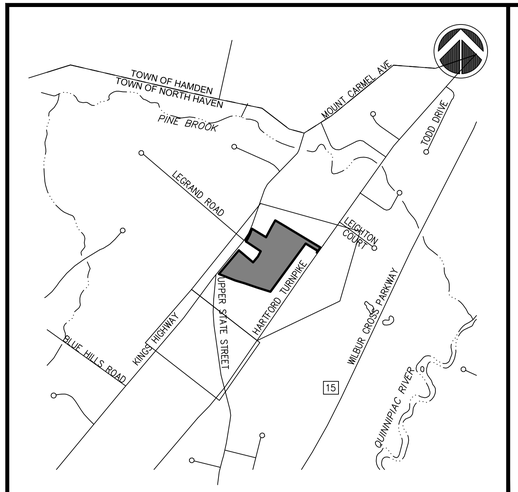
RESUBDIVISION OF ANDERSON SUNNYSIDE FARM
Land of
GBRSTORZ, LLC

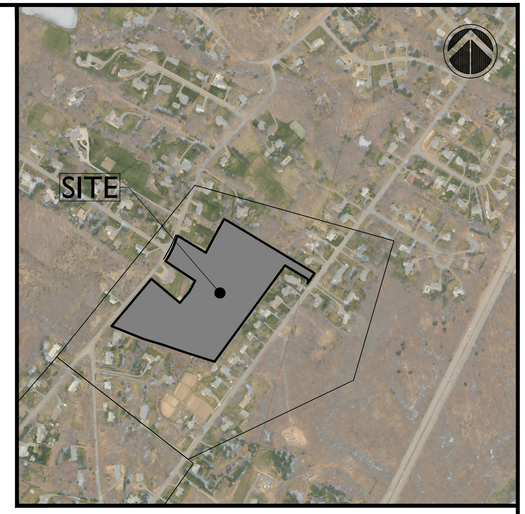
318 Kings Highway
TOWN OF NORTH HAVEN, CONNECTICUT

I20-04, SUBDIVISION REFERRAL



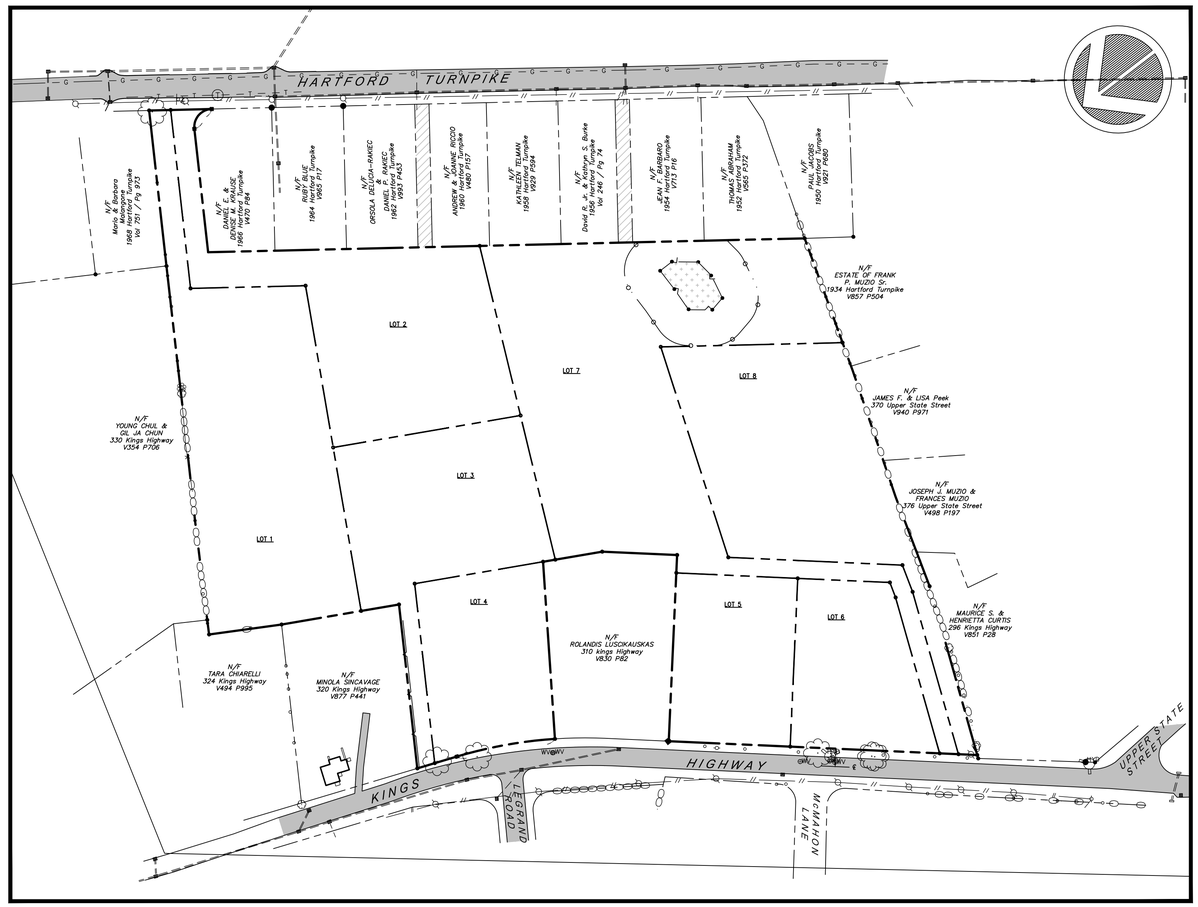
LOCATION MAP

SCALE: 1"=1,000'



VICINITY MAP

SCALE: 1"=400'



OVERALL SITE PLAN

SCALE: 1"=100'

INDEX OF DRAWINGS

OWNER / APPLICANT:

GBRSTORZ, LLC
315 Boston Street
Guilford, CT
(203) 640-1825

SITE PLANNER / CIVIL ENGINEER:

LRC GROUP

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.2877

85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880

1 International Blvd, Suite 400
Mahwah, NJ 07495
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www.lrcconsult.com

- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.

STATE OF CONNECTICUT HENRY THOMAS No. 468 LICENSED LANDSCAPE ARCHITECT

Henry Thomas R.L.A. #468

STATE OF CONNECTICUT RODNEY MORRISON No. 21336 LICENSED PROFESSIONAL ENGINEER

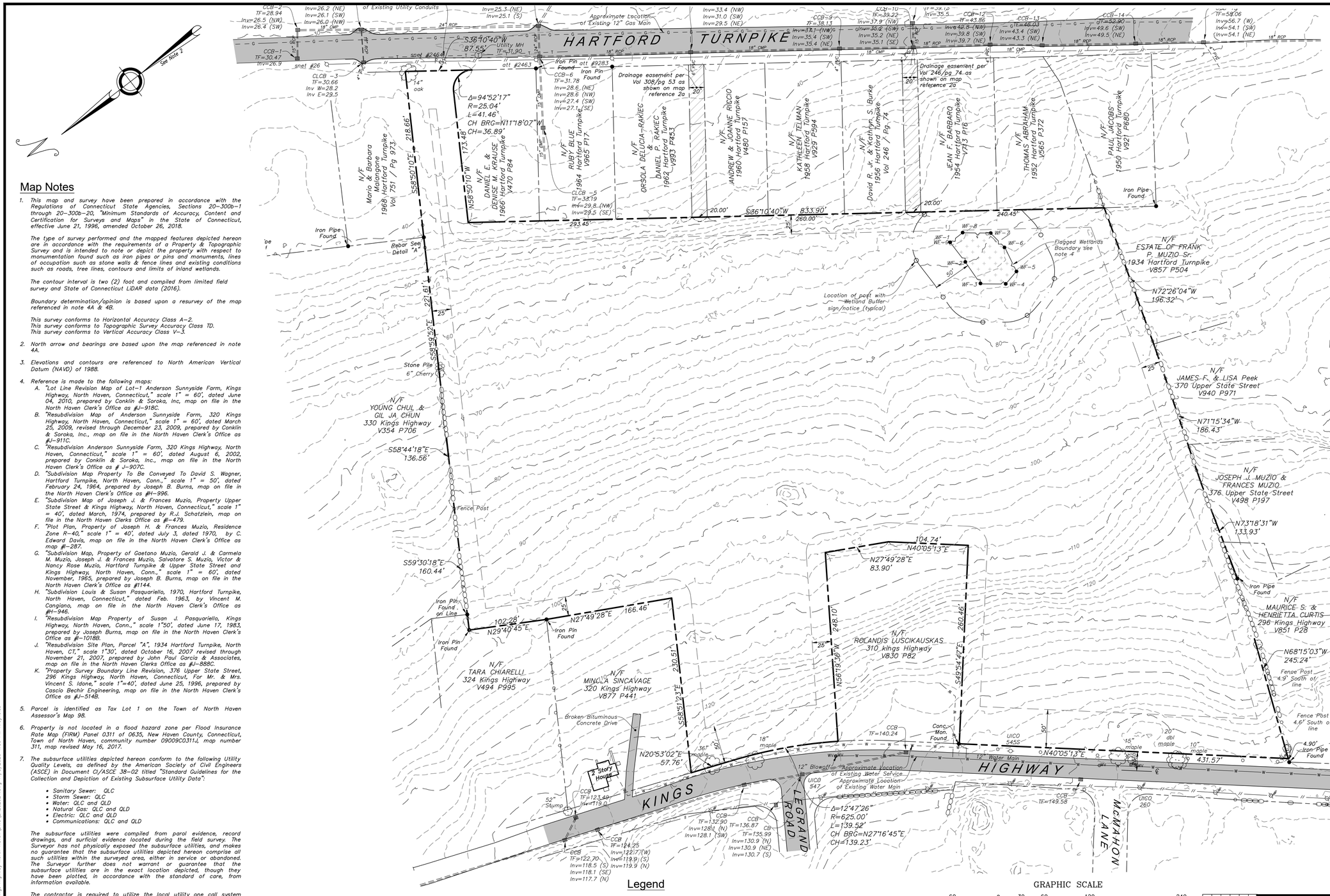
Rodney Morrison P.E. #21,336

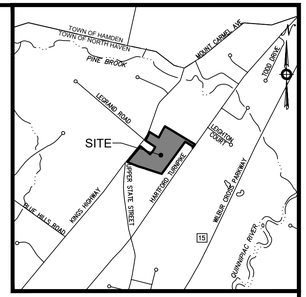
John J. Wagenblatt P.L.S. #17,791

STATE OF CONNECTICUT JOHN WAGENBLATT No. 17791 LICENSED LAND SURVEYOR

REVISION DATE: 11/10/2020

Z:\LAND\RESOURCECONSULTANTS\2020 Jobs\20-2624 McMahon Kings Highway North Haven\DWG\CV020624.dwg 11/12/2020 7:02 AM Reynolds





Vicinity Map
Scale: 1"=1,500'

Map Notes

1. *This map and survey have been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, "Minimum Standards of Accuracy, Content and Certification for Surveys and Maps" in the State of Connecticut, effective June 21, 1996, amended October 26, 2018.*

   The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Property & Topographic Survey and is intended to note or depict the property with respect to manumentation found such as iron pipes or pins and manuments, lines of occupation such as stone walls & fence lines and existing conditions such as roads, tree lines, contours and limits of inland wetlands.

   The contour interval is two (2) foot and compiled from limited field survey and State of Connecticut LiDAR data (2016).

   Boundary determination/opinion is based upon a resurvey of the map referenced in note 4A & 4B.

   This survey conforms to Horizontal Accuracy Class A-2.
   This survey conforms to Topographic Survey Accuracy Class TD.
   This survey conforms to Vertical Accuracy Class V-3.

