Agenda
Tolland Design Advisory Board
21 Tolland Green, Tolland, Connecticut
Thursday, March 3, 2022 at 7:00 p.m., 2nd floor, Conference Room C

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1. Call to Order

2. New Business

   2.1. 10 Fieldstone Commons – Applicant: Fieldstone Ridge, LLC – Review of Landscaping and Building Design.

   2.2. DAB Member Re-Appointment

3. Old Business

4. Approve Minutes – August 5, 2021 Regular Meeting

5. Other Business

6. Adjournment

Any party needing an accommodation contact the Planning & Development Department at (860) 871-3601.
The Town of Tolland is an Affirmative Action/Equal Opportunity Employer.

TOWN OF TOLLAND
PLANNING AND ZONING COMMISSION
APPLICATION FOR SITE PLAN OR SPECIAL PERMIT APPROVAL

PZC # 22-3

What are you applying for? (check one):

- [x] Site Plan (new)
- [ ] Site Plan Modification
- [x] Special Permit (new)*
- [ ] Special Permit Modification*

**Most special permit applications require submittal of a site plan, with no additional fee for site plan required.*

Property Information

Property Address: 10 Fieldstone Commons
Property Owner: Fieldstone Ridge, LLC
Zone: GDD **Map/Block/Lot:** 28/C/002; 28/C/002.02; 28/C/025

Applicant Information

Applicant Name: Fieldstone Ridge, LLC
Mailing Address: c/o Dorian R. Famiglietti, Kahan, Kerensky, Capossela LLP 45 Hartford Tnpk, Vernon, CT 06066
Phone Number: 8608121765 **Email Address:** dfamiglietti@kkc-law.com

Applicable Section of the Zoning Regulations which pertains to the proposed activity:

Section 10-3.C.25 (Special Permit for multifamily development, providing water and sewer, in acordance with the requirements of Section 10-4)

Describe proposed buildings, site work, and use:

See attached Narrative

FEE SCHEDULE FOR SPECIAL PERMITS AND SITE PLANS

Special Permits & Site Plans*

Site Plan or Special Permit

Fee for a new building or addition:

- 1,000 gross square feet or less: $300
- 1001 to 10,000 gross square feet: $500
- 10,001 or greater gross square feet: $750 + $25 for each additional 1,000 gross square feet

No new building nor building addition:

$300 plus $0.005 (half cent) per square foot of newly disturbed land area.

Plus State Fee: $60

Revision of an Approved Site Plan

Fee: $150

Plus State Fee: $60

Multi-Family Special Permit and Site Plan

Fee: Whichever is greater: $50 per unit OR $1,000

Plus State Fee: $60

Golf Course Special Permit and Site Plan

Fee: $750 plus $10 per acre

Plus State Fee: $60

Removal of Earth Products

Fee:

- Less than 1,000 cubic yards (cy): $250
- 1,001 to 50,000 cy: $500
- 50,001 – 100,000 cy: $1,000
- More than 100,001 cubic yards: $2,000

Plus State Fee: $60

Removal of Earth Products - Post Approval

Annual Map Fee: $50

Campground

Fee: $250 plus $10 per campsite

Plus State Fee: $60

Campground – Post Approval

Annual Fee: $2 per campsite

Please submit the following with this form:

1. The fee must be submitted to be considered a complete application.
2. 7 paper copies and a pdf of the full plans, including all items required on the plans pursuant to Zoning Regulations.
3. The check list contained in Section 20-10 of the Zoning Regulations with an explanation of any submittal requirements for which the applicant seeks a waiver.

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: Dorian B. Famiglietti, attorney for applicant + owner **Date:** 2/16/2022

Property Owner Signature*: _____ **Date:** _____

*Or submit signed letter authorizing applicant to submit application on property owner's behalf.

OFFICE USE ONLY

P&Z #_____

Administration	
Town Fee:	12,000
State DEEP Fee:	60.00
Engineering Rev Fee:	
Form of Payment:	Check
Date Submitted:	
Date of Receipt:	
Legal Notice Dates:	
Date of Decision:	
Legal Notice of Decision:	
Extensions: (if any)	

Stamp:

Description:

Abutters Within 500 Feet of the Parcel

Name:	Street Address & APN:	Mailing Address:
G & G Service Inc.	128 Merrow Rd APN 28//C/001	P.O. Box 832 Tolland, CT 06084
Whitfield Park Bench, LLC	6 Fieldstone Commons APN 28/C/002.01	2600 Dixwell Ave. Hamden, CT 06514
Capitol Venture, LLC	33 Fieldstone Commons APN 28/C/002.03	231 Farmington Ave Farmington, CT 06032
Tolland Meeting House Commons, LLC	200 Merrow Rd APN 28/C/005	74 West Park Place Stamford, CT 06901
Simul, LLC	12 Goose Lane APN 28/C/007&007.01	194 Holly Hill Rd Greenwich, CT 06830
Peter Daniel Martin & Sharon Jenson	38 Goose Lane APN 28/C/008	same
Dean A. & Dawn M. Villanova	48 Goose Lane APN 28/C/009	same
Kevin Martin	44 Goose Lane APN 28/C/009	same
Robert M. & Ivy L. Morrison	66 Goose Lane APN 28/C/12	same

Richard A. Crabb	82 Goose Lane APN 28/C/014	same
Anna M. Zanghi	94 Goose Lane APN 28/C/015	same
Adam R. & Shelley L. Grossman	Anthony Rd APN 28/C/025	9 Metcalf Rd Tolland, CT 06084

NARRATIVE OF APPLICATION

Applicant: Fieldstone Ridge, LLC

Application: 10 Fieldstone Commons – Zoning Application

Date: February 16, 2022

Fieldstone Ridge, LLC (the "Applicant") seeks approval from the Tolland Planning and Zoning Commission for a Special Permit, and associated site plan, for a Multi-Family Development at property located at 10 Fieldstone Commons, Tolland, CT (the "Property"). The Property is located in the GDD Zone and contains approximately 51 acres. Multi-Family Development is an allowable Special Permit use per Section 10-3.C. 25 of the Zoning Regulations.

Wetlands have been field delineated upon the Property and the locations of the wetlands are shown on the attached plans. An application for a Wetlands Permit is being submitted to the Tolland Inlands Wetlands Commission simultaneously with this Zoning Application.

The Applicant proposes to develop 240 multi-family residential apartment units upon the Property. The units will be contained within 21 townhouse-style buildings. The development will also include a maintenance building, clubhouse, pool, sidewalks, walking trail and supporting infrastructure. Access to the development will be via the existing Fieldstone Commons driveway. The development will be serviced by public sewer and water.

A full traffic study, as required by Section 20-8.A.6 of the Zoning Regulations has been conducted, as detailed in the Site Traffic Evaluation Study, dated January 24, 2022, prepared by Bubaris Traffic Associates, and is submitted with the application (the "Traffic Report"). The Traffic Report concludes that the proposed development will not adversely impact traffic operations on the roadways surrounding the Property.

The details of the proposed stormwater management facilities are described in the Stormwater Management Report, dated February 4, 2022, prepared by Gardner & Peterson and submitted with this application (the "Drainage Report"). The Drainage Report describes the LID best management practices (in conformance with the Tolland Low Impact Development Design Manual) that will be implemented to preserve existing drainage patterns and address post-development quality and quantity of storm water runoff. The proposed stormwater management system has been designed to comply with the 2004 Connecticut Stormwater Quality Manual.

Details of the erosion and sediment controls are shown on the attached plans and are designed to minimize erosion and sedimentation during construction, stabilize the Property upon completion of construction and prevent any offsite erosion and/or sedimentation. The Erosion and Sediment Control Plan complies with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

PROJECT DESIGN TEAM:

CIVIL ENGINEER / LAND SURVEYOR: GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

LANDSCAPE ARCHITECT: JOHN ALEXOPOULOS, L.A.
16 STORRS HEIGHTS ROAD
MANSFIELD, CONNECTICUT

TRAFFIC ENGINEER: BUBARIS TRAFFIC ASSOCIATES
405 MAIN STREET
WALLINGFORD, CONNECTICUT

WETLAND SCIENTIST / ECOLOGIST: REMA ECOLOGICAL SERVICES,LLC.
164 EAST CENTER ST. SUITE 2
MANCHESTER, CONNECTICUT

UNIT BEDROOM & GARAGE MIX:

1–BEDROOM UNITS:

24 Units:	1,423 Finished Square Feet	1–Car Garage
8 Units:	980 Finished Square Feet	1–Car Garage
8 Units:	1,520 Finished Square Feet	2–Car Garage
72 Units:	1,287 Finished Square Feet	1–Car Garage

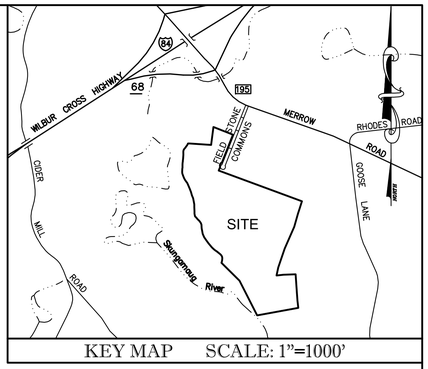
2–BEDROOM UNITS:

12 Units:	1,836 Finished square feet	1–Car Garage
24 Units:	1,580 Finished square feet	1–Car Garage
14 Units:	1,729 Finished square feet	2–Car Garage
18 Units:	1,287 Finished square feet	1–Car Garage
60 Units:	1,432 Finished square feet	1–Car Garage

TOTAL: 368 Bedrooms in 240 Units 262 Garage Spaces

ZONING TABLE:
ZONE: GATEWAY DESIGN DISTRICT (GDD)

Criteria	Requirements	Provided
Lot Area (Multi–family)	5 Acre	50.7± Acres
Max. Density	9 br/dev. acre	8.75 br/dev. acre
Max. Units Per Building	12	12
Min. Green Space	20%	69%
Lot Frontage	200 Feet	621.67'
Front Yard Setback	50'	75'
Side Yard Setback	50'	51'
Rear Yard Setback	35'	44'
Setback to RDD Zone	100'	100'+
Max. Lot Coverage	50%	31%
Parking: Multi–Family	1.0 to 2.5 Spaces/Unit or 240 to 600 Spaces	332 Exterior + 262 Garages or 594 Spaces Provided
Clubhouse	2.0 to 10.0 Spaces/1000sf or 17 to 84 Spaces	47 Spaces Provided



KEY MAP SCALE: 1"=1000'

THIS PROPOSAL IS APPROVED BY THE TOLLAND PLANNING & ZONING COMMISSION:

Signature _____

Date of Approval _____

The Site Plan Expires On: _____

THIS PROPOSAL IS APPROVED BY THE TOLLAND INLAND WETLANDS COMMISSION:

Signature _____

Date of Approval _____

Any work or improvements, in addition to or different from that set forth on these maps, may require review and approval by the Tolland Inland Wetlands Commission,

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND TOPOGRAPHIC ACCURACY CLASS T–3.
2. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE NAD 27 DATUM AS DEPICTED ON THE MAP REFERENCED IN NOTE 3.A. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 3.D.
3. MAP REFERENCES:
   A. "PROPERTY SURVEY REVISION TO PROPERTY LINE LAND OF FIELDSTONE RIDGE, LLC & KEVIN MARTIN 10 FIELDSTONE COMMONS & 44 GOOSE LANE TOLLAND, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC DATE: 06–23–2021. MAP NO 9607R.
   B. "SUBDIVISION PLAN PREPARED FOR CAPITAL VENTURES, LLC CONN. ROUTE 195 (152 MERROW RD.) TOLLAND, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES" DATED: 7–31–2003. REVISED THROUGH 7–12–2004. SCALE: 1"=100'. MAP NO: 9607B.
   C. "PROPERTY SURVEY PORTION OF LAND OF JILL HATCH TO BE CONVEYED TO TOLLAND TOWNHOMES, LLC APN: 28/C/025 TOLLAND, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 10–15–2020. MAP NO: 9607H.
   D. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR CAPITOL VENTURES, LLC 33 FIELDSTONE COMMONS TOLLAND, CONNECTICUT" BY GARDNER & PETERSON ASSOCIATES, LLC. DATE: 9/12/06. REVISED: 08/20/13. MAP NO: 9607ALTA.
4. THIS PARCEL IS LOCATED IN GATEWAY DESIGN DISTRICT. ADJACENT PARCELS ARE IN THE GATEWAY DESIGN DISTRICT & RDD (RESIDENTIAL DESIGN DISTRICT).
5. THIS PARCEL IS NOT LOCATED WITHIN THE LEVEL A OR LEVEL B AQUIFER PROTECTION AREA, AND IS NOT LOCATED WITHIN THE SHENIPSIT LAKE WATERSHED.
6. THIS PARCEL IS LOCATED IN FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING) PER FIRM FLOOD INSURANCE RATE MAP, TOWN OF TOLLAND, CONNECTICUT TOLLAND COUNTY PANEL 16. COMMUNITY PANEL NUMBER 090171 0016 (PANEL NOT PRINTED) APRIL 1,1982.
7. THIS PARCEL IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
8. ALL PUBLIC UTILITIES WITHIN THIS PROJECT ARE TO BE PLACED UNDERGROUND. PROPOSED LOCATIONS OF ELECTRIC, CATV, AND TELEPHONE TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.
10. THE SITE DISTURBANCE DEPICTED TOTALS 34.15 ACRES OR 67% OF THE ENTIRE PARCEL

GOOSE LANE
RHODES ROAD
ROUTE 195 - MERROW ROAD
ANDERSON ROAD
FIELDSTONE COMMONS
WEIGOLD ROAD
CIDER MILL ROAD
INTERSTATE 84
SKUNGAMAUG RIVER
"TOLLAND MARSH"
GDD ZONE
RDD ZONE
TVA ZONE

N/F SIMUL, LLC 12 GOOSE LANE APN: 28/C/007
N/F SIMUL, LLC 12 GOOSE LANE APN: 28/C/007.01
N/F DEAN A. DAWN M. VILLANOVA 48 GOOSE LA APN: 28/C/009
N/F TOLLAND MEETINGHOUSE COMMONS, LLC 200 MERROW ROAD APN: 28/C/005
N/F PETER DANIEL MARTIN & SHARON JENSON 38 GOOSE LANE APN: 28/C/008
N/F KEVIN MARTIN 44 GOOSE LANE APN: 28/C/012.01
N/F ROBERT M. & IVY L. MORRISON 66 GOOSE LANE APN: 28/C/012
N/F RICHARD A. CRABB 82 GOOSE LANE APN: 28/C/014
N/F ANNA M. ZANGHI 94 GOOSE LANE APN: 28/C/015
N/F CAPITOL VENTURES, LLC 33 FIELDSTONE COMMONS APN: 28/C/002.03
N/F WHITFIELD PARK BENCH LLC SHERMAN PARKWAY LLC FARMINGTON PROPERTIES LLC 6 FIELDSTONE COMMONS APN: 28/C/002.01
LAND OF FIELDSTONE RIDGE, LLC 10 FIELDSTONE COMMONS APN: 28/C/002.02 50.7± Acres
N/F STATE OF CONNECTICUT
N/F G & G SERVICE INC. 128 MERROW ROAD APN: 28/C/001
N/F ADAM R. & SHELLEY L. GROSSMAN APN: 28/C/025
N/F ADAM R. & SHELLEY L. GROSSMAN 175 CIDER MILL ROAD APN: 28/C/027

EMERGENCY ACCESS EASEMENT OVER 33 FIELDSTONE COMMONS IN FAVOR OF FIELDSTONE RIDGE, LLC
ACCESS EASEMENT OVER 33 FIELDSTONE COMMONS IN FAVOR OF FIELDSTONE RIDGE, LLC
417.00' CLASS GG1 EASEMENT
DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF TOLLAND
DRAINAGE EASEMENT IN FAVOR OF 33 FIELDSTONE COMMONS
PROPERTY BOUNDARY IS EDGE OF MARSH
500'

LEGEND
PROPERTY LINE
ZONE BOUNDARY
EDGE WATER
EASEMENT

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON L.S. 23430 REGISTRATION NO.

OWNER/APPLICANT:
FIELDSTONE RIDGE, LLC
1031 HARTFORD TPKE
VERNON, CT 06066

200 100 0 200 400 600
GRAPHIC SCALE 1"=200'

IMPROVEMENT LOCATION SURVEY
SITE PLAN OF DEVELOPMENT
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=200'	02–07–2022	1 OF 24	9607A

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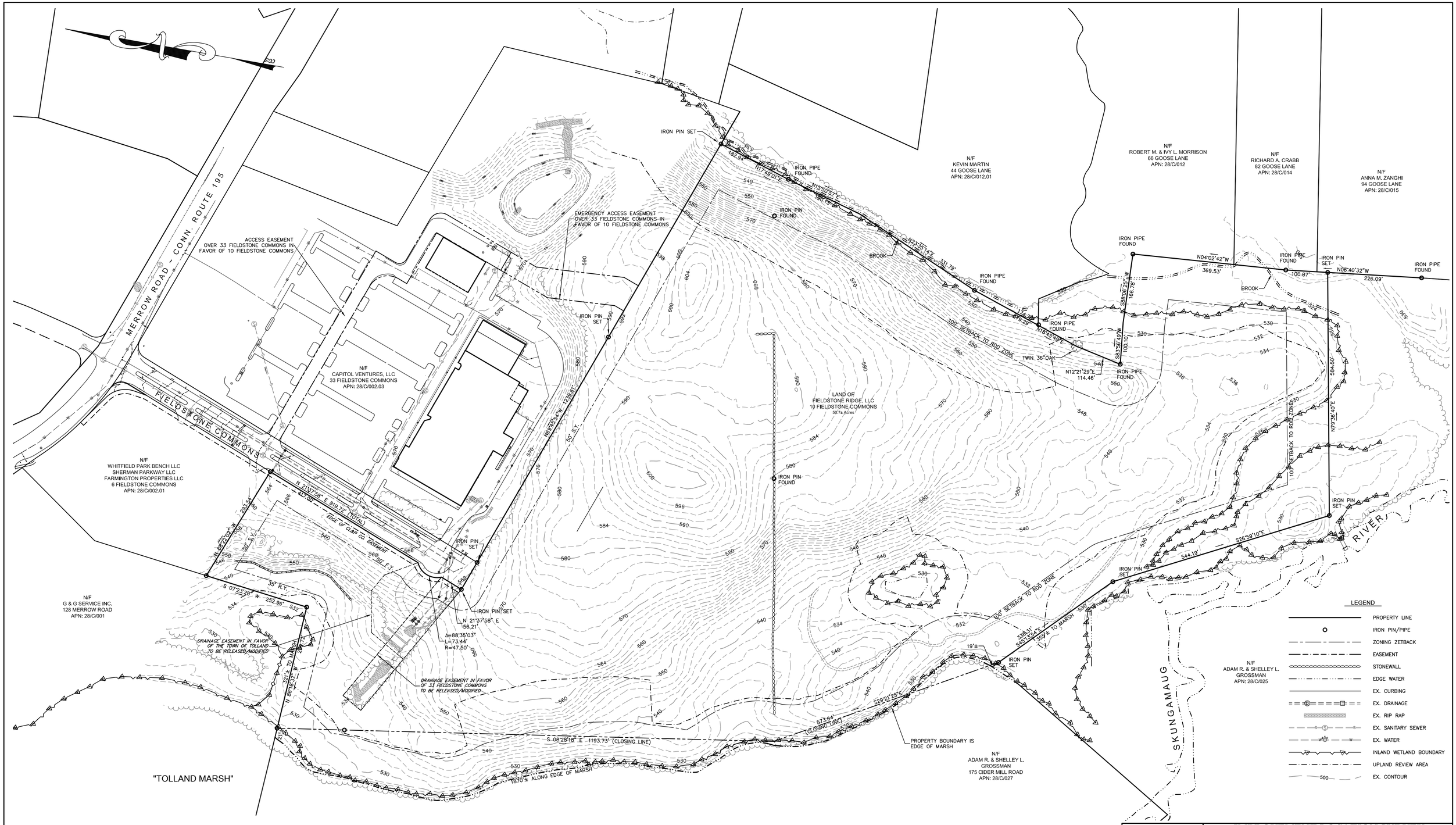
9607S.ctb | 9607A.dwg



I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson

ERIC R. PETERSON — L.S. 23430 REGISTRATION NO.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

George T. Logan

GEORGE T. LOGAN, MS, PWS
Registered Soil Scientist

REVISIONS

IMPROVEMENT LOCATION SURVEY
EXISTING CONDITIONS PLAN

FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=100'	02-07-2022	2 OF 24	9607A

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GEORGE T. LOGAN, MS, PWS
Registered Soil Scientist

GRAPHIC SCALE 1"=100'

IMPROVEMENT LOCATION SURVEY
OVERALL SITE PLAN
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

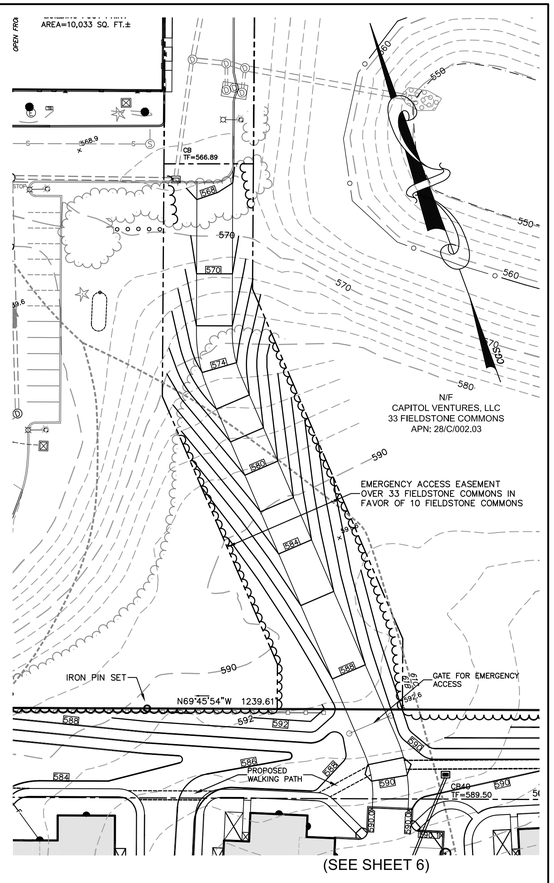
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=100'	02-07-2022	3 OF 24	9607A

9607S.dwg\9607A.dwg

LEGEND

- PROPERTY LINE
- IRON PIN/PIPE
- ZONING SETBACK
- EASEMENT
- STONEWALL
- EDGE WATER
- EX. CURBING
- EX. DRAINAGE
- EX. RIP RAP
- EX. SANITARY SEWER
- EX. WATER
- EXISTING PATH
- INLAND WETLAND BOUNDARY
- UPLAND REVIEW AREA
- TEST PIT
- EX. CONTOUR
- EX. ELEVATION
- SOIL CLASSIFICATION
- PROPOSED CURB
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PROPOSED DRAINAGE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED PRESSURE SEWER
- PROPOSED WATER
- PROPOSED LIGHT POLE
- PROPOSED GUARDRAIL
- PROPOSED FENCE
- PROPOSED PATH
- PROPOSED TREELINE



EMERGENCY ACCESS DRIVE

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Eric R. Peterson — L.S. 23430
ERIC R. PETERSON — REGISTRATION NO.

