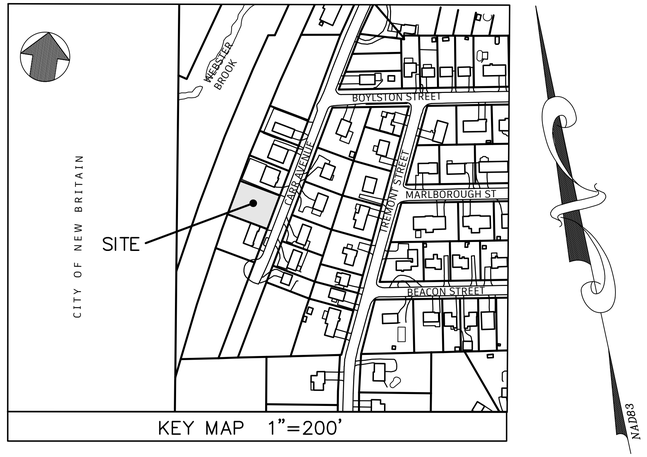

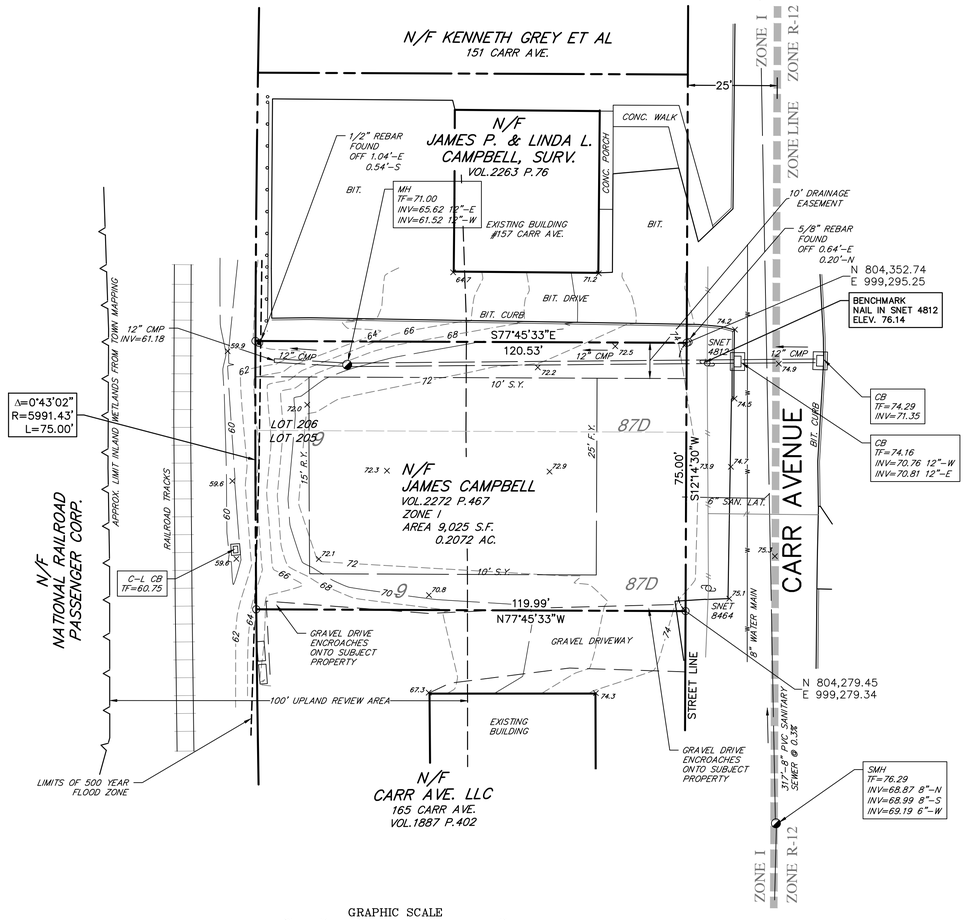

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- LOT LINE
- OVERHEAD WIRES
- WATER MAIN
- GUARD RAIL
- 72 — ELEVATION CONTOUR
- APPROX. LIMIT INLAND WETLANDS FROM TOWN MAPPING
- CATCH BASIN
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- S.Y. — SIDE YARD
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- R.Y. — REAR YARD

SOIL TYPE	
SOIL NUMBER	NAME
9	Scitico, Shaker, and Maybid soils
87D	Wethersfield loam, 15 to 25 percent slopes

OWNER / DEVELOPER:
JAMES CAMPBELL
109 STAMM ROAD
NEWINGTON, CT 06111
(860) 666-2696

LAND SURVEYING - LAND PLANNING:
THE BONGIOVANNI GROUP, INC.
170 PANE ROAD
NEWINGTON, CT 06111
(860) 666-0134

CIVIL ENGINEERING:
WESTON & SAMPSON
712 BROOK STREET, SUITE 103
ROCKY HILL, CT 06067
(860) 513-1473

DRAWING INDEX

GENERAL NOTES:

1. ALL DISTURBED AREAS TO BE TOP SOILED AND SEEDED.
2. LOT GRADING SHALL BE DONE TO PROVIDE SURFACE DRAINAGE AND PREVENT PONDING.
3. SANITARY SEWERAGE AND WATER SERVICE TO BE PROVIDED BY THE METROPOLITAN DISTRICT COMMISSION.
4. VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. ALL UTILITIES SHALL BE UNDERGROUND.
6. CONSTRUCTION OF ANY IMPROVEMENTS SHOWN SHALL BE IN ACCORDANCE WITH CTDOT, FORM 818, AS AMENDED, "STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION", "TOWN OF NEWINGTON SPECIFICATIONS FOR CONSTRUCTION OF ROADS", "TOWN OF NEWINGTON ZONING REGULATIONS", "TOWN OF NEWINGTON SUBDIVISION REGULATIONS" AND THE CONNECTICUT LANDSCAPE ASSOCIATION'S "STANDARD SPECIFICATIONS FOR PLANTING TREES, SHRUBS, VINES, ETC." ARE TO BE USED FOR CONSTRUCTION STANDARDS.
7. SITE = 9,025 S.F. = 0.2072 ACRES.
8. ACCESS TO THE SITE DURING CONSTRUCTION SHALL BE THROUGH THE CONSTRUCTION ENTRANCE AS SHOWN ON THE PLANS AND NO OTHER ACCESS SHALL BE ALLOWED.
9. ACTUAL FIELD CONDITIONS MAY BE DIFFERENT OR CHANGED FROM THOSE CONDITIONS ASSUMED IN THE PREPARATION OF THIS PLAN AND IN SUCH CIRCUMSTANCES, THE TOWN ENGINEER MAY DIRECT THAT CERTAIN MODIFICATIONS OR AMENDMENTS BE EFFECTED AND CONSTRUCTED TO AMELIORATE SUCH CHANGED CONDITIONS
10. ALL PROPOSED CURBING TO BE EXTRUDED CONCRETE CURB.
11. REBAR TO BE SET AT THE PROPERTY CORNERS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO CONSTRUCTION.
13. APPLICATION SHALL BE MADE TO TOWN OF NEWINGTON FOR EXCAVATION PERMIT PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY.
14. FLOOD ZONE INFORMATION FROM "FIRM, FLOOD INSURANCE RATE MAP, HARTFORD COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL 492 OF 675, PANEL 0492F, MAP NUMBER 09003C0492F, EFFECTIVE DATE: SEPTEMBER 26, 2008, FEDERAL EMERGENCY MANAGEMENT AGENCY"
15. THE CONNECTICUT DEEP NATURAL DIVERSITY DATABASE HAS BEEN REVIEWED AND THERE ARE NO AREAS OF STATE OR FEDERAL LISTED SPECIES AND NO CRITICAL HABITAT AREAS ON THE PROPERTY.
16. THERE IS NO OUTSIDE STORAGE PROPOSED FOR THIS SITE.
17. TOWN OF NEWINGTON DRAINAGE AGREEMENT SHALL BE REQUIRED PRIOR TO CONNECTION TO THE TOWN OF NEWINGTON STORMWATER SYSTEM.

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APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO. _____
AT THE MEETING OF: _____
CHAIRMAN _____
DATE _____

Approved by the Newington Town Plan and Zoning Commission as Petition #_____ at the TPZ meeting on _____.
_____ _____
Date *Chairman*

REFERENCE MAPS:

1. *"MAP OF PROPERTY OF ROBERT YAGLOWSKI, LOT 205 & PART OF LOT 206 CARR AVE., NEWINGTON, CONN.", DATE: 7-11-89, SCALE: 1"=20', BY THE BONGIOVANNI GROUP, INC., LAND SURVEYORS.*
2. *"SITE PLAN, ZONING LOCATION SURVEY, PREPARED FOR CHRISTOPHER TURNER, 165 CARR AVENUE, NEWINGTON, CONNECTICUT", DATE: 8-27-98, SCALE: 1"=20', REVISED THROUGH 4-19-01, BY THE BONGIOVANNI GROUP, INC.*
3. *"PROSPERITY HEIGHTS, NEWINGTON, HARTFORD CO., CONN., OWNED BY JOHN H. CARR, FORMERLY OWNED BY ESTATE OF FLORA J. LUCE, SCALE 1"=100', OCTOBER 11, 1924, ERNEST W. BRANCH, CIVIL ENGINEER".*
4. *"RIGHT OF WAY AND TRACK MAP, THE NEW YORK NEW HAVEN AND HARTFORD R.R. CO., OPERATED BY THE NEW YORK NEW HAVEN AND HARTFORD RR. CO., FROM NEW HAVEN TO SPRINGFIELD, STATION 1425+60 TO STATION 1478+40, TOWN OF NEW BRITAIN, NEWINGTON, STATE OF CONN., SCALE: 1 IN.=100 FT., DATE JUNE 30, 1915".*

NOTES:

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   - *BOUNDARY DETERMINATION CATEGORY: RESURVEY*
   - *CLASS OF HORIZONTAL ACCURACY: A-2*
   - *CLASS OF TOPOGRAPHIC ACCURACY: T-2*
2. *HORIZONTAL DATUM IS BASED ON NAD83 DATUM.*
3. *ELEVATIONS ARE BASED ON NAVD88 DATUM.*
4. *THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.*

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

_____ *14649*
SURVEYOR'S SIGNATURE *DATE* *LICENSE NUMBER*

89124

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
170 Pane Road
Newington, Conn. 06111
TEL. (860) 666-0134
FAX (860) 666-3350

Scale: 1"=20'
Checked: AB
Date: 1-15-24
Drawn: BTM

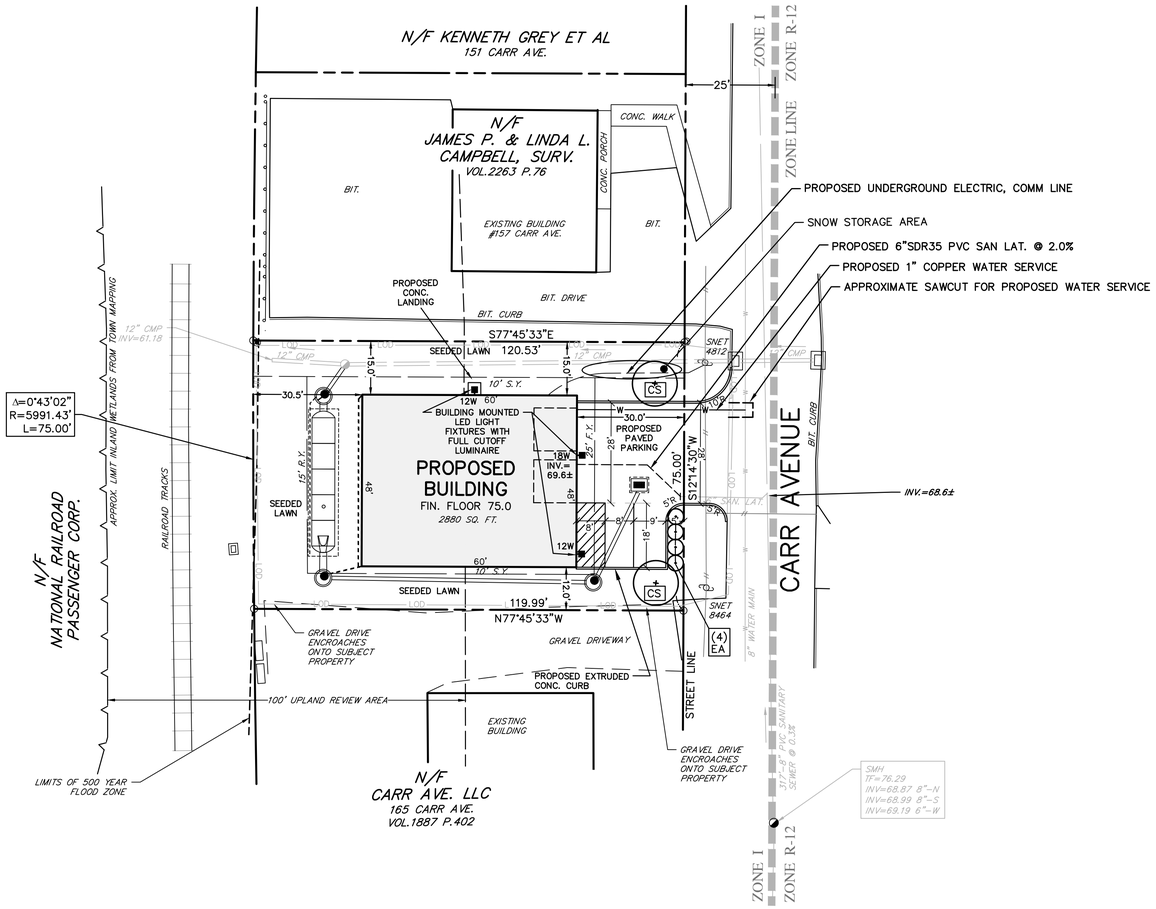
Revision	Date
ADDRESS TOWN COMMENTS	3-20-24

SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

EXISTING CONDITIONS PLAN

Sheet 1 of 10

S:\SDSKPROJ\1989_Jobs\89124\dwg\89124-161 CARR.dwg



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- PROPOSED CATCH BASIN
- PROPOSED MANHOLE

ZONING SCHEDULE

ZONE I – INDUSTRIAL

	REQUIRED	PROVIDED
MINIMUM LOT AREA	20,000 S.F.	9,025 S.F.
MINIMUM LOT FRONTAGE	70'	75'
MINIMUM FRONT YARD SETBACK	25'	30.1'
MINIMUM SIDE YARD	10'	12.0'
MINIMUM REAR YARD	15'	30.5'
MAXIMUM HEIGHT	3 STORIES/45'	1 STORY (SEE ARCH. DRAWINGS)

PARKING SCHEDULE

PARKING REQUIREMENT (STORAGE)	1 SPACE PER EMPLOYEE
MAX. EMPLOYEES	1
REQUIRED PARKING SPACES	1
TOTAL ACCESSIBLE PARKING REQUIRED	1 (NO SIGNAGE REQUIRED FOR LOTS WITH LESS THAN 4 SPACES)
PROPOSED PARKING	2 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

PARKING LOT INTERIOR LANDSCAPING SCHEDULE (SECTION 6.1.3.A)

TOTAL PARKING AREA = 714 S.F.
LANDSCAPED AREAS = 80 S.F.
PERCENT REQUIRED = 10% MIN
PERCENT PROPOSED = 80 / 714 = 11.2%

TOTAL PARCEL AREA LANDSCAPING SCHEDULE (SECTION 6.10.1)

PARCEL AREA = 9,025 S.F.

PERVIOUS AREA (NOT INCLUDING REQ. YARDS)=1,247 S.F.
PERCENT REQUIRED = 10% MIN

PERCENT PROPOSED = 1,247 / 9,025 = 13.8%

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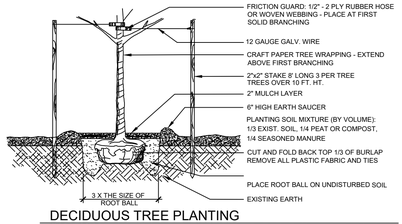
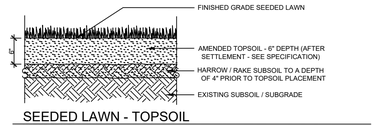


DECIDUOUS TREE PLANTING
NOT TO SCALE



SEEDED LAWN - TOPSOIL
NOT TO SCALE

SEED MIXES

LAWN AREAS IN FRONT OF BUILDING AND AROUND THE BUILDING
85% PURE SEED, NO MORE THAN 1% WEED SEED AND 35% CREEPING RED FESCUE AND 30% PERENNIAL RYEGRASS.
APPLICATION RATE: 10 LBS. / 1,000 S.F. MIN.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CS	Prunus Sargentii 'Columnaris'	Columnar Sargent Cherry	2	2-2.5" CAL	
EA	Thuja Occidentalis 'Emerald'	Emerald Arborvitae	4	4'-5' HT.	4' O.C.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO. _____
AT THE MEETING OF: _____
CHAIRMAN _____
DATE _____

Approved by the Newington Town Plan and Zoning Commission as Petition #_____ at the TPZ meeting on _____.

