

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORD DRAWINGS OF THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UTILITIES IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON FOR EXACT OR CLOSE TO CORRELATE. THE CONTRACTOR MUST CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 FOR THE LOCATION AND MARKING OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ABBREVIATIONS

PVC = POLYVINYL CHLORIDE PIPE (SDR-35)
HDPE = HIGH DENSITY POLYETHYLENE PIPE
RCP = REINFORCED CONCRETE PIPE
M = MANHOLE
CB = CATCH BASIN
HW = HORIZONTAL
L' = LINEAR FEET
Y = YARD DRAN
3. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING ON-SITE STORM PIPING AND STRUCTURES THAT ARE TO BE MAINTAINED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE DRAINAGE STRUCTURES FOR THE INDICATED PIPE CONNECTIONS.
5. THE PIPE LENGTHS SHOWN ARE APPROXIMATE.
6. ALL PROPOSED CATCH BASINS SHALL HAVE A 2' SUMP, UNLESS OTHERWISE SPECIFIED.
7. ALL SLOPES TO BE NO GREATER THAN 3' HORIZONTAL TO 1' VERTICAL.
8. ALL DRAINAGE STRUCTURES AND INSTALLATION PROCEDURES TO CONFORM TO CDDOT STANDARDS.
9. ROOF AND FOOTING DRAINS MUST BE INSTALLED SEPARATE.
10. ALL FOOTING AND ROOF DRAINS TO BE 6" PVC OR AS COORDINATED WITH ARCHITECT.

[illegible]

1. THE DETENTION POND SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2002 CONSTRUCTION GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
2. THE DETENTION POND SHALL BE MONITORED AND INSPECTED ON A PERIODIC BASIS, AT LEAST TWICE ANNUALLY, AND AFTER SEVERE STORM EVENTS. ADEQUATE RECORDS SHALL BE KEPT OF ALL INSPECTIONS.
3. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE DETENTION POND AT LEAST TWICE ANNUALLY, OR MORE OFTEN, IN ACCORDANCE WITH THE GUIDELINES. THIS IS TO BE DONE AFTER CONSTRUCTION IS COMPLETED AND BEFORE THE FIRST MAJOR FLOODING AFTER ON A PERIODIC BASIS. THE POND BOTTOM SHALL BE MAINTAINED IN SUCH A WAY TO INSURE THAT ALL FLOWS WILL DISCHARGE THROUGH THE OUTLET STRUCTURE.
4. THE SIDE SLOPES OF THE POND SHALL BE PERIODICALLY INSPECTED FOR EROSION. EROSION SHALL BE MONITORED AND EROSION GRAP SHALL BE REPLACED AS NECESSARY FOR BANK STABILIZATION.
5. PROPER ACCESS FOR INSPECTION AND MAINTENANCE EQUIPMENT SHALL BE MAINTAINED.
6. THE OUTLET STRUCTURE SHALL BE INSPECTED AND MAINTAINED FREE FROM ALL DEBRIS AND SEDIMENT.
7. ADDITIONAL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO COMPLY WITH THE INTENT OF THE PLAN.
8. TREES AND BRUSH SHALL NOT BE ALLOWED TO GROW WITHIN THE LIMITS OF THE DETENTION POND OR ON THE DOWNSTREAM EMBANKMENT FACE. GRASS SHALL BE CUT AND MOWED AT A MINIMUM OF TWICE A YEAR WITHIN THE LIMITS OF THE DETENTION POND.

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS SHALL BE VERIFIED BY RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND SHALL BE RESPONSIBLE FOR THE RESULTS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 FOR THE CITY OF HAWAII HARBOR DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTEGRATIONS INCLUDING SANITARY SEWER LATERALS, WATER SERVICE ELECTRICAL, TELEPHONE, GAS AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES.
3. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
4. LOCATIONS OF UTILITY EASEMENTS, IF ANY, TO BE COORDINATED WITH APPROPRIATE UTILITY COMPANIES.
5. CONTRACTOR TO COORDINATE GAS MAIN, ELECTRIC, TELEPHONE, AND CABLE LOCATION AND INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE, AND GAS UTILITIES.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
8. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAK TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C651.
9. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651.
10. ALL UTILITY STRUCTURES AND MAIN INSTALLATION SHALL CONFORM TO CDTOT STANDARDS, WHERE APPLICABLE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED FOR ANY UTILITY WORK.
12. HYDRANT LOCATIONS, IF ANY, SHALL BE APPROVED BY LOCAL FIRE MARSHALL.

[illegible]

Land Surveying, Professional Engineering & Land Use Consultants

2.	09/02/2016	ISSUED FOR BID
1.	04/27/2016	ISSUED FOR DD ESTIMATE
No.	Date	Revision
CIVIL ENGINEER		STRUCTURAL ENGINEERS
B&B Engineering, LLC		Building Better Building
39 New Haven Road		12 Woods Grove Road,
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MEP ENGINEERS		ROOF CONSULTANT
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(914) 967-9505		(914) 948-3450

Stamp

TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, CT. P.E., L.S. 23556

Great oak Road
Oxford, CT 06478

Drawing Title

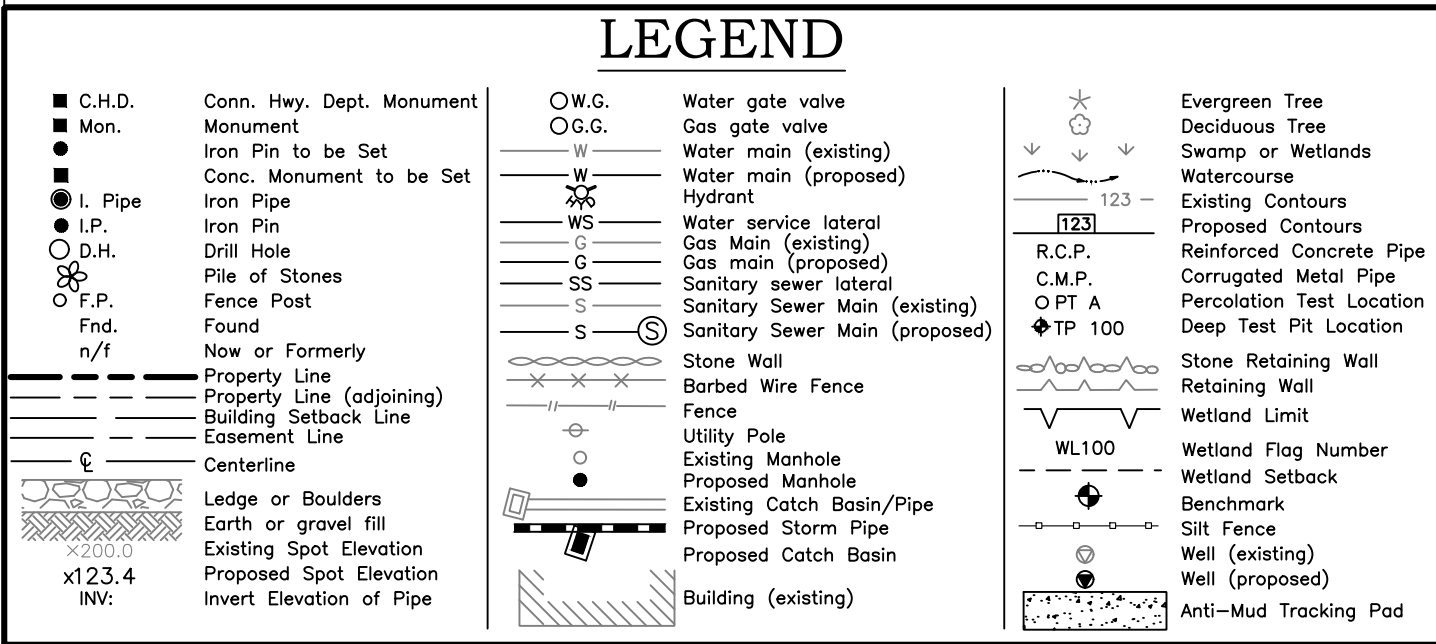
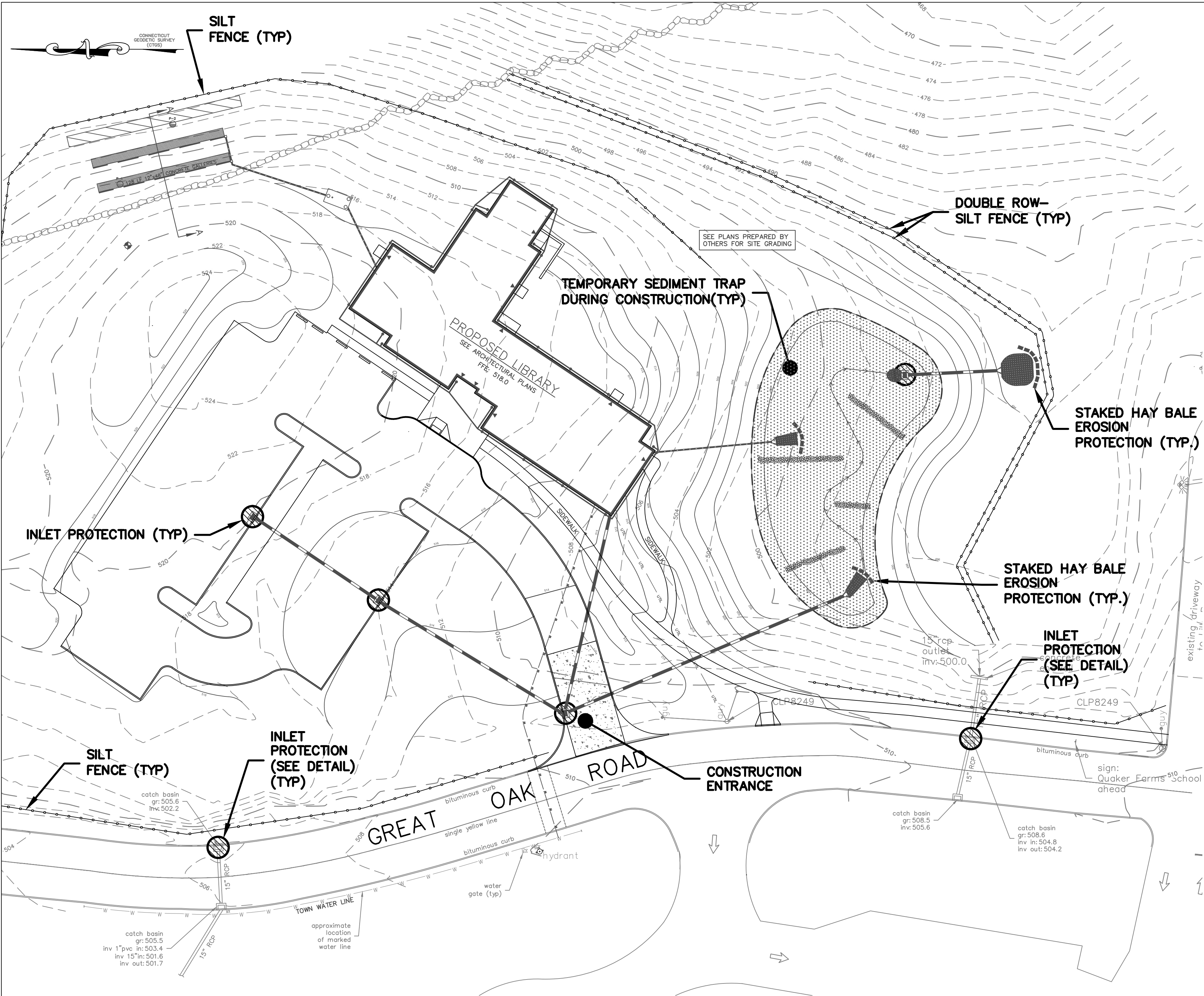
STORM WATER MANAGEMENT AND UTILITY PLAN