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George T. Logan
GEORGE T. LOGAN; MS, PWS
Registered Soil Scientist

40 20 0 40 80 120
GRAPHIC SCALE 1"= 40'

IMPROVEMENT LOCATION SURVEY
GRADING PLAN
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
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TOLLAND, CONNECTICUT
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BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	02-07-2022	4 OF 24	9607A

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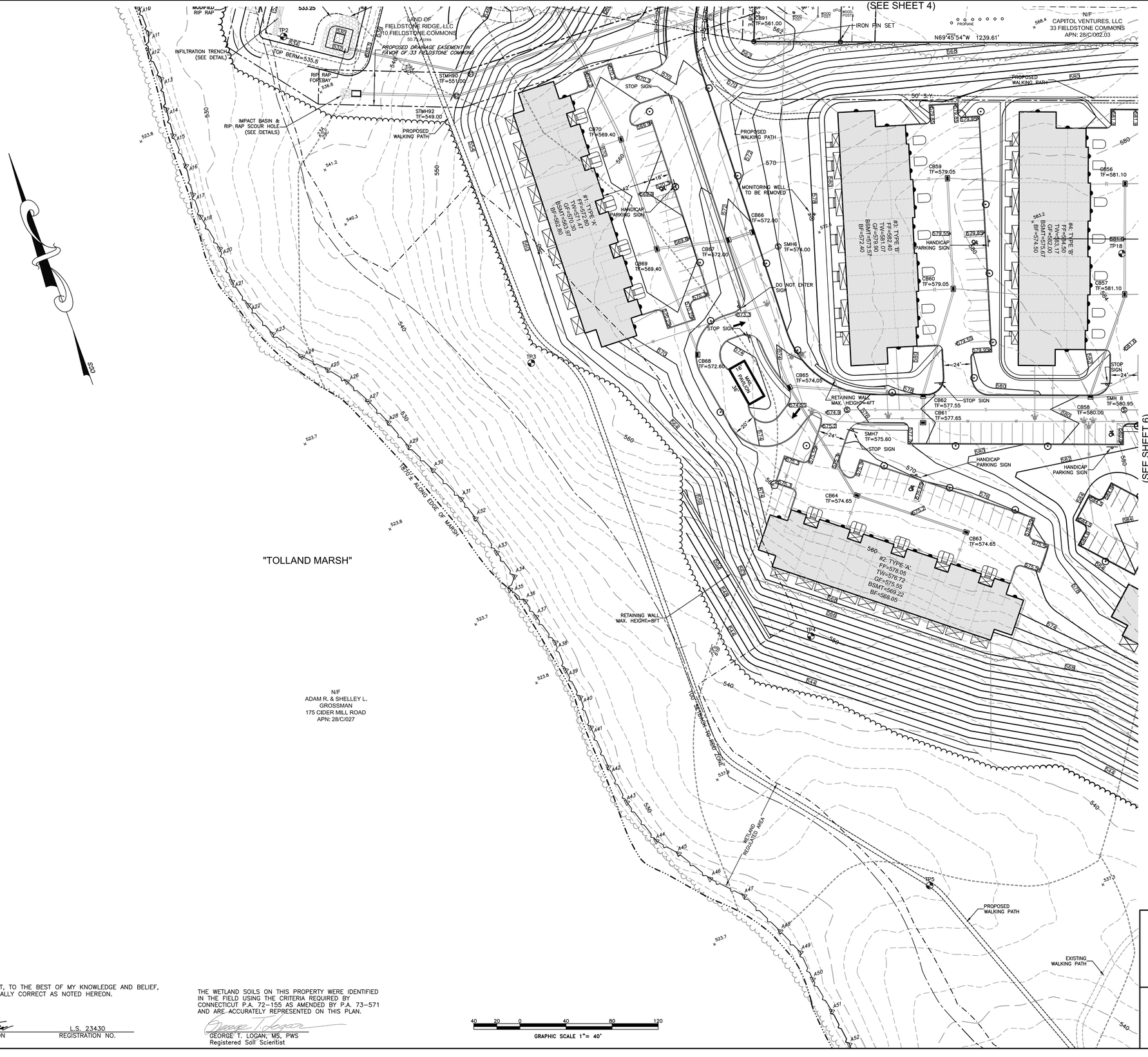

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GEORGE T. LOGAN, MS, PWS
Registered Soil Scientist

GRAPHIC SCALE 1"= 40'

REVISIONS

IMPROVEMENT LOCATION SURVEY
GRADING PLAN
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
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BY	SCALE	DATE	SHEET NO.	MAP NO.
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[9607S Dwg\9607A.dwg

LEGEND

- PROPERTY LINE
- IRON PIN/PIPE
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- EX. RIP RAP
- EX. SANITARY SEWER
- EX. WATER
- EXISTING PATH
- INLAND WETLAND BOUNDARY
- UPLAND REVIEW AREA
- TP — TEST PIT
- 500 — EX. CONTOUR
- ×570.5 — EX. ELEVATION
- 70B / 61C — SOIL CLASSIFICATION
- PROPOSED CURB
- 584 — PROPOSED CONTOUR
- 589.8× — PROPOSED ELEVATION
- PROPOSED DRAINAGE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED PRESSURE SEWER
- PROPOSED WATER
- PROPOSED LIGHT POLE
- PROPOSED GUARDRAIL
- PROPOSED FENCE
- PROPOSED PATH

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GEORGE T. LOGAN; MS, PWS
Registered Soil Scientist

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ERIC R. PETERSON — L.S. 23430 REGISTRATION NO.

REVISIONS

IMPROVEMENT LOCATION SURVEY
GRADING PLAN

FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
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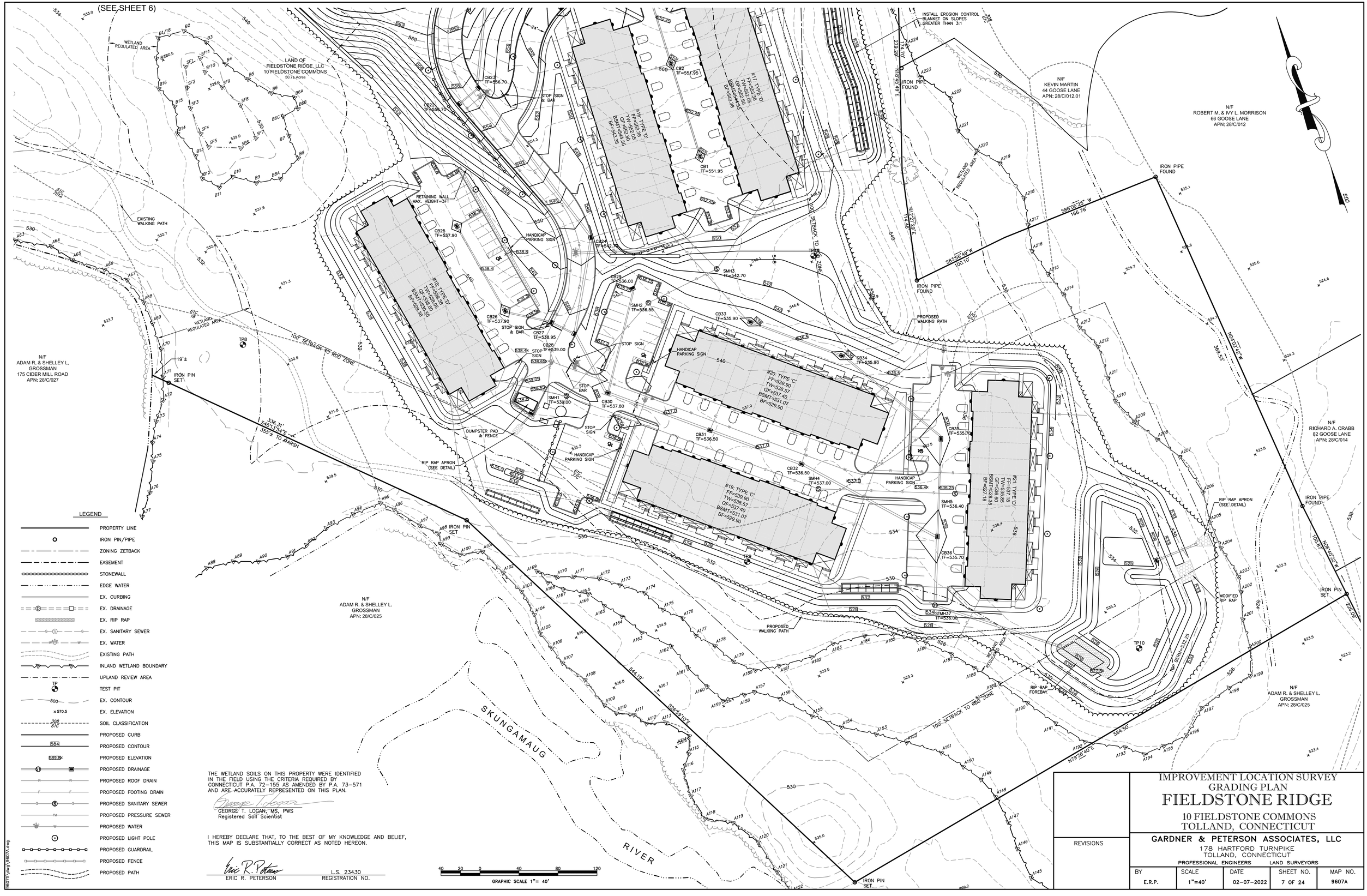
9607S \dwg\9607A.dwg



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- ×570.5 — EX. ELEVATION
- 308 / 61C — SOIL CLASSIFICATION
- PROPOSED CURB
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- 589.8× — PROPOSED ELEVATION
- PROPOSED DRAINAGE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED PRESSURE SEWER
- PROPOSED WATER
- PROPOSED LIGHT POLE
- PROPOSED GUARDRAIL
- PROPOSED FENCE
- PROPOSED PATH

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GEORGE T. LOGAN, MS, PWS
Registered Soil Scientist

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ERIC R. PETERSON — L.S. 23430 REGISTRATION NO.

GRAPHIC SCALE 1"= 40'

REVISIONS

IMPROVEMENT LOCATION SURVEY
GRADING PLAN
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	02-07-2022	7 OF 24	9607A

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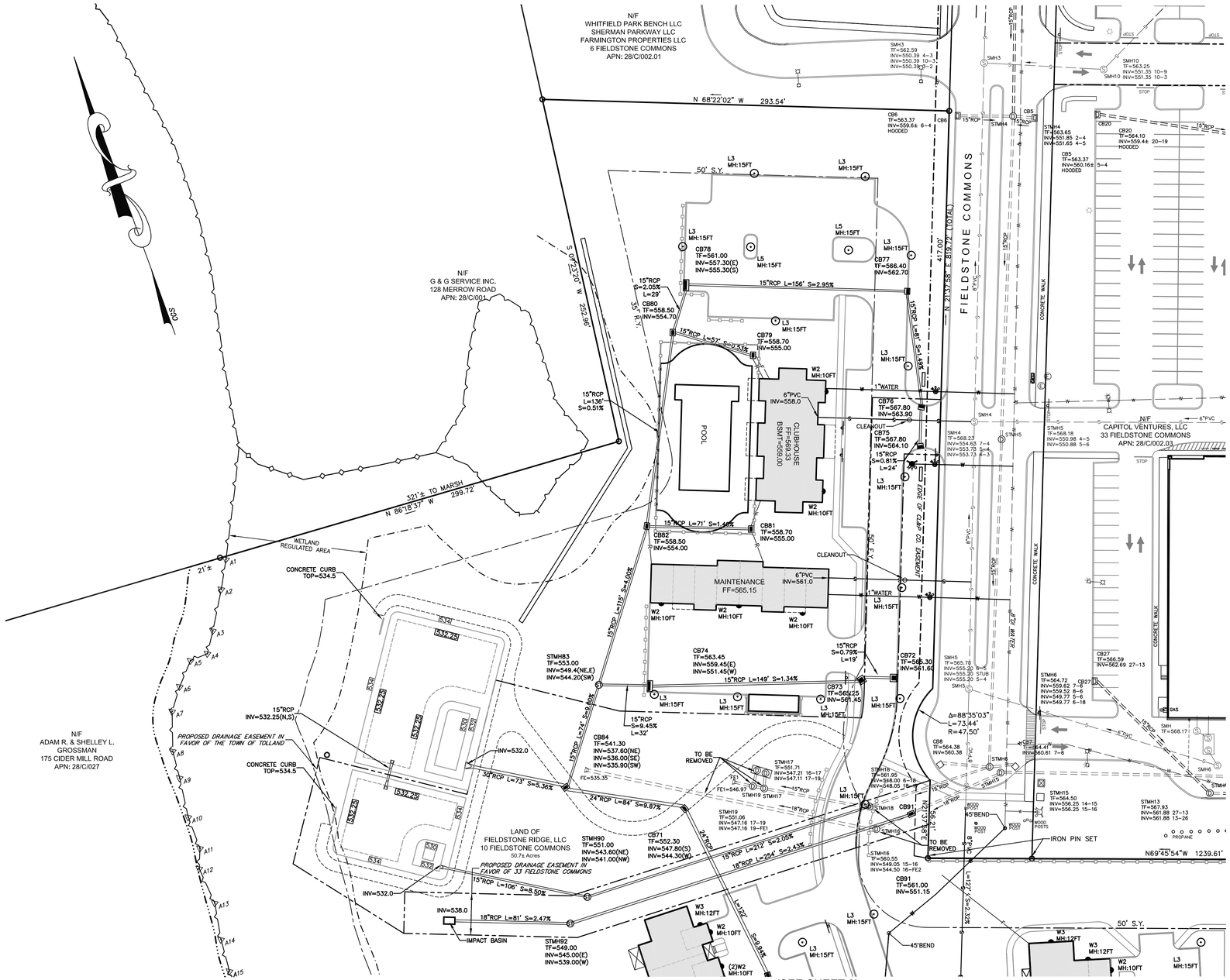

LEGEND

- PROPERTY LINE
- IRON PIN/PIPE
- ZONING ZETBACK
- EASEMENT
- STONEWALL
- EDGE WATER
- EX. CURBING
- EX. DRAINAGE
- EX. RIP RAP
- EX. SANITARY SEWER
- EX. WATER
- INLAND WETLAND BOUNDARY
- UPLAND REVIEW AREA
- PROPOSED CURB
- PROPOSED DRAINAGE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED PRESSURE SEWER
- PROPOSED WATER
- PROPOSED WATER
- PROPOSED GUARDRAIL
- PROPOSED FENCE

Luminaire Schedule			
Symbol	Label	Qty	Description
⊙	L3	95	Lumca # CP9424-72-LED05-120W-40-L3FL-120
⊙	L5	21	Lumca # CP9424-72-LED05-120W-40-L5S-120
◠	W2	279	Paraflex # DC150-90-24W-40K-TBD-TBD
◠	W3	56	Paraflex # DC150-90-48W-40K-TBD-TBD

Exterior lighting design from plan entitled "FIELDSTONE RIDGE APARTMENTS Photometric Layout Calculations and Schedules" by SK & Associates and Connecticut Lighting Centers. Date: 2/11/2022. Sheet No.: SL1.

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40 20 0 40 80 120
GRAPHIC SCALE 1"= 40'

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UTILITY PLAN
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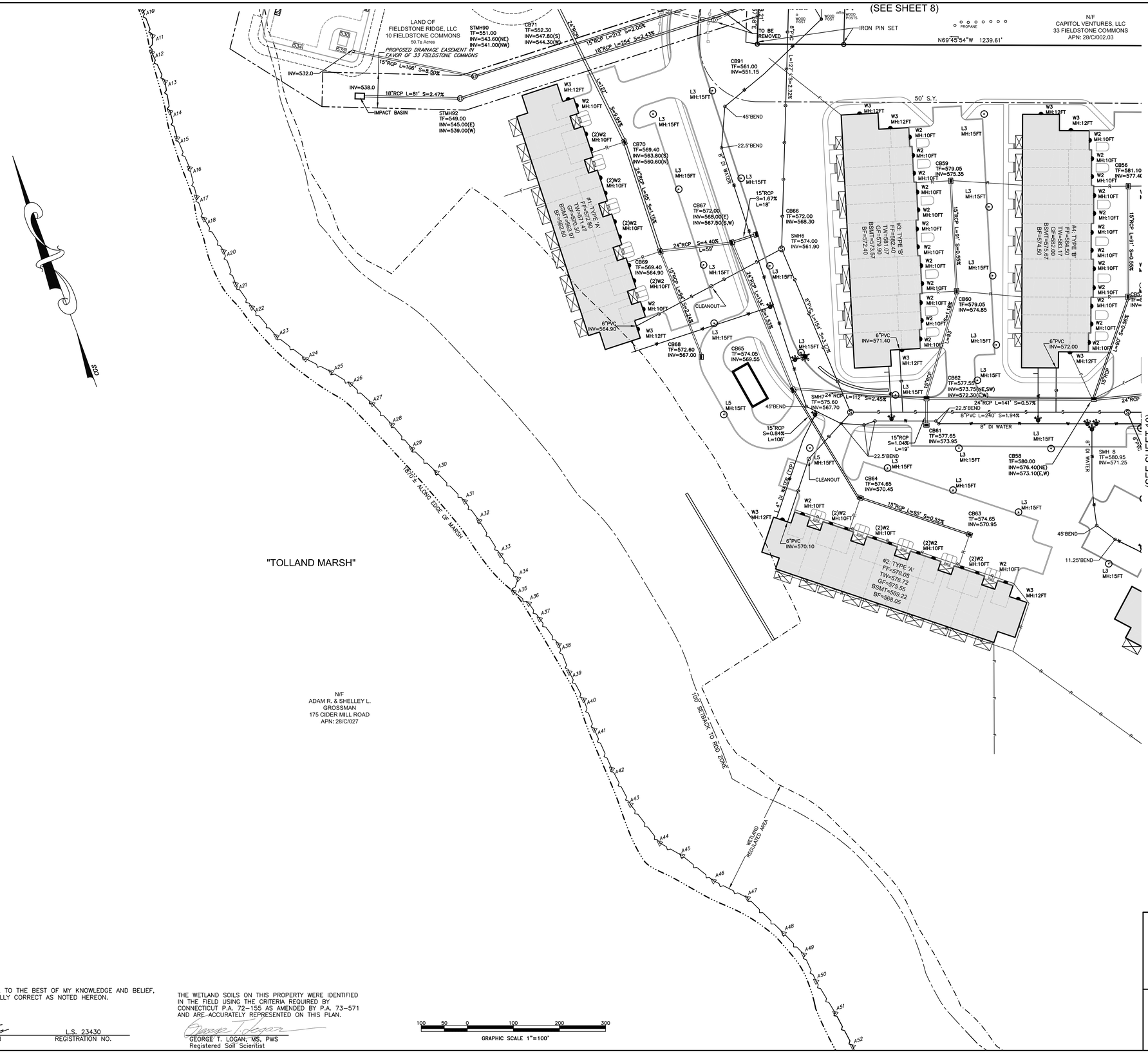

LEGEND

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- IRON PIN/PIPE
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BY	SCALE	DATE	SHEET NO.	MAP NO.
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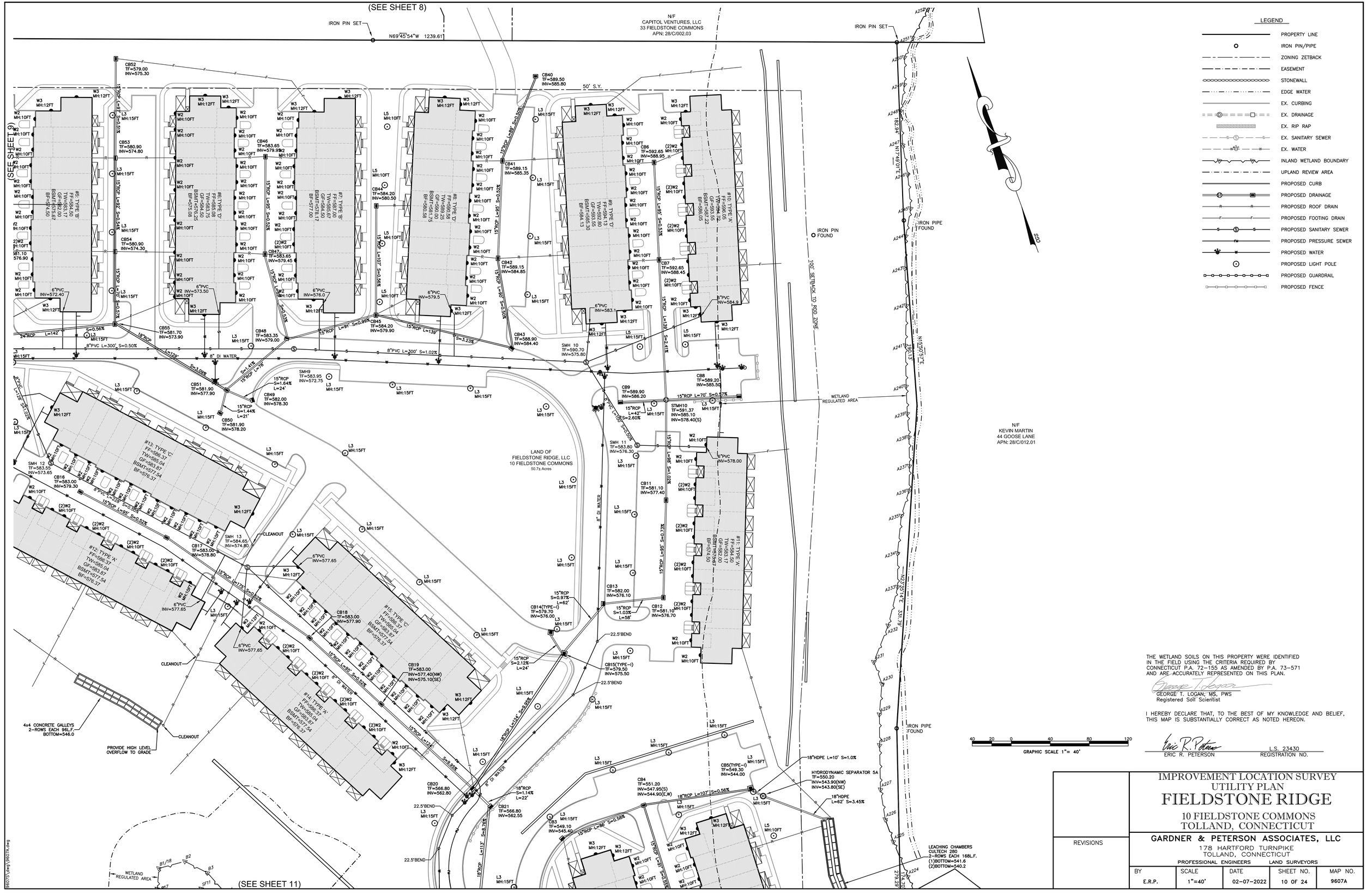