2. *North arrow and bearings are based upon the map referenced in note 4A.*

3. *Elevations and contours are referenced to North American Vertical Datum (NAVD) of 1988.*

4. *Reference is made to the following maps:*
   - A. *"Lot Line Revision Map of Lot-1 Anderson Sunnyside Farm, Kings Highway, North Haven, Connecticut," scale 1" = 60', dated June 04, 2010, prepared by Conklin & Soroka, Inc, map on file in the North Haven Clerk's Office as #J-918C.*
   - B. *"Resubdivision Map of Anderson Sunnyside Farm, 320 Kings Highway, North Haven, Connecticut," scale 1" = 60', dated March 25, 2009, revised through December 23, 2009, prepared by Conklin & Soroka, Inc., map on file in the North Haven Clerk's Office as #J-911C.*
   - C. *"Resubdivision Anderson Sunnyside Farm, 320 Kings Highway, North Haven, Connecticut," scale 1" = 60', dated August 6, 2002, prepared by Conklin & Soroka, Inc., map on file in the North Haven Clerk's Office as # J-907C.*
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   - E. *"Subdivision Map of Joseph J. & Frances Muzio, Property Upper State Street & Kings Highway, North Haven, Connecticut," scale 1" = 40', dated March, 1974, prepared by R.J. Schatzlein, map on file in the North Haven Clerks Office as #I-479.*
   - F. *"Plot Plan, Property of Joseph H. & Frances Muzio, Residence Zone "A-40," scale 1" = 40', dated July 3, dated 1970, by C. Edward Davis, map on file in the North Haven Clerk's Office as map #I-287.*
   - G. *"Subdivision Map, Property of Gaetano Muzio, Gerald J. & Carmela M. Muzio, Joseph J. & Frances Muzio, Salvatore S. Muzio, Victor & Nancy Rose Muzio, Hartford Turnpike & Upper State Street and Kings Highway, North Haven, Conn.," scale 1" = 60', dated November, 1965, prepared by Joseph B. Burns, map on file in the North Haven Clerk's Office as #1144.*
   - H. *"Subdivision Louis & Susan Pasquariello, 1970, Hartford Turnpike, North Haven, Connecticut," dated Feb. 1963, by Vincent M. Cangiano, map on file in the North Haven Clerk's Office as #H-946.*
   - I. *"Resubdivision Map Property of Susan J. Pasquariello, Kings Highway, North Haven, Conn.," scale 1"50', dated June 17, 1983, prepared by Joseph Burns, map on file in the North Haven Clerk's Office as #J-1018B.*
   - J. *"Resubdivision Site Plan, Parcel "A", 1934 Hartford Turnpike, North Haven, CT," scale 1"30', dated October 16, 2007 revised through November 21, 2007, prepared by John Paul Garcia & Associates, map on file in the North Haven Clerks Office as #J-888C.*
   - K. *"Property Survey Boundary Line Revision, 376 Upper State Street, 296 Kings Highway, North Haven, Connecticut, For Mr. & Mrs. Vincent S. Idone," scale 1"=40', dated June 25, 1996, prepared by Cascio Bechir Engineering, map on file in the North Haven Clerks Office as #J-514B.*

5. *Parcel is identified as Tax Lot 1 on the Town of North Haven Assessor's Map 98.*

6. *Property is not located in a flood hazard zone per Flood Insurance Rate Map (FIRM) Panel 0311 of 0635, New Haven County, Connecticut, Town of North Haven, community number 090093O311J, map number 311, map revised May 16, 2017.*

7. *The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document CI/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":*

   - *Sanitary Sewer: QLC*
   - *Storm Sewer: QLC*
   - *Water: QLC and QLD*
   - *Natural Gas: QLC and QLD*
   - *Electric: QLC and QLD*
   - *Communications: QLC and QLD*

   The subsurface utilities were compiled from parol evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted hereon comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.

   The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

Certification

To my knowledge and belief this map is substantially correct as noted hereon.

JOHN F. WAGENBLATT L.S. No. 17,791

STATE OF CONNECTICUT JOHN WAGENBLATT No. 17791 LICENSED LAND SURVEYOR

ZONING SUMMARY TABLE

ZONING INFORMATION		
PARCEL SIZE	13.938 ACRES	
ASSESSOR'S LOCATION	MAP 98 LOT 01	
ZONING DISTRICT	R-40 DISTRICT	
PROPOSED USE	RESIDENTIAL SUBDIVISION	
ITEM	*REQUIRED*	*EXISTING*
MINIMUM LOT AREA	40,000 SF	607,146 SF
MINIMUM LOT WIDTH	150 Ft	970.26 Ft
BUILDING SETBACKS FRONT YARD SIDE YARD REAR YARD	 50 FT 25 FT 25 FT	 N/A N/A N/A
MAXIMUM BUILDING HEIGHT (FEET)	35 Ft	N/A
MAXIMUM BUILDING COVERAGE	15%	N/A

Legend

- Property Line
- Easement Line
- 200 Index Contour
- Intermediate Contour
- Treeline
- Hedge/Shrub Line
- Stone Wall
- Fence
- Guide Rail
- Stream/Edge of Water
- Limit of Wetlands
- Upland Review/Regulated Area
- Storm Sewer
- Water Main
- Overhead Wire
- Monument
- Iron Pin, Pipe, Rebar, Drill Hole
- Calculated Property Corner
- Stone Pile
- WF-6 Wetland Flag
- Sign
- ×234.0 Existing Spot Grade
- Guy Wire
- Mailbox
- Utility Pole
- WV Water Valve
- HYD Hydrant
- GV Gas Valve
- Drainage Manhole
- Paved-Over Manhole
- U Manhole, Utility Type Unknown
- N/F Now or Formerly
- Catch Basin
- Curbless Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub
- Bituminous Concrete Surface

GRAPHIC SCALE
60 0 30 60 120 240
(FEET)
1 inch = 60 ft.

Deed References

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Total Parcel Area

607,146 S.F.
13.938 Acres

No.	Date	Description
1	09/02/20	Added Survey Information

Revisions

LRC GROUP
- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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PROPERTY & TOPOGRAPHIC SURVEY

RESUBDIVISION OF ANDERSON SUNNYSIDE FARM

LAND OF
GBRSTORZ, LLC
318 KINGS HIGHWAY, TOWN OF NORTH HAVEN
NEW HAVEN COUNTY, CONNECTICUT

Design/Calcs	–	CAD File	EX202624.dwg
Drawn	LRC	Project No.	20-2624
Checked	JW	Date	XX/XX/XX
Approved	JW	Scale	1"=60'

Sheet No. EX-1

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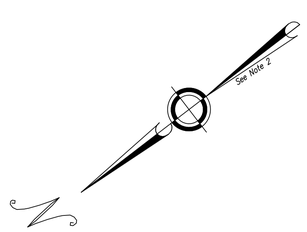

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   The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a limited Property/Boundary Survey – Subdivision map. It is intended to depict the layout of lots, easements and lands and is intended for submission to applicable regulatory entities.

   With respect to the perimeter the boundary determination/opinion is based upon a resurvey of the map referenced in note 3A & 3B.

   With respect to the subdivision, the boundary determination/opinion is based upon an original survey.

   This survey conforms to Horizontal Accuracy Class A–2.

2. *North arrow and bearings are based upon the map referenced in note 3A.*

3. *Reference is made to the following maps:*
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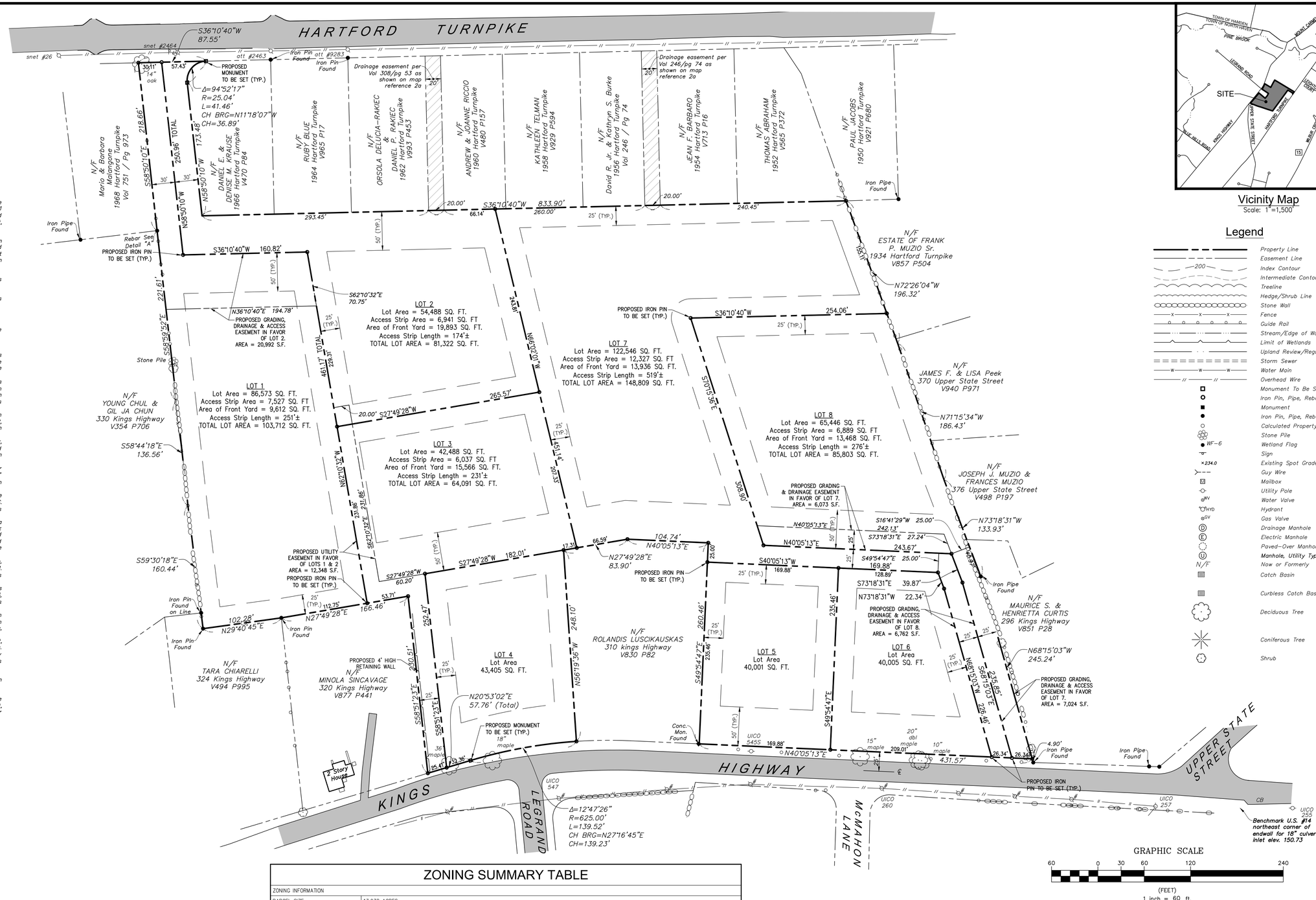

Vicinity Map
Scale: 1"=1,500'

Legend

- Property Line
- Easement Line
- 200 Index Contour
- Intermediate Contour
- Treeline
- Hedge/Shrub Line
- Stone Wall
- Fence
- Guide Rail
- Stream/Edge of Water
- Limit of Wetlands
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- D Drainage Manhole
- E Electric Manhole
- Paved–Over Manhole
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- N/F Now or Formerly
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- Curbless Catch Basin
- Deciduous Tree
- Coniferous Tree
- Shrub

GRAPHIC SCALE

60 0 30 60 120 240

(FEET)
1 inch = 60 ft.

