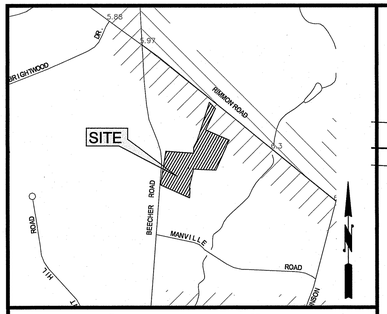
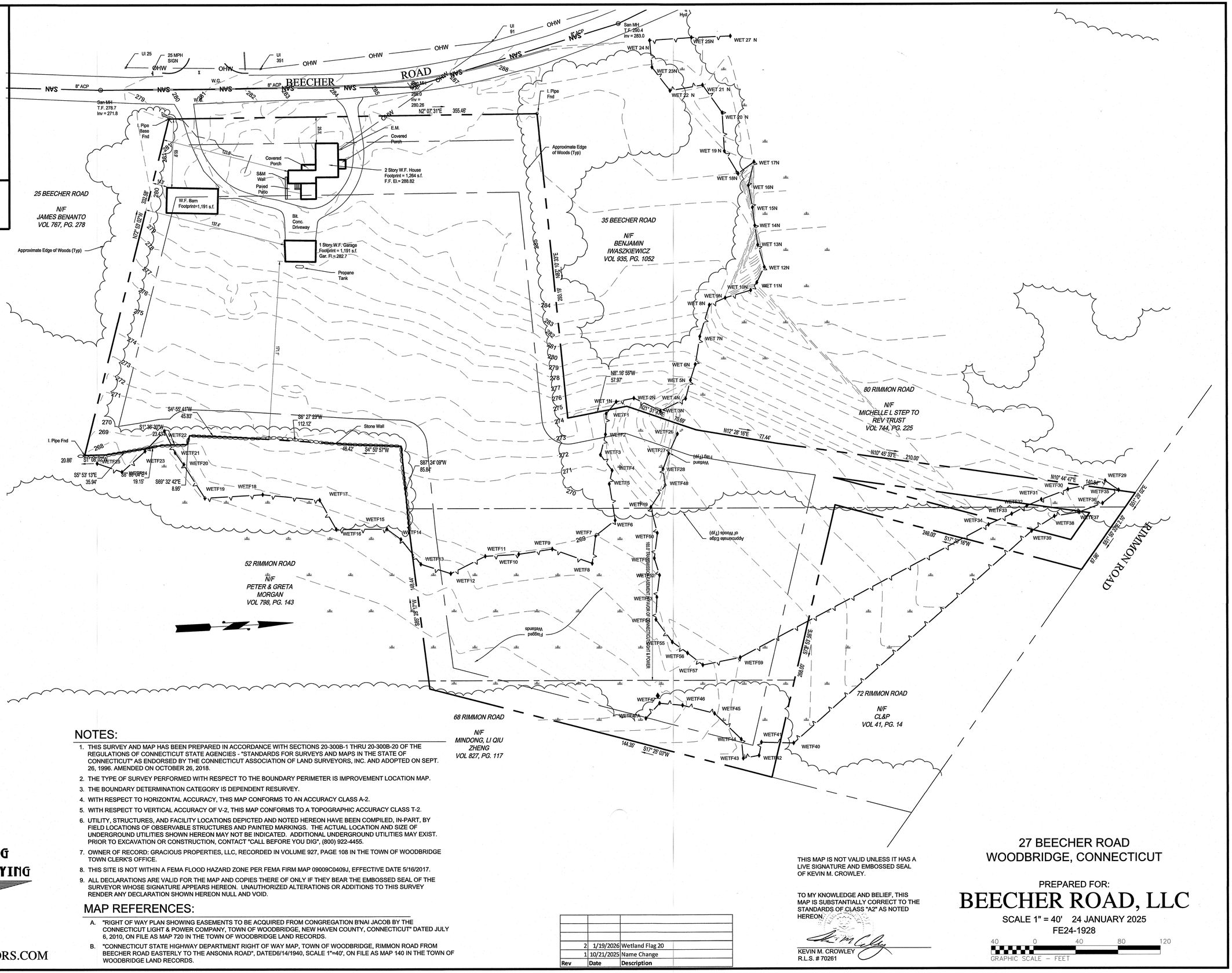




NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996. AMENDED ON OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
5. WITH RESPECT TO VERTICAL ACCURACY OF V-2, THIS MAP CONFORMS TO A TOPOGRAPHIC ACCURACY CLASS T-2.
6. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
7. OWNER OF RECORD: GRACIOUS PROPERTIES, LLC, RECORDED IN VOLUME 927, PAGE 108 IN THE TOWN OF WOODBRIDGE TOWN CLERK'S OFFICE.
8. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE PER FEMA FIRM MAP 09009C0409J, EFFECTIVE DATE 5/16/2017.
9. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

MAP REFERENCES:

A. "RIGHT OF WAY PLAN SHOWING EASEMENTS TO BE ACQUIRED FROM CONGREGATION B'NAI JACOB BY THE CONNECTICUT LIGHT & POWER COMPANY, TOWN OF WOODBRIDGE, NEW HAVEN COUNTY, CONNECTICUT" DATED JULY 6, 2010, ON FILE AS MAP 720 IN THE TOWN OF WOODBRIDGE LAND RECORDS.

B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WOODBRIDGE, RIMMON ROAD FROM BEECHER ROAD EASTERLY TO THE ANSONIA ROAD", DATED6/14/1940, SCALE 1"=40', ON FILE AS MAP 140 IN THE TOWN OF WOODBRIDGE LAND RECORDS.

Rev	Date	Description
2	1/19/2026	Wetland Flag 20
1	10/21/2025	Name Change

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

KEVIN M. CROWLEY
R.L.S. # 70261

27 BEECHER ROAD
WOODBRIDGE, CONNECTICUT

PREPARED FOR:

BEECHER ROAD, LLC

SCALE 1" = 40' 24 JANUARY 2025
FE24-1928

40 0 40 80 120
GRAPHIC SCALE – FEET

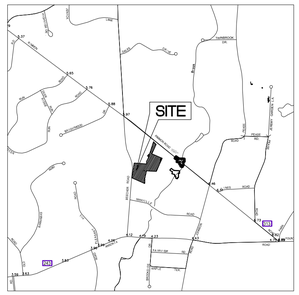
1/20/2026 1:23 PM
O:\Fuller CAD Files\CT\Woodbridge\Beecher Rd\27 Beecher - 27 Beecher Rd LLC - FE25-1860\DWG\Site - Survey\
Imp Loc Plan - 27 Beecher - FE24-1928.dwg

NOTES:

1. THIS PLAN IS FOR THE PROPOSED 100 UNIT RESIDENTIAL BUILDING WITH PARKING, UTILITIES, AND MISCELLANEOUS SITE IMPROVEMENTS. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS ARE REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
3. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE VARIOUS AGENCIES OF WOODBRIDGE.
4. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
5. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
6. ANY ACTIVITY, PRESENT OR FUTURE, WHICH INVOLVES CLEARING, REGRADING, FILLING, CONSTRUCTION, OR ANY OTHER MEANS OF DISTURBANCE WITHIN THE WETLANDS OR THE 100' UPLAND REVIEW AREA IS PROHIBETED WITHOUT THE PRIOR CONCENT OF THE TOWN'S INLAND WETLAND AGENCY

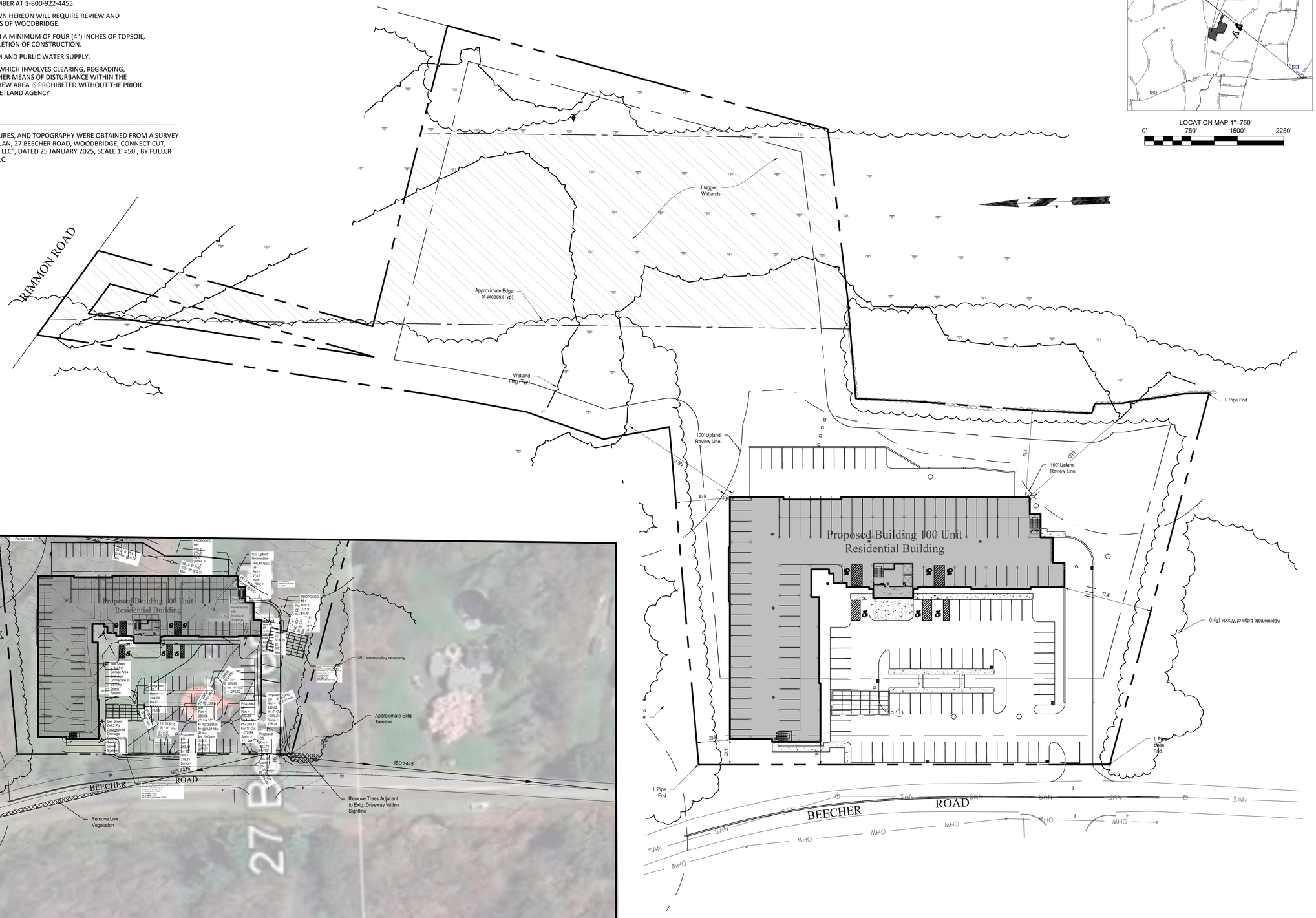
MAP REFERENCES:

A. LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "IMPROVEMENT LOCATION PLAN, 27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT, PREPARED FOR LUCIANI PROPERTIES, LLC", DATED 25 JANUARY 2025, SCALE 1"=50', BY FULLER ENGINEERING & LAND SURVEYING, LLC.

