

REGULATED AREA TABLE		
DESCRIPTION	TOTAL AREA	DISTURBANCE
INLAND WETLAND / WATERCOURSE	48,970 SF (1.12 AC.)	0 SF
100' UPLAND REVIEW AREA	198,730 SF (4.56 AC)	0 SF

NRCS SOILS	
MAP UNIT SYMBOL	MAP UNIT NAME
34B	MERRIMAC FINE SANDY LOAM, 3-8%
38C	HINCKLEY LOAMY SAND, 3-15%
38E	HINCKLEY LOAMY SAND, 15-45%
73C	CHARLTON-CHATFIELD COMPLEX, 0-15%
73E	CHARLTON-CHATFIELD COMPLEX, 15-45%
703A	HAVEN SILT LOAM, 0-3%

UNIT SUMMARY						
BUILDING	UNIT COUNT			TOTAL UNITS	TOTAL BR	SEWER FLOW (GDP)
	TYPE A (3-BD)	TYPE B (2-EX BD)	TYPE C (2-BD)			
BUILDING A	2	2	4	8	18	2700
BUILDING B	2	2	6	10	22	3300
BUILDING C	2	2	4	8	18	2700
BUILDING D	2	2	6	10	22	3300
BUILDING E	2	2	4	8	18	2700
BUILDING F	2	2	2	6	14	2100
BUILDING G	2	2	6	10	22	3300
BUILDING H	2	2	6	10	22	3300
BUILDING I	2	2	0	4	10	1500
BUILDING J	2	2	2	6	14	2100
TOTAL	20	20	40	80	180	27000
	TYPE A	TYPE B	TYPE C	UNITS	BR	GPD

## GENERAL NOTES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS:
  - "PROPERTY SURVEY LAND OF PAZZ & CONSTRUCTION LLC, LOCATION: NORTH BRIDE BROOK ROAD, EAST LYME, CONNECTICUT, SHEET NUMBER 1 OF 1, SCALE 1" = 60', DATED JANUARY 31, 2019 AS REVISED THROUGH 6-6-20, PREPARED BY ROBERT C. SIMONI LICENSED LAND SURVEYOR.
  - "SEWER SHED DISTRICT: 2014 UPDATE SELECTED EXTENT" TOWN OF EAST LYME DEPARTMENT OF PLANNING, DATED MARCH 2014.
  - NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY AREA: STATE OF CONNECTICUT, SURVEY AREA DATA: VERSION 18, DEC. 8, 2018.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FOR NEW LONDON COUNTY, PANEL 09011C0478J, EFFECTIVE 8/5/13.
- INLAND WETLANDS AND WATERCOURSES DEPICTED HEREON ARE BASED UPON A DELINEATION BY JAMES SIPPERLY, CERTIFIED SOIL SCIENTIST PERFORMED ON JUNE 29, 2019 WITH ADDITIONAL DELINEATION ON MAY 21, 2020 ON THE EAST SIDE OF NORTH BRIDE BROOK ROAD. DELINEATION FIELD LOCATED BY ROBERT C. SIMONI, LICENSED LAND SURVEYOR. THE UPDATED DELINEATION GENERALLY CONFIRMS THE ORIGINAL DELINEATION BY MICHAEL SCHAEFER, CERTIFIED SOIL SCIENTIST.

## PROJECT PHASING

- THE DEVELOPMENT WILL BE GENERALLY BE CONSTRUCTED IN PHASES AS DEPICTED ON THE PLAN TO LIMIT THE AREA OF CONTINUOUS LAND DISTURBANCE ACTIVITIES AND ALLOW INDIVIDUAL BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS TO BE COMPLETED AND OCCUPIED IN SEQUENCE.

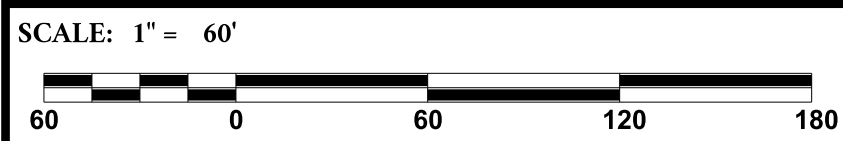
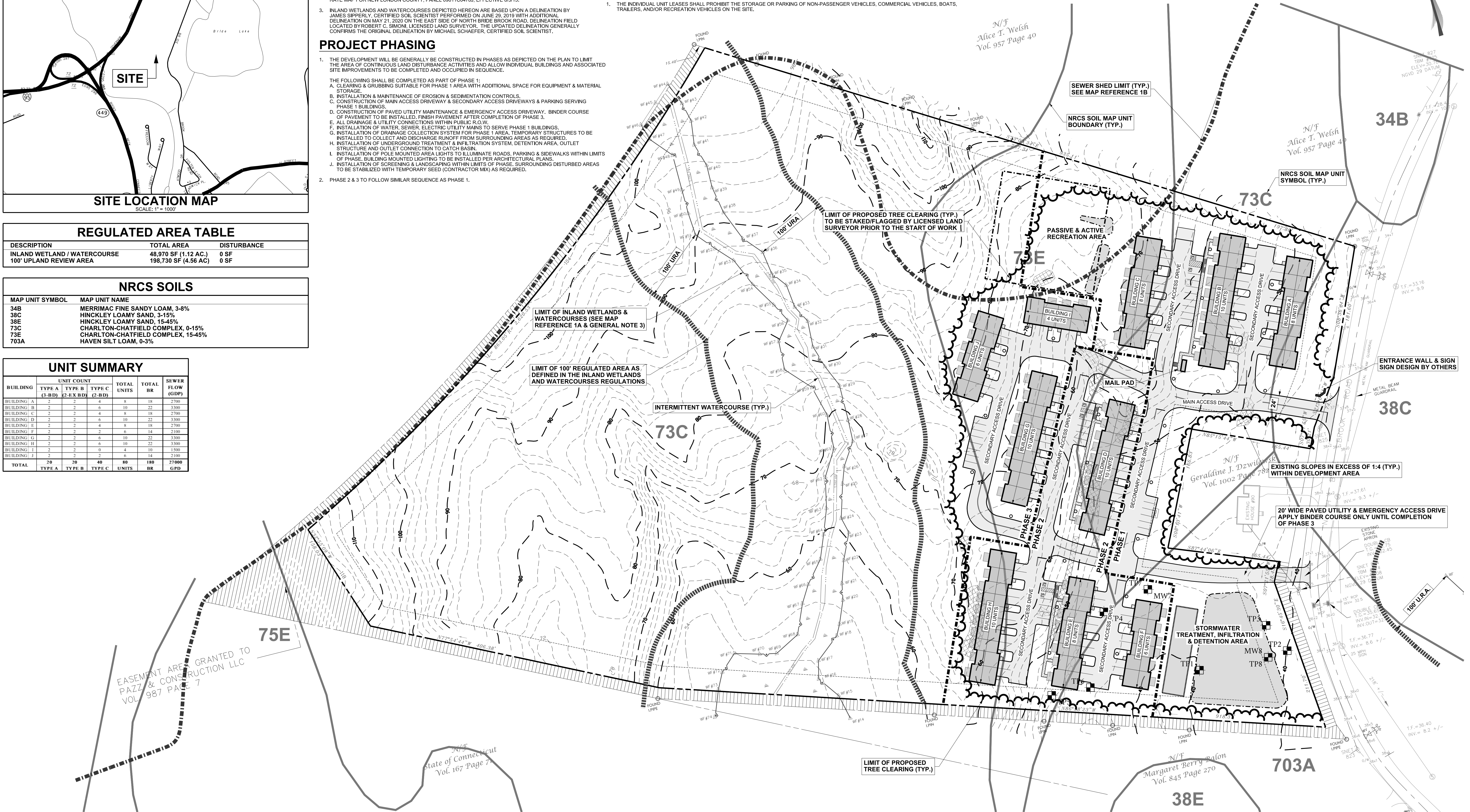
THE FOLLOWING SHALL BE COMPLETED AS PART OF PHASE 1:

  - CLEARING & GRUBBING SUITABLE FOR PHASE 1 AREA WITH ADDITIONAL SPACE FOR EQUIPMENT & MATERIAL STORAGE.
  - INSTALLATION & MAINTENANCE OF EROSION & SEDIMENTATION CONTROLS.
  - CONSTRUCTION OF MAIN ACCESS DRIVEWAY & SECONDARY ACCESS DRIVEWAYS & PARKING SERVING PHASE 1 BUILDINGS.
  - CONSTRUCTION OF PAVED UTILITY MAINTENANCE & EMERGENCY ACCESS DRIVEWAY. BINDER COURSE OF PAVEMENT TO BE INSTALLED. FINISH PAVEMENT AFTER COMPLETION OF PHASE 3.
  - ALL DRAINAGE & UTILITY CONNECTIONS WITHIN PUBLIC R.O.W.
  - INSTALLATION OF WATER, SEWER, ELECTRIC UTILITY MAINS TO SERVE PHASE 1 BUILDINGS.
  - INSTALLATION OF DRAINAGE COLLECTION SYSTEM FOR PHASE 1 AREA. TEMPORARY STRUCTURES TO BE INSTALLED TO COLLECT AND DISCHARGE RUNOFF FROM SURROUNDING AREAS AS REQUIRED.
  - INSTALLATION OF UNDERGROUND TREATMENT & INFILTRATION SYSTEM, DETENTION AREA, OUTLET STRUCTURE AND OUTLET CONNECTION TO CATCH BASIN.
  - INSTALLATION OF POLE MOUNTED AREA LIGHTS TO ILLUMINATE ROADS, PARKING & SIDEWALKS WITHIN LIMITS OF PHASE. BUILDING MOUNTED LIGHTING TO BE INSTALLED PER ARCHITECTURAL PLANS.
  - INSTALLATION OF SCREENING & LANDSCAPING WITHIN LIMITS OF PHASE. SURROUNDING DISTURBED AREAS TO BE STABILIZED WITH TEMPORARY SEED (CONTRACTOR MIX) AS REQUIRED.
- PHASE 2 & 3 TO FOLLOW SIMILAR SEQUENCE AS PHASE 1.

PARKING TABLE					
USE: MULTI-FAMILY APARTMENTS					
DWELLING	STANDARD	UNIT	REQUIRED	PROVIDED	NOTES
1-BEDROOM UNIT	1.5 PER UNIT	0	0		
2-BEDROOM+ UNIT	2 PER UNIT	80	160		
GUEST	1 PER 3 UNITS	80	27		
		80	187	196	
ACCESSIBLE PARKING	151-200 SPACES	167	6 (1 VAN)	6 (1 VAN)	COMPLIES

### PARKING NOTES:

- THE INDIVIDUAL UNIT LEASES SHALL PROHIBIT THE STORAGE OR PARKING OF NON-PASSENGER VEHICLES, COMMERCIAL VEHICLES, BOATS, TRAILERS, AND/OR RECREATION VEHICLES ON THE SITE.



PROJECT NUMBER:

00057 - 00001



#### CONTACT INFORMATION

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#### NORTH BRIDE BROOK MULTI-FAMILY DEVELOPMENT

PREPARED FOR  
PAZZ & CONSTRUCTION, LLC  
OVERALL LAYOUT PLAN

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2)

EAST LYME, CT

#### REVISION SUMMARY

DATE	DESCRIPTION
7/15/20	PER TOWN COMMENTS & UPDATED SURVEY MAPPING
7/16/20	REVISED DEVELOPMENT LAYOUT
10/30/20	PER TOWN COMMENTS
11/17/20	PER TOWN COMMENTS

#### SHEET

1 OF 8

#### DATE

9/25/19

#### REVISED

11/17/20



## GENERAL SITE NOTES

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

## UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD DRAWINGS SUPPLIED BY THE RESPECTED UTILITY COMPANIES AND GOVERNMENT AGENCIES, PAROLE TESTIMONY, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES 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.

## LANDSCAPE PLANTING NOTES

- PROPOSED LANDSCAPING WILL GENERALLY CONFORM TO THE PLAN AND CONSIST OF THE FOLLOWING. THE DESIGN IS AN APPROXIMATE DESIGN BASED ON SPECIES AND CULTIVARS AVAILABLE AT TIME OF INSTALLATION. ADDITIONAL PLANTINGS, PERENNIAL GRASSES, AND SHRUBS WILL BE LOCATED TO SCREEN UTILITY STRUCTURES AND FOUNDATIONS AS NECESSARY.
  - MIXTURE OF SHADE AND FLOWERING TREES ALONG THE MAIN & SECONDARY ACCESS DRIVEWAYS
  - CEDRAR PLANTING BEDS ADJACENT TO PARKING AREAS
  - CEDRAR PLANTING BEDS AROUND FOUNDATION PERIMETER
  - SCREENING TREES AROUND PERIMETER OF DEVELOPMENT AS SHOWN
- PLANT GROUPINGS WILL BE ADDED TO REDUCE VEHICLE LIGHTS THAT SHINE IN THE DIRECTION OF RESIDENTIAL UNITS.
- ALL PLANT MATERIALS TO BE APPROVED BY THE OWNER BEFORE THEY ARE INSTALLED. ANY SUBSTITUTIONS MUST BE APPROVED PRIOR TO PLANTING. ALL PLANT MATERIAL SHALL CARRY A WARRANTY FOR A PERIOD OF NOT LESS THAN 1-YEAR AFTER ACCEPTANCE OF THE PROJECT BY THE OWNER. WARRANTY SHALL BE A ONE-TIME REPLACEMENT INCLUDING MATERIAL AND LABOR.
- ALL PLANTING AND LAWN AREAS TO HAVE 6" MINIMUM TOPSOIL. SUPPLY AND SPREAD TOPSOIL, AS NEEDED, TO MAKE A 6" DEPTH. TOPSOIL SHALL CONFORM TO STATE OF CONNECTICUT D.O.T. FORM 817, SECTION M13.01.
- ALL TREES, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED WITH LOW-NITROGEN ORGANIC FERTILIZER. ADD PEAT MOSS TO PLANTING SOIL, SO THAT 1/4 OF PLANTING SOIL IS PEAT MOSS.
- ALL PLANTINGS TO BE MULCHED WITH 3" DEPTH OF CEDAR MULCH. SUBMIT SAMPLES FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- PROTECT EXISTING TREES DURING CONSTRUCTION BY ERECTING A BARRIER AT THE TREE'S DRIPLINE. DO NOT FILL OR EXCAVATE BENEATH THE DRIPLINE OF EXISTING TREES, UNLESS SHOWN ON THE GRADING PLAN.
- SEED ALL DISTURBED AREAS OF SITE AS SHOWN. WATER DAILY DURING FIRST SEASON OF ESTABLISHMENT FROM APRIL 1 TO NOVEMBER 1. SEED MIX TO BE TALL FESCUE BLEND SUITABLE FOR COLD CLIMATES & DROUGHT TOLERANT.
- ALL PLANTINGS IN THE VICINITY OF DRIVEWAYS AND PARKING AREAS ARE SALT-TOLERANT.

## CEDAR MULCH BED PLANTING NOTES

- FOR CLARITY, BUILDING AND FOUNDATION CEDAR MULCH BEDS & PLANTINGS ARE NOT DEPICTED. THESE AREAS SHALL BE LANDSCAPED WITH ANNUAL & PERENNIAL FLOWERS, BULBS/TUBERS, AND GRASSES SUCH AS THE FOLLOWING:
  - ANNUALS: MARIGOLDS, GERANIUMS, IMPATIENS, ZINNIA, PETUNIAS, SUNFLOWERS, BEGONIAS, CLOMEE, COSMOS & GAZANIA.
  - PERENNIALS: ASTER, DAYLILY, HOSTAS, ROSES, PURPLE BEAUTYBERRY, SEDUM, BUTTERFLY BUSH, WILD GERANIUM, PHLOX, YELLOW & RED BARBERRY, ASTILBES, GOATS BLEND, ANDROMEDA, SOLOMON SEAL, SAGE IRIS, BEE-BALM, ORIENTAL POPPY & TICKSEED.
  - BULBS/TUBERS: DAFFODILS & TULIPS
  - GRASSES: DWARF FOUNTAIN GRASS, MISCANTHUS VAR.

## LIGHTING NOTES

- THIS PLAN DEPICTS THE GENERAL LOCATION AND TYPE OF POLE-MOUNTED AREA LIGHTS FOR THE DEVELOPMENT. A LIGHTING PLAN PREPARED BY A LIGHT DESIGN PROFESSIONAL WITH PHOTOMETRIC INFORMATION SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FILING.
- ALL SITE LIGHTING SHALL BE FULL SHIELDED TYPE TO PREVENT UPWARD DISTRIBUTION OF LIGHT AND GLARE ON ADJACENT PROPERTIES.
- POLE MOUNTED FIXTURES TO BE RAB ALD3178" WITH 15' POLE OR APPROVED EQUAL. SEE DETAIL ON SHEET 8.
- BUILDING MOUNTED LIGHTS WILL CONSIST OF RECESSED LIGHTING ABOVE FRONT ENTRANCE DOOR AND GARAGE DOOR AND WALL MOUNTED DOWN LIGHTS ADJACENT TO REAR DOOR. SEE ARCHITECTURAL PLANS FOR DETAILS.

