEVELOPER AND/OR PROPERTY OWNER.
4. CLDIP FIRE SUPPRESSION WATER SERVICE PIPES (SIZE TBD) SHALL BE INSTALLED FROM THE PRIVATE MAIN TO TH SPRINKLER CONTROL ROOM WITHIN EACH APARTMENT BUILDING. FIRE SUPPRESSION SERVICE PIPE SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MECHANICAL ENGINEER FOLLOWING A HYDRANT FLOW TEST TO BE PERFORMED BY THE DEVELOPER AND/OR PROPERTY OWNER.

SANITARY

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR SEWER MAIN AND SERVICES OF THE WATERFORD UTILITY COMMISSION.
2. AN 8" PVC (SDR-35) PRIVATE SEWER COLLECTION MAIN SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SHALL CONNECT TO THE EXISTING SANITARY SEWER STUB ALONG THE WESTERLY BOUNDARY INSTALLED AS PART OF THE WATERFORD WOODS DEVELOPMENT.
3. A MINIMUM CLEARANCE OF 10' HORIZONTAL AND 15' VERTICAL SHALL BE PROVIDED BETWEEN WATER AND SANITARY SEWER LINES. IF THE MINIMUM CLEARANCE IS NOT PROVIDED, THEN THE SEWER LINE SHALL BE CONSTRUCTED OF C-900 PVC OR DUCTILE IRON PIPE.
4. EACH APARTMENT BUILDING SHALL BE SERVED BY A SEPARATE 6" SANITARY LATERAL AS SHOWN ON THE PLAN. LATERALS SHALL BE PVC (SDR-35) OR OTHER MATERIAL ON THE APPROVED MATERIALS LIST AND SHALL HAVE A MINIMUM SLOPE OF 2% AND MAXIMUM SLOPE OF 10%.

ELECTRIC & TELECOMMUNICATIONS

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

GAS

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

SCALE: 1" = 30'

PROJECT NUMBER:

00126 - 001

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Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

REVISION SUMMARY

DATE	DESCRIPTION
5/2/23	PER CONDENSED COMMENTS

WATERFORD CENTRAL
SITE DEVELOPMENT PLANS

PREPARED FOR
SIG CON ASSOCIATES

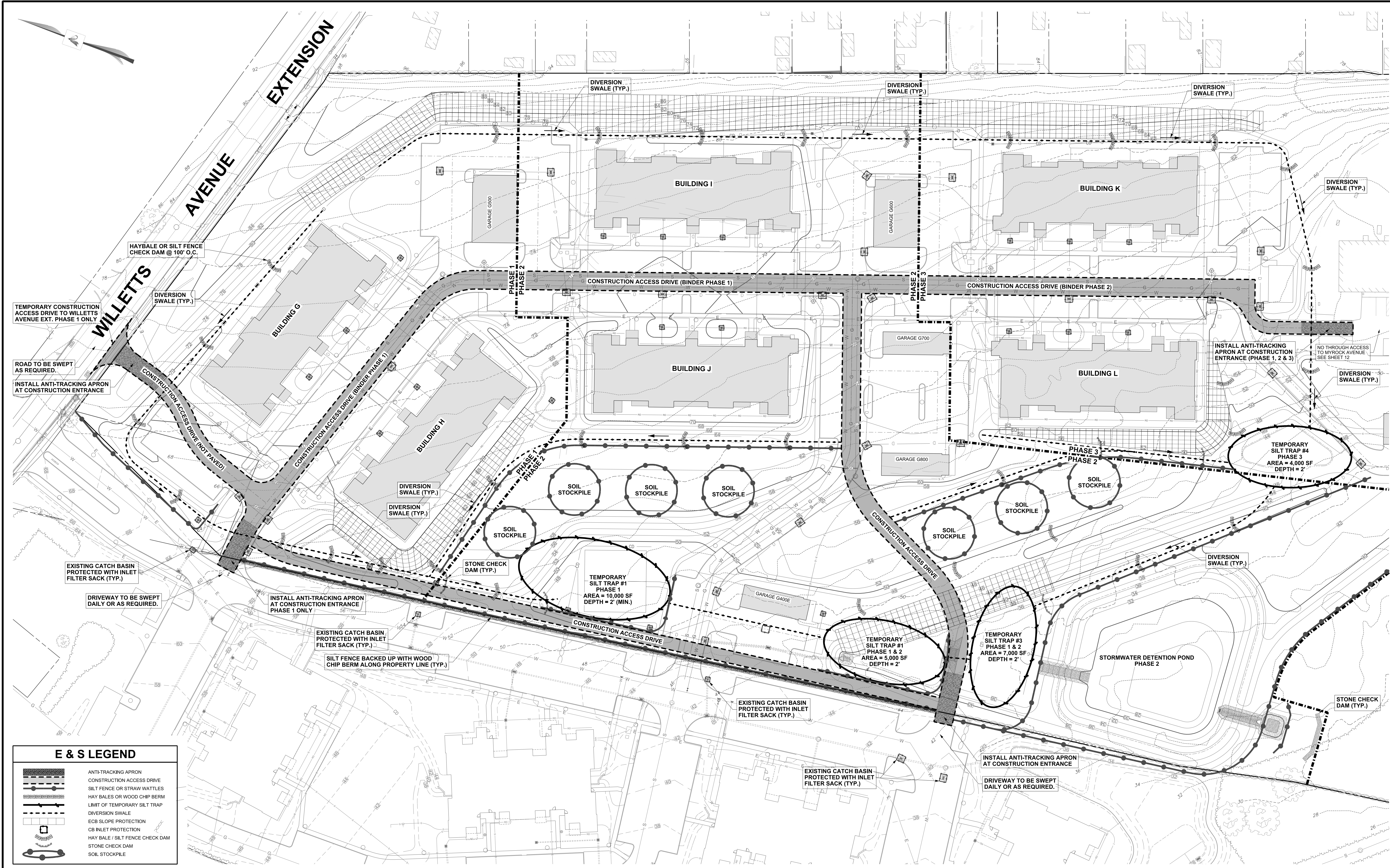
GRADING, DRAINAGE & UTILITY PLAN - K & L

61 & 61A MYROCK AVE. WATERFORD, CT

SHEET 10 OF 19

DATE 3/16/23

REVISED 5/2/23



E & S LEGEND

ANTI-TRACKING APRON

CONSTRUCTION ACCESS DRIVE

SILT FENCE OR STRAW WATTLES

HAY BALES OR WOOD CHIP BERM

LIMIT OF TEMPORARY SILT TRAP

DIVERSION SWALE

ECB SLOPE PROTECTION

CB INLET PROTECTION

HAY BALE / SILT FENCE CHECK DAM

STONE CHECK DAM

SOIL STOCKPILE

SCALE: 1" = 40'

40

0

40

80

120

PROJECT NUMBER:

00126 - 001



YRC

YANTIC RIVER CONSULTANTS, LLC

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Email: yanticriver@gmail.com

Web: www.yanticriverconsultants.com

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WATERFORD CENTRAL

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PREPARED FOR

SIG CON ASSOCIATES

E&S CONTROL PLAN

61 & 61A MYROCK AVE.

WATERFORD, CT

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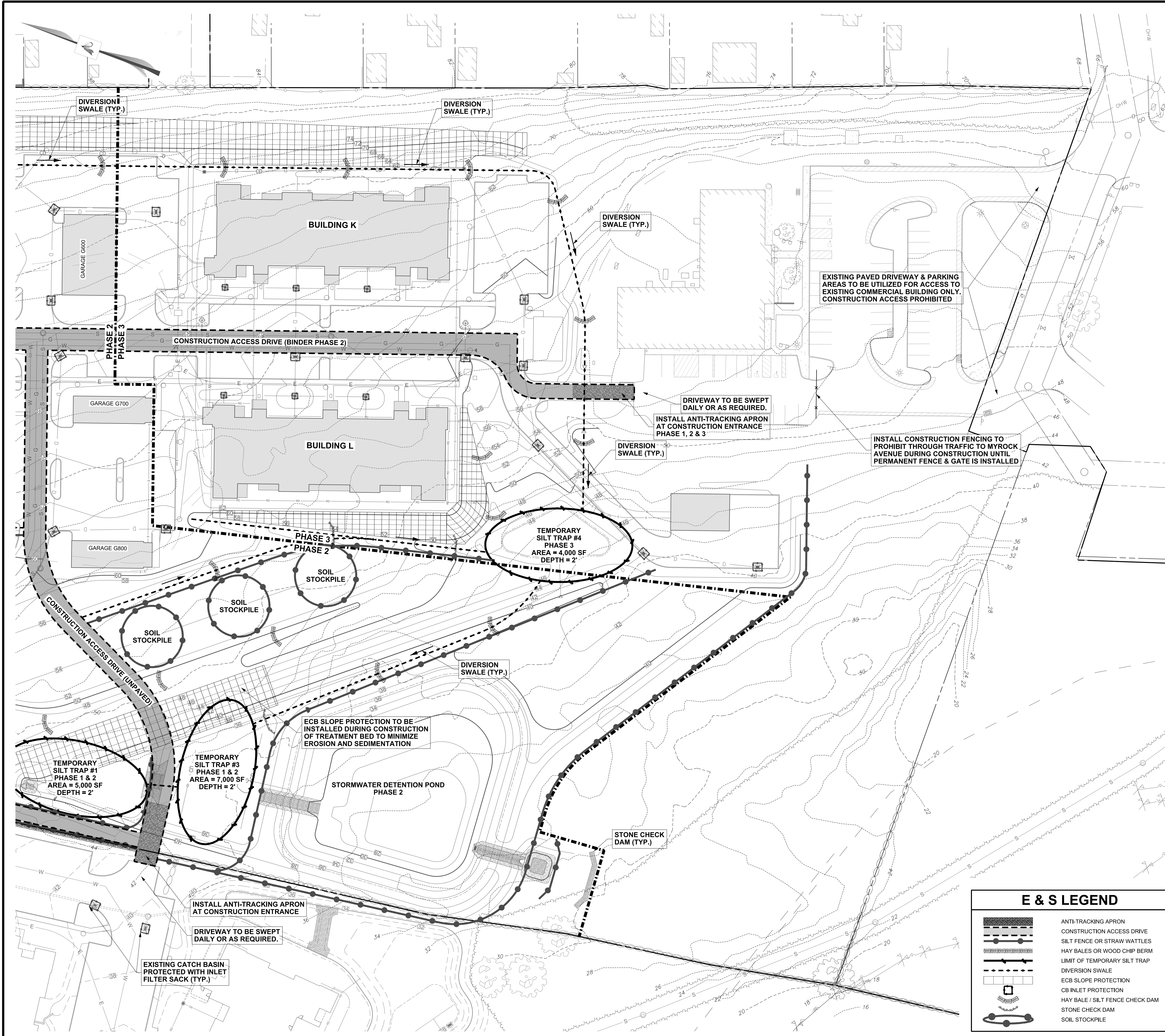
11 OF 19

DATE

3/16/23

REVISED

5/2/23



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
2. THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF WATERFORD AND THE STATE OF CONNECTICUT.
3. A GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES WILL BE REQUIRED FOR A PROJECT DISTURBING MORE THAN 1 ACRE AND LESS THAN 15 ACRES. REGISTRATION WILL OCCUR AFTER LOCAL APPROVAL AND SHALL BE OBTAINED BEFORE COMMENCEMENT OF SITE WORK ACTIVITIES ASSOCIATED WITH THE PLAN.

SEQUENCE OF CONSTRUCTION:

- STARTUP PHASE (MONTHS 1 TO 6)
1. COORDINATE AND COMPLETE A MEETING WITH TOWN AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
 2. INSTALL CONSTRUCTION ACCESS & EROSION CONTROL MEASURES AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED FOR FIELD CONDITIONS.
 3. CLEAR & GRUB BRUSH AREAS AS REQUIRED. STRIP & STOCKPILE TOPSOIL & LOAM. APPLY TEMPORARY SEED MIX TO TOPSOIL & LOAM STOCKPILES WITHIN 7 DAYS.
 4. EXCAVATE & REMOVE LANDFILL. CONSTRUCTION & DEMOLITION DEBRIS WITHIN LIMIT OF DEVELOPMENT.
 5. EXCAVATE / PLACE FILL AND ROUGH GRADE ENTIRE SITE (PHASE 1, 2 & 3).
 6. INSTALL UTILITIES AND STORM DRAINAGE FOR ENTIRE SITE (PHASE 1, 2 & 3).
- PHASE 1 (MONTHS 3 TO 12)
7. CONSTRUCT MAIN ACCESS DRIVE AND PLACE BINDER COURSE.
 8. INSTALL BUILDING G & H FOUNDATIONS AND CONSTRUCT BUILDINGS.
 9. CONSTRUCT SECONDARY ACCESS DRIVES, PARKING AREAS, AND GARAGES.
 10. CONSTRUCT VEGETATED SWALES & RAIN GARDENS FOR ROOF LEADER RUNOFF.
 11. INSTALL CONCRETE SIDEWALKS AND PADS.
 12. INSTALL CURBING AND TEMPORARY LINE STRIPING.
 13. FINISH GRADE, SPREAD TOPSOIL, INSTALL ECB, SEED, AND COMPLETE LANDSCAPING.
- PHASE 2 (MONTHS 6 TO 18)
14. CONSTRUCT MAIN ACCESS DRIVE AND PLACE BINDER COURSE.
 15. INSTALL BUILDING I, J, K & L FOUNDATIONS, CONSTRUCT BUILDINGS I & J.
 16. CONSTRUCT SECONDARY ACCESS DRIVES, PARKING AREAS, AND GARAGES.
 17. REMOVE SILT TRAPS, CONSTRUCT VEGETATED SWALES, RAIN GARDENS, FOREBAYS, FILTER BEDS, DETENTION POND, AND OUTLET PROTECTION.
 18. INSTALL CONCRETE SIDEWALKS AND PADS.
 19. INSTALL CURBING AND TEMPORARY LINE STRIPING.
 20. FINISH GRADE, SPREAD TOPSOIL, INSTALL ECB, SEED, AND COMPLETE LANDSCAPING.
- PHASE 3 (MONTHS 15 TO 30)
21. CONSTRUCT BUILDING K & L.
 22. CONSTRUCT SECONDARY ACCESS DRIVES, PARKING AREAS, AND GARAGES.
 23. REMOVE SILT TRAPS, INSTALL VEGETATED SWALE & RAIN GARDEN FOR ROOF RUNOFF.
 24. INSTALL CONCRETE SIDEWALKS AND PADS.
 25. INSTALL CURBING, FINISH PAVEMENT COURSE (ALL PHASES), AND LINE STRIPING (ALL PHASES).
 26. FINISH GRADE, SPREAD TOPSOIL, INSTALL ECB, SEED, MULCH, AND COMPLETE LANDSCAPING. REPAIR, REPLANT AND RESEED PHASE 1 & 2 AREAS AS REQUIRED.
 27. CLEANOUT DRAINAGE SWALES, BASINS, STRUCTURES, AND OUTLETS. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED > 50% CONTACT TOWN PRIOR TO REMOVAL.

E & S CONTROL NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF A MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT, CONSISTING OF 216 UNITS WITHIN 6 SEPARATE BUILDINGS. THE GENERAL SCOPE OF SITE WORK IS DESCRIBED ABOVE IN THE CONSTRUCTION SEQUENCE.

APPROXIMATELY 14.9 ACRES OF THE 27.6-ACRE SITE (54%) WILL BE DISTURBED AS PART OF THE DEVELOPMENT. TO MINIMIZE THE AREA AND LIMIT THE TIME SOILS ARE EXPOSED TO RAIN AND WIND AND SUBJECT TO EROSION & SEDIMENTATION, THE PROJECT WILL BE COMPLETED IN MULTIPLE PHASES AS DESCRIBED BELOW:

PHASE 1: (3.75 ACRES) BULK EARTH WORK, UTILITIES, DRAINAGE, MAIN ACCESS ROAD, BUILDINGS G & H, FINISH EARTH WORK.
PHASE 2: (7.75 ACRES) BUILDINGS I & J, STORMWATER TREATMENT & DETENTION, SECONDARY DRIVES, FINISH EARTH WORK.
PHASE 3: (3.35 ACRES) BUILDINGS K & L, SECONDARY DRIVES, FINISH EARTH WORK, FINAL STABILIZATION.

- THE EROSION & SEDIMENTATION CONTROL NOTES, INSPECTION REQUIREMENTS, PLANS & DETAILS DEPICTED IN THIS PLAN SET SHALL BE FOLLOWED. IN ADDITION THE FOLLOWING SITE SPECIFIC E&S CONTROL CONCERNS & ISSUES SHALL BE NOTED:
1. PER USDA NRCS SOIL MAPPING, THE DEVELOPMENT AREA MAINLY CONSISTS OF UDORTHENTS SOILS. FIELD TESTING CONFIRMS THE PRESENCE OF FINE SANDY LOAMS OVER LENS TO MEDIUM SANDS AND TILL. THE SITE SOILS HAVE A MODERATE SUSCEPTIBILITY TO SHEET AND RILL EROSION AND A MODERATE TO HIGH SUSCEPTIBILITY TO WIND-BLOWN EROSION. LONG-TERM EXPOSURE OF THESE SOILS SHALL BE AVOIDED. DUST-CONTROL MEASURES SHALL BE EMPLOYED AS REQUIRED, SUCH AS COVERING/SEEDING STOCKPILES OR APPLYING WATER.
 2. THE TOPOGRAPHY CONSISTS OF MODERATE TERRAIN, WITH SLOPES RANGING FROM 5% TO 10% WITHIN THE DEVELOPMENT AREA. THE CONTRACTOR SHALL TAKE CARE TO PRESERVE NATURAL VEGETATION ALONG THE TOP OF CUT SLOPES AND BOTTOM OF FILL SLOPES, MINIMIZE SOIL DISTURBANCE, AND MAINTAIN E&S CONTROLS FOR THE DURATION OF CONSTRUCTION UNTIL DISTURBED AREAS ARE STABILIZED.

EROSION & SEDIMENT CONTROL PLAN:

1. OWNER & PARTY RESPONSIBLE FOR E&S CONTROL PLAN: WATERFORD CENTRAL, LLC. EMERGENCY CONTACT: TO BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AT THE PROJECT SITE PRIOR TO CONSTRUCTION WHEREVER POSSIBLE.
3. AN ANTI-TRACKING APRONS WILL BE INSTALLED AT ALL ENTRANCES TO THE CONSTRUCTION SITE(S) TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC. THE SURROUNDING ROAD SURFACES SHALL BE SWEEP DAILY OR AS REQUIRED.
4. ALL CATCH BASINS WITHIN THE PROJECT AREA, INCLUDING WITHIN WILLETTS AVE. EXT. AND ON THE ADJACENT SITE, WILL BE PROTECTED WITH INLET CONTROL FILTER/SILT SACKS THROUGHOUT CONSTRUCTION PERIOD. NEW CATCH BASINS ON SITE SHALL BE PROTECTED INLET CONTROL FILTER/SILT SACKS AND SURROUNDED WITH STRAW WADDLES OR BALES.
5. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ALL STOCKPILES OF SOIL. LONG TERM TOPSOIL & LOAM STOCKPILES (>30 DAYS) SHALL BE COVERED OR TEMPORARY SEED APPLIED WITHIN 7 DAYS.
6. DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AS REQUIRED.
7. TEMPORARY SILTATION TRAPS (TST) AND DIVERSION SWALES SHALL BE INSTALLED AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE TSTs. CONSTRUCTION WASTEWATERS SHALL NOT BE DIRECTLY DISCHARGED TO STORM DRAINAGE, THE ROAD OR WETLANDS AND WATERCOURSES. AT ALL TIMES DURING CONSTRUCTION, THE TSTs AND SWALES SHALL BE MAINTAINED TO CONTROL RUNOFF AND PREVENT SEDIMENT DISCHARGE TO ADJACENT WETLANDS.

EROSION & SEDIMENT CONTROL NOTES:

1. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE SUMMER 2023, COMPLETION OF PHASE 1 IS ANTICIPATED IN SPRING 2024, PHASE 2 IN FALL 2024, AND PHASE 3 IN 2025, WEATHER PERMITTING.
2. E&S CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE TOWN.
3. ALL E&S CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF WATERFORD REGULATIONS.
4. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE ENGINEER OR THE TOWN.
5. SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
6. ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY OR REQUIRED BY THE ENGINEER OR THE TOWN.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING ALL E&S CONTROL DEVICES AS SHOWN ON THESE PLANS OR AS DIRECTED BY THE ENGINEER OR TOWN.
8. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPEC. IN CTDOT FORM 818.
9. AREAS OUTSIDE OF PAVED AREAS, WALKS, AND BUILDINGS ARE TO RECEIVE A MINIMUM 4" OF TOPSOIL.
10. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:
SPRING: APRIL 15 TO JUNE 15, FALL: AUGUST 15 TO SEPTEMBER 15
11. GRASS SEED MIXTURES SHALL BE APPLIED AT A RATE NO LESS THAN 100LBS PER ACRE OR AS RECOMMENDED BY MANUFACTURER.
12. TEMPORARY GRASS SEEDING SHALL BE PERENNIAL RYE GRASS APPLIED AT A RATE OF 100 LBS. PER ACRE. TEMPORARY SEED SHALL BE APPLIED TO TEMPORARY STOCKPILES OR IN AREAS WHERE GRADING WORK HAS BEEN SUSPENDED WITHIN 7 DAYS.