Scale	Job No.	Date	Drawing No. SP-1
1" = 30'	654	8/31/16	
Drawn	Checked	Approved	
TJS	BPN	BPN	

566 Warburton Avenue
Hastings on Hudson, NY 10706
914 478 3677

Architects
Landscape Architect
Interior Architects

P E T E R G I S O L F I A S S O C I A T E S



SEDIMENTATION & SOIL EROSION NARRATIVE

- PROPOSED DEVELOPMENT**
- CONSTRUCTION WILL INCLUDE TREE REMOVAL, FILL PLACEMENT, EXCAVATION, CURBING, PAVING, LANDSCAPING, AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
 - THE DETAILED SEDIMENTATION AND SOIL EROSION MEASURES ARE SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.
- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- THE SOIL EROSION AND SEDIMENT CONTROL PLAN, AS WELL AS THE INSPECTION & MAINTENANCE PROCEDURES ARE THOROUGHLY OUTLINED ON THIS DRAWING, AND THE OTHERS AS PREPARED FOR THE PROJECT BY B&B. THE CONTRACTOR IS OBLIGATED TO REVIEW, UNDERSTAND, AND AGREE TO ALL THE REQUIREMENTS OF THE PLAN AS WELL AS THE FOLLOWING NOTES.
 - THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE APPROVED & INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION, AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL DEVICES, AS INDICATED HEREIN.
 - DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
 - FILTER FABRIC/SILT FENCE SHALL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
 - ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
 - ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
 - SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:
 - GROUND LIMESTONE AT A RATE OF 135 LBS. PER 1,000 SF.
 - FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SF USING A 10-20-10 ANALYSIS OR AN EQUIVALENT.
 - ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF.
 - MULCH ALL NEWLY SEEDDED AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.
 - BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDDED PER ITEM D ABOVE.
 - PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF-SITE AND MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.
 - ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
 - SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
 - SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2" OF OVER ITS TOTAL AREA OR TO 25% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST. ALL SEDIMENT TRAPS OR BASINS SHALL PROVIDE A MINIMUM OF 134 CF OF WATER STORAGE PER ACRE DRAINED AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION OF THE CONTRIBUTING AREA.
 - ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL EVENT WHICH PRODUCES IN EXCESS OF 0.1 INCHES.
 - ALL EXPOSED SUBSURFACES WILL BE TREATED WITH 6" OF TOPSOIL PRIOR TO FINAL STABILIZATION.
 - PERMANENT VEGETATION IS TO BE SEEDDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZER PRIOR TO PERMANENT SEEDING.
 - CONTRACTOR TO INSTALL A STRAW/COCONUT FIBER BLENDED BIOGRADABLE SOIL EROSION MATTING ON ALL PROPOSED SLOPES ONCE PERMANENT SEEDING AND PLANTING HAS BEEN COMPLETED AS OUTLINED. THE MATTING SHALL BE INSTALLED AND STAPLED TO THE SLOPES PURSUANT TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS. ANY DEVIATIONS FROM THE PROPOSED INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PROPOSED MATTING FOR REVIEW PRIOR TO INSTALLATION.
 - SOIL EROSION AND SEDIMENT CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE ABOVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 - ANY CONVEYANCE OF THIS PROJECT, PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCES.
- FLAG LIMITS OF CLEARING FOR THE PROJECT.
- INSTALL SILT FENCE.
- ESTABLISH TEMPORARY STAGING AREA FOR ANY EQUIPMENT TO BE USED.
- CLEAR, GRUB, CHIP, OR LOG THE SITE TO THE LIMITS OF CLEARING.
- DISPOSE OF STUMPS AND BOULDERS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
- EXCAVATE AND PREPARE THE TEMPORARY SEDIMENT TRAP. INSTALL ANY NECESSARY DIVERSION TRENCHES OR BERMS TO ENSURE THAT ALL FUTURE EXCAVATED AREAS DRAIN TO THE TRAP. MAINTAIN ALL SOIL EROSION MEASURES THROUGH EXCAVATION.
- EXCAVATE & CONSTRUCT BUILDING FOUNDATION AND BEGIN CONSTRUCTION.
- INSTALL STORM DRAINAGE COMPONENTS AND UNDERGROUND UTILITIES
- ROUGH GRADE PARKING AND MANUEVERING AREAS.
- FINAL GRADE ENTIRE SITE.
- INSTALL CURBING, SIDEWALKS AND PAVEMENT.
- INSTALL TOPSOIL, SEED AND HAY.
- ENSURE ALL AREAS ARE STABILIZED UPON COMPLETION OF CONSTRUCTION AND REMOVAL OF SOIL EROSION MEASURES.

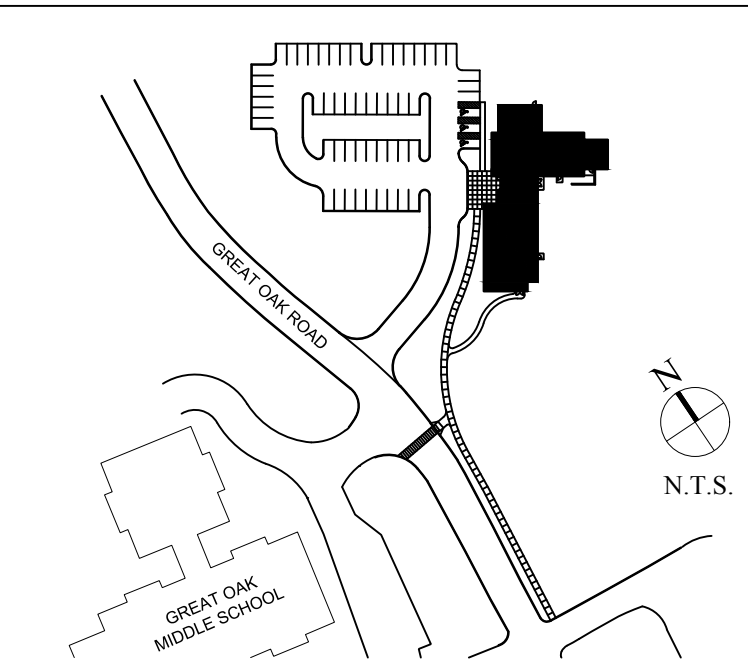
- PERMANENT
 - LAWN AREAS - AREAS DESIGNATED AS LAWN, OR DISTURBED AREAS NOT DESIGNATED AS LAWN, SHALL BE SEEDDED IMMEDIATELY AFTER CONSTRUCTION. SEEDING SHALL BE PERMANENTLY STABILIZED BY SEEDING WITH THE FOLLOWING SEED MIXTURE AT A RATE OF 200 POUNDS/ACRE:
10% KENTUCKY BLUEGRASS - BARON MIX
20% PERENNIAL RYEGRASS
70% TURF TYPE TALL FESCUE
 - SEED AT A RATE OF 15 LBS/ACRES
 - FOR SPRING SEEDING, APPLY A NURSE CROP OF OATS AT A RATE OF 20 LB./ACRE
 - FOR FALL SEEDING, APPLY A NURSE CROP OF BARLEY AT A RATE OF 20 LBS./ACRE
 - ANY SOIL HAVING A PH OF 4 OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM TWELVE INCHES OF SOIL HAVING A PH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION
 - LIME - THREE TONS PER ACRE, GROUND LIMESTONE INCORPORATED FOUR INCHES INTO SOIL
 - FERTILIZER - 500 LBS. PER ACRE, 10-20-10 INCORPORATED FOUR INCHES INTO SOIL
 - GENERAL SEEDING NOTES:
a. FINAL SEED MIXTURES, RATES & SIEWPICES TO BE DETERMINED BASED ON SCD REV 1
b. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 30)
c. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
d. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRIAL-TYPE DRILL WHERE APPLICABLE
e. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION
 - WEED CONTROL / MAINTENANCE
a. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT
b. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 1) OR THE FALL (SEPTEMBER 1 TO OCTOBER 30)
c. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
d. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRIAL-TYPE DRILL WHERE APPLICABLE
e. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION
 - MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY.
 - LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAY MULCHES
 - APPLICATIONS SHOULD BE HEAVY AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
 - USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS, BINDERS SUCH AS OUSKOL DOA-10, PETRO SET, TERRA TACH, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.
 - NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.
 - FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL, AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.
 - CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST.
 - ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.
 - THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION
 - SEEDING PREPARATION:
 - TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (COMPACTED) BEFORE SEEDING.
 - HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
 - WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
 - REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
 - INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE ARE MUST BE RETILED AND FIRMED AS ABOVE.
 - CONTRACTOR SHALL INSTALL A FENCED AND GATED LOCATION WITH AN IMPERVIOUS FLOOR FOR STORAGE OF HAZARDOUS MATERIALS WITH A SUPPLY OF ABSORBENT SPILL RESPONSE MATERIAL AVAILABLE.
- INSPECTIONS/MAINTENANCE POST-CONSTRUCTION
 - CATCH BASINS AND STORMWATER QUALITY CHAMBERS SHALL BE INSPECTED A MINIMUM FOUR TIMES PER YEAR. ONE OF THESE INSPECTIONS SHALL OCCUR PRIOR TO THE WINTER SEASON AND ONE IN THE EARLY SPRING ONCE WINTER SANDING OPERATIONS HAVE CEASED AND PAVED AREAS HAVE BEEN SWEEPED.
 - INSPECTIONS SHALL INCLUDE A VISUAL ASSESSMENT OF THE CONDITION/FUNCTION OF ALL THE COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM. CONDITION OF CATCH BASINS AND MANHOLES SHOULD BE DETERMINED. INTERNAL COMPONENTS OF THE STORMWATER QUALITY CHAMBERS SHOULD BE ASSESSED AND THE VOLUME OF SEDIMENTS WITHIN THE CHAMBERS SHOULD BE DETERMINED.
 - SEDIMENTS SHALL BE REMOVED FROM WATER QUALITY CHAMBERS WHEN 70% OF THE AVAILABLE SEDIMENT STORAGE WITHIN THE UNIT HAS BEEN HAS BEEN CONSUMED.
 - A WRITTEN RECORD OF INSPECTIONS/MAINTENANCE SHALL BE KEPT BY THE PROPERTY OWNER AND SHALL BE MADE AVAILABLE TO TOWN OFFICIALS UPON REQUEST.

