

**TOWN OF WATERTOWN
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, May 6, 2026, 6:30 p.m.
Watertown Town Hall, Town Council Chambers
61 Echo Lake Road**

1. **CALL TO ORDER** – Welcome to the meeting
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC PARTICIPATION**
5. **APPROVAL OF MINUTES**
 - a. Regular Meeting – April 1, 2026
6. **STAFF REPORT**
7. **CHAIRMAN’S REPORT**
8. **OLD BUSINESS**
 - a. **28 Riverside Street – Solli Engineering on behalf of Palm Coast Capital, LLC (Tractor Supply)** – Site plan modification to approved site plan #2025-05 to increase driveway grade, elevation of proposed development, and replace stormwater detention basin with an underground detention system.
 - b. **110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Petition for waiver of fees pursuant to Ordinance 36-4 Taft School, 110 Woodbury Road, Watertown, CT. *(Petition received March 4, 2026).*
9. **CONTINUED PUBLIC HEARINGS**
 - a. **110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Site Plan / Special Permit for the construction of two new 45,000 ft² dormitories with associated site improvements to include landscaping, walkways, and stormwater management. *(Application received March 4, 2026, Public Hearing April 1, 2026).*

10. NEW BUSINESS

- a. **758 Litchfield Road – Elvis Methoxha** – 8-24 review for the sale of a town-owned parcel (MBL# 053-33A-009) for the construction of a new driveway with improved sightlines.
- b. **470 Straits Turnpike – Carmine Castiglione** – Permit extension request for a site plan / special permit approval for an age-restricted housing development to expire on 12/1/26. *Approval initially granted on 12/1/26.*
- c. **178-184 Commercial Street – Bela Sztanko** – Zone change request from IR-80 → B-SC to allow for car sales and repairs. *Application received 5/6/26.*

11. PLANNING

- a. Discussion of potential text amendment to allow bulk material storage in the IR-80 zoning district or the rezoning of parcels along Echo Lake Road from the IR-80 → IG-80 zoning district between Park Road and Rte. 8.

12. COMMUNICATIONS AND BILLS

- a. UCONN Extension Expanding Connecticut Agriculture through vacant lot activation and peri urban Farmland Access linking.
- b. City of Waterbury Zoning Commission Notice of Proposed Zoning Amendment, Public Hearing June 24, 2026 for the purpose of permitting Religious Institutions by Special Permit in the Park Industrial District.

13. ADJOURNMENT

- ***Next Meeting Date: June 3, 2026***

Respectfully submitted,

Raymond Antonacci, Chairman
Planning and Zoning Commission
Town of Watertown, CT

5/1/26

THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE WWW.WATERTOWNCT.ORG - UNDER THE CALENDAR OF MEETINGS



010
RZ
010

March 10, 2026

Town of Watertown
Conservation Commission / Inland Wetland Agency
61 Echo Lake Road
Watertown, Connecticut 06795

RE: Permit Modification Request – Application #2025-01
Proposed Tractor Supply Company
Proposed 0 Hillside Avenue (M/B/L: 124/180/1A)
Watertown, Connecticut 06779

Dear Commissioners:

On behalf of the Applicant, Palm Coast Capital, LLC, Solli Engineering, LLC is pleased to submit this request for a modification to the previously approved CC/IWA permit (Application #2025-01) for the proposed Tractor Supply Company development located at 0 Hillside Avenue in Watertown, Connecticut. The project was originally approved by the Conservation Commission / Inland Wetland Agency on February 13, 2025.

Since approval of the project, the site design has been refined to address grading and earthwork considerations associated with the overall development of the property. Specifically, the finished floor elevation of the proposed building has been increased by approximately 3.75 feet to reduce the overall earthwork required for the project and maintain the financial feasibility of the development. As a result of this adjustment, several related design changes were made, including:

- Increasing the slope of the entrance driveway from approximately 6% to 7%;
- Reducing and eliminating several previously proposed retaining walls;
- Adjusting surrounding site grading to better integrate the development with existing site conditions; and
- Replacing the previously approved surface infiltration basin with a subsurface chamber stormwater management system located along the proposed hillside adjacent to Riverside Street.

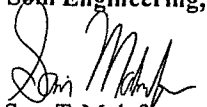
The revised stormwater management system continues to provide stormwater treatment, infiltration and attenuation in accordance with the Connecticut Stormwater Quality Manual while improving constructability within the revised grading configuration. The subsurface system will be located beneath a 3:1 vegetated slope, replacing the previously proposed surface basin.

Importantly, these modifications do not alter the previously approved limits of disturbance or impervious coverage within the 150-foot Upland Review Area of Steele Brook, and no additional impacts to regulated areas are proposed. Please find enclosed the following materials for your review:


- Cover Letter (10 copies)
- Revised Stormwater Report (3 copies)
- Revised Civil Plan Set (10 copies)

We respectfully request the Commission review the enclosed materials and confirm that the proposed modifications remain consistent with the intent of the previously approved permit. Should you have any questions or require additional information, please do not hesitate to contact our office. We appreciate the Commission's continued assistance with this project and look forward to working with you.

Respectfully,
Solli Engineering, LLC


Sam T. Malaffronte, PE
Project Manager

Solli Engineering, LLC


Casey J. Burch
Sr. Project Manager

Monroe, CT | West Hartford, CT | Quincy, MA | Charlotte, NC

www.SolliEngineering.com



March 24th, 2026

Town of Watertown Planning & Zoning Commission
61 Echo Lake Road
Watertown, Connecticut 06795

**RE: Site Plan Review Modification
Approved Tractor Supply Company
0 Hillside Avenue (M/B/L: 124/180/1A)
Watertown, Connecticut 06779**

Dear Commissioners:

On behalf of the Applicant, Palm Coast Capital, LLC, Solli Engineering is pleased to submit this application for a Site Plan Review Modification for the previously approved Tractor Supply Company commercial development located at 0 Hillside Avenue (M/B/L: 124/180/1A) in Watertown, Connecticut.

Since approval of the project, the site design has been refined to address grading and earthwork considerations associated with the overall development of the property. Specifically, the finished floor elevation of the proposed building has been increased by approximately 3.75 feet to reduce the overall earthwork required for the project and maintain the financial feasibility of the development. As a result of this adjustment, several related design changes were made, including:

- Increasing the slope of the entrance driveway from approximately 6% to 7%;
- Reducing and eliminating several previously proposed retaining walls;
- Adjusting surrounding site grading to better integrate the development with existing site conditions; and
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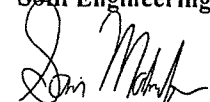
The revised stormwater management system continues to provide stormwater treatment, infiltration and attenuation in accordance with the Connecticut Stormwater Quality Manual while improving constructability within the revised grading configuration. The subsurface system will be located beneath a 3:1 vegetated slope, replacing the previously proposed surface basin.

We respectfully submit the following materials for your review:


- Cover Letter (12 copies)
- Permitting Plan Set (12 full-size plan sets and 1 11x17 plan set)

Please review the enclosed materials at your earliest convenience. Should you have any questions or require additional information, do not hesitate to contact us. We look forward to discussing the revised plan with the Commission and respectfully request your consideration for approval to proceed with construction.

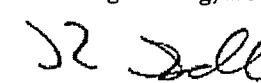
Respectfully,
Solli Engineering, LLC

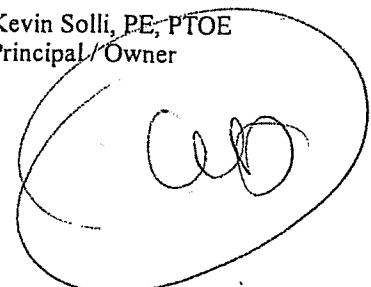

Sam T. Malafonte, PE
Asst. Project Manager

Solli Engineering, LLC


Casey J. Burch
Sr. Project Manager

Solli Engineering, LLC


Kevin Solli, PE, PTOE
Principal / Owner



Enclosures:

- Refer to bulleted list above

CC:

- Matthew Darling / Palm Coast Capital, LLC



Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Heminway School Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: March 19, 2026

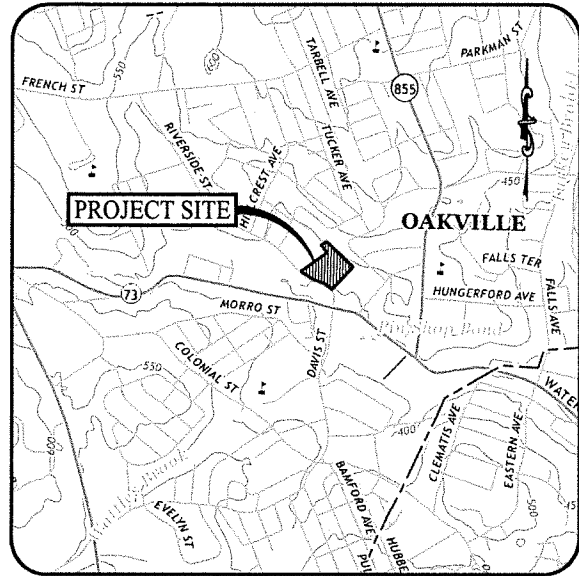
Subject: Palm Coast Capital LLC
Proposed Tractor Supply Company Facility
0 Hillside Avenue
Oakville, CT

I have reviewed the latest Site Plans (23 sheets total) dated 05/23/25 as revised to 3/10/26, by Solli Engineering for the above referenced project. I have the following comments for your consideration:

- 1) The revised Plans show an underground infiltration system in lieu of the previously approved water quality pond. Some issues with the new system are
 - a) The system installation is located on a severe existing slope, which is proposed to be graded at a 3:1 stabilized slope.
 - b) Of the nearest test borings to the proposed system, SE-8 revealed ledge at 4.2 feet: this is located in the shelf 45 feet north of the proposed infiltrators.
 - c) Two test pits/borings should be performed in the area of the system to check for ledge and mottling/groundwater. System bottom should be two feet above ledge or one foot above any encountered mottling.
 - d) The system grading should provide for a level five foot shelf on the downgradient side of the infiltrators to reduce the possibility of stormwater bleed out leading to eroding of the downslope.
 - e) The Stormwater System Detail on Sheet 2.22 should show the extent of the stone surrounding the units.

If you have any questions please let me know.

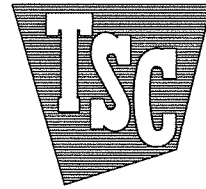
Cc: C. Allen
C. Natusch
K. Solli/Solli Engineering



USGS MAP

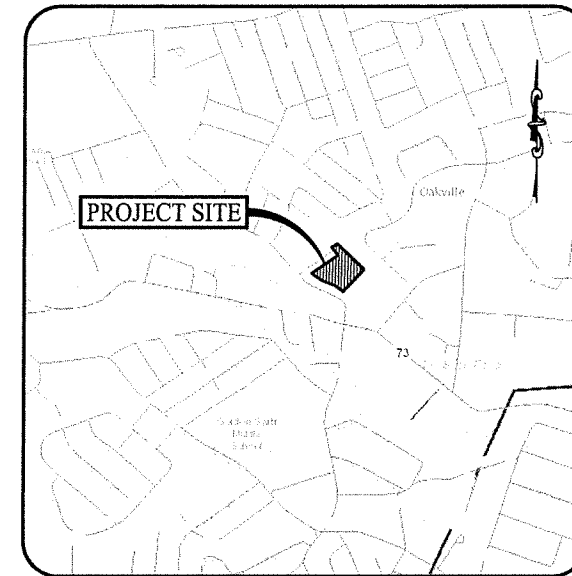
SCALE: 1" = 1,000'

PROPOSED



TRACTOR SUPPLY CO

0 HILLSIDE AVENUE
WATERTOWN, CONNECTICUT
(M/B/L: 124/180/1A)



LOCATION MAP

SCALE: 1" = 1,000'

CONSTRUCTION DRAWINGS

PREPARED FOR:

PALM COAST CAPITAL, LLC

805 GAMEWELL AVENUE
MAITLAND, FLORIDA 32752

OWNER

THE RENAISSANCE GALLERY LLC
43 BANK STREET
WATERBURY, CONNECTICUT 06702

APPLICANT

MATT DARLINO / MANAGER
PALM COAST CAPITAL, LLC
805 GAMEWELL AVENUE
MAITLAND, FLORIDA 32752

PROPERTY INFORMATION

ADDRESS: 0 HILLSIDE AVENUE
TOWN OF WATERTOWN
CONNECTICUT 06779
M/B/L: 124 / 180 / 1A
AREA: 2.5425 ACRES

GEOTECHNICAL ENGINEER

JOSEPH W. KIDD, P.E.
SOLLI ENGINEERING, LLC
11 VANDERBILT AVENUE, SUITE 200
NORWOOD, MASSACHUSETTS 02062
(781) 352-4491

WATERTOWN WATER & SEWER AUTHORITY

DAVID MCMAHON
SUPERINTENDENT OF WATER & SEWER AUTHORITY
747 FRENCH STREET
OAKVILLE, CONNECTICUT 06779-1099
(860) 943-5299
MCMAHOND@WATERTOWNCT.ORG

ELECTRIC PROVIDER

EYERSOURCE
1-800-286-2000

GAS PROVIDER

EYERSOURCE
1-800-286-2000

SITE / CIVIL ENGINEER

KEVIN SOLLI, P.E., PTOE, CPESC, LEED AP BD-C
(ENGINEER OF RECORD)
LICENSE NO. 22759
SOLLI ENGINEERING, LLC
11 VANDERBILT AVENUE, SUITE 200
NORWOOD, MASSACHUSETTS 02062
(781) 352-4491

LANDSCAPE DESIGNER

MARY BLACKBURN, P.L.A., C.A.M.P.
SOLLI ENGINEERING, LLC
11 VANDERBILT AVENUE, SUITE 200
NORWOOD, MASSACHUSETTS 02062
(781) 352-4491

SURVEYOR OF RECORD

BRYAN P. NESTERIAK, P.E., L.S.
LICENSE NO. 22556
ACCURATE LAND SURVEYING, LLC
12 RESEARCH DRIVE
WOODBRIDGE, CONNECTICUT 06525
(203) 881-8145

ARCHITECT

GLEN P. OSFORD, AIA
OSFORD ARCHITECTURE
294 SIDCO DRIVE SUITE 120
NASHVILLE, TENNESSEE 37204
(615) 256-3455

DRAWING LIST

SHEET #	SHEET NAME	PLAN DATE	LAST REVISION
0.00	COVER SHEET	05/23/25	03/10/26
1.0F.1	ALTA NPS LAND TITLE SURVEY	01/08/25	11/14/25
0.10	NOTES, LEGENDS, & ABBREVIATIONS	05/23/25	03/10/26
0.11	APPROVALS	05/23/25	03/10/26
0.12	BORING LOGS	05/23/25	03/10/26
2.10	OVERALL SITE AREA MAP	05/23/24	03/10/26
2.11	SITE LAYOUT PLAN	05/23/25	03/10/26
2.12	SITE LAYOUT PLAN ENLARGEMENTS	05/23/25	03/10/26
2.21	GRADING & DRAINAGE PLAN	05/23/25	03/10/26
2.22	STORMWATER MANAGEMENT DETAILS	05/23/25	03/10/26
2.31	PHASE I SOIL EROSION & SEDIMENT CONTROL PLAN	05/23/25	03/10/26
2.32	PHASE II SOIL EROSION & SEDIMENT CONTROL PLAN	05/23/25	03/10/26
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	05/23/25	03/10/26
2.51	SITE UTILITY PLAN	05/23/25	03/10/26
2.52	UTILITY PROFILE & ENLARGEMENT	05/23/25	03/10/26
2.53	EV CHARGING PLAN	05/23/25	03/10/26
2.61	LANDSCAPE PLAN	05/23/25	03/10/26
2.62	LANDSCAPE DETAILS & NOTES	05/23/25	03/10/26
2.71	LIGHTING PLAN	05/23/25	03/10/26
3.01	CONSTRUCTION DETAILS	05/23/25	03/10/26
3.02	CONSTRUCTION DETAILS	05/23/25	03/10/26
3.03	CONSTRUCTION DETAILS	05/23/25	03/10/26
3.04	CONSTRUCTION DETAILS	05/23/25	03/10/26

PREPARED BY:



MONROE, CT | WEST HARTFORD, CT | NORWOOD, MA

Rev. #	Date	Description
3	03/10/26	CONSTRUCTION REV. #1
2	07/11/25	RETAINING WALL RFI
1	06/04/25	Plan Revisions - Staff Review

Project: **PROPOSED TRACTOR SUPPLY**
0 HILLSIDE AVENUE
WATERTOWN, CONNECTICUT
M/B/L: 124/180/1A

Sheet Title:	Sheet #:
COVER SHEET	0.00

GENERAL NOTES

- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "MATA / NPS LAND TITLE SURVEY", DATED JANUARY 8, 2025, SCALE: 1" = 40', BY ACCURATE LAND SURVEY, INC.
- THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 1.242 ACRES. THE SITE IS LOCATED WITHIN THE 07YDD / 50YDD IN THE TOWN OF WATERTOWN (DANVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
- UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 11(2024).

SITE PLAN NOTES

- BEFORE DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE THE COMMENCEMENT OF WORK AT "911" OR 1-800-485-4453 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. 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.
- SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND SECURITY OF THE SITE DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR THE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS, THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROLS NECESSARY FOR THIS PROJECT.
- CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING AND SIDEWALKS ADJACENT TO THE BUILDING.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CTDOT) TRAFFIC DESIGN MANUAL. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2" OFF THE FACE OF THE CURB UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- PAVEMENT MARKING KEY:
 4" SSWL 4" SINGLE SOLID WHITE LINE
 12" SSWSB 24" SINGLE SOLID WHITE STOP BAR
 4" DBL 4" DOUBLE SOLID YELLOW LINE
- PARKING SPACES SHALL BE STRIPED WITH 4" SSWL. HATCHED AREA SHALL BE STRIPED WITH 4" SSWL AT 45° ANGLES. CENTER, HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER OF RECORD. DURING CONSTRUCTION CONTRACTOR IS TO HAVE THE SITE MAINTAINED FREE OF ALL TRASH, LITTER, DEBRIS, AND OVERGROWN VEGETATION.
- THE OWNER SHALL BE RESPONSIBLE TO HAVE THE SITE MAINTAINED FREE OF ALL TRASH, LITTER, DEBRIS, AND OVERGROWN VEGETATION.
- PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH CTDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

GRADING & DRAINAGE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS, THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROLS NECESSARY FOR THIS PROJECT.
- 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 BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "911" OR 1-800-485-4453 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- SHOULD ANY UNCHARTERED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR ORDERED BY THE ENGINEER OF RECORD OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
- ALL UTILITY WORK PROPOSED WITHIN THE TOWN OF WATERTOWN RIGHT-OF-WAY SHALL COMPLY WITH TOWN OF WATERTOWN DPM, CDD, UTILITY PROVIDER, AND ENGINEERING STANDARDS AND SPECIFICATIONS. PROPOSED UTILITY WORK WILL REQUIRE LANE CLOSURES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION.
- ALL DISTURBANCE TO TOWN, COUNTY, OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO PAVING OPERATIONS COMMENCING.
- THE PROPOSED STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CONNECTICUT STORMWATER QUALITY MANUAL (2024) TO THE BEST EXTENT PRACTICABLE.
- ALL CATCH BASINS ARE TO BE INSTALLED WITH MINIMUM OF 4-FOOT SLUMPS WITH HOODED OUTLETS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE WATER SERVICE SHALL BE IN COMPLIANCE WITH WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE SEWER SERVICE SHALL BE IN COMPLIANCE WITH THE TOWN OF WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE ELECTRIC SERVICE SHALL BE IN COMPLIANCE WITH UTILITY PROVIDER STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE GAS SERVICE SHALL BE IN COMPLIANCE WITH UTILITY PROVIDER STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING OF EXCAVATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE-IN FEES REQUIRED BY UTILITY PROVIDERS.

GENERAL TRAFFIC NOTES

- DURING THE PROGRESS OF WORK, ALL ROADS SHALL REMAIN OPEN FOR THE PASSAGE OF TRAFFIC AND PEDESTRIANS AND SHALL NOT BE UNNECESSARILY OBSTRUCTED UNLESS AUTHORIZED BY THE AUTHORITY HAVING JURISDICTION OVER SAME. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF TRANSPORTATION (D.O.T.) TOWN OF WATERTOWN, PUBLIC WORKS DEPARTMENT, LOCAL POLICE AND STATE POLICE AS REQUIRED.
- WARNING SIGNS SHALL BE PROVIDED ALONG ALL ROADS WHERE WORK IS IN PROGRESS. THE CONTRACTOR SHALL NOTIFY AND MAKE ALL ARRANGEMENTS WITH THE D.O.T., TOWN PUBLIC WORKS DEPARTMENT, LOCAL POLICE AND STATE POLICE FOR DIRECTION OF TRAFFIC PAST THE EQUIPMENT, MACHINERY, OR CONSTRUCTION OPERATIONS. BARRICADES AND LIGHTS SHALL BE PROVIDED TO PROTECT TRAFFIC WHERE TRANCHES HAVE BEEN CUT IN ROAD SHOULDERS. WARNING SIGNS SHALL BE PLACED AT FREQUENT INTERVALS AND MAINTAINED UNTIL THE SHOULDER IS SAFE TO TRAVEL. ALL SUCH WORK AND OPERATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE D.O.T., PUBLIC WORKS DEPARTMENT, LOCAL POLICE AND STATE POLICE.

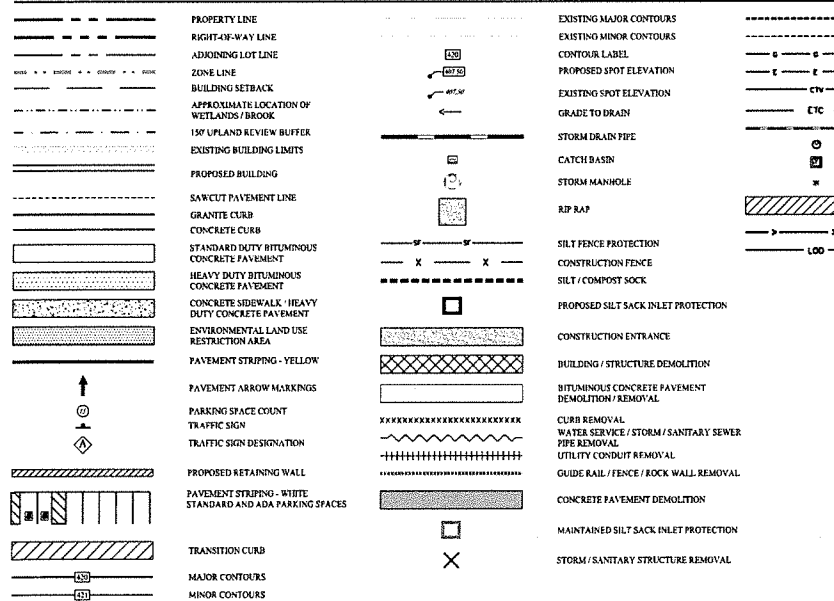
819 CONSTRUCTION NOTES

- ALL WORK WITHIN THE STATE RIGHT-OF-WAY WILL COMPLY WITH FORM 819, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS. IN ANY CASE WHERE THE CONSTRUCTION IS NOT SPECIFICALLY DETAILED IN THE FORM 819, THE WORK WILL BE COMPLETED AS DIRECTED BY THE ENGINEER OR DISTRICT PERMIT SECTION REPRESENTATIVE.
- REMOVAL OF PAVEMENT MARKINGS ALONG STATE ROADWAYS SHALL BE COMPLETED BY A NON-DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 819 SECTION 12.11 AS REVISED.
- NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 819 SECTION 12.10 AS REVISED.
- NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 819 SECTION 11.06 AS REVISED. ALL SIGNS AND PAVEMENT MARKINGS INSTALLED WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST STATE OF CONNECTICUT CATALOG OF SIGNS AS REVISED.
- ANY DAMAGE TO THE EXISTING CURB, SIDEWALK OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.

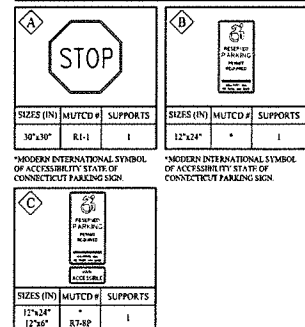
ABBREVIATIONS

- AC ASPHALT
- ADJ ADJACENT
- ASBESTOS CEMENT
- BC BOTTOM OF CURB
- CB CATCH BASIN
- CF CURB FACE
- CI CAST IRON
- CT CONCRETE
- CD ROCK SIZE DIAMETER (50% OR SMALLER)
- D-BOX DISTRIBUTION BOX
- DI DUCTILE IRON
- DM DRAINAGE MANHOLE
- DOM DOMESTIC
- DOT DEPARTMENT OF TRANSPORTATION
- DPW DEPARTMENT OF PUBLIC WORKS
- EA EAST
- EL ELEVATION
- EX EXISTING
- FES FLARED END SECTION
- FF FINISHED FLOOR ELEVATION
- FEET
- FT FEET
- GAL GALLON
- GFA GROSS FLOOR AREA
- GPD GALLONS PER DAY
- GT GRADE TO DRAIN
- GTD
- H HEIGHT
- HDPE HIGH DENSITY POLYETHYLENE
- IN INCHES
- IN INVERT
- LDW LIMIT OF DISTURBANCE
- LF LINEAR FEET
- MAX MAXIMUM
- MIN MINIMUM
- MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
- N NORTH
- NE NORTH EAST
- NE (NW) NORTH WEST
- NA NORTH AMERICAN VERTICAL DATUM
- N/A NOT APPLICABLE
- OC ON-CENTER
- PERM PERMANENT
- PER PERFORATED
- FR FROGPORE
- PCV POLYVINYL CHLORIDE
- RF REINFORCED CONCRETE PIPE
- S SOUTH
- SE (SE) SOUTHEAST
- SW (SW) SOUTHWEST
- SCH SCHEDULE
- SDR STANDARD DIMENSION RATIO
- SF SQUARE FEET
- SMH SEWER MANHOLE
- ST SANITARY SEWER
- STRM STREAM
- TC TOP OF CURB
- TF TOP OF FRAME
- TOT TOTAL
- TY TYPICAL
- UG UNDERGROUND SYSTEM
- VG VERIFY IN FIELD
- W WITH
- W WEST

LEGEND



SIGN LEGEND



ZONING COMPLIANCE TABLE

ZONE:	SEALY DAKVILLE VILLAGE PLANNED DEVELOPMENT DISTRICT (SOYDD)	PROPOSED 0 HILLSIDE AVENUE (M/B/L: 124/180/1A)	25 HILL SIDE AVENUE (M/B/L: 124/180/1A)
ZONING REQUIREMENT (SOYDD)	REQUIREMENT	EXISTING CONDITIONS	
MINIMUM DEVELOPMENT SIZE	8 ACRES	9.966 AC	
MINIMUM FRONT YARD BUILDING SETBACK	35 FT	N/A	83+ FT / 111+ FT
MINIMUM SIDE YARD BUILDING SETBACK	35 FT	N/A	17+ FT
MINIMUM REAR YARD BUILDING SETBACK	35 FT	N/A	21+ FT
MAXIMUM BUILDING HEIGHT	4 STORIES / 50 FT	N/A	< 40 FT
MAXIMUM OUTDOOR DISPLAY OF MERCHANDISE	35,000 SF	N/A	24,475 SF
MAXIMUM COMMERCIAL DENSITY	12,000 SF / ACRE	N/A	4,184 SF / ACRE

PARKING SUMMARY

PROPOSED DEVELOPMENT	GFA	REQUIREMENT	REQUIRED	PROVIDED
PROPOSED TRACTOR SUPPLY COMPANY	21,930 SF	1 SPACE / 250 SF	88	88
		TOTAL	88	88

1 03/07/26 CONSTRUCTION REV. #1

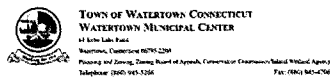
Rev. #: Date Description

SOLLIER ENGINEERING
 MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
 SOLLIERENGINEERING.COM
 TEL: 860-461-1111 | F: 860-466-9695

Drawn By: OSK
 Checked By: CJB
 Approved By: KMS
 Project #: 24202601
 Plan Date: 05/23/25
 Scale: NTS

Project:
PROPOSED TRACTOR SUPPLY
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

Sheet Title: NOTES, LEGENDS, & ABBREVIATIONS
 Sheet #: 0.10



44 Certified Mail
Date: 05/23/25
Town of Watertown, Connecticut

517 Plan Approval for construction of a 113,929 square foot commercial retail development at 0 Hillsdale Avenue, with associated parking, stormwater management facilities, outdoor storage, and public open space located in the Seelye-Gentile Village Planned Development District (DDP#001) MBL: 124/180/1A.

Dear Mr. Dearing:
The Planning and Zoning Commission at a regular meeting held on April 1, 2025 approved the plan application, as activities listed on a 180-day Avenue, 0 Hillsdale, Watertown, CT.

The Planning and Zoning Commission at a regular meeting held on April 1, 2025 approved the plan application, as activities listed on a 180-day Avenue, 0 Hillsdale, Watertown, CT. The text of the approval resolution can be found attached. Please make note of the following information: The Commission's notice of decision will be published on April 15, 2025. After expiration of the 30-day appeal period, we will ask you provide draft paper copies of the record plan for our review. Your consultant should also provide the record site plan showing all details to be compatible with the Town's geographic information system. After staff review you will provide us with a copy of the record plan for signature of appropriate town officials.

11744

Upon returning to you of the signed copy, you will file the record plan in the Town Clerk's Office. Please make note of the following information: The Planning and Zoning Commission at a regular meeting held on April 1, 2025 approved the plan application, as activities listed on a 180-day Avenue, 0 Hillsdale, Watertown, CT.

During the 30-day appeal period following the Commission approval based on a publication of the notice of decision. The Commission's notice of decision will be published on April 15, 2025. After expiration of the 30-day appeal period, we will ask you provide draft paper copies of the record plan for our review.

Your consultant should also provide the record site plan showing all details to be compatible with the Town's geographic information system. After staff review you will provide us with a copy of the record plan for signature of appropriate town officials.











11744

The text of the approval resolution is as follows:
WHEREAS the Planning and Zoning Commission (the "Commission") received a Site Plan application for construction of a 113,929 square foot commercial retail development at 0 Hillsdale Avenue, with associated parking, open space, outdoor display areas, and stormwater management facilities as shown on plans filed;



WHEREAS the Planning and Zoning Commission (the "Commission") received a Site Plan application for construction of a 113,929 square foot commercial retail development at 0 Hillsdale Avenue, with associated parking, open space, outdoor display areas, and stormwater management facilities as shown on plans filed;

WHEREAS the Planning and Zoning Commission (the "Commission") received a Site Plan application for construction of a 113,929 square foot commercial retail development at 0 Hillsdale Avenue, with associated parking, open space, outdoor display areas, and stormwater management facilities as shown on plans filed;

Table with 5 columns: Sheet #, Sheet Name, Designer, Original Plan Date, Revised Plan Date. Rows include 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 2.11, 2.12, 2.13, 2.14, 2.15, 2.16, 2.17, 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, 2.24, 2.25, 2.26, 2.27, 2.28, 2.29, 2.30, 2.31, 2.32, 2.33, 2.34, 2.35, 2.36, 2.37, 2.38, 2.39, 2.40, 2.41, 2.42, 2.43, 2.44, 2.45, 2.46, 2.47, 2.48, 2.49, 2.50, 2.51, 2.52, 2.53, 2.54, 2.55, 2.56, 2.57, 2.58, 2.59, 2.60, 2.61, 2.62, 2.63, 2.64, 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HARTFORD, CT NEWROD, MA 7: (203) 480-5455 F: (203) 480-9675 SOLLIENGINEERING.COM</p>	<p>PROJECT: PROPOSED TRACTOR SUPPLY LOCATION: 0 HILLSIDE AVENUE, WATERTOWN, CT DATE: 05/23/25</p> <p>BORING LOG #: 0.12</p> <table border="1"> <thead> <tr> <th>DEPTH (FEET)</th> <th>SOIL TYPE</th> <th>WATER TABLE</th> <th>REMARKS</th> <th>TESTS</th> </tr> </thead> <tbody> <tr><td>0.0</td><td>Surface</td><td></td><td></td><td></td></tr> <tr><td>0.5</td><td>Gravelly Sand</td><td></td><td></td><td></td></tr> <tr><td>1.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>1.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>2.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>2.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>3.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>3.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>4.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>4.5</td><td>Sand</td><td></td><td></td><td></td></tr> 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<tr><td>43.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>43.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>44.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>44.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>45.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>45.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>46.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>46.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>47.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>47.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>48.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>48.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>49.0</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>49.5</td><td>Sand</td><td></td><td></td><td></td></tr> <tr><td>50.0</td><td>Sand</td><td></td><td></td><td></td></tr> </tbody> </table>	DEPTH (FEET)	SOIL TYPE	WATER 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GEOTECHNICAL BORING LOGS PERFORMED BY SOLLI ENGINEERING, LLC
 REFER TO THE FULL GEOTECHNICAL REPORT FOR MORE INFORMATION PERTAINING TO SUBSURFACE CONDITIONS & GEOTECHNICAL RECOMMENDATIONS

05/10/26 CONSTRUCTION REV. #1 Rev. # Date Description	
 SOLLI ENGINEERING MONROE, CT W. HARTFORD, CT NEWROD, MA 7: (203) 480-5455 F: (203) 480-9675 SOLLIENGINEERING.COM	
Drawn By: FDS Checked By: CJB Approved By: KMS Project #: 24201601 Plan Date: 05/23/25 Scale: NTS	 Kevin Solli, P.E. CT 25739
Project: PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title: BORING LOGS	Sheet #: 0.12

05/10/2025 - 11:45 AM - 05/10/25
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GENERAL NOTES

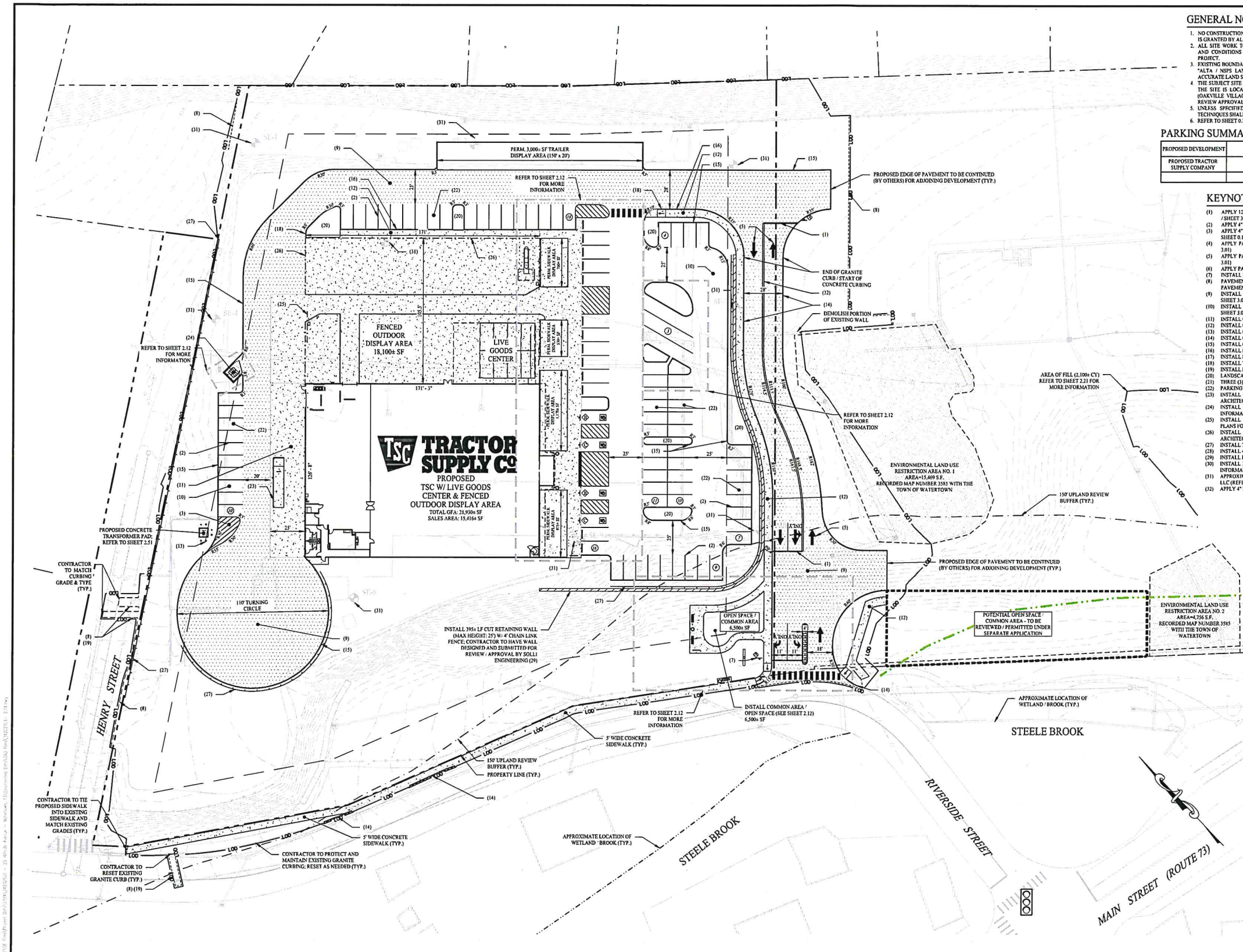
1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NPS LAND TITLE SURVEY", DATED JANUARY 8, 2023, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.2424 ACRES. THE SITE IS LOCATED WITHIN THE 01PDD / SOVDD IN THE TOWN OF WATERTOWN (WATVILLE VILLAGES), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #19 (2024).
6. REFER TO SHEET 010 FOR NOTES, LEGENDS, AND ABBREVIATIONS.

PARKING SUMMARY

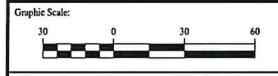
PROPOSED DEVELOPMENT	GFA	REQUIREMENT	REQUIRED	PROVIDED
PROPOSED TRACTOR SUPPLY COMPANY	21,930+ SF	1 SPACE / 250 SF	88	88
TOTAL			88	88

KEYNOTES

- (1) APPLY 12" SWSB (TYPICAL / SEE SITE PLAN NOTE #9 / SHEET 010, SEE DETAIL 14 / SHEET 3.01)
- (2) APPLY 4" SSWL (TYPICAL / SEE SITE PLAN NOTE #9 / SHEET 0.10)
- (3) APPLY 4" SSWL @ 45° ANGLE, 2" ON CENTER (TYPICAL / SEE SITE PLAN NOTE #10 / SHEET 0.10)
- (4) APPLY PAINTED DIRECTIONAL ARROW ON PAVEMENT (SEE DETAIL 12 / SHEET 3.01)
- (5) APPLY PAINTED DIRECTIONAL ARROW ON PAVEMENT (SEE DETAIL 11 / SHEET 3.01)
- (6) APPLY PAVEMENT CROSSWALK MARKING (SEE DETAIL 7 / SHEET 3.02)
- (7) INSTALL METAL TRAFFIC SIGN (SEE DETAILS 18 & 20 / SHEET 3.01)
- (8) PAVEMENT SAWCUT, MATCH PROPOSED PAVEMENT GRADE TO EXISTING PAVEMENT GRADE (SEE DETAIL 8 / SHEET 3.01)
- (9) INSTALL HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT (SEE DETAIL 7 / SHEET 3.01)
- (10) INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT (SEE DETAIL 8 / SHEET 3.01)
- (11) INSTALL CONCRETE PAD (SEE DETAIL 3, SHEET 3.01)
- (12) INSTALL CONCRETE SIDEWALK (SEE DETAIL 19 / SHEET 3.01)
- (13) INSTALL CONCRETE BOLLARD (SEE DETAIL 6 / SHEET 3.01)
- (14) INSTALL GRANITE CURB (SEE DETAIL 14, SHEET 3.01)
- (15) INSTALL CONCRETE CURB (SEE DETAIL 21 / SHEET 3.01)
- (16) INSTALL INTERGRAL CONCRETE CURB (SEE DETAIL 2 / SHEET 3.02)
- (17) INSTALL MOUNTABLE ISLAND (SEE DETAIL 15 / SHEET 3.01)
- (18) INSTALL TRANSITION CURB (SEE DETAIL 4 / SHEET 3.01)
- (19) INSTALL PAVEMENT REPAIR OVER UTILITY TRENCH (SEE DETAIL 3 / SHEET 3.02)
- (20) LANDSCAPE ISLAND AREA (SEE SHEET 2.01)
- (21) THREE (3) 10' X 42' TRAILER PARKING SPACES @ 30° ANGLE (TYPICAL)
- (22) PARKING SPACE 10' X 20' (TYPICAL)
- (23) INSTALL MOVEABLE STEEL LOADING DOCK (TYPICAL) (REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION)
- (24) INSTALL AUTOMATED SLIDING GATE (TYPICAL) (REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION)
- (25) INSTALL CHAIN LINK ALUMINUM TUBE FENCE. HEIGHT VARIES REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION (TYPICAL)
- (27) INSTALL TIMBER GUARD RAIL (SEE DETAIL 10 / SHEET 3.01)
- (28) INSTALL 4" HIGH CHAIN LINK FENCE (SEE DETAIL 5 / SHEET 3.01)
- (29) INSTALL RETAINING WALL (SEE DETAIL 1 / SHEET 3.01)
- (30) INSTALL BUILDING OVERHANG (REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION)
- (31) APPROXIMATE LOCATION OF SOIL BORING PERFORMED BY SOLLI ENGINEERING, LLC (REFER TO SHEET 012 FOR MORE INFORMATION)
- (32) APPLY 4" DSVL (TYPICAL / SEE SITE PLAN NOTE #9 / SHEET 0.10)



Rev. #:	Date:	Description:
2	03/10/26	CONSTRUCTION REV. #1
1	06/04/25	Plan Revision - Staff Review



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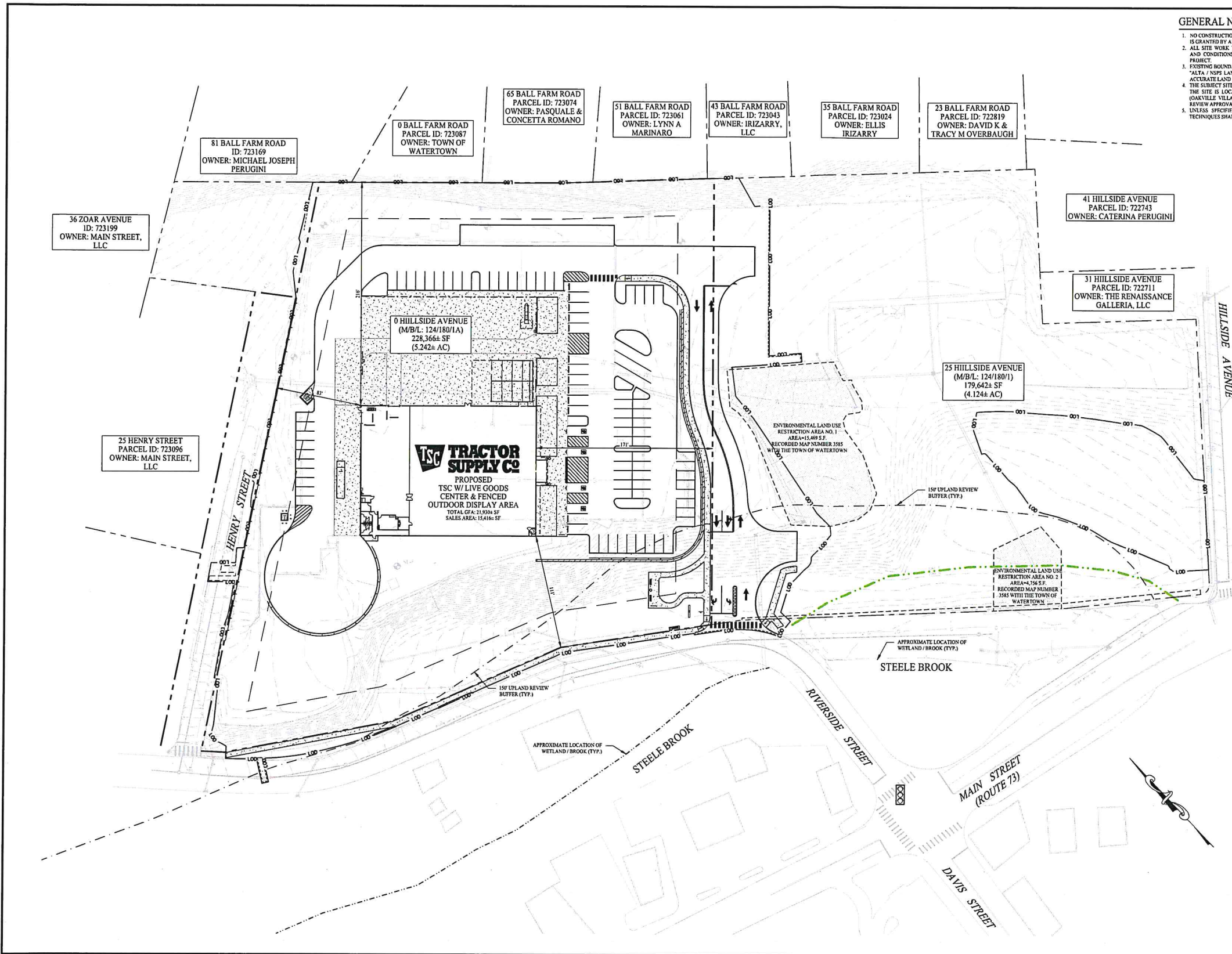
Drawn By: OSK
Checked By: CJB
Approved By: KMS
Project #: 24202601
Plan Date: 05/23/25
Scale: 1" = 30'

Project: **PROPOSED TRACTOR SUPPLY**
0 HILLSIDE AVENUE
WATERTOWN, CONNECTICUT
M/B/L: 124/180/1A

Sheet Title: **SITE LAYOUT PLAN**
Sheet #: **2.11**

GENERAL NOTES

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED: JANUARY 8, 2023, 2024, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.24± ACRES. THE SITE IS LOCATED WITHIN THE OYVD / SOVPD IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #19 (2024).



2	03/10/26	CONSTRUCTION REV. #1
1	06/04/25	Plan Revisions - Staff Review
Rev. #:	Date	Description

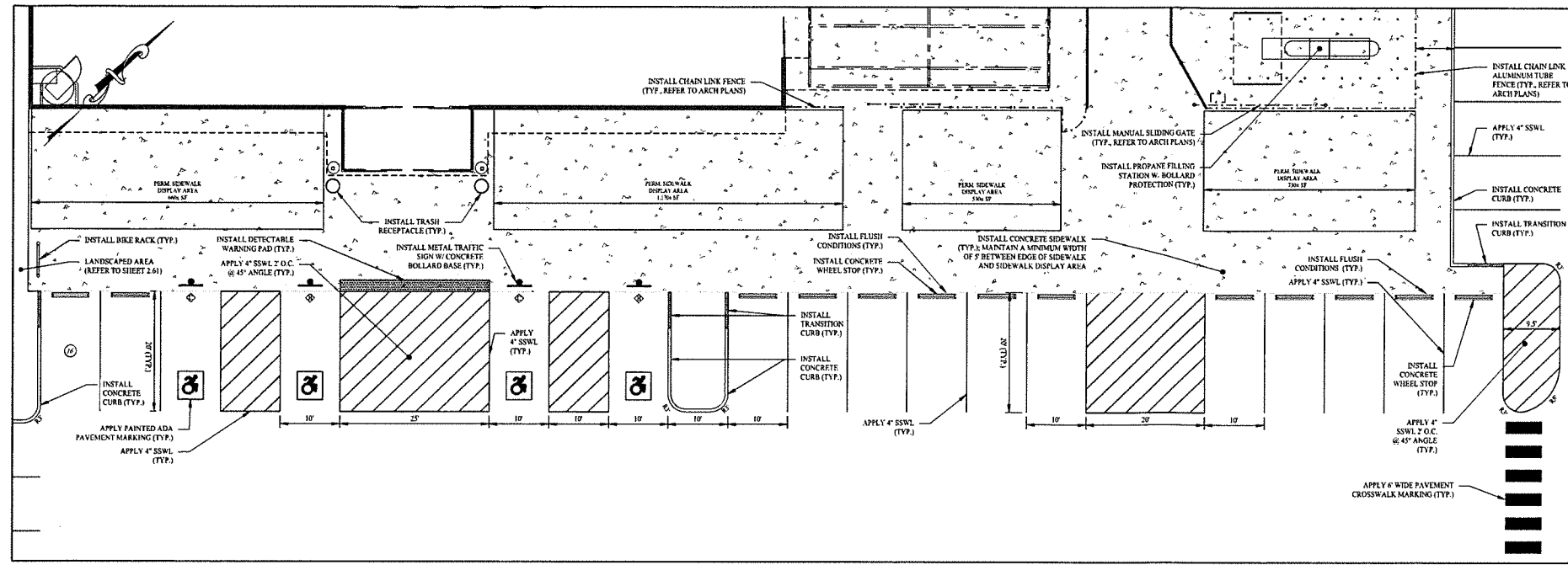
Graphic Scale:
0 40 80

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Drawn By: OSK	
Checked By: CJB	
Approved By: KMS	
Project #: 24202601	
Plan Date: 05/23/25	
Scale: 1" = 40'	Kevin Solli, P.E. CT 23739

Project:
PROPOSED TRACTOR SUPPLY
0 HILLSIDE AVENUE
WATERTOWN, CONNECTICUT
M/B/L: 124/180/1A

Sheet Title: OVERALL SITE LAYOUT MAP	Sheet #: 2.10
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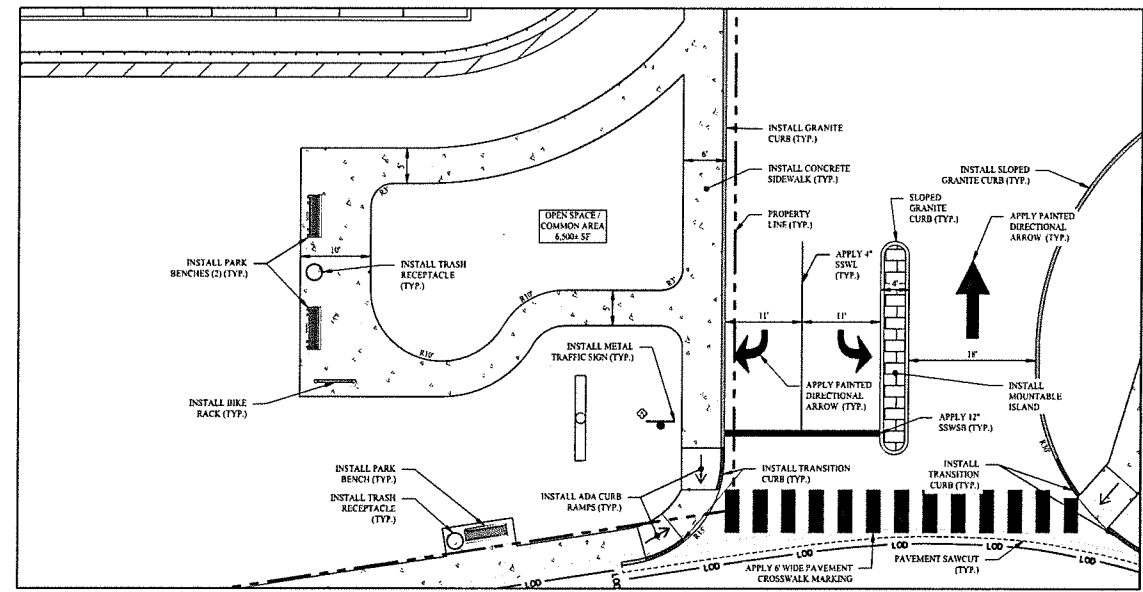


ACCESSIBLE PARKING AREA ENLARGEMENT

SCALE: 1" = 10'

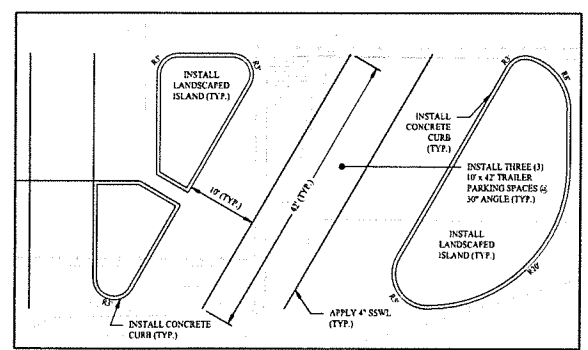
GENERAL NOTES

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED AUGUST 19, 2004, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PARCEL WITH A TOTAL AREA OF 9.37+ ACRES, SITE LOCATED IN THE PLANNED OAKVILLE CENTRAL BUSINESS (BC) ZONING DISTRICT OF THE TOWN OF WATERTOWN, CONNECTICUT. RETAIL USES ARE PERMITTED THROUGH SPECIAL PERMIT REVIEW IN THE PLANNED COMMERCIAL ZONING DISTRICT.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #11 (2004).
6. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
7. REFER TO SHEET 2.11 FOR SITE PLAN LAYOUT.



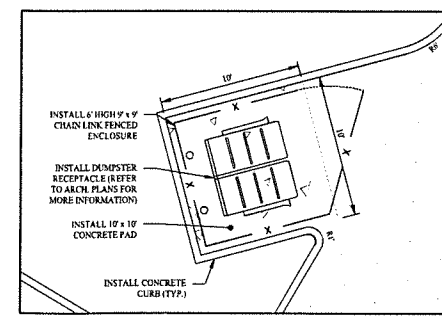
PROPOSED COMMON AREA / OPEN SPACE ENLARGEMENT

SCALE: 1" = 10'



ANGLED TRAILER SPACE ENLARGEMENT

SCALE: 1" = 10'



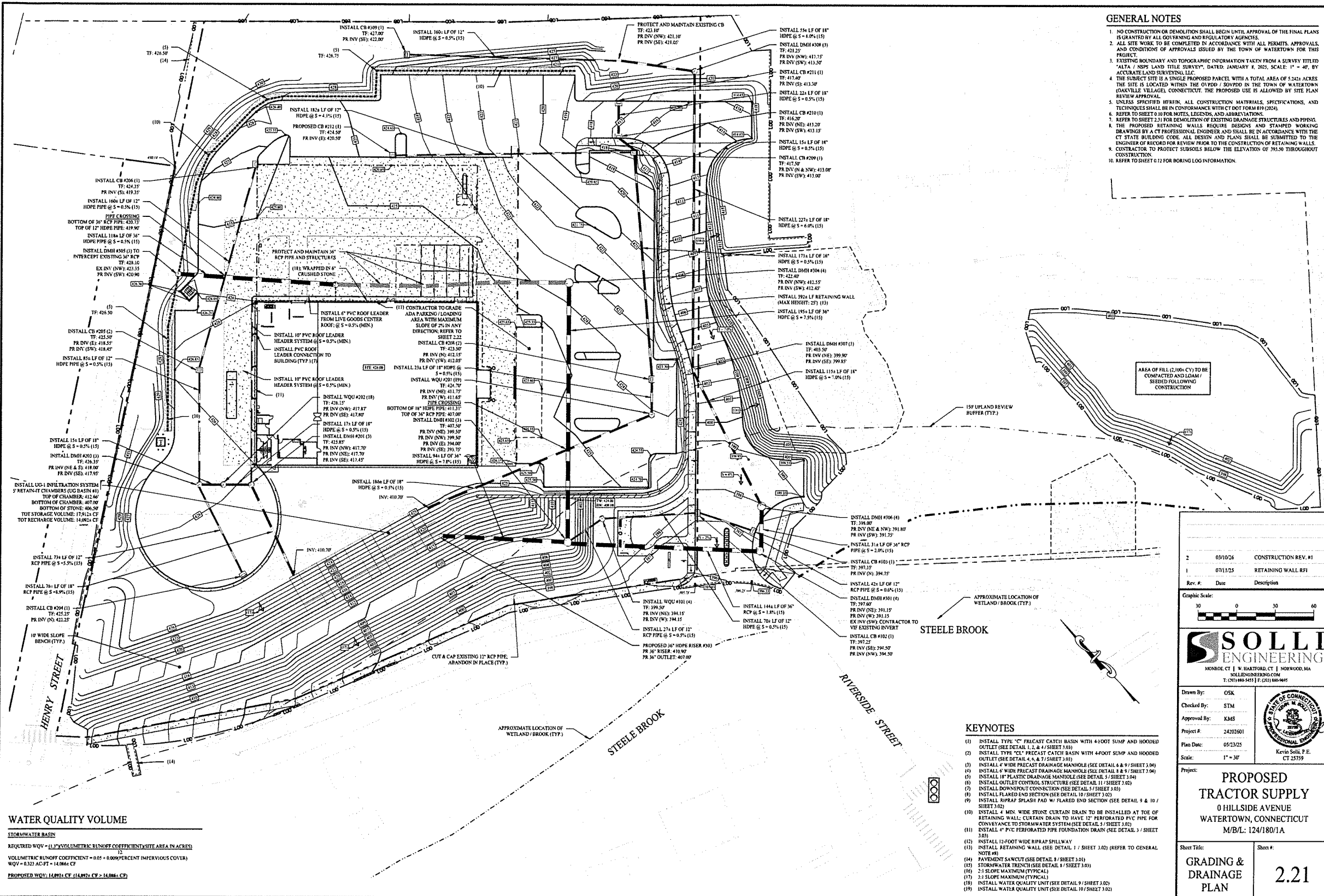
DUMPSTER ENLARGEMENT

SCALE: 1" = 5'

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1	06/04/25	Plan Revisions - Staff Review
Rev. #:	Date	Description
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 MONROE, CT W. HARTFORD, CT NEWROD, MA SOLLIENGINEERING.COM T: (203) 880-9451 F: (203) 880-9451		
Drawn By:	OSK	
Checked By:	CJB	
Approved By:	KMS	
Project #:	24202601	
Plan Date:	05/23/25	
Scale:	1" = 10'	
Project:		
PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A		
Sheet Title:	Sheet #:	
SITE LAYOUT PLAN ENLARGEMENTS	2.12	

GENERAL NOTES

- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / SUPS LAND TITLE SURVEY", DATED JANUARY 8, 2023, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
- THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.243 ACRES. THE SITE IS LOCATED WITHIN THE 01950 / 50150 IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
- UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 619 (2024).
- REFER TO SHEET 010 FOR NOTES, LEGENDS, AND ABERRATIONS.
- REFER TO SHEET 2.1 FOR DEMOLITION OF EXISTING DRAINAGE STRUCTURES AND PIPING.
- THE PROPOSED RETAINING WALLS REQUIRE DESIGN AND STAMPED WORKING DRAWINGS BY A CT PROFESSIONAL ENGINEER AND SHALL BE IN ACCORDANCE WITH THE CT STATE BUILDING CODE. ALL DESIGN AND PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO THE CONSTRUCTION OF RETAINING WALLS.
- CONTRACTOR TO PROTECT SUBURBS BELOW THE ELEVATION OF 395.00 THROUGHOUT CONSTRUCTION.
- REFER TO SHEET 012 FOR BORING LOG INFORMATION.