## LEGEND

	EDGE OF PAVEMENT W/ CURB		BITUMINOUS CONCRETE DRIVE
	SAWCUT PAVEMENT		PARKING PAINT STRIPING (4" WHITE)
	CONCRETE WALK		DOUBLE CENTERLINE (4" YELLOW)
	DRAINAGE PIPE		STOP BAR (12" WHITE)
	ROOF LEADER		CROSS-WALK (12" WHITE)
	CURTAIN/SLOPE/WALL DRAIN		CONCRETE CURB & WALK MONOLITHIC
	SANITARY SEWER		CONCRETE SIDEWALK
	WATER		HANDICAP RAMP (12"H:1'V MAX.)
	GAS SERVICE		EXTRUDED CONCRETE CURB (ECLC)
	ELECTRIC		BITUMINOUS CONCRETE LIP CURB (BCLC)
	TELECOMMUNICATIONS		MAIL PAD
	SILT FENCE		STOP SIGN
	HAYBALE		DECK
	POLE MOUNTED LIGHT FIXTURE		
	BOLLARD LIGHT FIXTURE		
	HANDICAP PARKING MARKING		

## PLANTING SCHEDULE

LA BEL	QUAN	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
<b>DECIDUOUS TREES</b>					
	CER CAN	8	HEARTS OF GOLD REDBUD	CERIS CANADENSIS 'HEARTS OF GOLD'	6-7' B&B
	COR KOU	6	KOUSA DOGWOOD	CORNUS KOUSA	6-7' B&B
	ACE RUB	3	RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2'-3" CAL B&B
	ACE SAC	3	FALL FIESTA SUGAR MAPLE	ACER SACCHARUM 'FALL FIESTA'	2'-3" CAL B&B
	BET NIG	3	RIVER BIRCH	BETULA NIGRA	6-7' B&B
	PYR CAL	3	CLEVELAND SELECT 'GALLERY' PEAR	PYRUS 'GALLERY' ANA 'CHANTICLEER'	2'-3" CAL B&B
<b>DECIDUOUS SHRUBS</b>					
	ROS HUD	6	MIRACLE ON THE HUDSON ROSE	ROSA 'MIRACLE ON THE HUDSON'	3 GAL OG
	HEL BAL	30	MOLLY'S WHITE LENTEN ROSE	HELLEBORUS 'MOLLY'S WHITE'	1 GAL OG
	WEG RED	20	RED PRINCE WEGELA	WEGELA 'RED PRINCE'	3 GAL OG
<b>EVGREEN TREES &amp; SHRUBS</b>					
	THU X	88	GREEN GIANT ARBORVITAE	THUJA X 'GREEN GIANT'	5-6' B&B
	FIN STR	4	WHITE PINE	PINUS STROBUS	6-7' B&B
	LEA QU	16	DRAGON LADY HOLLY	ILEX X 'QUERFERNY' MESCHICK 'DRAGON LADY'	3 GAL OG
	ILE GLA	16	BLUE PRINCE HOLLY	ILEX X 'MESSER' 'EA' E' 'BLUE PRINCE'	3 GAL OG
	ILE GLA	5	DENSA INKBERRY	ILEX GLADSTON DENSA	3 GAL OG
	BUX SEM	72	SKY WALKER BOXWOOD	BUXUS SEMPERVIRENS 'SKY WALKER'	3 GAL OG
	CHA RS	12	SOFT SERVE GOLD FALSE CYPRUS	CHAMAECYPARIS 'SOFT SERVE GOLD'	3 GAL OG
<b>GRASSES &amp; PERENNIALS</b>					
	FEN VAL	5	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL OG
	HEM STE	-	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL OG
	ASC TUB	-	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	1 GAL OG
	HOS FIR	-	FREANDICE HOSTA	HOSTA 'FREANDICE'	1 GAL OG
	HOS ISL	-	ISLAND BREEZE HOSTA	HOSTA 'ISLAND BREEZE'	1 GAL OG

SELECTIVE CLEARING WITHIN WESTERLY RECREATION AREA TO PRESERVE EXISTING SPECIMEN TREES

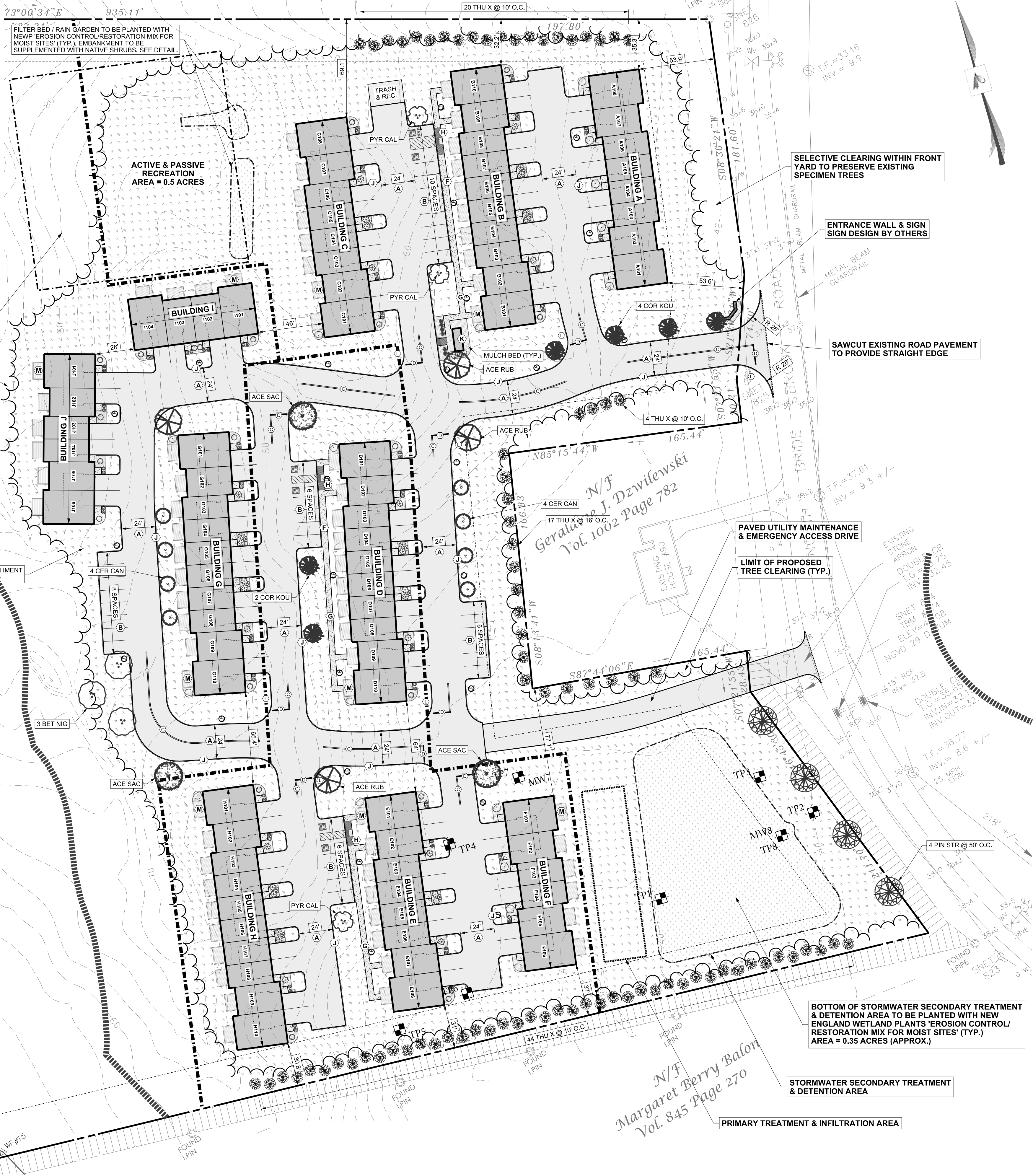
LIMIT OF PROPOSED TREE CLEARING (TYP.)

TURF ESTABLISHMENT (TYP. PATTERN)

LIMIT OF 100' REGULATED AREA AS DEFINED IN THE INLAND WETLANDS AND WATERCOURSES REGULATIONS

LIMIT OF INLAND WETLANDS & WATERCOURSES

INTERMITTENT WATERCOURSE (TYP.)



SELECTIVE CLEARING WITHIN FRONT YARD TO PRESERVE EXISTING SPECIMEN TREES

ENTRANCE WALL & SIGN SIGN DESIGN BY OTHERS

SAWCUT EXISTING ROAD PAVEMENT TO PROVIDE STRAIGHT EDGE

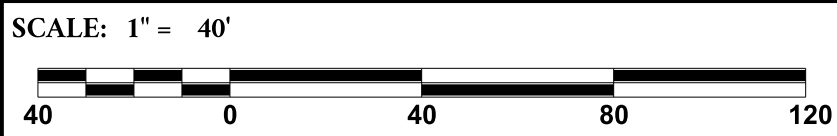
PAVED UTILITY MAINTENANCE & EMERGENCY ACCESS DRIVE

LIMIT OF PROPOSED TREE CLEARING (TYP.)

BOTTOM OF STORMWATER SECONDARY TREATMENT & DETENTION AREA TO BE PLANTED WITH NEW ENGLAND WETLAND PLANTS 'EROSION CONTROL/ RESTORATION MIX FOR MOIST SITES' (TYP.) AREA = 0.35 ACRES (APPROX.)

STORMWATER SECONDARY TREATMENT & DETENTION AREA

PRIMARY TREATMENT & INFILTRATION AREA



PROJECT NUMBER:

00057 - 00001



### CONTACT INFORMATION

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PROFESSIONAL SEAL

### NORTH BRIDE BROOK MULTI-FAMILY DEVELOPMENT

PREPARED FOR  
PAZZ & CONSTRUCTION, LLC

### DETAILED LAYOUT PLAN

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2)

EAST LYME, CT

### REVISION SUMMARY

DATE	DESCRIPTION
7/15/20	PER TOWN COMMENTS & UPDATED SURVEY MAPPING
7/16/20	REVISED DEVELOPMENT LAYOUT
10/30/20	PER TOWN COMMENTS
11/17/20	PER TOWN COMMENTS

DATE

9/25/19

REVISED

11/17/20

### SHEET

2 OF 8



UTILITY STATEMENT

UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM RECORD DRAWING, FIELD SURVEY AND OTHER SOURCES. THE SURVEYOR AND THIS PLAN SET MAKES 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, DEPTH 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 1-800-422-4455 IN ACCORDANCE WITH CSD NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

GENERAL GRADING NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CTDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 817 AS APPLICABLE. WORK WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF EAST LYME STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS & 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 SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IN AROUND OR OVER UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE IS PRESENT TO INSTRUCT AND OBSERVE.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- AFTER STRIPPING TOPSOIL MATERIAL, PROFFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF UNSUITABLE MATERIAL. THE NECESSITY FOR DRAINS 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. CONTRACTOR TO TEST FOR, AND CORRECT IF ANY, "BIRD BATH" CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE.
- 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 MATERIAL(S) THAN NECESSARY TO ACHIEVE THE PROPOSED DEVELOPMENT WHILE MAINTAINING STABILITY WITH NO ADVERSE IMPACT ON ADJUTING PROPERTIES. THE PUBLIC RIGHT OF WAY, PUBLIC SAFETY OR NATURAL RESOURCES.

STORMWATER O & M NOTES

THE FOLLOWING OPERATION & MAINTENANCE PLAN SHALL BE IMPLEMENTED TO ENSURE THAT STORMWATER MANAGEMENT SYSTEMS FUNCTION AS DESIGNED.

- PARTY RESPONSIBLE FOR O & M: PAZZ & CONSTRUCTION LLC
- THE FOLLOWING MAINTENANCE SHALL BE PERFORMED.
  - 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.
  - 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 IMPEDS FLOW SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
  - INSPECT THE STORMTECH MC-3500 SUBSURFACE STORMWATER DETENTION & TREATMENT SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS.
  - INSPECT THE DETENTION POND 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.
  - ACCESS DRIVES, PARKING AREAS AND SIDEWALKS SHALL BE SWEEPED ANNUALLY EACH SPRING TO REMOVE SAND, SALT AND OTHER DEBRIS FROM THE WINTER SEASON.

ISOLATOR ROW INSPECTION & MAINTENANCE

THE STORMTECH MC3500 ISOLATOR ROW SHALL BE INSPECTED AS FOLLOWS EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. INSPECTION INTERVALS SHALL BE ADJUSTED BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT AND DEBRIS ACCUMULATIONS AND HIGH WATER ELEVATIONS. JETTING AND VACTORING SHALL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING STEPS ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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

TEST PIT DATA

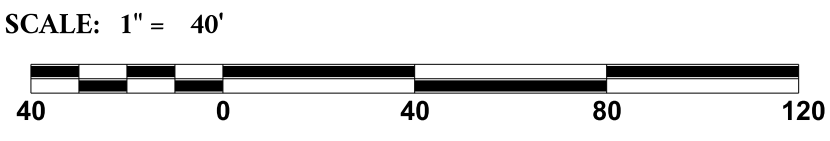
TEST PIT	1	TEST PIT	2	TEST PIT	3	TEST PIT	4
DATE	7/25/19	DATE	7/25/19	DATE	7/25/19	DATE	7/25/19
PERF. BY	BJH	PERF. BY	BJH	PERF. BY	BJH	PERF. BY	BJH
DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS
0 - 10	Topsoil	0 - 12	Topsoil	0 - 12	Topsoil	0 - 14	Topsoil
10 - 36	Brown FSL	12 - 27	Brown FSL Trace Silt	12 - 36	Red/Brown FSL Trace Silt	14 - 32	Brown Fine Silty Loam
36 - 56	Coarse Sand & Gravel	27 - 56	Coarse S&G Loose to Mod	36 - 62	Coarse Sand & Gravel	32 - 84	Medium Sand
56 - 68	Med-Coarse Sand	56 - 62	Coarse Sand & Gravel Compact	62 - 72	Med-Coarse Sand		
68 - 84	Coarse Sand & Gravel	62 - 70	Gray/Tan Medium Sand	72 - 80	Sand & Gravel Compact	84 - 88	Damp Medium Sand
		70 - 80	Sand & Gravel Compact				
ROOTS	32"	ROOTS	27"	ROOTS	36"	ROOTS	32"
WATER	None	WATER	None	WATER	None	WATER	None
LEDGE	None	LEDGE	None	LEDGE	Ledge or Boulder @ 80"	LEDGE	None
MOTT / REST	Possible @ 58" (monitoring req'd)	MOTT / REST	Possible @ 62" (monitoring req'd)	MOTT / REST	None	MOTT / REST	Possible @ 84" (monitoring req'd)
TEST PIT	5	TEST PIT	6	TEST PIT	7 (MW7)	TEST PIT	8 (MW8)
DATE	7/25/19	DATE	7/25/19	DATE	1/14/20	DATE	1/14/20
PERF. BY	BJH	PERF. BY	BJH	PERF. BY	BJH	PERF. BY	BJH
DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS	DEPTH	CHARACTERISTICS
-	Performed to delineate change in soil characteristics. Not suitable for Subsurface Drainage	-	Performed to delineate change in soil characteristics. Similar to TP 4 (sandy).	-	Performed to witness groundwater and install monitoring pipe. Pit similar to TP 4 (sandy).	-	Performed to witness groundwater and install monitoring pipe. Pit similar to TP 2 (sands & gravels).
ROOTS		ROOTS		ROOTS	Not recorded	ROOTS	Not recorded
WATER		WATER		WATER	114" (Pipe installed)	WATER	None (Pipe installed @ 108")
LEDGE		LEDGE		LEDGE	None	LEDGE	None
MOTT / REST		MOTT / REST		MOTT / REST	Possible @ 102" (monitoring req'd)	MOTT / REST	None (monitoring req'd)

DRAINAGE NOTES

- STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE COLLECTED THROUGH A SERIES OF ROOF LEADERS, SWALES, CATCH BASINS & DRAINAGE PIPING AND DISCHARGED TO THE PROPOSED STORMWATER TREATMENT & DETENTION SYSTEM PRIOR TO DISCHARGING TO THE TOWN ROW.
- THE INFILTRATION & DETENTION SYSTEM CONSISTS OF A SUBSURFACE SYSTEM BACKFILLED WITH WASHED STONE AND A GRADED DEPRESSION SIZED TO ATTENUATE PEAK FLOW RATES AS COMPARED TO PRE-DEVELOPMENT (EXISTING) CONDITIONS FOR THE 2, 5, 10, 25, 50 AND 100-YEAR STORM EVENTS. THERE WILL BE NO INCREASE IN PEAK FLOW RATES DISCHARGING TO THE NORTH BRIDE BROOK ROAD ROW, INLAND WETLANDS ON SITE, OR ADJACENT PROPERTIES.
- STORMWATER RUNOFF FROM IMPERVIOUS SURFACES WILL BE TREATED AS FOLLOWS. FINAL TREATMENT DESIGN IN ACCORDANCE WITH THE 2004 DEEP WATER QUALITY MANUAL SHALL BE SUBMITTED TO THE TOWN FOR APPROVAL.
  - ALL CATCH BASINS SHALL HAVE 2' DEEP SUMPS EXCEPT WHERE LABELED AS 4' SUMPS ON THE PLAN.
  - FLows FROM THE COLLECTION SYSTEM WILL BE DIVERTED THROUGH AN ISOLATOR ROW WITHIN THE STORMTECH SYSTEM. THE ISOLATOR ROW WILL CAPTURE TOTAL SUSPENDED SOLIDS (TSS) AND DEBRIS WITHIN AN ACCESSIBLE ROW OF LINED MC-3500 CHAMBERS TO ALLOW FOR INSPECTION AND MAINTENANCE BEFORE FLOWING INTO ADJACENT UNITS. THE SYSTEM WILL FULLY RETAIN AND INFILTRATE THE WATER QUALITY VOLUME AND TREAT WATER QUALITY FLOW.
  - STORMWATER WATER THAT IS NOT INFILTRATED WILL DISCHARGE TO THE DETENTION BASIN WHICH HAS BEEN GRADED WITH A FLAT BOTTOM AND THE INITIAL 4" DISCHARGE ORIFICE IS 6" ABOVE THE BOTTOM GRADE TO PROMOTE INFILTRATION INTO THE WITNESSED SAND & GRAVEL SUBSOILS.
- THE DESIGN ENGINEER SHALL OVERSEE THE INSTALLATION OF THE PROPOSED SUBSURFACE STORMWATER TREATMENT & INFILTRATION SYSTEM 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:
  - EXCAVATION LIMITS AND SURROUNDING UNDISTURBED SOILS
  - PLACEMENT OF GEOTEXTILE WRAP AND BASE STONE
  - PLACEMENT OF GEOTEXTILE BASE LATER FOR ISOLATOR ROW
  - PLACEMENT OF MC-3500 UNITS AND MANFOLDS
  - INSTALLATION OF OUTLET STRUCTURES AND PIPE CONNECTIONS
  - PLACEMENT OF GEOTEXTILE WRAP FOR ISOLATOR ROW
  - PLACEMENT OF STONE BACKFILL
  - CLOSURE OF GEOTEXTILE WRAP AND PLACEMENT OF BACKFILL
- THE DESIGN ENGINEER SHALL OVERSEE THE INSTALLATION OF THE PROPOSED STORMWATER DETENTION & TREATMENT SYSTEM AND CONFIRM 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 PRIOR TO CONCEALMENT:
  - EXCAVATION LIMITS AND SURROUNDING UNDISTURBED SOILS
  - INSTALLATION OUTLET STRUCTURE AND PIPE CONNECTIONS

FILTER BED / RAIN GARDEN NOTES

- INSTALL BED IN ACCORDANCE WITH PLAN & SECTION.
- THE FOLLOWING MAINTENANCE SHALL BE PERFORMED.
  - SHORT-TERM MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, INSPECTING FOR EROSION & REMOVAL OF INVASIVE OR WEED GROWTH UNTIL VEGETATION IS ESTABLISHED.
  - LONG-TERM MAINTENANCE SHALL BE PREFORMED ANNUALLY AND INCLUDE:
    - REMOVAL OF DEAD VEGETATION, REPLANT & OVERSEED AS REQUIRED.
    - PRUNING & TRIMMING OF TREES/SHRUBS & MOVING OF GROUNDCOVER
    - REMOVAL OF WEEDS & INVASIVE SPECIES
    - CLEAR YARD DRAIN GRATES AND REMOVE SEDIMENT FROM SUMPS



PROJECT NUMBER:  
00057 - 00001



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PROFESSIONAL SEAL

NORTH BRIDE BROOK  
MULTI-FAMILY DEVELOPMENT  
PREPARED FOR  
PAZZ & CONSTRUCTION, LLC  
GRADING & DRAINAGE PLAN

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2) EAST LYME, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	3 OF 8
7/15/20	PER TOWN COMMENTS & UPDATED SURVEY MAPPING	DATE
7/16/20	REVISED DEVELOPMENT LAYOUT	9/25/19
10/30/20	PER TOWN COMMENTS	REVISED
11/17/20	PER TOWN COMMENTS	11/17/20



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 MAKES 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. CONSTRUCTION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-822-4455, IN ACCORDANCE WITH CDDO NOTIFICATION PROCEDURES PRIOR TO COMMENCING WORK.