TEMPORARY SEDIMENT TRAP

- CONSTRUCTION NOTES**
- CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
 - REMOVE STONES AND ROCKS WHOSE DIAMETER IS GREATER THAN 3 INCHES AND OTHER DEBRIS.
 - EXCAVATE WET STORAGE AND CONSTRUCT THE EMBANKMENT AND/OR OUTLET AS NEEDED TO ATTAIN THE NECESSARY STORAGE REQUIREMENTS.
 - USE ONLY FILL MATERIAL FOR THE FILL EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS (OVER 6 INCHES) OR OTHER UNSUITABLE MATERIAL.
 - COMPACT THE EMBANKMENT IN 9 INCH LAYERS BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
 - STABILIZE THE EARTH EMBANKMENT USING ANY OF THE FOLLOWING MEASURES: TEMPORARY SEEDING, PERMANENT SEEDING, OR STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
- MAINTENANCE NOTES**
- INSPECT THE TEMPORARY SEDIMENT TRAP AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
 - CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.
 - THE HEIGHT OF THE STONE OUTLET SHOULD BE MAINTAINED AT LEAST 1 FOOT BELOW THE CREST OF THE EMBANKMENT.
 - CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
 - WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER THE TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.
 - THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.

SEE DRAWING SP-3
FOR CONSTRUCTION
DETAILS

KEY PLAN



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Land Surveying, Professional Engineering & Land Use Consultants

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STRUCTURAL ENGINEERS Building Better Building 12 Woods Grove Road, Westport, CT 06880 (203) 503-4183		
MEP ENGINEERS Werner E. Tietjen, P.E. 68 Purchase Street Rye, NY 10580 (914) 967-9505		
ROOF CONSULTANT Watsky Associates 20 Madison Avenue Valhalla, NY 10595 (914) 948-3450		

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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

[Signature]