INSPECTION AND MAINTENANCE:

- REGULAR INSPECTION AND MAINTENANCE IS CRITICAL FOR THE EFFECTIVENESS OF E&S CONTROLS. THE RESPONSIBLE PARTY SHALL IMPLEMENT THE FOLLOWING THROUGHOUT THE CONSTRUCTION PERIOD UNTIL THE SITE IS STABILIZED.
1. PRIOR TO A MAJOR STORM IN WHICH THE NOAA ISSUES WARNINGS OF FLOODING, SEVERE WEATHER CONDITIONS OR EFFECTS, ALL E&S CONTROLS SHALL BE INSPECTED, MAINTAINED, REPAIRED AND/OR CLEANED TO ENSURE THEY ARE IN PROPER WORKING ORDER.
 2. ALL E&S CONTROLS SHALL BE INSPECTED, REPAIRED, AND CLEANED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES
 3. ALL STORMWATER STRUCTURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.1 INCHES AND CLEANED AS FOLLOWS:
A. CATCH BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH OF SUMP
B. SWALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ DEPTH
C. DEWATERING BASINS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ CAPACITY
D. FOREBAYS - WHEN COLLECTED SEDIMENT REACHES 6" DEPTH
 4. THE FOLLOWING ROUTINE INSPECTION AND MAINTENANCE SCHEDULE SHALL BE IMPLEMENTED:
A. ROADS AND DRIVEWAYS SHALL BE TRACKED MATERIALS SWEEP AS REQUIRED
B. TEMPORARY CONTROLS, INCLUDING ANTI-TRACKING APRON, SILT FENCE, SILT SACKS, & STRAW BALES SHALL BE INSPECTED WEEKLY AND CLEANED AS FOLLOWS:
i. ANTI-TRACKING APRON - REPLACE OR REPLACE STONE WHEN NECESSARY TO ENSURE SUFFICIENT CAPTURE OF SEDIMENTS WITHIN VOIDS
ii. SILT FENCE - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
iii. SILT SACKS - CLEAN PER MANUFACTURER'S RECOMMENDATIONS
iv. STRAW BALES - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
v. CHECK DAMS - REMOVE COLLECTED SEDIMENT WHEN LEVELS REACH ½ THE HEIGHT (MAX.)
 5. ALL STORMWATER STRUCTURES SHALL BE CLEANED AFTER REMOVAL OF E&S CONTROLS.

SCALE: 1" = 40'

PROJECT NUMBER: 00126 - 001

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YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
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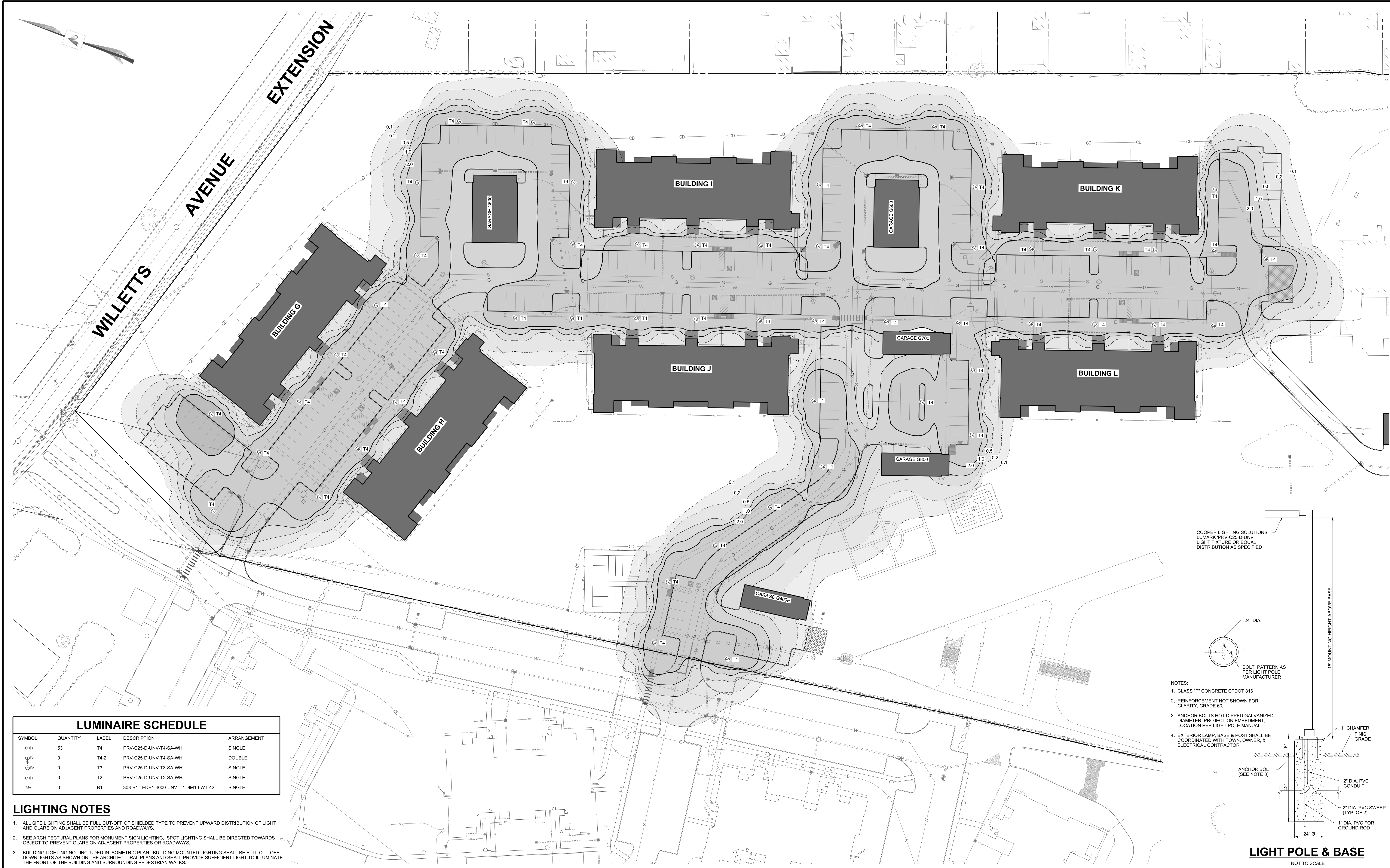
**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**

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E&S CONTROL PLAN

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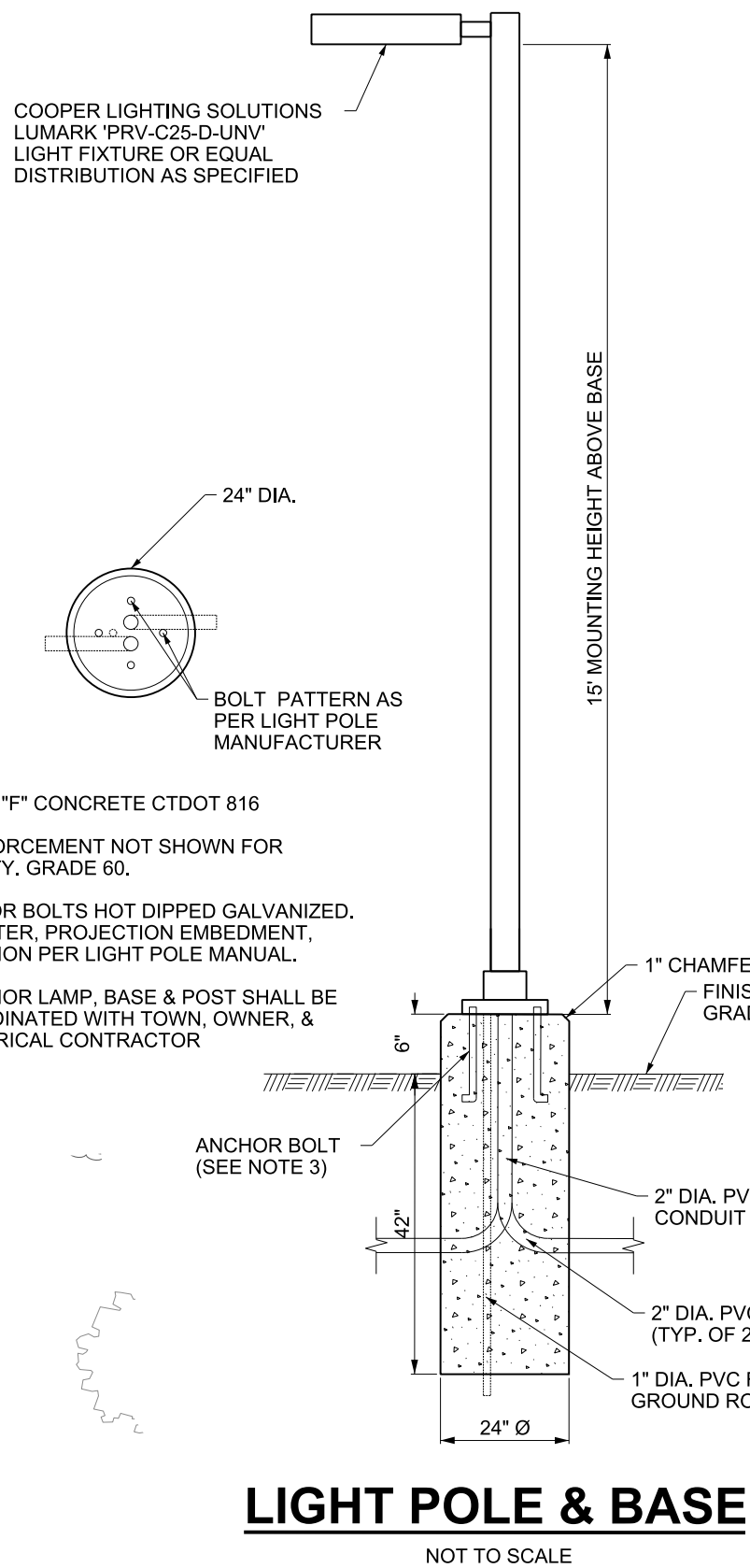
REVISION SUMMARY		SHEET 12 OF 19
DATE	DESCRIPTION PER TOWN CONDENSED COMMENTS	
5/2/23		DATE 3/16/23
		REVISED 5/2/23



LUMINAIRE SCHEDULE				
SYMBOL	QUANTITY	LABEL	DESCRIPTION	ARRANGEMENT
	53	T4	PRV-C25-D-UNV-T4-SA-WH	SINGLE
	0	T4-2	PRV-C25-D-UNV-T4-SA-WH	DOUBLE
	0	T3	PRV-C25-D-UNV-T3-SA-WH	SINGLE
	0	T2	PRV-C25-D-UNV-T2-SA-WH	SINGLE
	0	B1	303-B1-LED81-4000-UNV-T2-DIM10-WT-42	SINGLE

LIGHTING NOTES

- ALL SITE LIGHTING SHALL BE FULL CUT-OFF OF SHIELDED TYPE TO PREVENT UPWARD DISTRIBUTION OF LIGHT AND GLARE ON ADJACENT PROPERTIES OR ROADWAYS.
- SEE ARCHITECTURAL PLANS FOR MONUMENT SIGN LIGHTING. SPOT LIGHTING SHALL BE DIRECTED TOWARDS OBJECT TO PREVENT GLARE ON ADJACENT PROPERTIES OR ROADWAYS.
- BUILDING LIGHTING NOT INCLUDED IN ISOMETRIC PLAN. BUILDING MOUNTED LIGHTING SHALL BE FULL CUT-OFF DOWNLIGHTS AS SHOWN ON THE ARCHITECTURAL PLANS AND SHALL PROVIDE SUFFICIENT LIGHT TO ILLUMINATE THE FRONT OF THE BUILDING AND SURROUNDING PEDESTRIAN WALKS.



SCALE: 1" = 40'

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00126 - 001

YRC
YANTIC RIVER
CONSULTANTS, LLC

CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249
Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**

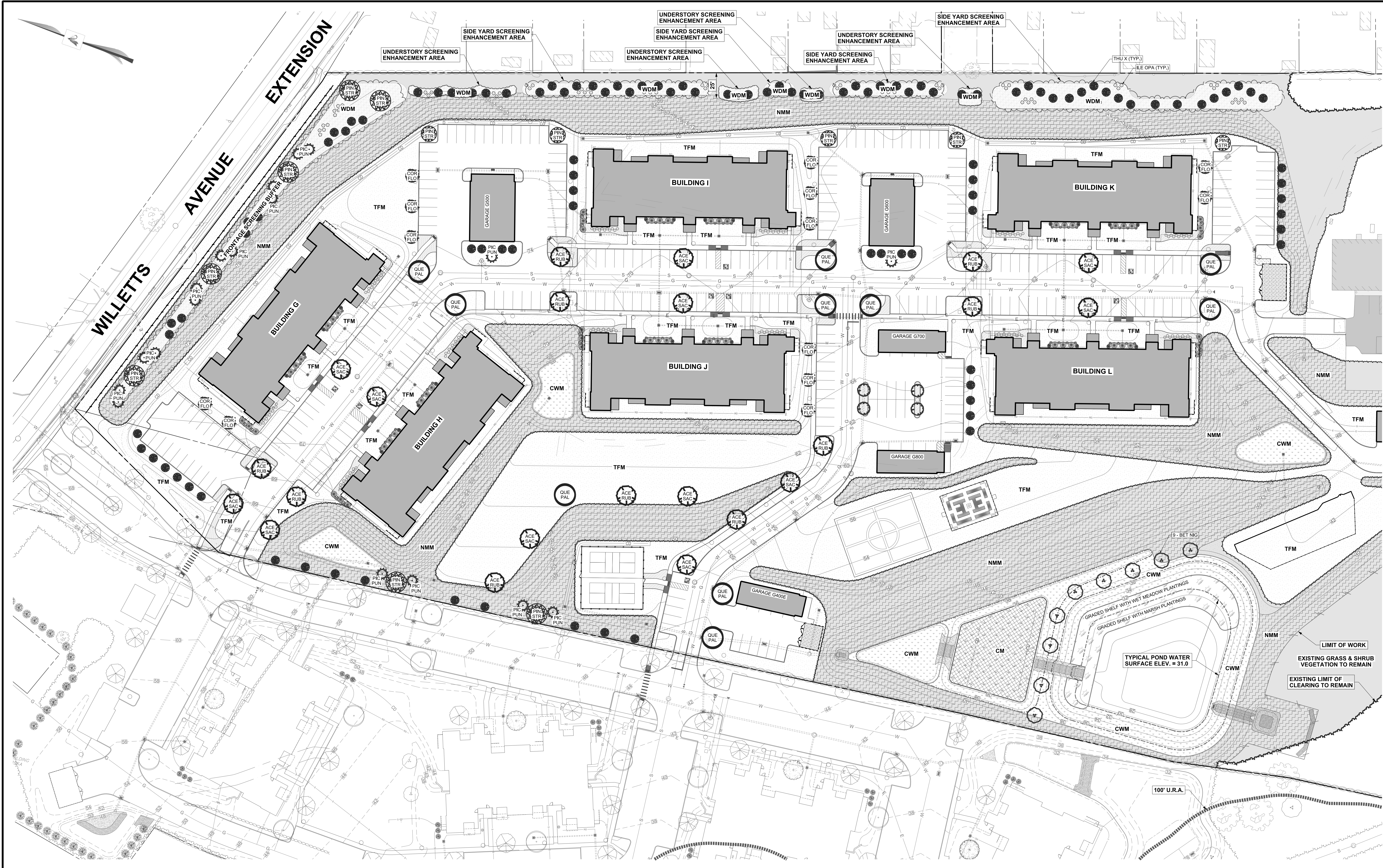
PREPARED FOR
SIG CON ASSOCIATES

LIGHTING PLAN

61 & 61A MYROCK AVE.

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	13 OF 19
5/2/23	PER TOWN CONDENSED COMMENTS	

DATE	DESCRIPTION
3/16/23	
5/2/23	



SCALE: 1" = 40'

PROJECT NUMBER:
00126 - 001

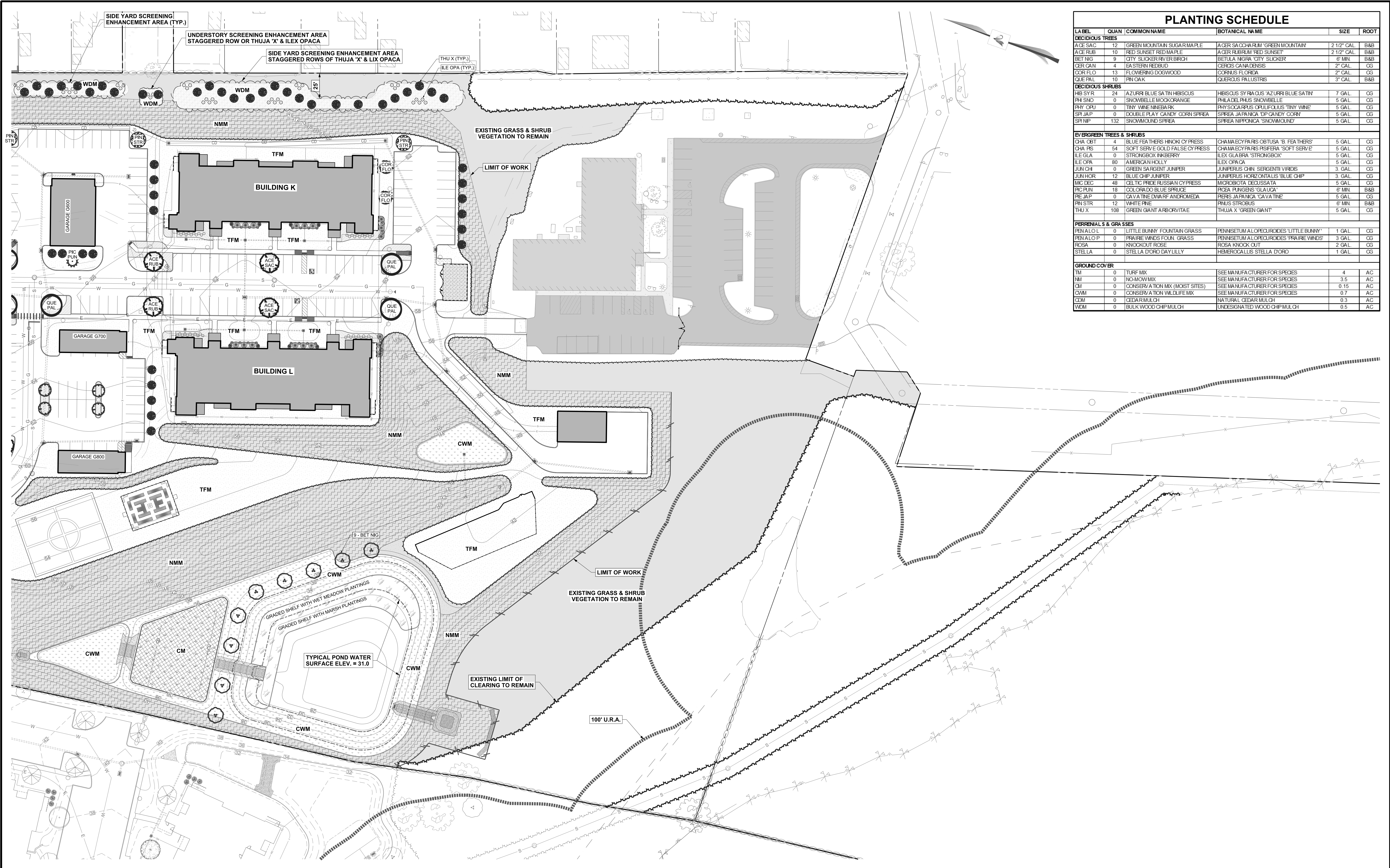


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PROFESSIONAL SEAL

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	14 OF 18
		DATE
		3/16/23
		REVISED

WATERFORD CENTRAL
SITE DEVELOPMENT PLANS
PREPARED FOR
SIG CON ASSOCIATES
LANDSCAPE PLAN
61 & 61A MYROCK AVE.
WATERFORD, CT



PLANTING SCHEDULE					
LABEL	QUAN	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
DECIDUOUS TREES					
ACE SAC	12	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	2 1/2" CAL	B&B
ACE RUB	10	RED SUNSET RED MAPLE	ACER RUBRUM 'RED SUNSET'	2 1/2" CAL	B&B
BET NIG	9	QTY SLICKER RIVER BIRCH	BETULA NIGRA 'QTY SLICKER'	6" MIN	B&B
CER CAN	4	EASTERN REDBUD	CERIS CANADENSIS	2" CAL	CG
COR FLO	13	FLOWERING DOGWOOD	CORNUS FLORIDA	2" CAL	CG
QUE PAL	10	PIN OAK	QUERCUS PALustris	3" CAL	B&B
DECIDUOUS SHRUBS					
HIB SYR	24	AZURRI BLUE SATIN HIBISCUS	HIBISCUS SYRIACUS 'AZURRI BLUE SATIN'	7 GAL	CG
RHI SNO	0	SNOWBELLE MOCKORANGE	PHILADELPHUS SNOWBELLE	5 GAL	CG
RAY OFU	0	TINY WINE NINEBARK	PHYSCALRUS OPULIFOLIUS 'TINY WINE'	5 GAL	CG
SP JAP	0	DOUBLE PLAY CANDY CORN SPirea	SPirea JAPONICA 'TIP CANDY CORN'	5 GAL	CG
SP NIP	132	SNOWMOUND SPirea	SPirea NIPPONICA 'SNOWMOUND'	5 GAL	CG
EVERGREEN TREES & SHRUBS					
CHA OBT	4	BLUE FEATHERS HINOKI CYPRESS	CHAMAECYPARIS OBTUSA 'B. FEATHERS'	5 GAL	CG
CHA PS	54	SOFT SERV'E GOLD FALSE CYPRESS	CHAMAECYPARIS PSIFERA 'SOFT SERV'E'	5 GAL	CG
ILE GLA	0	STRONGBOX INKBERRY	ILEX GLABRA 'STRONGBOX'	5 GAL	CG
ILE OPA	80	AMERICAN HOLLY	ILEX OPA CA	5 GAL	CG
JUN CHI	0	GREEN SARGENT JUNIPER	JUNIPERUS CHIN. SARGENTI VIRIDS	3 GAL	CG
JUN HOR	12	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	3 GAL	CG
MIC DEC	48	CELTIC PRIDE RUSSIAN CYPRESS	MICROBIOTA DECUSSATA	5 GAL	CG
PIC JUN	18	COLORADO BLUE SPRUCE	PICEA PLUNGENS 'GLAUCA'	6" MIN	B&B
PIE JAP	0	CAVATINE DWARF ANDROMEDA	PIERS JAPONICA 'CAVATINE'	5 GAL	CG
FIN STR	12	WHITE FINE	FINUS STROBUS	6" MIN	B&B
THU X	108	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	5 GAL	CG
PERENNIALS & GRASSES					
PEN ALO L	0	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GAL	CG
PEN ALO P	0	PRAIRIE WINDS FOUN. GRASS	PENNISETUM ALOPECUROIDES 'PRAIRIE WINDS'	3 GAL	CG
ROSA	0	KNOCKOUT ROSE	ROSA KNOCK OUT	2 GAL	CG
STELLA	0	STELLA D'ORO DAY LILLY	HEMEROCALLIS STELLA D'ORO	1 GAL	CG
GROUND COVER					
TM	0	TURF MIX	SEE MANUFACTURER FOR SPECIES	4	AC
NM	0	NO-MOW MIX	SEE MANUFACTURER FOR SPECIES	3.5	AC
CM	0	CONSERVATION MIX (MOIST SITES)	SEE MANUFACTURER FOR SPECIES	0.15	AC
CWM	0	CONSERVATION WILDLIFE MIX	SEE MANUFACTURER FOR SPECIES	0.7	AC
CDM	0	CEDAR MULCH	NATURAL CEDAR MULCH	0.3	AC
WDM	0	BULK WOOD CHIP MULCH	UNDESIGNATED WOOD CHIP MULCH	0.5	AC