GENERAL UTILITY NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE GENERAL SYSTEM OF UTILITIES TO SERVE THE PROPOSED RESIDENTIAL MULTIFAMILY DEVELOPMENT ONLY. DETAILED DESIGN PLANS AND DETAILS SHALL BE PREPARED FOR REVIEW AND APPROVAL BY THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- ALL UNDERGROUND UTILITIES MUST BE INSTALLED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE APPROPRIATE PUBLIC UTILITY COMPANY.
- 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.
- BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPROPRIATE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
- 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.
- FOR CLARITY PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.

WATER

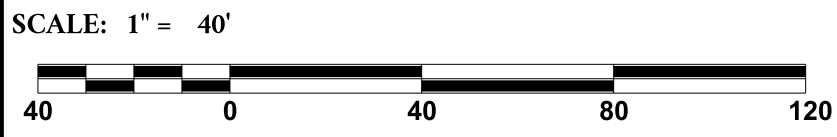
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE EAST LYME WATER AND SEWER COMMISSION.
- AN 8"Ø CLDIP (CLASS 54) PRIVATE WATER MAIN SHALL BE INSTALLED FROM THE EXISTING WATER MAIN IN NORTH BRIDE BROOK ROAD TO PROVIDE DOMESTIC AND FIRE SUPPRESSION WATER SUPPLY TO SITE. EACH BUILDING AND NEW FIRE HYDRANTS 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.
- 4"Ø CLDIP (SIZE AND TYPE TO BE CONFIRMED BY MEP) PRIVATE WATER MAIN SHALL BE INSTALLED FROM THE PRIVATE MAIN TO BUILDING SERVICE CONNECTIONS AS SHOWN ON THE PLAN.
- FIELD LOK 350 OR EQUIVALENT GASKETS SHALL BE INSTALLED AT ALL JOINTS.
- COPPER (TYPE K) DOMESTIC WATER SERVICE PIPES SHALL BE INSTALLED FROM THE NEW PRIVATE MAIN TO A METER WITHIN EACH INDIVIDUAL UNIT. THE SERVICE AND METER SIZES SHALL BE CONFIRMED BY THE PROJECT ARCHITECT OR MEP FOLLOWING A HYDRANT FLOW TEST. PRESSURE REDUCING VALVES SHALL BE INSTALLED AS REQUIRED.
- IRRIGATION SHALL NOT BE SUPPLIED BY TOWN OF EAST LYME PUBLIC WATER SYSTEM. IF IRRIGATION IS INTENDED, AN ONSITE IRRIGATION WELL SHALL BE INSTALLED WITH SEPARATE PUMP, STORAGE, & PIPING UTILITIES.

SANITARY

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE EAST LYME WATER AND SEWER COMMISSION.
- AN 8" PVC (SDR-35) PRIVATE SEWER COLLECTION MAIN SHALL BE INSTALLED AS SHOWN ON THE PLANS AND SHALL CONNECT TO THE EXISTING SANITARY MANHOLE TO THE SOUTH OF NORTH BRIDE BROOK ROAD WITH AN INSIDE DROP INLET.
- A MINIMUM CLEARANCE OF 10' HORIZONTAL AND 18" VERTICAL SHALL BE PROVIDED BETWEEN WATER AND SANITARY SEWER LINES. IF THE MINIMUM CLEARANCE IS NOT PROVIDED, THEN THE SEWER LINE SHALL BE CONSTRUCTED OF C-900 PVC OR DUCTILE IRON PIPE.
- EACH INDIVIDUAL UNIT SHALL BE SERVED BY A SEPARATE 6" SANITARY LATERAL AS SHOWN ON THE PLAN WITH A CLEANOUT. 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

- ELECTRIC SERVICE SHALL BE PROVIDED TO THE DEVELOPMENT IN ACCORDANCE WITH THE STANDARDS OF NORTHEAST UTILITIES SERVICE COMPANY (EVERSOURCE ENERGY), LAYOUT AND DETAILS NOT SHOWN AT THIS TIME.
- FINAL CONNECTION LOCATION, SIZE & TYPE OF CONDUIT, TRANSFORMERS, METERS & OTHER ELEMENTS TO SERVE THE BUILDINGS SHALL BE COORDINATED BETWEEN EVERSOURCE ENERGY, OWNER, MEP AND ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SITE AREA LIGHTING NOT SHOWN. POLE MOUNTED AREA LIGHTS, BUILDING MOUNTED LIGHTS AND SIGN SPOT LIGHTS SHALL BE SERVED BY A COMMON OWNER'S PANEL WITH APPROPRIATE CONTROLS TO ENSURE PARKING AREAS, SIDEWALKS AND DRIVEWAYS ARE ADEQUATELY LIGHTED WILL BE PROVIDED PRIOR TO CONSTRUCTION. PANEL & CONDUIT SIZE AND LOCATION TO BE DETERMINED BY OWNER.



PROJECT NUMBER:

00057 - 00001



CONTACT INFORMATION

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PROFESSIONAL SEAL

NORTH BRIDE BROOK  
MULTI-FAMILY DEVELOPMENT

PREPARED FOR  
PAZZ & CONSTRUCTION, LLC

UTILITY PLAN

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2)

EAST LYME, CT

REVISION SUMMARY

DATE	DESCRIPTION
7/15/20	PER TOWN COMMENTS & UPDATED SURVEY MAPPING
7/16/20	REVISED DEVELOPMENT LAYOUT
10/30/20	PER TOWN COMMENTS
11/17/20	PER TOWN COMMENTS

SHEET

4 OF 8

DATE

9/25/19

REVISED

11/17/20



GENERAL CONSTRUCTION NOTES:

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

SEQUENCE OF CONSTRUCTION:

1. COORDINATE AND COMPLETE A MEETING WITH TOWN AND OWNER. RESPONSIBLE PARTIES TO BE IDENTIFIED AND EMERGENCY PHONE NUMBERS PROVIDED.
2. INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED FOR FIELD CONDITIONS.

- PHASE 1:
3. CLEAR AND GRUB AREAS. LIMITS OF CLEARING TO BE STAKED BY A LICENSED LAND SURVEYOR.
  4. EXCAVATE / PLACE FILL AND ROUGH GRADE SITE.
  5. INSTALL FOUNDATIONS & ERECT BUILDINGS.
  6. INSTALL UTILITIES AND STORM DRAINAGE.
  7. CONSTRUCT ACCESS DRIVES AND PARKING AREAS.
  8. INSTALL CONCRETE SIDEWALKS AND PADS.
  9. INSTALL BITUMINOUS CONCRETE BINDER COURSE.
  10. INSTALL CURBING AND BITUMINOUS CONCRETE FINISH COURSE
  11. FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
  12. REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED. CONTACT TOWN PRIOR TO REMOVAL.

- PHASE 2 THROUGH 3:  
13. SEE 3 THROUGH 12 ABOVE.

E & S CONTROL NARRATIVE:

THE PROPOSED PROJECT CONSISTS OF A MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT, CONSISTING OF 80 TOWNHOUSE UNITS WITHIN 10 SEPARATE BUILDINGS. THE GENERAL SCOPE OF SITE WORK IS DESCRIBED ABOVE IN THE CONSTRUCTION SEQUENCE.

APPROXIMATELY 6.75 ACRES OF THE 20.24-ACRE SITE (33%) 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: MAIN ACCESS ROAD, BUILDINGS A, B & C, MAIL PAD, INFILTRATION & DETENTION  
PHASE 2: SECONDARY ACCESS ROAD, BUILDINGS D, E, F & H  
PHASE 3: SECONDARY ACCESS ROAD, BUILDING G, I, J

THE EROSION & SEDIMENTATION CONTROL NOTES, INSPECTION REQUIREMENTS, PLANS & DETAILS DEPICTED ON THIS SHEET SHALL BE FOLLOWED. IN ADDITION THE FOLLOWING SITE SPECIFIC E&S CONTROL CONCERNS & ISSUES SHALL BE NOTED:

1. PER USDA NRCS SOIL MAPPING, THE SITE MAINLY CONSISTS OF CHARLTON-CHATFIELD ROCKY SOILS, WHICH 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 COVERING STOCKPILES OR APPLYING WATER.
2. THE TOPOGRAPHY CONSISTS OF MODERATE TO STEEP TERRAIN, WITH SLOPES RANGING FROM 5% TO 20% WITHIN THE DEVELOPMENT AREA. THE CONTRACTOR SHALL TAKE CARE TO PRESERVE NATURAL VEGETATION ALONG THE TOP OF CUT SLOPES AND BOTTOM OF L SLOPES. MINIMIZE SOIL DISTURBANCE, AND MAINTAIN E&S CONTROLS FOR THE DURATION OF CONSTRUCTION UNTIL DISTURBED AREAS ARE STABILIZED.

E & S CONTROL PLAN:

1. OWNER & PARTY RESPONSIBLE FOR E&S CONTROL PLAN: PAZZ & CONSTRUCTION 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. E&S MEASURES SHALL BE MOVED AND/OR ADDED TO ACCOMMODATE THE PROGRESSION OF PHASES.
3. AN ANTI-TRACKING APRON SHALL BE INSTALLED AT ALL ENTRANCES TO THE SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OUT THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT TRAFFIC. THE SURROUNDING ROAD SURFACES SHALL BE SWEEP AS REQUIRED.
4. ALL CATCH BASINS WITHIN THE PROJECT AREA, INCLUDING WITHIN NORTH BRIDE BROOK ROAD, WILL BE PROTECTED WITH INLET CONTROL FILTER SACKS AS SHOWN ON THE PLAN THROUGHOUT THE CONSTRUCTION PERIOD. IF REQUIRED, NEW CATCH BASINS ON SITE SHALL BE PROTECTED WITH STRAW WADDLES OR BALES.
5. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND STOCKPILES OF SOIL.
6. DUST CONTROL MEASURES SHALL BE APPLIED DURING CONSTRUCTION AS REQUIRED.
7. TEMPORARY SILTATION TRAPS (TST) AND DIVERSION SWALES SHALL BE INSTALLED AS NECESSARY DURING SITE CONSTRUCTION. ALL DEWATERING DISCHARGE AND CONSTRUCTION RUNOFF SHALL BE DIRECTED TO THE TST'S. CONSTRUCTION WASTE-WATERS SHALL NOT BE DIRECTLY DISCHARGED TO STORM DRAINAGE, THE ROAD, OR WETLANDS AND WATERCOURSES. AT ALL TIMES DURING CONSTRUCTION, THE TST'S AND SWALES SHALL BE MAINTAINED TO CONTROL RUNOFF AND PREVENT SEDIMENT DISCHARGE TO ADJACENT WETLANDS.

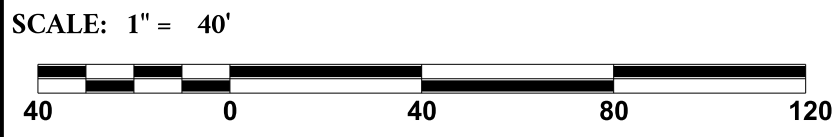
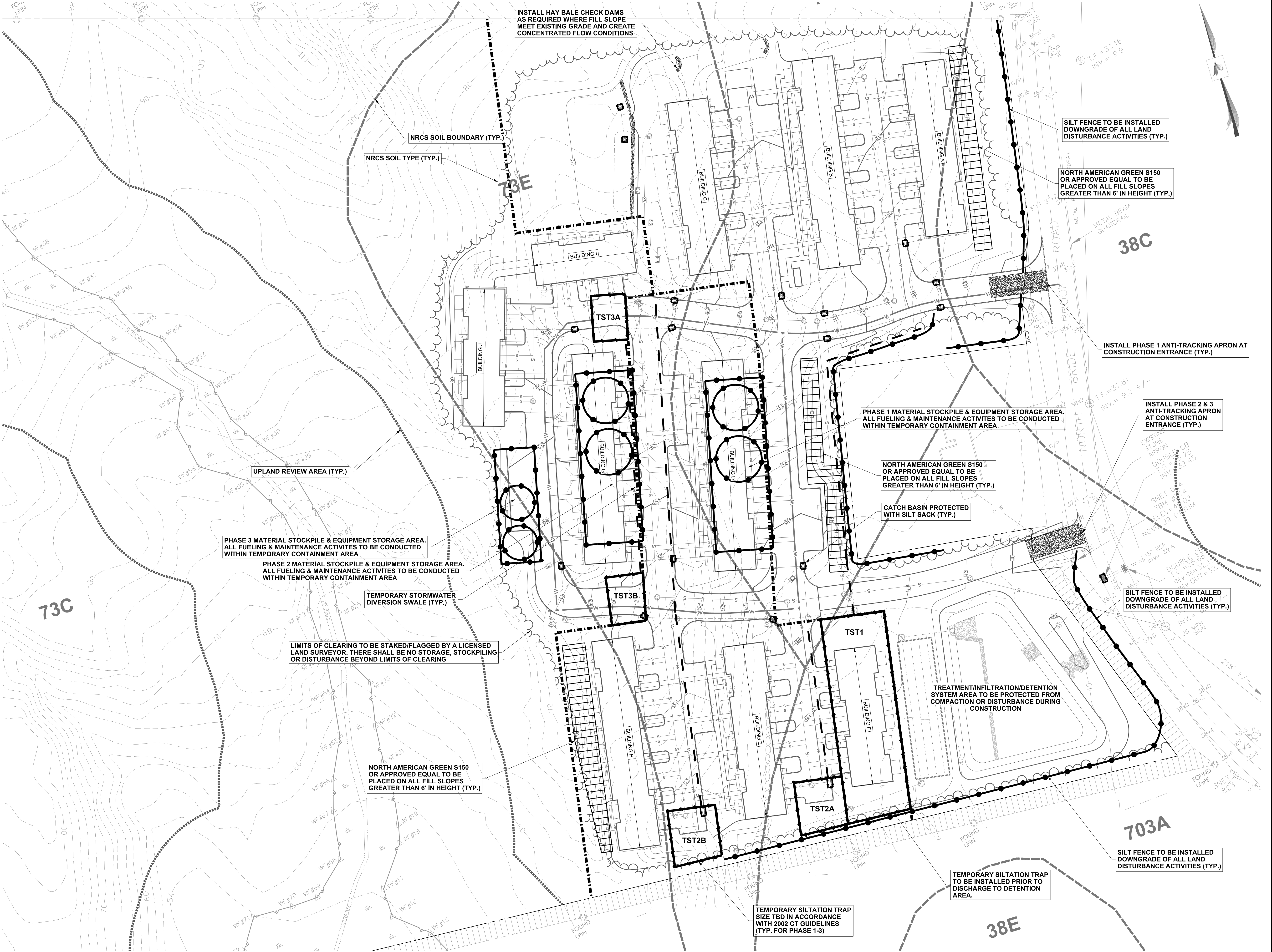
E & S CONTROL NOTES:

1. CONSTRUCTION WILL COMMENCE IN THE SPRING 2021 AND BE COMPLETED 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 EAST LYME REGULATIONS.
4. EROSION CONTROL DEVICES SHALL BE MAINTAINED, REPLACED AND/OR ADDED 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. 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.
7. ALL DISTURBED AREAS ARE TO BE RAKED, SEEDED AND FERTILIZED PER "TURF ESTABLISHMENT" SPEC. IN CTDOT FORM 817.
8. AREAS OUTSIDE OF IMPERVIOUS AREAS TO RECEIVE A MINIMUM 6" OF TOPSOIL.
9. THE FOLLOWING DATES FOR SEEDING SHALL BE USED:  
SPRING: APRIL 15 TO JUNE 15, FALL: AUGUST 15 TO SEPTEMBER 15
10. GRASS SEED MIXTURES SHALL BE TALL FESCUE BLEND APPLIED AT A RATE NO LESS THAN 100LBS PER ACRE OR AS RECOMMENDED BY MANUFACTURER.
11. TEMPORARY GRASS SEEDING, IF NECESSARY, SHALL BE PERENNIAL RYE GRASS APPLIED AT A RATE OF 100 LBS. PER ACRE.

INSPECTION AND MAINTENANCE:

REGULAR INSPECTION AND MAINTENANCE IS CRITICAL FOR THE EFFECTIVENESS OF E&S CONTROLS. THE RESPONSIBLE PARTY SHALL IMPLEMENT THE FOLLOWING 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 @ 1/2 DEPTH OF SUMP  
B. SWALES - REMOVE COLLECTED SEDIMENT @ 1/2 DEPTH  
C. DEWATERING BASINS - REMOVE COLLECTED SEDIMENT @ 1/2 CAPACITY
4. ROUTINE INSPECTION AND MAINTENANCE SCHEDULE:  
A. INSPECT ROAD DAILY AND SWEEP/REMOVE TRACKED MATERIALS AS REQUIRED  
B. TEMPORARY CONTROLS SHALL BE INSPECTED WEEKLY AND CLEANED:  
I. ANTI-TRACKING APRON - REFRESH OR REPLACE STONE SA REQUIRED  
II. SILT FENCE - REMOVE COLLECTED SEDIMENT @ 1/2 THE HEIGHT (MAX.)  
III. SILT SACKS - CLEAN PER MANUFACTURER'S RECOMMENDATIONS  
IV. STRAW BALES - REMOVE COLLECTED SEDIMENT @ 1/2 THE HEIGHT (MAX.)
5. ALL STORMWATER STRUCTURES SHALL BE CLEANED AFTER REMOVAL OF E&S CONTROLS.



