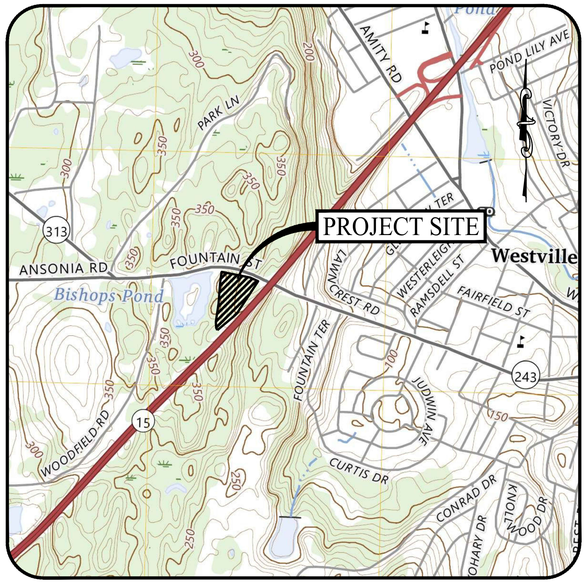


USGS MAP

SCALE: 1" = 1,000'

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

SPECIAL EXCEPTION / SITE PLAN APPLICATION

PREPARED FOR:

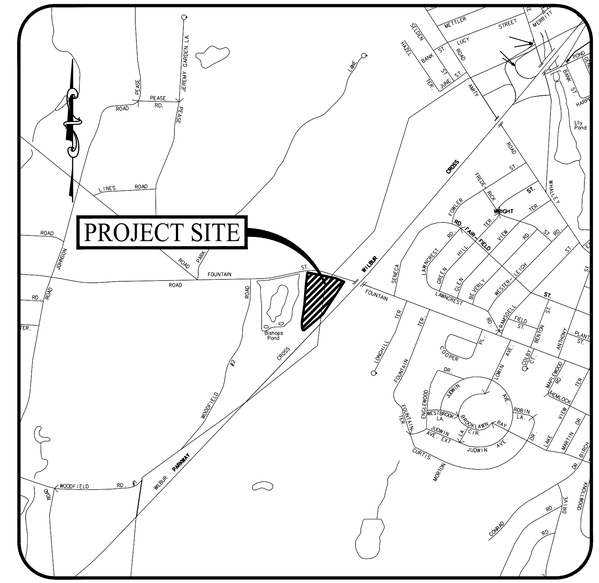
FOUNTAIN STREET ASSOCIATES, LLC

8 HUNTINGTON STREET, SUITE 171
SHELTON, CONNECTICUT

PREPARED BY:

SOLLI ENGINEERING

MONROE, CT | WEST HARTFORD, CT | NORWOOD, MA



LOCATION MAP

SCALE: 1" = 1,000'

PROPERTY INFORMATION

ADDRESS: 804 FOUNTAIN STREET
ZONE: RESIDENTIAL DISTRICT A
TOTAL AREA: 5.713 AC
MAP-BLOCK-LOT: 2604-690-804
BOOK/PAGE: 920/22

SITE/CIVIL ENGINEER

KEVIN SOLLI, P.E., CPESC, LEED AP BD+C
LICENSE NO. 25759
SOLLI ENGINEERING, LLC
501 MAIN STREET
MONROE, CONNECTICUT 06468
(203) 880-5455

OWNER / APPLICANT

FOUNTAIN STREET ASSOCIATES, LLC
ATTN: ANGELO MELISI
8 HUNTINGTON STREET, SUITE 171
SHELTON, CONNECTICUT 06484
(203) 556-0638

SURVEYOR OF RECORD

JOHN PAUL GARCIA & ASSOCIATES
190 FAIRWOOD ROAD
BETHANY, CONNECTICUT 06524
(203) 393-3306

GEOTECHNICAL ENGINEER

JOSEPH KIDD, P.E.
LICENSE NO. 24414
SOLLI ENGINEERING, LLC
501 MAIN STREET
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LANDSCAPE DESIGNER

MARY BLACKBURN, PLA
LICENSE NO. 1499
SOLLI ENGINEERING, LLC
501 MAIN STREET
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ARCHITECT

PATRICK ROSE
ROSE TISO & CO. LLC
35 BRENTWOOD AVENUE
FAIRFIELD, CONNECTICUT 06825
(203) 610-6262

SOIL SCIENTIST

WILLIAM KENNY
WILLIAM KENNY ASSOCIATES LLC
195 TUNXIS HILL CUTOFF SOUTH
FAIRFIELD, CT 06825
(203) 366-0588

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #: Date Description

Project: PROPOSED RESIDENTIAL DEVELOPMENT
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: COVER SHEET

Sheet #: 0.00

DRAWING LIST

SITE CIVIL DRAWINGS

SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	08/18/25	N/A
C-1	EXISTING CONDITIONS MAP	03/05/24	N/A
1.40	500' ABUTTERS MAP	08/18/25	N/A
2.11	SITE PLAN	08/18/25	N/A
2.21	GRADING & DRAINAGE PLAN	08/18/25	N/A
2.31	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I	08/18/25	N/A
2.32	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE II	08/18/25	N/A
2.33	SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE III	08/18/25	N/A
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	08/18/25	N/A
2.51	UTILITY PLAN	08/18/25	N/A
2.61	LANDSCAPE PLAN	08/18/25	N/A
2.62	LANDSCAPE DETAILS & NOTES	08/18/25	N/A
2.71	LIGHTING PLAN	08/18/25	N/A
2.80	CROSS SECTION LOCATION PLAN	08/18/25	N/A
2.81	SITE CROSS SECTIONS	08/18/25	N/A
2.82	SITE CROSS SECTIONS	08/18/25	N/A
2.83	SITE CROSS SECTIONS	08/18/25	N/A
2.84	SITE CROSS SECTIONS	08/18/25	N/A
2.85	SITE CROSS SECTIONS	08/18/25	N/A
3.01	DETAIL SHEET	08/18/25	N/A
3.02	DETAIL SHEET	08/18/25	N/A
3.03	DETAIL SHEET	08/18/25	N/A
3.04	DETAIL SHEET	08/18/25	N/A
3.05	DETAIL SHEET	08/18/25	N/A
3.06	DETAIL SHEET	08/18/25	N/A
TT-1	TRUCK TURNING MOVEMENT PLAN	08/18/25	N/A
ISD-1	INTERSECTION SIGHT DISTANCE PLAN	08/18/25	N/A

ARCHITECTURAL DRAWINGS

UNDER SEPARATE COVER

NOTES

1. a) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300B–1 THRU 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY AND CONFORMING TO HORIZONTAL ACCURACY TYPE A–2. IT IS INTENDED TO BE USED FOR THE PURPOSE OF DEPICTING THE EXISTING CONDITION OF THE PROPERTY.

2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

a) "ESTATE OF RUTH SEDGWICK", NEW HAVEN & WOODBRIDGE CONN., SCALE 1"=50', DATED AUG. 1988, BY WILLIAM J. MALONEY L.S.

b) "SCHEMATIC PROPERTY SURVEY PLAN SHOWING PROPOSED DIVISION OF PROPERTY OF BENITA GREELEY SHERWOOD, TRUSTEE, WOODFIELD ROAD & FOUNTAIN STREET, WOODBRIDGE, CONNECTICUT", SCALE 1"=50', DATED SEPTEMBER 2, 2003.

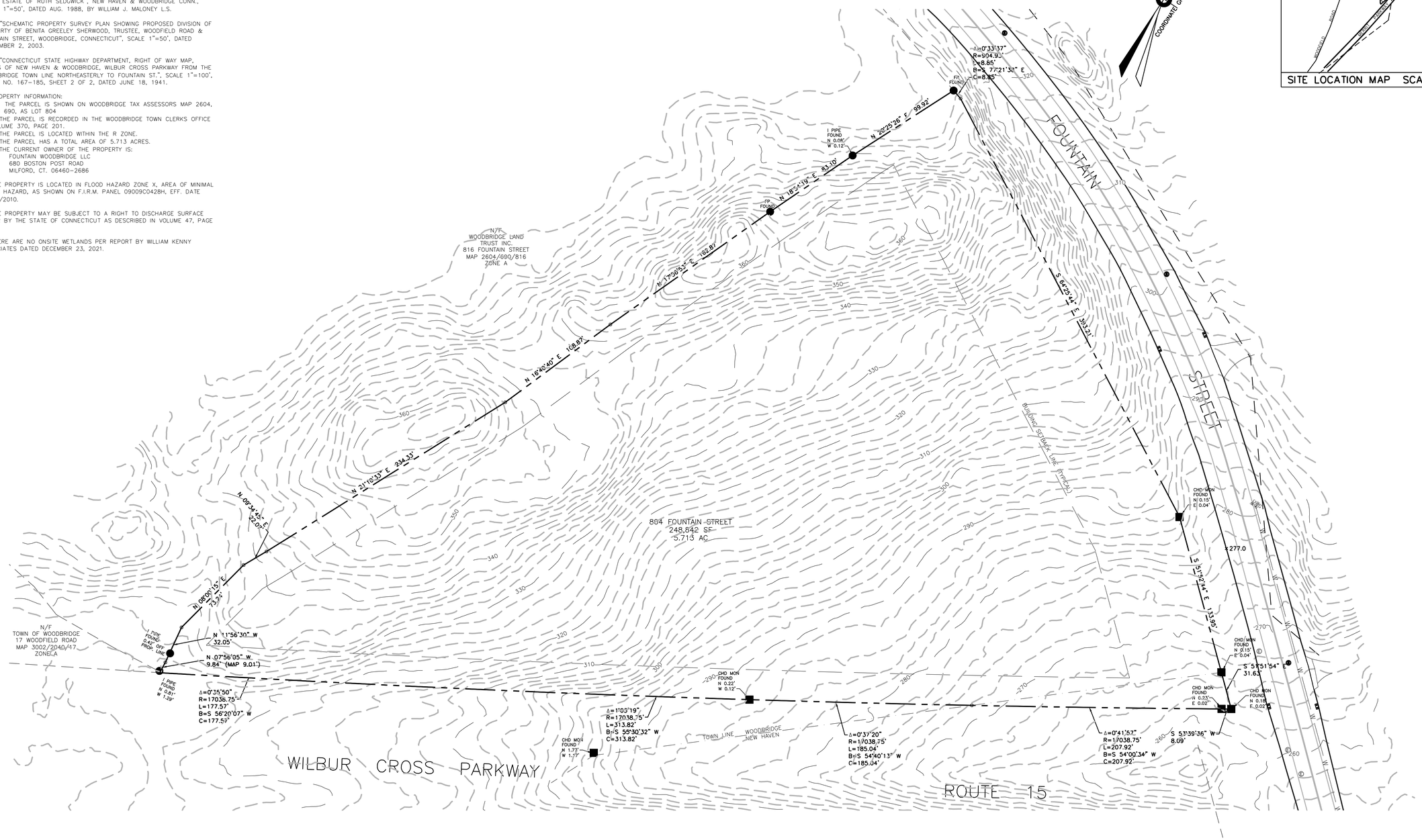
c) "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWNS OF NEW HAVEN & WOODBRIDGE, WILBUR CROSS PARKWAY FROM THE WOODBRIDGE TOWN LINE NORTHEASTERLY TO FOUNTAIN ST.", SCALE 1"=100', SHEET NO. 167–185, SHEET 2 OF 2, DATED JUNE 18, 1941.

3. PROPERTY INFORMATION:
a) THE PARCEL IS SHOWN ON WOODBRIDGE TAX ASSESSORS MAP 2604, BLOCK 690, AS LOT 804
b) THE PARCEL IS RECORDED IN THE WOODBRIDGE TOWN CLERKS OFFICE IN VOLUME 370, PAGE 201.
c) THE PARCEL IS LOCATED WITHIN THE R ZONE.
d) THE PARCEL HAS A TOTAL AREA OF 5.713 ACRES.
e) THE CURRENT OWNER OF THE PROPERTY IS:
FOUNTAIN WOODBRIDGE LLC
680 BOSTON POST ROAD
MILFORD, CT. 06460–2686

4. THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. PANEL 09009C0428H, EFF. DATE 12/17/2010.

5. THE PROPERTY MAY BE SUBJECT TO A RIGHT TO DISCHARGE SURFACE WATER BY THE STATE OF CONNECTICUT AS DESCRIBED IN VOLUME 47, PAGE 250.

6. THERE ARE NO ONSITE WETLANDS PER REPORT BY WILLIAM KENNY ASSOCIATES DATED DECEMBER 23, 2021.

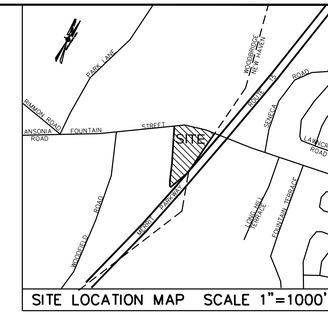


THIS MAP CONFORMS TO ACCURACY CLASS A–2 UNLESS OTHERWISE NOTED HEREON

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS CONSTRUCTED COMPLETELY CORRECT AS NOTED HEREON

JOHN PAUL GARCIA, CONNECTICUT LICENSED LAND SURVEYOR NO. 15

THIS MAP IS NOT VALID WITHOUT A LIVE SEAL OR ORIGINAL SIGNATURE (SIGNATURE IN RED AND EITHER A RED STAMP OR EMBOSSED STAMP)



SITE LOCATION MAP SCALE 1"=1000'

THIS PLAN PREPARED FOR:
COR REALTY ASSOCIATES
MIKE MASSAMINO
15 HOSLEY AVENUE
BRANFORD, CT. 06405

DESIGNED BY: B.W.
DRAFTED BY: C.A.D.
CHECKED BY: J.P.G.
SCALE: 1"=40'
DATE: 3/5/24
JPGA PROJ. NO.: 1923

REVISIONS	
DATE	REMARKS

JPGA
JOHN PAUL GARCIA & ASSOC.
ENGINEERS & SURVEYORS
190 FAIRWOOD ROAD
BETHANY, CT. 06524
OFFICE: 203–393–3306 FAX: 203–393–3941

EXISTING CONDITIONS MAP
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

DRAWING NO.
C–1

JOB NO.: 1923

GENERAL NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES.
3. THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE TOWN OF WOODBRIDGE ZONING REGULATIONS.
4. 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 CERTIFICATE OF ZONING COMPLIANCE AND BUILDING PERMIT FROM THE TOWN OF WOODBRIDGE.

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- 500' RADIUS FROM PROPERTY
- TOWN LINE

Rev. #:	Date	Description

Graphic Scale: 100 0 100 200

SOLLI ENGINEERING
MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
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Drawn By:	BPD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 100'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: 500' ABUTTERS MAP

Sheet #: 1.40

Aug 18, 2025 – 10:50am jmontagno
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LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- TOWN BOUNDARY
- BUILDING SETBACK
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- BUILDING OVERHANG LINE / CANOPY
- SAWCUT PAVEMENT LINE
- BITUMINOUS CONCRETE CURB
- STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
- CONCRETE SIDEWALK / PAVEMENT
- ROCK CUT / RETAINING WALL
- SIDEWALK LIMITS
- PAVEMENT STRIPING - YELLOW
- PAVEMENT STRIPING - WHITE STANDARD AND ADA PARKING SPACES
- PAVEMENT ARROW MARKINGS
- 15 — PARKING SPACE COUNT
- WOOD GUIDE RAIL
- CHAIN LINK FENCE
- ISD = XXX — INTERSECTION SIGHT DISTANCE (ISD)
- ISD PATH ALONG ROAD
- DUMPSTER / TRASH RECEPTACLE
- TRAFFIC SIGN
- A — TRAFFIC SIGN DESIGNATION
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 100 FT BUFFER
- SNOW SHELF AREA
- E — EV CHARGING SPACE
- PERVIOUS PAVERS

SIGN LEGEND

A — STOP

SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	2

B — RESERVED PARKING / VIOLATORS: $250 MIN. $500 / VAN ACCESSIBLE

SIZES (IN)	MUTCD #	SUPPORTS
12"x24" 12"x6"	R7-8 R7-8P	1

C — RESERVED PARKING / VIOLATORS: $250 MIN. $500

SIZES (IN)	MUTCD #	SUPPORTS
12"x24"	R7-8	1

D — EMERGENCY AND AUTHORIZED VEHICLES ONLY

SIZES (IN)	CONN DOT #	SUPPORTS
24"x30"	31-1790	2

ZONING COMPLIANCE TABLE

ZONE: RESIDENTIAL DISTRICT A

ZONING REQUIREMENT	ZONING STANDARD	PROPOSED
MINIMUM LOT AREA	65,000 SF	±248,842 SF
MINIMUM LOT WIDTH & FRONTAGE	200 FT	±568 FT
MINIMUM BUILDING SETBACK - FRONT	75 FT	±76 FT
MINIMUM BUILDING SETBACK - SIDE / REAR	25 FT	±77 FT
MINIMUM PARKING SETBACK - FRONT	50 FT*	±57 FT
MINIMUM PARKING SETBACK - SIDE / REAR	15 FT*	±90 FT
MAXIMUM DENSITY (UNIT /ACRE)	18.0*	16.8
MAXIMUM BUILDING COVERAGE	15%*	9.3%
MAXIMUM IMPERVIOUS COVERAGE	30%*	28.5%
MAXIMUM HEIGHT (STORIES)	4 STORIES*	4 STORIES

*REQUIREMENT SET FROM THE TOWN OF WOODBRIDGE OPPORTUNITY HOUSING REGULATIONS

PARKING SUMMARY

PROPOSED DEVELOPMENT	UNIT	STATE REQ.*	REQUIRED	PROVIDED
PROPOSED APARTMENT BUILDING	(16) STUDIO UNIT (55) 1 BR UNIT (25) 2 BR UNIT	1 SPACE / STUDIO UNIT 1 SPACE / 1 BR UNIT 2 SPACE / 2 BR UNIT	121	146

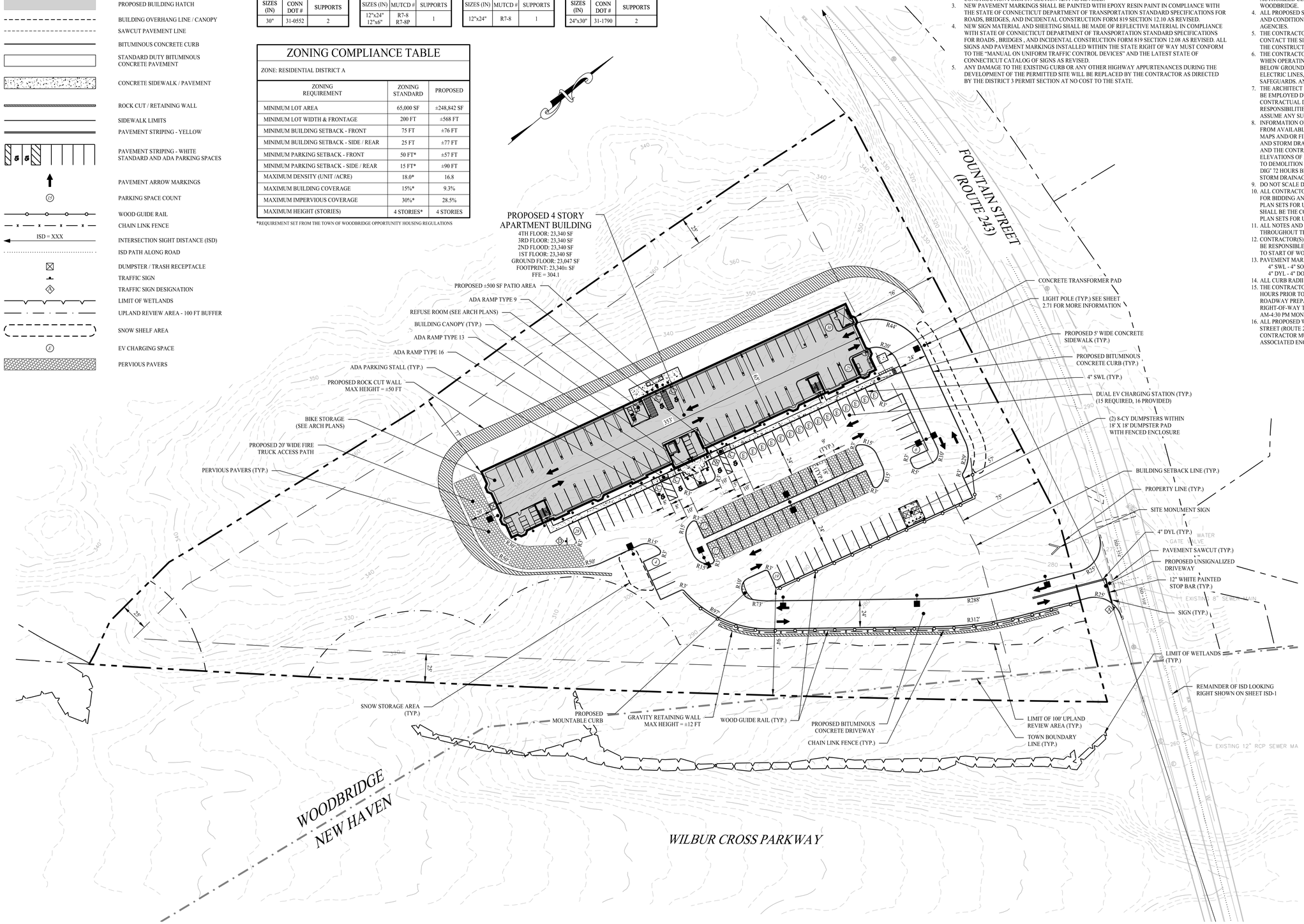
*REQUIREMENT SET FROM THE STATE OF CONNECTICUT Sec. 8-30g REGULATIONS

819 CONSTRUCTION NOTES

1. ALL WORK WITHIN THE STATE RIGHT-OF-WAY WILL COMPLY WITH FORM 819, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS. IN ANY CASE WHERE THE CONSTRUCTION IS NOT SPECIFICALLY DETAILED IN THE FORM 819, THE WORK WILL BE COMPLETED AS DIRECTED BY THE ENGINEER OR DISTRICT PERMIT SECTION REPRESENTATIVE.
2. REMOVAL OF PAVEMENT MARKINGS ALONG STATE ROADWAYS SHALL BE COMPLETED BY A NON-DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 819 SECTION 12.11 AS REVISED.
3. NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 819 SECTION 12.10 AS REVISED.
4. NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS , BRIDGES , AND INCIDENTAL CONSTRUCTION FORM 819 SECTION 12.08 AS REVISED. ALL SIGNS AND PAVEMENT MARKINGS INSTALLED WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST STATE OF CONNECTICUT CATALOG OF SIGNS AS REVISED.
5. ANY DAMAGE TO THE EXISTING CURB OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.

GENERAL SITE NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES.
3. 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.
4. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED MY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
5. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE/CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
7. THE ARCHITECT OR SITE/CIVIL ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND SITE/CIVIL ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
8. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
10. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
11. ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
12. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
13. PAVEMENT MARKING KEY:
    4" SWL - 4" SOLID WHITE LINE
    4" DYL - 4" DOUBLE YELLOW LINE
14. ALL CURB RADII NOT LABELED HEREON ARE 3'.
15. THE CONTRACTOR SHALL NOTIFY THE TOWN OF WOODBRIDGE ENGINEERING DIVISION 24 HOURS PRIOR TO BEGINNING ANY STORM DRAINAGE, SANITARY SEWER INSTALLATION, ROADWAY PREPARATION, PAVING, SIDEWALK, CURBING, OR ANY EXCAVATION IN THE TOWN RIGHT-OF-WAY TO SCHEDULE INSPECTIONS. THE DIVISION CAN BE REACHED BETWEEN 8:00 AM-4:30 PM MONDAY THRU THURSDAY AT (860) 652-7735.
16. ALL PROPOSED WORK WITHIN STATE OF CONNECTICUT RIGHT-OF-WAY ALONG FOUNTAIN STREET (ROUTE 243) MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND THE CONTRACTOR MUST SATISFY PAVEMENT REPAIR REQUIREMENTS ESTABLISHED IN THE ASSOCIATED ENCROACHMENT PERMIT.



PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #:	Date	Description

Graphic Scale: 40 0 40 80

SOLLI ENGINEERING
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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT — KEVIN M. SOLLI — 25759 — LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SITE PLAN

Sheet #: 2.11

Aug 16, 2025 – 1:06pm jmontagno
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LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- TOWN BOUNDARY
- BUILDING SETBACK
- PROPOSED BUILDING LIMITS
- PROPOSED BUILDING HATCH
- 420 — MAJOR CONTOURS
- 421 — MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- 420 — CONTOUR LABEL
- 568.85 — PROPOSED SPOT ELEVATION
- 568.85 — EXISTING SPOT ELEVATION
- GRADE TO DRAIN
- STORM DRAIN PIPE
- PERFORATED UNDERDRAIN / TRENCH DRAIN
- TYPE "C" CATCH BASIN
- TYPE "CL" CATCH BASIN
- STORM MANHOLE
- WATER QUALITY UNIT
- FLARE END SECTION
- RIP RAP
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 100 FT BUFFER
- TP-1 — TEST PIT LOCATION

GRADING AND DRAINAGE NOTES

1. 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.
2. THIS DRAWING IS INTENDED TO DESCRIBE GRADING AND DRAINAGE ONLY. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS.
3. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
5. 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.
6. 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.
7. 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.
8. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
9. 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.
10. 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.
11. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
12. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACT ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.
13. ALL PROPOSED CATCH BASINS SHALL BE EQUIPPED WITH HOODED OUTLETS AND CONSTRUCTED WITH MINIMUM 24" SUMPS.
14. 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.
15. 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.
16. 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.

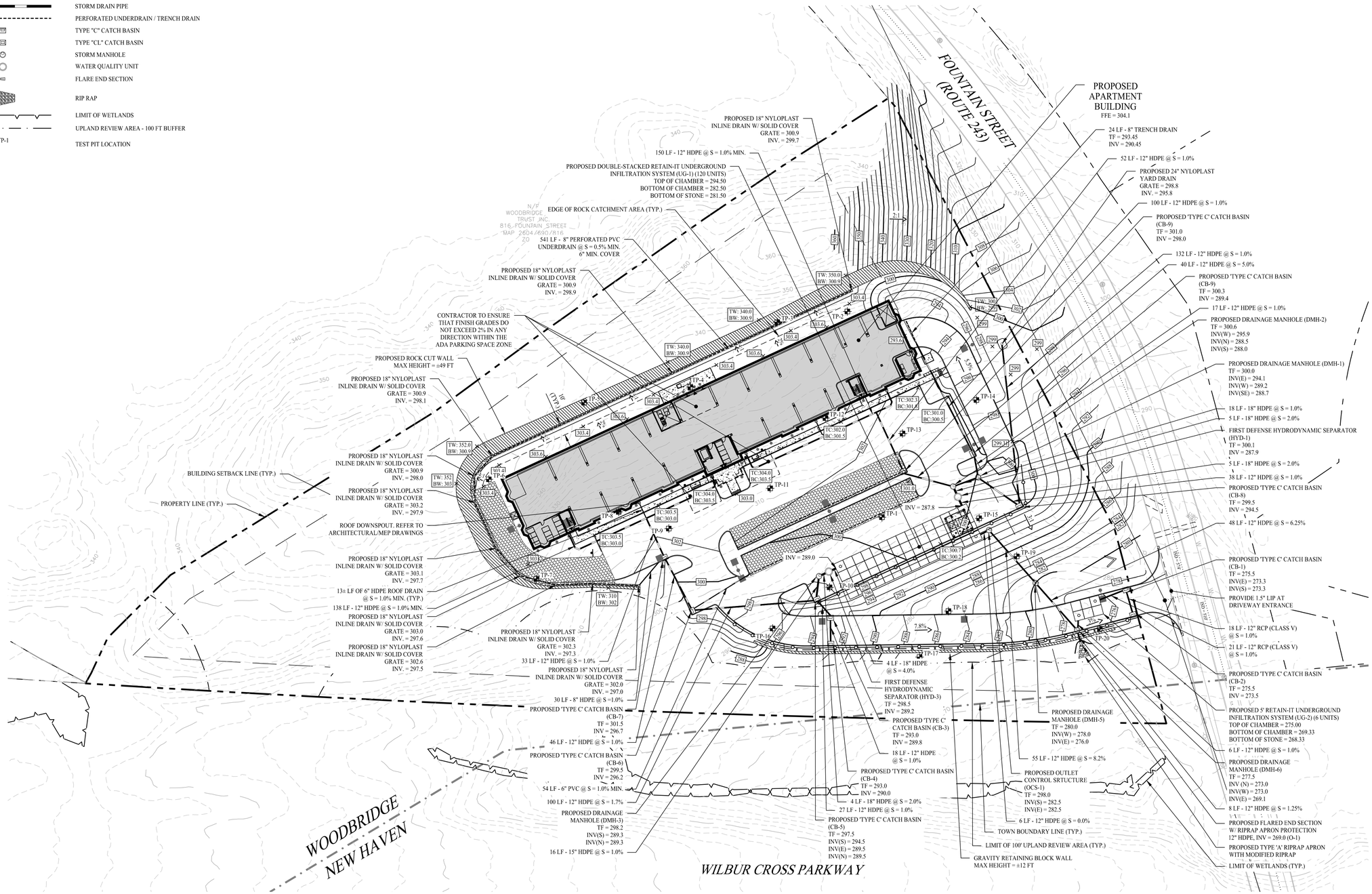
EARTHWORK CUT/FILL REPORT

CUT (CY)[1]	FILL (CY)	NET (CY)
74,200	8,000	66,200 (EXPORT)[2]

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

GENERAL SITE NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES.
3. 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.
4. NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR AND 500-YEAR FLOOD ZONES. FLOOD ZONE INFORMATION TAKEN FORM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 09009C0428H.



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SIGNATURE DATE

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Drawn By:	VER
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: GRADING & DRAINAGE PLAN

Sheet #: 2.21

Aug 16, 2025 – 1:47pm jmontagna
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LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LIMIT OF WETLANDS
- SILT FENCE PROTECTION
- HAYBALE PROTECTION
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- DIVERSION SWALE/BERM
- TEMPORARY SEDIMENT TRAP / BASIN
- SILT SACK INLET PROTECTION
- CONSTRUCTION FENCE
- HYDROLOGIC SOIL GROUP
- MATERIAL STOCKPILE AREA

PHASE I CONSTRUCTION SEQUENCE

1. **PHASE I**
   - 1.1. ENSURE ALL BONDING / FEES / ZONING PERMITS ARE PAID AND APPROVED BY TOWN OF WOODBRIDGE PRIOR TO CONSTRUCTION.
   - 1.2. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER, ENGINEER, AND LOCAL REGULATORY AUTHORITIES (AS REQUIRED) PRIOR TO BEGINNING SITE WORK.
   - 1.3. INSTALL TREE PROTECTION FENCING AND CONSTRUCTION FENCING AROUND SEPTIC AREAS, EXISTING WELLS, AND OTHER NO-DISTURB ZONES.
   - 1.4. INSTALL STABILIZED CONSTRUCTION ENTRANCE / EXIT.
   - 1.5. INSTALL INTIAL SOIL EROSION AND SEDIMENT CONTROLS; SILT FENCE / HAYBALE / SILT FENCE W/ HAYBALE / INLET PROTECTION PER PLAN (CLEAR ONLY THOSE AREA NECESSARY TO INSTALL SUCH MEASURES).
   - 1.6. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
   - 1.7. CONSTRUCT TEMPORARY SEDIMENT TRAPS, DIVERSION SWALES, AND ANY PERIMETER EROSION CONTROLS BEFORE INITIATING CLEARING AND GRADING.
   - 1.8. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD / TOWN OF WOODBRIDGE LAND USE AGENT TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMP'S). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER OF RECORD, TOWN AGENCIES, AND GROUND-DISTURBING CONTRACTOR BEFORE PROCEED WITH CONSTRUCTION.
   - 1.9. PERFORM PAVEMENT SAWCUTS.
   - 1.10. DEMOLISH AND REMOVE EXISTING STRUCTURES / FOUNDATIONS IF PRESENT.
   - 1.11. REMOVE VEGETATION, BRUSH, STUMPS, AND OTHER ORGANIC MATERIAL WITHIN LOD.
     - 1.11.1. DURING CLEARING AND GRUBBING, LARGE AMOUNTS OF SURFACE BOULDERS MAY BE ENCOUNTERED AND SHOULD BE REMOVED FROM THE SITE / OR CRUSHED ON-SITE TO BE UTILIZED AS PAVEMENT SUBBASE. CONSULT WITH THE ENGINEER OF RECORD / GEOTECHNICAL ENGINEER.
   - 1.12. STRIP TOPSOIL AND STOCKPILE IN DESIGNATED AREAS WITH PROPER STABILIZATION (SILT FENCE, HAYBALE, AND TEMPORARY SEED).
   - 1.13. PERFORM CUT/FILL OPERATIONS NECESSARY FOR STORMWATER INFRASTRUCTURE, SEDIMENT TRAPS, AND GENERAL GRADING OF THE SITE TO INTERIM ELEVATIONS WHERE NEEDED.
     - 1.13.1. AREAS OF SHALLOW BEDROCK MAY BE ENCOUNTERED DURING ROUGH GRADING OF THE SITE. WHEN AREAS OF BEDROCK ARE ENCOUNTERED, CONTRACTOR TO BREAK APART UTILIZING DEMOLITION HAMMER / JACK HAMMER. CONTRACTOR TO CONSULT WITH ENGINEER OF RECORD / GEOTECHNICAL ENGINEER PRIOR TO OPERATIONS. EXCAVATED MATERIAL TO BE REMOVED FROM THE SITE / OR CRUSHED AND UTILIZED AS STABILIZED SUBBASE FOR THE PROJECT.
   - 1.14. STABILIZE EXPOSED AREAS TEMPORARILY WITH HAYBALE, HYDROSEED OR EROSION CONTROL BLANKETS ON STEEP SLOPES (3:1 OR GREATER)
   - 1.15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. WALL TO BE CONSTRUCTED UNDER SUPERVISION OF MANUFACTURER-CERTIFIED INSTALLER OR STRUCTURAL ENGINEER.
   - 1.16. INSTALL RETAINING WALL BLOCKS OR SYSTEM COMPONENTS PER APPROVED SHOP DRAWINGS.
   - 1.17. INCORPORATE GEOGRID, DRAINAGE STONE, AND PIPE BEHIND WALL PER DESIGN.
   - 1.18. BACKFILL BEHIND THE WALL IN LIFTS, COMPACTING AS SPECIFIED.
   - 1.19. COORDINATE WALL CONSTRUCTION WITH ADJACENT GRADING AND UTILITY WORK.
2. **PHASE 2: REFER TO SEQUENCE ON SHEET 2.32**

SEDIMENT TRAP CALCULATIONS

NOTE:
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP 1:
CONTRIBUTING DRAINAGE AREA = 2.57± ACRES
2.57 AC x 134 CY/AC = 345 CY
345 CY x 27 CF/CY = 9,315 CF REQUIRED
SEDIMENT TRAP STORAGE CAPACITY = 9,377 CF

GENERAL NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
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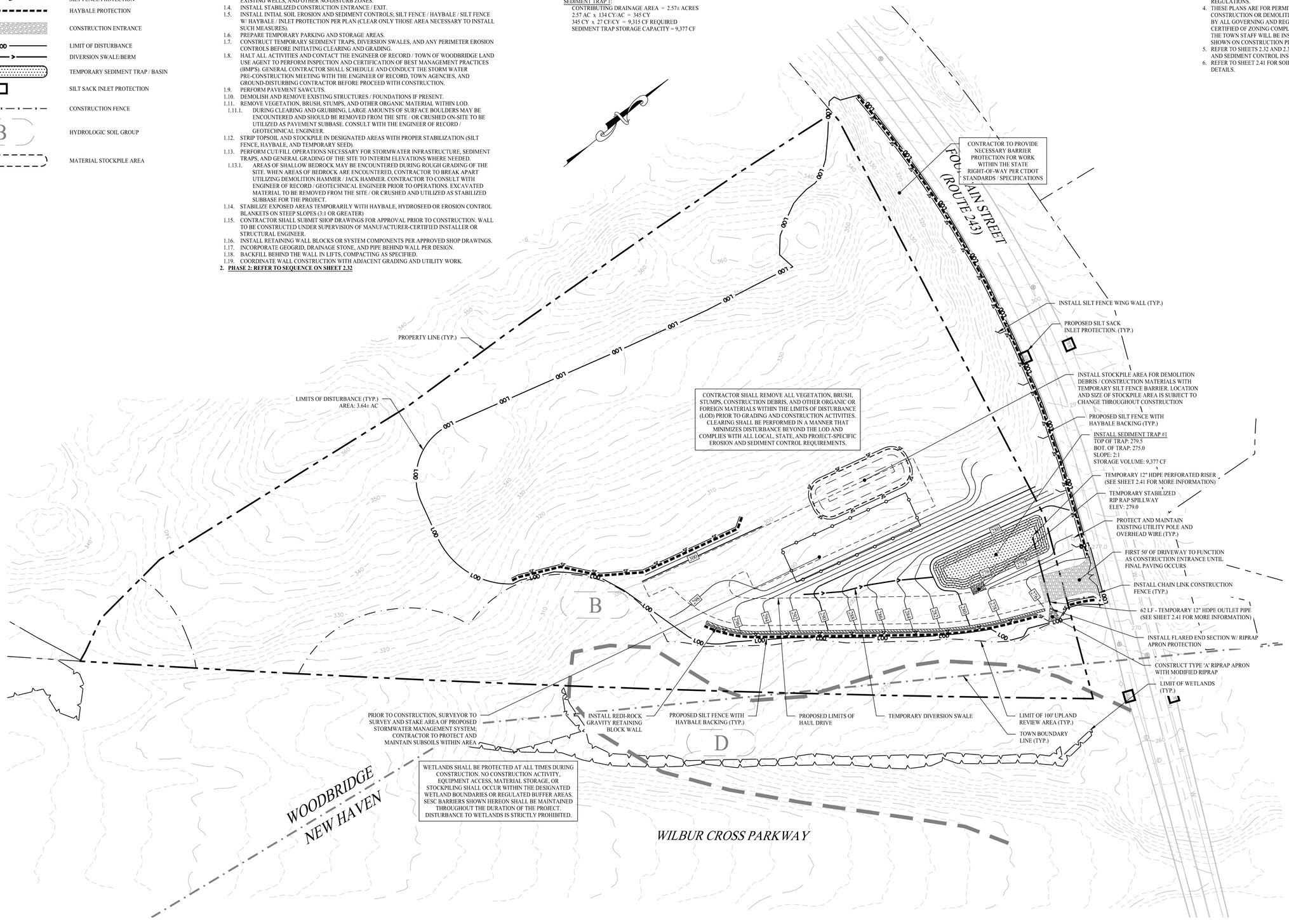
5. REFER TO SHEETS 2.32 AND 2.33 FOR ADDITIONAL PHASES OF CONSTRUCTION AND SOIL EROSION AND SEDIMENT CONTROL INSTALLATION.
6. REFER TO SHEET 2.41 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND CONSTRUCTION DETAILS.



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STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE I

Sheet #: 2.31

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LIMIT OF WETLANDS
- SILT FENCE PROTECTION
- HAYBALE PROTECTION
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- DIVERSION SWALE/BERM
- TEMPORARY SEDIMENT TRAP / BASIN
- SILT SACK INLET PROTECTION
- CONSTRUCTION FENCE
- HYDROLOGIC SOIL GROUP
- MATERIAL STOCKPILE AREA
- EROSION CONTROL MATTING/ BLANKET

PHASE II CONSTRUCTION SEQUENCE

2. **PHASE II:**
   - 2.1. CONFIRM PHASE 1 STABILIZATION IS EFFECTIVE AND EROSION/SEDIMENT CONTROLS ARE FUNCTIONING.
   - 2.2. STAKE PROPOSED BUILDING FOOTPRINT, PARKING LOT AREAS, AND UTILITY ALIGNMENTS.
   - 2.3. CONFIRM VERTICAL AND HORIZONTAL CONTROL PRIOR TO FOUNDATION AND TRENCHING WORK.
   - 2.4. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION PER ARCHITECTURAL/STRUCTURAL PLANS.
   - 2.5. BACKFILL FOUNDATION WITH APPROVED MATERIAL AND COMPACT IN LIFTS.
   - 2.6. EXCAVATE AND PREPARE FOUNDATION SUBGRADE FOR RETAINING WALLS.
   - 2.7. INSTALL WALL FOOTING OR LEVELING PAD AS REQUIRED BY THE MANUFACTURER OR STRUCTURAL ENGINEER.
   - 2.8. PROTECT STOCKPILES AND DISTURBED AREAS WITH TEMPORARY STABILIZATION AS NECESSARY.
   - 2.9. INSTALL SANITARY SEWER AND STORM DRAINAGE.
   - 2.10. PROVIDE TRENCH PROTECTION, BEDDING, AND BACKFILL IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
   - 2.11. ROUGH GRADE SUBGRADE AND PLACE GRAVEL BASE FOR DRIVEWAYS, PARKING AREAS, AND SIDEWALKS.
   - 2.12. MULCH OR APPLY EROSION CONTROL BLANKETS ON STEEP OR SENSITIVE SLOPES.
   - 2.13. EXCAVATE AND CONSTRUCT BUILDING FOUNDATION PER ARCHITECTURAL/STRUCTURAL PLANS.
   - 2.14. BACKFILL FOUNDATION WITH APPROVED MATERIAL AND COMPACT IN LIFTS.
   - 2.15. EXCAVATE AND PREPARE FOUNDATION SUBGRADE FOR RETAINING WALLS.
   - 2.16. INSTALL WALL FOOTING OR LEVELING PAD AS REQUIRED BY THE MANUFACTURER OR STRUCTURAL ENGINEER.
   - 2.17. COMPLETE FINAL STORMWATER STRUCTURES INCLUDING TRENCH DRAIN, OUTLET CONTROL STRUCTURE, AND FOREBAYS.
3. **PHASE 3: REFER TO SEQUENCE ON SHEET 2.33**

SEDIMENT TRAP CALCULATIONS

NOTE:
TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

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CONTRIBUTING DRAINAGE AREA = 2.57± ACRES
2.57 AC x 134 CY/AC = 345 CY
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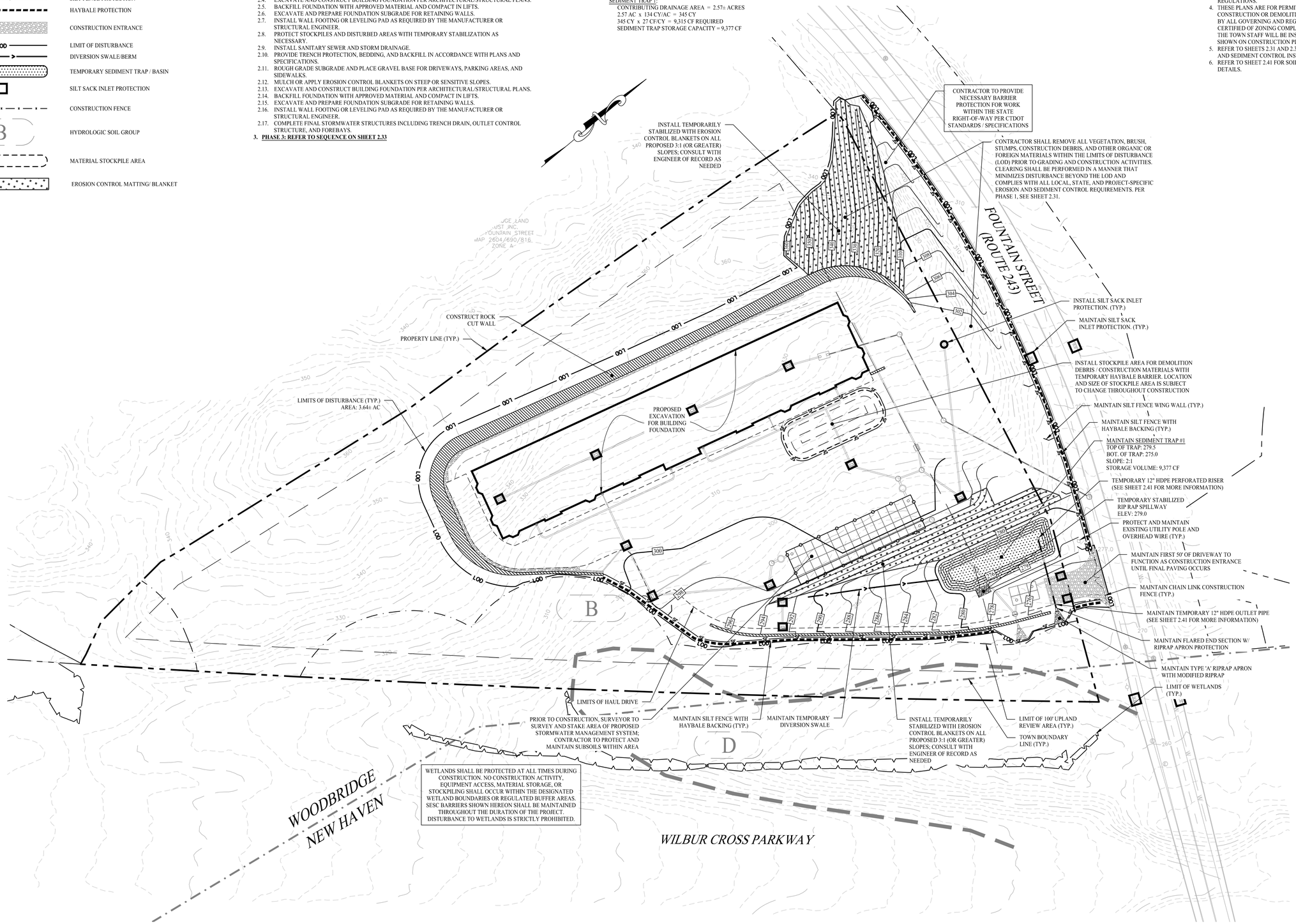
5. REFER TO SHEETS 2.31 AND 2.33 FOR ADDITIONAL PHASES OF CONSTRUCTION AND SOIL EROSION AND SEDIMENT CONTROL INSTALLATION.
6. REFER TO SHEET 2.41 FOR SOIL EROSION AND SEDIMENT CONTROL NOTES AND CONSTRUCTION DETAILS.



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STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE II

Sheet #: 2.32

LEGEND

- PROPERTY LINE
- ADJOINING LOT LINE
- LIMIT OF WETLANDS
- SILT FENCE PROTECTION
- HAYBALE PROTECTION
- CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- SILT SACK INLET PROTECTION
- CONSTRUCTION FENCE
- HYDROLOGIC SOIL GROUP
- MATERIAL STOCKPILE AREA
- EROSION CONTROL MATTING/ BLANKET

PHASE III CONSTRUCTION SEQUENCE

3. PHASE III:

3.1. CONFIRM PHASE II STABILIZATION IS EFFECTIVE AND EROSION/SEDIMENT CONTROLS ARE FUNCTIONING.
3.2. PROTECT STOCKPILES AND DISTURBED AREAS WITH TEMPORARY STABILIZATION AS NECESSARY.
3.3. INSTALL WATER SERVICE, AND ELECTRICAL/COMMUNICATION CONDUITS.
3.4. PROVIDE TRENCH PROTECTION, BEDDING, AND BACKFILL IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
3.5. PRESSURE TEST, DISINFECT, AND INSPECT UTILITIES PER LOCAL REQUIREMENTS.
3.6. INSTALL CURBING.
3.7. COMPLETE FINAL STORMWATER STRUCTURES INCLUDING TRENCH DRAIN, OUTLET CONTROL STRUCTURE, AND FOREBAYS.
3.8. PAVE BINDER COURSE AND/OR FINAL ASPHALT, AS SCHEDULED.
3.9. PERFORM FINAL GRADING TO MATCH FINISH CONTOURS.
3.10. PLACE TOPSOIL IN ALL DISTURBED LAWN/LANDSCAPED AREAS.
3.11. AMEND SOIL AS REQUIRED (E.G., LIME, FERTILIZER, COMPOST).
3.12. SEED ALL DISTURBED LAWN AREAS WITH APPROVED CONSERVATION OR TURF SEED MIX.
3.13. MULCH OR APPLY NEW ENGLAND CONSERVATION WILDLIFE MIX AND/OR EROSION CONTROL BLANKETS ON STEEP OR SENSITIVE SLOPES.
3.14. REMOVE TEMPORARY CONTROLS ONLY ONCE SITE HAS ACHIEVED FINAL; STABILIZATION AND APPROVAL FROM THE ENGINEER OR LOCAL AGENCY.
3.15. INSTALL CONCRETE CURBS, SIDEWALKS, AND LIGHT POLE BASES.
3.16. PAVE BINDER COURSE AND/OR FINAL ASPHALT, AS SCHEDULED.
3.17. INSTALL BOLLARDS, SIGNAGE, AND SITE APPURTENANCES.
3.18. PERFORM FINAL GRADING TO MATCH FINISH CONTOURS.
3.19. PLACE TOPSOIL IN ALL DISTURBED LAWN/LANDSCAPED AREAS.
3.20. AMEND SOIL AS REQUIRED (E.G., LIME, FERTILIZER, COMPOST)
3.21. SEED ALL DISTURBED LAWN AREAS WITH APPROVED CONSERVATION OR TURF SEED MIX.
3.22. CONDUCT FINAL PUNCH LIST WALK-THROUGH FOR BUILDING, SITE, AND UTILITY WORK.
3.23. SUBMIT AS-BUILTS, TESTING RECORDS, AND CLOSEOUT DOCUMENTATION.
3.24. OBTAIN CERTIFICATE OF OCCUPANCY AND/OR FINAL SITE SIGN-OFF FROM LOCAL AGENCIES.