SCALE: 1" = 40'

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PROFESSIONAL SEAL

WATERFORD CENTRAL
SITE DEVELOPMENT PLANS

PREPARED FOR
SIG CON ASSOCIATES

LANDSCAPE PLAN

REVISION SUMMARY

DATE	DESCRIPTION
5/2/23	PER TOWN CONDENSED COMMENTS

SHEET

15 OF 19

DATE

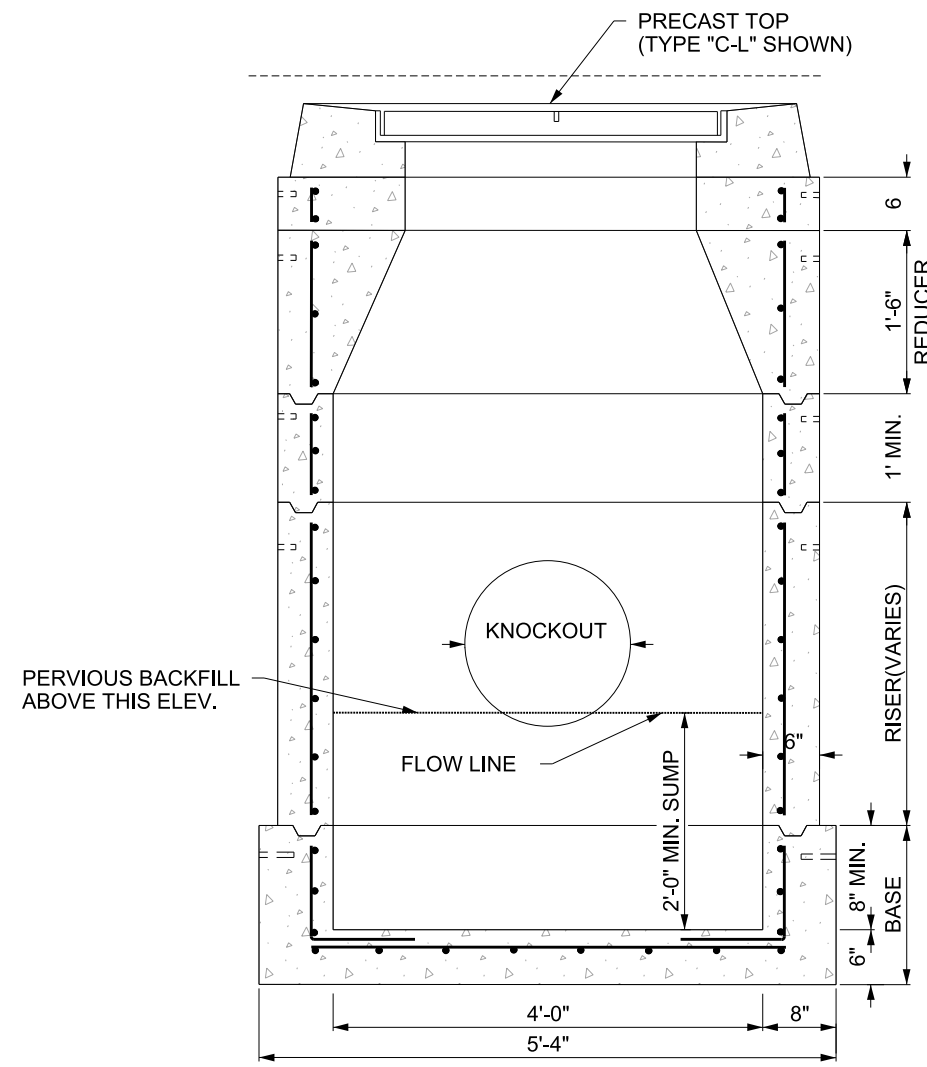
3/16/23

REVISED

5/2/23

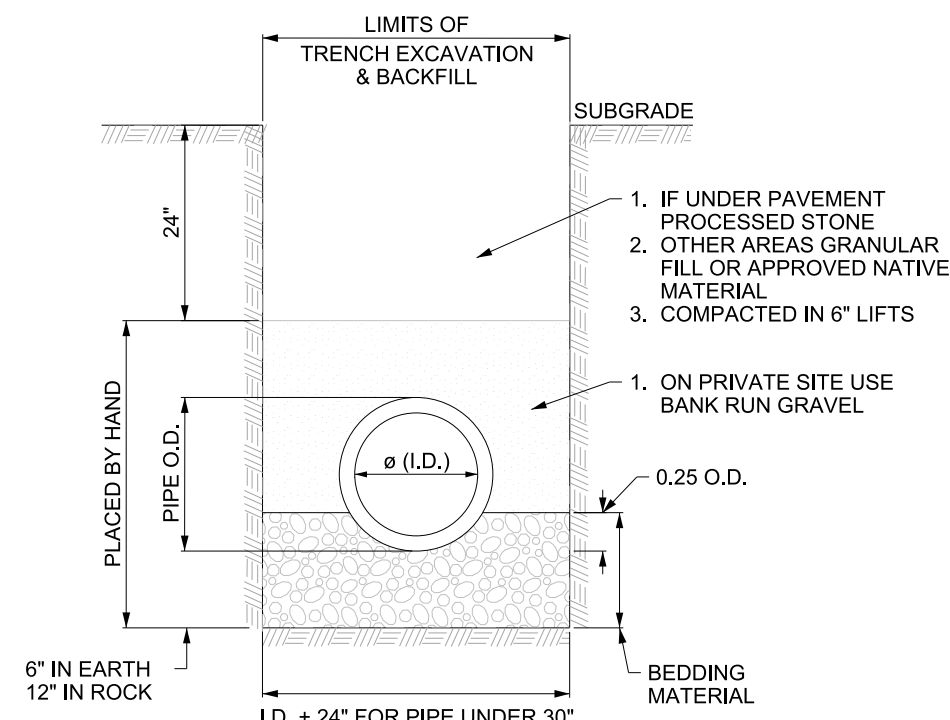
61 & 61A MYROCK AVE.

WATERFORD, CT



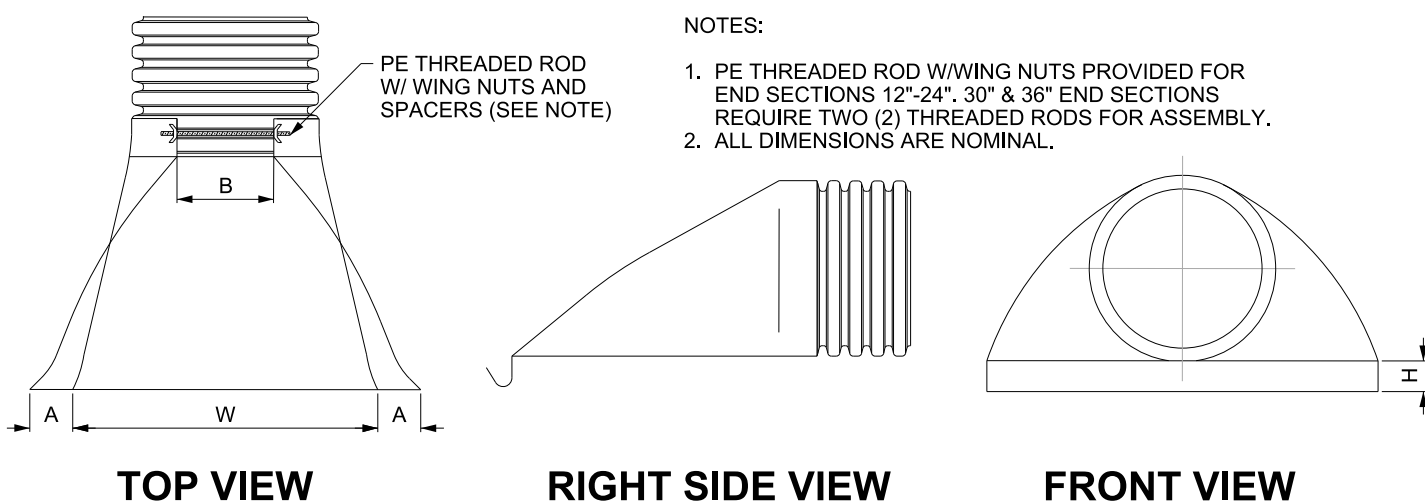
**TYPE "C", "CL" OR "CG"
STANDARD CATCH BASIN**

NOT TO SCALE



TRENCHING & BACKFILLING

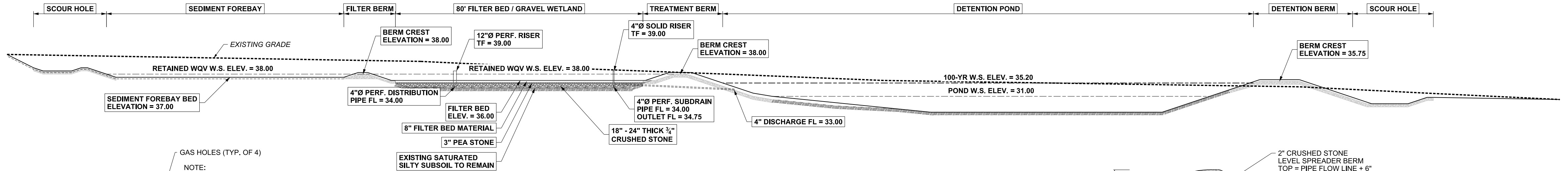
NOT TO SCALE



FLARED END DETAIL

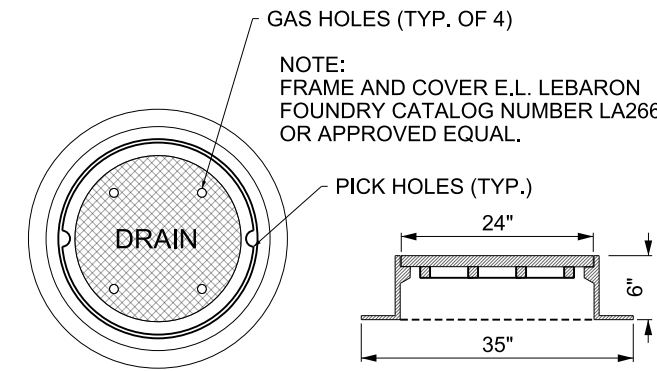
NOT TO SCALE

PART #	PIPE SIZE	A	B (MAX.)	H	L	W
1210NP	12"	6.5"	10.00"	6.5"	25.00"	29.00"
1510NP	15"	6.5"	10.00"	6.5"	25.00"	29.00"
1810NP	18"	7.5"	15.00"	6.5"	32.00"	35.00"
2410NP	24"	7.5"	18.00"	6.5"	36.00"	45.00"
3015NP	30"	7.5"	12.00"	8.6"	58.00"	63.00"
3615NP	36"	7.5"	25.00"	8.6"	58.00"	63.00"