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BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	02-07-2022	10 OF 24	9607A

9607S\dwg\9607A.dwg

LEGEND

	PROPERTY LINE
	IRON PIN/PIPE
	ZONING ZETBACK
	EASEMENT
	STONEWALL
	EDGE WATER
	EX. CURBING
	EX. DRAINAGE
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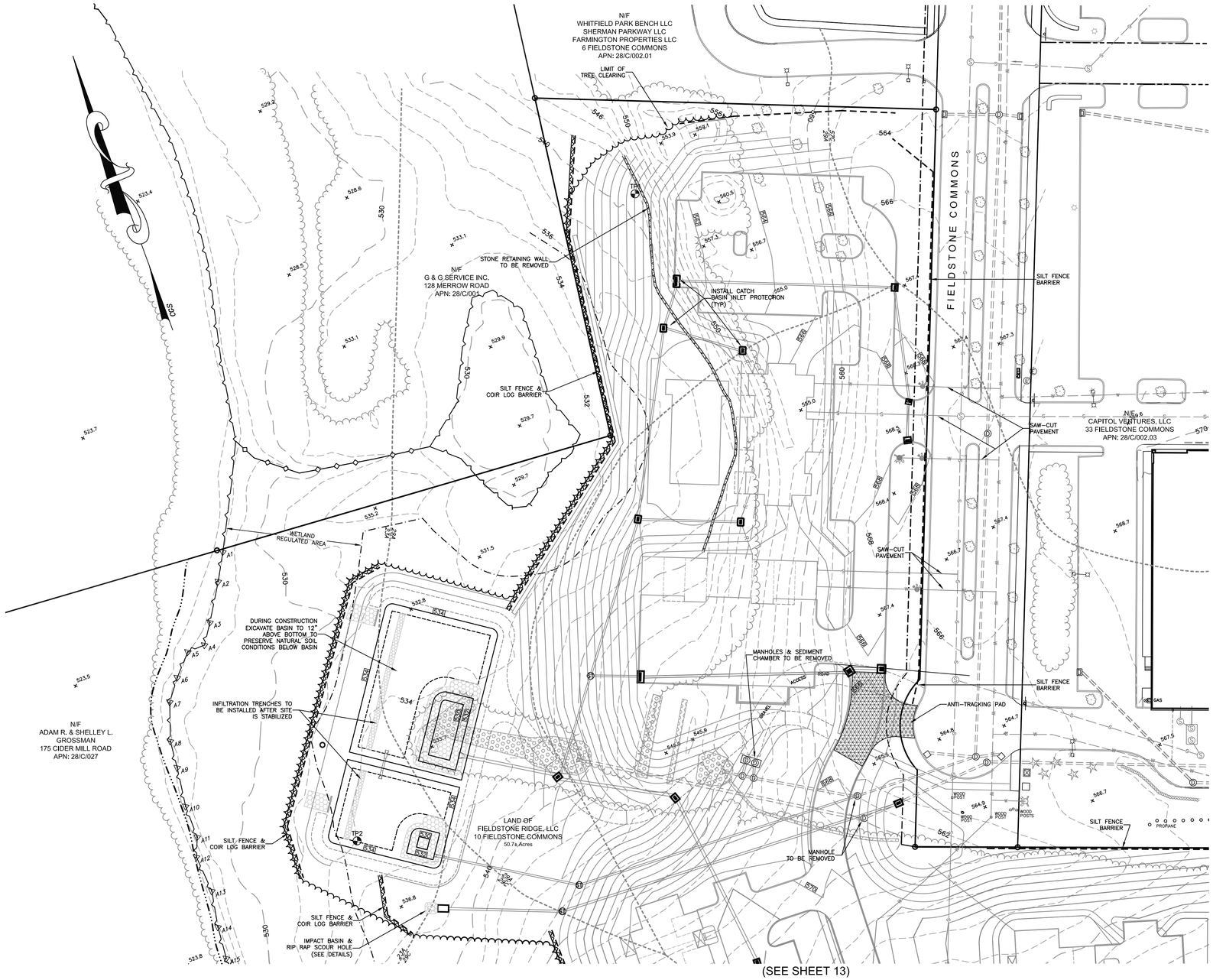

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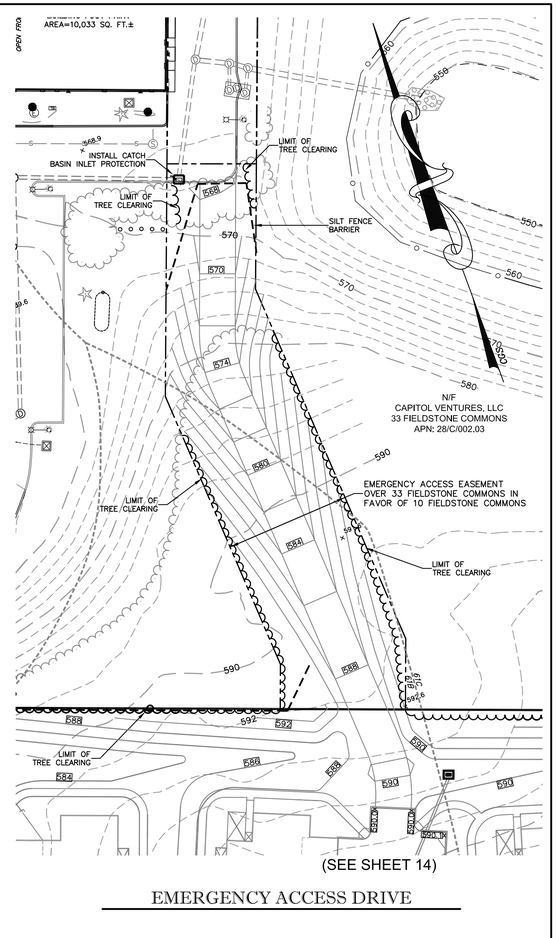

EMERGENCY ACCESS DRIVE

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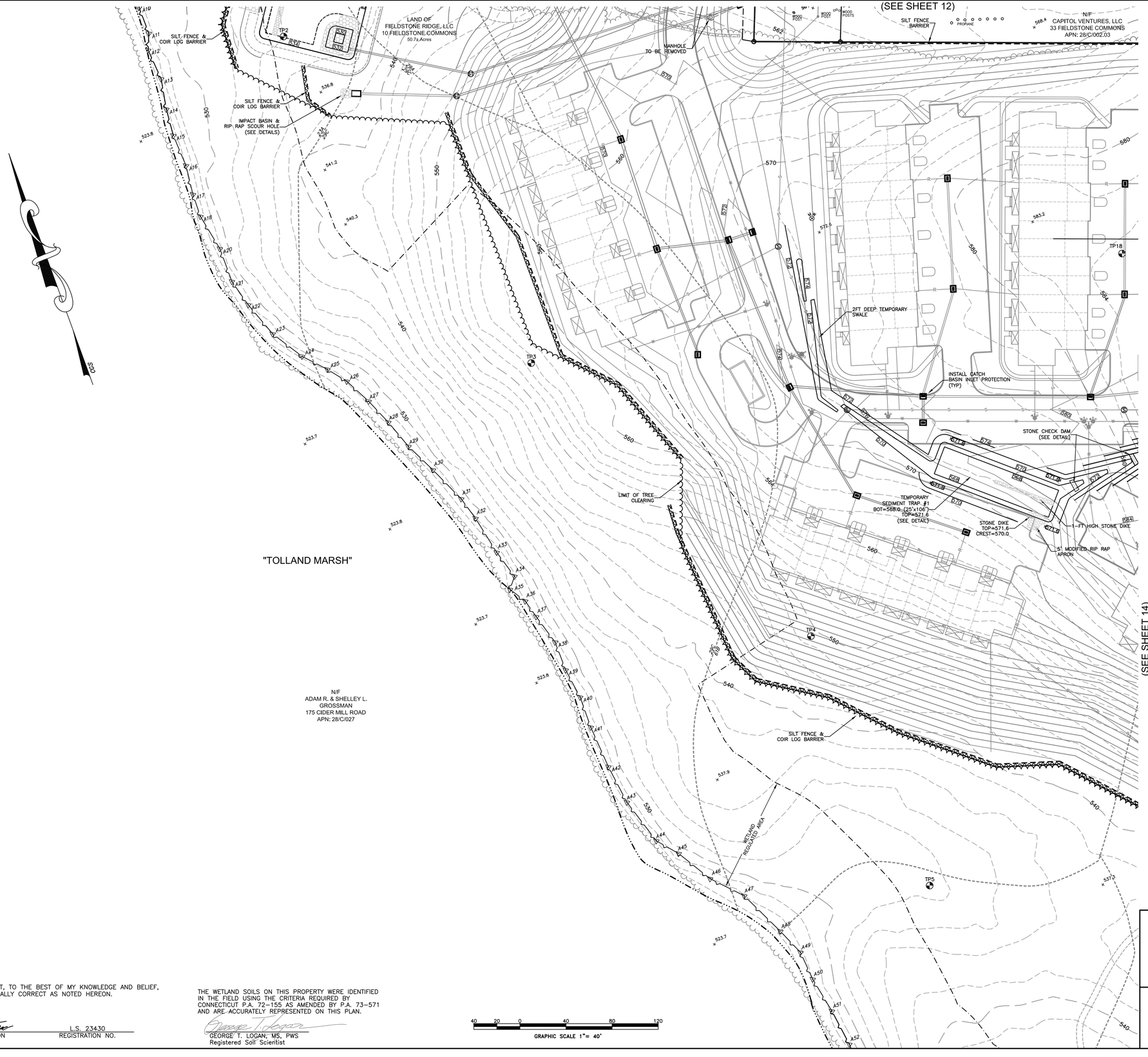

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BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	02-07-2022	13 OF 24	9607A

(SEE SHEET 12)

(SEE SHEET 13)

(SEE SHEET 15)

N/F
CAPITOL VENTURES, LLC
33 FIELDSTONE COMMONS
APN: 28/C/002.03

N/F
KEVIN MARTIN
44 GOOSE LANE
APN: 28/C/012.01

LAND OF
FIELDSTONE RIDGE, LLC
10 FIELDSTONE COMMONS
50.7± Acres

SILT FENCE BARRIER

LIMIT OF TREE CLEARING

STONE CHECK DAM (SEE DETAIL)

2FT DEEP TEMPORARY SWALES

TEMPORARY SEDIMENT TRAP #2
BOT=577.8 (32'x107')
TOP=581.7
(SEE DETAIL)

SILT FENCE BARRIER FOR SOIL STOCKPILE

1-FT HIGH STONE DIKE

STONE DIKE
TOP=581.7
CREST=580.0

5' MODIFIED RIP-RAP APRON

ROADWAY CHECK DAM (SEE DETAIL)

INSTALL CATCH BASIN INLET PROTECTION (TYP)

WETLAND REGULATED AREA

SILT FENCE & COIR LOG BARRIER

FENCE OFF AREA AND PROTECT FROM CONSTRUCTION TRAFFIC

INSTALL EROSION CONTROL BLANKET ON SLOPES GREATER THAN 3:1

TP6 TP7 TP12 TP13 TP14 TP15 TP16 TP17

LEGEND

- PROPERTY LINE
- IRON PIN/PIPE
- ZONING SETBACK
- EASEMENT
- STONEWALL
- EDGE WATER
- EX. CURBING
- EX. DRAINAGE
- EX. RIP RAP
- EX. SANITARY SEWER
- EX. WATER
- EXISTING PATH
- INLAND WETLAND BOUNDARY
- UPLAND REVIEW AREA
- TP — TEST PIT
- 500 — EX. CONTOUR
- ×570.5 — EX. ELEVATION
- 102 61C — SOIL CLASSIFICATION
- PROPOSED CURB
- 584 — PROPOSED CONTOUR
- 583.2× — PROPOSED ELEVATION
- PROPOSED DRAINAGE
- PROPOSED ROOF DRAIN
- PROPOSED FOOTING DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED PRESSURE SEWER
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ERIC R. PETERSON — L.S. 23430 REGISTRATION NO.

40 20 0 40 80 120
GRAPHIC SCALE 1"= 40'

IMPROVEMENT LOCATION SURVEY
EROSION & SEDIMENT CONTROL PLAN
FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	02-07-2022	14 OF 24	9607A

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(SEE SHEET 14)

WETLAND REGULATED AREA

LAND OF
FIELDSTONE RIDGE, LLC
10 FIELDSTONE COMMONS
50.7± Acres

ROADWAY CHECK DAM (SEE DETAIL)

SILT FENCE & COIR LOG BARRIER

LIMIT OF TREE CLEARING

ROADWAY CHECK DAM (SEE DETAIL)

INSTALL EROSION CONTROL BLANKET ON SLOPES GREATER THAN 3:1

SILT FENCE & COIR LOG BARRIER

FENCE OFF AREA AND PROTECT FROM CONSTRUCTION TRAFFIC

WETLAND REGULATED AREA

N/F
KEVIN MARTIN
44 GOOSE LANE
APN: 28/C/012.01

N/F
ROBERT M. & IVY L. MORRISON
66 GOOSE LANE
APN: 28/C/012

LIMIT OF TREE CLEARING

INSTALL CATCH BASIN INLET PROTECTION (TYP.)

TP11

WETLAND REGULATED AREA

TP8

N/F
ADAM R. & SHELLEY L.
GROSSMAN
175 CIDER MILL ROAD
APN: 28/C/027

TEMPORARY SEDIMENT TRAP #3
BOT=531.5 (33'x106')
TOP=535.5
(SEE DETAIL)

1-FT HIGH STONE DIKE

STONE DIKE
TOP=535.5
CREST=533.75

5' LONG MODIFIED RIP RAP APRON

2FT DEEP TEMPORARY SWALE

SILT FENCE & COIR LOG BARRIER

DURING CONSTRUCTION EXCAVATE BASIN TO 12" ABOVE BOTTOM TO PRESERVE NATURAL SOIL CONDITIONS BELOW BASIN

N/F
RICHARD A. CRABB
82 GOOSE LANE
APN: 28/C/014

FENCE OFF AREA AND PROTECT FROM CONSTRUCTION TRAFFIC

TP9

TP10

SILT FENCE & COIR LOG BARRIER

FENCE OFF AREA AND PROTECT FROM CONSTRUCTION TRAFFIC

WETLAND REGULATED AREA

N/F
ADAM R. & SHELLEY L.
GROSSMAN
APN: 28/C/025

N/F
ADAM R. & SHELLEY L.
GROSSMAN
APN: 28/C/025

LEGEND

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FIELDSTONE RIDGE

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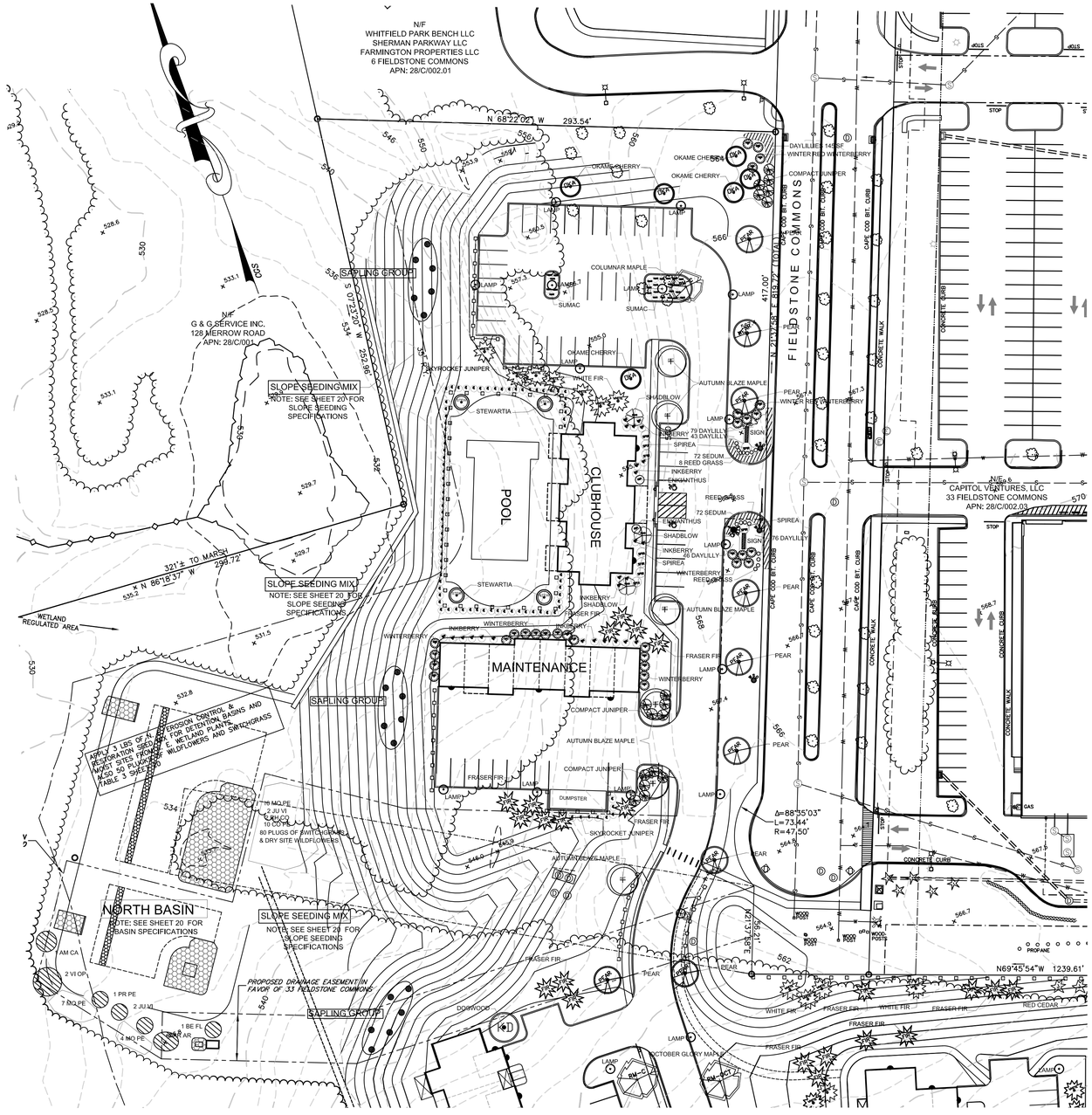


100 50 0 100 200 300
GRAPHIC SCALE 1"=100'

PLANTING SCHEDULE -- AWAY FROM BUILDINGS

SYMBOL		SCIENTIFIC NAME/ COMMON NAME	SIZE	QUANTITY
TREES: DECIDUOUS	AR	ACER RUBRUM COLUMNARIS/ COLUMNAR RED MAPLE	3 - 3 1/2" CAL.	17
	AF	ACER X FREEMANII 'JEFFERSRED'/ AUTUMN BLAZE MAPLE	3 - 3 1/2" CAL.	28
	OM	ACER RUBRUM 'OCTOBER GLORY'/ RED MAPLE	3 - 3 1/2" CAL.	4
	QR	QUERCUS ROBUR/ RED OAK	3 - 3 1/2" CAL.	4
	AC	AMELANCHIER CANADENSIS/ SHADBLOW	2 1/2" - 3" CAL.	7
	BP	BETULA PAPYRIFERA/ PAPER BIRCH	2 1/2" - 3" CAL.	11
	CC	CERCIS CANADENSIS/ EASTERN REDBUD	2 1/2" - 3" CAL.	3
	KD	CORNUS KOUSA/ KOUSA DOGWOOD	2 1/2" - 3" CAL.	19
	CO	CARYA OVATA/ SHAGBARK HICKORY	2 1/2" - 3" CAL.	1
	CRAB	MALUS BACCATA SIBIRICA/ COLUMNAR SIBERIAN CRABAPPLE	2 1/2" - 3" CAL.	16
	BG	NYSSA SYLVATICA/ BLACK GUM	2 1/2" - 3" CAL.	7
	OKA	PRUNUS 'OKAME'/ OKAME CHERRY	2 1/2" - 3" CAL.	22
	CLE	PYRUS CALLERYANA 'CLEVELAND SELECT'/ FLOWERING PEAR	2 1/2" - 3" CAL.	24
	STE	STEWARTIA PSEUDOCAMILLIA/ STEWARTIA	2 1/2" - 3" CAL.	4
TREES: EVERGREEN	CAN	ABIES CONCOLOR/ WHITE FIR	4 - 5'	67
	AF	ABIES FRASERI/ FRASER FIR	4 - 5'	69
	VIR	JUNIPERUS VIRGINIANA/ RED CEDAR	4 - 5'	28
	PR	PINUS RIGIDA/ PITCH PINE	4 - 5'	5
SHRUBS:	EVK	ENKIANTHUS CAMPANULATUS/ REDVEIN ENKIANTHUS	18 - 24"	2
	INK	ILEX GLABRA 'SHAMROCK'/ SHAMROCK HOLLY	18 - 24"	25
	WB	ILEX VERTICILLATA 'WINTER RED'/ WINTER RED WINTERBERRY	18 - 24"	40
	PFI	JUNIPERUS CHIN. PFITZ. COMPACTUM/ COMPACT PFITZER JUNIPER	18 - 24"	26
	SKY	JUNIPERUS SCOPULORUM 'SKYROCKET'/ SKYROCKET JUNIPER	18 - 24"	84
	RAUS	RHUS AROMATICA 'GRO-LOW'/ FRAGRANT SUMAC	18 - 24"	25
	SPIR	SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIREA	18 - 24"	9
HERBACEOUS PLANTS:		HEMEROCALLIS SPP./ DAYLILLY YELLOW VARIETY	1 GAL.	389
		CALAMOGROSTIS / REED GRASS	1 GAL.	19
		SEDUM 'BRILLIANT'/ SEDUM	1 GAL.	144

NOTE: STEEP SLOPES TO BE SEEDED WITH NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX SPECIFIED BY NEW ENGLAND WETLAND PLANTS, INC. NEWP.COM