ZONING SUMMARY TABLE

ZONING INFORMATION									
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ZONING DISTRICT	R–40 DISTRICT								
PROPOSED USE	RESIDENTIAL SUBDIVISION								
ITEM	*REQUIRED/ PERMITTED*	*PROPOSED LOT 1*	*PROPOSED LOT 2*	*PROPOSED LOT 3*	*PROPOSED LOT 4*	*PROPOSED LOT 5*	*PROPOSED LOT 6*	*PROPOSED LOT 7*	*PROPOSED LOT 8*
MINIMUM LOT AREA	40,000 SF	103,712 SF	81,322 SF	64,091 SF	43,405 SF	40,001 SF	40,005 SF	122,546 SF	65,446 SF
MINIMUM LOT WIDTH	150 FT	193.70 FT	254.80 FT	276.20 FT	174.10 FT	169.90 FT	192.40 FT	238.40 FT	267.80 FT
BUILDING SETBACKS FRONT YARD SIDE YARD REAR YARD	50 FT 25 FT 25 FT	220.5 FT 47.1 FT 211.5 FT	173.6 FT 88.0 FT 46.4 FT	84.1 FT 52.4 FT 65.6 FT	56.3 FT 40.9 FT 157.2 FT	56.4 FT 41.5 FT 149.1 FT	57.4 FT 52.9 FT 148.2 FT	138.5 FT 52.1 FT 244.6 FT	114.5 FT 65.3 FT 121.1 FT
MAXIMUM BUILDING HEIGHT (FEET)	35 FT	> 35 FT	> 35 FT	> 35 FT	> 35 FT	> 35 FT	> 35 FT	> 35 FT	> 35 FT
MAXIMUM BUILDING COVERAGE	15%	2.5%	3.1%	4.0%	5.9%	6.4%	6.4%	6.4%	3.9%

Certification

To my knowledge and belief this map is substantially correct as noted hereon.

JOHN F. WAGENBLATT L.S. No. 17,791

STATE OF CONNECTICUT JOHN WAGENBLATT No. 17791 LICENSED LAND SURVEYOR

Deed References

Volume 902 Page 215

Total Parcel Area

607,146 S.F.
13.938 Acres

Revisions			
#	Date	Description
1	09/02/20	Added Survey Information
2	11/2/20	Town Staff Review Comments

LRC GROUP
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SUBDIVISION PLAN

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LAND OF
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318 KINGS HIGHWAY, TOWN OF NORTH HAVEN
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Design/Calcs	–	CAD File	SUB202624.dwg
Drawn	LRC	Project No.	20–2624
Checked	JW	Date	8/27/20
Approved	JW	Scale	1"=60'

Sheet No. SUB-1

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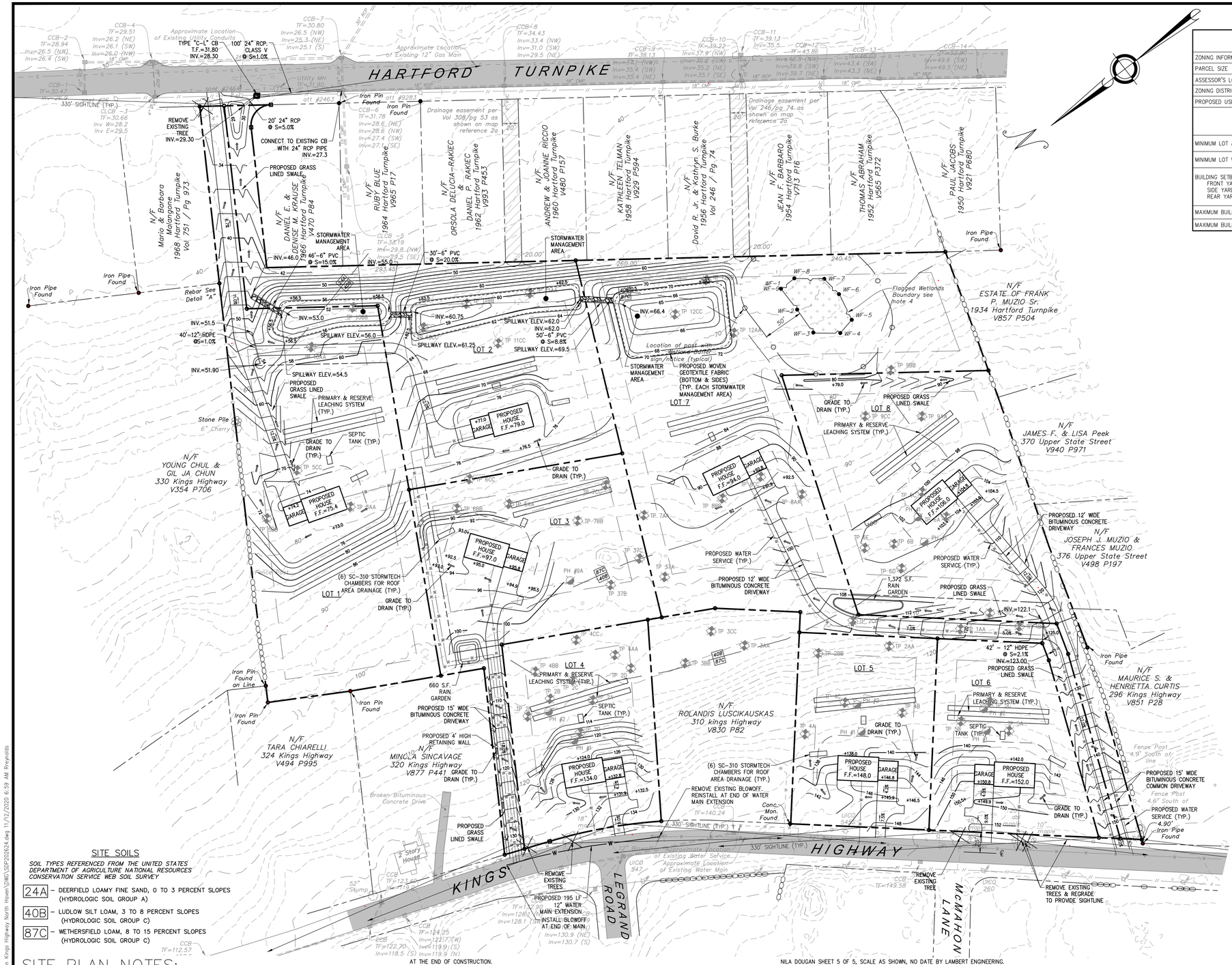

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MAXIMUM BUILDING COVERAGE	15%	2.5%	3.1%	4.0%	5.9%	6.4%	6.4%	6.4%	3.9%

GRADING AND DRAINAGE NOTES:

1. 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.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR CONNECTIONS TO EXISTING UTILITIES.
4. 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.
5. CORRUGATED POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE SOLID TYPE S WITH A SMOOTH INTERIOR WALL BY HANCOR "HI-Q", OR EQUAL, WITH SNAP AND SPIN-ON COUPLINGS, AND MEET THE REQUIREMENTS OF ASTM 405, F667, AND AASHTO M294.
6. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
7. 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.
8. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
9. 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 ENCASEMENT.
10. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO IT'S ORIGINAL CONDITION OR BETTER.
11. 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.
12. 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.
13. 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.
14. 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
15. 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.
16. THE INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR ROUTINE CLEANING AND MAINTENANCE OF ALL WATER QUALITY MEASURES/RAIN GARDENS/STORMWATER MANAGEMENT AREAS, OUTLET PIPES AND SPILLWAYS ON THEIR PROPERTY. MAINTENANCE AGREEMENTS WILL BE PREPARED AND RECORDED ON THE LAND RECORDS DESCRIBING THE REQUIREMENTS FOR MAINTENANCE AND INSPECTIONS. INDIVIDUAL PLOT PLANS FOR EACH LOT WILL BE REQUIRED AND APPROVED BY TOWN STAFF PRIOR TO CONSTRUCTION.
17. SEE LANDSCAPING PLANS FOR LIMITS OF PERMANENT LANDSCAPING, GROUND COVER AND SEEDED AREA.
18. 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.
19. A SEPARATE WATER SERVICE SHALL BE PROVIDED FOR EACH LOT.
20. WATER SERVICES SHALL BE 1 INCH TYPE K COPPER TUBING WITH COMPRESSION JOINTS UNLESS OTHERWISE DIRECTED BY THE SOUTH CENTRAL REGIONAL WATER AUTHORITY.
21. DETECTABLE BLUE WARNING TAPE, 6 INCHES WIDE, LOCATED 12 INCHES ABOVE THE SERVICE SHALL BE INSTALLED IN THE TRENCH.
22. WATER SERVICES INSTALLATIONS SHALL BE COORDINATED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE SOUTH CENTRAL REGIONAL WATER AUTHORITY.
23. 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.
24. THE STORMWATER MANAGEMENT AREAS AND DOWNSTREAM PIPING SHALL BE CONSTRUCTED FIRST PRIOR TO CLEARING OF THE SITE.
25. INSTALL GEOTEXT WOVEN GEOTEXTILE 200ST OR APPROVED EQUAL AS A LINER IN EACH STORMWATER MANAGEMENT AREA TO LIMIT EXFILTRATION OF STORMWATER INTO THE UNDERLYING SOILS. THE GEOTEXTILE SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS. THE GEOTEXTILE SHALL BE INSTALLED SIX INCHES BELOW THE FINISHED GRADES SHOWN FOR EACH STORMWATER MANAGEMENT AREA.

SITE SOILS

SOIL TYPES REFERENCED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY

- 24A – DEERFIELD LOAMY FINE SAND, 0 TO 3 PERCENT SLOPES (HYDROLOGIC SOIL GROUP A)
- 40B – LUDLOW SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP C)
- 87C – WETHERSFIELD LOAM, 8 TO 15 PERCENT SLOPES (HYDROLOGIC SOIL GROUP C)

SITE PLAN NOTES:

1. 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.
2. 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.
3. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
4. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
8. ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS.
9. 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 WAYS, 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
10. 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.
11. 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 AREA SHOW TO ALERT THE CONTRACTOR 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.
12. 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 3 SITE DEVELOPMENT OF LOT #7 PHASE I – 320 KINGS HIGHWAY PROPERTY OF NILA DOUGAN SHEET 5 OF 5, SCALE AS SHOWN, NO DATE BY LAMBERT ENGINEERING.
13. 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.
14. 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
REFERENCED FROM A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS. THE POSTED SPEED LIMIT IS 30 MPH.
15. THE EXISTING TREES ALONG THE FRONTAGE OF THE PROPERTY SHALL BE REMOVED AND REPLACED BY STREET TREES INSTALLED ALONG THE PROPERTY LINE. REFER TO THE LANDSCAPE PLAN FOR TYPE AND LOCATION.
16. THE WETLAND SOILS ARE DESCRIBED AS WILBRAHAM SOIL SERIES – POORLY DRAINED AS REFERENCED FROM THE WETLAND DELINEATION AND ASSESSMENT REPORT PREPARED BY MARTIN BROGIE IN SEPTEMBER 2020.