_____ Date _____ Chairman

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LAND SURVEYORS
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TEL. (860) 666-0134
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SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

LAYOUT, LIGHTING & PLANTING PLAN

Sheet 2 of 10

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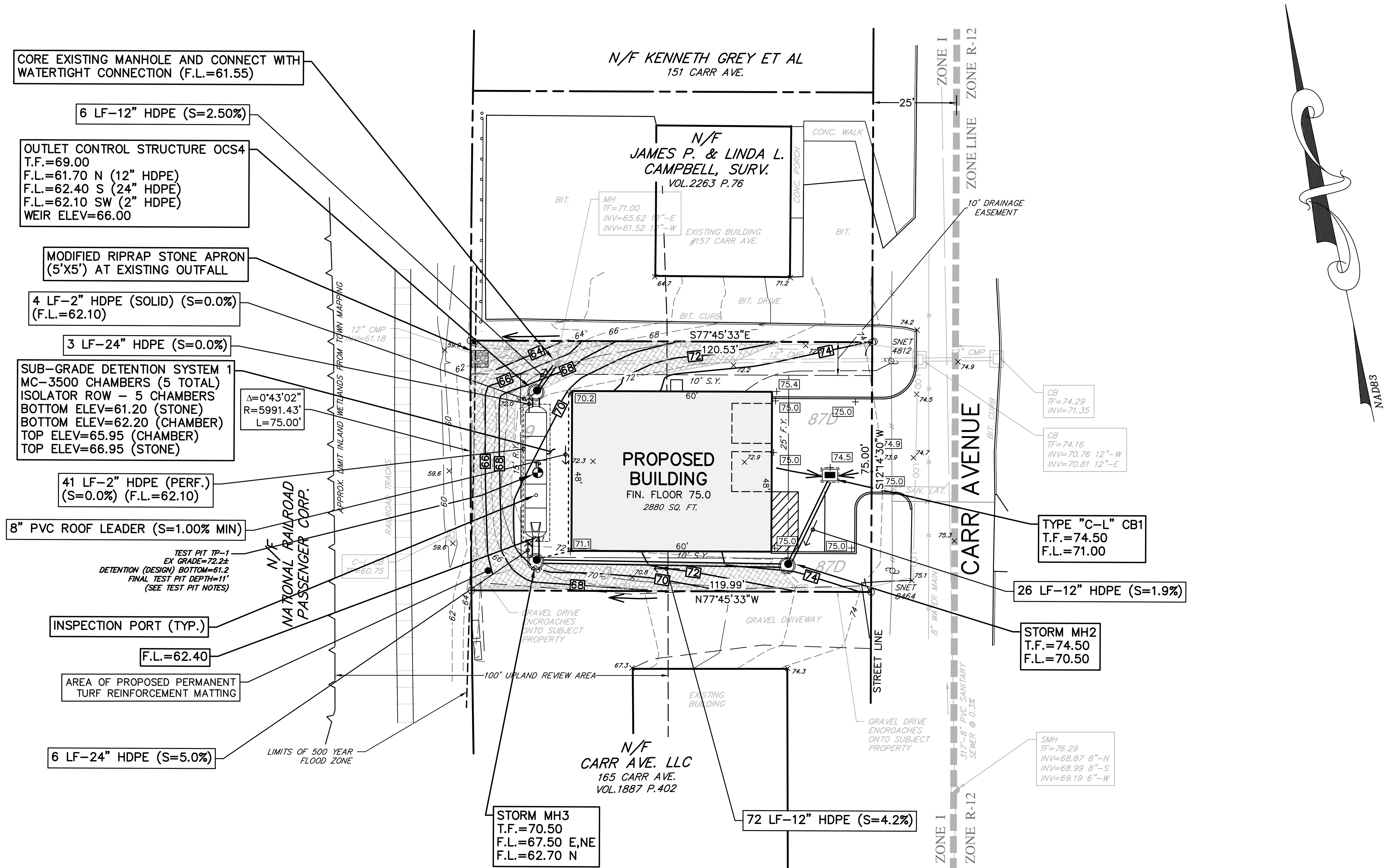

LEGEND

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	LOT LINE
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	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
74	PROPOSED ELEVATION CONTOUR
+74.2	PROPOSED SPOT ELEVATION
	PROPOSED AREA OF PERMANENT TURF REINFORCEMENT MATTING

SUBGRADE DETENTION CONSTRUCTION NOTES:

1. IN ORDER TO ENSURE THAT SEDIMENT DOES NOT IMPACT THE ABILITY OF THE SUBGRADE DETENTION SYSTEM TO INFILTRATE, THE CONSTRUCTION OF THE SUBGRADE SYSTEM SHALL BE DONE DURING THE LATER STAGES OF SITE WORK. (ALTHOUGH THE SYSTEM IS NOT DESIGNED TO INFILTRATE, IT IS DESIRABLE TO CONSTRUCT THE SYSTEM IN ACCORDANCE WITH THESE NOTES SO THAT SOME NATURAL INFILTRATION CAN OCCUR).
2. INSTALL SEDIMENTATION CONTROL SYSTEM AROUND THE PERIMETER OF THE SUBGRADE DETENTION SYSTEM TO PREVENT SEDIMENT LADEN WATER FROM ENTERING THE SYSTEM OR EXCAVATION.
3. CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED TO DRIVE OVER THE AREA INTENDED TO SERVE AS INFILTRATION. STOCKPILING OF MATERIAL SHALL NOT BE ALLOWED OVER THESE AREAS AS WELL.
4. ONLY LOW GROUND PRESSURE EQUIPMENT SHALL BE USED TO EXCAVATE THE SYSTEM BOTTOM TO MINIMIZE COMPACTION OF SOILS BENEATH BASIN FLOOR AND SIDE SLOPES.
5. THE SUBGRADE DETENTION SYSTEM SHALL NOT BE CONSTRUCTED DURING OR IMMEDIATELY AFTER A RAIN EVENT OR CONSTRUCTED DURING SATURATED CONDITIONS.
6. THE ENGINEER SHALL BE CONTACTED IMMEDIATELY IF NON-NATIVE FILL, LEDGE, OR UNSUITABLE MATERIAL IS ENCOUNTERED AT THE PROPOSED BOTTOM OF THE SUBGRADE DETENTION SYSTEM PRIOR TO CONSTRUCTION.

TEST PIT (#1) NOTES:

1. PRIOR TO CONSTRUCTION, TEST PIT SHALL BE DUG TO THE PROPOSED DEPTH TO EVALUATE FOR EVIDENCE OF SEASONAL HIGH GROUNDWATER (REDOXIMORPHIC FEATURES/MOTTLES), LEDGE, OR OTHER RESTRICTIVE LAYER.
2. SOIL FEATURES SHALL BE LOGGED BY A COMPETENT SOILS PROFESSIONAL AND PROVIDED TO THE DESIGN ENGINEER FOR REVIEW PRIOR TO SYSTEM INSTALLATION.
3. IN THE EVENT THAT THE DESIGN ENGINEER DETERMINES THAT SEASONAL HIGH GROUNDWATER MAY BE AN ISSUE, THEN AN UNDERDRAIN SYSTEM WILL BE REQUIRED. THE DESIGN ENGINEER SHALL PROVIDE AN UPDATED PLAN AND DETAIL FOR THE UNDERDRAIN. CONTRACTOR SHAL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE DESIGN ENGINEER'S REVIEW AND UNDERDRAIN DESIGN.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE FIELD INVESTIGATION AND SOILS PROFESSIONAL.

NOTES:

1. ALL HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPING SHALL BE SHALL BE IN CONFORMANCE WITH ASTM D3350.
2. ALL CATCH BASINS SHALL HAVE 3' DEEP SUMPS.
3. REFER TO CONSTRUCTION SEQUENCE FOR INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES.
5. CATCH BASIN SHALL BE FITTED WITH CATCH BASIN INLET PROTECTION DURING CONSTRUCTION.
6. PROPOSED STORM DRAINAGE OUTLET PIPE AT CATCH BASIN SHALL BE FITTED WITH DEBRIS (TRAP) HOOD. HOOD SHALL BE A "SNOUT" AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS INC., (800) 504-8008, OR APPROVED EQUAL.
7. SUBGRADE DETENTION SYSTEM SHALL BE MODEL MC-3500 MANUFACTURED BY STORMTECH, OR APPROVED EQUAL. ANY SUBSTITUTION SHALL BE REVIEWED AND APPROVED BY THE DESIGN ENGINEER.
8. PERMANENT TURF REINFORCEMENT MATTING SHALL BE INSTALLED WHERE PROPOSED SLOPES ARE 2:1 (OR STEEPER). PERMANENT MATTING SHALL BE TENCATE MIRAMESH OR APPROVED EQUAL. TEMPORARY MATTING SHALL BE USED FOR SLOPES THAT ARE 3:1 OR STEEPER (BUT LESS THAN 2:1). TEMPORARY EROSION CONTROL MATTING SHALL BE MODEL ECS-2 AS MANUFACTURED BY EAST COAST EROSION BLANKETS, OR APPROVED EQUAL.

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APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

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AT THE MEETING OF: ______

CHAIRMAN ______

DATE ______

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Date ______ Chairman ______

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SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

GRADING PLAN
STORMWATER MANAGEMENT PLAN

Sheet 3 of 10

89124

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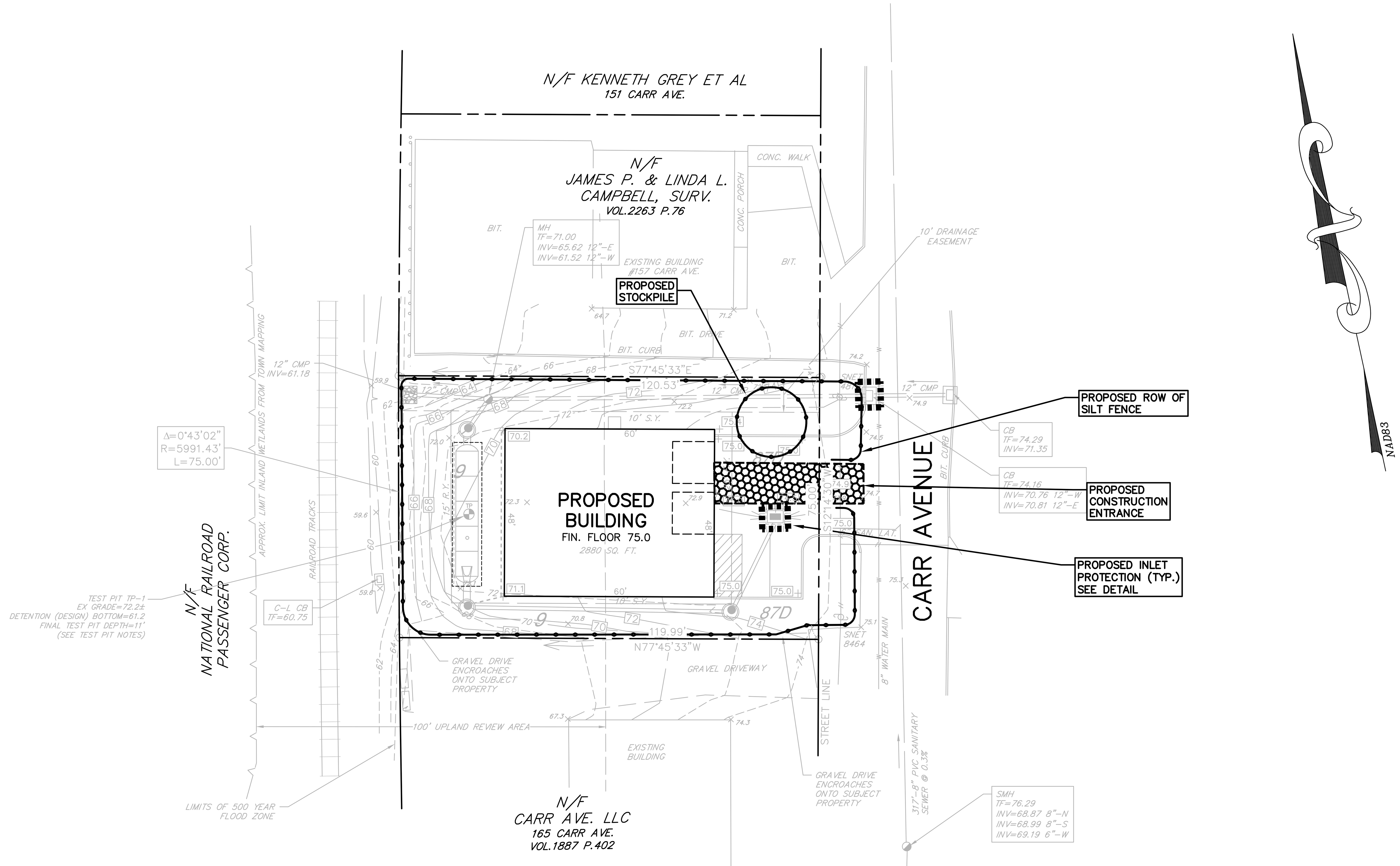

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DATE ____________

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SITE PLAN
PROPERTY OF
JAMES CAMPBELL
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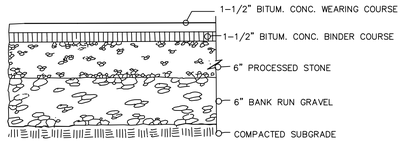
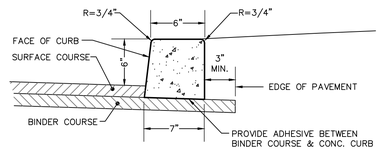
NEWINGTON, CONNECTICUT

EROSION & SEDIMENT CONTROL



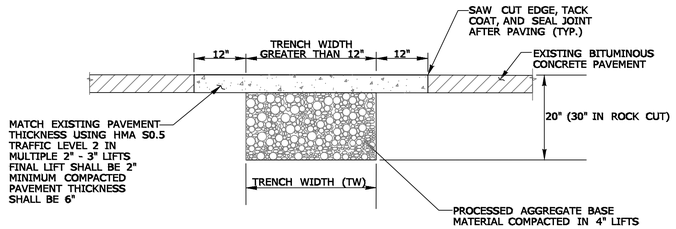
BITUMINOUS CONCRETE PARKING SECTION

SUBJECT TO ADJUSTMENT DUE TO FIELD CONDITIONS
not to scale



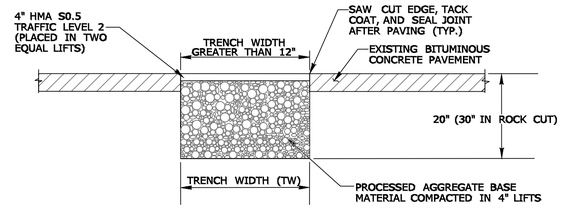
EXTRUDED CONCRETE CURBING

NOT TO SCALE



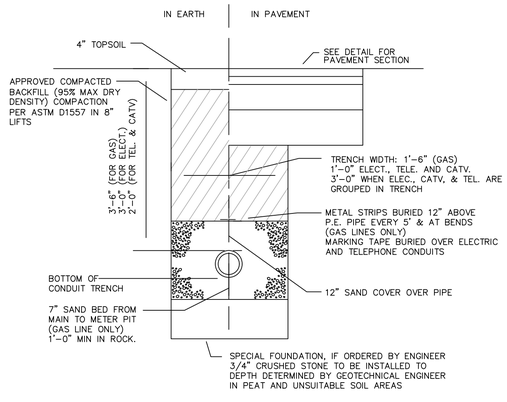
PERMANENT TRENCH PAVEMENT REPLACEMENT DETAIL

N.T.S.



TEMPORARY TRENCH PAVEMENT REPLACEMENT DETAIL

N.T.S.



ELECTRIC, TELECOMM AND GAS TRENCH DETAIL

NOT TO SCALE

SLIM12YW

RAB

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: White Weight: 4.1 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15W

LED Info

Watts	12W
Color Temp	3000K (Warm)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	2,006 lm
Efficacy	133.7

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IP Rating:
Ingress protection rating of IP66 for dust and water

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:
Dark Sky Approved in 3000K. Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P0000171L

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50-60Hz, 120V: 0.13A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.19% at 120V, 8.55% at 277V

Power Factor:
99.4% at 120V, 94% at 277V

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 70W Metal Halide

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 8 ft

WALL PACK LIGHTING DETAIL – 12W

SLIM18YW/PC

RAB

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: White Weight: 4.1 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.20A
208V	N/A
240V	N/A
277V	N/A
Input Watts	20.9W

LED Info

Watts	18W
Color Temp	3000K (Warm)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	2,695 lm
Efficacy	128.9

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4ft (1.2m) of the ground.

IP Rating:
Ingress protection rating of IP66 for dust and water

ADA Compliant:
SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:
Dark Sky Approved in 3000K. Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PAYHGJ3C

Electrical

Driver:
Constant Current, Class 2, 120V, 50-60Hz, 120V: 0.20A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
15.21% at 120V, 10.6% at 277V

Power Factor:
97% at 120V, 94.6% at 277V

Photocell:
120V Button photocell included. Photocell is only compatible with 120V.