WATER QUALITY VOLUME

STORMWATER BASIN
 REQUIRED WQV = (1.1) * (VOLUME) * (RUNOFF COEFFICIENT) * (SITE AREA IN ACRES)
 VOLUME = 12
 VOLUME * RUNOFF COEFFICIENT = 0.01 * 0.0099 PERCENT IMPERVIOUS COVER
 WQV = 0.322 ACFT = 14,864 CF
 PROPOSED WQV: 14,864 CF (14,864 CF = 14,864 CF)

KEYNOTES

- INSTALL TYPE "C" PRECAST CATCH BASIN WITH 4-FOOT SUMP AND HOODED OUTLET (SEE DETAIL 1.2 & 4 / SHEET 3.0)
- INSTALL TYPE "S" PRECAST CATCH BASIN WITH 4-FOOT SUMP AND HOODED OUTLET (SEE DETAIL 1.4 & 7 / SHEET 3.0)
- INSTALL 6" WIDE PRECAST DRAINAGE MANHOLE (SEE DETAIL 8 & 9 / SHEET 3.0)
- INSTALL 6" WIDE PRECAST DRAINAGE MANHOLE (SEE DETAIL 8 & 9 / SHEET 3.0)
- INSTALL 18" PLASTIC DRAINAGE MANHOLE (SEE DETAIL 7 / SHEET 3.0)
- INSTALL OUTLET CONTROL STRUCTURE (SEE DETAIL 11 / SHEET 3.0)
- INSTALL DOWNSPOUT CONNECTION (SEE DETAIL 5 / SHEET 3.0)
- INSTALL FLARED END SECTION (SEE DETAIL 10 / SHEET 3.0)
- INSTALL RIPRAP DRAIN PAD W/ FLARED END SECTION (SEE DETAIL 9 & 10 / SHEET 3.0)
- INSTALL 12-FOOT WIDE RIPRAP SPILLWAY
- INSTALL RETAINING WALL (SEE DETAIL 1 / SHEET 3.0) (REFER TO GENERAL NOTE #8)
- PAVEMENT SAWCUT (SEE DETAIL 1 / SHEET 3.0)
- STORMWATER TRENCH (SEE DETAIL 1 / SHEET 3.0)
- 3" SLOPE MAXIMUM (TYPICAL)
- 3" SLOPE MAXIMUM (TYPICAL)
- INSTALL WATER QUALITY UNIT (SEE DETAIL 9 / SHEET 3.0)
- INSTALL WATER QUALITY UNIT (SEE DETAIL 10 / SHEET 3.0)

2	03/10/26	CONSTRUCTION REV. #1
1	07/11/23	RETAINING WALL RFI

Rev. #	Date	Description
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Graphic Scale: 0 30 60

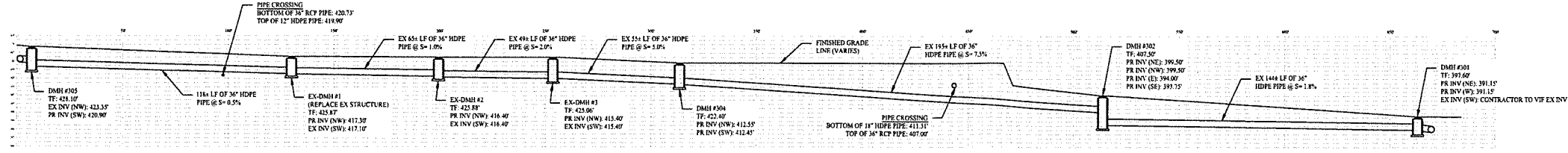
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Drawn By: OSK
 Checked By: STM
 Approved By: KMS
 Project #: 24202501
 Plan Date: 05/13/25
 Scale: 1" = 30'

Project:
PROPOSED TRACTOR SUPPLY
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

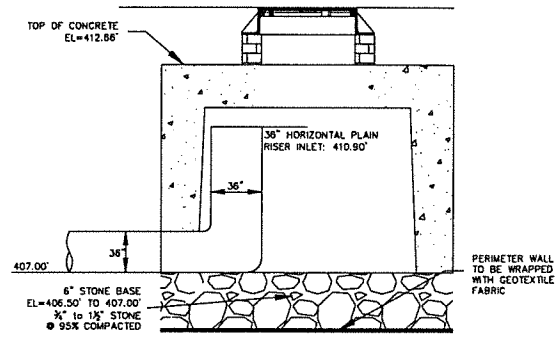
Sheet Title:
GRADING & DRAINAGE PLAN

Sheet #:
2.21



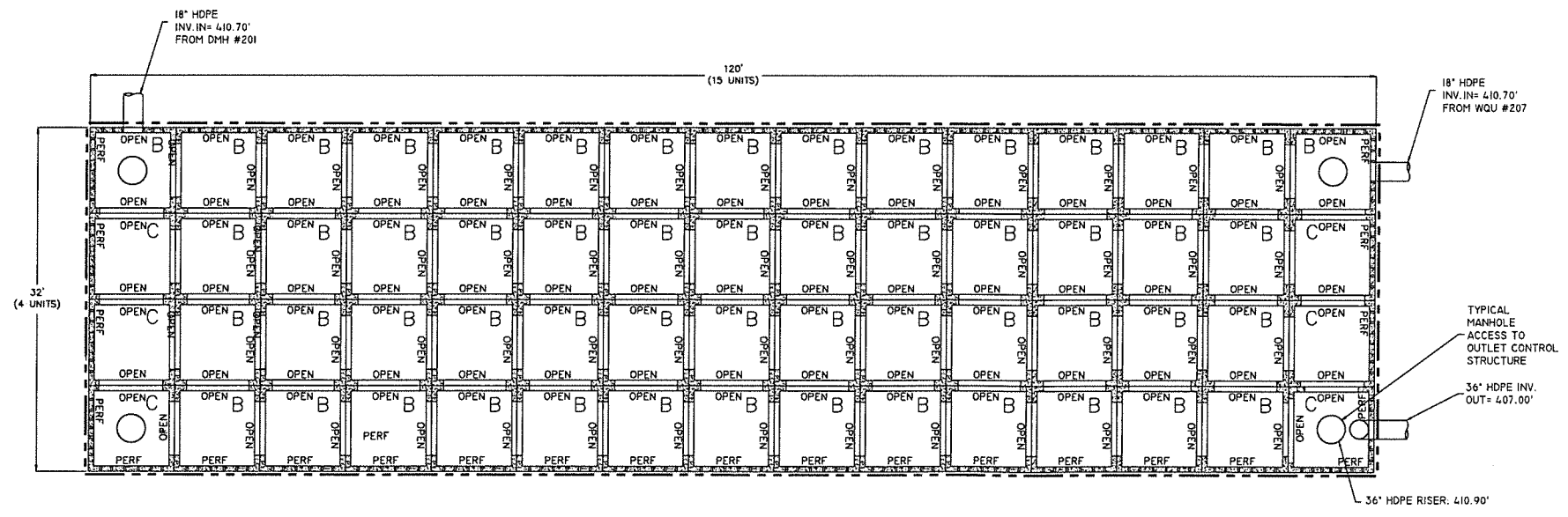
36" STORM PIPE SYSTEM PROFILE

V SCALE: 1" = 25' H SCALE: 1" = 25'



UG-1 STORMWATER SYSTEM RISER DETAIL

SCALE: NTS



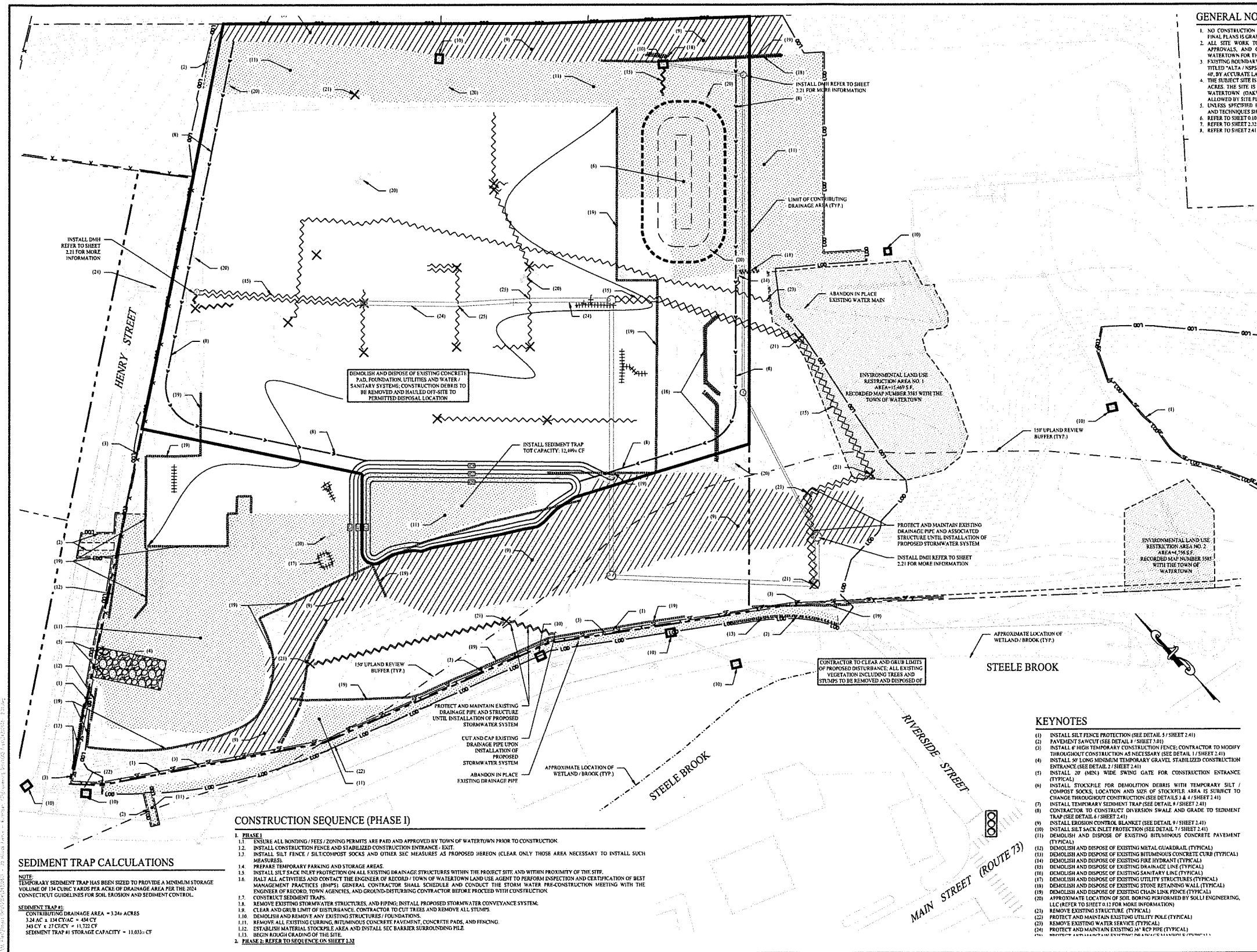
UG-1 STORMWATER SYSTEM DETAIL (RETAIN-IT 5' CONCRETE CHAMBERS OR APPROVED EQUAL)

SCALE: NTS

03/10/26 CONSTRUCTION REV. #1	
Rev. #	Date Description
Graphic Scale: 1" = 10'	
 18KNOX, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 485-5455 F: (203) 485-9695	
Drawn By:	ADH
Checked By:	STM
Approved By:	KMS
Project #:	24202601
Plan Date:	05/23/25
Scale:	1" = 10'
Project: PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title:	Sheet #:
STORMWATER MANAGEMENT DETAILS	2.22

GENERAL NOTES

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2023, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.2424 ACRES. THE SITE IS LOCATED WITHIN THE OVIDD / 30VFD0 IN THE TOWN OF WATERTOWN (DANVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 619 (05-21).
6. REFER TO SHEET 1.0 FOR NOTES, LEGEND, AND ABBREVIATIONS.
7. REFER TO SHEET 2.12 FOR SOIL EROSION AND SEDIMENT CONTROL PHASE II.
8. REFER TO SHEET 2.41 FOR SEC NOTES AND DETAILS.



Rev. #	Date	Description
2	03/10/24	CONSTRUCTION REV. #1
1	06/04/23	Plan Revision - Staff Review



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Drawn By:	PDS
Checked By:	STM
Approved By:	KMS
Project #:	24202601
Plan Date:	05/23/25
Scale:	1" = 30'



Project: **PROPOSED TRACTOR SUPPLY**
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

Sheet Title: **PHASE I SOIL EROSION & SEDIMENT CONTROL PLAN**

Sheet #: **2.31**

CONSTRUCTION SEQUENCE (PHASE I)

1. PHASE I
 - 1.1. ENSURE ALL BONDING / FEES / ZONING PERMITS ARE PAID AND APPROVED BY TOWN OF WATERTOWN PRIOR TO CONSTRUCTION.
 - 1.2. INSTALL CONSTRUCTION FENCE AND STABILIZED CONSTRUCTION ENTRANCE, EXIT.
 - 1.3. INSTALL SILT FENCE / SILT/COMPOST SOCKS AND OTHER SEC MEASURES AS PROPOSED HEREON (CLEAR ONLY THOSE AREA NECESSARY TO INSTALL SUCH MEASURES).
 - 1.4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
 - 1.5. INSTALL SILT SACK PILE PROTECTION ON ALL EXISTING DRAINAGE STRUCTURES WITHIN THE PROJECT SITE, AND WITHIN PROXIMITY OF THE SITE.
 - 1.6. HALL ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD / TOWN OF WATERTOWN LAND USE AGENT TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMPs). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER OF RECORD, TOWN AGENCIES, AND GROUND-DISTURBING CONTRACTOR BEFORE PROCEED WITH CONSTRUCTION.
 - 1.7. CONSTRUCT SEDIMENT TRAPS.
 - 1.8. REMOVE EXISTING STORMWATER STRUCTURES, AND FINISH: INSTALL PROPOSED STORMWATER CONVEYANCE SYSTEM.
 - 1.9. CLEAR AND GRUB LIMIT OF DISTURBANCE. CONTRACTOR TO CUT TREES AND REMOVE ALL STUMPS.
 - 1.10. DEMOLISH AND REMOVE ANY EXISTING STRUCTURES / FOUNDATIONS.
 - 1.11. REMOVE ALL EXISTING CURBING, BITUMINOUS CONCRETE PAVEMENT, CONCRETE PADS, AND FENCING.
 - 1.12. ESTABLISH MATERIAL STOCKPILE AREA AND INSTALL SEC BARRIER SURROUNDING PILE.
 - 1.13. BEGIN BULKY GRADING OF THE SITE.
2. PHASE 2: REFER TO SEQUENCE ON SHEET 1.12

KEYNOTES

- (1) INSTALL SILT FENCE PROTECTION (SEE DETAIL 5 / SHEET 2.41)
- (2) PAVEMENT SAWCUT (SEE DETAIL 4 / SHEET 3.03)
- (3) INSTALL 6" HIGH TEMPORARY CONSTRUCTION FENCE; CONTRACTOR TO MODIFY THROUGHOUT CONSTRUCTION AS NECESSARY (SEE DETAIL 1 / SHEET 2.41)
- (4) INSTALL 50' LONG MEDIUM TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL 2 / SHEET 2.41)
- (5) INSTALL 30' (MIN.) WIDE SWING GATE FOR CONSTRUCTION ENTRANCE (TYPICAL)
- (6) INSTALL STOCKPILE FOR DEMOLITION DEBRIS WITH TEMPORARY SILT / COMPOST SOCKS. LOCATION AND SIZE OF STOCKPILE AREA IS SUBJECT TO CHANGE THROUGHOUT CONSTRUCTION (SEE DETAILS 3 & 4 / SHEET 1.41)
- (7) INSTALL TEMPORARY SEDIMENT TRAP (SEE DETAIL 6 / SHEET 2.41)
- (8) CONTRACTOR TO CONSTRUCT DIVERSION SWALE AND GRADE TO SEDIMENT TRAP (SEE DETAIL 4 / SHEET 2.41)
- (9) INSTALL EROSION CONTROL BLANKET (SEE DETAIL 9 / SHEET 2.41)
- (10) INSTALL SILT SACK INLET PROTECTION (SEE DETAIL 7 / SHEET 2.41)
- (11) DEMOLISH AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT (TYPICAL)
- (12) DEMOLISH AND DISPOSE OF EXISTING METAL GUARDRAIL (TYPICAL)
- (13) DEMOLISH AND DISPOSE OF EXISTING BITUMINOUS CONCRETE CURB (TYPICAL)
- (14) DEMOLISH AND DISPOSE OF EXISTING FIRE HYDRANT (TYPICAL)
- (15) DEMOLISH AND DISPOSE OF EXISTING DRAINAGE LINE (TYPICAL)
- (16) DEMOLISH AND DISPOSE OF EXISTING SANITARY LINE (TYPICAL)
- (17) DEMOLISH AND DISPOSE OF EXISTING UTILITY STRUCTURES (TYPICAL)
- (18) DEMOLISH AND DISPOSE OF EXISTING STONE RETAINING WALL (TYPICAL)
- (19) DEMOLISH AND DISPOSE OF EXISTING CHAIN LINK FENCE (TYPICAL)
- (20) APPROXIMATE LOCATION OF SOIL BORING PERFORMED BY SOLLI ENGINEERING, LLC (REFER TO SHEET 0.12 FOR MORE INFORMATION)
- (21) REMOVE EXISTING STRUCTURE (TYPICAL)
- (22) PROTECT AND MAINTAIN EXISTING UTILITY POLE (TYPICAL)
- (23) REMOVE EXISTING WATER SERVICE (TYPICAL)
- (24) PROTECT AND MAINTAIN EXISTING 16" MCP PIPE (TYPICAL)

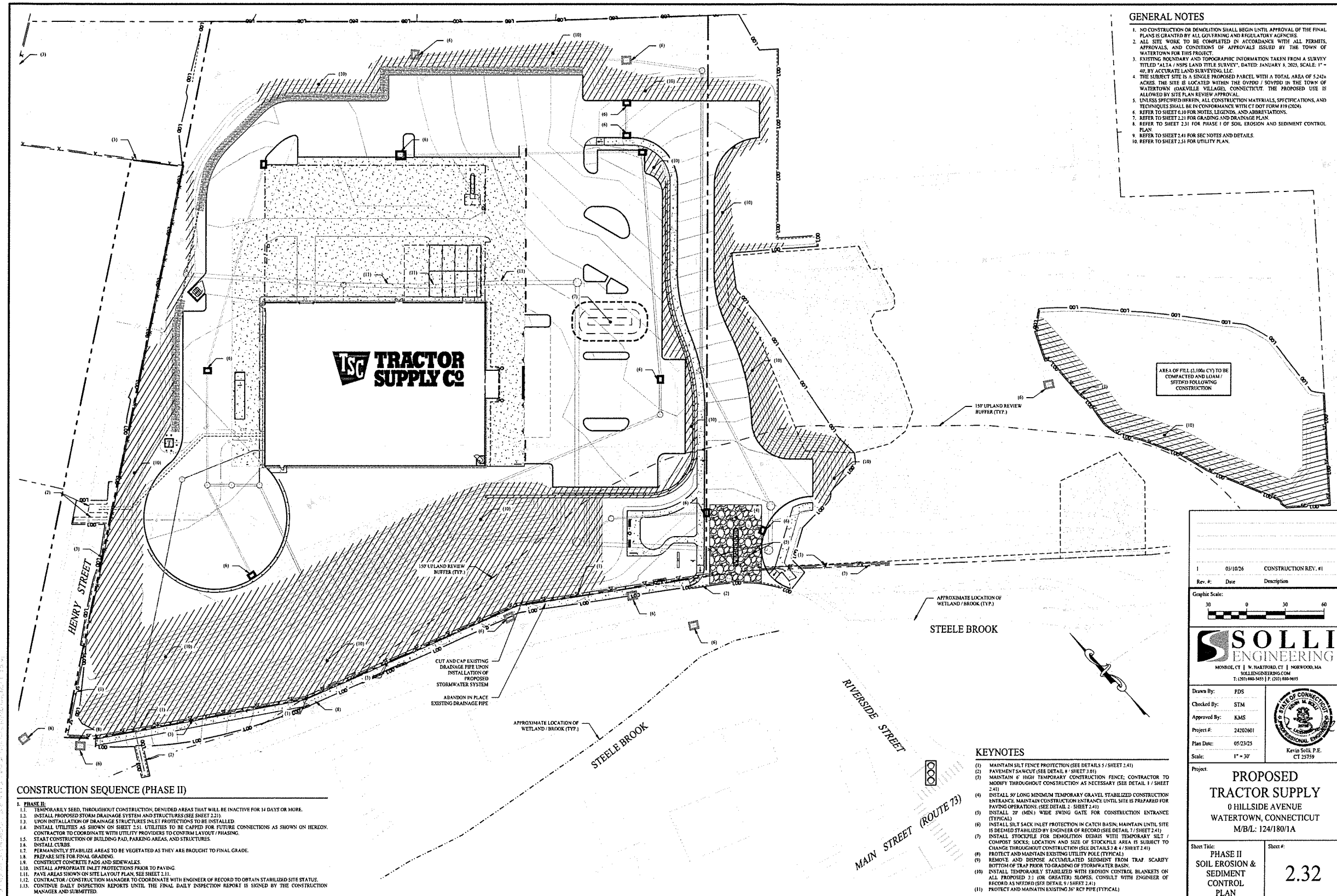
SEDIMENT TRAP CALCULATIONS

NOTE: TEMPORARY SEDIMENT TRAP HAS BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 14 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

SEDIMENT TRAP #1:
 CONTRIBUTING DRAINAGE AREA = 3.24 ACRES
 3.24 AC x 14 CY/AC = 45.4 CY
 45 CY x 27 CF/CY = 11,722 CF
 SEDIMENT TRAP #1 STORAGE CAPACITY = 11,833 CF

GENERAL NOTES

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2025, SCALE: 1" = 40' BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.2424 ACRES. THE SITE IS LOCATED WITHIN THE OVPDD / SOVPOD IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREFIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 119 (2024).
6. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
7. REFER TO SHEET 2.21 FOR GRADING AND DRAINAGE PLAN.
8. REFER TO SHEET 2.31 FOR PHASE I OF SOIL EROSION AND SEDIMENT CONTROL PLAN.
9. REFER TO SHEET 2.41 FOR SEE NOTES AND DETAILS.
10. REFER TO SHEET 2.51 FOR UTILITY PLAN.



CONSTRUCTION SEQUENCE (PHASE II)

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. INSTALL PROPOSED STORM DRAINAGE SYSTEM AND STRUCTURES (SEE SHEET 2.21).
3. UPON INSTALLATION OF DRAINAGE STRUCTURES INLET PROTECTIONS TO BE INSTALLED.
4. INSTALL UTILITIES AS SHOWN ON SHEET 2.51. UTILITIES TO BE CAPPED FOR FUTURE CONNECTIONS AS SHOWN ON HEREIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS TO CONFIRM LAYOUT / PHASING.
5. START CONSTRUCTION OF BUILDING PAD, PARKING AREAS, AND STRUCTURES.
6. INSTALL CURBS.
7. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
8. PREPARE SITE FOR FINAL GRADING.
9. CONSTRUCT CONCRETE PADS AND SIDEWALKS.
10. INSTALL APPROPRIATE INLET PROTECTIONS FROM TO PAVING.
11. PAVE AREAS SHOWN ON SITE LAYOUT PLAN, SEE SHEET 2.11.
12. CONTRACTOR / CONSTRUCTION MANAGER TO COORDINATE WITH ENGINEER OF RECORD TO OBTAIN STABILIZED SITE STATUS.
13. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED.

Rev. #	Date	Description
1	05/10/26	CONSTRUCTION REV. #1



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Drawn By:	FDS
Checked By:	STM
Approved By:	KMS
Project #:	24202601
Plan Date:	05/23/25
Scale:	1" = 30'



Project:
PROPOSED TRACTOR SUPPLY
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

Sheet Title:	PHASE II SOIL EROSION & SEDIMENT CONTROL PLAN
Sheet #:	2.32

KEYNOTES

- (1) MAINTAIN SILT FENCE PROTECTION (SEE DETAILS 5 / SHEET 2.41)
- (2) PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 2.01)
- (3) MAINTAIN 6" HIGH TEMPORARY CONSTRUCTION FENCE. CONTRACTOR TO MONITOR THROUGHOUT CONSTRUCTION AS NECESSARY (SEE DETAIL 1 / SHEET 2.41)
- (4) INSTALL 30' LONG MINIMUM TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE. MAINTAIN CONSTRUCTION ENTRANCE UNTIL SITE IS PREPARED FOR PAVING OPERATIONS (SEE DETAIL 2 / SHEET 2.41)
- (5) INSTALL 20' (MIN.) WIDE SWING GATE FOR CONSTRUCTION ENTRANCE (TYPICAL)
- (6) INSTALL SILT SACK INLET PROTECTION IN CATCH BASIN. MAINTAIN UNTIL SITE IS DESIRED STABILIZED BY ENGINEER OF RECORD (SEE DETAIL 7 / SHEET 2.41)
- (7) INSTALL STOCKPILE FOR DEMOLITION DEBRIS WITH TEMPORARY SILT / COMPOST SOCKS. LOCATION AND SIZE OF STOCKPILE AREA IS SUBJECT TO CHANGE THROUGHOUT CONSTRUCTION (SEE DETAILS 3 & 4 / SHEET 2.41)
- (8) PROTECT AND MAINTAIN EXISTING UTILITY POLE (TYPICAL)
- (9) REMOVE AND DISPOSE ACCUMULATED SEDIMENT FROM TRAP SCARIFY BOTTOM OF TRAP PANS TO GRADING OF STORMWATER BASIN.
- (10) INSTALL TEMPORARILY STABILIZED WITH EROSION CONTROL BLANKETS ON ALL PROPOSED 1:1 OR GREATER SLOPES. CONSULT WITH ENGINEER OF RECORD AS NEEDED (SEE DETAIL 5 / SHEET 2.41)
- (11) PROTECT AND MAINTAIN EXISTING 36" RCP PIPE (TYPICAL)

SOIL EROSION & SEDIMENT CONTROL NOTES

SEDIMENT & EROSION CONTROL MEASURES:
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ADJACENT WETLANDS AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE:
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2025 WITH COMPLETION ANTICIPATED BY SUMMER 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.

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 LAND USE AGENTS OF THE TOWN OF WATERBURY AND 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:
CLEANING, GRUBBING & DEMOLITION OPERATIONS:
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING, GRUBBING, AND DEMOLITION 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 OF RECORD HAS INSPECTED AND APPROVED ALL INSTALLATIONS.

3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING, GRUBBING, AND DEMOLITION OPERATIONS SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL DEVICES AS WELL AS EXISTING LANDSCAPED AREAS.
4. FOLLOWING THE COMPLETION OF CLEARING, GRUBBING, AND DEMOLITION OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING, PROCESSED AGGREGATE STONE OR DISTRESSED HAY 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 SILT / COMPOST SOCKS.

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 OF RECORD, MUNICIPAL LAND USE AGENT AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #20 SIEVE (GRAND), AND SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS AND BASIN (IF APPLICABLE).

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:
1. SILT FENCES AND SILT / COMPOST SOCKS SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY TRAPS, MULCH PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY DALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE ENGINEER OF RECORD.
2. FINAL GRADING AND PAVING OPERATIONS:
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, STEEP SLOPES AND VEGETATION. ALL SLOPES SHALL BE STIPPLED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.

PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE BASED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEEDING, 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 ENGINEER OF RECORD.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES:

I. SILTATION FENCE:
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DISCONTINUED FENCE LINE LOCATION.
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 15 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. SILT SACK INLET PROTECTION:
A. REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.
B. PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.
C. ONCE GRATE IS PLACED BACK, ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

III. SILT / COMPOST SOCKS:
A. FOR SILT / COMPOST FILTER SOCKS 18 INCHES OR LESS IN DIAMETER, WOODEN STAKES SHALL BE 1 INCH BY 1 INCH, AT 10 FOOT INTERVALS ON CENTER, AND OF A LENGTH THAT SHALL PROJECT INTO THE SOIL 1 FOOT LEAVING 3 INCHES TO 4 INCHES PROTRUDING ABOVE THE FILTER SOCK.
B. TRUNCING IS NOT REQUIRED. SILT / COMPOST FILTER SOCKS SHALL BE PLACED OVER THE TOP OF GROUND. WOODEN STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE FILTER SOCKS AT REGULAR INTERVALS TO ANCHOR THEM TO THE GROUND. ALTERNATIVELY, STAKES CAN BE PLACED ON THE DOWNSTREAM SIDE OF THE SOCK TO ENSURE OPTIMUM PERFORMANCE. HEAVY VEGETATION SHALL BE CUT DOWN OR REMOVED, AND EXTREMELY UNSTABLE SURFACES SHALL BE GRADED TO ENSURE THAT THE SILT / COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE.

IV. CONSTRUCTION ENTRANCE:
A. REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA. GRADE AND COMPACT FOUNDATION FOR POSITIVE DRAINAGE.
B. PLACE 1" STONE A MINIMUM OF 100 FEET ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 6" THICK.
C. GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN STONE TILLS AND EARTH SURFACE TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.
D. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BEHIND THE ENTRANCE.
E. FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT RUNOFF FROM THE ENTRANCE.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES:
1. SILTATION FENCE:
A. ALL SILTATION FENCES SHALL BE INSPECTED AT 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.
2. SILT SACK INLET PROTECTION:
A. ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

III. SILT / COMPOST SOCKS:
A. INSPECT SILT / COMPOST SOCKS AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT GENERATES DISCHARGE.
B. IF THE SILT / COMPOST SOCK WAS OVERTOPPED DURING A STORM EVENT, THE OPERATOR SHOULD CONSIDER INSTALLING AN ADDITIONAL FILTER SOCK ON TOP OF THE ORIGINAL. PLACING AN ADDITIONAL FILTER SOCK FURTHER UP THE SLOPE, OR USING ADDITIONAL MEASURES IN CONJUNCTION WITH THE SOCKS.
C. REMOVE SEDIMENT THAT BUILDS UP BEHIND THE SOCK BEFORE IT INTERFERES WITH THE FUNCTIONALITY OF THE SOCK. REMOVE THE SEDIMENT WITHIN THE PROJECT LIMITS OR DISPOSE OF LEGALLY SO THAT THE SEDIMENT IS NOT SUBJECT TO EROSION BY WIND OR WATER.
D. REPAIR OR REPLACE SPLIT, TORN, OR UNRAVELING SOCKS. REPLACE BROKEN OR SPLIT STAKES. SAGGING OR SLIPPING COMPOST SOCKS MUST BE REPAIRED WITH ADDITIONAL STAKES OR REPLACED.
E. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

IV. CONSTRUCTION ENTRANCE:
A. THE CONSTRUCTION ENTRANCE AND FENCE SHALL BE INSPECTED AT A MINIMUM WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE.
B. REMOVE MUD AND HEAVY SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROAD IMMEDIATELY.
C. THE GRAVEL PAD SHALL BE TOPDRESSED WITH NEW STONE WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL.
D. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
E. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

EROSION AND SEDIMENT CONTROL PLAN:
1. SILT / COMPOST SOCKS WILL BE INSTALLED AT ALL CULVERT OUTLETS ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH SILT / COMPOST SOCKS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. 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.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE ENGINEER OF RECORD OR BY LOCAL GOVERNING OFFICIALS.
8. 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.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, DETERMINING ALL PARTICLES ENDED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

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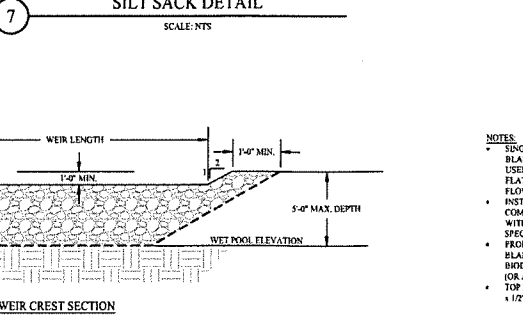
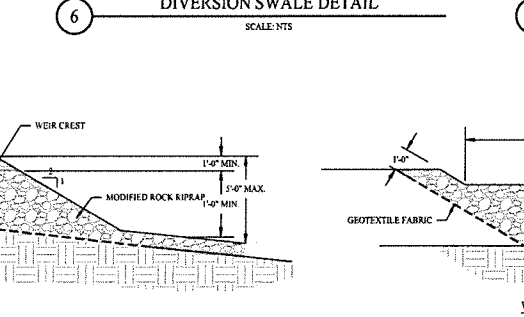
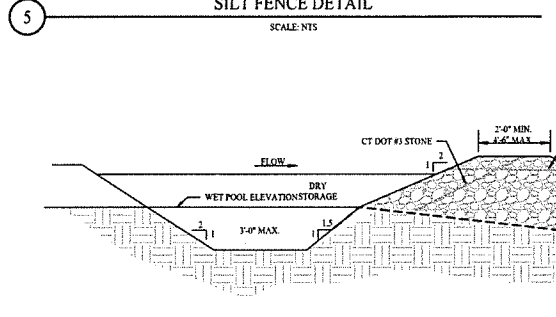
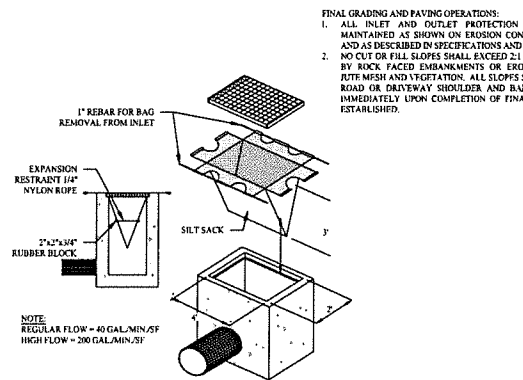
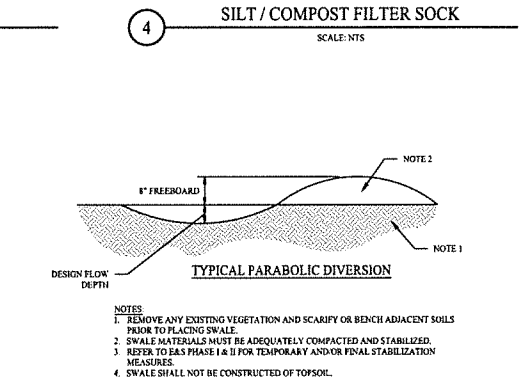
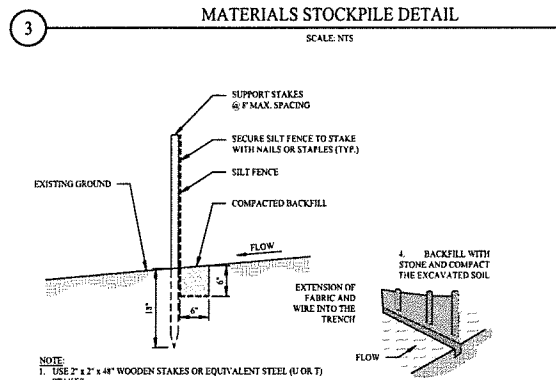
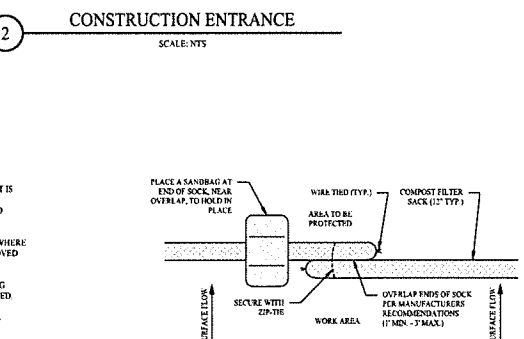
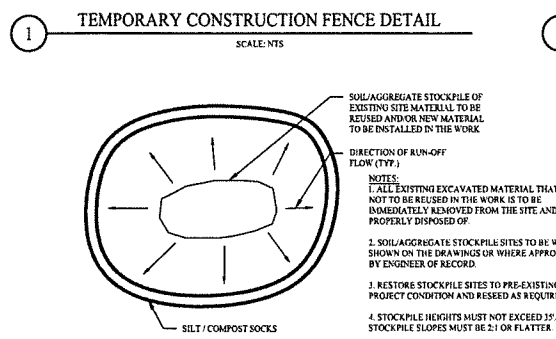
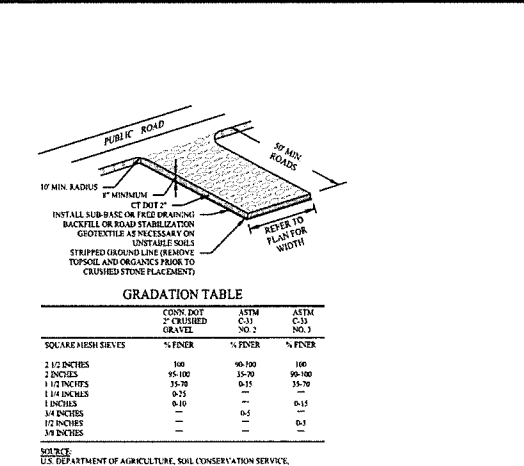
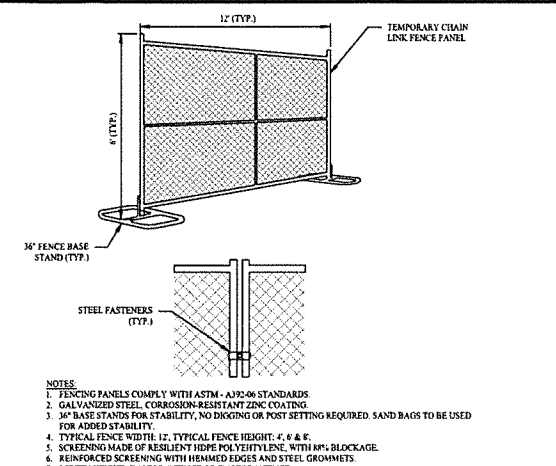
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8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, DETERMINING ALL PARTICLES ENDED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES:
1. SILTATION FENCE:
A. ALL SILTATION FENCES SHALL BE INSPECTED AT 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.
2. SILT SACK INLET PROTECTION:
A. ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

EROSION AND SEDIMENT CONTROL PLAN:
1. SILT / COMPOST SOCKS WILL BE INSTALLED AT ALL CULVERT OUTLETS ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH SILT / COMPOST SOCKS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. 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.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE ENGINEER OF RECORD OR BY LOCAL GOVERNING OFFICIALS.
8. 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.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, DETERMINING ALL PARTICLES ENDED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

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8. 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.
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, DETERMINING ALL PARTICLES ENDED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.



1. TEMPORARY CONSTRUCTION FENCE DETAIL SCALE: NTS

2. CONSTRUCTION ENTRANCE SCALE: NTS

3. MATERIALS STOCKPILE DETAIL SCALE: NTS

4. SILT / COMPOST FILTER SOCK SCALE: NTS

5. SILT FENCE DETAIL SCALE: NTS

6. DIVERSION SWALE DETAIL SCALE: NTS

7. SILT SACK DETAIL SCALE: NTS

8. EROSION CONTROL BLANKET SCALE: NTS

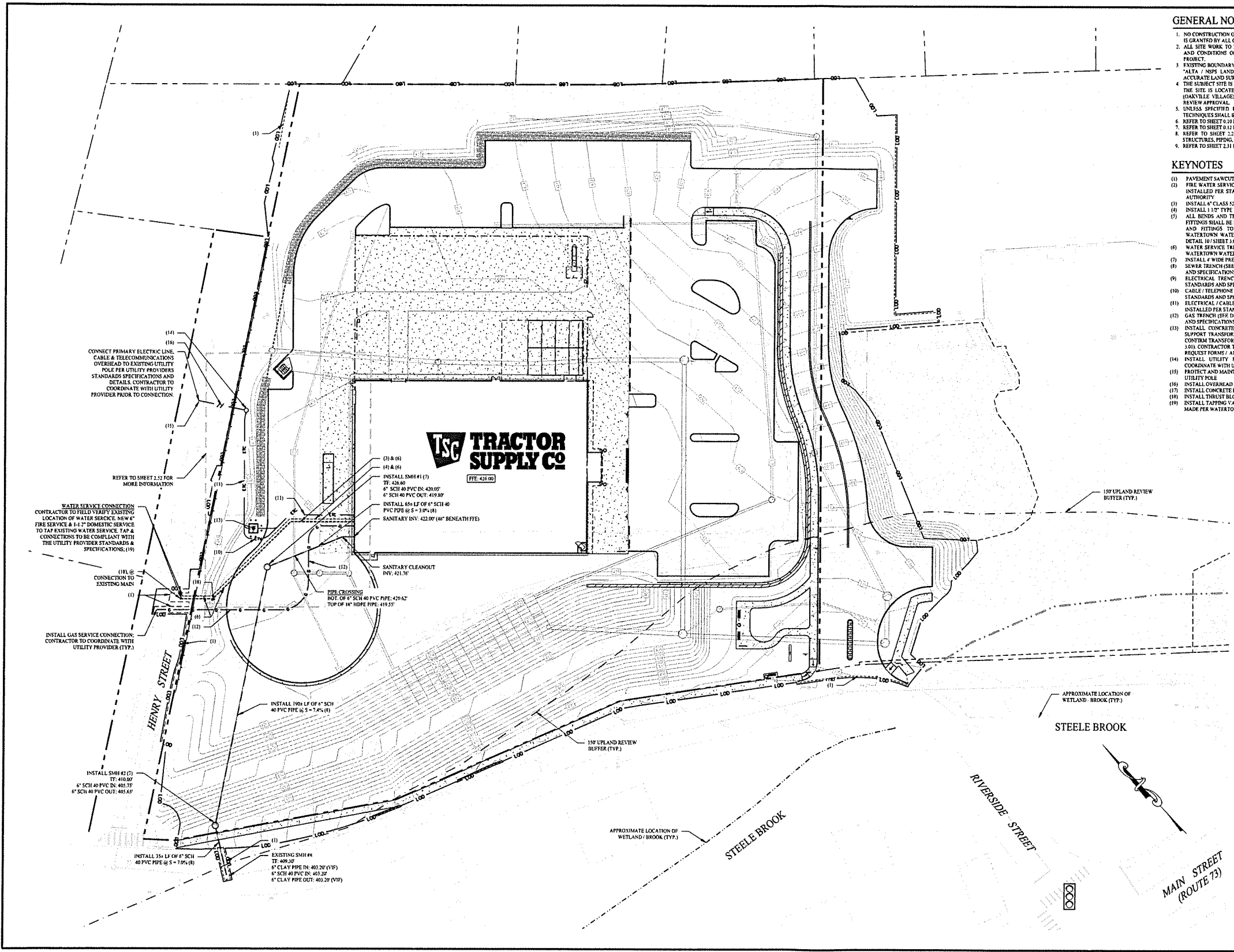
Rev. #:	03/10/26	CONSTRUCTION REV. #1
Date:		
Description:		
SOLLI ENGINEERING		
MONROE, CT W. HARTFORD, CT NORWOOD, MA		
T: (203) 860-5493 F: (203) 860-9493		
Drawn By:	PDS	
Checked By:	STM	
Approved By:	KMS	
Project #:	24202601	
Plan Date:	05/23/25	
Scale:	NTS	
Kevin Solli, P.E. CT 25759		
Project:		
PROPOSED TRACTOR SUPPLY		
0 HILLSIDE AVENUE		
WATERBURY, CONNECTICUT		
M/B/L: 124/180/1A		
Sheet Title:	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	Sheet #:
		2.41

GENERAL NOTES

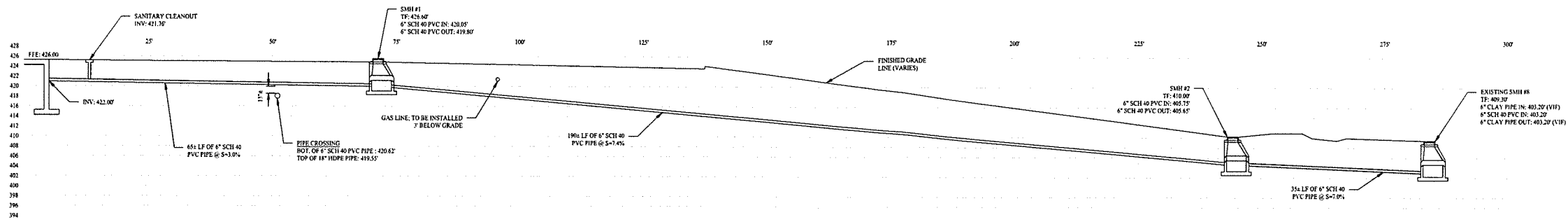
1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2013, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 2.263 ACRES. THE SITE IS LOCATED WITHIN THE 0VPRD / SOVPRD IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 119 (2024).
6. REFER TO SHEET 0.1 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
7. REFER TO SHEET 0.2 FOR GEOTECHNICAL BORING LOG INFORMATION.
8. REFER TO SHEET 2.21 FOR INFORMATION REGARDING SITE GRADING AND DRAINAGE STRUCTURES, PILING, AND TRENCHING.
9. REFER TO SHEET 2.31 FOR DEMOLITION AND REMOVAL OF EXISTING UTILITIES.

KEYNOTES

- (1) PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 3.01)
- (2) FIRE WATER SERVICE CONNECTION. DOMESTIC SERVICE CONNECTION, SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY.
- (3) INSTALL 4" CLASS 45 CEMENT-LINED DR FIRE SERVICE (TYPICAL)
- (4) INSTALL 1/2" TYPE K COPPER DOM WATER SERVICE (TYPICAL)
- (5) ALL BENDS AND TEES TO BE INSTALLED WITH THRUST BLOCK SUPPORTS AND ALL FITTINGS SHALL BE RESTRAINT DEVICES (E.G. ERMA MEGALUG). ALL THRUST BLOCKS AND FITTINGS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS (SEE DETAIL 10 / SHEET 3.04)
- (6) WATER SERVICE TRENCH (SEE DETAIL 11 / SHEET 3.04). SERVICE TO BE INSTALLED PER WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS
- (7) INSTALL 4" WIDE PRECAST SANITARY MANHOLE (SEE DETAIL 1 & 2 / SHEET 3.04)
- (8) SEWER TRENCH (SEE DETAIL 11 / SHEET 3.04). SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- (9) ELECTRICAL TRENCH (SEE DETAIL 4 / SHEET 3.04). SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (10) CABLE / TELEPHONE TRENCH (SEE DETAIL 4 / SHEET 3.04). SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (11) ELECTRICAL / CABLE / TELEVISION TRENCH (SEE DETAIL 4 / SHEET 3.04). SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (12) GAS TRENCH (SEE DETAIL 4 / SHEET 3.04). SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (13) INSTALL CONCRETE TRANSFORMER PAD & ASSOCIATED CONCRETE BOLLARDS TO SUPPORT TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO CONFIRM TRANSFORMER SIZE, LOCATION, AND MATERIALS (SEE DETAILS 3 & 4 / SHEET 3.01). CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO SUBMIT ANY SERVICE REQUEST FORMS / APPLICATIONS FOR TRANSFORMER ACQUISITION
- (14) INSTALL UTILITY POLE. INSTALL GUY WIRE AS NECESSARY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER (TYPICAL)
- (15) PROTECT AND MAINTAIN EXISTING UTILITY POLE. PULL OVERHEAD LINES TO PROPOSED UTILITY POLE
- (16) INSTALL OVERHEAD ELECTRICAL / TELEPHONE / CABLE UTILITY LINES (TYPICAL)
- (17) INSTALL CONCRETE BOLLARDS (SEE DETAIL 6 / SHEET 3.01)
- (18) INSTALL THRUST BLOCK SUPPORT (SEE DETAIL 10 / SHEET 3.04)
- (19) INSTALL TAPPING VALVE AND SLEEVE (SEE DETAIL 11 / SHEET 3.04). CONNECTION TO BE MADE PER WATERTOWN WATER & SEWER AUTHORITY SPECIFICATIONS & STANDARDS



1	03/10/26	CONSTRUCTION REV. #1
Rev. #:	Date	Description
Graphic Scale:		
<small>HARTFORD, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 866-5471 F: (203) 866-9691</small>		
Drawn By:	FDS	
Checked By:	CJB	
Approved By:	KMS	
Project #:	24202601	
Plan Date:	05/23/25	
Scale:	1" = 30'	
Project:	PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title:	SITE UTILITY PLAN	
Sheet #:	2.51	

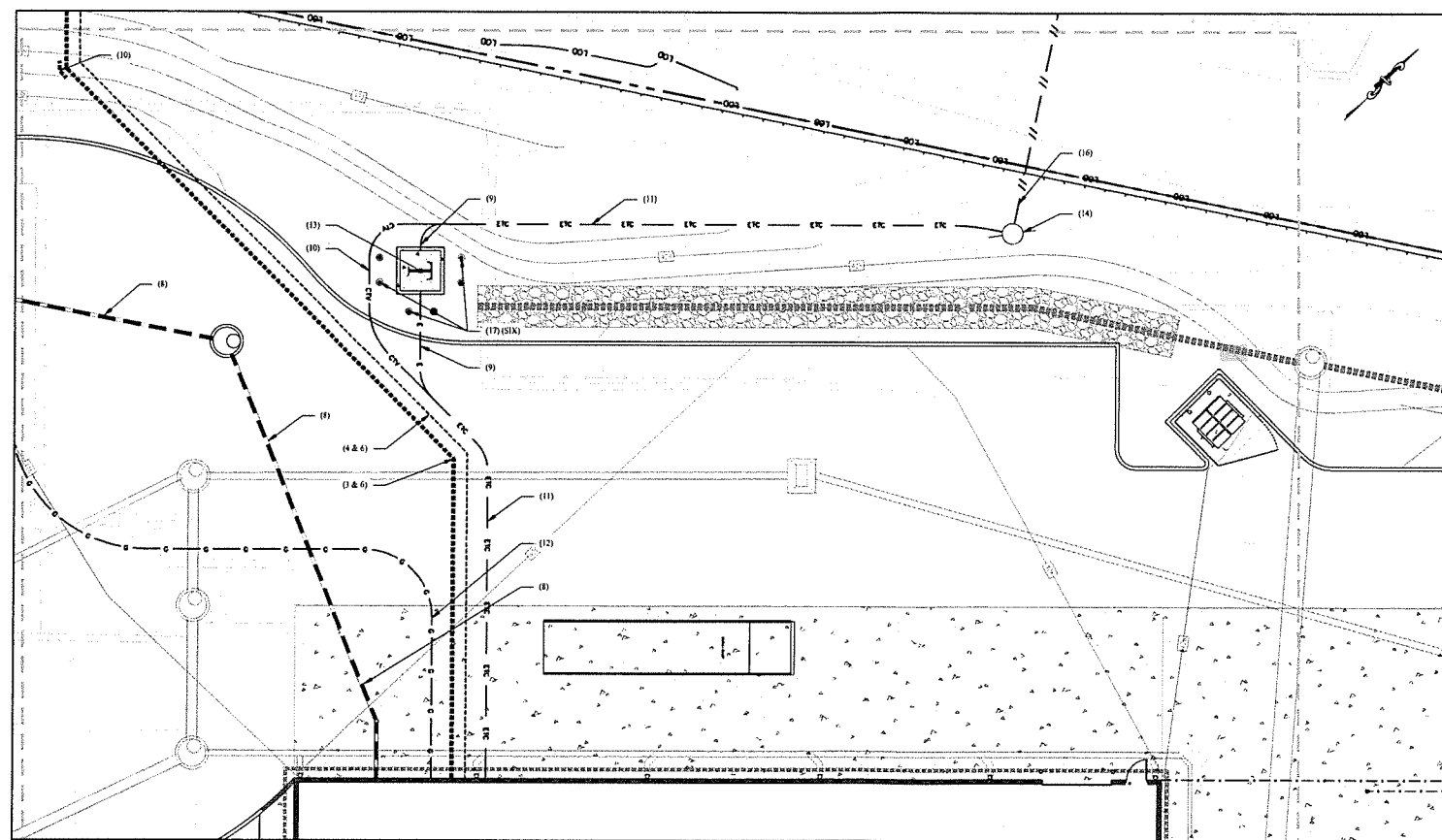


SANITARY DISPOSAL SYSTEM PROFILE

V SCALE: 1" = 10' / H SCALE: 1" = 10'

KEYNOTES

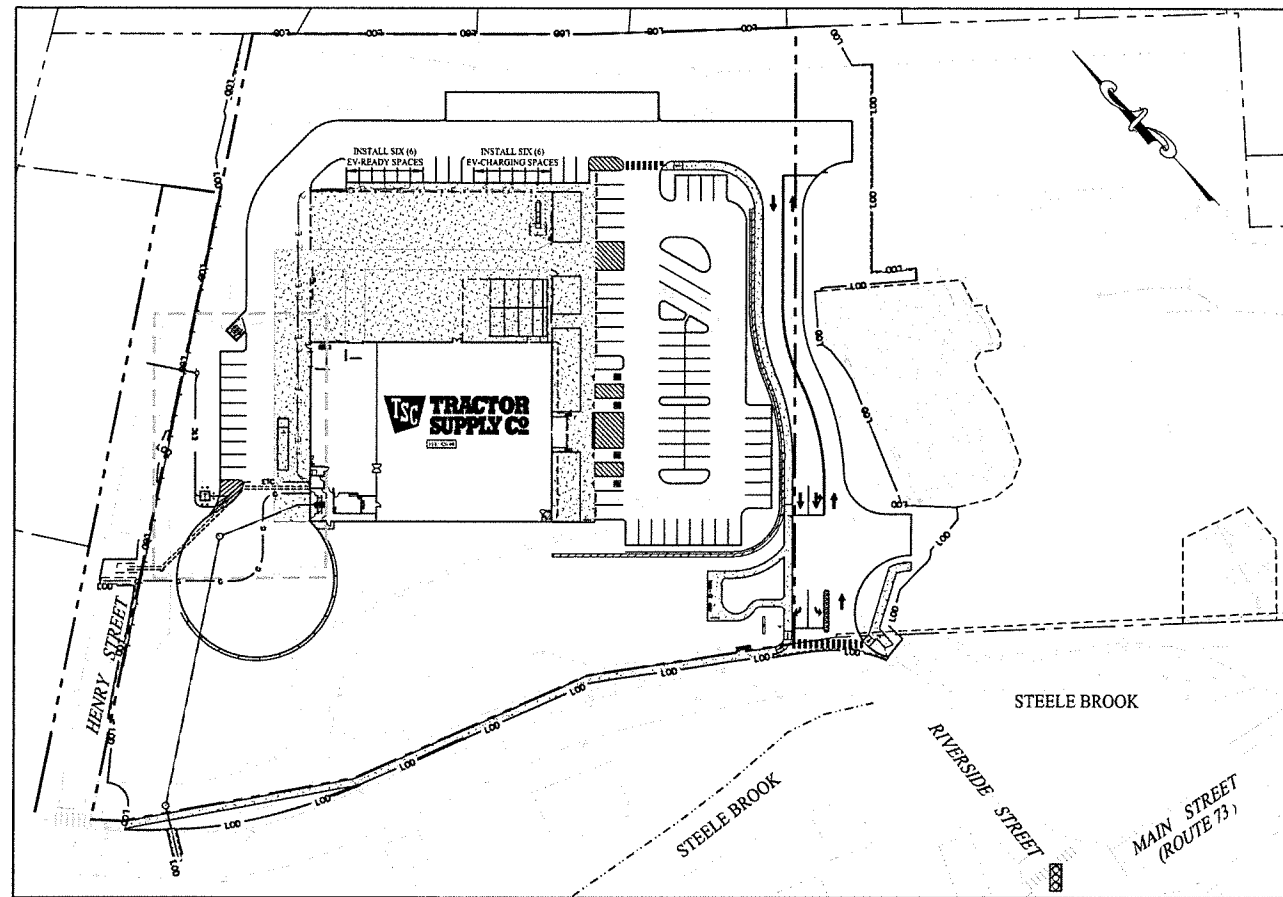
- (1) PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 3.01)
- (2) FIRE WATER SERVICE CONNECTION / DOMESTIC SERVICE CONNECTION; SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- (3) INSTALL 4" CLASS 52 CEMENT-LINED DI FIRE SERVICE (TYPICAL)
- (4) INSTALL 1 1/2" TYPE K COPPER DOM WATER SERVICE (TYPICAL)
- (5) ALL BENDS AND TEES TO BE INSTALLED WITH THRUST BLOCK SUPPORTS AND ALL FITTINGS SHALL BE NO RESTRAINT DEVICES (E.G. BRASS MEDIALOON, ALL THRUST BLOCKS AND FITTINGS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS (SEE DETAIL 10 / SHEET 3.04)
- (6) WATER SERVICE TRENCH (SEE DETAIL 11 / SHEET 3.04); SERVICE TO BE INSTALLED PER WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS
- (7) INSTALL 4" WIDE PRECAST SANITARY MANHOLE (SEE DETAIL 1 & 2 / SHEET 3.04)
- (8) SEWER TRENCH (SEE DETAIL 1 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- (9) ELECTRICAL TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (10) CABLE / TELEPHONE TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (11) ELECTRICAL / CABLE / TELEVISION TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (12) GAS TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (13) INSTALL CONCRETE TRANSFORMER PAD & ASSOCIATED CONCRETE BOLLARDS TO SUPPORT TRANSFORMER; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO CONFIRM TRANSFORMER SIZE, LOCATION, AND MATERIALS (SEE DETAILS 3 & 4 / SHEET 3.01); CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO SUBMIT ANY SERVICE REQUEST FORMS / APPLICATIONS FOR TRANSFORMER ACQUISITION
- (14) INSTALL UTILITY POLE; INSTALL GUY WIRE AS NECESSARY; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER (TYPICAL)
- (15) PROTECT AND MAINTAIN EXISTING UTILITY POLE; PULL OVERHEAD LINES TO PROPOSED UTILITY POLE
- (16) INSTALL OVERHEAD ELECTRICAL, TELEPHONE / CABLE UTILITY LINES (TYPICAL)
- (17) INSTALL CONCRETE BOLLARDS (SEE DETAIL 6 / SHEET 3.01)
- (18) INSTALL THRUST BLOCK SUPPORT (SEE DETAIL 10 / SHEET 3.04)
- (19) INSTALL TAPPING VALVE AND SLEEVE (SEE DETAIL 11 / SHEET 3.04); CONNECTION TO BE MADE PER WATERTOWN WATER & SEWER AUTHORITY STANDARDS & SPECIFICATIONS



UTILITIES ENLARGEMENT

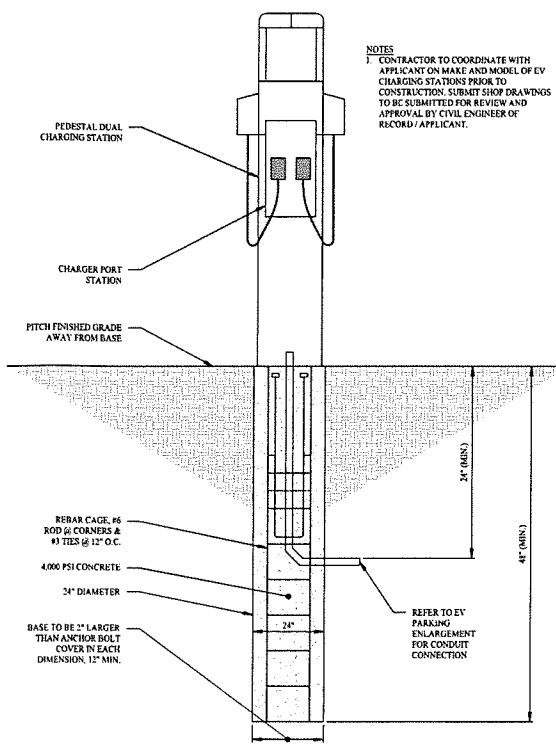
SCALE: 1" = 10'