GENERAL NOTES

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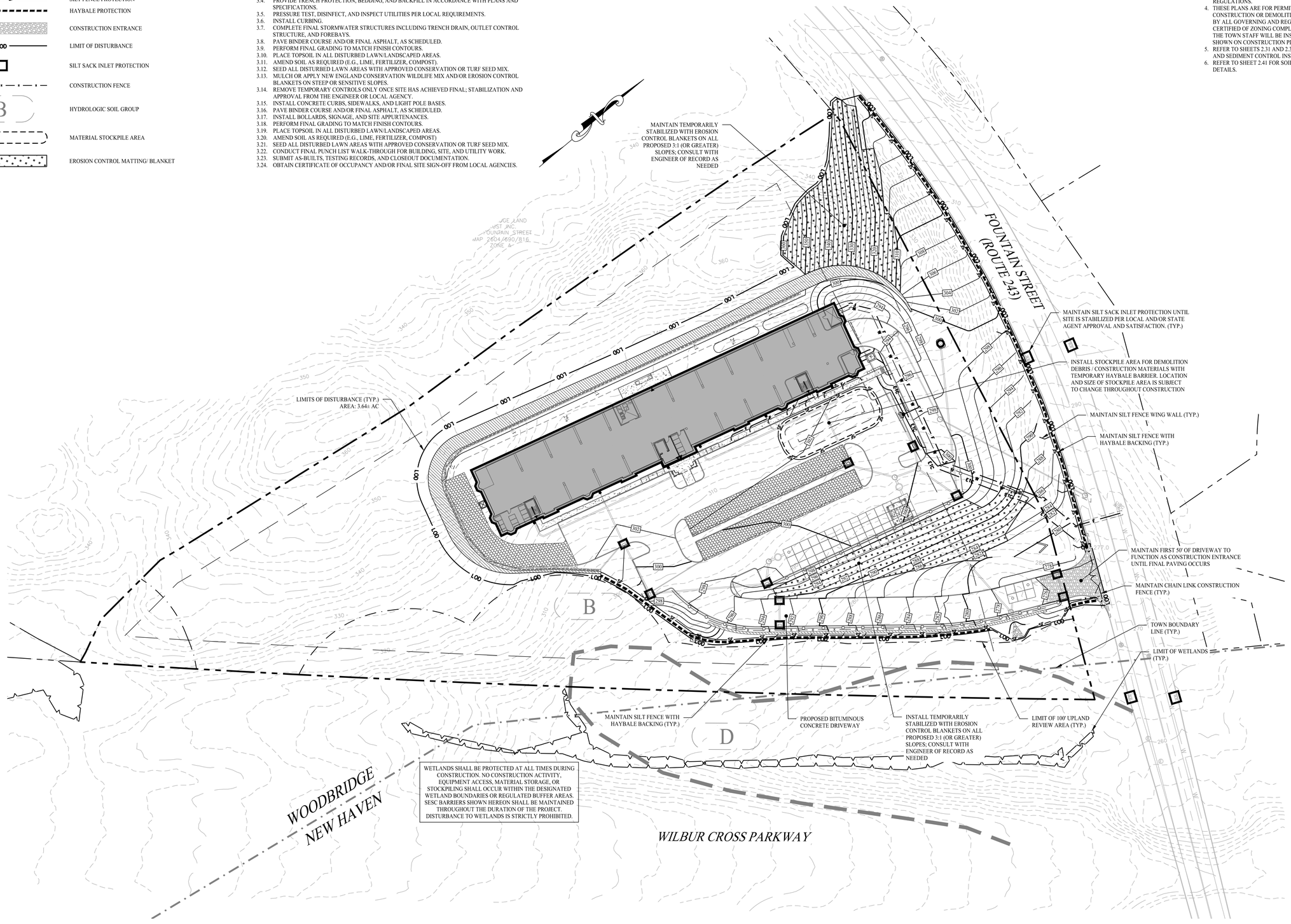

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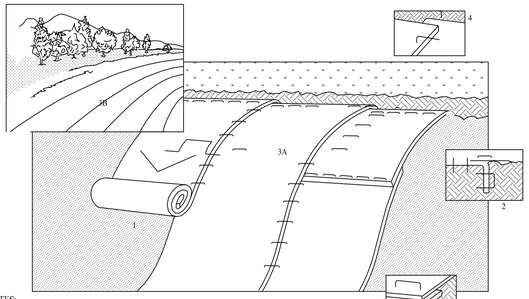
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL PLAN - PHASE III

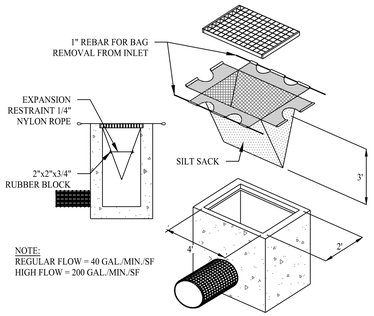
Sheet #: 2.33



NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

SLOPE STABILIZATION DETAIL

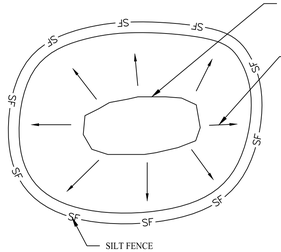
SCALE: NTS



NOTE:
REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

SILT SACK DETAIL

SCALE: NTS



SOIL/AGGREGATE STOCKPILE OF EXISTING SITE MATERIAL TO BE REUSED AND/OR NEW MATERIAL TO BE INSTALLED IN THE WORK

DIRECTION OF RUN-OFF FLOW (TYP.)

NOTES
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

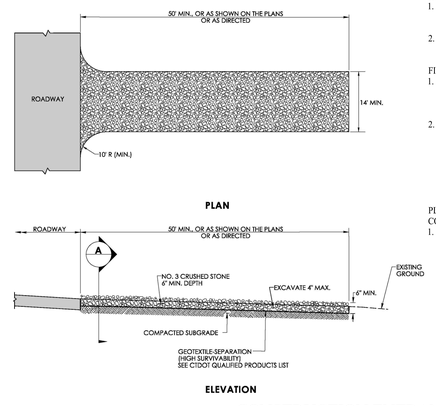
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY SITE/CIVIL ENGINEER.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

TEMPORARY MATERIALS STOCKPILE DETAIL

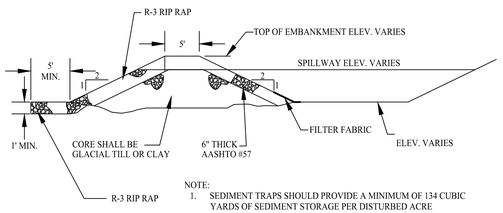
SCALE: NTS



CONSTRUCTION ENTRANCE

SCALE: NTS

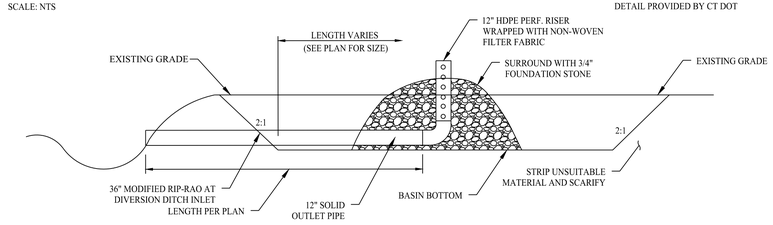
DETAIL PROVIDED BY CT DOT



NOTE:
1. SEDIMENT TRAPS SHOULD PROVIDE A MINIMUM OF 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP. SEE SAID VOLUMES ON SHEET 2.31 AND 2.32.
2. THE OUTLET EMBANKMENT SHELL IS TO BE ENTIRELY OF ROCK. THE DOWNSTREAM SLOPE SHOULD BE LARGER ROCK (R-3) WITH AN UPSTREAM LAYER OF SMALLER STONE (AASHTO #57)

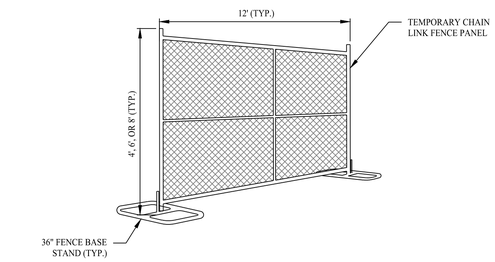
TYPICAL SEDIMENT TRAP DETAIL

SCALE: NTS



TEMPORARY SEDIMENT TRAP & OUTLET STRUCTURE DETAIL

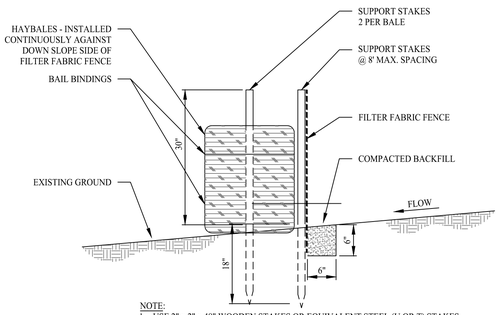
SCALE: NTS



NOTES:
1. FENCING PANELS COMPLY WITH ASTM - A392-06 STANDARDS.
2. GALVANIZED STEEL, CORROSION-RESISTANT ZINC COATING.
3. 36" BASE STANDS FOR STABILITY, NO DIGGING OR POST SETTING REQUIRED. SAND BAGS TO BE USED FOR ADDED STABILITY.
4. TYPICAL FENCE WIDTH: 12', TYPICAL FENCE HEIGHT: 4', 6' & 8'.
5. SCREENING MADE OF RESILIENT HDPE POLYEHTYLENE, WITH 88% BLOCKAGE.
6. REINFORCED SCREENING WITH HEMMED EDGES AND STEEL GROMMETS.
7. SCREEN HEIGHT: 5'-8" FOR 6' FENCE OR 7'-8" FOR 8' FENCE.
8. SCREEN COLORS: GREEN, TAN, BLUE OR RED.

TEMPORARY CONSTRUCTION FENCE DETAIL

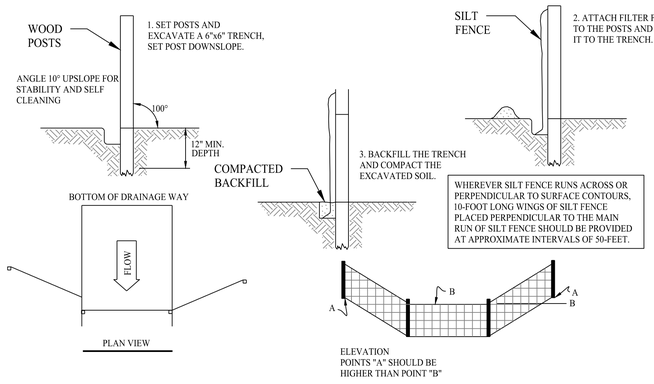
SCALE: NTS



NOTE:
1. USE 2" x 2" x 48" WOODEN STAKES OR EQUIVALENT STEEL (U OR T) STAKES.

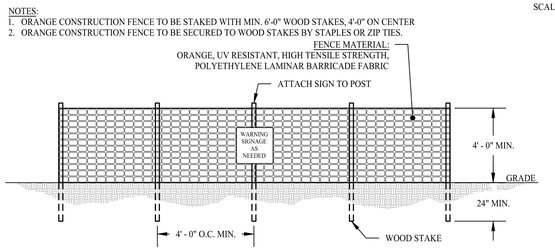
SILT FENCE WITH STAKED HAYBALE BACKING

SCALE: NTS



SILT FENCE PROTECTION DETAIL

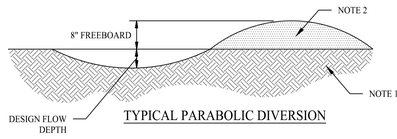
SCALE: NTS



NOTES:
1. ORANGE CONSTRUCTION FENCE TO BE STAKED WITH MIN. 6'-0" WOOD STAKES, 4'-0" ON CENTER
2. ORANGE CONSTRUCTION FENCE TO BE SECURED TO WOOD STAKES BY STAPLES OR ZIP TIES.

ORANGE CONSTRUCTION FENCE DETAIL

SCALE: NTS



TYPICAL PARABOLIC DIVERSION

NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING SWALE.
2. SWALE MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. REFER TO E&S PHASE I & II FOR TEMPORARY AND/OR FINAL STABILIZATION MEASURES.
4. SWALE SHALL NOT BE CONSTRUCTED OF TOPSOIL.

TEMPORARY DIVERSION SWALE

SCALE: NTS

SOIL EROSION & SEDIMENT CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS MARCH 2026 WITH COMPLETION ANTICIPATED BY DECEMBER 2027. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LOCAL LAND USE AGENTS AND SITE/CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS
CLEARING, GRUBBING AND DEMOLITION OPERATIONS:
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING, GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING, OR OTHER CONSTRUCTION OPERATIONS UNTIL THE SITE/CIVIL ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING, GRUBBING, AND DEMOLITION OPERATIONS SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL DEVICES AS WELL AS EXISTING LANDSCAPED AREAS
4. FOLLOWING THE COMPLETION OF CLEARING, GRUBBING, AND DEMOLITION OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING, PROCESSED AGGREGATE STONE, OR DISPERSED HAY AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS:
1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE PHASE II, PHASE III, AND GRADING & DRAINAGE PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE OR STRAW WATTLE.

FILLING OPERATIONS:
1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE SITE/CIVIL ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), AND SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:
1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY TRAPS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE SITE/CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS:
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEEDING, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL LAND USE AGENT AND/OR SITE/CIVIL ENGINEER.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
D. BACKFILL THE TRENCH AND COMPACT.

II. SILT SACK INLET PROTECTION:
A. REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.
B. PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.
C. ONCE GRATE IS PLACED BACK ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

III. CONSTRUCTION ENTRANCE:
A. REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA. GRADE AND CROWN FOUNDATION FOR POSITIVE DRAINAGE.
B. PLACE 1-3" STONE A MINIMUM OF 100FT ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 6" THICK.
C. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN STONE FILL AND EARTH SURFACE TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.
D. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE.
E. FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

IV. TEMPORARY SEDIMENT TRAP:
A. CLEAR, GRUB, AND STRIP ALL VEGETATION FROM THE EMBANKMENT AREA.
B. COMPACT AND FILL EMBANKMENT IN 12" LIFTS (MAX.)
C. OVERFILL EMBANKMENT 6" ABOVE DESIGNED ELEVATION TO ALLOW FOR SETTLEMENT.
D. EXCAVATION SEDIMENT TRAP TO PROPOSED GRADE AS SHOWN ON SHEET 2.31. ENSURE THAT EXCAVATION DEPTH IS NO LESS THAN 1-FOOT ABOVE THE PROPOSED FINAL GRADE OF THE STORMWATER MANAGEMENT BASIN.

V. HAYBALE PROTECTION:
A. HAYBALE PROTECTION BARRIERS TO BE PLACED IN ACCORDANCE WITH SHEETS 2.31, 2.32, & 2.33. ALL DAMAGED BARRIERS AND POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED AS NECESSARY.
B. HAYBALE PROTECTION BARRIERS TO BE SECURED BY EITHER SAND BAG (IMPERVIOUS AREAS) OR BY WOOD STAKE HAMMERED INTO GROUND (PERVIOUS AREAS).
C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE BARRIER WHEN THEY EXCEED 3-4 INCHES IN HEIGHT.

VI. DIVERSION SWALE
A. EXCAVATE A MINIMUM CROSS SECTION WIDTH OF FT, HEIGHT OF 1.5FT., AND SIDE SLOPES 2:1.
B. SEED AND MULCH DIVERSION AS SOON AS THE SWALE IS CONSTRUCTED.
C. THE MAXIMUM CHANNEL GRADE SHALL BE LIMITED TO 1.0 PERCENT AND HAVE A POSITIVE GRADE TO THE OUTLET.
D. OUTLET THE DIVERTED RUNOFF INTO THE STABILIZED SEDIMENT TRAP.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I . SILTATION FENCE:
A. ALL SILTATION FENCES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SILT SACK INLET PROTECTION:
A. ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATE SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS

III. CONSTRUCTION ENTRANCE:
A. THE CONSTRUCTION ENTRANCE AND FENCE SHALL BE INSPECTED AT A MINIMUM WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.
B. REMOVE MUD AND HEAVY SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.
C. THE GRAVEL PAD SHALL BE TOPDRESSED WITH NEW STONE WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL.
D. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
E. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

IV. TEMPORARY SEDIMENT TRAP:
A. ALL SEDIMENT TRAP SHALL BE INSPECTED A MINIMUM WEEKLY OR AFTER EACH RAINFALL EVENT. IF ANY EROSION OR PIPING IS OBSERVED, IT SHALL BE REPAIRED IMMEDIATELY.
B. SET A STAKE AT ONE HALF THE DESIGN DEPTH OF THE SEDIMENT TRAP. REMOVE SEDIMENT ACCUMULATION WHEN THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF HALF THE STAKE (25% OF DESIGN DEPTH)
C. CLEAN OR REPLACE SPILLWAY RIPRAP AS NEEDED IF EROSION IS OBSERVED.
D. INSPECT VEGETATION; RESEED AND REMULCH IF NECESSARY.

V. HAYBALE PROTECTION
A. ALL HAYBALE PROTECTION BARRIERS SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED STRAW AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE BARRIERS WHEN THEY EXCEED A HEIGHT OF 4 INCHES.

VI. DIVERSION SWALE
A. ALL TEMPORARY DIVERSION SWALES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL.
B. DAMAGE CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHALL BE REPAIRED BY THE END OF EACH WORK DAY. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE, CHECK OUTLETS CAREFULLY AND MAKE TIMELY REPAIRS AS NEEDED.
C. WHEN THE AREA PROTECTED HAS BEEN PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

EROSION AND SEDIMENT CONTROL PLAN
1. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL, LATEST EDITION.
3. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
4. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE SITE/CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
6. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
7. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

CONSTRUCTION VEHICLE WASHDOWN / SPRAYING
1. ALL HEAVY CONSTRUCTION VEHICLES SHALL HAVE THEIR WHEELS, TIRES AND WHEEL WELLS SPRAYED/WASHED DOWN PRIOR TO EXITING THE SITE TO PREVENT TRACKING ONTO THE ROADWAY. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #:	Date	Description

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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	NTS

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

Sheet #: 2.41

Aug 16, 2025 – 1:07pm jmontagno
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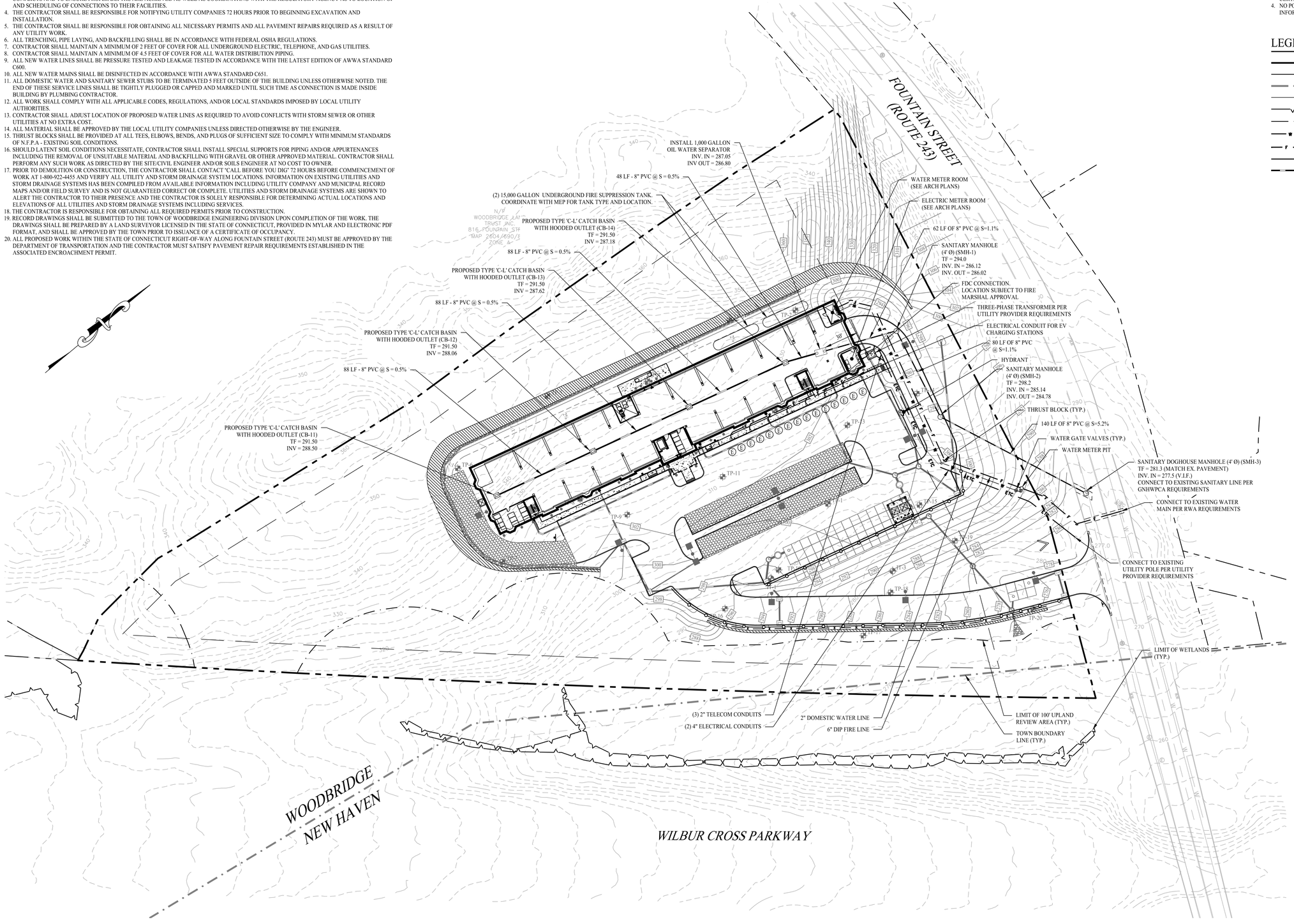
UTILITY NOTES

1. SEE SHEET 2.21 FOR A DETAILED REGARDING THE PROPOSED GRADING AND DRAINAGE FEATURES, STORMWATER CONVEYANCE, AND STORMWATER DETENTION FACILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION AND INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ALL PAVEMENT REPAIRS REQUIRED AS A RESULT OF ANY UTILITY WORK.
6. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE, AND GAS UTILITIES.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
9. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600.
10. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
11. ALL DOMESTIC WATER AND SANITARY SEWER STUBS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
13. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
14. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
15. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, BENDS, AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A - EXISTING SOIL CONDITIONS.
16. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER APPROVED MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE SITE/CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO COST TO OWNER.
17. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 1-800-922-4455 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
19. RECORD DRAWINGS SHALL BE SUBMITTED TO THE TOWN OF WOODBRIDGE ENGINEERING DIVISION UPON COMPLETION OF THE WORK. THE DRAWINGS SHALL BE PREPARED BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT, PROVIDED IN MYLAR AND ELECTRONIC PDF FORMAT, AND SHALL BE APPROVED BY THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. ALL PROPOSED WORK WITHIN THE STATE OF CONNECTICUT RIGHT-OF-WAY ALONG FOUNTAIN STREET (ROUTE 243) MUST BE APPROVED BY THE DEPARTMENT OF TRANSPORTATION AND THE CONTRACTOR MUST SATISFY PAVEMENT REPAIR REQUIREMENTS ESTABLISHED IN THE ASSOCIATED ENCROACHMENT PERMIT.



GENERAL NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES.
3. 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.
4. NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR AND 500-YEAR FLOOD ZONES. FLOOD ZONE INFORMATION TAKEN FORM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 09009C0428H.

