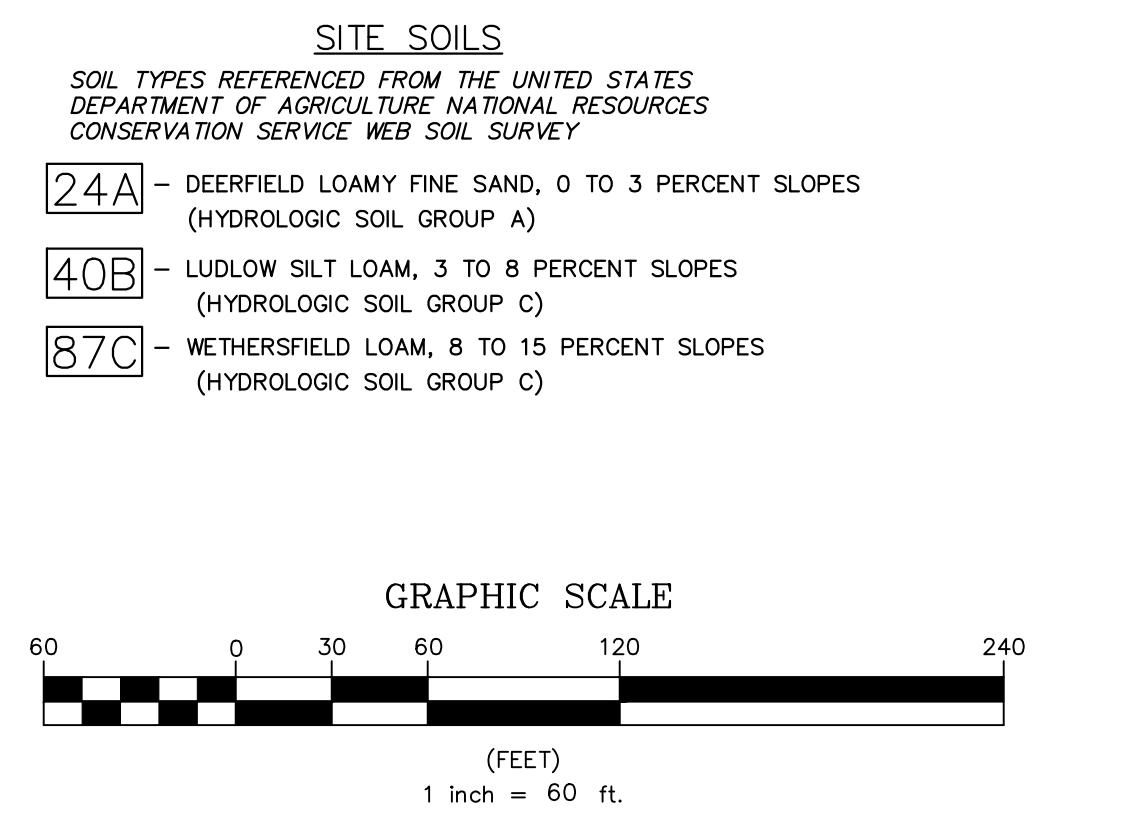


- ### GRADING AND DRAINAGE NOTES:
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN AGENT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK ON THE SITE.
 - TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR CONNECTIONS TO EXISTING UTILITIES.
 - THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL BUILDINGS, AND DRIVEWAYS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - CORRUGATED POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE SOLID TYPE S WITH A SMOOTH INTERIOR WALL BY HANCOR "HI-0", OR EQUAL, WITH SNAP AND SPIN-ON COUPLINGS, AND MEET THE REQUIREMENTS OF ASTM 405, F667, AND AASHTO M294.
 - ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
 - THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
 - UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
 - A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, & TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SEPTIC SERVICE LINES WITH A CONCRETE ENCASMENT.
 - THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO ITS ORIGINAL CONDITION OR BETTER.
 - PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
 - ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE "LOAD BEARING FILL" (COURSE AGGREGATE #2A), AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
 - ALL DISTURBANCE INCURRED TO TOWN/STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN/STATE AUTHORITIES.
 - SHEETING, SHORING OR OTHER MEANS OF PROTECTION FOR WORKERS, ADJACENT PROPERTY AND THE GENERAL PUBLIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL FOLLOW ALL REGULATIONS OF THE TOWN AND ALL REQUIREMENTS OF STATE AND FEDERAL REGULATIONS AS THEY APPLY TO UNDERGROUND TRENCHING AND IN CUT SITUATIONS.
 - ALL FIELD CHANGES TO BE APPROVED BY THE TOWN ENGINEER PRIOR TO COMPLETION IN THE FIELD. THE CONTRACTOR SHALL MAINTAIN A SET OF "AS BUILT" PLANS ON THE SITE ON WHICH ALL CHANGES TO THE APPROVED PLANS SHALL BE RECORDED. AT THE COMPLETION OF CONSTRUCTION, THIS SET OF PLANS WILL BE TURNED OVER TO THE DESIGN ENGINEER WHO WILL REVISE THE ORIGINAL PLANS ACCORDINGLY AND WILL FILE THE REVISED PLANS WITH THE TOWN'S ENGINEERING DIVISION AND WITH EACH UTILITY OWNER.
 - THE INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR ROUTINE CLEANING AND MAINTENANCE OF ALL WATER QUALITY MEASURES/RAIN GARDENS ON THE SITE. WATER QUALITY MEASURES/RAIN GARDENS MUST BE INSPECTED AND CLEANED ANNUALLY OR AS REQUIRED.
 - SEE LANDSCAPING PLANS FOR LIMITS OF PERMANENT LANDSCAPING, GROUND COVER AND SEEDING AREA.
 - THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED UTILITIES, CROSS-EXISTING UTILITIES AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
 - A SEPARATE WATER SERVICE SHALL BE PROVIDED FOR EACH LOT.
 - WATER SERVICES SHALL BE 1 INCH TYPE K COPPER TUBING WITH COMPRESSION JOINTS UNLESS OTHERWISE DIRECTED BY THE SOUTH CENTRAL REGIONAL WATER AUTHORITY.
 - DETECTABLE BLUE WARNING TAPE, 6 INCHES WIDE, LOCATED 12 INCHES ABOVE THE SERVICE SHALL BE INSTALLED IN THE TRENCH.
 - WATER SERVICES INSTALLATIONS SHALL BE COORDINATED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE SOUTH CENTRAL REGIONAL WATER AUTHORITY.
 - THE UNDERGROUND CHAMBER SYSTEM ON EACH PROPERTY IS DESIGNED TO TREAT THE FIRST INCH OF STORMWATER RUNOFF FROM THE ROOF AREAS OF THE PROPOSED HOUSE SHOWN ON THE PLAN. THE SYSTEM CONSISTS OF TWO ROWS OF THREE CHAMBERS (6 CHAMBERS TOTAL) ON A SIX INCH CRUSHED STONE BASE. THE BOTTOM OF THE SYSTEM WILL BE INSTALLED A MINIMUM OF 40 INCHES BELOW FINISHED GRADE.