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 100W Metal Halide

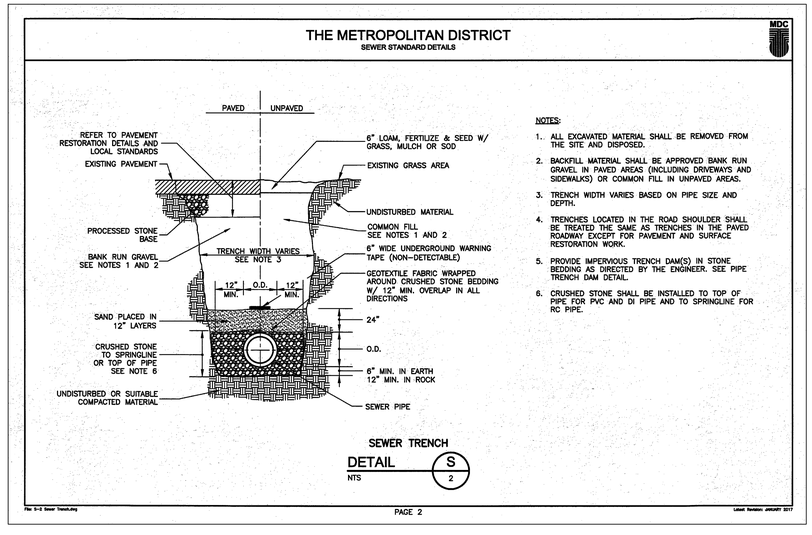
Construction

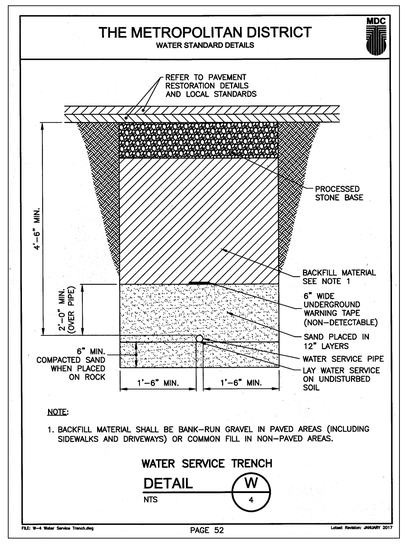
Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum housing

WALL PACK LIGHTING DETAIL – 18W





APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO. _____

AT THE MEETING OF: _____

CHAIRMAN _____

DATE _____

Approved by the Newington Town Plan and Zoning Commission as Petition #_____ at the TPZ meeting on _____.

_____ Date _____ Chairman

89124

Weston & Sampson
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860.513.1520 FAX 860.513.1540
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THE BONGIOVANNI GROUP, INC.
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Newington, Conn. 06111
TEL. (860) 666-0134
FAX (860) 666-3850

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Checked: AB
Date: 1-15-24
Drawn: BTM

Date	Revision
3-20-24	ADDRESS TOWN COMMENTS

SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

SITE DETAILS

Sheet 5 of 10

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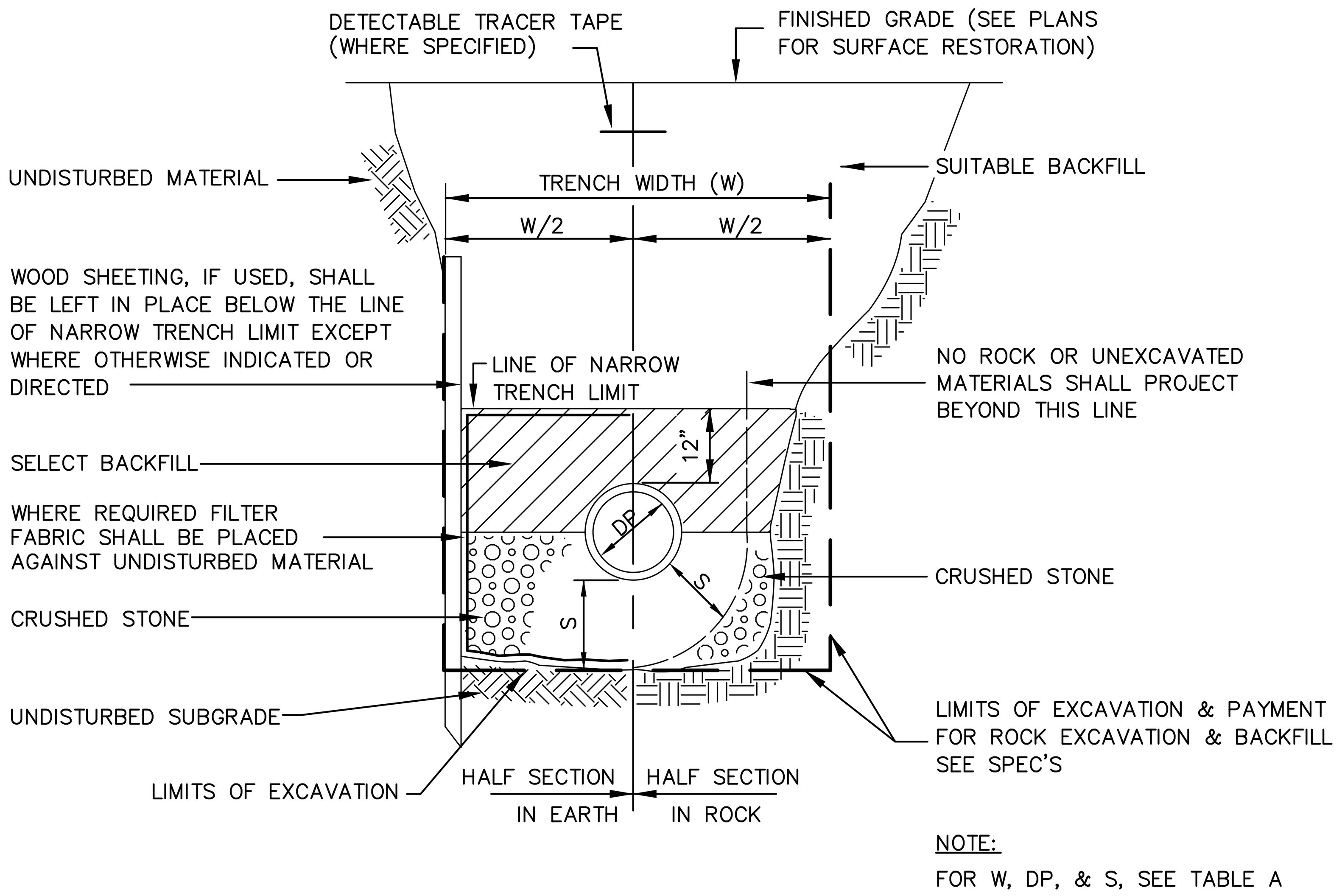


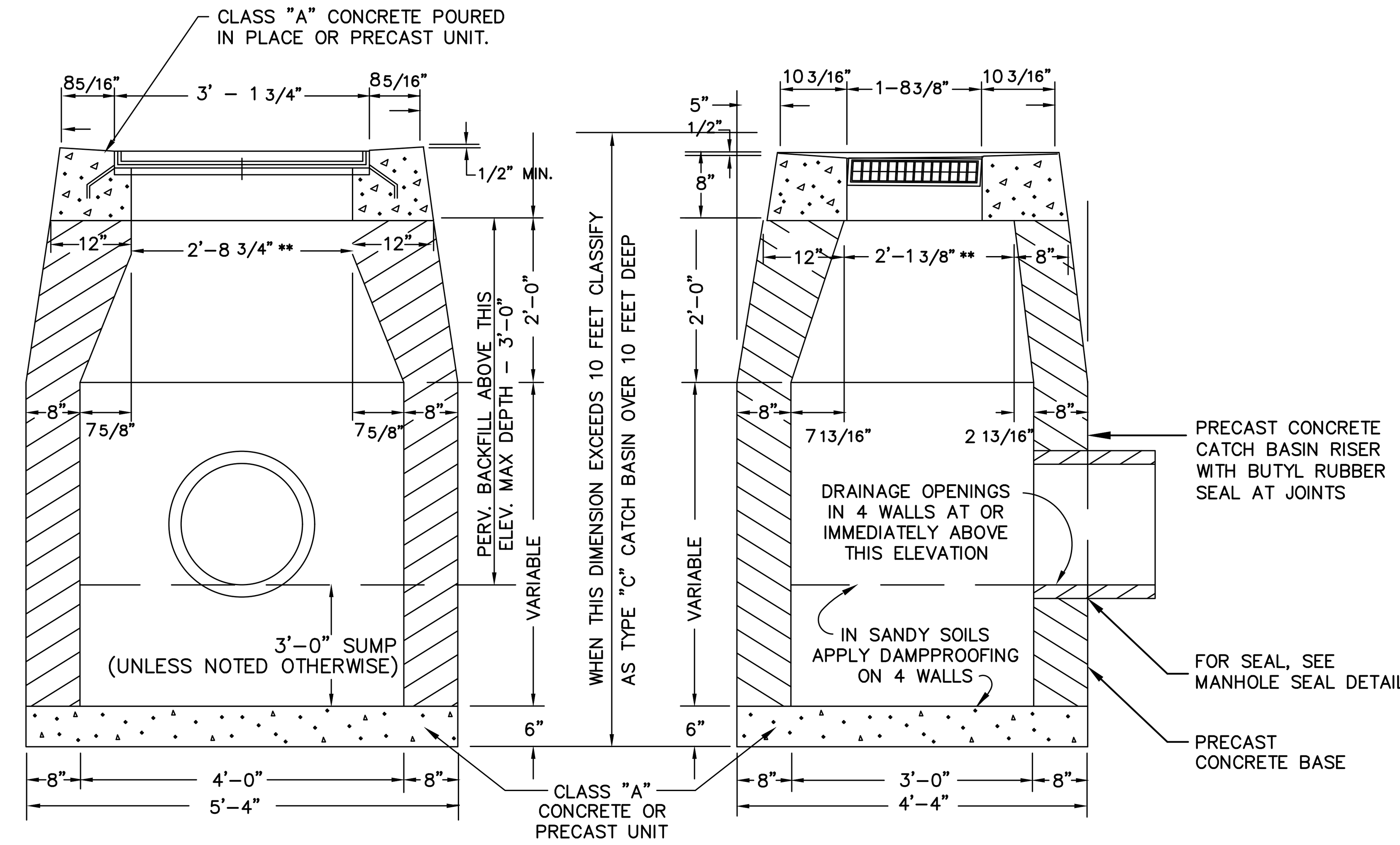
NOTE:
FOR W, DP, & S, SEE TABLE A

STORM DRAIN TRENCH DETAIL

N.T.S.

DEPTH TO INVERT	DIAMETER OF PIPE (DP)	MAXIMUM TRENCH WIDTH BELOW LINE OF NARROW TRENCH LIMIT (SHEETED OR UNSHEETED) (W)	MINIMUM CLEARANCE (S)
0-12'	TO 18"	5'	6"
0-12'	21"-24"	5'	7-1/2"
OVER 12'	TO 18"	7'	6"
OVER 12'	21"-24"	7'	7-1/2"

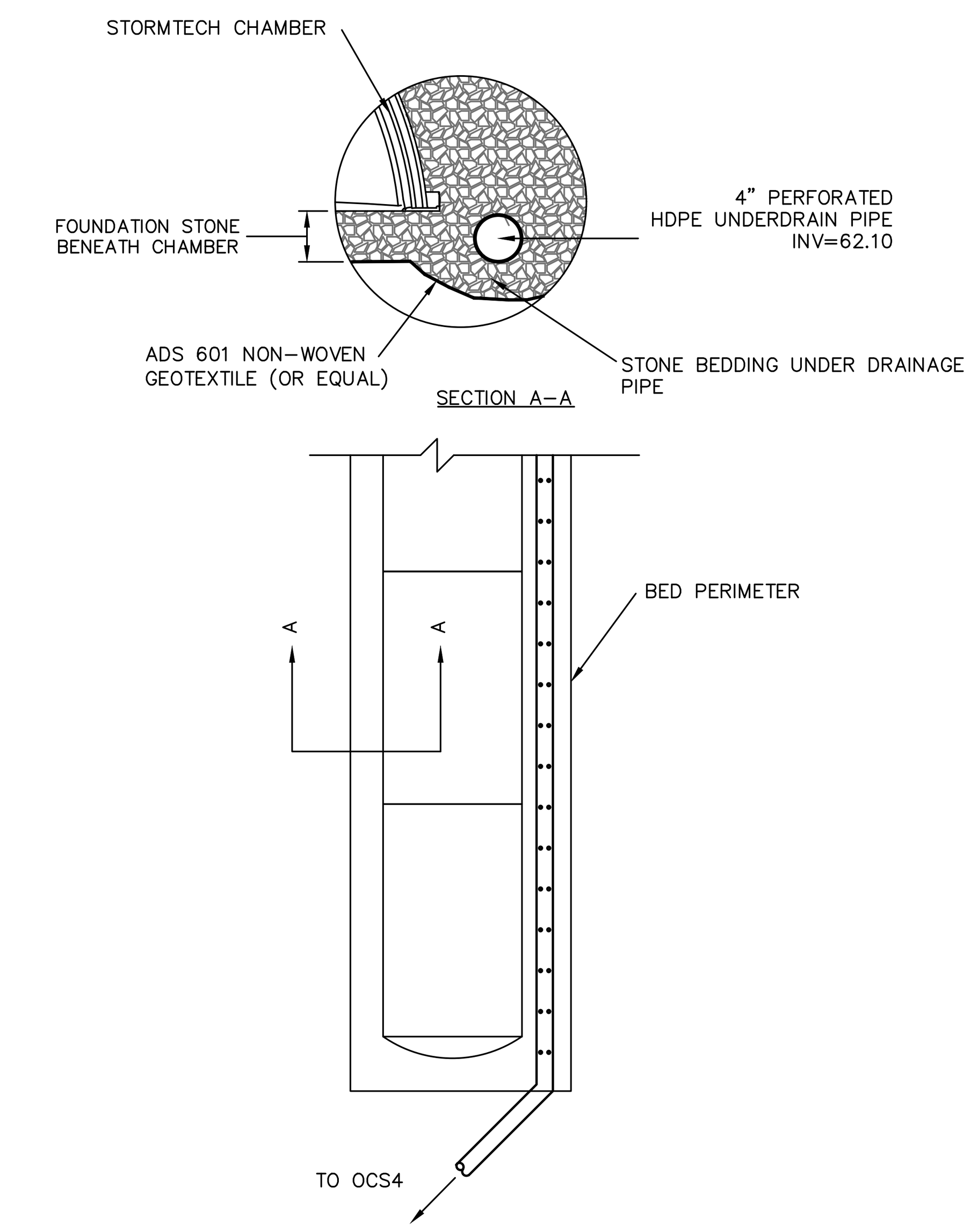
TABLE A



NOTES:
1. WHERE PRECAST CONC. 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
3. DEBRIS HOOD SHALL BE INSTALLED ON OUTLET PIPE.

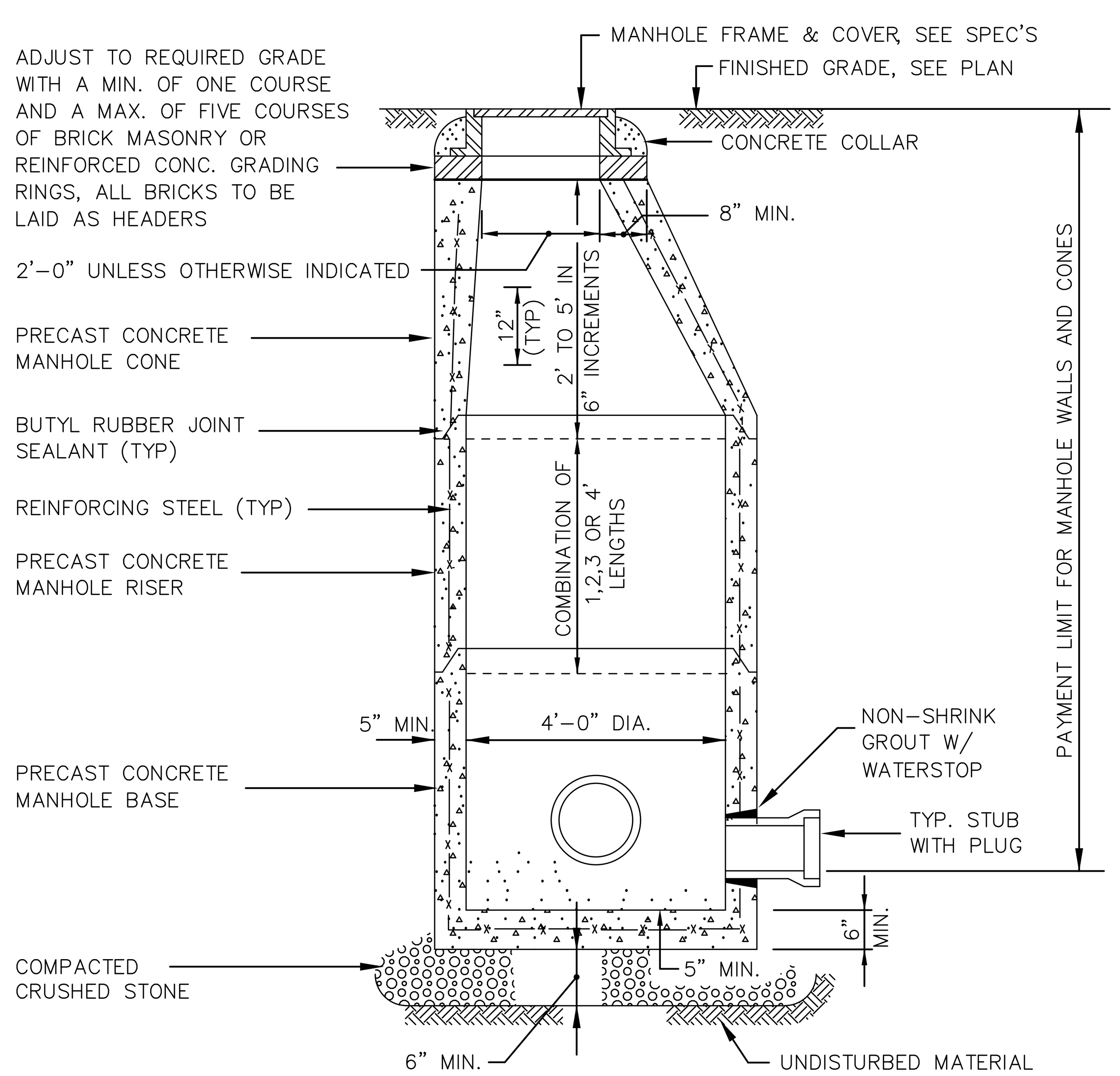
TYPE "CL" CATCH BASIN

N.T.S.