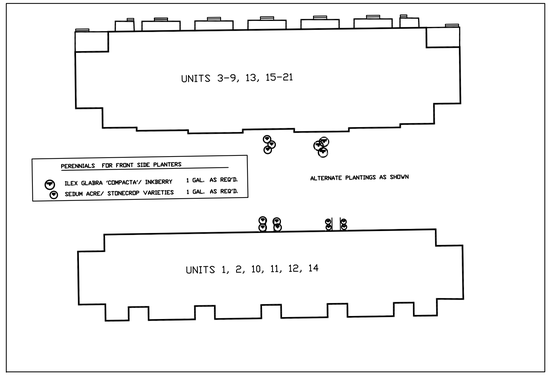
NOTE: ALL PLANT BEDS TO BE MULCHED WITH SHREDDED BARK TO A MAXIMUM DEPTH OF 3"

SAPLING GROUP

3' - 4' SAPLING SIZE

GROUPS OF SIX SAPLING TREES 11 GROUPS, 66 SAPLINGS
NOTE: ALTERNATE SPECIES GROUP TO GROUP
MAINTAIN SAPLING DISTANCE 15' - 18' ADJUST ON SITE

- AR ACER RUBRUM/ RED MAPLE
- PP PINUS RIGIDA/ PITCH PINE
- BP BETULA PAPYRIFERA/ PAPER BIRCH
- QI QUERCUS ILICIFOLIA/ BEAR OR SCRUB OAK
- PT POPULUS TREMULOIDES/ QUAKING ASPEN



LEGEND

- PROPERTY LINE
- STONEWALL
- EDGE WATER
- IRON PIN/PIPE FOUND OR SET
- CURBING
- DRAINAGE STRUCTURE
- DRAINAGE
- RIP RAP

LANDSCAPE PLAN
SHEET 16 OF 24

FIELDSTONE RIDGE

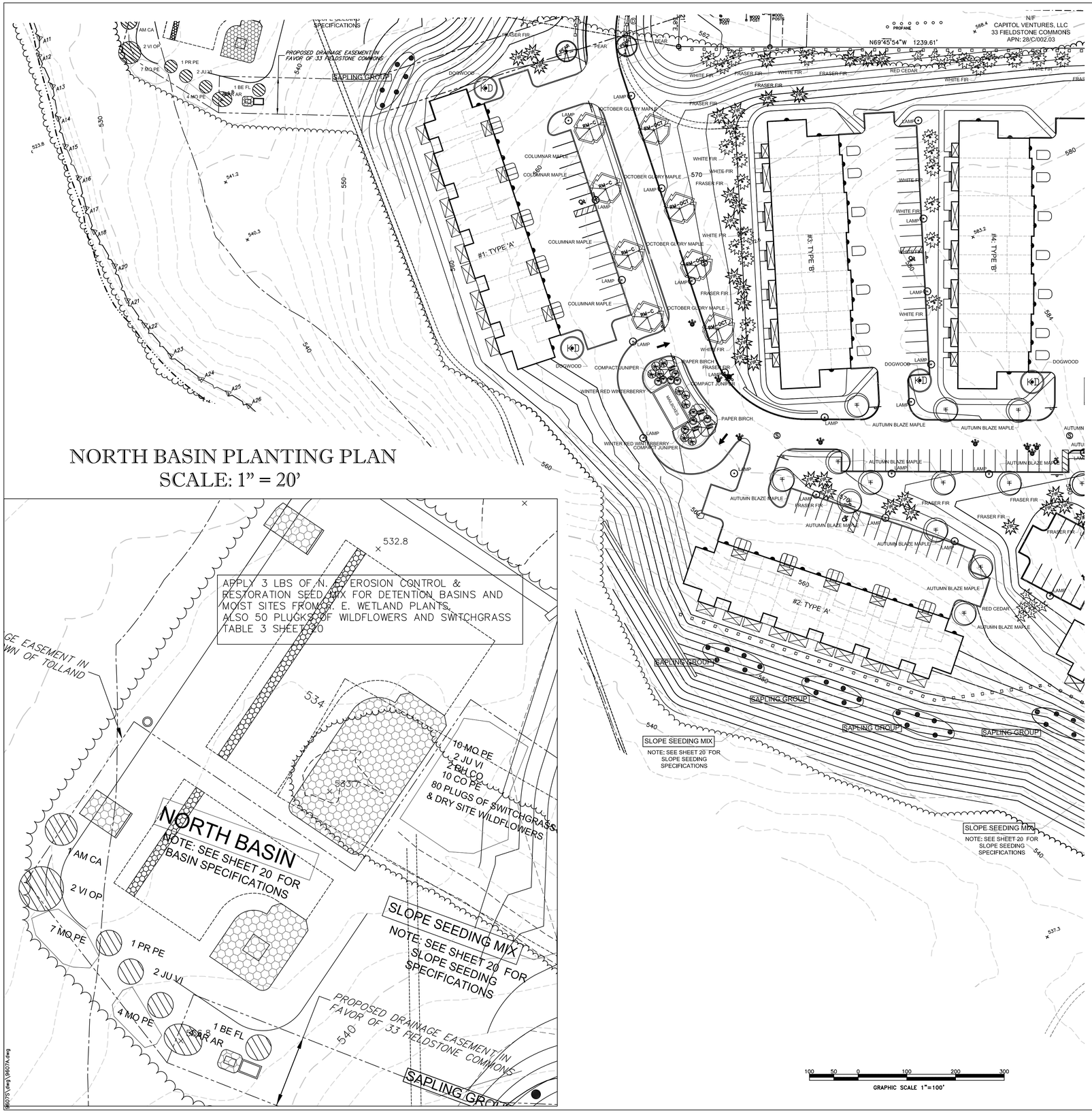
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

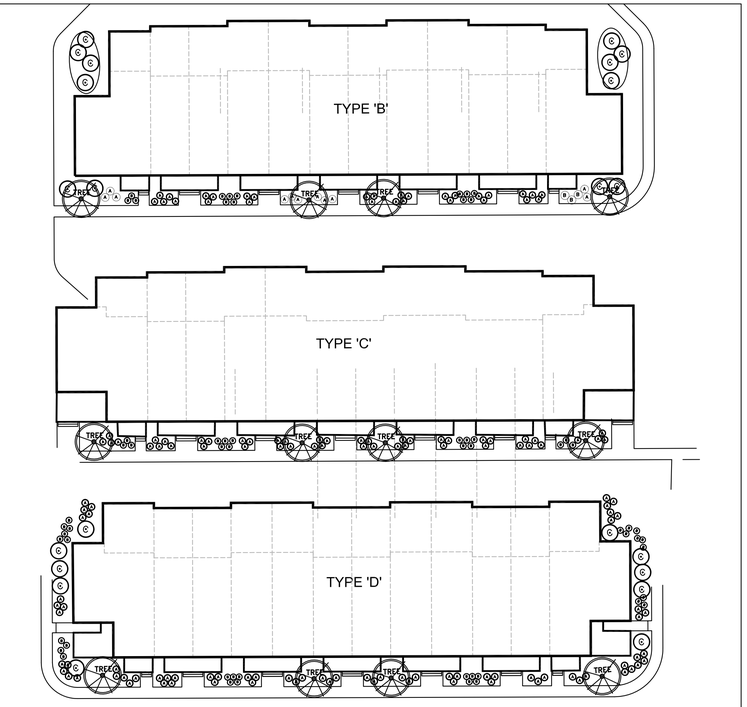
REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
ALEXOPOULOS	1"=40'	02-07-2022	16 OF 24	9607A

9607S\dwg\9607A.dwg





SMALL TREES FOR BLDG. FRONT SIDES - FOUR EACH

BUILDINGS 1,2,3,4,5,7,10,11,12,14

AMELANCHIER LAEVIS 'BALLERINA'/ SHADBLOW 6-8' QUANT. 40

BUILDING 6,8,9,13,15,16,17,18,19,20,21

MALUS 'ADIRONDACK'/ ADIRONDACK CRABAPPLE 6-8' QUANT. 44

SHRUB CHOICES 'A' (A)
POTENTILLA FRUTICOSA 'ABBOTTSWOOD'/ POTENTILLA
SPIRAEA X BUMALDA ANTHONY WATERERI/ SPIREA

SHRUB CHOICES 'B' (B)
CLETHRA ALNIFOLIA 'HUMMINGBIRD'/ HUMMINGBIRD CLETHRA
VIBURNUM DENTATUM 'BLUE MUFFIN'/ BLUE MUFFIN VIBURNUM
BUXUS 'GREEN GEM'/ GREEN GEM BOXWOOD
ILEX GLABRA 'COMPACTA'/ INKBERRY

SHRUB CHOICES 'C' (C)
SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC
HYDRANGEA PANICULATA 'UNIQUE'/ PANICLED HYDRANGEA
ILEX GLABRA/ INKBERRY
EUONYMUS FORTUNEI 'EMERALD GAIETY'/ EMERALD GAIETY EUONYMUS

PLANTING SIZE: 18 – 21"

LEGEND

- PROPERTY LINE
- STONEWALL
- EDGE WATER
- IRON PIN/PIPE FOUND OR SET
- CURBING
- DRAINAGE STRUCTURE
- DRAINAGE
- RIP RAP

REVISIONS

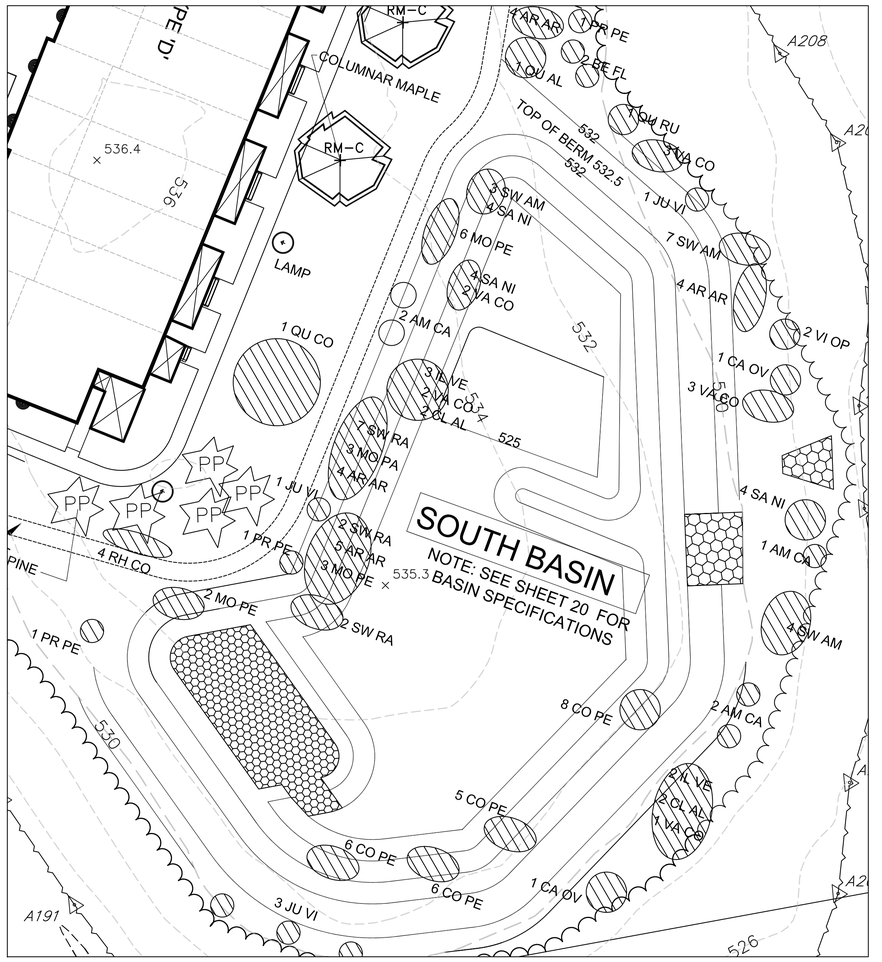
LANDSCAPE PLAN
SHEET 17 OF 24

FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
ALEXOPOULOS	1"=40'	02-07-2022	17 OF 24	9607A



SOUTH BASIN PLANTING PLAN
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- STONEWALL
- EDGE WATER
- IRON PIN/PIPE FOUND OR SET
- CURBING
- DRAINAGE STRUCTURE
- DRAINAGE
- RIP RAP

GRAPHIC SCALE 1"=100'

LANDSCAPE PLAN
SHEET 18 OF 24

FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
ALEXOPOULOS	1"=40'	02-07-2022	18 OF 24	9607A

VERNAL POOL BUFFER PLANTINGS

BUFFER GROUP 1 SAPLINGS

2 PRUNUS PENNSYLVANICA PIN CHERRY
2 BETULA POPULIFOLIA GRAY BIRCH
1 AMELANCHIER CANADENSIS SHADBUSH
1 LARIX LARACINA LARCH

BUFFER GROUP 2 SAPLINGS

1 LARIX LARACINA LARCH
1 FLOWERING DOGWOOD GRAY BIRCH
2 AMELANCHIER CANADENSIS SHADBUSH

BUFFER GROUP 3 SAPLINGS

1 PRUNUS PENNSYLVANICA PIN CHERRY
2 BETULA POPULIFOLIA GRAY BIRCH
2 AMELANCHIER CANADENSIS SHADBUSH
1 LARIX LARACINA LARCH

BUFFER SHRUBS 1

20 MORELLA PENSYLVANICA NORTHERN BAYBERRY
15 COMPTONIA PEREGRINA SWEETFERN

BUFFER SHRUBS 2

8 SWIDA RACEMOSA GRAY DOGWOOD
5 ARONIA ARBUTIFOLIA RED CHOKEBERRY

BUFFER SHRUBS 3

10 MORELLA PENSYLVANICA NORTHERN BAYBERRY
15 COMPTONIA PEREGRINA SWEETFERN
4 ARONIA ARBUTIFOLIA RED CHOKEBERRY

BUFFER SHRUBS 4

6 SWIDA RACEMOSA GRAY DOGWOOD
10 COMPTONIA PEREGRINA SWEETFERN

SEE SHEET 18 FOR LOCATIONS
FOR PLANTING SPECIFICATIONS SEE SHEET 20

FOR PLANT LOCATIONS CONSULT
ECOLOGIST OR CLIENT REPRESENTATIVE
BEFORE INSTALLATION

LEGEND

- PROPERTY LINE
- STONEWALL
- EDGE WATER
- IRON PIN/PIPE FOUND OR SET
- CURBING
- DRAINAGE STRUCTURE
- DRAINAGE
- RIP RAP

GRAPHIC SCALE 1"=100'

LANDSCAPE PLAN
SHEET 19 OF 24

FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
ALEXOPOULOS	1"=40'	02-07-2022	19 OF 24	9607A

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FOR DETENTION BASIN SLOPES AND BOTTOMS, EXCEPT FOR SUNNY SOUTH AND WEST FACING UPPER SLOPES AND OTHER MOIST DISTURBED AREAS

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation.

This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

APPLICATION RATE: 35 lbs/acre | 1250 sq ft/lb

SPECIES: Riverbank Wild Rye (Elymus riparius), Creeping Red Fescue (Festuca rubra), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii), Switch Grass (Panicum virgatum), Upland Bentgrass (Agrostis perennans), Nodding Bur Marigold (Bidens cernua), Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum), New England Aster (Aster novae-angliae), Boneset (Eupatorium perfoliatum), Blue Vervain (Verbena hastata), Soft Rush (Juncus effusus), Wool Grass (Scirpus cyperinus).

FOR UPLAND SLOPES WITH SANDY, DROUGHTY, DISTURBED SOIL, ESPECIALLY ON SOUTH AND WEST-FACING SLOPES
New England Conservation/Wildlife Mix

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes. For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

APPLICATION RATE: 25lbs/acre | 1750 sq ft/lb

SPECIES: Virginia Wild Rye (Elymus virginicus), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii), Red Fescue (Festuca rubra), Switch Grass (Panicum virgatum), Partridge Pea (Chamaecrista fasciculata), Panicledleaf Tick Trefoil (Desmodium paniculatum), Indian Grass (Sorghastrum nutans), Blue Vervain (Verbena hastata), Butterfly Milkweed (Asclepias tuberosa), Black Eyed Susan (Rudbeckia hirta), Common Sneezeweed (Helenium autunale), Heath Aster (Asterpilosus/Symphyotrichum pilosum), Early Goldenrod (Solidago juncea), Upland Bentgrass (Agrostis perennans) (Helenium autumnale), (Aste/Symphiotrichum pilosus).

New England Roadside Matrix Upland Seed Mix

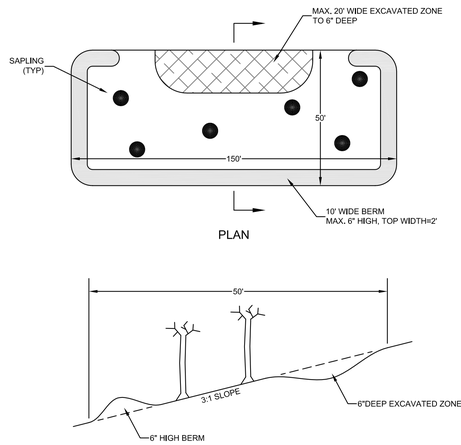
APPLICATION RATE: 35LBS/ACRE | 1250 sq ft/lb

SPECIES:
Grasses
Virginia Wild Rye (Elymus virginicus), Little Bluestem (Schizachyrium scoparium), Red Fescue (Festuca rubra), Big Bluestem (Andropogon gerardii), Indian Grass (Sorghastrum nutans), Switch Grass (Panicum virgatum)

Wildflowers
Partridge Pea (Chamaecrista fasciculata), Butterfly Milkweed (Asclepias tuberosa), Panicledleaf Tick Trefoil (Desmodium paniculatum), Beard Tongue (Penstemon digitalis), Black Eyed Susan (Rudbeckia hirta), Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum)

Shrubs
Grey Dogwood (Cornus racemosa), Silky Dogwood (Cornus amomum), Staghorn Sumac (Rhus typhina)

The New England Roadside Matrix Mixes are designed for use along roads and highways. These mixes are unusual in that they contain native grasses, wildflowers, and shrubs that are blended together as a native matrix seed mix. In areas that receive frequent mowing, the cold season grasses will dominate, such as those areas closet to the roadway shoulder. In areas farther from the road, which may be mown only once each year, or in hard to mow areas, such as around sign posts, the wildflower component will become dominant.. Along cuts and side slopes which may never be mown, the shrub component will add diversity and beauty to the roadside plantings.it is a particularly appropriate seed mix for roadsides, industrial sites, or cut and fill slopes. These mixes may be applied by hydroseeding, or by mechanical spreader. Always apply on a clean, wed-free seed bed. After sowing, lightly rake or roll the site to improve seed-to-soil contact. Best results are obtained with a mid-late spring seeding.summer seeding will benefit from a light mulching of clean, weed-free straw to conserve soil moisture



NOTES:
1. SALVAGE 4" OF TOPSOIL BEFORE GRADING.
2. INCORPORATE LEAF COMPOST TO DEPTH OF 12".
3. APPLY 4" LAYER AND INCORPORATE TO A DEPTH OF 12".
4. TOP DRESS WITH SALVAGED TOPSOIL.
5. OVER EXCAVATE WHEN GRADING TO ALLOW SPACE FOR LEAF COMPOST AND TOPSOIL.

SAPLING GROUPS ON SLOPES

TABLES OF PLANTING MATERIALS FOR SOUTHWESTERLY FACING SLOPES
FIELDSTONE RIDGE, TOLLAND, CONNECTICUT

Table 1. Trees
Hydrologic Zones: Zone C: moderately well drained, usually moist; Zone D: well-drained to excessively well drained

Scientific Name	ID	Zone	Common Name	Size	Shade Tolerant?		Sapling Clusters S.C.1	S.C.2.	S.C.3	Else-where	Totals
TABLE 1a. FULL SIZE TREES											
Carya ovata	Ca-ov	C,D,E	Shagbark hickory	4'-6'	Y	mod. columnar	0	0	0	1	1
Quercus rubra	Qu-ru	C,D,E	Red oak	4'-6'	Y	very tall, broad	0	0	0	1	1
Larix laricina	La-La	C,D,E	Western larch	4'-6'	N	deciduous	1	1	1	0	3
Total:							1	1	1	2	5
TABLE 1b. SMALL SIZE TREES											
Amelanchier canadensis	Am-ca	C,D,E	Shadblow	4'-6'	N		1	2	2		5
Benthamidea florida	Be-fl	D, E	Flowering dogwood	4'-6'	Y		0	1	2		3
Betula populifolia	Be-po	B,C,D,E	Gray birch	2'-3'	N		0	2	2		4
Prunus pensylvanica	Pr-Vi	D,E	Pin cherry	4'-6'	N		2	0	1		3
Total:							3	5	7		15

Table 2. Shrubs

Scientific Name	ID	Zone	Common Name	Size	Shade Tolerant?		Buffer Shrubs B.S.1	B.S.2	B.S.3	B.S.4	Totals
Aronia arbutifolia	Ar-ar	B,C,D,E	Chokeberry	2'-3'	N		0	5	4	0	9
Comptonia peregrina	Co-pe	D,E	Sweetfern	1'-2'	N		15	0	10	10	35
Morella pensylvanica	Mo-pe	C,D,E	Bayberry	2'-3'	N		20	0	20	0	40
Rhus typhiina	Rh-ty	D,E	Staghorn sumac		N	Y=in seed mix	Y	Y	Y	Y	Y
Swida racemosum	Sw-ra	B,C,D,E	Gray dogwood	2'-3'	Y	Y=in seed mix	Y	2	Y	6	8
Totals:							35	7	34	16	92

Table 3. Herbs
Hydrologic Zones: Zone C: moderately well drained; Zone D: well-drained; Zone E: excessively drained. If exposure is southern/western: "D" or "E" zone

Two seed mixes to be used in this area: upland roadside matrix in sapling a shrub clusters. Areas between clusters plant the NEWP conservation wildlife mix, with warm season grasses. In addition to the grass and wildflower species listed in the seed mix specifications Symphiotrichum (Aster) laevis (smooth aster) has been introduced to the site, in the slope plantings for the stormwater facilities and should spread if conditions are suitable.