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PROFESSIONAL SEAL

NORTH BRIDE BROOK  
MULTI-FAMILY DEVELOPMENT  
PREPARED FOR  
PAZZ & CONSTRUCTION, LLC  
EROSION & SEDIMENTATION CONTROL PLAN

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2)

EAST LYME, CT

REVISION SUMMARY

DATE	DESCRIPTION
7/15/20	PER TOWN COMMENTS & UPDATED SURVEY MAPPING
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9/25/19

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11/17/20

SHEET

5 OF 8

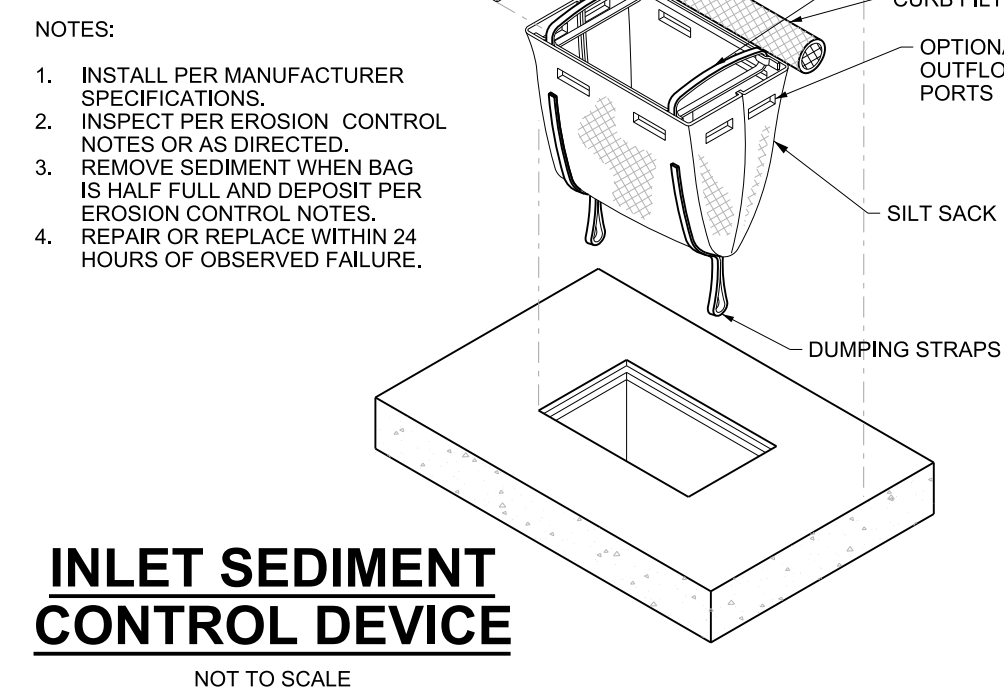
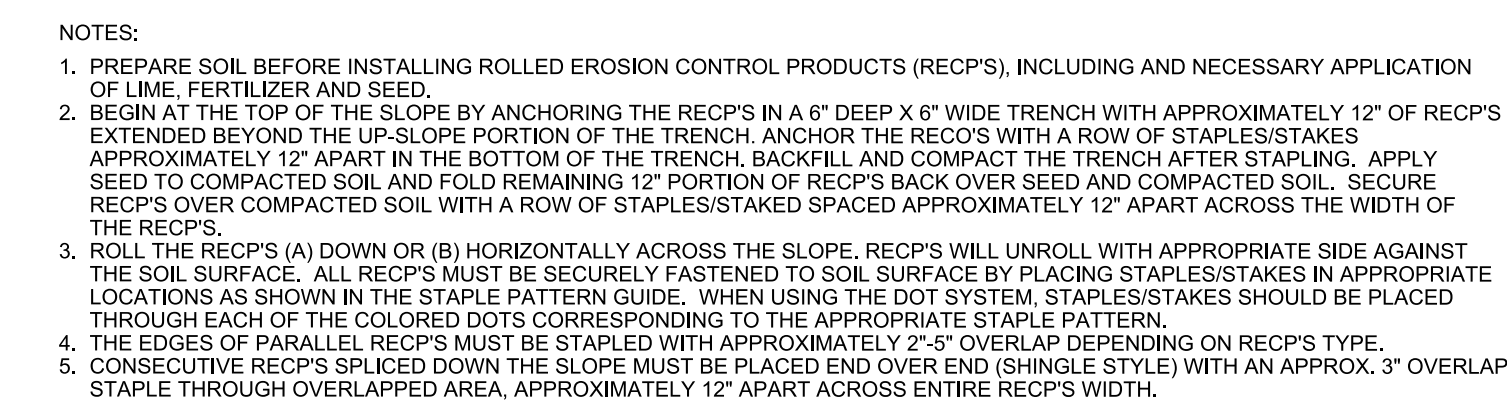
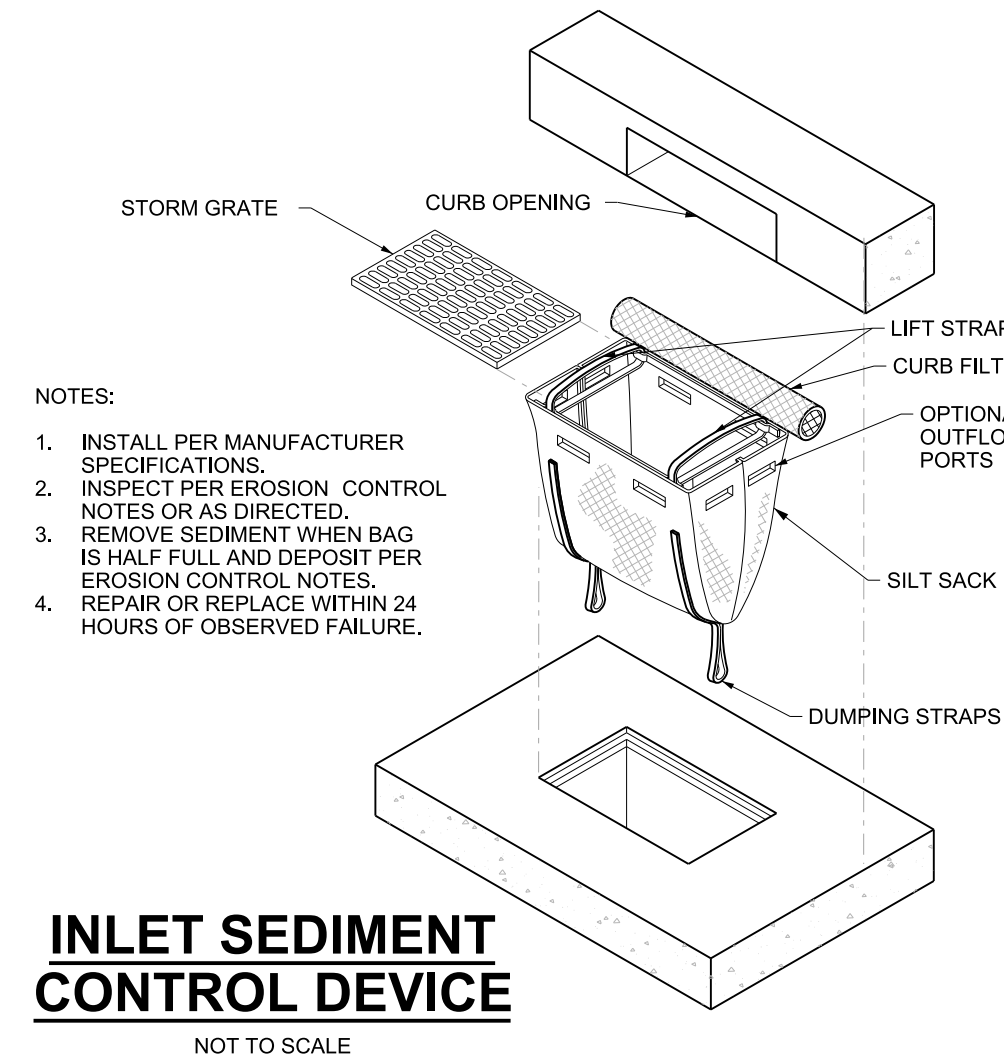
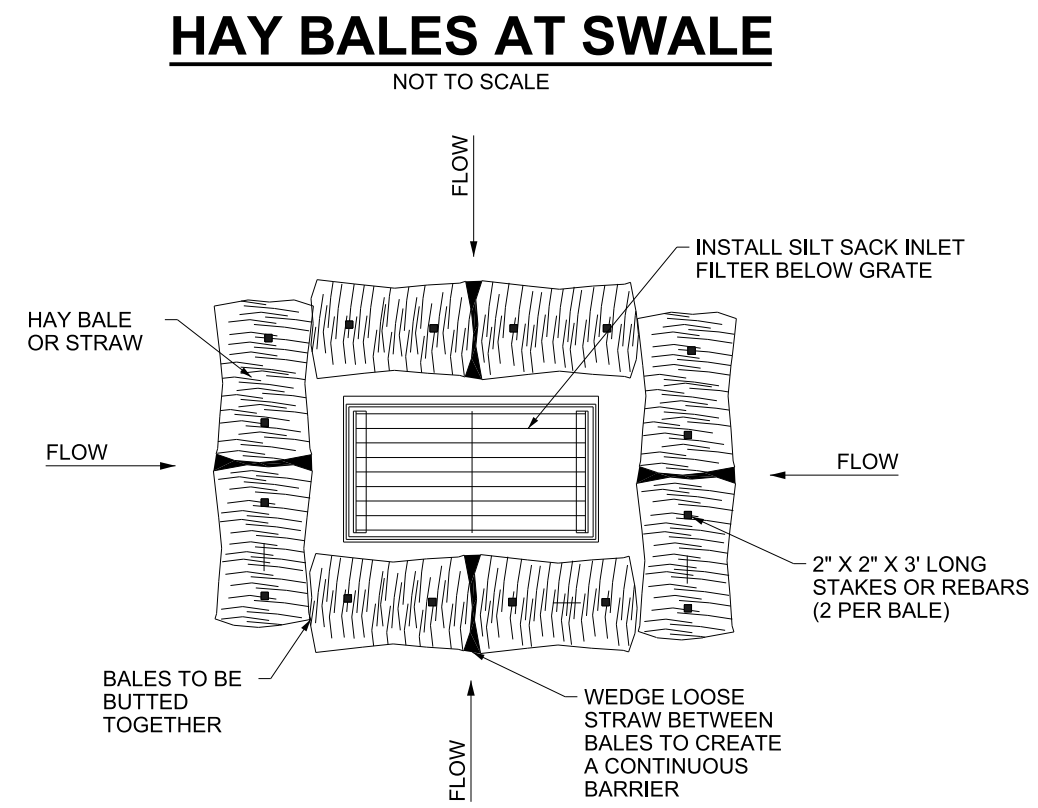
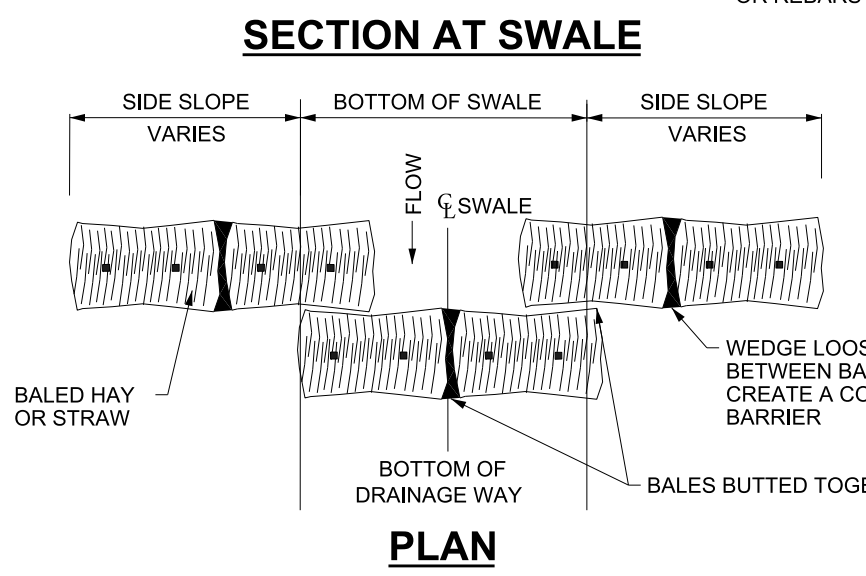
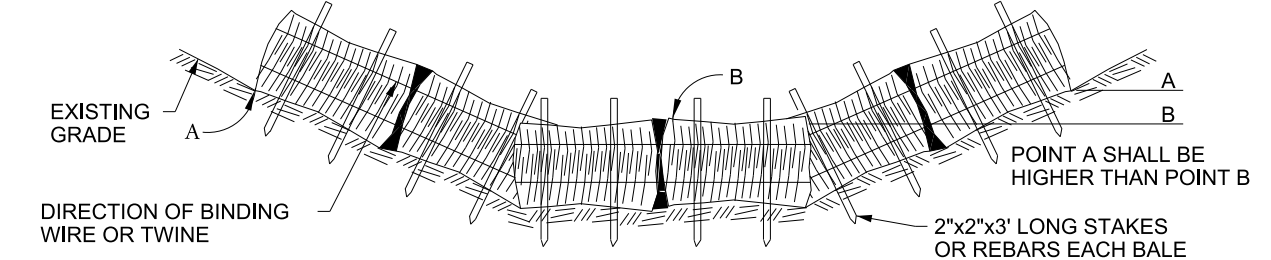
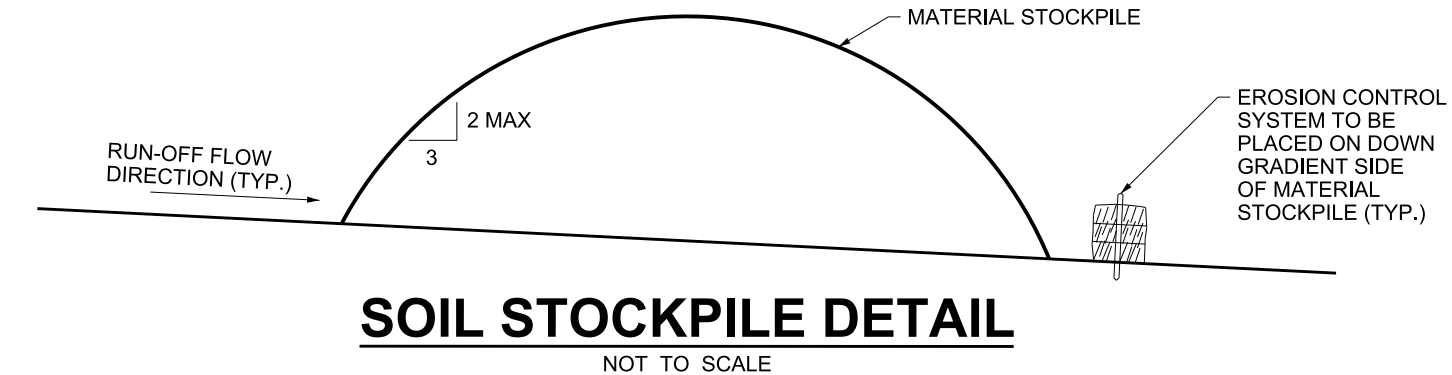
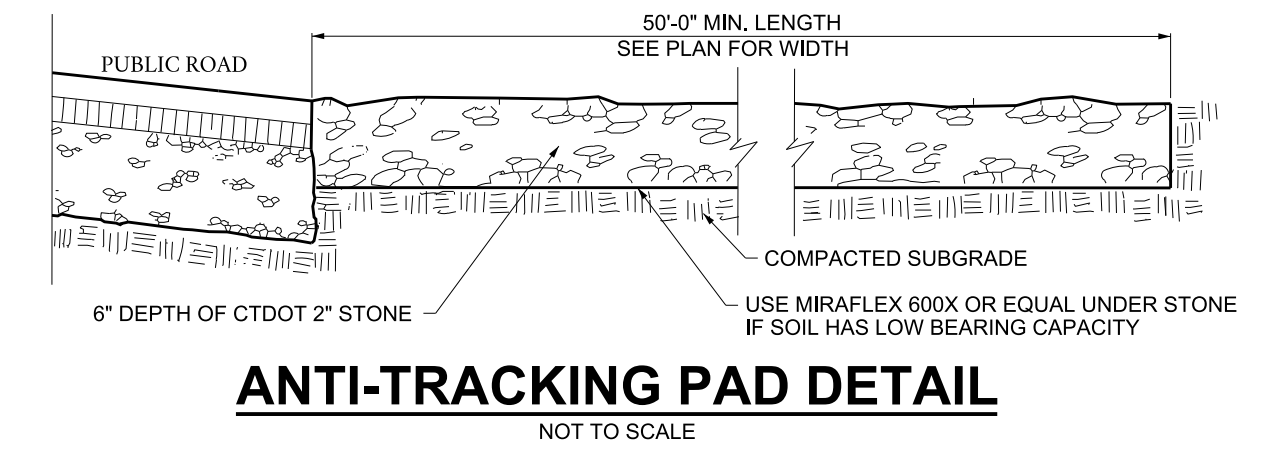
DATE