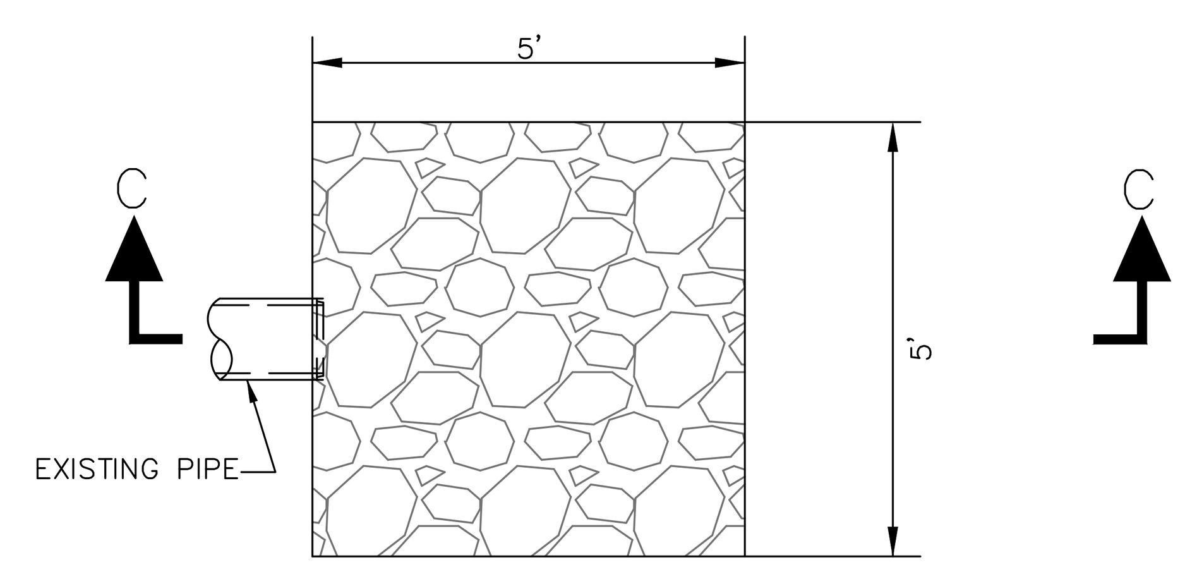
UNDERDRAIN DETAIL

N.T.S

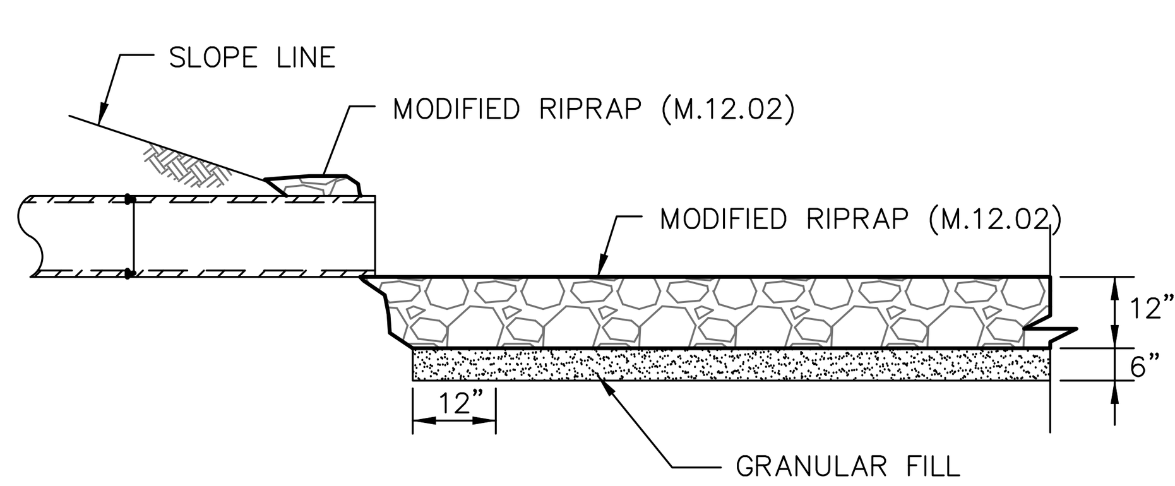


4'-0" DIA. PRECAST CONCRETE STORM DRAIN MANHOLE DETAIL

N.T.S.



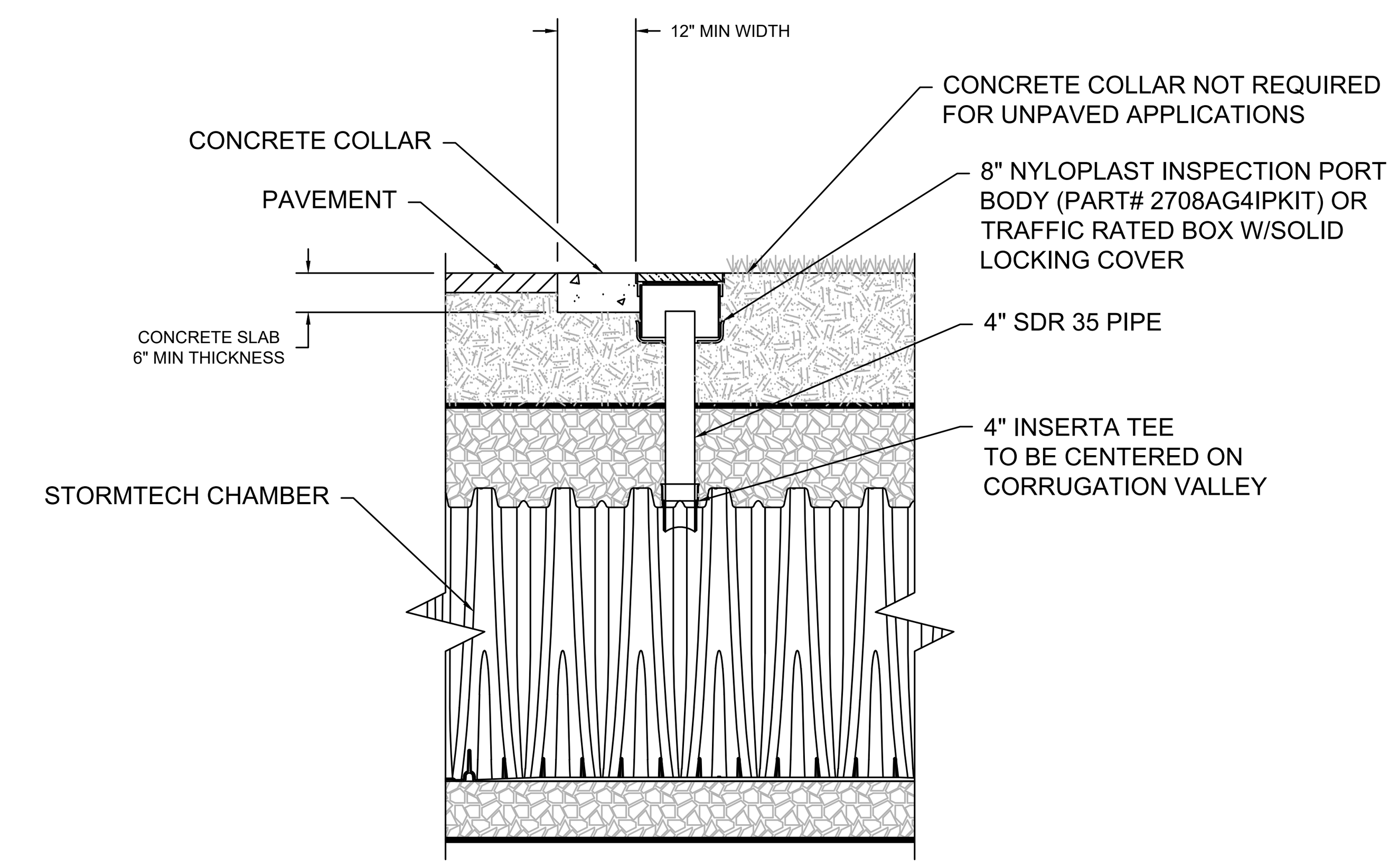
PLAN



SECTION C-C

MODIFIED RIPAP APRON DETAIL

N.T.S.



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

4" PVC INSPECTION PORT DETAIL

SCALE: N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
PETITION NO.________
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CHAIRMAN ________
DATE ________

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SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

STORMWATER MANAGEMENT DETAILS

Sheet 6 of 10

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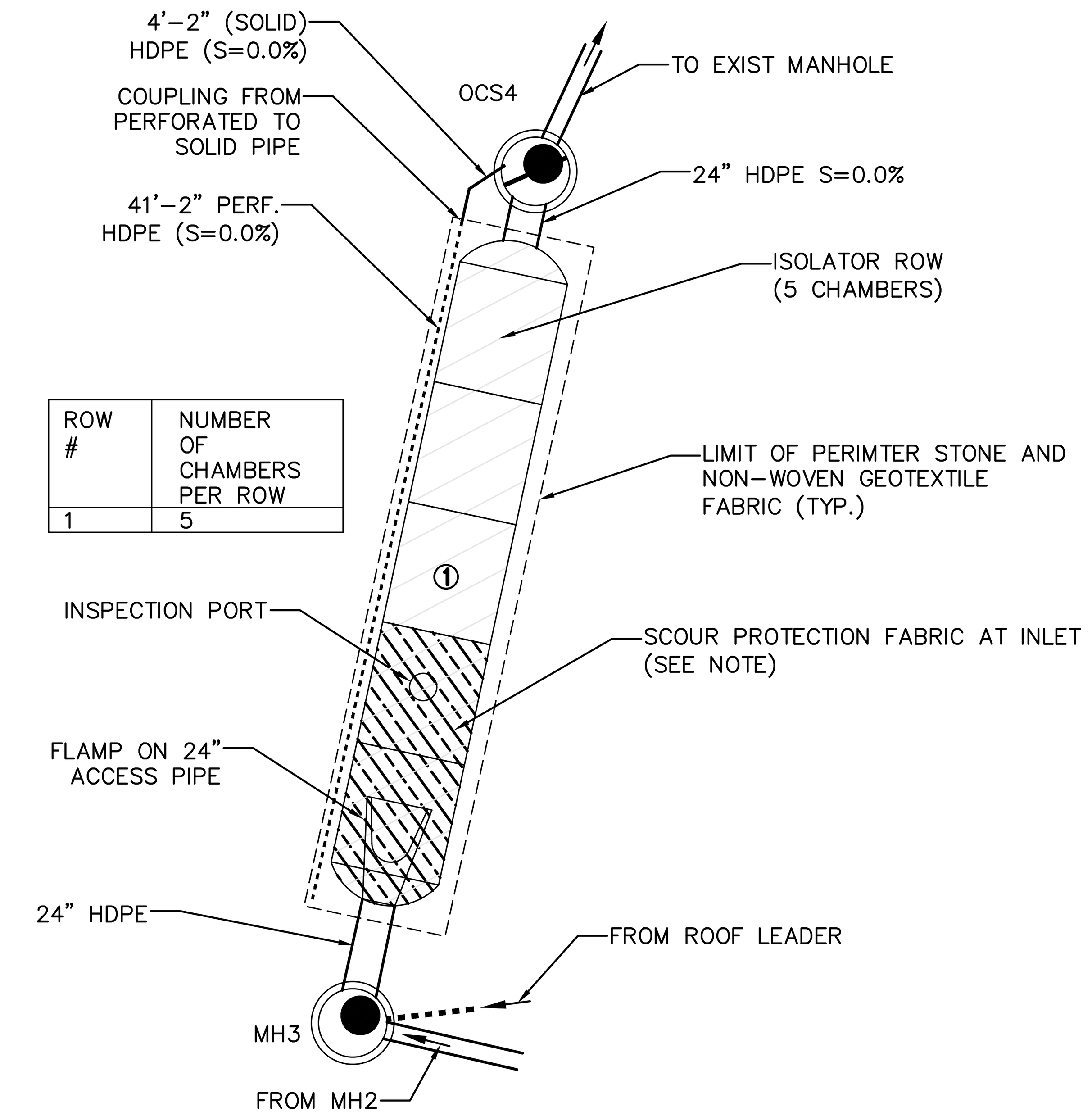


ROW #	NUMBER OF CHAMBERS PER ROW
1	5

NOTE: INSTALL ADS 315WTM (OR EQUAL) WOVEN GEOTEXTILE OVER STONE FOUNDATION AT INLET IN ACCORDANCE W/ MANUFACTURER SPECIFICATIONS. FABRIC SHALL EXTEND A MINIMUM OF 14.5 FT FROM ENDCAP.

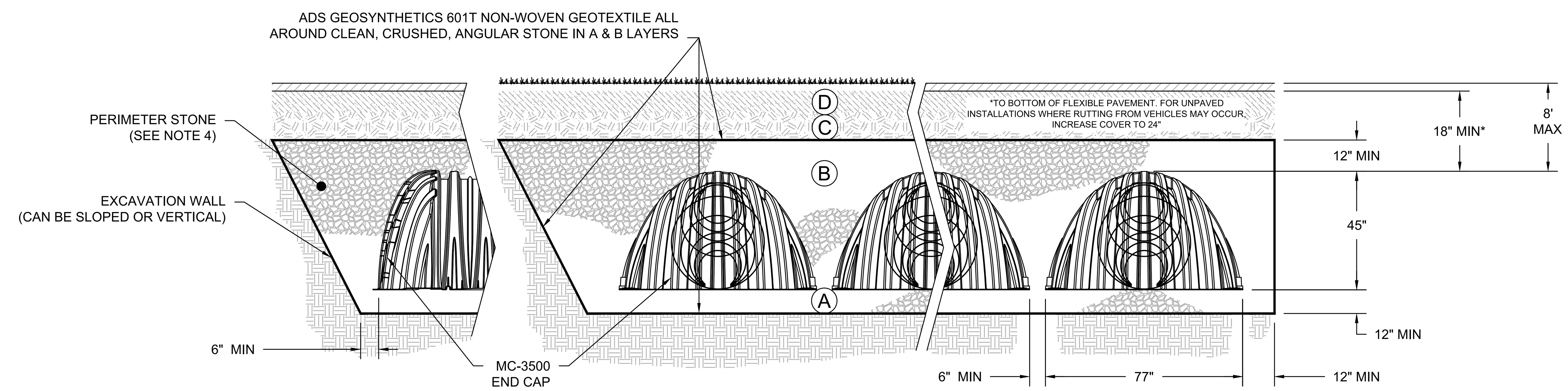
SUBGRADE DETENTION SYSTEM (A) SCHEMATIC

SCALE: N.T.S.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. NO COMPACTION REQUIRED.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