Seed Mixes to be applied: (See Plan Sheet for Location)
Zones C, D, E: New England Upland Roadside Matrix Mix
Zones C, D, E : New England Conservation Mix with warm season grasses & dry site wildflowers

TABLES OF PLANTING MATERIALS FOR STORMWATER BASINS
FIELDSTONE RIDGE, TOLLAND, CONNECTICUT

Table 1. Trees

Hydrologic Zones: Zone A: Saturated/Shallow inundation; Zone B: seasonally saturated, moist
Zone C: moderately well drained, usually moist; Zone D: well-drained to excessively well drained

Scientific Name	ID	Zone	Common Name	Size	Shade Tolerant?	Northwesterly Basin	Southern Basin
TABLE 1a. FULL SIZE TREES							
Carya ovata	Ca-ov	C,D,E	Shagbark hickory	4'-6'	Y	0	2
Quercus alba	Qu-al	C,D,E	White oak	4'-6'	Y	0	1
Quercus coccinea	Qu-co	C,D, E	Scarlet oak	4'-6'	Y	0	1
Quercus rubra	Qu-ru	B,C	Red oak	4'-6'	Y	0	1
Pinus rigida	Pi-ri	C,D,E	Pitch Pine	4'-6'	N	0	5
Total:						0	10
TABLE 1b. SMALL SIZE TREES							
Amelanchier canadensis	Am-ca	C,D,E	Shadblow	4'-6'	N	1	5
Benthamidea florida	Be-fl	C,D	Flowering dogwood	4'-6'	Y	1	2
Juniperus virginiana	Ju-vi	C,D,E	Eastern red cedar	4'-6'	Y	4	4
Prunus pensylvanica	Pr-Vi	D,E	Pin cherry	4'-6'	N	1	3
Total:						7	14

Table 2. Shrubs

Scientific Name	ID	Zone	Common Name	Size	Shade Tolerant?	Northwesterly Basin	Southern Basin	Totals
Aronia arbutifolia	Ar-ar	C,D,E	Chokeberry	2'-3'	N	4	13	17
Clethra alnifolia	Cl- al	B,C	Sweet pepperbush	2'-3'	Y	0	4	4
Comptonia peregrina	Co-pe	D,E	Sweet fern	6"-18"	N	10	25	35
Ilex verticillata	Il-ve	A,B,C	Winterberry	2'-3'	Y	17	5	22
Morella pensylvanica	Mo-pe	C,D,E	Bayberry	2'-3'	N	21	14	35
Rhus copallina	Rh-co	C, D,E	Winged sumac	2'-3'	N	3	4	7
Sambucus nigra	Sa-ni	B	Common elderberry	2'-3'	N	0	8	8
Swida amomum	Sw-am	B,C,D	Silky dogwood	2'-3'	N	0	14	14
Swida racemosum	Sw-ra	B,C,D, E	Gray dogwood	2'-3'	Y	0	11	11
Vaccinium corymbosum	Va-co	B,C	Highbush blueberry	2'-3'	Y	0	11	11
Viburnum opulus	Vi-op	B,C,D	Cranberry viburnum	2'-3'	Y	2	2	4
Totals:						57	111	168

Table 3. Herbs
Hydrologic Zones: Zone A: Saturated/Shallow inundation; Zone B:temporary saturation/flooding;
Zone C: moist, poorly to moderately well drained; Zone D: well-drained; Zone E: excessively drained
NW Basin: Sump is "A" zone; basin floor is "B" zone, lower foot of basin slope is "C zone"
S Basin: Basin floor is "A" to "B" zone, mid to upper slopes are "C" and "D" zone, unshaded portions with southern/western exposure are "D" and "E" zone

Scientific Name	Zone	Common Name	Form	NWI*	Spacing	Northwesterly Basin	Southern Basin	Totals
Asclepias incarnata	B, C	Swamp milkweed	2"plug	OBL	2'OC	0	50	50
Asclepias tuberosa	D, E	Butterfly milkweed	2"plug	OBL	2'OC	40	10	50
Carex crinita	A, B	Fringed sedge	2"plug	OBL	2'OC	5	45	50
Carex lurida	B, C	Lurid sedge	2" plug	OBL	2'OC	5	45	50
Carex stipata	B, C	Wrinkle-sheath sedge	2" plug	OBL	2'OC	5	45	50
Eutrochium maculatum	B	Spotted Joe Pye weed	2" plug	FACW	1.5'OC	10	40	50
Euthamia graminifolia	B	Grassleaf goldenrod	2" plug	FACW	1.5'OC	10	40	50
Juncus effusus	A, B	Soft Rush	2" plug	OBL	2'OC	10	90	100
Panicum virgatum	B,C,D,E	Switch grass	2" plug	FACW	3'OC	60	40	100
Sagittaria latifolia	A,B	Arrowhead	2" plug	FACW	3'OC	0	50	50
Scirpus cyperinus	A	Wool grass	2" plug	OBL	2'OC	5	95	100
Schoenoplectus validus	A	Softstem bulrush	2" plug	OBL	3'OC	0	50	50
Symphiotrichum laevis	D	Smooth aster (purple)	2" plug	FACW	3'OC	40	10	50
Vernonia noveborecensis	B	New York Ironweed	2" plug	FACW	1.5'OC	10	40	50
Total:						200	650	850

Seed Mixes to be applied:
Zones B, C: New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites
Zones D, E : New England Conservation Mix with warm season grasses & dry site wildflowers

INFORMATION DEPICTED ON THIS SHEET WAS PROVIDED BY:

REMA ECOLOGICAL SERVICES,LLC.
164 EAST CENTER ST, SUITE 2
MANCHESTER, CT 06040

REVISIONS

PLANTINGS AND SEEDING FOR STORMWATER BASINS & SLOPES
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	02-07-2022	20 OF 24	9607A

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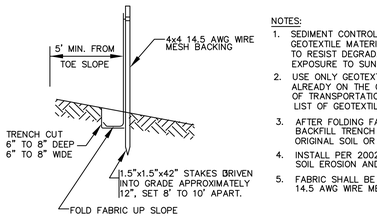
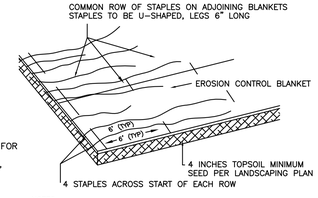


NOTES:
1. SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
2. USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
3. AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
4. INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
5. FABRIC SHALL BE PREFABRICATED WITH 4"x4" 14.5 AWG WIRE MESH BACKING.

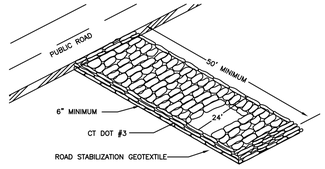
SILT FENCE INSTALLATION

NOT TO SCALE



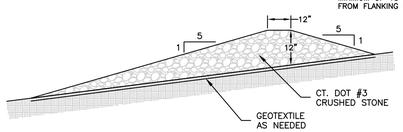
NOTES:
1. APPLY ON SLOPES STEEPER THAN 3:1.
2. EROSION CONTROL BLANKET TO BE NORTH AMERICAN GREEN S 150 DOUBLE NET STRAW BLANKET OR EQUAL.
3. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKET

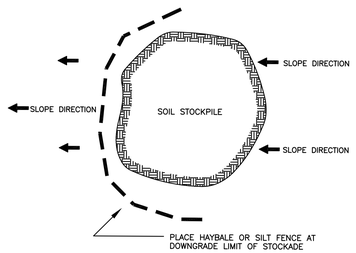


CONSTRUCTION ENTRANCE

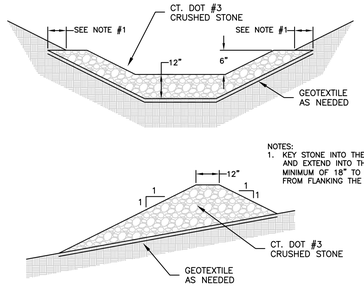
NOTES:
1. KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.



ROADWAY CHECK DAM DETAIL



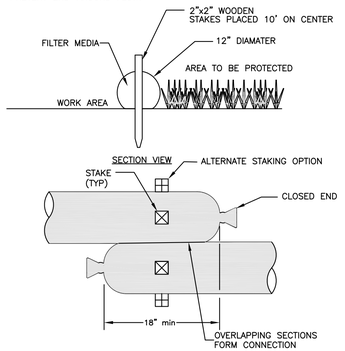
STOCKPILE EROSION PROTECTION DETAIL



NOTES:
1. KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.

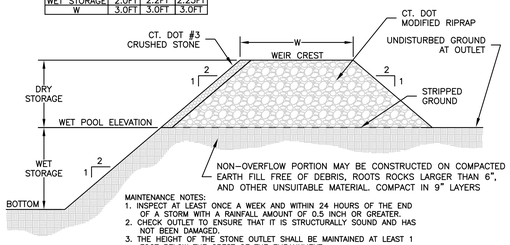
STONE CHECK DAM DETAIL

INSTALLATION INSTRUCTIONS:
1. CLEAR THE INSTALLATION AREA OF ANY DEBRIS, TREES, ROCKS OR LARGE OBSTRUCTIONS. SOCKS ARE DESIGNED TO COME IN CONTACT WITH THE SOIL, SO ANY STUMPS OR POTENTIAL OBSTRUCTIONS SHOULD BE REMOVED.
2. DIG A SHALLOW TRENCH IN THE LOCATION WHERE THE LOGS NEED TO BE PLACED.
3. PLACE THE LOGS IN THE TRENCH AND BACKFILL WITH SOIL SO THAT THE LOGS ARE TIGHTLY PACKED AGAINST THE SLOPE. ADJACENT LOGS SHOULD BE EITHER POSITIONED SO THAT THE ENDS FIT TIGHTLY AGAINST EACH OTHER AND ENDS SHOULD BE JOINED/SECURED TOGETHER WITH COIR TWINE OR OTHER SUITABLE TIES OR OVERLAPPED AS DESCRIBED BELOW.
4. FILTER MEDIA TO BE A COARSE COMPOSTED MATERIAL SPECIFICALLY DESIGNED FOR REMOVAL OF SOLIDS AND SOLUBLE POLLUTANTS FROM STORMWATER RUNOFF.
5. 10 L.F. ON EACH END SHALL BE PLACE AT A 30° ANGLE UP-SLOPE TO PREVENT END-AROUND FLOW.



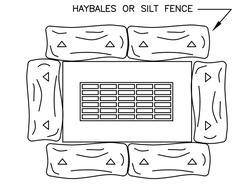
COIR LOG SEDIMENT BARRIER DETAIL

TRAP	#1	#2	#3
DRY STORAGE	1.6FT	1.7FT	1.75FT
WET STORAGE	2.0FT	2.2FT	2.25FT
W	3.0FT	3.0FT	3.0FT

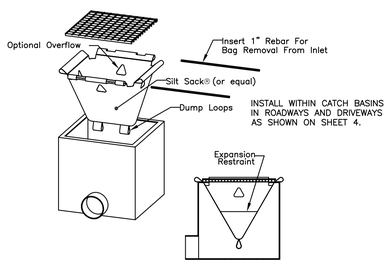


MAINTENANCE NOTES:
1. INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
2. CHECK OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED.
3. THE HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT LEAST 1 FOOT BELOW THE CREST OF THE EMBANKMENT.
4. ONCE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE WET STORAGE; DE-WATER TRAP, REMOVE SEDIMENT, AND RESTORE TO ORIGINAL DIMENSIONS.

TEMPORARY SEDIMENT TRAP DETAIL



CATCH BASIN AT LOW POINT



CATCH BASIN INLET PROTECTION

Maintenance Schedule

Maintenance Item	Frequency	Maintenance
Underground Stormwater Chambers	Visual Inspection Semi- Annually	• Remove inspection port caps to verify that runoff has infiltrated & leaves/debris are not collecting in system. • Check sediment depth and vacuum when 6" of sediment has accumulated.
Catch Basins	Monthly Annually	• Inspect grates for litter and debris and remove as needed • Remove sediment in sumps immediately after spring snowmelt
Sediment Forebay	Semi-Annually Every 5-years	• Maintain Stability of embankment • Mowing as needed • Remove sediment every 5 years or before sediment is within one-foot of the top of the forebay
Stormwater Basin	Semi-Annually 3-4 Times per Year	• Remove invasive vegetation. • Inspect embankment and inlet/outlet structures. • Monitor sediment accumulation. • Repair eroded areas. • Clean/remove sediment and debris. • Monitor sediment accumulation and remove when pool volume is reduced significantly. • Mow side slopes
Hydrodynamic Separator	Inspect Quarterly During Construction and Inspect Annually for Stabilized Site	• Remove Oil if there is an appreciable depth of oil in the unit (more than a sheen) • Remove Floatables when floatables other than oil cover over 50% of the open water surface on the inlet side of the outlet baffle wall. • Remove TSS/sediment when depths are greater than 30" in the inner chamber during construction or greater than 14" post-construction

PROJECT NARRATIVE

The purpose of this project is to construct 21 new multi-family buildings, a maintenance garage and clubhouse along with the driveways, parking and utilities to service the buildings. The proposed buildings are to be serviced by public water and sanitary sewer. Access to the site will be from new curb cut off of Fieldstone Commons road immediately across from the entrance to the shopping center parking lot.

Construction activities shall be conducted to minimize unstabilized area at one time. Construction shall commence with the installation of the construction entrance followed by tree cutting as shown on these plans. Sedimentation barriers shall be installed prior to stumping. The infiltration chamber areas shall be protected from construction activities and compaction prior to rough grading. Inspect condition of sedimentation barriers prior to rough grading.

Rough grading shall commence in areas where earth is to be excavated and placed as described in the construction schedule. Sediment basins and temporary sediment traps are to be excavated prior to rough grading of the watershed to each. Fill slopes are to be topsoiled and seeded after rough grading. Installation of the drainage structures, and piping shall proceed as the construction schedule allows. Leave grade 6" below catch basin tops to prevent silt laden runoff from entering the drainage system. Excavation of any building foundation can commence once the area is rough graded. Once fill has been placed in stumped area and slopes have been seeded for stabilization, further stumping and grading can commence as described in the construction schedule.

Completion of storm drainage and utility installation is to be followed by placing processed gravel, and final grading of the paved areas. The first coat of paved site drives can be installed once the foundations in that area have been poured and utilities have been installed. Infiltration chambers shall be installed once the watershed to each has been stabilized.

Once the watershed to each stormwater basin is stabilized, sediment shall be removed from the basin and catch basin sumps. Infiltration trenches with the basin (as applicable) can be installed, and the basin shall be seeded and/or planted as described on these plans.

All erosion control measures shall be maintained and upgraded as needed until stable vegetative growth has been established. At all times erosion of exposed and stockpiled materials shall be prevented using measures specified in these plans. Once the site is stabilized, sediment within the basin will be removed and the sediment will be seeded as depicted on these plans.

Proposed soil erosion and sediment control measures were designed using criteria set forth by the "Connecticut Guidelines for Soil Erosion and Sediment Control", revised to 2002.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	1.0	3/1-6/15, 8/1-10/15
WINTER RYE	120	3.0	4/15-7/1, 8/15-10/15
SUDANGRASS	30	0.7	5/15-8/1

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	20	0.45	4/1-6/15, 8/15-10/1
CREEPING RED FESCUE	20	0.45	4/1-6/15, 8/15-10/1
PERENNIAL RYEGRASS	5	0.10	4/1-6/15, 8/15-10/1
TOTAL	45	1.00	

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10-10-10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).
20. CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.

TURF MANAGEMENT PLAN

1. Soil Testing
A composite soil sample from the subject property will be collected and delivered to a University of Connecticut Cooperative Extension office for testing of soil nutrient levels (i.e., pH, nitrogen, phosphorus, calcium, magnesium, potassium) prior to a fertilizer application. The Extension office will recommend a fertilizer application rate based upon these test results. The actual fertilizer application rate will follow this recommendation. This will ensure against an excessive fertilizer application, which could lead to chemical leaching or export.

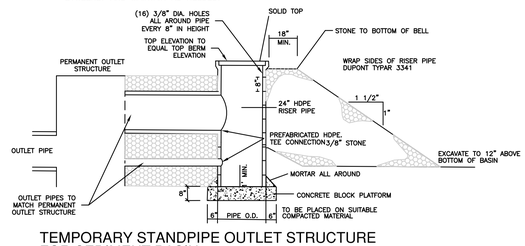
2. Slow-Release Fertilizers
Slow-release fertilizers will be applied to lawns, planted trees and shrubs. These can include, but are not limited to, organic-based fertilizers. A variety of commercial slow-release nitrogen fertilizer products are available (e.g., Milorganite, isobutylidene diurea, coated ureas, etc.). Advantages of slow-release fertilizers include the supply of a steady nitrogen source, and reduced nitrogen leaching. By combining small amounts of soluble nitrogen sources with slow release nitrogen products, nitrogen availability can be extended without a threat of leaching.

3. Fertilizer Application Schedule
Fertilizer will be applied three times annually to the subject property: early to late May (after the threat of cool, wet weather has passed), late August to early September, and mid-September to mid-October. If the soil test indicates a need for lime, it will be applied at the last fertilization date.

4. Integrated Pest Management (IPM)
IPM is an integrated, preventative approach to maintaining healthy turf and landscape plants. IPM recognizes that, although chemicals are an important component of a turf management plan, other strategies are available to maintain a healthy lawn. A central premise of IPM is to treat pest problems as they arise on an as-needed basis only, using a variety of biological (e.g., natural predators), chemical and cultural (e.g., disease-resistant seed) practices.

To be successful, IPM requires periodic monitoring by an experienced practitioner to detect pest problems at an early stage and develop an effective, environmentally responsible action plan. It is recommended that the contractor that is hired to maintain the grounds have training and experience in the practice of IPM.

TEMPORARY STAND PIPE OUTLET SHALL NOT BE REMOVED UNTIL ALL SITE IMPROVEMENTS WITHIN THE DRAINAGE AREA TO THE CORRESPONDING BASIN ARE CONSTRUCTED AND THE SITE IS STABILIZED. INSPECT STRUCTURE BIWEEKLY AND MAINTAIN AS NEEDED.



TEMPORARY STANDPIPE OUTLET STRUCTURE FOR SEDIMENT BASIN

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: FIELDSTONE RIDGE

LOCATION: 10 FIELDSTONE COMMONS – TOLLAND, CT

PROJECT DESCRIPTION: MULTI-FAMILY HOUSING DEVELOPMENT

PARCEL AREA: 50.7 AC.

RESPONSIBLE PERSONNEL: KEVIN SANTINI, 1031 HARTFORD TPKE, VERNON, CT 860-871-0516

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CLEAR ALL TREES AND BRUSH AS DEPICTED ON PLANS	INSTALL ANTI-TRACKING PAD		
REMOVE STUMPS ON NORTHERLY PORTION OF SITE IN VICINITY OF NORTHERLY STORMWATER BASIN, CLUBHOUSE, MAINTENANCE BUILDING, AND BUILDING #1 FOR FILLING.	INSTALL SEDIMENT BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN PRIOR TO STUMPING		
REMOVE STUMPS IN AREA TO BE EXCAVATED IN VICINITY OF BUILDINGS #3 THROUGH #11 & #13.	INSTALL INLET PROTECTION IN EXISTING CATCH BASINS		
	PROTECT INFILTRATION CHAMBER AREAS FROM DISTURBANCE AND COMPACTION		
ROUGH GRADE NORTHERLY PORTION OF SITE	CONSTRUCT TEMPORARY SEDIMENT TRAPS #1 & #2, SWALES AND NORTHERLY SEDIMENT BASIN. EXCAVATE BASIN TO 12" ABOVE BOTTOM		
CONSTRUCT NEW DRAINAGE FROM FIELDSTONE COMMONS AND BIG Y.	PROTECT STOCKPILE AREAS WITH SILT FENCE		
	INSPECT AND MAINTAIN SEDIMENT BARRIERS WEEKLY AND AFTER RAIN EVENTS OVER 0.5-INCH.		
EXCAVATE FOR FOUNDATIONS OF CLUBHOUSE, MAINTENANCE BUILDING, AND BUILDINGS #1 & #3.	TOPSOIL, SEED AND MULCH SLOPES		
ONCE FILL HAS BEEN PLACED IN PREVIOUSLY STUMPED AREA, STUMP FILL AREA IN VICINITY OF BUILDINGS #2, #12, #14 & #15.	INSTALL SEDIMENT BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN PRIOR TO STUMPING		
	PROTECT INFILTRATION CHAMBER AREAS FROM DISTURBANCE AND COMPACTION		
ROUGH GRADE STUMPED PORTION OF SITE	PROTECT STOCKPILE AREAS WITH SILT FENCE		
	INSPECT AND MAINTAIN SEDIMENT BARRIERS WEEKLY AND AFTER RAIN EVENTS OVER 0.5-INCH.		
EXCAVATE FOR FOUNDATIONS OF BUILDINGS #2 & #4 THROUGH #15	TOPSOIL, SEED AND MULCH SLOPES		
INSTALL SEWER, DRAINAGE AND UTILITIES	INSTALL HAYBALES AROUND NEW CATCH BASINS INLETS ONCE INSTALLED		
INSTALL PAVEMENT BINDER COAT IN AREAS WHERE FOUNDATIONS AND UTILITIES ARE COMPLETE	TOPSOIL, SEED AND MULCH AREA ADJACENT TO EACH BUILDING AS IT IS COMPLETED		
REMOVE STUMPS ON SOUTHERLY PORTION OF SITE	INSTALL SEDIMENT BARRIERS DOWNGRADE OF CONSTRUCTION ACTIVITY AS SHOWN PRIOR TO STUMPING		
ROUGH GRADE SOUTHERLY PORTION OF SITE	CONSTRUCT TEMPORARY SEDIMENT TRAP#3 AND SOUTHERLY SEDIMENT BASIN. EXCAVATE BASIN TO 12" ABOVE BOTTOM		
	PROTECT INFILTRATION CHAMBER AREAS FROM DISTURBANCE AND COMPACTION		
	PROTECT STOCKPILE AREAS WITH SILT FENCE		
	INSPECT AND MAINTAIN SEDIMENT BARRIERS WEEKLY AND AFTER RAIN EVENTS OVER 0.5-INCH.		
	INSTALL CHECK DAMS WHERE SHOWN ONCE ROADWAY IS EXCAVATED		
EXCAVATE FOR REMAINING FOUNDATIONS	TOPSOIL, SEED AND MULCH SLOPES		
	INSTALL EROSION BLANKET ON SLOPES STEEPER THAN 3:1		
INSTALL SEWER, DRAINAGE AND UTILITIES	TOPSOIL, SEED AND MULCH AREA ADJACENT TO EACH BUILDING AS IT IS COMPLETED		
INSTALL PAVEMENT BINDER COAT IN AREAS WHERE FOUNDATIONS AND UTILITIES ARE COMPLETE			
INSTALL INFILTRATION CHAMBERS ONCE WATERSHED TO EACH CHAMBER IS STABILIZED			
FINAL GRADE AND FINAL PAVE	TOPSOIL, SEED AND MULCH DISTURBED AREAS		
ONCE WATERSHED TO EACH STORMWATER BASIN IS STABILIZED, FINALIZE BASIN CONSTRUCTION	REMOVE SEDIMENT FROM DRAINAGE STRUCTURES AND BASINS. INSTALL INFILTRATION TRENCHES WITHIN NORTHERLY BASIN. SEED AND PLANT BASINS PER PLANS.		
	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:
DATE OF CONSTRUCTION START JUNE 1, 2022
DATE OF CONSTRUCTION COMPLETION MAY 31, 2025

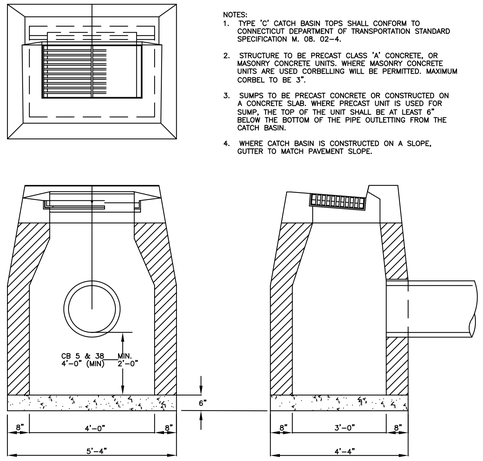
EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

REVISIONS

EROSION & SEDIMENT CONTROL
NOTES & DETAILS
FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

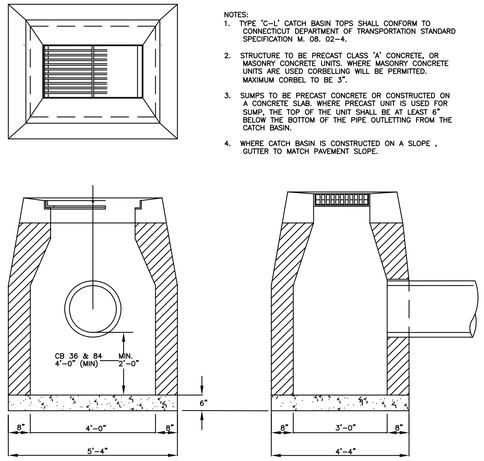
GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	02-07-2022	21 OF 24	9607A



NOTES:
1. TYPE "C" CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
2. STRUCTURE TO BE PRECAST CLASS 'A' CONCRETE, OR MASONRY CONCRETE UNITS. WHERE MASONRY CONCRETE UNITS ARE USED CORBELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
3. SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.