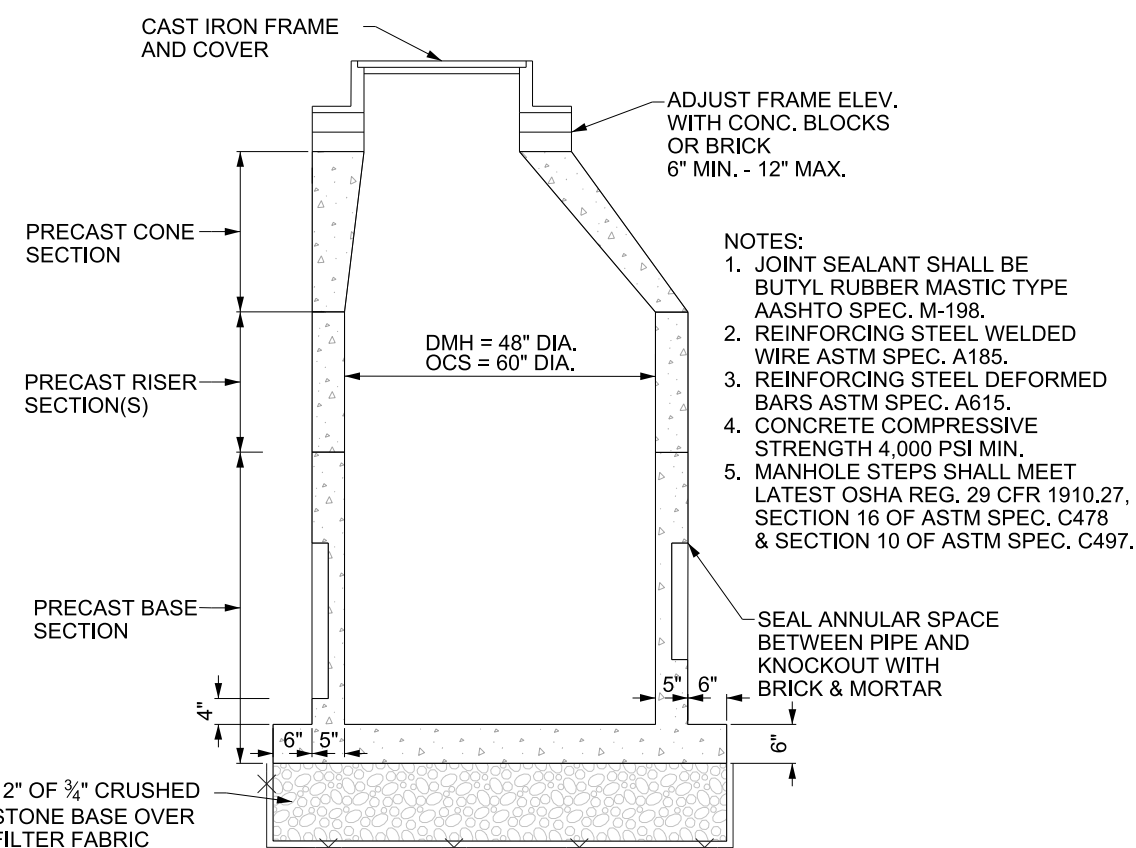
TREATMENT & DETENTION SECTION

NOT TO SCALE



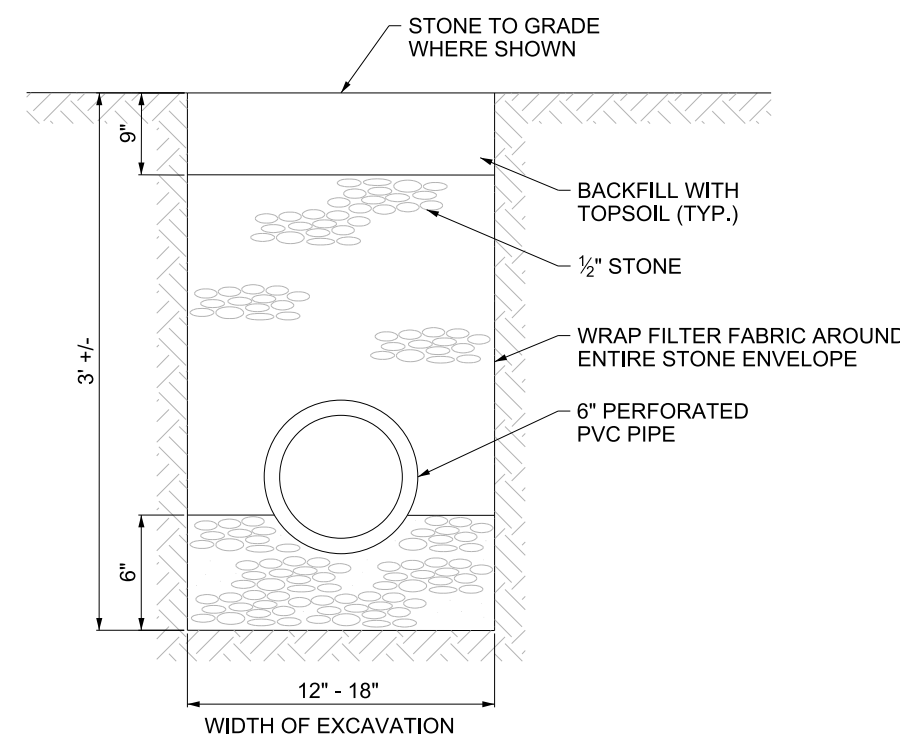
FRAME & COVER DETAIL

NOT TO SCALE



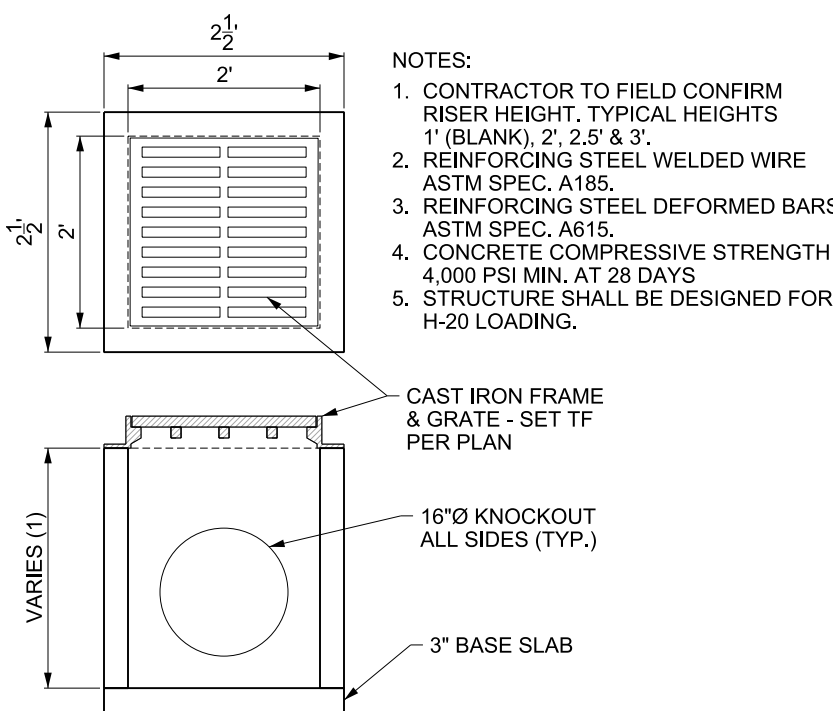
PRECAST STORM DRAIN MANHOLE

NOT TO SCALE



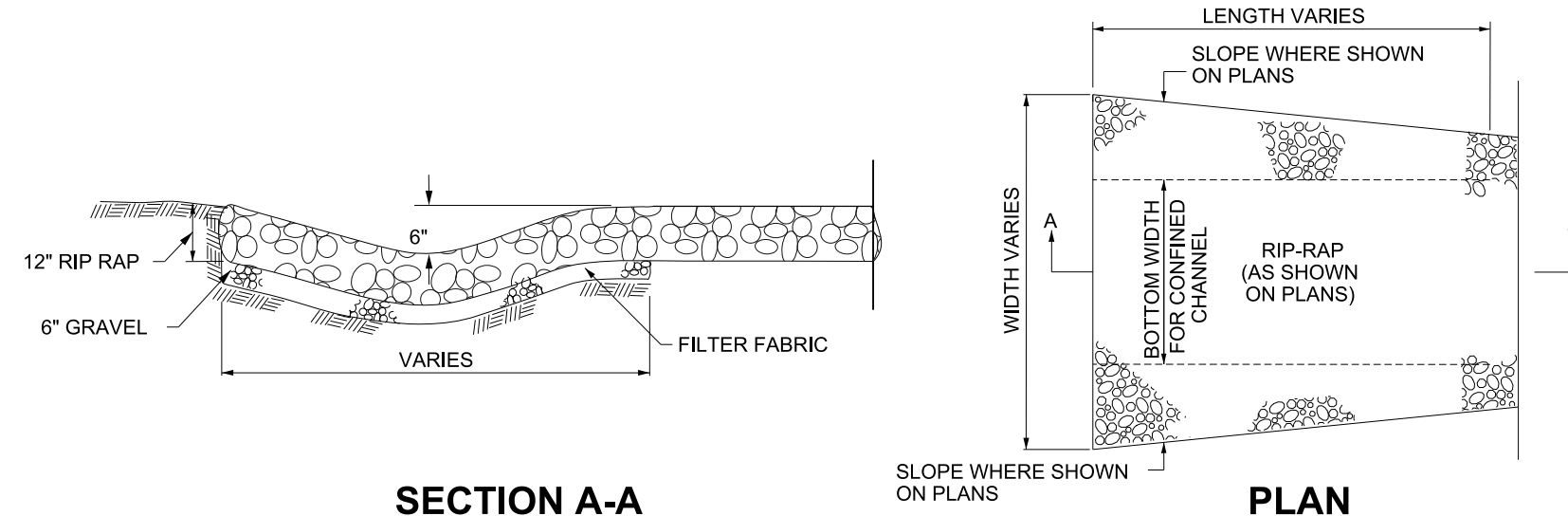
CURTAIN DRAIN DETAIL

NOT TO SCALE



YARD DRAIN

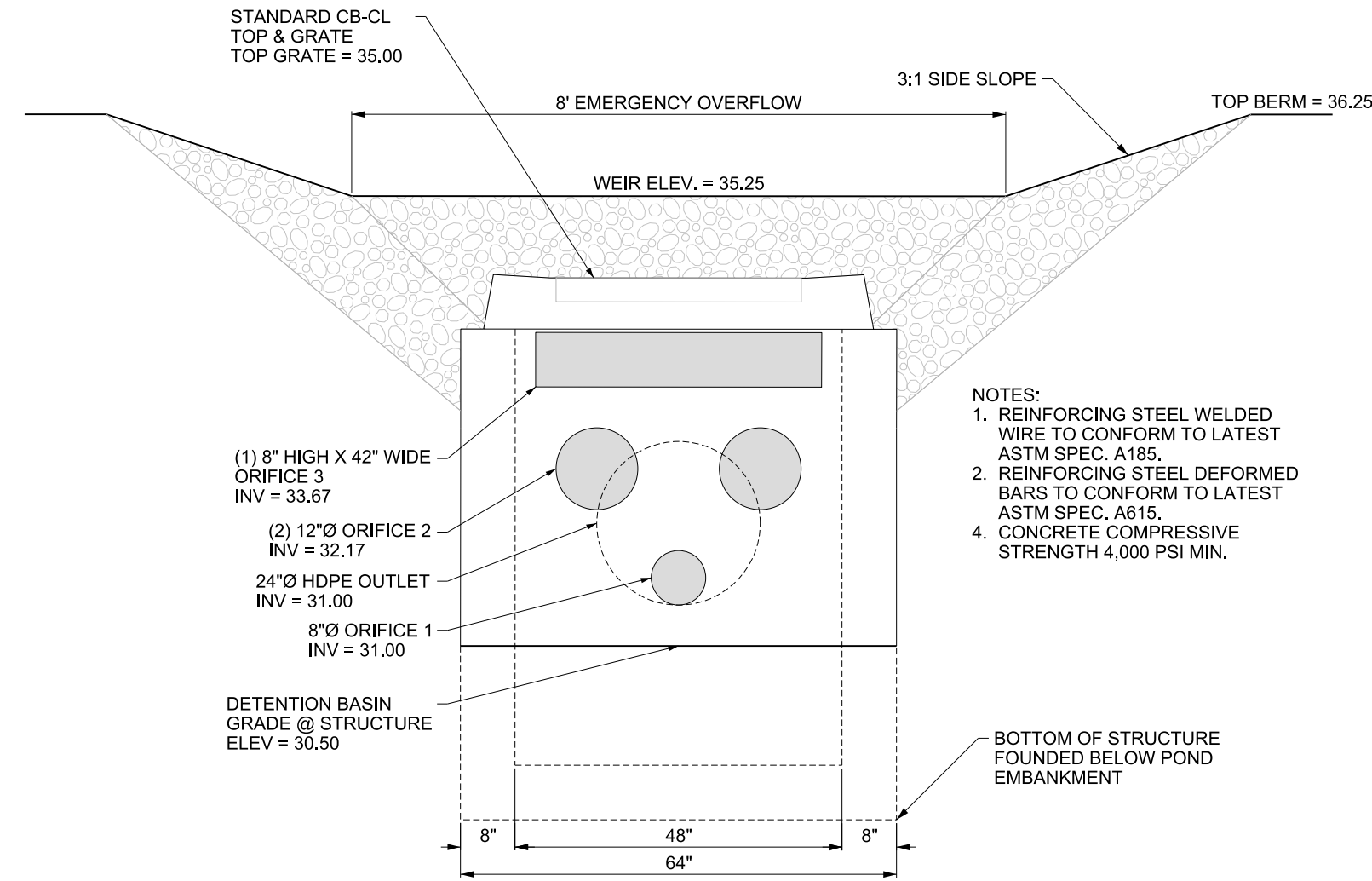
NOT TO SCALE



SECTION A-A

RIPRAP SPLASH PAD

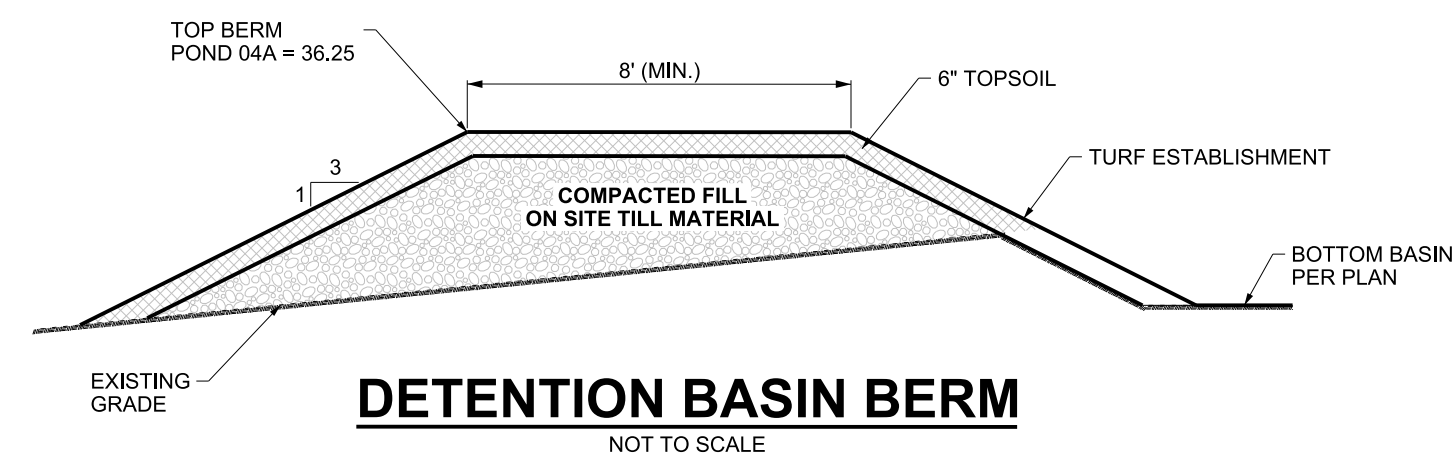
NOT TO SCALE



FRONT

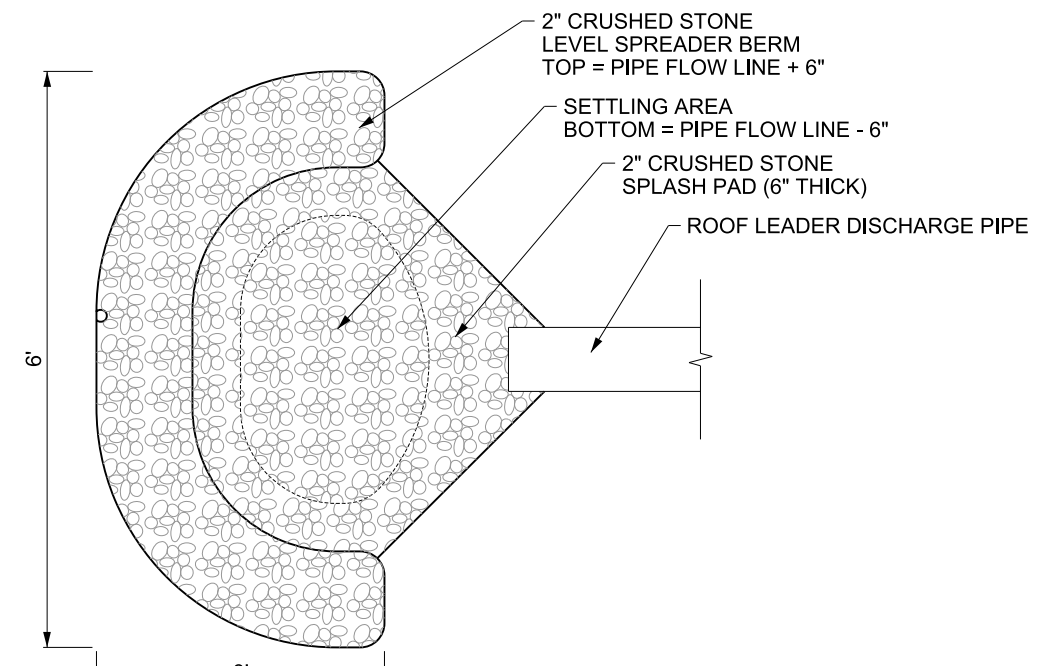
OCS 04A

NOT TO SCALE



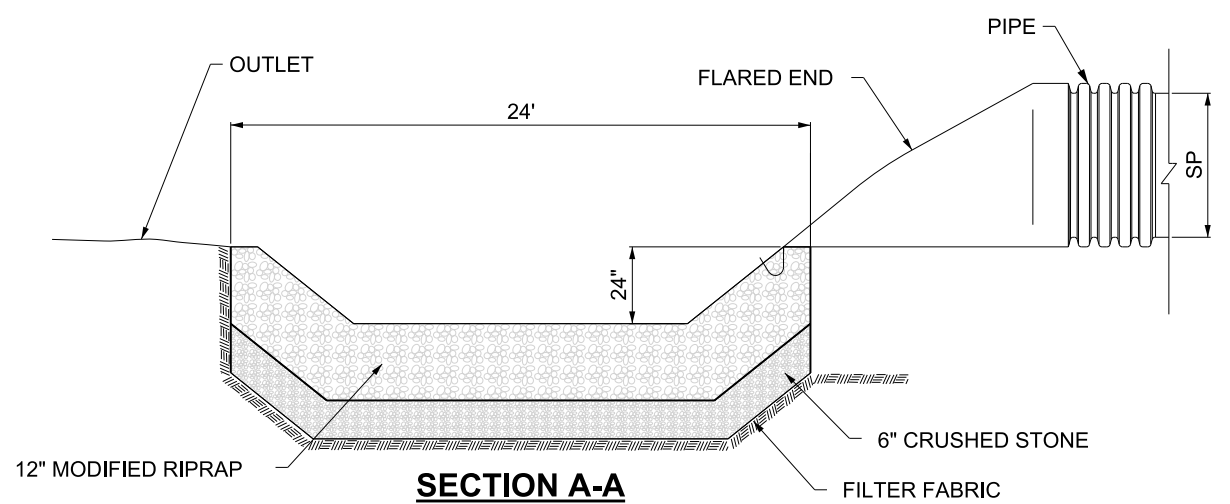
DETENTION BASIN BERM

NOT TO SCALE

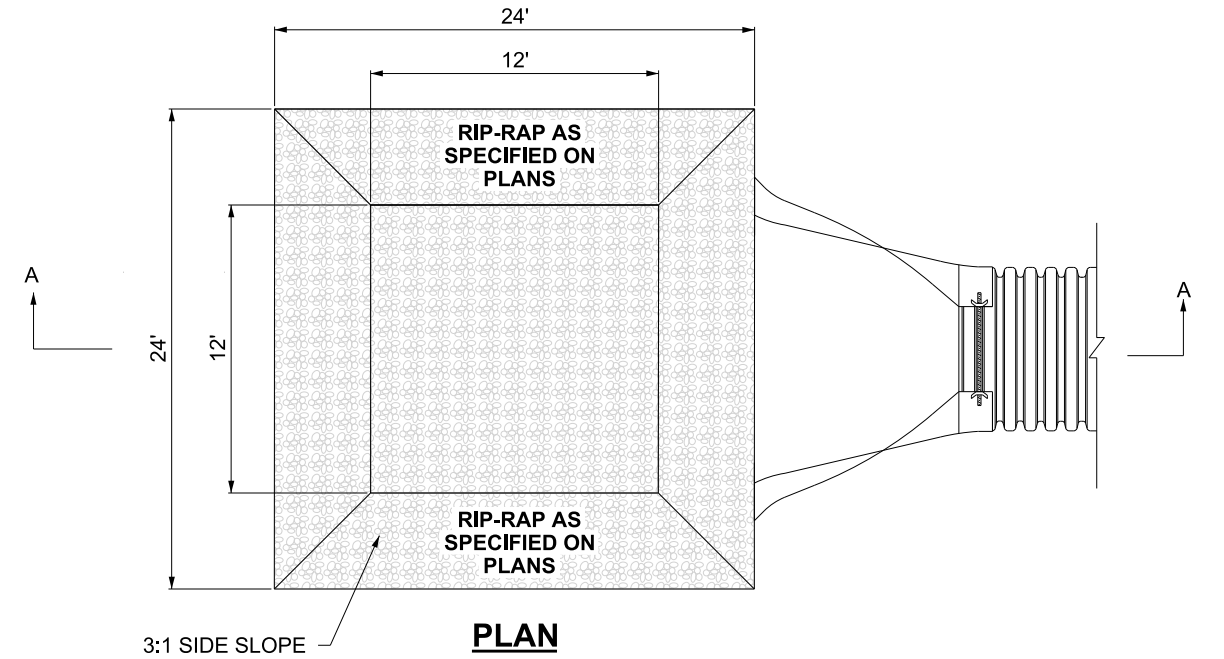


ROOF LEADER SPLASH PAD

NOT TO SCALE



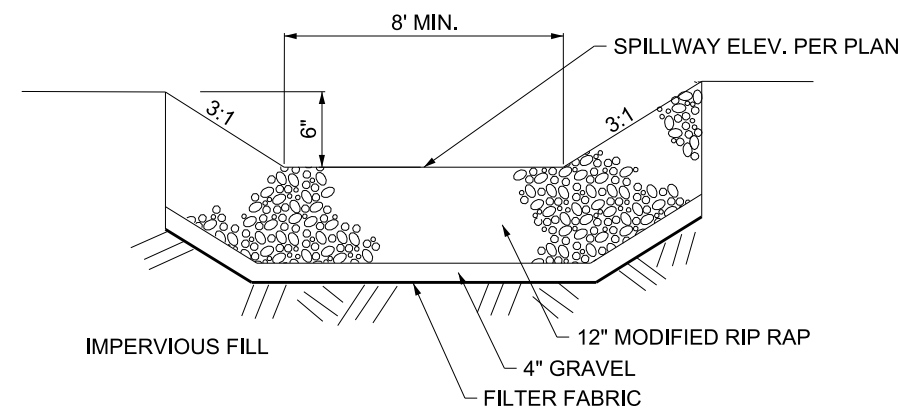
SECTION A-A



PLAN

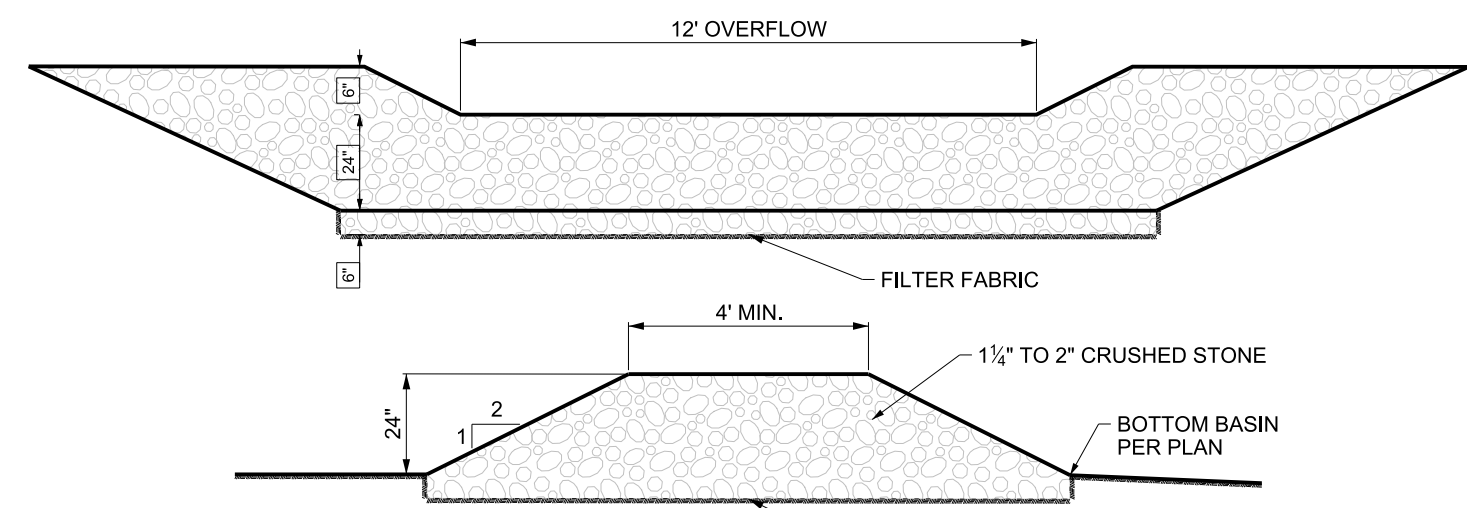
PREFORMED SCOUR HOLE (TYPE 2)

NOT TO SCALE



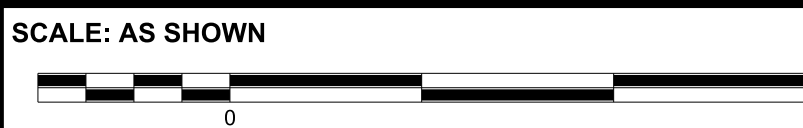
SPLILLWAY DETAIL

NOT TO SCALE



SEDIMENT FOREBAY FILTER BERM

NOT TO SCALE



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PROFESSIONAL SEAL

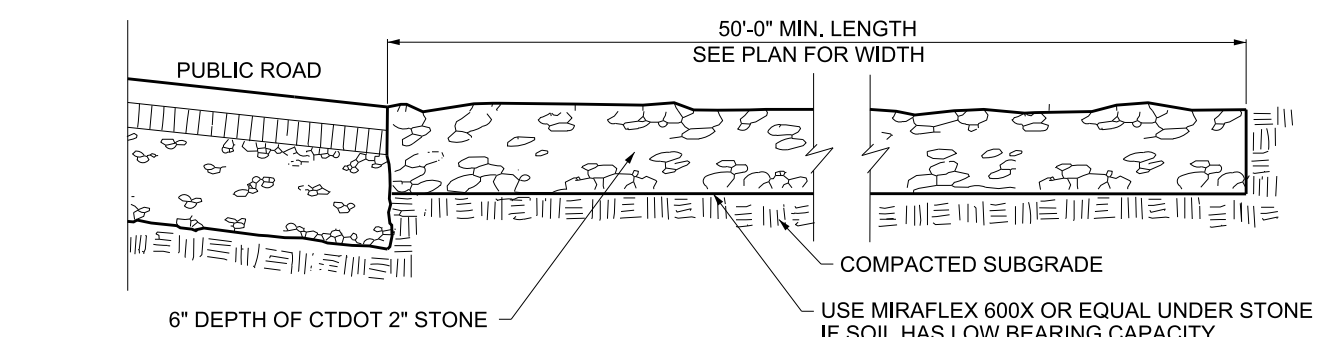
**WATERFORD CENTRAL
SITE DEVELOPMENT PLANS**
PREPARED FOR
SIG CON ASSOCIATES
DETAILS