Revisions			
No.	Date	Description	
1	09/02/20	Added Survey Information	
2	10/2/20	Added Soil Testing Information & Survey	
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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/Calcs	RHR	CAD File	SDP202624.dwg
Drawn	RHR	Project No.	20-2624
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Sheet No. **SDP-1**

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EROSION CONTROL NOTES:

1. AT ANY PARTICULAR TIME, LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RE-STABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. DO NOT WAIT FOR HOUSE CONSTRUCTION TO BE COMPLETED FOR STABILIZATION OF GRASS AND PAVED AREAS TO PROCEED. IF PERMANENT SLOPES CAN NOT BE COMPLETED IMMEDIATELY UPON THEIR PLACEMENT, TEMPORARY MULCH OR GRASS COVER SHALL BE ESTABLISHED.
2. SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AT THE LOCATIONS SHOWN ON THE PLANS, AND STAKED IN PLACE. ALL SUCH PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO ANY CUTTING OR FILLING PROCEEDS.
3. EXISTING CATCH BASINS SHALL BE PROTECTED WITH SILT FENCE, HAY BALES, OR SILT SACKS THROUGHOUT THE CONSTRUCTION PERIOD. THE STRUCTURES SHALL BE ENCIRCLED COMPLETELY AT LOW POINTS. ON SLOPED AREAS THE SILT FENCE SHALL FORM A POCKET TO TRAP WATER IMMEDIATELY UPSTREAM FROM THE STRUCTURE. STABILIZATION OF GRASS AND PAVED AREAS SHALL BE COMPLETE BEFORE REMOVAL OF THE FENCE.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION IN ANY WATERSHED ARE UNLESS SPECIFIC PERMISSION IS OBTAINED FROM THE TOWN TO OTHERWISE PROCEED FOR SPECIFIC AREAS.
6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH EITHER PAVEMENT, GRASS OR APPROVED GROUND COVER. CONTROL MEASURES SHALL BE CHECK BY THE RESPONSIBLE INDIVIDUAL OR HIS DESIGNATED REPRESENTATIVE BEFORE AND AFTER ALL RAIN STORMS AND AFTER EACH WORKING DAY.
7. THE INDIVIDUAL LOT CONSTRUCTION CONTRACTOR IS RESPONSIBLE TO IMPLEMENT THIS EROSION AND SEDIMENT CONTROL PLAN. IT IS THE RESPONSIBILITY OF THE SITE CONTRACTOR FOR THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.
8. ADDITIONAL CONTROL MEASURES SHALL BE IMMEDIATELY INSTALLED, AS REQUIRED BY THE INTENT OF THIS PLAN AND/OR IF REQUESTED BY THE TOWN. UNUSED SILT FENCE SHALL BE KEPT AVAILABLE ON THE SITE FOR THIS PURPOSE.
9. ALL DISTURBED AND STOCKPILED MATERIALS SHALL BE SEEDED AS SOON AS POSSIBLE. IN THE CASE OF WINTER CONSTRUCTION, MULCH SHALL BE PLACED AND EROSION CONTROL MEASURES PLACED TO PREVENT WASHOUTS OF THE STOCKPILED MATERIAL. THE SAME REQUIREMENTS MAY BE NEEDED FOR CONSTRUCTION DURING OTHER SEASONS AS DIRECTED BY THE TOWN AND THE ENGINEER.
10. SEEDING MIXTURES SHALL BE IN COMPLIANCE WITH CHAPTER 6 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL". TEMPORARY SEEDING SHALL BE USED WHEN THE GROWING SEASON REMAINING IS LESS THAN 60 DAYS. PERMANENT SEEDING SHALL BE USED WHEN MORE THAN 60 DAYS REMAINS. FOR SEASONS WHEN SEEDING IS NOT POSSIBLE, SUCH AS THE WINTER OR THE DRY PART OF THE SUMMER, MULCH SHALL BE USED AT THE RATE OF TWO TONS PER ACRE. PERMANENT SEEDING SHALL REPLACE TEMPORARY SEEDING AS SOON AS THE SEASON PERMITS AND AS APPROVED BY THE TOWN ENGINEER. REFER THE SEEDING CHARTS ON THE DETAIL SHEETS.
11. HAY MULCH SHOULD BE APPLIED AT THE RATE OF TWO TONS PER ACRE (40 BALES PER ACRE) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS FOR MORE THAN 30 DAYS.
12. SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
13. E&S CONTROLS BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS OF GREATER THAN 0.1 INCH.
14. THE CONTRACTOR SHALL COORDINATE INSPECTIONS BY TOWN STAFF PRIOR TO AND DURING CONSTRUCTION.
15. COVER OR WATER STOCKPILE AREAS AND SITE TO PREVENT WIND EROSION AS NEEDED.
16. SOIL AND EROSION CONTROLS MUST BE INSPECTED BY THE ZONING ENFORCEMENT OFFICER BEFORE WORK MAY COMMENCE.
17. THE OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

GRAPHIC SCALE

60 0 30 60 120 240

(FEET)

1 inch = 60 ft.

No.	Date	Description
1	09/02/20	Added Survey Information
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Revisions

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EROSION CONTROL PLAN

RESUBDIVISION OF ANDERSON SUNNYSIDE FARM

LAND OF
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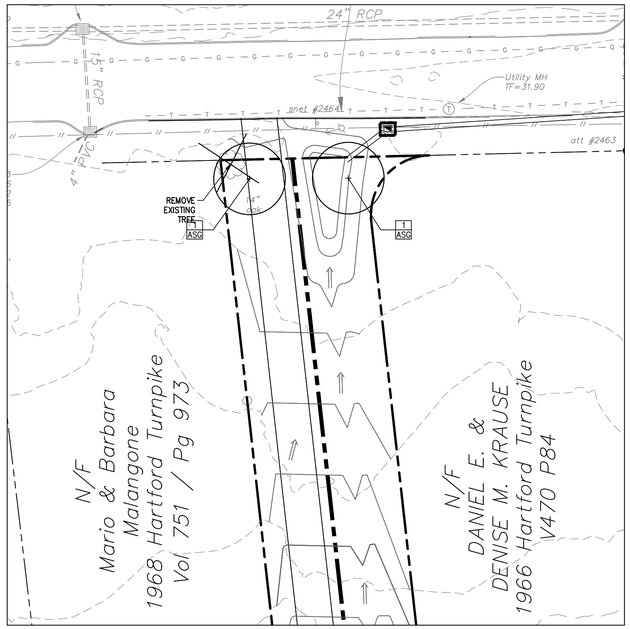
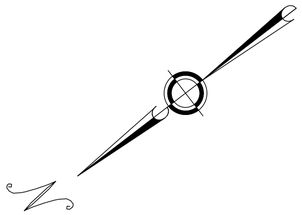
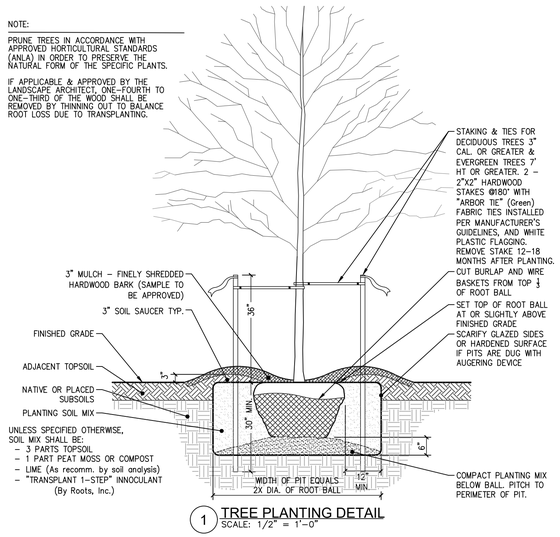




NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

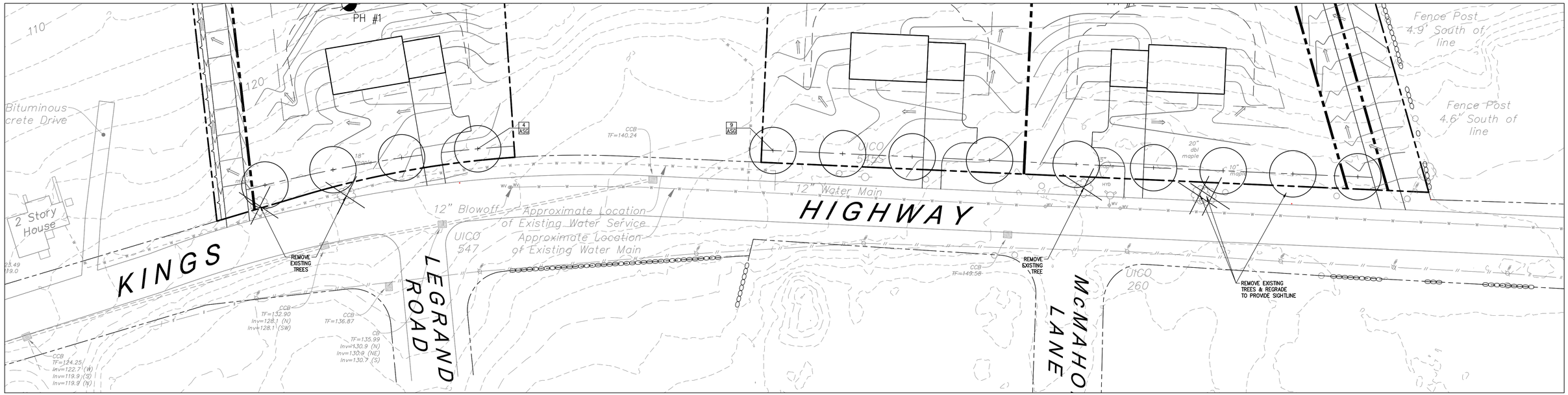


1 TREE PLANTING DETAIL
SCALE: 1/2" = 1'-0"

PLANTING NOTES:

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITIES PLAN FOR ALL OTHER INFORMATION.
2. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS, TREES, AND SHRUBS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE ONE YEAR GUARANTEE PERIOD.
3. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
4. ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
5. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL. SEE SHEET DN-5 FOR PLANTING DETAILS.
6. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
7. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM WITHIN TRAFFIC ISLANDS TO BE LANDSCAPED TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
8. PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
   - 1 PART PEAT MOSS
   - 3 PARTS TOPSOIL
   - FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
   - MYCORRHIZA INOCULANT – "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.
9. TIME OF PLANTING: NEW PLANT MATERIALS SHALL BE INSTALLED BETWEEN APRIL 1 AND JUNE 1, OR AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST.
10. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6". CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE PH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST.
11. ALL SLOPES GREATER THAN 3:1 RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.

HARTFORD TURNPIKE FRONTAGE:



KINGS HIGHWAY FRONTAGE:

GRAPHIC SCALE

30 0 15 30 60 120

(FEET)
1 inch = 30 ft.

PLANT LIST:

DECIDUOUS TREES:

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
ASG	15	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	2-2.5" cal.	55' ht.	Upright oval crown

No.	Description	Date
	Revisions	

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STREET TREE PLAN

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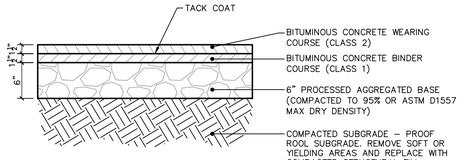
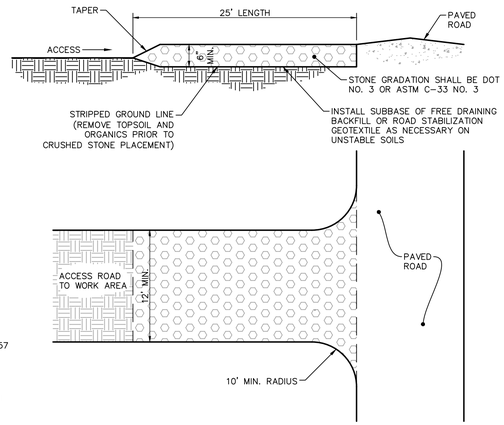
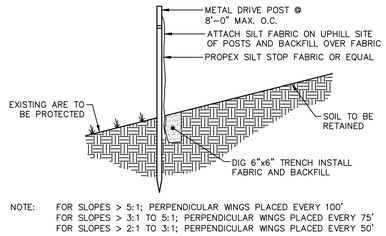


BITUMINOUS CONCRETE PAVEMENT
SCALE: 1" = 1'-0"

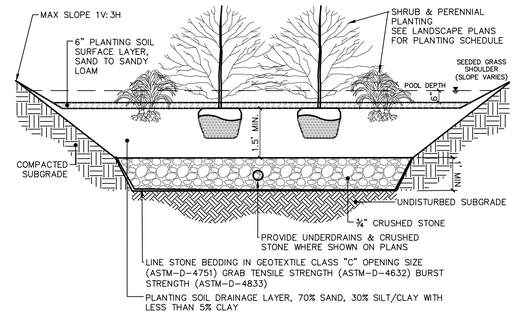


CONSTRUCTION ENTRANCE DETAIL
SCALE: 1/16" = 1'-0"

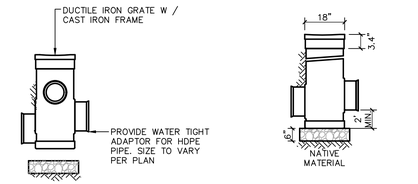


NOTE: FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

SILT FENCE DETAIL
SCALE: N.T.S.