LEGEND

	PROPERTY LINE
	ADJOINING LOT LINE
	TOWN BOUNDARY
	BUILDING SETBACK
	LIMIT OF WETLANDS
	UPLAND REVIEW AREA - 100 FT BUFFER
W	WATER MAIN / LATERAL
F	FIRE SERVICE LATERAL
ETC	UNDERGROUND ELECTRIC, TELEPHONE AND CABLE LINES
	SANITARY SEWER PIPE
TP-1	TEST PIT LOCATION
	OIL WATER SEPARATOR
	SANITARY SEWER MANHOLE
	WATER VALVE
	HYDRANT
	ELECTRIC METER
	ELECTRIC TRANSFORMER

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #:	Date	Description

Graphic Scale: 40 0 40 80

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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin M. Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: UTILITY PLAN

Sheet #: 2.51

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
OVERSTORY TREES						
AR	4	ACER RUBRUM	RED MAPLE	B&B	3"-3 1/2" CAL	FULL, EXTRA HEAVY
QP	3	QUERCUS PALUSTRIS	PIN OAK	B&B	3"-3 1/2" CAL	FULL, EXTRA HEAVY
UNDERSTORY TREES						
CCA	6	CARPNIUS CAROLINIANA	AMERICAN HORNBEAM	B&B	2 1/2" - 3" CAL	SINGLE STEM
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
ZS	10	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	B&B	2 1/2" - 3" CAL	FULL, EXTRA HEAVY
UPLAND SHRUBS						
ADW	11	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	5 GAL	FULL, EXTRA HEAVY
CH	22	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	CONT	5 GAL	FULL, EXTRA HEAVY
CS	22	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	CONT	5 GAL	FULL, EXTRA HEAVY
HM	27	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	CONT	5 GAL	FULL, EXTRA HEAVY
IG	28	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONT	5 GAL	FULL, EXTRA HEAVY
PJM	26	RHODODENDRON PJM 'ELITE STAR'	EITE STAR PJM RHODODENDRON	CONT	5 GAL	FULL, EXTRA HEAVY
GRASSES, PERENNIALS & GROUNDCOVER						
CK	36	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER GRASS	CONT	3 GAL	FULL, EXTRA HEAVY
EP	13	ECHINACEA 'PURPUREA'	PURPLE-PINK CONE FLOWER	CONT	1 GAL	FULL, EXTRA HEAVY
JH	26	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT	1 GAL	FULL, EXTRA HEAVY
NF	16	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT	1 GAL	FULL, EXTRA HEAVY
PA	42	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	CONT	3 GAL	FULL, EXTRA HEAVY
RH	12	RUDBECKIA HIRTA 'INDIAN SUMMER'	INDIAN SUMMER HIRTA	CONT	1 GAL	FULL, EXTRA HEAVY

SEED MIXES

LAWN: PENNINGTON SMART SEED SUN AND SHADE

APPLICATION RATE NEW LAWNS: 9 LB/1,000 S.F.

NEW ENGLAND CONSERVATION / WILDLIFE MIX (NEW ENGLAND WETLAND PLANTS, INC.)

APPLICATION RATE: 1 LB/1,750 S.F.

NEW ENGLAND EROSION CONTROL/RESTORATION MIX (NEW ENGLAND WETLAND PLANTS, INC.)

APPLICATION RATE: 1 LB/1,250 S.F.

NEW ENGLAND SHOWY WILDFLOWER MIX

APPLICATION RATE: 1LB/1,900 S.F.

LANDSCAPE COMPLIANCE TABLE

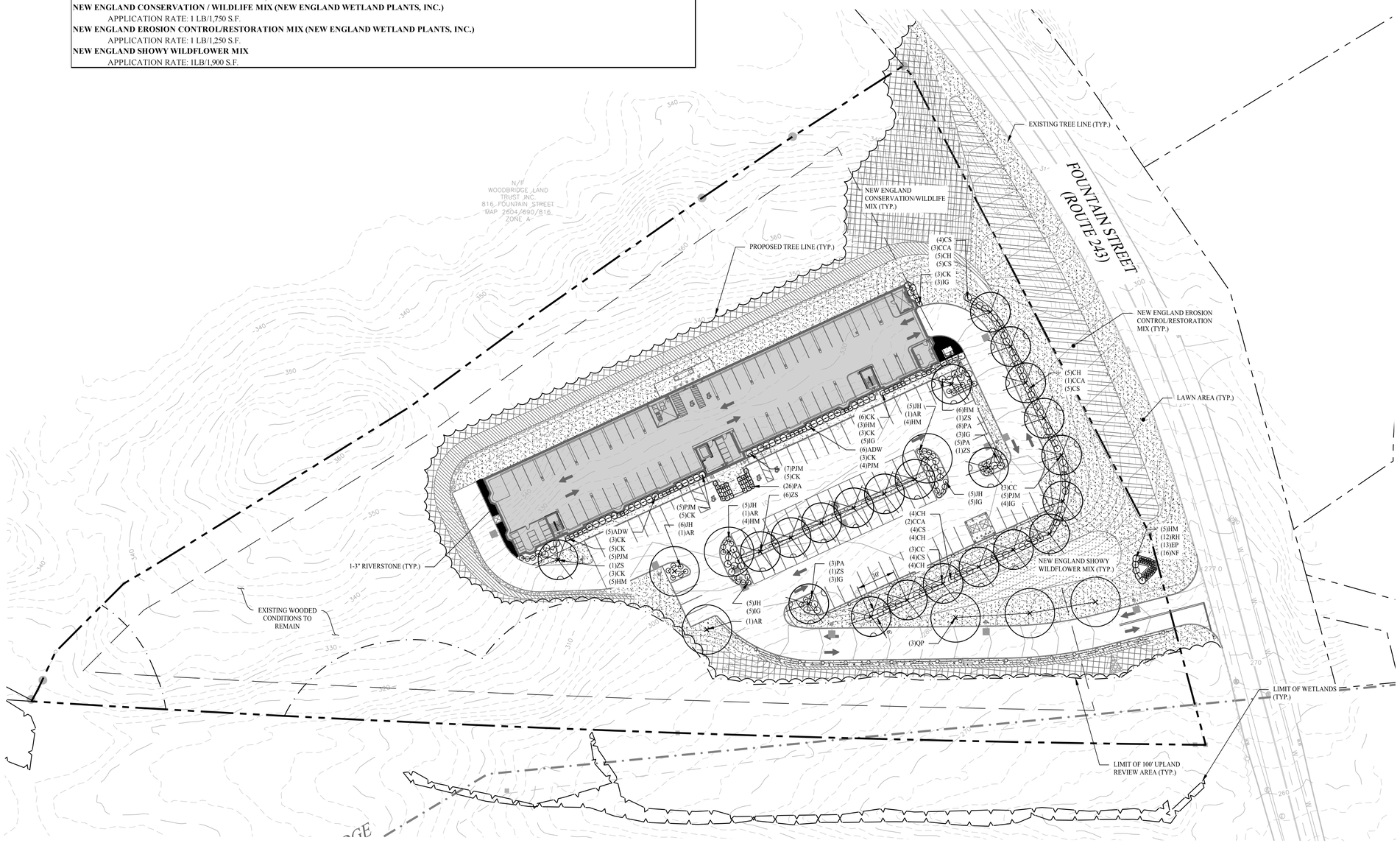
LANDSCAPE REQUIREMENTS	ZONING STANDARD*	REQUIRED	PROPOSED
LANDSCAPED PARKING AREA SECTION 5.17.E SUBSECTION (1)	WHERE THIRTY (30) OR MORE PARKING SPACES ARE REQUIRED, THERE SHALL BE AT LEAST TEN (10) SQUARE FEET OF INTERIOR LANDSCAPING FOR EACH PARKING SPACE WITHIN THE PAVED PORTION OF THE PARKING AREA AND AT LEAST ONE (1) TREE FOR EVERY (5) PARKING SPACES OR FRACTION THEREOF;	TOTAL PARKING SPACES = 92** (92)(10) = 920 920 S.F.	2,576 S.F.
		92 / 5 = 18.4 19 TREES	19 TREES
LANDSCAPED PARKING AREA SECTION 5.17.E SUBSECTION (2)	EACH SEPARATE LANDSCAPED AREA SHALL CONTAIN A MINIMUM OF ONE HUNDRED (100) SQUARE FEET, SHALL HAVE A MINIMUM DIMENSION OF NINE (9) NINE FEET AND SHALL INCLUDE AT LEAST (1) TREE OF NOT LESS THAN TWO-INCH (2") CALIPER.	(1)TREE (2") CALIPER OR GREATER	IN COMPLIANCE
LANDSCAPED PARKING AREA SECTION 5.17.E SUBSECTION (4)	A LANDSCAPED AREA SHALL BE PROVIDED ALONG THE PERIMETER OF ANY PARKING AREA EXCEPT ALONG THAT PORTION OF THE PARKING AREA THAT IS FUNCTIONALLY INTEGRATED WITH AN ADJOINING PARKING AREA IN AN ABUTTING LOT. THE LANDSCAPED AREA SHALL HAVE A MINIMUM DIMENSION OF FIVE (5) FEET, SHALL BE PLANTED WITH GRASS OR SHRUBS, AND SHALL INCLUDE AT LEAST ONE (1) TREE OF NOT LESS THAN TWO-INCH (2") CALIPER FOR EVERY THIRTY (30) FEET ALOING THE PERIMETER OF THE PARKING AREA;	PARKING AREA PERIMETER = 207 L.F. 207 L.F. / 30 = 6.9 7 TREES	7 TREES
		(1)TREE (2") CALIPER OR GREATER FOR EVERY (30) FEET	IN COMPLIANCE

* PER SECTION 5.10 OF LANDSCAPING, SCREENING, AND BUFFER AREAS STANDARDS FOR THE TOWN OF WOODBRIDGE, CONNECTICUT.

** TOTAL PARKING CALCULATION EXCLUDES UNDERGROUND PARKING PER SECTION 5.17.E.3

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- LIMIT OF WETLANDS
- UPLAND REVIEW AREA - 100 FT BUFFER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUBS & GROUNDCOVER
- LAWN
- NEW ENGLAND CONSERVATION/WILDLIFE MIX
- NEW ENGLAND SHOWY WILDFLOWER MIX
- NEW ENGLAND EROSION CONTROL/RESTORATION MIX
- 1-3" RIVERSTONE



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STATE OF CONNECTICUT MARY F. BLACKBURN NO. 1499 REGISTERED LANDSCAPE ARCHITECT

Mary Blackburn, P.L.A.
CT 1499

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: LANDSCAPE PLAN

Sheet #: 2.61

Aug 16, 2025 – 1:57pm jmontagno
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PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
   3 PARTS SCREENED TOPSOIL
   1 PART CLEAN WASHED COARSE SAND
   1 PART PEAT HUMUS
   5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   3 PARTS SCREENED TOPSOIL
   1 PART SAND
   1 PART HUMUS
   5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
7. TOPSOIL:

   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.

   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.

   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL.

   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH, AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING, AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS. ANY DAMAGE TO EXISTING FACILITIES, UTILITIES, OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY, AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS, AND GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED AND ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 4" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

GENERAL SITE NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES.
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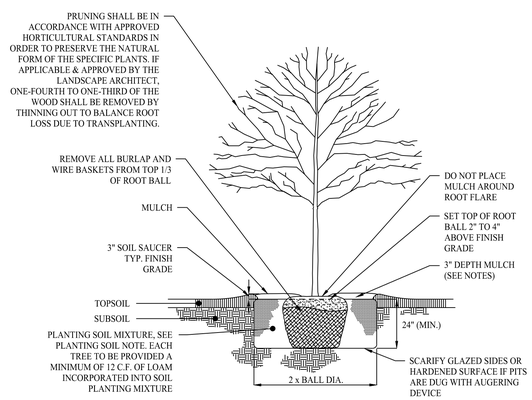
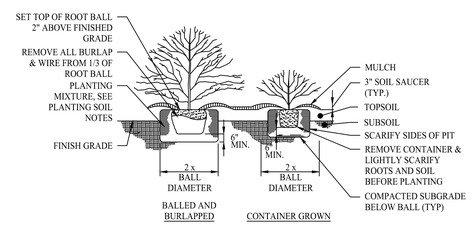
4. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED MY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
6. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
7. ALL NOTES AND DIMENSIONS DESIGNATED "TYP." APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.



DECIDUOUS TREE PLANTING

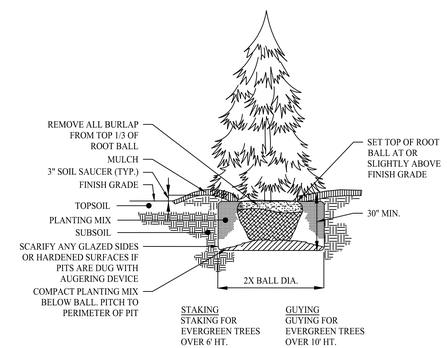
SCALE: NTS



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. VERIFY THAT ALL PLANT PITS ARE FREE DRAINING. NOTIFY LANDSCAPE ARCHITECT IF PITS ARE NOT FREE DRAINING.
3. PRUNE, DEAD, DEFORMED, OR BROKEN BRANCHES.

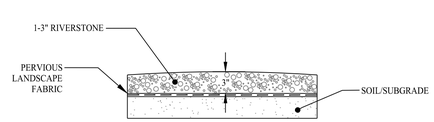
SHRUB PLANTING

SCALE: NTS



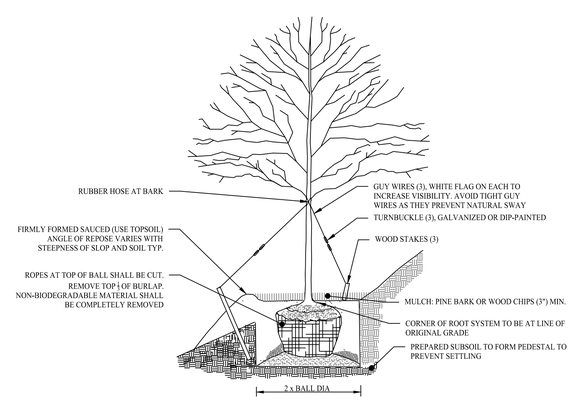
EVERGREEN TREE PLANTING

SCALE: NTS



DECORATIVE STONE MULCH

SCALE: NTS



TREE SLOPE PLANTING

SCALE: NTS

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STATE OF CONNECTICUT MARY B. BLACKBURN LICENSED LANDSCAPE ARCHITECT

Mary Blackburn, P.L.A.
CT 1499

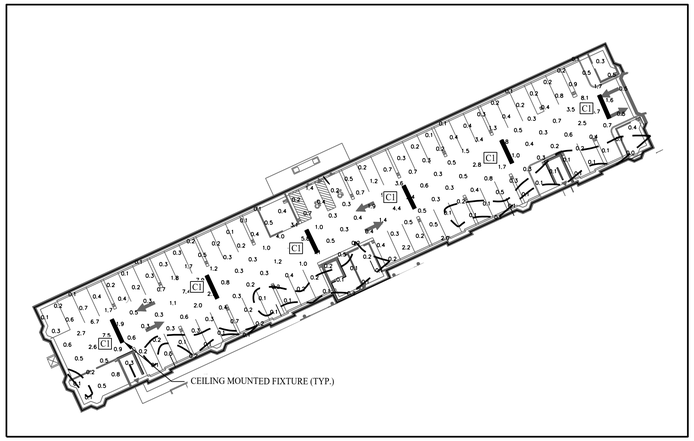
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

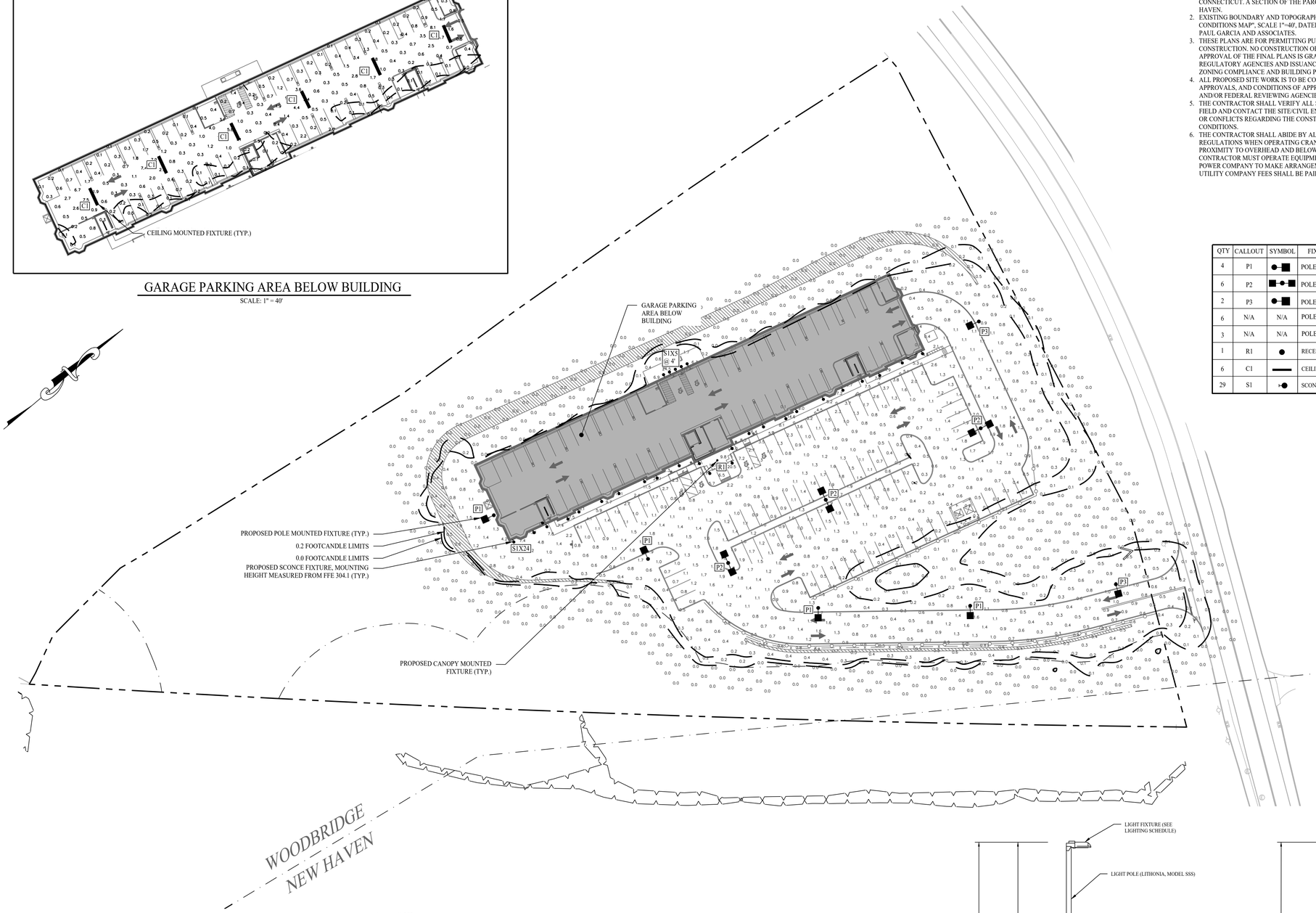
Sheet Title: LANDSCAPE DETAILS & NOTES

Sheet #: 2.62



GARAGE PARKING AREA BELOW BUILDING

SCALE: 1" = 40'



GENERAL NOTES

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4. ALL PROPOSED SITE WORK IS TO BE COMPLETED IN ACCORDANCE WITH PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED MY LOCAL, STATE, AND/OR FEDERAL REVIEWING AGENCIES.
5. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE/CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD AND BELOW GROUND ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

LEGEND

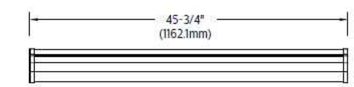
0.1 0.1 0.1 / 0.1 0.1 0.0 / 0.1 0.0 0.0	PROPOSED FOOTCANDLES
	LINE OF 0.2 & 0.0 FOOTCANDLES
	PROPOSED CEILING MOUNTED FIXTURE
	PROPOSED CANOPY MOUNTED FIXTURE
	PROPOSED POLE MOUNTED FIXTURE
	PROPOSED WALL MOUNTED FIXTURE

LIGHTING NOTES

1. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
2. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH TOWN, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
3. SEE ARCHITECT PLANS FOR FINAL MOUNTING HEIGHT OF BUILDING LIGHTS.

FIXTURE SCHEDULE

QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
4	P1		POLE MOUNTED FIXTURE	LITHONIA LIGHTING, D-SERIES MODEL DSX0-LED-P2-30K-T3M-MVOLT-SPA-PIR-HS-DBLXD	45W, 3K, 18' MOUNTING HEIGHT	4,666
6	P2		POLE MOUNTED FIXTURE	LITHONIA LIGHTING, D-SERIES MODEL DSX0-LED-P2-30K-T5W-MVOLT-SPA-PIR-DBLXD	69W, 3K, 18' MOUNTING HEIGHT	8,128
2	P3		POLE MOUNTED FIXTURE	LITHONIA LIGHTING, D-SERIES MODEL DSX0-LED-P2-30K-T5W-MVOLT-SPA-PIR-HS-DBLXD	69W, 3K, 18' MOUNTING HEIGHT	5,521
6	N/A	N/A	POLE (SINGLE FIXTURE)	LITHONIA LIGHTING, SSS SERIES MODEL SSS-16-4C-DM19AS-DBLXD	16' POLE, 2' FOUNDATION	N/A
3	N/A	N/A	POLE (DOUBLE FIXTURE)	LITHONIA LIGHTING, SSS SERIES MODEL SSS-16-4C-DM28AS-DBLXD	16' POLE, 2' FOUNDATION	N/A
1	R1		RECESSED CANOPY FIXTURE	BEACON LIGHTING - SRT1-15-3K7-5C-UNV	16.85W 3K LED, 9' MOUNTING HEIGHT	2,459
6	C1		CEILING MOUNTED FIXTURE	SIGNIFY LIGHTING, MODEL FSX-4-40L-840-UNV CEILING MOUNT FIXTURE	54W 4K LED, 9' MOUNTING HEIGHT	3,955
29	S1		SCONCE FIXTURE	KIM LIGHTING, CYPHER SERIES MODEL CY1-25-3K7-1-4D-UNV-BLT-CT	25W 3K LED, MOUNTING HEIGHT MEASURED FROM FFE 304.1	2,500



PROPOSED CEILING MOUNTED LIGHT FIXTURE - C1

SIGNIFY LIGHTING
SCALE: NTS

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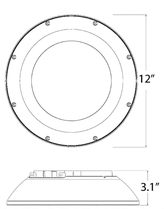
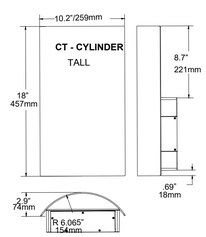


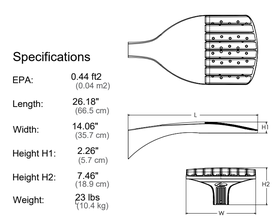
PROPOSED RECESSED CANOPY LIGHT FIXTURE - R1

DRIVE BY BEACON
SCALE: NTS



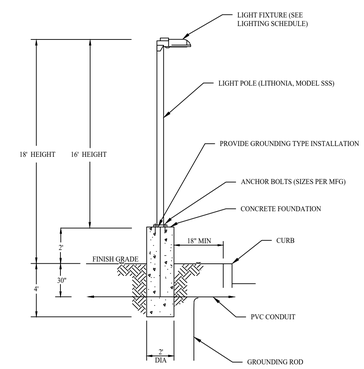
PROPOSED WALL SCONCE - S1

KIM LIGHTING - CYPHER MODEL
SCALE: NTS



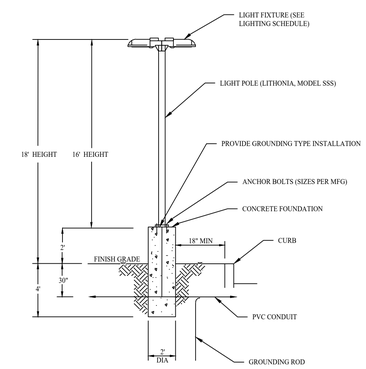
PROPOSED LIGHT POLE - P1, P2 & P3

LITHONIA LIGHTING - D-SERIES
SCALE: NTS



PROPOSED LIGHT POLE - P1, & P3

SCALE: NTS



PROPOSED LIGHT POLE - P2

SCALE: NTS

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Graphic Scale: 40 0 40 80

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Checked By:	MFB
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT MARY E. BLACKBURN LICENSED LANDSCAPE ARCHITECT

Mary Blackburn, P.L.A.
CT 1499

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: LIGHTING PLAN

Sheet #: 2.71

Aug 18, 2025 – 8:27am mmongs
X:\SE Files\Project Data\2025\25111001 – 804 Fountain Street – Woodbridge, CT\Engineering Data\CAD Files\25111001 – 2.71.dwg

GENERAL SITE NOTES

1. THE SUBJECT PARCEL CONSISTS OF A TOTAL AREA OF APPROXIMATELY 5.713 ACRES, LOCATED IN THE RESIDENTIAL A ZONE (A) OF WOODBRIDGE, CONNECTICUT. A SECTION OF THE PARCEL CROSSES OVER TO THE CITY OF NEW HAVEN.
2. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON A PLAN TITLED "EXISTING CONDITIONS MAP", SCALE 1"=40', DATED MARCH 5, 2024, PERFORMED BY JOHN PAUL GARCIA AND ASSOCIATES.
3. 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.
4. NO PORTION OF THE SITE LIES WITHIN THE 100-YEAR AND 500-YEAR FLOOD ZONES. FLOOD ZONE INFORMATION TAKEN FORM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 09009C0428H.