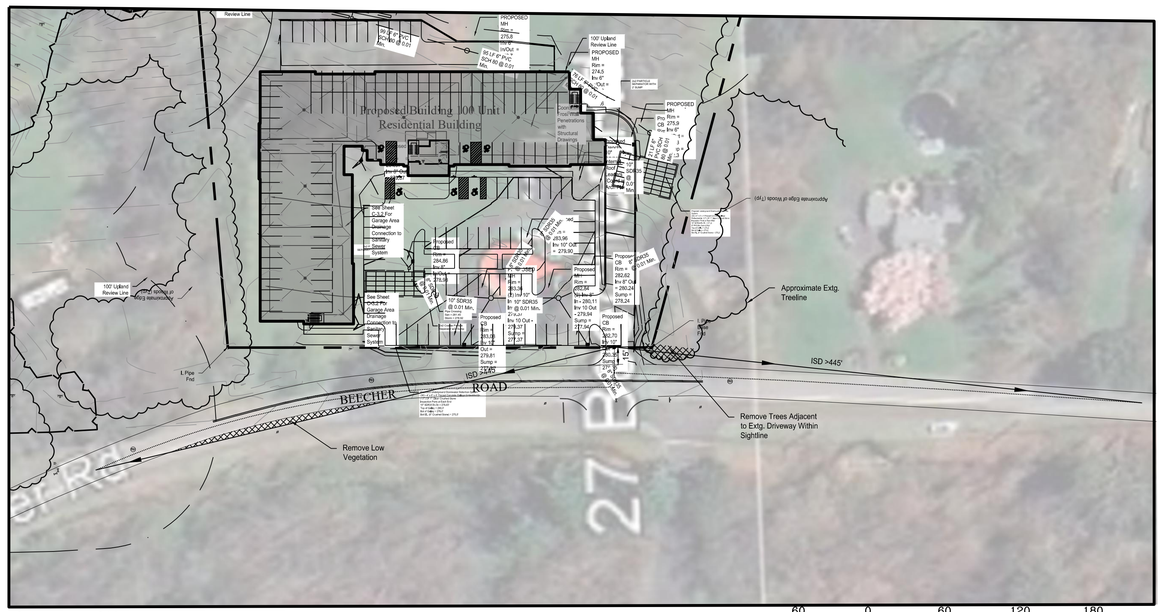


LOCATION MAP 1"=750'

0' 750' 1500' 2250'



GRAPHIC SCALE – 1 INCH = 40 FEET



ISD ANALYSIS

GRAPHIC SCALE – 1 INCH = 60 FEET

STATE OF CONNECTICUT
JAMES E. FULLER
NO. 14358
LICENSED PROFESSIONAL ENGINEER

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
e-mail Info@FullerSurveyors

PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED SITE PLAN

Scale: 1" = 40'

Sheet Number: C-2.1

NOTES:

1. THIS PLAN IS FOR THE PROPOSED 100 UNIT RESIDENTIAL BUILDING WITH PARKING, UTILITIES, AND MISCELLANEOUS SITE IMPROVEMENTS. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS ARE REQUIRED FOR BIDDING AND CONSTRUCTION.
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3. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE VARIOUS AGENCIES OF WOODBRIDGE.
4. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
5. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
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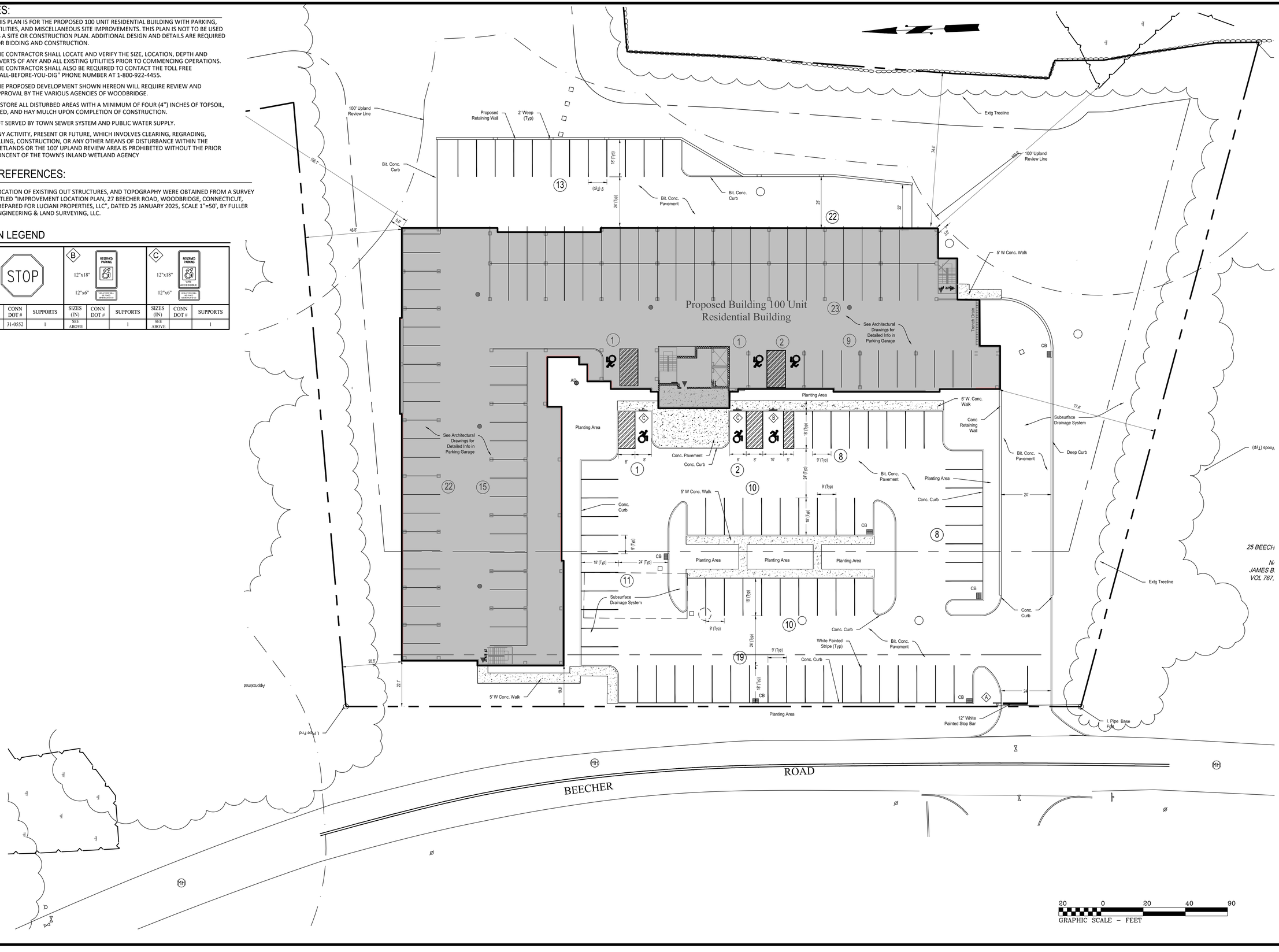
MAP REFERENCES:

A. LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "IMPROVEMENT LOCATION PLAN, 27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT, PREPARED FOR LUCIANI PROPERTIES, LLC", DATED 25 JANUARY 2025, SCALE 1"=50', BY FULLER ENGINEERING & LAND SURVEYING, LLC.

SIGN LEGEND

A			B			C		
STOP			12"x18" 12"x6" RESERVED PARKING VAN ACCESSIBLE			12"x18" 12"x6" RESERVED PARKING VAN ACCESSIBLE		
SIZES (IN)	CONN DOT #	SUPPORTS	SIZES (IN)	CONN DOT #	SUPPORTS	SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1	SEE ABOVE		1	SEE ABOVE		1



STATE OF CONNECTICUT
JAMES E. QUILTY
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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

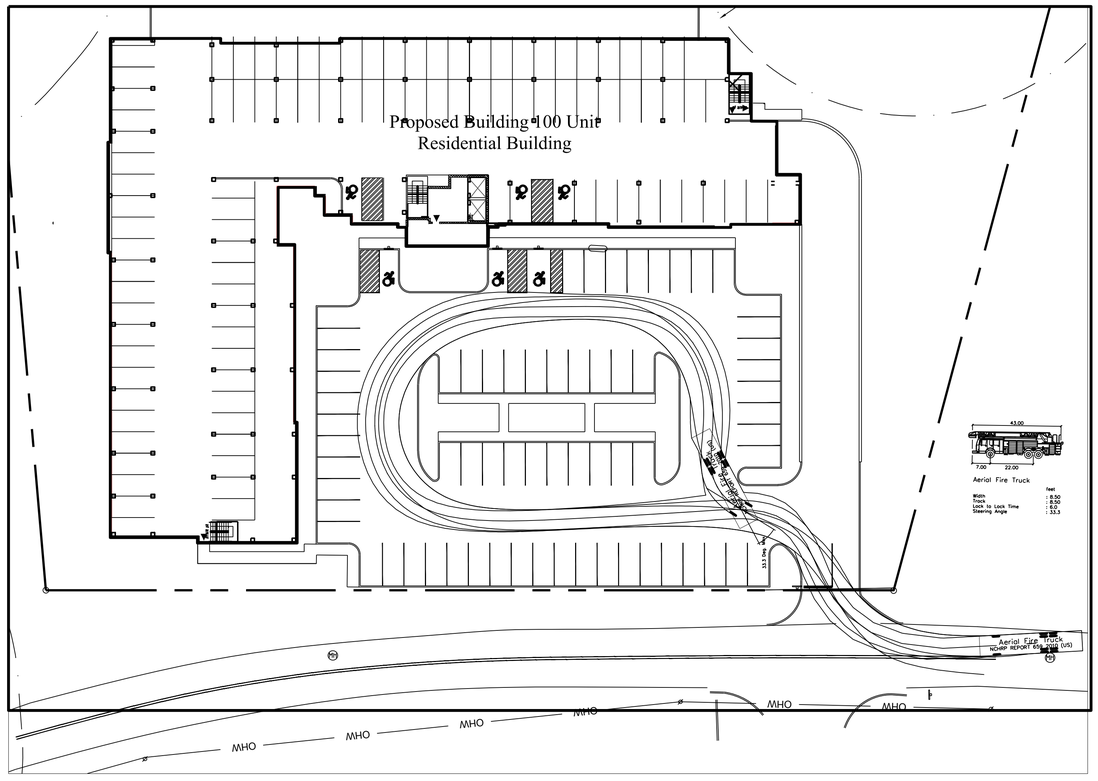
Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED SITE PLAN ENLARGEMENT

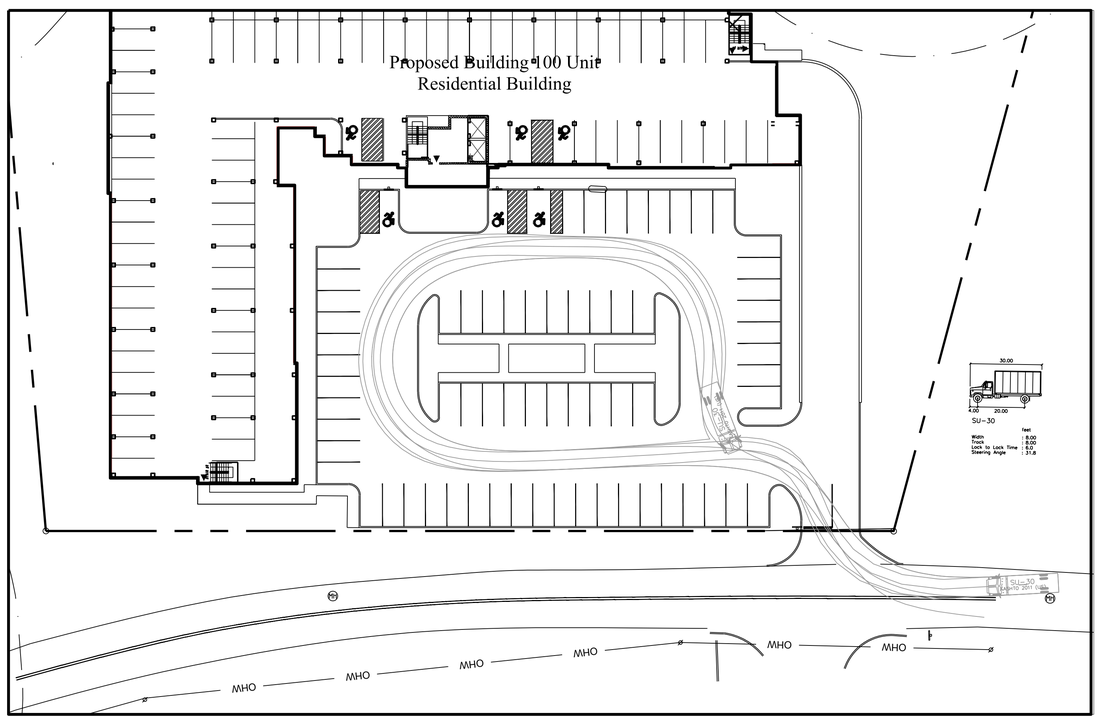
Scale: 1" = 20'