RAIN GARDEN DETAIL
SCALE: 1/4"=1'-0"



NOTES:

1. HEIGHT AND INVERT ELEVATIONS TO VARY PER PLAN. OVERALL MAX HEIGHT NOT TO EXCEED 10 FEET.
2. SET YARD DRAIN ON 6" THICK STONE BASE OF GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED BY ASTM D2321. STONE BASE TO EXTENT MIN 6 INCHES BEYOND YARD DRAIN IN ALL DIRECTIONS
3. BACKFILL USING TRENCH BACKFILL IN 6 INCH LIFTS. REMOVE ANY ROCKS OR BOULDERS EXCEEDING 6 INCHES.

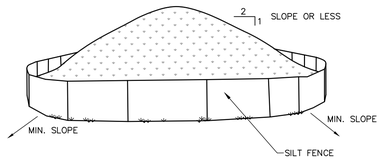
NYLOPLAST 18" YARD DRAIN
SCALE: N.T.S.

NOTES:

1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE 4:1 OR GREATER.
2. 4:1 SLOPES OR STEEPER WHERE INDICATED ON THE CONTRACT DRAWINGS:

   EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO-DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.

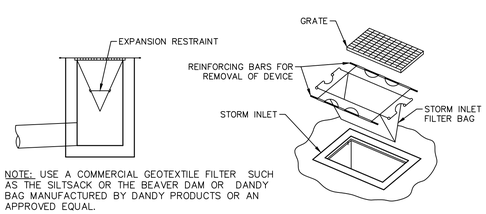
EROSION CONTROL BLANKET DETAIL
SCALE: N.T.S.



NOTES:

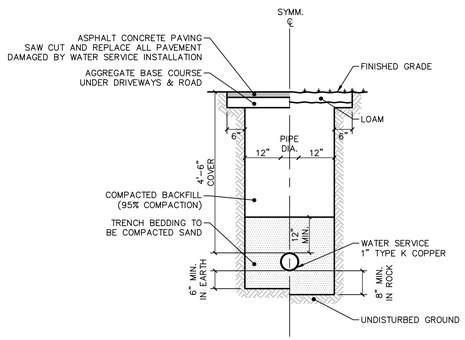
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

MATERIALS STOCKPILE DETAIL
SCALE: N.T.S.

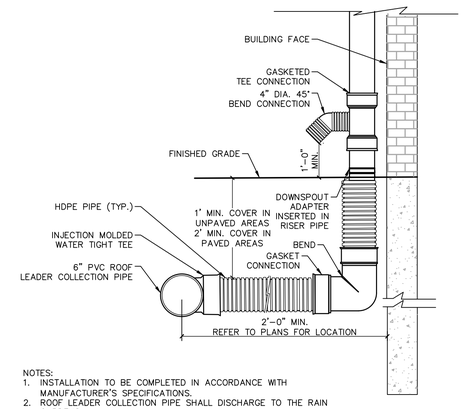


NOTE: USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

SILT SACK DETAIL
SCALE: N.T.S.



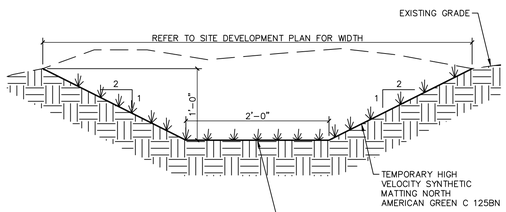
WATER SERVICE TRENCH DETAIL
SCALE: 1/2" = 1'-0"



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ROOF LEADER COLLECTION PIPE SHALL DISCHARGE TO THE RAIN GARDENS.

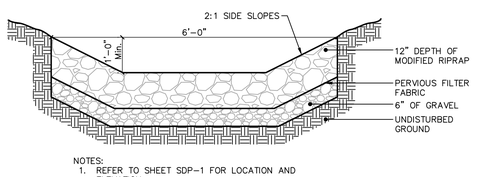
ROOF LEADER COLLECTION PIPE OVERFLOW DETAIL
SCALE: 1" = 1'-0"



NOTES:

1. APPLY EROSION CONTROL BLANKET IN DIRECTION OF WATER FLOW AND IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
2. EXACT CHANNEL DIMENSIONS, SLOPE, SIDE SLOPES, DEPTH TO BE INSTALLED AS SHOWN ON THE SD DRAWINGS.

GRASSED LINED SWALE DETAIL
SCALE: 1" = 1'-0"



NOTES:

1. REFER TO SHEET SDP-1 FOR LOCATION AND ELEVATION

SPILLWAY DETAIL
N.T.S.

No.	Date	Description
1	11/10/20	Added Spillway Detail

Revisions

LRC GROUP
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- Environmental Services
- Land Surveying
- Landscape Architecture

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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

DETAILS

RESUBDIVISION OF ANDERSON SUNNYSIDE FARM
LAND OF
GBRSTORZ, LLC
318 KINGS HIGHWAY, TOWN OF NORTH HAVEN
NEW HAVEN COUNTY, CONNECTICUT

Design/Calcs	LRC	CAD File	DN20262401.dwg	Sheet No.
Drawn	LRC	Project No.	20-2624	DN-1
Checked	JW/REM	Date	08/27/2020	
Approved	JW/REM	Scale	AS NOTED	

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety)[4]	Lbs/Acre	Lbs/1,000 Sq. Ft.
1[5]	Kentucky Bluegrass Creeping Red Fescue (Pennlawn, Wintergreen) Perennial Ryegrass (Norlea, Manhatten)	20 20 5 Total 45	.45 .45 .10 1.00
2[5]	Creeping Red Fescue (Pennlawn, Wintergreen) Redtop (streeking, Common) Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20 2 20 Total 42	.45 .05 .45 .95
3[5]	Creeping Red Fescue (Pennlawn, Wintergreen) Bird's–foot Trefoil (Empire, Viking) with inoculant[1] Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20 8 20 Total 48	.45 .20 .45 1.10
4[5]	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31) Redtop (Streeker, Common) Bird's–foot Trefoil (Empire, Viking) with inoculant[1]	20 2 8 Total 30	.45 .05 .20 .70
5[5]	White Clover Perennial Rye Grass	10 2 Total 12	.25 .05 .30
6[5]	Creeping Red Fescue Redtop (streeker, Common) Perennial Rye Grass	10 2 20 Total 42	.50 .05 .50 1.05
7[5]	Smooth Bromegrass (Saratoga, Lincoln) Perennoal Ryegass (Norlea, Manhatten) Bird's–foot Trefoil (Empire, Viking) with inoculant[1]	15 5 10 Total 30	.35 .10 .25 .70
8[6]	Switchgrass (Blackwell, Shelter, Cave–in–rock) Weeping Lovegrass Little Bluestem (Blaze, Aldous, Camper)	10[1] 3 10[1] Total 23	.25 .07 .25 .57
9[5]	Creeping Red Fescue (Pennlawn, Wintergreen) Crown Vetch (Chemung, Penngift) with inoculant[1] (or Flatpea (Lathco) with inoculant[1]) Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln) Redtop (streeker, Common)	10 15 (30) 15 2 Total 42 (or 57)	.25 .35 (.75) .35 .05 1.00 (or 1.40)
10[5]	Creeping Red Fescue (Pennlawn, Wintergreen) Redtop (streeker, Common) Crown Vetch (Chemung, Penngift) with inoculant (or Flatpea (Lathco) with inoculant)	20 2 15 (30) Total 37 (or 52)	.45 .5 .35 (.75) .85 (or 1.25)
11[5]	Bird's–foot Trefoil (Empire, Viking) with inoculant[1] Crown Vetch (Chemung, Penngift) with inoculant[1] Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	8 15	.20 .35
12[6]	Switchgrass (Blackwell, Shelter, Cave–in–rock) Perennial Ryegrass (Norlea, Manhatten) Crown Vetch (Chemung, Penngift) with inoculant [1]	101 5 15 Total 45	.25 .10 .35 1.05
13–15	Not used		
16[5]	Tall Fescue (Kentucky 31) Flatpea (Lathco) with inoculant [1]	20 30 Total 50	.45 .75 1.20
17 & 18	Not used		
19[5]	Chewing Fescue Hard Fescue Colonial Bentgrass Bird's–foot Trefoil (Empire, Viking) Perennial Rygrass	35 30 5 10 20 Total 100	.80 .70 .10 .20 .50 2.3
21[5]	Creeping Red Fescue (Pennlawn, Wintergreen)	Total 60	1.35
22[5]	Creeping Red Fescue (Pennlawn, Wintergreen) Tall Fescue (Kentucky 31)	40 20 Total 60	.90 .45 1.35
23[5]	Creeping Red Fescue (Pennlawn, Wintergreen) Flatpea (Lathco) with inoculant[1]	15 30 Total 45	.35 .75 3.60
24–28	Not Used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jaguar) or Perennial Rye ("Future 2000" mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

[1] Use proper inoculant for legume seeds, use four times recommended rate when hydroseeding.

[2] Use Pure Live Seed (PLS) = $\frac{\%\ Germination\ X\ \%\ Purity}{100}$

EXAMPLE: Common Bermuda seed with 70% germination and 80% purity=

$$\frac{70 \times 80}{100} \quad or \quad \frac{56}{100} \quad or \quad 56\%$$

$$\frac{10\ lbs\ PLS/acre}{56\%} = 17.9\ lbs/acre\ of\ bagged\ seed$$

[3] DOT All purpose mix

[4] Wild flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Catchfly, Dwarf Columbine, Purple Conflower, Lance–leaved Coreopsis, Cornflower, Ox–eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayfeather, Rocky Larkspur, Spanish Larkspur, Corn Poppy, Spurred Snapdragon, Wallflower and/or Yarrow may be added to any seed mix given. Most seed suppliers carry a wild flower mixture that is suitable for the Northeast and contains a variety of both annual and perennial flowers. Seeding rates for the specific mixtures should be followed.

[5] Considered to be a cool season mix.

[6] Considered to be a warm season mix.

Temporary Seeding Rates and Dates

(■ = shaded period on the Optimum Seeding Dates[1] chart; columns are the half-month periods starting on the date shown)

Species[4]	Seeding Rates (pounds) /Acres	Seeding Rates (pounds) /1000 sq. ft.	Optimum Seed Depth[2] (inches)	3/1	3/15	4/1	4/15	5/1	5/15	6/1	6/15	7/1	7/15	8/1	8/15	9/1	9/15	10/1	Plant Characteristics
Annual ryegrass Lolium muftiflorum	40	1.0	0.5	■	■	■	■	■	■	■				■	■	■	■	■	May be added in mixes. Will mow out of most stands
Perennial ryegrass Lolium perenne	40	1.0	0.5		■	■	■	■	■	■	■			■	■	■	■	■	Use for winter cover. Tolerates cold and low moisture.
Winter rye Secale cereale	120	3.0	1.0				■	■	■	■	■				■	■	■	■	Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0	■	■	■	■	■	■	■				■	■	■			In northern CT. will winter kill with the first killing frost and may through–out the state in severe winters.
Winter Wheat Triticum aestivum	120	3.0	1.0				■	■	■	■	■				■	■	■	■	Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0						■	■	■	■							Warm season small grain. Dies with frost in September.
Sudangrass Sorphum sudanense	30	0.7	1.0						■	■	■	■	■						Tolerates warm temperatures and droughty conditions.
Sudangrass Sorphum sudanense	15	0.4	1.0			■	■	■	■	■	■	■	■	■	■	■			Hardy plant that will reseed itself and is good as a green manure crop.
Weeping Lovegrass Eragostis curbula	5	0.2	0.25							■	■								Warm–season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix[3]	150	3.4	0.5		■	■	■	■	■	■					■	■	■	■	Suitable for all conditions.