61 & 61A MYROCK AVENUE

WATERFORD, CT

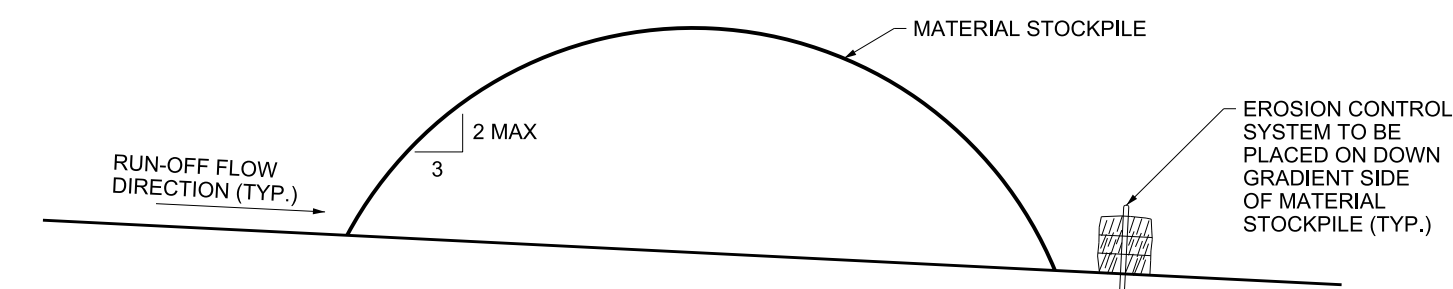
REVISION SUMMARY	
DATE	DESCRIPTION
5/2/23	PER TOWN CONDENSED COMMENTS

SHEET	17 OF 19
DATE	3/16/23
REVISED	5/2/23



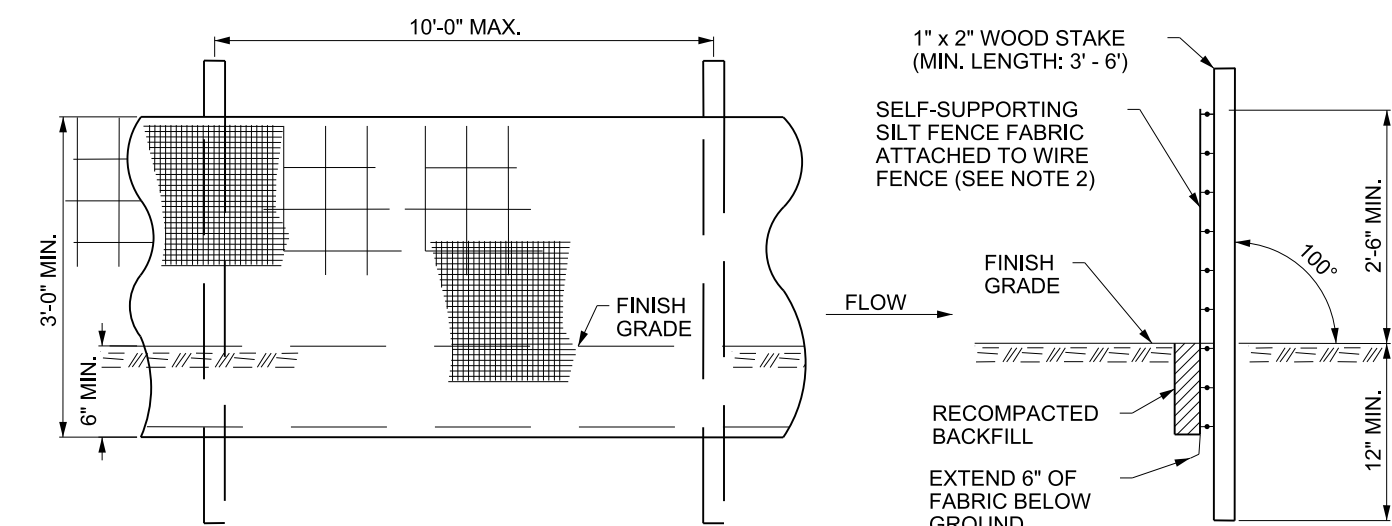
ANTI-TRACKING PAD DETAIL

NOT TO SCALE



SOIL STOCKPILE DETAIL

NOT TO SCALE



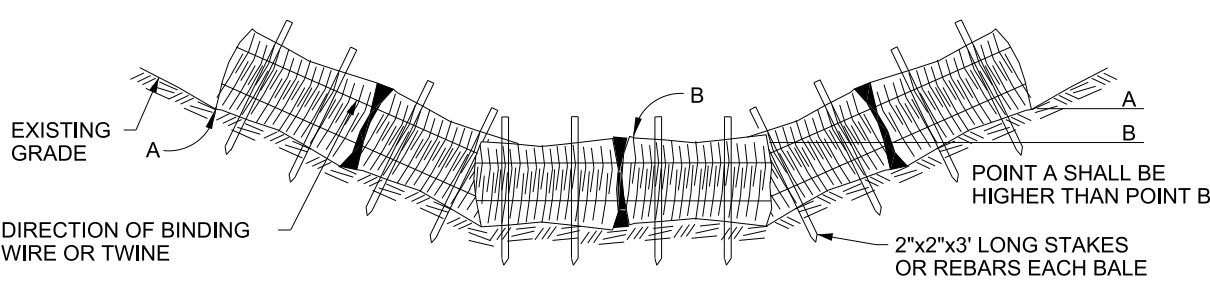
ELEVATION

SECTION

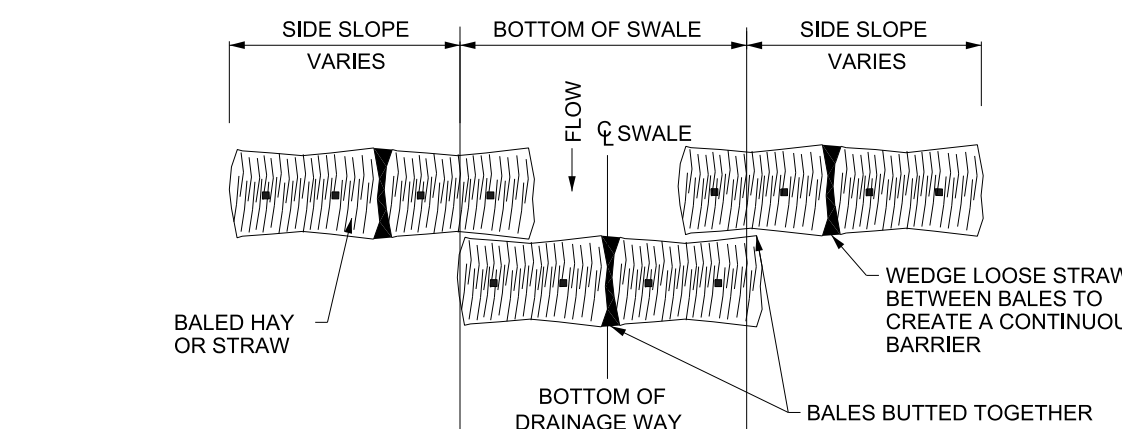
- NOTES:
1. INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
 2. SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5" # STEEL, L.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
 3. SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON,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

SILT FENCE

NOT TO SCALE



SECTION AT SWALE



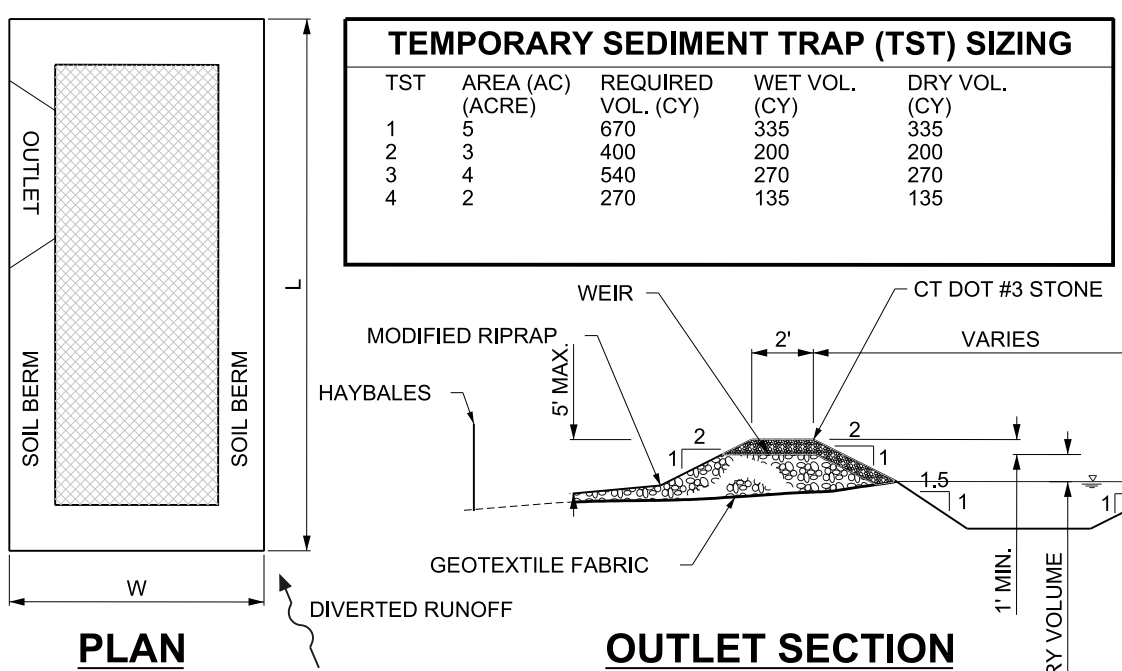
PLAN

HAY BALES AT SWALE

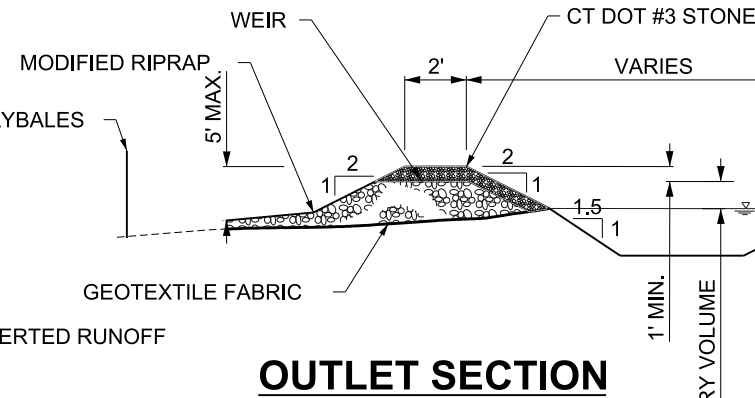
NOT TO SCALE

MAINTENANCE:

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



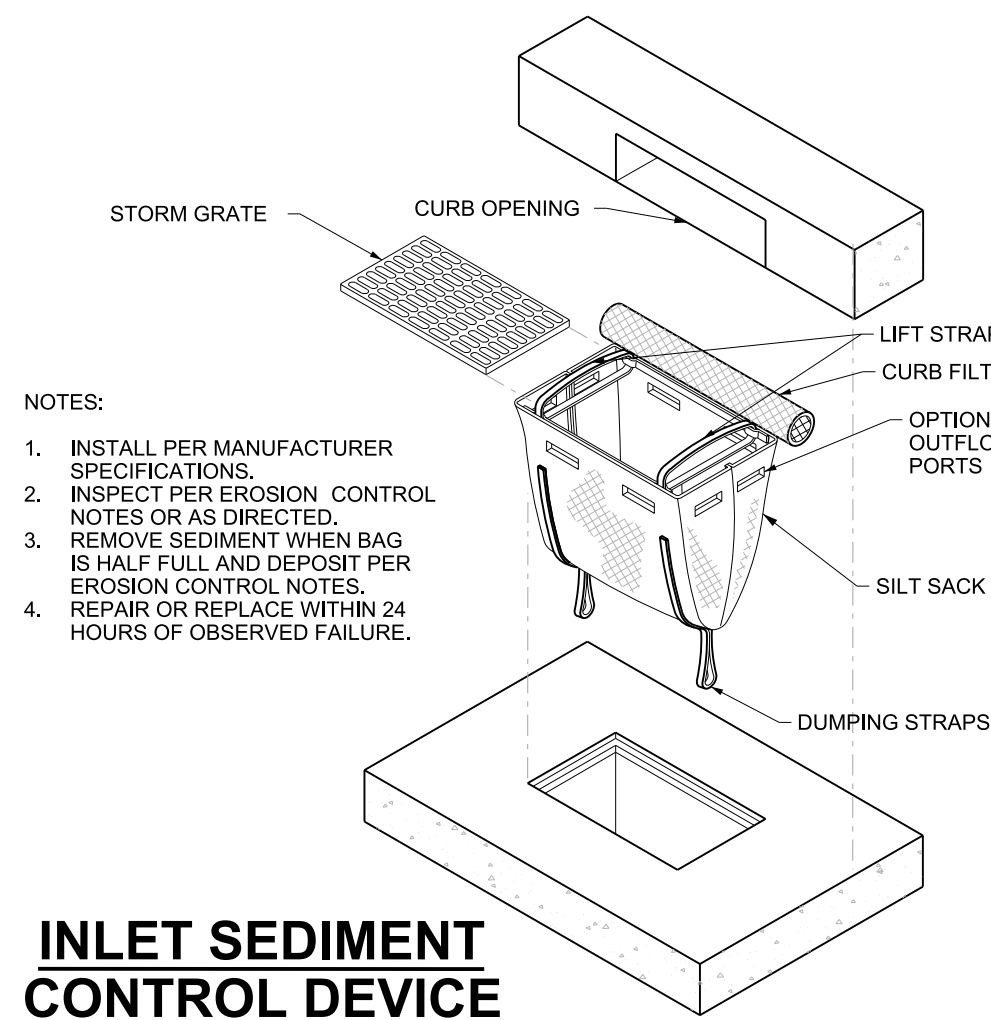
TST	AREA (AC)	REQUIRED VOL. (CY)	WET VOL. (CY)	DRY VOL. (CY)
1	5	670	335	335
2	3	400	200	200
3	4	540	270	270
4	2	270	135	135



OUTLET SECTION

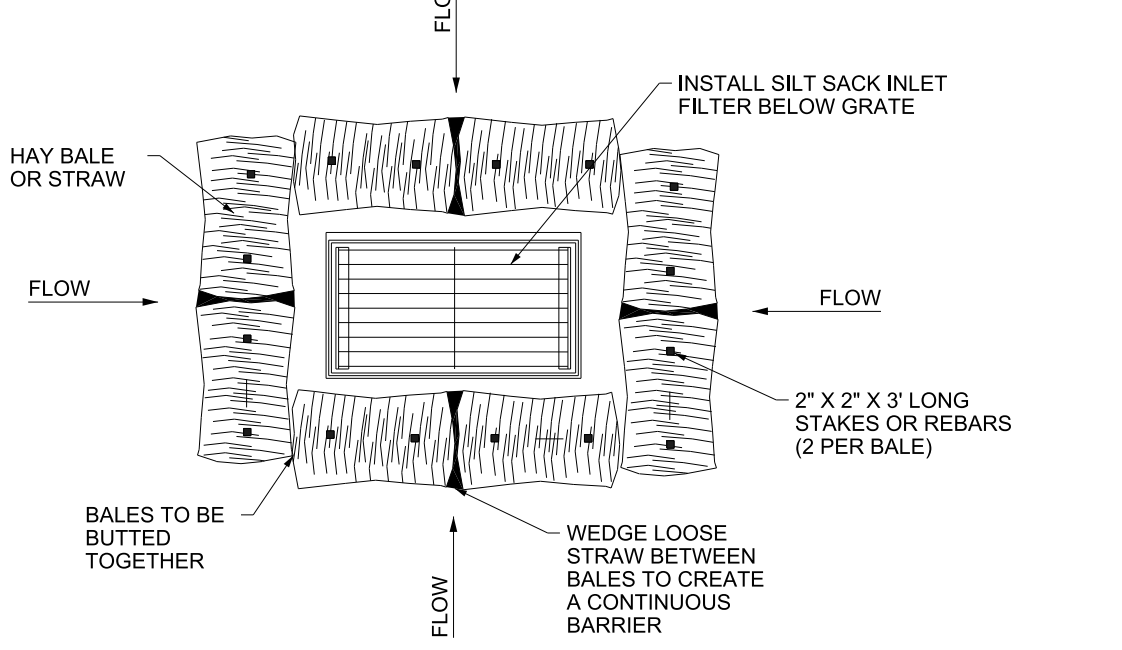
TEMPORARY SEDIMENT TRAP

NOT TO SCALE



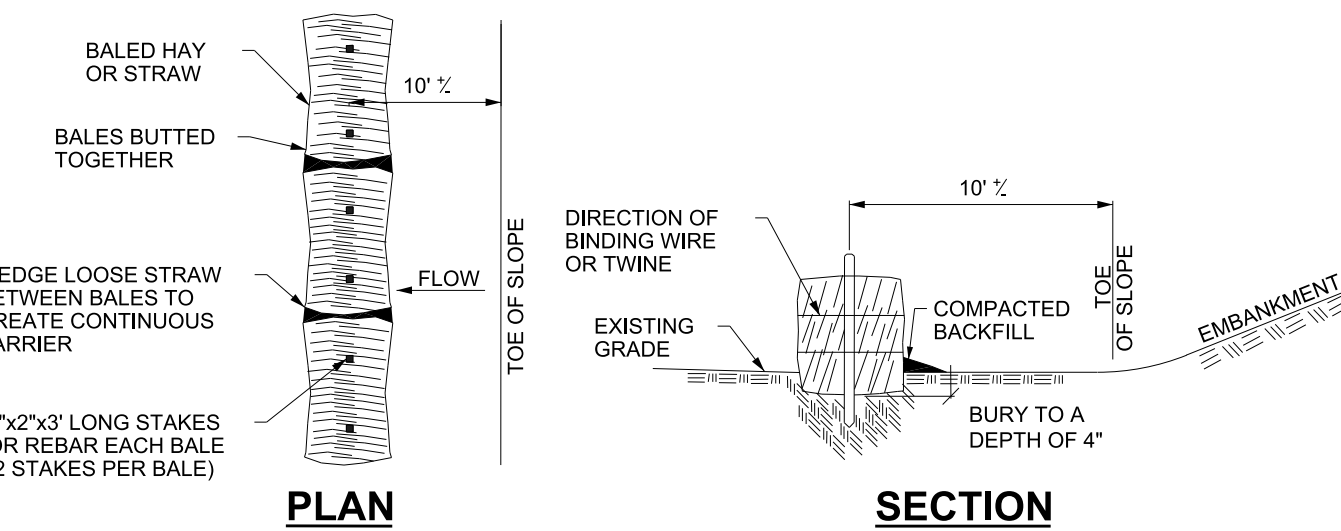
INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE



HAY BALES AROUND CATCH BASIN

NOT TO SCALE

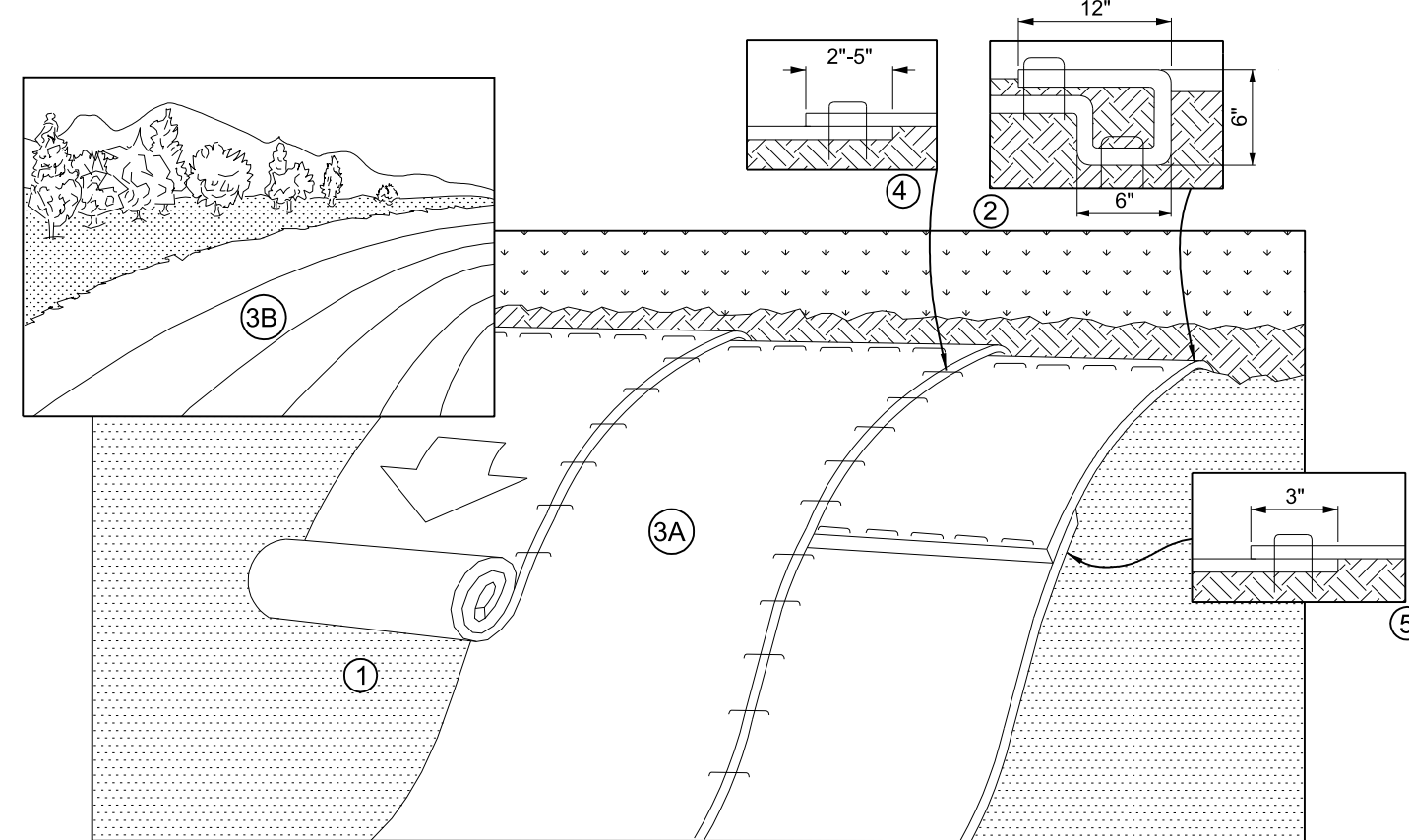


PLAN

SECTION

HAY BALES AT TOE OF SLOPE

NOT TO SCALE

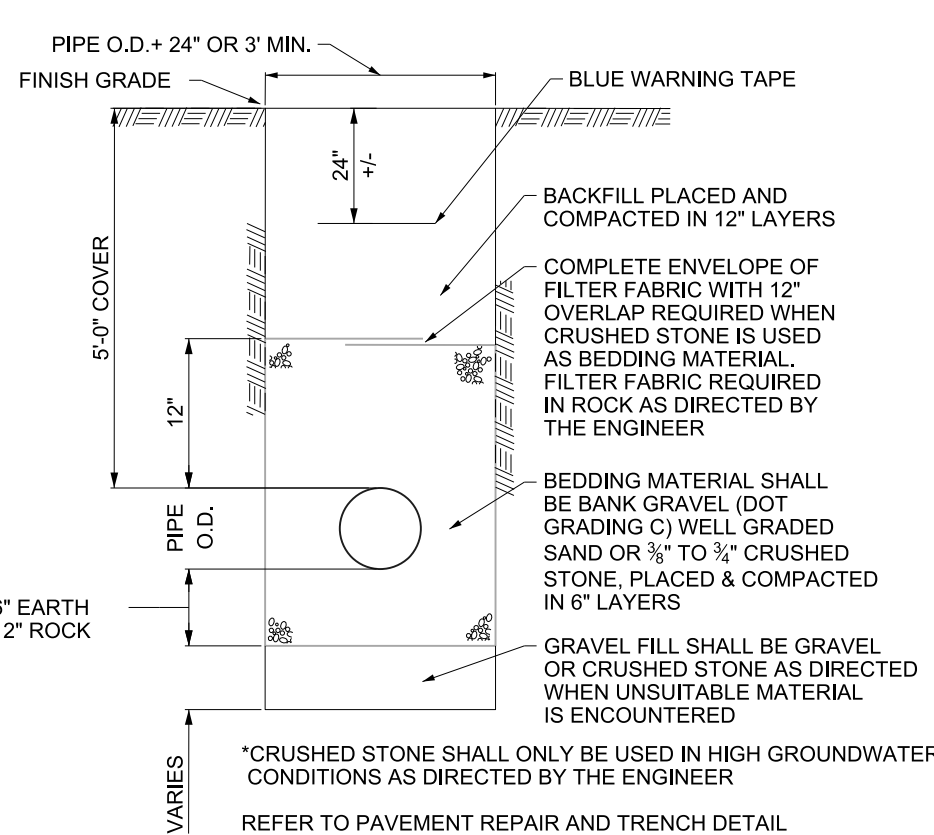


NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING AND NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2'-5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.