Sheet Number: C-2.2



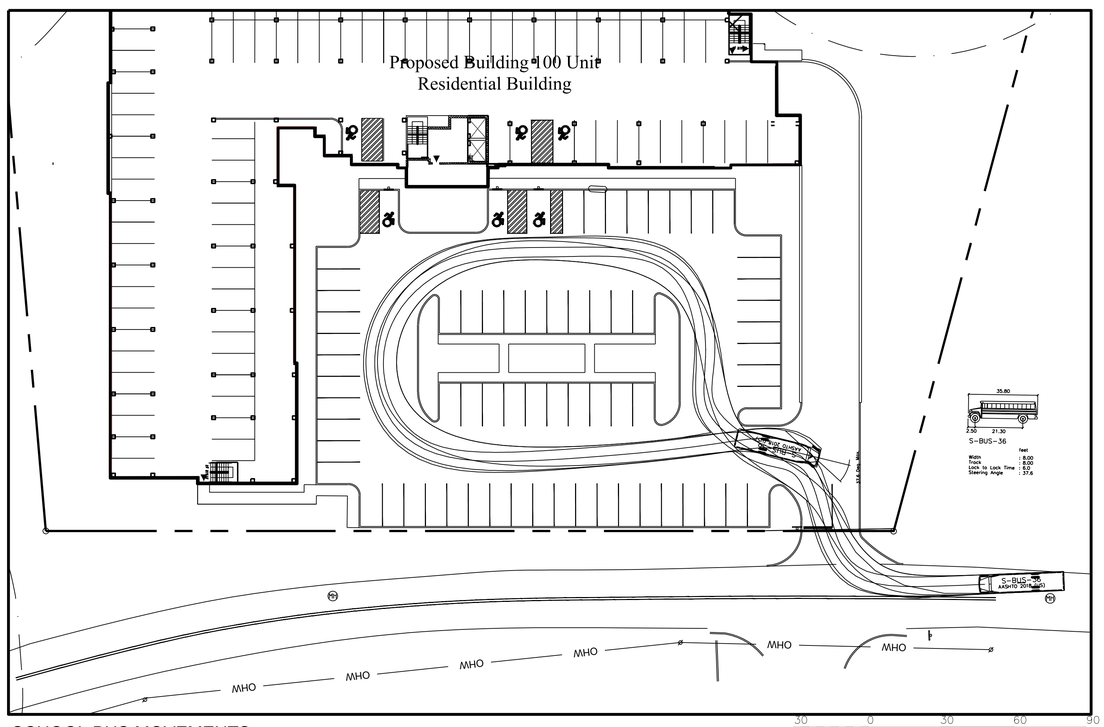
FIRE APPARATUS MOVEMENTS

SCALE: 1"=30'



SU-30 MOVEMENTS

SCALE: 1"=30'



SCHOOL BUS MOVEMENTS

SCALE: 1"=30'

30 0 30 60 90

GRAPHIC SCALE – FEET

STATE OF CONNECTICUT
JAMES E. QUILTY
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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
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Job Number: FE25-1960

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Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: VEHICLE MOVEMENT ANALYSIS

Scale: 1"=20'

Sheet Number: C-2.3

NOTES:

1. THIS PLAN IS FOR THE PROPOSED 100 UNIT RESIDENTIAL BUILDING WITH PARKING, UTILITIES, AND MISCELLANEOUS SITE IMPROVEMENTS. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS ARE REQUIRED FOR BIDDING AND CONSTRUCTION.
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3. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE VARIOUS AGENCIES OF WOODBRIDGE.
4. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
5. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
6. ANY ACTIVITY, PRESENT OR FUTURE, WHICH INVOLVES CLEARING, REGRADING, FILLING, CONSTRUCTION, OR ANY OTHER MEANS OF DISTURBANCE WITHIN THE WETLANDS OR THE 100' UPLAND REVIEW AREA IS PROHIBETED WITHOUT THE PRIOR CONCENT OF THE TOWN'S INLAND WETLAND AGENCY.
7. THE PROPOSED STORMWATER MANAGEMENT MEASURES TO BE INSTALLED ON THE SITE ARE TO BE CONSIDERED PERMANENT FIXTURES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE STORMWATER MANAGEMENT MEASURES CONTINUED MAINTENANCE IN ACCORDANCE WITH THE PUBLISHED SCHEDULE, AND FOR THE PRESERVATION OF THEIR CONTINUED FUNCTIONALITY. THE STORMWATER MANAGEMENT MEASURES CANNOT BE FILLED IN, ABANDONED, LEFT IN DISREPAIR, OR OTHERWISE ALTERED WITHOUT THE PRIOR CONCENT OF THE TOWN OF WOODBRIDGE.
8. CERTIFICATION SHALL BE PROVIDED TO THE TOWN OF WOODBRIDGE BY THE DESIGN ENGINEER, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THAT THE STORMWATER MANAGEMENT MEASURES WERE INSTALLED IN SUBSTANTIAL CONFORMANCE TO THE SITE PLAN OF RECORD, IN ACCORDANCE WITH THE OVERALL DESIGN INTENT.

MAP REFERENCES:

A. LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "IMPROVEMENT LOCATION PLAN, 27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT, PREPARED FOR LUCIANI PROPERTIES, LLC", DATED 25 JANUARY 2025, SCALE 1"=50', BY FULLER ENGINEERING & LAND SURVEYING, LLC.

EARTHWORK CALCULATIONS

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut Fill	1.000	1.000	84857.51 Sq. Ft.	5752.35 Cu. Yd.	2743.59 Cu. Yd.	3008.76 Cu. Yd.<Cut>
Totals			84857.51 Sq. Ft.	5752.35 Cu. Yd.	2743.59 Cu. Yd.	3008.76 Cu. Yd.<Cut>

TEST PIT AND PERCOLATION DATA

Test date: 5/21/2025

Note: All holes pre-soak for a least 1 hour

PERCOLATION HOLE = 101-25 Depth = 49 IN 4.1 FT — Soak Test 1hr

Time	Reading in	Fall in
10:55 AM	8	
11:05 AM	12	4
11:15 AM	16	4
11:25 AM	18 3/4	2 3/4
11:35 AM	21 1/2	2 3/4
11:45 AM	23 1/2	2
11:55 AM	26	2 1/2

Percolation Rate= 3 1/3 min./in
18 in/hr

PERCOLATION HOLE = 102-25 Depth = 40 IN 3.3 FT — Soak Test 1hr

Time	Reading in	Fall in
2:14 PM	10	
2:24 PM	15	5
2:34 PM	17 1/8	2 1/8
2:44 PM	18 1/4	1 1/8
2:54 PM	19 1/4	1
3:04 PM	20 1/4	1
3:14 PM	20 3/4	1/2

Percolation Rate= 5 4/7 min./in
10 3/4 in/hr

PERCOLATION HOLE = 103-25 Depth = 40 IN 3.3 FT — Soak Test 1hr

Time	Reading in	Fall in
1:55 PM	16 1/2	
2:00 PM	18	1 1/2
2:05 PM	21 3/4	3 3/4
2:10 PM	22 1/4	1/2
2:15 PM	24	1 3/4
2:16 PM	8	REFILL
2:21 PM	18	10
2:26 PM	20	2
2:31 PM	22 3/8	2 3/8
2:36 PM	23 3/4	1 3/8
2:41 PM	25	1 1/4
2:41 PM	16	REFILL
2:46 PM	19	3
2:51 PM	21 1/2	2 1/2
2:56 PM	23	1 1/2

Percolation Rate= 2 min./in
31 1/2 in/hr

PERCOLATION HOLE = 104-25 Depth = 42 IN 3.5 FT — Soak Test 1hr

Time	Reading in	Fall in
2:13 PM	8	
2:23 PM	13	5
2:33 PM	16 1/2	3 1/2
2:43 PM	18 1/2	2
2:53 PM	20 1/4	1 3/4
3:03 PM	22	1 3/4
3:13 PM	22 3/4	3/4

Percolation Rate= 4 min./in
14 3/4 in/hr

PERCOLATION HOLE = 105-25 Depth = 24 IN 2.0 FT — Soak Test 1hr

Time	Reading in	Fall in
2:12 PM	4	
2:22 PM	5 1/8	1 1/8
2:32 PM	6 3/4	1 5/8
2:42 PM	8 1/4	1 1/2
2:52 PM	9 1/4	1
3:02 PM	10 1/8	7/8
3:12 PM	11	7/8

Percolation Rate= 8 4/7 min./in
7 in/hr

Test Date: 5/21/2025

DEEP TEST DT 101-25 — DEPTH 103 Inches 8.6 Feet

0-18"	Top soil
18-44"	Brown / Gray Loamy silt
44-103"	Gray Fine - Medium sand with gravel and silt little cobbles
103"	Ledge- Fracutred Rock @ bottom

Mottling No
Water No
Ledge ±103

DEEP TEST DT 102-25 — DEPTH 105 Inches 8.8 Feet

0-10"	Top soil
10-37"	Brown / Gray Loamy sand
37-55"	Gray Fine - Medium sand with gravel and silt little cobbles with layers of coarse sand
55-105"	Same with Some fragments of rock
105"	Fracutred Rock @ bottom

Mottling No
Water No
Ledge No

DEEP TEST DT 103-25 — DEPTH 99 Inches 8.3 Feet

0-12"	Top soil
12-32"	Brown Silt Loam with roots
32-52"	Gray sand and silt with some gravel
52-99"	Gray sand and silt with some gravel Some fragments of rock
99"	Ledge Shale Rock

Mottling No
Water 99"
Ledge 99"

DEEP TEST DT 104-25 — DEPTH 78 Inches 6.5 Feet

0-12"	Top soil
12-36"	Brown Silt Loam with some gravel
36-78"	Gray Sand and silt with gravel
78"	Fracutred Rock @ bottom

Mottling No
Water No
Ledge No

DEEP TEST DT 105-25 — DEPTH 54 Inches 4.5 Feet

0-12"	Top soil
12-26"	Brown Silt Loam
26-47"	Gray Sandy silt with gravel
47-72'	Gray Sandy silt with gravel Some fragments of rock

Mottling No
Water 48"
Ledge No

DEEP TEST DT 106-25 — DEPTH 93 Inches 7.8 Feet

0-18"	Top soil
18-32"	Brown Silt Loam
32-93"	Gray Silt with fine sand and some gravel Some fragments of rock

Mottling No
Water 87"
Ledge 93"

DEEP TEST DT 107-25 — DEPTH 87 Inches 7.3 Feet

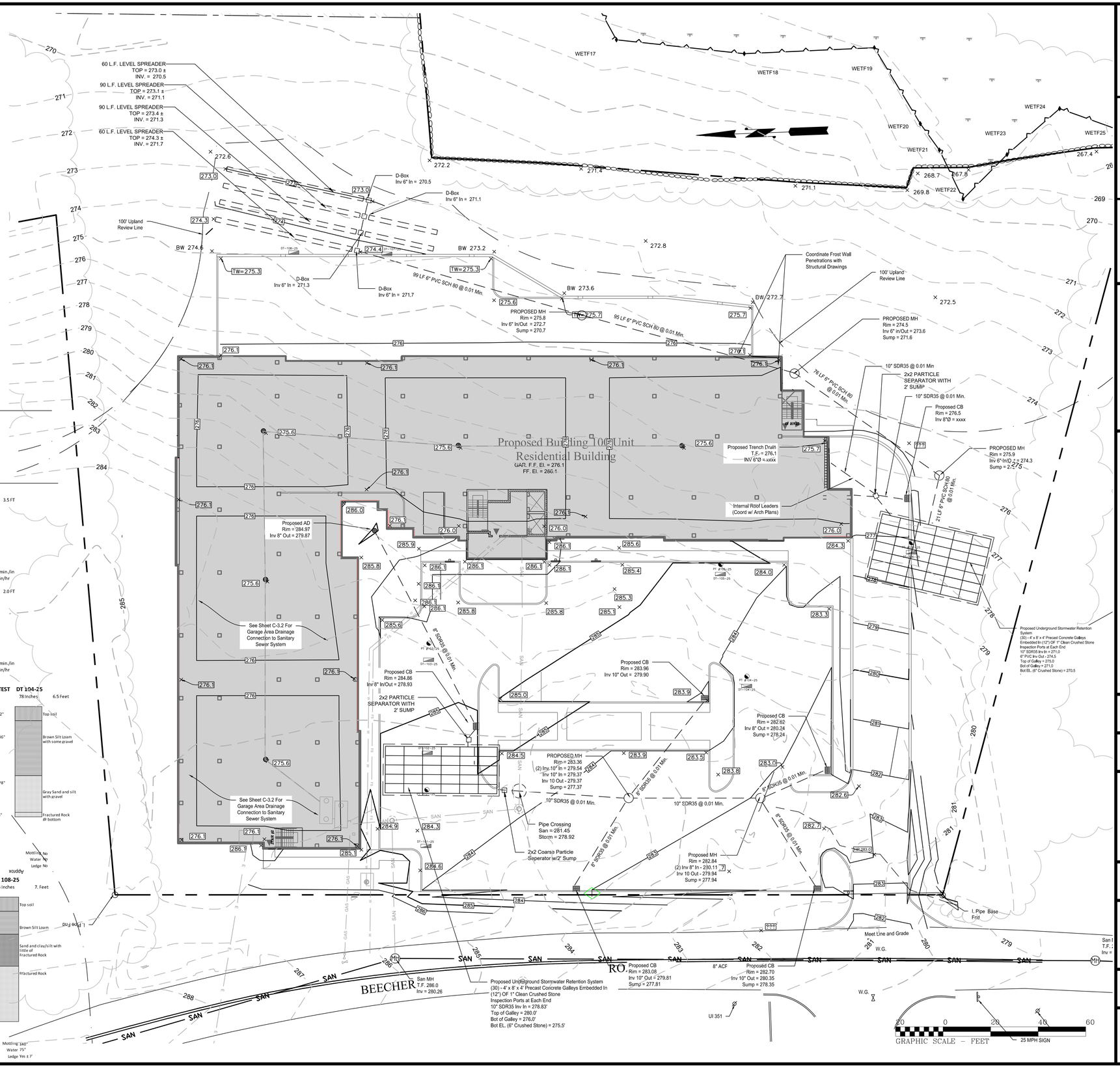
0-12"	Top soil
12-47"	Brown Silt Loam little of Fracutred Rock
47-87"	Fracutred Rock