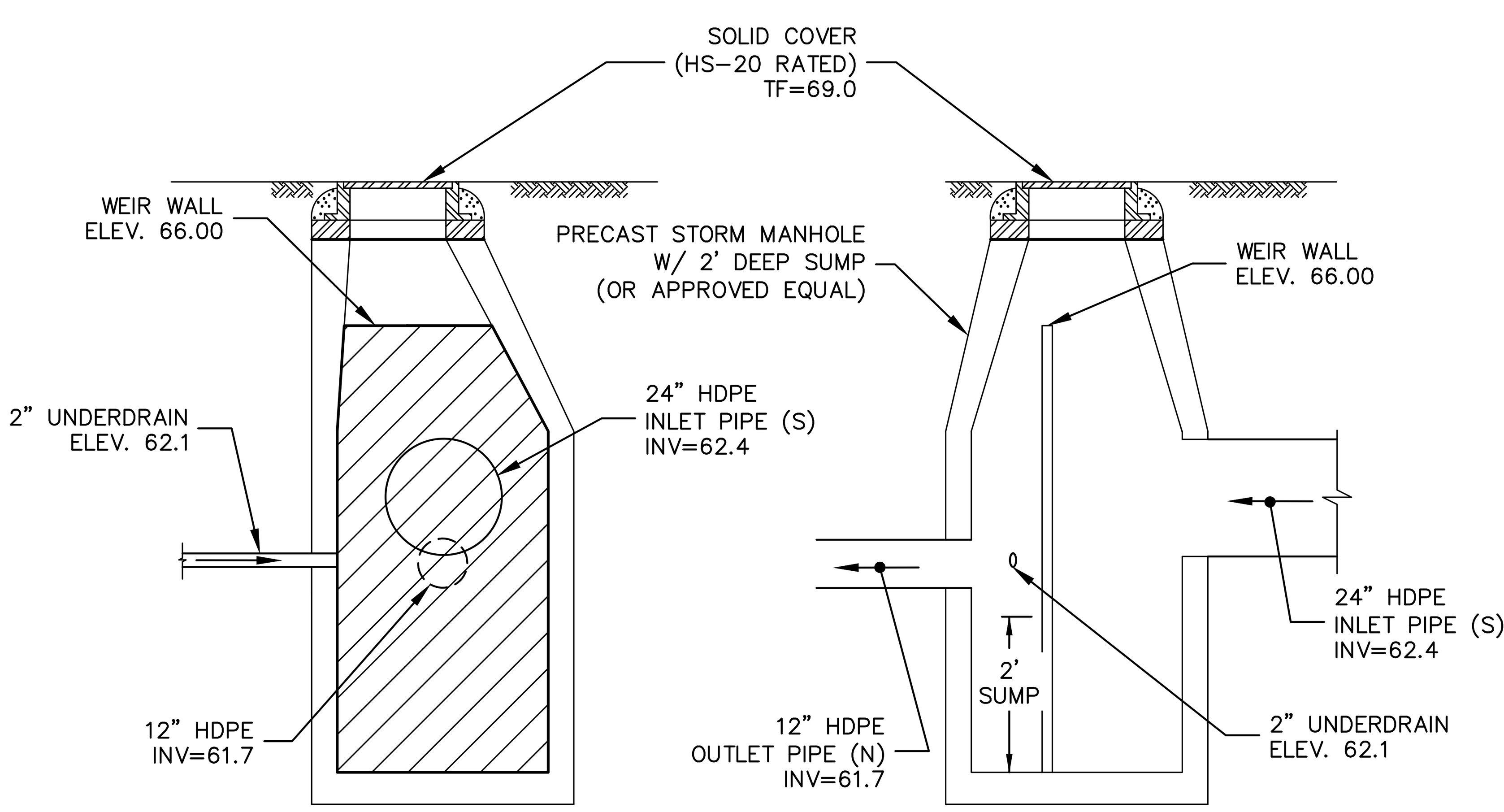


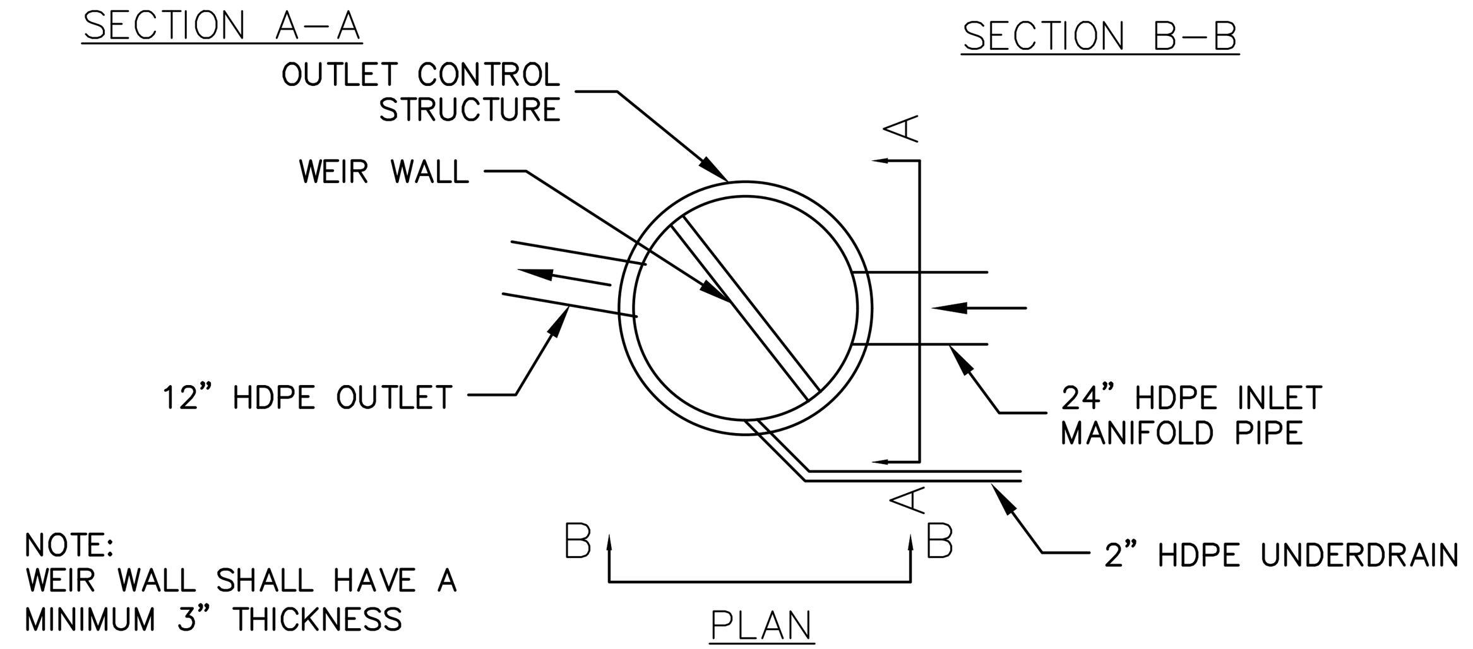
NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
4. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 CROSS SECTION DETAIL

SCALE: N.T.S.

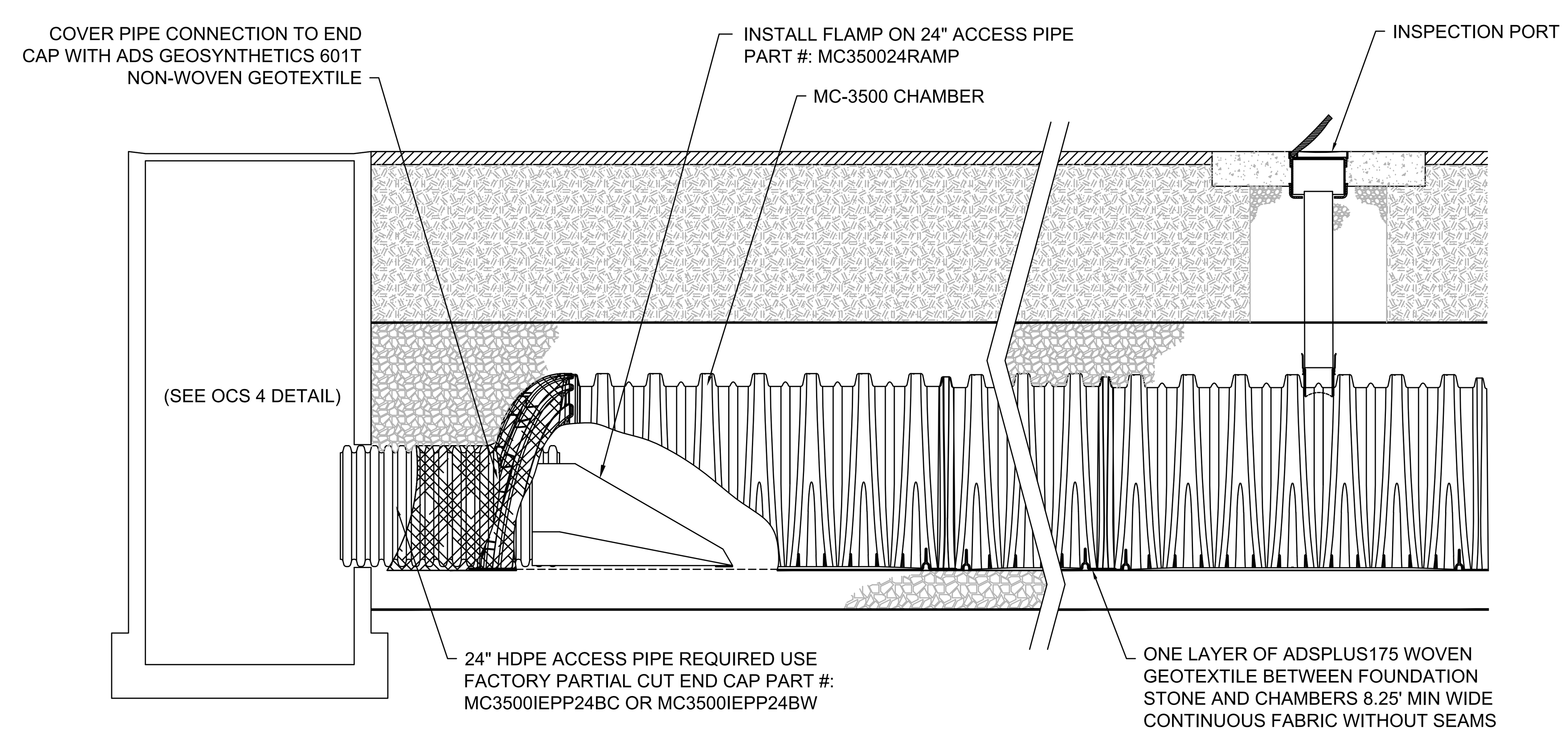




NOTE:
WEIR WALL SHALL HAVE A MINIMUM 3" THICKNESS

OUTLET CONTROL STRUCTURE (OCS4) AND PIPING DETAIL

SCALE: N.T.S.



ISOLATOR ROW DETAIL

SCALE: N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION
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SITE PLAN
PROPERTY OF
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STORMWATER MANAGEMENT DETAILS

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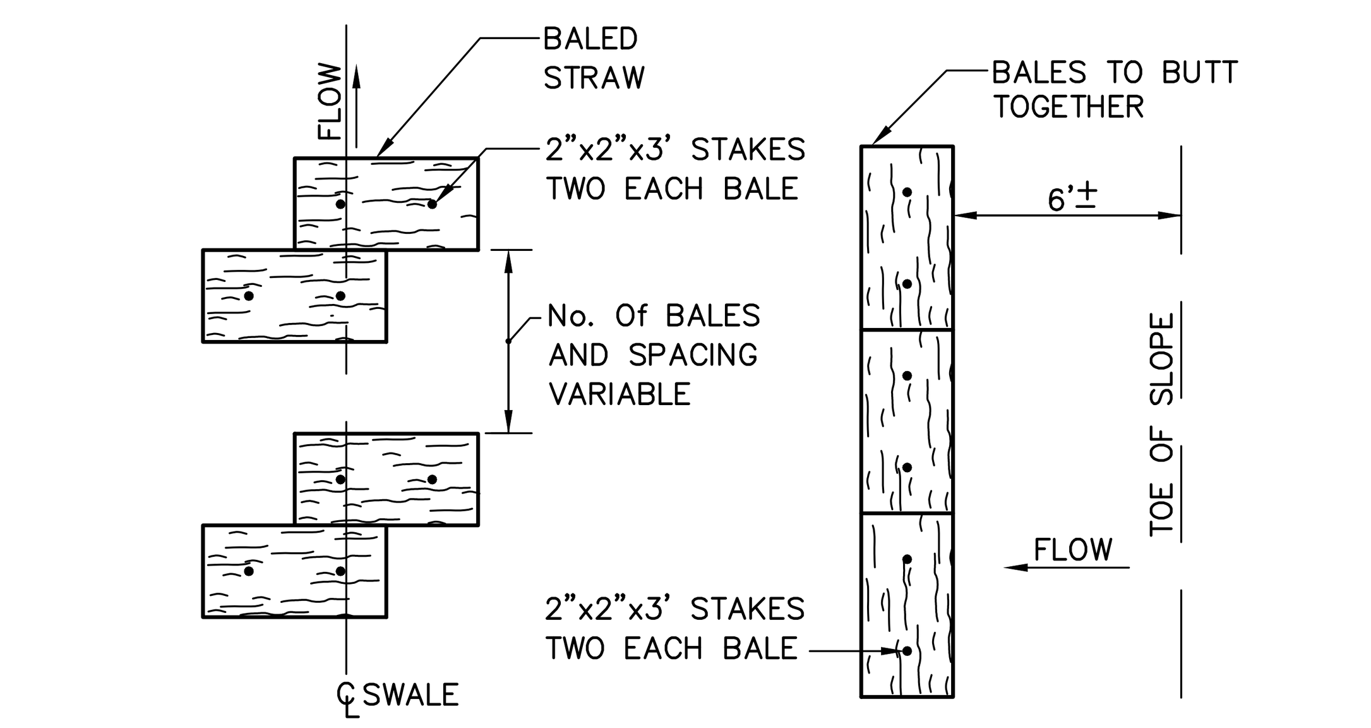
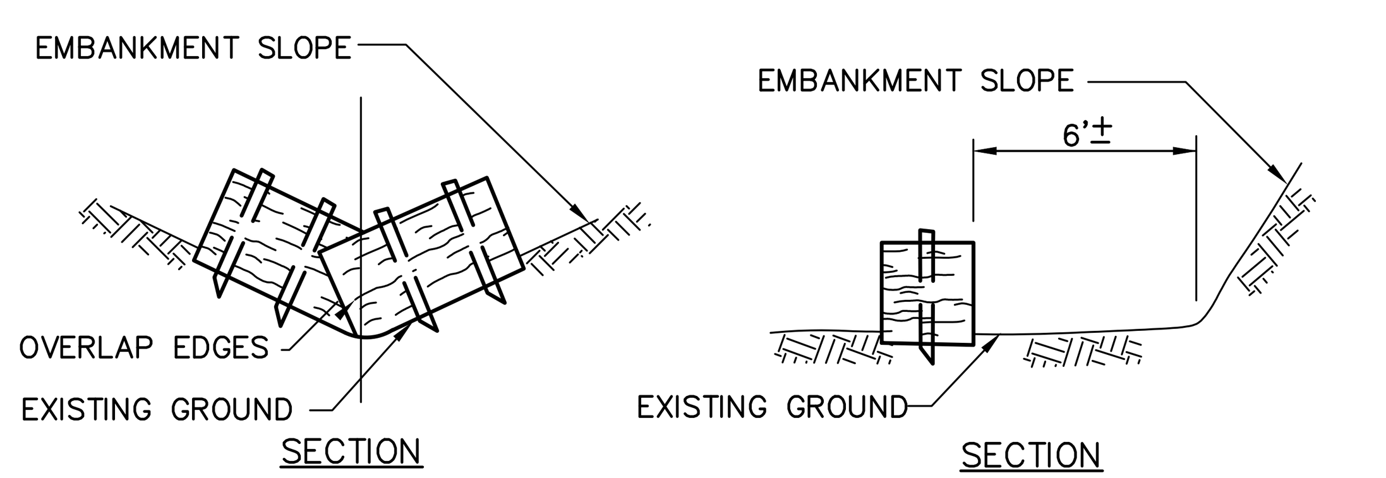


NOTES:
1. BALES SHALL BE TRENCHED 4" INTO GROUND (FULL WIDTH OF BALE).
2. PLACE HAY BALE SUCH THAT TWINE/BINDING WIRE IS PARALLEL TO EXISTING GROUND.

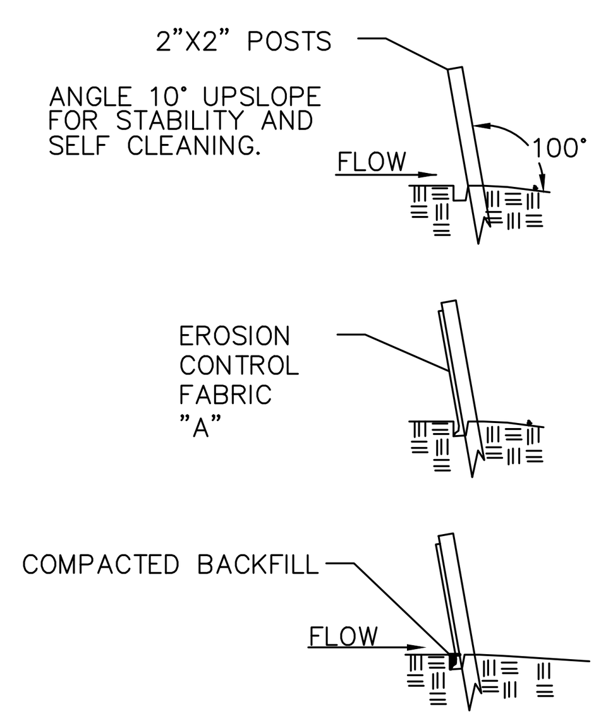


NOTE: TO BE USED IN LOCATIONS WHERE THE EXISTING GROUND SLOPES IN TOWARD THE TOE OF SLOPE

NOTE: TO BE USED IN LOCATIONS WHERE THE EXISTING GROUND SLOPES AWAY FROM THE TOE OF SLOPE

STRAW BALE DETAIL

N.T.S.



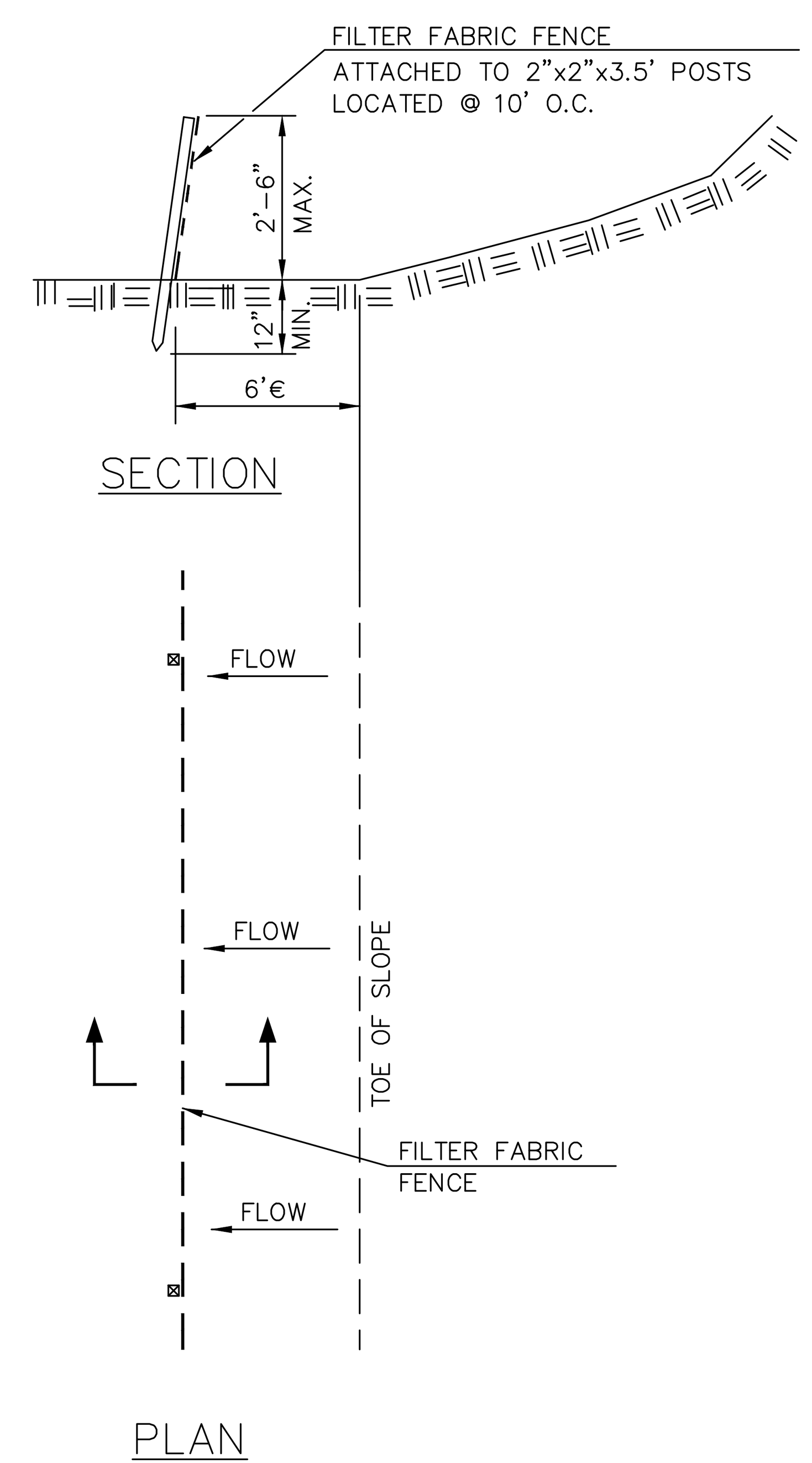
1. SET POSTS AND EXCAVATE A 6"X6" TRENCH. SET POSTS DOWNSLOPE.