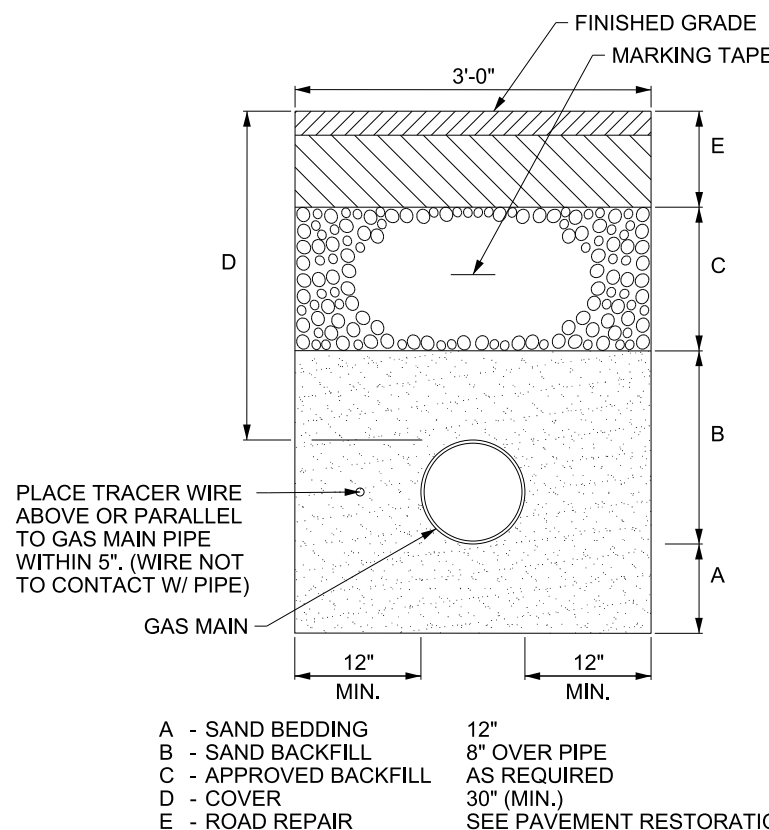
EROSION CONTROL BLANKET SLOPE INSTALLATION

NOT TO SCALE



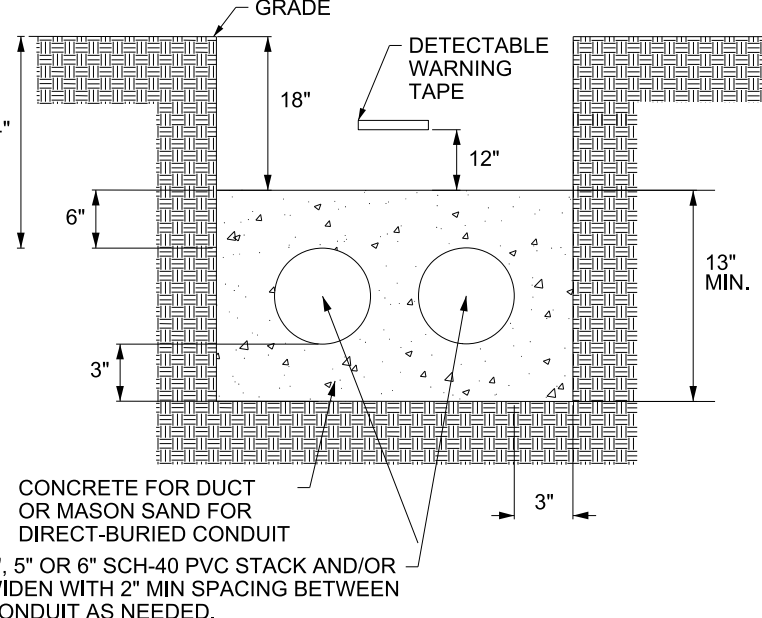
TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE



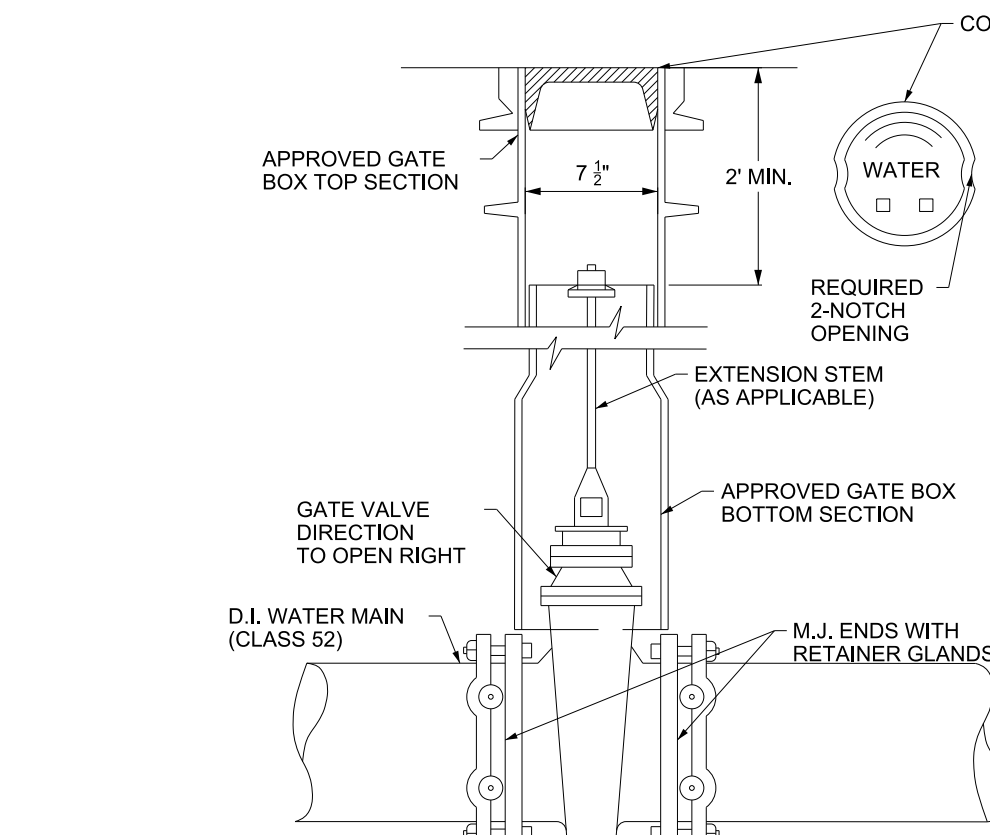
GAS MAIN TRENCH DETAIL

NOT TO SCALE



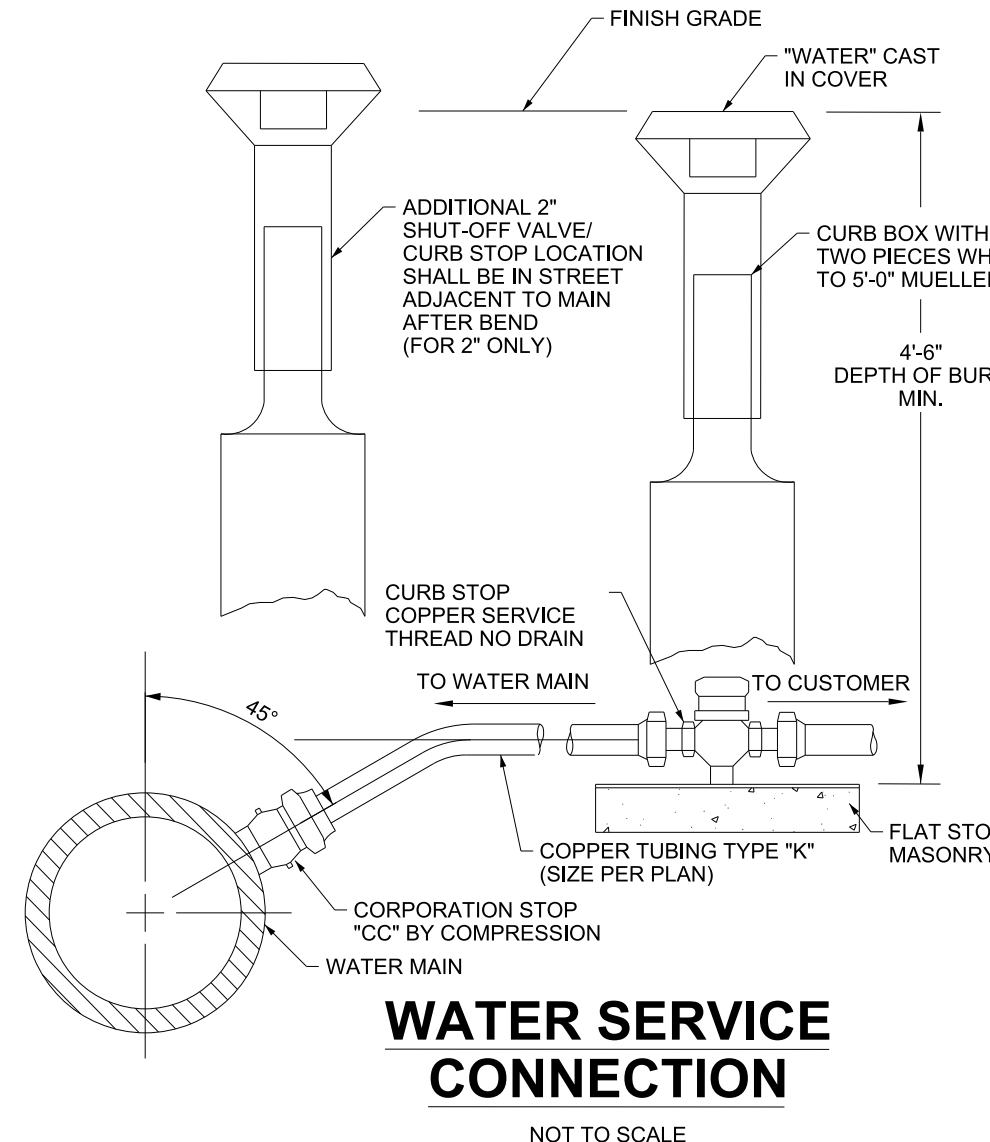
TYPICAL U/G CONDUIT OR DUCT BANK

NOT TO SCALE



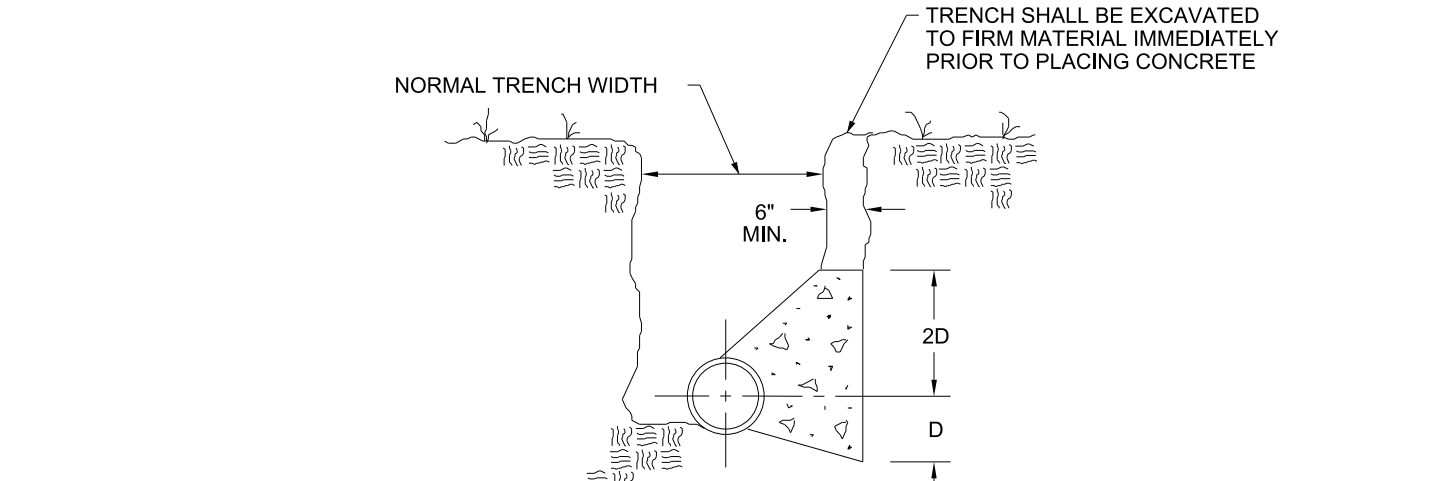
12" OR LESS VERTICAL GATE VALVE AND GATE BOX

NOT TO SCALE



WATER SERVICE CONNECTION

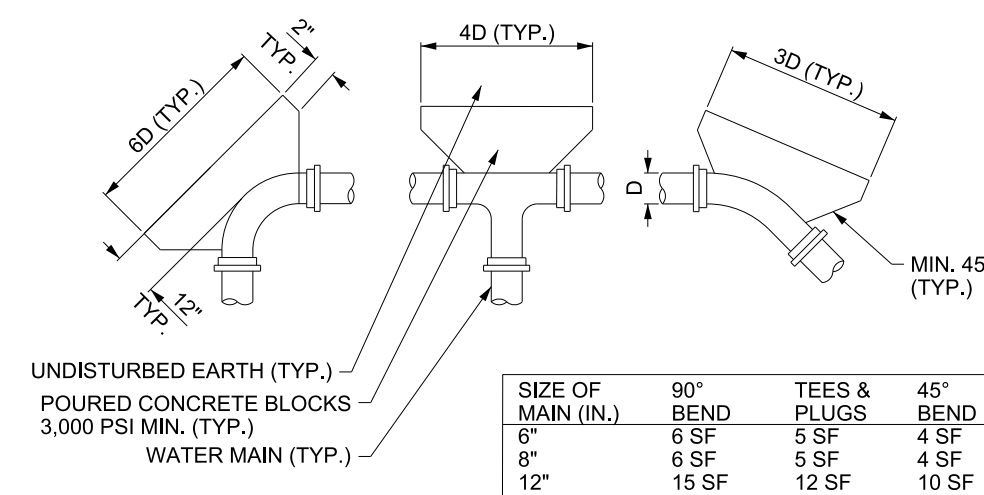
NOT TO SCALE



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

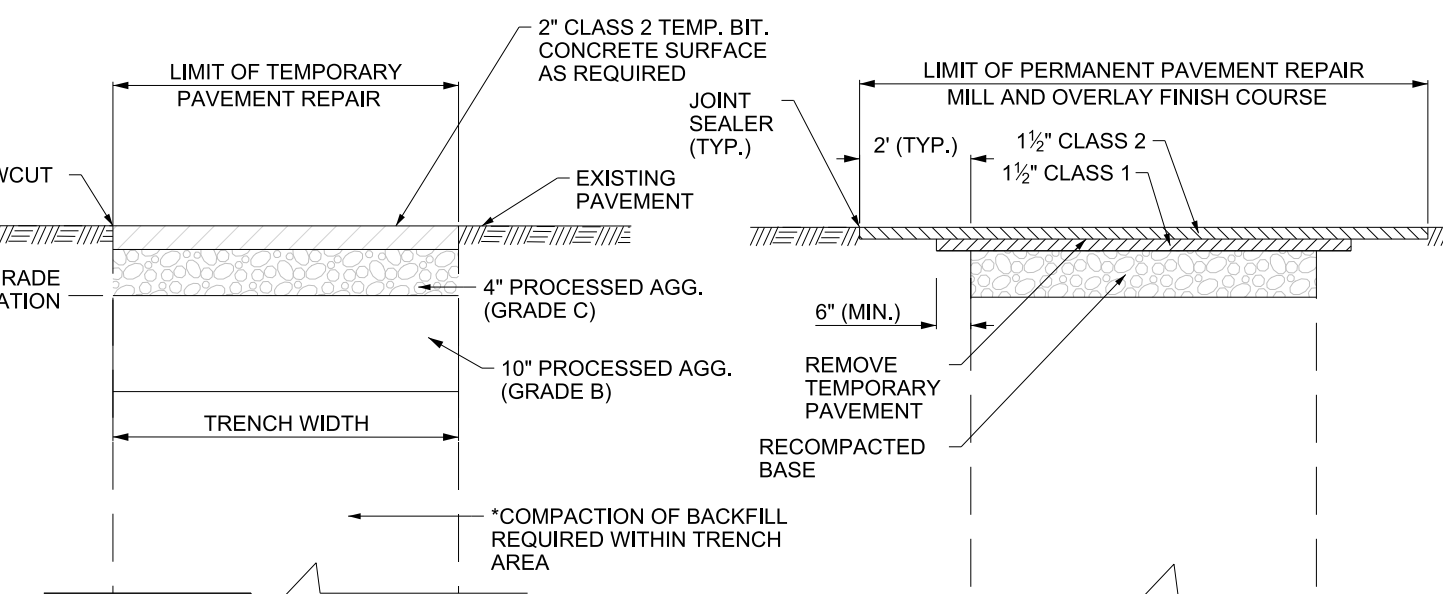
THRUST BLOCKING SECTION DETAIL

NOT TO SCALE



TYPICAL THRUST BLOCKING DETAIL

NOT TO SCALE



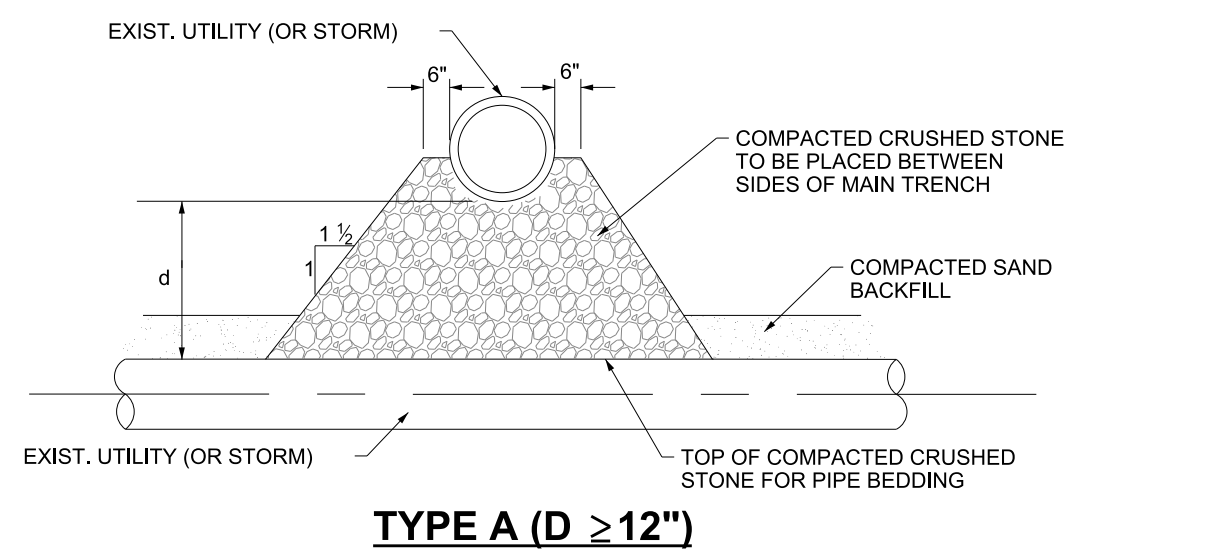
TEMPORARY REPAIR

PERMANENT REPAIR

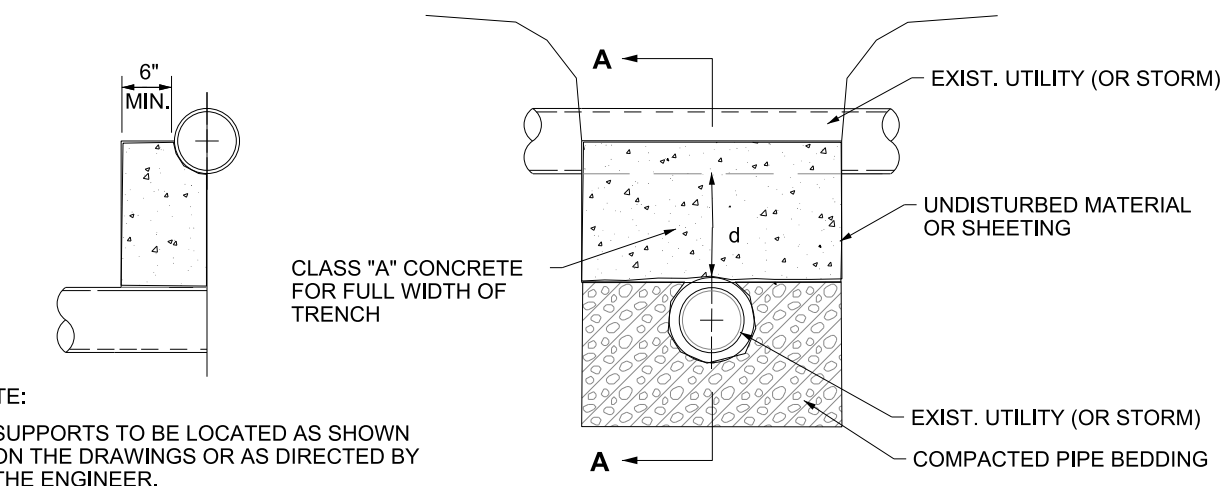
- NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH TOWN OF WATERFORD STANDARDS OR AS OTHERWISE DETERMINED IN THE FIELD BY THE ENGINEER.