Mottling No
Water 60"
Ledge 87"

DEEP TEST DT 108-25 — DEPTH 84 Inches 7. Feet

0-12"	Top soil
12-26"	Brown Silt Loam
26-46"	Sand and clay/silt with little of Fracutred Rock
46-84'	Fracutred Rock

Mottling 140"
Water 75"
Ledge Yes ± 1'



STATE OF CONNECTICUT
JAMES E. QUILTY
NO. 14358
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fax (203) 336-1789
e-mail Info@FullerSurveyors

PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT

27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT

PREPARED FOR

BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: GRADING AND DRAINAGE PLAN

Scale: 1" = 20'

Sheet Number: C-3.1

C 3.1 - DRAINAGE.dwg
1/20/2026 1:20 PM
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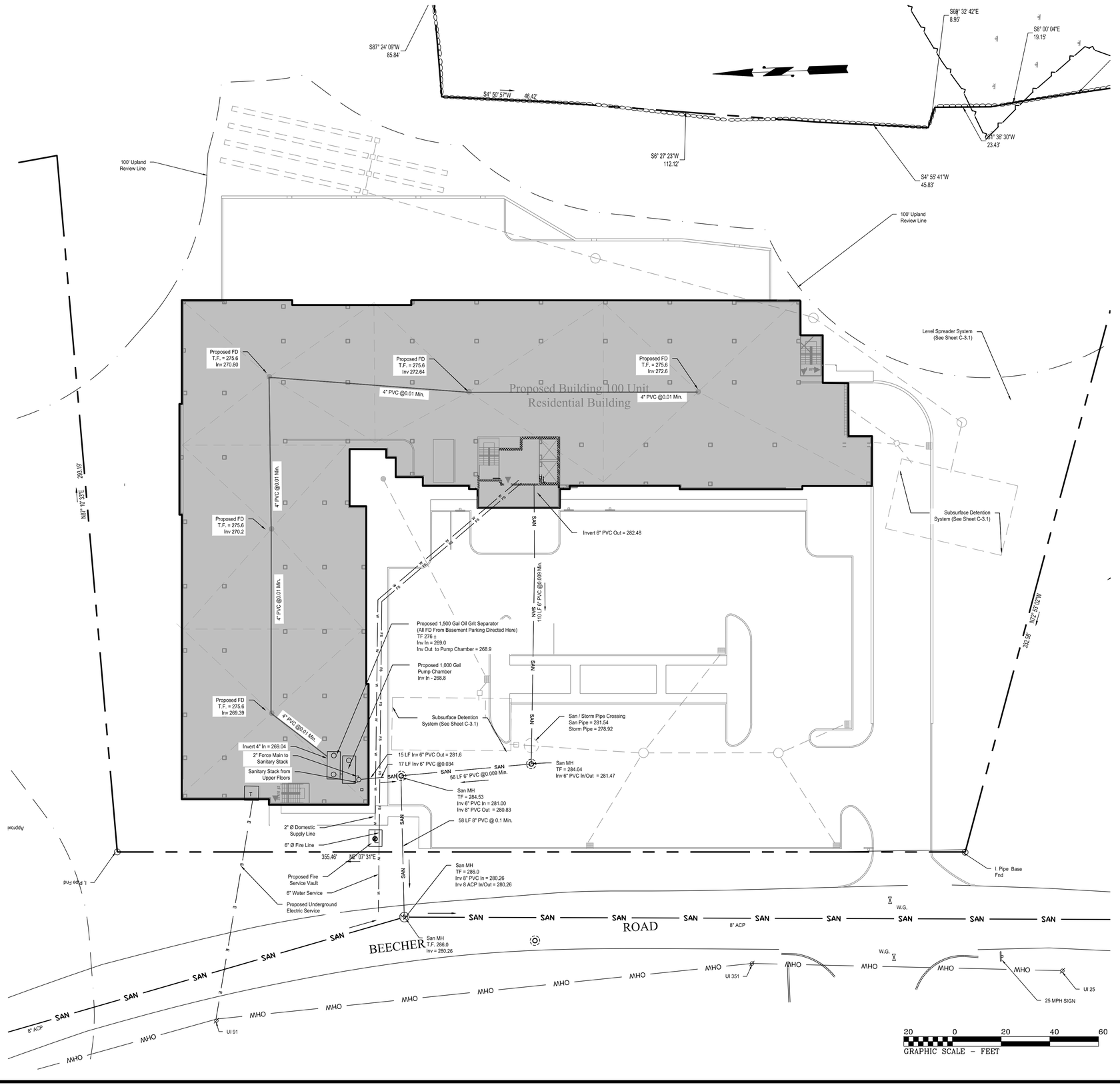
UTILITY NOTES:

1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
5. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS & AWC.
6. CONTRACTOR TO COORDINATE GAS MAIN, WATER, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
9. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600 BY AWC.
10. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 BY AWC.
11. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE AT A MAXIMUM OF 5'-0" FROM HYDRANT.
12. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
13. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
14. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
15. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL YOU BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
16. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, BENDS AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A - EXISTING SOIL CONDITIONS.
6. ANY ACTIVITY, PRESENT OR FUTURE, WHICH INVOLVES CLEARING, REGRADING, FILLING, CONSTRUCTION, OR ANY OTHER MEANS OF DISTURBANCE WITHIN THE WETLANDS OR THE 100' UPLAND REVIEW AREA IS PROHIBETED WITHOUT THE PRIOR CONCENT OF THE TOWN'S INLAND WETLAND AGENCY



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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED UTILITIES PLAN

Scale: 1" = 20'

Sheet Number: C-3.2

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NOTES:

1. THIS PLAN IS FOR THE PROPOSED 100 UNIT RESIDENTIAL BUILDING WITH PARKING, UTILITIES, AND MISCELLANEOUS SITE IMPROVEMENTS. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS ARE REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
3. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE VARIOUS AGENCIES OF WOODBRIDGE.
4. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
5. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
6. EROSION CONTROL MEASURES SHOWN ARE SUGGESTED LOCATIONS. ACTUAL PLACEMENT OF PROPOSED EROSION CONTROL MEASURES TO BE DETERMINED IN THE FIELD IN CONSULTATION WITH THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
8. SEE SHEET C-4.2 FOR DETAILED SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
6. ANY ACTIVITY, PRESENT OR FUTURE, WHICH INVOLVES CLEARING, REGRADING, FILLING, CONSTRUCTION, OR ANY OTHER MEANS OF DISTURBANCE WITHIN THE WETLANDS OR THE 100' UPLAND REVIEW AREA IS PROHIBITED WITHOUT THE PRIOR CONCENT OF THE TOWN'S INLAND WETLAND AGENCY.
7. SILT FENCE EQUALS LIMITS OF DISTURBANCE. SILT FENCE SHALL BE LOCATED IN FIELD BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF CONSTRUCTION. CERTIFICATION SHALL BE PROVIDED TO THE TOWN OF PLAN COMPLIANCE WITH THE CLEARING LIMITS AND WITH THE EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED HEREON.

MAP REFERENCES:

A. LOCATION OF EXISTING OUT STRUCTURES, AND TOPOGRAPHY WERE OBTAINED FROM A SURVEY TITLED "IMPROVEMENT LOCATION PLAN, 27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT, PREPARED FOR LUCIANI PROPERTIES, LLC", DATED 25 JANUARY 2025, SCALE 1"=50', BY FULLER ENGINEERING & LAND SURVEYING, LLC.

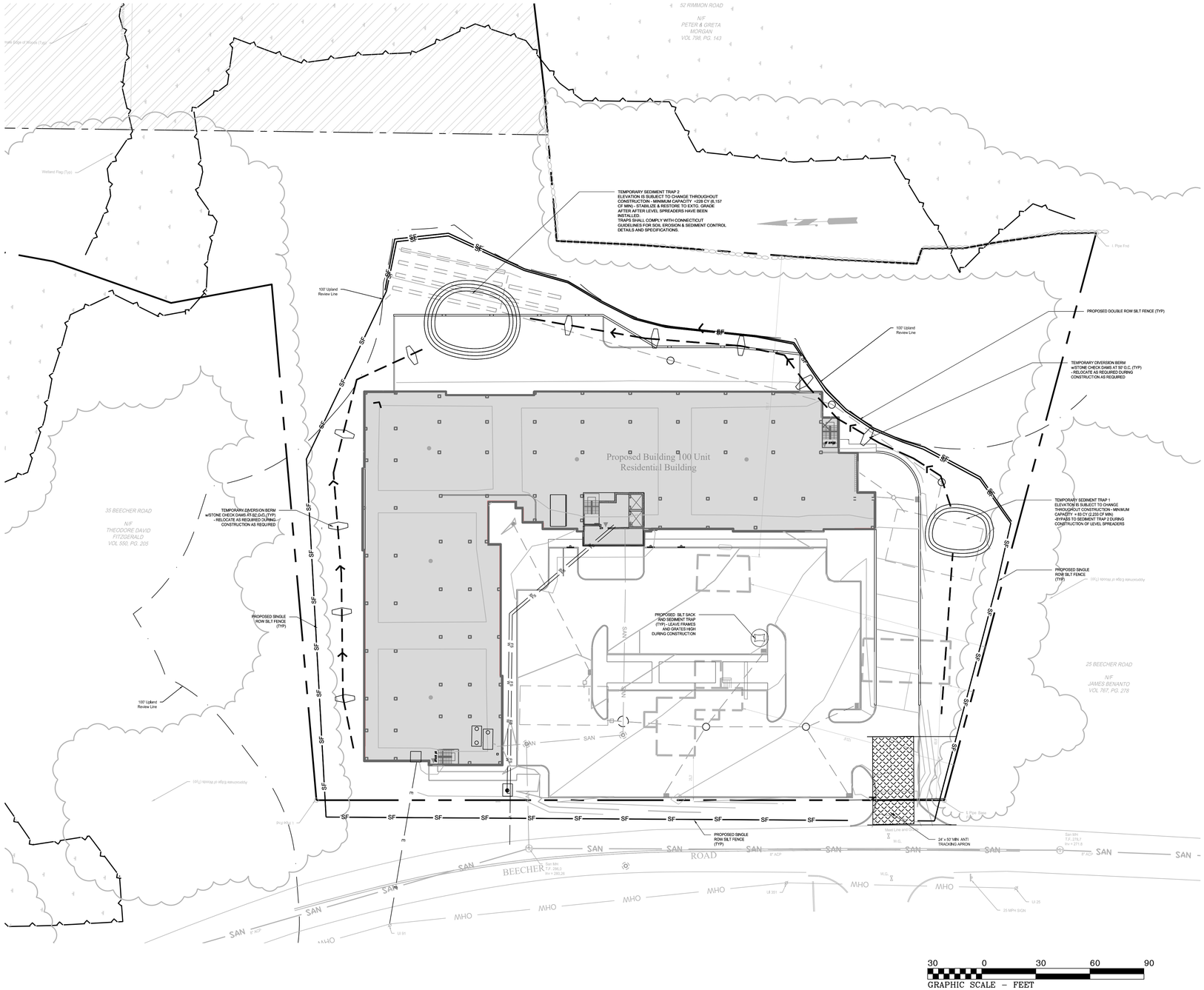
SEDIMENT BASIN CALCULATIONS

SEDIMENT TRAP	CONTRIBUTING AREA	CY Required	CF Required	CY Provided	CF Provided
1	.6 AC	76 CY	2,045 CF	83 CF	2,233 CF
2	1.7 AC	227 CY	6,135 CF	228 CF	6,157 CF
TOTAL	**2.3 AC**	**303 CY**	**8,181 CF**	**311 CF**	**8,390 CF**

TOTAL SEDIMENT TRAP STORAGE CAPACITY **8,390 CF**

NOTE

TEMPORARY SEDIMENT TRAPS HAVE BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 134 CUBIC YARDS PER ACRE OF DRAINAGE ARE PER THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL



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GRAPHIC SCALE – FEET

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Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: EROSION & SEDIMENT CONTROL PLAN

Scale: 1" = 30'

Sheet Number: C-4.1

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SOIL EROSION & SEDIMENTATION CONTROL NOTES:

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DISTURBANCE OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION AND CONTAIN SEDIMENT DISPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THE MINIMUM STANDARD FOR INDIVIDUAL MEASURES SHALL BE THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, PUBLICATION DATE SEPTEMBER 30, 2023, EFFECTIVE DATE MARCH 30, 2024, AS AMENDED TO DATE. THOSE METHODS DEEMED MOST EFFECTIVE FOR THIS PROJECT ARE DESCRIBED HEREIN.