BRYAN P. NESTERAK, CT. P.E./L.S. 23556

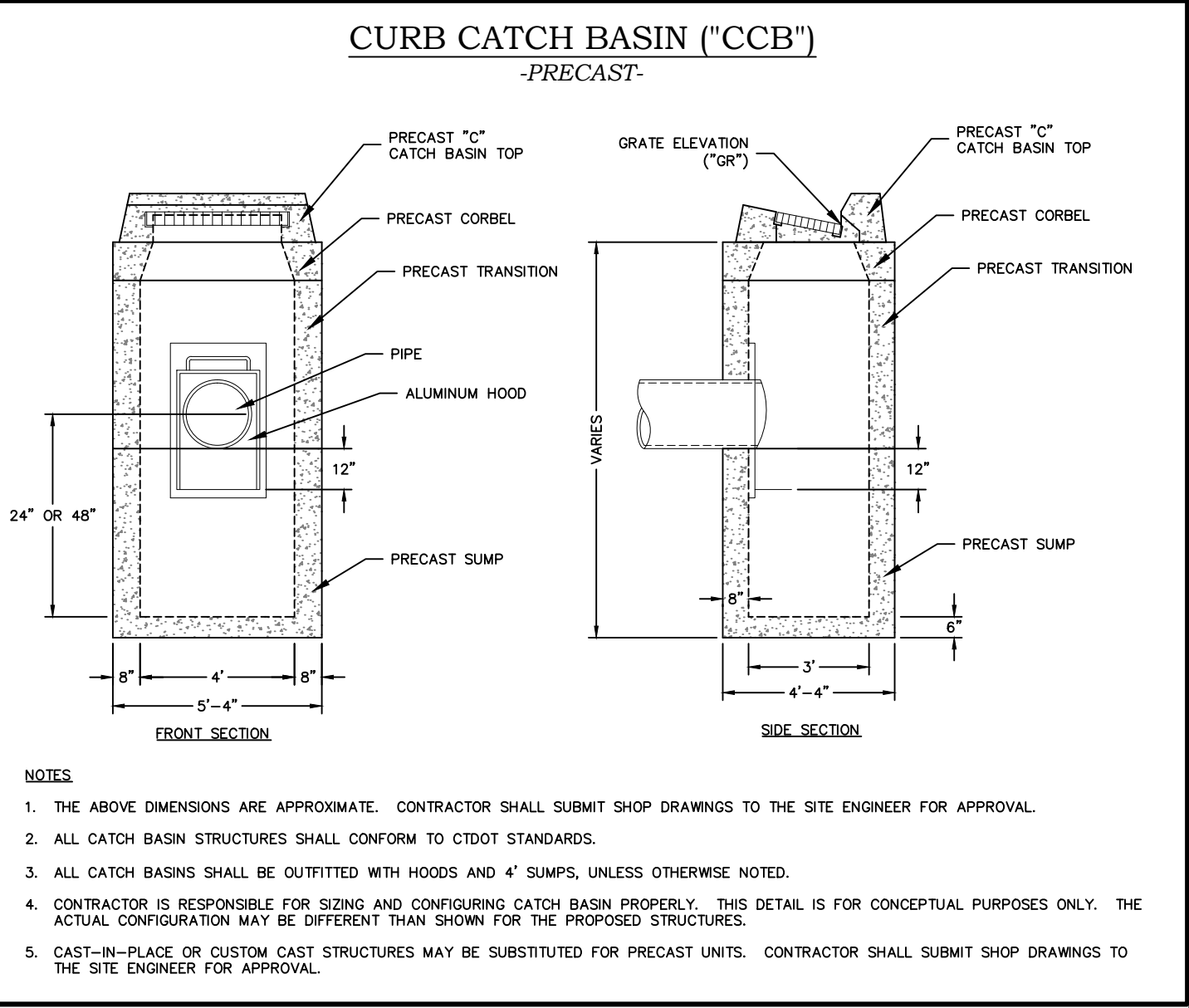
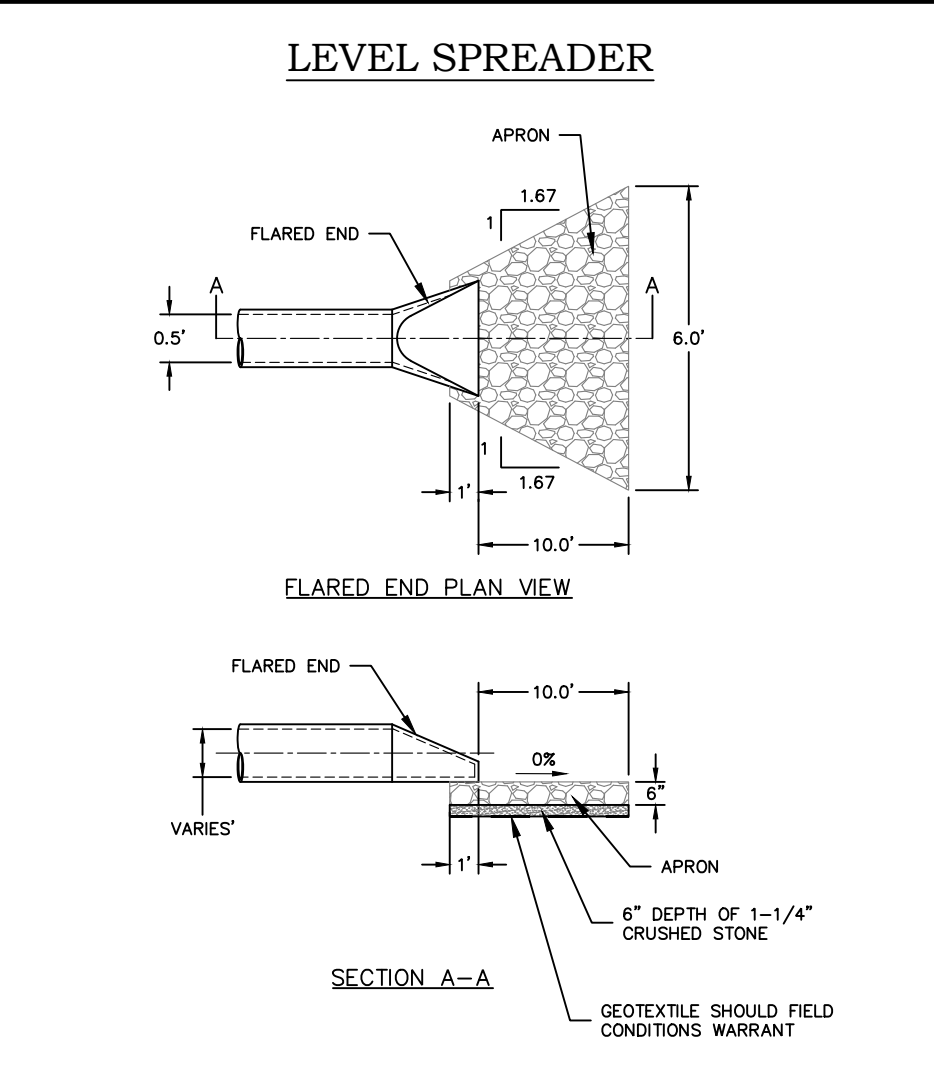
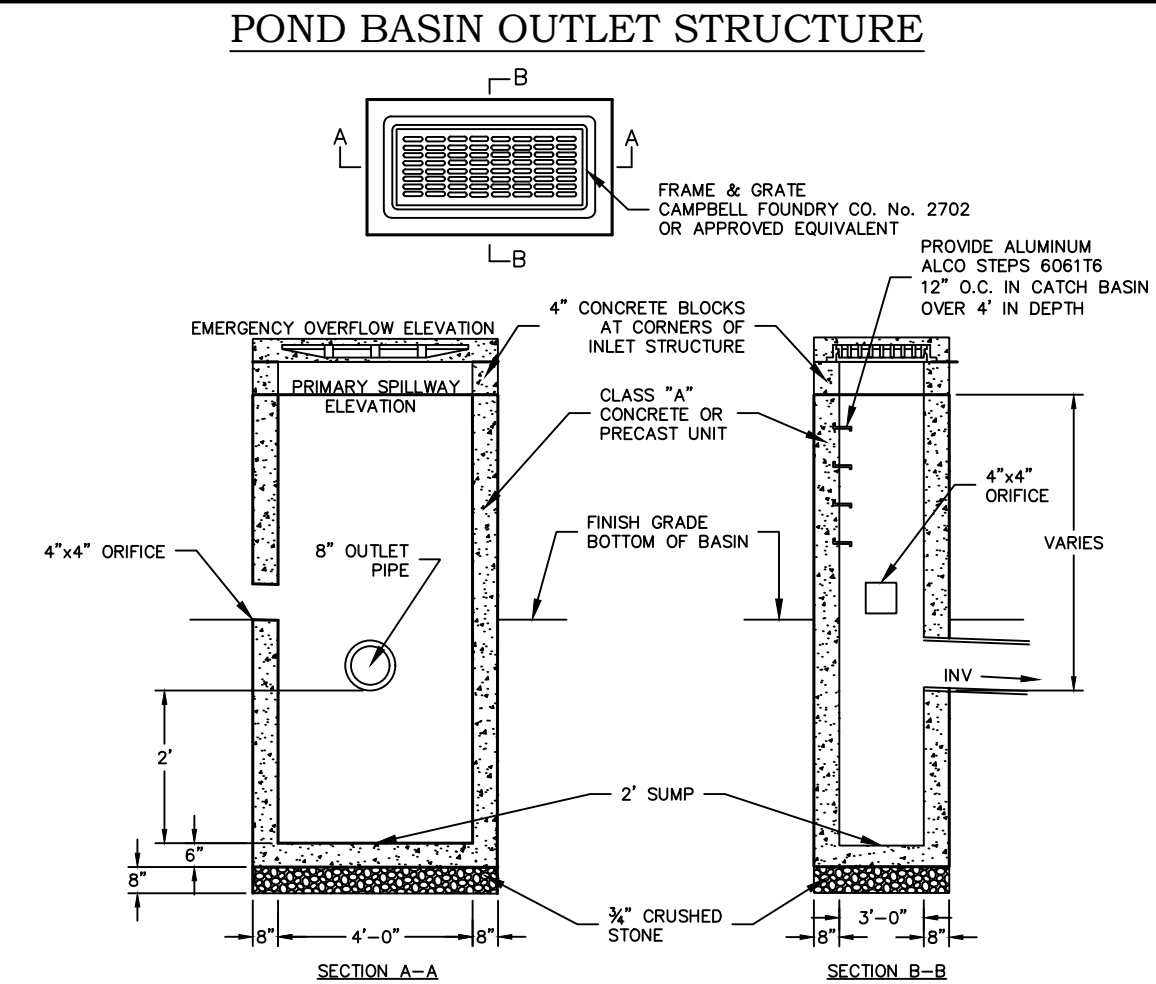
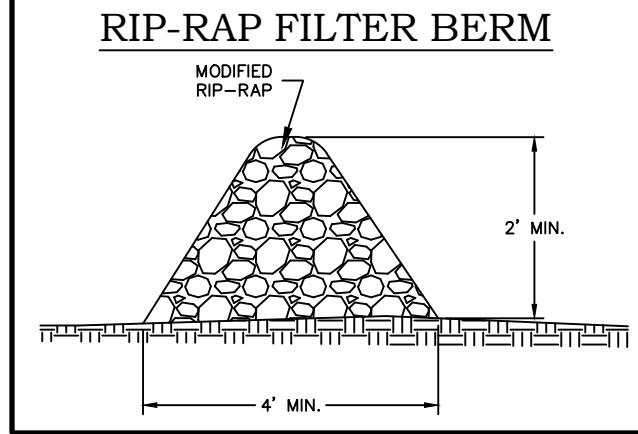
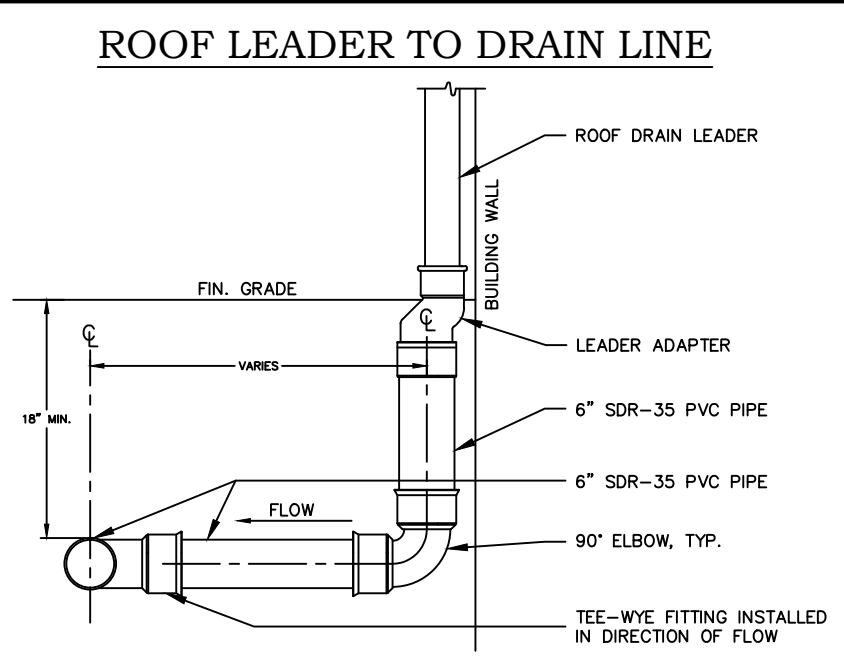
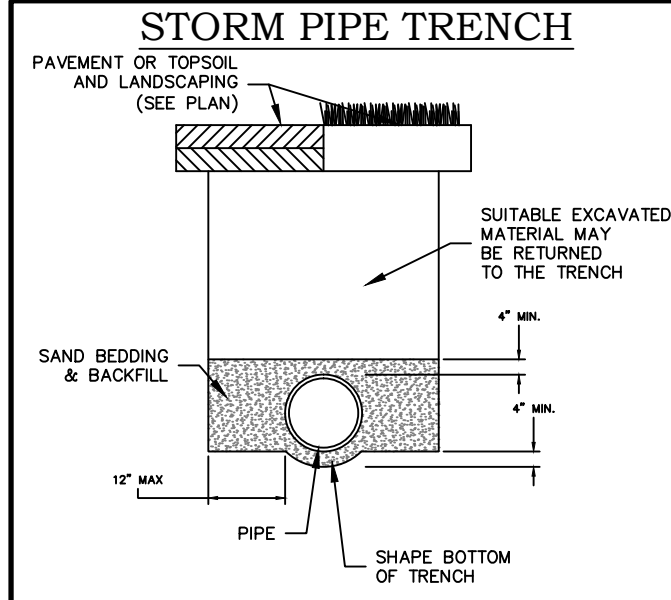
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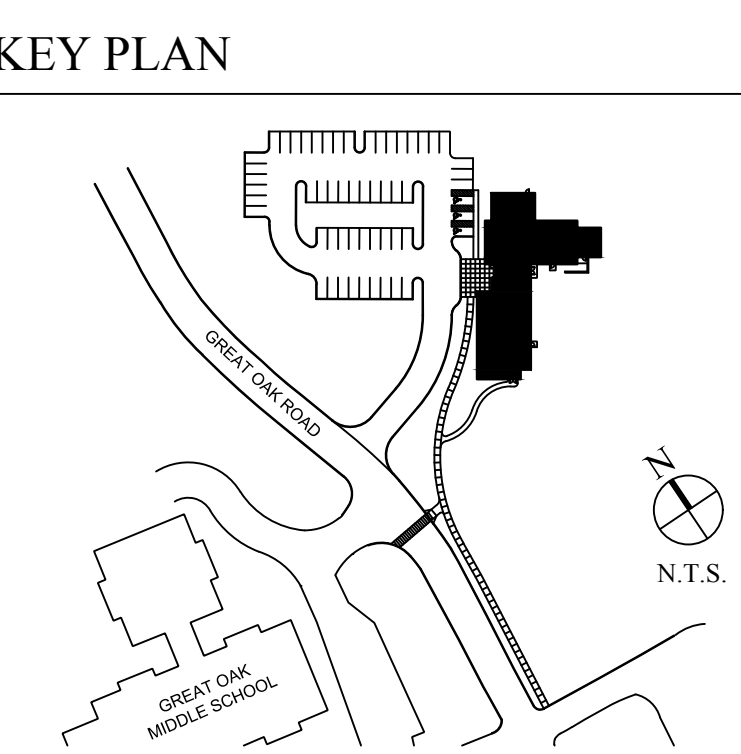
Great oak Road
Oxford, CT 06478