1 03/10/25 CONSTRUCTION REV. #1	
Rev. #:	Date Description
 SOLLI ENGINEERING MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (860) 460-5401 F: (203) 866-9695	
Drawn By:	PDS
Checked By:	CJB
Approved By:	KMS
Project #:	24262601
Plan Date:	05/23/25
Scale:	NTS
 Kevin Solli, P.E. CT 25759	
PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title:	Sheet #:
UTILITY PROFILE & ENLARGEMENT	2.52



OVERALL SITE AREA MAP

SCALE: 1" = 30'



TYPICAL LEVEL 2 EV CHARGER DETAIL

SCALE: NTS

GENERAL NOTES

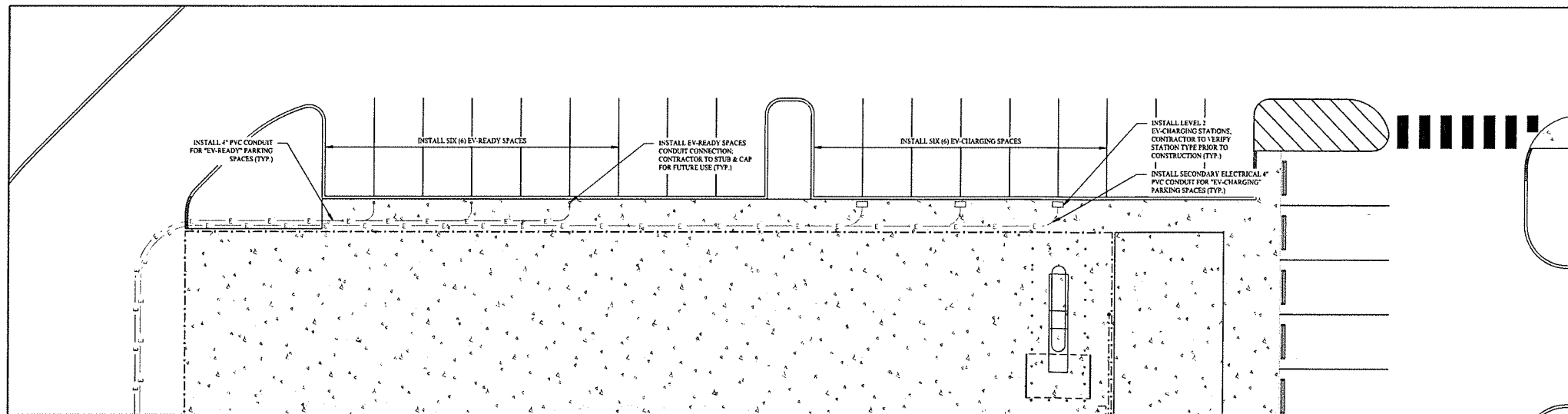
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2015, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
- THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 1.241 ACRES. THE SITE IS LOCATED WITHIN THE OYPOD / SOVPOD IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
- UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #19 (2014).
- REFER TO SHEET #10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJOINING LOT LINE
- - - LIMIT OF EASEMENT
- - - SECONDARY ELECT. CONDUIT FOR EV CHARGING SPACES
- - - 4" PVC CONDUIT FOR "EV READY" SPACES

EV PARKING SUMMARY

PROPOSED DEVELOPMENT	TOTAL PARKING SPACES	EV-CHARGING SPACES	EV-READY SPACES	EV/TOTAL PARKING SPACE RATIO
PROPOSED TRACTOR SUPPLY COMPANY	88	6	6	13.63%



EV PARKING ENLARGEMENT

SCALE: 1" = 10'

1 03/10/26 CONSTRUCTION REV. #1

Rev. #: Date Description

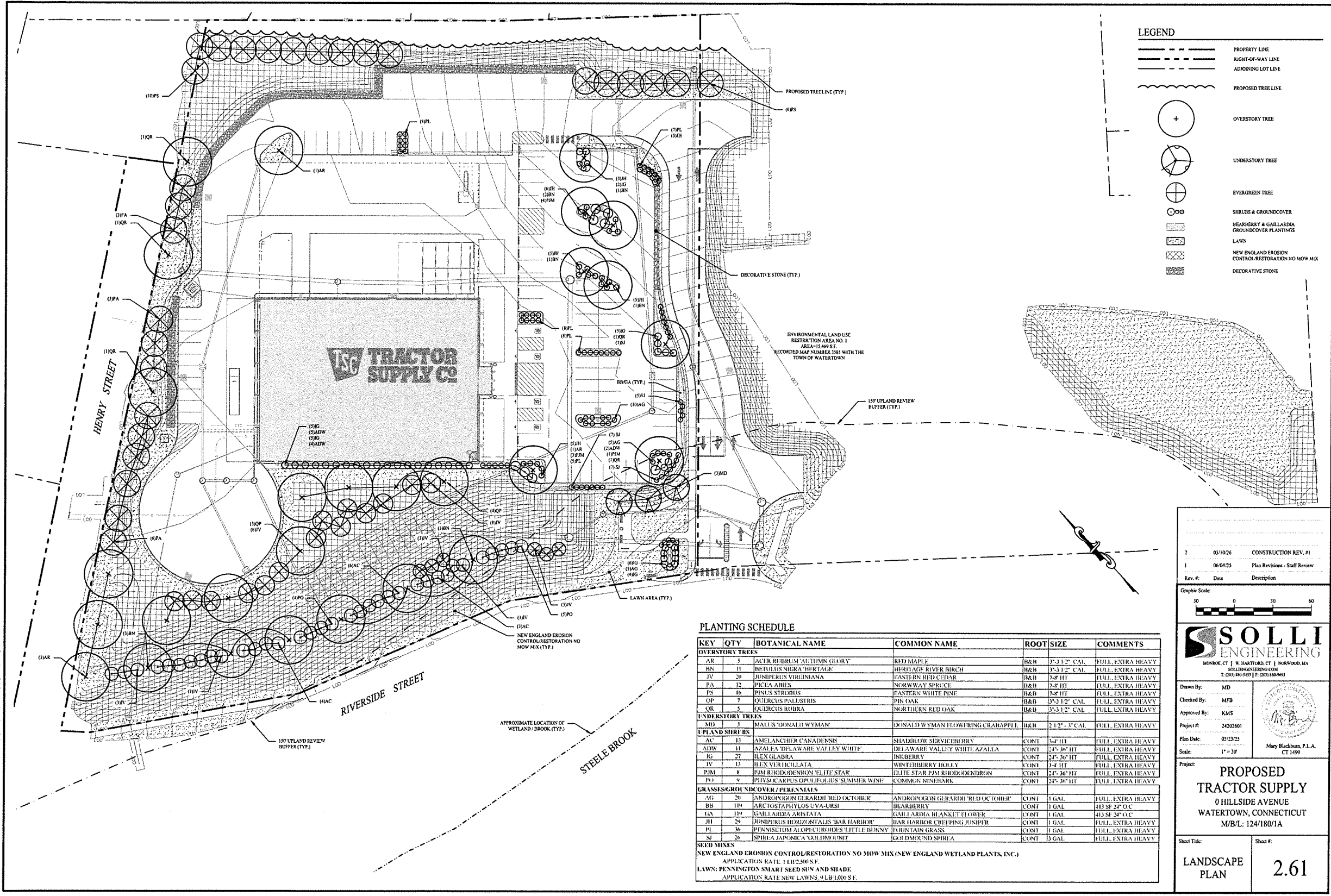
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SOLLI ENGINEERING
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 T: (203) 486-8477 | F: (203) 486-8445

Drawn By: PDS
 Checked By: STM
 Approved By: KMS
 Project #: 24202601
 Plan Date: 05/23/25
 Scale: 1" = 10'

Project:
PROPOSED TRACTOR SUPPLY
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

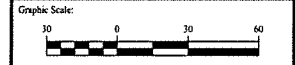
Sheet Title: EV CHARGING PLAN
 Sheet #: 2.53



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	PROPOSED TREE LINE
	OVERSTORY TREE
	UNDERSTORY TREE
	EVERGREEN TREE
	SHRUBS & GROUND COVER
	BEARBERRY & GALLIARDA GROUND COVER PLANTINGS
	LAWN
	NEW ENGLAND EROSION CONTROL/RESTORATION NO MOW MIX
	DECORATIVE STONE

2	03/10/26	CONSTRUCTION REV. #1
1	06/04/23	Plan Revisions - Staff Review
Rev. #:	Date	Description



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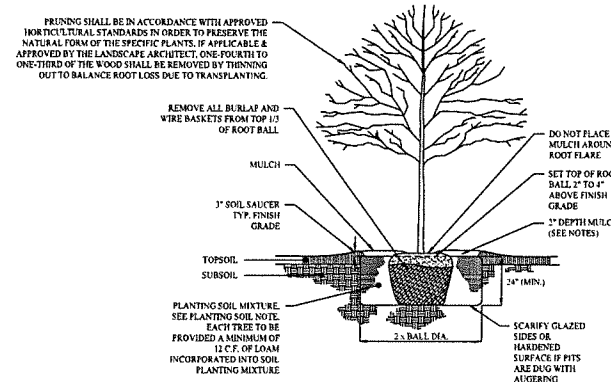
Drawn By: MD
 Checked By: MFB
 Approved By: KMS
 Project #: 24202601
 Plan Date: 05/23/25
 Scale: 1" = 30'

PROPOSED
TRACTOR SUPPLY
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

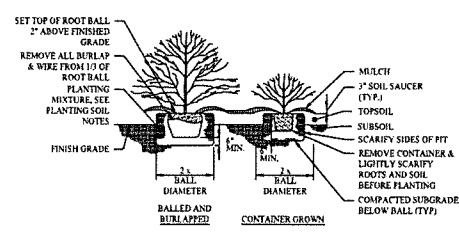
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PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
OVERSTORY TREES					
AR	5	ACER RUBRUM 'AUTUMN GLORY'	RED MAPLE	BRH 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
BN	11	BETULA NIGRA 'HERITAGE'	HERITAGE SWAMP BIRCH	BRH 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
IV	20	BUNIPERUS VIRGINIANA	EASTERN RED CEDAR	BRB 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
PA	12	PICEA ABIES	NORWAY SPRUCE	BRB 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
PS	16	PINUS STROBUS	EASTERN WHITE PINE	BRB 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
QP	7	QUERCUS PALUSTRIS	PIN OAK	BRB 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
QR	5	QUERCUS RUBRA	NORTHERN RED OAK	BRB 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
UNDERSTORY TREES					
MD	1	MAULS DONALD WYMAN	DONALD WYMAN FLOWERING CRABAPPLE	BRH 2 1/2" x 3" CAL.	FULL, EXTRA HEAVY
UPLAND SHRUBS					
AC	13	AMELANCHIER CANADENSIS	SHADDOW SERVICEBERRY	CONT 3" x 1 1/2" CAL.	FULL, EXTRA HEAVY
ADW	11	AZALEA DELAWARE VALLEY WHITE	DELAWARE VALLEY WHITE AZALEA	CONT 2" x 3" CAL.	FULL, EXTRA HEAVY
IG	27	ILEX GLABRA	INKBERRY	CONT 2" x 3" CAL.	FULL, EXTRA HEAVY
IV	13	ILEX VERICILLATA	WINTERBERRY HOLLY	CONT 1" x 1 1/2" CAL.	FULL, EXTRA HEAVY
PJM	8	PJM RHODODENDRON 'ELITE STAR'	ELITE STAR PJM RHODODENDRON	CONT 2" x 3" CAL.	FULL, EXTRA HEAVY
PO	9	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	COMMON NINEBARK	CONT 2" x 3" CAL.	FULL, EXTRA HEAVY
GRASSES/GROUND COVER / PERENNIALS					
AG	20	ANDROPOGON GERARDI 'RED OCTOBER'	ANDROPOGON GERARDI 'RED OCTOBER'	CONT 1 GAL.	FULL, EXTRA HEAVY
BB	119	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	CONT 1 GAL.	413 SF 2" O.C.
GA	119	GALLIARDA JONATA	GALLIARDA BLANKET FLOWER	CONT 1 GAL.	413 SF 2" O.C.
JH	29	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CRIPPING JUNIPER	CONT 1 GAL.	FULL, EXTRA HEAVY
PL	36	PENNISETUM ALOPYUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	CONT 1 GAL.	FULL, EXTRA HEAVY
SJ	26	SPIREA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	CONT 3 GAL.	FULL, EXTRA HEAVY
SEED MIXES					
NEW ENGLAND EROSION CONTROL/RESTORATION NO MOW MIX (NEW ENGLAND WETLAND PLANTS, INC.) APPLICATION RATE 1 LB/2500 S.F.					
LAWN: PENNINGTON'S SMART SEED SUN AND SHADE APPLICATION RATE NEW LAWNS 9 LB/1000 S.F.					

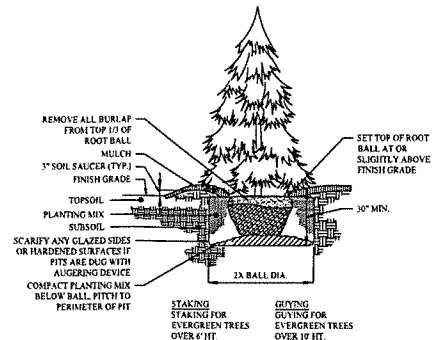


1 DECIDUOUS TREE PLANTING
SCALE: NTS

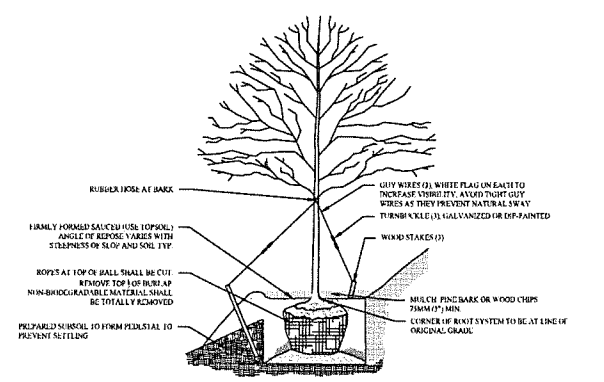


NOTE:
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.
2. VERIFY THAT ALL PLANT FITS ARE FREE DRAINING. NOTIFY LANDSCAPE ARCHITECT IF FITS ARE NOT FREE DRAINING.
3. PRUNE, DEAD, DEFORMED, OR BROKEN BRANCHES

2 SHRUB PLANTING
SCALE: NTS



3 EVERGREEN TREE PLANTING
SCALE: NTS



4 TREE SLOPE PLANTING
SCALE: NTS

GENERAL NOTES

- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA" REFS. LAND TITLE SURVEY", DATED: AUGUST 19, 2024, SCALE: 1" = 49', BY ACCURATE LAND SURVEYING, LLC.
- THE SUBJECT SITE IS A SINGLE PARCEL WITH A TOTAL AREA OF 9.276 ACRES, SITE LOCATED IN THE PLANNED OAKVILLE CENTRAL BUSINESS DISTRICT ZONING DISTRICT OF THE TOWN OF WATERTOWN, CONNECTICUT. RETAIL USES ARE PERMITTED THROUGH SPECIAL PERMIT REVIEW IN THE PLANNED COMMERCIAL ZONING DISTRICT.
- UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #11 (2024).
- REFER TO SHEET 0.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
- REFER TO SHEET 2.11 FOR SITE PLAN LAYOUT.

PLANTING SOIL NOTES

- ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
- PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:
 - PARTS SIEVED TOPSOIL
 - PART CLEAN WASHED COARSE SAND
 - PART PEAT HUMUS
 - LIBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
- MYCORRHIZAL INOCULANT TO BE MIXED WITH TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-451-9651) OR APPROVED EQUAL.
- TERASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
- SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
- TOPSOIL MIX SHALL INCLUDE:
 - PART SAND
 - PART SCREENED TOPSOIL
 - PART HUMUS
 - PART SUPER PHOSPHATE PER CU. YD. OF MIX
- TOPSOIL:
 - PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADVERTISEMENTS OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
 - TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
- MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/4"	97-100
NO. 200	20-45
- 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), DELETABLE MATERIAL, PH, AND MINERAL AND PLANT NUTRIENT CONTENT OF TOPSOIL.
- REFER 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.

PLANTING NOTES

- 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.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING, AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
- 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.
- 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.
- VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- 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 NURSERIES STOCK (ANSI Z601.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERIES.
- 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.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- PERENNIALS, GROUNDCOVERS, AND 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 AND ALL PLANT MATERIAL SHALL BE ON SITE.
- 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.
- MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 4" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
- ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

1	03/10/26	CONSTRUCTION REV. #1
Rev. #:	Date	Description
SOLLI ENGINEERING		
MONROE, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 866-5455 F: (203) 866-9667		
Drawn By:	MD	
Checked By:	MFB	
Approved By:	KMS	
Project #:	24302601	
Plan Date:	05/23/25	
Scale:	NTS	
Project: PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A		
Sheet Title:	LANDSCAPE DETAILS & NOTES	Sheet #: 2.62

LEGEND

- PROPOSED FOOTCANDLES
- PROPOSED POLE MOUNTED FIXTURE
- PROPOSED WALL MOUNTED FIXTURE
- LINE OF #2 & #0 FOOTCANDLES

LIGHTING NOTES

1. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
2. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.

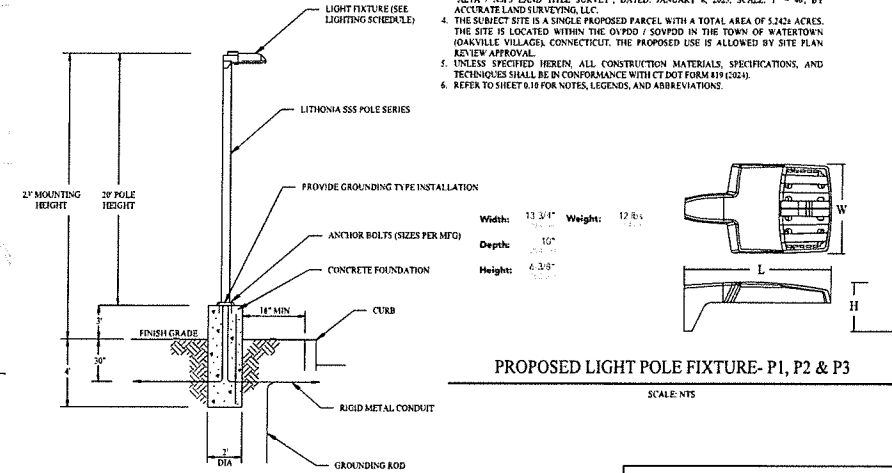
FIXTURE SCHEDULE

QTY	CALLOUT	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
11	W1		WALL MOUNTED FIXTURE	LITHONIA DSXW1 SERIES, MODEL DSXW1-LED-10C-1000-SBK-T1M-MVOLTDOBKD, FULL CUTOFF	35W, SKLED, MOUNTING HEIGHT AS SHOWN ON PLAN	3,667
3	W2		WALL MOUNTED FIXTURE	18-LITE H11113 SERIES LED GOODNECK UNIT, MODEL 18-LITE-27W-4KSD-27W113-LED-400-3000K-LED-FINISH, FULL CUTOFF	21W, 4KLED, 21'-4" MOUNTING HEIGHT	N/A
3	P1		POLE MOUNTED FIXTURE	LITHONIA LIGHTING, RSX1 SERIES, MODEL RSX1-LED-P1-3K-RS-MVOLT-SFA	109W, SKLED, 27' MOUNTING HEIGHT	14,397
3	P2		POLE MOUNTED FIXTURE	LITHONIA LIGHTING, RSX1 SERIES, MODEL RSX1-LED-P2-3K-RS-MVOLT-SFA-HD	109W, SKLED, 27' MOUNTING HEIGHT WITH HOUSE SHIELD	14,623
3	P3		POLE MOUNTED FIXTURE	LITHONIA LIGHTING, RSX1 SERIES, MODEL RSX1-LED-P3-3K-RS-MVOLT-SFA-HD	109W, SKLED, 27' MOUNTING HEIGHT WITH HOUSE SHIELD	14,208
9	N/A	N/A	POLE (P1 - P3 DETAIL)	POLE MODEL SSS-20-4C-DM19	20' POLE HEIGHT, 7' FOUNDATION	N/A
8	P4		POLE MOUNTED FIXTURE	AGL W LIGHTING, MODEL 439H4LED-09Q-V19-G4F-T1	17' MOUNTING HEIGHT	N/A
8	N/A	N/A	POLE (P4 DETAIL)	POLE MODEL EMB12-SM-12-2.5-8-RS-T1	12' POLE HEIGHT	N/A

*FIXTURE HAS BEEN PROVIDED BY THE TOWN.

GENERAL NOTES

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED: JANUARY 4, 2015, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.242 ACRES. THE SITE IS LOCATED WITHIN THE OVPDD / SOVPPD IN THE TOWN OF WATERTOWN (DANVILLE VILLAGES), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 410 (05/14).
6. REFER TO SHEET 610 FOR NOTES, LEGENDS, AND ABBREVIATIONS.

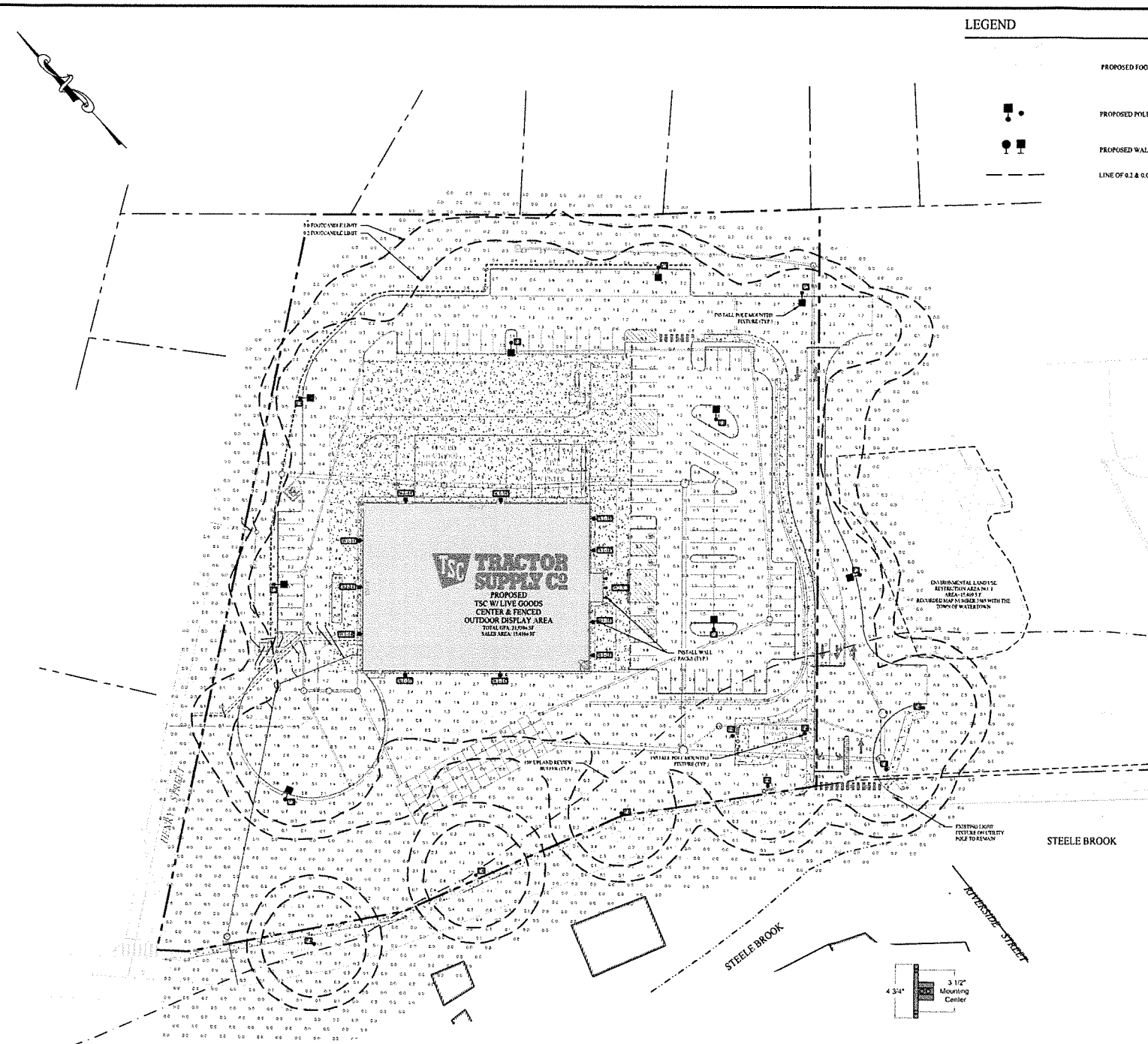


PROPOSED LIGHT POLE - P1, P2 & P3

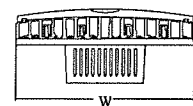
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PROPOSED LIGHT POLE FIXTURE - P1, P2 & P3

SCALE: NTS

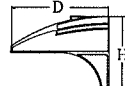


EPA (W1/W2): 0.57 ft (0.05 m)
 Length: 21.8" (55.4 cm) (SPA mount)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm
 Weight: 22.0 lbs (10.0 kg)



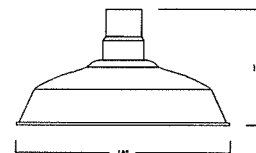
PROPOSED WALL MOUNTED LIGHT FIXTURE - W1

LITHONIA LIGHTING DSXW1 SERIES
 SCALE: NTS



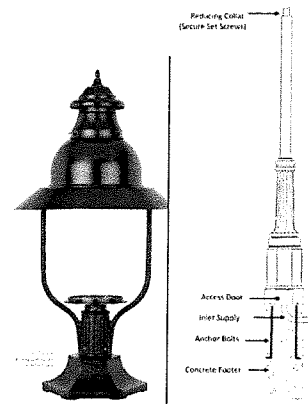
PROPOSED WALL MOUNTED LIGHT FIXTURE - W2

18-LITE WAREHOUSE SHED SERIES
 SCALE: NTS



PROPOSED LIGHT POLE & FIXTURE - P4

SCALE: NTS



Rev. #	Date	Description
2	03/10/26	CONSTRUCTION REV. #1
1	06/04/25	Plan Revisions - Staff Review

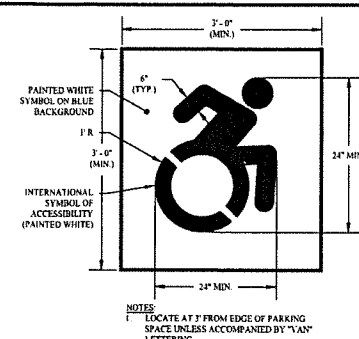


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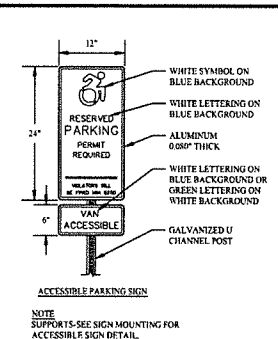
Drawn By: NMMH	
Checked By: MFB	
Approved By: KMS	
Project #: 24202601	
Plan Date: 05/23/25	

Project:
PROPOSED TRACTOR SUPPLY
 0 HILLSIDE AVENUE
 WATERTOWN, CONNECTICUT
 M/B/L: 124/180/1A

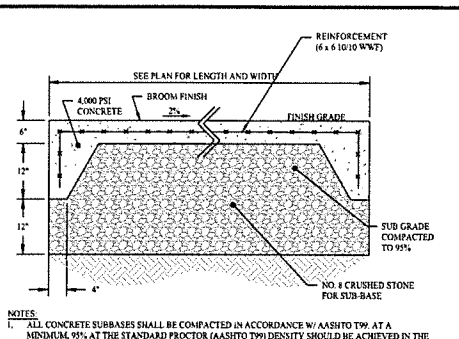
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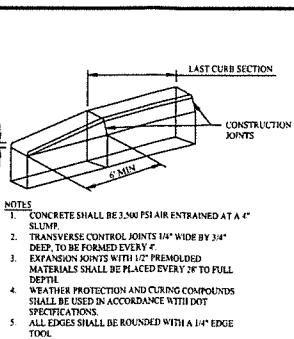
1 ACCESSIBLE PARKING SYMBOL
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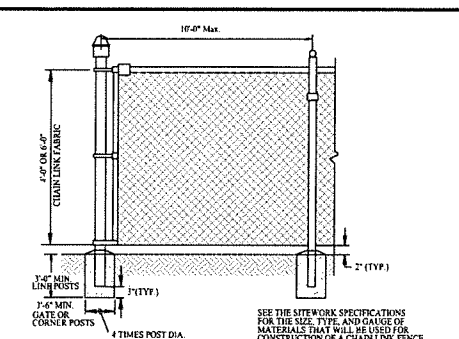
2 ACCESSIBLE SIGN DETAILS
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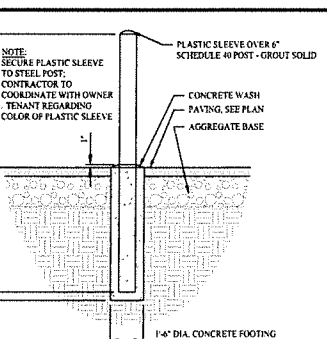
3 CONCRETE PAD / PAVEMENT DETAIL
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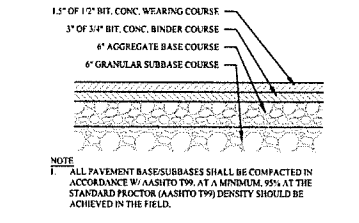
4 CURB TRANSITION DETAIL
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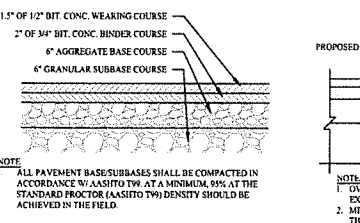
5 4' / 6' HIGH CHAIN LINK FENCE DETAIL
SCALE: NTS



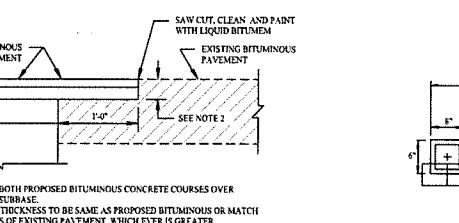
6 CONCRETE BOLLARD DETAIL
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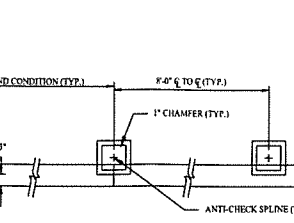
7 HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
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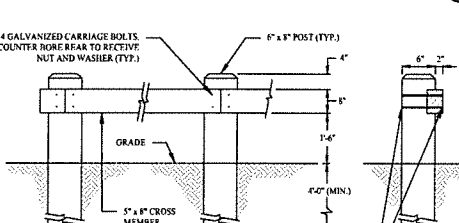
8 STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
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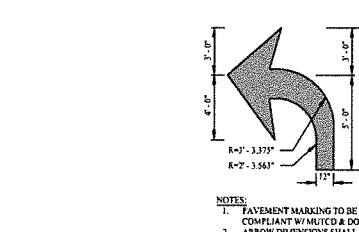
9 PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL
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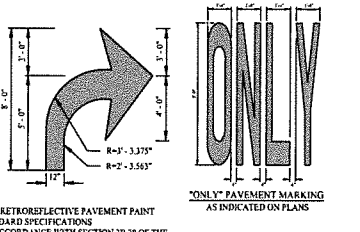
10 TIMBER GUIDE RAIL
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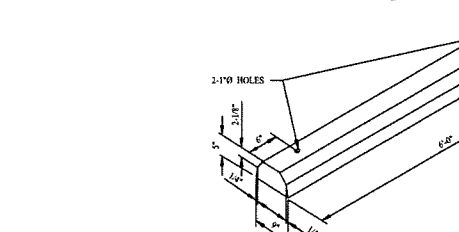
11 PAVEMENT ARROW DETAILS
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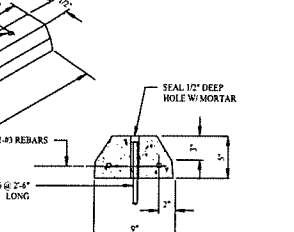
12 PAVEMENT TURNING ARROW DETAILS
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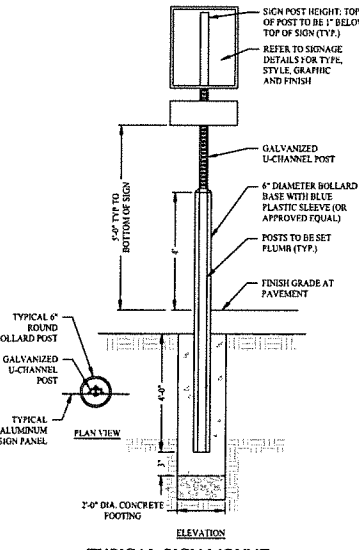
13 CONCRETE WHEEL STOP DETAIL
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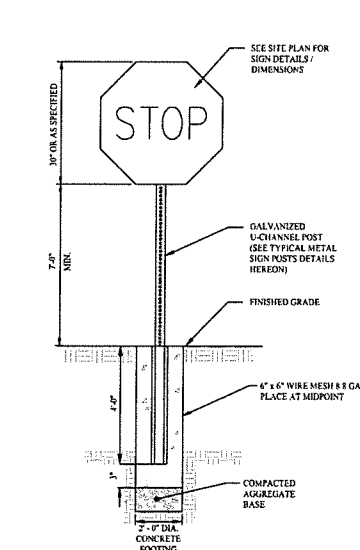
14 VERTICAL GRANITE CURB
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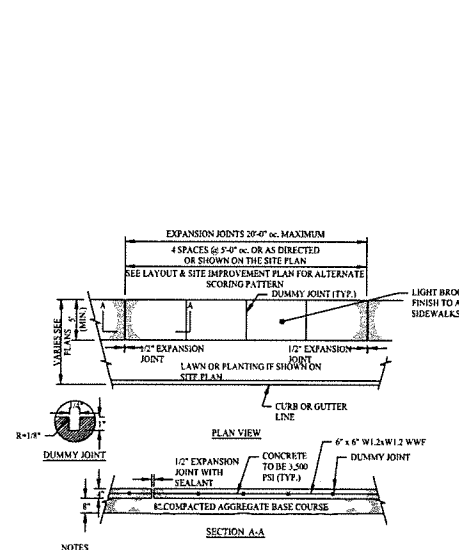
15 MOUNTABLE ISLAND DETAIL
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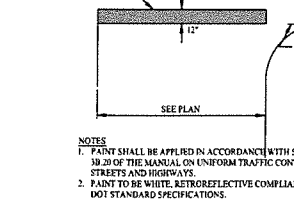
17 TYPICAL SIGN MOUNT WITH BOLLARD BASE
SCALE: NTS



18 TYPICAL SIGN DETAIL
SCALE: NTS



19 CONCRETE SIDEWALK DETAIL
SCALE: NTS

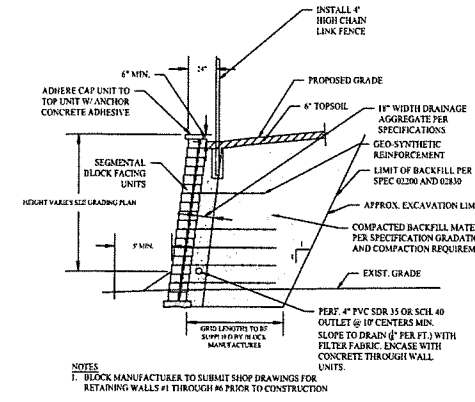


20 STOP SIGNAGE & MARKING DETAIL
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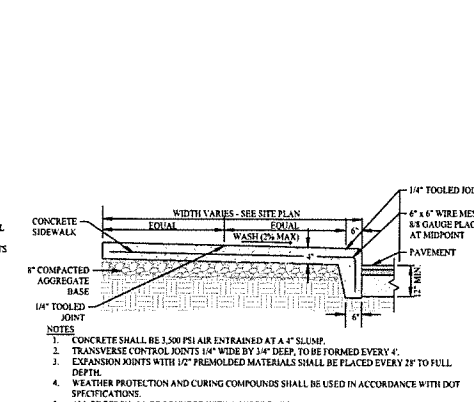


21 CONCRETE CURB DETAIL
SCALE: NTS

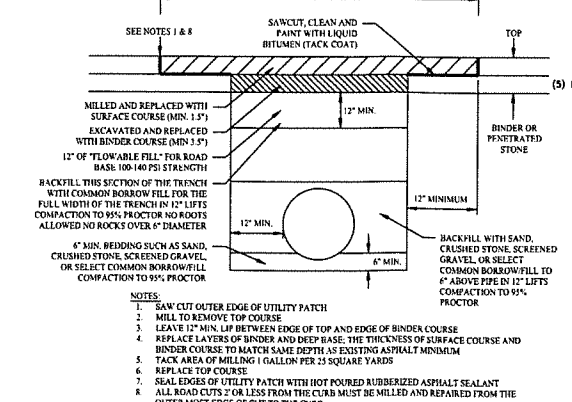
1 03/10/26 CONSTRUCTION REV. #1 Rev. # Date Description	
Drawn By: PDS Checked By: STM Approved By: KMS Project #: 24202401 Plan Date: 05/23/25 Scale: NTS	
Kevin Solli, P.E. CT 25759	
PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title:	Sheet #:
CONSTRUCTION DETAILS	3.01



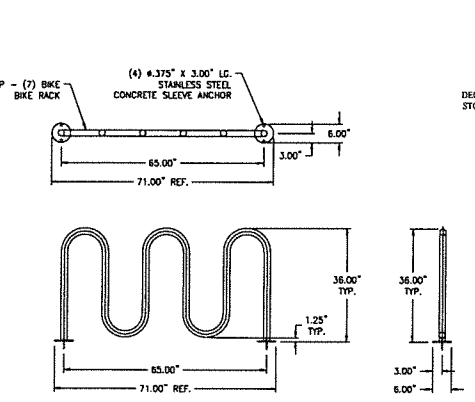
1 TYPICAL RETAINING WALL SECTION DETAIL
SCALE: NTS



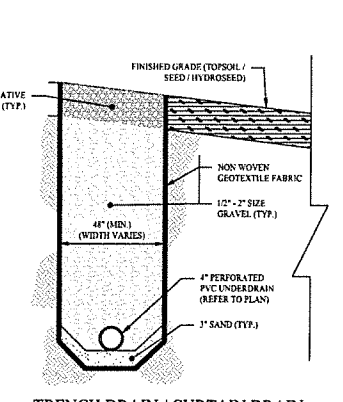
2 INTEGRAL CONCRETE CURB
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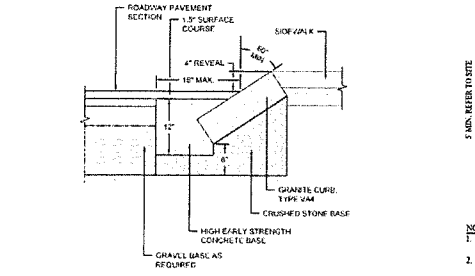
3 PAVEMENT REPAIR OVER TRENCH
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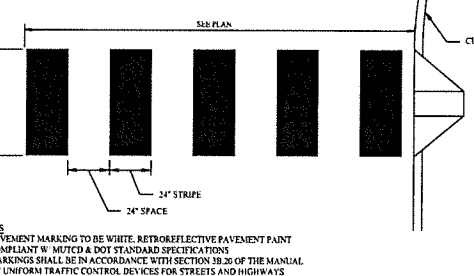
4 BIKE RACK DETAIL
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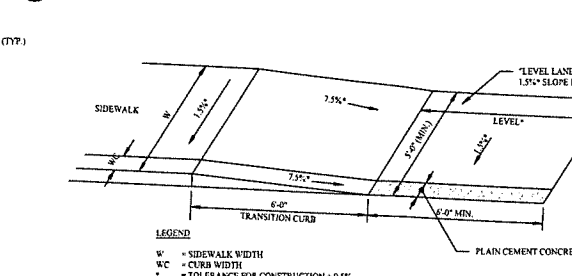
5 TRENCH DRAIN / CURTAIN DRAIN SECTION
SCALE: NTS



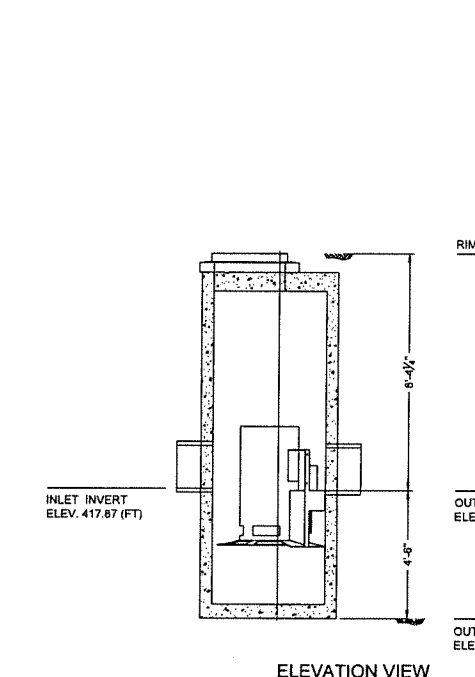
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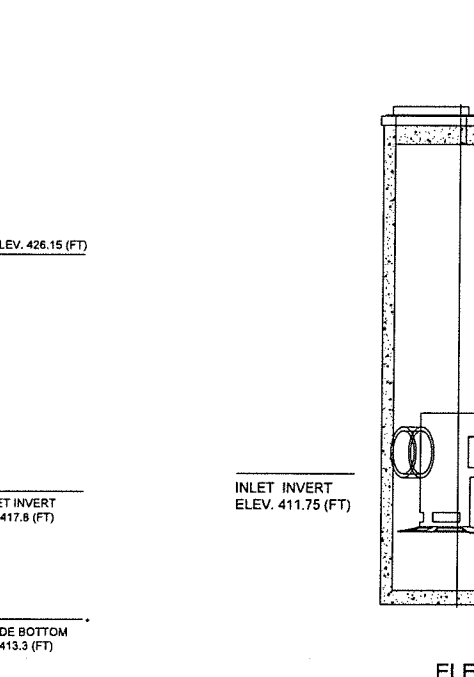
7 CROSSWALK MARKINGS DETAIL
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8 ACCESSIBLE RAMP DETAIL
SCALE: NTS

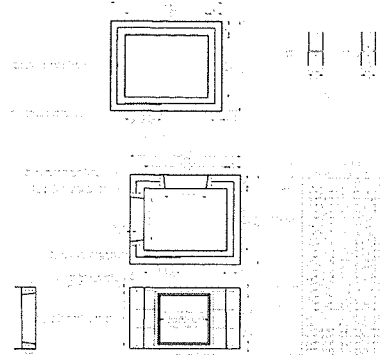


9 WATER QUALITY UNIT #202 (CASCADE CS-4 OR APPROVED EQUAL)
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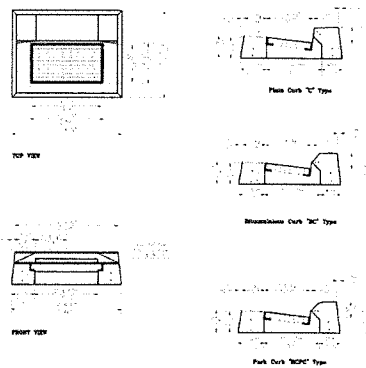
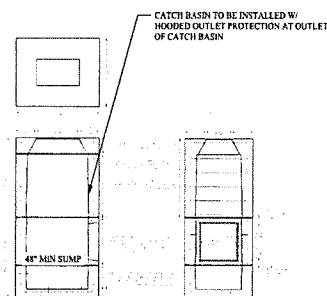


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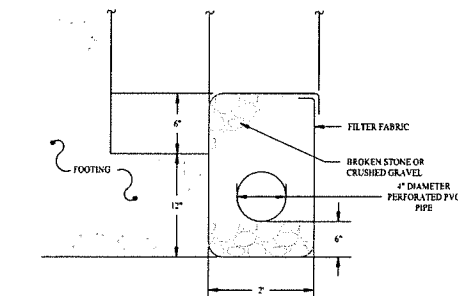
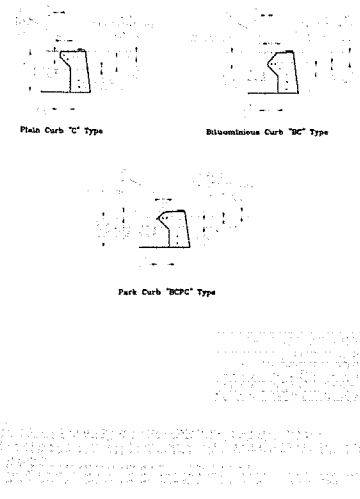
1		03/10/26	CONSTRUCTION REV. #1
Rev. #	Date	Description	
SOLLI ENGINEERING			
MORRIS, CT W. HARTFORD, CT NORWOOD, MA SOLLIENGINEERING.COM T: (203) 888-3433 F: (203) 888-9653			
Drawn By:	PDS		
Checked By:	STM		
Approved By:	KMS		
Project #:	24202601		
Plan Date:	05/23/25		
Scale:	NTS	Kevin Solli, P.E. CT 25759	
Project:			
PROPOSED TRACTOR SUPPLY			
0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A			
Sheet Title:	Sheet #:		
CONSTRUCTION DETAILS	3.02		



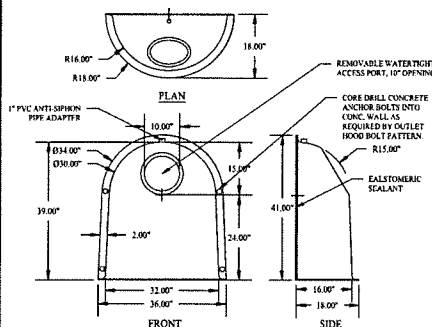
1 36"x48" STANDARD PRECAST CT DOT TYPE "C" CATCH BASIN
SCALE: NTS
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



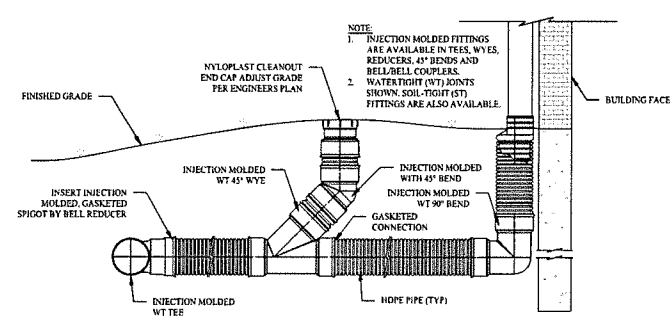
2 CTDOT STANDARD PRECAST CONCRETE CATCH BASIN TYPE "C" TOP
SCALE: NTS
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



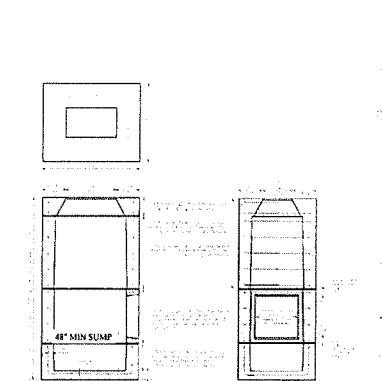
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SCALE: NTS



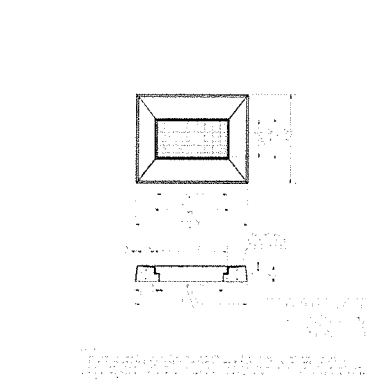
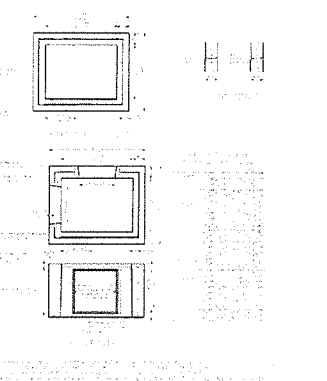
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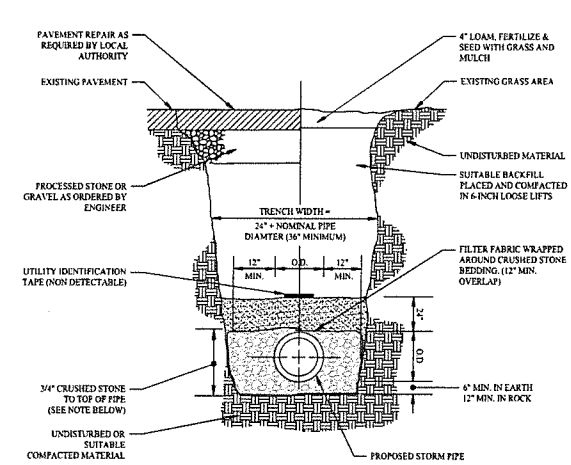
5 DOWNSPOUT CONNECTION DETAIL
SCALE: NTS



6 36"x48" STANDARD PRECAST CT DOT TYPE "CL" CATCH BASIN
SCALE: NTS
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION

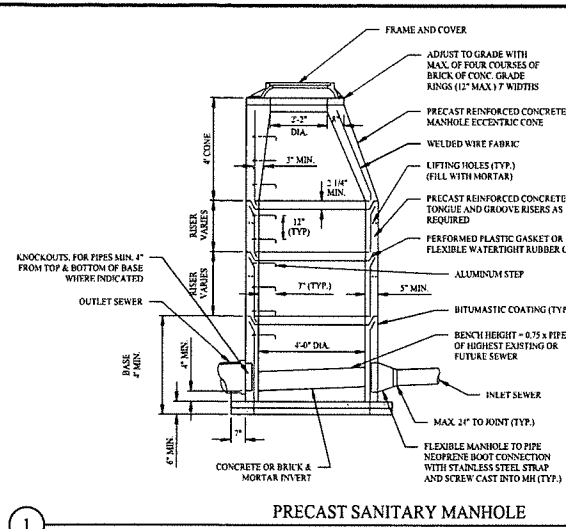


7 CTDOT STANDARD PRECAST CONCRETE CATCH BASIN TYPE "CL" TOP
SCALE: NTS
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION

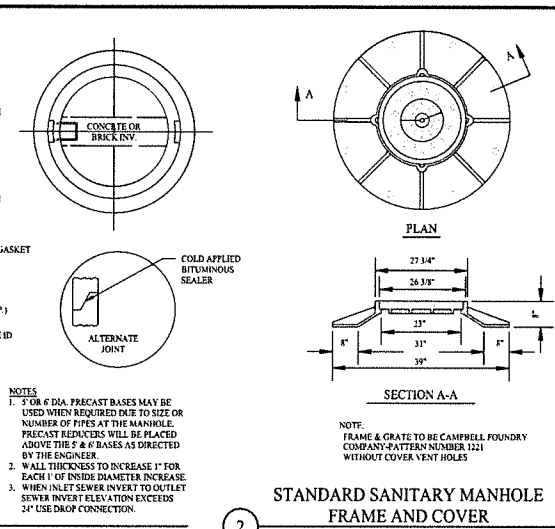


8 STORM TRENCH SECTION DETAIL
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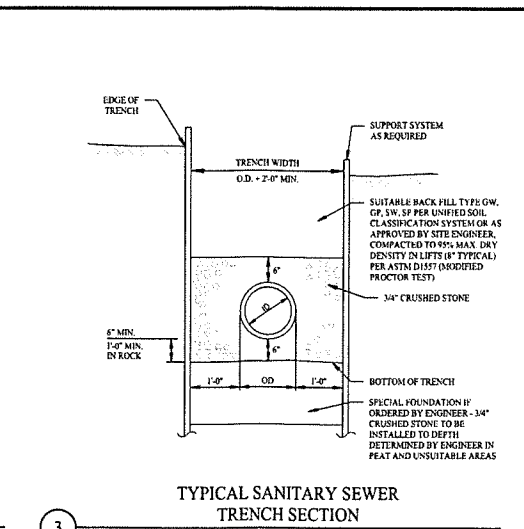
1 03/19/26 CONSTRUCTION REV. #1	
Rev. #	Date Description
SOLLI ENGINEERING	
MORRIS, CT W. HARTFORD, CT NORWOOD, MA SOLLINGEN@SOLLI.COM T: (203) 486-9491 F: (203) 486-9491	
Drawn By: PDS	
Checked By: STM	
Approved By: KMS	
Project #: 24202601	
Plan Date: 05/23/25	
Scale: NTS	Kevin Solli, P.E. CT 25789
PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title: CONSTRUCTION DETAILS	Sheet #: 3.03



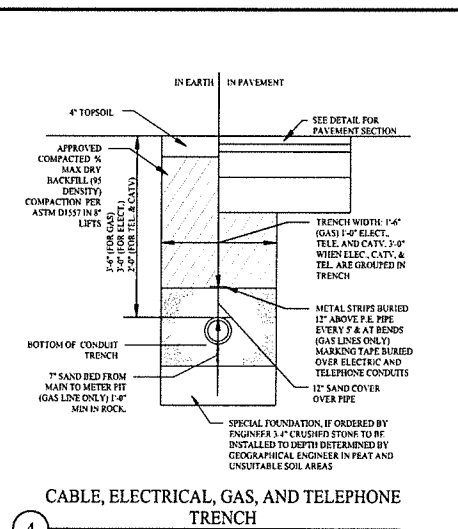
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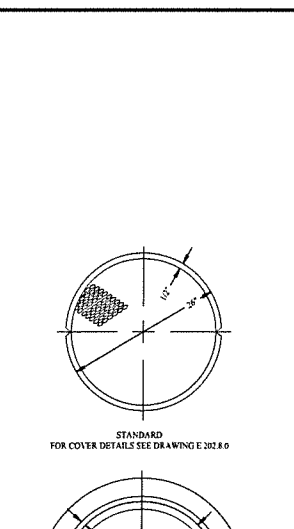
2 STANDARD SANITARY MANHOLE FRAME AND COVER
SCALE: NTS



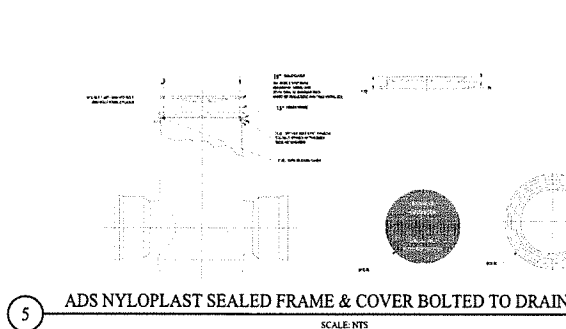
3 TYPICAL SANITARY SEWER TRENCH SECTION
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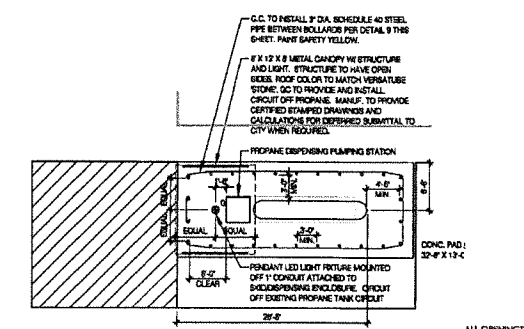
4 CABLE, ELECTRICAL, GAS, AND TELEPHONE TRENCH
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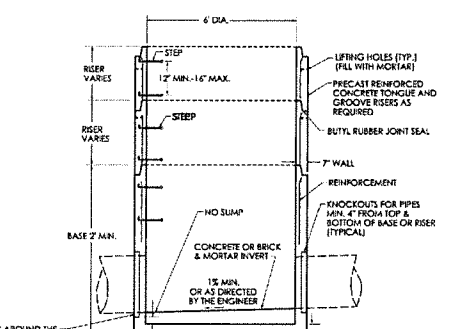
5 ADS NYLOPLAST SEALED FRAME & COVER BOLTED TO DRAIN BASIN
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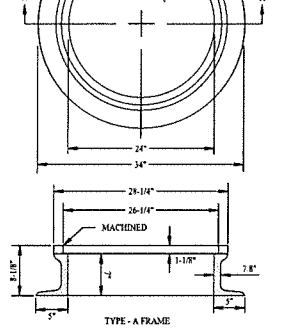
6 4-FOOT WIDE PRECAST DRAINAGE MANHOLE DETAIL
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7 PROPANE PLAN DETAIL (REFER TO ARCHITECTURAL DETAILS FOR MORE INFORMATION)
SCALE: NTS



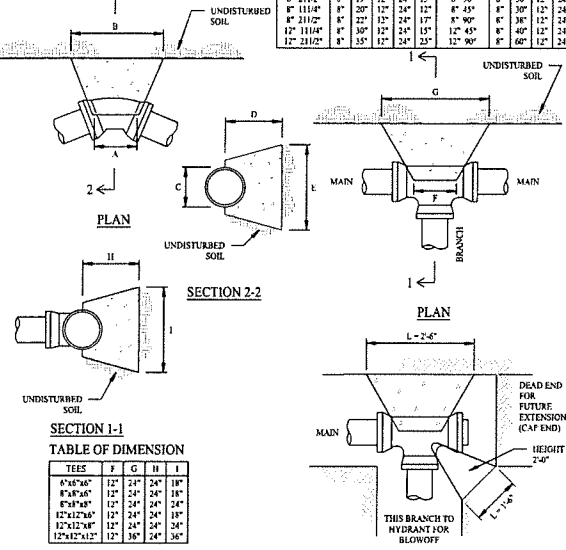
8 6-FOOT WIDE PRECAST DRAINAGE MANHOLE DETAIL
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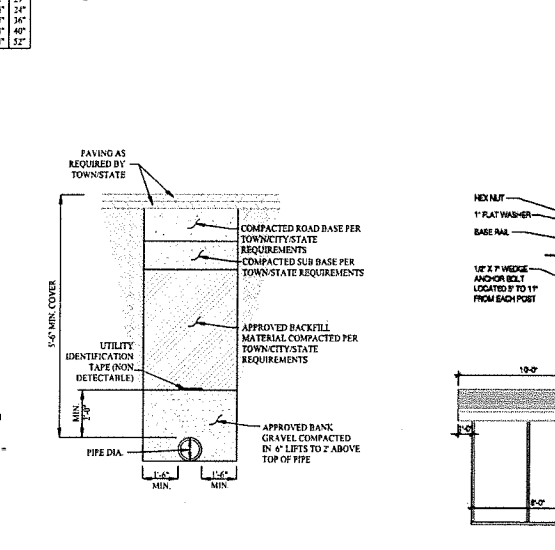
9 MANHOLE FRAME AND COVER
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TABLE OF DIMENSION

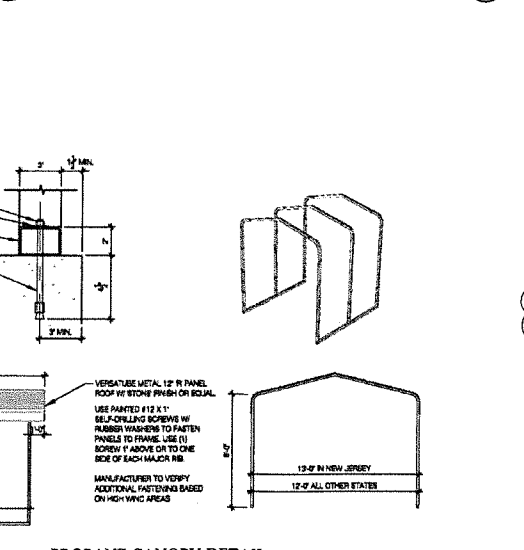
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8"	21 1/4"	8"	18"	12"	24"	12"	6"	8"	30"	12"	24"	14"	27"	12"	11 1/4"	8"	15"	12"	24"	12"	6"	8"	30"	12"	24"	14"	27"
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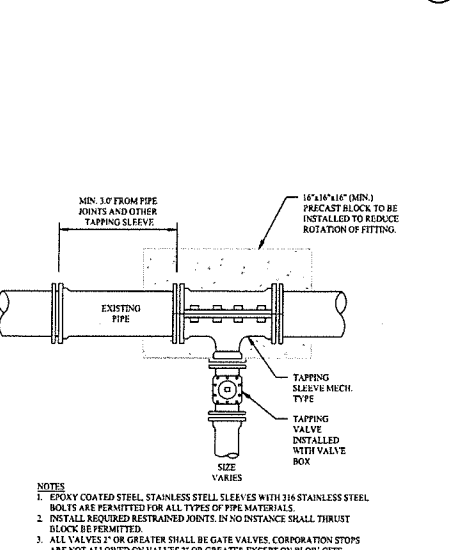
10 CONCRETE THRUST BLOCK
SCALE: NTS



11 TYPICAL WATER SERVICE TRENCH
SCALE: NTS



12 PROPANE CANOPY DETAIL (REFER TO ARCHITECTURAL DETAILS FOR MORE INFORMATION)
SCALE: NTS



13 TAPPING VALVE & SLEEVE DETAIL
SCALE: NTS

10 CONCRETE THRUST BLOCK
SCALE: NTS

11 TYPICAL WATER SERVICE TRENCH
SCALE: NTS

12 PROPANE CANOPY DETAIL (REFER TO ARCHITECTURAL DETAILS FOR MORE INFORMATION)
SCALE: NTS

13 TAPPING VALVE & SLEEVE DETAIL
SCALE: NTS

05/18/26 CONSTRUCTION REV. #1

Rev. # Date Description

SOLLI ENGINEERING
MORRIS, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLINGENGINEERING.COM
T: (860) 486-4411 | F: (870) 886-6695

Drawn By: PDS
Checked By: STM
Approved By: KMS
Project #: 24202601
Plan Date: 05/23/25
Scale: NTS
Project: PROPOSED TRACTOR SUPPLY
0 HILLSIDE AVENUE
WATERTOWN, CONNECTICUT
M/B/L: 124/180/1A

Sheet Title: CONSTRUCTION DETAILS
Sheet #: 3.04

Stephanie E. Cummings
Partner
Direct: 203-575-2649
Fax: 203-575-2600
SCummings@carmodylaw.com

50 Leavenworth Street
P.O. Box 1110
Waterbury, CT 06702

March 3, 2026

VIA ELECTRONIC DELIVERY

Town of Watertown
Planning and Zoning Commission

**RE: 110 Woodbury Road, Watertown, Connecticut (the "Property")
Petition for Waiver Pursuant to Ordinance 36-4(e)**

Our firm represents the owner (the "Applicant") of the Property. As you know, the Applicant has simultaneously submitted a Site Plan Approval/Special Permit application for the purpose of building two new dormitories on the Property. In connection therewith, the Applicant hereby petitions the Town of Watertown's (the "Town") Planning and Zoning Commission (the "Commission") to exercise its authority under Town Ordinance 36-4 (the "Ordinance") for a reduction in its Site Plan and Special Permit application fees from \$139,870 to no greater than \$35,000. The Applicant has separately paid its Conservation Commission review fees and its regulation amendment review fee. The Applicant will also be responsible for payment of any and all building permit fees.