9/25/19

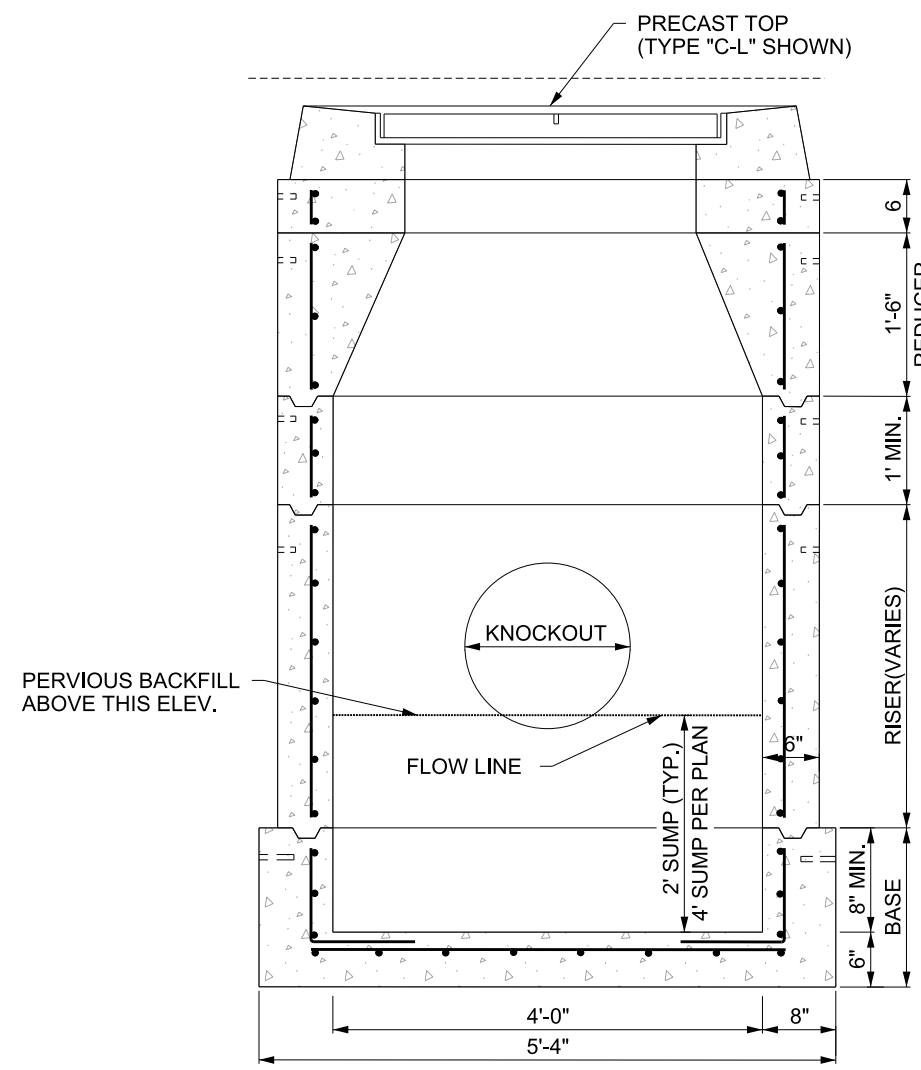
REVIS

11/17/20



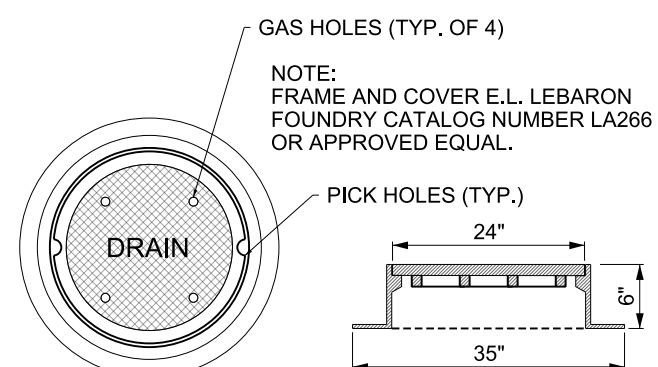






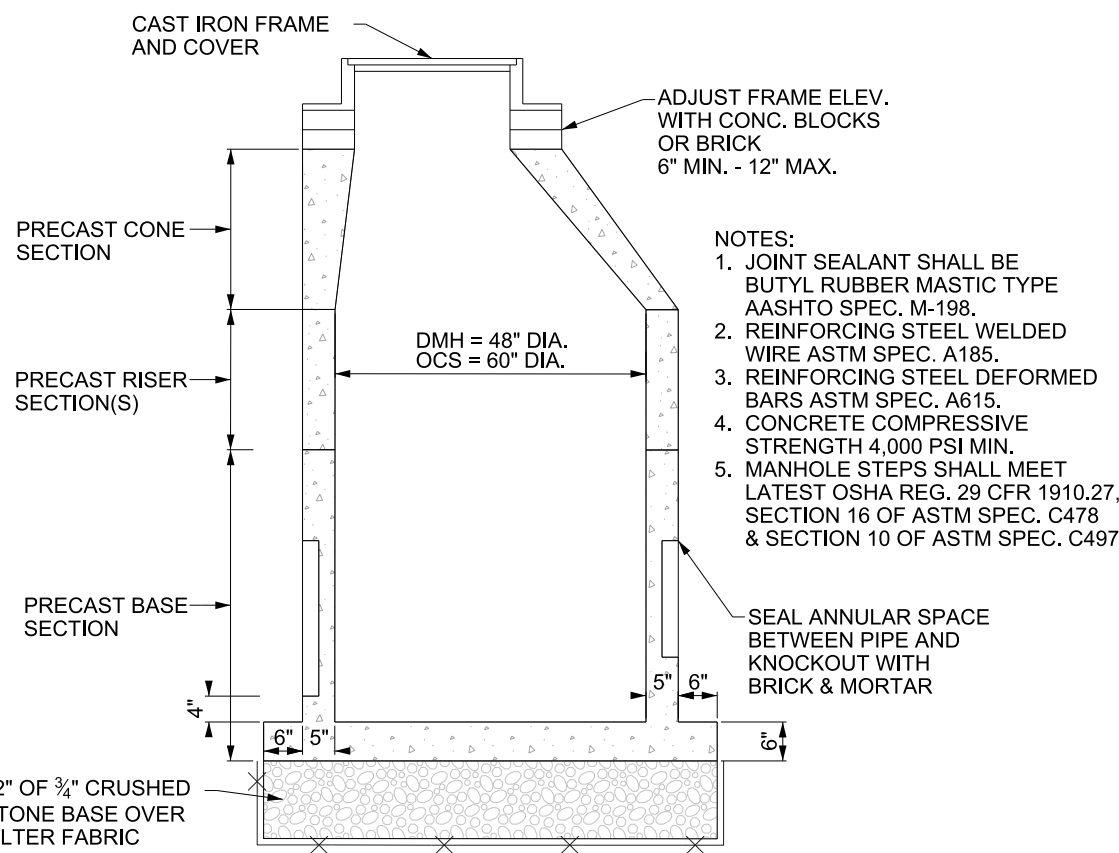
TYPE "C", "CL" OR "CG"  
STANDARD CATCH BASIN

