

LEGEND

- PROPERTY LINE
ADJOINING LOT LINE
TOWN BOUNDARY
BUILDING SETBACK
PROPOSED BUILDING LIMITS
PROPOSED BUILDING HATCH
MAJOR CONTOURS
MINOR CONTOURS
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
CONTOUR LABEL
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION
GRADE TO DRAIN
LIMIT OF WETLANDS
UPLAND REVIEW AREA - 100 FT BUFFER

GRADING AND DRAINAGE NOTES

- ALL PROPOSED SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY LOCAL, STATE AND/OR FEDERAL REVIEWING AGENCIES.
- THIS DRAWING IS INTENDED TO DESCRIBE GRADING ONLY.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE TOWN OF WOODBRIDGE REQUIRED TO PERFORM ALL WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
- THE CONTRACTOR SHALL COMPACT FILL IN 12" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
- ALL DISTURBANCE INCURRED TO TOWN OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN OF WOODBRIDGE AUTHORITY.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACT ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.
- ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH HOODED OUTLETS AND CONSTRUCTED WITH MINIMUM 24" SLOPES.
- ALL PROPOSED WORK WITHIN THE STATE OF CONNECTICUT RIGHT-OF-WAY ALONG ROUTE 243 MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND THE CONTRACTOR MUST SATISFY PAVEMENT REPAIR REQUIREMENTS ESTABLISHED IN THE ASSOCIATED ENCROACHMENT PERMIT.
- THE PROPOSED PLAN SHALL CONTAIN REQUIREMENTS THAT THE "LIMITS OF DISTURBANCE" ARE FIELD STAKED BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT PRIOR TO THE START OF CONSTRUCTION, AND THAT A LETTER BY A LICENSED LAND SURVEYOR CERTIFYING COMPLETION OF SAID STAKING SHALL BE PROVIDED TO THE TOWN TO CONFIRM COMPLIANCE WITH THE RECORD PLAN.
- A NOTE STATING THAT PRIOR TO THE START OF THE OPERATION, CERTIFICATION SHALL BE PROVIDED TO THE TOWN FROM THE DESIGN ENGINEER WHICH STATES THAT THE EROSION AND SEDIMENTATION CONTROL MEASURES INSTALLED ON THE SITE WERE INSTALLED IN SUBSTANTIAL CONFORMANCE TO THE PLAN OF RECORD, AND TO THE DESIGN INTENT, AND THAT NO EXCEPTIONS ARE TAKEN.