I. The Ordinance

The Town's Ordinance sets the filing fees associated with all land use submissions, which are collected for the stated purpose of, in relevant part, offsetting the expense of the Town's review, evaluation and processing of land use applications, including the costs for publication of legal notices and decisions, the preparation of meeting minutes, staff hourly wages, and overhead.

The Ordinance also provides for a method by which applicants may petition the Commission for reduction of application fees in situations where the "amount of the application fee is clearly excessive in relation to the cost to the town for reviewing and processing the application." This authority to reduce exorbitant fees is consistent with applicable law prohibiting the use of municipal fees to generate revenue, i.e. taxation. Put simply, an application fee cannot be a tax in disguise.

The fee schedule incorporated into the Ordinance provides the specific fees imposed for various land use applications. Here, the relevant fees are the fee for site plan review, special permits or special exceptions, legal fees, and third-party reviews and appraisals approved by the Commission. Importantly, legal fees and third-party review fees are paid directly by an applicant to the appropriate third-party and should not be included in determining if an application fee is excessive.

Notably, site plan review fees for non-residential uses are based on "value," a term that is not defined in either the Town's Zoning Regulations or the Ordinance. The Town has advised that "value" is intended to mean the estimated construction cost. Under the Ordinance, site plan review fees range from \$500 for a "value less than \$100,000" to "\$1,000 plus \$200 for each \$100,000 value" for values of more than \$500,000.

II. Application

Here, the Applicant would be required to pay a site plan review fee of \$137,620, a special permit fee in the amount of \$2,250, and the State of Connecticut fee in the amount of \$60.00. Based on the below, such fees are in excess of what is necessary to offset municipal costs associated with the application, and, if required, would be in contravention to Connecticut law.

A. Past Practice

The Commission has previously utilized its authority to reduce application fees, recognizing that the established fee structure resulted in a fee that would be considerably more than the associated expenses borne by the Town. In that situation, the Applicant's filing fee was reduced from \$35,500 to \$7,500. Here, the "value" of the current project is roughly four and one-half times (4.5x) the value of the prior project. The payment of \$35,000 is slightly more than 4.5x the \$7,500 fee, demonstrating consistency with regard to the reduction.

B. Estimated Costs Incurred

The vast majority of the expenses expected to be incurred by the Town are related to staff salaries and wages. Other expenses, such as legal notice publication costs, are expected to be nominal. For example, similar legal notices published in the Republican American by the undersigned required payment of \$133.00 per publication. Here, we reasonably anticipate that there would be two legal notice publications, resulting in a fee of approximately \$266.00.

The Ordinance also permits fees to offset the cost of the recording and preparation of Commission meeting minutes directly related to a land use application. A review of the Town's adopted 2025-2026 budget shows that no monies were budgeted for a land use minutes' clerk. A review of prior year's budgetary allocations indicates that the Town planned to spend approximately \$200 per meeting for the preparation of minutes. As that \$200 figure includes preparation of minutes for the entire meeting, it is reasonable that the proportional fee would be far less than \$200 per meeting. Even presuming that half of each meeting was solely dedicated to the subject application, the total cost borne by the Town per meeting would be approximately \$100. Here, we anticipate the Commission will hold three meetings, resulting in a fee of approximately \$300.

The remainder of any application fee would be primarily used to offset municipal employees' salary and wages. Based on the adopted 2025-2026 budget, the total salary to be paid for both the Zoning Enforcement Officer ("ZEO") and the Assistant Zoning Officer ("AZEO") is \$176,536. Here, even taking into account the nominal costs for publication and the preparation of the meeting minutes (which, as noted, is likely to be no more than \$600), the calculated \$139,870 fee, if collected, would underwrite nearly the entire yearly salaries of both the ZEO and AZEO. Certainly, the ZEO and AZEO will be responsible for conducting far more work on behalf of the Town than just the subject application and the costs associated with such other work cannot be shifted to the Applicant.

C. Comparators

Other local municipalities have fee structures that would result in a significantly lower fee, even though the work undertaken by such other municipalities to review, evaluate, and process the application would be substantially the same as the work undertaken by the Town. By way of example, the same project in Cheshire would result in a total application fee of approximately \$4,800. The same site plan in Middlebury

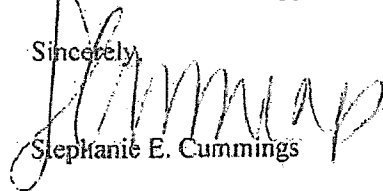
would result in a site plan fee of approximately \$6,750. The City of Waterbury requires a flat fee of \$600 for commission action.

III. Conclusion

Based on the totality of the above, a reduced application fee in an amount of no more than \$35,000 is sufficient to offset the Town's costs in reviewing, evaluating, and processing the subject application. As noted above, the costs borne by the Town are anticipated to be \$600 or less, leaving \$34,400 to offset wages of Town employees incurred in the application's review, evaluation, and processing. Additionally, any third-party cost, such as for a third-party review, would be independently paid by the Applicant, reducing any risk that such third-party reviews would dilute the benefit of the application fee.

Thus, a reduced fee is justified and appropriate and we ask this Honorable Commission to approve the same.

Sincerely,



Stephanie E. Cummings



Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: www.watertownct.org

SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

Applicant Information

Name: The Taft School Corporation

Address: 110 Woodbury Road, Watertown CT 06795-2100

Email: jodden@taftschool.org Phone #: (860) 945-7760

Print Name: Jake Odden, CFO

Signature of Applicant:  Date: _____

Owner Information

Name: The Taft School

Address: 110 Woodbury Road, Watertown, CT 06795-2100

Email: jodden@taftschool.org Phone #: (860) 945-7760

Print Name: Jake Odden, CFO

Signature of Owner:  Date: _____

Location of Property:

Address: 110 Woodbury Road, Watertown, CT 06795

Zone R-20/R10/R30 Non-conforming? Yes No Map 108A Block 60 Lot 1

Description of Existing Use/ Property

Type Of Use Private Educational Facility

Size of Property: 165 ac

Number of Buildings/ Sq Ft approximately: 20 (footprints @ 312,771) approx. 858,567 gsf ex. total

Number of parking spaces: 255 existing spaces. 266 proposed (net +11)

Other important features: _____

Signage (# of signs & square feet) provide a cut sheet or sketch: No existing signage is being modified.

Description of Proposed Use

Uses: Addition of 2 new student dormitory structures.

Number of Buildings/ Sq Ft approximately: 2 new buildings (10,545 sf footprint ea; 45,258 sf total ea.)

Number of parking spaces: Net 11 additional parking spaces for a total of 266 on campus.

Signage (# of signs & square feet) provide a cut sheet: No new signage is proposed.

Number of Employees 5 new employees are estimated to result from this project.

Professional Engineer/ Surveyor

Name: Land Resource Consultants Engineering & Surveying, LLC

Address: 160 West Street, Suite E

Cromwell, CT 06416 Attn: Henry Thomas, Principal LA

Email: hthomas@lrconsult.com

Phone: 860-635-2877 x215

Fees

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

<input type="radio"/> Residential	\$250
<input checked="" type="radio"/> Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each \$100,000 value

Special permits or special exception (in addition to the application fee and site plan fee)

<input type="radio"/> Residential	\$150
<input type="radio"/> Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

Section 8.4(B)(3)(a) Detailed Statement

This project is the creation of two new dormitories and integrated infrastructure on The Taft School Corporation's ("Taft") campus at 110 Woodbury Road, Watertown (the "Property"). The Property is 165.76 acres and is located within the R-20 district. It abuts residential uses in both the R-30 and the R-10 districts. Taft owns over twenty of the parcels abutting the Property. The Property is currently classified as a private school; no change is proposed to the existing use.

By way of background, Taft has been an integral part of the Watertown community since 1893. In fact, Watertown's Plan of Conservation and Development ("POCD") states that Taft "play[s] an active role in maintaining the integrity of Watertown's historic buildings." The POCD also indicates that Taft is the largest private institution in Watertown, and among the largest employers. Throughout its years in the community, Taft has opened its campus and facilities to schools and programs, such as inviting local schools and clubs to use its ice rink and playing fields. The Taft campus is also open to local families for sledding, walking and running. These shared amenities are in direct alignment with the POCD's objective of working with Taft to explore opportunities to share private athletic facilities and recreational fields.

As is detailed in the attached plans, Taft is proposing the construction of two dormitories, each 10,546 square feet, for use by both boarding students and day students. The total student population is not expected to change but the proportion of day to boarding students may shift. The architectural design of the two dormitories is consistent with existing campus architecture.

Ancillary to the construction of the two dormitories, Taft proposes various pedestrian paths connecting the buildings to the campus infrastructure, surrounded by landscaped lawn areas. Given that the dormitories will also house faculty members, Taft proposes creation of a one-way access drive, connecting the campus's main circle to the new dormitories. The access road will also connect to the existing power plant and will exit via an existing access point onto North Street. The project will be landscaped and lit in accordance with the submitted plans.

Section 8.4(B)(3)(b) Detailed Statement

A(1) The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.

The use of the Property is currently, and will remain, "private school". There is no anticipated change in the number of students or increase in vehicular traffic. No new campus access points are proposed. The proposed interior access drive will use existing means of ingress and egress from campus.

A(2) The proposed use shall be of such location, size and characteristic that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the orderly development of adjacent properties in accordance with the zoning classifications of such properties.

As is noted above, no new use is proposed in this submission. This proposal only seeks to add two buildings and related interior infrastructure to its existing campus. The buildings will be harmonious with the existing campus and are consistent with its existing use.

B(1) The design elements of the proposed development are suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future nature of the neighborhood in which the use is located.

The new dormitories and related infrastructure are designed to be harmonious with the existing campus buildings in both size and aesthetic, all of which will continue to be compatible with, and enhance, the nature of the surrounding neighborhood.

B(2) The location, nature, and height of buildings, walls, and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

The location, nature, and height of the proposed dormitories and ancillary walls, fences, landscaping, and planned activities will all be consistent with existing buildings, structures, and uses of the Taft campus. The project will enhance surrounding areas.

B(3) The proposed use or activity shall not have any adverse effect upon the neighboring area resulting from the use of signs, artificial illumination or any noise making device.

The two proposed dormitories will not create any adverse impact on the surrounding neighborhood. Lighting plans have been submitted herewith providing all requisite detail. No modifications to signage is proposed.

C(1) The design, location and specific details of the proposed use or activity shall not decrease "level of service," adversely affect safety in the streets nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.

This project will not decrease any level of service or adversely impact street safety. No new means of ingress or egress are proposed. The amount of vehicular traffic is anticipated to be consistent with current traffic levels.

C(2) Parking areas will be of adequate size for the particular use and shall be suitably screened from adjoining residential uses and entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.

Three small parking areas will be installed along the proposed access drive, creating 24 parking spaces for use by faculty who reside in the new dormitories. The net increase in spaces above existing parking is 11 spaces. The parking areas are screened using trees and other natural borders. No new means of ingress or egress are proposed.

C(3) Streets and other rights-of-way will be of such a size, condition and capacity (in terms of width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.

The proposed internal access drive is of a size, condition, and capacity to adequately accommodate any traffic needs. It is anticipated that the primary use of the access drive will be by faculty who reside in the two proposed dormitories.

D(1) The provisions for water supply, sewage disposal and storm water drainage conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and shall not unduly burden the capacity of such facilities.

This project contemplates for thoughtful stormwater, sewage disposal and water supply to ensure that existing systems are not overburdened. Stormwater management systems as designed will reduce peak flows to natural drainage systems on and off-site.

D(2) The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

Fire and police services will be able to easily access the two new dormitories by use of the proposed access drive.

E(1) Appropriate consideration shall be given to the protection, preservation, and/or enhancement of natural resources and unique resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.

The proposal is a modification of an existing use and is thoughtfully landscaped so as to create a diverse environment and support diverse flora, in turn creating a new habitat and foraging opportunity that does not currently exist.

E(2) Suitable condition shall be given to whether the proposed development is appropriate given the types, terrain and characteristics of the land.

The Property already supports similarly sized dormitories and other structures. The proposal of the two new dormitories is consistent therewith.

E(3) Appropriate consideration shall be given to the protection, preservation, and/or enhancement of historic and archeologic resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.

This project is in harmony with the historic elements of Watertown and Taft's campus. Moreover, per the POCD, Taft has been a driving force in preserving historic structures in the area.

E(4) Appropriate consideration shall be given to the protection, preservation, and/or enhancement of scenic resources, including, where appropriate the use of conservation restrictions to protect and permanently preserve such resources and features.

The landscaping and development of new walking paths, open to the Watertown community, will directly enhance the Town's scenic resources.

F(1) Adequate provision has been made for the sustained maintenance of the proposed development (structures, streets, and other improvements).

The project is designed to promote sustainable maintenance. By way of example, the creation of walking paths connecting the new dormitories to other areas of Taft's campus helps ensure that students and faculty do not create incidental and unmaintainable pathways.

G(1) The proposed use or activity does not conflict with the purposes of the Regulations, as amended.

The proposed development satisfies the purpose of the R-20 district, maintaining a suburban environment. The creation of two dormitories on an existing private school campus of over 165 acres is easily supported in the district.

G(2) the proposed use or activity does not conflict with the achievement of the goals, objectives, policies, and recommendations of the Plan of Conservation and Development, as amended.

This proposal aligns with the POCD. In fact, the POCD states, in relevant part, that “Taft School play(s) an active role in maintaining the integrity of Watertown’s historic buildings.” The POCD also identifies “private institutional” as an existing land use in Watertown.

G(3) The proposed use or activity adequately addresses the health, safety, and welfare of the public, in general, and the immediate neighborhood in particular.

The two proposed dormitories on an existing private school campus are consistent with health, safety, and welfare objectives for the immediate neighborhood.



Town of Watertown

Connecticut

06795

Town of Watertown
Public Works Department
Heminway School Town Hall
61 Echo Lake Road
Watertown, CT 06795
(860) 945-5240
Fax (860) 945-2707
www.watertownct.org

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: January 30, 2026

Subject: The Taft School – Proposed Dormitory Project
110 Woodbury Road
Watertown, CT

I have reviewed the Boundary Survey (2 sheets) dated 7-31-08 by Fuss & O'Neill; and the Topographic Survey (9 sheets) dated 12-12-25, the Site Plans (7 sheets) dated January 21, 2026, and the Engineering Summary Report dated January 21, 2026 by LRC Engineering & Surveying, LLC for the above referenced project. I have the following comments for your consideration:

- 1) The project consists of two new dormitory buildings, associated access drives and parking, landscaping and underground infiltration and above ground bioswales for stormwater control and water quality treatment. The project site layout meets the Town Zoning regulations for access drives and parking areas.
- 2) The Engineering Summary Report states that the water quality volumes for the access drives and parking areas will be detained below the grate of the yard drains in the Stormwater Management Areas, but no calculations for the water quality volumes have been submitted with the report. In addition, if the underground infiltration system for the dormitory roof drain runoff treats a portion of the water quality volume, that should be denoted in the Report.
- 3) The Flow Rate Attenuation calculations reveal that, as required, the post development peak flows are well below the pre-existing flows; however, based on the NOAA Point Precipitation chart, the Design Rainfall Amount for the 2 year storm appears to be based on the 12 hour total of 2.98 inches instead of the 24 hour total of 3.55 inches. The two year flow calculations should be revised accordingly.

Further comments may be forthcoming based on the anticipated Applicant's response to the above comments. If you have any questions let me know.




Cc: C. Allen
C. Natusch
S. Cummings

Natural Diversity Data Base

Areas

WATERTOWN, CT

June 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas if the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP's File <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection



Ronald Mayne
DeBare Saunders
5 The Green
Watertown, CT 06795

March 23, 2026

Planning and Zoning Commission
Town of Watertown, CT.

Due to a conflict of previous obligation, We. Can not attend the Planning public hearing on April 1, 2026

Please accept my comments as a neighbor of Taft School.

#1

Taft School should have the decision over its campus and at the same time, the Town should seek an agreement to development.

Building two new dormitories obviously means more students.

This also means more factuality.

Already there is need for additional factuality housing.

Taft has been acquiring house after house in the neighborhood, changing the 'fabric' of the neighborhood. The most recent 31 Woodbury Road.

There is the issue of town Real Estate Taxes,

Removing tax paying residential property off the tax role.

31 Woodbury Road resulted in a loss of \$ 8,900.00 in tax

Taft factuality do not participate in town activities or support the town, and do not add to the neighbor to neighbor fabric of the neighborhood.

#2

How will the construction trucks access the property?

is there an application for a side walk cut for direct access to the building site?

Rt. 6 has become overly trafficked with trucks and cars from early morning to

evening. Construction vehicles will add to an already hazardous intersection and damage to RT 6 road surface.

Personally, the granite foundation of my 100 years old fence footing has been negatively affected by the vibrations and rumblings of heavy trucks in recent years and now requires extensive shoring up.

*Thank you,
Ronald Mayne*

March 28, 2026

Watertown Planning & Zoning Commission
61 Echo Lake Rd.
Watertown, CT 06795

Dear Planning & Zoning Commission,

Given that the Taft school project will move forward, after speaking to some residence of North Street we wanted to better understand how the school plans to address some of the typical considerations that come with a dormitory use in a residential setting.

For example, could you clarify what buffering and screening measures are being planned between the dormitory and neighboring properties? In similar projects, this often includes landscaping or fencing to maintain privacy and reduce direct visibility, so we would appreciate understanding what will be implemented here.

We would also be interested in how exterior lighting will be handled. Specifically, whether lighting will be directed and limited in a way that avoids spillover into adjacent homes, and whether there are any guidelines around overnight lighting levels.

Additionally, can you share how noise and activity expectations will be managed? With a higher concentration of residents, we assume there are typically defined quiet hours or restrictions on outdoor gatherings, and it would be helpful to understand what standards will apply in this case.

From a practical standpoint, the neighbors would also appreciate more detail on traffic and access plans and how additional vehicle activity will be managed to avoid impacting North Street.

A large concern to some North Street residents is the noise, air pollution and dust that we endured during the last construction. Trucks entered the construction site by going down a drive way between two Taft residences on North Street. At times construction vehicles were going by our residences at **5:00 am** including **Saturdays and Sundays**. Which means construction was also starting at 5:00 am. The dust was so bad we could not sit outside and enjoy the warmer weather.

Lastly, would you provide more information on the final placement, height, and setback considerations for the building, and how those decisions are being made in relation to neighboring homes?

We understand that developments like this should follow established guidelines and requirements, and we simply want to ensure we have a clear understanding of how those will be applied here given the proximity to existing residences.

Thank you for taking the time to read and consider the North Street residences concerns and also provide additional clarity.

Regards,

Diane Chere
87 North Street
Watertown, CT 06795

March 3, 2026

Watertown Planning & Zoning Commission
61 Echo Lake Rd.
Watertown, CT 06795

Dear Planning & Zoning Commission,

I am writing to oppose the proposed construction of new dormitories at The Taft School next to my home. The planned location backs directly up to my property on North Street, and I respectfully ask that the Committee deny this proposal as currently planned.

Placing multi-story dorm buildings directly behind a single-family home is not compatible with the surrounding residential area. This would significantly change the character of my property. Instead of open campus space, I would be facing the back of large student housing buildings with dramatically increased activity, lighting, and noise.

Dormitories are a more intense use than athletic fields. Students live there full-time, which brings extended hours of activity and general student life. That kind of use, right at a residential property line, creates a serious and *unfair impact on my home*.

The construction timeline (from April 2027 through August 2028 according to the Website) also means over a year of heavy equipment, noise, dust, and disruption. That burden would fall directly on my household.

I am also concerned about the long-term impact on my property value. A home directly next to dormitories is much less desirable than one next to traditional campus space.

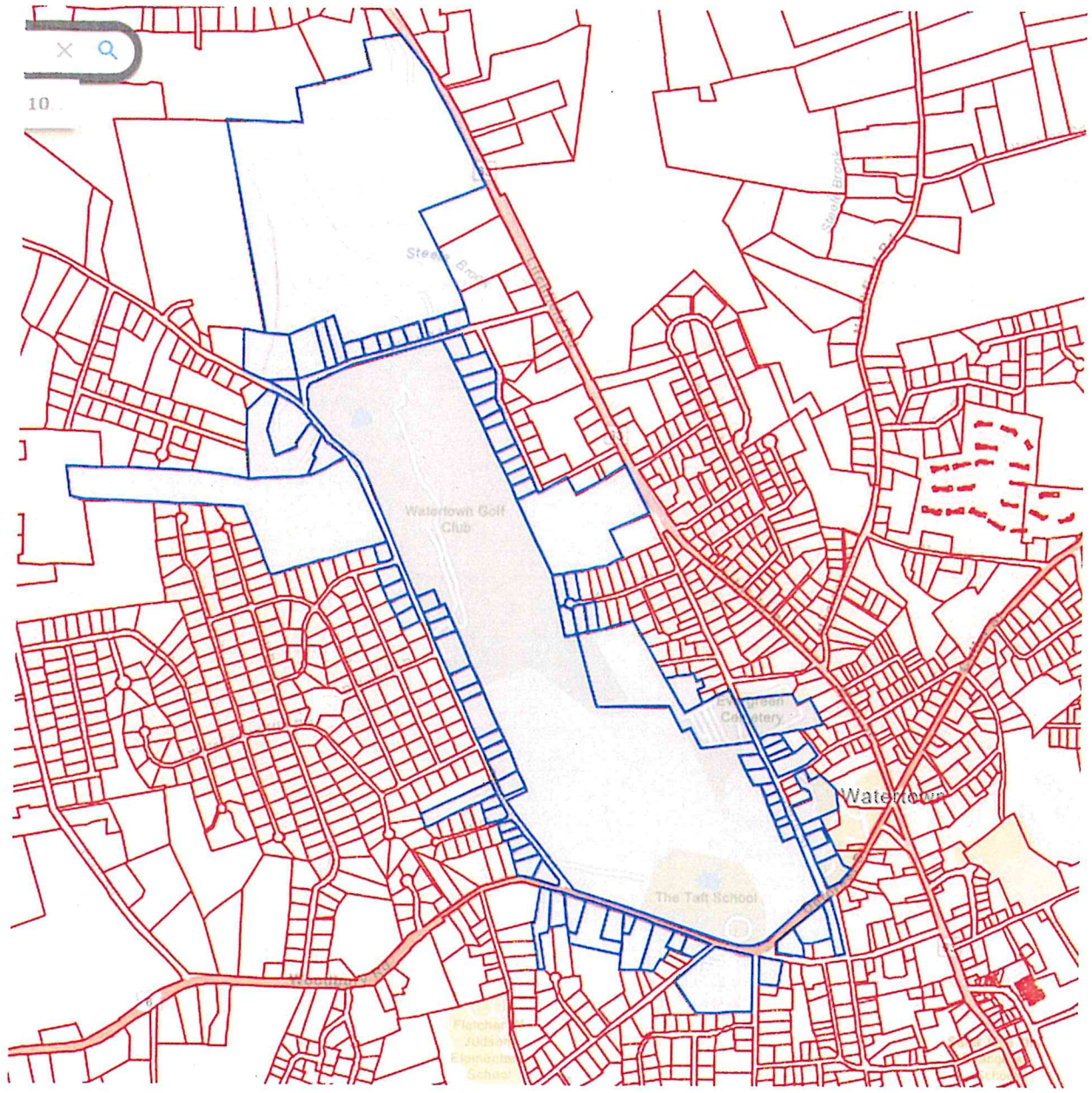
The school owns most of the surrounding properties, which leaves my home as one of the only independent residences directly affected by this decision. That places the full impact of this expansion on a single homeowner.

Given the size of the school's campus, I ask that the Committee require the dormitories to be located elsewhere on the property, away from the residential boundary.

Thank you for your consideration.

Respectfully submitted

Diane Chere
87 North St.
Watertown, CT 06795



Abutters and Adjoiners Mailing List

01-21-26

150 PL

TAFT SCHOOL STUDENT DORMITORIES

Site Plan / Special Permit Application

MBL	Owner Name	Owner Address	City, State	Zip Code
99 58 7	TAFT SCHOOL (Subject Property)	110 WOODBURY RD	WATERTOWN, CT	06795-2100
69 11 5A	94 WEST ROAD LLC	33 STRATHMORE RD	MIDDLEBURY, CT	06762
87 58 96	ALLEN HEATHER E	101 WALNUT ST	WATERTOWN, CT	06795
78 10E 5	ALTIMARANO ROBERT E & EDWIN P	293 GUERNSEYTOWN RD	WATERTOWN, CT	06795
78 58 41	ATTANASIO MATTHEW & ANGELA M	30 HICKORY LN	WATERTOWN, CT	06795
98A 59 5	ATWOOD KRISTINA	241 WOODBURY RD	WATERTOWN, CT	06795
69 11 5G	AURIO SANDRA M	186 WEST RD	WATERTOWN, CT	06795-1829
69 11 6B	BARBIERI ANTHONY J & CAROL L	134 WEST RD	WATERTOWN, CT	06795-1829
87 58 97	BRANDT TIMOTHY J & DIANA M	91 WALNUT ST	WATERTOWN, CT	06795
78 58 55	BROMLEY DAVID L JR & MARY BETH SURV	80 HICKORY LN	WATERTOWN, CT	06795
87 58 51	BROOKS CHRISTOPHER A TRUSTEE	116 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 58 10	CHERE DIANE E & GREGORY	87 NORTH ST W	WATERTOWN, CT	06795
99 58 10	CHERE DIANE E & GREGORY	87 NORTH ST W	WATERTOWN, CT	06795
87 58 95	CHIAPPALONE ROSENGRANT MARY	100 WALNUT ST	WATERTOWN, CT	06795
69 58 40	CIARLO ALFREDO	89 WEST RD	WATERTOWN, CT	06795-1833
99 56 15	COLLETTE ANN SPENCER	138 NORTH ST W	WATERTOWN, CT	06795
98 10 2	CONKLIN MARIAN TRUSTEE	10 TAFT CIRCLE	WATERTOWN, CT	06795
87 10E 4	CONWAY SHANNON I	281 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 57 13	COOPER GREGORY C	100 NORTH ST	WATERTOWN, CT	06795
77 10 49	DAVIS MELODY & DANNY	435 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 56 16	EVERGREEN CEMETERY	NORTH ST	WATERTOWN, CT	00000
99 58 13	EVERGREEN CEMETERY	183 NORTH ST	WATERTOWN, CT	06795
98 10 1	FINLEY TARA	105 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1840
99 57 9	FITZGERALD ANNE J AS TRUSTEE OF THE ANNE	36 NORTH ST	WATERTOWN, CT	06795
98A 59 6	FRENZEL VICKI	227 WOODBURY RD	WATERTOWN, CT	06795
98 10 20	FUSCO RICHARD & PATRICIA E	300 WOODBURY RD	WATERTOWN, CT	06795-2120
98A 59 9	GOETZ MICHAEL & STEPHANIE LAURO	199 WOODBURY RD	WATERTOWN, CT	06795
98A 59 11	GORSKI DAVID P & MICHELLE D	165 WOODBURY RD	WATERTOWN, CT	06795-2121
98 10 17	GRENIER ASHLEY L	71 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 58 9	GROVER AMELIA M	71 NORTH ST W	WATERTOWN, CT	06795
99 58 9	GROVER AMELIA M	71 NORTH ST W	WATERTOWN, CT	06795
78 58 53	HARTNETT BRENDAN	60 HICKORY LN	WATERTOWN, CT	06795
77 10 45A	HUNCHAREK THOMAS P & BALUTIS SUSAN M	5055 VT ROUTE 7A	SHAFTSBURY, VT	05262
77 11 5D	KASIDAS RAYMOND	255 ARTILLERY RD	MIDDLEBURY, CT	06762
99 56 13	KING JEAN C	126 NORTH ST	WATERTOWN, CT	06795-2125
99A 61 2	KINSELLA JOSEPH L & KINSELLA NANCY L	28 THE GREEN	WATERTOWN, CT	06795-2118
78 58 57	KUSAILA JOHN	112 HICKORY LN	WATERTOWN, CT	06795-1824
69 11 10	LABBE KEITH M & JOSEPHINE T	74 BREEZY KNOLL DR	WATERTOWN, CT	06795
77 11 7A	LEONARD LUCY N EST	10907 OLYMPIA DR	HOUSTON, TX	77042-2629
69 11 6A	MANCINI DAVID & AMY	120 WEST RD	WATERTOWN, CT	06795
87 58 42	MILLETTE JEFFREY & HEATHER	280 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1909
98A 59 10	MILO GREGORY & MARIA	181 WOODBURY RD	WATERTOWN, CT	06795
77 10 45	MIRANDO JOHN C JR & ALISON K	499 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1820
69 11 11	MOREHOUSE JOHN S & STANKIEWICZ NANCY	PO BOX 12	WATERTOWN, CT	06795-0012
78 10E 6	POINOW HOWARD G & SUSAN L	307 GUERNSEYTOWN RD	WATERTOWN, CT	06795
78 58 59	POLCARI JOHN T & DOROTHY	132 HICKORY LN	WATERTOWN, CT	06795
78 58 56	POLLETTA CARMINE & POLLETTA LINDA	96 HICKORY LN	WATERTOWN, CT	06795-1824
69 11 12	PORTELINHA ANTONIO	170 WEST RD	WATERTOWN, CT	06795
99 57 12	RICHMOND LINDA	92 NORTH ST	WATERTOWN, CT	06795-2106
78 10E 7	RINALDI ALBERTO & RITA	327 GUERNSEYTOWN RD	WATERTOWN, CT	06795
78 58 52	RODRIGUEZ JUAN G	44 HICKORY LN	WATERTOWN, CT	06795
78 58 60	ROSE DENNIS F & DONNA M	146 HICKORY LN	WATERTOWN, CT	06795-1824
99A 61 1	RUIZ STEPHEN J & JENNIFER A	153 DEFOREST ST	WATERTOWN, CT	06795
98 10 16	SALAMONE ELEANOR E	9 TAFT CIR	WATERTOWN, CT	06795-1808
98A 59 8	SMITH LISA M	211 WOODBURY RD	WATERTOWN, CT	06795
98 10 21	STATE OF CONNECTICUT	2800 BERLIN TPKE	NEWINGTON, CT	06111-4113
77 10 46	STATE OF CONNECTICUT	C/O BLK.ROCK ST.PARK	WATERTOWN, CT	00000
99 57 14	STAUB JOSEPH & RACHAEL	82 NORTH ST	WATERTOWN, CT	06795

98 10 18	SZWABA BRIGGIT	61 GUERNSEYTOWN RD	WATERTOWN, CT	06795
108A 60 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
98A 59 13	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
98A 59 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 50	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 57 8	TAFT SCHOOL	90 DEFOREST ST	WATERTOWN, CT	06795-2132
87 58 47	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 8	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 2	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 49	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 48	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 46	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 45	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 7	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 8	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 7	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
78 58 30	TAFT SCHOOL CORP	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 11	TAFT SCHOOL CORPORATION	93 NORTH ST W	WATERTOWN, CT	06795
99 58 11	TAFT SCHOOL CORPORATION	93 NORTH ST W	WATERTOWN, CT	06795
99 57 11	TAFT SCHOOL CORPORATION	110 WOODBURY RD	WATERTOWN, CT	06795-2100
69 11 5H	THOMPSON CLARENCE & APRIL	194 WEST RD	WATERTOWN, CT	06795-1829
78 58 54	VENSEL BARBARA B TRUSTEE	70 HICKORY LN	WATERTOWN, CT	06795
99 57 10	VERONNEAU MARCEL	48 NORTH ST	WATERTOWN, CT	06795
99 57 10A	VERONNEAU MARCEL	60 NORTH ST	WATERTOWN, CT	06795
99 57 10	VERONNEAU MARCEL	48 NORTH ST	WATERTOWN, CT	06795
99 57 10A	VERONNEAU MARCEL	60 NORTH ST	WATERTOWN, CT	06795
87 58 42A	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
87 58 43	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
69 11 4	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
87 58 42B	WATERTOWN GOLF CLUB INC	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
99 56 12	WATERTOWN TENNIS CLUB	PO BOX 213	WATERTOWN, CT	06795-0213
99 56 14	WEINBERGER DEBORAH A	132 NORTH ST	WATERTOWN, CT	06795-2100
98 10 19	ZAPPONE LINDA	51 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1817

14

150
Sheet

5074

MBL	Owner Name	Owner Address	City State Zip Code
99A 63 1	TAFT SCHOOL CORPORATION THE	110 WOODBURY RD	WATERTOWN, CT, 067952100
108A 60 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
98A 59 13	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
98A 59 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99A 61 1	RUIZ STEPHEN J & JENNIFER A	153 DEFOREST ST	WATERTOWN, CT, 06795
98A 59 11	GORSKI DAVID P & MICHELLE D	165 WOODBURY RD	WATERTOWN, CT, 067952121
98A 59 10	MILO GREGORY & MARIA	181 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 9	GOETZ MICHAEL & STEPHANIE LAURO	199 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 8	SMITH LISA M	211 WOODBURY RD	WATERTOWN, CT, 06795
99A 61 2	KINSELLA JOSEPH L & KINSELLA NANCY L	28 THE GREEN	WATERTOWN, CT, 067952118
98A 59 6	FRENZEL VICKI	227 WOODBURY RD	WATERTOWN, CT, 06795
99A 61 5	TAFT SCHOOL CORPORATION	110 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 5	ATWOOD KRISTINA	241 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 4	SHEEHAN JOSEPH F JR & MARGARET	257 WOODBURY RD	WATERTOWN, CT, 067952109
98A 59 2	NORMAN GEORGE B	271 WOODBURY RD	WATERTOWN, CT, 067952109
99 58 9	GROVER AMELIA M	71 NORTH ST W	WATERTOWN, CT, 06795
99 58 10	CHERE DIANE E & GREGORY	87 NORTH ST W	WATERTOWN, CT, 06795
87 58 50	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 56 13	KING JEAN C	126 NORTH ST	WATERTOWN, CT, 067952125
99 58 11	TAFT SCHOOL CORPORATION	93 NORTH ST W	WATERTOWN, CT, 06795
99 58 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
98 10 21	STATE OF CONNECTICUT	2800 BERLIN TPKE	NEWINGTON, CT, 061114113
98 10 20	FUSCO RICHARD & PATRICIA E	300 WOODBURY RD	WATERTOWN, CT, 067952120
99 57 8	TAFT SCHOOL	90 DEFOREST ST	WATERTOWN, CT, 067952132
98 10 19	ZAPPONE LINDA	51 GUERNSEYTOWN RD	WATERTOWN, CT, 067951817
99 57 9	FITZGERALD ANNE J AS TRUSTEE OF THE ANNE	36 NORTH ST	WATERTOWN, CT, 06795
98 10 18	SZWABA BRIGGIT	61 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
99 57 10	VERONNEAU MARCEL	48 NORTH ST	WATERTOWN, CT, 06795
98 10 17	GRENIER ASHLEY L	71 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
98 10 16	SALAMONE ELEANOR E	9 TAFT CIR	WATERTOWN, CT, 067951808
99 57 10A	VERONNEAU MARCEL	60 NORTH ST	WATERTOWN, CT, 06795
99 56 16	EVERGREEN CEMETERY	NORTH ST	WATERTOWN, CT, 00000
99 58 15B	SORENSEN ANNE L (EST OF)	205 NORTH ST W	WATERTOWN, CT, 06795
87 58 47	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 58 13	EVERGREEN CEMETERY	183 NORTH ST	WATERTOWN, CT, 06795
98 10 2	CONKLIN MARIAN TRUSTEE	10 TAFT CIRCLE	WATERTOWN, CT, 06795
98 10 1	FINLEY TARA	105 GUERNSEYTOWN RD	WATERTOWN, CT, 067951840
99 58 8	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 10 28	GREENE STEPHEN W & CARINE	115 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 51	BROOKS CHRISTOPHER A TRUSTEE	116 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
99 57 11	TAFT SCHOOL CORPORATION	110 WOODBURY RD	WATERTOWN, CT, 06795
99 58 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 58 2	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100

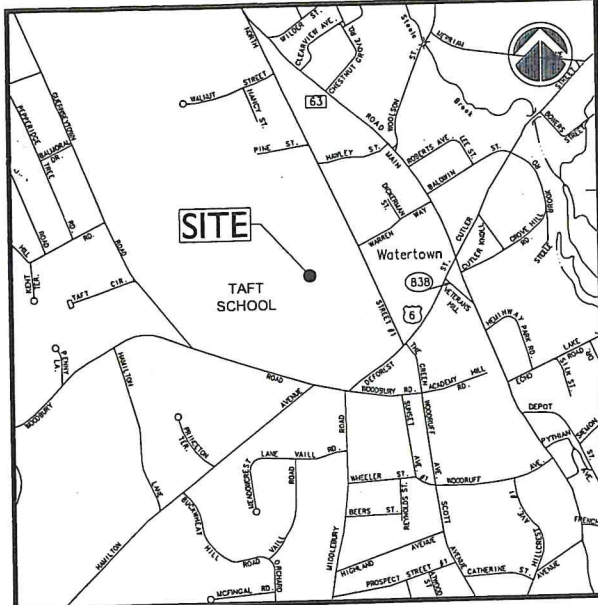
99 56 12	WATERTOWN TENNIS CLUB	PO BOX 213	WATERTOWN, CT, 067950213
87 58 49	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 56 14	WEINBERGER DEBORAH A	132 NORTH ST	WATERTOWN, CT, 067952125
99 56 15	COLLETTE ANN SPENCER	138 NORTH ST W	WATERTOWN, CT, 06795
87 58 48	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 58 46	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 58 45	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 10E 3	LANDQUIST SUSAN	269 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 96	ALLEN HEATHER E	101 WALNUT ST	WATERTOWN, CT, 06795
87 58 42A	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
87 58 97	BRANDT TIMOTHY J & DIANA M	91 WALNUT ST	WATERTOWN, CT, 06795
87 58 98	DEROUIN JEANNINE	81 WALNUT ST	WATERTOWN, CT, 06795
87 10E 4	CONWAY SHANNON I	281 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 42	MILLETTE JEFFREY & HEATHER	280 GUERNSEYTOWN RD	WATERTOWN, CT, 067951909
87 58 43	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
87 58 42B	WATERTOWN GOLF CLUB INC	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
78 10E 5	ALTIMARANO ROBERT E & EDWIN P	293 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 95	CHIAPPALONE ROSENGRANT MARY	100 WALNUT ST	WATERTOWN, CT, 06795
87 58 94	ROONEY PATRICK D & EILEEN E	90 WALNUT ST	WATERTOWN, CT, 06795
78 10E 6	POINOW HOWARD G & SUSAN L	307 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
78 10E 7	RINALDI ALBERTO & RITA	327 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
78 58 60	ROSE DENNIS F & DONNA M	146 HICKORY LN	WATERTOWN, CT, 067951824
78 58 59	POLCARI JOHN T & DOROTHY	132 HICKORY LN	WATERTOWN, CT, 06795
78 58 30	TAFT SCHOOL CORP	110 WOODBURY RD	WATERTOWN, CT, 067952100
77 10 46	STATE OF CONNECTICUT	C/O BLK. ROCK ST. PARK	WATERTOWN, CT, 00000
78 58 57	KUSAILA JOHN	112 HICKORY LN	WATERTOWN, CT, 067951824
77 10 49	DAVIS MELODY & DANNY	435 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
78 58 56	POLLETTA CARMINE & POLLETTA LINDA	96 HICKORY LN	WATERTOWN, CT, 067951824
78 58 55	BROMLEY DAVID L JR & MARY BETH SURV	80 HICKORY LN	WATERTOWN, CT, 06795
77 10 45	MIRANDO JOHN C JR & ALISON K	499 GUERNSEYTOWN RD	WATERTOWN, CT, 067951820
78 58 54	VENSEL BARBARA B TRUSTEE	70 HICKORY LN	WATERTOWN, CT, 06795
77 10 45A	HUNCHAREK THOMAS P & BALUTIS SUSAN M	5055 VT ROUTE 7A	SHAFTSBURY, VT, 05262
78 58 53	HARTNETT BRENDAN	60 HICKORY LN	WATERTOWN, CT, 06795
78 58 52	RODRIGUEZ JUAN G	44 HICKORY LN	WATERTOWN, CT, 06795
78 58 41	ATTANASIO MATTHEW & ANGELA M	30 HICKORY LN	WATERTOWN, CT, 06795
99 58 7	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
69 11 12	PORTELINHA ANTONIO	170 WEST RD	WATERTOWN, CT, 06795
69 11 11	MOREHOUSE JOHN S & STANKIEWICZ NANCY	PO BOX 12	WATERTOWN, CT, 067950012
69 58 40	CIARLO ALFREDO	89 WEST RD	WATERTOWN, CT, 067951833
69 11 10	LABBE KEITH M & JOSEPHINE T	74 BREEZY KNOLL DR	WATERTOWN, CT, 06795
69 11 6B	BARBIERI ANTHONY J & CAROL L	134 WEST RD	WATERTOWN, CT, 067951829
77 11 7	MARLAK FRANCIS & SANDRA A	526 GUERNSEYTOWN RD	WATERTOWN, CT, 067951836
77 11 5D	KASIDAS RAYMOND	255 ARTILLERY RD	MIDDLEBURY, CT, 06762
69 11 6A	MANCINI DAVID & AMY	120 WEST RD	WATERTOWN, CT, 06795

69 11 5H	THOMPSON CLARENCE & APRIL	194 WEST RD	WATERTOWN, CT, 067951829
69 11 5G	AURIO SANDRA M	186 WEST RD	WATERTOWN, CT, 067951829
69 11 5A	94 WEST ROAD LLC	33 STRATHMORE RD	MIDDLEBURY, CT, 06762
69 11 4	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
77 11 7A	LEONARD LUCY N EST	10907 OLYMPIA DR	HOUSTON, TX, 770422629
69 11 5B	MANCINI ANTONIO	33 STRATHMORE RD	MIDDLEBURY, CT, 06762

STUDENT DORMITORY PROJECT THE TAFT SCHOOL

110 Woodbury Road
WATERTOWN, CONNECTICUT

CONSERVATION COMMISSION / INLAND WETLAND AGENCY APPLICATION



VICINITY MAP

SCALE: 1"=1,000'

OWNER / APPLICANT:

TAFT SCHOOL
110 WOODBURY ROAD
WATERTOWN, CT 06795-2100
PHONE: 860.945.7760

ARCHITECTURE:

VOITH & MACTAVISH ARCHITECTS LLP
2401 WALNUT STREET, 6TH FLOOR
PHILADELPHIA, PA 19103
PHONE: 215.545.4544

STRUCTURAL ENGINEER:

KEAST & HOOD
1635 MARKET STREET #1705
PHILADELPHIA, PA 19103
PHONE: 215.625.0099

MEP ENGINEER:

KOHLER RONAN CONSULTING ENGINEERS
93 LAKE AVENUE
DANBURY, CT 06810
PHONE: 203.778.1017

LANDSCAPE DESIGN:

TL STUDIO
110 KING PHILIP ROAD UNIT 2A
RUMFORD, RI 02916
PHONE: 401.383.3574

AV/IT/SECURITY

NVS
1315 WALNUT STREET #900
PHILADELPHIA, PA 19107
PHONE: 215.751.1133

LIGHTING DESIGN

O'DONOHUE LIGHTING
1816 S. 2ND STREET
PHILADELPHIA, PA 19148
PHONE: 215.518.4788

CIVIL ENGINEER:



- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants
Engineering & Surveying, LLC

160 West Street, Suite E
Cromwell, CT 06416
(860) 633-2877

85 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
(845) 243-2880



LOCATION MAP

SCALE: 1"=200'

INDEX OF DRAWINGS

	COVER SHEET
V01 & V02	BOUNDARY SURVEY
EX-1 THRU EX-9	TOPOGRAPHIC SURVEY
LI.0	OVERALL LANDSCAPE PLAN
LI.1	DORM 1 & 2 LAYOUT & MATERIAL PLAN
LI.2	MAIN CIRCLE LAYOUT & MATERIALS PLAN
L2.0	DORM 1 & 2 GRADING PLAN
L2.1	MAIN CIRCLE GRADING PLAN
L3.0	DORM 1 & 2 PLANTING PLAN
L3.1	MAIN CIRCLE PLANTING PLAN
L4.0	SECTIONS
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	ATTIC FLOOR PLAN
A1.6	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A3.4	ELEVATIONS
C1.1	DORM 1 & 2 DEMOLITION PLAN
C1.2	DORM 1 & 2 DEMOLITION PLAN
C1.3	DORM 1 & 2 DEMOLITION PLAN
C2.1	DORM 1 & 2 DRAINAGE PLAN
C2.2	DORM 1 & 2 DRAINAGE PLAN
C2.3	DORM 1 & 2 DRAINAGE PLAN
C3.1	DORM 1 & 2 SITE UTILITIES PLAN
C3.2	DORM 1 & 2 SITE UTILITIES PLAN
C3.3	DORM 1 & 2 SITE UTILITIES PLAN
C4.1	DORM 1 & 2 SEDIMENTATION & EROSION CONTROL PLAN
C4.2	DORM 1 & 2 SEDIMENTATION & EROSION CONTROL PLAN
C4.3	DORM 1 & 2 SEDIMENTATION & EROSION CONTROL PLAN
C5.1	DORM 1 & 2 CONSTRUCTION DETAILS
C5.2	DORM 1 & 2 CONSTRUCTION DETAILS
C5.3	DORM 1 & 2 CONSTRUCTION DETAILS
C5.4	DORM 1 & 2 CONSTRUCTION DETAILS
LI-1.0	SITE LIGHTING PLAN
LI-1.1	NORTH SITE LIGHTING PLAN PHOTOMETRY
LI-1.2	SOUTH SITE LIGHTING PLAN PHOTOMETRY
LI-2.0	LIGHTING FIXTURE DETAILS

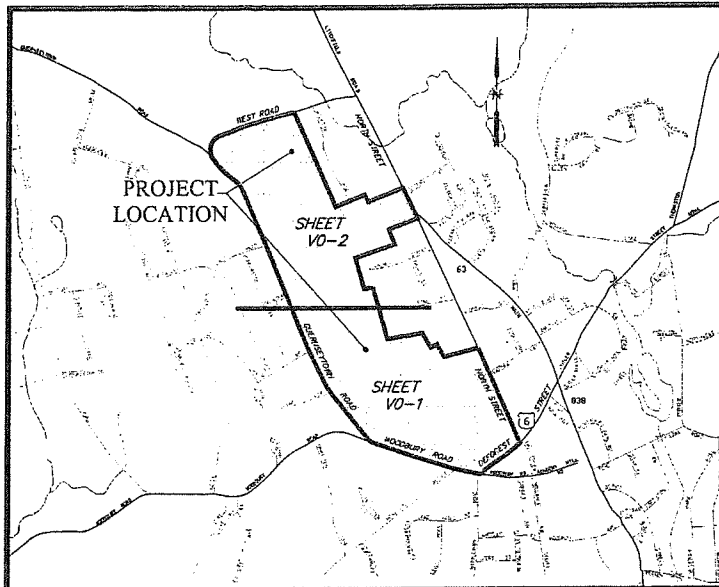
ZONING SUMMARY TABLE

ZONING INFORMATION			
PARCEL SIZE	165.76 ACRES (Referenced from the town GIS)		
ASSESSOR'S LOCATION	MAP 99 BLOCK 58 LOT 7		
ZONING DISTRICT	R-20 DISTRICT		
PROPOSED USE	STUDENT DORMITORY PROJECT		
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	7,220,506 SF	7,220,506 SF
MINIMUM FRONTAGE	75 FT	3,309 FT	3,309 FT
BUILDING SETBACKS			
FRONT YARD	25 FT	36.4 FT	408.9 FT
SIDE YARD	20 FT	20 FT	188.1 FT
REAR YARD	50 FT	50 FT	872.9 FT
MAXIMUM BUILDING HEIGHT (FEET)	35 FT	**54 FT	**54 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	*	**
MAXIMUM BUILDING COVERAGE	15%	4.3%	4.6%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	25%	8.6%	9.5%

* Received a variance for building height for the John L. Vogelstein Dormitory building
** A text amendment to the zoning regulations is proposed.

ISSUED TO LAND USE PERMITS:

01-21-2026



KEY MAP AND INDEX PLAN - N.T.S.

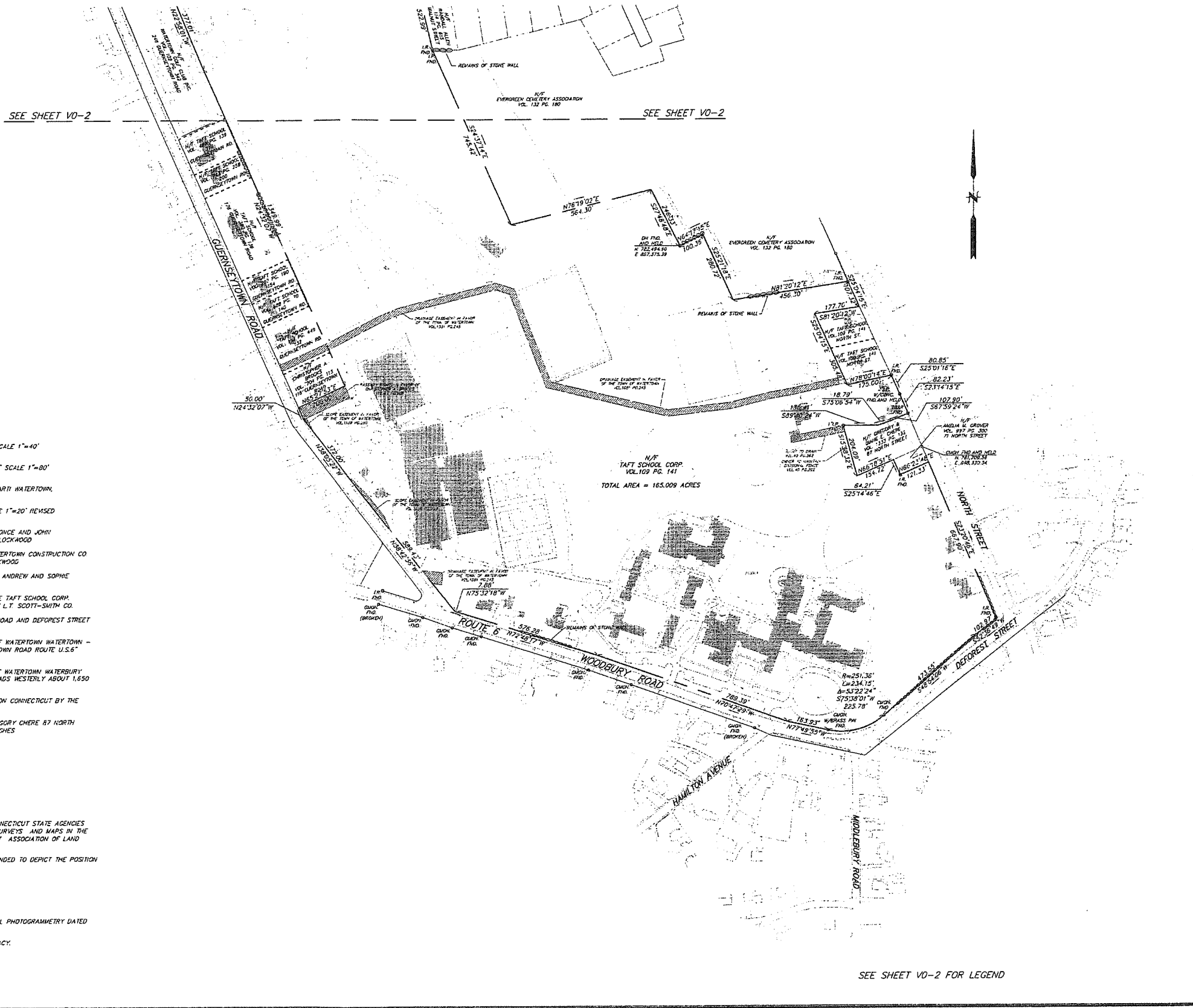
MAP REFERENCES:

1. "PROPERTY OF HOWARD M. HICKCOX WATERTOWN, CONN., SECTION NO. 1" SCALE 1"=40' DATE MARCH 28, 1925 BY BRONSON E. LOCKWOOD
2. "MAP OF LAND BELONGING TO MRS. ELLEN H. SCOVILL WATERTOWN, CONN." SCALE 1"=80' DATE MARCH 1929 BY WILLIAM B. REYNOLDS
3. "MAP OF SECTION ONE CLOVERDALE BELONGING TO EDWARD & BERTHA MARTI WATERTOWN, CT." SCALE 1"=10' DATE APRIL 1949 BY ARTHUR N. WOOD
4. "PROPERTY OF ORIS AND DORIS W. SALVATORE WATERTOWN, CONN." SCALE 1"=20' REVISED MARCH 1951 BY WILLIAM B. REYNOLDS
5. "PLAN OF WALNUT ACRES SECTION NO. 1 OWNED AND DEVELOPED BY ALFONCE AND JOHN KONTOU WATERTOWN, CONN." SCALE 1"=30' DATE NOVEMBER 1951 BY B.E. LOCKWOOD
6. "SECTION NO. 2 PLAN OF WALNUT ACRES OWNED AND DEVELOPED BY WATERTOWN CONSTRUCTION CO INC. WATERTOWN, CONN." SCALE 1"=50' DATE SEPTEMBER 1952 BY B.E. LOCKWOOD
7. "MAP REVISING A PORTION OF 'SECTION ONE-CLOVERDALE BEING LAND OF ANDREW AND SOPHIE KUSAILA' SCALE 1"=50' DATE NOVEMBER 1962 BY HARRY G. OWENS, JR.
8. "SUBDIVISION PLAN LAND OF THE TAFT SCHOOL CORPORATION OWNER: THE TAFT SCHOOL CORP. 110 WOODBURY ROAD WATERTOWN, CONN" SCALE 1"=40' DATE JUNE 1976 BY L.T. SCOTT-SMITH CO.
9. "PORTION OF PROPERTY OF THE TAFT SCHOOL CORPORATION WOODBURY ROAD AND DEFOREST STREET WATERTOWN, CT." SCALE 1"=100' FAIE 5/8/90 BY H.W. HART
10. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERTOWN WATERTOWN - WOODBURY ROAD FROM THE WOODBURY TOWN LINE EASTERLY TO GUERNSEYTONY ROAD ROUTE U.S.6 SCALE 1"=40' DATE SEPTEMBER 28, 1934
11. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERTOWN WATERTOWN - WOODBURY ROAD FROM THE INTERSECTION OF THOMASTON & WATERBURY ROADS WESTERLY ABOUT 1,650 FEET ROUTE U.S.6 SCALE 1"=40' DATE FEB. 14, 1934
12. "TOWN OF WATERTOWN MAP SHOWING LAND RELEASED TO BANK OF BOSTON CONNECTICUT BY THE STATE OF CONNECTICUT U.S. ROUTE 6 SCALE 1"=40' DATE JANUARY 1988
13. "ZONING LOCATION SURVEY - PROPOSED PREPARED FOR DIANE E. & GREGORY CHERE 87 NORTH STREET WATERTOWN, CT." NOVEMBER 6, 2004 SCALE 1"=20' BY DAVID A. HUGHES

SURVEY NOTES:

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTATION.
3. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.
4. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. HORIZONTAL DATUM IS BASED ON NAD 83.
6. PLANIMETRIC FEATURES PROVIDED BY JAMES W. SEWELL COMPANY AERIAL PHOTOGRAMMETRY DATED 6/12/2008
7. ABUTTING PROPERTY LINES ARE BASED ON CLASS D HORIZONTAL ACCURACY.
8. ALL MONUMENTATION LOCATED HAVE BEEN DEPICTED HEREON.