LEGEND

- PROPERTY LINE
- SECTION LINE
- LOD — LIMIT OF DISTURBANCE
- LIMIT OF WETLANDS
- LIMIT OF UPLAND REVIEW AREA
- A — A TYPICAL CROSS SECTION

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Rev. #:	Date	Description

Graphic Scale: 50 0 50 100

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Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 50'

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

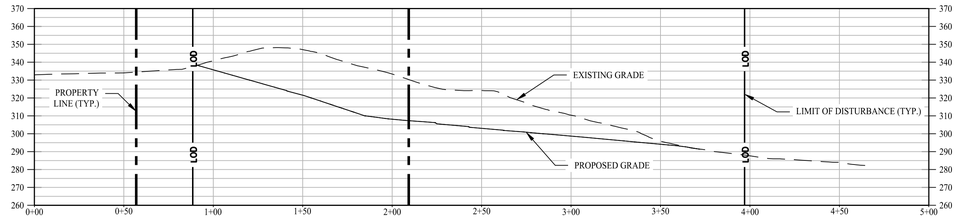
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

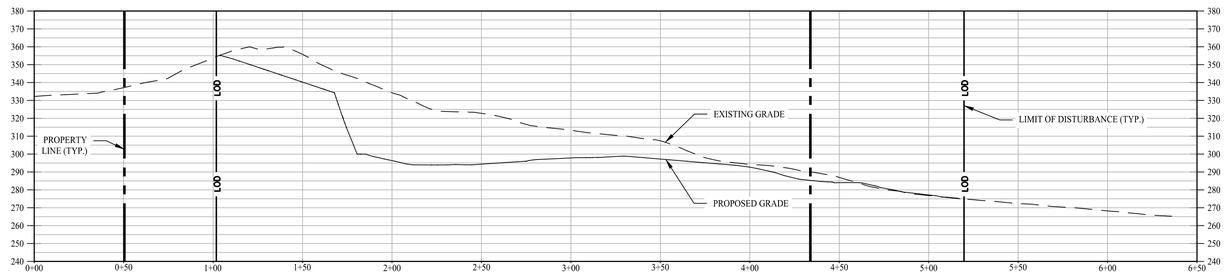
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: CROSS SECTION LOCATION PLAN

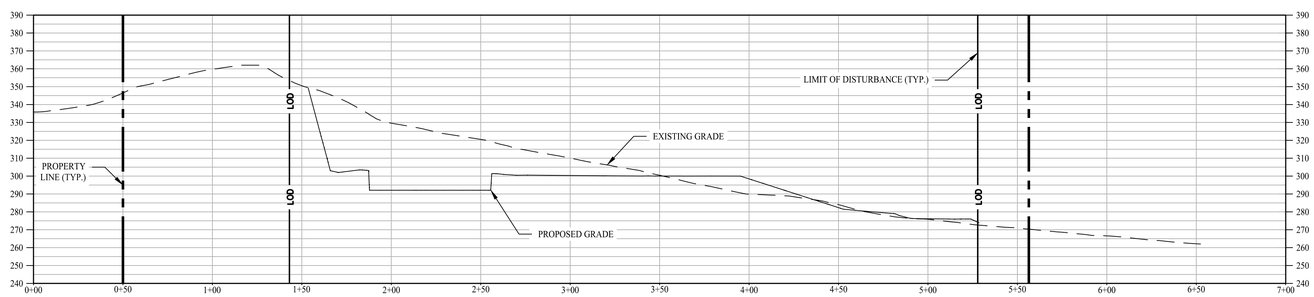
Sheet #: 2.80



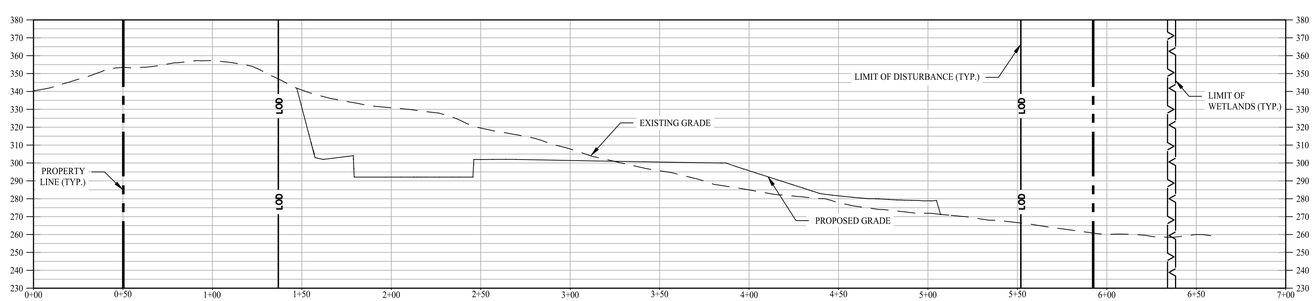
SECTION A
SCALE: H:1" = 40'
V:1" = 40'



SECTION B
SCALE: H:1" = 40'
V:1" = 40'



SECTION C
SCALE: H:1" = 40'
V:1" = 40'



SECTION D
SCALE: H:1" = 40'
V:1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- LOD — LIMIT OF DISTURBANCE
- LIMIT OF WETLANDS

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Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SITE CROSS SECTIONS

Sheet #: 2.81

Aug 16, 2025 – 1:09pm jmontagna
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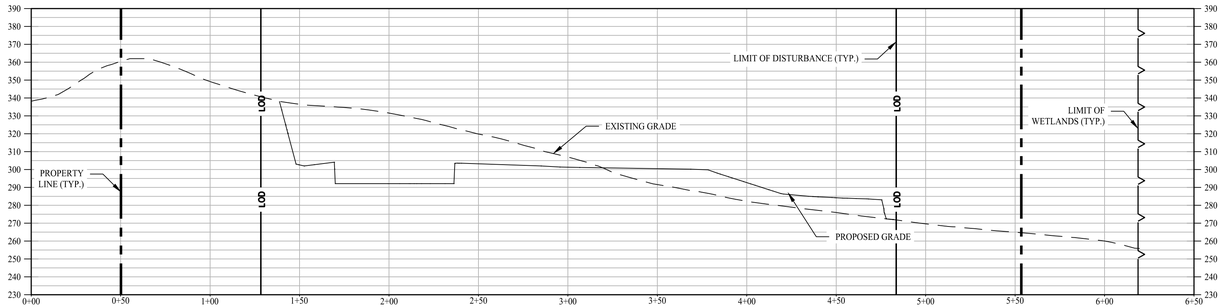
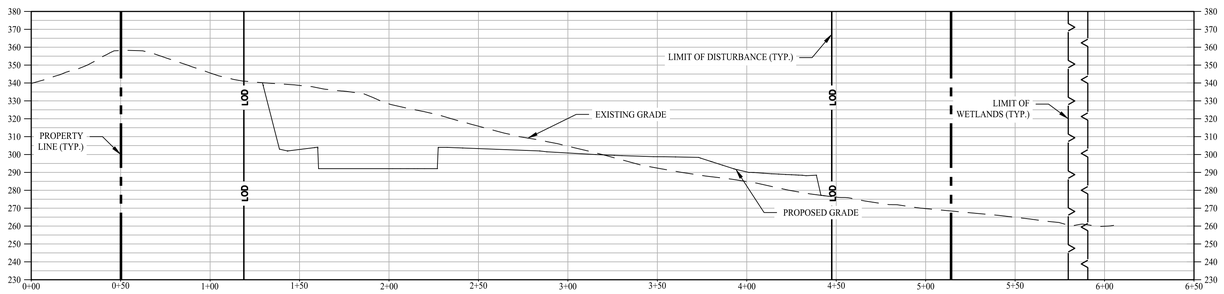
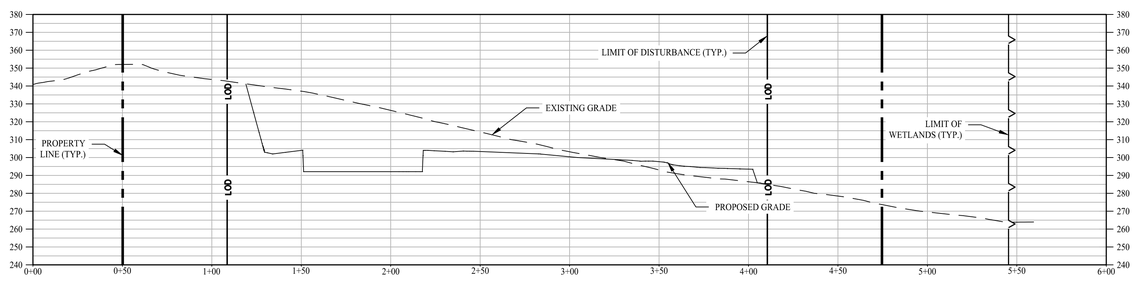


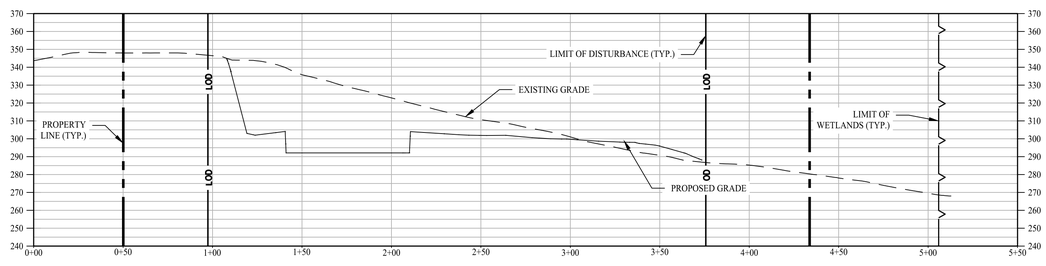
SECTION E
SCALE: H:1" = 40'
V:1" = 40'



SECTION F
SCALE: H:1" = 40'
V:1" = 40'



SECTION G
SCALE: H:1" = 40'
V:1" = 40'



SECTION H
SCALE: H:1" = 40'
V:1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- LOD — LIMIT OF DISTURBANCE
- LIMIT OF WETLANDS

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Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

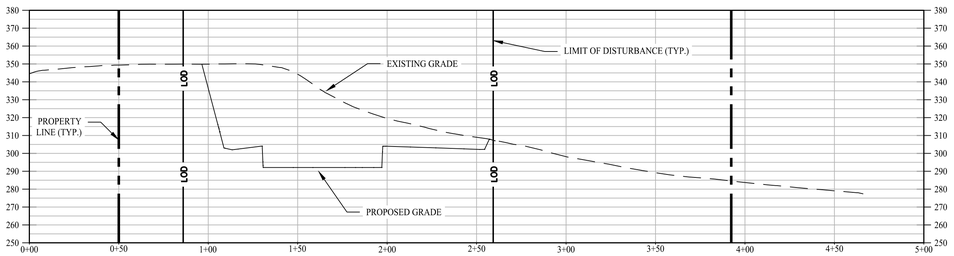
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

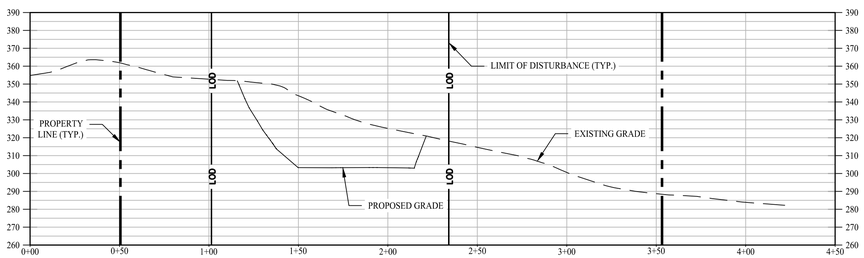
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SITE CROSS SECTIONS

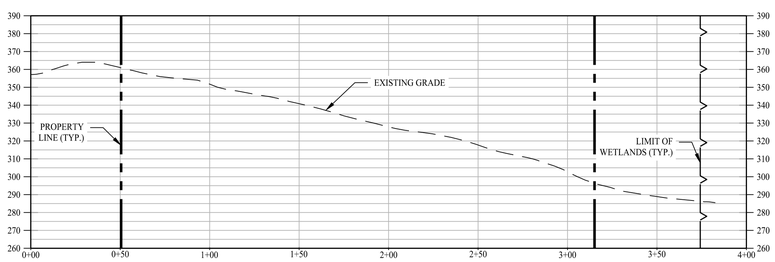
Sheet #: 2.82



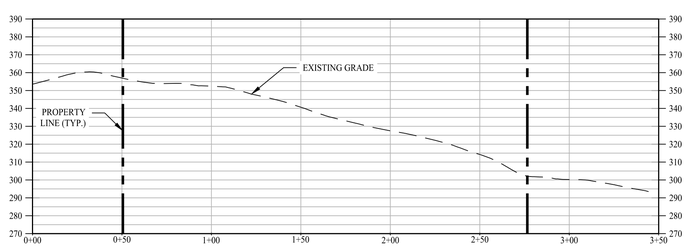
SECTION I
SCALE: H:1" = 40'
V:1" = 40'



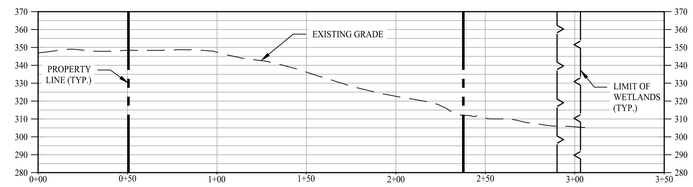
SECTION J
SCALE: H:1" = 40'
V:1" = 40'



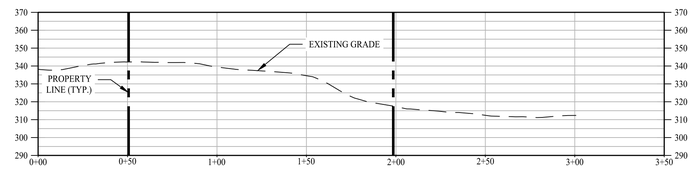
SECTION K
SCALE: H:1" = 40'
V:1" = 40'



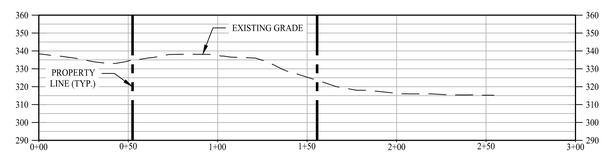
SECTION L
SCALE: H:1" = 40'
V:1" = 40'



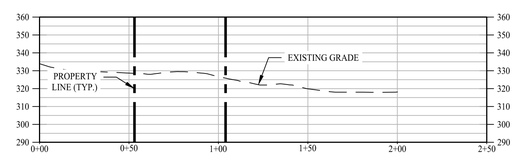
SECTION M
SCALE: H:1" = 40'
V:1" = 40'



SECTION N
SCALE: H:1" = 40'
V:1" = 40'



SECTION O
SCALE: H:1" = 40'
V:1" = 40'



SECTION P
SCALE: H:1" = 40'
V:1" = 40'

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- LOD — LIMIT OF DISTURBANCE
- LIMIT OF WETLANDS

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Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

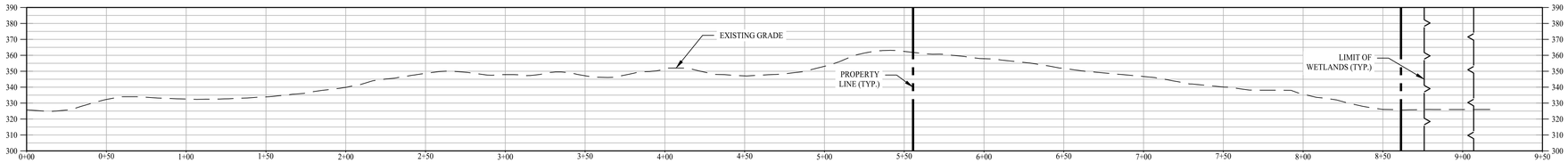
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SITE CROSS SECTIONS

Sheet #: 2.83

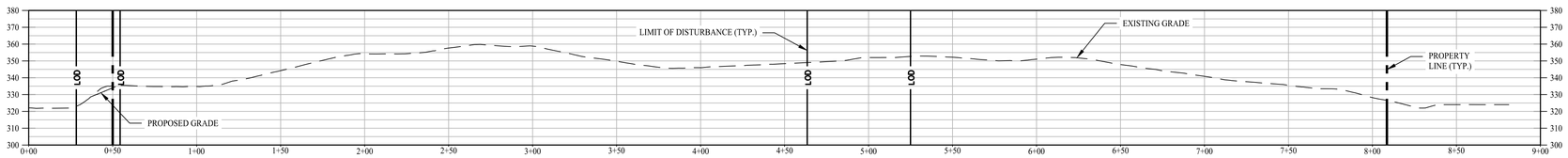
LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- LOD — LIMIT OF DISTURBANCE
- LIMIT OF WETLANDS



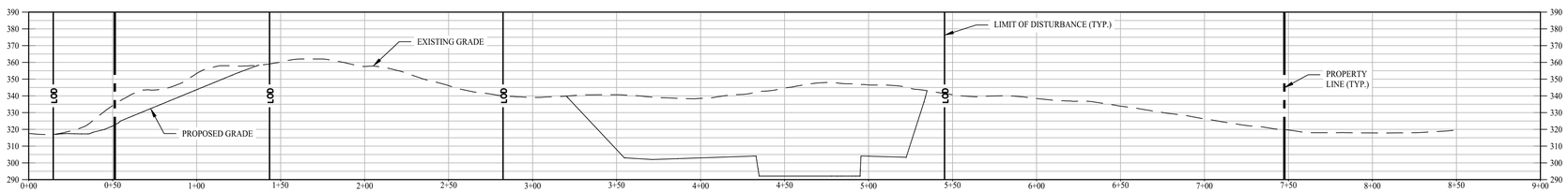
SECTION Q

SCALE: H:1" = 40'
V:1" = 40'



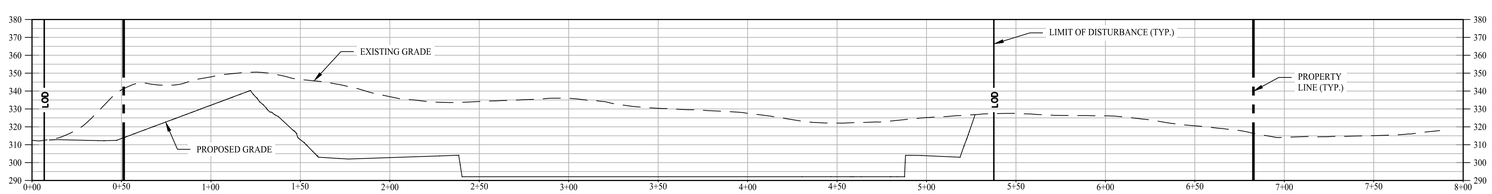
SECTION R

SCALE: H:1" = 40'
V:1" = 40'



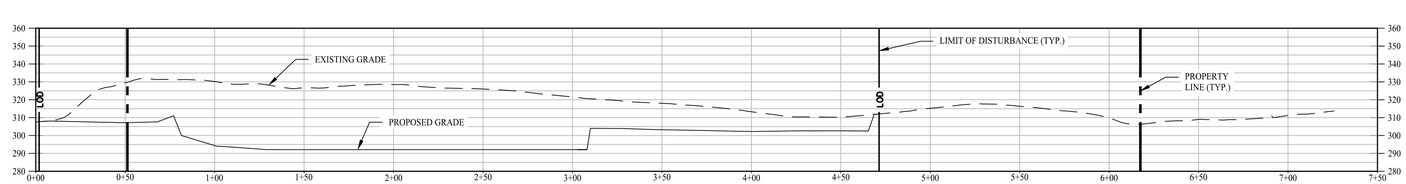
SECTION S

SCALE: H:1" = 40'
V:1" = 40'



SECTION T

SCALE: H:1" = 40'
V:1" = 40'



SECTION U

SCALE: H:1" = 40'
V:1" = 40'

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Rev. #:	Date	Description

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Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT — KEVIN M. SOLLI — 25759 — PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

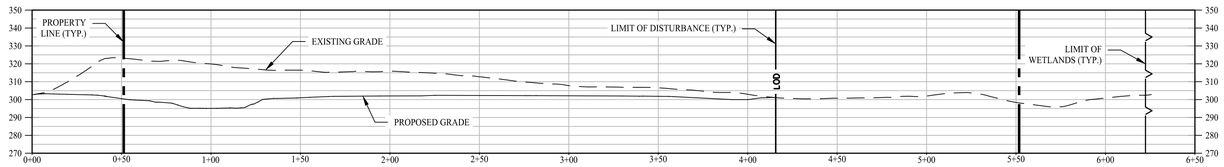
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SITE CROSS SECTIONS

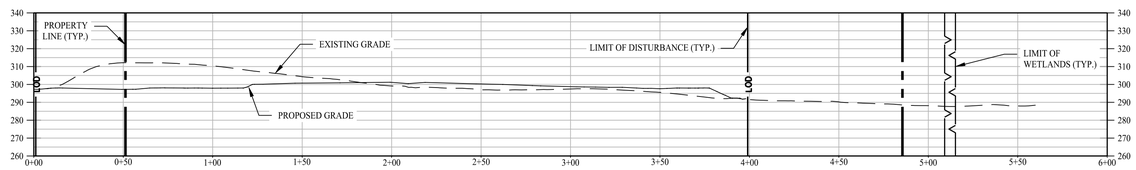
Sheet #: 2.84

LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE
- LOD — LIMIT OF DISTURBANCE
- LIMIT OF WETLANDS



SECTION V
SCALE: H:1" = 40'
V:1" = 40'



SECTION W
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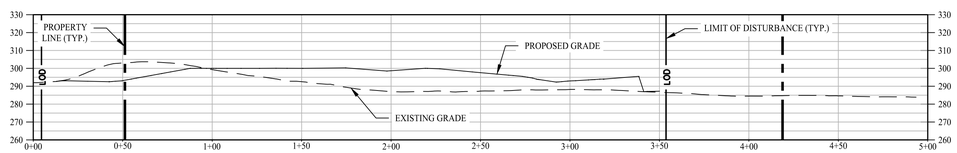

SECTION X
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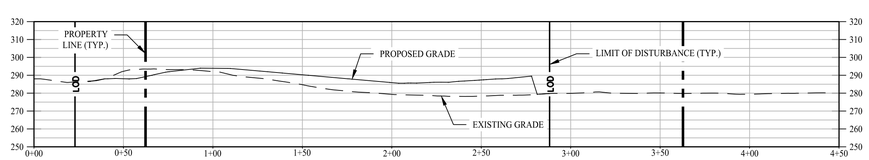
V:1" = 40'



SECTION Y
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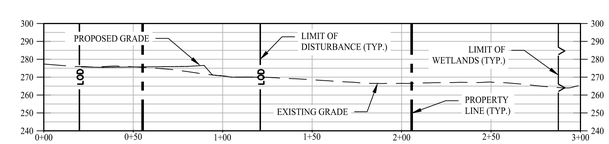
V:1" = 40'



SECTION AA
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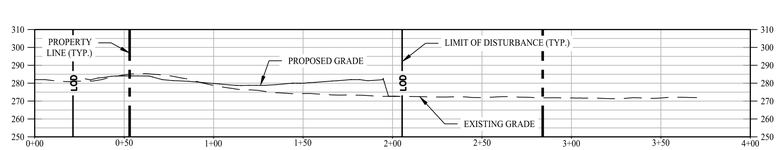
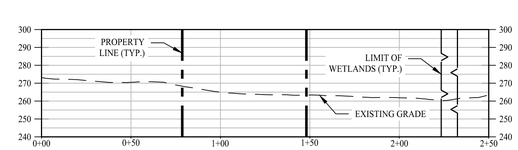
V:1" = 40'



SECTION Z
SCALE: H:1" = 40'
V:1" = 40'



SECTION AB
SCALE: H:1" = 40'
V:1" = 40'

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SIGNATURE DATE

Rev. #:	Date	Description

Graphic Scale: 40 0 40 80

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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	1" = 40'

STATE OF CONNECTICUT — KEVIN M. SOLLI — 25759 — LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

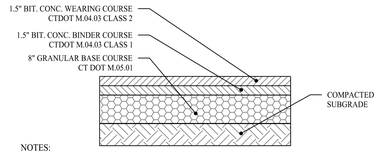
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: SITE CROSS SECTIONS

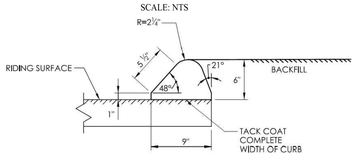
Sheet #: 2.85



NOTES:
1. THE SUBGRADE SHALL BE PROOF ROLLED PRIOR TO ANY PAVING ACTIVIES.
2. PAVEMENT CLASSES REFER TO CONNECTICUT DEPART OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, LATEST EDITION.
3. CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL REPORT PROVIDED BY SOLLI ENGINEERING FOR MORE INFORMATION.