TYPE "C" CATCH BASIN



NOTES:
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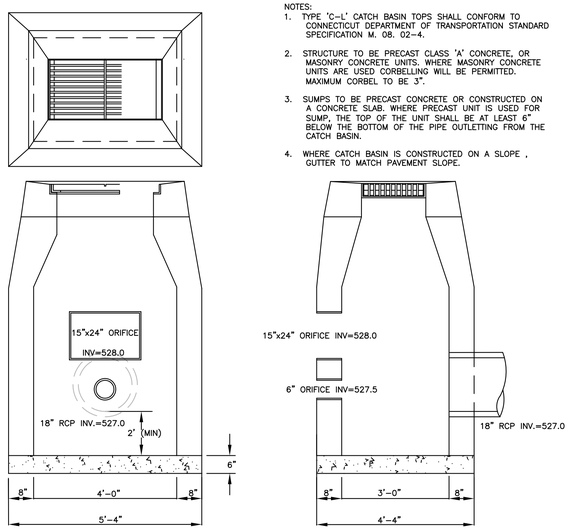
TYPE "C-L" CATCH BASIN



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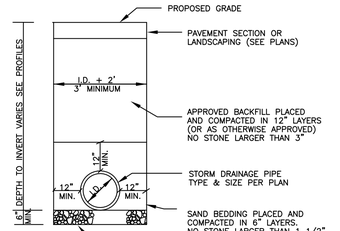
4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE , GUTTER TO MATCH PAVEMENT SLOPE.

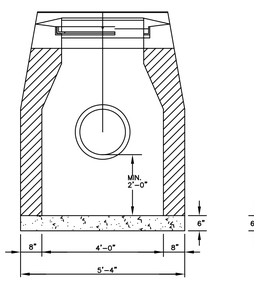
OUTLET STRUCTURE #39

HYDRODYNAMIC SEPARATOR REQUIREMENTS:
The hydrodynamic separator located at HS 5A must be designed to remove a minimum of 80% of the total suspended solids from the water quality flow of 1.15 cfs with an internal bypass of the 10-year design storm flow of 7.3 cfs. The system must first be approved by the design engineer then submitted to the town for review prior to fabrication. Shop drawing submittals must include:

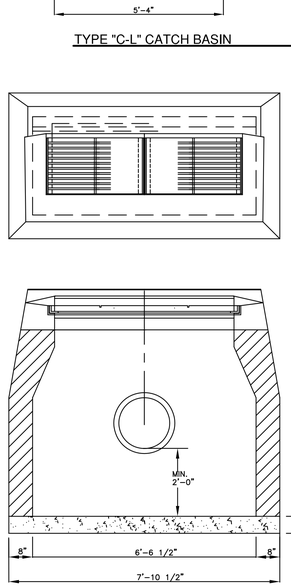
- "treated" flow for the specified system and model, which must be equal or exceed the water quality flow
- "conveyed" flow for the specified system and model, which must be equal or greater that the design storm flow
- calculations or documentation verifying that 80% (min.) of the average annual total suspended solids will be removed from the water quality flow
- calculations of the hydraulic grade line elevations for the design storm event in the first structure located upstream of the system and any other critical locations
- orientation of the system in plan view with respect to the approved site plan (if different than shown on the approved plans)
- proposed size and elevation of critical weir, orifice, pipe invert elevations, and other design elements that correspond to the hydraulic characteristics of the system



STORM DRAIN TRENCH DETAIL



STORM MANHOLE



DOUBLE CATCH BASIN "C" TYPE I (CB 5, 14, 15, 72 & 73)

DOUBLE TYPE "C" CATCH BASIN TYPE II (CB 74 & 78)

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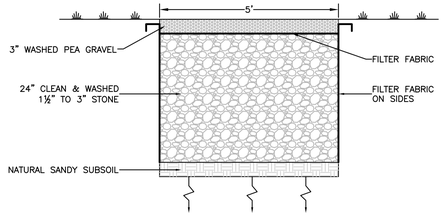
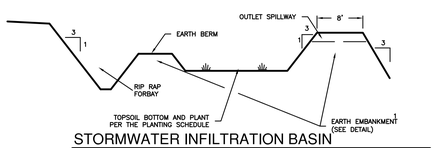
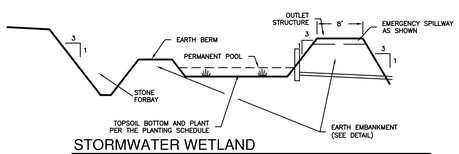
3. SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
4. WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.



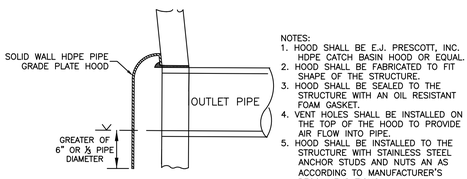
INFILTRATION TRENCH LOCATED WITHIN INFILTRATION BASIN



STORMWATER INFILTRATION BASIN

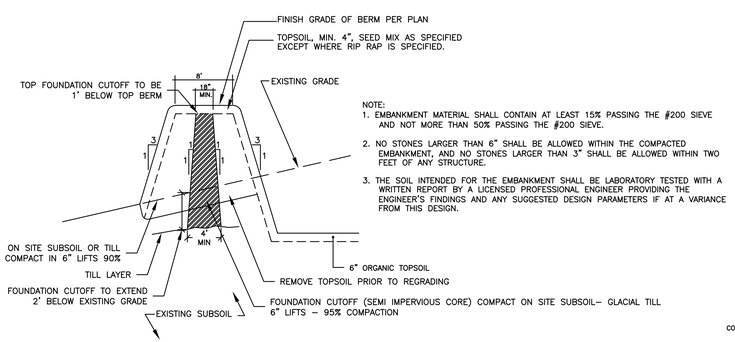


STORMWATER WETLAND



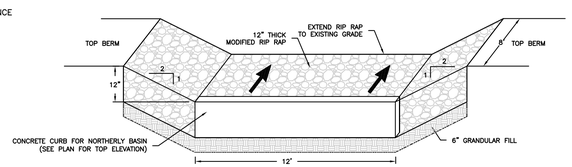
NOTES:
1. HOOD SHALL BE E.J. PRESCOTT, INC. HDPE CATCH BASIN HOOD OR EQUAL.
2. HOOD SHALL BE FABRICATED TO FIT SHAPE OF THE STRUCTURE.
3. HOOD SHALL BE SEALED TO THE STRUCTURE WITH AN OIL RESISTANT FOAM GASKET.
4. VENT HOLES SHALL BE INSTALLED ON THE TOP OF THE HOOD TO PROVIDE AIR FLOW INTO PIPE.
5. HOOD SHALL BE INSTALLED TO THE STRUCTURE WITH STAINLESS STEEL ANCHOR STUDS AND NUTS AN AS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

CATCH BASIN HOOD DETAIL (CB 5, 36, 38 & 84)



NOTE:
1. EMBANKMENT MATERIAL SHALL CONTAIN AT LEAST 15% PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #200 SIEVE.
2. NO STONES LARGER THAN 6" SHALL BE ALLOWED WITHIN THE COMPACTED EMBANKMENT, AND NO STONES LARGER THAN 3" SHALL BE ALLOWED WITHIN TWO FEET OF ANY STRUCTURE.
3. THE SOIL INTENDED FOR THE EMBANKMENT SHALL BE LABORATORY TESTED WITH A WRITTEN REPORT BY A LICENSED PROFESSIONAL ENGINEER PROVIDING THE ENGINEER'S FINDINGS AND ANY SUGGESTED DESIGN PARAMETERS IF AT A VARIANCE FROM THIS DESIGN.

STORMWATER BASIN EMBANKMENT DETAIL



BASIN SPILLWAY

CONSTRUCTION DETAILS

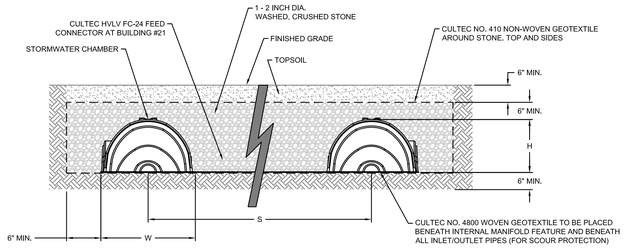
FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	02-07-2022	22 OF 24	9607A

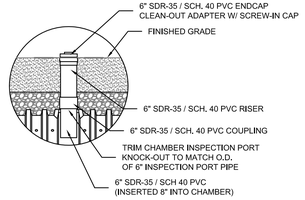


GENERAL NOTES
1. BOTTOM OF CHAMBERS TO BE 3' ABOVE SHGW AND BEDROCK.
2. ALL CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

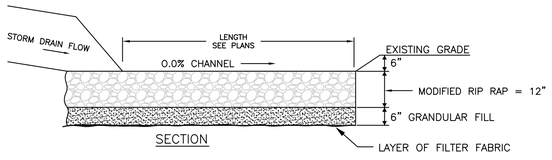
CONSTRUCTION AND MAINTENANCE REQUIREMENTS:
1. INFILTRATION CHAMBERS SHALL NEVER BE USED FOR SEDIMENT CONTROL DURING AN ACTIVE CONSTRUCTION PERIOD.
2. THE AREA OF THE INFILTRATION TRENCH MUST BE MARKED OFF BY APPROPRIATE FENCING TO PREVENT THE MOVEMENT OF CONSTRUCTION VEHICLES OVER AND THE POSSIBLE COMPACTION OF THE NATURAL SOILS.
3. THE EROSION CONTROL PLAN FOR THE PROJECT MUST CLEARLY DEFINE HOW SEDIMENT WILL BE PREVENTED FROM ENTERING THE AREA OF THE INFILTRATION CHAMBERS.
4. THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE INSTALLATION OF THE INFILTRATION CHAMBERS. CONTRACTOR SHALL PROVIDE ENGINEER THE INSTALLATION SCHEDULE TO PROVIDE TIMELY INSPECTIONS.
5. THE DESIGN ENGINEER SHALL PROVIDE A CERTIFICATION THAT THE SYSTEM WAS DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE DESIGN MANUAL AND INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.

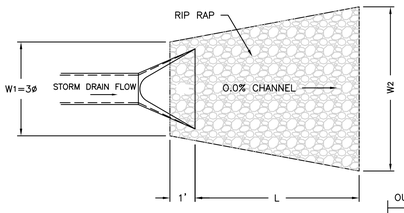
LOCATION	CHAMBER	H	W	S
BUILDING #17	CULTEC RECHARGER 280HD	26½"	47"	84"
BUILDING #18	CULTEC RECHARGER 280HD	26½"	47"	N/A
BUILDING #19	CULTEC RECHARGER 280HD	26½"	47"	52"
BUILDING #21	CULTEC RECHARGER 280HD	26½"	47"	52"

CULTEC STORMWATER CHAMBER CROSS SECTION
(OR EQUAL)



INSPECTION PORT DETAIL

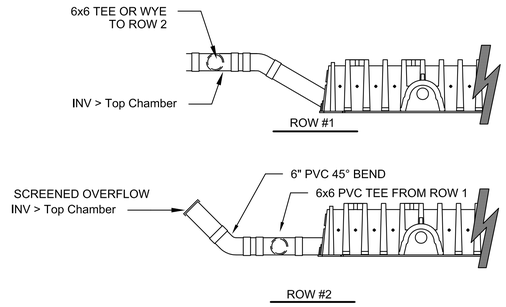




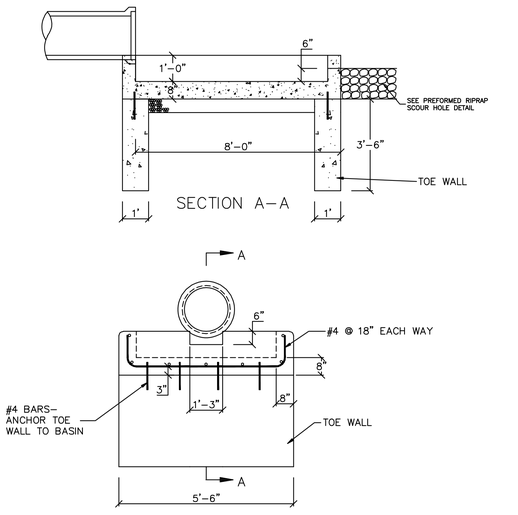
OUTLET	L	W1	W2
CB 38	10FT	3FT	6FT
S'LY BASIN	14FT	6FT	15FT

NOTES:
1. WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
2. SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO INSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE 0.0% CHANNEL.
3. LIP TO BE CONSTRUCTED LEVEL AT 0.0% GRADE TO INSURE UNIFORM SPREADING OF STORM WATER RUNOFF.

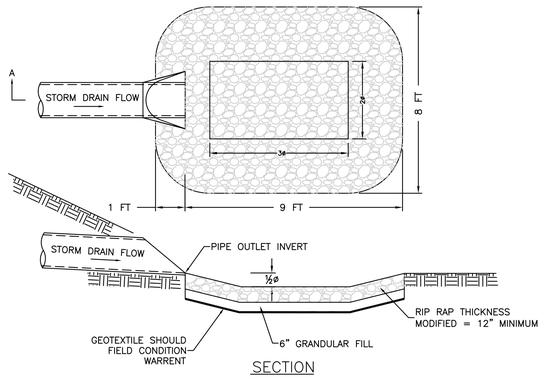
LEVEL SPREADER DETAIL



INFILTRATION CHAMBER DISTRIBUTION (Building #17)

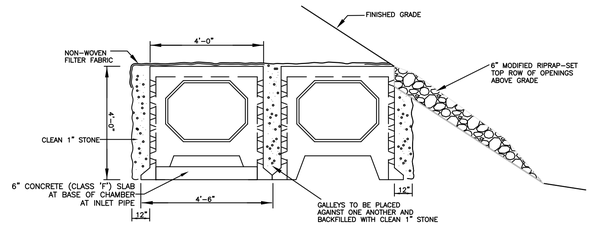


IMPACT BASIN DETAIL

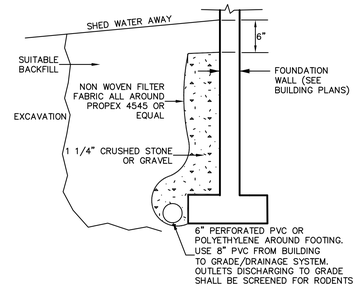


PREFORMED RIPRAP SCOUR HOLE

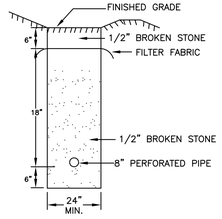
NOTES:
1. DURING CONSTRUCTION, CARE MUST BE TAKEN NOT TO COMPACT THE UNDERLYING NATURAL SOILS. HEAVY VEHICLES SHALL NOT ENTER THE EXCAVATION OF THE INFILTRATION GALLEYS. THIS AREA SHALL BE FENCED OFF TO PREVENT COMPACTION AT THE INITIATION OF SITE CONSTRUCTION.
2. PLACE NON-WOVEN FILTER OVER INFILTRATION GALLEY AND CLEAN 1" STONE.
3. INFILTRATION GALLEY TO BE CONSTRUCTED TO WITHSTAND H-20 LOADS.



INFILTRATION GALLEY (Buildings 12, 13, 14 & 15)



FOUNDATION DRAIN DETAIL



FRENCH DRAIN

CONSTRUCTION DETAILS

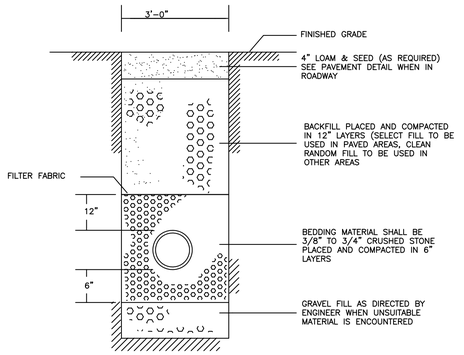
FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

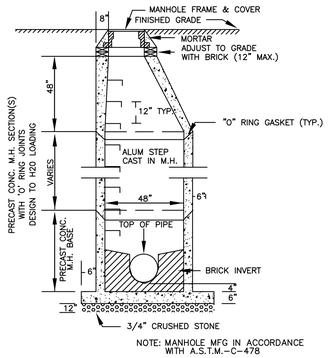
REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	02-07-2022	23 OF 24	9607A

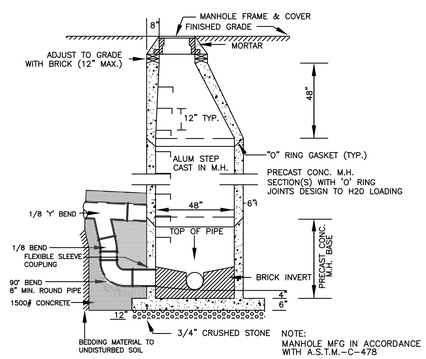


SANITARY SEWER TRENCH DETAIL



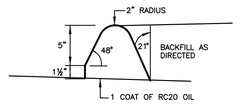
NOTE: MANHOLE MFG IN ACCORDANCE WITH A.S.T.M.–C–478

TYPICAL PRECAST MANHOLE DETAIL

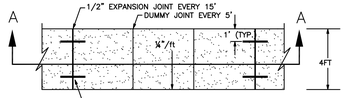


NOTE: MANHOLE MFG IN ACCORDANCE WITH A.S.T.M.–C–478

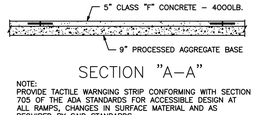
TYPICAL PRECAST DROP MANHOLE DETAIL



BIT. CONC. CURB



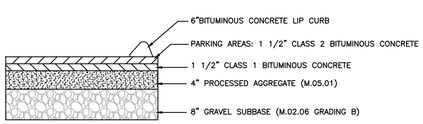
PLAN VIEW



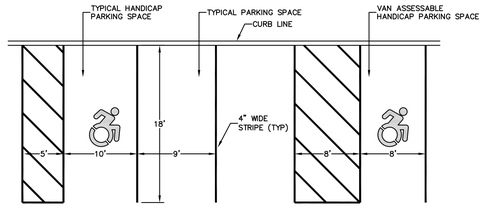
SECTION "A–A"

NOTE:
PROVIDE TACTILE WARNGING STRIP CONFORMING WITH SECTION 705 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN AT ALL RAMPS, CHANGES IN SURFACE MATERIAL AND AS REQUIRED BY SAID STANDARDS.

4' CONCRETE SIDEWALK

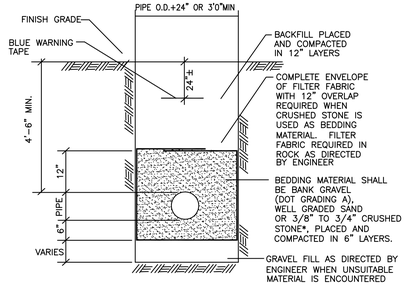


BITUMINOUS PAVEMENT CROSS SECTION



PAVEMENT MARKING NOTES:
1. All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
2. Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white, except as noted.
3. Paint shall be either white or tinted ready–mixed paint conforming to AASHTO M70, Type 1.
4. Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
5. Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
6. After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and paint all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

PAINTED PARKING STALL DETAIL



CONNECTICUT WATER COMPANY NOTES:
1. FIELD–LOK GASKETS ARE REQUIRED ON THE (2) PIPE JOINTS BEFORE AND AFTER ALL FITTINGS.
2. MEGALUG RESTRAINTS ARE REQUIRED AT ALL FITTINGS.
3. ALL BENDS, TEES, OFFSETS, HYDRANTS, AND DEAD ENDS REQUIRE THRUST BLOCKS.

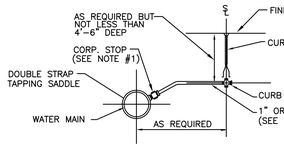
*CRUSHED STONE SHALL ONLY BE USED IN HIGH GROUNDWATER CONDITIONS AS DIRECTED BY THE ENGINEER

WATER TRENCH DETAIL

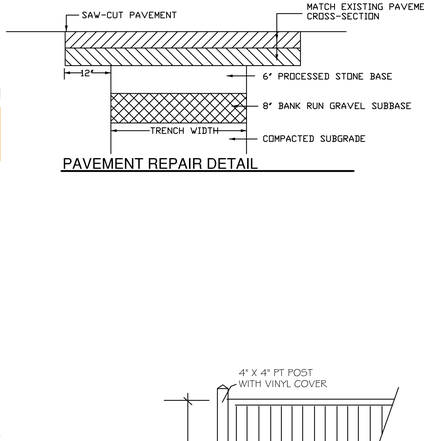
NOTES:

1. THE TOP OF THE CORPORATION AND THE FIRST THREE (3) FEET OF COPPER TUBING SHALL BE INSTALLED NO HIGHER THAN THE TOP OF THE WATER MAIN.