SEE SHEET VD-2



SEE SHEET VD-2 FOR LEGEND

No.	DATE	DESCRIPTION	BY

PROJ. MANAGER:	SEAL
CHIEF DESIGNER:	SEAL
REVIEWED BY:	DATE

TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

David A. Caricchio

DAVID A. CARICCHIO 70036
LICENSE No.

SCALE:
HORIZ: 1" = 100'
VERT:

DATUM:
HORIZ: NAD 83
VERT:

GRAPHIC SCALE
100 50 0 50 100

WWW.FandO.COM

FUSS & O'NEILL
Disciplines to Deliver

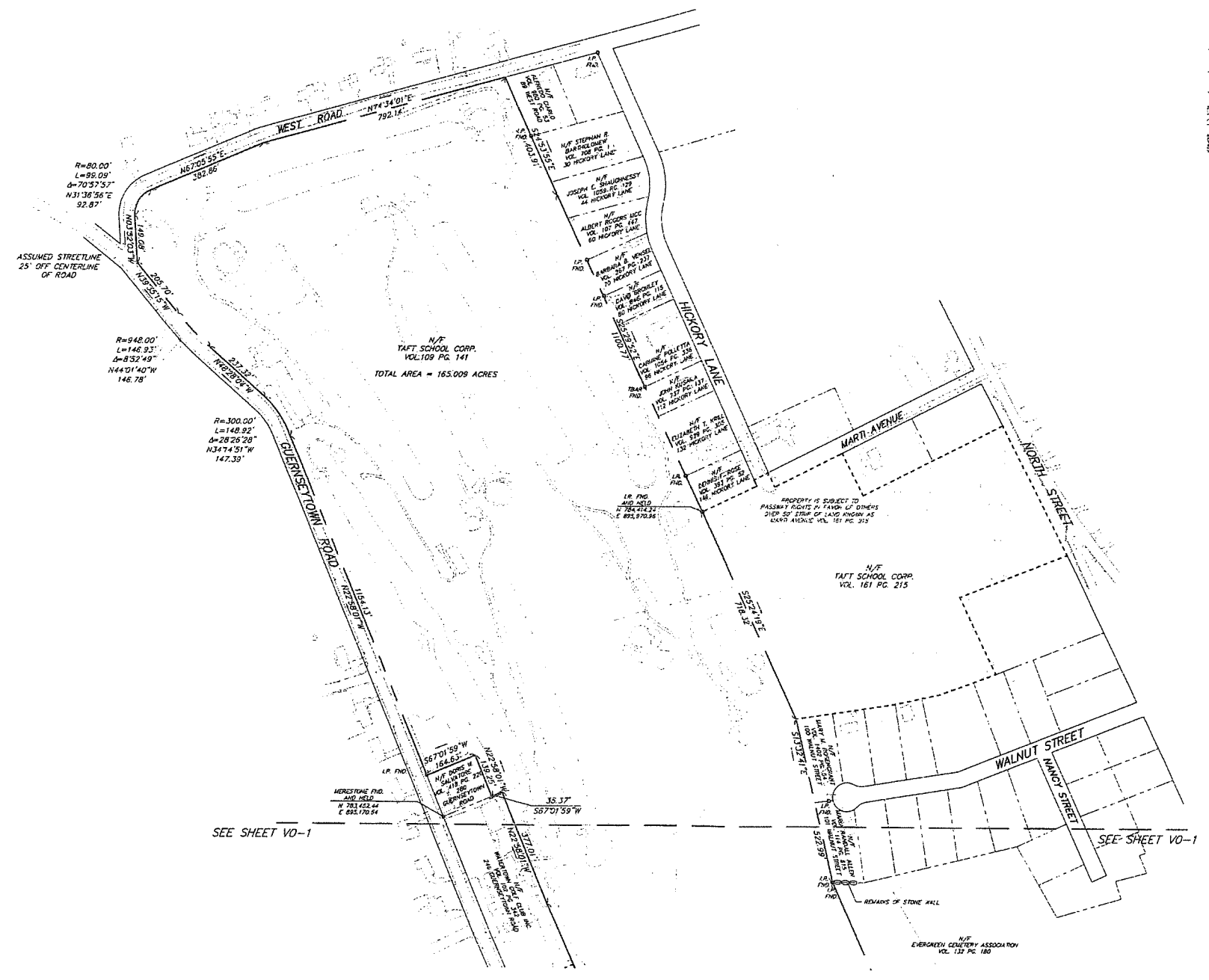
146 HARTFORD RD MANCHESTER, CT 06040 860.646.2469

BOUNDARY SURVEY
OF A PORTION OF THE
TAFT SCHOOL MAIN CAMPUS
110 WOODBURY ROAD WATERTOWN, CONNECTICUT

PROJ No.: 95023.V20
DATE: 7/31/08

V0-1

File Path: H:\DWG\95023\2008\Survey\95023\2008\01.dwg, Layout: Boundary Sh 2 Thu, Jul 31, 2008 - 2:58 PM User: DaveC
 CTB: F & O STANDARD
 LMAN: BND
 IMS VIEW: V0-2
 UCS: WUCLD



LEGEND

- UTILITY POLE
- SIGN
- GAS GATE
- LIGHT
- EXISTING IRON PIPE
- EXISTING MONUMENT
- TAFT SCHOOL PROPERTY INCLUDED IN THIS SURVEY
- - - TAFT SCHOOL PROPERTY NOT INCLUDED IN THIS SURVEY
- ABUTTING PROPERTY OWNERS
- STREET LINE
- EASEMENT LINE
- EDGE OF WATER
- TREELINE
- STONE WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- EASEMENT ON TAFT SCHOOL PROPERTY
- EXISTING BUILDING ON TAFT SCHOOL PROPERTY

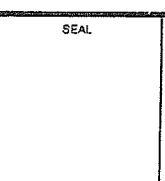
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2. THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTATION.
3. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.
4. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. HORIZONTAL DATUM IS BASED ON NAD 83.
6. PLANIMETRIC FEATURES PROVIDED BY JAMES W. SEWALL COMPANY AERIAL PHOTOGRAMMETRY DATED 6/12/2008
7. ABUTTING PROPERTY LINES ARE BASED ON CLASS 0 HORIZONTAL ACCURACY.
8. ALL MONUMENTATION LOCATED HAVE BEEN DEPICTED HEREON.

SEE SHEET VO-1 FOR MAP REFERENCES

No.	DATE	DESCRIPTION	BY
1			

PROJ. MANAGER:	SEAL
CHIEF DESIGNER:	SEAL
REVIEWED BY:	DATE



TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

David A. Caricchio
 DAVID A. CARICCHIO 70036
 LICENSE No.

SCALE:
 HORZ.: 1" = 100'
 VERT.:
 DATUM:
 HORZ.: NAD 83
 VERT.:
 GRAPHIC SCALE

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FUSS & O'NEILL
 Disciplines to Deliver

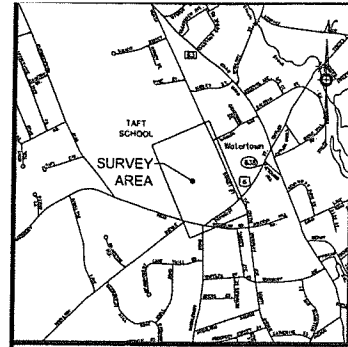
146 HARTFORD RD MANCHESTER, CT 06040 860.646.2469

BOUNDARY SURVEY
 OF A PORTION OF THE
 TAFT SCHOOL MAIN CAMPUS

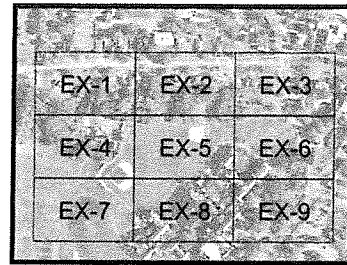
110 WOODBURY ROAD WATERTOWN, CONNECTICUT

PROJ. No: 95023 V20
 DATE: 7/31/08

V0-2



Vicinity Map
Scale 1"=1,500'



Key Map
Scale 1"=500'

Map Notes

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

The type of survey performed and the mapped features depicted hereon are in accordance with the requirements of a Topographic Survey and is intended to note or depict the existing site conditions within the project area with respect to existing physical features such as structures, parking areas, sidewalks, fences, walls, ball fields, trees, spot elevations and contours.

The contour interval is one (1) foot.

There is no boundary determination/opinion.

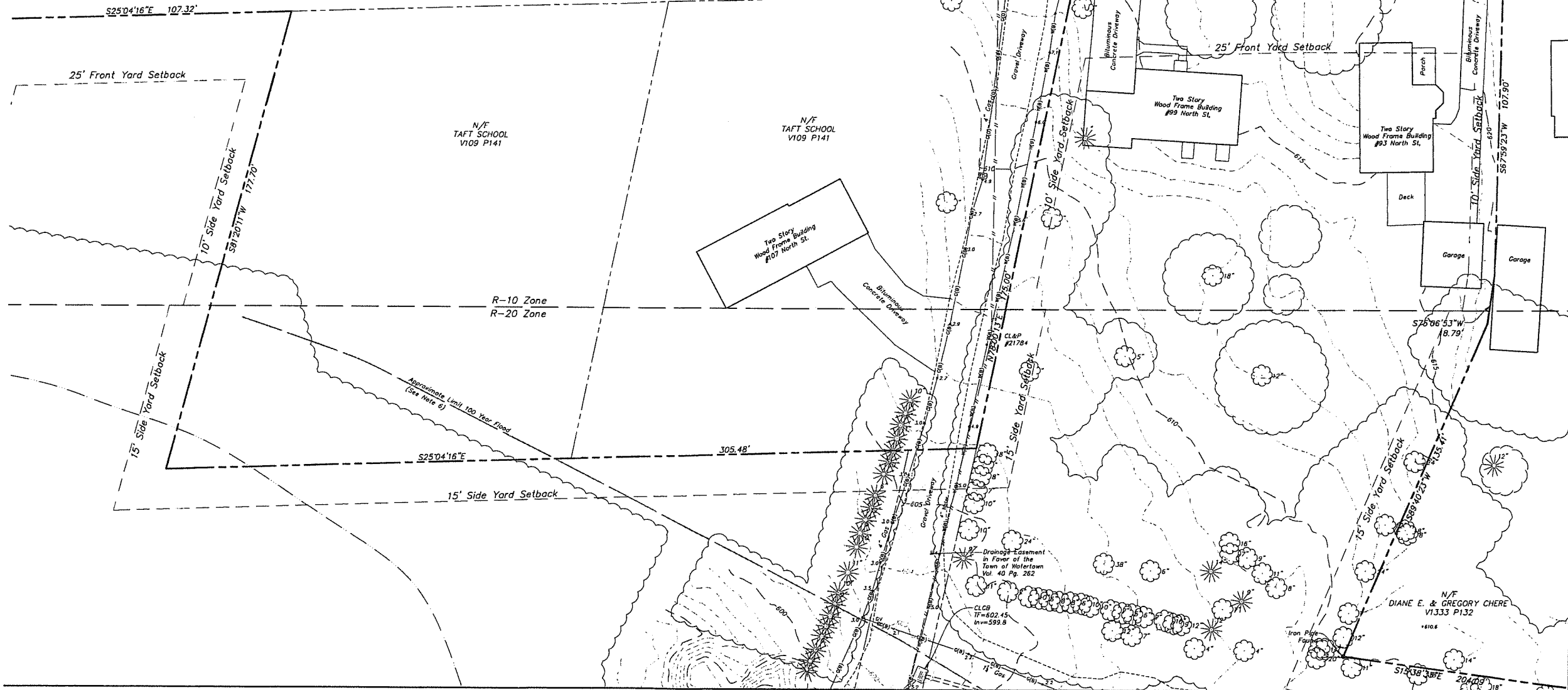
Property lines depicted hereon are approximate and do not represent a property/boundary opinion. The approximate property line information was compiled from the map referenced in note 4A. It is not to be construed as having been obtained as the result of a field survey, and is subject to change based on such facts as an accurate field survey may disclose.

This survey conforms to Horizontal Accuracy Class D & A-2.
This survey conforms to Topographic Survey Accuracy Class T-2.
This survey conforms to Vertical Accuracy Class V-2.

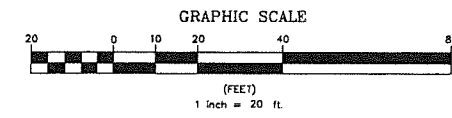
Aerial survey was flown on October 27, 2025.
Field survey was completed on December 12, 2025.
- North arrow and bearings are referenced to the North American Datum (NAD) of 1983 projected onto the Connecticut State Plane Coordinate System based on the averaged values of multiple GPS observations made on GPS observations made on March 19, 2025 utilizing the Keystone KeyNetGPS VRS Network.
- Elevations and contours are referenced to North American Vertical Datum (NAVD) of 1983 based on the averaged values of multiple GPS observations made on March 19, 2025 utilizing the Keystone KeyNetGPS VRS Network.
- Reference is made to the following maps:
A. "Boundary Survey of a Portion of the Taft School Main Campus, 110 Woodbury Road, Watertown, Connecticut", scale 1"=100', dated July 31, 2008, revised September 30, 2008, prepared by Fuss & O'Neill.
- Parcel is identified as Tax Block 58, Lot 7 on the Town of Watertown Assessor's Map 99.
- Portion of the property is located in Zone "B" (areas between 100-year and 500-year flood or area subject to 100-year flood with depths average less than 1 foot) and Zone "C" (areas of minimal flooding) as depicted on Flood Insurance Rate Map (FIRM) Panels 5 & 6 of 11, Litchfield County, Connecticut, Town of Watertown, community number 090058, with an effective date of November 5, 1989.
- The subsurface utilities depicted hereon conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document C/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data".

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

See Utility Quality Levels legend on Sheet Ex-2.

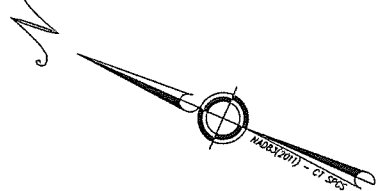


MATCHLINE SEE SHEET 2 of 9



Legend	
	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treeline
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main
	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree
	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire
	Catch Basin
	Curbside Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Wellhead Flag
	Sign
	Bollard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)

MATCHLINE SEE SHEET 4 of 9



Deed References
Volume 109 Page 141

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

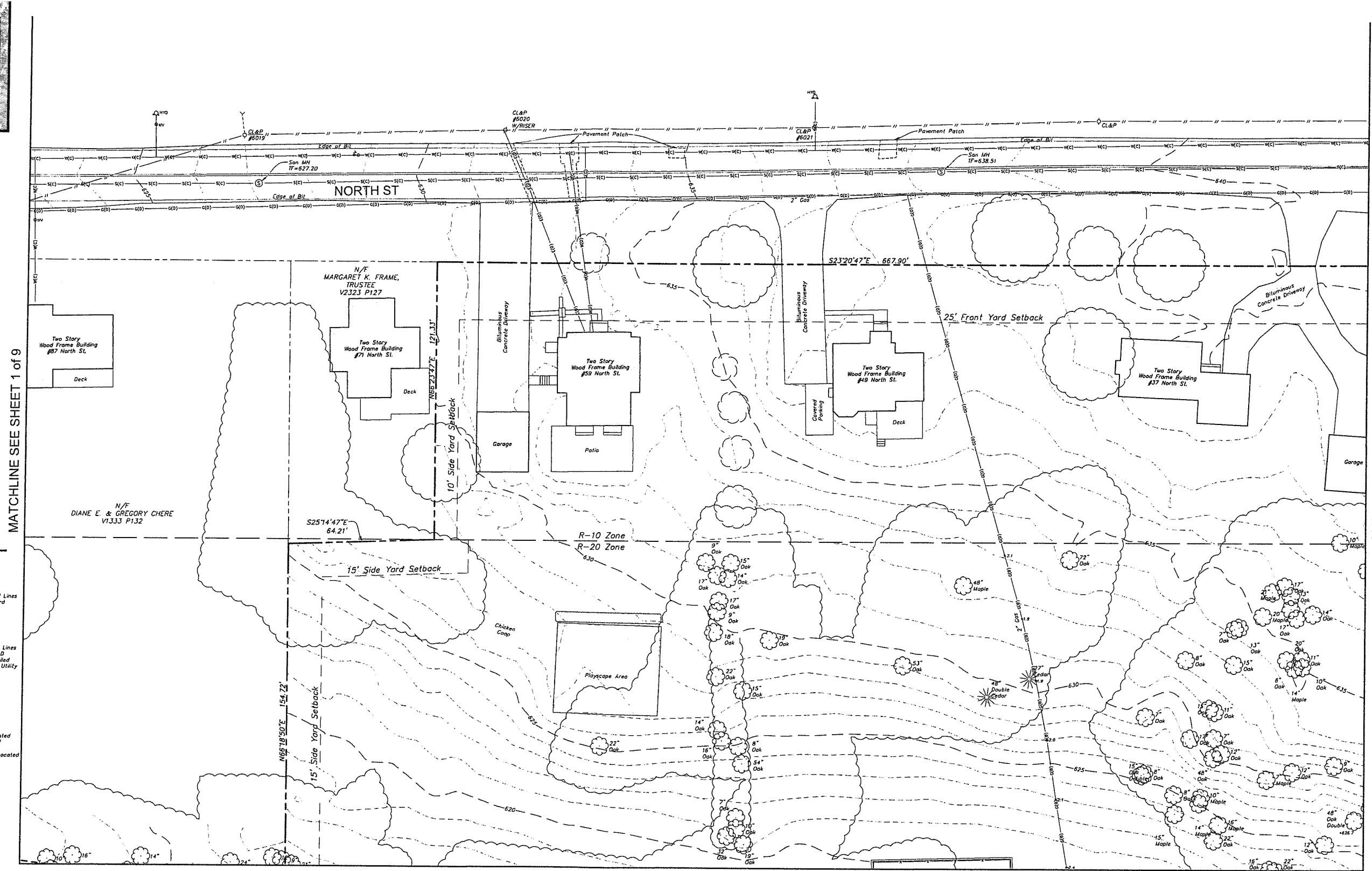
John F. Wagenblatt
JOHN F. WAGENBLATT L.S. No. 17,791



 • Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Laser Scanning & BIM • Subsurface Utility Engineering Land Resource Consultants Engineering & Surveying, LLC 160 West Street, Suite E Cromwell, CT 06416 (860) 534-3377 (860) 534-3377 (860) 534-3377 www.lrcsurvey.com	TOPOGRAPHIC SURVEY SHEET 1 OF 9	
	TAFT SCHOOL 110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT	
Design/Color: JW Draw: RJW/RN Checked: JW Approved: JW	CAD File: EX24325801.dwg Project No.: 24-3258 Date: 12/12/2025 Scale: 1"=20'	Sheet No.: EX-1

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

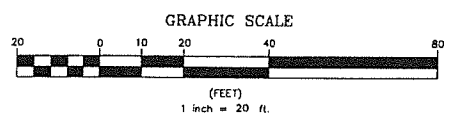
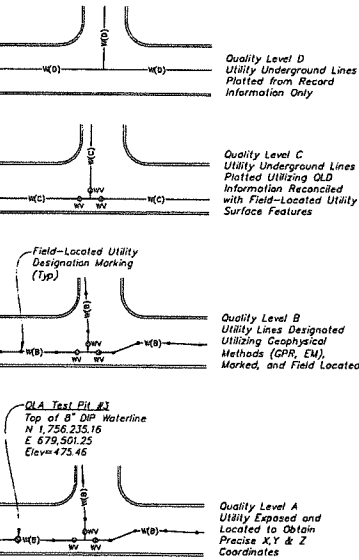
Key Map
Scale 1"=500'



MATCHLINE SEE SHEET 1 of 9

MATCHLINE SEE SHEET 3 of 9

UTILITY QUALITY LEVELS

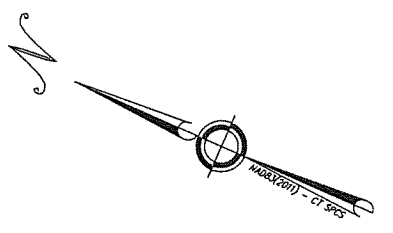


	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Tresline
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main

Legend

	Electric Line		Concrete Surface
	Telephone Line		Gravel Surface
	Fiber Optic Line		Deciduous Tree
	Steam Line		Coniferous Tree
	Site Light Line		
	Overhead Wire		

	Catch Basin		Electric Handhole
	Curbside Catch Basin		Unidentified Handhole
	Shrub		Irrigation Control Box
	Monument		Drainage Manhole
	Iron Pin, Pipe, Rebar, Drill Hole		Sanitary Manhole
	Welland Flag		Electric Manhole
	Sign		Telephone Manhole
	Bollard		Paved-Over Manhole
	Existing Spot Grade		Manhole, Utility Type Unknown
	Guy Wire		Domestic Water Well
	Manbox		Lamp Post
	Utility Pole		Steam Manhole
	Water Valve		Double Light Pole
	Hydrant		Now or Formerly (in Title of)
	Gas Valve		
	Handicap Parking		
	End of Geophysical Information (Signal Lost)		



Certification
To my knowledge and belief this map is substantially correct as noted hereon.
John F. Wagenblatt
JOHN F. WAGENBLATT L.S. No. 17,791



MATCHLINE SEE SHEET 5 of 9

SEE SHEET EX-1 FOR MAP NOTES

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87 Civic Center Plaza, Suite 204
Plainville, CT 06061
(860) 243-2400
www.irc-ct.com

TOPOGRAPHIC SURVEY

SHEET 2 OF 9

TAFT SCHOOL

110 WOODBURY ROAD
TOWN OF WATERTOWN
LITCHFIELD COUNTY, CONNECTICUT

Design/Calc: JW CAD File: EX24325801.dwg Sheet No.:

Drawn: RM/RN Project No.: 24-3258

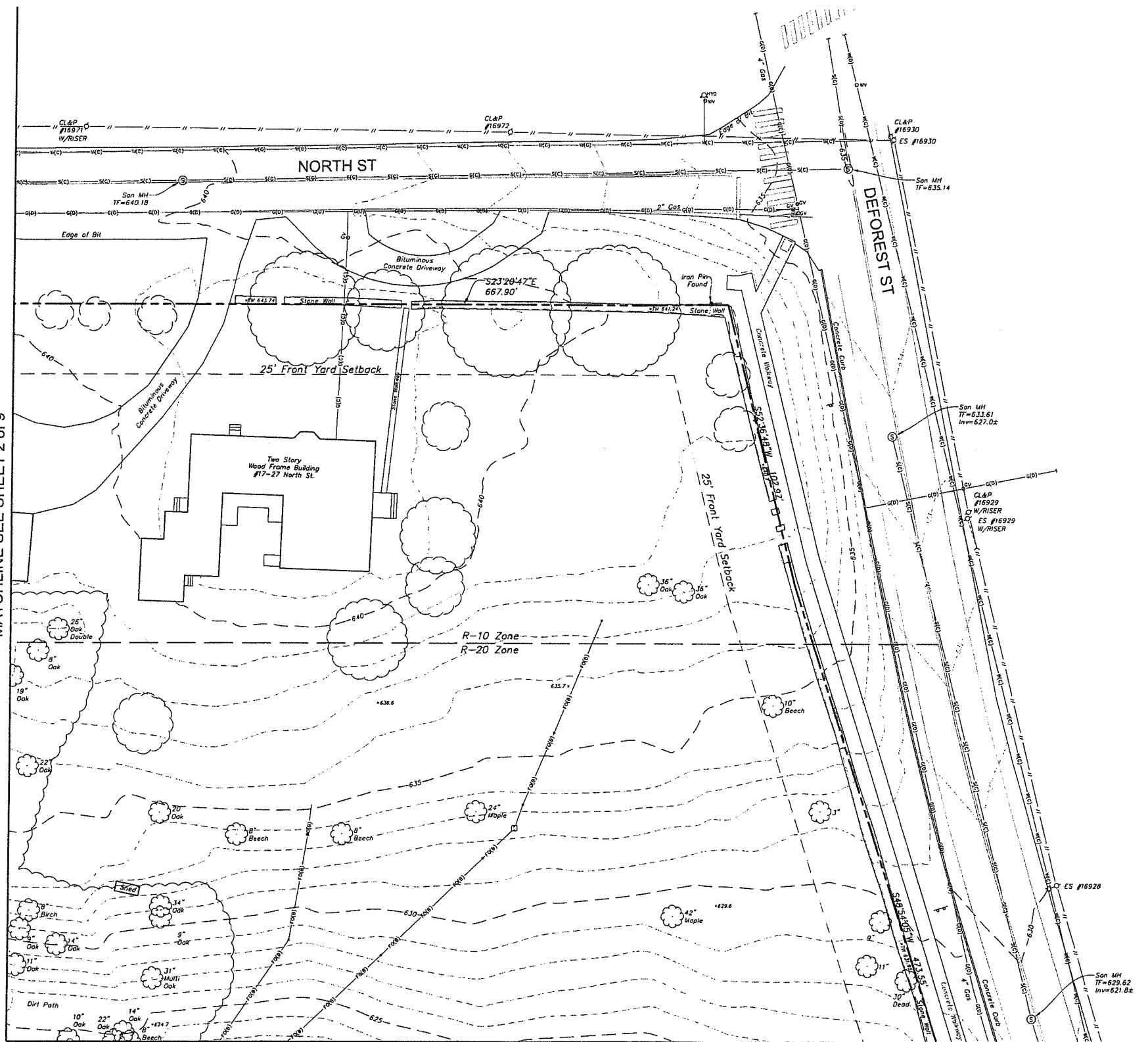
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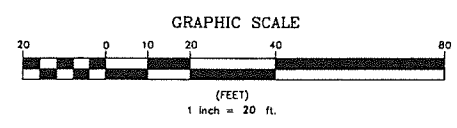
EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map
Scale 1"=500'

MATCHLINE SEE SHEET 2 OF 9



MATCHLINE SEE SHEET 6 OF 9



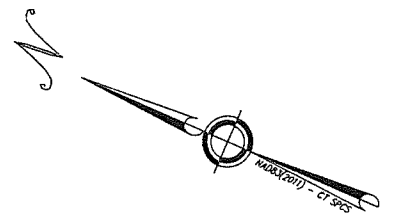
Certification
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JOHN F. WAGENBLATT L.S. No. 17,791



	Property Line		Electric Line
	Easement Line		Telephone Line
	Index Contour		Fiber Optic Line
	Intermediate Contour		Steam Line
	Tree line		Site Light Line
	Hedge/Shrub Line		Overhead Wire
	Stone Wall		Concrete Surface
	Retaining Wall		Gravel Surface
	Fence		Deciduous Tree
	Guide Rail		Coniferous Tree
	Stream/Edge of Water		
	Limit of Wetlands		
	Upland Review/Regulated Area		
	Storm Sewer		
	Sanitary Sewer		
	Water Main		
	Gas Main		

Legend

	Catch Basin		Electric Handhole
	Curbside Catch Basin		Unidentified Handhole
	Shrub		Irrigation Control Box
	Monument		Drainage Manhole
	Iron Pin, Pipe, Rebar, Drill Hole		Sanitary Manhole
	Wellhead Flag		Electric Manhole
	Sign		Telephone Manhole
	Bollard		Paved-Over Manhole
	Existing Spot Grade		Manhole, Utility Type Unknown
	Guy Wire		Domestic Water Well
	Mailbox		Lamp Post
	Utility Pole		Steam Manhole
	Water Valve		Double Light Pole
	Hydrant		Now or Formerly (in Title of)
	Gas Valve		
	Handicap Parking		
	End of Geophysical Information (Signal Lost)		



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(460) 243-1460
www.lrgconsult.com

SEE SHEET EX-1 FOR MAP NOTES.

TOPOGRAPHIC SURVEY
SHEET 2 OF 9

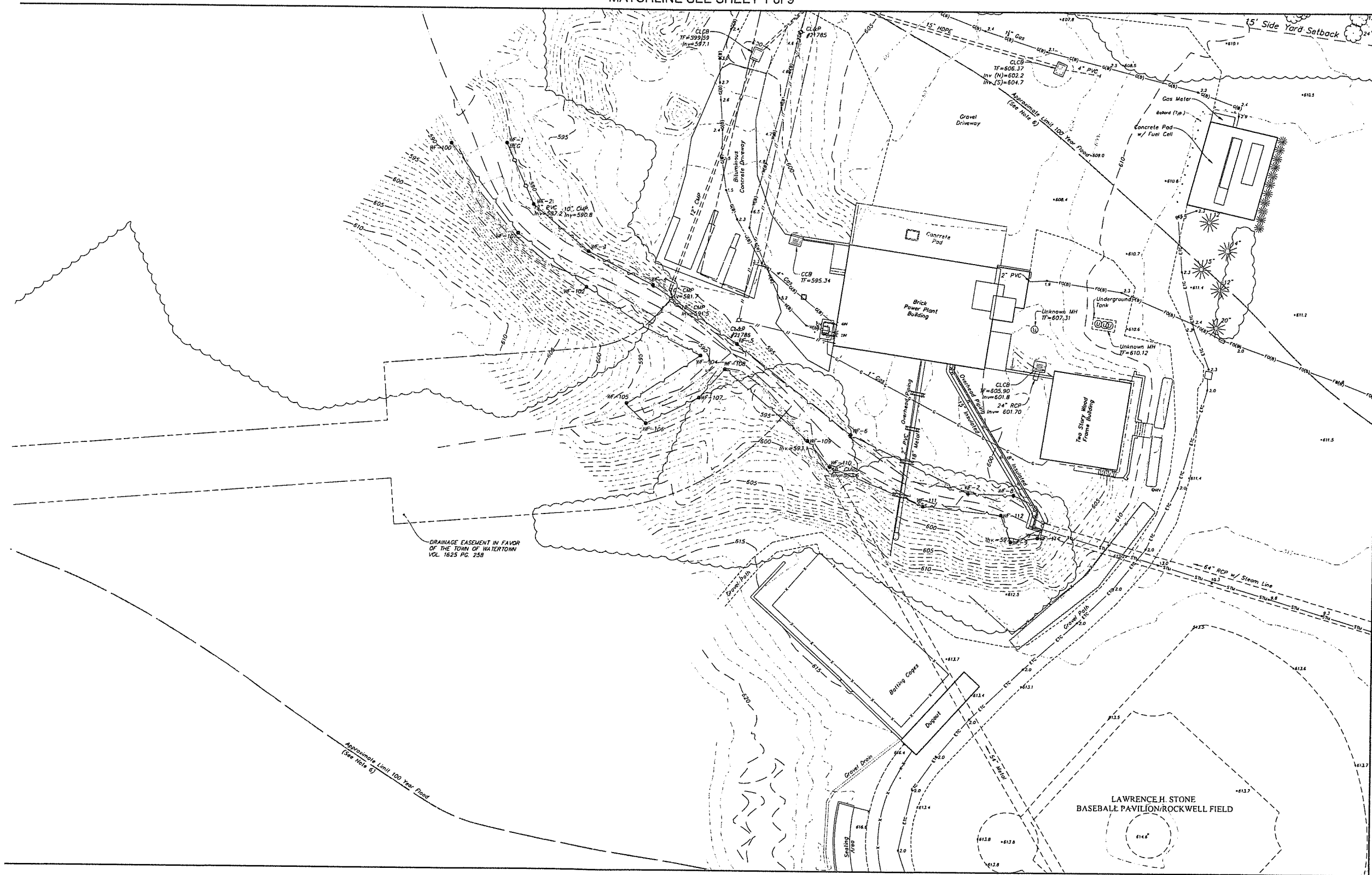
Taft School
110 WOODBURY ROAD
TOWN OF WATERTOWN
LITCHFIELD COUNTY, CONNECTICUT

Design/Coors	JW	CAD File	EX24325801.dwg	Sheet No.
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Checked	JW	Date	12/12/2025	
Approved	JW	Scale	1"=20'	

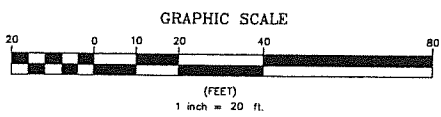
EX-3

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map
Scale 1"=500'



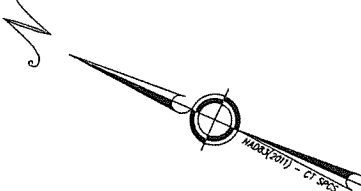
MATCHLINE SEE SHEET 5 of 9



	Property Line		Electric Line
	Easement Line		Telephone Line
	Index Contour		Fiber Optic Line
	Intermediate Contour		Steam Line
	Treeline		Site Light Line
	Hedge/Shrub Line		Overhead Wire
	Stone Wall		Concrete Surface
	Retaining Wall		Gravel Surface
	Fence		Deciduous Tree
	Guide Rail		Coniferous Tree
	Stream/Edge of Water		
	Limit of Wellands		
	Upland Review/Regulated Area		
	Storm Sewer		
	Sanitary Sewer		
	Water Main		
	Gas Main		

	Catch Basin		Electric Handhole
	Curbside Catch Basin		Unidentified Handhole
	Shrub		Irrigation Control Box
	Monument		Drainage Manhole
	Iron Pin, Pipe, Rebar, Drill Hole		Sanitary Manhole
	Wetland Flag		Electric Manhole
	Sign		Telephone Manhole
	Ballard		Paved-Over Manhole
	Existing Spot Grade		Manhole, Utility Type Unknown
	Guy Wire		Domestic Water Well
	Manbar		Lamp Post
	Utility Pole		Steam Manhole
	Water Valve		Double Light Pole
	Hydrant		N/F
	Gas Valve		
	Handicap Parking		
	End of Geophysical Information (Signal Lost)		

MATCHLINE SEE SHEET 7 of 9



Certification
 To my knowledge and belief this map is substantially correct as noted hereon.
 JOHN F. WAGENBLATT
 L.S. No. 17,791



		TOPOGRAPHIC SURVEY SHEET 4 OF 9	
		TAFT SCHOOL 110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT	
• Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Laser Scanning & BIM • Subsurface Utility Engineering	Land Resource Consultants Engineering & Surveying, LLC 160 Wood Street, Suite E Cromwell, CT 06416 (860) 631-3577 87 Civic Center Plaza, Suite 204 Waterbury, CT 06701 (845) 242-1800 www.ircorp.com	Design/Coors JW CAD File EK24325801.dwg Sheet No. Drawn RA/RN Project No. 24-3258 Checked JW Date 12/12/2025 Approved JW Scale 1"=20'	EX-4

SEE SHEET EX-1 FOR MAP NOTES.

I:\2024\2024-12-12\110 Woodbury Road Taft School\12122025\12122025_R13_Alt1.dwg

MATCHLINE SEE SHEET 2 of 9

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map
Scale 1"=500'

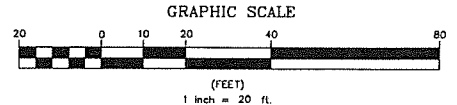
MATCHLINE SEE SHEET 4 of 9



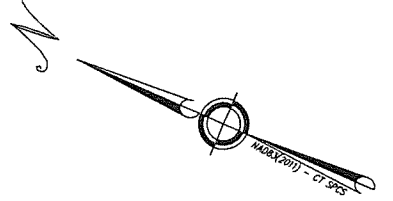
MATCHLINE SEE SHEET 6 of 9

MATCHLINE SEE SHEET 8 of 9

SEE SHEET EX-1 FOR MAP NOTES



Legend	
	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treeline
	Hedge/Shrub Line
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main
	Electric Line
	Telephone Line
	Fiber Optic Line
	Stream Line
	Site Light Line
	Overhead Wire
	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Curbside Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Welland Flag
	Sign
	Bollard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)
	N/A



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

John F. Wagenblatt
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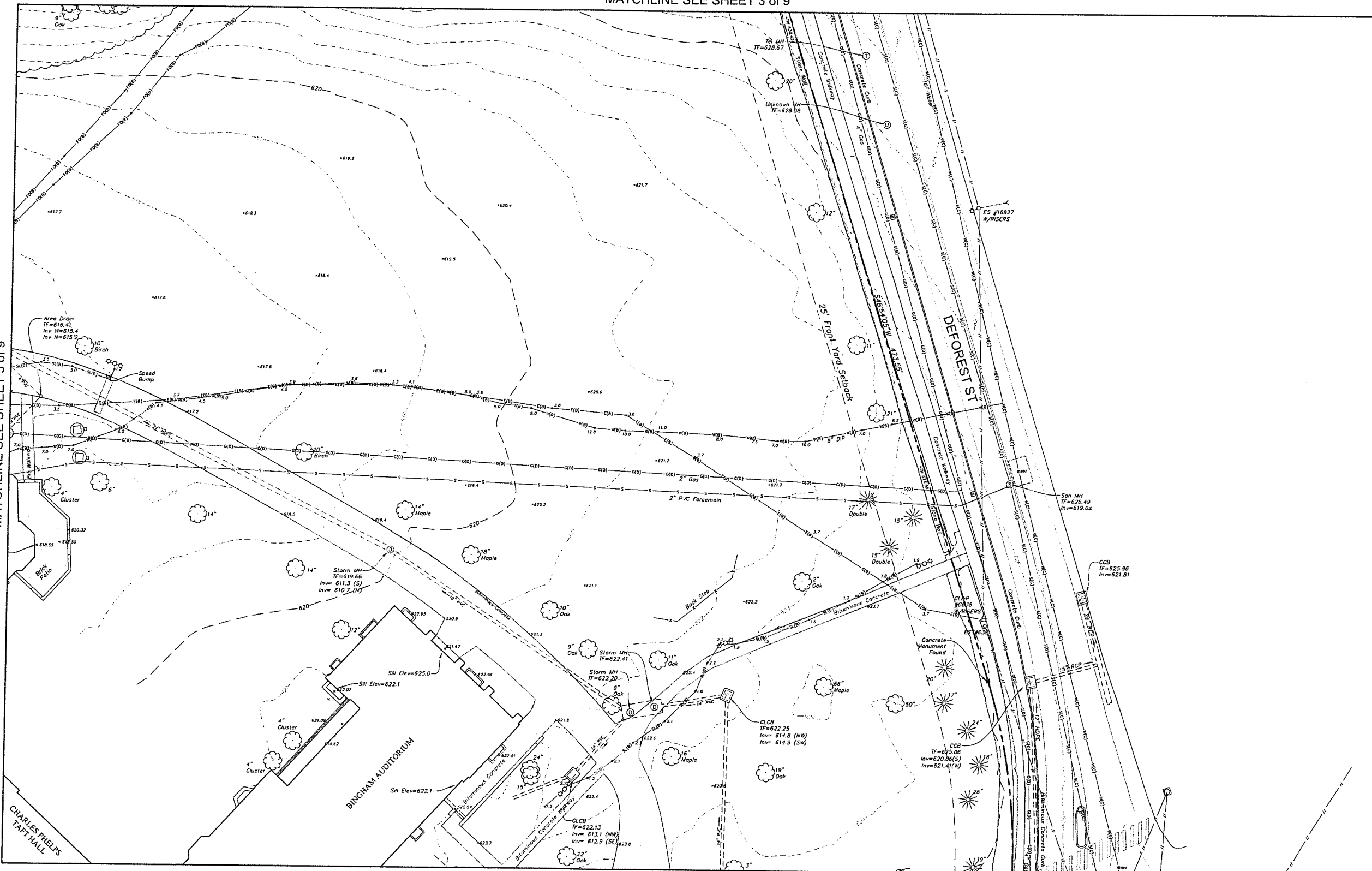
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www.lrc.com

TOPOGRAPHIC SURVEY			
TAFTH SCHOOL			
110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT			
Design/Calc	JW	CAD File	EX24325801.dwg
Drawn	JW/SH	Project No.	24-3258
Checked	JW	Date	12/12/2025
Approved	JW	Scale	1"=20'
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			EX-5

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

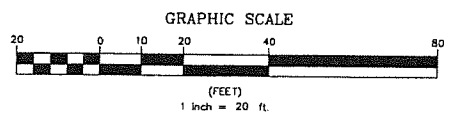
Key Map
Scale 1"=500'

MATCHLINE SEE SHEET 5 of 9



MATCHLINE SEE SHEET 9 of 9

SEE SHEET EX-1 FOR MAP NOTES.



	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Trestle
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main

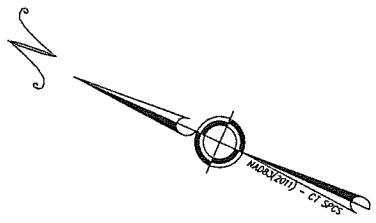
	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire
	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree

	Catch Basin
	Curbside Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Wellhead Flag
	Sign
	Ballard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)

Certification

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



• Civil Engineering
• Land Surveying
• Landscape Architecture
• Land Planning
• Laser Scanning & BIM
• Subsurface Utility Engineering

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(460) 631-3177

65 Civic Center Plaza, Suite 204
Poughkeepsie, NY 12601
(845) 243-3669
www.lrcny.com

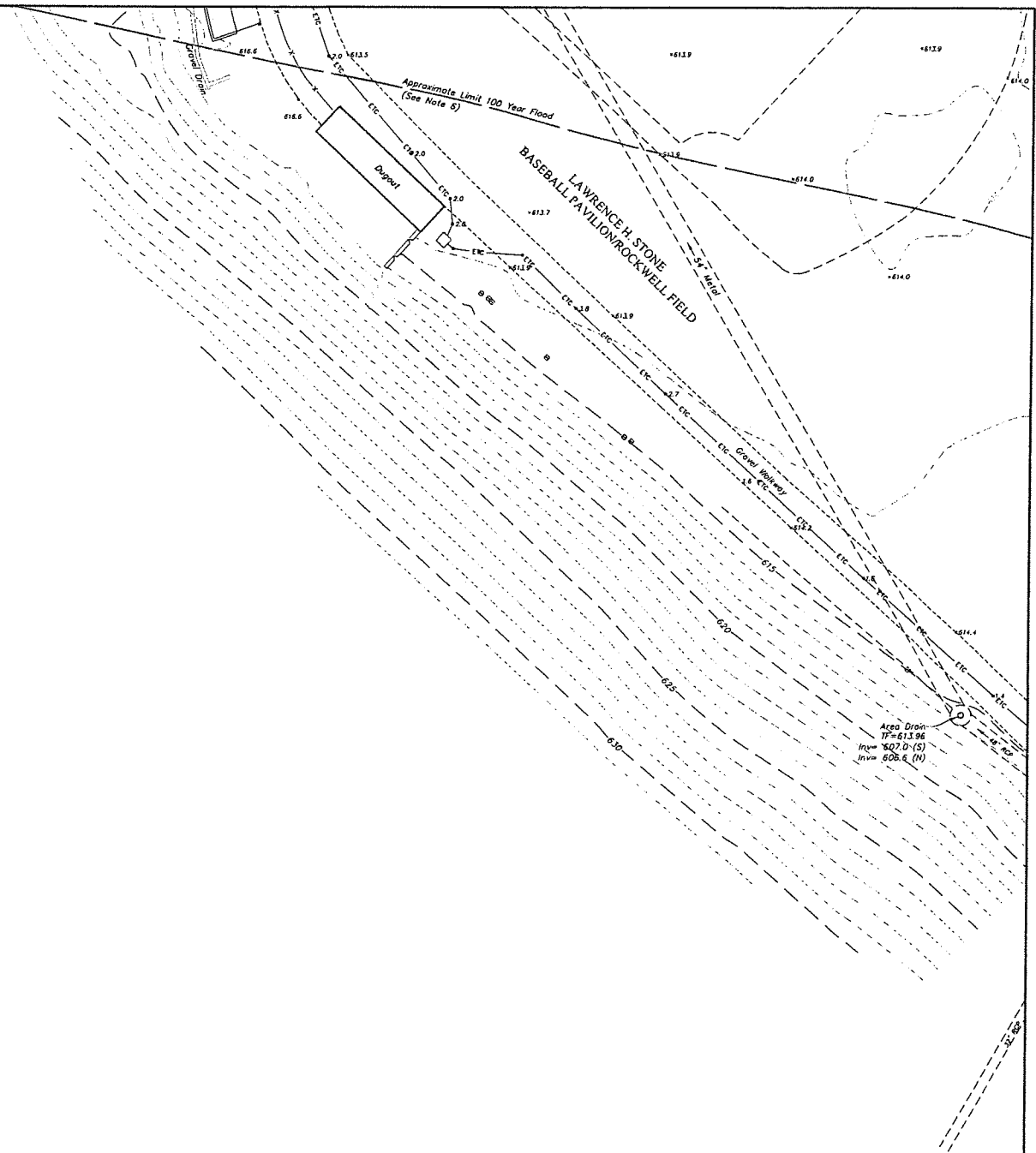
TOPOGRAPHIC SURVEY

Taft School
110 WOODBURY ROAD
TOWN OF WATERTOWN
LITCHFIELD COUNTY, CONNECTICUT

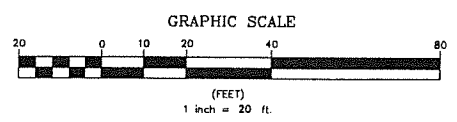
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Drawn	RLA/RN	Project No.	24-3258	EX-6
Checked	JW	Date	12/12/2023	
Approved	JW	Scale	T=20'	

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map
Scale 1"=500'



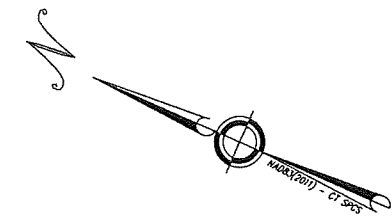
MATCHLINE SEE SHEET 8 of 9



- Property Line
- Easement Line
- Index Contour
- Intermediate Contour
- Trees
- Hedge/Shrub Line
- Stone Wall
- Retaining Wall
- Fence
- Guide Rail
- Stream/Edge of Water
- Limit of Wetlands
- Upland Review/Regulated Area
- Storm Sewer
- Sanitary Sewer
- Water Main
- Gas Main

- Legend**
- Electric Line
 - Telephone Line
 - Fiber Optic Line
 - Steam Line
 - Site Light Line
 - Overhead Wire
 - Concrete Surface
 - Gravel Surface
 - Deciduous Tree
 - Coniferous Tree

- Catch Basin
- Curbside Catch Basin
- Shrub
- Manumant
- Iron Pin, Pipe, Rebar, Drill Hole
- Welland Flag
- Sign
- Bollard
- Existing Spot Grade
- Guy Wire
- Mailbox
- Utility Pole
- Water Valve
- Hydrant
- Gas Valve
- Handicap Parking
- End of Geophysical Information (Signal Lost)
- Electric Handhole
- Unidentified Handhole
- Irrigation Control Box
- Drainage Manhole
- Sanitary Manhole
- Electric Manhole
- Telephone Manhole
- Paved-Over Manhole
- Manhole, Utility Type Unknown
- Domestic Water Well
- Lamp Post
- Steam Manhole
- Double Light Pole
- N/F
- Now or Formerly (in Title of)



SEE SHEET EX-1 FOR MAP NOTES

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

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

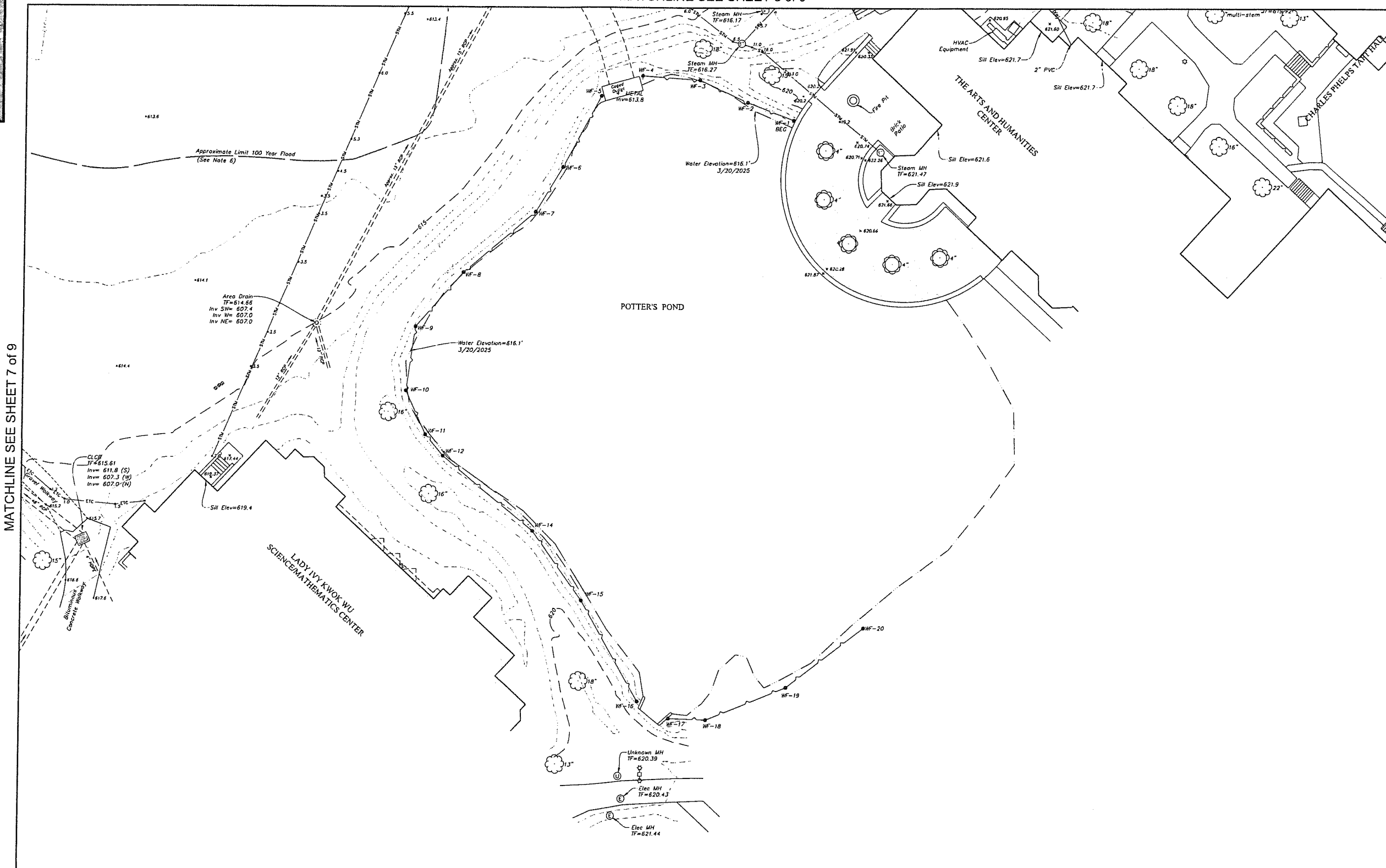


<ul style="list-style-type: none"> • Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Laser Scanning & BIM • Subsurface Utility Engineering 	TOPOGRAPHIC SURVEY SHEET 7 OF 9		
	TAFT SCHOOL 110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT		
Land Resource Consultants Engineering & Surveying, LLC 160 Main Street, Suite E Cromwell, CT 06416 (860) 634-2977 85 Civic Center Plaza, Suite 204 Poughkeepsie, NY 12501 (845) 243-2800 www.lrcconsult.com	Design/Colos: JW Drawn: RM/RH Checked: JW Approved: JW	CAD File: EX24325801.dwg Project No.: 24-3258 Date: 12/12/2025 Scale: 1"=20'	Sheet No.: EX-7

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

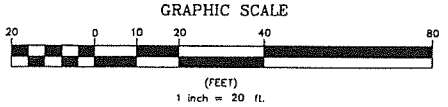
Key Map
Scale 1"=500'

MATCHLINE SEE SHEET 6 of 9



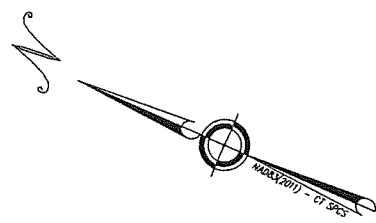
MATCHLINE SEE SHEET 7 of 9

MATCHLINE SEE SHEET 9 of 9



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

Legend	
	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Trellis
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main
	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire
	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Curbless Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Wetland Flag
	Sign
	Ballard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)



SEE SHEET EX-1 FOR MAP NOTES

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Poughkeepsie, NY 12601
(845) 442-2000
www.lrcconsult.com

TOPOGRAPHIC SURVEY
SHEET 8 OF 9

TAFT SCHOOL
110 WOODBURY ROAD
TOWN OF WATERTOWN
LITCHFIELD COUNTY, CONNECTICUT

Design/Calc	JW	CAD File	EX24325801.dwg	Sheet No.
Drawn	RW/RH	Project No.	24-3258	EX-8
Checked	JW	Date	12/12/2025	
Approved	JW	Scale	1"=20'	

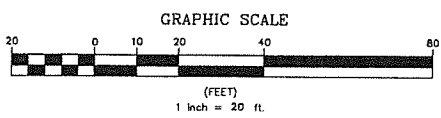
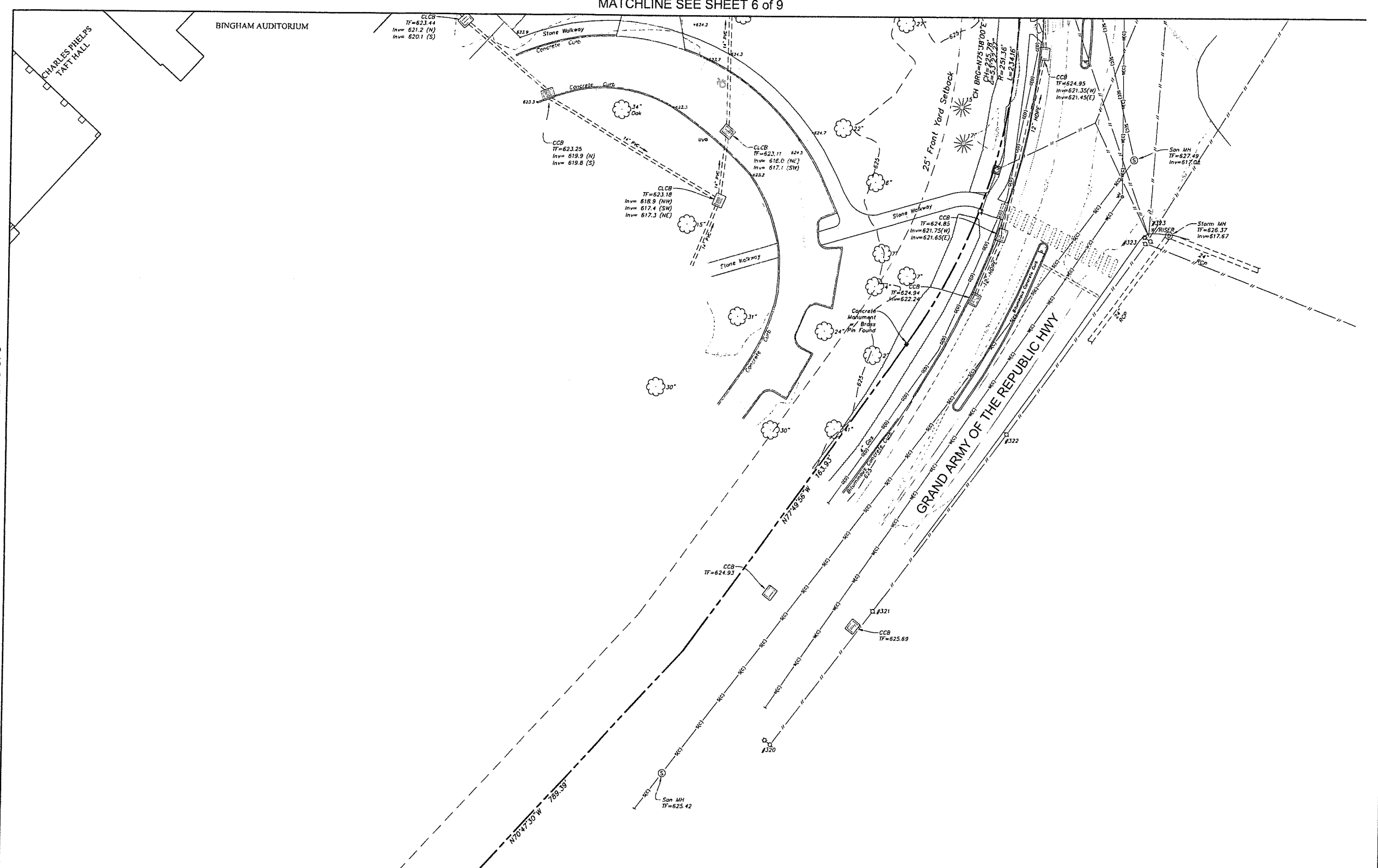
Revisions

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EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map
Scale 1"=500'

MATCHLINE SEE SHEET 8 of 9



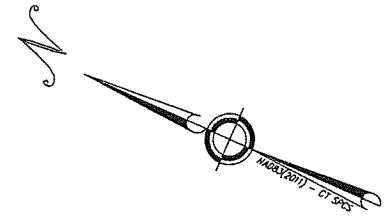
	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treeline
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main

Legend

	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire

	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree

	Catch Basin
	Curbside Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Well Flag
	Sign
	Ballard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)



Certification
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John F. Wagenblatt
JOHN F. WAGENBLATT L.S. No. 17,791



SEE SHEET EX-1 FOR MAP NOTES.