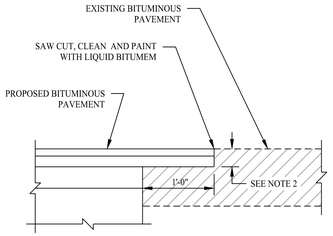
ON-SITE BITUMINOUS CONCRETE PAVEMENT DETAIL

SCALE: NTS



BITUMINOUS CONCRETE LIP CURBING DETAIL

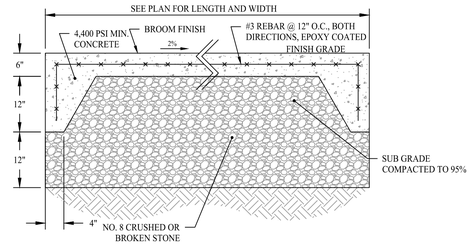
SCALE: NTS PROVIDED BY CT DOT



NOTES
1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS 1 AND CLASS 2) OVER EXISTING SUBBASE.
2. MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

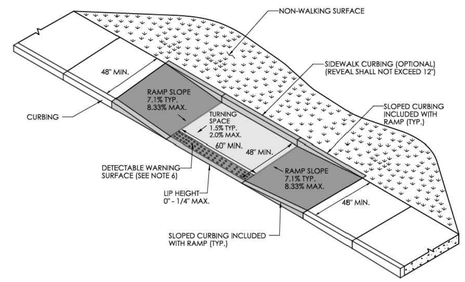
PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL

SCALE: NTS



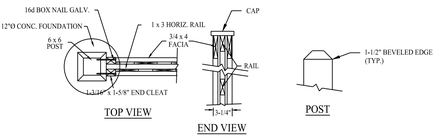
CONCRETE PAD DETAIL

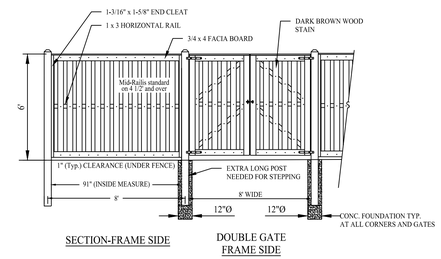
SCALE: NTS



ADA TYPE 9 RAMP DETAIL

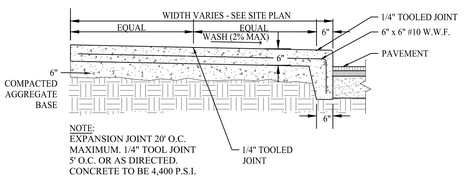
SCALE: NTS PROVIDED BY CT DOT





DUMPSTER PAD ENCLOSURE - BOARD ON BOARD FENCE

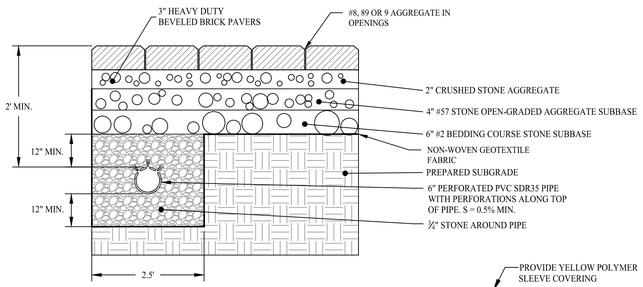
SCALE: NTS



NOTE:
EXPANSION JOINT 20' O.C. MAXIMUM. 1/4" TOOL JOINT 5' O.C. OR AS DIRECTED. CONCRETE TO BE 4,400 P.S.I.

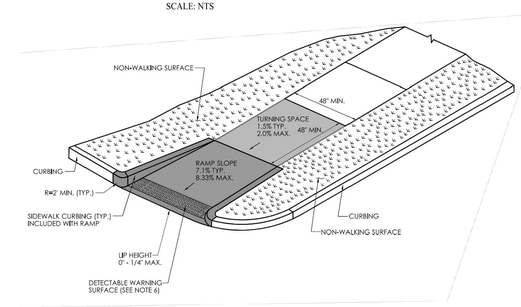
EXTRUDED INTEGRAL CONCRETE CURB

SCALE: NTS



PERVIOUS PAVERS

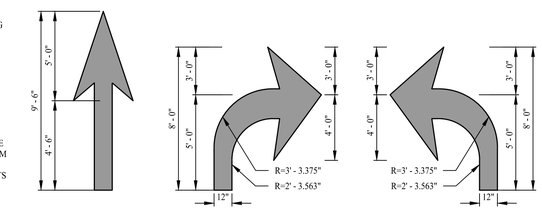
SCALE: NTS



ADA TYPE 16 RAMP DETAIL

SCALE: NTS PROVIDED BY CT DOT

NOTES
1. PAVEMENT MARKING TO BE WHITE, RETROREFLECTIVE PAVEMENT PAINT COMPLIANT W/ MUTCD & DOT STANDARD SPECIFICATIONS
2. ARROW DIMENSIONS SHALL BE IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

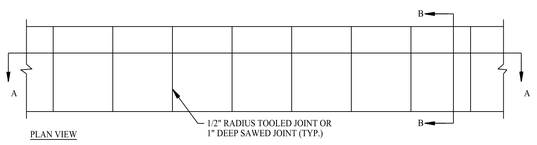


PAVEMENT ARROW DETAILS

SCALE: NTS

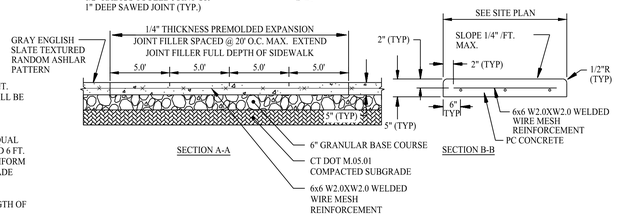
PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE



PLAN VIEW

NOTE:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" WIDE AND 1-1/4" DEEP SAWCUT CONTROL JOINT.

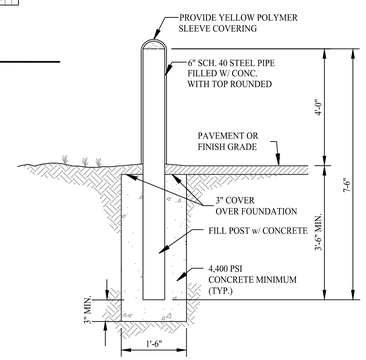


SECTION A-A SECTION B-B

NOTE:
1. ALL CONTROL JOINTS TO BE TOOL JOINT.
2. EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED SPACED AS FOLLOWS:
   EXPANSION - 20 FT
   CONTROL - 5 FT
3. CONTROL JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6 FT. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
4. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.

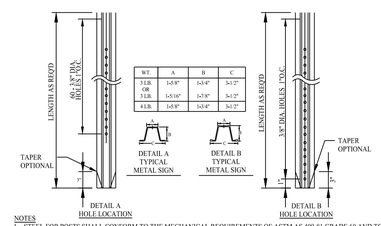
CONCRETE SIDEWALK

SCALE: NTS



PROTECTION BOLLARD DETAIL

SCALE: NTS

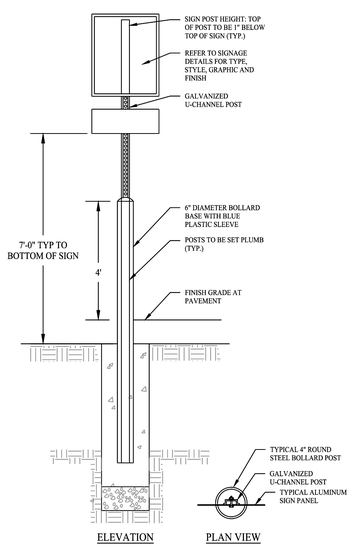


WT.	A	B	C
31LB. OR 31LB.	1-5/8"	1-3/4"	3-1/2"
	1-5/16"	1-7/8"	3-1/2"
41LB.	1-5/8"	1-3/4"	3-1/2"

NOTES
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM AS 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

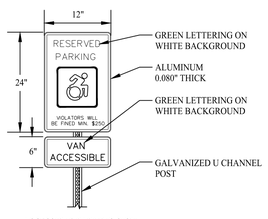
TYPICAL METAL SIGN POSTS

SCALE: NTS



SIGN MOUNTING FOR ACCESSIBLE SIGN

SCALE: NTS

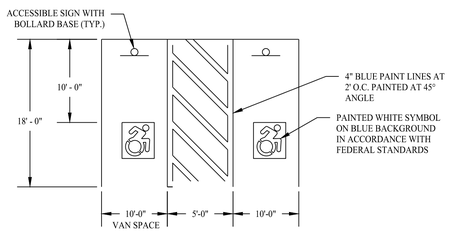


ACCESSIBLE PARKING SIGN

NOTE
SUPPORTS - SEE SIGN MOUNTING FOR ACCESSIBLE SIGN DETAIL

ACCESSIBLE SIGN DETAILS

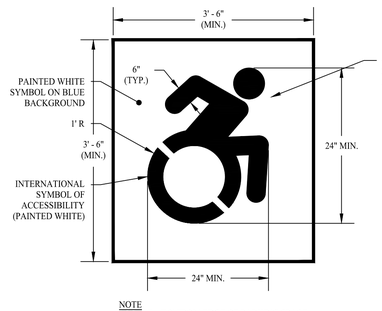
SCALE: NTS



NOTES
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS
2. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

ACCESSIBLE PARKING SPACE DETAIL

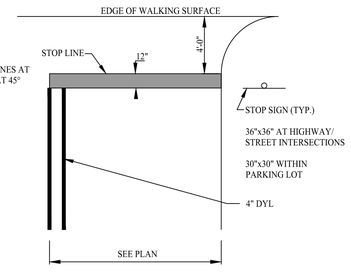
SCALE: NTS



NOTE
LOCATE AT 3' FROM EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

SCALE: NTS



NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. STOP BAR TO BE PAINTED EPOXY RETROREFLECTIVE WHITE.

STOP SIGNAGE AND MARKING

SCALE: NTS

Rev. #:	Date	Description

SOLLI ENGINEERING
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STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: DETAIL SHEET

Sheet #: 3.01

Aug 16, 2025 – 1:10pm jmontagna
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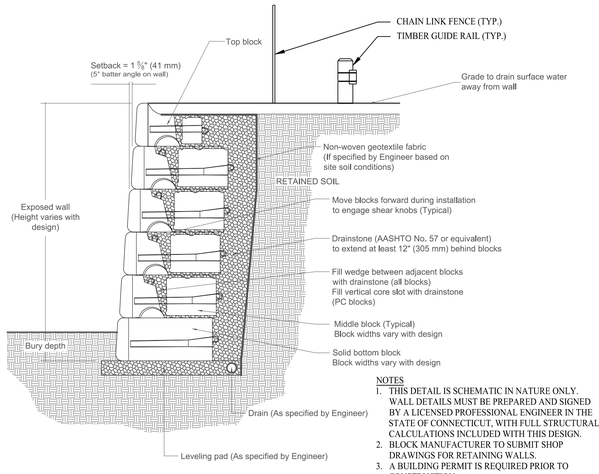


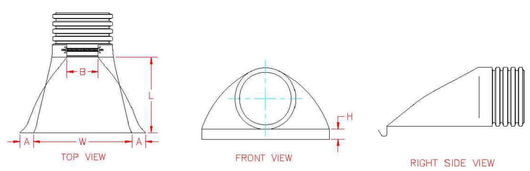
NOTES
1. THIS DETAIL IS SCHEMATIC IN NATURE ONLY. WALL DETAILS MUST BE PREPARED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT, WITH FULL STRUCTURAL CALCULATIONS INCLUDED WITH THIS DESIGN.
2. BLOCK MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR RETAINING WALLS.
3. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

GRAVITY RETAINING WALL

SCALE: NTS

DETAIL PROVIDED BY REDI ROCK

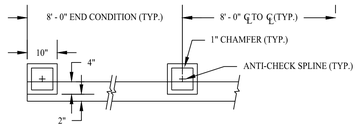
PIPE DIAMETER, in (mm)						
Diameter in (mm)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
A in (mm)	6.5 (165)	6.5 (165)	7.5 (191)	7.5 (191)	7.5 (191)	7.5 (191)
B (max) in (mm)	10.0 (254)	10.0 (254)	15.0 (381)	18.0 (475)	22.0 (559)	25.0 (635)
H in (mm)	6.5 (165)	6.5 (165)	6.5 (165)	6.5 (165)	8.6 (218)	8.6 (218)
L in (mm)	25.0 (635)	25.0 (635)	32.0 (813)	36.0 (914)	58.0 (1473)	58.0 (1473)
W in (mm)	29.0 (737)	29.0 (737)	35.0 (889)	45.0 (1143)	63.0 (1600)	63.0 (1600)

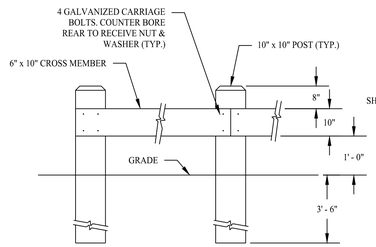


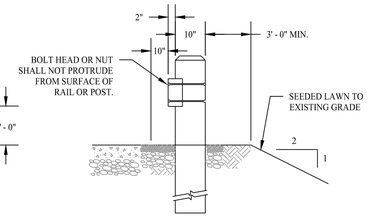
FLARED END SECTION DETAILS

SCALE: NTS

DETAIL PER ADVANCED DRAINAGE SYSTEMS, INC.





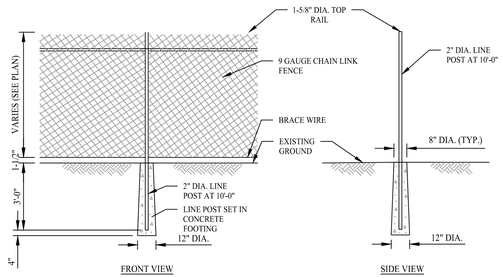


NOTES
1. TYPICAL LENGTH OF FENCE IS 56' - 0" (7 POSTS).
2. ALL TIMBER MEMBERS TO BE PRESSURE TREATED.

4" COMPACTED CRUSHED STONE
4" COMPACTED STONE FINES
CAST-IN-PLACE CONC. SIDEWALK

TIMBER GUIDE RAIL DETAIL

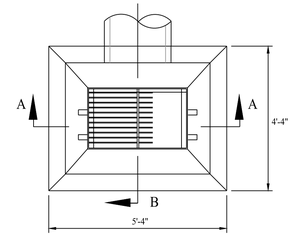
SCALE: NTS

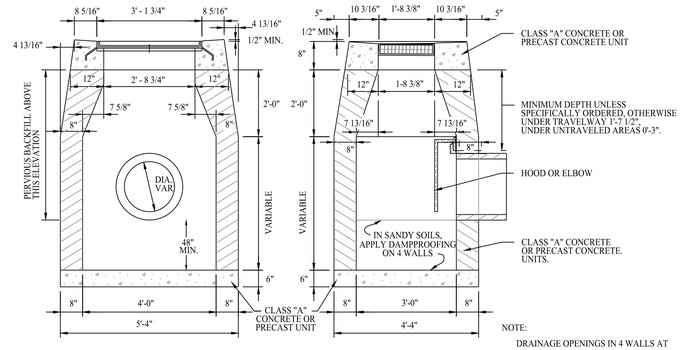


NOTES
1. CHAIN LINK FENCE TO INCLUDE BLACK VINYL PRIVACY SLATS.

CHAIN LINK FENCE DETAIL

SCALE: NTS

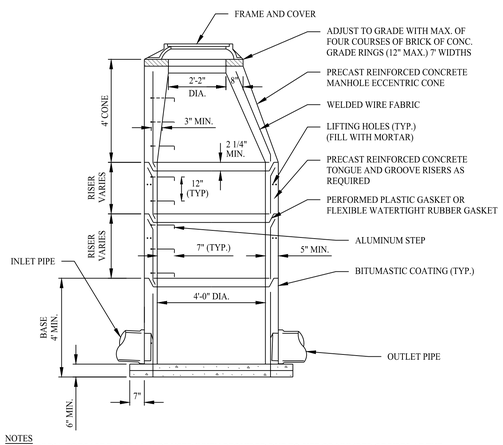




NOTE:
DRAINAGE OPENINGS IN 4 WALLS AT OR IMMEDIATELY ABOVE THE BOTTOM OF THE PERVIOUS BACKFILL.

TYPE "C-L" CATCH BASIN

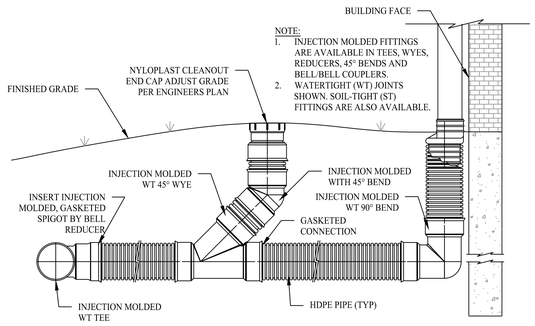
SCALE: NTS



NOTES
1. 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
2. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
3. WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.

PRECAST STORM MANHOLE

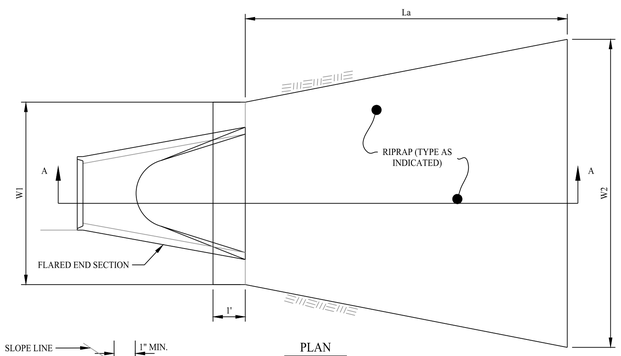
SCALE: NTS

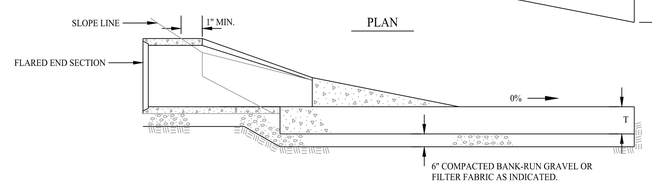


NOTE:
1. INJECTION MOLDED FITTINGS ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
2. WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

DOWNSPOUT CONNECTION DETAIL

SCALE: NTS





SECTION A-A

OUTLET	La	W1	W2	RIPRAP
O-1	10'	3'	10'	MODIFIED

RIPRAP TYPE	"T" (INCHES)
MODIFIED	12
INTERMEDIATE	18
STANDARD	36

TYPE 'A' RIPRAP APRON

SCALE: NTS

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #:	Date	Description

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STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

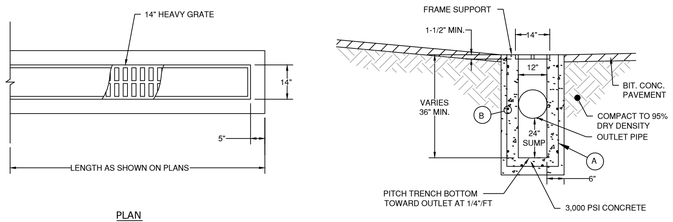
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: DETAIL SHEET

Sheet #: 3.02



NOTES:
USE NEENAH TYPE A FRAME SECTION WITH TRENCH DRAIN COVER AND CAST INTO CONCRETE AT VEHICULAR CROSSINGS IN ASSOCATION WITH COVER TYPE NEENAH R-4990-DX

REINFORCEMENT TO BE:

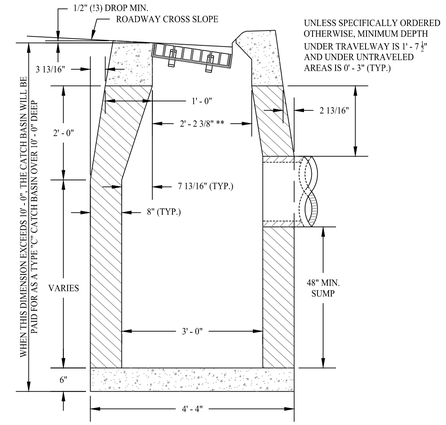
A 'L' BARS #4 T 12" BOTTOM LEG TO BE 12" VERTICAL LEG

B LONGITUDINAL BARS #4 AT 9" WITH 20" LAP

GAP TO REINFORCEMENT 2" MIN. TO ANY FACE

TRENCH DRAIN DETAIL

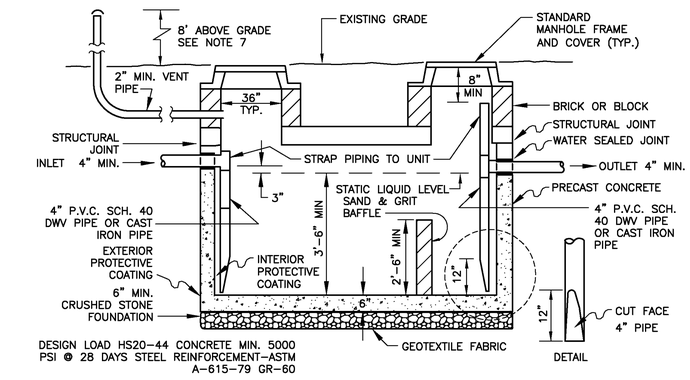
SCALE: NTS



SECTION B

TYPE "C" CATCH BASIN DETAIL

SCALE: NTS

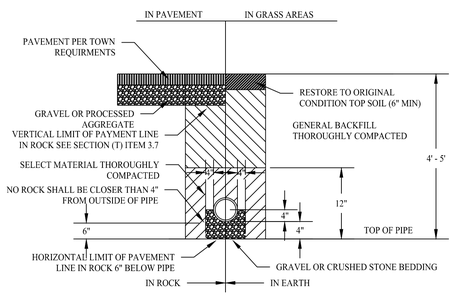


OIL WATER SEPARATOR TANK SPECIFICATIONS

1. TANK SHALL HAVE A MINIMUM CAPACITY SUFFICIENT TO PRE-TREAT THE MAXIMUM DAILY FLOW PROPOSED AND NO LESS THAN 1000 GALLONS. TANK SHALL BE CONSTRUCTED OF PRECAST CONCRETE.
2. INTERIOR OF THE TANK AND EXTENSION TO GRADE MANHOLES SHALL BE COATED WITH AN EPOXY PETROLEUM RESISTANT SEALANT. EXTERIOR OF THE TANK AND EXTENSION GRADE MANHOLES SHALL BE COATED WITH A WATERPROOF FOUNDATION SEALANT. THIS INCLUDES THE TANK EXTERIORS TOP AND BOTTOM.
3. STRUCTURAL SEAM OF THE TANK SHALL BE FILLED IN WITH NON-SHRINKING GROUT OR WATER PLUG AND COATED WITH A WATERPROOF SEALANT.
4. VOIDS BETWEEN INLET AND OUTLET PIPING OF THE TANK SHALL BE FILLED WITH NON-SHRINKING GROUT AND COATED WITH A WATERPROOF SEALANT.
5. THE TANK SHALL HAVE EXTENSIONS TO GRADE ABOVE THE INLET AND OUTLET PIPING. THE EXTENSION SHALL HAVE FRAMES AND MANHOLE COVERS.
6. THE OUTLET PIPING SHALL UTILIZE A TEE-PIPE ON THE INTERIOR OF THE TANK. THE TEE-PIPE SHALL BE EQUIPPED WITH A STAND PIPE RISER EXTENDING UP THE EXTENSION TO GRADE BUT NO CLOSER THAN EIGHT (8) INCHES FROM THE MANHOLE COVER. THE TEE-PIPE SHALL EXTEND SIX (6) TO TWELVE (12) INCHES FROM THE BOTTOM OF THE TANK.
7. THE INLET EXTENSION TO GRADE SHALL BE PROVIDED WITH A VENT LINE WHICH EXTENDS EIGHT (8) FEET ABOVE FINISHED GRADE AND PROPERLY SECURED TO THE BUILDING. THE SIZE OF THE VENT SHALL BE HALF THE SIZE OF THE OUTLET DISCHARGE LINE.
8. THE HORIZONTAL STRUCTURAL SEAM OF THE TANK SHALL BE LOCATED ABOVE THE STATIC LIQUID LEVEL OF THE TANK.
9. THE INCOMING PIPE SHALL NOT INCLUDE ANY SOURCES OF DOMESTIC WASTEWATER OR STORMWATER.
10. THE OUTLET PIPE SHALL BE CONNECTED TO THE SANITARY SEWER.
11. THE OUTLET PIPE SHALL BE AT LEAST THE SIZE OF THE INLET PIPE OR GREATER AND AT A MINIMUM SHOULD BE 4.0 INCHES IN DIAMETER.
12. IF HEAVY PIPING, SUCH AS CAST IRON IS USED, ALL PIPING MUST BE STRUCTURALLY SECURED.
13. THE CONCRETE COVERS PROVIDED BY THE OIL SEPARATOR MANUFACTURES MUST BE REMOVED AND DISCARDED.