2. ATTACH GEOTEXTILE TO THE POSTS AND EXTEND IT TO THE TRENCH. MINIMUM LENGTH OF GEOTEXTILE IS 15'. MINIMUM SPACING OF POSTS IS 10'. JOINTS ONLY SUPPORT POSTS WITH A MINIMUM 6" OVERLAP.

3. BACKFILL THE TRENCH AND COMPACT THE EXCAVATED SOIL.

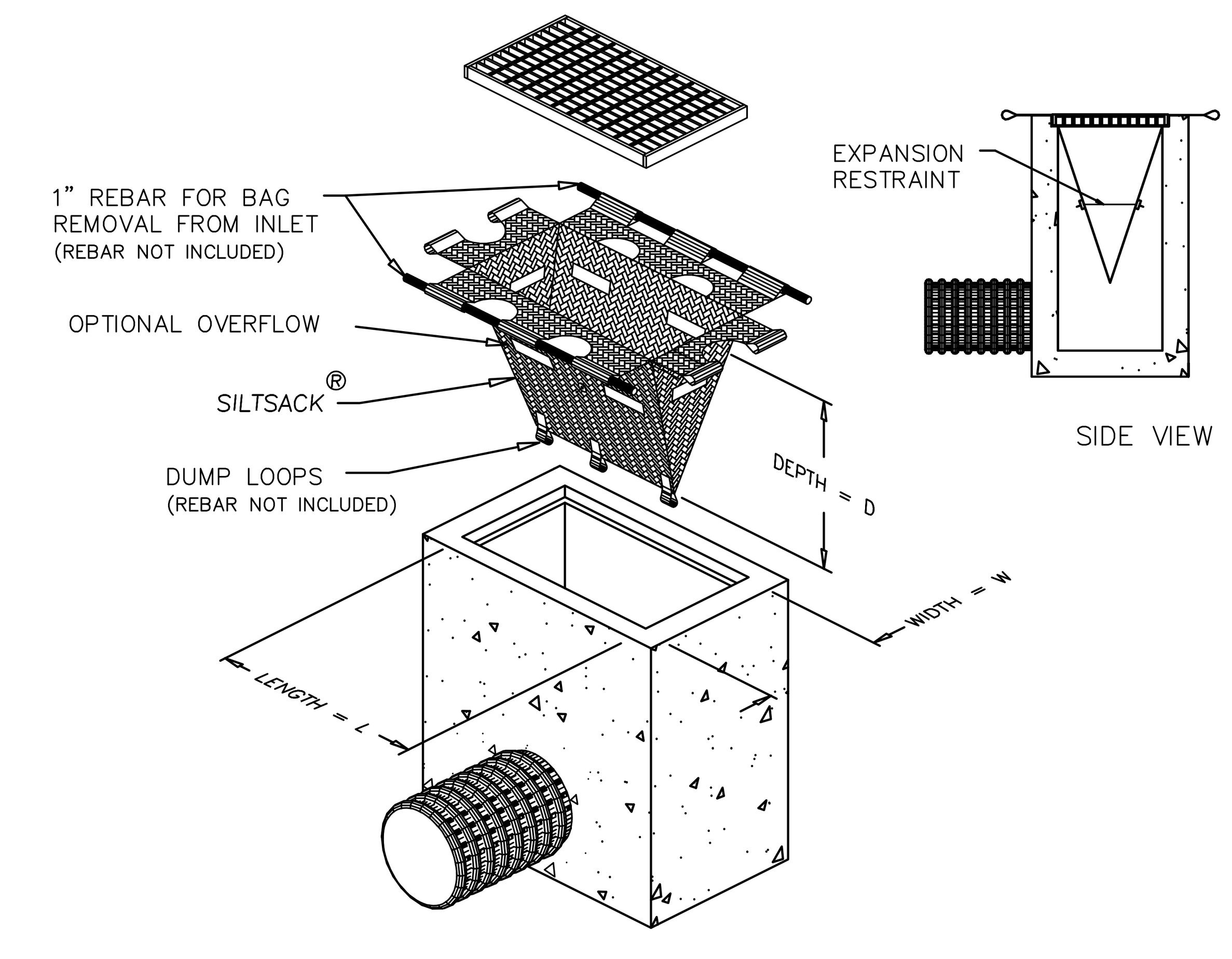
SILT FENCE DETAIL

N.T.S.



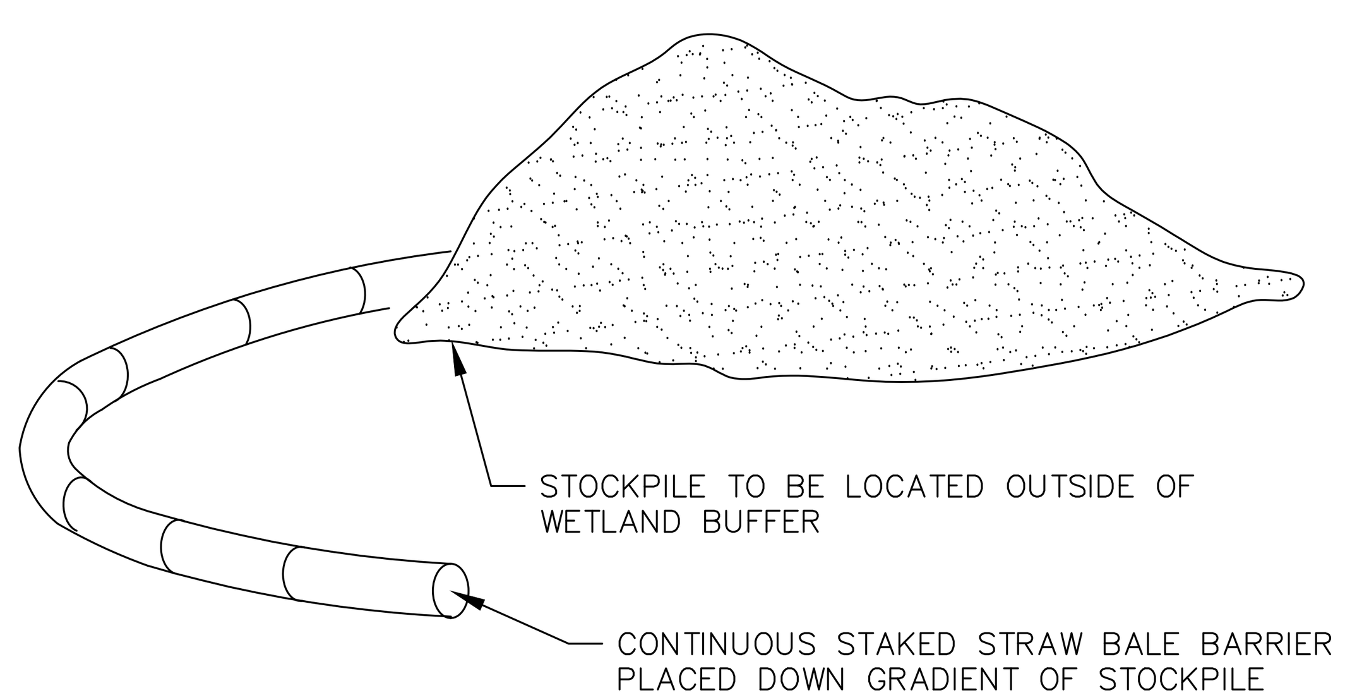
TOE OF SLOPE LOCATION

NOT TO SCALE



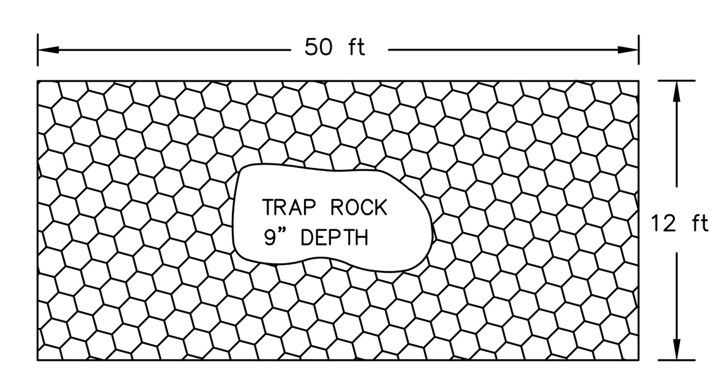
CATCH BASIN INLET PROTECTION (AT TYPE C–L CATCH BASIN)

N.T.S.



TEMPORARY STOCKPILE DETAIL

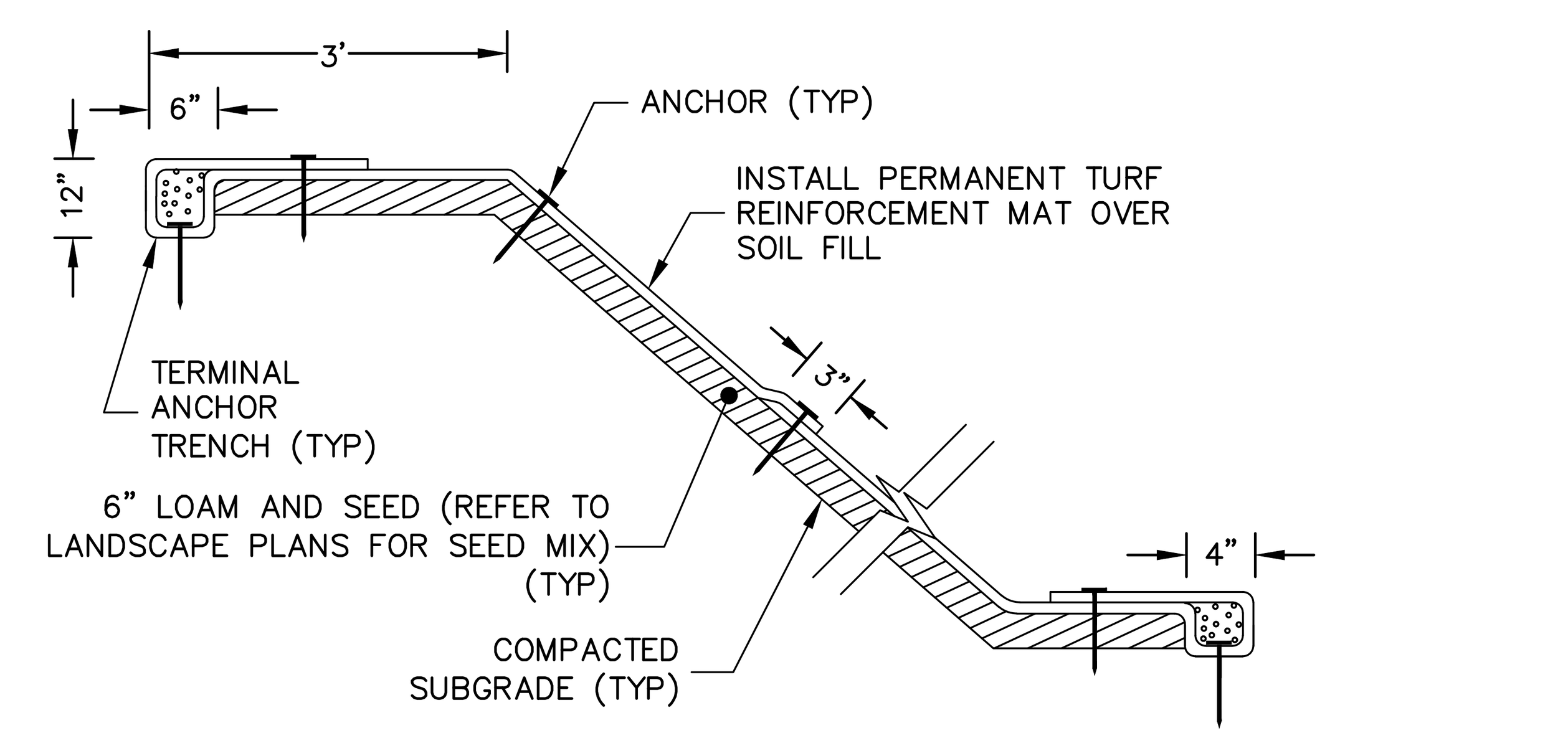
N.T.S.



NOTES:
1. TRAP ROCK SHALL BE CTDOT NO. 3 STONE (M.01.01).
2. FILTER FABRIC SHALL BE PLACED BELOW STONE FOR EASE OF REMOVAL.

ANTI–TRACK PAD

N.T.S.



NOTES
1. INSTALL AND ANCHOR PER MANUFACTURER'S SPECIFICATIONS
2. SHALL BE INSTALLED IN FOREBAY, SWALE, AND WHERE SLOPES ARE 2:1 OR STEEPER.

VEGETATIVE SLOPE PROTECTION DETAIL

N.T.S.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO.____________

AT THE MEETING OF:____________

CHAIRMAN ____________

DATE ____________

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Scale: AS SHOWN
Checked: AB
Date: 1-15-24
Drawn: BTM

Revision	Date
ADDRESS TOWN COMMENTS	3-20-24

SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

EROSION & SEDIMENT CONTROL DETAILS

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EROSION CONTROL NOTES

PROJECT DESCRIPTION

A COMMERCIAL ADDITION IS PROPOSED ON TWO PARCELS OF LAND LOCATED AT 46 & 48 COMMERCE COURT, IN NEWINGTON, CONNECTICUT. IN ADDITION TO THE NEW COMMERCIAL SPACE, THE PROJECT SHALL INCLUDE CONSTRUCTION OF ADDITIONAL PARKING AREA, STORMWATER MANAGEMENT SYSTEM, UTILITIES, TURF ESTABLISHMENT, AND EROSION & SEDIMENTATION CONTROL MEASURES.

WATER EROSION CONTROL MEASURES

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THIS EROSION AND SEDIMENT CONTROL PLAN AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002). THE CONTRACTOR FOR THE PROJECT SHALL MAINTAIN A COPY OF THIS EROSION AND SEDIMENT CONTROL PLAN AND THE CONNECTICUT GUIDELINES ON-SITE DURING CONSTRUCTION ACTIVITIES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIST OF STRAW BALES, SILT SACK (INLET PROTECTION), WOVEN FABRIC (SILT FENCE), CONSTRUCTION ENTRANCE, TEMPORARY SEDIMENT TRAP, TEMPORARY SWALES (IF REQUIRED), AND EROSION CONTROL BLANKETS.

ALL MATERIAL SHALL BE NEW AND FREE FROM DEFECTS THAT WOULD COMPROMISE THE EFFECTIVENESS OF THE CONTROL MEASURES. AFTER COMPLETION, ALL MATERIAL SHALL BE DISPOSED OF PROPERLY. LOCATION OF EROSION AND SEDIMENT CONTROL MEASURES CAN BE SEEN ON THE PHASED EROSION AND SEDIMENT CONTROL PLANS. NOTE ALL WATER CONTROL MEASURES SHALL BE LOCATED DOWN GRADIENT FROM DISTURBED AREAS. IF TOPSOIL IS TO BE STORED IN AN AREA NOT SHOWN ON THE SITE PLAN, DUE TO UNFORESEEN EVENTS, PRIOR TO STORING, THE DOWN-GRADIENT PERIMETER OF THE STORAGE AREA SHALL BE PROPERLY PROTECTED TO THE SPECIFICATIONS DETAILED ON THIS PLAN.

WIND EROSION CONTROL MEASURES

DURING DRY WEATHER CONDITIONS, DISTURBED AREAS SHALL BE PROTECTED AGAINST WIND EROSION. DUSTY AREAS SHALL BE SPRAYED WITH WATER TO PREVENT WIND-BORNE PARTICLES.

SEEDING

ALL DISTURBED AREAS SHALL BE RESTORED – REFER TO LANDSCAPE PLANS FOR APPLICABLE SEED MIX AND SOIL AMENDMENTS.

DEWATERING

IN THE EVENT DEWATERING IS REQUIRED, THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A DEWATERING SETTLING BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING THE REQUIRED DEWATERING RATES AND SIZING THE BASIN AS OUTLINED IN THE CONNECTICUT SOIL AND EROSION CONTROL GUIDELINES. THE DEWATERING BASINS SHALL BE LOCATED ON SITE AWAY AREAS WHERE SURFACE WATER IS DIRECTED AWAY FROM THE BASIN. DISCHARGE FROM THE BASIN SHALL BE DIRECTED AWAY FROM WETLAND AREAS AND SHALL NOT CREATE EROSION.