TOPOGRAPHIC SURVEY		SHEET 9 OF 9
TAFT SCHOOL		
110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT		
• Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Laser Scanning & BIM • Subsurface Utility Engineering Land Resource Consultants Engineering & Surveying, LLC 140 West Street, Suite 2 Cromwell, CT 06416 (860) 635-1477 42 Civic Center Plaza, Suite 204 Farmington, CT 06031 (860) 273-2460 www.lrcsurvey.com	Design/Calcs: JW CAD File: EX24325801.dwg Sheet No: Draw: RJ/RN Project No: 24-3258 Checked: JW Date: 12/12/2025 Approved: JW Scale: 1"=20'	EX-9



**Student Dormitory
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& Surveying, LLC
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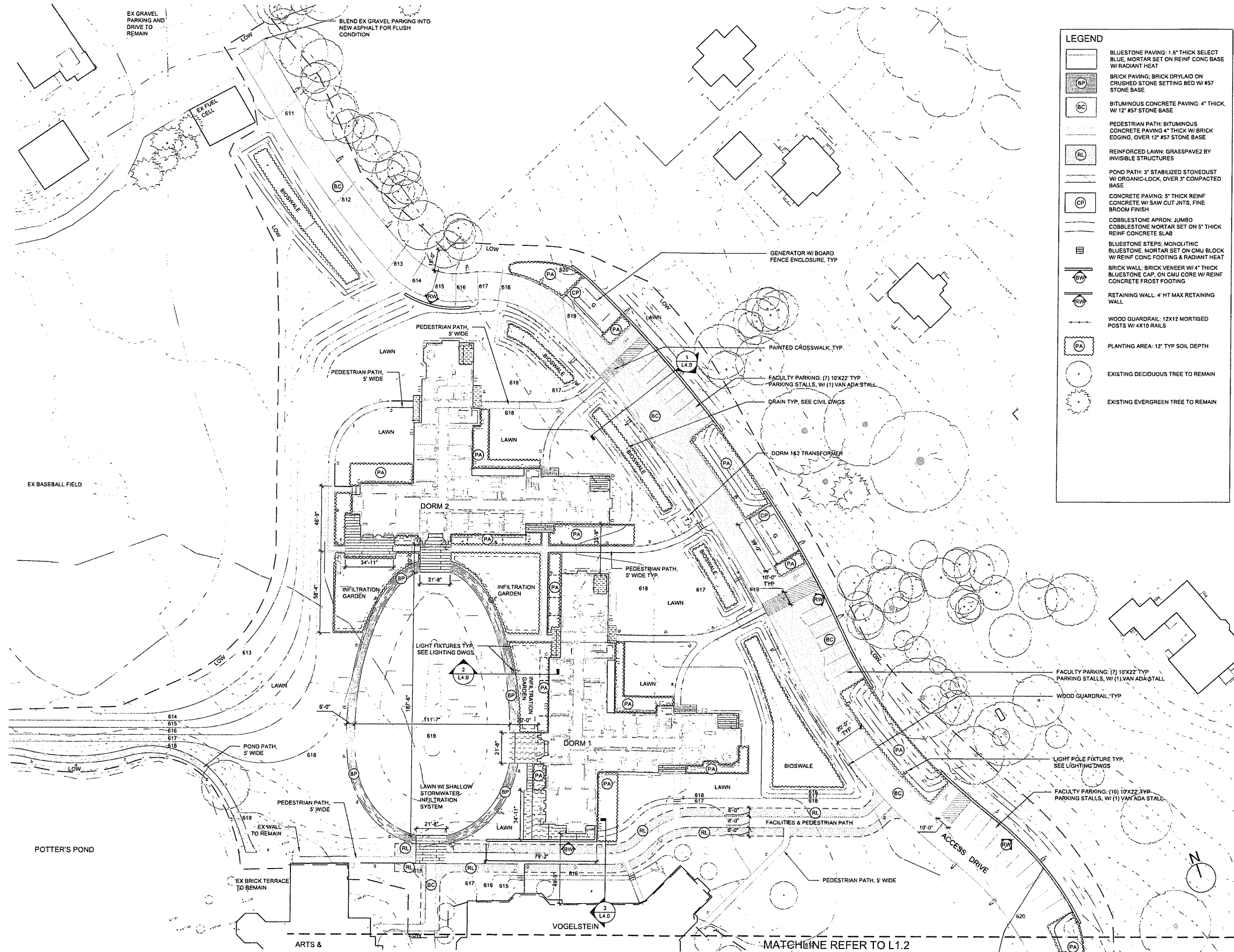
**ZONING SUBMISSION
NOT FOR CONSTRUCTION**

Revision
Date January 21, 2026
Title Overall Landscape Plan

Scale 1" = 60'-0"
Drawn By YZ, GS



Contractor to verify all dimensions in field and in plan.
Actions at any discrepancies before starting work.



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**ZONING SUBMISSION
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Revision
Date January 21, 2026
Title Dorm 162
Layout & Material Plan

Scale 1" = 30'-0"
Drawn By YZ, GS

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

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**ZONING SUBMISSION
NOT FOR CONSTRUCTION**

Revision
Date January 21, 2026
Title Main Circle
Layout & Material Plan

Scale 1" = 30'-0"
Drawn By YZ, GS

12

Contractor to verify all dimensions on field and inform Architect of any discrepancies before starting work.



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Revision
Date January 21, 2026
Title Dorm 1&2 Grading Plan

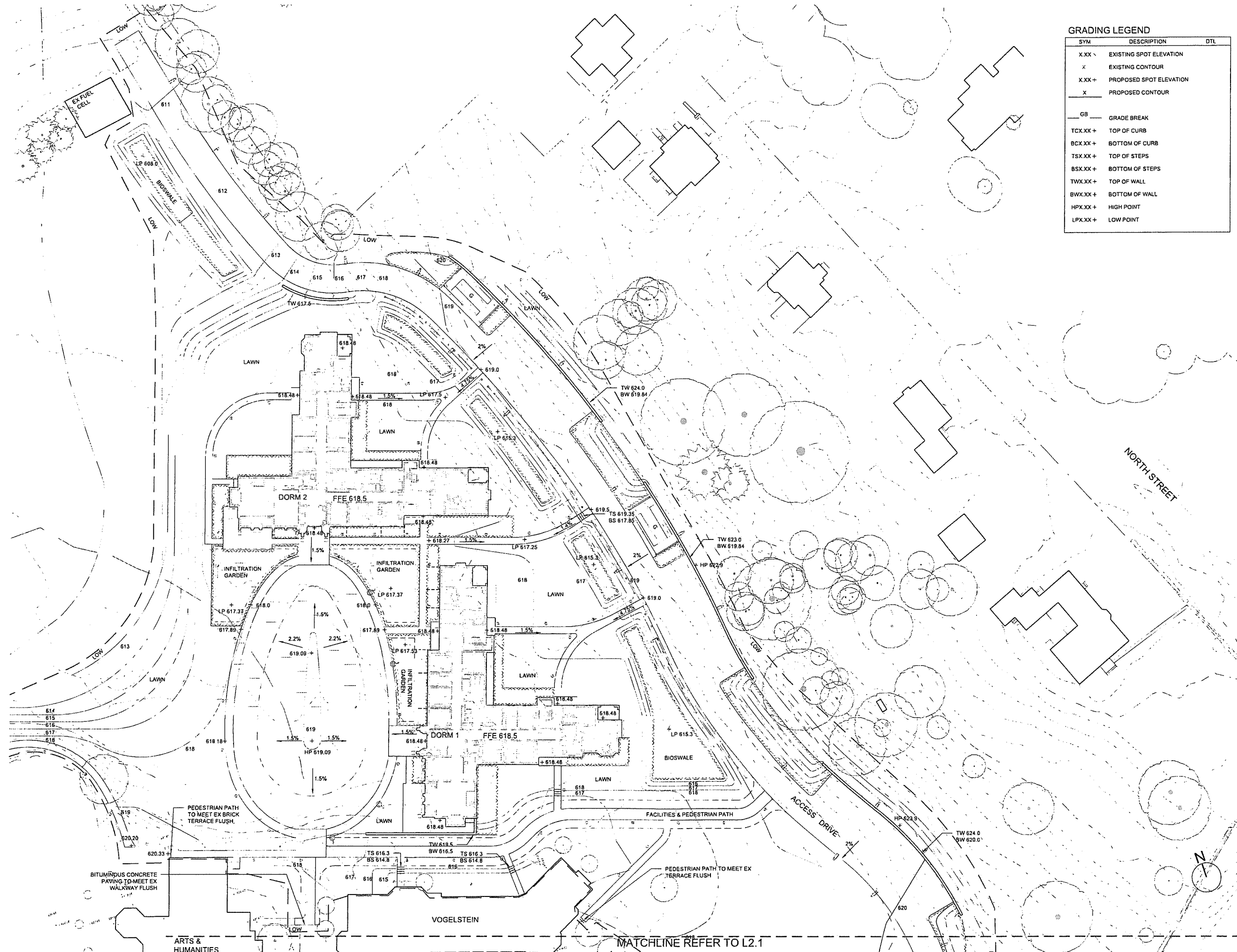
Scale 1" = 30'-0"
Drawn By YZ, GS

2.0

Contributor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

GRADING LEGEND

SYM	DESCRIPTION	DTL
X.XX \	EXISTING SPOT ELEVATION	
X	EXISTING CONTOUR	
X.XX +	PROPOSED SPOT ELEVATION	
X	PROPOSED CONTOUR	
GB	GRADE BREAK	
TCX.XX +	TOP OF CURB	
BCX.XX +	BOTTOM OF CURB	
TSX.XX +	TOP OF STEPS	
BSX.XX +	BOTTOM OF STEPS	
TWX.XX +	TOP OF WALL	
BWX.XX +	BOTTOM OF WALL	
HPX.XX +	HIGH POINT	
LPX.XX +	LOW POINT	



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ZONING SUBMISSION

NOT FOR CONSTRUCTION

Revision
Date January 21, 2026
Title Main Circle
Grading Plan

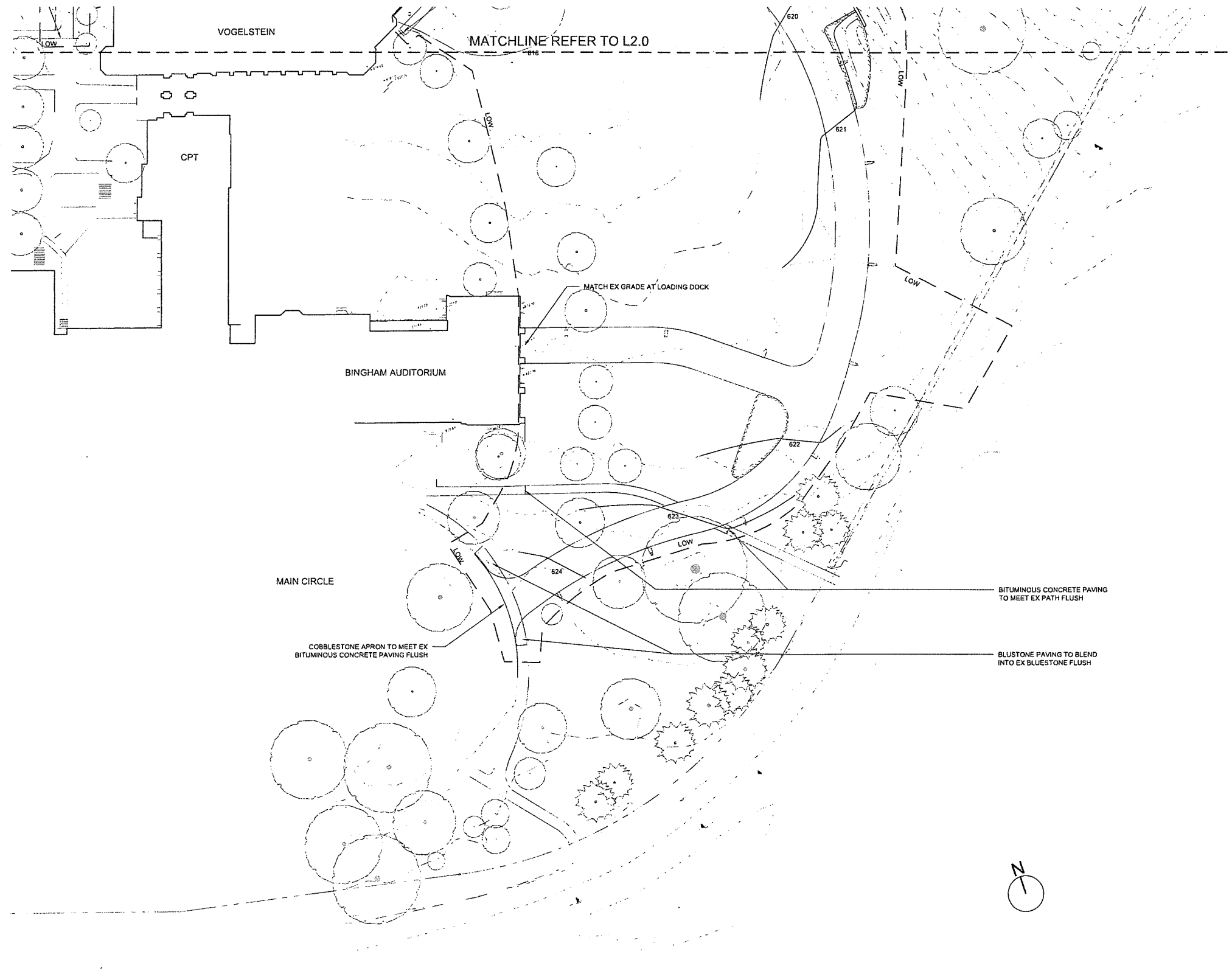
Scale 1" = 30'-0"
Drawn By YZ, GS

2.

Contractor to verify all dimensions on field and return
Architect of any discrepancies before starting work.

GRADING LEGEND

SYM	DESCRIPTION	DTL
X.XX \	EXISTING SPOT ELEVATION	
X	EXISTING CONTOUR	
X.XX +	PROPOSED SPOT ELEVATION	
X	PROPOSED CONTOUR	
GB	GRADE BREAK	
TCX.XX +	TOP OF CURB	
BCX.XX +	BOTTOM OF CURB	
TSX.XX +	TOP OF STEPS	
BSX.XX +	BOTTOM OF STEPS	
TWX.XX +	TOP OF WALL	
BWX.XX +	BOTTOM OF WALL	
HPX.XX +	HIGH POINT	
LPX.XX +	LOW POINT	



BITUMINOUS CONCRETE PAVING TO MEET EX PATH FLUSH

COBBLESTONE APRON TO MEET EX BITUMINOUS CONCRETE PAVING FLUSH

BLUESTONE PAVING TO BLEND INTO EX BLUESTONE FLUSH

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Revision
Date January 21, 2026
Title Dorm 152
Planting Plan

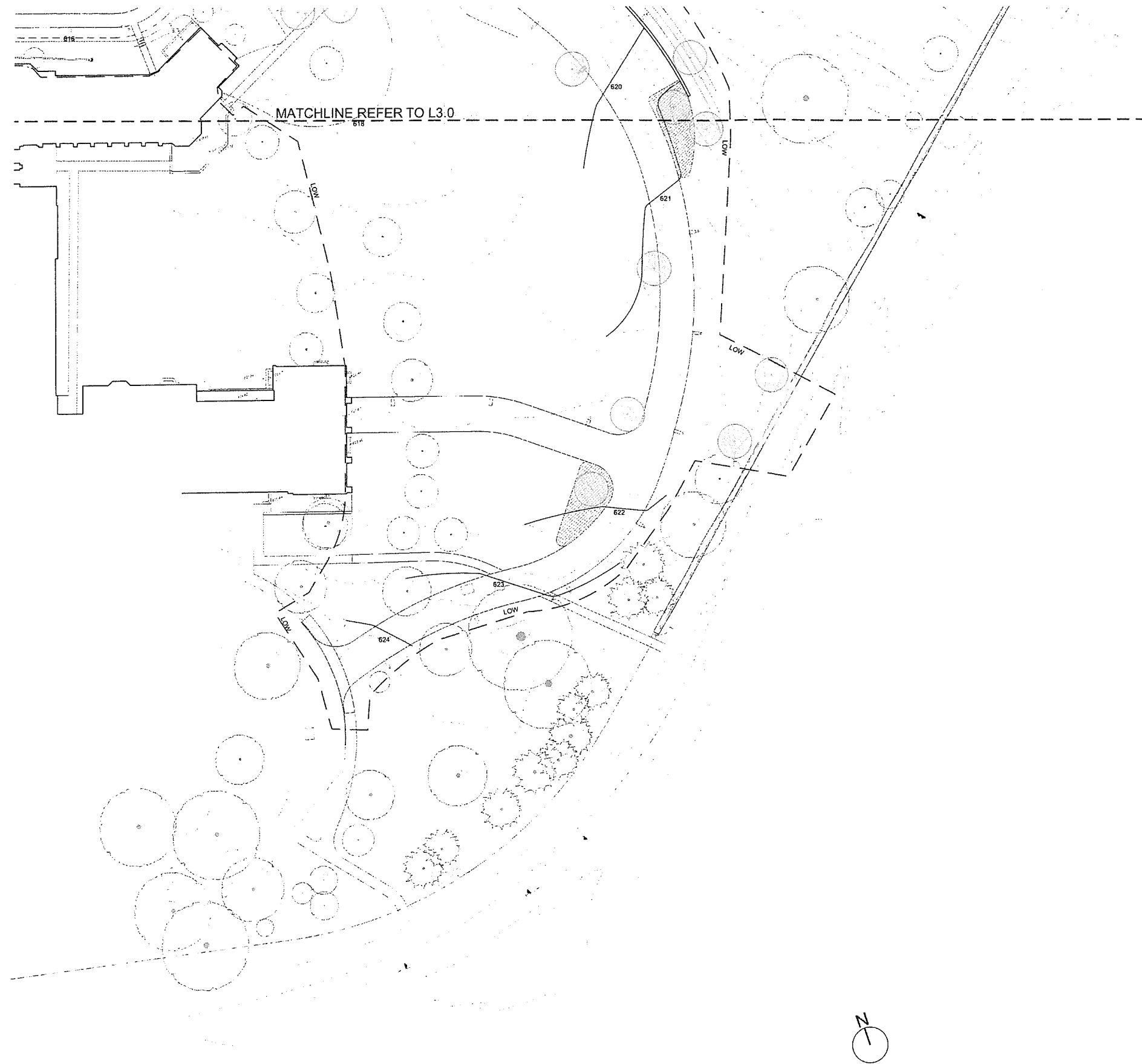
Scale 1" = 30'-0"
Drawn By YZ, GS

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SYMBOL	TYPE	SPECIES
	DECIDUOUS TREE 5-6" CAL (61)	Acer saccharum Liriodendron tulipifera Quercus alba Quercus rubra Tilia americana Ulmus americana 'Princeton'
	EVERGREEN TREE 8-10' HT (12)	Ilex opaca Juniperus virginiana Pinus resinosa Pinus strobus
	DECIDUOUS TREE 3-3.5" CAL (32)	Acer rubrum Betula alleghaniensis Nyssa sylvatica
	FLOWERING TREE 8-10' HT (56)	Amelanchier Cercis canadensis Cornus florida Magnolia virginiana
	INFILTRATION GARDEN PLANT MATERIAL	Arclostaphylos uva-ursi Aronia melanocarpa Carex pennsylvanica Diemastedia punctiobula Ostrya Virginiana Polystichum acrostichoides
	BIOSWALE PLANT MATERIAL	Aronia melanocarpa Eutrochium purpureum Ilex verticillata Panicum virgatum
	SHRUB & GROUNDCOVER	Carex pennsylvanica Ilex verticillata Liriope spicata Pachysandra terminalis Rhus aromatica 'Gro-Low'



MATCHLINE REFER TO L3.1



SYMBOL	TYPE	SPECIES
	DECIDUOUS TREE 5'-6" CAL (61)	Acer saccharum Liriodendron tulipifera Quercus alba Quercus rubra Tilia americana Ulmus americana 'Princeton'
	EVERGREEN TREE 8-10' HT (12)	Ilex opaca Juniperus virginiana Pinus resinosa Pinus strobus
	DECIDUOUS TREE 3-3.5" CAL (32)	Acer rubrum Betula alleghaniensis Nyssa sylvatica
	FLOWERING TREE 8-10' HT (56)	Amelanchier Cercis canadensis Cornus florida Magnolia virginiana
	INFILTRATION GARDEN PLANT MATERIAL	Arctostaphylos uva-ursi Aronia melanocarpa Carex pensylvanica Dennisia pumila Ostrya virginiana Polysichum acrostichoides
	BIOSWALE PLANT MATERIAL	Aronia melanocarpa Eutrochium purpureum Ilex verticillata Panicum virgatum
	SHRUB & GROUNDCOVER	Carex pensylvanica Ilex verticillata Liriope spicata Pachysandra terminalis Rhus aromatica 'Gro-Low'

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Revision
Date January 21, 2026
Title Main Circle Planting Plan

Scale 1" = 30'-0"
Drawn By YZ, GS

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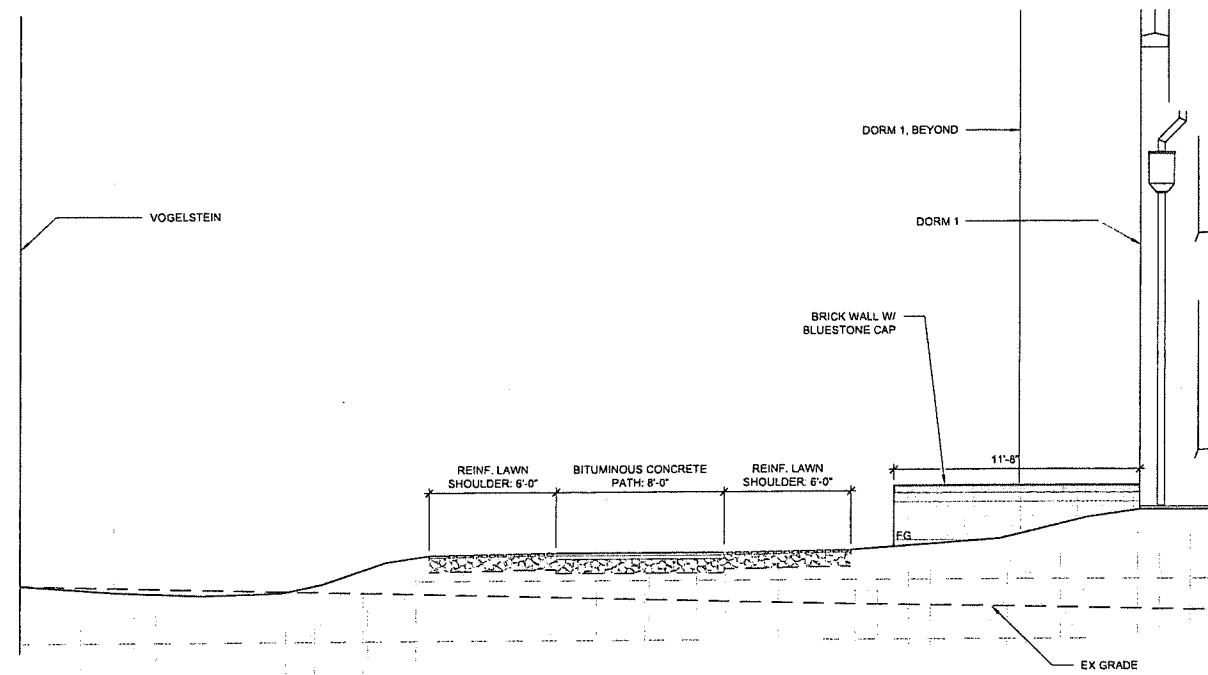
ZONING SUBMISSION
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Revision
Date January 21, 2026
Title Sections

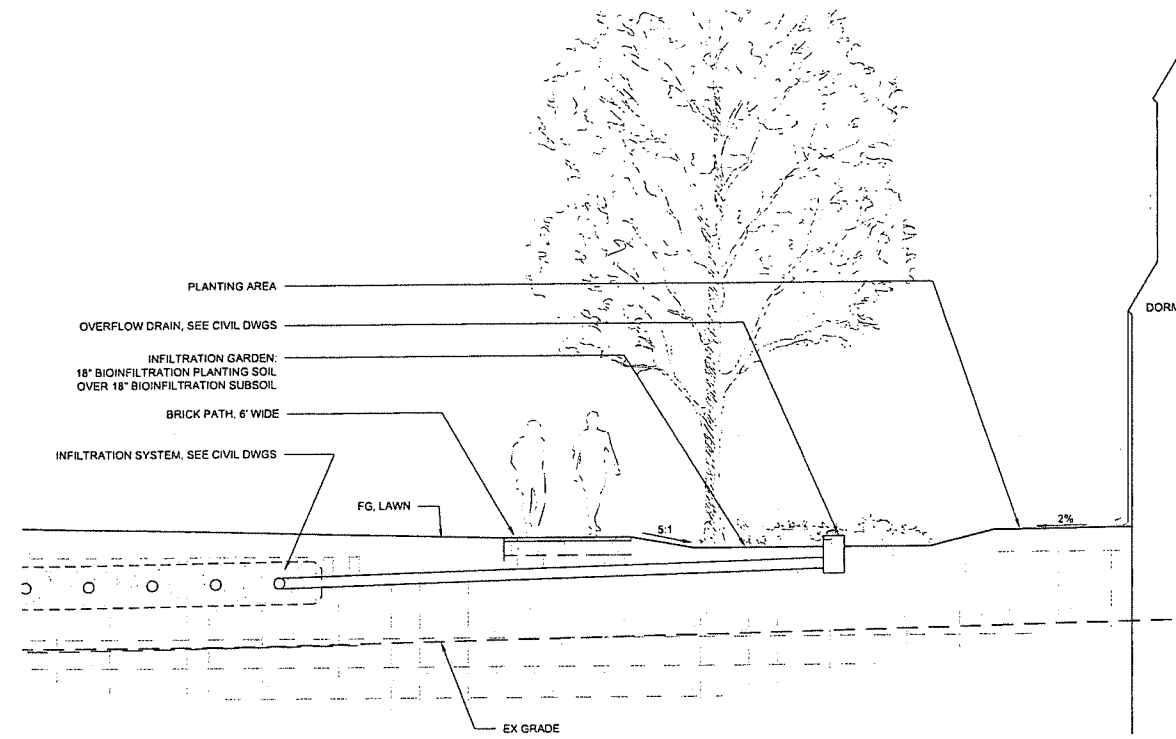
Scale As Noted
Drawn By YZ, GS

4.0

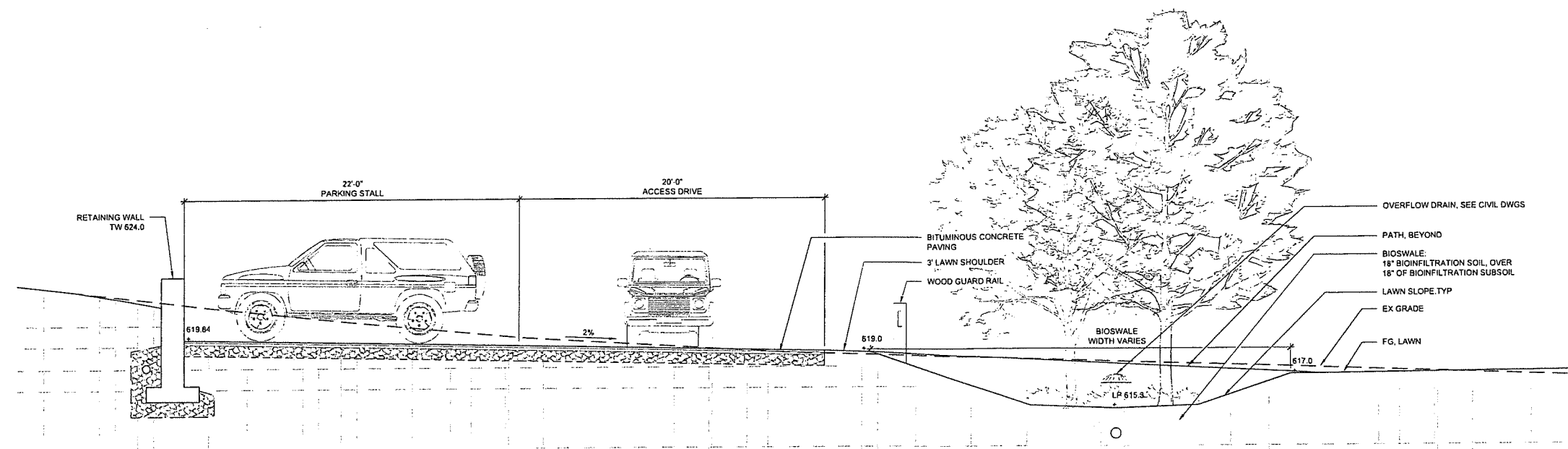
Contractor to verify all dimensions in field and inform
Architect of any discrepancies before starting work.



3 PATH W/ REINFORCED LAWN SHOULDER
1/4"=1'-0"



2 INFILTRATION GARDEN SECTION
1/4"=1'-0"



1 BIOSWALE & DRIVEWAY SECTION
1/4"=1'-0"

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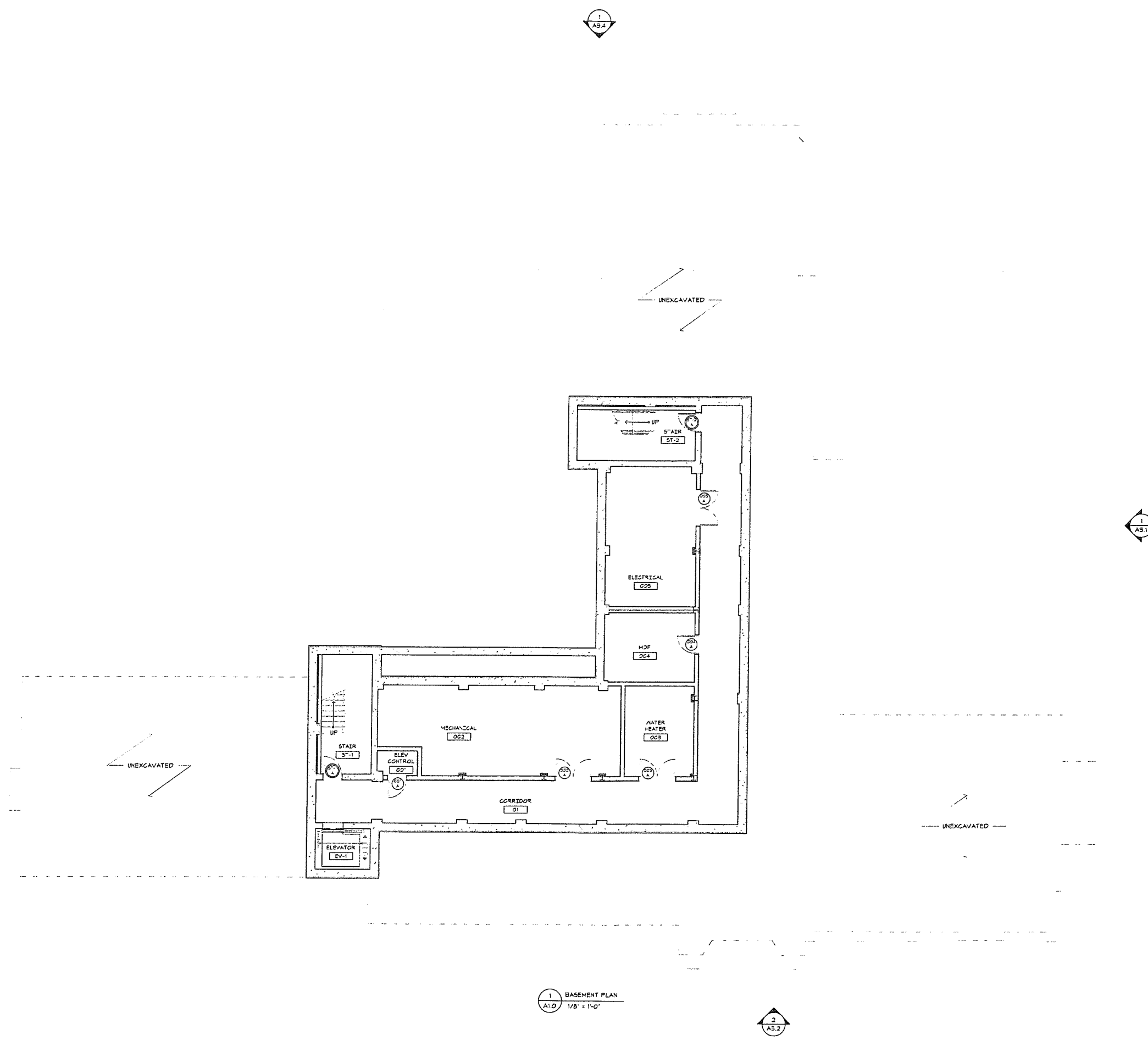
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Revision
Date January 21, 2026
Title BASEMENT FLOOR PLAN
Scale As indicated
Drawn By RPD, JT, JPS

A1.0

Contractor to verify all dimensions on field and inform Architect of any discrepancies before starting work.



1 BASEMENT PLAN
A1.0 1/8" = 1'-0"

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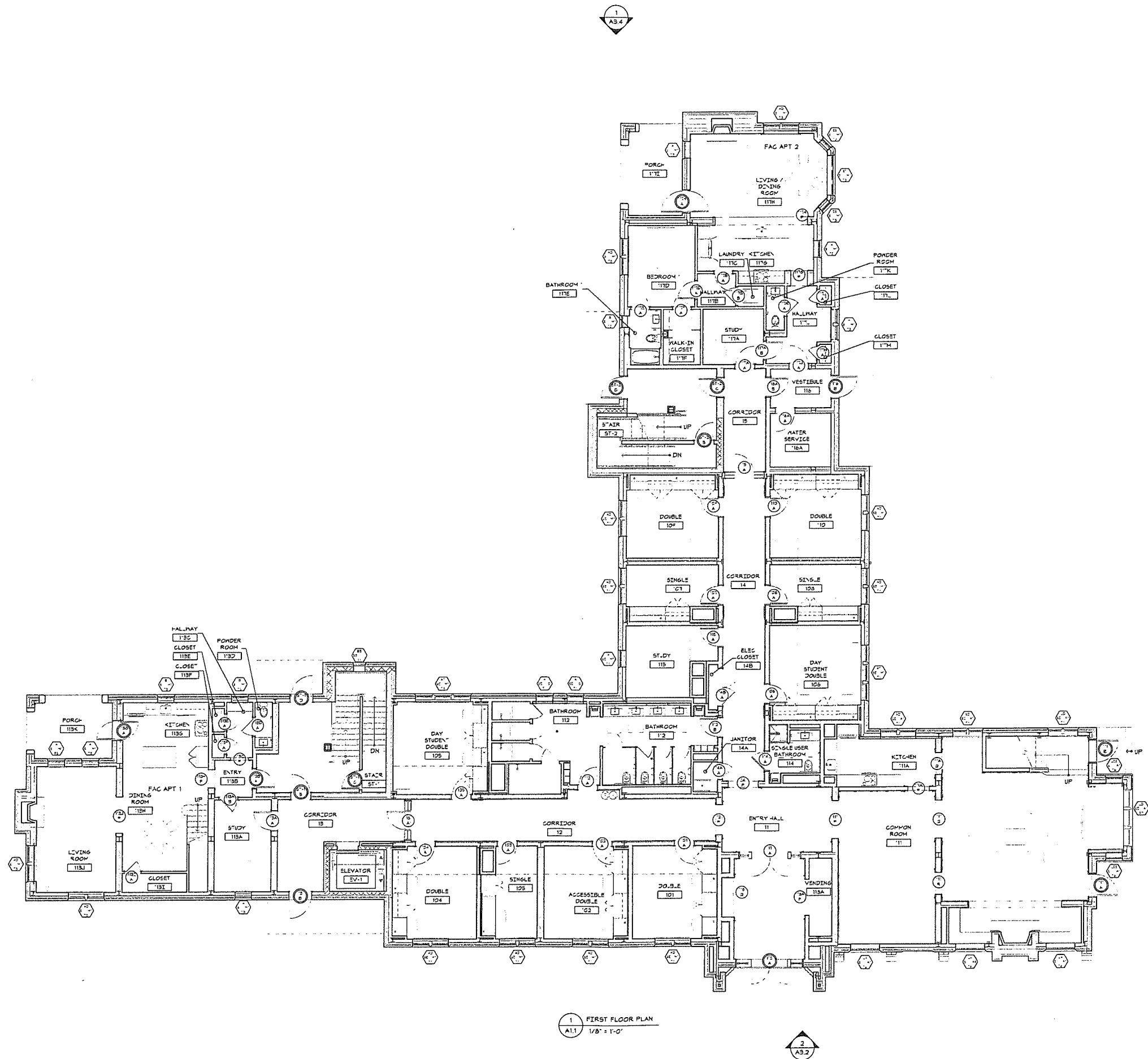
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ZONING SUBMISSION
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Revision
Date January 21, 2026
Title FIRST FLOOR PLAN
Scale As indicated
Drawn By RPD, JT, JPS

A1.1

Consult to verify all dimensions and inform Architect of any discrepancies before starting work



1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"

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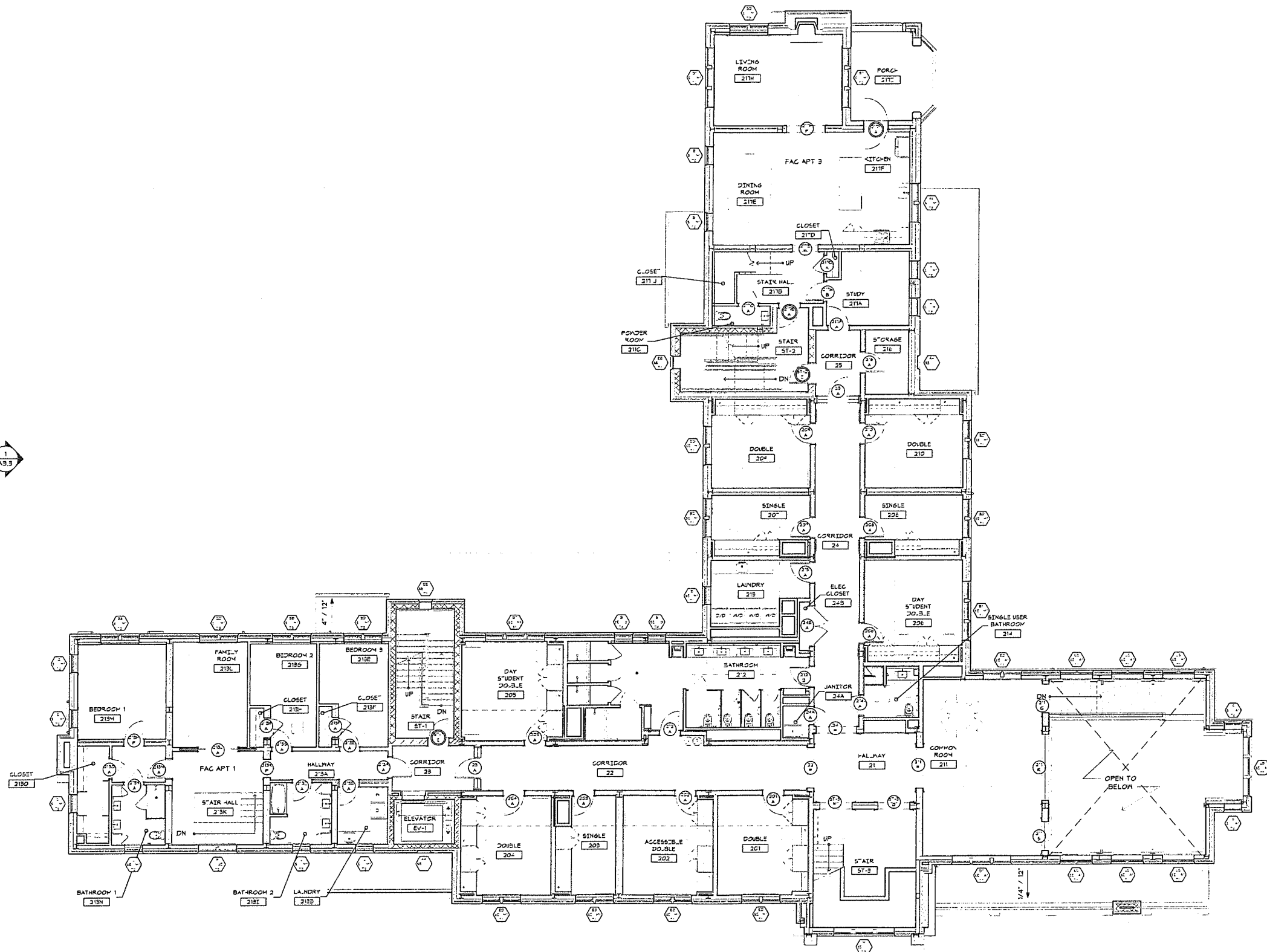
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ZONING SUBMISSION
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Revision
Date January 21, 2026
Title SECOND FLOOR PLAN
Scale As indicated
Drawn By RPD, JT, JPS

A1.2

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



1 SECOND FLOOR PLAN
A1.2 1/8" = 1'-0"

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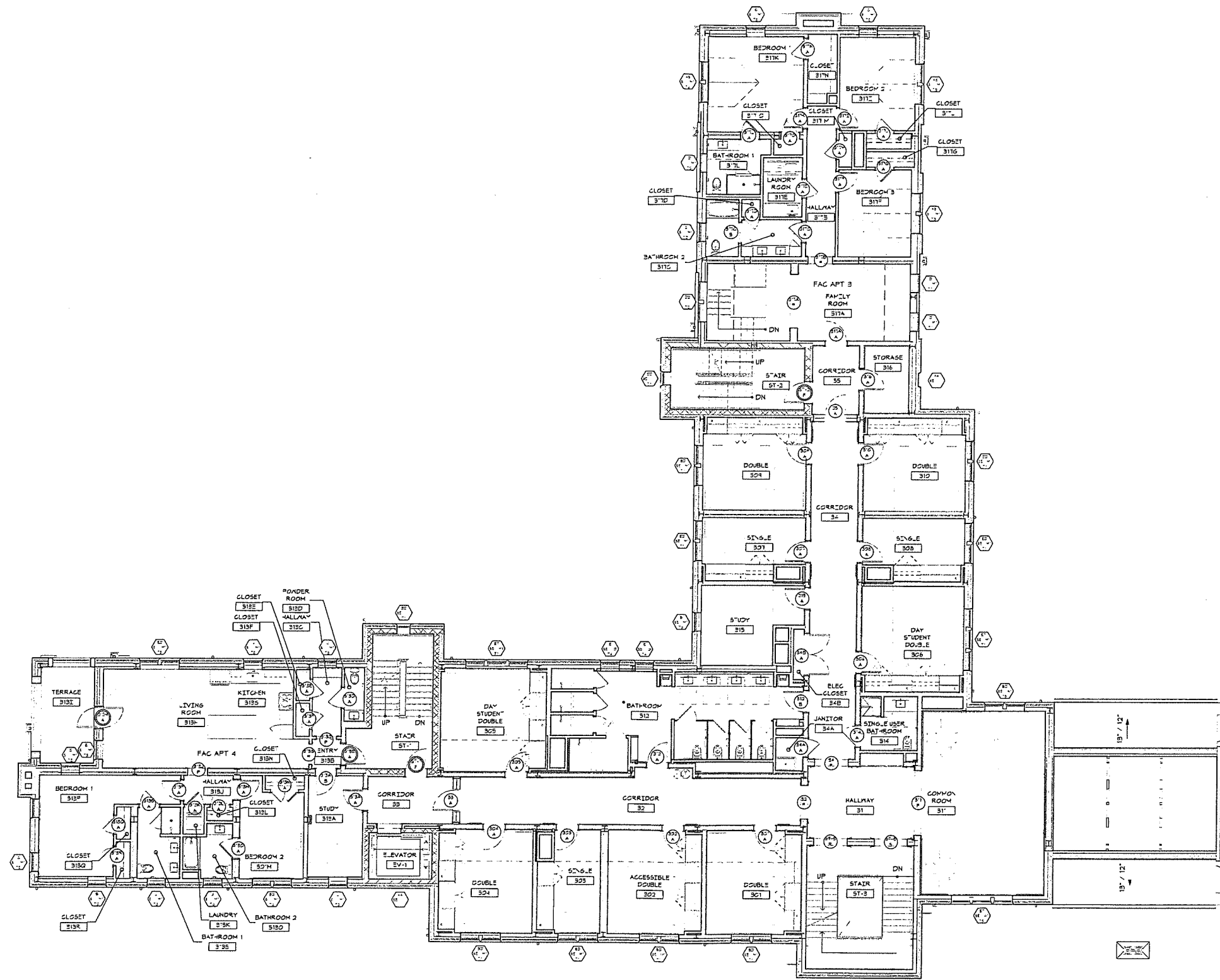
ZONING SUBMISSION
NOT FOR CONSTRUCTION

Revision
Date January 21, 2026
Title THIRD FLOOR PLAN

Scale As indicated
Drawn By RPD, JT, JPS

A1.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



1 THIRD FLOOR PLAN
A1.3 1/8" = 1'-0"

2
A3.2

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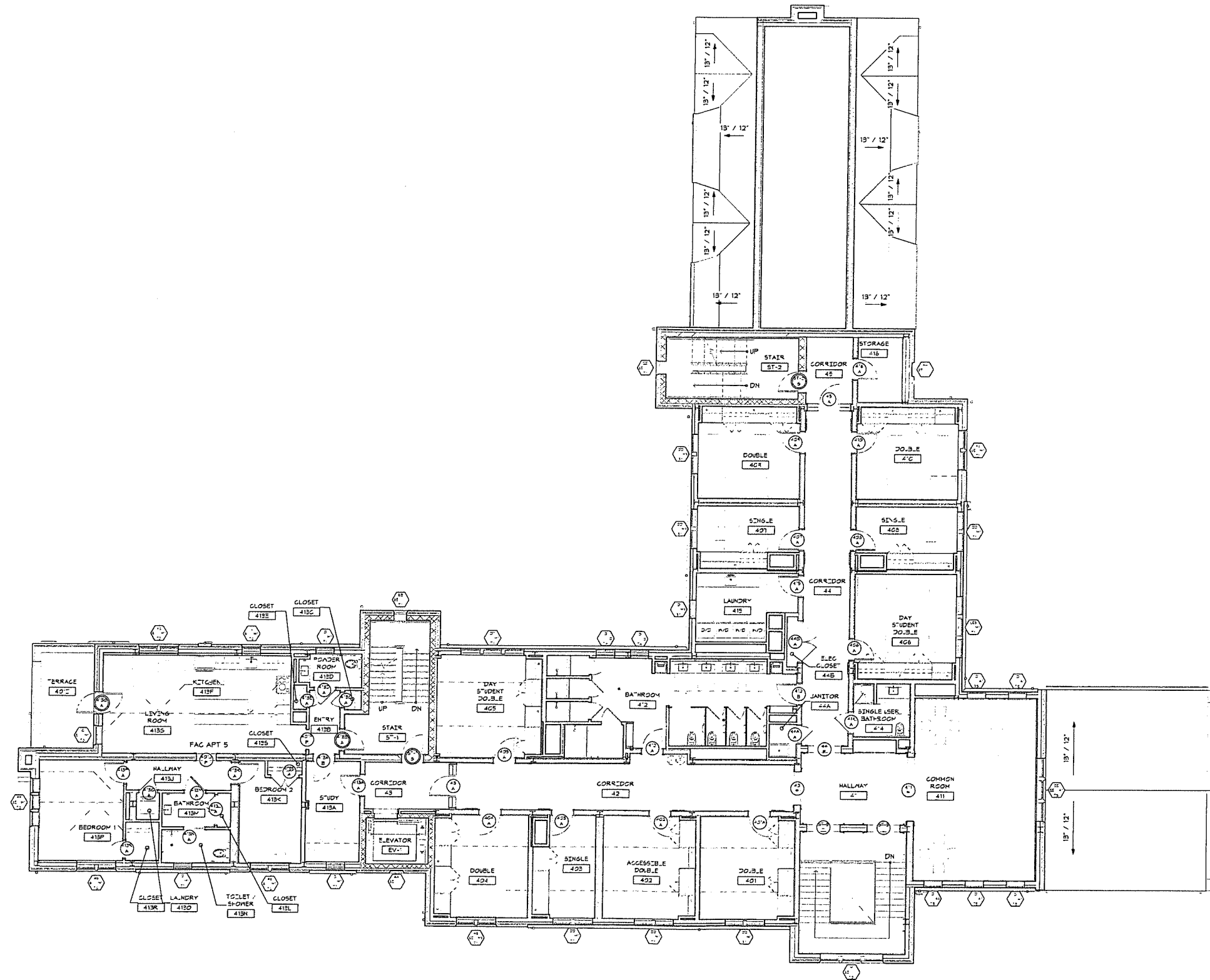
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ZONING SUBMISSION
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Revision
Date January 21, 2026
Title FOURTH FLOOR PLAN
Scale As indicated
Drawn By RPD, JT, JPS

A1.4

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



1 FOURTH FLOOR PLAN
A1.4 1/8" = 1'-0"

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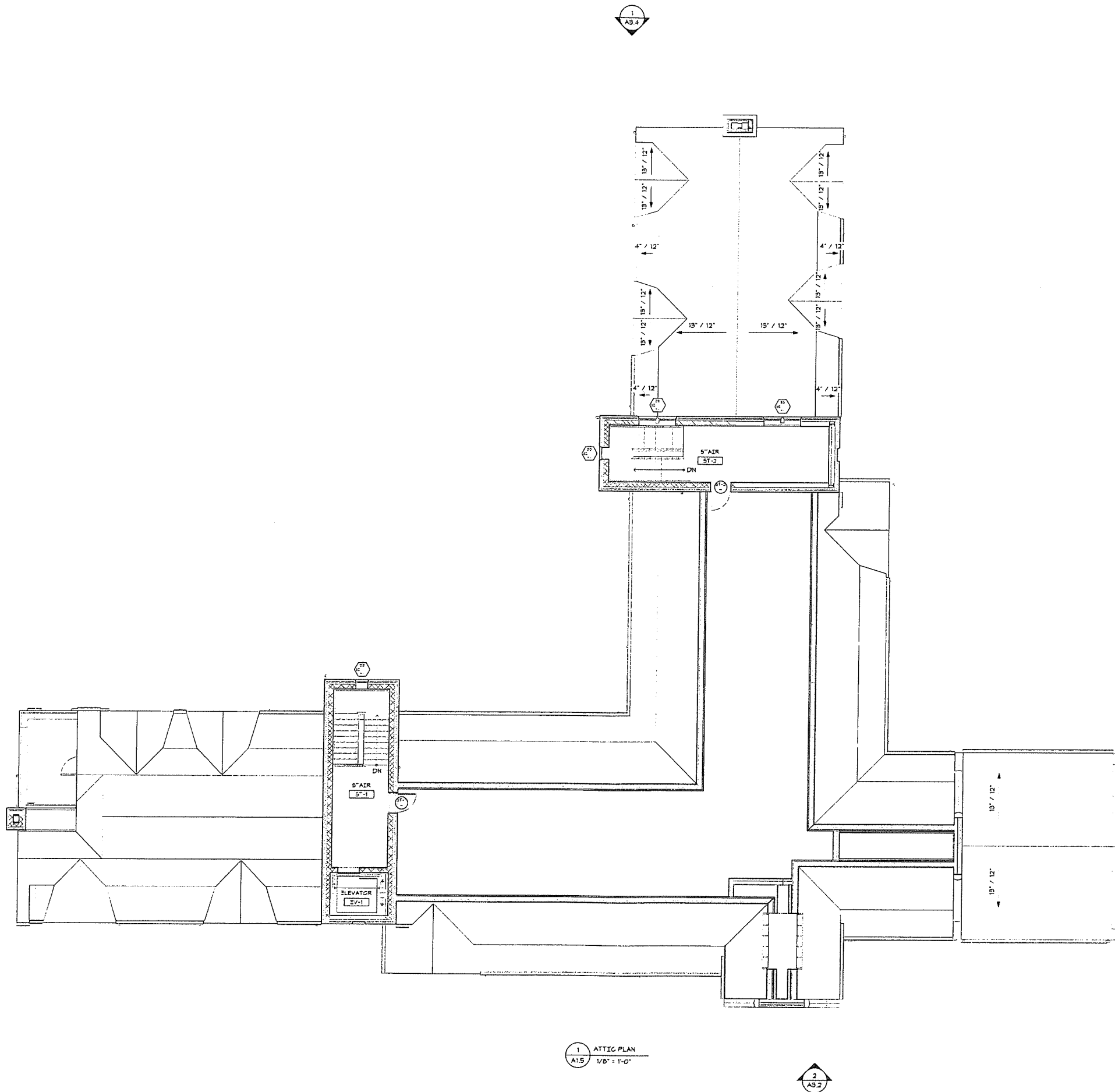
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Revision
Date January 21, 2026
Title ATTIC FLOOR PLAN

Scale As indicated
Drawn By RPD, JT, JPS

A1.5

Contractor to verify all dimensions in field and inform Architect of any discrepancies before cutting work



1 ATTIC PLAN
A1.5 1/8" = 1'-0"



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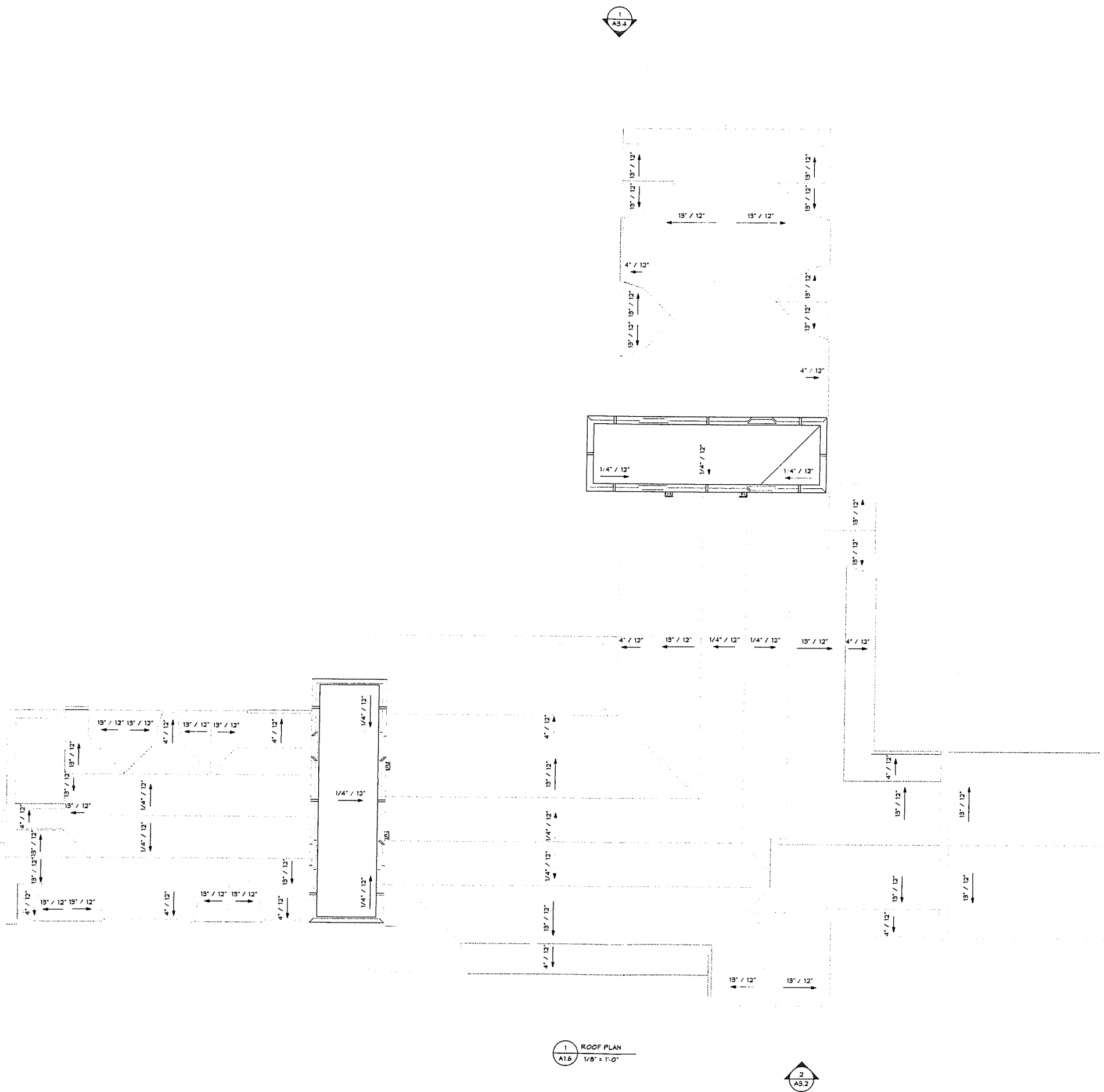
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Revision
Date January 21, 2026
Title ROOF PLAN

Scale As indicated
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A1.6

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



1 ROOF PLAN
A1.6 1/8" = 1'-0"

2
A5.2



GENERAL NOTE:
 FINISH FLOOR ELEVATION OF THE FIRST FLOOR
 (0'-0") IS AT 610.5'. REFER TO CIVIL & LANDSCAPE
 DRAWINGS

EXTERIOR ENVELOPE NOTES:

1. DOORS: PROVIDE 2 1/4" STAINED MAHOGANY
 STILE-AND-RAIL DOORS w/ PANEL PATTERN AS
 SHOWN. INCLUDE STAINED WOOD MULLIONS AND
 TRANSOMS WHERE INDICATED. PROVIDE FAUX
 LEADED GLAZING AT LITES WHERE SHOWN.
 HARDWARE TO BE STEEL HISTORIC REPLICA.
2. WINDOWS: THERMALLY BROKEN STEEL CASEMENT
 WINDOWS WITH FAUX LEADED GLAZING. BASIS OF
 DESIGN: HOPE'S.
3. BRICK VENEER: MATCH COLOR AND AGGREGATE OF
 BRICK USED ON CHARLES PHELPS TAFT HALL.

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Revision
 Date January 21, 2026
 Title ELEVATIONS

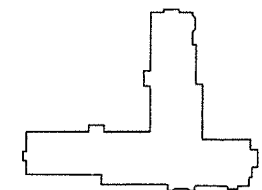
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A3.1

Contractor to verify all dimensions in field and inform
 Architect of any discrepancies before starting work.



1 SOUTH ELEVATION
 A3.1 1/8" = 1'-0"



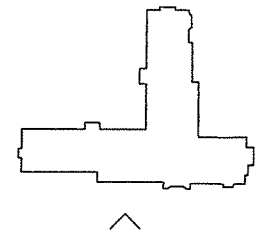
GENERAL NOTE:
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(0'-0") IS AT 618.5'. REFER TO CIVIL & LANDSCAPE
DRAWINGS

EXTERIOR ENVELOPE NOTES:

1. DOORS: PROVIDE 2 1/4" STAINED MAHOGANY
STILE-AND-RAIL DOORS w/ PANEL PATTERN AS
SHOWN. INCLUDE STAINED WOOD MULLIONS AND
TRANSOMS WHERE INDICATED. PROVIDE FAUX
LEADED GLAZING AT LITES WHERE SHOWN.
HARDWARE TO BE STEEL HISTORIC REPLICA.
2. WINDOWS: THERMALLY BROKEN STEEL CASEMENT
WINDOWS WITH FAUX LEADED GLAZING, BASIS OF
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2 WEST ELEVATION
A3.2 1/8" = 1'-0"



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A3.2

Contractor to verify all dimensions in field and inform
Architect of any discrepancies before starting work

GENERAL NOTE:
FINISH FLOOR ELEVATION OF THE FIRST FLOOR (0'-0") IS AT 616.5'. REFER TO CIVIL & LANDSCAPE DRAWINGS

EXTERIOR ENVELOPE NOTES:

1. DOORS: PROVIDE 2 1/4" STAINED MAHOGANY STYLE-AND-RAIL DOORS W/ PANEL PATTERN AS SHOWN. INCLUDE STAINED WOOD MULLIONS AND TRANSOMS WHERE INDICATED. PROVIDE FAUX LEADED GLAZING AT LITES WHERE SHOWN. HARDWARE TO BE STEEL HISTORIC REPLICA.
2. WINDOWS: THERMALLY BROKEN STEEL CASEMENT WINDOWS WITH FAUX LEADED GLAZING. BASIS OF DESIGN: HOPE'S.
3. BRICK VENEER: MATCH COLOR AND AGGREGATE OF BRICK USED ON CHARLES PHELPS TAFT HALL.