SOIL EROSION AND SEDIMENT CONTROL PLAN

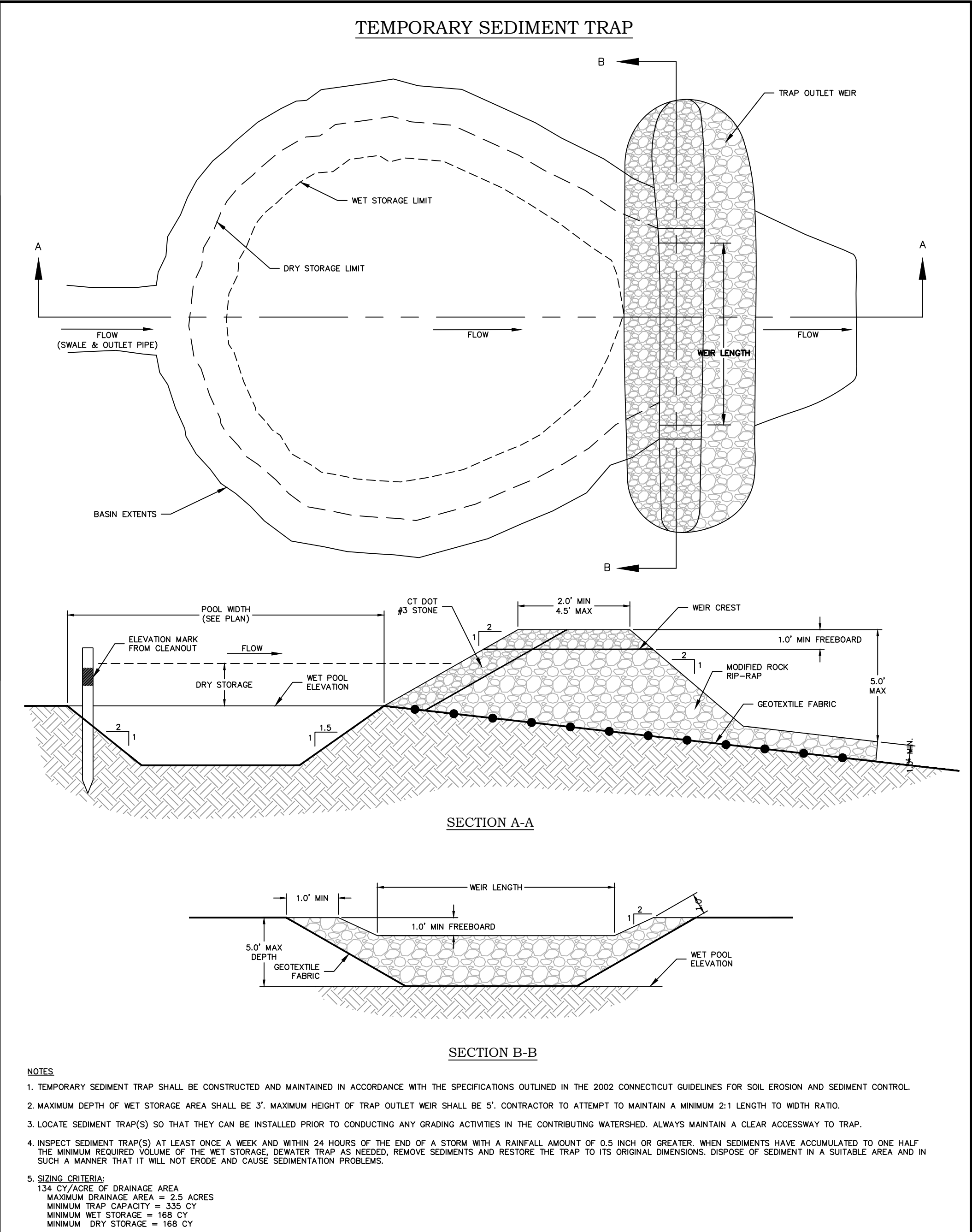
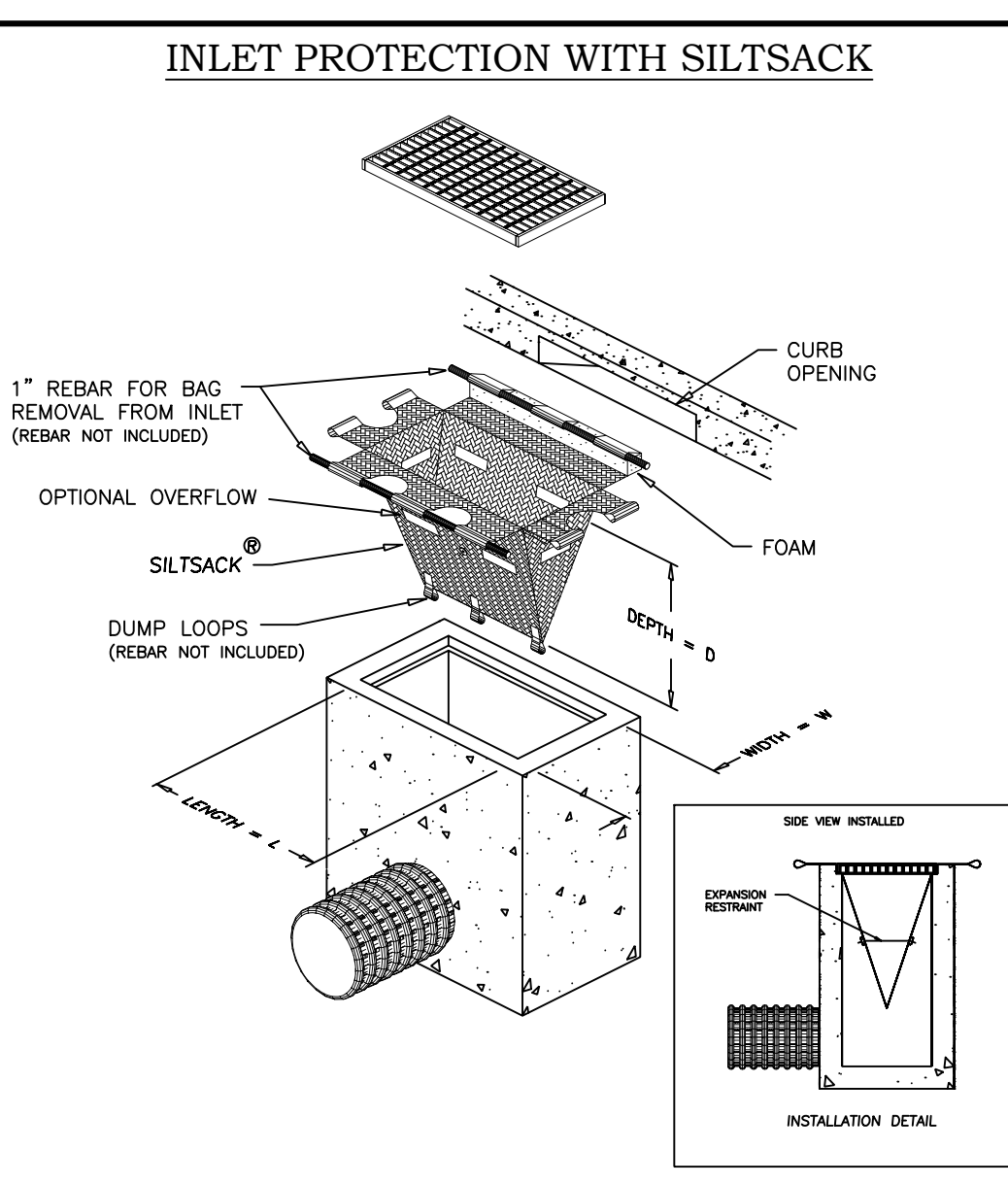
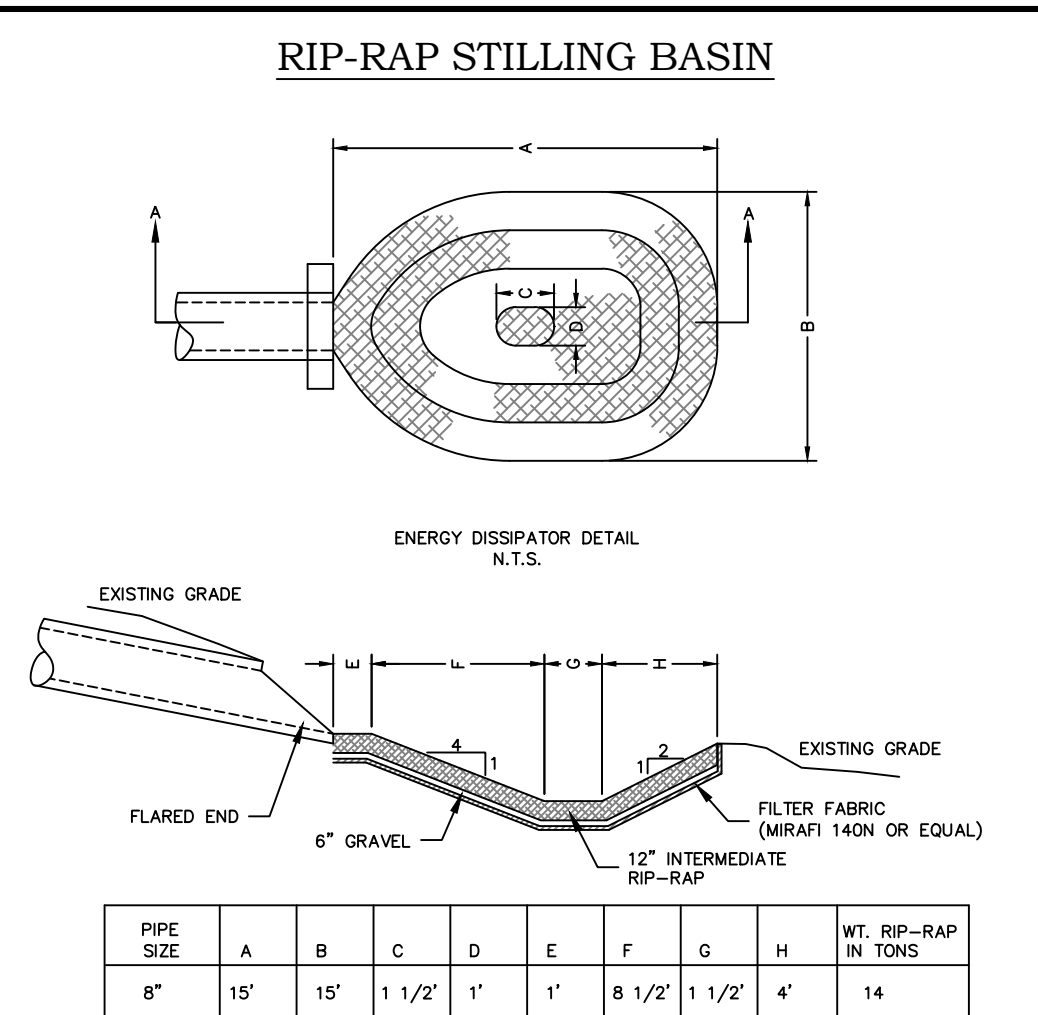
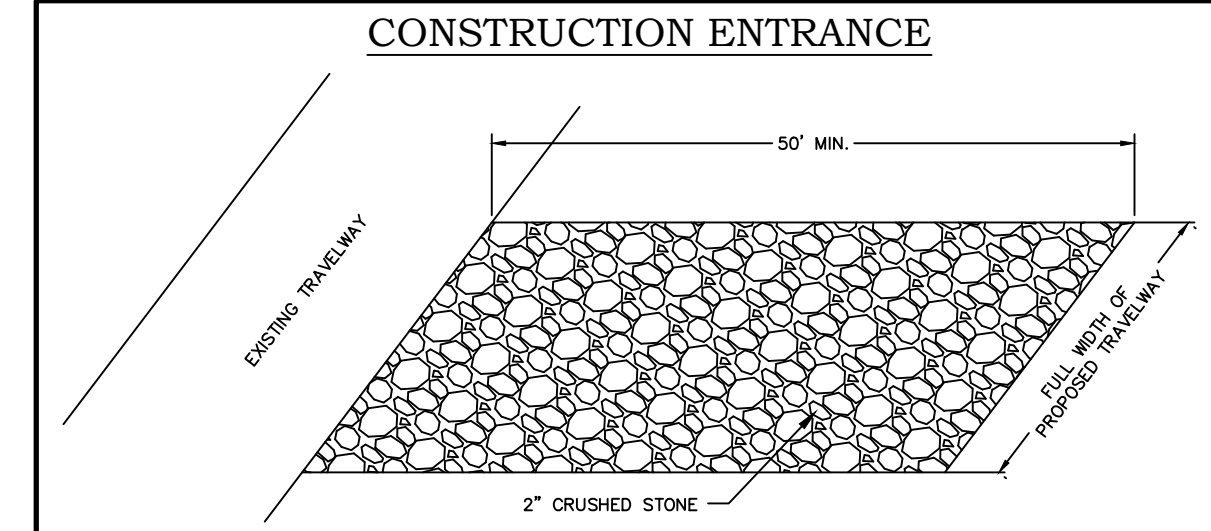
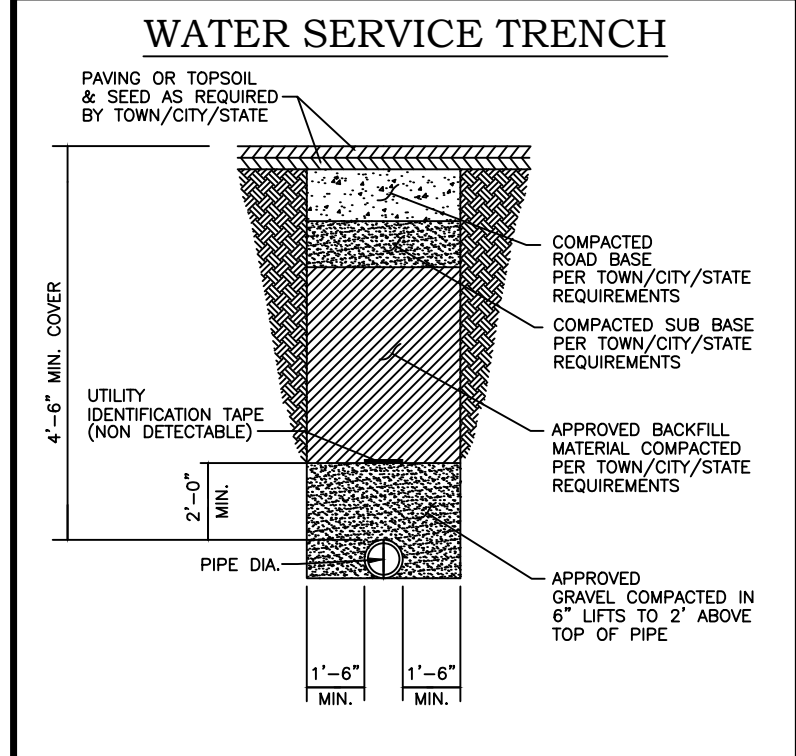
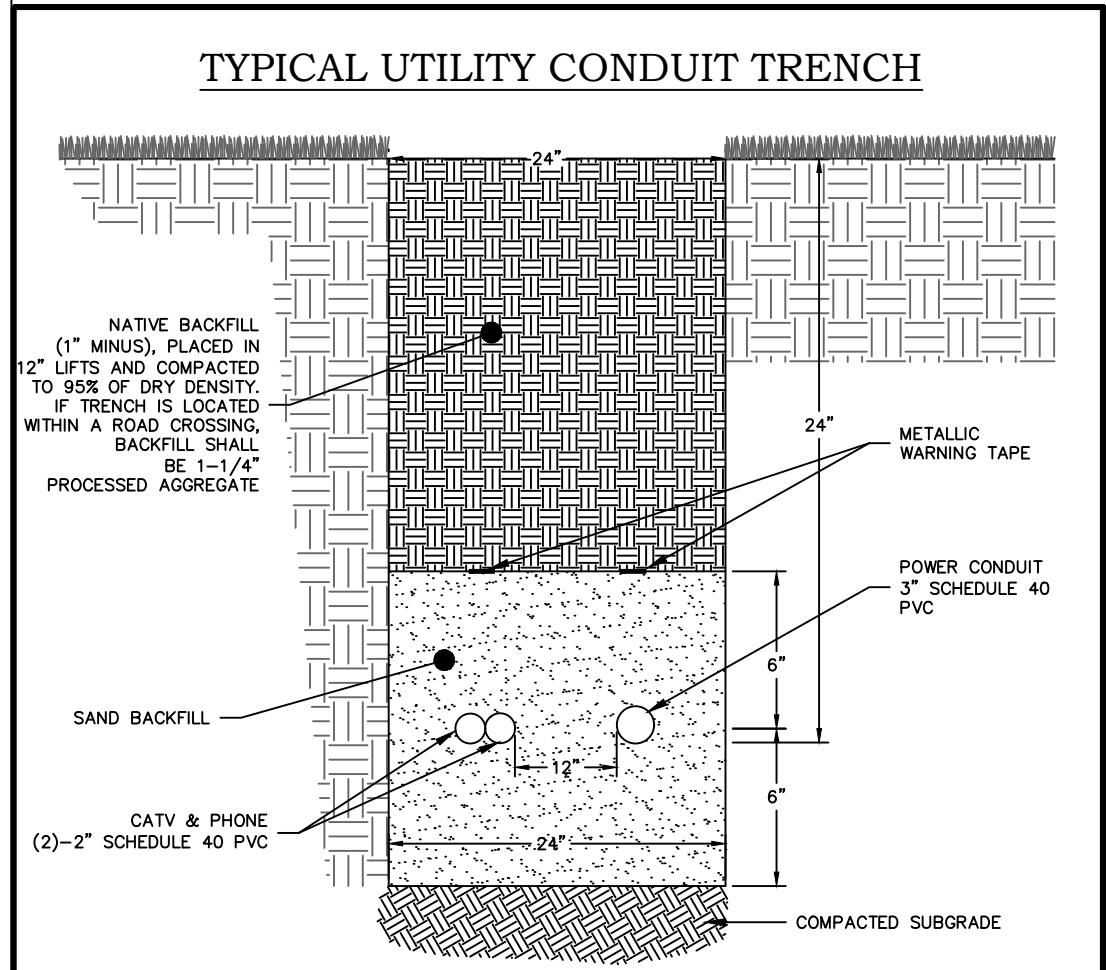
Scale	Job No.	Date	Drawing No.
1" = 30'	654	8/31/16	SP-2
Drawn	Checked	Approved	
TJS	BPB	BPB	
506 Warburton Avenue Hastings on Hudson, NY 10708 914 478 3877			
Architects Landscape Architects Interior Architects			
PETER G. ISOLFI ASSOCIATES			