PAVEMENT RESTORATION OVER TRENCH

NOT TO SCALE



TYPE A (D ≥ 12")



TYPE B (D < 12")

NOTE:

1. SUPPORTS TO BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE ENGINEER.

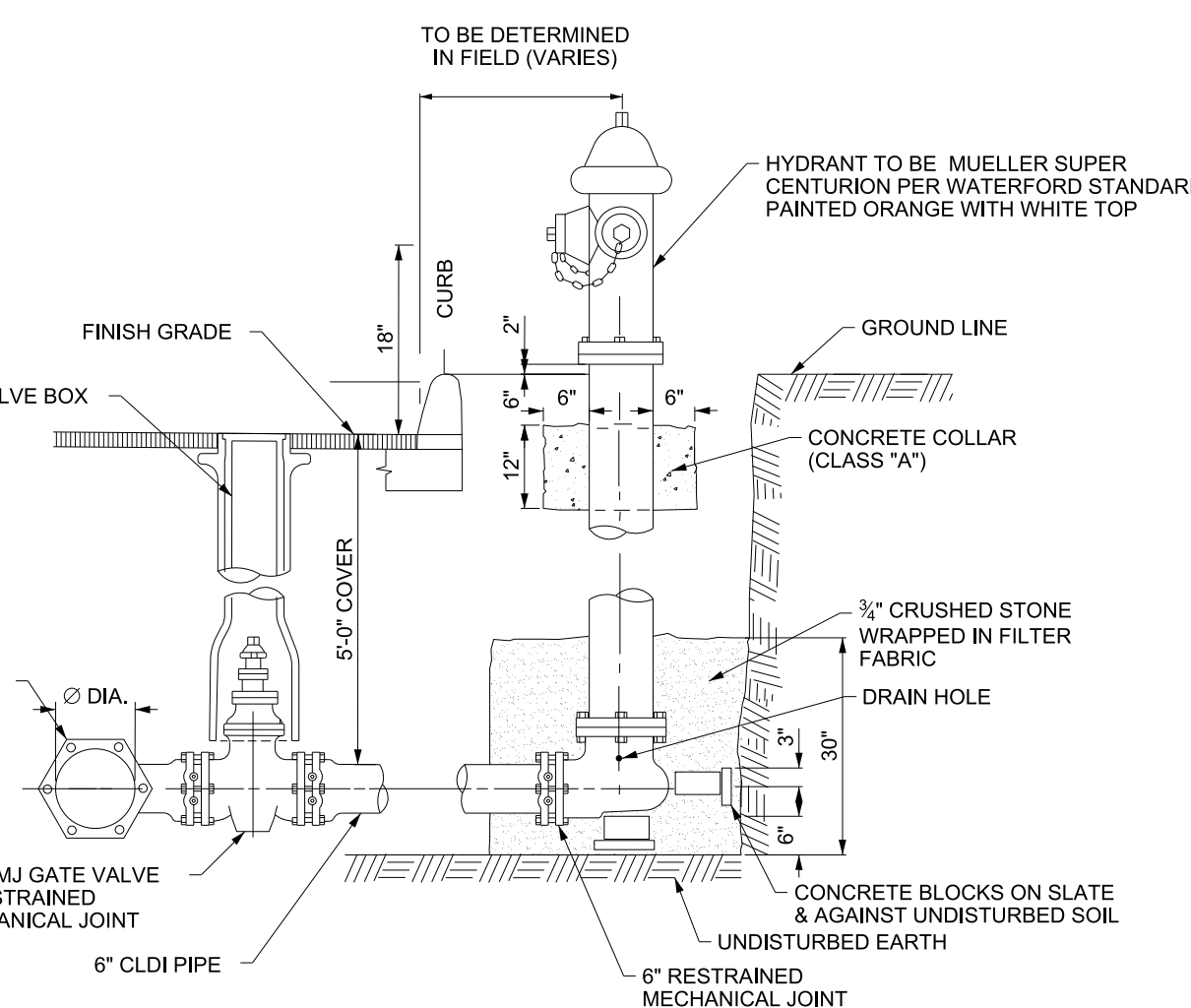
HALF SECTION A-A

NOTES:

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

TYPICAL SUPPORT FOR UTILITIES

NOT TO SCALE



NOTES:

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

TYPICAL HYDRANT ASSEMBLY DETAIL

NOT TO SCALE



PROJECT NUMBER:

00096 - 001



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PROFESSIONAL SEAL

WATERFORD CENTRAL SITE DEVELOPMENT PLANS

PREPARED FOR
SIG CON ASSOCIATES

DETAILS

61 & 61A MYROCK AVENUE

WATERFORD, CT

REVISION SUMMARY

DATE DESCRIPTION

5/2/23 PER TOWN CONDENSED COMMENTS

SHEET

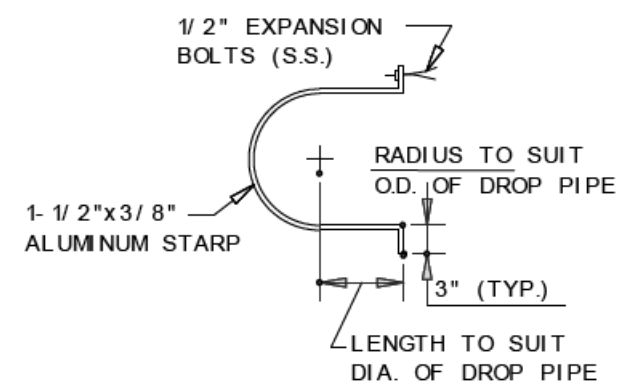
18 OF 19

DATE

3/16/23

REVISED

5/2/23



5" MIN.

2" MIN.

6" MIN.

1" - 5" MIN.

4 1/2" MIN.

6" MIN. CRUSHED STONE BASE

RED SEWER BRICK AND MORTAR

90 DEGREE ELBOW

1 1/2" x 3/8" ALUMINUM STRAP WITH EXPANSION BOLTS

REMOVE PORTION OF DROP PIPE FOR CONNECTION

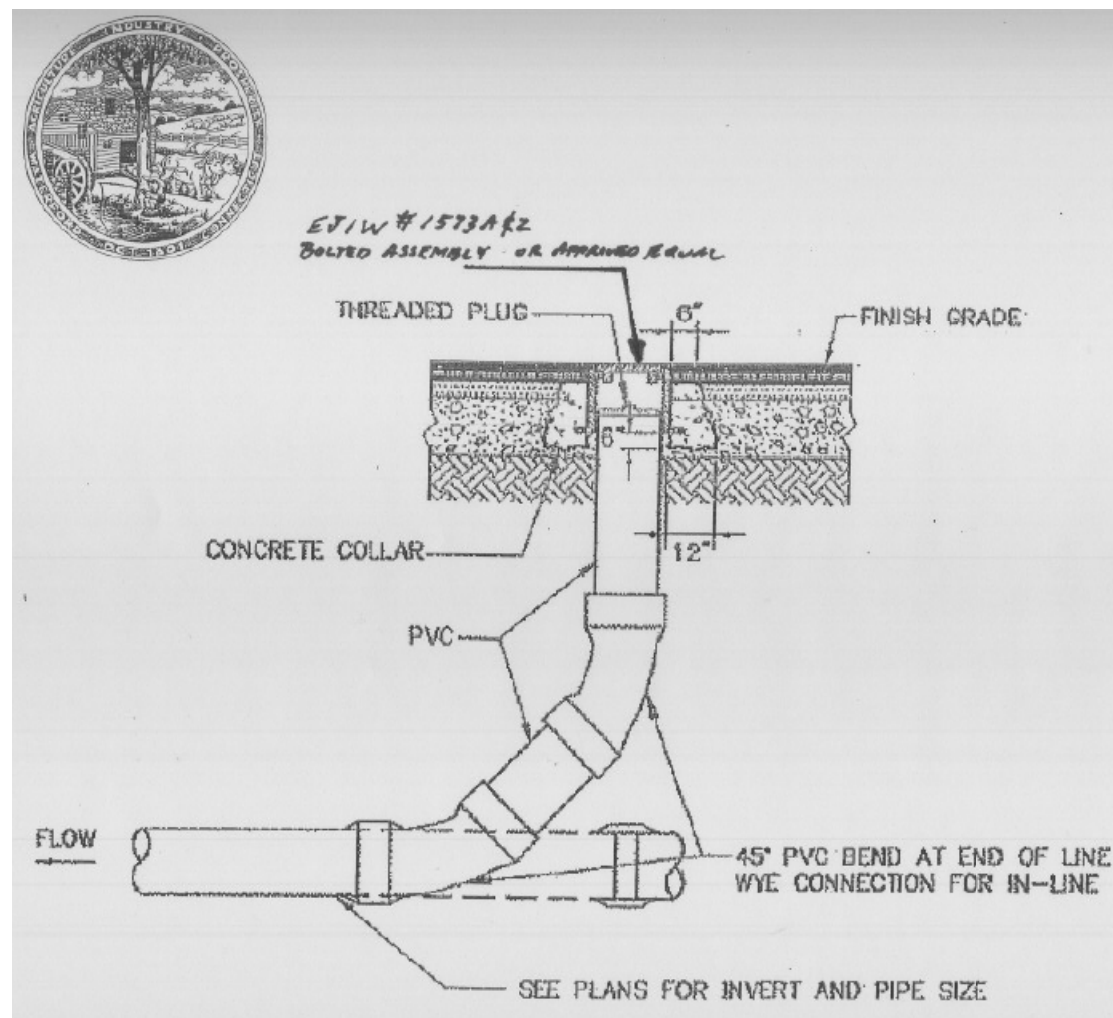
FLEXIBLE SLEEVE

FLEXIBLE SLEEVE

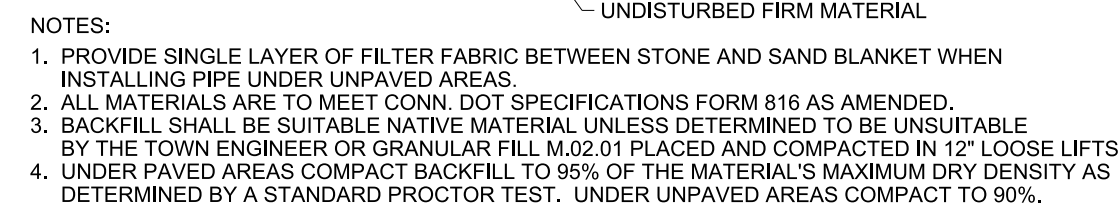
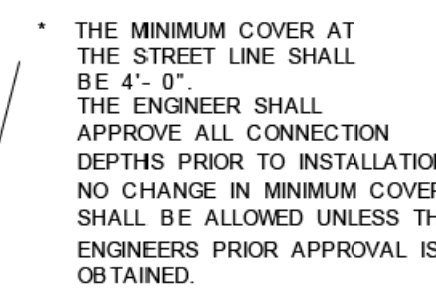
ALTERNATE DROP CONNECTION 12" AND SMALLER

(NOT TO SCALE)

ALTERNATE DROP CONNECTION 12" AND SMALLER

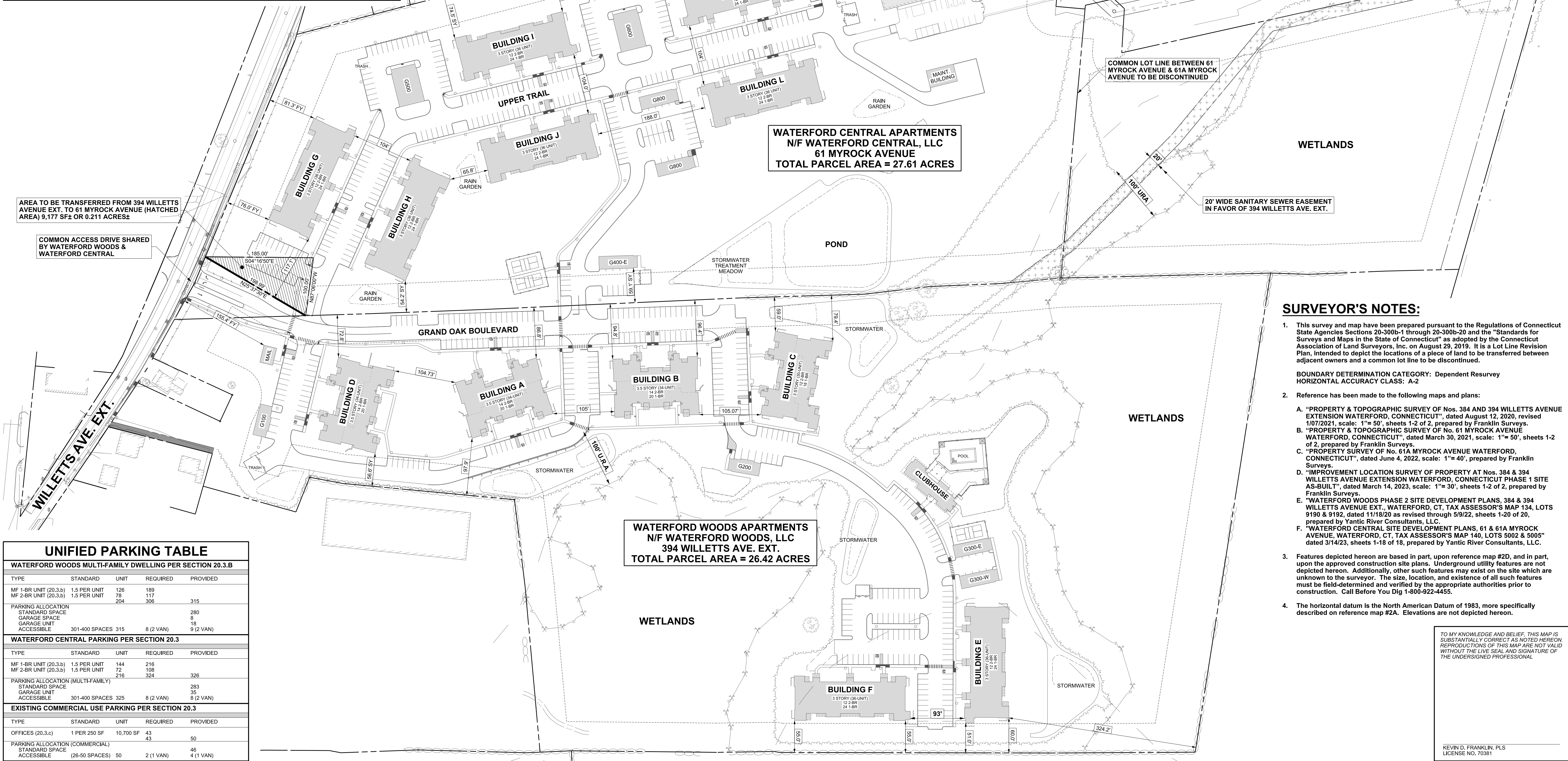


SEWER CLEANOUT



SANITARY TRENCH SECTION (PRIVATE)

UNIFIED ZONING SUMMARY TABLE					
EXISTING ZONE:	394 WILLETTS AVE. EXT. COMMERCIAL MULTI-FAMILY DISTRICT (C-MF) 61 & 61A MYROCK AVE. COMMERCIAL MULTI-FAMILY DISTRICT (C-MF)				
EXISTING USE:	394 WILLETTS AVE. EXT. MULTI-FAMILY PER SECTION 16.1.2 61 MYROCK AVE. UTILITY COMPANY PER SECTION 8.2.3 MULTI-FAMILY DEVELOPMENT PERMITTED USE PER SECTION 16.1.2 BUSINESS OFFICES AND SERVICE PER SECTION 8.1.3 (WITHIN EX. COMMERCIAL SITE)				
PROPOSED USE:					
ITEM	EXISTING STANDARD (C-MF)	WATERFORD WOODS APPROVED	WATERFORD WOODS PROPOSED W/ LLR	WATERFORD CENTRAL EXISTING	WATERFORD CENTRAL PROPOSED W/ LLR
MIN. LOT AREA:					
COMMERCIAL	30,000 SF	1,160,160 SF (26.63 AC)	1,150,983 SF (26.42 AC)	1,193,408 SF (27.40 AC)	1,202,585 SF (27.61 AC)
MULTI-FAMILY	60,000 SF	1,160,160 SF (26.63 AC)	1,150,983 SF (26.42 AC)	1,193,408 SF (27.40 AC)	1,202,585 SF (27.61 AC)
MIN. LOT FRONTAGE:	150 FT	286.09 FT	N/A	111.56 FT	411.56 FT
MIN. LOT WIDTH:	150 FT	N/A	N/A	N/A	N/A
MAX. BLDG COVERAGE:	25% (524,000 SF)	7.3% (84,542 SF)	7.3% (84,542 SF)	0.9% (10,700 SF)	8.2% (98,156 SF)
MIN. FRONT YARD:	75 FT	155.44 FT (MAIL)	155.44 FT (MAIL)	997.14 FT	75.97 FT (BLDG G)
MIN. SIDE YARD:	50 FT	51.00 FT (BLDG E)	51.00 FT (BLDG E)	82.63 FT	54.24 FT (BLDG H)
MIN. REAR YARD:	75 FT	324.16 FT (BLDG E)	324.16 FT (BLDG E)	180.01 FT	180.01 FT
DENSITY:					
BUILDING SEPARATION:	8/AC	7.6/AC (204 UNITS)	7.7/AC (204 UNITS)	N/A	7.8/AC (216 UNITS)
MAX. UNITS PER BLDG:	30 FT MIN.	93.00 FT	93.00 FT	N/A	65.76 FT
MAX. BUILDING HEIGHT:	45 UNITS	36 UNITS	36 UNITS	N/A	36 UNITS
MAX. BUILDING STORIES:	40 FT / 55 FT	47.17'	47.17'	<40 FT	40.56'
UNIT MIXTURE:	4 STORIES	3 STORIES	3 STORIES	1 STORY	3 STORIES
2-BEDROOM UNIT:	60% MAX.	38% (78 UNITS)	38% (78 UNITS)	N/A	33% (72 UNITS)
OPEN SPACE:	20% (9.6 AC)	34.3% (9.19 AC)	34.8% (9.19 AC)	N/A	20.2% (5.59 AC)
RECREATION AREA:	PROP. AREA	88,300 SF	88,300 SF	N/A	72,500 SF
	250 SF/1-BR:	31,500 SF (126 1-BR)	31,500 SF (126 2-BR)	N/A	36,000 SF (144 1-BR)
	500 SF/2-BR:	39,000 SF (78 2-BR)	39,000 SF (78 2-BR)	N/A	36,000 SF (72 2-BR)
	MIN AREA:	70,500 SF	70,500 SF	N/A	72,000 SF



UNIFIED PARKING TABLE				
WATERFORD WOODS MULTI-FAMILY DWELLING PER SECTION 20.3.B				
TYPE	STANDARD	UNIT	REQUIRED	PROVIDED
MF 1-BR UNIT (20.3.b)	1.5 PER UNIT	126	189	
MF 2-BR UNIT (20.3.b)	1.5 PER UNIT	78	117	
		204	306	315
PARKING ALLOCATION				
STANDARD SPACE				280
GARAGE SPACE				8
GARAGE UNIT				18
ACCESSIBLE	301-400 SPACES	315	8 (2 VAN)	9 (2 VAN)
WATERFORD CENTRAL PARKING PER SECTION 20.3				
TYPE	STANDARD	UNIT	REQUIRED	PROVIDED
MF 1-BR UNIT (20.3.b)	1.5 PER UNIT	144	216	
MF 2-BR UNIT (20.3.b)	1.5 PER UNIT	72	108	
		216	324	326
PARKING ALLOCATION (MULTI-FAMILY)				
STANDARD SPACE				283
GARAGE UNIT				35
ACCESSIBLE	301-400 SPACES	325	8 (2 VAN)	8 (2 VAN)
EXISTING COMMERCIAL USE PARKING PER SECTION 20.3				
TYPE	STANDARD	UNIT	REQUIRED	PROVIDED
OFFICES (20.3.c)	1 PER 250 SF	10,700 SF	43	50
PARKING ALLOCATION (COMMERCIAL)				
STANDARD SPACE				46
ACCESSIBLE	(26-50 SPACES)	50	2 (1 VAN)	4 (1 VAN)

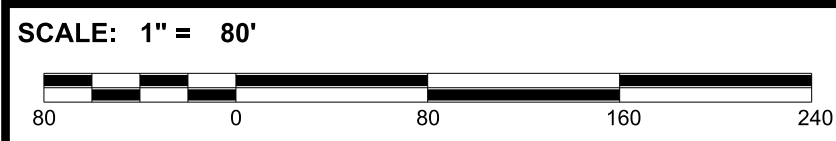
SURVEYOR'S NOTES:

- This survey and map have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. It is a Lot Line Revision Plan, intended to depict the locations of a piece of land to be transferred between adjacent owners and a common lot line to be discontinued.