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Revision
Date January 21, 2026
Title ELEVATIONS

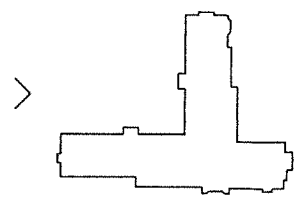
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A3.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



1 NORTH ELEVATION
A3.3 1/8" = 1'-0"



GENERAL NOTE:
FINISH FLOOR ELEVATION OF THE FIRST FLOOR
(0'-0") IS AT 618.5'. REFER TO CIVIL & LANDSCAPE
DRAWINGS

EXTERIOR ENVELOPE NOTES:

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2. WINDOWS: THERMALLY BROKEN STEEL CASEMENT
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DESIGN: HOPE'S
3. BRICK VENEER: MATCH COLOR AND AGGREGATE OF
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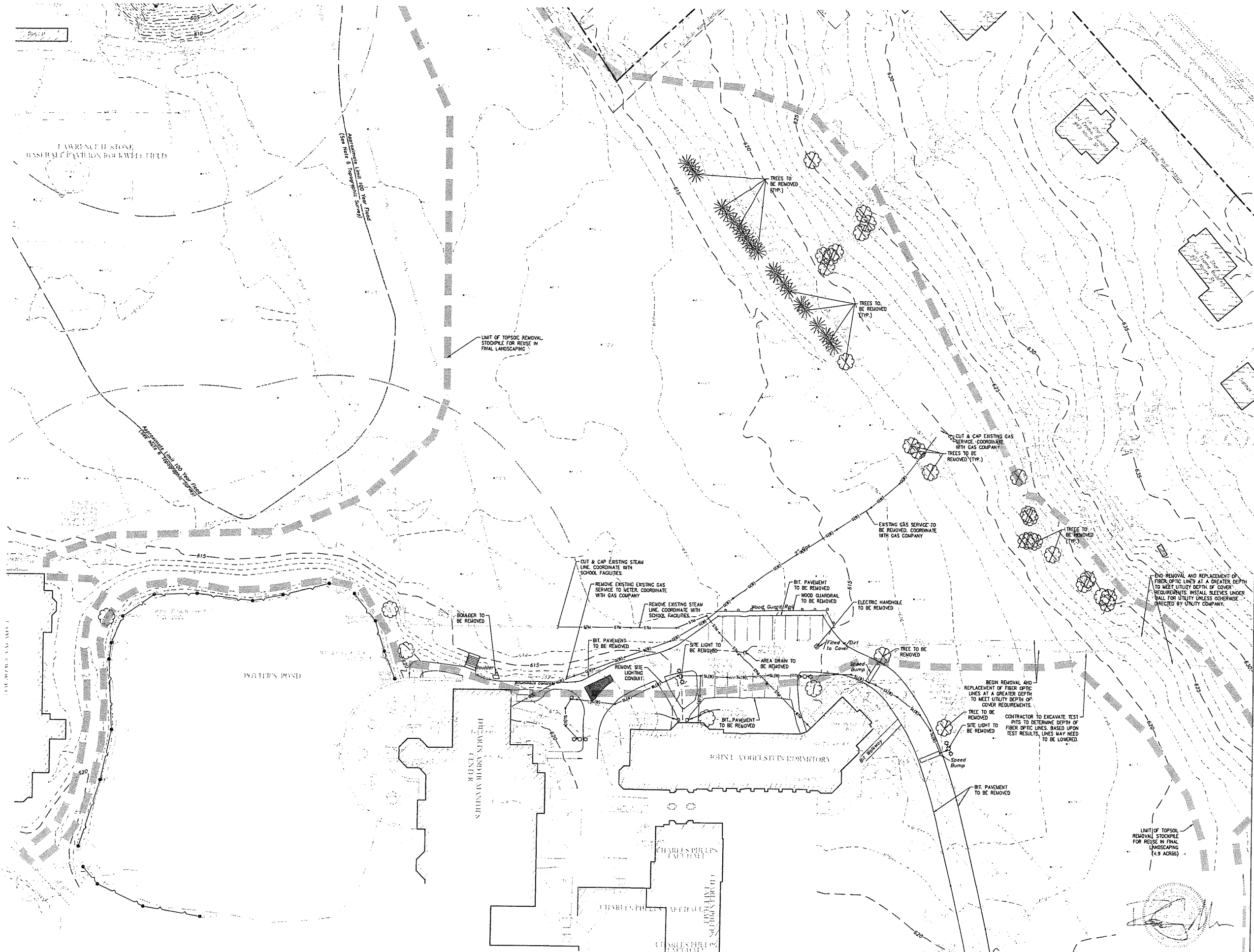
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Revision
Date January 21, 2026
Title ELEVATIONS

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A3.4

Contractor to verify all dimensions in field and inform
Architect of any discrepancies before starting work.



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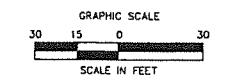
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Revision	
Date	January 21, 2026
Title	DORM 1 & 2 DEMOLITION PLAN
Scale	1"=30'
Drawn By	HT/RR

C1.1

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

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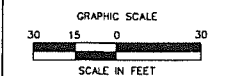
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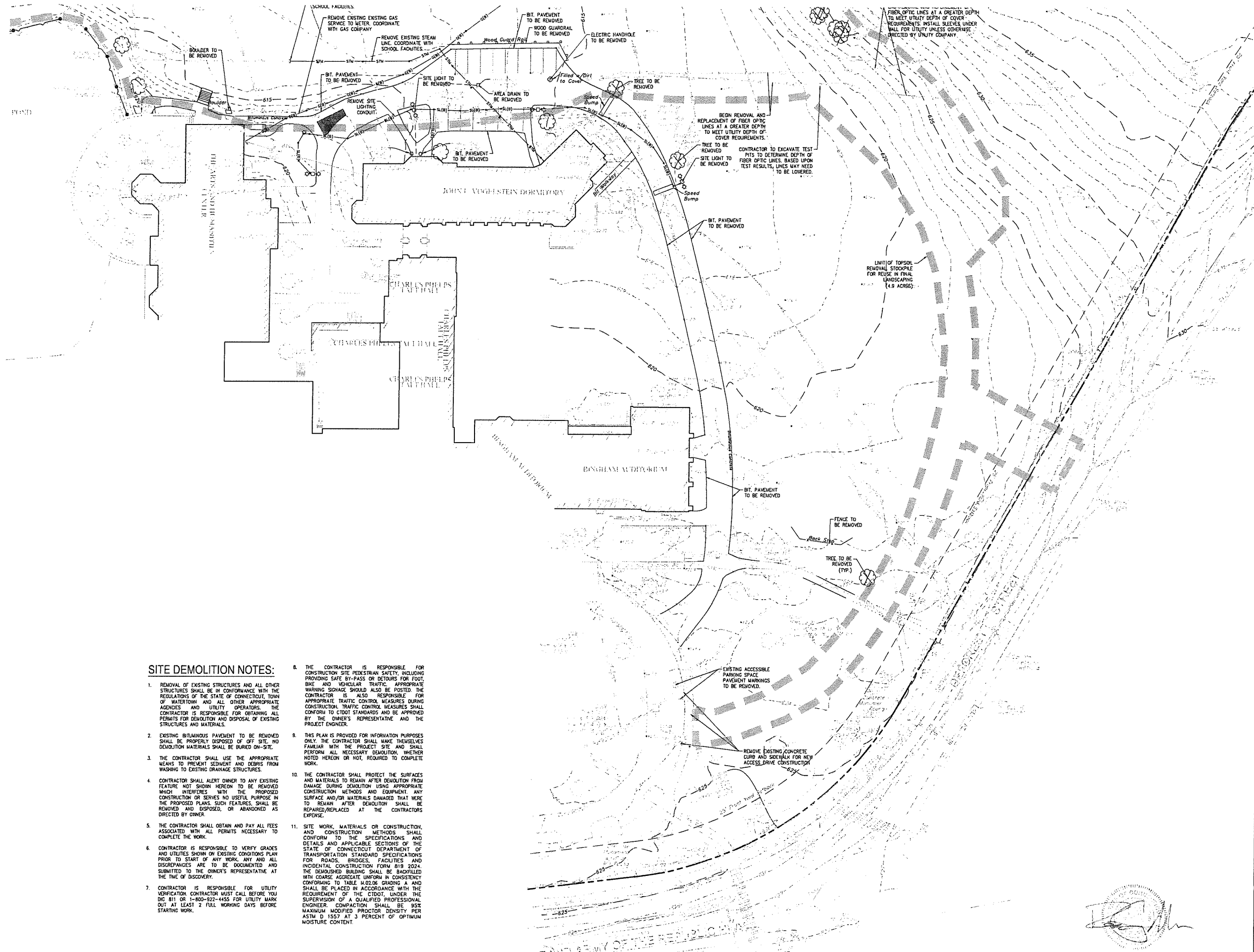


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Revision	
Date	January 21, 2025
Title	DORM 1 & 2 DEMOLITION PLAN
Scale	1"=30'
Drawn By	HT/RR

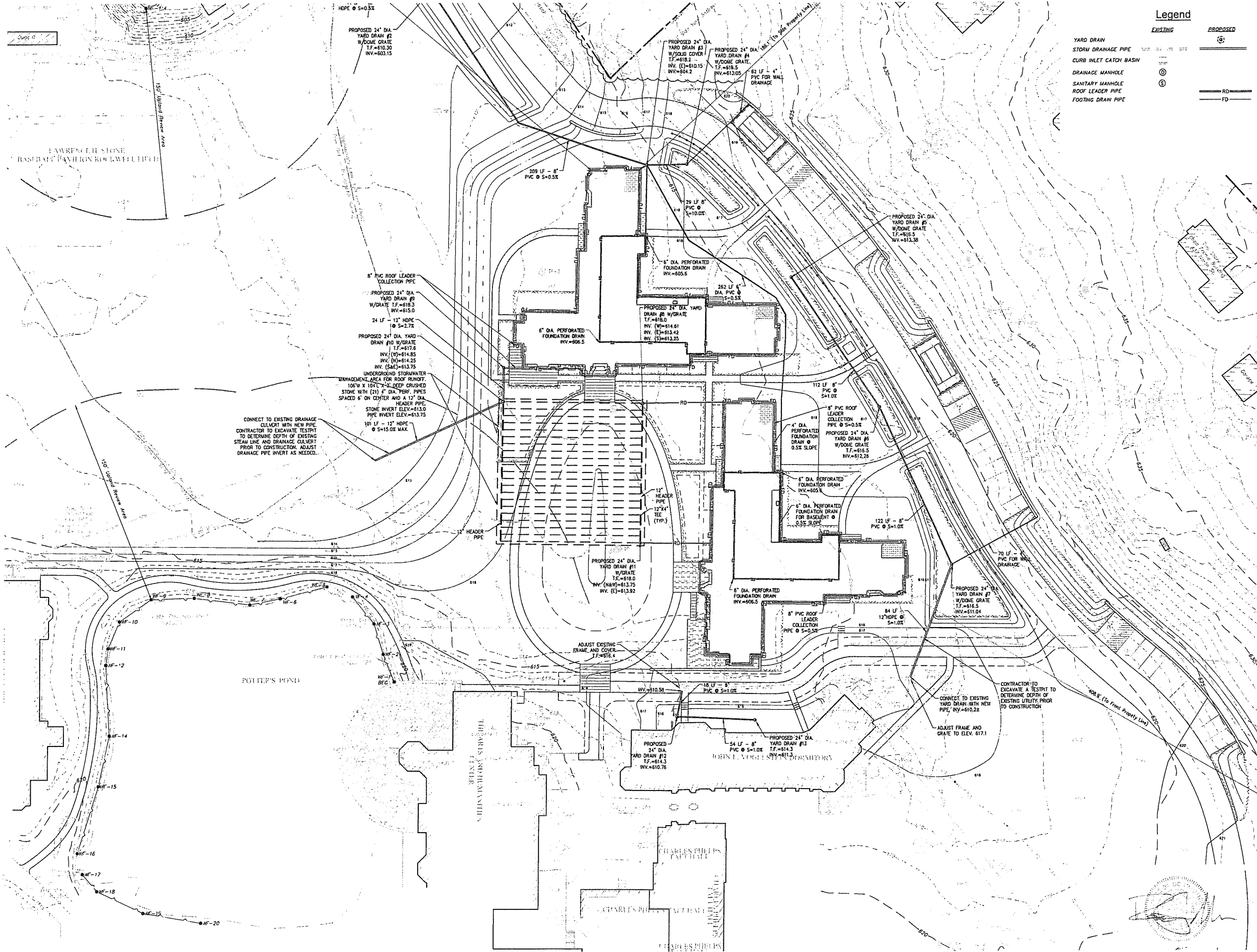
C1.2

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



SITE DEMOLITION NOTES:

- REMOVAL OF EXISTING STRUCTURES AND ALL OTHER STRUCTURES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT, TOWN OF WATERTOWN AND ALL OTHER APPROPRIATE AGENCIES AND UTILITY OPERATORS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES AND MATERIALS.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. NO DEMOLITION MATERIALS SHALL BE BURIED ON-SITE.
- THE CONTRACTOR SHALL USE THE APPROPRIATE MEANS TO PREVENT SEDIMENT AND DEBRIS FROM WASHING TO EXISTING DRAINAGE STRUCTURES.
- CONTRACTOR SHALL ALERT OWNER TO ANY EXISTING FEATURE NOT SHOWN HEREON TO BE REMOVED WHICH INTERFERES WITH THE PROPOSED CONSTRUCTION OR SERVES NO USEFUL PURPOSE IN THE PROPOSED PLANS. SUCH FEATURES SHALL BE REMOVED AND DISPOSED, OR ABANDONED AS DIRECTED BY OWNER.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
- CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
- CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION. CONTRACTOR MUST CALL BEFORE YOU DIG 811 OR 1-800-922-4455 FOR UTILITY MARK OUT AT LEAST 2 FULL WORKING DAYS BEFORE STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE PEDESTRIAN SAFETY, INCLUDING PROVIDING SAFE BY-PASS OR DETOURS FOR FOOT, BIKE AND VEHICULAR TRAFFIC. APPROPRIATE WARNING SIGNAGE SHOULD ALSO BE POSTED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR APPROPRIATE TRAFFIC CONTROL MEASURES DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL CONFORM TO CTDOT STANDARDS AND BE APPROVED BY THE OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER.
- THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE PROJECT SITE AND SHALL PERFORM ALL NECESSARY DEMOLITION, WHETHER NOTED HEREON OR NOT, REQUIRED TO COMPLETE WORK.
- THE CONTRACTOR SHALL PROTECT THE SURFACES AND MATERIALS TO REMAIN AFTER DEMOLITION FROM DAMAGE DURING DEMOLITION USING APPROPRIATE CONSTRUCTION METHODS AND EQUIPMENT. ANY SURFACE AND/OR MATERIALS DAMAGED THAT WERE TO REMAIN AFTER DEMOLITION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
- SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 819 2024. THE DEMOLISHED BUILDING SHALL BE BACKFILLED WITH COARSE AGGREGATE UNIFORM IN CONSISTENCY CONFORMING TO TABLE H.02.06 GRADING A AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 92% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.



Legend

EXISTING	PROPOSED
YARD DRAIN	YARD DRAIN
STORM DRAINAGE PIPE	STORM DRAINAGE PIPE
CURB INLET CATCH BASIN	CURB INLET CATCH BASIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
ROOF LEADER PIPE	ROOF LEADER PIPE
FOOTING DRAIN PIPE	FOOTING DRAIN PIPE

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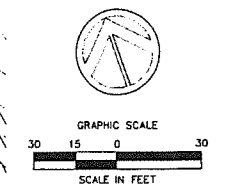
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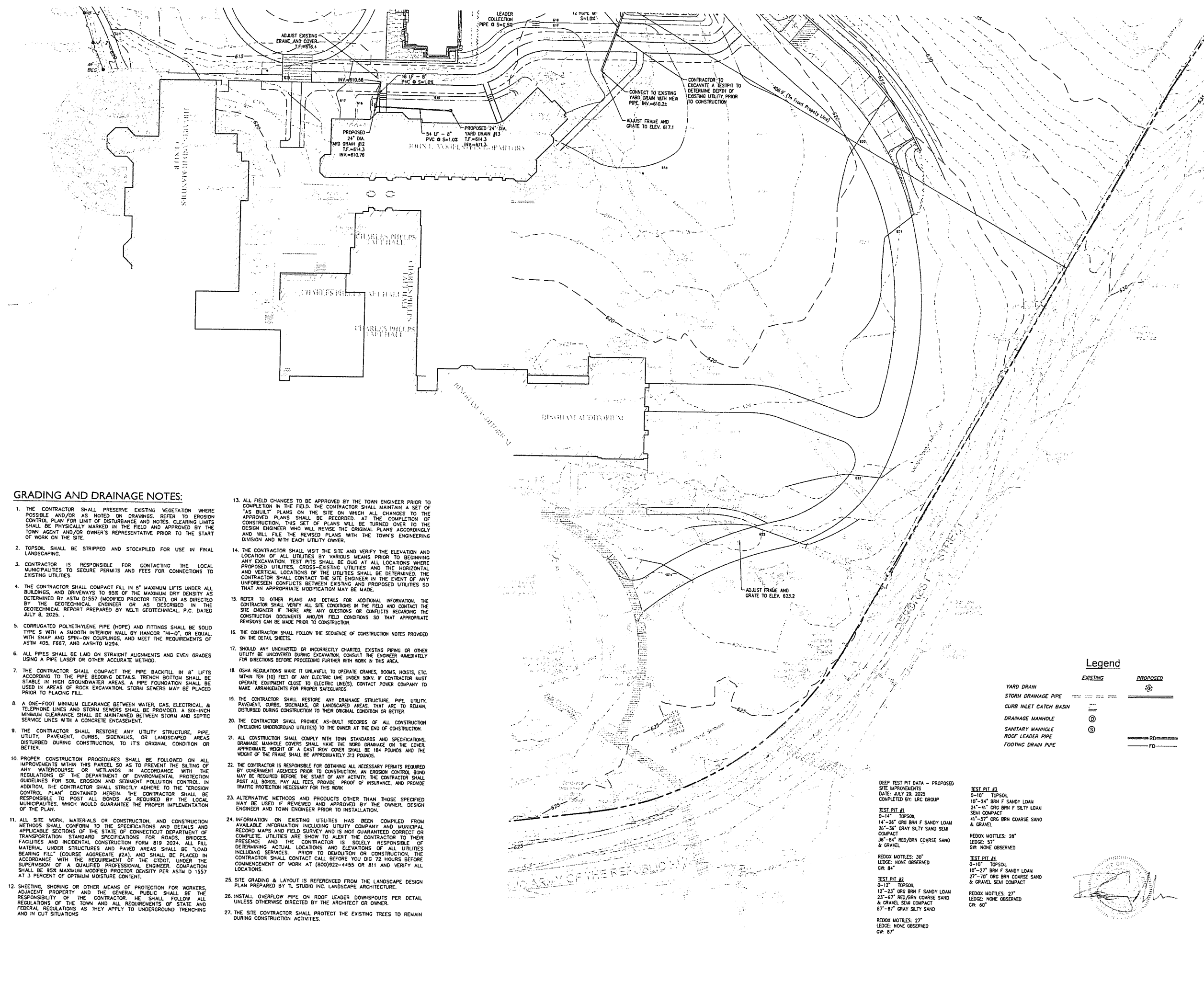
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Revision
 Date January 21, 2026
 Title DORM 1 & 2 - DRAINAGE PLAN

Scale 1"=30'
 Drawn By HT/RR

C2.1

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

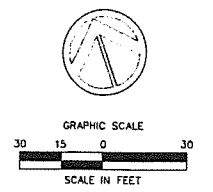


GRADING AND DRAINAGE NOTES:

- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN AGENT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK ON THE SITE.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL BUILDINGS, AND DRIVEWAYS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR AS DESCRIBED IN THE GEOTECHNICAL REPORT PREPARED BY MELTI GEOTECHNICAL, P.C. DATED JULY 8, 2025.
- CORRUGATED POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE SOLID TYPE S WITH A SMOOTH INTERIOR WALL BY HANCOR "H-10", OR EQUAL, WITH SNAP AND SPIN-ON COUPLINGS, AND MEET THE REQUIREMENTS OF ASTM 405, F867, AND AASHTO M294.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
- A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, & TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SEPTIC SERVICE LINES WITH A CONCRETE ENCASUREMENT.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO ITS ORIGINAL CONDITION OR BETTER.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL, SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM B19 2024. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE "LOAD BEARING FILL" (COARSE AGGREGATE #2A), AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- SHEETING, SHORING OR OTHER MEANS OF PROTECTION FOR WORKERS, ADJACENT PROPERTY AND THE GENERAL PUBLIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL FOLLOW ALL REGULATIONS OF THE TOWN AND ALL REQUIREMENTS OF STATE AND FEDERAL REGULATIONS AS THEY APPLY TO UNDERGROUND TRENCHING AND IN CUT SITUATIONS.
- ALL FIELD CHANGES TO BE APPROVED BY THE TOWN ENGINEER PRIOR TO COMPLETION IN THE FIELD. THE CONTRACTOR SHALL MAINTAIN A SET OF "AS BUILT" PLANS ON THE SITE ON WHICH ALL CHANGES TO THE APPROVED PLANS SHALL BE RECORDED. AT THE COMPLETION OF CONSTRUCTION, THIS SET OF PLANS WILL BE TURNED OVER TO THE DESIGN ENGINEER WHO WILL REVISE THE ORIGINAL PLANS ACCORDINGLY AND WILL FILE THE REVISED PLANS WITH THE TOWN'S ENGINEERING DIVISION AND WITH EACH UTILITY OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED UTILITIES, CROSS-EXISTING UTILITIES AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES(S), CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS THAT ARE TO REMAIN, DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS. DRAINAGE MANHOLE COVERS SHALL HAVE THE WORD DRAINAGE ON THE COVER. APPROXIMATE WEIGHT OF A CAST IRON COVER SHALL BE 184 POUNDS AND THE WEIGHT OF THE FRAME SHALL BE APPROXIMATELY 312 POUNDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. AN EROSION CONTROL BOND MAY BE REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE "PROOF" OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, DESIGN ENGINEER AND TOWN ENGINEER PRIOR TO INSTALLATION.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 OR 811 AND VERIFY ALL LOCATIONS.
- SITE GRADING & LAYOUT IS REFERENCED FROM THE LANDSCAPE DESIGN PLAN PREPARED BY TL STUDIO INC. LANDSCAPE ARCHITECTURE.
- INSTALL OVERFLOW PIPE ON ROOF LEADER DOWNSPOUTS PER DETAIL UNLESS OTHERWISE DIRECTED BY THE ARCHITECT OR OWNER.
- THE SITE CONTRACTOR SHALL PROTECT THE EXISTING TREES TO REMAIN DURING CONSTRUCTION ACTIVITIES.

Legend

EXISTING	PROPOSED
YARD DRAIN	YARD DRAIN
STORM DRAINAGE PIPE	STORM DRAINAGE PIPE
CURB INLET CATCH BASIN	CURB INLET CATCH BASIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
ROOF LEADER PIPE	ROOF LEADER PIPE
FOOTING DRAIN PIPE	FOOTING DRAIN PIPE



DEEP TEST PIT DATA - PROPOSED SITE IMPROVEMENTS
 DATE: JULY 29, 2025
 COMPLETED BY: IJC GROUP

TEST PIT #1
 0-14" TOPSOIL
 14"-26" ORG BRN F SANDY LOAM
 26"-36" GRAY SILTY SAND SEMI COMPACT
 36"-84" RED/BRN COARSE SAND & GRAVEL

REDOX MOTTLES: 30"
 LEDGE: NONE OBSERVED
 GW: 84"

TEST PIT #2
 0-12" TOPSOIL
 12"-23" ORG BRN F SANDY LOAM
 23"-67" RED/BRN COARSE SAND & GRAVEL SEMI COMPACT
 67"-87" GRAY SILTY SAND

REDOX MOTTLES: 37"
 LEDGE: NONE OBSERVED
 GW: 87"

TEST PIT #3
 0-10" TOPSOIL
 10"-24" BRN F SANDY LOAM
 24"-41" ORG BRN F SILTY LOAM SEMI COMPACT
 41"-57" ORG BRN COARSE SAND & GRAVEL

REDOX MOTTLES: 28"
 LEDGE: 57"
 GW: NONE OBSERVED

TEST PIT #4
 0-10" TOPSOIL
 10"-27" BRN F SANDY LOAM
 27"-70" ORG BRN COARSE SAND & GRAVEL SEMI COMPACT

REDOX MOTTLES: 27"
 LEDGE: NONE OBSERVED
 GW: 60"

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Revision
 Date January 21, 2026
 Title DORM 1 & 2 - DRAINAGE PLAN

Scale 1"=30'
 Drawn By HTRR

C2.2

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

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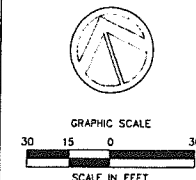
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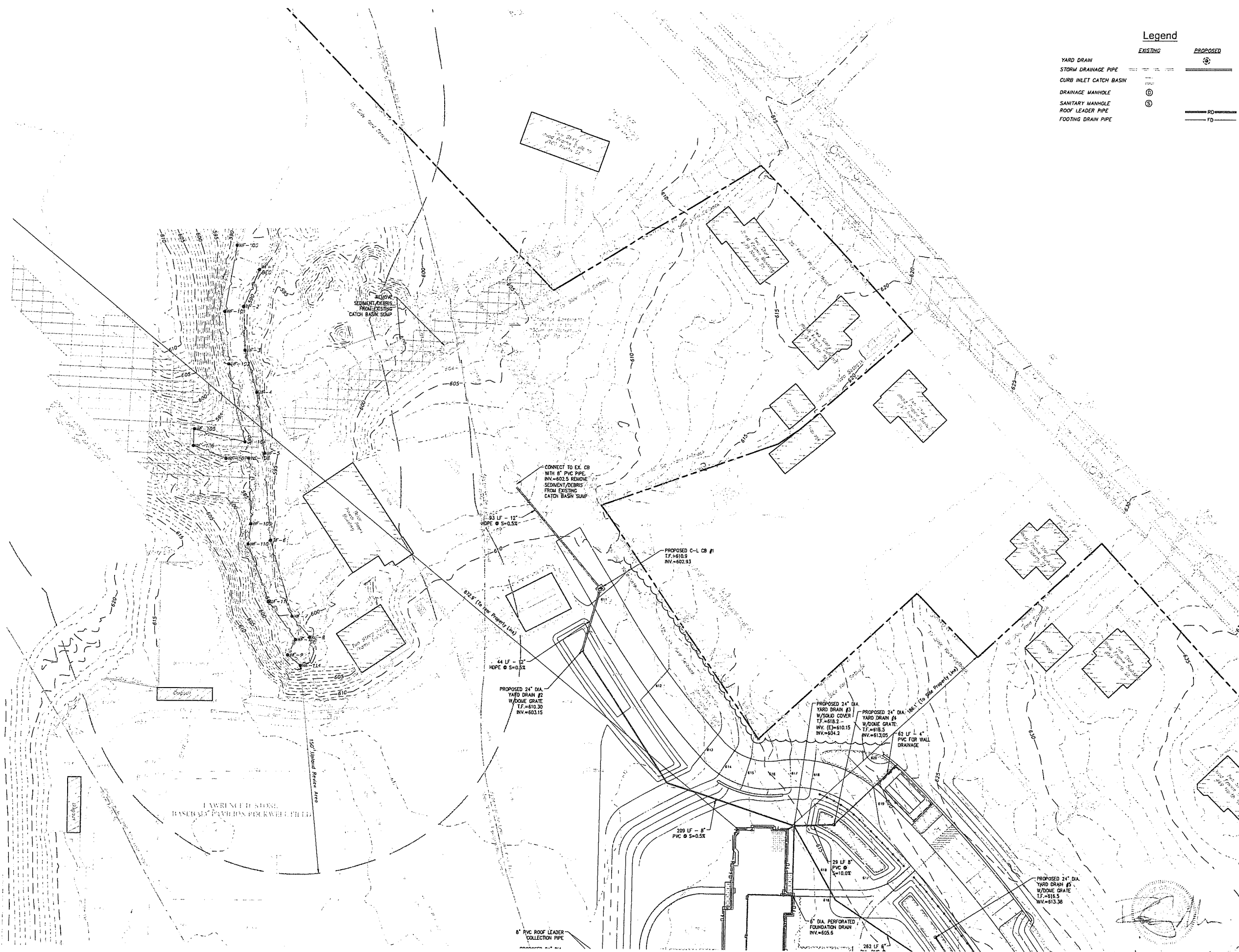
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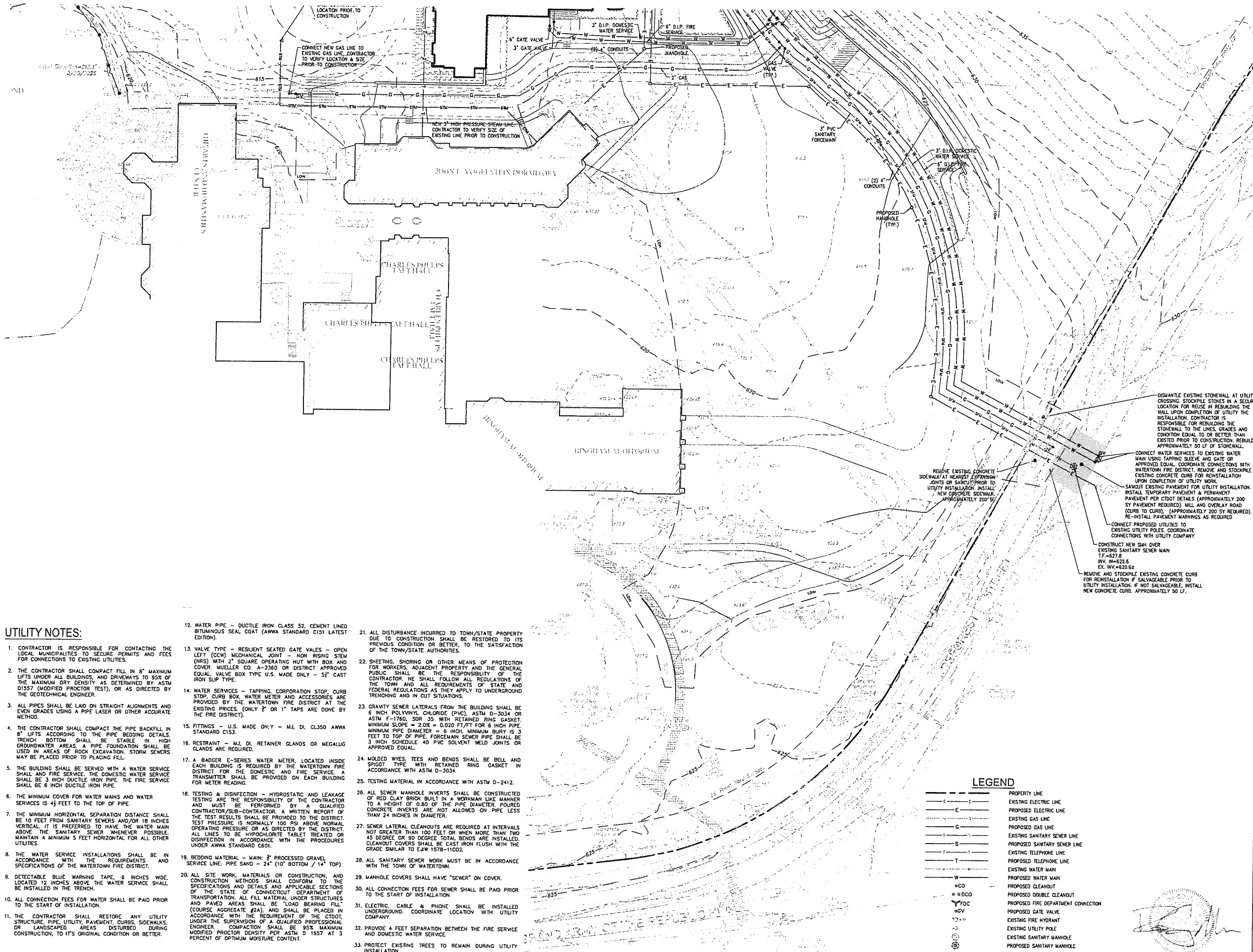
Revision
 Date January 21, 2026
 Title DORM 1 & 2 - DRAINAGE PLAN

Scale 1"=30'
 Drawn By HTR/R

C2.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.





UTILITY NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR CONNECTIONS TO EXISTING UTILITIES.
2. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL BUILDINGS AND DRIVEWAYS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
3. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
4. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
5. THE BUILDING SHALL BE SERVED WITH A WATER SERVICE SHALL AND FIRE SERVICE. THE DOMESTIC WATER SERVICE SHALL BE 3/4" DUCTILE IRON PIPE. THE FIRE SERVICE SHALL BE 6" INCH DUCTILE IRON PIPE.
6. THE MINIMUM COVER FOR WATER MAINS AND WATER SERVICES IS 4' FEET TO THE TOP OF PIPE.
7. THE MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE 10 FEET FROM SANITARY SEWERS AND/OR 18 INCHES VERTICAL. IT IS PREFERRED TO HAVE THE WATER MAIN ABOVE THE SANITARY SEWER WHENEVER POSSIBLE. MAINTAIN A MINIMUM 5 FEET HORIZONTAL FOR ALL OTHER UTILITIES.
8. THE WATER SERVICE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE WATERTOWN FIRE DISTRICT.
9. DETECTABLE BLUE WARNING TAPE, 6 INCHES WIDE LOCATED 12 INCHES ABOVE THE WATER SERVICE SHALL BE INSTALLED IN THE TRENCH.
10. ALL CONNECTION FEES FOR WATER SHALL BE PAID PRIOR TO THE START OF INSTALLATION.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO ITS ORIGINAL CONDITION OR BETTER.
12. WATER PIPE - DUCTILE IRON CLASS 52, CEMENT LINED BITUMINOUS SEAL COAT (AWWA STANDARD C151 LATEST EDITION).
13. VALVE TYPE - RESILIENT SEATED GATE VALES - OPEN LEFT (CCW) MECHANICAL JOINT - NON RISING STEM (NRS) WITH 2" SQUARE OPERATING NUT WITH BOX AND COVER MUELLER CO. A-2360 OR DISTRICT APPROVED EQUAL. VALVE BOX TYPE U.S. MADE ONLY - 52" CAST IRON SUP TYPE.
14. WATER SERVICES - TAPPING, CORPORATION STOP, CURB STOP, CURB BOX, WATER METER AND ACCESSORIES ARE PROVIDED BY THE WATERTOWN FIRE DISTRICT AT THE EXISTING PRICES. (ONLY 3/4" OR 1" TAPS ARE DONE BY THE FIRE DISTRICT).
15. FITTINGS - U.S. MADE ONLY - MJ, DI, CL350 AWWA STANDARD C153.
16. RESTRAINT - MJ, DI, RETAINER GLANDS OR MEGALUG GLANDS ARE REQUIRED.
17. A BADGER E-SERIES WATER METER, LOCATED INSIDE EACH BUILDING IS REQUIRED BY THE WATERTOWN FIRE DISTRICT FOR THE DOMESTIC AND FIRE SERVICE. A TRANSMITTER SHALL BE PROVIDED ON EACH BUILDING FOR METER READING.
18. TESTING & DISINFECTION - HYDROSTATIC AND LEAKAGE TESTING ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE PERFORMED BY A QUALIFIED CONTRACTOR/SUB-CONTRACTOR. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE PROVIDED TO THE DISTRICT. TEST PRESSURE IS NORMALLY 100 PSI ABOVE NORMAL OPERATING PRESSURE OR AS DIRECTED BY THE DISTRICT. ALL LINES TO BE HYPOCHLORITE TABLET TREATED OR DISINFECTION IN ACCORDANCE WITH THE PROCEDURES UNDER AWWA STANDARD C601.
19. BEDDING MATERIAL - MAIN: 3" PROCESSED GRAVEL SERVICE LINE: PIPE SAND - 24" (10" BOTTOM / 14" TOP)
20. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE "LOAD BEARING FILL" (COURSE AGGREGATE #2A), AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT. UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
21. ALL DISTURBANCE INCURRED TO TOWN/STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN/STATE AUTHORITIES.
22. SHEETING, SHORING OR OTHER MEANS OF PROTECTION FOR WORKERS, ADJACENT PROPERTY AND THE GENERAL PUBLIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL FOLLOW ALL REGULATIONS OF THE TOWN AND ALL REQUIREMENTS OF STATE AND FEDERAL REGULATIONS AS THEY APPLY TO UNDERGROUND TRENCHING AND IN CUT SITUATIONS.
23. GRAVITY SEWER LATERALS FROM THE BUILDING SHALL BE 6 INCH POLYVINYL CHLORIDE (PVC), ASTM D-3034 OR ASTM F-1760, SDR 35 WITH RETAINED RING GASKET. MINIMUM SLOPE = 2.0% = 0.020 FT/FT FOR 6 INCH PIPE. MINIMUM PIPE DIAMETER = 6 INCH. MINIMUM BURY IS 3 FEET TO TOP OF PIPE. FORCEMAIN SEWER PIPE SHALL BE 3 INCH SCHEDULE 40 PVC SOLVENT WELD JOINTS OR APPROVED EQUAL.
24. MOLDED WYES, TEES AND BENDS SHALL BE BELL AND SPIGOT TYPE WITH RETAINED RING GASKET IN ACCORDANCE WITH ASTM D-3034.
25. TESTING MATERIAL IN ACCORDANCE WITH ASTM D-2412.
26. ALL SEWER MANHOLE INVERTS SHALL BE CONSTRUCTED OF RED CLAY BRICK BUILT IN A WORKMAN LIKE MANNER TO A HEIGHT OF 0.80 OF THE PIPE DIAMETER. POURED CONCRETE INVERTS ARE NOT ALLOWED ON PIPE LESS THAN 24 INCHES IN DIAMETER.
27. SEWER LATERAL CLEANOUTS ARE REQUIRED AT INTERVALS NOT GREATER THAN 100 FEET OR WHEN MORE THAN TWO 45 DEGREE OR 90 DEGREE TOTAL BENDS ARE INSTALLED. CLEANOUT COVERS SHALL BE CAST IRON FLUSH WITH THE GRADE SIMILAR TO EAW 1578-11C02.
28. ALL SANITARY SEWER WORK MUST BE IN ACCORDANCE WITH THE TOWN OF WATERTOWN.
29. MANHOLE COVERS SHALL HAVE "SEWER" ON COVER.
30. ALL CONNECTION FEES FOR SEWER SHALL BE PAID PRIOR TO THE START OF INSTALLATION.
31. ELECTRIC CABLE & PHONE SHALL BE INSTALLED UNDERGROUND. COORDINATE LOCATION WITH UTILITY COMPANY.
32. PROVIDE 4 FEET SEPARATION BETWEEN THE FIRE SERVICE AND DOMESTIC WATER SERVICE.
33. PROTECT EXISTING TREES TO REMAIN DURING UTILITY INSTALLATION.

LEGEND

- PROPERTY LINE
- - - - - EXISTING ELECTRIC LINE
- - - - - PROPOSED ELECTRIC LINE
- - - - - EXISTING GAS LINE
- - - - - PROPOSED GAS LINE
- - - - - EXISTING SANITARY SEWER LINE
- - - - - PROPOSED SANITARY SEWER LINE
- - - - - EXISTING TELEPHONE LINE
- - - - - PROPOSED TELEPHONE LINE
- - - - - EXISTING WATER MAIN
- - - - - PROPOSED WATER MAIN
- - - - - PROPOSED CLEANOUT
- - - - - PROPOSED DOUBLE CLEANOUT
- - - - - PROPOSED FIRE DEPARTMENT CONNECTION
- - - - - PROPOSED GATE VALVE
- - - - - EXISTING FIRE HYDRANT
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING SANITARY MANHOLE
- - - - - PROPOSED SANITARY MANHOLE
- - - - - EXISTING WATER VALVE

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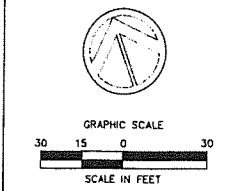
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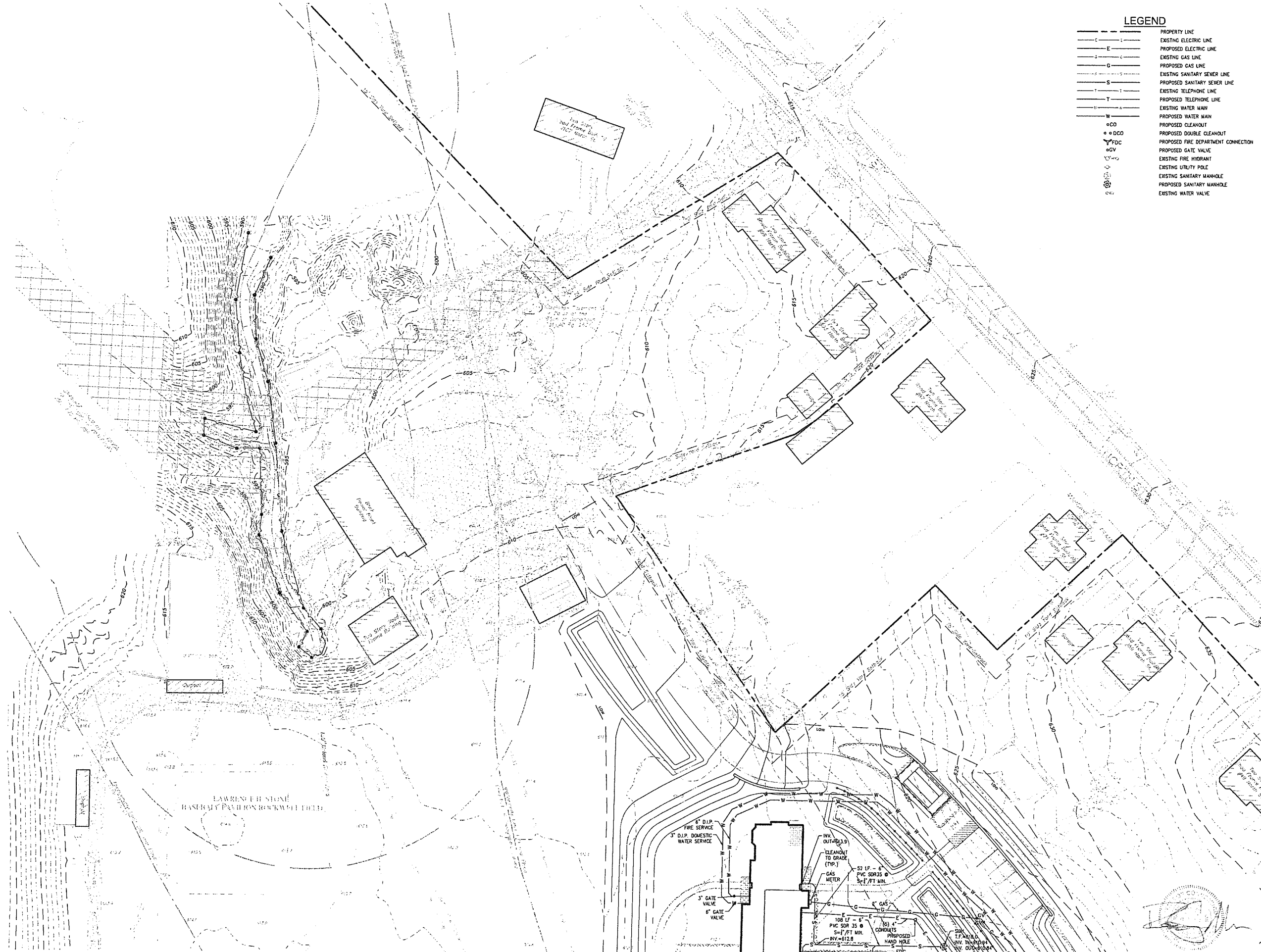
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ZONING FOR CONSTRUCTION
 Revision
 Date: January 21, 2025
 Title: DORM 1 & 2
 SITE UTILITIES PLAN
 Scale: 1"=30'
 Drawn By: HT/RR

C3.2

Consult to verify all dimensions at field and inform Architect of any discrepancies before starting work.



LEGEND

---	PROPERTY LINE
---	EXISTING ELECTRIC LINE
---	PROPOSED ELECTRIC LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED TELEPHONE LINE
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	PROPOSED CLEANOUT
---	PROPOSED DOUBLE CLEANOUT
---	PROPOSED FIRE DEPARTMENT CONNECTION
---	PROPOSED GATE VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING UTILITY POLE
---	EXISTING SANITARY MANHOLE
---	PROPOSED SANITARY MANHOLE
---	EXISTING WATER VALVE

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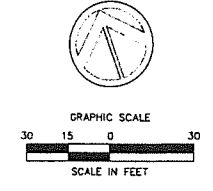
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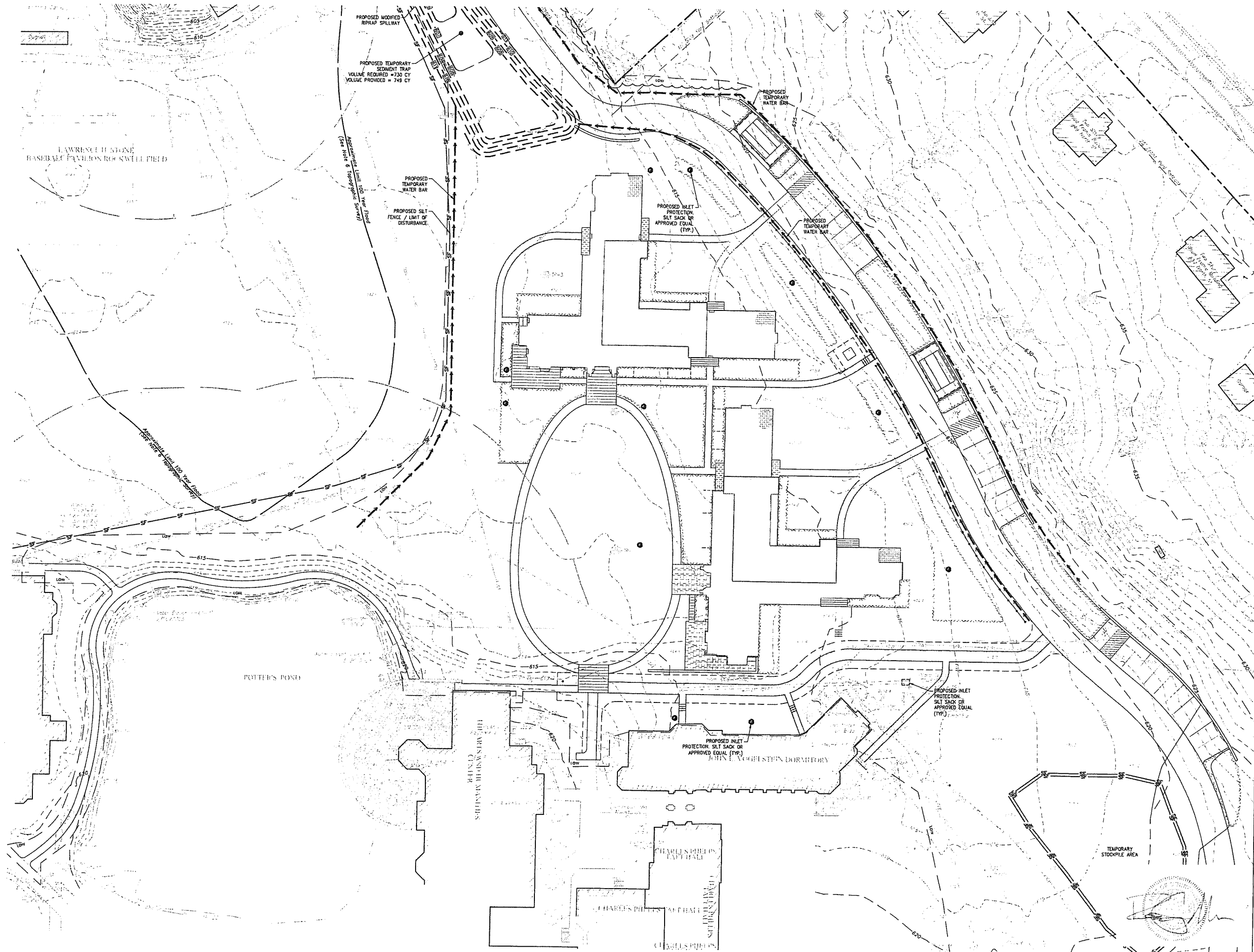
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 SITE UTILITIES PLAN
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C3.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



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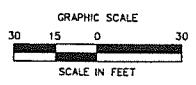
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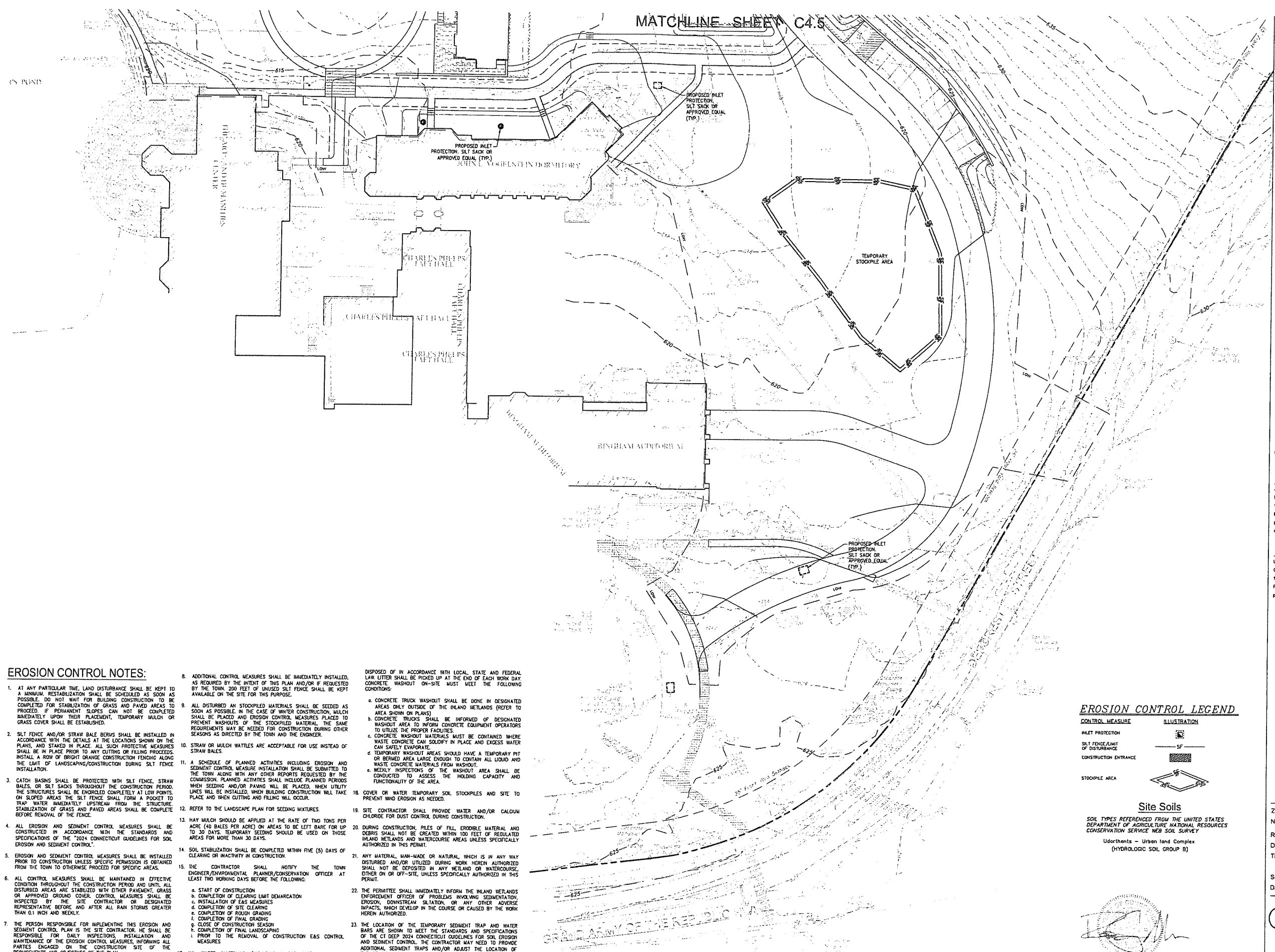


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Revision
 Date January 21, 2026
 Title DORM 1 & 2 - SEDIMENTATION & EROSION CONTROL PLAN
 Scale 1"=30'
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C4.1

Consultor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



MATCHLINE SHEET C4.5

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EROSION CONTROL NOTES:

- AT ANY PARTICULAR TIME, LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. DO NOT WAIT FOR BUILDING CONSTRUCTION TO BE COMPLETED FOR STABILIZATION OF GRASS AND PAVED AREAS TO PROCEED. IF PERMANENT SLOPES CAN NOT BE COMPLETED IMMEDIATELY UPON THEIR PLACEMENT, TEMPORARY MULCH OR GRASS COVER SHALL BE ESTABLISHED.
- SILT FENCE AND/OR STRAW BALE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AT THE LOCATIONS SHOWN ON THE PLANS, AND STAKED IN PLACE. ALL SUCH PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO ANY CUTTING OR FILLING PROCEEDS. INSTALL A ROW OF BRIGHT ORANGE CONSTRUCTION FENCING ALONG THE LIMIT OF LANDSCAPING/CONSTRUCTION DURING SILT FENCE INSTALLATION.
- CATCH BASINS SHALL BE PROTECTED WITH SILT FENCE, STRAW BALES, OR SILT SACKS THROUGHOUT THE CONSTRUCTION PERIOD. THE STRUCTURES SHALL BE ENCLOSED COMPLETELY AT LOW POINTS. ON SLOPED AREAS THE SILT FENCE SHALL FORM A POCKET TO TRAP WATER IMMEDIATELY UPSTREAM FROM THE STRUCTURE. STABILIZATION OF GRASS AND PAVED AREAS SHALL BE COMPLETE BEFORE REMOVAL OF THE FENCE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION UNLESS SPECIFIC PERMISSION IS OBTAINED FROM THE TOWN TO OTHERWISE PROCEED FOR SPECIFIC AREAS.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH EITHER PAYMENT, GRASS OR APPROVED GROUND COVER. CONTROL MEASURES SHALL BE INSPECTED BY THE SITE CONTRACTOR OR DESIGNATED REPRESENTATIVE BEFORE AND AFTER ALL RAIN STORMS GREATER THAN 0.1 INCH AND WEEKLY.
- THE PERSON RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN IS THE SITE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS, INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.
- ADDITIONAL CONTROL MEASURES SHALL BE IMMEDIATELY INSTALLED, AS REQUIRED BY THE INTENT OF THIS PLAN AND/OR IF REQUESTED BY THE TOWN. 200 FEET OF UNUSED SILT FENCE SHALL BE KEPT AVAILABLE ON THE SITE FOR THIS PURPOSE.
- ALL DISTURBED AND STOCKPILED MATERIALS SHALL BE SEEDED AS SOON AS POSSIBLE IN THE CASE OF WINTER CONSTRUCTION. MULCH SHALL BE PLACED AND EROSION CONTROL MEASURES PLACED TO PREVENT WASHOUTS OF THE STOCKPILED MATERIAL. THE SAME REQUIREMENTS MAY BE NEEDED FOR CONSTRUCTION DURING OTHER SEASONS AS DIRECTED BY THE TOWN AND THE ENGINEER.
- STRAW OR MULCH MATS ARE ACCEPTABLE FOR USE INSTEAD OF STRAW BALES.
- A SCHEDULE OF PLANNED ACTIVITIES INCLUDING EROSION AND SEDIMENT CONTROL MEASURE INSTALLATION SHALL BE SUBMITTED TO THE TOWN ALONG WITH ANY OTHER REPORTS REQUESTED BY THE COMMISSION. PLANNED ACTIVITIES SHALL INCLUDE PLANNED PERIODS WHEN SEEDING AND/OR PAVING WILL BE PLACED, WHEN UTILITY LINES WILL BE INSTALLED, WHEN BUILDING CONSTRUCTION WILL TAKE PLACE AND WHEN CUTTING AND FILLING WILL OCCUR.
- REFER TO THE LANDSCAPE PLAN FOR SEEDING MIXTURES.
- HAY MULCH SHOULD BE APPLIED AT THE RATE OF TWO TONS PER ACRE (40 BALES PER ACRE) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS FOR MORE THAN 30 DAYS.
- SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER/ENVIRONMENTAL PLANNER/CONSERVATION OFFICER AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:
 - START OF CONSTRUCTION
 - COMPLETION OF CLEARING LIMIT DEMARCATION
 - INSTALLATION OF E&S MEASURES
 - COMPLETION OF SITE CLEARING
 - COMPLETION OF ROUGH GRADING
 - COMPLETION OF FINAL GRADING
 - CLOSE OF CONSTRUCTION SEASON
 - COMPLETION OF FINAL LANDSCAPING
- ALL WASTE MATERIALS (INCLUDING WASTEWATER) SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORK DAY. CONCRETE WASHOUT ON-SITE MUST MEET THE FOLLOWING CONDITIONS:
 - CONCRETE TRUCK WASHOUT SHALL BE DONE IN DESIGNATED AREAS ONLY OUTSIDE OF THE INLAND WETLANDS (REFER TO AREA SHOWN ON PLANS)
 - CONCRETE TRUCKS SHALL BE INFORMED OF DESIGNATED WASHOUT AREA TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - CONCRETE WASHOUT MATERIALS MUST BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
 - TEMPORARY WASHOUT AREAS SHOULD HAVE A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT.
 - WEEKLY INSPECTIONS OF THE WASHOUT AREA SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE AREA.
- COVER OR WATER TEMPORARY SOIL STOCKPILES AND SITE TO PREVENT WIND EROSION AS NEEDED.
- SITE CONTRACTOR SHALL PROVIDE WATER AND/OR CALCIUM CHLORIDE FOR DUST CONTROL DURING CONSTRUCTION.
- DURING CONSTRUCTION, PILES OF FILL, ERODIBLE MATERIAL AND DEBRIS SHALL NOT BE CREATED WITHIN 100 FEET OF REGULATED INLAND WETLANDS AND WATERCOURSE AREAS UNLESS SPECIFICALLY AUTHORIZED IN THIS PERMIT.
- ANY MATERIAL, MAN-MADE OR NATURAL, WHICH IS IN ANY WAY DISTURBED AND/OR UTILIZED DURING WORK HEREIN AUTHORIZED SHALL NOT BE DEPOSITED IN ANY WETLAND OR WATERCOURSE, EITHER ON OR OFF-SITE, UNLESS SPECIFICALLY AUTHORIZED IN THIS PERMIT.
- ANY MATERIAL, MAN-MADE OR NATURAL, WHICH IS IN ANY WAY DISTURBED SHALL IMMEDIATELY INFORM THE INLAND WETLANDS ENFORCEMENT OFFICER OF PROBLEMS INVOLVING SEDIMENTATION, EROSION, DOWNSTREAM SILTATION, OR ANY OTHER ADVERSE IMPACTS, WHICH DEVELOP IN THE COURSE OR CAUSED BY THE WORK HEREIN AUTHORIZED.
- THE LOCATION OF THE TEMPORARY SEDIMENT TRAP AND WATER BARS ARE SHOWN TO MEET THE STANDARDS AND SPECIFICATIONS OF THE CT DEEP 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. THE CONTRACTOR MAY NEED TO PROVIDE ADDITIONAL SEDIMENT TRAPS AND/OR ADJUST THE LOCATION OF THE SEDIMENT TRAP BASED UPON THE CONSTRUCTION SCHEDULE AND SEQUENCE. THE CONTRACTOR SHALL REFER TO THE GUIDELINES FOR GUIDANCE.