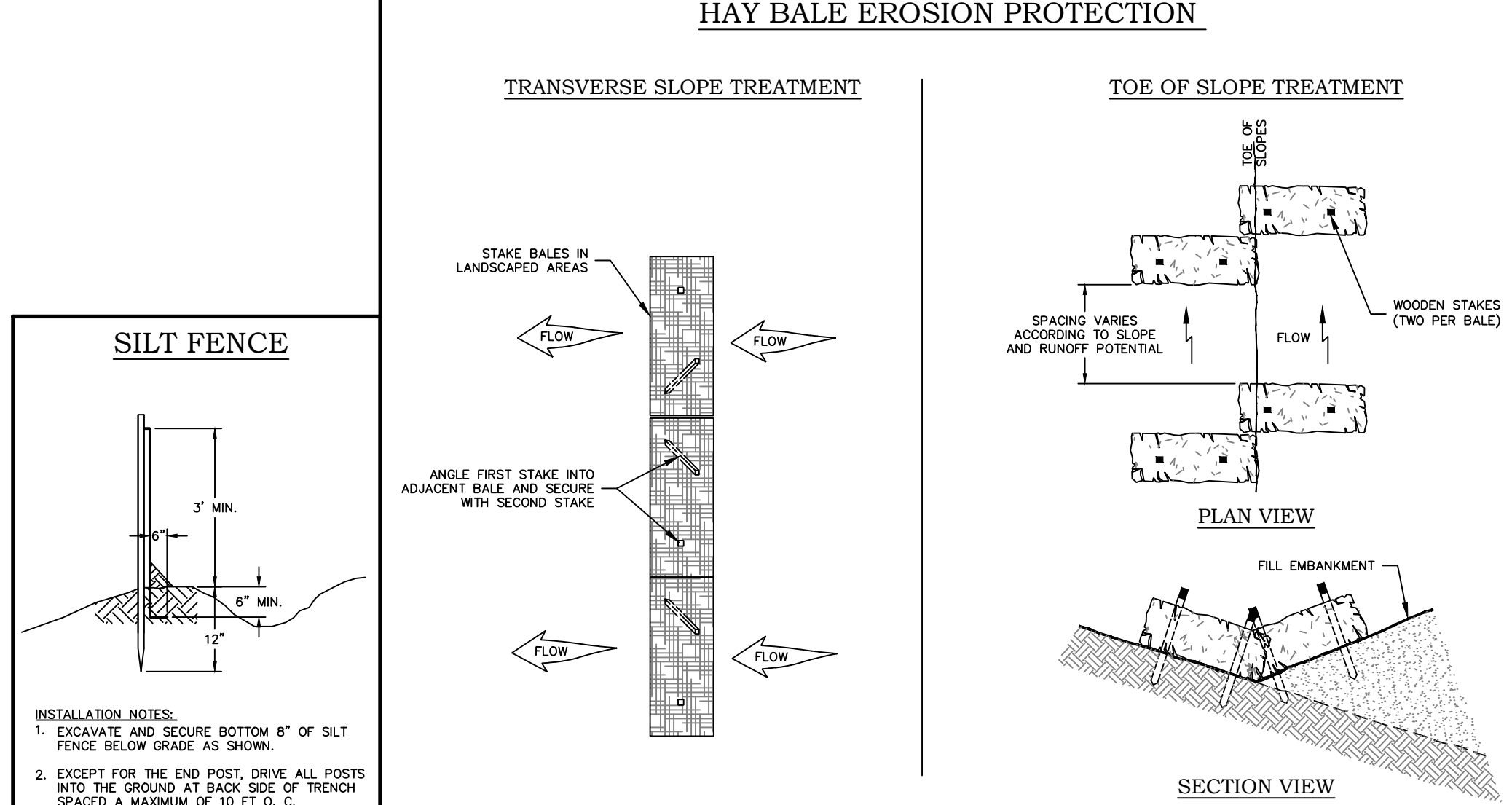
- NOTES:
1. THE ABOVE DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE SITE ENGINEER FOR APPROVAL.
 2. ALL CATCH BASIN STRUCTURES SHALL CONFORM TO CTDOT STANDARDS.
 3. ALL CATCH BASINS SHALL BE OUTFITTED WITH HOODS AND 4" SUMPS, UNLESS OTHERWISE NOTED.
 4. CONTRACTOR IS RESPONSIBLE FOR SIZING AND CONFIGURING CATCH BASIN PROPERLY. THIS DETAIL IS FOR CONCEPTUAL PURPOSES ONLY. THE ACTUAL CONFIGURATION MAY BE DIFFERENT THAN SHOWN FOR THE PROPOSED STRUCTURES.
 5. CAST-IN-PLACE OR CUSTOM CAST STRUCTURES MAY BE SUBSTITUTED FOR PRECAST UNITS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE SITE ENGINEER FOR APPROVAL.