BOUNDARY DETERMINATION CATEGORY: Dependent Resurvey
HORIZONTAL ACCURACY CLASS: A-2
- Reference has been made to the following maps and plans:
 - A. "PROPERTY & TOPOGRAPHIC SURVEY OF Nos. 384 AND 394 WILLETTS AVENUE EXTENSION WATERFORD, CONNECTICUT", dated August 12, 2020, revised 1/07/2021, scale: 1"= 50', sheets 1-2 of 2, prepared by Franklin Surveys.
 - B. "PROPERTY & TOPOGRAPHIC SURVEY OF No. 61 MYROCK AVENUE WATERFORD, CONNECTICUT", dated March 30, 2021, scale: 1"= 50', sheets 1-2 of 2, prepared by Franklin Surveys.
 - C. "PROPERTY SURVEY OF No. 61A MYROCK AVENUE WATERFORD, CONNECTICUT", dated June 4, 2022, scale: 1"= 40', prepared by Franklin Surveys.
 - D. "IMPROVEMENT LOCATION SURVEY OF PROPERTY AT Nos. 384 & 394 WILLETTS AVENUE EXTENSION WATERFORD, CONNECTICUT PHASE 1 SITE AS-BUILT", dated March 14, 2023, scale: 1"= 30', sheets 1-2 of 2, prepared by Franklin Surveys.
 - E. "WATERFORD WOODS PHASE 2 SITE DEVELOPMENT PLANS, 384 & 394 WILLETTS AVENUE EXT., WATERFORD, CT, TAX ASSESSOR'S MAP 134, LOTS 9190 & 9192, dated 11/18/20 as revised through 5/9/22, sheets 1-20 of 20, prepared by Yantic River Consultants, LLC.
 - F. "WATERFORD CENTRAL SITE DEVELOPMENT PLANS, 61 & 61A MYROCK AVENUE, WATERFORD, CT, TAX ASSESSOR'S MAP 140, LOTS 5002 & 5005" dated 3/14/23, sheets 1-18 of 18, prepared by Yantic River Consultants, LLC.
- Features depicted hereon are based in part, upon reference map #2D, and in part, upon the approved construction site plans. Underground utility features are not depicted hereon. Additionally, other such features may exist on the site which are unknown to the surveyor. The size, location, and existence of all such features must be field-determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455.
- The horizontal datum is the North American Datum of 1983, more specifically described on reference map #2A. Elevations are not depicted hereon.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE LIVE SEAL AND SIGNATURE OF THE UNDERSIGNED PROFESSIONAL

KEVIN D. FRANKLIN, PLS
LICENSE NO. 70381



PROJECT NUMBER:

00126 - 001



CONTACT INFORMATION
YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

WATERFORD WOODS APARTMENTS & WATERFORD CENTRAL APARTMENTS

PREPARED FOR
SIG CON ASSOCIATES

LOT LINE REVISION PLAN

384 & 394 WILLETTS AVENUE / 61 & 61A MYROCK AVENUE

WATERFORD, CT

REVISION SUMMARY

DATE DESCRIPTION
5/2/22 PER TOWN CONDENSED COMMENTS

SHEET

LLR-01

DATE

5/2/22

REVISED

Now or formerly (N/F)
Home Theater TV, Inc.
No. 61 Myrock Avenue
Map 140 / Lot 9191A
Volume 274, Page 487

CONSISTING OF TWO TRACTS OF LAND HAVING LOT AREAS AS FOLLOWS:	27 Myrock Avenue (Second Tract) 6228.0 SQUARE FEET ± 0.143 ACRES	61 Myrock Avenue (First Tract) 855,580 SQUARE FEET ± 19.64 ACRES ±
---	---	---

Now or formerly (N/F)
Joann Marie Tiffany & Michael A. Joyce, Sr.
No. 7 Myrock Avenue
Map 140 / Lot 4970
Volume 902, Page 336

Robert M. Veal & John R. Veal
No. 19 Myrock Avenue
Map 140 / Lot 4877
Volume 1305, Page 109

N/F

Rosario M. Cepeda
No. 21 Myrock Avenue
Map 140 / Lot 4879
Volume 122, Page 553

N/F

Paul R. Liparulo & Margaret G. Liparulo
No. 25 Myrock Avenue
Map 140 / Lot 4918
Volume 177, Page 388

N/F

Latham Thompson & Chelsea Thompson
No. 25 Myrock Avenue
Map 140 / Lot 4983
Volume 1641, Page 24

N/F

Terry E. Taux
No. 37 Myrock Avenue
Map 140 / Lot 4859
Volume 440, Page 489

N/F

William R. Warren & Alma T. Warren
No. 47 Myrock Avenue
Map 140 / Lot 4994
Volume 147, Page 49

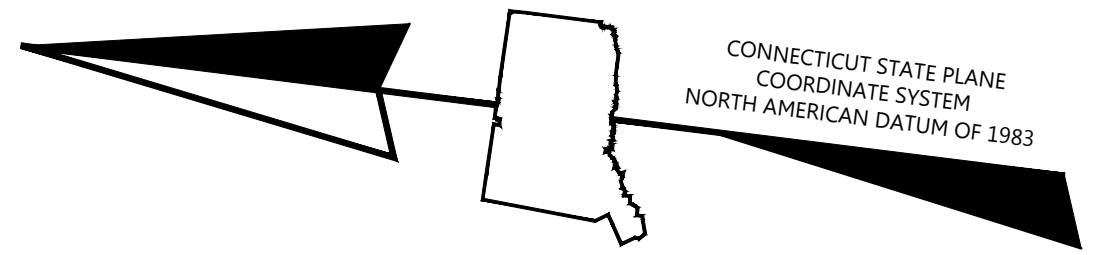
MATCH MARK
TO SHEET 2



- These surveys and maps have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and 20-300b-21 for this Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. It is a Property Survey and a Topographic Survey, intended to depict the location of property lines together with significant existing features and the relief of the ground surface.
- | BOUNDARY DETERMINATION CATEGORY: | Dependent Survey |
|----------------------------------|------------------|
| HORIZONTAL ACCURACY CLASS: | A/2 |
| TOPOGRAPHIC ACCURACY CLASS: | A-2 |
2. Reference has been made to the following maps and plans:
- A. "RIGHT OF WAY AND TRACK MAP THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO. OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD R.R. FROM NEW HAVEN TO NEW LONDON", provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys as Railroad Valuation Maps 51-61-46.pdf and 51-61-46.pdf.
 - B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERFORD WILLETTS AVE. EXTENSION FROM BOSTON POST ROAD EASTERLY ABOUT 600 FEET", dated Oct. 31, 1941, revised through October 14, 1975, scale: 1" = 40', number 152-10, sheet no. 1 of 1, provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys.
 - C. "CONNECTICUT DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP TOWN OF WATERFORD BOSTON POST ROAD FROM WILB ROAD EAST EASTERLY TO WILLETTS AVE. ROUTE U.S. 4", dated September 23, 1975, scale: 1" = 40', number 828, sheet no. 2A, provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys.
 - D. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERFORD BOSTON POST ROAD FROM WILB ROAD EAST EASTERLY TO WILLETTS AVE. ROUTE U.S. 4", dated Oct. 31, 1941, revised through October 14, 1975, number 898, sheet no. 1 of 1, provided to Franklin Surveys by the Connecticut Department of Transportation Office of Central Surveys.
 - E. "PLAN OF PROPERTY OF HOME THEATER TV, INC. WILLETTS AVENUE EXTENSION AND MYROCK AVENUE WATERFORD, CONNECTICUT", dated September 24, 1985, revised Jan. 22, 1986, scale: 1" = 50', prepared by Chandler, Palmer & King, on file on the Town of Waterford land records as Map #1672.
 - F. "THE CONNECTICUT LIGHT & POWER CO. BERLIN, CONN. SURVEYED PLAN OF THE MYROCK SERVICE CENTER PROPERTY WATERFORD, CT.", dated 3-20-1992, scale: 1" = 40', prepared by Northeast Utilities Service Company System Real Estate Department, on file on the Town of Waterford land records as Map #2886.
 - G. "SITE PLAN PROPERTY OF MYSTIC OIL COMPANY BOSTON POST ROAD AND WILLETTS AVENUE EXTENSION WATERFORD, CONNECTICUT", dated August 9, 1982, revised through December 7, 1993, scale: 1" = 10', prepared by Peter Gardner, L.S., on file on the Town of Waterford land records as Map #3128.
 - H. "LOCATION MAP & PROPERTY ABUTTERS HOME THEATER TV, INC. OFFICE/WAREHOUSE FACILITY WATERFORD, CONNECTICUT", revised 9-21-84, scale: as shown, prepared by TMR Associates, on file on the Town of Waterford land records as Map #1491.
1. "THE TOWN OF WATERFORD SEWER EASEMENT TO BE ACQUIRED FROM HARTFORD ELECTRIC LIGHT CO.", dated April 1977, scale: 1" = 40', prepared by Anthony C. Jancovic, L.S., on file on the Town of Waterford land records as Map #1034.
1. "PROPERTY & TOPOGRAPHIC SURVEY OF Nos. 384 AND 394" WILLETTS AVENUE EXTENSION WATERFORD, CONNECTICUT", dated August 12, 2020, revised 1/07/2021, scale: 1" = 50', sheets 1 through 2 of 2, prepared by Franklin Surveys.
3. Franklin Surveys conducted an on-the-ground survey in February and March of 2021. Bearings noted hereon are referenced to the North American Datum of 1983 (NAD 83) epoch 2011 (2010.0) as determined by Global Positioning System (GPS) observations utilizing the State of Connecticut's Advanced Continuous Operating Reference Network (ACORN). Contours and spot elevations depicted hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88) as determined by said GPS ACORN observations. Transformed from ellipsoid height to orthometric height utilizing Goidl 12B.
4. Federal Emergency Management Agency (FEMA) flood zone boundary lines depicted hereon are scaled from and defined by Flood Insurance Rate Map for New London County, Connecticut, Panel 503 of 544, Map Number 0901030931, effective August 5, 2019.
5. Inland wetland areas depicted hereon were delineated in the field by James Sippert, soil scientist in July and August 2020 and surveyed by Franklin Surveys in August of 2020.
6. The lot configuration for property at 384 Willetts Avenue Extension depicted hereon is based upon dimensions noted on reference map #2H. The metes and bounds descriptions of record for property now or formerly of Home Theater TV, Inc. combine 384 Willetts Avenue Extension and 61 Myrock Avenue together.
7. Underground utility, structure, and facility locations depicted and noted hereon have been compiled, in part from recent mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations must be considered as approximate in nature. Additionally, other such features may exist on the site the existence of which are unknown to Franklin Surveys. The size, location, and existence of all such features must be field-determined and verified by the appropriate authorities prior to construction. Call Before You Dig 1-800-922-4455

MARCH 30, 2021

SHEET No. 1 of 2



SYMBOL LEGEND

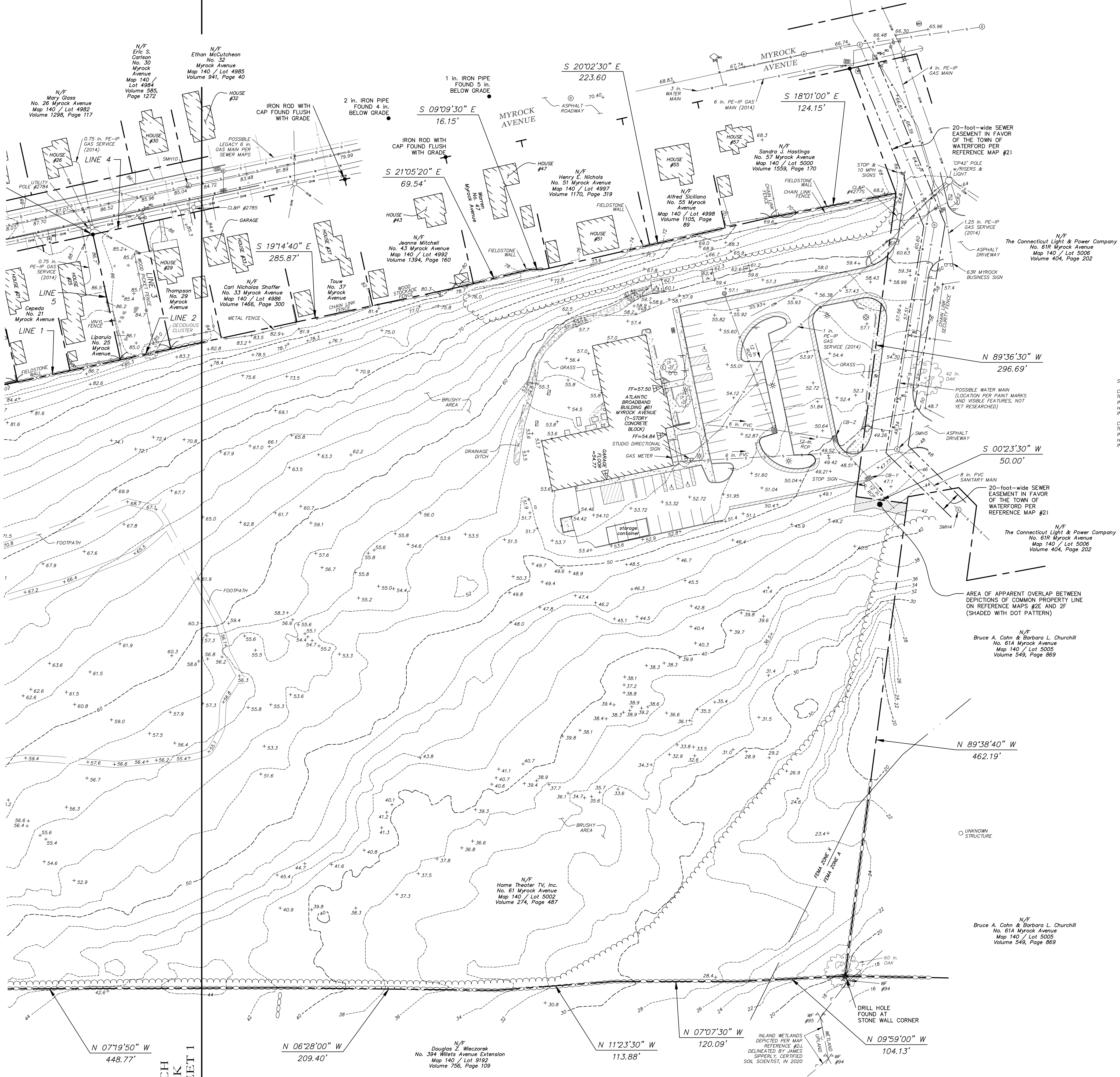
- | | | | | | |
|-------|---|---|------------------|---|--|
| ● | Iron property marker | ⊕ | Gas valve cover | ⊕ | Flag pole |
| ⊙ | Drill hole property marker | ⊕ | Sanitary manhole | ⊕ | Post or bollard |
| ▣ | Concrete highway bound | ⊕ | Water manhole | ⊕ | Accessible parking space |
| +30.4 | Spot elevation | ⊕ | Electric manhole | ⊕ | Inland wetland delineation flag |
| ⊕ | Utility pole | ⊕ | Unknown manhole | ⊕ | Indicator of minor property line deflections |
| ⊕ | Guy wire anchor | ⊕ | Lightpost | ⊕ | Deciduous tree |
| ⊕ | Fire hydrant | ⊕ | Sign | | |
| ⊕ | Water valve | ⊕ | Double-post sign | | |
| ⊕ | Catch basin | | | | |
| ⊕ | Underground access panel or utility box | | | | |

LINestyle LEGEND

- | | |
|-----|---|
| --- | Property line |
| --- | Easement line |
| --- | Edge of pavement |
| --- | Edge of trail |
| --- | Edge of grass or mulch |
| --- | Stone wall |
| --- | Limits of tree clearing |
| --- | Inland wetlands delineation |
| --- | Sanitary sewer line |
| --- | Water line |
| --- | Stormwater drainage line |
| --- | Gas line |
| --- | Possible legacy gas line |
| --- | Electric line |
| --- | Overhead wires |
| --- | Approximate FEMA flood zone boundary (see surveyor's note #4) |
| --- | Major contour (10-foot interval) |
| --- | Minor contour (2-foot interval) |

SHADING LEGEND

- | | | | |
|---|---|---|---------------|
| ▨ | Building | ▨ | Stone surface |
| ▨ | Hatched pavement (e.g. fire lane, accessible parking) | ▨ | Planted area |
| ▨ | Concrete surface | ▨ | Concrete wall |



SCHEDULE OF DRAINAGE INVERTS
CB-1
TI=42.50
INV IN=N/A (TOP OF METAL HOOD IS 2 IN. ± BELOW TI)
INV OUT=43.05
CB-2
TI=49.68
INV IN=N/A (TOP OF METAL HOOD IS 3 IN. ± BELOW TI)
INV OUT=45.73

AREA OF APPARENT OVERLAP BETWEEN DEPICTIONS OF COMMON PROPERTY LINE ON REFERENCE MAPS #2E AND 2F (SHADED WITH DOT PATTERN)

N/F
Bruce A. Cohn & Barbara L. Churchill
No. 61A Myrock Avenue
Map 140 / Lot 5005
Volume 549, Page 869

N/F
Home Theater TV, Inc.
No. 61 Myrock Avenue
Map 140 / Lot 5002
Volume 274, Page 487

N/F
Douglas Z. Wiczorek
No. 394 Willets Avenue Extension
Map 140 / Lot 9192
Volume 756, Page 109

* SEE SHEET 1 OF 2 FOR SURVEYOR'S NOTES AND LOCUS MAP

115 Popple Bridge Rd.
Griswold, CT 06351

(860) 748-6183
www.franklinsurveys.com

SCALE
1" = 50'

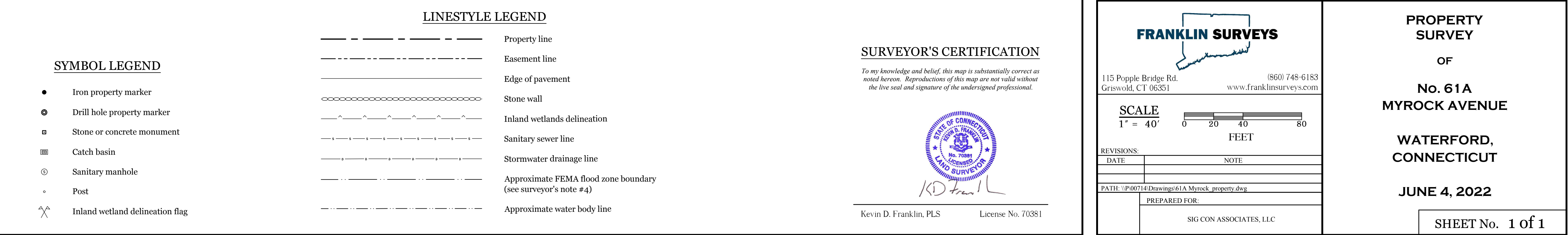
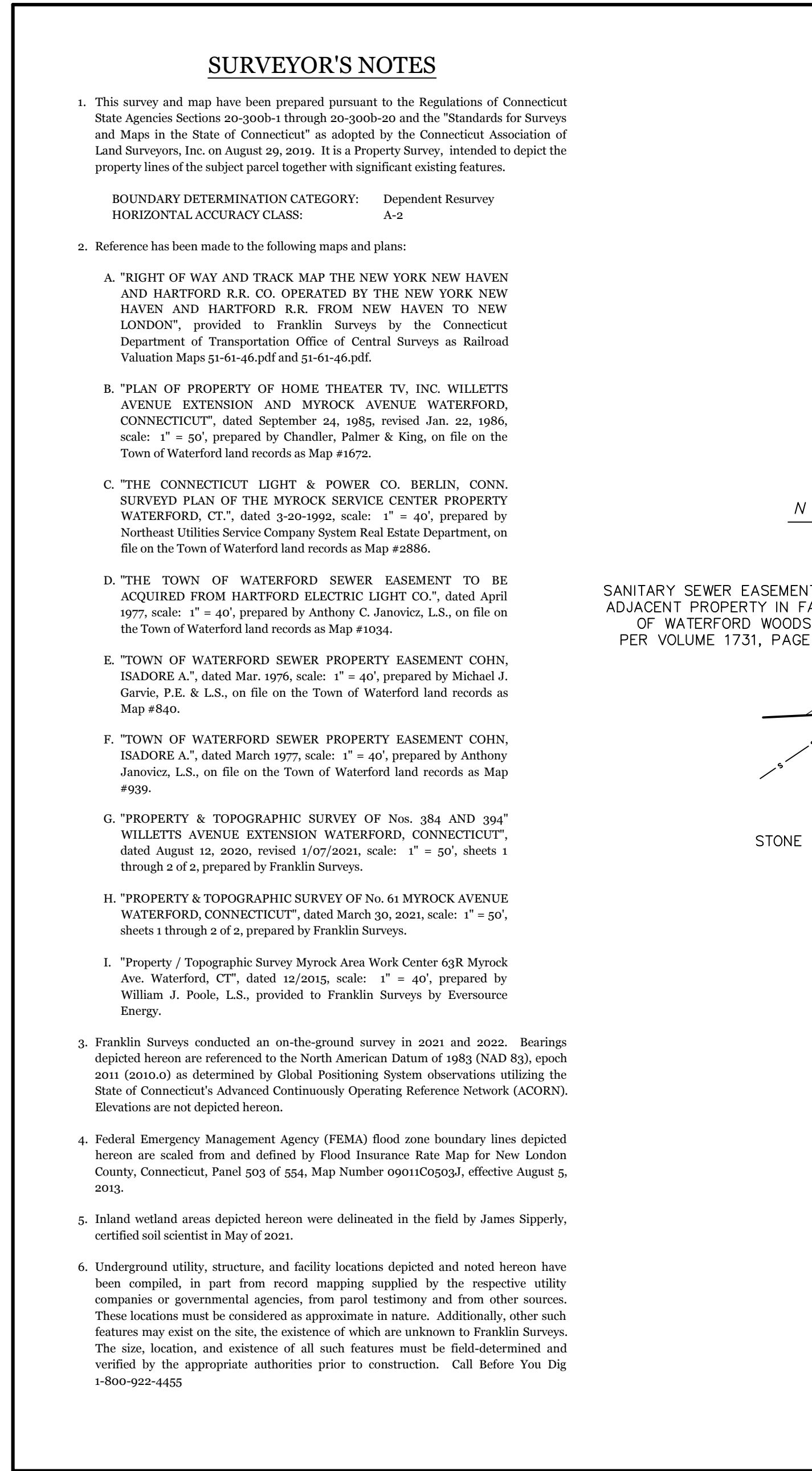
0 25 50 100
FEET

REVISIONS:
DATE
NOTE

PATH: \\P00714\Drawings\61Myrock.dwg
PREPARED FOR:
SIG CON ASSOCIATES, LLC

PROPERTY & TOPOGRAPHIC SURVEY
OF
No. 61 MYROCK AVENUE
WATERFORD,
CONNECTICUT
MARCH 30, 2021

SHEET No. 2 of 2



	PROPERTY SURVEY OF No. 61A MYROCK AVENUE WATERFORD, CONNECTICUT JUNE 4, 2022
115 Popple Bridge Rd. Griswold, CT 06351 (860) 748-6183 www.franklinsurveys.com	
<u>SCALE</u> 1" = 40'  FEET	
REVISIONS:	
DATE	NOTE
PATH: \\P\00714\Drawings\61A Myrock_property.dwg	
	PREPARED FOR: SIG CON ASSOCIATES, LLC
SHEET No. 1 of 1	