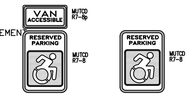
2. NO INTERMEDIATE SIZES (i.e. 3/4", 1–1/2", 1–3/4") ARE ALLOWED FOR COPPER SERVICES. ANY SERVICE REQUIREMENT GREATER THAN 2" COPPER SHALL BE CLDIP (4"MIN.) WITH THE SHUT–OFF LOCATED AT THE MAIN. COPPER TUBING SHALL BE CONTINUOUS BETWEEN THE CORPORATION STOP AND THE CURB STOP.



WATER SERVICE CONNECTION (MAINTENANCE & CLUBHOUSE)



PAVEMENT REPAIR DETAIL



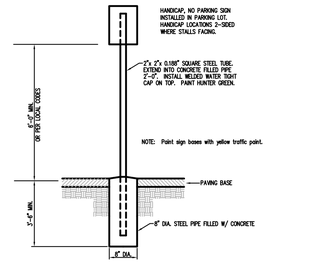
HANDICAP SIGN

NOTE: ALL STRIPES TO BE 4" PAINTED WHITE

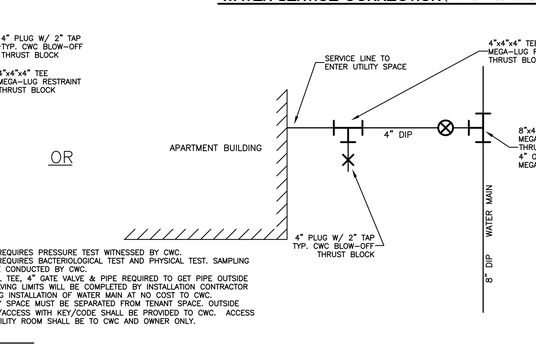
PAINTED HANDICAP SYMBOL

NOTES:
1. PROVIDE DETECTABLE WARNING FOR CURB RAMPS. DETECTABLE WARNING SHALL CONSIST OF TRUNCATED DOME SURFACE ON RIGID TACTILE PAVING TILES. TILES SHALL BE 2'x3' FOR 4' WIDE RAMPS AND 2'x4' FOR 5' WIDE RAMPS. TILE COLOR SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE.

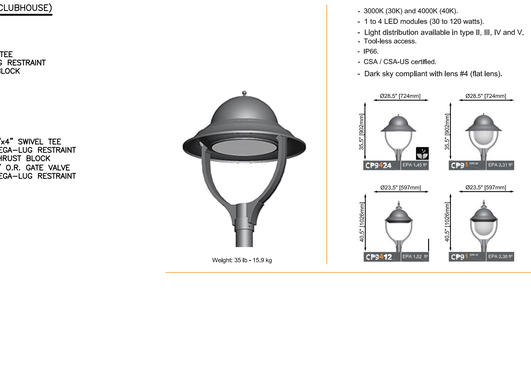
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT HANDICAP SPACING, GRADING SIGNAGE AND APPURTENANCE IN ACCORDANCE WITH CURRENT FEDERAL, STATE OR LOCAL CODES. THE CONTRACTOR SHALL CONSULT WITH THE LOCAL BUILDING OFFICIAL TO OBTAIN CURRENT INFORMATION



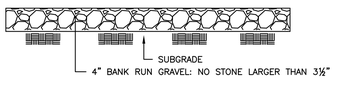
ACCESSIBLE PARKING AND SIGNAGE STANDARDS



NOTES:
1. LINE REQUIRES PRESSURE TEST WITNESSED BY CWC.
2. LINE REQUIRES BACTERIOLOGICAL TEST AND PHYSICAL TEST. SAMPLING TO BE CONDUCTED BY CWC.
3. SWIVEL TEE, 4" GATE VALVE & PIPE REQUIRED TO GET PIPE OUTSIDE OF PAVING LIMITS WILL BE COMPLETED BY INSTALLATION CONTRACTOR DURING INSTALLATION OF WATER MAIN AT NO COST TO CWC.
4. UTILITY SPACE MUST BE SEPARATED FROM TENANT SPACE. OUTSIDE DOOR/ACCESS WITH KEY/CODE SHALL BE PROVIDED TO CWC. ACCESS TO UTILITY ROOM SHALL BE TO CWC AND OWNER ONLY.

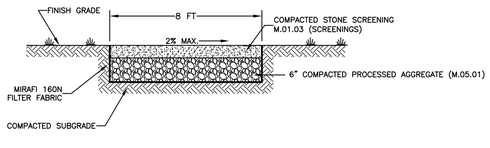


TYPICAL WATER SERVICE CONNECTION

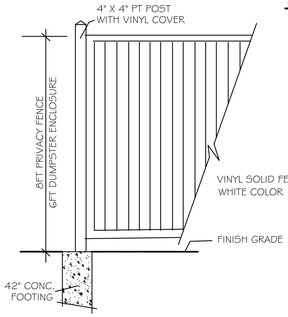


NOTES:
1. DRIVE SHALL HAVE A WIDTH OF 10 FT.
2. SIDE SLOPES SHALL NOT EXCEED 3:1.

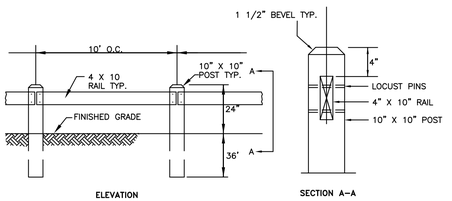
GRAVEL ACCESS DRIVEWAY DETAIL



STONE DUST PATH



SCREEN FENCING DETAIL



PRESSURE TREATED GUIDE RAIL

QUICKSHIP SERIES

DC150-90

CUT-OFF LED WALLPACK LUMINAIRE

PARAFLEX
Fast Flexible Focused Lighting

PROJECT DATE TYPE
NOTES
REV: 12 2020

QUICK SHIP

FULL CUT-OFF, HEAVY-DUTY HOUSING
The DC150-90 is a Medium 14" Wallpack with a Die Cast Aluminum Body and Impact Resistant Glass Lens

WET LOCATION, IP-65 RATED
Engineered and Constructed for Exterior Environments

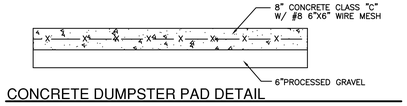
EASY TO INSTALL MOUNTING
The DC150-90 can be Surface Mounted over an Existing 4" Outlet Box or Surface Wired through a 1/2" Conduit Entry. Additional Conduit entries Available for Photocells & other Components

120-277V STANDARD **TYPE VS DISTRIBUTION**

OPERATING TEMPERATURE -20C TO 40C
0C - 40C with EM Pack Option

PRODUCT APPLICATIONS

Building Entrances	Bridges
Walkways	Catwalks
Tunnels	Stairwells
Loading Docks	



CONCRETE DUMPSTER PAD DETAIL

CONSTRUCTION DETAILS

FIELDSTONE RIDGE

10 FIELDSTONE COMMONS
TOLLAND, CONNECTICUT

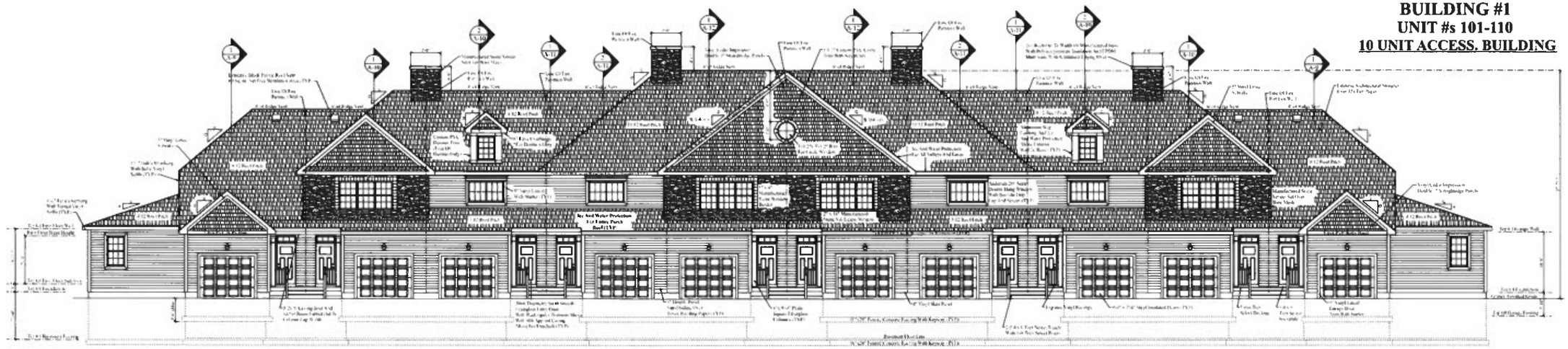
REVISIONS

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	N.T.S.	02–07–2022	24 OF 24	9607A

B607S\dwg\B607-DET.dwg

BUILDING #1
UNIT #s 101-110
10 UNIT ACCESS. BUILDING



FRONT/EAST ELEVATION

REAR/WEST ELEVATION

Page Summary

Unit Summary

Type of Unit	# of Units	Size of Units	# of Bedrooms	# of Bathrooms	# of Cars in Garage
Type 9	4	1580 S.F.	2	2.5	1
Type 10	4	1423 S.F.	1	1.5	1
Type 11	2	1829 S.F.	2	2.5	1
Total # of Units - 10					

CODE INFORMATION
CODE BASIS: CONNECTICUT STATE BUILDING CODE, 2018
INTERNATIONAL RESIDENTIAL CODE, 2015
INTERNATIONAL ENERGY CONSERVATION CODE, 2009
NATIONAL ELECTRICAL CODE, 2015
CONNECTICUT STATE FIRE SAFETY CODE, 2015
SEC. 29-292-1e(b)(i): THE PROVISIONS OF THIS CODE ONLY APPLY WITH RESPECT TO SMOKE ALARMS AND CARBON MONOXIDE DETECTORS.
USE GROUP: MULTIPLE SINGLE-FAMILY DWELLING (TOWNHOUSES)
TYPE OF CONSTRUCTION: 5B COMBUSTIBLE, UNPROTECTED
NOT SPRINKLERED
HEIGHT & AREA: ALLOWED: 3 STORIES
ACTUAL: 2 STORIES, 36' +/- 12,570 S.F. FIRST FLOOR ENCLOSED
1,650 S.F. COVERED PORCHES
FIRE SEPARATION BETWEEN UNITS: 2 HR. RATED, UL DESIGN U347 CONFIGURATION B

Area Summary

Total Garage SF-	2678 SF
Total Basement SF-	8138 SF
Total Deck/Porch SF-	1650 SF
Total First Floor Finished SF-	8114 SF
Total Second Floor Finished SF-	7548 SF
Total Finished SF-	15662 SF

Building Height Summary

Front Elevation-	34'-6"
Rear Elevation-	38'-0"
Right Elevation-	36'0"
Left Elevation-	36'-0"
Total 144'-6"/4=	36'-0" Average Building Height

FIELDSTONE RIDGE, LLC.
1031 HARTFORD TURNPIKE
VERNON, CT 06066

FIELDSTONE RIDGE
10 FIELDSTONE COMMONS
TOLLAND, CT 06084

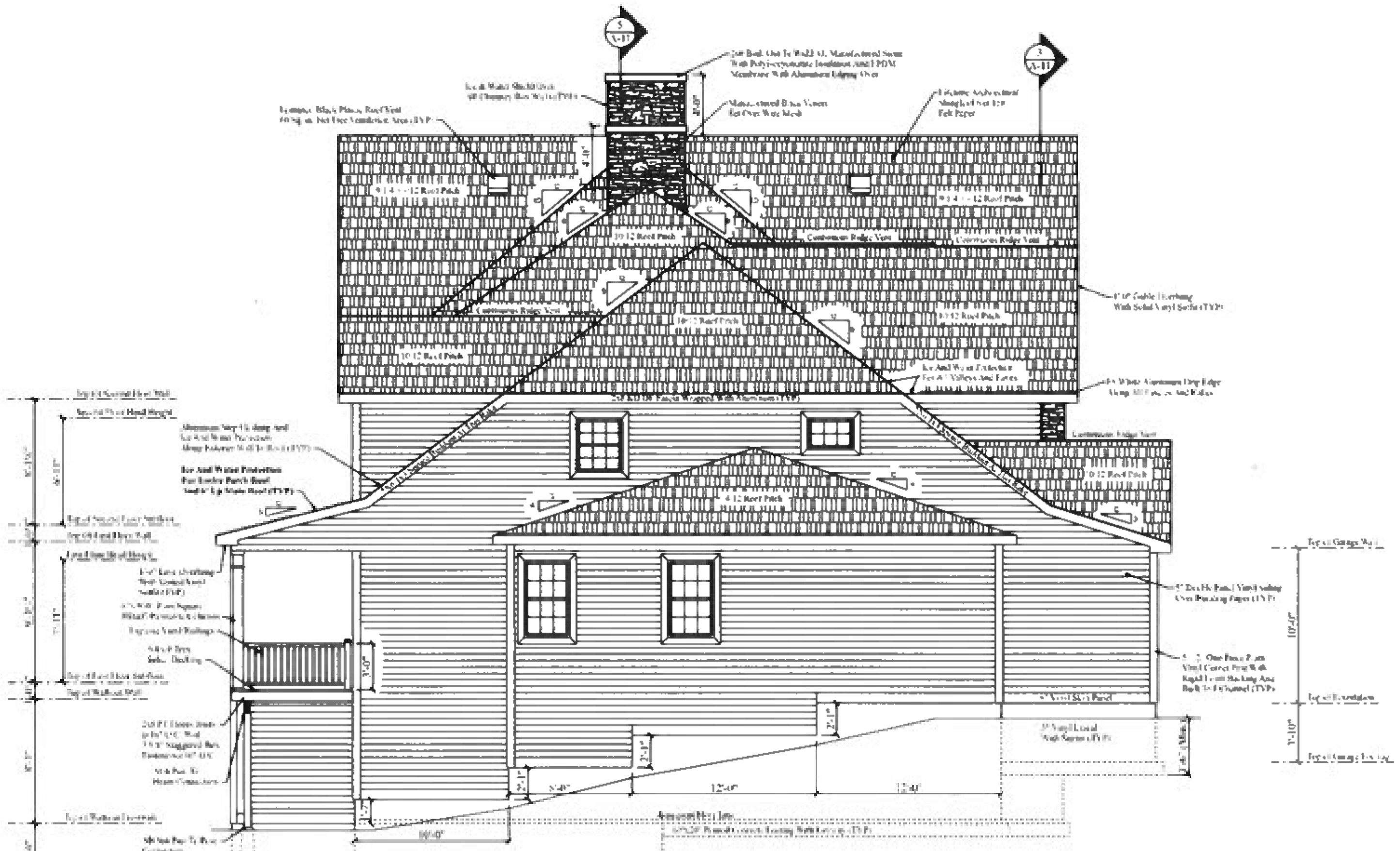
1 / A-1 (SECTION NUMBER / PAGE NUMBER)

DRAWN BY
KRO

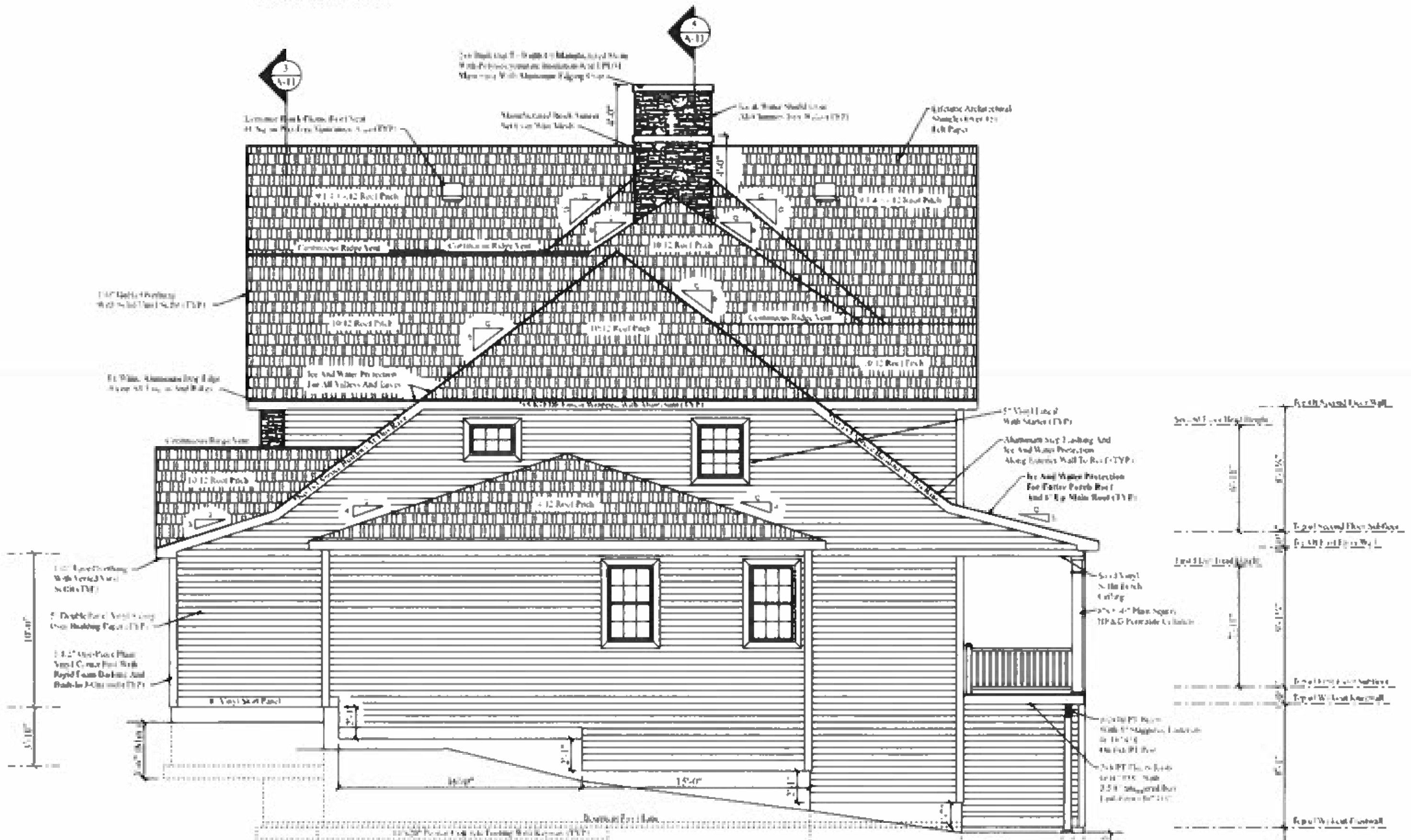
DATE
2/15/22

SCALE
AS NOTED

DRAWING #
A-1



LEFT/SOUTH ELEVATION



RIGHT/NORTH ELEVATION

BUILDING #1
UNIT #s 101-110
10 UNIT ACCESS. BUILDING

10-UNIT NON-ACCESSIBLE WINDOW SCHEDULE	ANDERSEN 200 SERIES LOW-E TILT-WASH DOUBLE-HUNG WITH GBG, WHITE HARDWARE AND SCREEN, UNLESS NOTED OTHERWISE			
TYPE & R.O.	SIZE	COUNT	GRILLE	JAMB SIZE
2'-6" x 3'-6" Double Hung	DH2636 Clear Opening = 3.56 S.F. Clear Width = 29.56" Clear Height = 17.95"	2	Yes	6 9/16"
2'-8" x 5'-0" Double Hung	DH2850 *Meets Min. Egress Size Requirements Clear Opening = 5.35 S.F. Clear Width = 29.50" Clear Height = 26.95"	10 Tempered	Yes	6 9/16"
3'-0" x 3'-4" Double Hung	DH3000 Clear Opening = 3.38 S.F. Clear Width = 32.56" Clear Height = 14.95"	1	Yes	6 9/16"
6'-0" x 3'-4" Double Hung	DH3000-2 Clear Opening = 3.36 S.F. Clear Width = 32.56" Clear Height = 14.95"	1	Yes	6 9/16"
3'-0" x 3'-6" Double Hung	DH3036 Clear Opening = 4.06 S.F. Clear Width = 32.56" Clear Height = 17.95"	2	Yes	6 9/16"
3'-0" x 4'-0" Double Hung	DH3040 *Without Screens Clear Opening = 4.74 S.F. Clear Width = 32.56" Clear Height = 20.95"	2	Yes	NONE
3'-0" x 4'-9" Double Hung	DH3049 *Meets Min. Egress Size Requirements Clear Opening = 5.76 S.F. Clear Width = 32.56" Clear Height = 25.48"	12	Yes	6 9/16"
6'-0" x 4'-9" Double Hung	DH3049-2 *Meets Min. Egress Size Requirements Clear Opening = 5.76 S.F. Clear Width = 32.56" Clear Height = 25.45"	6	Yes	6 9/16"
9'-0" x 4'-9" Double Hung	DH3049-3 *Meets Min. Egress Size Requirements Clear Opening = 5.78 S.F. Clear Width = 32.56" Clear Height = 25.45"	1	Yes	6 9/16"
3'-0" x 5'-0" Double Hung	DH3050 *Meets Min. Egress Size Requirements Clear Opening = 6.09 S.F. Clear Width = 32.56" Clear Height = 26.95"	1	Yes	6 9/16"
3'-0" x 6'-0" Double Hung	DH3060 *Meets Min. Egress Size Requirements Clear Opening = 7.45 S.F. Clear Width = 32.56" Clear Height = 32.95"	4	Yes	6 9/16"
6'-0" x 3'-6" Glider	GW6036 *Meets Min. Egress Size Requirements Clear Opening = 5.72 S.F. Clear Width = 31" Clear Height = 26.125"	4	Yes	6 9/16"
6'-0" x 1'-0" Awning Transom	ASW 6010	10	Yes	6 9/16"
3'-0 1/2" Circle	CIR30	2	Yes	NONE
6'-0 3/4" x 6'-11"	6'-0" x 6'-11" Andersen 100 Series PS6-611, Low-E, GBG, White Hardware And Screen, Inside Lock Only	11 Total 6 RH, 5 LH	Yes	6 9/16"
TOTAL # OF WINDOWS - 61 TOTAL # OF PATIO DOORS - 11				

10-UNIT NON-ACCESSIBLE DOOR SCHEDULE				
SIZE	COUNT	GRILLE	JAMB SIZE	DESCRIPTION
3'-0" x 6'-8" LHIS	5	TRANSOM ONLY	6 9/16"	Therma-Tru S600 3-Panel LHIS Fiberglass with 1'-0"H, 3-Lite, Low-E, Rectangular Transom Above. Bore for Deadbolt. Applied PVC 905 Casing. Satin Nickel Hinges
3'-0" x 6'-8" RHIS	5	TRANSOM ONLY	6 9/16"	Therma-Tru S600 3-Panel RHIS Fiberglass with 1'-0"H, 3-Lite, Low-E Rectangular Transom Above. Bore for Deadbolt. Applied PVC 905 Casing. Satin Nickel Hinges
TOTAL # OF DOORS - 10				