1. May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.
2. Seed at twice the indicated depth for sandy soils.
3. See Permanent Seeding Figure PS–3 for seeding mixture requirements.
4. Listed species may be used in combinations to be obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.

StormTech ADS

SC-310 CHAMBER

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

STORMTECH SC-310 CHAMBER
(not to scale)

Nominal Chamber Specifications

Size (L x W x H)
85.4" x 34.0" x 16.0"
2,170 mm x 864 mm x 406 mm

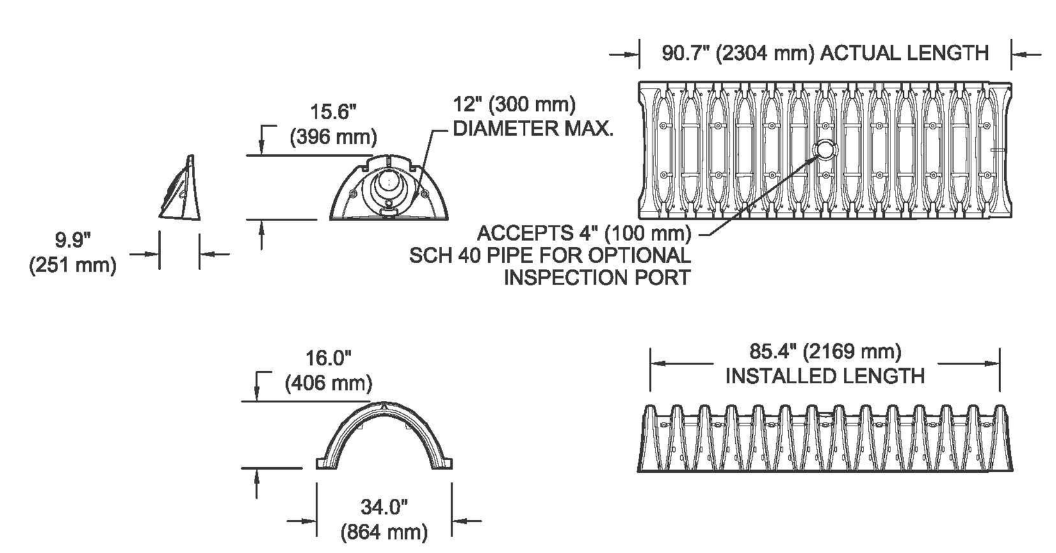
Chamber Storage
14.7 ft³ (0.42 m³)

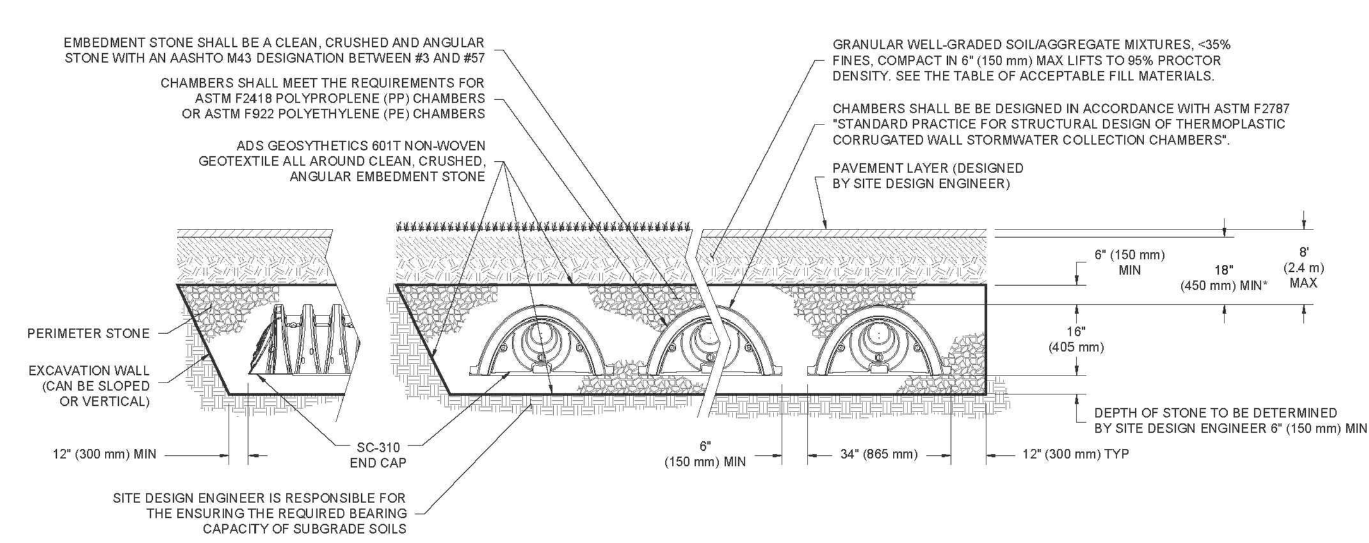
Min. Installed Storage*
31.0 ft³ (0.88 m³)

Weight
37.0 lbs (16.8 kg)

Shipping
41 chambers/pallet
108 end caps/pallet
18 pallets/truck

*Assumes 6" (150 mm) stone above and below chambers and 40% stone porosity.





*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

ROOF LEADER INFILTRATION CHAMBER DETAIL

NOT TO SCALE

CONSTRUCTION TIME SCHEDULE

1. Total construction time for the proposed site improvements on each lot is approximately 12 months. Start construction as soon as possible (Fall 2020).
2. All erosion control measures shall be in place and inspected prior to start of Construction.
3. STOCKPILE AREAS: Loam and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for final installation. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.

WETLANDS APPLICATION DATA

1. This project involves the subdivision of the property into 8 residential building lots. the development of each lots consists of a house, driveway, municipal water service, subsurface sewage disposal system, site grading and the construction of water quality features (rain gardens).
2. The rain gardens have been designed to collect and treat the first inch of stormwater runoff from impervious surfaces. Grass lined swales are proposed to direct stormwater runoff to the rain gardens and provide additional water quality treatment.
3. The property contains 0.09 acres of inland wetlands. No disturbance is proposed within the inland wetlands or regulated area due to construction activities.

GEOTEX® Woven

Product Data
GEOTEX® 200ST

GEOTEX® 200ST is a woven polypropylene geotextile containing heavy woven flat tape yarns and will meet the following Minimum Average Roll Values (MARV) when tested in accordance with the methods listed below. These characteristics make GEOTEX® 200ST ideal for the construction of embankments over soft soils, steepened slopes, and modular block and/or wrapped-face retaining walls. The geotextile is resistant to ultraviolet degradation and to biological and chemical environments normally found in soils.

GEOTEX® 200ST conforms to the property values listed below[1]. Propex performs internal Manufacturing Quality Control (MQC) tests that have been accredited by the Geosynthetic Accreditation Institute – Laboratory Accreditation Program (GAI-LAP). This product is NTPEP tested for AASHTO standards.

PROPERTY	TEST METHOD	MARV[2] ENGLISH	MARV[2] METRIC
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	200 lbs	890 N
Grab Elongation	ASTM D-4632	15%	15%
CBR Puncture	ASTM D-6241	700 lbs	3114 N
Trapezoidal Tear	ASTM D-4533	75 lbs	334 N
ENDURANCE			
UV Resistance at 500 hrs	ASTM D-4355	70%	70%
HYDRAULIC			
Apparent Opening Size (AOS)[3]	ASTM D-4751	40 US Std. Sieve	0.425 mm
Permittivity	ASTM D-4491	0.05 sec^{-1}	0.05 sec^{-1}
Water Flow Rate	ASTM D-4491	4 gpm/ft^2	163 $l/min/m^2$
ROLL SIZES[4]		12.5 ft x 432 ft 15.0 ft x 360 ft 17.5 ft x 309 ft	3.81 m x 131.7 m 4.57 m x 109.7 m 5.33 m x 94.2 m

NOTES:

1. The property values listed above are effective 12/17/2018 and are subject to change without notice.
2. Values shown are in weaker principal direction. Minimum average roll values (MARV) are calculated as the typical minus two standard deviations. Statistically, it yields a 97.7% degree of confidence that any samples taken from quality assurance testing will exceed the value reported. Values represent testing at time of manufacture.
3. Maximum average roll value.
4. Contact your local Territory Business Manager (TBM) for custom widths and colors. Lead times may vary depending on customer requirements and volume requested.

Propex GEOSOLUTIONS
ENGINEERED EARTH SOLUTIONS™
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Propex Operating Company, LLC · 4019 Industry Drive Chattanooga, TN 37416 · ph 800 621 1273 · ph 423 855 1466

STORMWATER MANAGEMENT AREA GEOTEXTILE

NOT TO SCALE

1.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post–construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the rain gardens remain optimally functional and continue to provide water quality.

The Land Owner shall be responsible for the inspection and maintenance of the rain gardens. Inspections should be performed at a minimum of twice per year (April 1st and Nov 1st). Inspections and maintenance should be performed as described below within this section.

1.1 Inspection

Overall Site Inspection

The overall site, embankments, vegetation and swales should be inspected after every major rain event of 0.5 inch or greater in a 24–hour period and twice per year (April 1st and Nov 1st). The inspections should include but are not limited to:

1. Density and condition of vegetation and ground cover.
2. Erosion, differential settlement or cracking of embankment.
3. Bulging or sliding of toe of embankments.
4. Sedimentation of swales.
5. Sedimentation of lawn areas of paved areas.

1.2 Maintenance

Overall Site Maintenance

Maintaining vegetative and structural measures for soil protection is necessary to keep the rain gardens functioning properly. Maintenance should occur after every major rain event of 0.5 inch or greater in a 24–hour period and twice per year (April 1st and Nov 1st), and should include but is not limited to:

Seasonal Maintenance

1. Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowing depending on the growth rate.

2. Accumulation of litter and debris should be removed during each mowing.

3. Swale will include periodic mowing, occasional spot re–seeding and weed control. Weeds and woody plants should be eradicated or cut back since they reduce the efficiency of the swale.

Winter Maintenance

1. Snow removed from paved areas should not be piled in the rain gardens.

2. Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.

3. Sand used for deicing should be clean, course material free of fines, silt, and clay.

Rain Garden Maintenance

1. Optimum operation of the rain gardens is dependent on storage capacity, inflow and sediment load. Rain gardens should be monitored periodically for sediment accumulation. Sediments should be removed when capacity has been reduced by 10%, or when 6 inches has accumulated. When sediment removal is required, original grades should be restored. Debris and sediment within the structures shall be removed annually.

CONSTRUCTION SEQUENCE

1. Contact the Town of North Haven at least 48 hours prior to commencement of construction activities.
2. Clearing limits shall be marked in the field prior to start of work on each lot.
3. Install construction entrance, silt sacks, silt fence and other required erosion control measures as shown on the plan.
4. Clear and grub the area for the driveway, house, water service and subsurface sewage disposal system. Stockpile topsoil.
5. Install double row of silt fence around stockpile areas.
6. Begin construction stakeout of house, driveway and subsurface sewage disposal system.
7. Install any required storm drainage and proposed utilities.
8. Install gravel base for driveway.
9. install topsoil, seed, fertilizer and mulch.
10. Install bituminous concrete pavement on driveway.
11. Erosion and sediment control measures shall be removed following stabilization of the site.