THE DIRECTIVES WITHIN THESE NOTES ARE GENERALIZED IN NATURE AND SOME MEASURES MAY NOT BE APPLICABLE TO THE SPECIFIC REQUIREMENTS OF THIS PROJECT. SEE THE OVERALL SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR THE SPECIFIC MEASURES REQUIRED.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS FAL 2025 WITH COMPLETION ANTICIPATED BY DECEMBER 2026. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONSTRUCTION SEQUENCE

1. INSTALLATION OF SEDIMENT AND EROSION CONTROLS
2. CLEARING AND GRUBBING OPERATIONS
3. INSTALLATION OF DIVERSION BERMS AND SEDIMENT BASIN
4. STRIPPING AND STOCKPILING OF TOPSOIL
5. ROUGH GRADING.
6. INSTALLATION OF LEVEL SPREADER
7. FINAL FILL OPERATIONS IF SUBSOIL IMPORT IS REQUIRED
8. FOUNDATION / BUILDING CONSTRUCTION
9. INSTALLATION OF SITE UTILITIES
10. INSTALLATION OF PAVEMENTS AND CURBING
11. INSTALLATION OF LANDSCAPE AND LIGHTING
12. SITE STABILIZATION
13. REMOVAL OF SEDIMENT AND EROSION CONTROLS AFTER APPROVAL BY THE MUNICIPALITY.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY , INLAND WETLANDS COMMISSION AND/OR PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS:

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS:

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.
3. IN REGARD TO THE ROCK CUT RETAINING WALL CONSTRUCTION, DURING SITE EXCAVATION AND GRADING, SHOULD LEDGE ROCK PRESENT ITSELF IN THE LOCATION OF THE REAR RETAINING WALL, ITS EXPOSURE AS FINISHED GRADE MAY BE PERMITTED BY STAFF APPROVAL INSTEAD OF SOME OR ALL THE MASONRY BLOCK RETAINING WALL, SUBJECT TO SUBMISSION AND ACCEPTANCE OF A CERTIFIED REPORT FROM A CONNECTICUT LICENSED GEO-TECHNICAL ENGINEER BEING PROVIDED VERIFYING THAT THE EXPOSED LEDGE ROCK IS STABLE ENOUGH TO SUPPORT THE SLOPE. SAID REPORT SHALL INCLUDE RELATED CONSTRUCTION DETAILS, AS WELL AS DETAILS OF HOW THE SOIL AT THE TOP OF THE EXPOSED SLOPE WILL BE CONTAINED AND MAINTAINED IN THE LONG TERM TO PREVENT EROSION.

FILLING OPERATIONS:

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS.

FINAL GRADING AND PAVING OPERATIONS:

1. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
2. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
3. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
  - A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
  - B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
  - C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
  - D. BACKFILL THE TRENCH AND COMPACT.

II ANTI-TRACKING APRON (CONSTRUCTION ENTRANCE)
  - A. CLEAR THE ENTRANCE OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
  - B. INSTALL SUBSURFACE DRAINAGE AT POORLY DRAINED AREAS.
  - C. INSTALL GEOTEXTILE IN A DIRECTION PARALLEL TO THE ENTRANCE.
  - D. PLACE STONE IN THE SPECIFIED DIMENSIONS AND THICKNESS AS DETAILED.
  - E. IF ENTRANCE EXCEEDS 2% GRADIENT, CONSTRUCT A WATER BAR WITHIN THE CONSTRUCTION ENTRANCE AT A MINIMUM INTERVAL OF 15 FEET.

III HAY BALE BARRIER
  - A. EXCAVATE TRENCH AS WIDE AS THE BALES AND AT LEAST 4 INCHES DEEP.
  - B. WING EACH END OF TRENCH UPSLOPE SO THE BOTTOM OF LAST BALE IS HIGHER THAN THE LOWEST BALE IN THE BARRIER.
  - C. PLACE BALES IN A SINGLE ROW LENGTHWISE WITH ENDS BUTTED TIGHTLY.
  - D. ANCHOR BALES WITH AT LEAST TWO STAKES DRIVEN 18 INCHES MINIMUM INTO THE GROUND.
  - E. BACKFILL BALES WITH EXCAVATED MATERIAL TO A MINIMUM DEPTH OF 4 INCHES ON THE UPHILL SIDE OF THE BALE.

IV SILT SACK
  - A. REMOVE GRATE FROM DRAINAGE STRUCTURE.
  - B. INSTALL SILT SACK PER MANUFACTURERS RECOMMENDATIONS.
  - C. INSPECT PERIODICALLY AND REMOVE ACCUMULATED MATERIALS AS NEEDED.

V DIVERSION BERMS
  - A. REMOVE ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL
  - B. EXCAVATE OR SHAPE TO THE LINE, GRADE, AND CROSS SECTION AS DETAILED ON THE PLAN.
  - C. FILL VOIDS TO PREVENT UNEQUAL SETTLEMENT.
  - D. STABILIZE AS DETAILED.

VI SEDIMENT TRAPS
  - A. CLEAR, GRUB, AND STRIP ANY VEGETATION AND ROOT MAT FROM ANY PROPOSED EMBANKMENT AND OUTLET AREA.
  - B. REMOVE STONES AND ROCKS WITH A DIAMETER GREATER THAN 3 INCHES.
  - C. EXCAVATE WET STORAGE AND CONSTRUCT EMBANKMENT AND/OR OUTLET AS REQUIRED TO ATTAIN THE SPECIFIED STORAGE REQUIREMENTS.
  - D. USE ONLY FILL MATERIALS FREE FROM EXCESSIVE ORGANICS, DEBRIS, LARGE ROCKS OVER 6 INCHES, OR OTHER UNSUITABLE MATERIALS.
  - E. COMPACT 9 INCH LAYERS WITH CONSTRUCTION EQUIPMENT.
  - F. STABILIZE EMBANKMENTS AS SPECIFIED.

VII CONSTRUCTION DITCH
  - A. CONSTRUCT DITCH TO HAVE AN UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
  - B. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL TERMINATE AT A SEDIMENT TRAPPING DEVICE.
  - C. REMOVE ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS OR OTHER OBJECTIONABLE MATERIAL WHICH IS IN CONFLICT WITH THE SWALE.
  - D. EXCAVATE, SHAPE TO LINE, GRADE, AND CROSS-SECTION AS REQUIRED TO BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
  - E. COMPACT FILLS BY EARTH MOVING EQUIPMENT.
  - F. STABILIZE FLOW CHANNEL PER DETAIL.
  - G. INSPECT PERIODICALLY AND MAINTAIN AS REQUIRED.

VIII CHECK DAM
  - A. PLACE STONE ON FILTER FABRIC FOUNDATION TO THE LINES, GRADES, AND LOCATIONS SHOWN ON THE PLANS.
  - B. SET SPACING OF CHECK DAMS TO ASSUME THAT ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
  - C. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
  - D. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
  - E. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

IX EARTH DIKE
  - A. COMPACT WITH EARTH-MOVING EQUIPMENT.
  - B. CREATE WITH POSITIVE DRAINAGE TO AN OUTLET
  - C. CONSTRUCT WITH WIDER TOP AND FLATTER SIDE SLOPES TO FACILITATE CROSSING WITH CONSTRUCTION EQUIPMENT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
  - A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
  - B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SEDIMENT TRAPS:
  - A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEEP, LOCAL AUTHORITIES OR ENGINEER.
  - B. ALL SEDIMENT BASINS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED. EROSION CONTROL BLANKETS MAY BE USED FOLLOWING REPAIR OF SLOPE AS DIRECTED BY THE ENGINEER.
  - C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
  - D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

III. CHECK DAMS:
  - A. ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.

IV. TEMPORARY/PERMANENT DRAINAGE SWALES:
  - A. SWALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF ANY WASHED OUT OR ERODED SLOPES SHALL BE MADE PROMPTLY AND THE AREA SHALL BE RE-SEEDED AS NECESSARY.
  - B. EROSION CONTROL BLANKETS MAY BE USED TO REPAIR ERODED SWALES AS DIRECTED BY THE ENGINEER OR MUNICIPALITY AGENT.

V. SILT SACKS
  - A. MONITOR, MAINTAIN, REMOVE, OR REPLACE SILT SACK AS REQUIRED TO ASSURE FREE DRAINAGE INTO EXISTING DRYWELL.

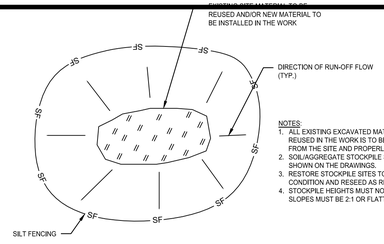
VI. ANTI-TRACKING APRONS
  - A. MAINTAIN FUNCTIONALITY OF ANTI-TRACKING APRON THROUGHOUT THE CONSTRUCTION PERIOD.
  - B. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IMMEDIATELY IF THIS MEASURE SHOWS SIGNS NON-FUNCTIONALITY.

EROSION AND SEDIMENT CONTROL PLAN

1. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS; ENERGY DISSIPATERS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE
5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
7. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.

SEDIMENT AND EROSION CONTROL NOTES

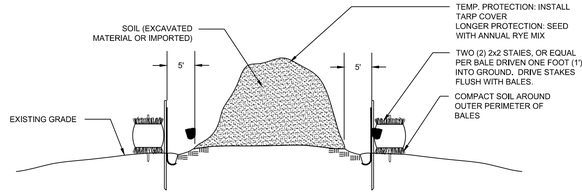
1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE MUNICIPALITY TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE MUNICIPALITY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
    - A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
    - B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
4. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, THE MUNICIPALITY, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE (LOD), WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
10. SEDIMENTATION TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP. PROVIDE TRAP VOLUMES FOR ALL DISTURBANCE ON SITE IF SPECIFIED.
11. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
12. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
13. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND PRIOR TO ANY WORK IN UPLAND AREAS. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
14. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
15. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT TRAPS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.
16. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENTATION BASIN OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION BASINS ONCE SITE HAS BEEN STABILIZED. CLEAN OUTLET CONTROL STRUCTURES AS NECESSARY AND REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
17. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
18. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
19. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
20. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
21. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
22. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

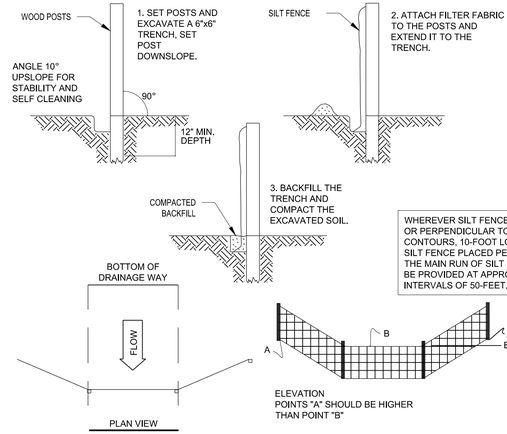
STOCKPILE AREA DETAIL

SCALE: NTS



STOCKPILE PROTECTION DETAIL

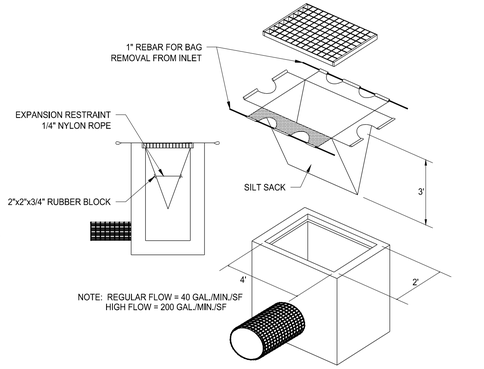
SCALE: NTS



WHEREVER SILT FENCE RUNS ACROSS OR PERPENDICULAR TO SURFACE CONTOURS, 10-FOOT LONG WINGS OF SILT FENCE PLACED PERPENDICULAR TO THE MAIN RUN OF SILT FENCE SHOULD BE PROVIDED AT APPROXIMATE INTERVALS OF 50-FEET.