NOT TO SCALE



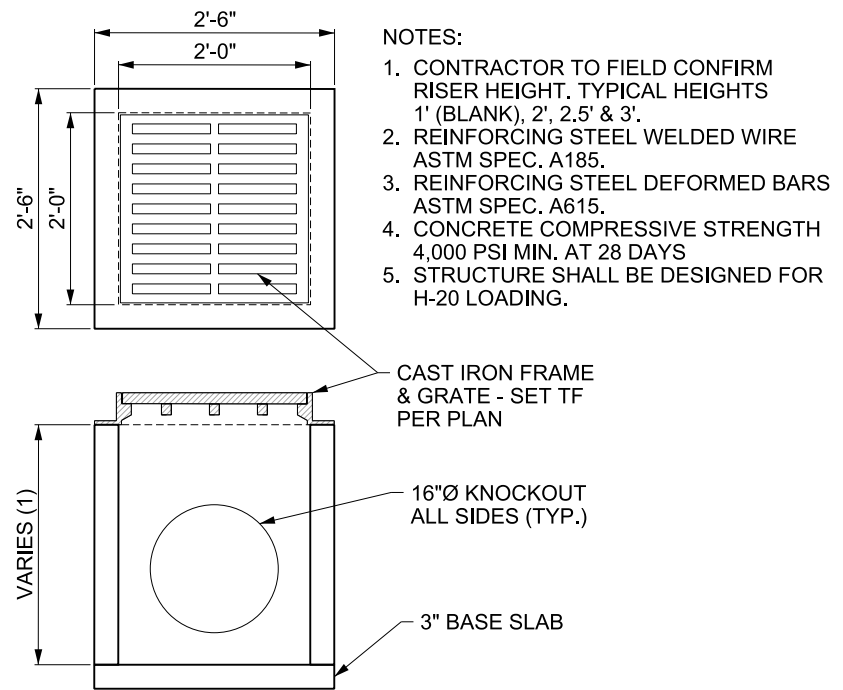
FRAME & COVER DETAIL

NOT TO SCALE



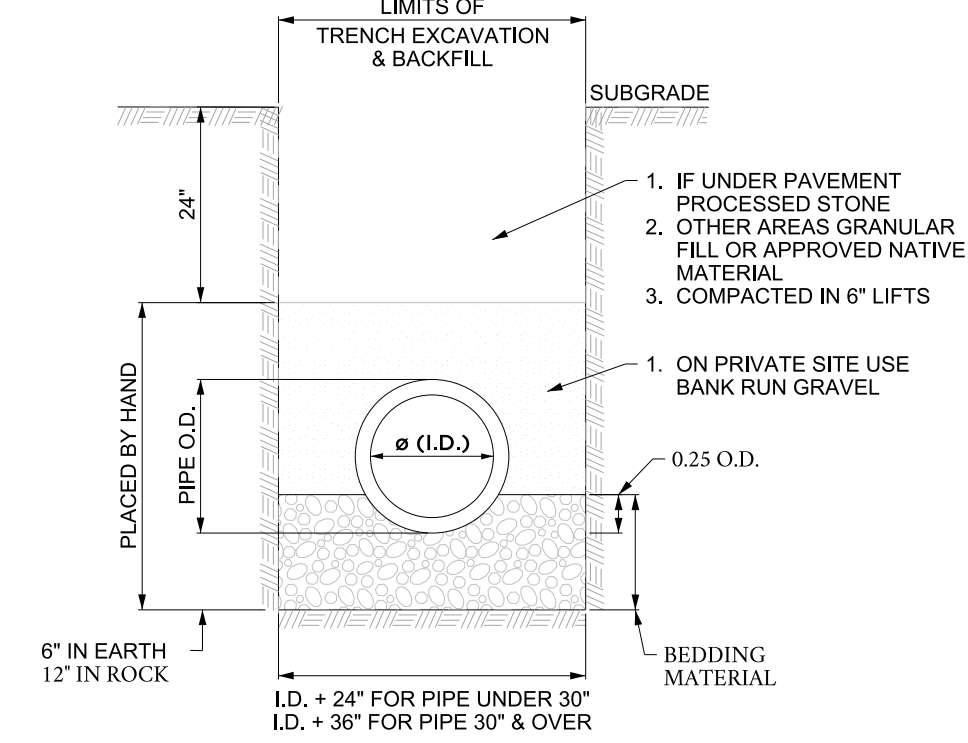
PRECAST STORM DRAIN MANHOLE

NOT TO SCALE



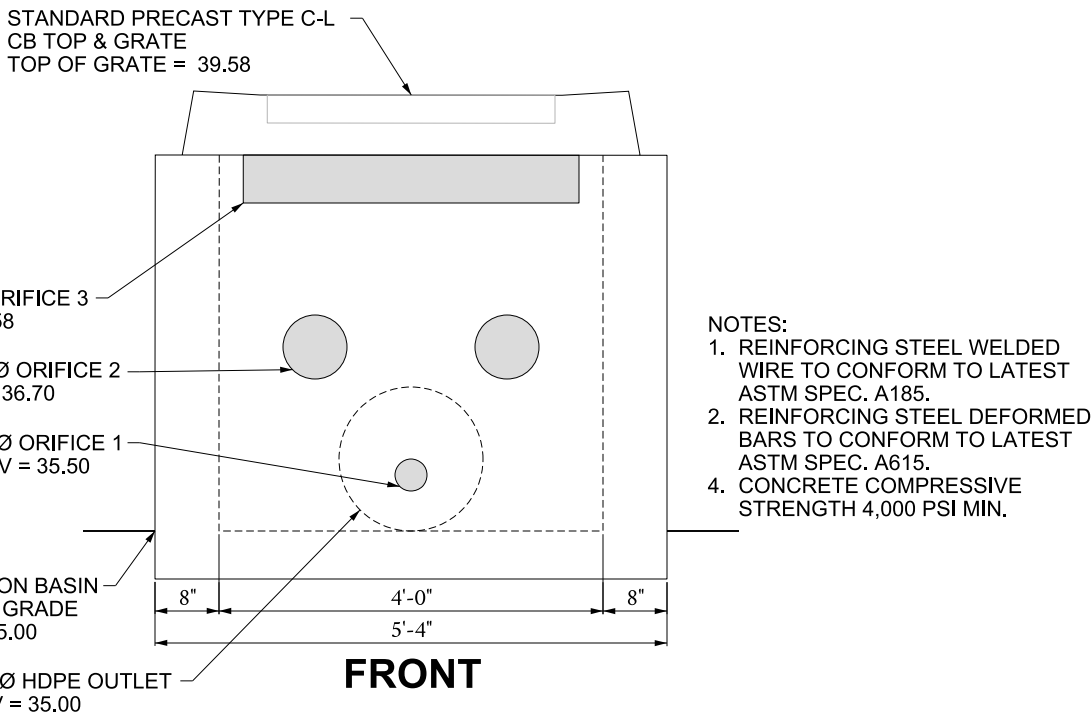
YARD DRAIN

NOT TO SCALE



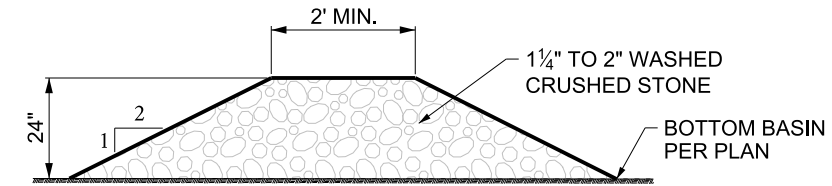
TRENCHING & BACKFILLING

NOT TO SCALE



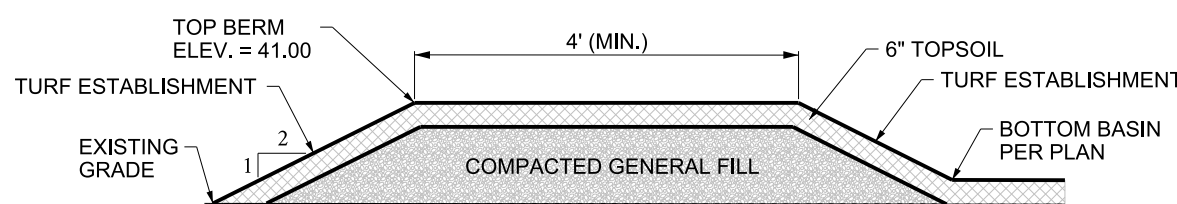
OUTLET STRUCTURE

NOT TO SCALE



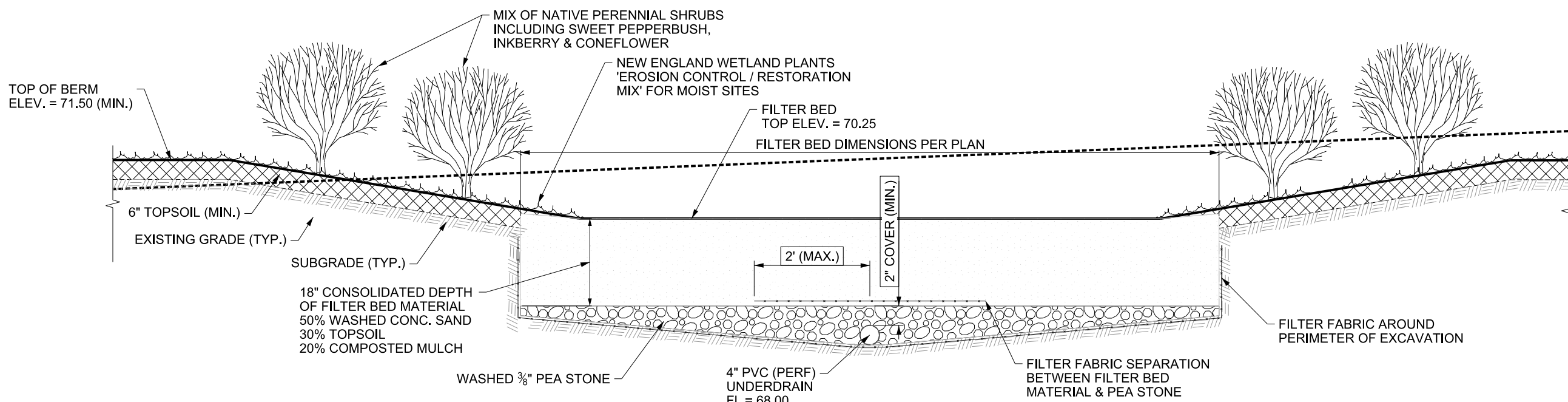
DETENTION FILTER BERM

NOT TO SCALE



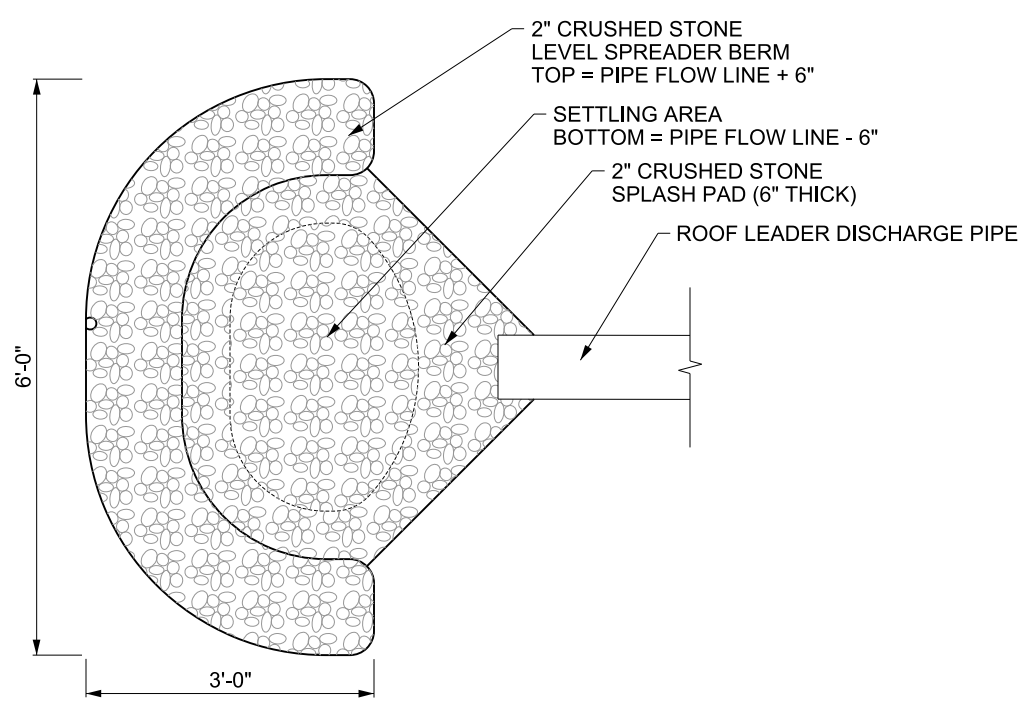
DETENTION BASIN BERM

NOT TO SCALE



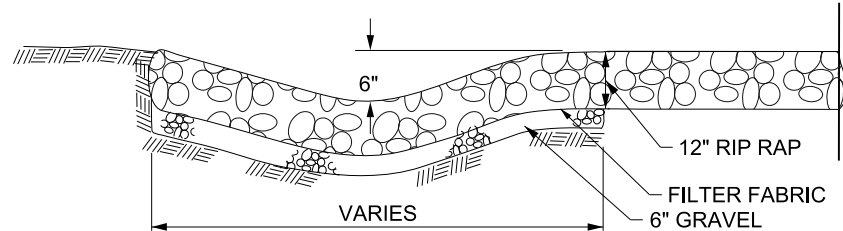
FILTER BED / RAIN GARDEN SECTION

NOT TO SCALE

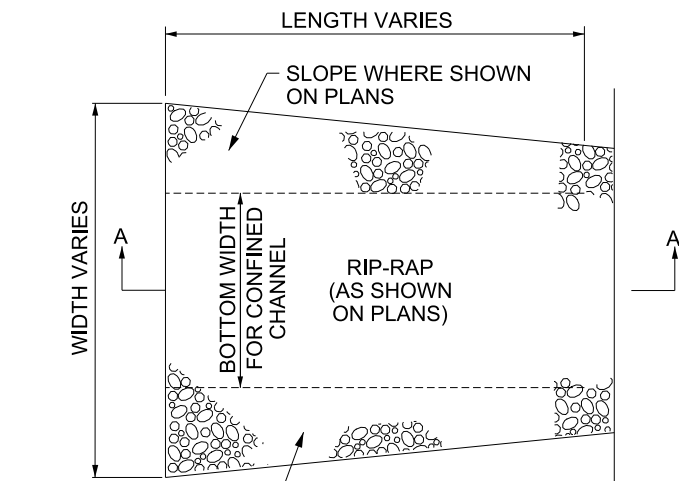


ROOF LEADER SPLASH PAD

NOT TO SCALE

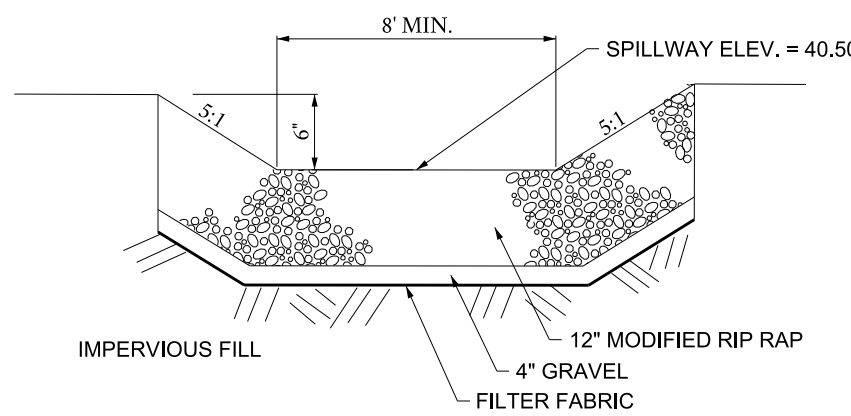


SECTION A-A



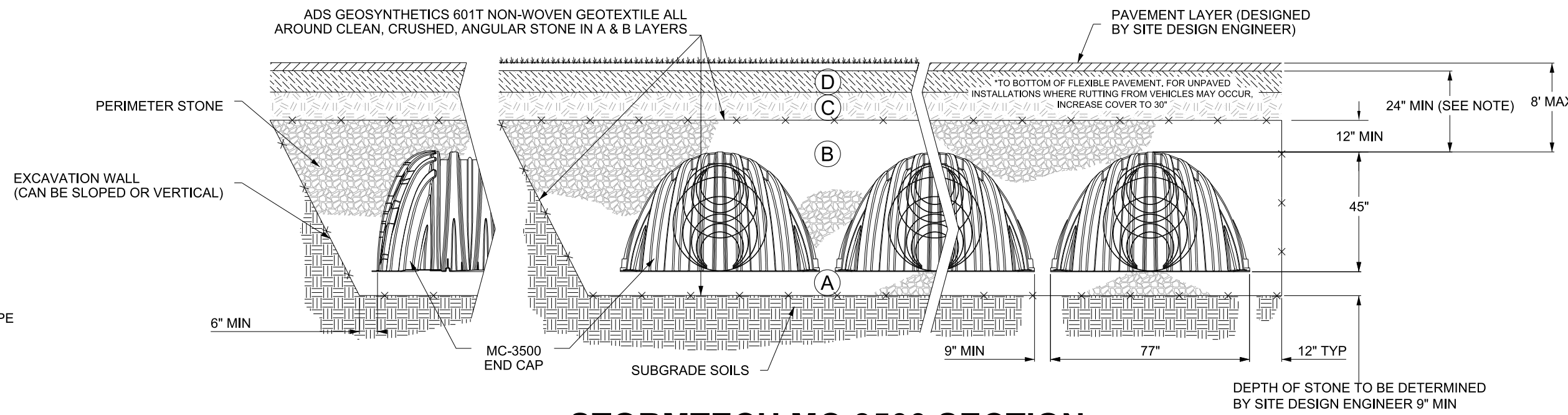
RIPRAP SPLASH PAD

NOT TO SCALE



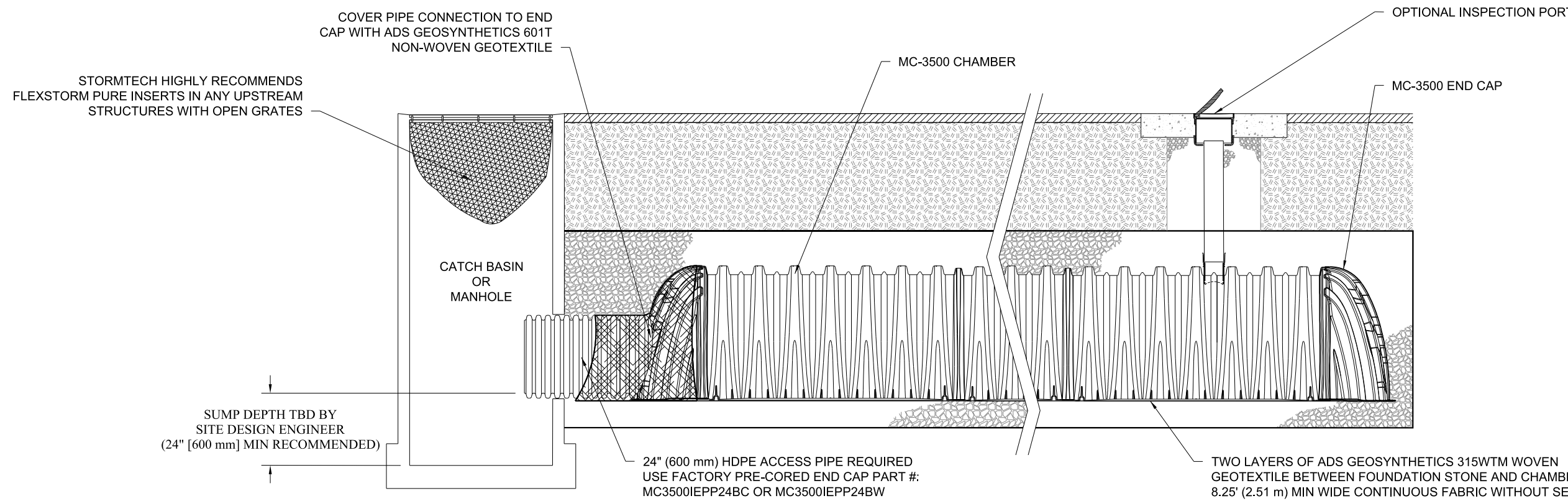
EMERGENCY SPILLWAY DETAIL

NOT TO SCALE



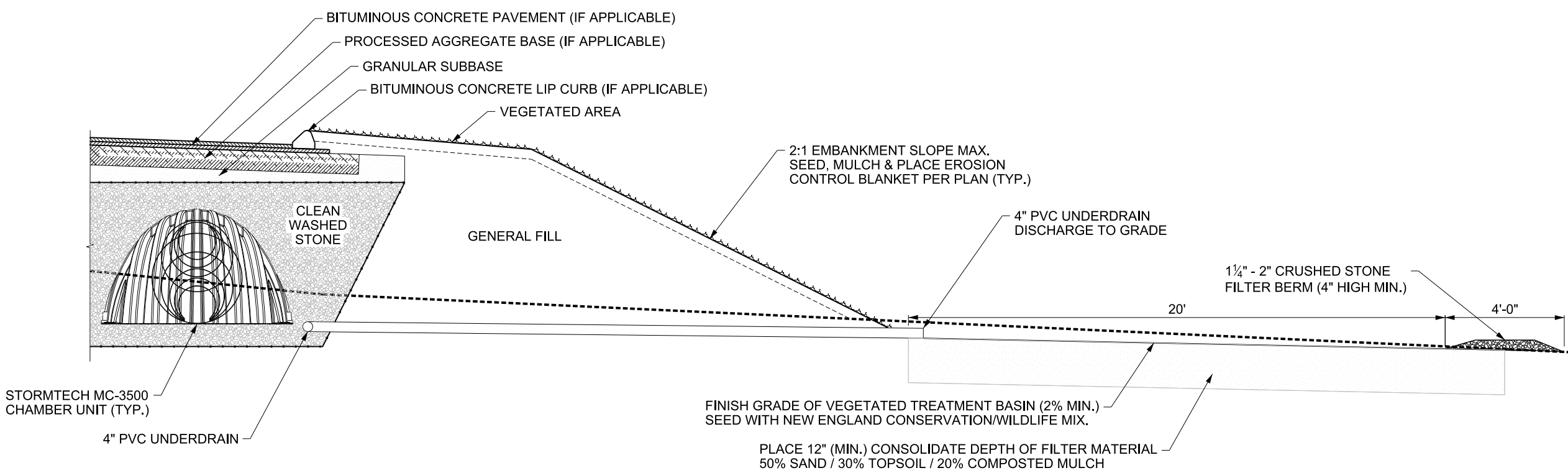
STORMTECH MC-3500 SECTION

NOT TO SCALE



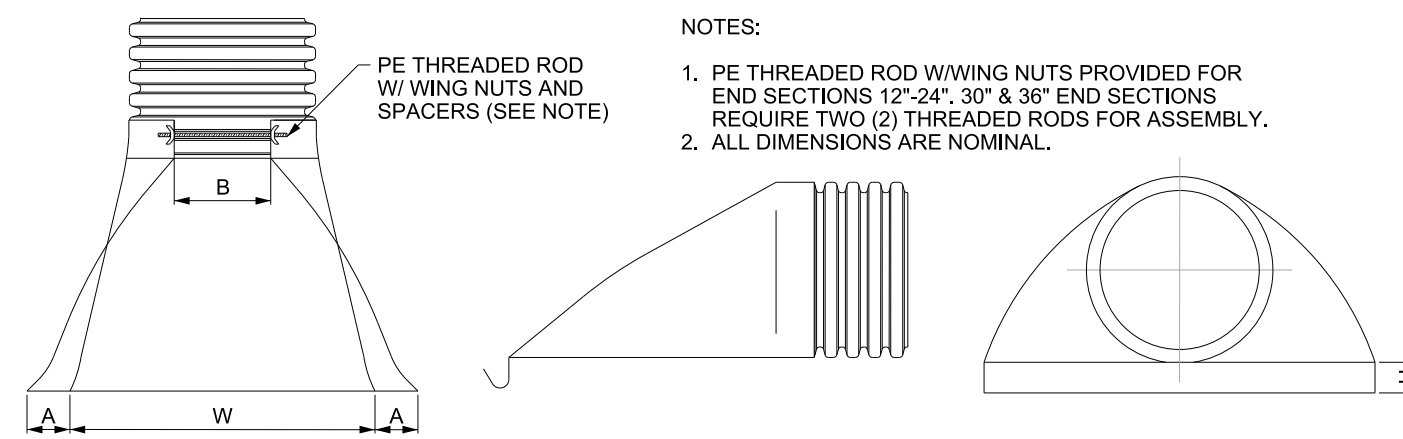
STORMTECH MC-3500 ISOLATOR ROW DETAIL

NOT TO SCALE



VEGETATED BASIN (SECONDARY TREATMENT) SECTION

NOT TO SCALE

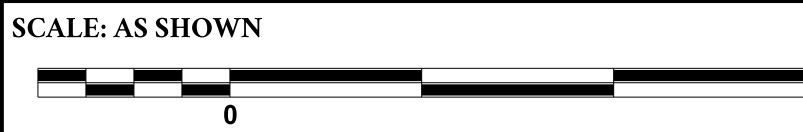


FLARED END DETAIL

NOT TO SCALE

PART #	PIPE SIZE	A	B (MAX.)	H	L	W
1210NP	12" (300 mm)	6.5" (165 mm)	10.00" (254 mm)	6.5" (165 mm)	25.00" (635 mm)	29.00" (737 mm)
1510NP	15" (375 mm)	6.5" (165 mm)	10.00" (254 mm)	6.5" (165 mm)	25.00" (635 mm)	29.00" (737 mm)
1810NP	18" (450 mm)	7.5" (191 mm)	15.00" (381 mm)	6.5" (165 mm)	32.00" (813 mm)	35.00" (889 mm)
2410NP	24" (600 mm)	7.5" (191 mm)	18.00" (450 mm)	6.5" (165 mm)	36.00" (914 mm)	45.00" (1143 mm)
3015NP	30" (750 mm)	7.5" (191 mm)	12.00" (305 mm)	8.6" (218 mm)	58.00" (1473 mm)	63.00" (1600 mm)
3615NP	36" (900 mm)	7.5" (191 mm)	25.00" (635 mm)	8.6" (218 mm)	58.00" (1473 mm)	63.00" (1600 mm)

NOT TO SCALE



PROJECT NUMBER:

00057 - 00001



**CONTACT INFORMATION**  
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PROFESSIONAL SEAL

**NORTH BRIDE BROOK ROAD  
MULTI-FAMILY DEVELOPMENT**

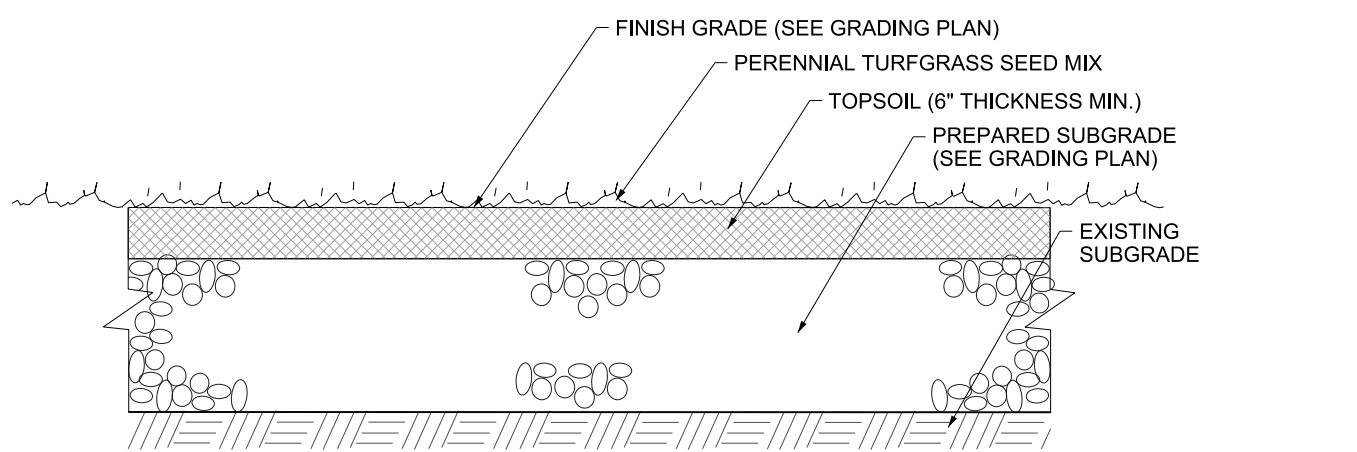
PREPARED FOR  
**PAZZ & CONSTRUCTION LLC**  
**DRAINAGE DETAILS**

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2)

EAST LYME, CT

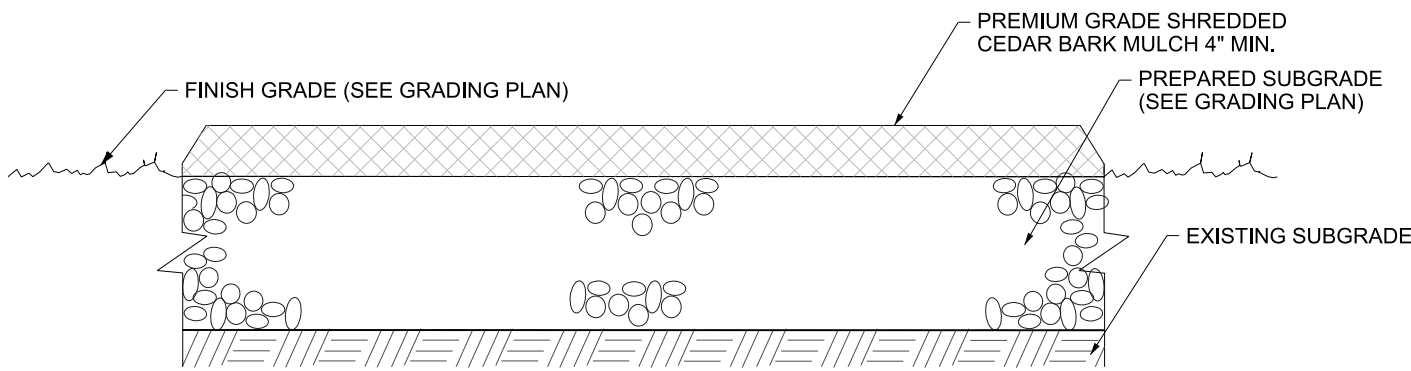
REVISION SUMMARY		SHEET
DATE	DESCRIPTION	7 OF 8
7/15/20	PER TOWN COMMENTS & UPDATED SURVEY MAPPING	DATE
7/16/20	REVISED DEVELOPMENT LAYOUT	9/25/19
10/30/20	PER TOWN COMMENTS	REVISED
11/17/20	PER TOWN COMMENTS	11/17/20