#	Date	Description
1	10/2/20	Added Stormtech Detail
2	11/10/20	Added GEOTEX Woven Geotextile Product

Revisions

LRC GROUP
• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
160 West Street, Suite E
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85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel: 845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730
www.lrcconsult.com
LRC Engineering & Surveying, DPC
LRC Engineering & Surveying, LLC
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DETAILS

RESUBDIVISION OF
ANDERSON SUNNYSIDE FARM
LAND OF
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318 KINGS HIGHWAY, TOWN OF NORTH HAVEN
NEW HAVEN COUNTY, CONNECTICUT

Design/Calcs	LRC	CAD File	DN20262402.dwg	Sheet No.
Drawn	LRC	Project No.	20–2624	DN-2
Checked	JW/REM	Date	08/27/2020	
Approved	JW/REM	Scale	AS NOTED	

SOIL TEST PIT RESULTS

DATE: NOVEMBER 12, 2010

WITNESSED BY: QUINNIPIAC VALLEY HEALTH DISTRICT

TEST PIT 2AA

0–4"	TOPSOIL & REMAINS OF BRUSH
4–82"	RED BROWN SANDY LOAM, DAMP
72"	WATER
58"	ROOTS
72"	RL
N/A	REDOX
N/A	LEDGE

TEST PIT 2CC

0–9"	DISTURBED TOPSOIL
9–20"	ORANGE BROWN FINE SANDY LOAM
20–69"	RED BROWN SANDY LOAM, DAMP
N/A	WATER
48"	ROOTS
69"	RL
N/A	REDOX
N/A	LEDGE

TEST PIT 2BB

0–9"	DISTURBED TOPSOIL
9–20"	ORANGE BROWN FINE SANDY LOAM
20–99"	RED BROWN SANDY LOAM, DAMP
N/A	WATER
48"	ROOTS
89"	RL
N/A	REDOX
N/A	LEDGE

TEST PIT 3AA

0–7"	TOPSOIL/WOODCHIPS
7–50"	ORANGE BROWN SANDY LOAM, DAMP
50"–	RED BROWN SANDY LOAM, DAMP, MORE COARSE THAN 7–50"
N/A	WATER
38"	ROOTS
35"	RL
35"	REDOX
N/A	LEDGE

TEST PIT 2BB

0–9"	TOPSOIL
9–34"	ORANGE BROWN LOAM, DAMP
34–62"	RED BROWN SANDY LOAM, DAMP
61"	WATER
22"	ROOTS
32"	RL
32"	REDOX
N/A	LEDGE

TEST PIT 4BB

0–5"	TOPSOIL
5–20	ORANGE BROWN FINE SANDY LOAM, DAMP
20–56"	RED LOAM, DENSE, STICKY
N/A	WATER
N/A	ROOTS
20"	RL
N/A	REDOX
56"	LEDGE

TEST PIT 4CC

0–5"	TOPSOIL
5–20	ORANGE BROWN FINE SANDY LOAM, DAMP
20–56"	RED LOAM, DENSE, STICKY
35"	WATER
N/A	ROOTS
35"	RL
N/A	REDOX
72"	LEDGE

TEST PIT 5BB

0–5"	TOPSOIL
5–27"	ORANGE BORN LOAM, DAMP, SOME COBBLES
27–64"	RED SANDY LOAM, MANY 15" STONES, COBBLES, VERY DIFFERENT THAN PRIOR HOLES
N/A	WATER
53"	ROOTS
64"	RL
N/A	REDOX
64"	LEDGE

TEST PIT 5CC

0–4"	TOPSOIL
4–39"	ORANGE BROWN SANDY LOAM
39–70"	PINK BROWN SANDY LOAM, FIP, FRIABLE, DAMP
N/A	WATER
21"	ROOTS
52"	RL
52"	REDOX
N/A	LEDGE

TEST PIT 5AA

0–5"	TOPSOIL
5–36"	ORANGE BROWN FINE SANDY LOAM, DAMP
36–60"	RED BROWN SANDY LOAM, DAMP
N/A	WATER
N/A	ROOTS
60"	RL
N/A	REDOX
N/A	LEDGE

TEST PIT 7AA

0–9"	HTM, TOPSOIL
9–28"	ORANGE BROWN SANDY LOAM, DAMP
29–79"	RED BROWN FINE SANDY LOAM, DAMP
N/A	WATER
38"	ROOTS
70"	RL
N/A	REDOX
N/A	LEDGE

TEST PIT 7BB

0–9"	TOPSOIL
9–28"	ORANGE BROWN SANDY LOAM, DAMP
29–71"	RED BROWN FINE SANDY LOAM, DAMP
N/A	WATER
38"	ROOTS
70"	RL
N/A	REDOX
N/A	LEDGE

TEST PIT 7CC

0–9"	TOPSOIL
9–33"	ORANGE BROWN FINE SANDY LOAM, DAMP
33–51"	RED BROWN SANDY LOAM, DAMP
51–69"	OLIVE BROWN FIND SANDY, DAMP

TEST PIT 8AA

0–6"	TOPSOIL
6–24"	ORANGE BROWN SANDY LOAM, DAMP
24–64"	PINK BROWN SANDY LOAM, DAMP

TEST PIT 8BB

0–10"	TOPSOIL
10–31"	ORANGE BROWN LOAM, DAMP
31–74"	PINK BROWN SANDY LOAM, DAMP

TEST PIT 8CC

0–6"	TOPSOIL/WOODCHIPS
6–17"	ORANGE BROWN SANDY LOAM, DAMP
17–71"	PINK BROWN SANDY LOAM, FIP, FRIABLE, DAMP

TEST PIT 9AA

0–7"	TOPSOIL/WOODCHIPS
7–27"	ORANGE BROWN SAND LOAM, DAMP
27–71"	PINK BROWN SANDY LOAM, FIP, DAMP
25"	REDOX
60"	RL

TEST PIT 9BB

0–7"	TOPSOIL/WOODCHIPS
7–27"	ORANGE BROWN SAND LOAM, DAMP
27–60"	PINK BROWN SANDY LOAM, DAMP
22"	REDOX
63"	RL

TEST PIT 9CC

0–7"	TOPSOIL/WOODCHIPS
7–27"	ORANGE BROWN SAND LOAM, DAMP
27–60"	PINK BROWN SANDY LOAM, DAMP
27"	REDOX
60"	RL

TEST PIT 10AA

0–14"	TOPSOIL
14–31"	ORANGE BROWN FINE SANDY LOAM, DAMP
31–66"	PINK BROWN SANDY LOAM, FIP, DAMP
25"	REDOX
74"	RL

TEST PIT 10BB

0–14"	TOPSOIL
14–31"	ORANGE BROWN FINE SANDY LOAM, DAMP
31–66"	PINK BROWN SANDY LOAM, DAMP
74"	RL

TEST PIT 10CC

0–14"	TOPSOIL
14–31"	ORANGE BROWN FINE SANDY LOAM, DAMP
31–66"	PINK BROWN SANDY LOAM, FIP, DAMP
28–31"	REDOX

TEST PIT 11AA

0–17"	TOPSOIL, DARK, ORGANIC
17–40"	ORANGE BROWN LOAM, DAMP
40–65"	RED DAMP SANDY GRAVELY LOAM WITH RED ROCK BITS, VERY DAMP
34"	REDOX

TEST PIT 11BB

0–10"	TOPSOIL
10–45"	ORANGE BROWN SANDY LOAM
45–80"	RED BROWN SANDY LOAM, DAMP
38"	REDOX
	WATER

TEST PIT 11CC

0–10"	TOPSOIL
10–45"	ORANGE BROWN SANDY LOAM
45–80"	RED BROWN SANDY LOAM, DAMP
40"	REDOX
64–80"	WATER

TEST PIT 12AA

0–10"	TOPSOIL
10–54"	ORANGE BROWN LOAM, DAMP
54–77"	RED BROWN LOAM, DAMP
45"	REDOX

TEST PIT 12BB

0–9"	TOPSOIL
9–42"	ORANGE BROWN FINE SANDY LOAM, DAMP
42–81"	RED SANDY LOAM, DAMP
24"	REDOX

TEST PIT 12CC

0–10"	TOPSOIL
10–48"	ORANGE BROWN FINE SANDY LOAM, DAMP
48–80"	RED FINE SANDY LOAM, DAMP
21"	REDOX

TEST PIT 1AA

0–4"	TOPSOIL
4–24"	ORANGE BROWN SANDY LOAM
24–72"	PINK BROWN SANDY LOAM, DAMP
68"	WATER
22"	REDOX

TEST PIT 1BB

0–14"	TOPSOIL
14–27"	ORANGE BROWN SANDY LOAM
27–56"	COBBLY, GRAVELY, SANDY LOAM
N/A	REDOX

TEST PIT 1CC

0–6"	TOPSOIL
6–35"	ORANGE SANDY LOAM, DAMP
35–67"	RED BROWN SANDY LOAM, DAMP
37"	REDOX

SOIL TEST PIT RESULTS

DATE: MAY 11, 2004

WITNESSED BY: QUINNIPIAC VALLEY HEALTH DISTRICT

TEST PIT 1Aa

0–12"	DARK BROWN TOPSOIL
12–33"	ORANGE BROWN FINE SANDY LOAM, LOOSE
33–45"	ORANGE GRAVELLY COARSE SAND
45–72"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
60"	WATER
45"	MOTTLING
N/A	LEDGE
36"	ROOTS
45"	RL

TEST PIT 1Bb

0–10"	DARK BROWN TOP SOIL
10–26"	ORANGE BROWN FINE SANDY LOAM, LOOSE
26–84"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
56"	WATER
26"	MOTTLING
N/A	LEDGE
24"	ROOTS
26"	RL

TEST PIT 2Aa

0–11"	DARK BROWN TOPSOIL
11–39"	ORANGE BROWN SILT LOAM, LOOSE
39–84"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
51"	WATER
40"	MOTTLING
N/A	LEDGE
24"	ROOTS
39"	RL

TEST PIT 3Aa

0–10"	DARK BROWN TOPSOIL
10–19"	ORANGE BROWN FINE SANDY LOAM, LOOSE
19–72"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
N/A	WATER
18/19"	MOTTLING
N/A	LEDGE
SHALLOW	ROOTS
18/19"	RL

TEST PIT 3Bb

0–10"	DARK BROWN TOPSOIL
10–28"	ORANGE BROWN FINE SANDY LOAM, LOOSE
28–46"	TAN SILT LOAM, DAMP
46–80"	RED SANDY LOAM, FIRM (GLACIAL TILL)
N/A	WATER
46"	MOTTLING
N/A	LEDGE
45"	ROOTS
28"	RL

TEST PIT 4Aa

0–10"	DARK BROWN TOPSOIL
10–22"	ORANGE BROWN FIN SANDY LOAM, LOOSE
22–36"	LIGHT GRAY/LIGH RED MOTTLED VERY FINE/FINE SAND
36–74"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
N/A	WATER
22"	MOTTLING
N/A	LEDGE
30"	ROOTS
22"	RL

TEST PIT 4Bb

0–8"	DARK BROWN TOPSOIL
8–23"	ORANGE BROWN SILT LOAM, LOOSE
23–38"	TAN SILT LOAM, LOOSE
38–84"	RED SANDY LOAM, VERY FIRM, (GLACIAL TILL)
N/A	WATER
40"	MOTTLING
N/A	LEDGE
48"	ROOTS
23"	RL