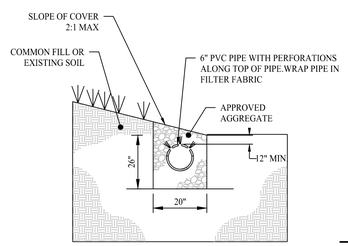
OIL WATER SEPARATOR

SCALE: NTS



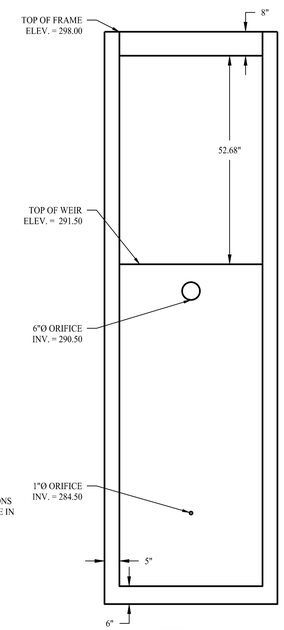
STORM TRENCH DETAIL

SCALE: NTS

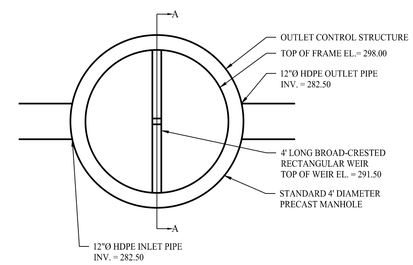


UNDERDRAIN TRENCH SECTION

SCALE: NTS



SECTION A-A



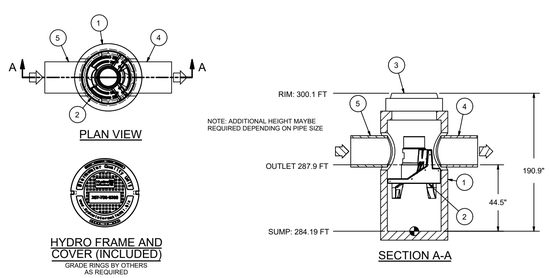
PLAN

OUTLET STRUCTURE (OCS-1)

SCALE: 1" = 2'

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE



PRODUCT SPECIFICATION:

1.PEAK HYDRAULIC FLOW: 6.7 cfs
2.MIN SEDIMENT STORAGE CAPACITY: 0.4 yd3
3.OIL STORAGE CAPACITY: 125 gal
4.MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5.THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

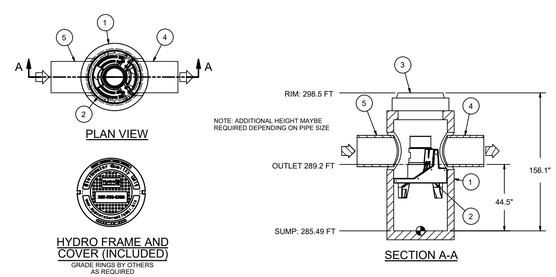
GENERAL NOTES:
1.General Arrangement drawings only. Contact Hydro International for site specific drawings.
2.Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
3.Peak flow rate and minimum height limited by available cover and pipe diameter.

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	36
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	18
5	INLET PIPE (BY OTHERS)	18

FIRST DEFENSE FD-3HC HYDRODYNAMIC SEPARATOR (HYD-1)

SCALE: NTS

DETAIL PROVIDED BY HYDRO INTERNATIONAL



PRODUCT SPECIFICATION:

1.PEAK HYDRAULIC FLOW: 7.3 cfs
2.MIN SEDIMENT STORAGE CAPACITY: 0.4 yd3
3.OIL STORAGE CAPACITY: 125 gal
4.MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5.THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

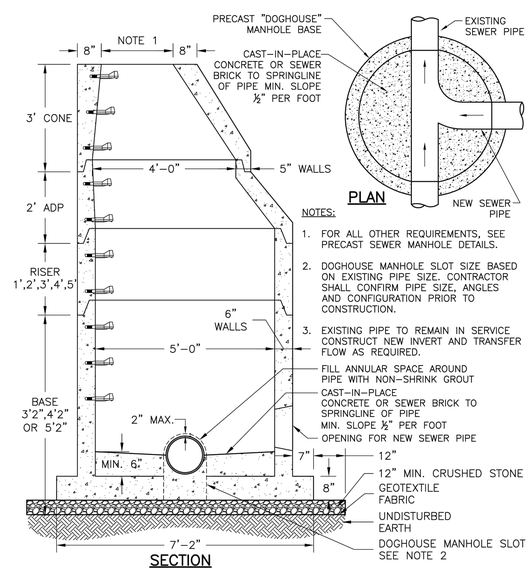
GENERAL NOTES:
1.General Arrangement drawings only. Contact Hydro International for site specific drawings.
2.Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
3.Peak flow rate and minimum height limited by available cover and pipe diameter.

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	36
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	18
5	INLET PIPE (BY OTHERS)	18

FIRST DEFENSE FD-3HC HYDRODYNAMIC SEPARATOR (HYD-3)

SCALE: NTS

DETAIL PROVIDED BY HYDRO INTERNATIONAL



NOTES:

1. FOR ALL OTHER REQUIREMENTS, SEE PRECAST SEWER MANHOLE DETAILS.
2. DOGHOUSE MANHOLE SLOT SIZE BASED ON EXISTING PIPE SIZE. CONTRACTOR SHALL CONFIRM PIPE SIZE, ANGLES AND CONFIGURATION PRIOR TO CONSTRUCTION.
3. EXISTING PIPE TO REMAIN IN SERVICE CONSTRUCT NEW INVERT AND TRANSFER FLOW AS REQUIRED.

FILL ANNULAR SPACE AROUND PIPE WITH NON-SHRINK GROUT
CAST-IN-PLACE CONCRETE OR SEWER BRICK TO SPRINGLINE OF PIPE MIN. SLOPE ½" PER FOOT
OPENING FOR NEW SEWER PIPE

PRECAST DOGHOUSE MANHOLE

SCALE: NTS

Rev. #:	Date	Description

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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	AS NOTED

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

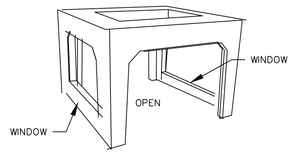
Project:

PROPOSED RESIDENTIAL DEVELOPMENT

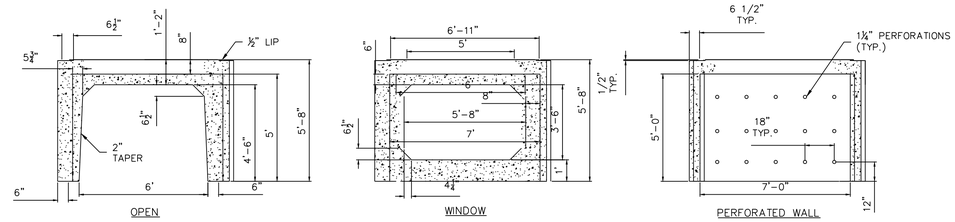
804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: DETAIL SHEET

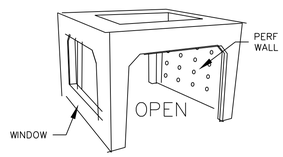
Sheet #: 3.03



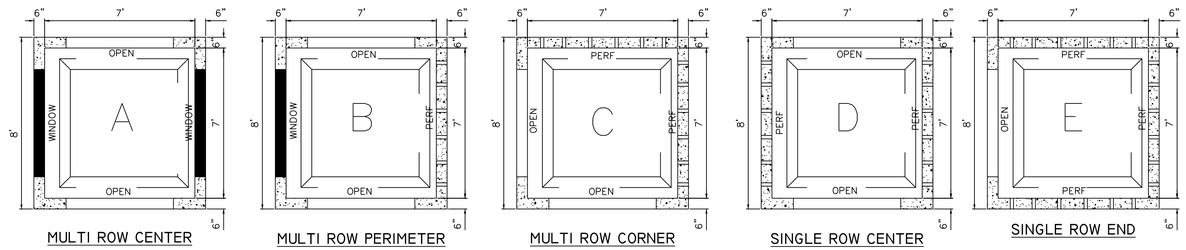
MULTI ROW CENTER



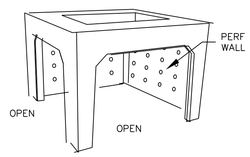
TYPICAL 5' UNIT DIMENSIONS



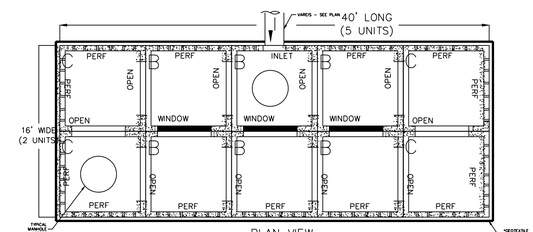
MULTI ROW PERIMETER



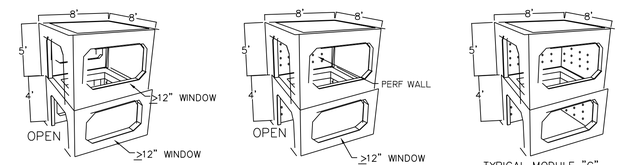
MULTI ROW CENTER | MULTI ROW PERIMETER | MULTI ROW CORNER | SINGLE ROW CENTER | SINGLE ROW END



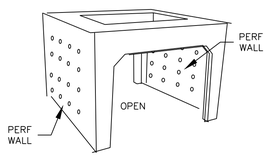
MULTI ROW CORNER



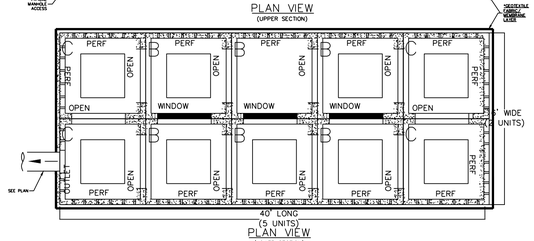
PLAN VIEW
(UPPER SECTION)



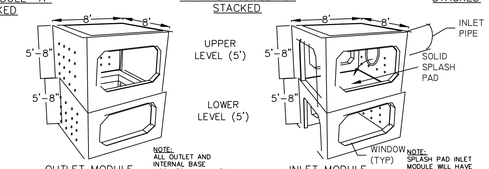
TYPICAL MODULE "A" STACKED | TYPICAL MODULE "B" STACKED | TYPICAL MODULE "C" STACKED



SINGLE ROW CENTER



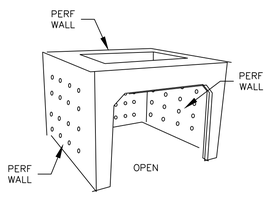
PLAN VIEW
(LOWER SECTION)



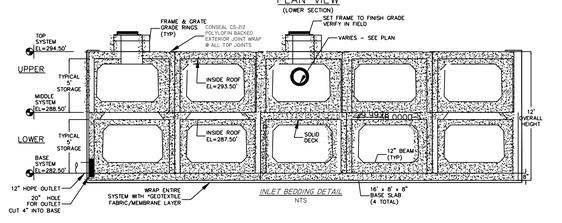
OUTLET MODULE STACKED | INLET MODULE STACKED

NOTE:
ALL OUTLET AND INTERNAL BASE MODULES WILL HAVE A 5'x5' OPENING IN TOP/FLOOR

NOTE:
SPLASH PAD INLET MODULE WILL HAVE SOLID FLOOR @STACK ELEVATION



SINGLE ROW END



INLET BEDDING DETAIL
NTS

VOLUME CAPACITY CALCULATION

TARGET VOLUME: _____

*TOP RETAIN-IT MODULE HEIGHT:

"A" MIDDLE:	_____ (UNITS) x	_____	CU.FT. PER UNIT =	_____ CU.FT.
"B" SIDE:	_____ (UNITS) x	_____	CU.FT. PER UNIT =	_____ CU.FT.
"C" CORNER:	_____ (UNITS) x	_____	CU.FT. PER UNIT =	_____ CU.FT.
TOTAL UNITS:	_____		TOTAL VOLUME =	_____ CU.FT.

*BOTTOM RETAIN-IT MODULE HEIGHT:

"A" MIDDLE:	_____ (UNITS) x	_____	CU.FT. PER UNIT =	_____ CU.FT.
"B" SIDE:	_____ (UNITS) x	_____	CU.FT. PER UNIT =	_____ CU.FT.
"C" CORNER:	_____ (UNITS) x	_____	CU.FT. PER UNIT =	_____ CU.FT.
TOTAL UNITS:	_____		TOTAL VOLUME =	_____ CU.FT.

STONE STORAGE (40% VOID)

BASE: _____THICK ROCK SIDEWALL
TOTAL VOLUME: _____ LONG x _____ WIDE x _____ THICK = _____CU.FT.
x VOID RATIO x (40% VOID) = _____ CU.FT.

SIDE WALL: _____THICK ROCK SIDEWALL
TOTAL VOLUME: _____ LONG x _____ WIDE x _____ THICK = _____CU.FT.
x VOID RATIO x (40% VOID) = _____ CU.FT.

TOTAL CAPACITY

TALL RETAIN-IT	_____ CU.FT.
BASE STONE	_____ CU.FT.
SIDEWALL STONE	_____ CU.FT.

STORAGE CAPACITY
TOTAL _____ CU.FT.

*SEE DESIGN / DOCUMENT LIBRARY / STORAGE VOLUMES AND WEIGHTS BY MODULAR HEIGHT FOR SELECT CALCULATION DATA

NOTE: SEE CALCULATOR AND DESIGN TOOL @ RETAIN-IT.COM
RETAIN-IT.COM/DESIGN/DESIGN-TOOLS

NOTES
1. FOR REFERENCE ONLY. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
2. IMPERMEABLE LINER REQUIRED ALONG UPPER ROW OF UNITS ADJACENT TO THE SLOPE DOWNSTREAM.

RETAIN IT STANDARD DETAIL

SCALE: NTS

DETAIL PROVIDED BY RETAIN-IT LLC

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #:	Date	Description

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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	AS NOTED

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title:	Sheet #:
DETAIL SHEET	3.04

Aug 16, 2025 – 1:10pm jmontagna
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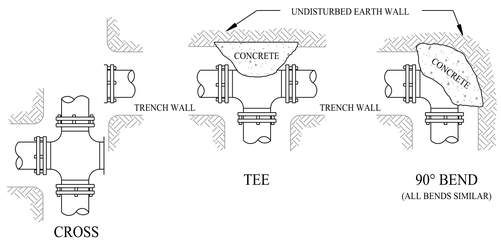


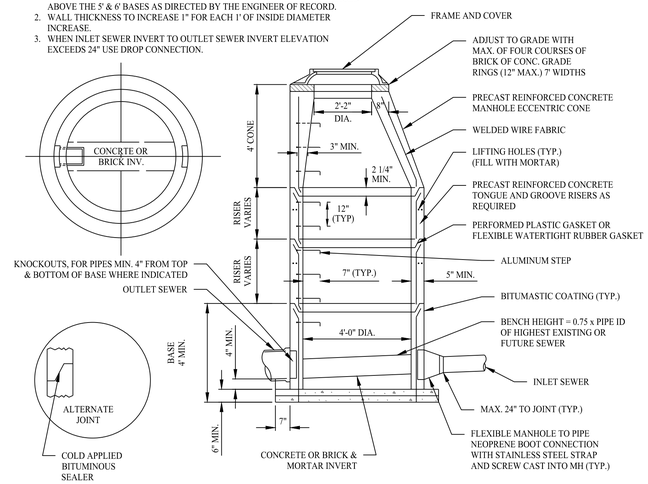
NOTES:

1. DO NOT COVER BELLS OR FLANGES WITH CONCRETE
2. WRAP ALL FITTINGS WITH VISQUEEN.
3. BACK ALL TEES ACCORDING TO SIZE OF BRANCH.
4. BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
5. ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
6. ALL CONCRETE SHALL BE 2500 P.S.I.
7. 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.
8. MECHANICALLY FASTENED JOINTS ARE AN ACCEPTABLE ALTERNATIVE.

HORIZONTAL THRUST BLOCKING DETAIL

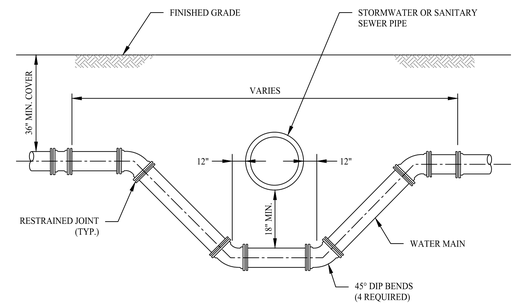
SCALE: NTS

NOTES
1. 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER OF RECORD.
2. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
3. WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.



PRECAST SANITARY MANHOLE

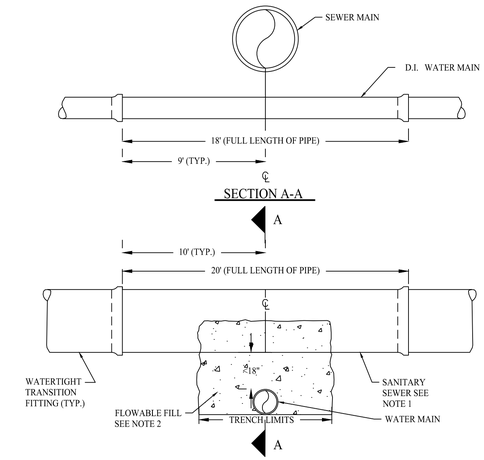
SCALE: NTS



NOTES
1. LENGTH OF SECTION BASED ON MINIMUM LENGTH AS DETERMINED BY DIPRA RESTRAINED JOIN MANUAL.
2. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS.
3. CONCRETE ENCASEMENT OF SANITARY SEWER IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT WHEN UNABLE TO MAINTAIN 18" VERTICAL SEPARATION DISTANCE. IN SUCH INSTANCES, THE MINIMUM PIPE VERTICAL SEPARATION SHALL BE 12".

WATER MAIN CROSSING DETAIL

SCALE: NTS

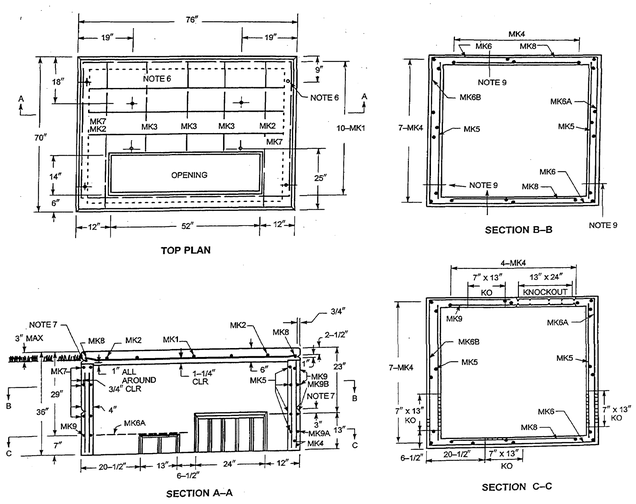


NOTES
1. SEWER PIPE WITHIN CROSSING LIMIT SHALL BE THE SAME MATERIALS AND WATERTIGHT JOINTS AS NEW WATER MAIN PIPE, CONSTRUCTED IN ACCORDANCE WITH WATER MAIN STANDARDS OF CONSTRUCTION AND PRESSURE TESTED TO ENSURE WATER TIGHTNESS.
2. IF A FULL LENGTH OF WATER PIPE OR SEWER IS NOT USED, ENCASE SEWER MAIN OR WATER MAIN WITH FLOWABLE FILL WITHIN THE TRENCH LIMITS

WATER-SEWER CROSSING DETAIL

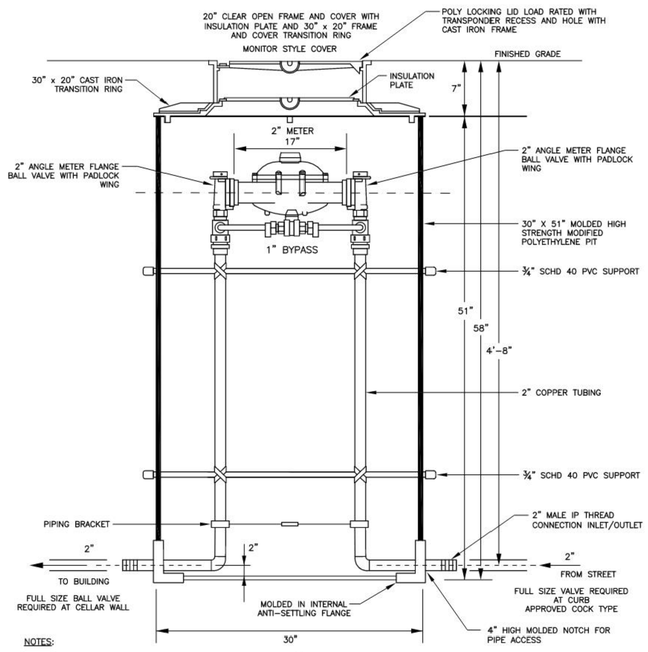
SCALE: NTS

DETAIL PROVIDED BY MDC



PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER

SCALE: NTS



NOTES:
1. RWA TO INSTALL METER AFTER INSTALLATION OF VAULT/SETTER.
2. METER SIZE 2".
3. METER PIT SIZE 30" X 51", MIN. THICKNESS ½".

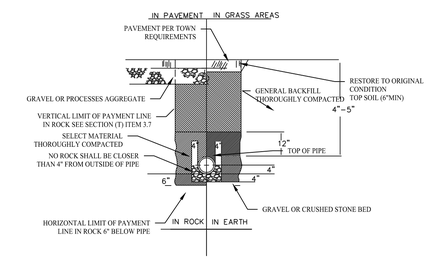
Approved Curb Cocks
Ford "Ball Valve"
Hayes "Nu Seal"
Jones "Ball Valve"
McDonald "Ball valve"
Mueller "Oriseal"

METER VAULT FOR 2" METERS

STANDARD METER PIT INSTALLATION FOR 2" METER

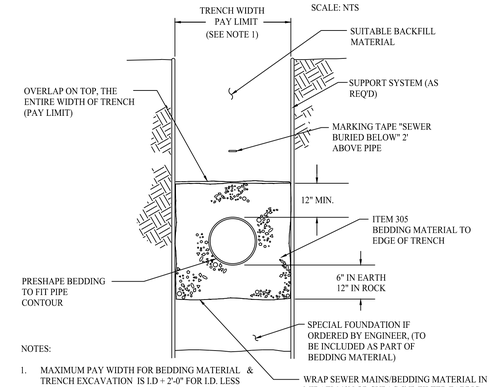
SCALE: NTS

DETAIL PROVIDED BY: SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY



TYPICAL WATER TRENCH DETAIL

SCALE: NTS

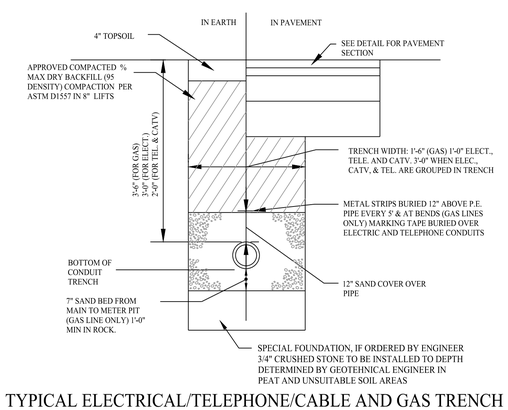


NOTES:
1. MAXIMUM PAY WIDTH FOR BEDDING MATERIAL & TRENCH EXCAVATION IS I.D + 2'-0" FOR I.D. LESS THAN 30"; I.D. + 3'-0" FOR EQUAL TO OR GREATER THAN 30".
2. BEDDING AND BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY.