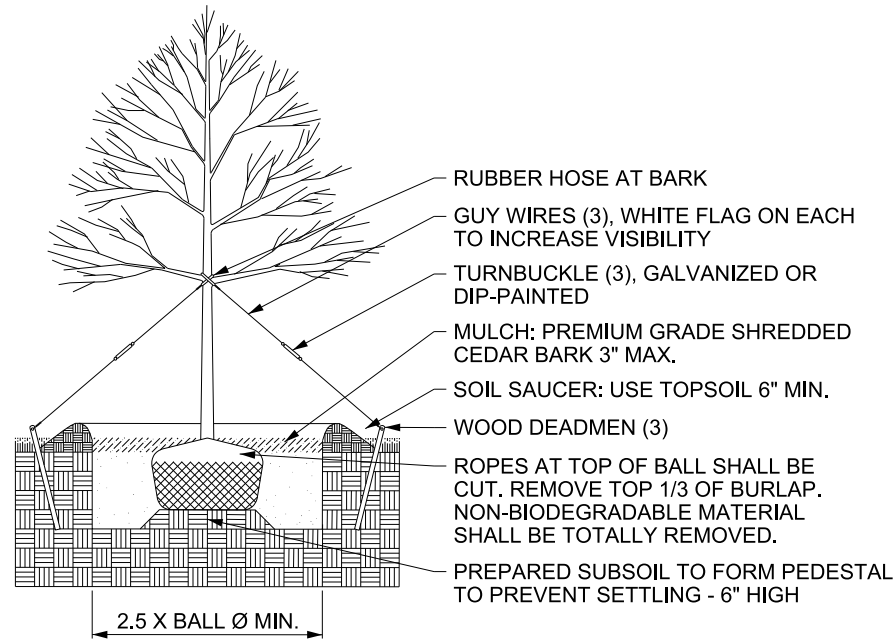
### TURF ESTABLISHMENT

NOT TO SCALE



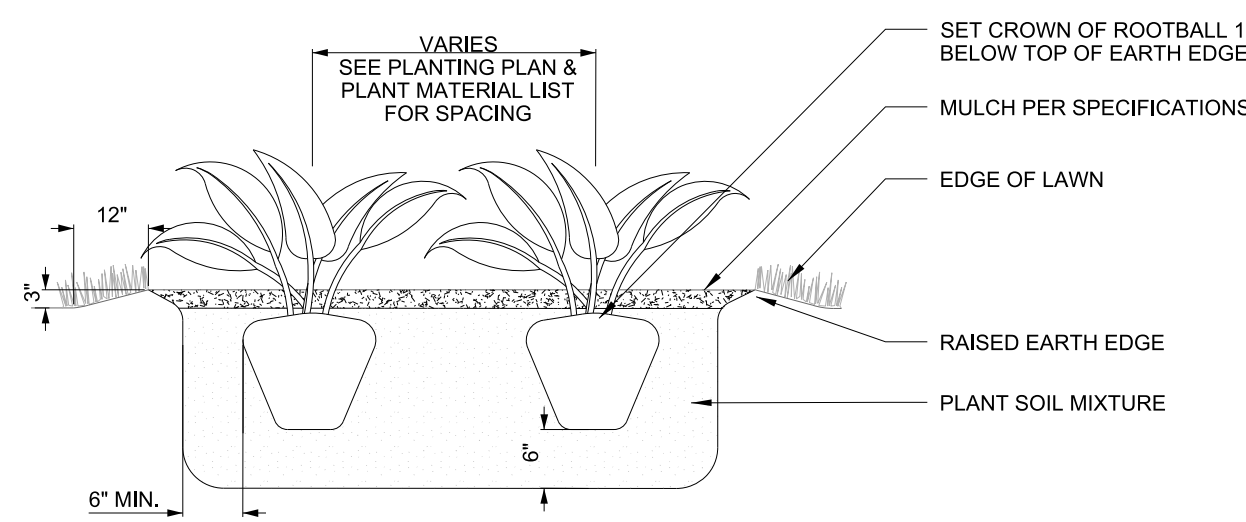
### MULCH SURFACE TREATMENT

NOT TO SCALE



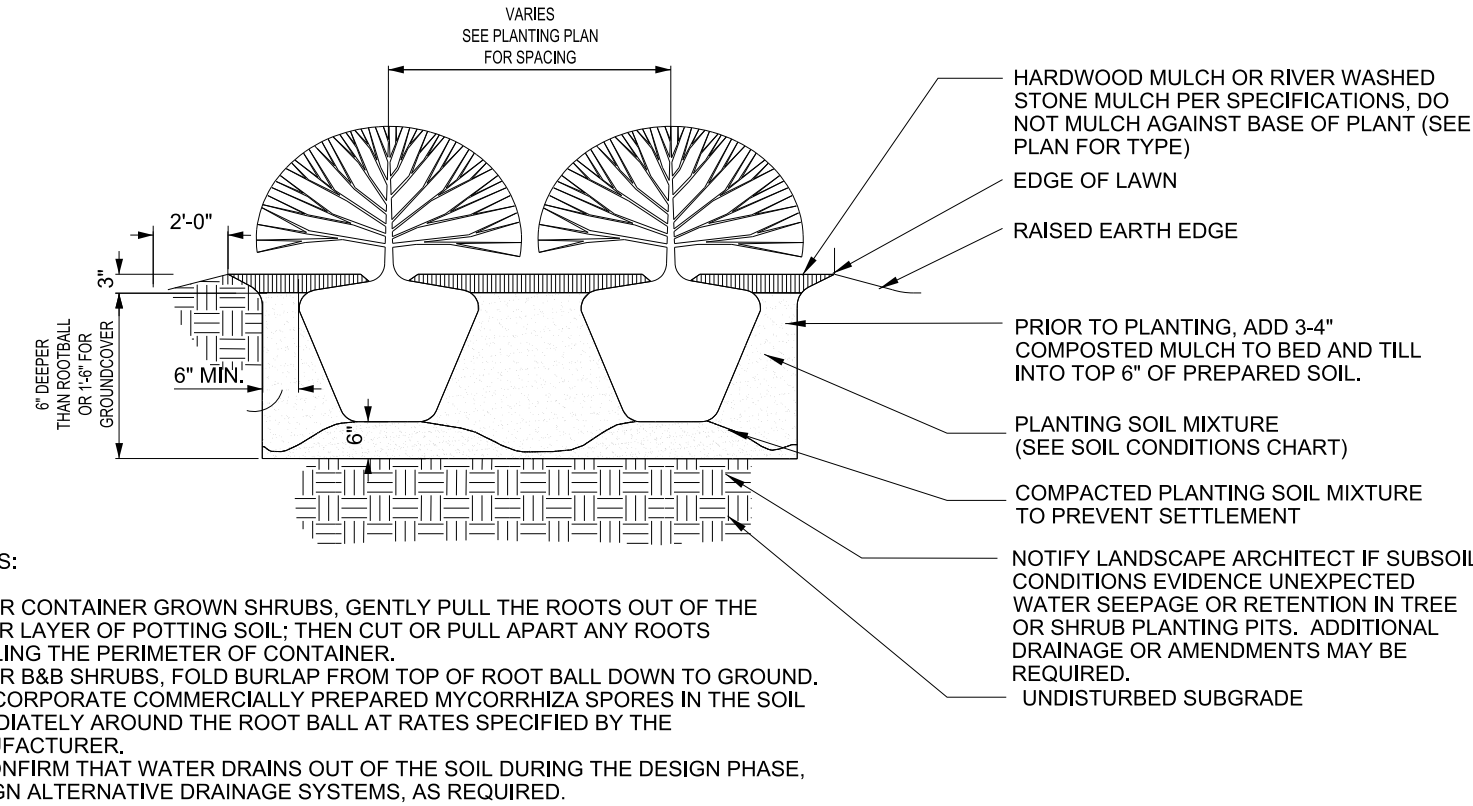
### TREE PLANTING

NOT TO SCALE



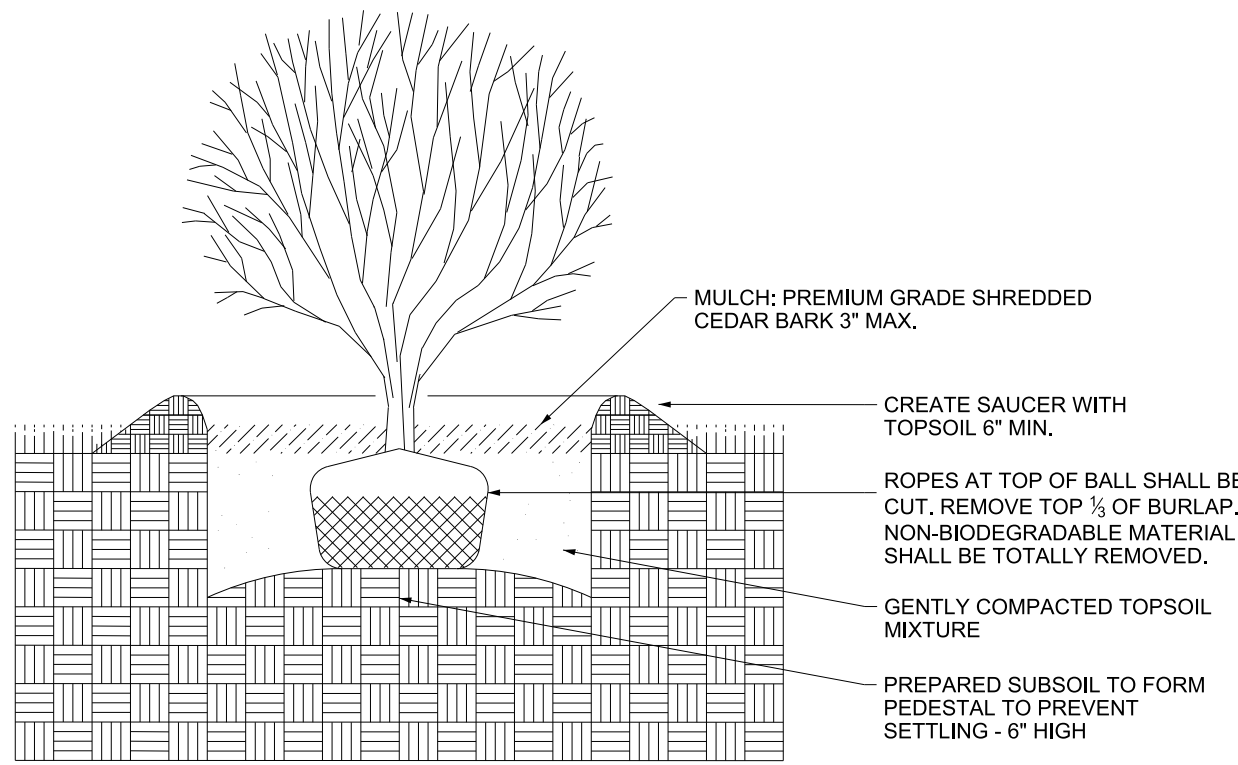
### PERENNIAL PLANTING

NOT TO SCALE



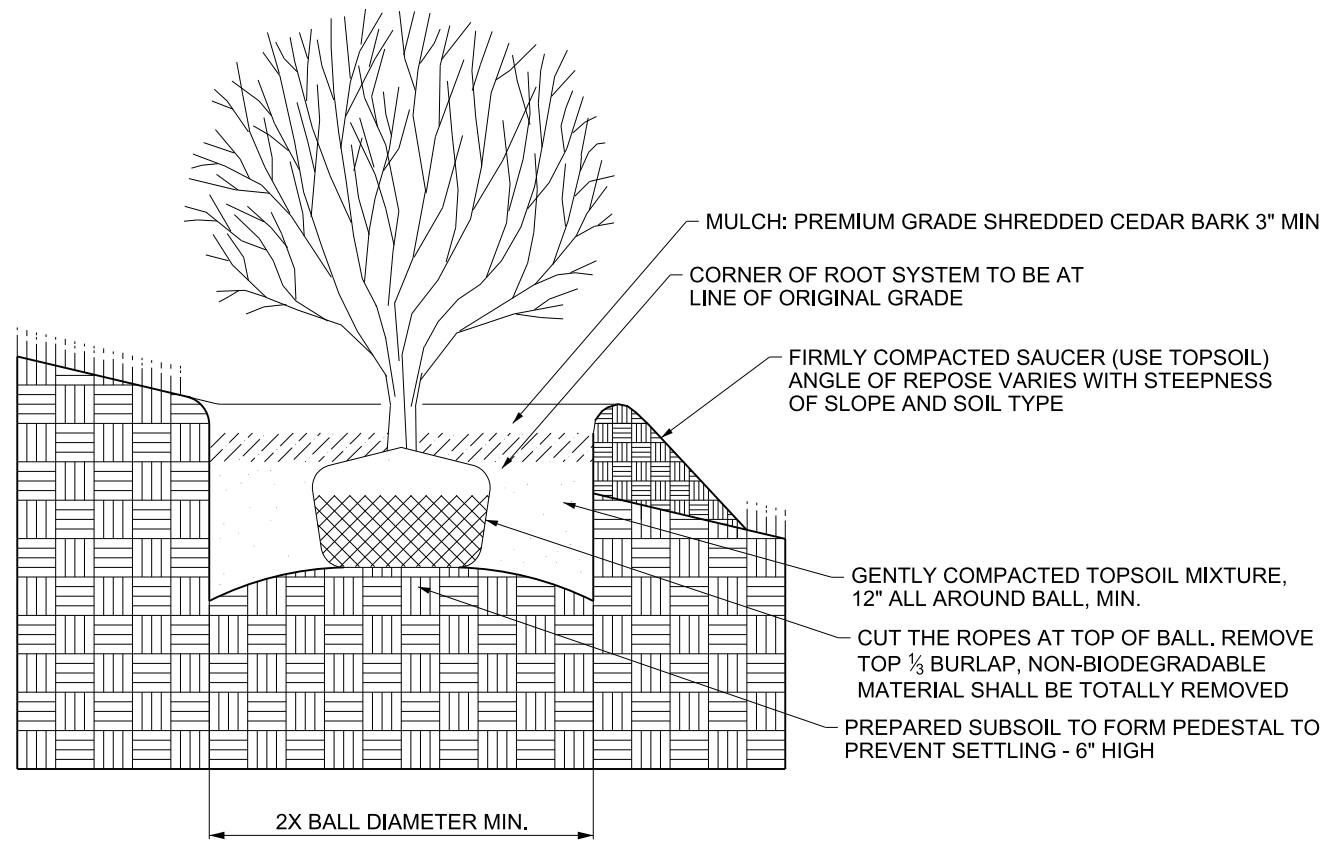
### SHRUB PLANTING BED

NOT TO SCALE



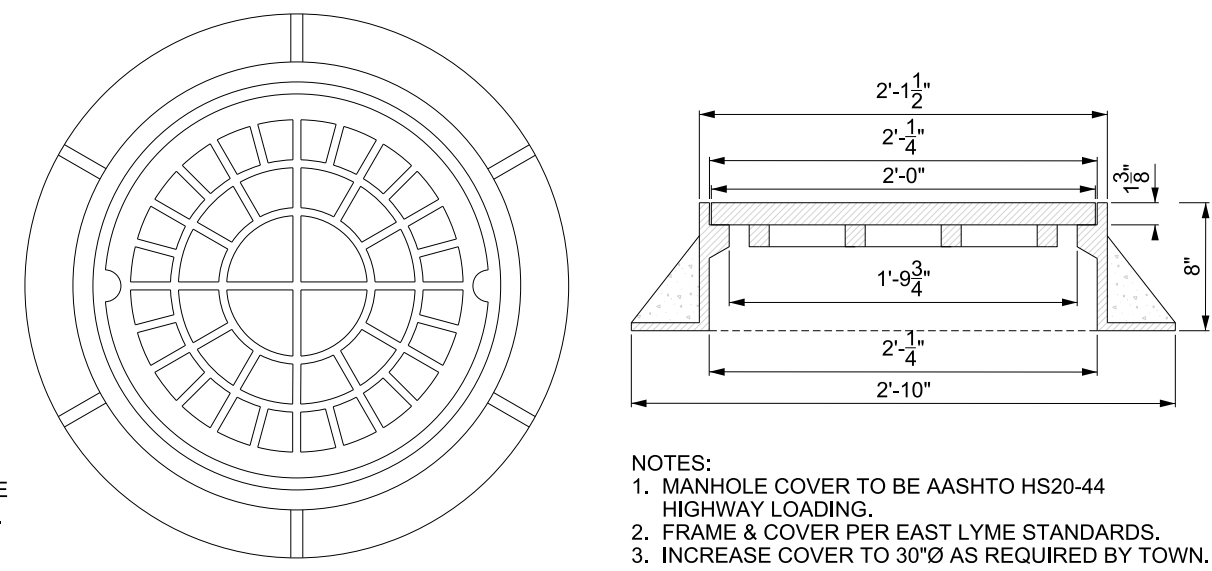
### SHRUB PLANTING

NOT TO SCALE



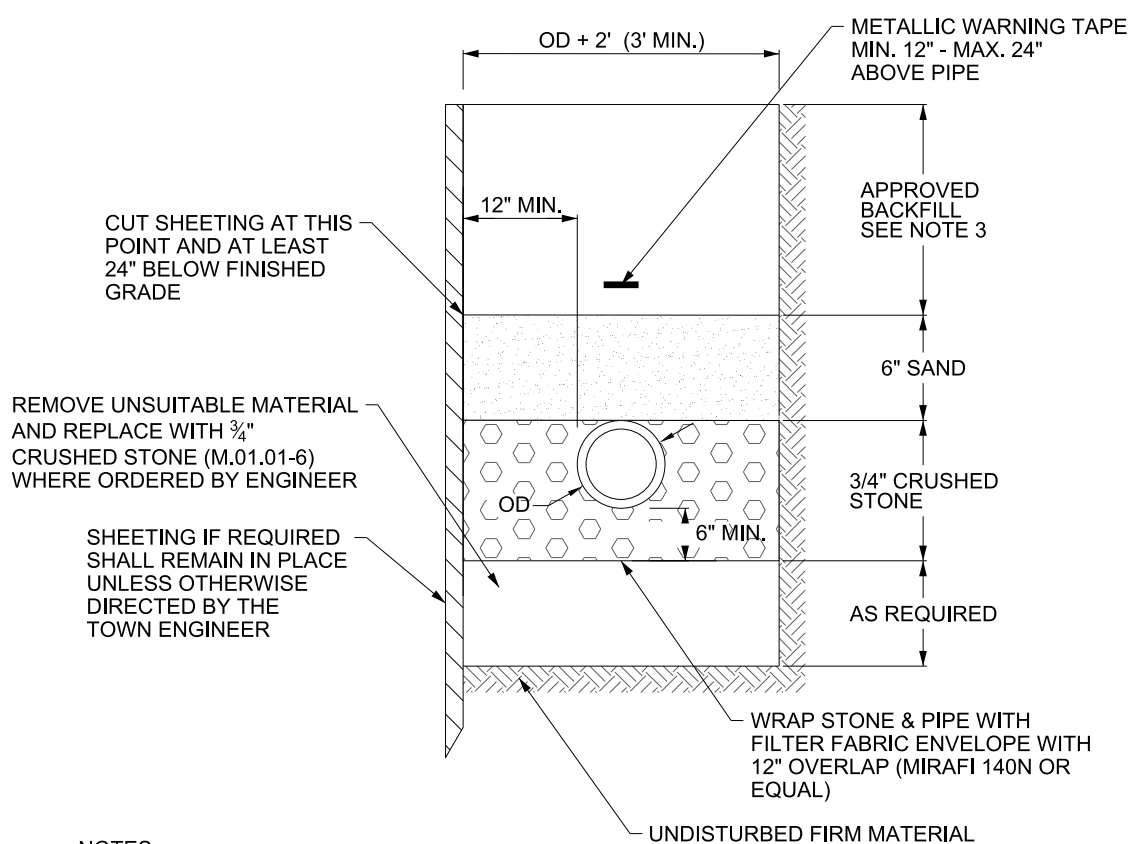
### SHRUB PLANTED ON SLOPE

NOT TO SCALE



### SEWER FRAME & COVER DETAIL

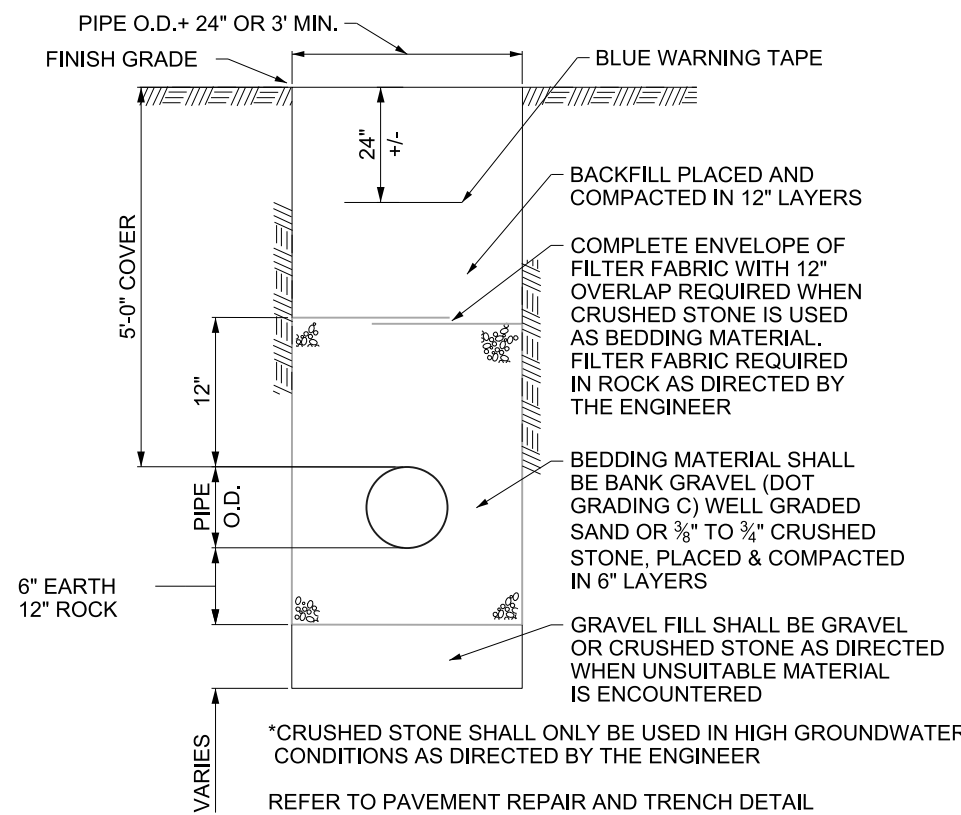
NOT TO SCALE



- NOTES:
1. PROVIDE SINGLE LAYER OF FILTER FABRIC BETWEEN STONE AND SAND BLANKET WHEN INSTALLING PIPE UNDER UNPAVED AREAS.
  2. ALL MATERIALS ARE TO MEET CONN. DOT SPECIFICATIONS FORM 817 AS AMENDED.
  3. BACKFILL SHALL BE SUITABLE NATIVE MATERIAL UNLESS DETERMINED TO BE UNSUITABLE BY THE TOWN ENGINEER OR GRANULAR FILL M20.01 PLACED AND COMPACTED IN 12" LOOSE LIFTS.
  4. UNDER PAVED AREAS COMPACT BACKFILL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY A STANDARD PROCTOR TEST. UNDER UNPAVED AREAS COMPACT TO 90%.