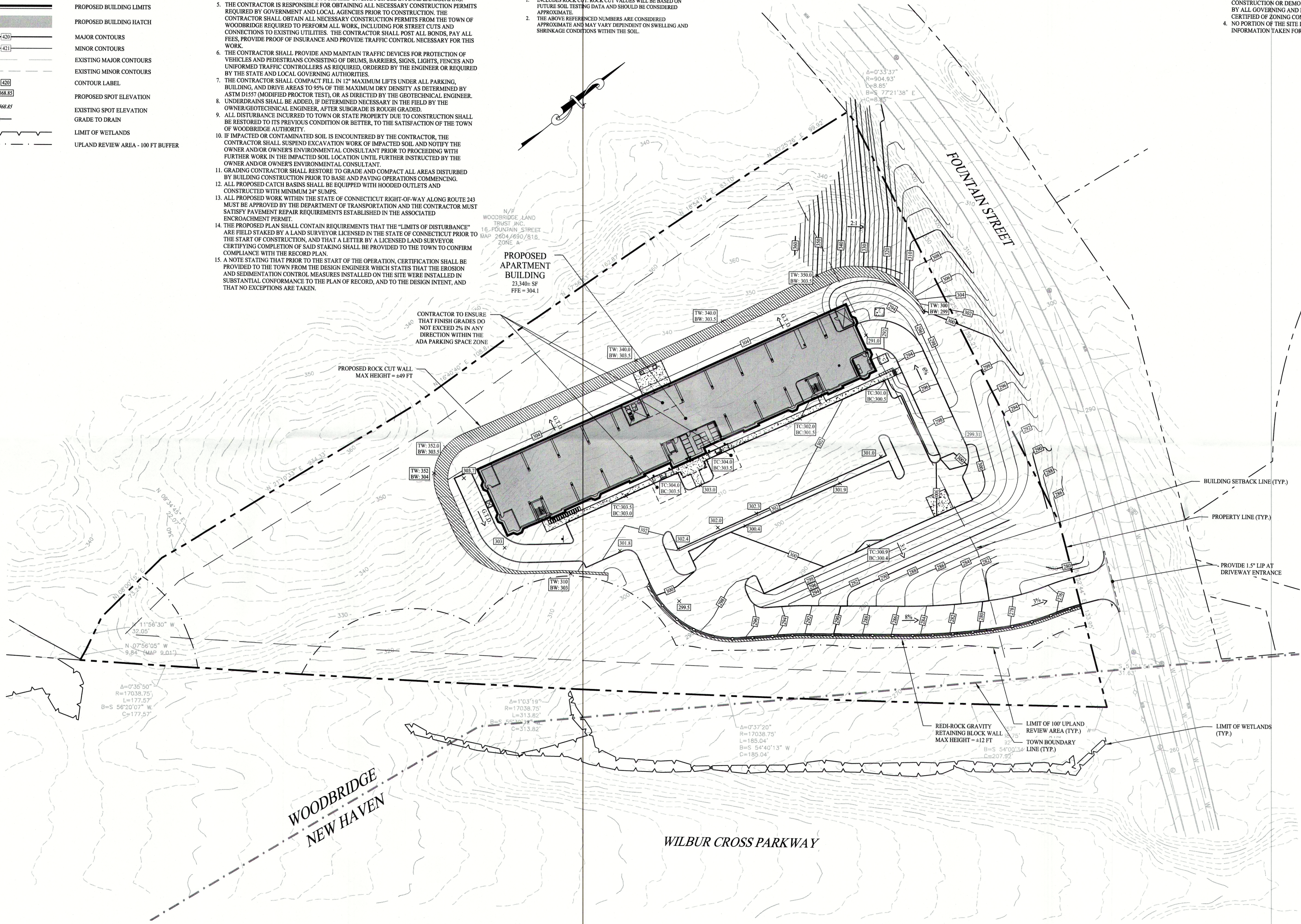
EARTHWORK CUT/FILL REPORT

CUT (CY)	FILL (CY) ²	NET (CY)
79,500	9,500	70,000 (EXPORT) ²

- INCLUDES ROCK CUT. ROCK CUT VALUES WILL BE BASED ON FUTURE SOIL TESTING DATA AND SHOULD BE CONSIDERED APPROXIMATE.
- THE ABOVE REFERENCED NUMBERS ARE CONSIDERED APPROXIMATE AND MAY VARY DEPENDENT ON SWELLING AND SHRINKAGE CONDITIONS WITHIN THE SOIL.

GENERAL SITE NOTES

- THE SUBJECT SITE CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT.
- EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES ENGINEERS AND SURVEYORS.
- THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES AND ISSUANCE OF A DULY AUTHORIZED CERTIFIED OF ZONING COMPLIANCE AND BUILDING PERMIT FROM THE TOWN OF WOODBRIDGE.
- NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR AND 500-YEAR FLOOD ZONES. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 09090C0428H.

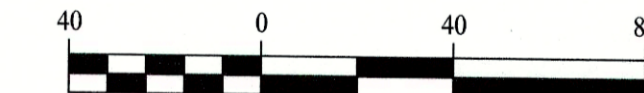


PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #: Date Description

Graphic Scale:



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Drawn By: VER

Checked By: PAR

Approved By: KMS

Project #: 25111001

Plan Date: 07/30/25

Scale: 1" = 40'

Project:

PROPOSED DEVELOPMENT
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title:

GRADING
PLAN

Sheet #:

2.21