TRENCH SECTION SANITARY SEWER MAIN

SCALE: NTS

DETAIL PROVIDED BY GREATER NEW HAVEN WATER POLLUTION CONTROL AUTHORITY



TYPICAL ELECTRICAL/TELEPHONE/CABLE AND GAS TRENCH

SCALE: NTS

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

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STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: DETAIL SHEET

Sheet #: 3.05

Aug 16, 2025 – 1:15pm jmontagno
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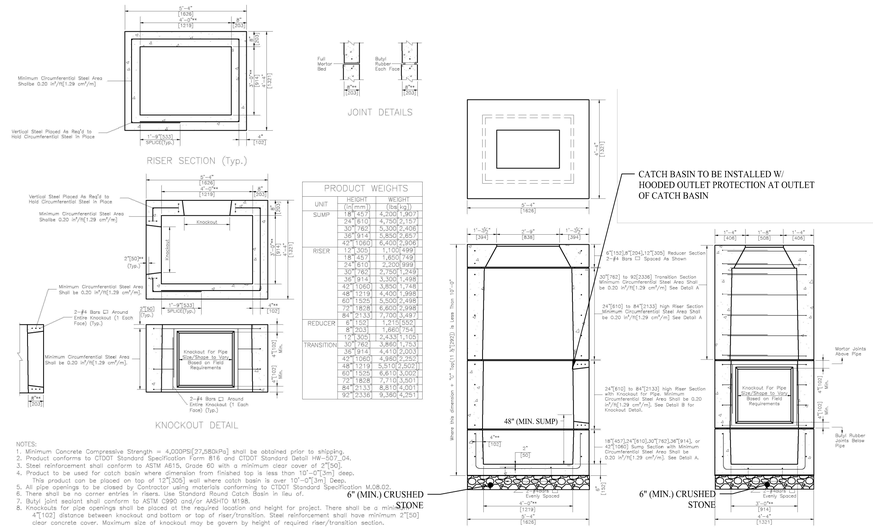


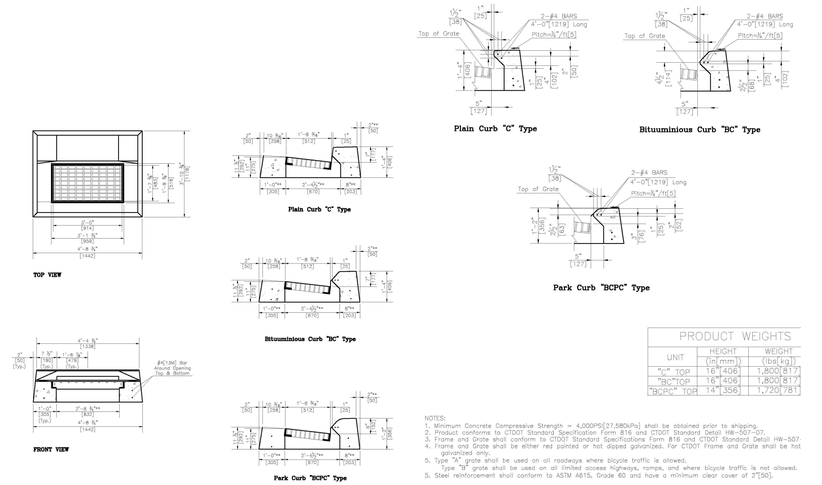
PRODUCT WEIGHTS		
UNIT	HEIGHT (in[mm])	WEIGHT (lbs[kg])
SUMP	18"[457]	4,200[1,907]
	24"[610]	4,750[2,157]
	30"[762]	5,300[2,406]
	36"[914]	5,850[2,657]
	42"[1,060]	6,400[2,906]
RISER	12"[305]	1,100[499]
	18"[457]	1,650[749]
	24"[610]	2,200[999]
	30"[762]	2,750[1,249]
	36"[914]	3,300[1,498]
	42"[1,060]	3,850[1,748]
	48"[1,219]	4,400[1,998]
	60"[1,525]	5,500[2,498]
	72"[1,828]	6,600[2,998]
	84"[2,133]	7,700[3,497]
REDUCER	8"[203]	1,210[550]
	8"[203]	1,660[754]
TRANSITION	12"[305]	2,433[1,105]
	30"[762]	3,860[1,753]
	36"[914]	4,410[2,003]
	42"[1,060]	4,960[2,252]
	48"[1,219]	5,510[2,502]
	60"[1,525]	6,610[3,000]
	72"[1,828]	7,710[3,501]
	84"[2,133]	8,810[4,000]
	92"[2,336]	9,380[4,251]

NOTES:
1. Minimum Concrete Compressive Strength = 4,000PSI[27,580kPa] shall be obtained prior to shipping.
2. Product conforms to CTDOT Standard Specification Form 816 and CTDOT Standard Detail HW-507_04.
3. Steel reinforcement shall conform to ASTM A615, Grade 60 with a minimum clear cover of 2"[50].
4. Product to be used for catch basin where dimension from finished top is less than 10'-0"[3m] deep.
   This product can be placed on top of 12"[305] wall where catch basin is over 10'-0"[3m] Deep.
5. All pipe openings to be closed by Contractor using materials conforming to CTDOT Standard Specification M.08.02.
6. There shall be no corner entries in risers. Use Standard Round Catch Basin in lieu of.
7. Butyl joint sealant shall conform to ASTM C990 and/or AASHTO M198.
8. Knockouts for pipe openings shall be placed at the required location and height for project. There shall be a minimum 4"[102] distance between knockout and bottom or top of riser/transition. Steel reinforcement shall have minimum 2"[50] clear concrete cover. Maximum size of knockout may be govern by height of required riser/transition section.

36"x48" STANDARD PRECAST CT DOT TYPE "C" CATCH BASIN

SCALE: NTS

DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



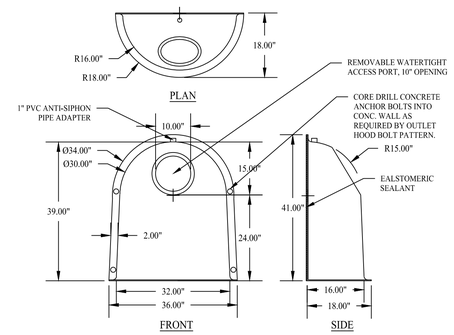
PRODUCT WEIGHTS		
UNIT	HEIGHT	WEIGHT
"C" TOP	16" [406]	1,800 [817]
"BC" TOP	16" [406]	1,800 [817]
"BCPC" TOP	14" [356]	1,720 [781]

NOTES:
1. Minimum Concrete Compressive Strength = 4,000PSI[27,580kPa] shall be obtained prior to shipping.
2. Product conforms to CTDOT Standard Specification Form 816 and CTDOT Standard Detail HW-507-07.
3. Frame and Grate shall conform to CTDOT Standard Specifications Form 816 and CTDOT Standard Detail HW-507.
4. Frame and Grate shall be either red painted or hot dipped galvanized. For CTDOT Frame and Grate shall be hot galvanized only.
5. Type "A" grate shall be used on all roadways where bicycle traffic is allowed.
   Type "B" grate shall be used on all limited access highways, ramps, and where bicycle traffic is not allowed.
5. Steel reinforcement shall conform to ASTM A615, Grade 60 and have a minimum clear cover of 2"[50].

CTDOT STANDARD PRECAST CONCRETE CATCH BASIN TYPE "C" TOP

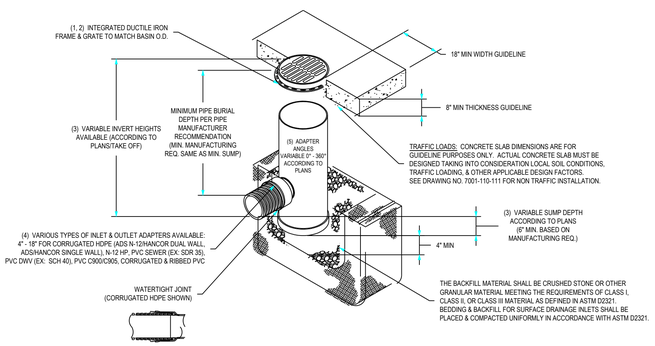
SCALE: NTS

DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



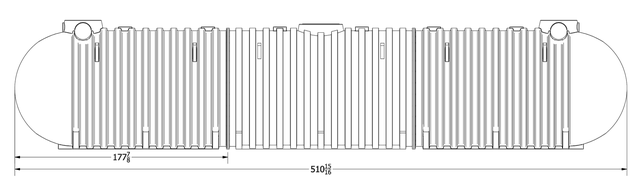
HOODED OUTLET

SCALE: NTS



NYLOPLAST 18" DRAIN BASIN

SCALE: NTS

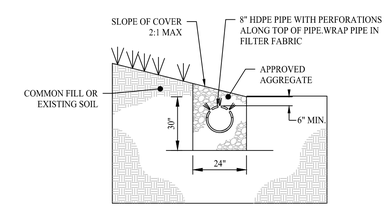


NOTE
1. FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE WITH MEP FOR TANK TYPE AND LOCATION.

15,000 GALLON UNDERGROUND WATER TANK

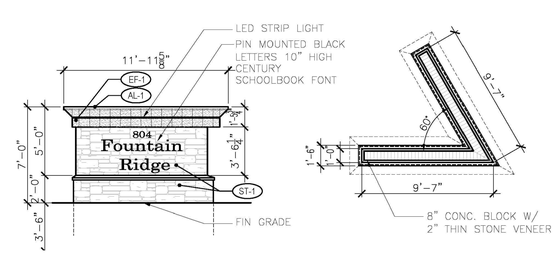
SCALE: NTS

DETAIL PROVIDED BY NORWESCO, INC.



UNDERDRAIN DETAIL

SCALE: NTS



MONUMENT ENTRANCE SIGN

SCALE: NTS

DETAIL PROVIDED BY ROSE TISO & CO

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

Rev. #:	Date	Description

SOLLI ENGINEERING
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Drawn By:	MJD
Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	AS NOTED

Kevin Solli, P.E.
CT 25759

Project:

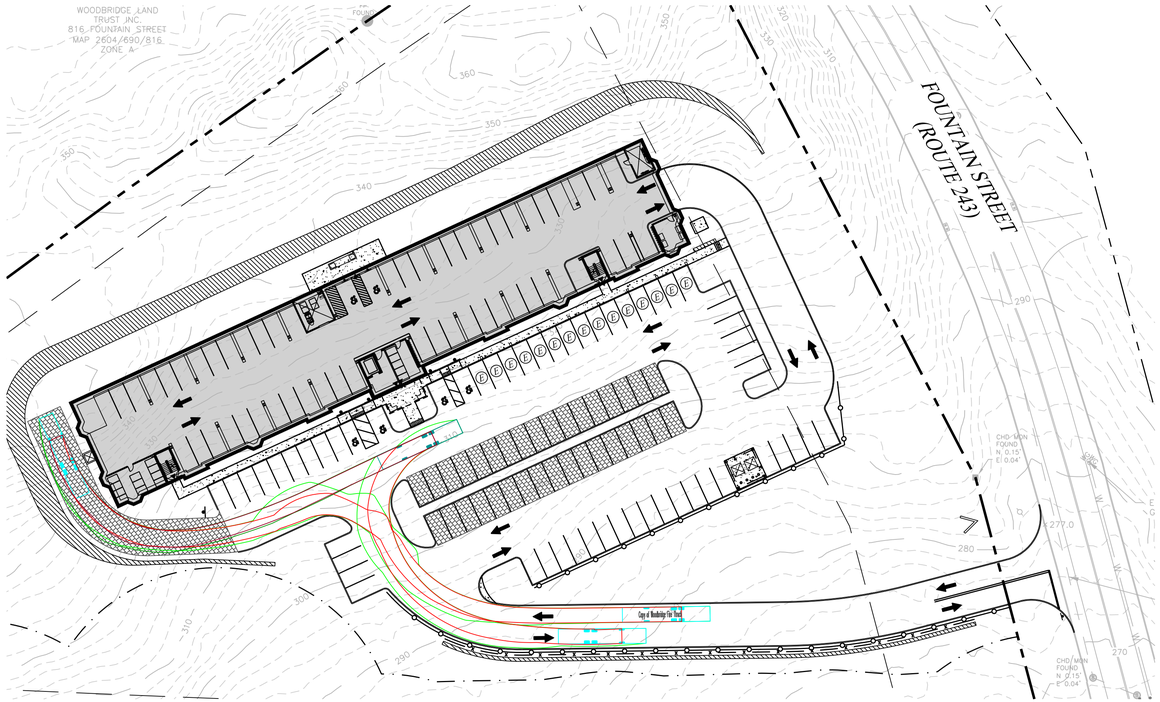
PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: DETAIL SHEET

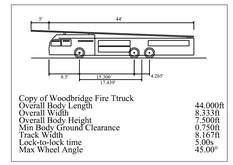
Sheet #: 3.06

Aug 16, 2025 – 2:07pm jmontagna
X:\SE Files\Project Data\2025\25111001 – 804 Fountain Street – Woodbridge, CT\Engineering Data\CAD Files\25111001 – 3.01.dwg



FIRE TRUCK EMERGENCY ACCESS PATH MOVEMENTS

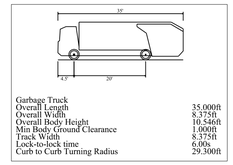
SCALE: 1" = 40'



Copy of Woodbridge Fire Truck	
Overall Body Length	44.000ft
Overall Width	8.333ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FIRE TRUCK PROFILE

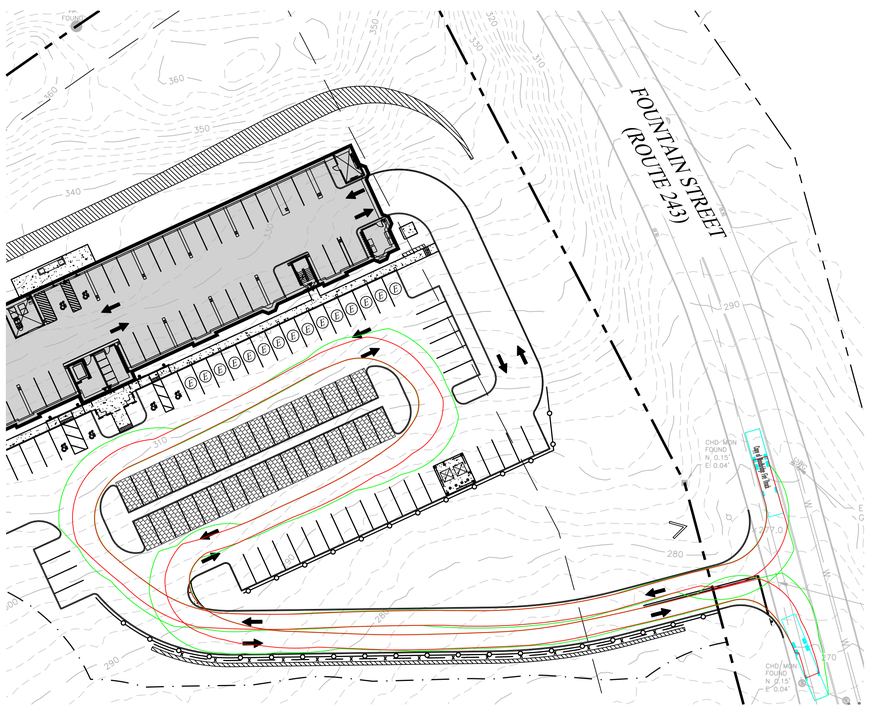
SCALE: 1" = 20'



Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

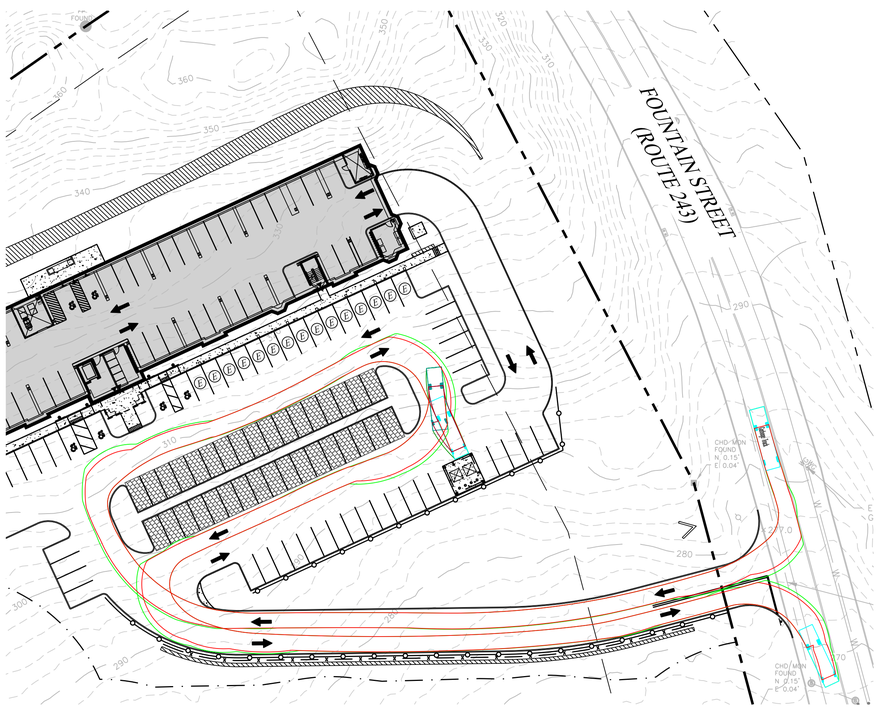
GARBAGE TRUCK PROFILE

SCALE: 1" = 20'



FIRE TRUCK CLOCKWISE MOVEMENTS

SCALE: 1" = 40'



GARBAGE TRUCK MOVEMENTS

SCALE: 1" = 40'

PERMIT APPROVED BY THE WOODBRIDGE TOWN PLANNING AND ZONING COMMISSION

SIGNATURE DATE

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Graphic Scale:

SOLLI ENGINEERING
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Checked By:	PAR
Approved By:	KMS
Project #:	25111001
Plan Date:	08/18/25
Scale:	AS NOTED

STATE OF CONNECTICUT · KEVIN M. SOLLI · 25759 · LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

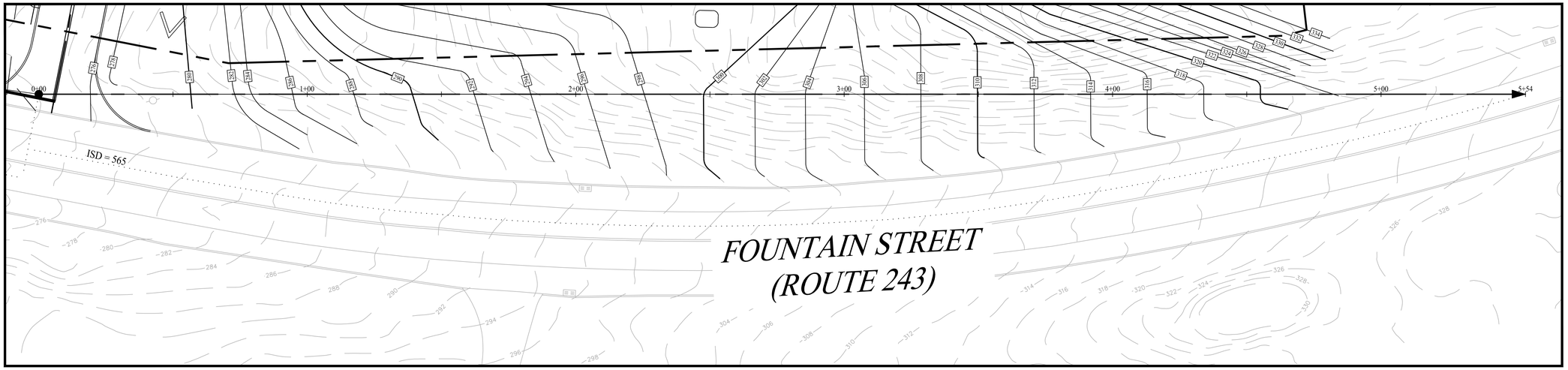
Sheet Title: TRUCK TURNING MOVEMENT PLAN

Sheet #: TT-1

Aug 16, 2025 – 1:11pm jmontagno
X:\SE Files\Project Data\2025\25111001 – 804 Fountain Street – Woodbridge, CT\Engineering Data\CAD Files\25111001 – TT-1.dwg

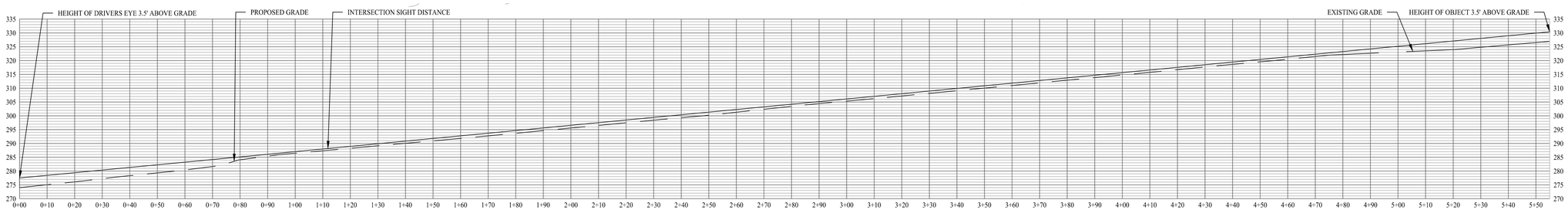
GENERAL NOTES:

1. INTERSECTION SIGHT DISTANCE IS MEASURED 15 FEET FROM THE EDGE OF TRAVEL WAY.
2. INTERSECTION SPEED DATA OBTAINED FROM CT DOT COUNTSTATION WDBR-077. BASED IN THE 85TH PERCENTILE SPEED WESTBOUND OF 46.2 MPH, THE MINIMUM REQUIRED SIGHT DISTANCE LOOKING RIGHT IS 510'. BASED ON 85TH PERCENTILE SPEED EASTBOUND OF 51.1 MPH, THE MINIMUM REQUIRED INTERSECTION SIGHT DISTANCE LOOKING LEFT IS 565'.
3. INTERSECTION SIGHT DISTANCE EVALUATED PER CTDOT HIGHWAY DESIGN MANUAL.



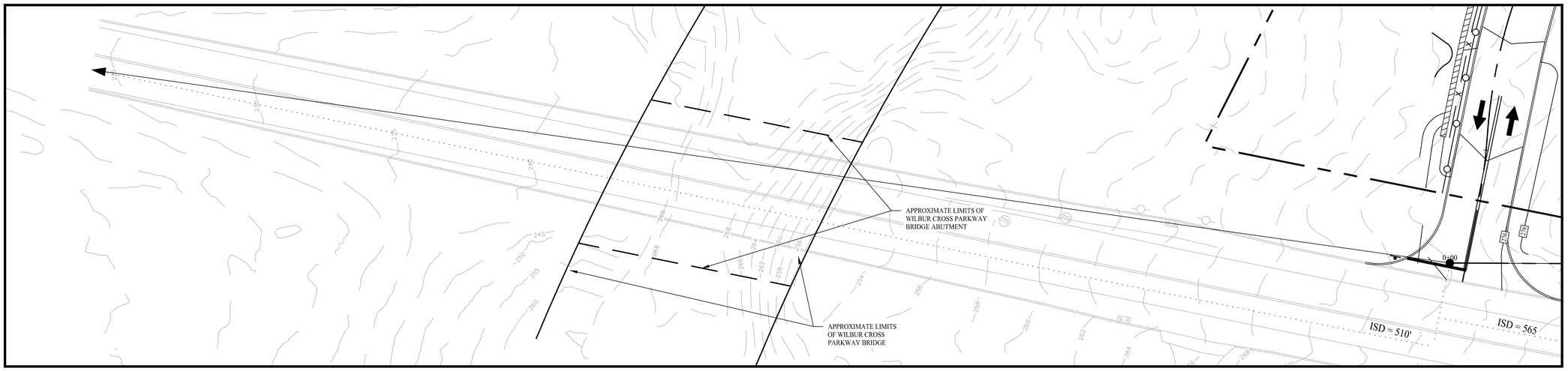
INTERSECTION SIGHT DISTANCE - FOUNTAIN STREET LOOKING LEFT

SCALE 1" = 20'



INTERSECTION SIGHT DISTANCE PROFILE - FOUNTAIN STREET LOOKING LEFT

SCALE 1" = 20'



INTERSECTION SIGHT DISTANCE - FOUNTAIN STREET LOOKING RIGHT

SCALE 1" = 20'

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Drawn By:	VER
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Scale:	1" = 20'

STATE OF CONNECTICUT KEVIN M. SOLLI 25759 LICENSED PROFESSIONAL ENGINEER

Kevin Solli, P.E.
CT 25759

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

804 FOUNTAIN STREET
WOODBRIDGE, CONNECTICUT

Sheet Title: INTERSECTION SIGHT DISTANCE PLAN

Sheet #: ISD-1