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- NOTES:
1. TEMPORARY SEDIMENT TRAP SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OUTLINED IN THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
 2. MAXIMUM DEPTH OF WET STORAGE AREA SHALL BE 3'. MAXIMUM HEIGHT OF TRAP OUTLET WEIR SHALL BE 5'. CONTRACTOR TO ATTEMPT TO MAINTAIN A MINIMUM 2:1 LENGTH TO WIDTH RATIO.
 3. LOCATE SEDIMENT TRAP(S) SO THAT THEY CAN BE INSTALLED PRIOR TO CONDUCTING ANY GRADING ACTIVITIES IN THE CONTRIBUTING WATERSHED. ALWAYS MAINTAIN A CLEAR ACCESSWAY TO TRAP.
 4. INSPECT SEDIMENT TRAP(S) AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALF THE MINIMUM REQUIRED VOLUME OF THE WET STORAGE, DEWATER TRAP AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS. DISPOSE OF SEDIMENT IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.
 5. SIZING CRITERIA:
 134 CY/ACRE OF DRAINAGE AREA
 MAXIMUM DRAINAGE AREA = 2.5 ACRES
 MINIMUM TRAP CAPACITY = 335 CY
 MINIMUM WET STORAGE = 168 CY
 MINIMUM DRY STORAGE = 168 CY



2. 09/02/2016 ISSUED FOR BID	
1. 04/27/2016 ISSUED FOR DD ESTIMATE	
io. Date	Revision
CIVIL ENGINEER B&B Engineering, LLC 39 New Haven Road Seymour, CT 06483 (203) 881-8145	
MEP ENGINEERS Werner E. Tietjen, P.E. 68 Purchase Street Rye, NY 10580 (914) 967-9505	
STRUCTURAL ENGINEERS Building Better Building 12 Woods Grove Road, Westport, CT 06880 (203) 503-4183	
ROOF CONSULTANT Watsky Associates 20 Madison Avenue Valhalla, NY 10595 (914) 948-3450	

Stamp

TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.



BRYAN P. NESTERIAK, CT. P.E./LS. 23556

Project Title
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Great oak Road
 Oxford, CT 06478

Drawing Title
STORM WATER & UTILITY CONSTRUCTION DETAILS

Scale	Job No.	Date	Drawing No.
AS-NOTED	654	8/31/16	SP-3
Drawn	Checked	Approved	
TJS	BPN	BPN	

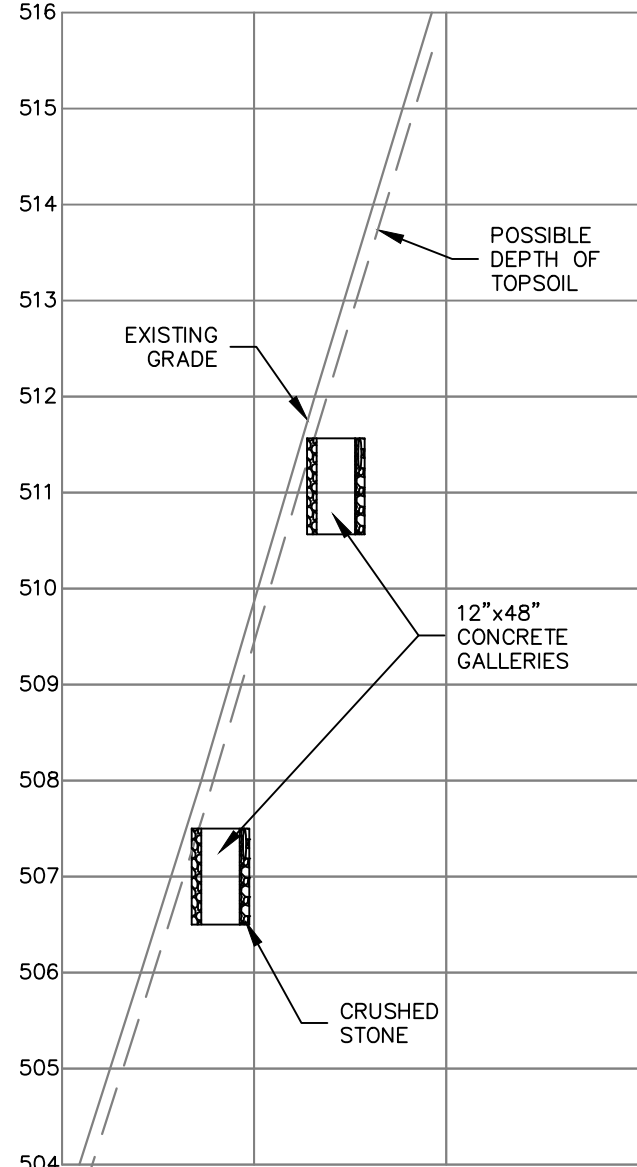
506 Warburton Avenue
 Hastings on Hudson, NY 10706
 914 478 3877

Architects
 Landscape Architects
 Interior Architects

PETER GISOLFI ASSOCIATES

GENERAL SEPTIC NOTES

- THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM A WATER SOFTENING SYSTEM OR THE OUTFLOW FROM A GARBAGE DISPOSAL OR TUB IN EXCESS OF 100 GALLONS.
- THIS SYSTEM IS TO BE CONSTRUCTED IN ACCORDANCE WITH ALL STATE AND LOCAL HEALTH REGULATIONS.
- THE INSTALLATION OF THE SEPTIC SYSTEM SHALL BE UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER.
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO KEEP LOCAL HEALTH DEPARTMENT AND THE ENGINEER OF RECORD INFORMED OF CONSTRUCTION PROGRESS.
- ALL PIPING BETWEEN HOUSE AND SEPTIC TANK SHALL BE FOUR INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/4" PER FOOT OR SIX INCHES IN DIAMETER WITH A MINIMUM SLOPE OF 1/8" PER FOOT. MATERIALS MAY BE CAST IRON (HUBLESS OR BELL AND SPIGOT) ASTM A74, DUCTILE IRON ANSIA21.51, PVC SCHEDULE 40, ASTM D 2685, EXTRA STRENGTH PVC ANKA C-900 100 PSI MIN, DUCTILE IRON AND A 21.51, OR PVC ASTM 7 1760.
- ALL PIPE USED BETWEEN THE SEPTIC TANK AND LEACHING AREA SHALL BE 4" SDR-35 PVC PIPE WITH WATERTIGHT JOINTS OR EQUIVALENT EQUAL. PIPE SHALL BE SET ON A MINIMUM SLOPE OF 1/4" PER FOOT.
- STRIP AND STOCKPILE TOPSOIL AND REMOVE BOULDERS PRIOR TO PLACING FILL. ALL TOPSOIL MUST BE REMOVED IN FILL SYSTEMS.
- THE MAXIMUM DEPTH OF THE BOTTOM OF A LEACHING SYSTEM BELOW FINISHED GRADE SHALL BE EIGHT (8) FEET. ANY FIELD CHANGES TO THE PROPOSED FINISH GRADE MUST BE APPROVED BY THE DESIGN ENGINEER AND THE LOCAL HEALTH DEPARTMENT.
- SEPTIC TANK ACCESS SHALL BE OUTFITTED WITH 24" DIAMETER RISERS IF THE TOP OF THE TANK IS DEEPER THAN 12" FROM FINISHED GRADE.
- RISER COVERS SHALL BE A MINIMUM WEIGHT OF 59 POUNDS OR A SECONDARY SAFETY LID AND LOCK SYSTEM SHALL BE PROVIDED TO PREVENT UNAUTHORIZED AND UNSUPERVISED ENTRANCE.
- B&B ENGINEERING ASSUMES NO RESPONSIBILITY FOR COMPLIANCE WITH PLAN SPECIFICATIONS UNLESS B&B ENGINEERING SUPERVISES ALL PHASES OF THE INSTALLATION.
- AS-BUILT DRAWING TO BE PREPARED BY PROFESSIONAL ENGINEER PRIOR TO BACKFILLING.
- FINAL GRADING TO BE COMPLETED IMMEDIATELY AFTER COMPLETION OF AS-BUILT DRAWING.
- THERE ARE NO WELLS WITHIN 75' OF PROPOSED SEPTIC SYSTEM.
- THERE ARE NO STORM WATER DRAINAGE INFILTRATION SYSTEMS WITHIN 50' OF THE PROPOSED SEPTIC SYSTEM.



CROSS - SECTION 'A - A'

SCALE: HORIZ.1"=20'; VERT.1"=2'

"SELECT FILL" SPECIFICATIONS

- FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 3 INCHES.
- UP TO 45% OF THE DRY WEIGHT OF THE SAMPLE MAY BE RETAINED ON THE #4 SIEVE.
- OF THE MATERIAL THAT PASSES THE #4 SIEVE, IT MUST PASS THE FOLLOWING CRITERIA:

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50	10-75
#100	0-20	0-5
#200	0-5	0-2.5

- NOTES:
- PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
 - SIEVE ANALYSIS TO BE SUBMITTED TO THE DESIGN ENGINEER AND THE HEALTH DEPARTMENT BEFORE THE START OF CONSTRUCTION.

DEEP TESTS

TESTED ON 12/10/2016
WITH POMPERAUG HEALTH DEPARTMENT

DT-1
0-7" TOPSOIL

7-28" ORANGE BROWN SILTY LOAM

28-88" FINE TO MEDIUM SAND

NO WATER

NO MOTTLING

NO LEDGE

DT-2
0-6" TOPSOIL

6-33" ORANGE BROWN SILTY LOAM

33-100" FINE TAN SAND

NO WATER

NO MOTTLING

NO LEDGE

DT-3
0-8" TOPSOIL

8-37" ORANGE BROWN SILTY LOAM

37-104" FINE TAN SAND

NO WATER

NO MOTTLING

NO LEDGE

DT-4
0-8" TOPSOIL

8-32" ORANGE BROWN SILTY LOAM

32-78" BROKEN LEDGE

NO WATER

NO MOTTLING

NO LEDGE

DT-5
0-8" TOPSOIL

8-32" ORANGE BROWN SILTY LOAM

32-84" BROKEN LEDGE

NO WATER

NO MOTTLING

NO LEDGE

DT-6
0-8" TOPSOIL

8-30" FINE TAN SAND

LEDGE @ 36"

NO WATER

NO MOTTLING

PERCOLATION TESTS

TEST STARTED 12/10/2016
WITH POMPERAUG HEALTH DEPARTMENT

DT-7
0-8" TOPSOIL

8-26" ORANGE BROWN SILTY LOAM

26-66" FINE TO MEDIUM TAN SAND

NO WATER

NO MOTTLING

NO LEDGE

DT-8
0-6" TOPSOIL

6-20" ORANGE BROWN SILTY LOAM

20-60" FINE TO MEDIUM TAN SAND

POSSIBLE LEDGE @ 60"