MAINTENANCE OF EROSION AND SEDIMENT CONTROLS

MAINTENANCE OF EROSION AND CONTROL SHALL BE COMPLETED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002). THE CONTRACTOR SHALL MAINTAIN A COPY OF THE GUIDELINES ON-SITE AND REFER TO THE APPROPRIATE MAINTENANCE PROCEDURES THAT SHALL BE UTILIZED DURING THE CONSTRUCTION. A SUMMARY OF THE MAINTENANCE REQUIREMENTS FOR THE PROJECT IS SUMMARIZED BELOW.

DURING THIS TIME ALL EROSION AND SEDIMENT STRUCTURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY TAKE PLACE WHERE IMMEDIATELY REQUIRED TO FURTHER CONSTRUCTION. IT IS DESIRABLE FROM AN EROSION PREVENTION CONCERN TO MINIMIZE DISTURBED AREAS. FINAL GRADING AND SEEDING SHALL TAKE PLACE AS SOON AS PRACTICAL.

A RAIN GAUGE SHALL BE PLACED AT THE PROJECT IN A WORKABLE LOCATION AND MONITORED DURING RAINFALL PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED. IN THE EVENT THERE IS A RAINFALL GREATER THAN 1/2" IN A 12 HOUR PERIOD, ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS REQUIRED WITHIN 24-HOURS OF THAT RAIN EVENT. IF NO RAIN GAUGE IS USED, ALL EROSION CONTROL MEASURES SHALL BE CHECKED AFTER ALL RAINFALL EVENTS.

CONSTRUCTION ACCESS ROAD AND ENTRANCE:

CONSTRUCTION ACCESS ROAD SHALL BE INSPECTED AT THE COMPLETION OF EACH WORKING DAY. THE ACCESS ROAD AND ENTRANCE SHALL BE REPAIRED AND/OR TOP-DRESSED WITH ADDITIONAL AGGREGATE TO ELIMINATE RUTS AND PROVIDE A STABLE SURFACE FOR ENTERING AND EXITING THE PROJECT SITE. REMOVE ALL SEDIMENT SPILLED ON THE TRACKING PAD IMMEDIATELY TO AVOID TRACKING MATERIALS INTO EXISTING STREETS. ROADS ADJACENT TO THE CONSTRUCTION SHALL BE LEFT CLEAN AT THE END OF EACH WORKING DAY.

SILT FENCE AND STRAW BALES:

THESE FACILITIES SHALL BE INSPECTED A MINIMUM OF ONCE PER WEEK OR AS REQUIRED ABOVE, BASED ON RAINFALL AT THE PROJECT SITE. REPAIRS AND MAINTENANCE SHALL BE COMPLETED AS NEEDED TO MAINTAIN THE FACILITIES IN PROPER WORKING ORDER. ADDITIONAL SILT FENCE AND STRAW BALES SHALL BE ADDED AS NEEDED DURING THE PROJECT TO REPLACE FAILED SYSTEMS OR LIMIT OTHER AREAS OF EROSION ON THE SITE.

TEMPORARY BERMS/SWALES (AS NEEDED):

THE SWALE SHALL BE INSPECTED A MINIMUM OF ONCE PER WEEK OR AS REQUIRED ABOVE, BASED ON RAINFALL AT THE PROJECT SITE. REPAIRS AND MAINTENANCE SHALL BE COMPLETED AS NEEDED TO MAINTAIN THE FACILITIES IN PROPER WORKING ORDER. THE SWALE SHALL BE CLEANED AS REQUIRED AND ADDITIONAL STONE PROVIDE IN THE SWALE AS NEEDED.

TEMPORARY SEDIMENTATION TRAP(S):

THE SEDIMENTATION TRAP SHALL BE INSPECTED A MINIMUM OF ONCE PER WEEK OR AS REQUIRED ABOVE, BASED ON RAINFALL AT THE PROJECT SITE. REPAIRS AND MAINTENANCE SHALL BE COMPLETED AS NEEDED TO MAINTAIN THE FACILITY IN PROPER WORKING ORDER. THE SEDIMENTATION TRAP SHALL BE CLEANED WITH THE SEDIMENT ACCUMULATED EXCEEDS ONE HALF OF THE STORAGE CAPACITY OR WHEN THE DEPTH OF THE AVAILABLE WATER IS REDUCED TO LESS THAN 18-INCHES. THE CONTRACTOR SHALL INSTALL A MARKER STAKE IN 2 LOCATIONS WITHIN THE SEDIMENTATION TRAP FOR THE PURPOSE OF TRACKING SEDIMENT LEVELS WITHIN THE TRAP. DURING REMOVAL OF THE SEDIMENT THE CONTRACTOR SHALL FOLLOW ALL PROCEDURES OUTLINED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION CONTROL (2002). EXCAVATED SEDIMENTS SHALL BE STAGED AND SURROUNDED WITH STRAW BALES IN A MANNER SIMILAR TO STAGING FOR STOCKPILES.

A CHECK LIST (PROVIDED BY THE RESIDENT REPRESENTATIVE) SHALL BE FILLED OUT BY THE CONTRACTOR EVERY WEEK OR AFTER EACH RAINFALL EVENT OF 1/2" OR GREATER AS NOTED ABOVE.

GENERAL NOTES

ALL DISTURBED AREAS SHALL BE KEPT TO A MINIMUM. FINAL GRADING AND RESTORATION SHALL BE ACCOMPLISHED AS SOON AS PRACTICAL.

EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO SITE WORK. IF IT IS NOT POSSIBLE TO DO SO, THE ENGINEER SHALL BE NOTIFIED IN ORDER TO MAINTAIN THE INTEGRITY OF DESIGN.

ALL CONTROL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED WHEN STABILIZATION HAS BEEN ATTAINED. IF THE PROPOSED CONTROL MEASURES ARE NOT SATISFACTORY, ADDITIONAL CONTROL MEASURES SHALL BE TAKEN.

ALL RUNOFF FROM THE DISTURBED AREA SHALL BE CONTROLLED AND FILTERED. NON-WOVEN SYNTHETIC FIBER FILTER FABRIC, STRAW BALES OR SILTATION FENCE SHALL BE USED IN THE AREAS SHOWN ON THE SITE PLAN AND INSTALLED AS SHOWN ON THIS PLAN.

THE CONTRACTOR MUST OBTAIN COPIES OF THE ZONING, WETLANDS PRIOR TO THE START OF WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF SEDIMENT AND EROSION CONTROL MEASURES. THIS RESPONSIBILITY INCLUDES THE ACQUISITION OF MATERIALS, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT STRUCTURES, THE COMMUNICATION AND DETAILED EXPLANATION TO ALL PEOPLE INVOLVED IN THE SITE WORK OF THE REQUIREMENTS AND OBJECTIVE OF THE EROSION AND SEDIMENT CONTROL MEASURES.

TWO (2) WEEKS PRIOR TO THE START OF WORK THE CONTRACTOR SHALL PROVIDE THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION OF THIS PLAN.

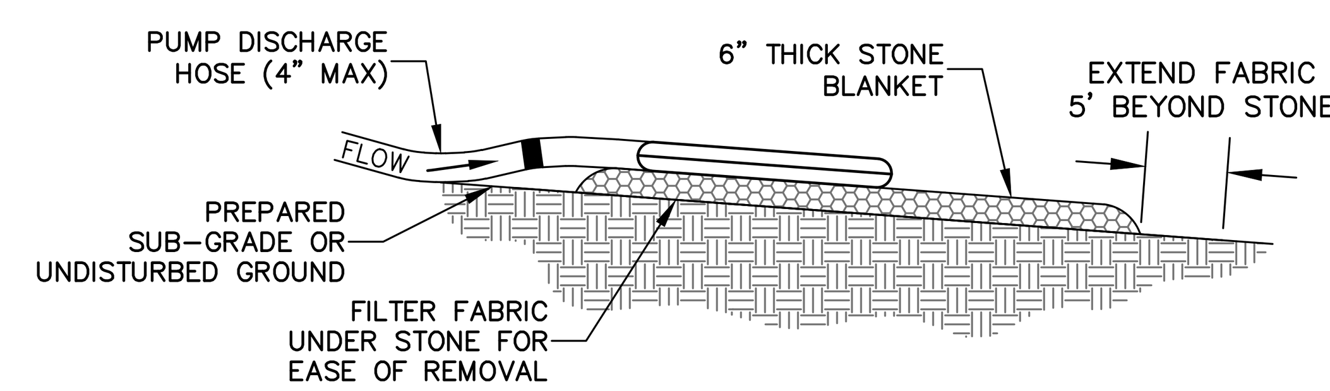
NOTIFY THE ZONING ENFORCEMENT OFFICER FOR INSPECTING THE EROSION AND SEDIMENTATION CONTROLS PRIOR TO BEGINNING EARTHWORK AND AFTER THE EROSION AND SEDIMENT MEASURES HAVE BEEN INSTALLED.

NOTIFY THE ZONING ENFORCEMENT OFFICER FOR INSPECTING THE NEW VEGETATION AFTER VEGETATION IS ESTABLISHED AND PRIOR TO REMOVING ANY EROSION AND SEDIMENT MEASURES.

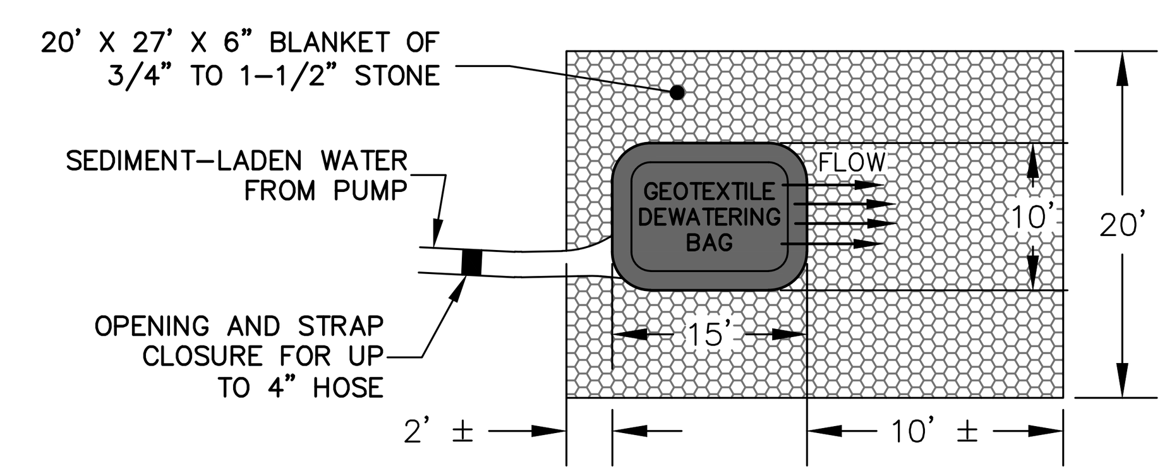
THE ENGINEER, WESTON & SAMPSON ENGINEERS, INC. (860-616-6623) #712 BROOK STREET, ROCKY HILL, CT, 06067 SHALL BE NOTIFIED OF ANY PROPOSED ALTERATION TO THE EROSION AND SEDIMENT CONTROL PLAN, PRIOR TO ALTERING, IN ORDER TO ENSURE THE FEASIBILITY OF THE ADDITION, SUBTRACTION, OR CHANGE IN THE PLAN.

SEQUENCE FOR CONSTRUCTION, APPLICATION OF SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, AND FINAL STABILIZATION OF THE PROJECT SITE

1. CLEARLY DEFINE AND FLAG THE PROPERTY LIMITS OF AND LIMITS OF CONSTRUCTION.
2. HOLD PRE-CONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455)
3. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
4. CUT TREES WITHIN THE GRADING LIMITS AND REMOVE CUT WOOD. CHIP BRUSH AND REMOVE OFFSITE.
5. EXCAVATE ALL STUMPS LOCATED IN THE STRUCTURAL AREAS AND REMOVE TO A DISPOSAL SITE OR STOCKPILE AREA TO BE CHIPPED.
6. REMOVE AND STOCKPILE TOPSOIL AFTER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. MATERIAL MAY BE STOCKPILED OFF-SITE. THE TOPSOIL SHALL BE SEEDED IMMEDIATELY AFTER STOCK PILING IN ORDER TO STABILIZE THE SLOPE AND LIMIT SEDIMENT RUNOFF. STOCKPILED TOPSOIL SHALL BE SEEDED AND MULCHED WHEN IT IS TO BE STORED FOR MORE THAN 30 DAYS FROM TIME OF STOCKPILING.
7. CUT OR FILL REMAINDER OF SITE TO ESTABLISH THE SUB-GRADE.
8. INSTALL DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADE. PROTECT SUBGRADE SYSTEM FROM SEDIMENTATION ENTERING THE SYSTEM.
9. EXCAVATE AND CONSTRUCT FOUNDATION OF BUILDING WITH APPROPRIATE STUBS/OPENINGS FOR UTILITIES. UPON COMPLETION, BACKFILL FOUNDATION WALLS.
10. INSTALL UTILITIES AND CONNECT UTILITY SERVICE LATERALS TO BUILDING.
11. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE ROADWAY BASE.
12. APPLY STABILIZATION MEASURES (TOPSOIL, SEEDING, ETC.) TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS.
13. INSPECT AND CLEAN DRAINAGE SYSTEM AS NEEDED.
14. TOPSOIL AND GRADE WHERE REQUIRED AND WITHIN 2 FEET OF PROPOSED CURBING.
15. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE PAVEMENT.
16. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
17. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVING.
18. INSTALL FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT.
19. INSTALL BITUMINOUS CURBING (IF REQUIRED) AS SHOWN ON PLANS.
20. INSTALL PLANTINGS, FINE GRADE, RAKE, SEED, AND MULCH.
21. INSPECT DRAINAGE SYSTEM AND CLEAN AFTER PAVING AND LANDSCAPING ARE COMPLETE.
22. AFTER ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SILT FENCES).



SECTION



PLAN

NOTES:
1. GEOTEXTILE BAG MATERIAL SHALL BE A NON-WOVEN MATERIAL.
2. DO NOT OVER PRESSURIZE BAG OR USE BEYOND CAPACITY.
3. LOCATE DISCHARGE SITE ON FLAT UPLAND AREAS AS FAR AWAY AS POSSIBLE FROM STREAMS, WETLANDS, AND OTHER RESOURCES AND POINTS OF CONCENTRATED FLOW.
4. DOWN-GRADIENT FROM RECEIVING AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION, E.G., FOREST FLOOR OR COARSE GRAVEL/STONE.
5. LOCATION OF DEWATERING BAG SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY ENGINEER PRIOR TO USE.

GEOTEXTILE DEWATERING BAG
N.T.S.

SEDIMENTATION AND EROSION AND CONTROL MAINTENANCE PROCEDURES

ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE INSPECTED DURING CONSTRUCTION ON A WEEKLY BASIS, AND FOLLOWING ALL STORMS, BY THE RESIDENT REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN AND MAKE REPAIRS AND REMOVE SEDIMENT IF IT HAS ACCUMULATED TO A DEPTH OF 1/2 THE HEIGHT OF THE HAYBALES, SILT FENCE, CATCH BASIN INSERTS, AS INSTALLED. THE CONTRACTOR HAS THE OPTION TO INSTALL A NEW ROW OF HAYBALES OR SILT FENCE BEHIND THE SEDIMENTED CONTROLS. THE CONTRACTOR SHALL MAINTAIN AND MAKE REPAIRS AND REMOVE SEDIMENT AS REQUESTED BY THE RESIDENT REPRESENTATIVE. THIS WORK SHALL BE PERFORMED WITHIN 24 HOURS OF THE REQUEST AND THERE SHALL BE NO SEPARATE PAYMENT FOR THIS MAINTENANCE. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN THIRTY DAYS, OR WHEN FINAL GRADES HAVE BEEN REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN 7 DAYS.

THE CONTRACTOR SHALL CLEAN SEDIMENT AND DEBRIS FROM ALL DRAINAGE STRUCTURES, AND PIPES AT THE COMPLETION OF CONSTRUCTION, AND AS REQUESTED BY THE RESIDENT REPRESENTATIVE TO KEEP THE SYSTEM FUNCTIONING PROPERLY DURING CONSTRUCTION.

FOLLOWING COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ALL ERODED AREAS AND ENSURE A GOOD STAND OF TURF IS ESTABLISHED THROUGHOUT. THE CONTRACTOR SHALL REPAIR ALL ERODED OR DISPLACED RIPRAP, AND CLEAN SEDIMENT COVERED STONES.

APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO.____________

AT THE MEETING OF:____________

CHAIRMAN ____________

DATE ____________

Approved by the Newington Town Plan and Zoning Commission as Petition #________ at the TPZ meeting on ____________.

____________ Date *____________ Chairman*

89124

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SITE PLAN
PROPERTY OF
JAMES CAMPBELL
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OPERATION AND MAINTENANCE PLAN

GENERAL

This section of the plan presents the operation and maintenance plan for the erosion and sediment control measures during construction and for the proposed stormwater management system. It also provides guidelines for when the stormwater system should be cleaned and associated recordkeeping.