SILT FENCE PROTECTION DETAIL

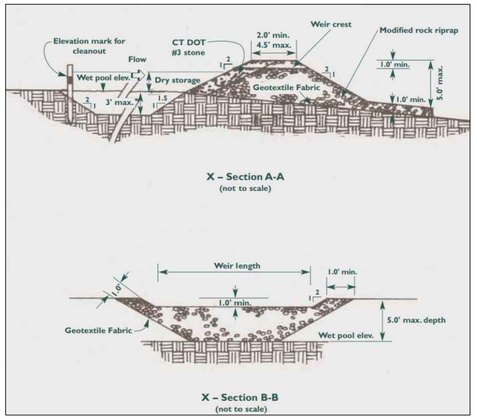
SCALE: NTS



NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

SILT SACK INLET PROTECTION DETAIL

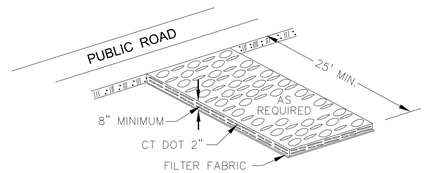
SCALE: NTS



TEMPORARY SEDIMENT TRAP

SCALE: N.T.S.

TEMPORARY SEDIMENT TRAP SHALL BE CONSTRUCTED PER "CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENT CONTROL, PUBLISHED SEPTEMBER 30, 2023, EFFECTIVE MARCH 30, 2024.



GRADATION TABLE

	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
SQUARE MESH SIEVES	% FINER	% FINER	% FINER
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

TYP ANTI TRACKING APRON DETAIL

SCALE: N.T.S.

JAMES E. QUILL
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525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number:
FE25-1960

Job Start Date:
4-15-25

Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By:	Checked By:
D.R.R.	J.E.Q.

Sheet Title:
EROSION & SEDIMENT CONTROL NOTES & DETAILS

Scale:

Sheet Number:
C-4.2

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
AB	3	ABIES BALSAMEA	BALSAM FIR	B&B	10'-12' HT	FULL, EXTRA HEAVY
AR	6	ACER RUBRUM	RED MAPLE	B&B	2 1/2" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
UNDERSTORY TREES						
CC	1	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
CF	3	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B	2" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
PC	4	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	B&B	2 1/2" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
UPLAND SHRUBS						
AD	35	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	24"-30" HT	FULL, EXTRA HEAVY
ICC	110	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	CONT	24"-30" HT	FULL, EXTRA HEAVY
IV	11	ILEX VERTICILLATA	WINTERBERRY	CONT	24"-36" HT	FULL, EXTRA HEAVY
RPJ	35	RHODODENDRON PJM	PJM RHODODENDRON	CONT	24"-36" HT	FULL, EXTRA HEAVY
RR	24	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	CONT	24"-36" HT	FULL, EXTRA HEAVY
VC	9	VACCINIUM CORYMBOSUM	HIGH-BUSH BLUEBERRY	CONT	24"-36" HT	FULL, EXTRA HEAVY

SEED MIXES

NEW ENGLAND EROSION CONTROL/RESTORATION MIX — FOR TEMPORARY SOIL AND SEDIMENT EROSION CONTROLS
APPLICATION RATE: 35 LB/ACRE

NEW ENGLAND CONSERVATION / WILDLIFE MIX — FOR FINAL STABILIZATION OF UPLAND REVIEW AREAS
APPLICATION RATE: 1 LB/1,450 S.F.

GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY THE LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
6. SEE SHEET C-4.1 FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES
6. ANY ACTIVITY, PRESENT OR FUTURE, WHICH INVOLVES CLEARING, REGRADING, FILLING, CONSTRUCTION, OR ANY OTHER MEANS OF DISTURBANCE WITHIN THE WETLANDS OR THE 100' UPLAND REVIEW AREA IS PROHIBETED WITHOUT THE PRIOR CONCENT OF THE TOWN'S INLAND WETLAND AGENCY

PLANTING SOIL NOTES

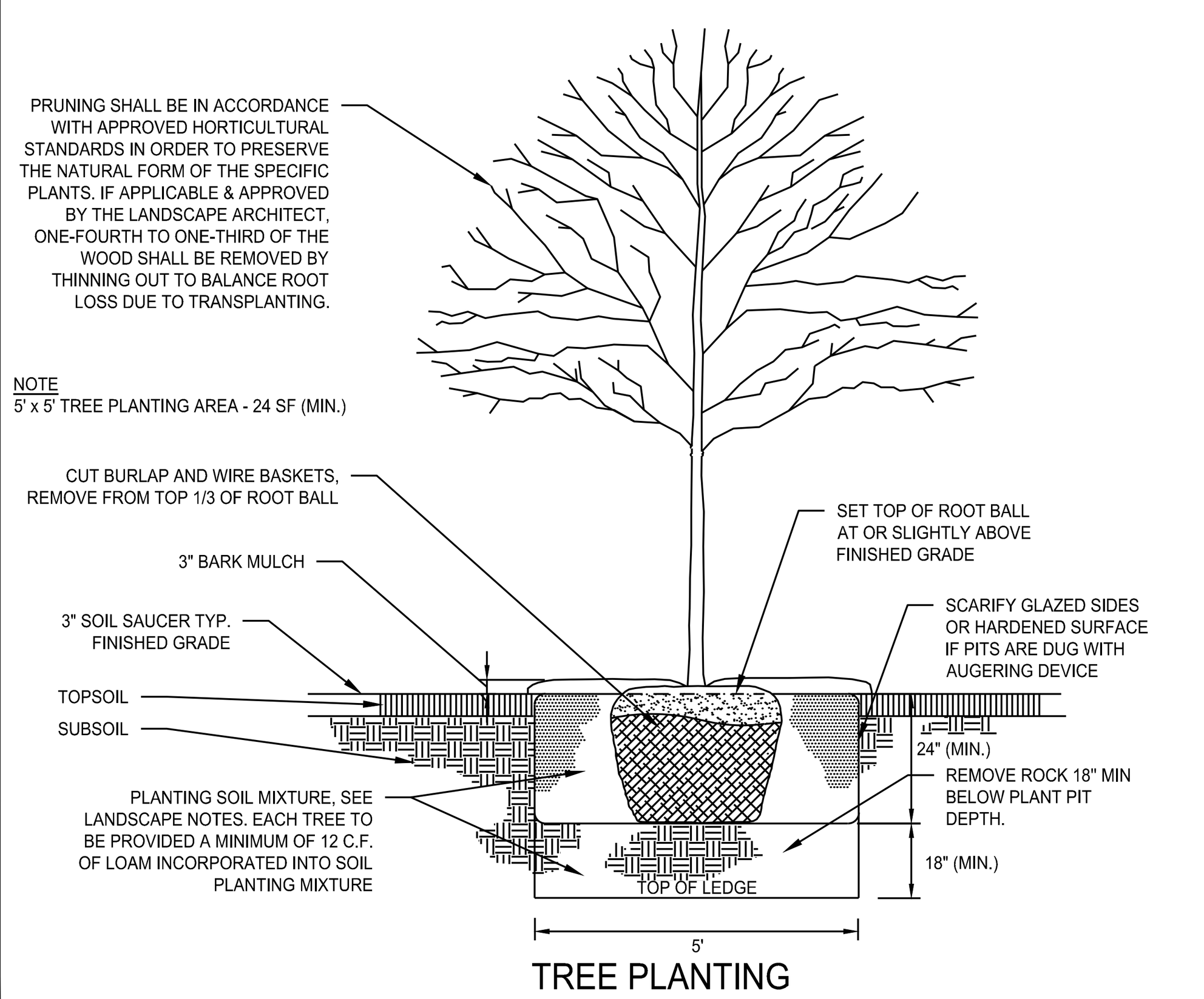
1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   - 3 PARTS SCREED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. COMPOST PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS. COMPOST PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS. AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

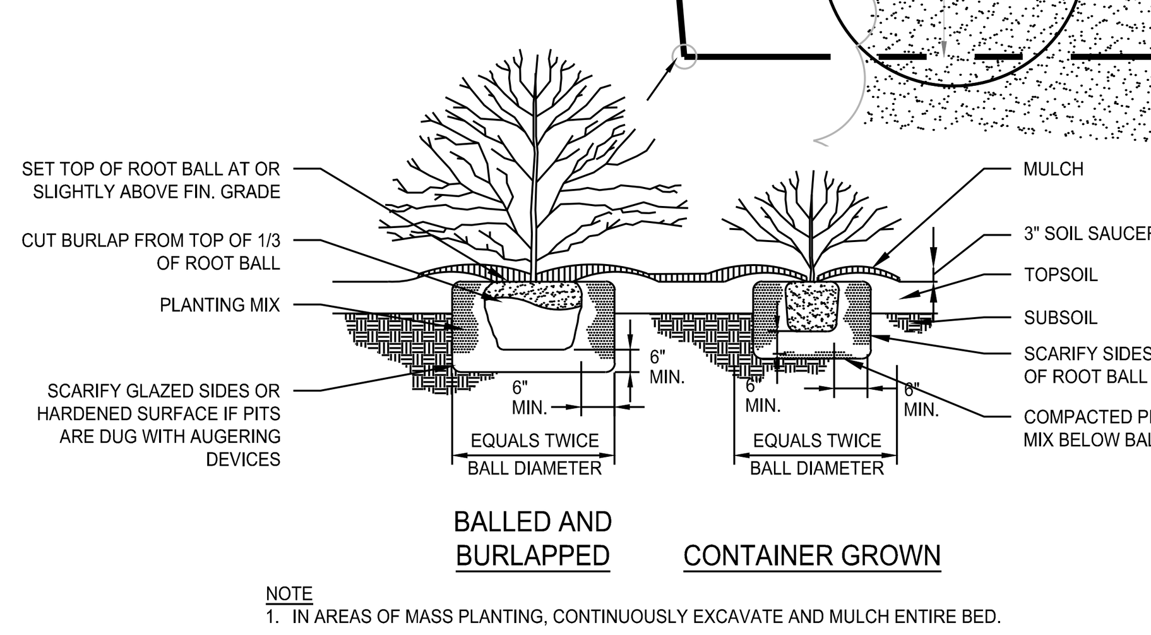
GENERAL PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.