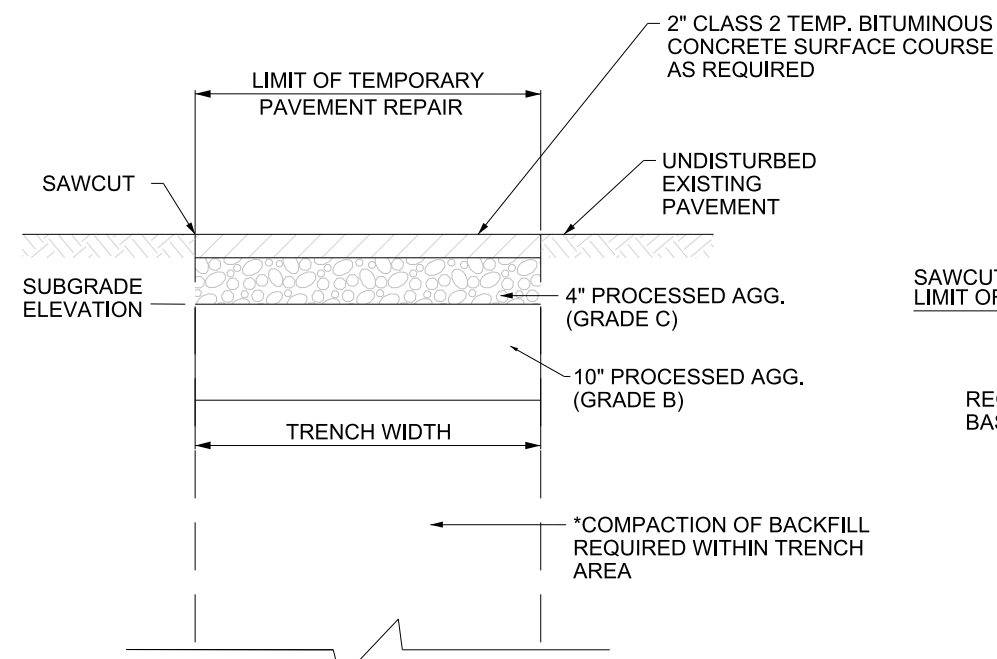
### SANITARY TRENCH SECTION (PRIVATE)

NOT TO SCALE



### TYPICAL TRENCH DETAIL (WATER)

NOT TO SCALE

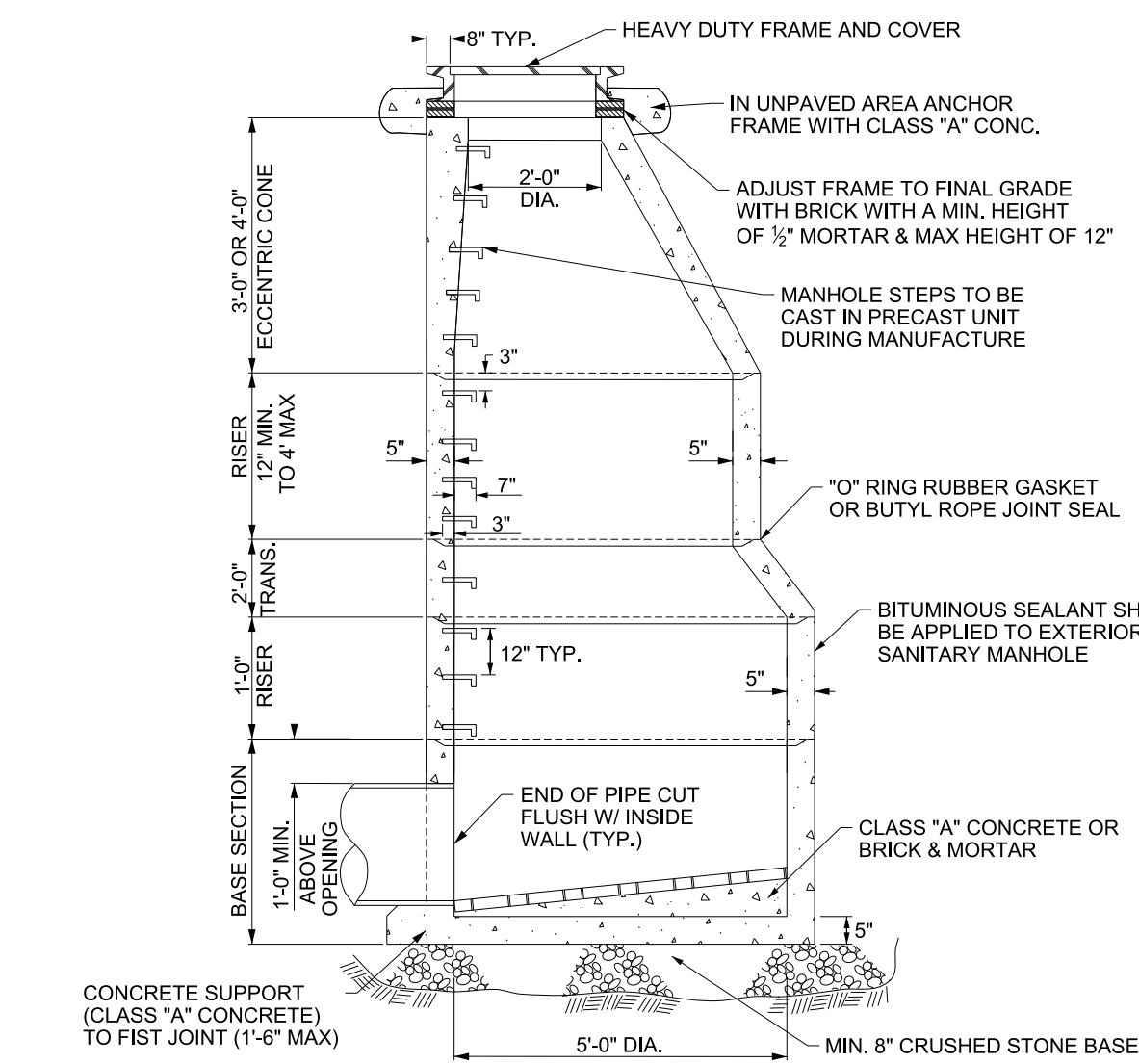


### TEMPORARY REPAIR

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

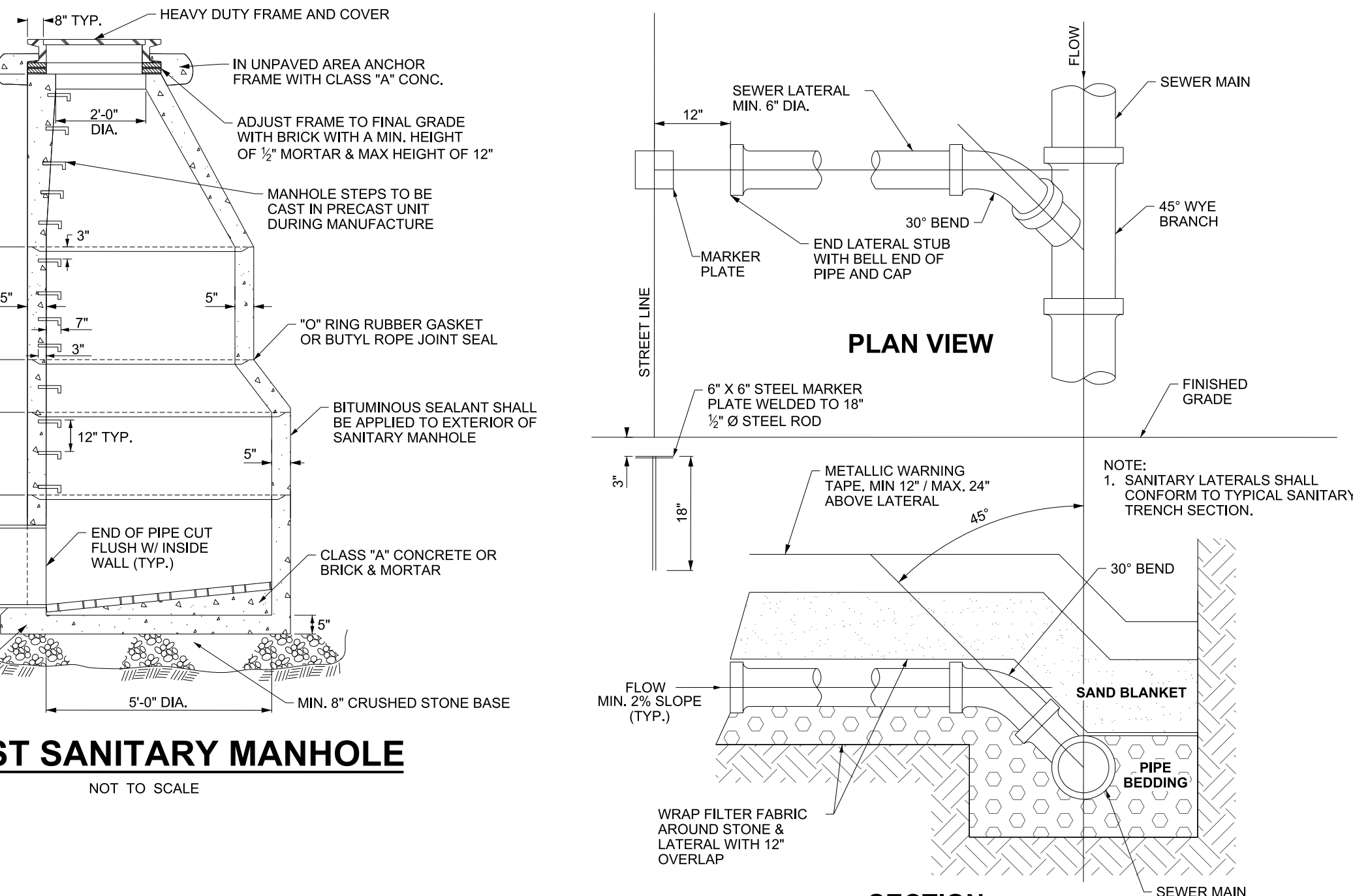
### PAVEMENT RESTORATION OVER TRENCH

NOT TO SCALE



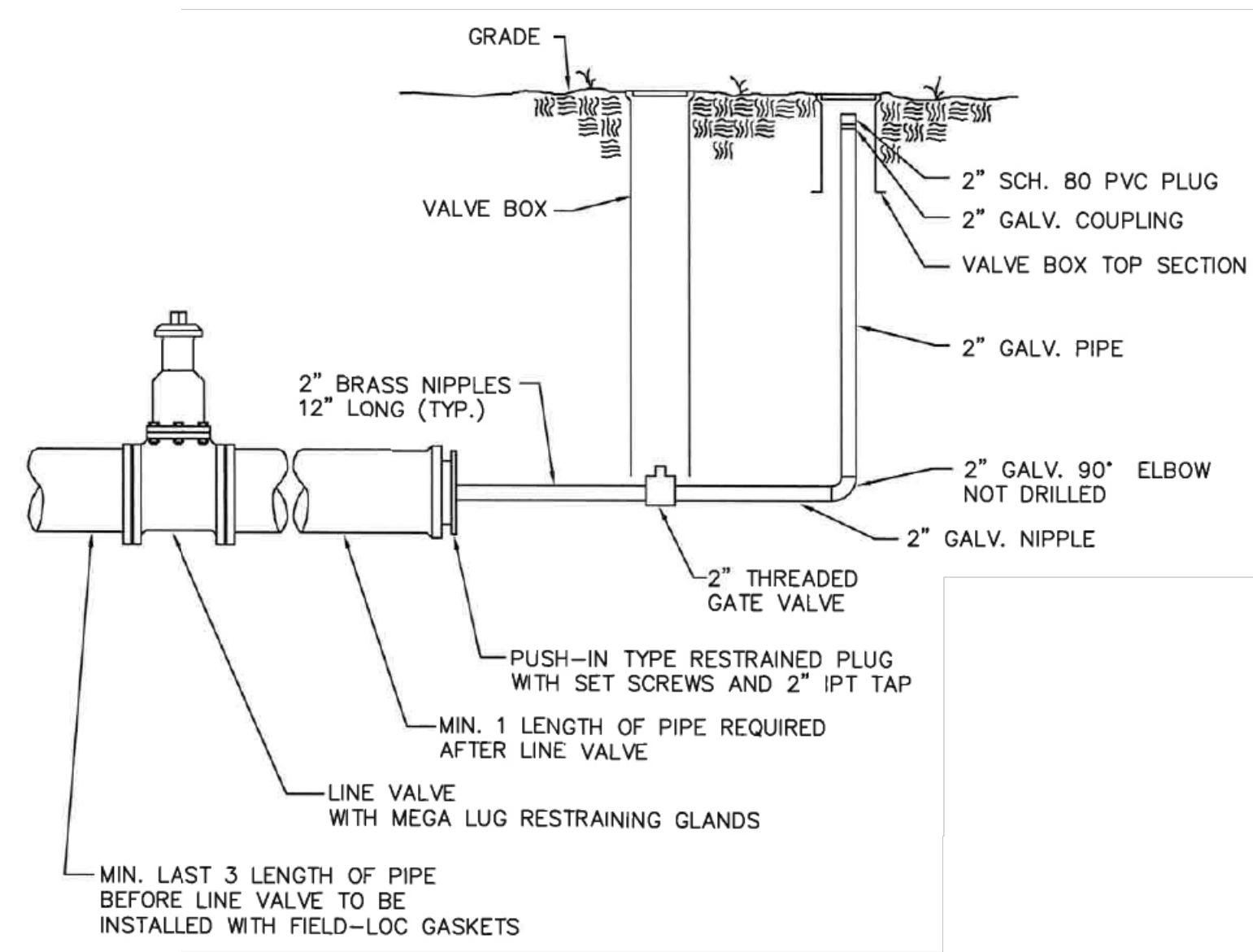
### PRECAST SANITARY MANHOLE

NOT TO SCALE



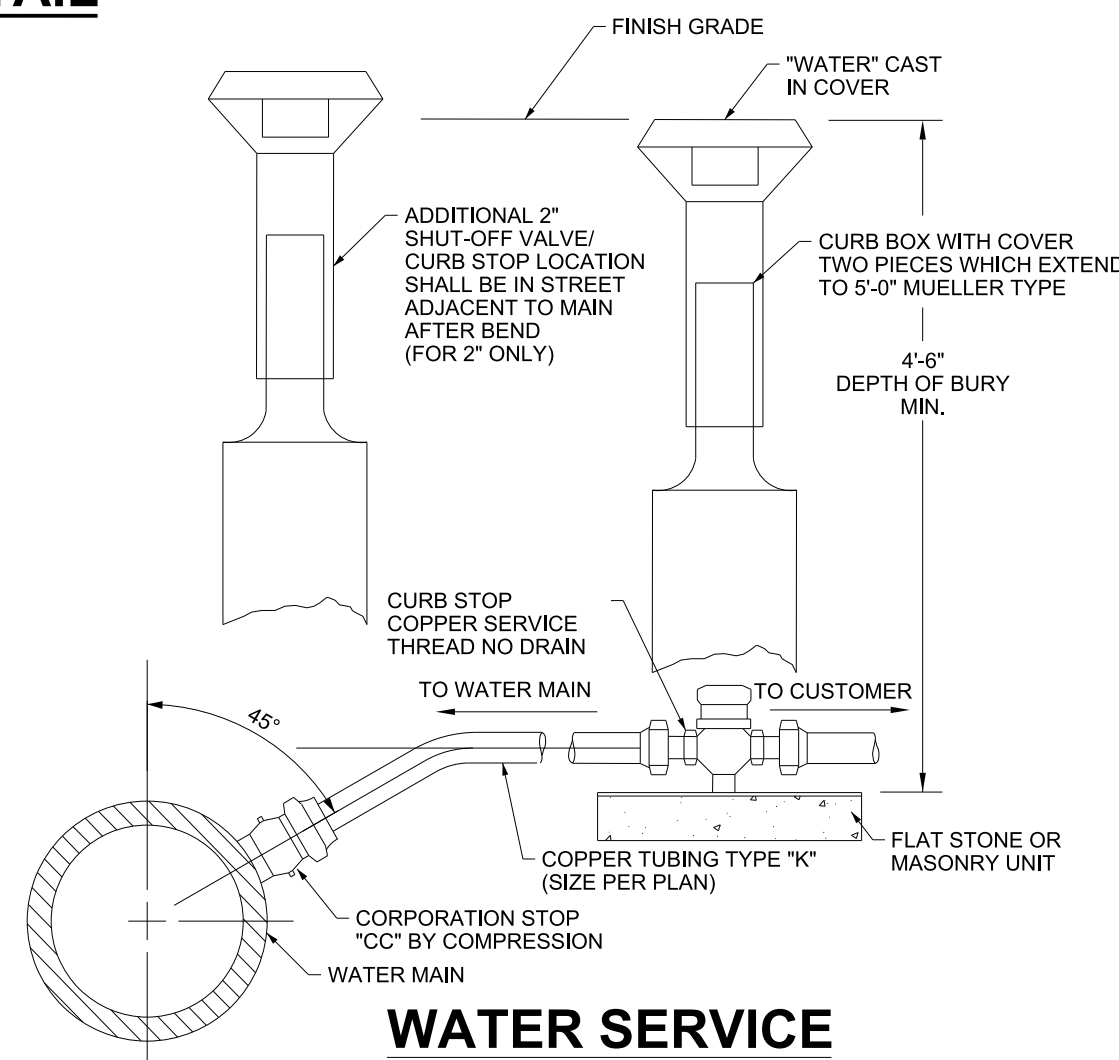
### SECTION LATERAL CONNECTION

NOT TO SCALE



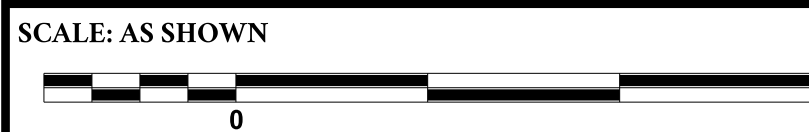
### WATER MAIN BLOW-OFF DETAIL

NOT TO SCALE



### WATER SERVICE CONNECTION

NOT TO SCALE



PROJECT NUMBER:

00057 - 00001



#### CONTACT INFORMATION

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PROFESSIONAL SEAL

#### NORTH BRIDE BROOK ROAD MULTI-FAMILY DEVELOPMENT

PREPARED FOR  
PAZZ & CONSTRUCTION LLC

#### LANDSCAPE & UTILITY DETAILS

N. BRIDE BROOK ROAD (ASSESSOR'S MAP 9, LOT 37-2)

EAST LYME, CT

#### REVISION SUMMARY

DATE DESCRIPTION  
10/30/20 PER TOWN COMMENTS  
11/17/20 PER TOWN COMMENTS

#### SHEET

8 OF 8

#### DATE

7/10/20

#### REVISED

11/17/20