TEST PIT 5Aa

0–12"	DARK BROWN TOPSOIL
12–36"	ORANGE BROWN FINE SANDY LOAM, DAMP
36–84"	RED SANDY LOAM, VERY FIRM, (GLACIAL TILL)
62"	WATER
42"	MOTTLING
N/A	LEDGE
40"	ROOTS
36"	RL

TEST PIT 5Bb

0–7"	DARK BROWN TOPSOIL
7–24"	ORANGE BROWN SILT LOAM, LOOSE
24–39"	TAN SILT LOAM
39–84"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
N/A	WATER
32"	MOTTLING
N/A	LEDGE
40"	ROOTS
24"	RL

TEST PIT 6Aa

0–4"	DARK BROWN TOPSOIL
4–30"	ORANGE BROWN FINE SANDY LOAM
30–42"	RED BROWN SILT LOAM, FRIABLE
42–70"	GRAY BROWN SILT (LAYERED)
N/A	WATER
30"	MOTTLING
N/A	LEDGE
30"	ROOTS
30"	RL

TEST PIT 7Aa

0–12"	DARK BROWN TOPSOIL
12–24"	ORANGE BROWN SILT LOAM, LOOSE
24–84"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
22–24"	MOTTLED ORANGE COARSE SAND
N/A	WATER
22"	MOTTLING
N/A	LEDGE
24"	ROOTS
22"	RL

TEST PIT 8Aa

0–12"	DARK BROWN TOPSOIL
12–24"	ORANGE BROWN FINE SANDY LOAM
24–84"	RED SANDY LOAM, VERY FIRM (GLACIAL TILL)
58"	WATER
24"	MOTTLING
N/A	LEDGE
36"	ROOTS
24"	RL

PERCOLATION TEST RESULTS

DATE: DECEMBER 3, 2010

WITNESSED BY: QUINNIPIAC VALLEY HEALTH DISTRICT

PERC TEST #P4–1

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE: 12"

TIME	READING	RATE
9:45	5.625	
10:00	10.25	3.2
10:10	12.125	5.3
10:20	13.25	8.9
10:31	15.125	9.8
10:42	16.625	9.3
10:51	DRY	

PERC TEST #P4–2

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12"

TIME	READING	RATE
9:47	5.75	
10:02	7.5	
10:11	8.75	
10:21	9.75	
10:32	10.625	
10:44	11.75	10.7
10:53	12.5	12.0
11:04	13.125	17.6
11:13	13.6225	18.0
11:24	14.125	22
11:35	14.25	17.6

PERC TEST #P2–1

PRESOAK: PRIOR DAY
HOLE DEPTH: 16"
WATER IN HOLE: 12"

TIME	READING	RATE
9:50	12.06	
10:05	9.375	
10:15	8.312	
10:26	7.312	11.0
10:36	6.438	11.4
10:46	5.688	13.3
10:56	5.00	14.5
11:07	4.312	16.0
11:19	3.688	19.2
11:30	3.188	22.0
11:44	2.625	24.8

PERC TEST #P3–1

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE: 13"

TIME	READING	RATE
9:52	13.25	
10:03	12.25	
10:17	11.625	
10:28	11.188	
10:39	10.75	
10:49	10.438	
10:59	10.00	
11:09	9.75	
11:21	9.438	
11:31	9.188	40
11:46	8.812	40
12:06	8.375	45.7

PERC TEST #P3–3

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12⅜"

TIME	READING	RATE
9:54	12.125	
10:08	9.25	
10:18	8.188	
10:30	7.312	
10:41	6.562	
10:50	5.875	13.1
11:01	4.938	11.7
11:10	4.25	13.1
11:22	3.375	13.7
11:32	2.688	14.5

PERC TEST #P2–2

PRESOAK: PRIOR DAY
HOLE DEPTH: 19"
WATER IN HOLE: 12"

TIME	READING	RATE
9:57	5.0	
10:07	8.0	3.3
10:17	10.375	4.2
10:27	12.375	5.0
10:37	14.0	6.2
10:47	15.375	16.0
10:57	DRY	

PERC TEST #12P2

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE:

TIME	READING	RATE
1:55	4.50	
2:05	5.875	
2:15	6.75	
2:30	7.75	
2:43	8.75	13.0
2:56	9.625	14.9
3:07	10.25	17.6
3:18	11.0	14.7
3:28	11.75	13.3
3:40	12.375	32

PERC TEST #9P2

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE:

TIME	READING	RATE
1:58	5.75	
2:07	10:50	2.1
2:18	12.875	3.8
2:37	16.00	6.1
2:45	16.875	

PERC TEST

PRESOAK: PRIOR DAY
HOLE DEPTH:
WATER IN HOLE:

TIME	READING	RATE
2:01	5.75	
2:08	10.25	1.6
2:19	13.875	3.0
2:37	DRY	

PERC TEST #2P1

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE:

TIME	READING	RATE
9:52	8.50	
10:10	8.75	24.0
10:27	9.50	68.0
10:39	9.375	32.0
10:43	9.75	26.7
11:02	10.00	52.0
11:17	10.25	60.0
11:31	10.50	56.0
12:32	11.625	488.0

PERC TEST #1P1

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE:

TIME	READING	RATE
9:56	11.50	
10:16	5.25	3.2
10:29	3.375	6.9
10:41	2.188	10.1
10:52	1.00	9.3
11:04	DRY	

PERC TEST #10P2

PRESOAK: PRIOR DAY
HOLE DEPTH:
WATER IN HOLE:

TIME	READING	RATE
9:59	12.0	
10:22	5.625	3.6
10:34	3.875	6.9
10:44	2.625	8.0
10:55	1.812	13.5
11:07	DRY	

PERC TEST #10P1

PRESOAK: PRIOR DAY
HOLE DEPTH:
WATER IN HOLE:

TIME	READING	RATE
10:02	12.438	
10:23	6.502	3.6
10:36	4.50	6.3
10:46	3.125	7.3
10:56	2.188	10.7
11:10	1.312	10.0
11:21	DRY	

PERC TEST #8P1

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12½"

TIME	READING	RATE
1:48	11.688	
2:02	7.25	3.2
2:13	5.938	8.4
2:27	4.312	8.6
2:40	2.938	9.5
2:52	2.25	17.4
3:05	1.562	18.9
3:14	DRY	

PERC TEST #8P2

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE: 12"

TIME	READING	RATE
1:49	11.312	
2:03	8.00	3.6
2:14	6.375	6.8
2:28	4.312	6.8
2:41	2.875	9.0
2:54	DRY	

PERC TEST #12P1

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE: 12½"

TIME	READING	RATE
1:52	12.188	
2:04	6.812	7.2
2:15	4.938	4.6
2:29	2.25	6.4
2:42	DRY	

PERC TEST #6P2

PRESOAK: PRIOR DAY
HOLE DEPTH: 20"
WATER IN HOLE: 12"

TIME	READING	RATE
12:27	5.50	
12:43	9.875	3.7
12:54	11.875	5.5
1:04	13.375	6.7
1:18	14.875	9.3
1:27	DRY	

PERC TEST #7P2

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12½"

TIME	READING	RATE
12:30	5.5	
12:44	8.75	4.3
12:55	10.75	5.5
1:05	12.00	8.0
1:19	13.50	9.3
1:29	14.50	10.00
1:40	15.625	10.4
1:45	SILT REMAINS	

PERC TEST #7P1

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12½"

TIME	READING	RATE
12:31	3.00	
12:44	7.50	2.9
12:55	9.625	5.2
1:07	10.75	10.7
1:20	12.0	10.60
1:29	12.875	10.30
1:41	13.875	12.00

PERC TEST #5p1

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 13"

TIME	READING	RATE
12:18	12.062	
12:38	6.312	3.2
12:48	4.375	5.2
12:58	2.875	6.7
1:12	DRY	

PERC TEST #5P2

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12"

TIME	READING	RATE
12:21	11.625	
12:39	3.75	2.3
12:49	0.875	3.5
12:59	DRY	

PERC TEST #6P1

PRESOAK: PRIOR DAY
HOLE DEPTH: 18"
WATER IN HOLE: 12½"

TIME	READING	RATE
12:24	12.375	
12:41	10.562	9.4
12:51	4.375	1.6
1:00	2.875	6.0
1:16	DRY	

PERCOLATION TEST RESULTS

DATE: MAY 12&13, 2004

WITNESSED BY: QUINNIPIAC VALLEY HEALTH DISTRICT

PERC TEST #P3

PRESOAK: 11:00 AM
HOLE DEPTH: 28"
WATER IN HOLE:

TIME	READING	RATE
1:32	7	
1:51	13.5	2.9
2:08	16.5	5.7
2:26	18.5	9.0
2:46	20.375	10.7
2:53	21(DRY)	11.2

PERC TEST

PRESOAK: 11:00 AM
HOLE DEPTH:
WATER IN HOLE:

TIME	READING	RATE
1:30	9	
1:50	12	6.7
2:05	13.25	12
2:24	14.5	15.2
2:45	16.125	21
2:55	16.5	26.7
3:05	16.875	26.7

PERC TEST P6

PRESOAK: 11:45 AM
HOLE DEPTH: 32"
WATER IN HOLE:

TIME	READING	RATE
1:37	10"	
1:53	17"	2.3
2:06	19.5	5.2
2:27	22.5	7
2:39	23.5	12
2:51	24.5 (DRY)	12

PERC TEST

PRESOAK: 24 HOURS
HOLE DEPTH: 21"
WATER IN HOLE:

TIME	READING	RATE
9:09	4	
9:30	12.875	2.4
9:41	14.75	5.9
9:51	16.5 (DRY)	5.7

PERC TEST #LOT 1

PRESOAK: 10:00 AM ON 5/12/04
HOLE DEPTH: 24"
REFILL WITH 12" OF WATER AT 1:22 PM ON 5/12/04
STATED: 5/12/04

TIME	READING
1:22	5
1:32	7.5
1:42	10
1:52	12
2:02	13
2:07	13.5
2:12	14
2:17	14.5
2:22	15
2:27	15.5
2:32	16

PERC TEST #LOT 2

PRESOAK: 3:15 PM ON 5/12/04
HOLE DEPTH: 22"
REFILL WITH 12" OF WATER AT 9:45 AM ON 5/13/04
STATED: 5/13/04

TIME	READING
9:52	15.5
10:02	16.75
10:12	18.5
10:22	19.5
10:32	20.5
10:42	21.5
10:52	22.25
10:57	22.75
11:02	23.125
11:07	23.5
11:12	23.875

PERC TEST #LOT 5

PRESOAK: 3:20 PM ON 5/12/04
HOLE DEPTH: 24"
REFILL WITH 12" OF WATER AT 9:42 AM ON 5/13/04
STATED: 5/13/04

TIME	READING
9:42	6
9:57	7
10:07	7.75
10:17	8.25
10:27	8.75
10:37	9.25
10:47	9.625
11:00	10.125
11:10	10.625
11:15	11
11:20	11.375
11:25	11.75
11:30	12.125
11:35	12.5
11:40	12.875

Z:\ANDERSOURCECONSULTANTS\2020 Jobs\20-2624 McMahon Kings Highway North Haven\DWG\DN20262403.dwg 11/12/2020 7:11 AM Barkley

Revisions

#	Date	Description

LRC GROUP

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

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LRC Engineering & Surveying, LLC
LRC Environmental Services, Inc.

SOIL TEST DATA

RESUBDIVISION OF
ANDERSON SUNNYSIDE FARM
LAND OF
GBRSTORZ, LLC
318 KINGS HIGHWAY, TOWN OF NORTH HAVEN
NEW HAVEN COUNTY, CONNECTICUT

Design/Calcs	LRC	CAD File	DN20262403.dwg	Sheet No.
Drawn	LRC	Project No.	20–2624	DN-3
Checked	JW/REM	Date	08/27/2020	
Approved	JW/REM	Scale	AS NOTED	