TREE PLANTING

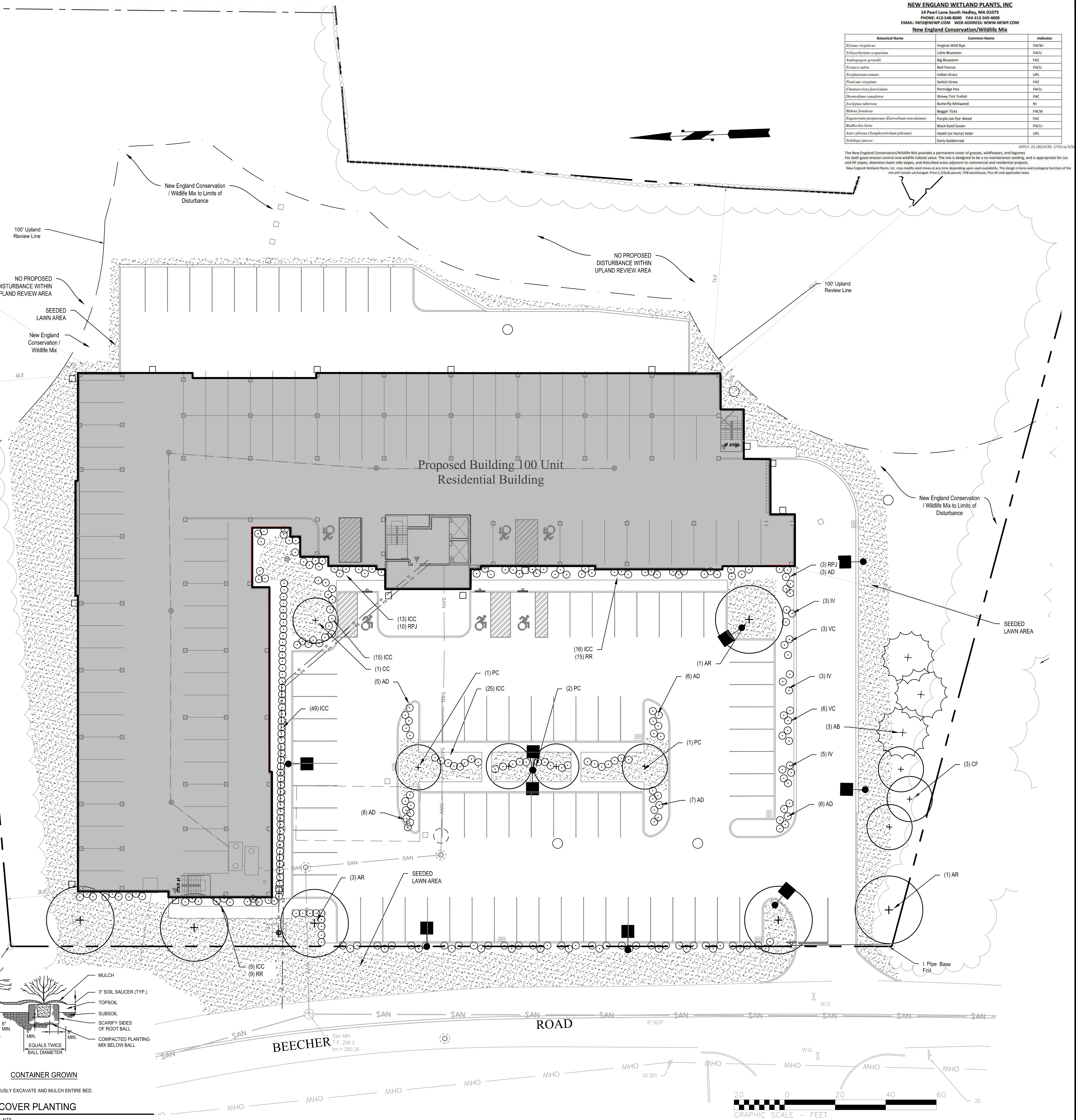
SCALE: NTS



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.

SHRUB / GROUNDCOVER PLANTING

SCALE: NTS



NEW ENGLAND WETLAND PLANTS, INC
14 Pearl Lane South Hadley, MA 01075
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
Elymus virginicus	Virginia Wild Rye	FACW-
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Chamaecrista fasciculata	Partridge Pea	FACU
Desmodium canadense	Showy Tick Trefoil	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Bidens frondosa	Beggar Ticks	FACW
Eupatorium purpureum (Eutrochium maculatum)	Purple Joe Pye Weed	FAC
Rudbeckia hirta	Black Eyed Susan	FACU-
Aster pilosus (Symphyotrichum pilosum)	Heath (or Hairy) Aster	UPL
Solidago juncea	Early Goldenrod	

APPLY: 25 LBS/ACRE :1750 sq ft/lb

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.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is $/bulk pound, FOB warehouse, Plus SH and applicable taxes.

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
e-mail Info@FullerSurveyors

PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: LANDSCAPE PLAN

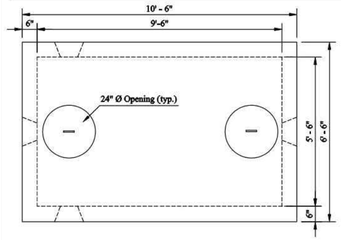
Scale: 1"=20'

Sheet Number: C-5.1

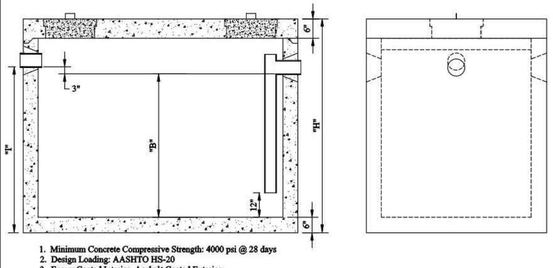
Connecticut Precast Corp. 555 Fan Hill Road, Monroe, CT 06468 Telephone (203) 268-8688
Fax (203) 452-1007

Oil Separators

1250–1500 Capacity
H20 Loading Design

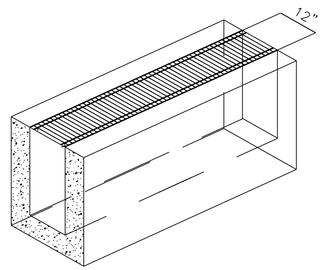


LIQUID CAPACITY	Height H	Liquid B	Invert I
1250	5'4"	3'4"	4'1"
1500	6'0"	4'0"	4'9"

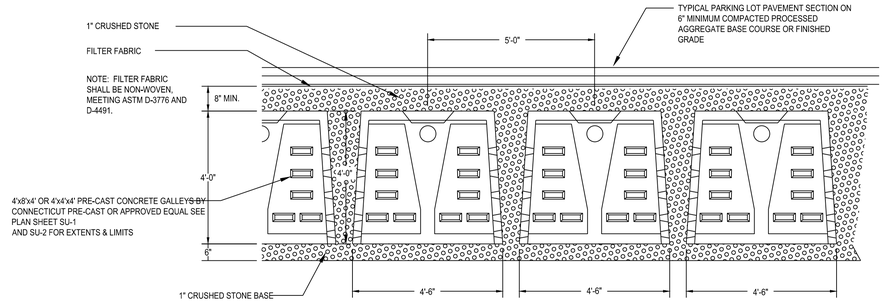


1. Minimum Concrete Compressive Strength: 4000 psi @ 28 days
2. Design Loading: AASHTO HS-20
3. Epoxy Coated Interior, Asphalt Coated Exterior
4. Monolithic Base & Walls
5. Top Slab Joist Sealed With Butyl Rubber
6. Connecticut DOT & DEP Approved
7. Interior Piping Supplied & Installed By Others

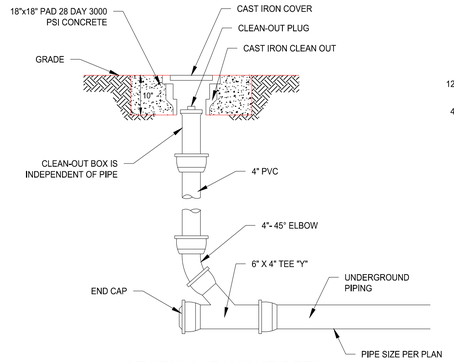
p. fenninger 12.17.07



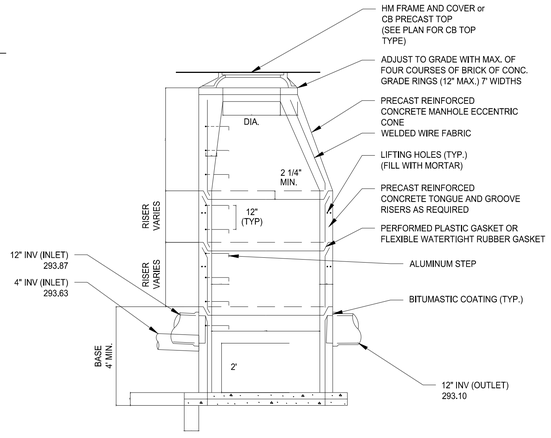
TYP TRENCH DRAIN DETAIL
SCALE: N.T.S.



SUBSURFACE STORM WATER RETENTION
4'x4' PRE-CAST LEACHING GALLERY FIELD DETAIL
NOT TO SCALE



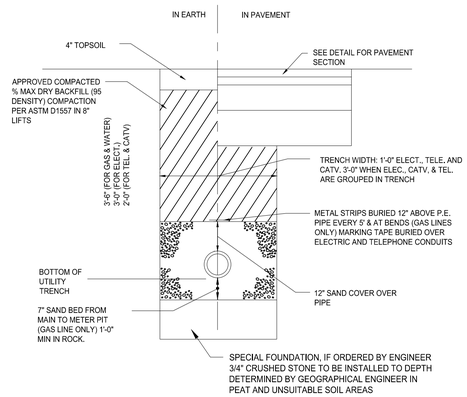
STORM CLEANOUT DETAIL
SCALE: N.T.S



NOTES
1. 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
2. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
3. WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.

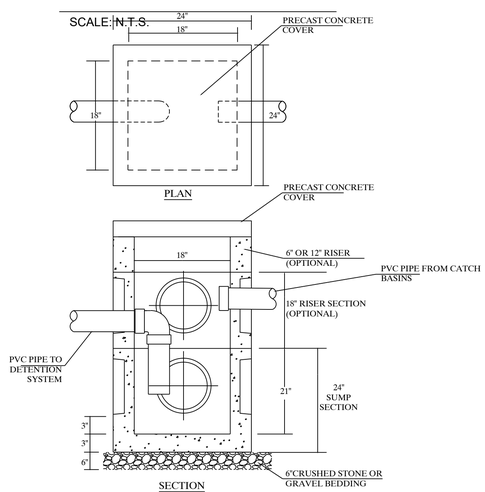
PRECAST STORM MANHOLE / CATCHBASIN
SCALE: NTS

TYP CONCRETE GALLERY DETAIL
SCALE: N.T.S.



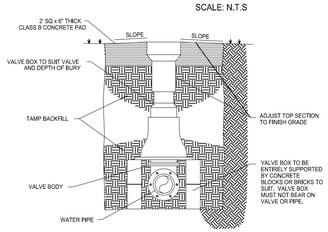
TYPICAL UTILITY TRENCH DETAIL
SCALE: NTS

TYP OIL GRIT SEPARATOR
SCALE: N.T.S.

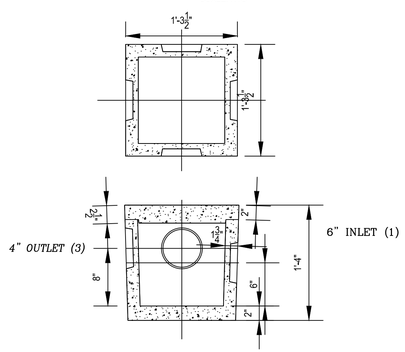


COARSE PARTICLE SEPARATOR

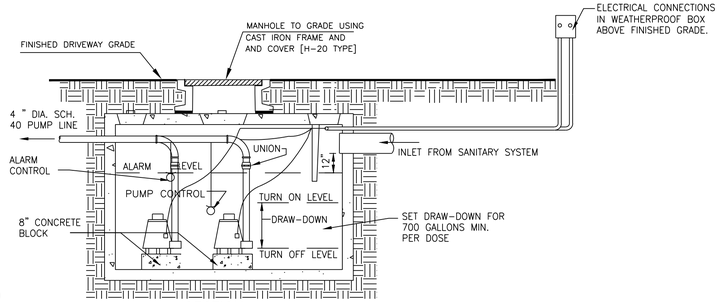
SCALE: N.T.S.



GATE VALVE DETAIL
SCALE: NTS



PRECAST CONCRETE DISTRIBUTION BOX
NOT TO SCALE



SECTION

PUMP NOTES:

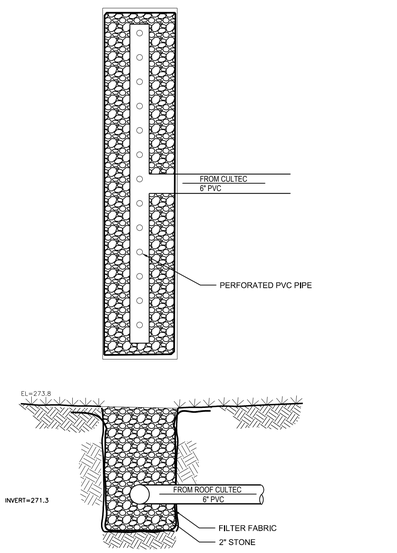
1 PUMP TO BE FLYGYT 5.9 HP, MODEL No. 2630 3PH OR APPROVED EQUAL.