NO WATER

NO MOTTLING

NO LEDGE

TESTED ON 6/16/2016
WITH POMPERAUG HEALTH DEPARTMENT

DT-9
0-5" TOPSOIL

5-36" ORANGE BROWN SILTY LOAM

36-88" FINE TO MEDIUM TAN SAND

NO WATER

NO MOTTLING

NO LEDGE

DT-10
0-5" TOPSOIL

5-36" ORANGE BROWN SILTY LOAM

36-72" FINE TO MEDIUM TAN SAND

NO WATER

NO MOTTLING

NO LEDGE

DT-11
0-5" TOPSOIL

5-36" ORANGE BROWN SILTY LOAM

36-72" FINE TO MEDIUM TAN SAND

NO WATER

NO MOTTLING

NO LEDGE

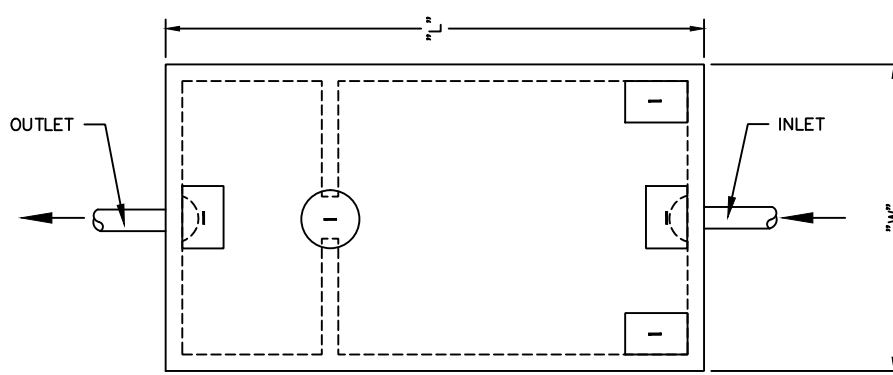
LEGEND

■ C.H.D. Monument	Conn. Hwy. Dept. Monument	○ W.G. Water gate valve	○ D.W. Deciduous Tree
● Mon. Monument	Mon. Mon.	○ W. Water main (existing)	○ S.W. Swamp or Wetlands
■ Iron Pin to be Set	Conc. Monument to be Set	○ W. Water main (proposed)	○ W. Watercourse
○ I.P. Iron Pipe	Iron Pin	○ W.S. Water service lateral	○ E.C. Existing Contours
○ D.H. Drill Hole	Pile of Stones	○ G. Gas Main (existing)	○ R.C.P. Reinforced Concrete Pipe
○ O.P.T. O.P.T.A.	Fence Post	○ G.M. Gas main (proposed)	○ C.M.P. Corrugated Metal Pipe
○ Fnd. Found	Found	○ S.S. Sanitary sewer lateral	○ P. Percolation Test Location
○ n/f. Now or Formerly	Property Line	○ S. Sanitary Sewer Main (existing)	○ TP 100 Deep Test Pit Location
○ n/f. Property Line (adjoining)	Building Setback Line	○ S. Sanitary Sewer Main (proposed)	○ S.W. Stone Wall
○ n/f. Easement Line	Centerline	○ S. Stone Retaining Wall	○ B.W.F. Barbed Wire Fence
○ n/f. Ledge or Boulders	Earth or gravel fill	○ S. Existing Manhole	○ S. Proposed Manhole
○ n/f. Existing Spot Elevation	Proposed Spot Elevation	○ S. Existing Catch Basin/Pipe	○ S. Proposed Storm Pipe
○ n/f. Invert Elevation of Pipe		○ S. Proposed Catch Basin	○ S. Building (existing)

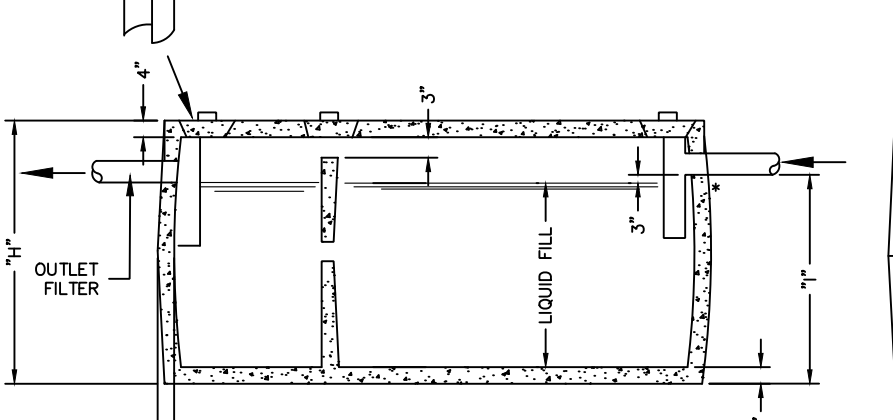
PROPOSED SEPTIC SYSTEM

DESIGN DATA		ELEVATIONS		M.L.S.S.
DAILY FLOW	0.1 GPD/SF * 9000 SF = 900 GPD	INVERT AT BUILDING	515.75	
SEPTIC TANK	1,250 GALLONS	SEPTIC TANK INLET INVERT	514.75	RESTRICTIVE LAYER >60", M.L.S.S. NEED NOT BE CONSIDERED
PRIMARY SYSTEM		SEPTIC TANK OUTLET INVERT	514.50	
DESIGN PERCOLATION RATE	10.1-20.0 MIN/INCH	D-BOX 1 INLET INVERT	511.65	
APPLICATION RATE	1.2	D-BOX 1 OUTLET INVERT	511.57	
E.L.A. REQUIRED	900/1.2 = 750 SF	DISTRIBUTION PIPE 1 INVERT	511.24	
LEACHING SYSTEM (LF)	12"x48" CONC. GALLERIES (128 LF)	BOTTOM ELEV. ROW 1	510.57	
E.L.A. PROVIDED	128 LF X 5.9 E.L.A. = 755.2 SF	D-BOX 2 INLET INVERT	507.58	
RESERVE SYSTEM		D-BOX 2 OUTLET INVERT	507.50	
LEACHING SYSTEM (LF)	84 LF OF 4"x4" CONC. GALLERIES	DISTRIBUTION PIPE 2 INVERT	507.17	
E.L.A. PROVIDED	84 LF X 9.2 E.L.A. = 772.8 SF	BOTTOM ELEV. ROW 2	506.50	

1,250 GALLON SEPTIC TANK DETAIL



PLAN VIEW



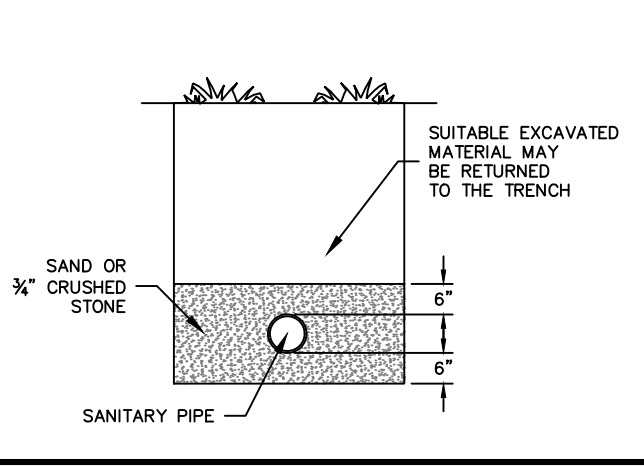
CROSS SECTION

SIDE ELEVATION

LIQUID CAPACITY	LENGTH	WIDTH	INVERT	HEIGHT
550	7'6"	3'6"	3'6"	4'6"
750	8'6"	4'10"	3'6"	4'6"
900	8'6"	4'10"	4'2"	5'0"
1000	8'6"	4'10"	4'6"	5'4"
1250	10'6"	5'8"	3'6"	4'6"
1500	10'6"	5'8"	4'6"	5'4"
2000	11'11"	6'6"	4'6"	5'8"

- NOTES:
- PROVIDE EACH OPENING WITH A 30" DIA. CAST IRON FRAME AND COVER RAISED TO FINISH GRADE WITH 48" DIA. MANHOLE RISER SECTIONS.
 - ALL JOINTS TO BE SEALED WITH BUTYL RUBBER MEASURES.
 - FILL WITH WATER BEFORE REMOVAL OF DEWATERING MEASURES.
 - TWO COMPARTMENT TANK
 - SEPTIC TANK AND MANHOLES TO MEET HS-20 LOADING.

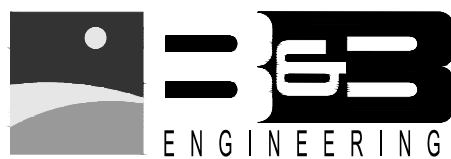
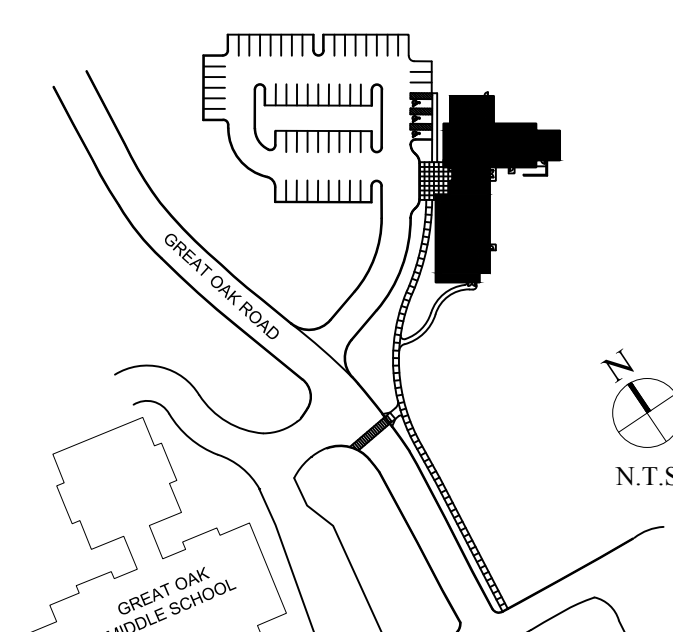
SANITARY PIPE TRENCH



GENERAL NOTES

LOT AREA: 139.13 ACRES
MAP/BLOCK/LOT: 21/61/38A

KEY PLAN



Land Surveying, Professional Engineering & Land Use Consultants

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Stamp

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Project Title

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Drawing Title

SUBSURFACE SEWAGE DISPOSAL
SYSTEM DESIGN PLAN

Scale	Job No.	Date	Drawing No.
1" = 20'	654	8/31/16	SP-4
Drawn	Checked	Approved	
TJS	BPB	BPB	

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