EROSION AND SEDIMENT CONTROL MEASURES

The erosion control measures include the following items:

- Compost Filter Tubes and Silt Fence
- Silt Sacks
- Anti–Tracking Pad
- Vegetative Stabilization
- Temporary Soil Stockpiles
- Dust Control

During construction, the Contractor will be responsible for the operation and maintenance of the erosion and control measures. During this time all erosion and sediment structures shall be maintained in proper working order. Disturbed areas shall be kept to a minimum and shall only take place where immediately required to further construction. It is desirable from an erosion prevention concern to minimize the total disturbed area at any one time. Final grading and seeding shall take place as soon as practical.

A rain gauge shall be placed at the project in a workable location and monitored during rainfall periods until all disturbed areas are stabilized. In the event there is a rainfall greater than 1/2" in a 12–hour period, all erosion control measures shall be checked and repaired as required. If no rain gauge is used, all erosion control measures shall be checked after all rainfall events. A checklist will be filled out by the contractor each week.

All soil erosion and sediment control measures shall be installed as shown on the proposed site plans. It is the intent of this plan that soil erosion measures are the first to be installed and the last to be removed. Surface waters on the project area are to be protected from degradation and sedimentation. If areas adjacent to the project area are jeopardized by construction, it shall be the owner's or contractor's responsibility to protect those properties.

Soil erosion measures shall be inspected weekly and after significant storm events. Make all necessary repairs to facilities as soon as possible. Silt fences and filter tube barriers, and construction swales which accumulate sediment and debris shall be cleaned and re–set.

MAINTENANCE SCHEDULES

The proposed site plan includes the following stormwater structures:

- Catch Basins with sumps, and Drainage Manholes
- Drainage Piping
- Subgrade detention chamber systems
- Outlet Control Structures

The Owner(s) will be responsible for the operation and maintenance of the stormwater structures located outside of the road right –of way. These structures are reflected in the attached Checklist. This Checklist will be utilized during the inspection and cleaning process and kept on file.

1. Catch Basins with sumps, Drainage Manholes (Includes Outlet Control Structure):

   a. Structures shall be completely cleaned of accumulated debris and sediments at the completion of construction.
   b. For the first year, structures shall be inspected on a quarterly basis.
   c. Any accumulated debris within the catch structures shall be removed and any repairs as required.
   d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
   e. Accumulated debris within the structures shall be removed and repairs made as required.
   f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
   g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Drainage Piping

   a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
   b. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
   c. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Subgrade Detention Systems

The Subgrade Detention Systems will have an Isolator Row which is wrapped in a specified filter fabric to trap sediment and will be inspected every three months through the inspection port and shall be cleaned once a year at a minimum. If during inspection, it is found that the sediment has accumulated within the Isolator Row, it shall be cleaned immediately with a jet–vac and accessed from the 24□HDPE manifold piping located at each end. The System's Isolator Row should be cleaned after the snow and ice removal seasons and before spring rainfall events.

3. Street Sweeping

The driveways/parking areas will be swept twice a year. Once after the winter season has ended and once during the fall season

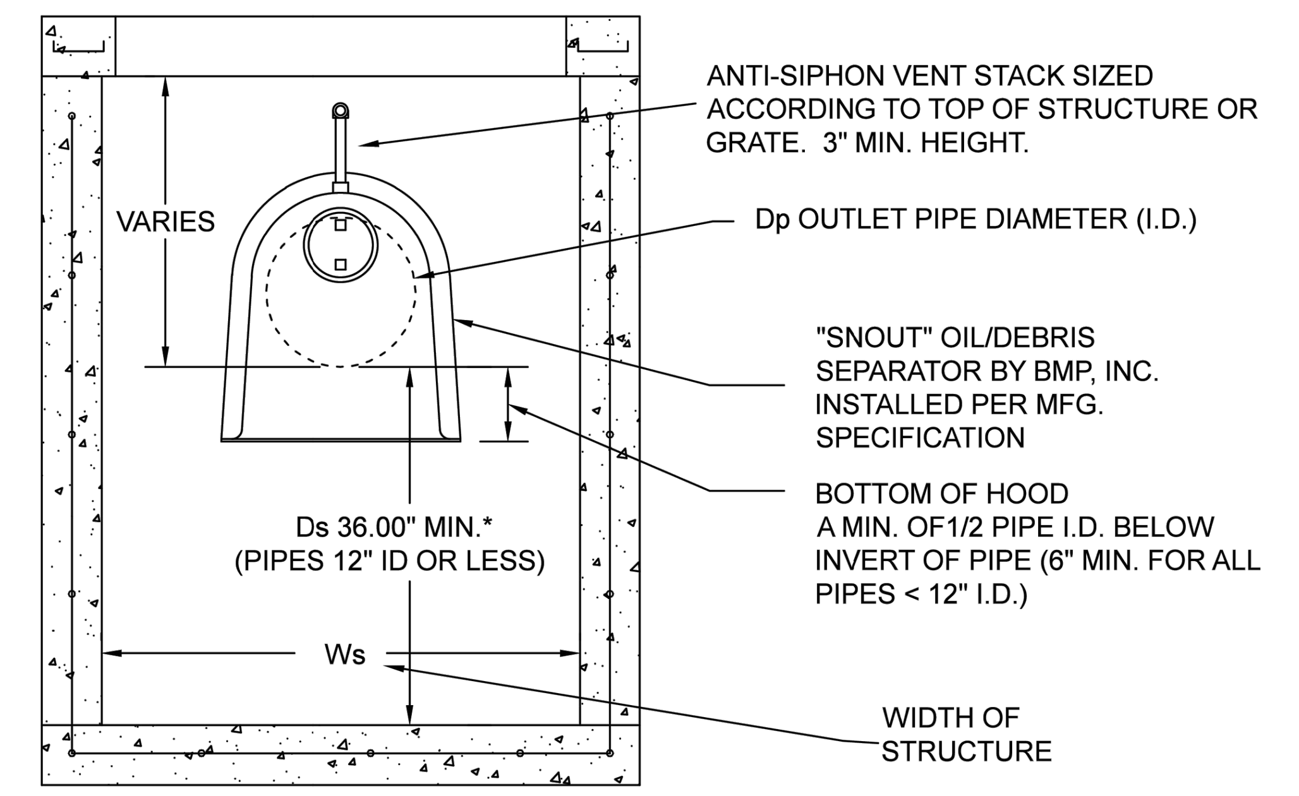
Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures shall be disposed of in accordance with local regulations. There shall be no dumping of silt or debris into or in proximity to any inland wetlands.

Maintenance Records:

The Owner(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

STRUCTURE DESIGN FOR WATER QUALITY IMPROVEMENT



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS. BMP RECOMMENDS STRUCTURE WALL TO BE AT LEAST 12" WIDER THAN MAXIMUM SNOUT WIDTH. FOR TRASHSCREEN, STRUCTURE MUST BE AT LEAST 6" WIDER THAN TRASHSCREEN WIDTH.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 36", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 42", 52" AND 72" SIZES.

***SUMP DEPTH (Ds)-** SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15"-18" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY. FOR MANHOLES, SEE SIZING EXAMPLES BELOW FOR "R' SERIES SNOUTS.

IMPORTANT NOTICE: *DO NOT CONFUSE PIPE SIZE WITH SNOUT SIZE.* A SNOUT FITS OVER A PIPE, NOT IN IT. THUS, THE CORRECT SNOUT SIZE WILL ALWAYS BE BIGGER THAN THE PIPE SIZE.. SNOUTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMODATE PIPES OF 60" ID (71.9" OD). MAX. FOR PIPES 72" OD AND ABOVE, USE SQUARE STRUCTURES.

SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE
11.9" O.D. OR LESS	12 F or R (R FITS 36"-48" DIAM STRUCTURE)
12.0"-17.9" O.D.	18 F or R (R FITS 48"-60" DIAM STRUCTURE)
18.0"-23.9" O.D.	24 F or R (R FITS 48"-60" DIAM STRUCTURE)
24.0"-29.9" O.D.	30 F or R (R FITS 60"-72" DIAM STRUCTURE)
30.0"-35.9" O.D.	36FTB
30.0"-41.9" O.D.	42RTB/60 (FITS 60" DIAM STRUCTURE ONLY)
30.0"-47.9" O.D.	48 FTB
30.0"-51.9" O.D.	52RTB/72 OR /84 (FITS 72" OR 84" DIAM STRUCTURE ONLY)
48.0"-71.9" O.D.	72FTB OR 72RTB/96 (FITS 96" DIAM STRUCTURE ONLY)
72"-95.9" O.D.	96 FTB OR 96FTBB

NPSNOUT (FOR PVC OR SMALL DIAM. STRUCTURE)

UP TO 12" PIPE IN 18" ID STRUCTURE NP1218
UP TO 15" PIPE IN 24" ID STRUCTURE NP1524
UP TO 18" PIPE IN 30" ID STRUCTURE NP1830
UP TO 18" PIPE IN 36-42" ID STRUCTURE NP1836
UP TO 24" PIPE IN 30" ID STRUCTURE NP 2430

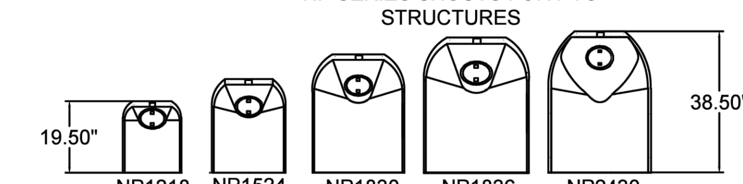
BMP, INC.

(800) 504-8008 FAX: (877)434-3197

DESCRIPTION	DATE	SCALE
SNOUT SIZING CHART	09/09/18	NONE
	DRAWING NUMBER	SP-SI

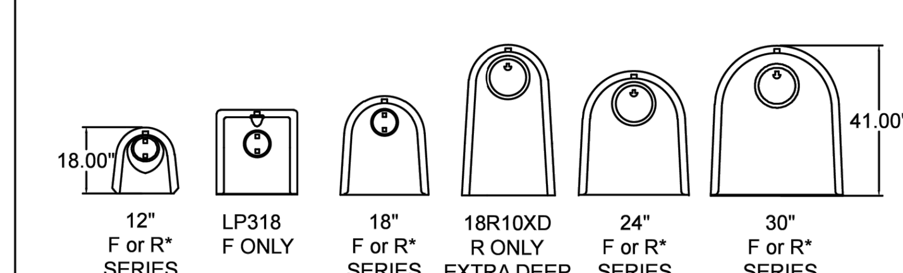
NOTE:
SNOUT DETAILS SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR EXACT HOOD TYPE, SIZE, AND STRUCTURE WALL FOR INSTALLATION.

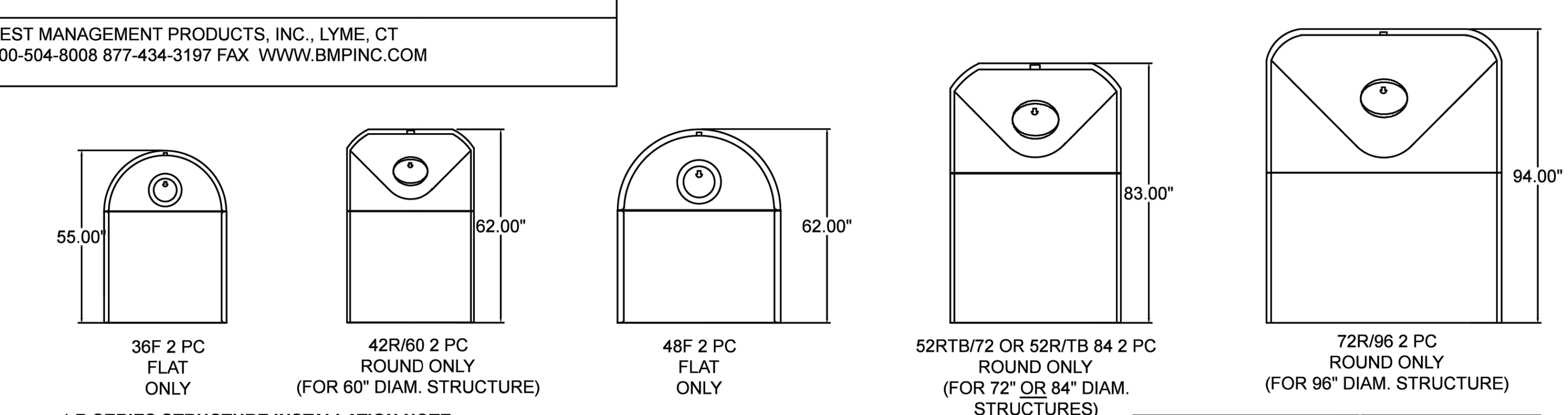
NP SERIES SNOUTS FOR PVC STRUCTURES



BEST MANAGEMENT PRODUCTS, INC., LYME, CT
800-504-8008 877-434-3197 FAX WWW.BMPINC.COM

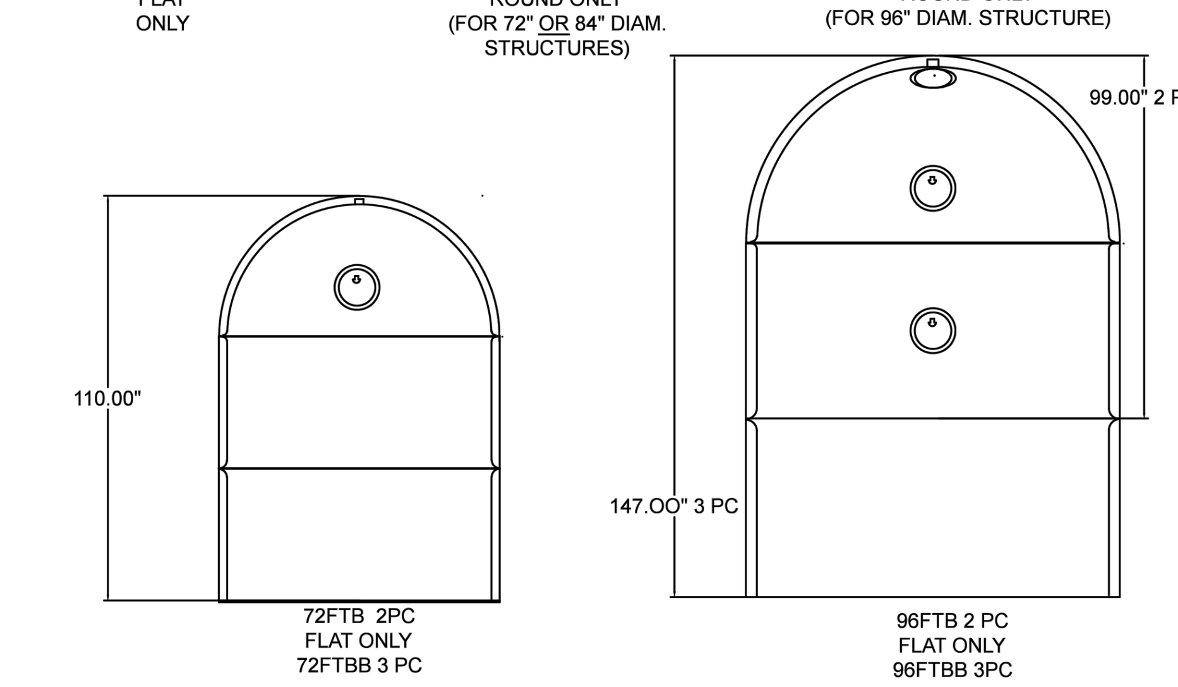
SNOUT RELATIVE SIZE COMPARISON





*** R SERIES STRUCTURE INSTALLATION NOTE:**
12R- FITS 36-48" DIAM.
18R- FITS 48-60" DIAM.
24R- FITS 48-60" DIAM.
30R- FITS 60-72" DIAM.
30R96- FITS 84-96" DIAM.
42RTB/60- FITS 60" DIAM. ONLY
52RTB/72- FITS 72" DIAM. ONLY
52RTB/84- FITS 84" DIAM. ONLY
72RTB/96- FITS 96" DIAM. ONLY
NP1218- FITS 18" DIAM. ONLY
NP1524- FITS 24" DIAM. ONLY
NP1830- FITS 30" DIAM. ONLY
NP1836- FITS 36-42" DIAM
NP2430- FITS 30" DIAM. ONLY

MAX. PIPE ID SIZE RECOMMENDATION:**
LP318 12" PIPE, *LOW FLOW ONLY*
12" SNOUT- 10" PIPE; 18" SNOUT- 15" PIPE; 24" SNOUT- 18" PIPE; 30" SNOUT- 24" PIPE; 36F SNOUT- 30" PIPE; 42R SNOUT- 30" PIPE: 48F SNOUT- 36" PIPE; 52R SNOUT- 42" PIPE; 72" SNOUT- 60" PIPE; 96F SNOUT- 72" PIPE
***PIPE SHOULD HAVE SMALLER OD THAN NOMINAL SNOUT SIZE REGARDLESS OF PIPE ID OR PIPE MIUST BE FINISHED FLUSH TO STRUCTURE WALL*



APPROVED BY THE NEWINGTON CONSERVATION COMMISSION

PETITION NO.________________
AT THE MEETING OF:________________
CHAIRMAN ________________
DATE ________________

Approved by the Newington Town Plan and Zoning Commission as Petition #_________ at the TPZ meeting on ___________.

_________ Date _________ Chairman

89124

Weston & Sampson
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860.513.1473 800.SAMPSON
www.westonandsampson.com

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
170 Pane Road
Newington, Conn. 06111
TEL. (860) 666-0134
FAX (860) 666-3830

Scale: AS SHOWN
Checked: AB
Date: 1-15-24
Drawn: BTM

Revision	Date
ADDRESS TOWN COMMENTS	3-20-24

SITE PLAN
PROPERTY OF
JAMES CAMPBELL
161 CARR AVENUE
NEWINGTON, CONNECTICUT

SITE DETAILS

Sheet 10 of 10

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