2 HIGH LEVEL ALARM TO WARNING LIGHT AND BUZZER TO WARN OF PUMP FAILURE

3 FORCE MAIN TO HAVE A MINIMUM OF 3' COVER

4 PUMP TO BE CONFIGURED TO RUN ALTERNATELY OR TOGETHER

TYP PUMP CHAMBER DETAIL
SCALE: N.T.S.



LEVEL SPREADER DETAIL
SCALE: NTS

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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

Rev	Date
Staff Comments	1/19/26
Level Spreader Mod	11/20/25
Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: DETAIL SHEET

Scale:

Sheet Number: C-6.1

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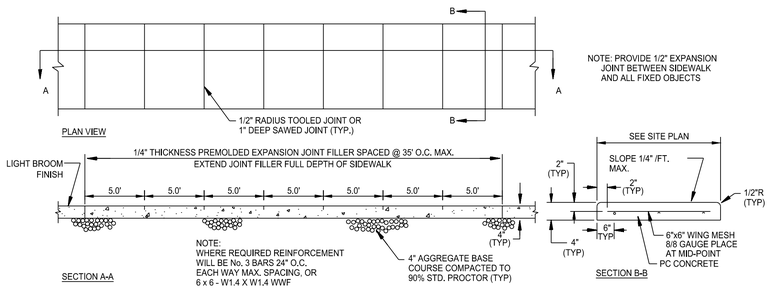
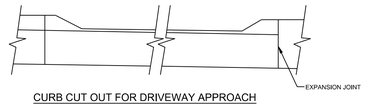


CONCRETE SIDEWALK

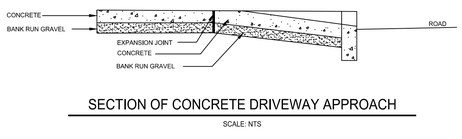
SCALE: NTS



CURB CUT OUT FOR DRIVEWAY APPROACH

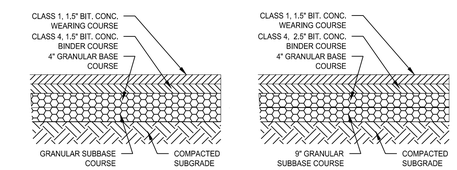
NOTE:

SIDEWALK SHALL BE 6" THICK AT ALL DRIVEWAYS



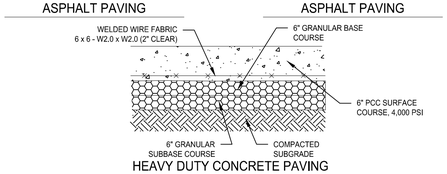
SECTION OF CONCRETE DRIVEWAY APPROACH

SCALE: NTS



STANDARD DUTY ASPHALT PAVING

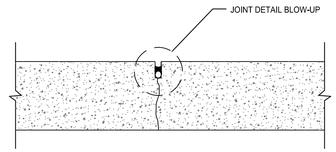
HEAVY DUTY ASPHALT PAVING



HEAVY DUTY CONCRETE PAVING

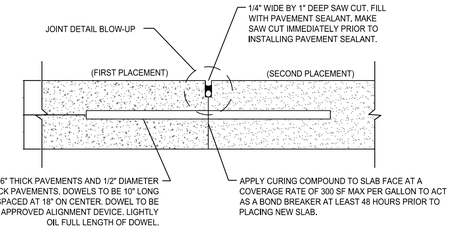
PAVING DETAILS

SCALE: NTS

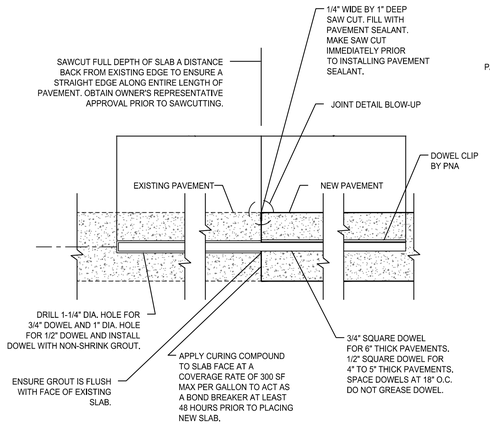


NOTE:
1. SEE PLAN FOR JOINT SPACING.

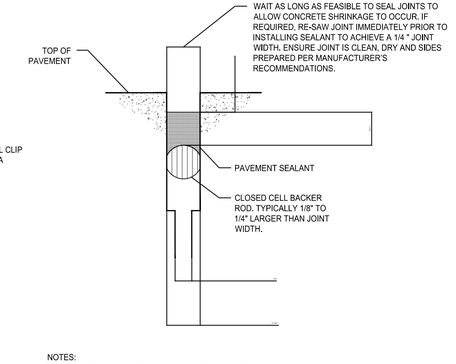
CONTRACTION JOINT



CONSTRUCTION JOINT

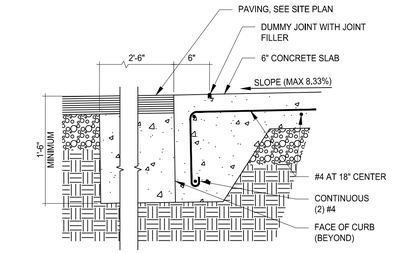


CONSTRUCTION JOINT TO EXISTING PAVEMENT



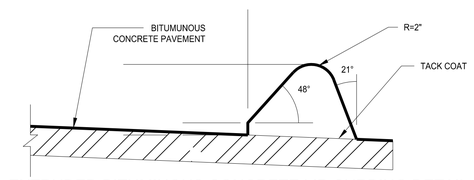
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

JOINT DETAIL BLOW-UP (TYP.)



FLUSH CURB AT PAVEMENT

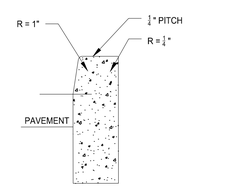
SCALE: NTS



EXTRUDED BITUMINOUS CONCRETE LIP CURBING DETAIL

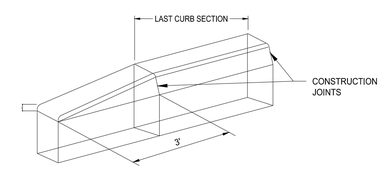
SCALE: NTS

DETAIL PER TOWN OF MONROE DPW STANDARD DRAWINGS



CONCRETE CURBING

DETAIL PER TOWN OF MONROE STANDARDS



NOTES
1. CONCRETE SHALL BE 3500 PSI AIR ENTRAINED AT A 4" SLUMP.
2. TRANSVERSE CONTROL JOINTS 1/4" WIDE BY 3/4" DEEP, TO BE FORMED EVERY 4'.
3. EXPANSION JOINTS WITH 1/2" PREMOLDED MATERIALS SHALL BE PLACED EVERY 28' TO FULL DEPTH.
4. WEATHER PROTECTION AND CURING COMPOUNDS SHALL BE USED IN ACCORDANCE WITH CTDOT SPECIFICATIONS.
5. ALL EDGES SHALL BE ROUNDED WITH A 1/4" EDGE TOOL

CURB TRANSITION DETAIL

SCALE: NTS

JAMES E. QUICK
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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
27 BEECHER ROAD, WOODBRIDGE, CONNECTICUT
PREPARED FOR
BEECHER ROAD, LLC

Job Number: FE25-1960

Job Start Date: 4-15-25

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Issue IW	10/22/25

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: DETAIL SHEET

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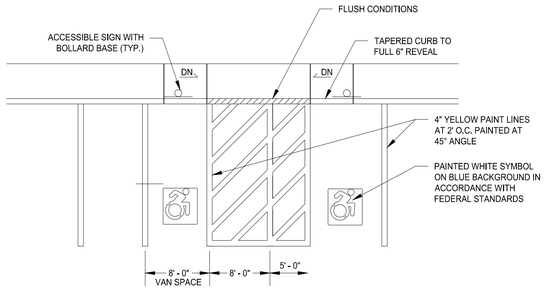
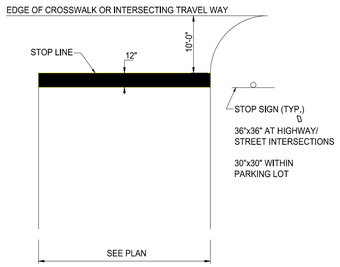


NOTES
1. SEE SITE PLAN FOR ACCESSIBLE SPACE LOCATIONS
2. PROVIDE 2 COATS OF PAIN ON ALL SURFACES.

TYPICAL ACCESSIBLE PARKING SPACE DETAIL

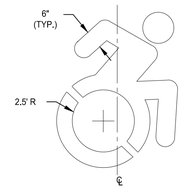
SCALE: NTS



NOTE:
1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED RETROREFLECTIVE WHITE.

STOP SIGNAGE AND MARKING

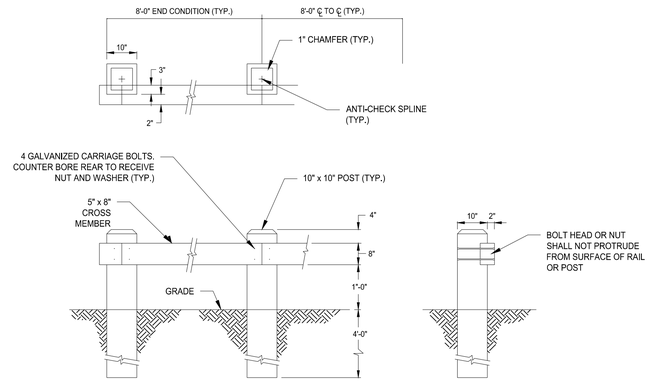
SCALE: NTS



NOTES:
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING

ACCESSIBLE PARKING SYMBOL

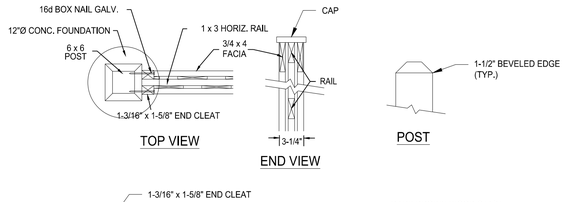
SCALE: NTS

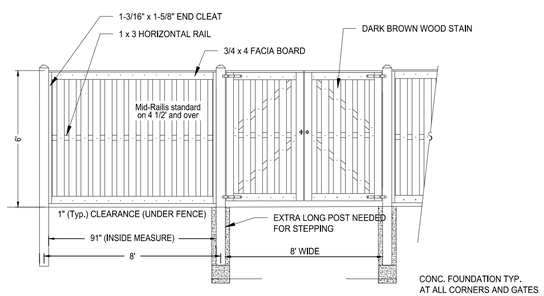


NOTES
1. ALL TIMBER TO BE PRESSURE TREATED CCA=0.40 PCF SOUTHERN YELLOW PINE

TIMBER GUIDE RAIL

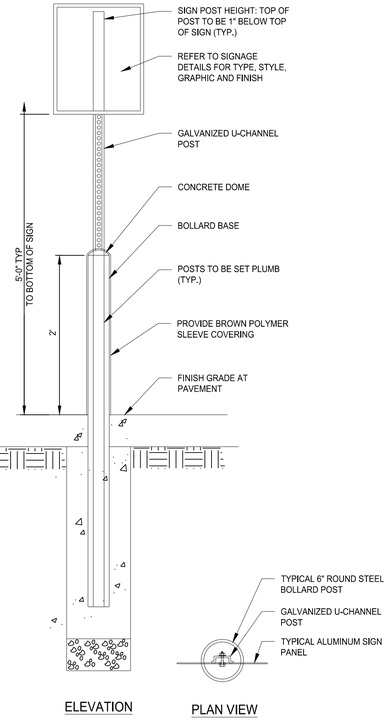
SCALE: NTS





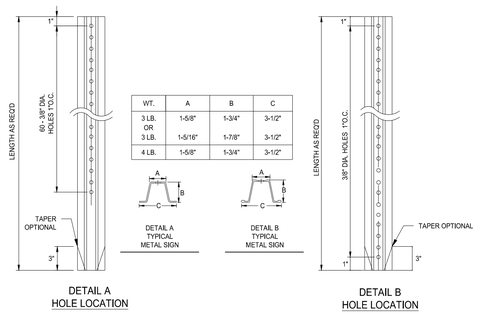
DUMPSTER PAD ENCLOSURE - BOARD ON BOARD FENCE

SCALE: NTS



SIGN MOUNTING FOR ACCESSIBLE SIGN

SCALE: NTS



NOTES
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM AS 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
3. SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

TYPICAL METAL SIGN POSTS

SCALE: NTS

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PROPOSED 100-UNIT MULTIFAMILY DEVELOPMENT
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