- ### SITE PLAN NOTES:
- REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER, TOWN AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
 - THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
 - SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITHIN THIS AREA.
 - OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
 - THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS, THAT ARE TO REMAIN, DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
 - ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL STATE AND TOWN PERMITS FOR WORK WITHIN ROAD RIGHT OF WAY, INCLUDING WATER CONNECTION PERMITS. AN EROSION CONTROL BOND IS REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.
 - ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, DESIGN ENGINEER AND TOWN ENGINEER PRIOR TO INSTALLATION.
 - INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE TO BE ALERT TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 OR 811 AND VERIFY ALL LOCATIONS.
 - TEST PITS AND PERCOLATION TEST LOCATIONS ARE REFERENCED FROM THE MAP ENTITLED "ANDERSON SUNNYSIDE FARM RE-SUBDIVISION PRELIMINARY SITE & SEPTIC SYSTEM PLAN - LOTS 1-6" PROPOSED ROAD IMPROVEMENT & DETENTION PHASE I PROPERTY OF NILA DOUGAN - 320 KINGS HIGHWAY, SHEET 4 OF 5, SCALE 1"=40' DATE 2/28/98 BY LAMBERT ENGINEERING AND ANDERSON SUNNYSIDE FARM RE-SUBDIVISION LOT 7 SITE DEVELOPMENT OF LOT #7 PHASE I - 320 KINGS HIGHWAY PROPERTY OF
 - SIGHTLINE INFORMATION DEPICTED ON THE PLAN AT EACH DRIVEWAY IS BASED UPON THE FOLLOWING:
A DESIGN SPEED OF 40 MPH
HEIGHT OF EYE & OBJECT OF 3.5 FEET
LOCATION OF EYE AT 15 FEET FROM EDGE OF PAVEMENT IN DRIVEWAY
LOCATION OF OBJECT AT MIDPOINT OF LANE OF ROAD
DECISION SIGHT DISTANCE OF 330 FEET
UTILIZATION OF A POLICY DESIGN OF HIGHWAYS AND STREETS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS. THE POSTED SPEED LIMIT IS 30 MPH.
 - THE EXISTING TREES ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REMOVED AND REPLACED BY STREET TREE INSTALLED ALONG THE PROPERTY LINE. REFER TO THE LANDSCAPE PLAN FOR TYPE AND LOCATION.

NILA DOUGAN SHEET 5 OF 5, SCALE AS SHOWN, NO DATE BY LAMBERT ENGINEERING.
NO SOIL TESTING HAS BEEN CONDUCTED FOR THE LOT LAYOUT DEPICTED ON THE PLAN. THE SIZE OF THE SEPTIC SYSTEM DESIGN DEPICTED ON EACH PROPOSED LOT SHOWS A WORST-CASE SCENARIO TO DEMONSTRATE THAT ALL OF THE PROPOSED LOTS CAN ACCOMMODATE A SEPTIC SYSTEM, HOUSE AND OTHER SITE IMPROVEMENTS. PRIOR TO HOUSE CONSTRUCTION, DETAILED SEPTIC SYSTEM DESIGN PLANS WILL BE PROVIDED TO THE HEALTH DISTRICT FOR APPROVAL. UTILIZING THE HISTORICAL SOIL TESTING INFORMATION, THE SIZE OF THE LEACHING SYSTEMS MAY DIFFER FROM THE SYSTEM DEPICTED HEREON.
THE LEACHING SYSTEMS DEPICTED ON THE PLAN ARE SIZED BASED UPON INSTALLING 124 LINEAR FEET OF 12 INCH HIGH CONCRETE GALLERIES AND STONE BACKFILL FOR THE PRIMARY AND RESERVE SYSTEMS.

Date	Description	Drawn	Checked	Approved
09/20/20	Address Survey Information	JW	JW	JW
10/21/20	Address Survey Information & Survey	JW	JW	JW

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SITE DEVELOPMENT PLAN

RESUBDIVISION OF ANDERSON SUNNYSIDE FARM LAND OF GBRSTORZ, LLC

318 KINGS HIGHWAY, TOWN OF NORTH HAVEN
NEW HAVEN COUNTY, CONNECTICUT

Design/Colors	RHR	CAD File	SDP202624.dwg	Sheet No.
Drawn	RHR	Project No.	20-2624	
Checked	JW/REM	Date	8/27/20	
Approved	JW/REM	Scale	1"=60'	