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VERNON, CT 06066

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A SANTINI COMMUNITY

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SCALE
AS NOTED

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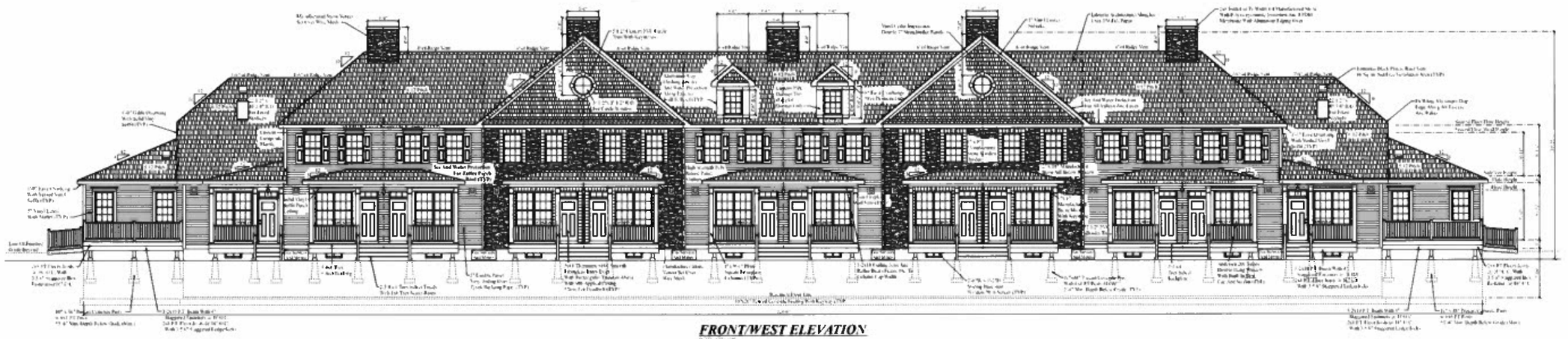
BUILDING #6
UNIT #s 601-612
12 UNIT ACCESS. BUILDING



FRONT/WEST ELEVATION

REAR/EAST ELEVATION

Page Summary

Unit Summary

Type of Unit	# of Units	Size of Units	# of Bedrooms	# of Bathrooms	# of Cars in Garage
Type 1	2	1721 S.F.	2	2.5	2
Type 2	4	1287 S.F.	1	1.5	1
Type 3	4	1432 S.F.	2	2.5	1
Type 5	2	1287 S.F.	2	1.5	1
Total # of Units - 12					

CODE INFORMATION
CODE BASIS: CONNECTICUT STATE BUILDING CODE, 2018
INTERNATIONAL RESIDENTIAL CODE, 2015
INTERNATIONAL ENERGY CONSERVATION CODE 2015
NATIONAL ELECTRICAL CODE, 2017
CONNECTICUT STATE FIRE SAFETY CODE, 2015
SEC. 29-292-1e(b): THE PROVISIONS OF THIS CODE ONLY APPLY WITH RESPECT TO SMOKE ALARMS AND CARBON MONOXIDE DETECTORS
USE GROUP: MULTIPLE SINGLE FAMILY DWELLING (TOWNHOUSES)
TYPE OF CONSTRUCTION: 5B COMBUSTIBLE UNPROTECTED
NOT SPRINKLERED
HEIGHT & AREA: ALLOWED 3 STORIES
ACTUAL 2 STORIES, 36' +/-, 12,868 S.F. FIRST FLOOR ENCLOSED
1,224 S.F. COVERED PORCHES
FIRE SEPARATION BETWEEN UNITS: 2 HR. RATED, UL DESIGN U347 CONFIGURATION II

Area Summary

Total Garage SF-	3754 SF
Total Basement SF-	7984 SF
Total Deck/Porch SF-	1188 SF
Total First Floor Finished SF-	8748 SF
Total Second Floor Finished SF-	8160 SF
Total Finished SF-	16908 SF

Building Height Summary

Front Elevation-	36'-0"
Rear Elevation-	34'-4"
Right Elevation-	35'-2"
Left Elevation-	35'-2"
Total 140'-8"/4=	35'-2" Average Building Height

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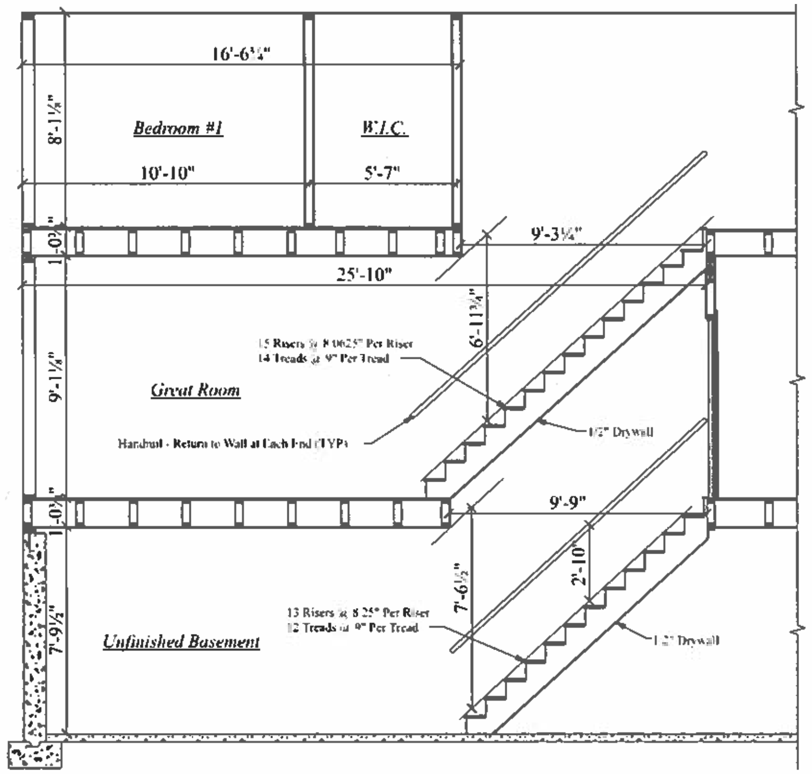
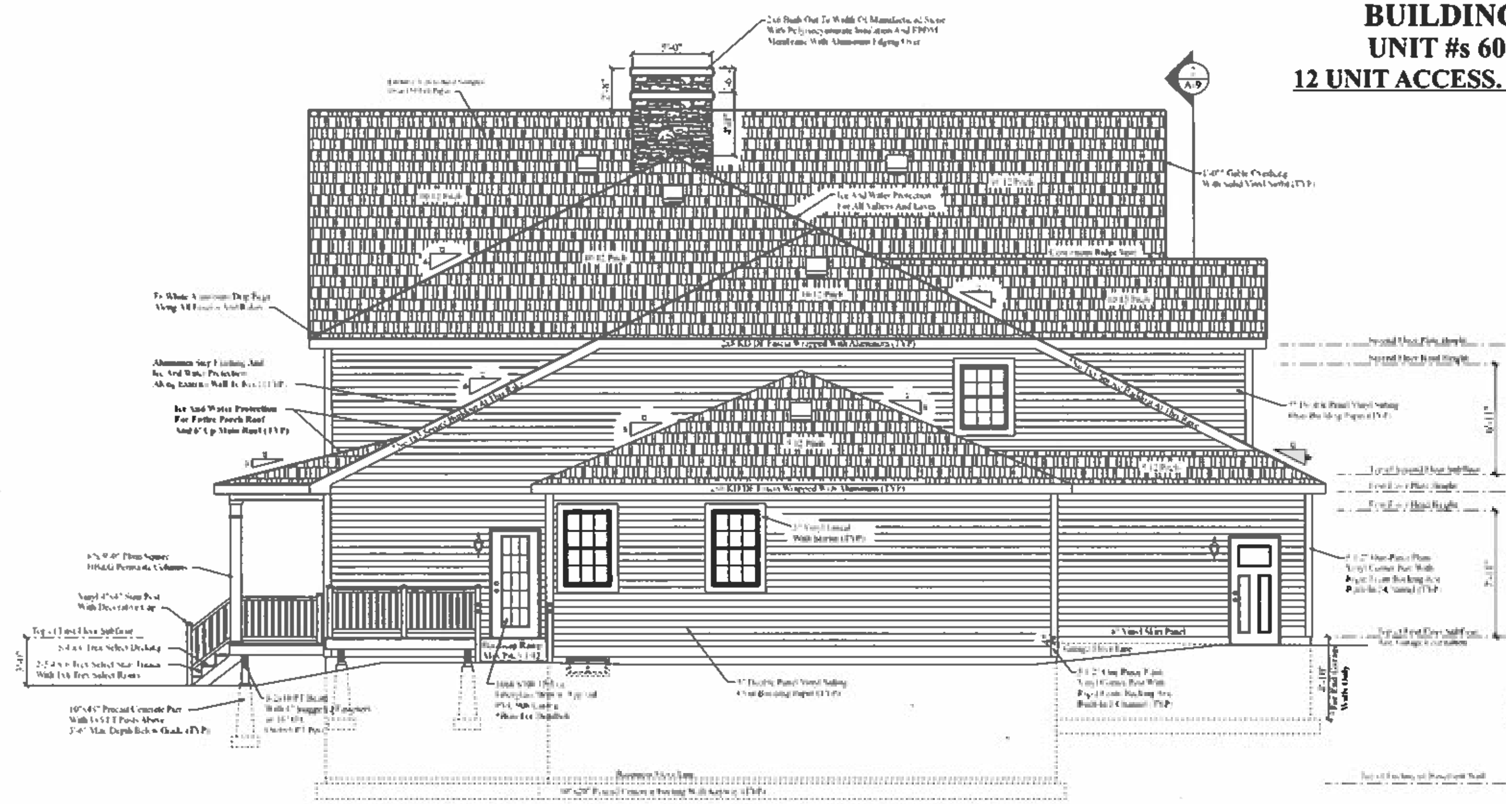
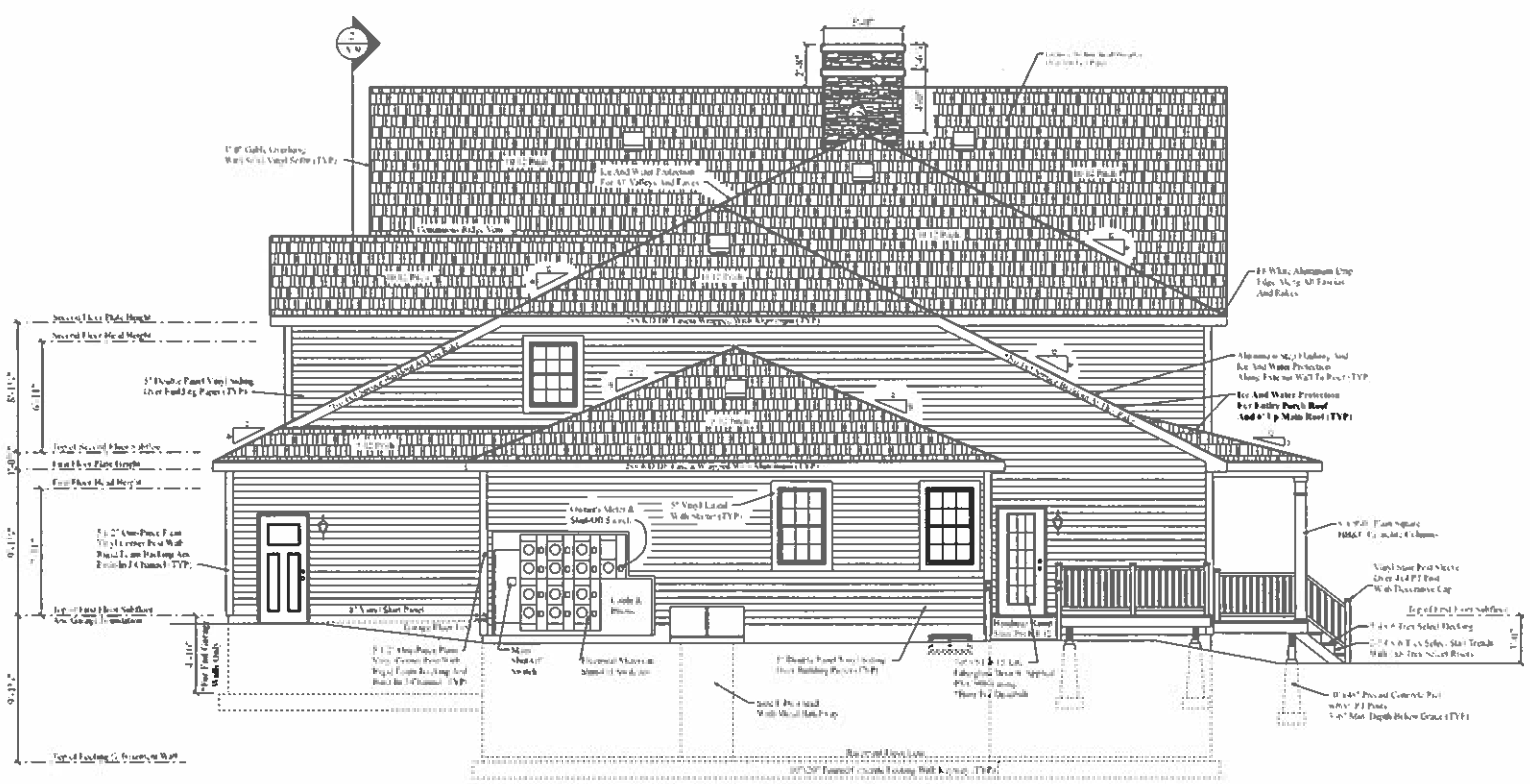
BUILDING #6
UNIT #s 601-612
12 UNIT ACCESS. BUILDING



Stair Section @ Type-3 Units
SCALE: 5/16" = 1'-0"
(These Units Have The Least Headroom Clearance)



LEFT/NORTH ELEVATION



RIGHT/SOUTH ELEVATION

12-UNIT ACCESSIBLE DOOR SCHEDULE				
SIZE	COUNT	GRILLE	JAMB SIZE	DESCRIPTION
3'-0" x 6'-8" LHIS	6	TRANSOM ONLY	6-9/16"	Thermatru S600 3-Panel LHIS Fiberglass with 1-0" H, 3-Lite, Low-E Rectangular Transom Above, Bore for Deadbolt, Applied PVC 900 Casing, Satin Nickel Hinges
3'-0" x 6'-8" RHIS	6	TRANSOM ONLY	6-9/16"	Thermatru S600 3-Panel RHIS Fiberglass with 1-0" H, 3-Lite, Low-E Rectangular Transom Above, Bore for Deadbolt, Applied PVC 900 Casing, Satin Nickel Hinges
2'-8" x 6'-8" LHIS	5	NA	6-9/16"	Thermatru S600 3-Panel LHIS Fiberglass Bore for Deadbolt, Applied PVC 905 Casing, Satin Nickel Hinges
2'-8" x 6'-8" RHIS	5	NA	6-9/16"	Thermatru S600 3-Panel RHIS Fiberglass Bore for Deadbolt, Applied PVC 905 Casing, Satin Nickel Hinges
3'-0" x 6'-8" LHIS	1	NA	6-9/16"	Thermatru S600 3-Panel LHIS Fiberglass, Bore for Deadbolt, Applied PVC 905 Casing, Satin Nickel Hinges, Public Access Sill
3'-0" x 6'-8" RHIS	1	NA	6-9/16"	Thermatru S600 3-Panel RHIS Fiberglass, Bore for Deadbolt, Applied PVC 905 Casing, Satin Nickel Hinges, Public Access Sill
3'-0" x 6'-8" LHIS	1	15-Lite	6-9/16"	Thermatru S100 15-Lite (Low-E) LHIS Fiberglass, Bore for Deadbolt, Applied PVC 900 Casing, Satin Nickel Hinges, Public Access Sill
3'-0" x 6'-8" RHIS	1	15-Lite	6-9/16"	Thermatru S100 15-Lite (Low-E) RHIS Fiberglass, Bore for Deadbolt, Applied PVC 900 Casing, Satin Nickel Hinges, Public Access Sill
TOTAL # OF DOORS - 26				

12-UNIT ACCESSIBLE WINDOW SCHEDULE	ANDERSEN 200 SERIES LOW-E TILT-WASH DOUBLE-HUNG WITH GBG, WHITE HARDWARE AND SCREEN, UNLESS NOTED OTHERWISE			
TYPE & R.O.	SIZE	COUNT	GRILLE	JAMB SIZE
6'-0" x 6'-0" Double Hung	DH3466-2 *Meets Min. Egress Size Requirements Clear Opening = 7.45 S.F. Clear Width = 32.56" Clear Height = 32.95"	12 Total 6 Tempered	Yes	6-9/16"
6'-0" x 4'-9" Double Hung	DH3449-2 *Meets Min. Egress Size Requirements Clear Opening = 7.45 S.F. Clear Width = 32.56" Clear Height = 25.45"	6	Yes	6-9/16"
6'-0" x 3'-6" Slider	GW6036 *Meets Min. Egress Size Requirements Clear Opening = [illegible] S.F. Clear Width = 33" Clear Height = 26.125"	6	Yes	6-9/16"
3'-0" x 4'-9" Double Hung	DH3049 *Meets Min. Egress Size Requirements Clear Opening = 5.71 S.F. Clear Width = 32.56" Clear Height = 25.45"	30	Yes	6-9/16"
3'-0" x 4'-0" Double Hung	DH3040 Clear Opening = 4.71 S.F. Clear Width = 33" Clear Height = 20.95"	6 *1 Without Screens	Yes	2 With 4-9/16" 4 With None
3'-0" Fixed	CIR30	4	Yes	None
TOTAL # OF WINDOWS - 64				

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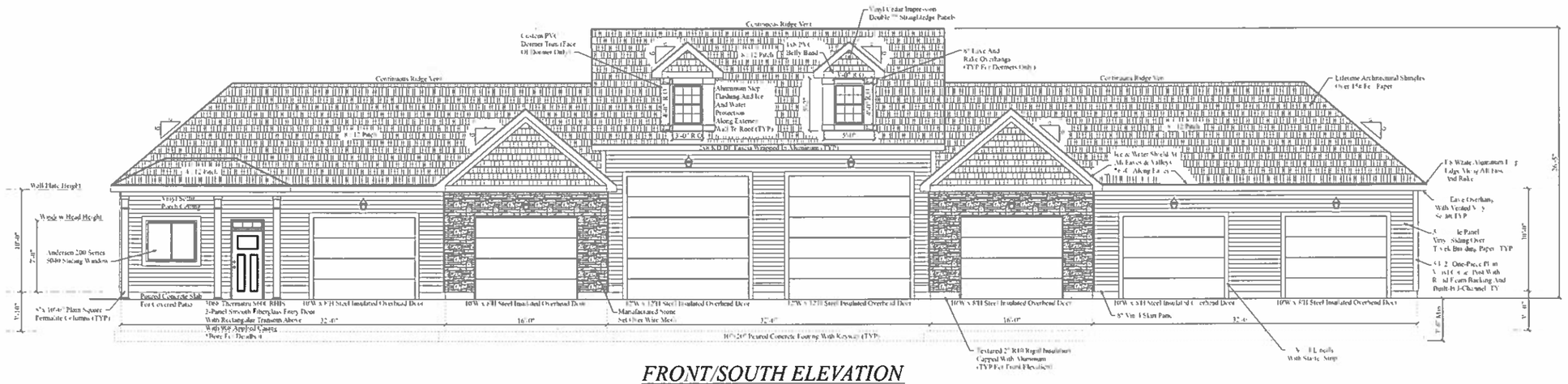
MAINTENANCE GARAGE



FRONT/SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

LEFT/WEST ELEVATION

SCALE: 1/4" = 1'-0"

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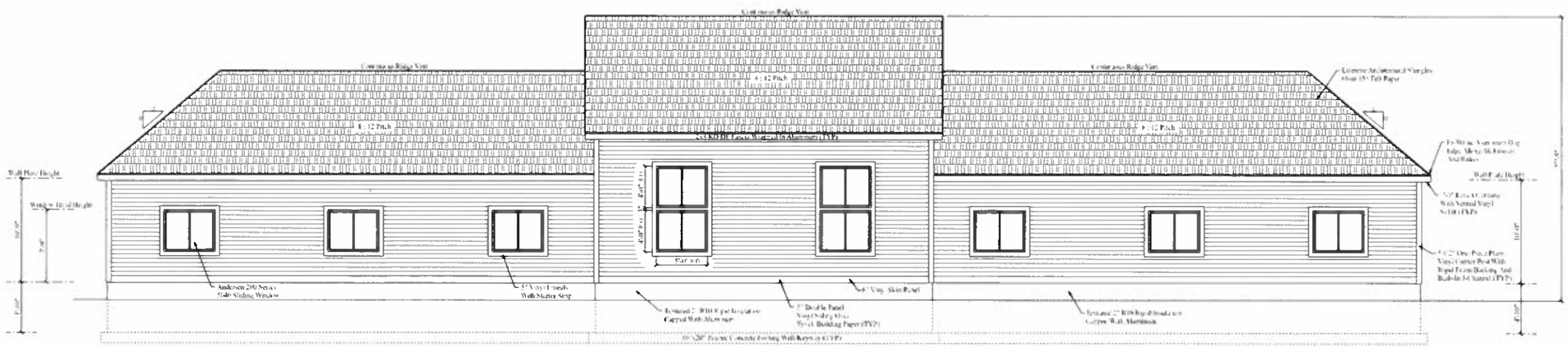
MAINTENANCE GARAGE

RIGHT/EAST ELEVATION

SCALE: 1/4" = 1'-0"



REAR/NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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A-2

Design Advisory Board
Remote Meeting Minutes
Tolland, Connecticut
Thursday, August 5, 2021

Members Present: Sudhakar Nagardeolekar (Chair), Vikas Nagardeolekar (Vice Chair), Bill Byers, Kimberly Rogers, and Cheryl Nicholas

Others Present: David Corcoran (Director of Planning & Development)

1. Call to Order – S. Nargardeolekar called the meeting to order at 7:05 p.m.

2. New Business

   2.1. **Discuss Proposed TVA/TCZ Updates**
   D. Corcoran provided an overview of the draft zoning regulation updates for the TVA and TCZ. The Design Advisory Board provided feedback and questions related to allowed uses, allowable materials, the pre-application meeting process, and procedures for special permits.

3. Old Business –None

4. Approval of Minutes – A motion was made and seconded (K.Rogers / V. Nagardeolekar) to approve the minutes of the April 8, 2021 meeting. The motion passed.

5. Other Business – None.

6. Adjournment – The meeting adjourned at 8:00 p.m.

Respectfully submitted,
David Corcoran, Director of Planning & Development