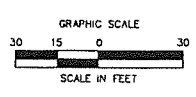
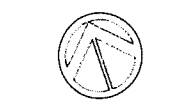
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EROSION CONTROL LEGEND

CONTROL MEASURE	ILLUSTRATION
INLET PROTECTION	
SILT FENCE/LIMIT OF DISTURBANCE	
CONSTRUCTION ENTRANCE	
STOCKPILE AREA	

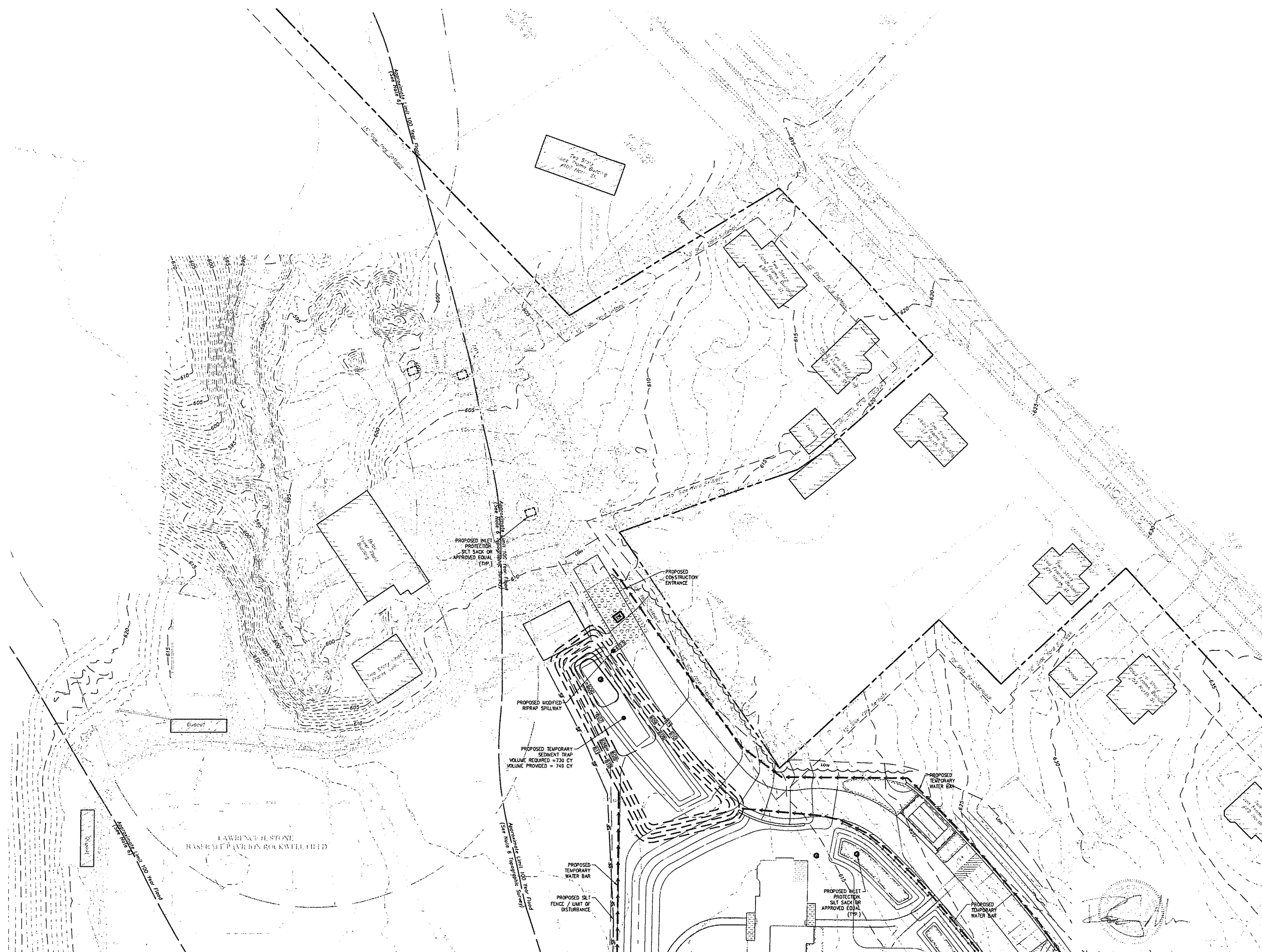
Site Soils

SOIL TYPES REFERENCED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY
Udorthents - Urban land complex (HYDROLOGIC SOIL GROUP B)



C4.2

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



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 keasthood.com

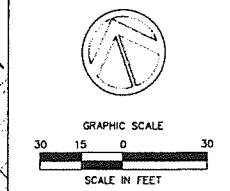
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 kohleronan.com

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 lrccsolutions.com

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 nvs.com

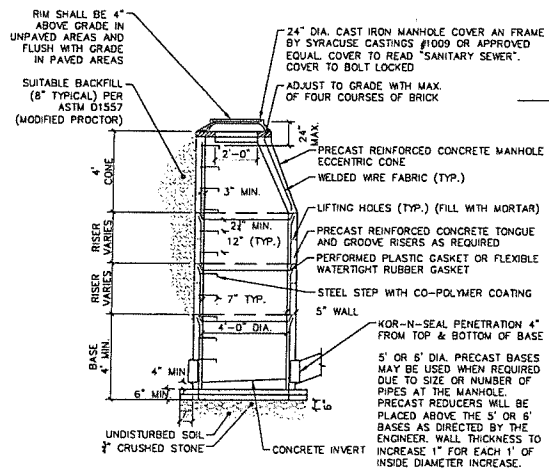
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 O'Donoghue Lighting
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 phone (215) 518-4788



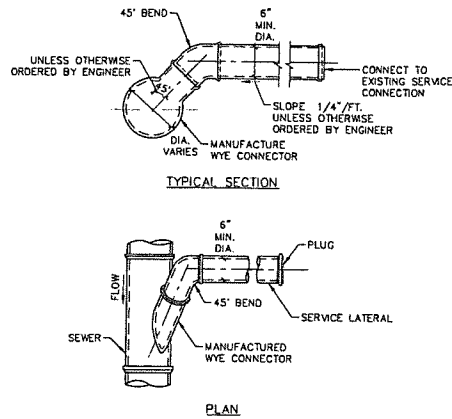
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NOT FOR CONSTRUCTION
 Revision
 Date January 21, 2026
 Title DORM 1 & 2 - SEDIMENTATION & EROSION CONTROL PLAN
 Scale 1"=30'
 Drawn By HT/RR

C4.3

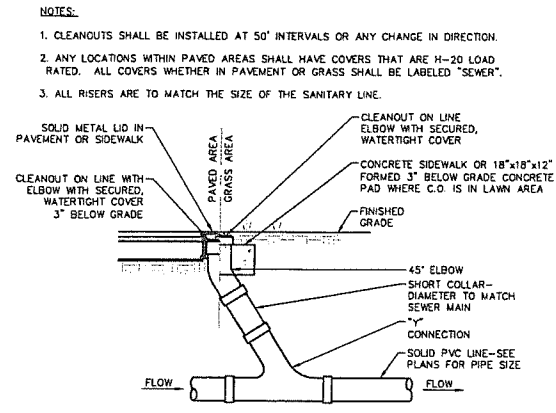
Contractor to verify all dimensions on field and inform Architect of any discrepancies before starting work.



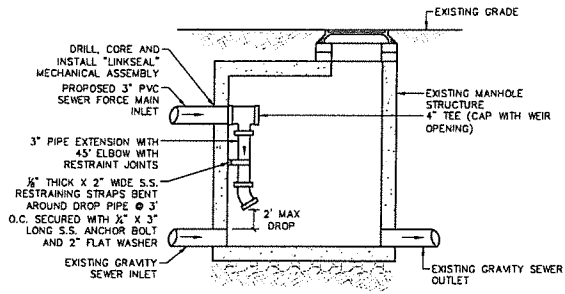
SANITARY SEWER MANHOLE DETAIL
SCALE: NOT TO SCALE



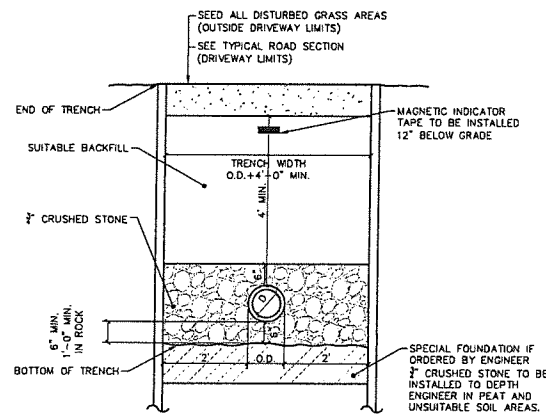
SANITARY SERVICE LATERAL CONNECTION DETAIL
SCALE: NOT TO SCALE



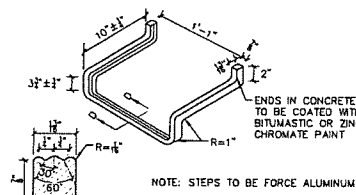
SINGLE SEWER CLEANOUT DETAIL
SCALE: NOT TO SCALE



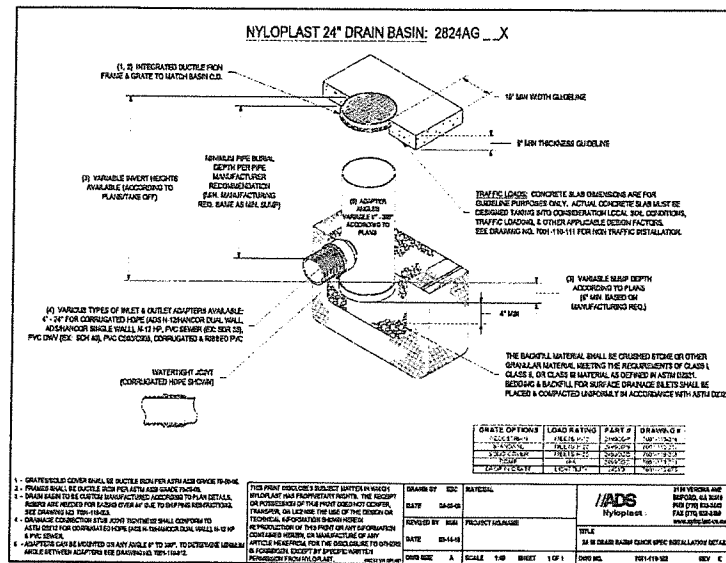
PROPOSED FORCE MAIN TO EXISTING GRAVITY SEWER MANHOLE CONNECTION DETAIL
NOT TO SCALE



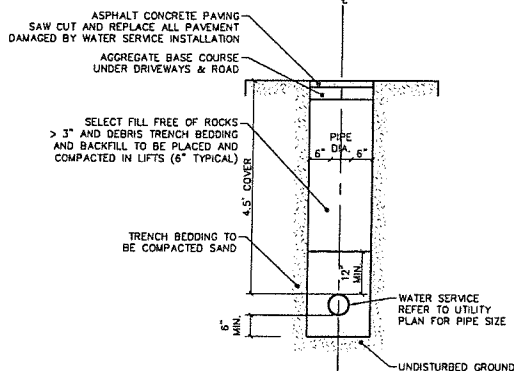
SANITARY SEWER TRENCH DETAIL
SCALE: NOT TO SCALE



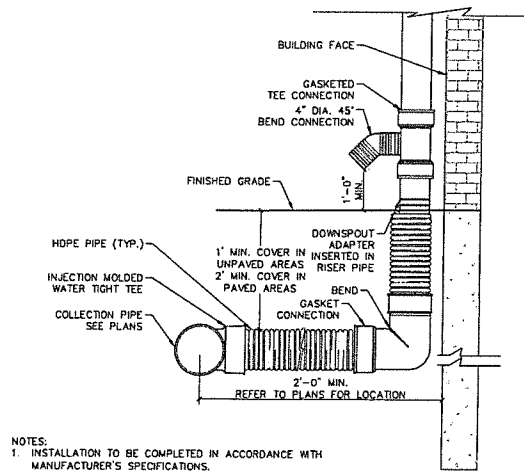
STANDARD MANHOLE STEP DETAIL
SCALE: NOT TO SCALE



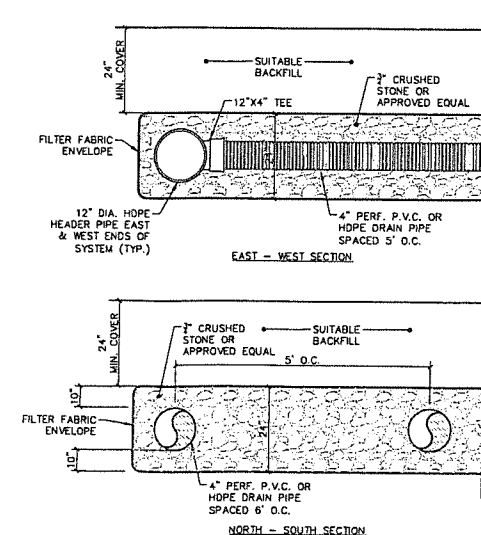
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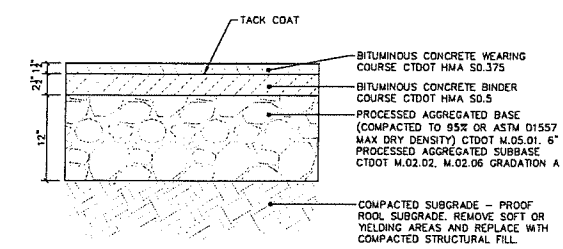
WATER SERVICE TRENCH DETAIL
SCALE: NOT TO SCALE



ROOF LEADER COLLECTION PIPE OVERFLOW DETAIL
NOT TO SCALE



UNDERGROUND STORMWATER MANAGEMENT AREA DRAINAGE DETAIL
NOT TO SCALE



BITUMINOUS CONCRETE ACCESS DRIVE DETAIL
NOT TO SCALE

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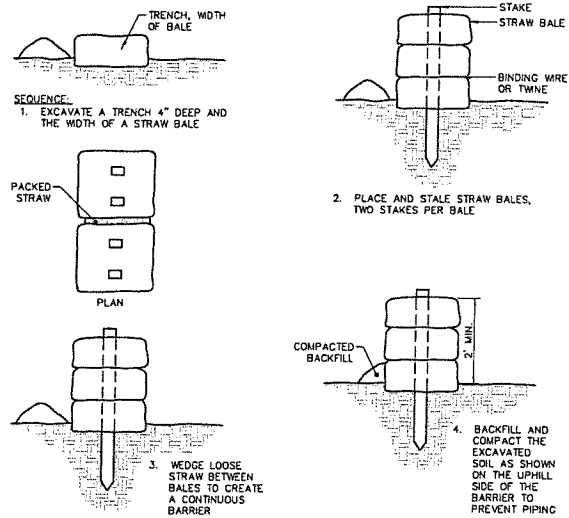
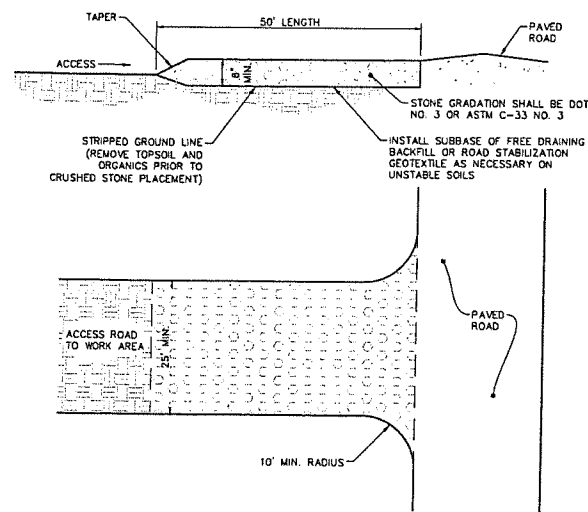
LIGHTING DESIGN
O'Donoghue Lighting
1816 S. 2nd Street
Philadelphia, PA 19148
phone (215) 518-4788

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NOT FOR CONSTRUCTION

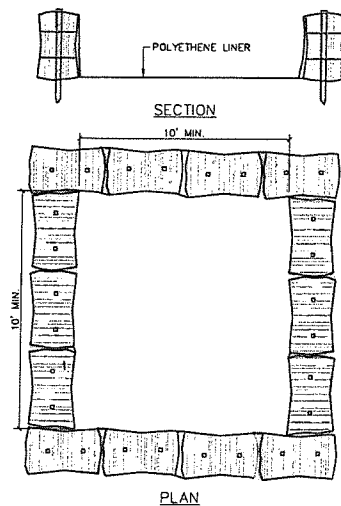
Revision
Date January 21, 2026
Title DORM 1 & 2
Scale AS NOTED
Drawn By HTRR

C5.1

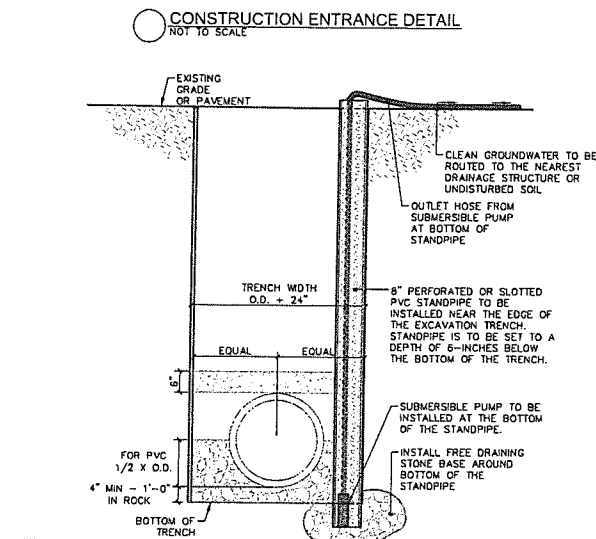
Consultant to verify all dimensions in field and inform Architect of any discrepancies before start-up work.



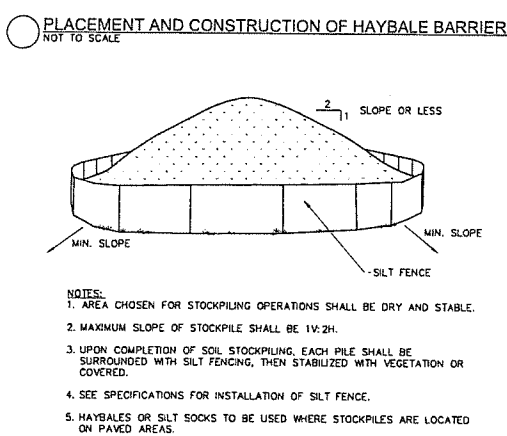
SEDIMENTATION CONTROL BARRIER WITH STRAW BALE
NOT TO SCALE



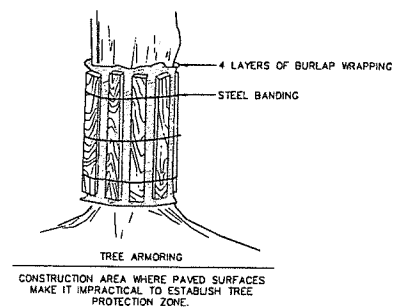
- NOTES:**
1. CONCRETE WASHOUT SIGN TO BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 2. REMOVE HARDENED CONCRETE WHEN WITHIN 4" FROM TOP OF STRUCTURE.
 3. CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITIES ARE TWO-THIRDS FULL. IF CONCRETE HAS NOT HARDENED CONSTRUCT NEW FACILITIES ONCE CURRENT FACILITY IS TWO-THIRDS FULL.
 4. LINERS, STRAW BALES, ETC. SHALL BE INSPECTED FOR DAMAGE. ANY DAMAGE SHALL BE REPAIRED PROMPTLY.
 5. SEPARATE FACILITIES TO BE USED FOR VEHICLE WASHING IF NEEDED.
 6. NO CONCRETE IS TO BE WASHOUT OUT ON THE GROUND IN ANY LOCATION.



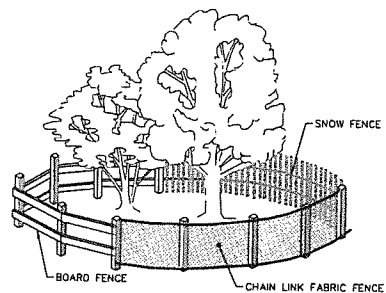
- NOTES:**
1. STANDPIPE LOCATIONS ARE TO BE FIELD DETERMINED BY THE SITE CONTRACTOR ON AS NEEDED BASIS. STANDPIPES SHOULD BE INSTALLED UPSTREAM OF TRENCHING ACTIVITIES FOR A LENGTH OF TIME DEEMED SUFFICIENT TO AID IN DEWATERING THE SUBSOIL.
 2. A GAS POWERED GENERATOR WILL ALSO BE REQUIRED TO POWER THE SUBMERSIBLE PUMP.
 3. SEDIMENT LADEN GROUNDWATER SHOULD BE PUMPED TO A "DIRTBAG" OR PUMPING SETTLING BASIN TO CLEAN THE RUNOFF BEFORE DISCHARGING. CONTRACTOR TO COORDINATE WITH ENGINEER BEFORE PUMPING.



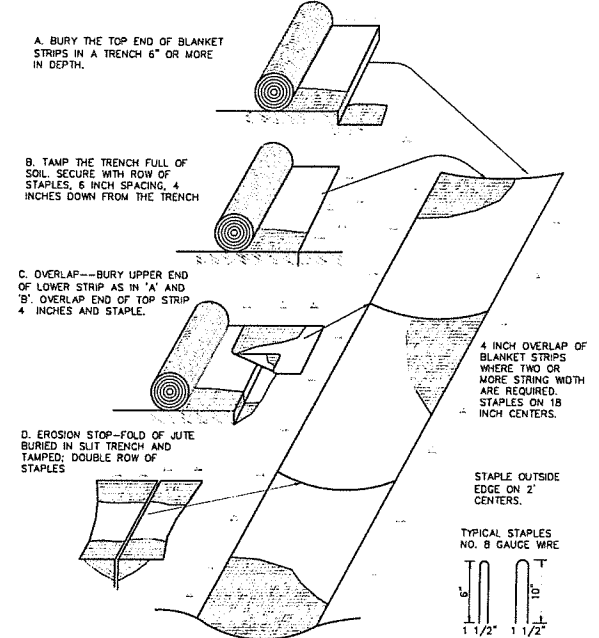
- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 3. UPON COMPLETION OF STOCKPILE, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.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



CONSTRUCTION AREA WHERE PAVED SURFACES MAKE IT IMPRACTICAL TO ESTABLISH TREE PROTECTION ZONES.

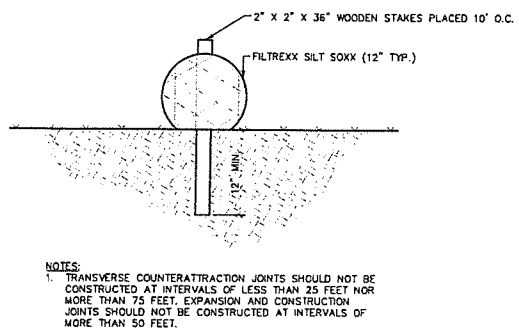


INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.



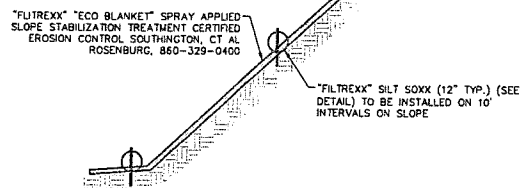
- NOTES:**
1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES WHERE INDICATED ON THE CONTRACT DRAWINGS OR REQUIRED BY FIELD CONDITIONS:
- EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO-DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.

EROSION CONTROL BLANKET DETAIL
NOT TO SCALE



- NOTES:**
1. TRANSVERSE COUNTERTRACTION JOINTS SHOULD NOT BE CONSTRUCTED AT INTERVALS OF LESS THAN 25 FEET NOR MORE THAN 75 FEET. EXPANSION AND CONSTRUCTION JOINTS SHOULD NOT BE CONSTRUCTED AT INTERVALS OF MORE THAN 50 FEET.

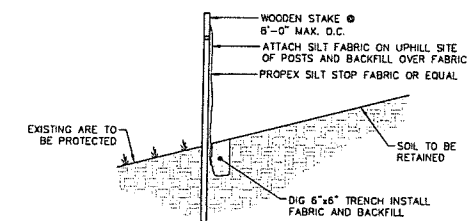
FILTREXX SILT SOCK DETAIL
NOT TO SCALE



"Filtrexx" "ECO BLANKET" SPRAY APPLIED SLOPE STABILIZATION TREATMENT CERTIFIED EROSION CONTROL SOUTHINGTON, CT AL ROSENBERG, 860-329-0400

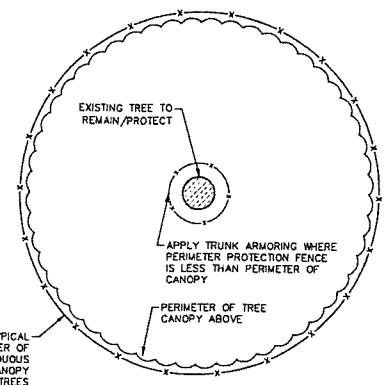
"Filtrexx" SILT SOCK (12" TYP.) (SEE DETAIL) TO BE INSTALLED ON 10' INTERVALS ON SLOPE

"ECOBLANKET" SLOPE STABILIZATION DETAIL
NOT TO SCALE



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

SILT FENCE DETAIL
NOT TO SCALE



PROTECTION FENCING TYPICAL AT OR BEYOND PERIMETER OF TREE CANOPY OF DECIDUOUS TREES AND 1.5X DIA. CANOPY FOR EVERGREEN TREES

TREE PROTECTION DETAIL
NOT TO SCALE

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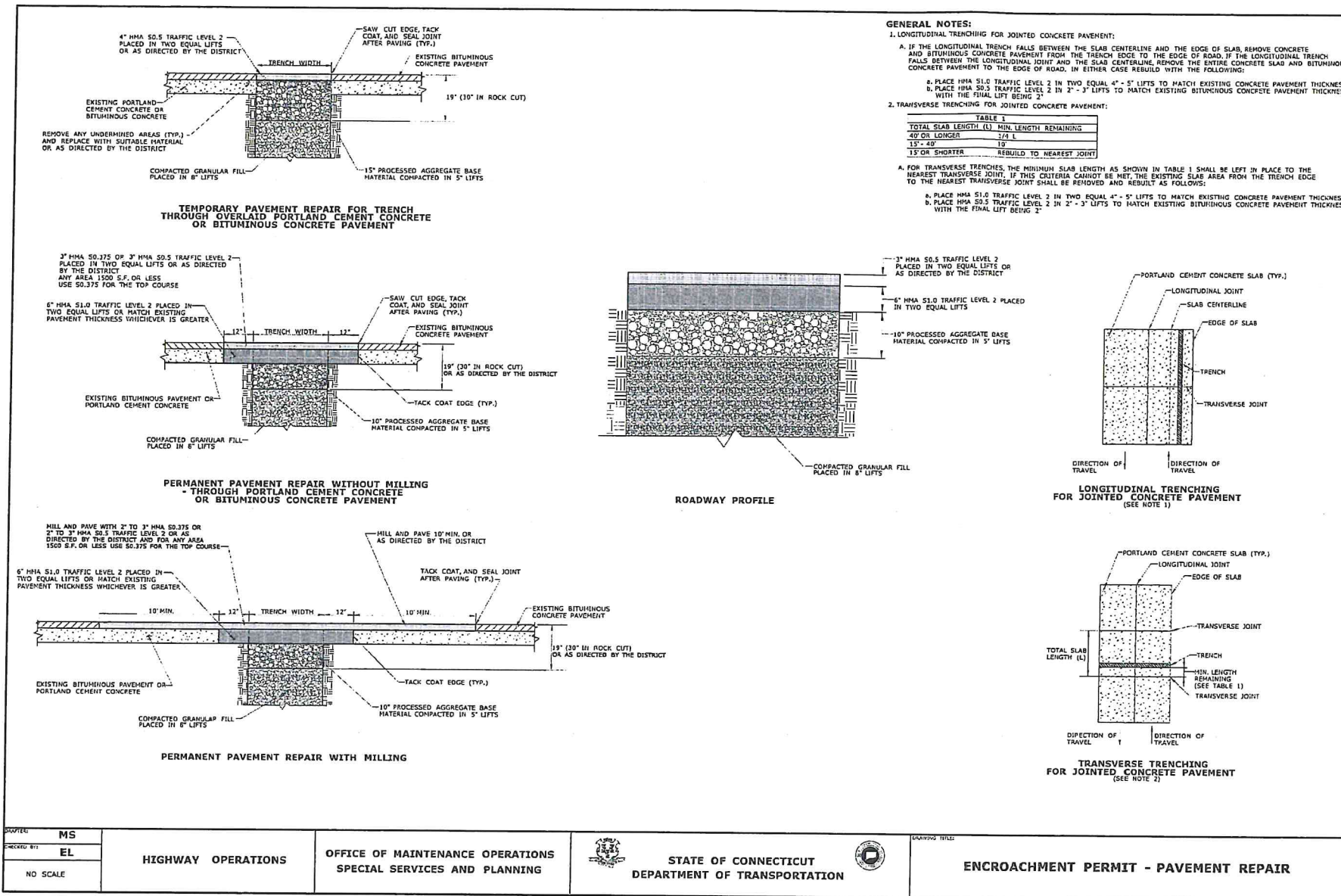
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Scale AS NOTED
Drawn By HT/RR

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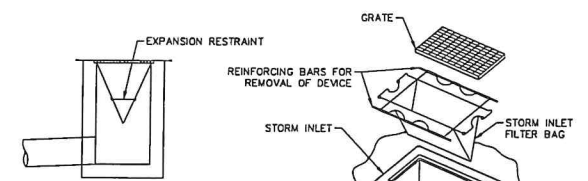
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UTILITY INSTALLATIONS UNDER ENCROACHMENT PERMITS

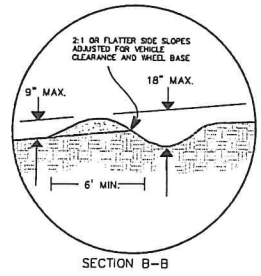
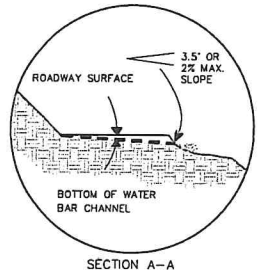
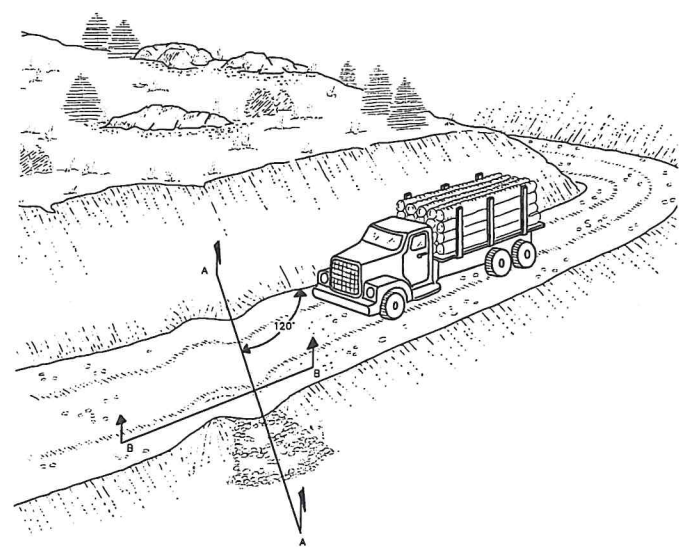
Work performed within the Connecticut Department of Transportation's right-of-way paved roadway should be in compliance with the Standard Specifications for Roads, Bridges, Facilities and Incidental Construction; including all supplements and revisions, Encroachment Permit-Pavement Repair Drawing and other applicable standards.

Bituminous Concrete: Section 4.06	3" HMA 50.5 TRAFFIC LEVEL 2, PLACED IN TWO EQUAL LIFTS OR AS DIRECTED BY THE PERMIT INSPECTOR
	6" HMA 51.0 TRAFFIC LEVEL 2, PLACED IN TWO EQUAL LIFTS OR MATCH EXISTING PAVEMENT OR PORTLAND CEMENT CONCRETE THICKNESS, WHICHEVER IS GREATER <i>Minimum of 92% Compaction</i>
Processed Aggregate Base: Section 3.04 Spec. M.05.01	10" PROCESSED AGGREGATE BASE MATERIAL COMPACTED IN 5" LIFTS <i>Minimum of 95% Compaction</i>
Compacted Granular Fill: Section 2.14 Spec. M.02.02	PLACE IN 8" LIFTS OR AS DIRECTED BY THE PERMIT INSPECTOR <i>Minimum of 95% Compaction</i>
Bedding Material: Spec. M.08.03	Apex 1 foot of Bedding Cover
	Bedding MAIN Bedding/Stone



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

SILT SACK DETAIL NOT TO SCALE



WATER BAR DETAIL NOT TO SCALE

DRAWN BY: MS CHECKED BY: EL NO SCALE	HIGHWAY OPERATIONS OFFICE OF MAINTENANCE OPERATIONS SPECIAL SERVICES AND PLANNING	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	DRAWING TITLE: ENCROACHMENT PERMIT - PAVEMENT REPAIR
--	---	--	--

Student Dormitory
The Taft School
110 Woodbury Rd
Waterbury, CT 06795

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LANDSCAPE DESIGN
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AVIATION SECURITY
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nvs.com

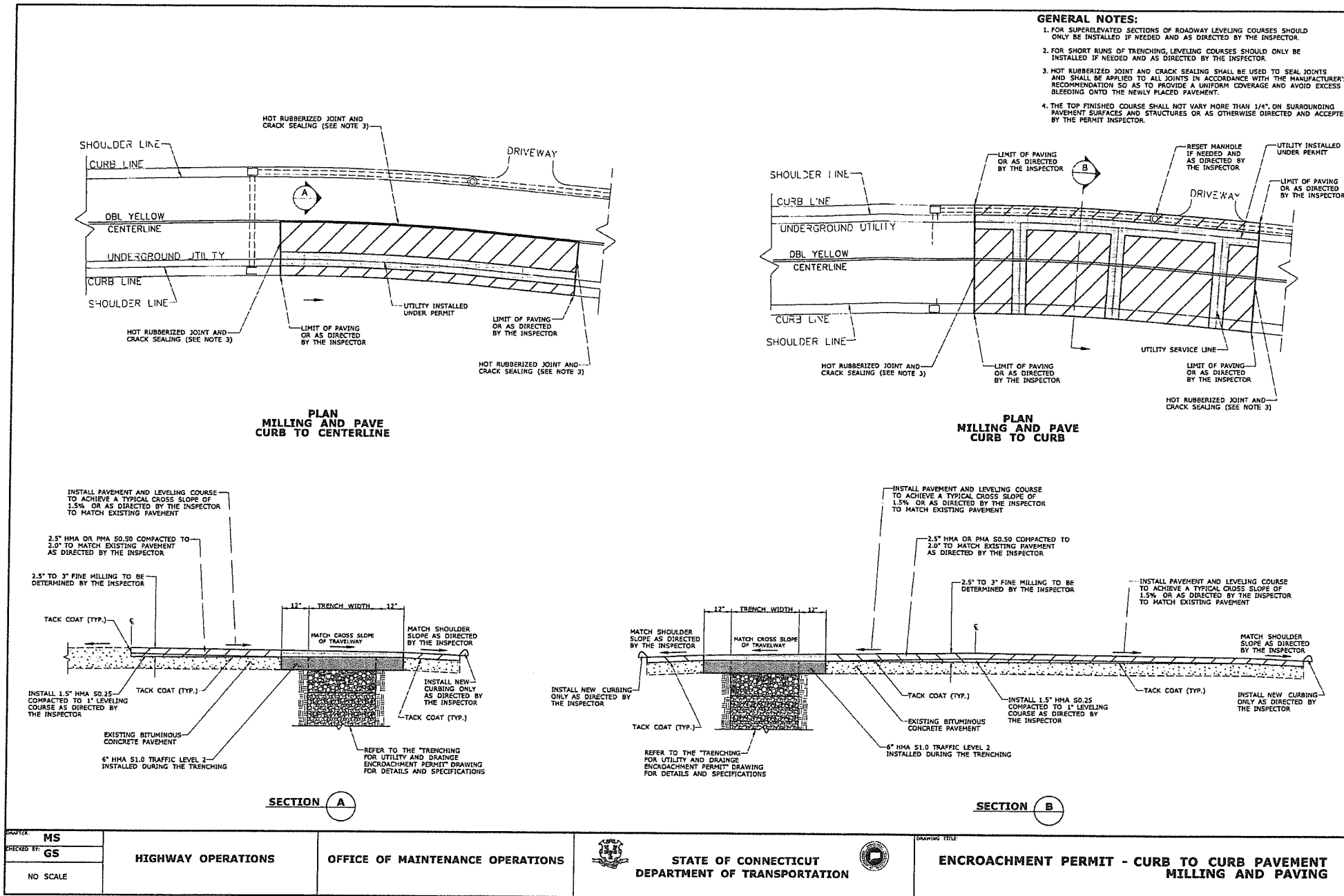
LIGHTING DESIGN
O'Donoghue Lighting
1816 S. 2nd Street
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phone (215) 518-4788

ZONING SUBMISSION
NOT FOR CONSTRUCTION
Revision
Date: January 21, 2025
Title: DORM 1 & 2 - CONSTRUCTION DETAILS
Scale: AS NOTED
Drawn By: HT/RR



C5.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



- GENERAL NOTES:**
- FOR SUPERELEVATED SECTIONS OF ROADWAY LEVELING COURSES SHOULD ONLY BE INSTALLED IF NEEDED AND AS DIRECTED BY THE INSPECTOR.
 - FOR SHORT RUNS OF TRENCHING, LEVELING COURSES SHOULD ONLY BE INSTALLED IF NEEDED AND AS DIRECTED BY THE INSPECTOR.
 - HOT RUBBERIZED JOINT AND CRACK SEALING SHALL BE USED TO SEAL JOINTS AND SHALL BE APPLIED TO ALL JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION SO AS TO PROVIDE A UNIFORM COVERAGE AND AVOID EXCESS BLEEDING ONTO THE NEWLY PLACED PAVEMENT.
 - THE TOP FINISHED COURSE SHALL NOT VARY MORE THAN 1/4" ON SURROUNDING PAVEMENT SURFACES AND STRUCTURES OR AS OTHERWISE DIRECTED AND ACCEPTED BY THE PERMIT INSPECTOR.

DESIGNED BY: MS GS	PROJECT: MS	OFFICE OF MAINTENANCE OPERATIONS	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	DRAWING TITLE: ENCROACHMENT PERMIT - CURB TO CURB PAVEMENT MILLING AND PAVING
NO SCALE	HIGHWAY OPERATIONS			

1.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management area, rain gardens and the stormwater conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of inland wetlands and surface water bodies.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a full uniform, perennial vegetative cover has been established or equivalent stabilization measures such as the use of mulches or geotextiles have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point. Additionally, visual inspections should be performed after every rain event of 0.5 inches or more in 24-hours for the lifetime of the permanent stormwater control measures.

At the time of final stabilization, the Owner's Engineer shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. At this point, the Owner is responsible for the following:

- The project construction shall disturb between one and five acres and adhere to the erosion and sediment control land use regulations of the municipality in which the construction activity is conducted. No registration to CTDEEP is required provided that a land use commission of the municipality reviews and issues a written approval.
- Identify all the permanent stormwater management structures that have been constructed. Land Owner shall familiarize himself with the maintenance requirements for the stormwater management area and the stormwater conveyance system components included herein.
- Certify that the permanent structures have been constructed in accordance with the approved plans

and manufacturer's recommendations and requirements.

The Land Owner shall overtake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the Land Owner, must be aware of the operation and maintenance of the stormwater conveyance system and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance practiced by the Land Owner. Inspections should be performed after rain events of 0.5 inches or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and a minimum of twice per year (April 1st and Nov 1st). Inspections and maintenance should be performed as described below within this section.

1.1 Inspection

Overall Site Inspection

The overall site, embankments, vegetation and stormwater conveyance system components including stormwater management area outlet structure, outlet pipes, catch basin sumps, rain gardens, culverts and swales should be inspected after every major rain event of 0.5 inch or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and twice per year (April 1st and Nov 1st). The inspections should include but are not limited to:

- Density and condition of vegetation and ground cover.
- Erosion, differential settlement or cracking of embankment.
- Sliding or shifting of toe of embankments.
- Sedimentation of on-site or downstream water bodies.
- Sedimentation of culverts or swales.
- Sedimentation of lawn areas, paved areas, or catch basin sumps. Parking Area Surface Cleaning - All paved parking areas shall be swept annually between April 1st and July 1st.
- Damage or fatigue of storm sewer structures or associated components.
- Accumulation of sediment and debris at paved

catch basin grates. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot. Hooded outlets shall be visually inspected for damage. Repair or replace as necessary.

1.2 Maintenance

Overall Site Maintenance

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

Seasonal Maintenance

- Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowings depending on the growth rate.
- Accumulation of litter and debris should be removed during each mowing or sweep operation. Parking Area and Access Drive Surface Cleaning - All paved parking areas shall be swept annually between April 1st and July 1st.
- Structural components of the storm sewer system such as culverts (including sumps) which require repair or replacement should be addressed immediately following identification. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot. Outlet control structures shall be inspected annually between May 1st and September 15th. Debris and sediment within the structures shall be removed annually.

CONSTRUCTION TIME SCHEDULE

- The construction of the proposed site improvements required on the lot will take approximately 12 months to complete. Start construction as soon as possible (Summer 2026).
- All erosion control measures shall be in place and inspected prior to start of construction.
- STOCKPILE AREAS:** Loam and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for final installation. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.

CONSTRUCTION SEQUENCE

- Contact the Town of Waterbury at least 48 hours prior to commencement of construction activities.
- Clear and grub the area for building, access drive and parking area construction. Stockpile topsoil.
- Install construction entrance.
- Install silt fence around perimeter of the project, limit of disturbance.
- Stockpile topsoil to re-use in final landscaping.
- Install double row of silt fence around stockpile areas.
- Construct temporary sediment trap and water bars for use during construction.
- Begin site grading. Construct Rain Gardens and install proposed storm drainage.
- Begin site grading for the construction of the buildings.
- Begin construction of buildings, access drive, parking area and quad area storm drainage.
- Install proposed utilities, septic system & well.
- Install bituminous concrete binder course, concrete and bituminous concrete curb.
- Install guardrail.
- Place topsoil, seed, fertilizer and mulch in accordance with the permanent seeding schedule on all disturbed areas. Install landscaping.
- Install pavement markings and signage.
- Erosion and sediment control measures shall be removed following stabilization of the site.

WETLANDS APPLICATION DATA

- The project consists of the construction of a two residential dorm buildings, parking area, access drive, site lighting, storm drainage, utilities and landscaping for the campus.
- The drainage system consists of yard drains, pipes, an underground stormwater management system for the roof water runoff and an excavated stormwater management area for parking area and access drive runoff. The systems are designed to accommodate the increase in runoff from the proposed development due to the change in surface coverage (grass to impervious or woods to impervious). The systems are designed to attenuate the proposed stormwater runoff to resemble the predevelopment flow characteristics for all of the storms analyzed (2, 10, 25 and 100 year).
- The wetlands were delineated by David Lord and field located by Land Resource Consultants Engineering & Engineering LLC.
- The project area contains approximately 6.37 acres of land. An area of inland wetlands exists adjacent to the project area (existing pond) equals 41,242 square feet (0.95 acres). The upland review area disturbance for the proposed site grading and the construction of a walking path equals 32,615 square feet (0.75 acres).

ZONING SUBMISSION
NOT FOR CONSTRUCTION

Revision
Date: January 21, 2026
Title: DORM 1 & 2 - CONSTRUCTION DETAILS
Scale: AS NOTED
Drawn By: HTRR

C5.4

- Student Dormitory**
The Taft School
110 Woodbury Rd
Waterbury, CT 06795
-
- ARCHITECT**
Vaish & MacAvish Architects LLP
2401 Walnut Street, 6th Floor
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fax 215-545-3299
vaishandmacavish.com
-
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-
- CIVIL ENGINEER**
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lrconsult.com
-
- LANDSCAPE DESIGN**
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tfsudoinc.com
-
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- LIGHTING DESIGN**
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**Student Dormitory
The Taft School**

110 Waterbury Rd
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& Surveying, LLC
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LIGHTING DESIGN
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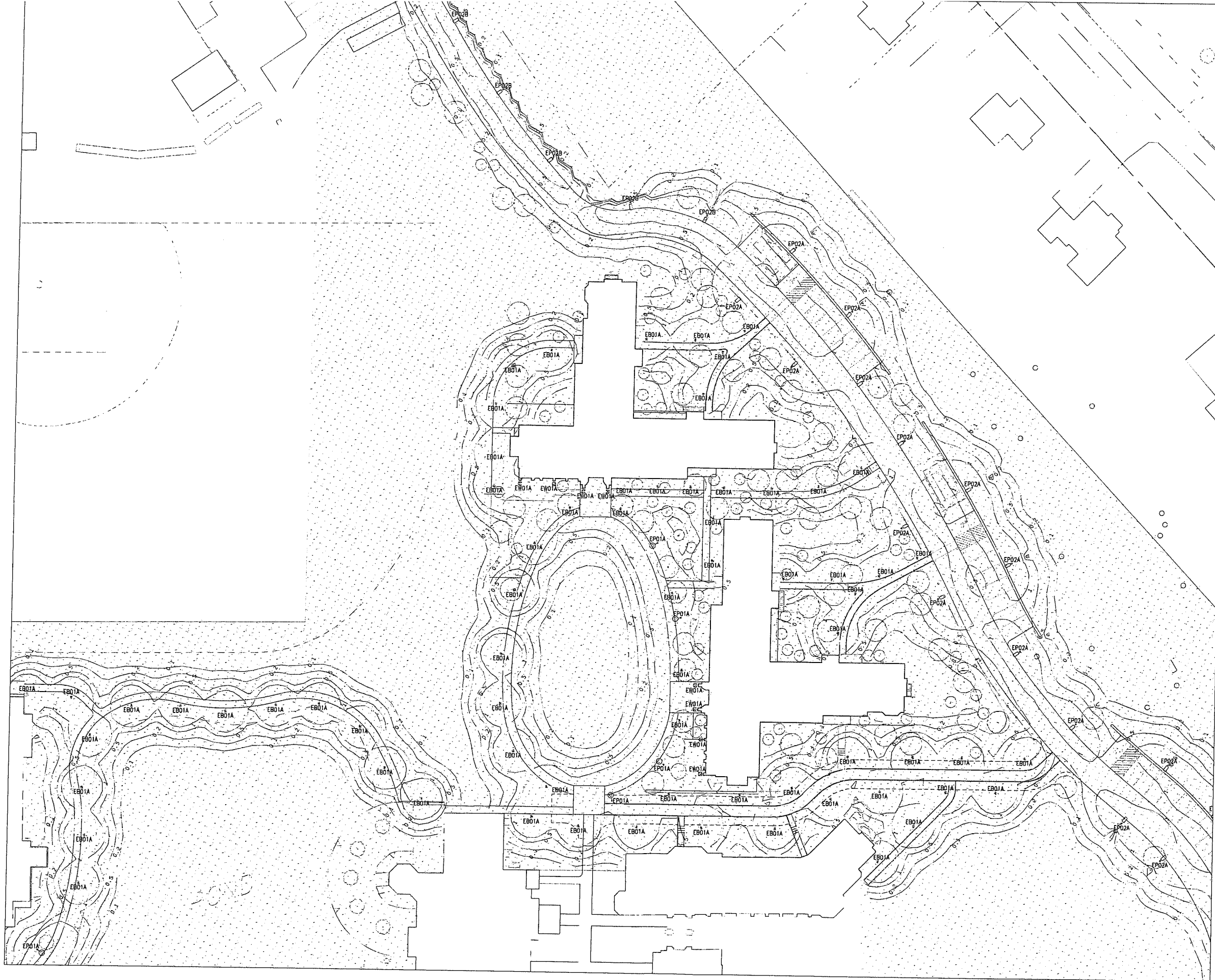
GENERAL NOTES FOR CONSTRUCTION

Revision
Date January 21, 2026
Title Site Lighting Plan

Scale 1" = 60'-0"
Drawn By JOD

LI-1.0

Contractor to verify all dimensions on field and inform



**Student Dormitory
The Taft School**

110 Waterbury Rd
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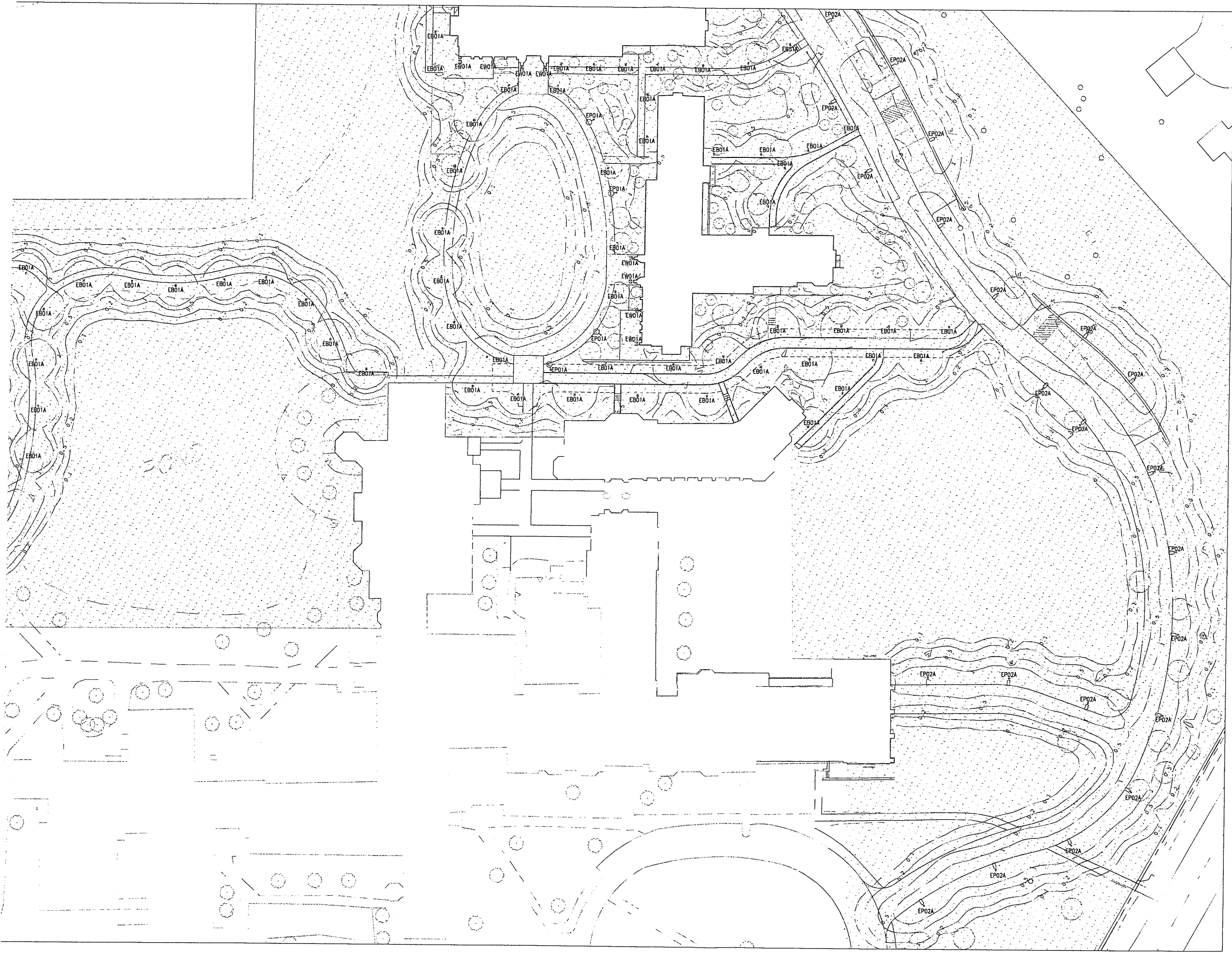
**REVISION SUBMISSION
NOT FOR CONSTRUCTION**

Revision
Date January 21, 2026
Title North Site
Lighting Plan
Photometry

Scale 1" = 30'-0"
Drawn By JOD

LI-1.1

Contractor to verify all dimensions in field and inform
Architect of any discrepancies before starting work



**Student Dormitory
The Taft School**

110 Waterbury Rd
Watertown, CT 06795

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phone 215-625-0099

MEP ENGINEER
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phone 203-778-1017

CIVIL ENGINEER
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& Surveying, LLC
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phone 860-635-2877

LANDSCAPE DESIGN
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phone 215-751-1133

LIGHTING DESIGN
O'Donohoe Lighting
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Philadelphia, PA 19148
phone 215-518-4788

REVISIONS

Revision	Date	Title
1	January 21, 2026	South Site Lighting Plan Photometry

Scale 1" = 30'-0"
Drawn By JOD

LI-1.2

Consultor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

02/25/26

Re: Request for Municipal Review – Proposed Alternate Driveway Entrance and Corridor Safety Improvements

To the Planning and Zoning Commission and Honorable Members of the Board:

I respectfully submit this request pursuant to Connecticut General Statutes §8-24 for municipal review and approval regarding the proposed use of a small, currently unused, non-conforming portion of town-owned land adjacent to my property for the purpose of constructing a safer alternate driveway entrance and improving roadway sightline conditions.

This proposal is driven primarily by safety considerations affecting not only my property, but also the traveling public along this section of roadway.

1. Existing Conditions and Safety Concerns

The current driveway configuration presents several ongoing safety challenges:

A. Excessive Steepness

The existing driveway has a significant grade, creating difficult and potentially hazardous conditions, particularly during winter months.

B. Drainage and Ice Formation

Due to natural topography and stormwater patterns, runoff follows the driveway downward toward the main roadway. During freezing conditions, water accumulates and forms ice at the driveway entrance.

This creates a dangerous condition where vehicles may be unable to safely stop prior to entering the roadway.

C. Snow Removal Constraints

The steep slope complicates snow removal operations.

- Plowing uphill reduces effectiveness and safety.

- Snow displacement options are limited and may result in snow being pushed toward neighboring properties or the state roadway.
- Accumulated snow and ice further exacerbate winter driving hazards.

D. Limited Sightline Visibility

The current driveway entrance location presents restricted horizontal visibility when exiting onto the main road.

Limited sight distance reduces reaction time for both exiting vehicles and approaching traffic, creating potential conflict points along the corridor.

Collectively, these conditions represent an ongoing roadway safety concern.

2. Proposed Improvements

The proposed alternate driveway entrance would:

- Significantly reduce driveway grade
- Improve drainage flow and minimize ice formation
- Allow safer and more manageable snow removal
- Improve ingress and egress geometry
- Enhance overall roadway safety

In addition to relocating the driveway, the proposal includes tapering back the corner of the existing roadway corridor to improve horizontal sightline visibility along this stretch of road.

This adjustment is not solely intended to benefit my property. By modifying the corridor edge and improving visibility geometry, the design enhances sightlines for both adjacent properties as well as motorists traveling in either direction.

Improving corridor sightline conditions increases reaction time, reduces turning conflicts, and promotes safer roadway function overall.

3. Community and Public Safety Benefit

This proposal represents a proactive effort to improve roadway safety conditions for:

- Residents
- Adjacent property owners
- Passing motorists
- Emergency vehicles

Recent visibility concerns along this section of roadway have underscored the importance of maximizing sightline clarity and minimizing preventable hazards. This application reflects a forward-looking approach to improving safety conditions along the corridor.

The intent of this request is not merely to improve private access, but to implement a safer roadway configuration that benefits the broader community.

4. Hardship and Practical Constraints

The hardship associated with the existing driveway is tied to:

- Natural topography
- Existing roadway alignment
- Drainage patterns
- Current driveway placement

The small portion of unused town-owned land identified in this application represents the least intrusive and most practical solution to correct these conditions.

To my knowledge, the subject municipal parcel is currently unused and non-conforming, and the proposal does not interfere with any existing public use.

5. Applicant Commitments

I am prepared to:

- Obtain all required local and state permits
 - Fund all engineering, construction, and associated costs
 - Maintain the driveway improvements at my expense
 - Enter into any necessary agreements or easements required by the Town
 - Ensure compliance with all applicable safety and engineering standards
-

Conclusion

For the reasons outlined above, I respectfully request favorable consideration under §8-24 for the proposed use of the identified municipal land to construct the alternate driveway entrance and implement corridor sightline improvements.

The proposal materially enhances safety conditions, reduces winter hazards, improves visibility geometry, and contributes to safer roadway operation for the community at large.

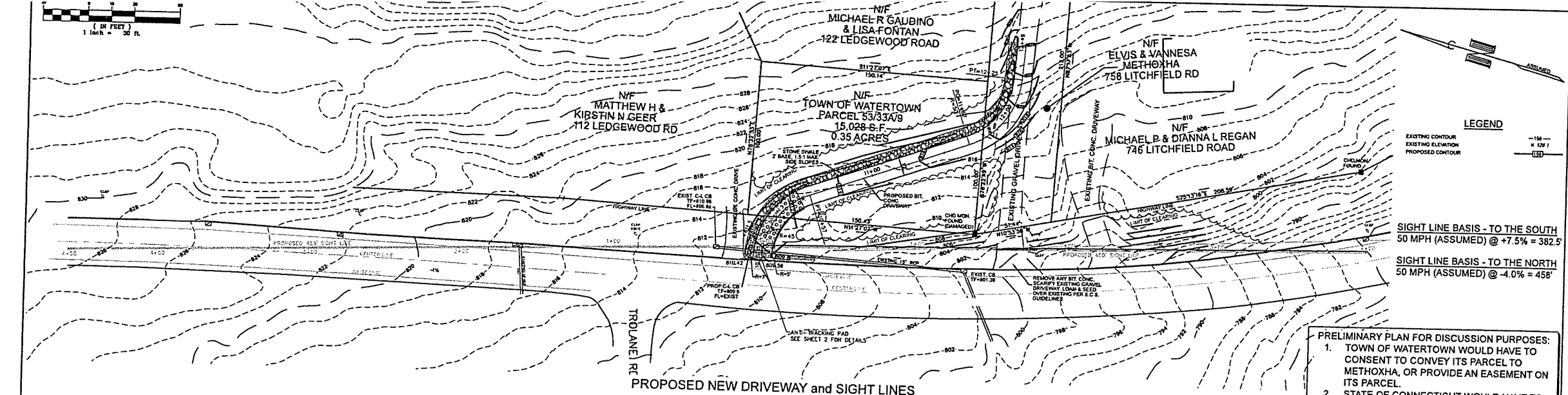
Thank you for your time and consideration. I look forward to addressing any questions the Commission or Board may have.

Respectfully submitted,

Elvis

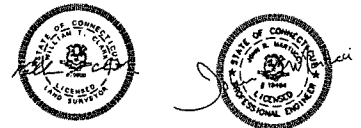
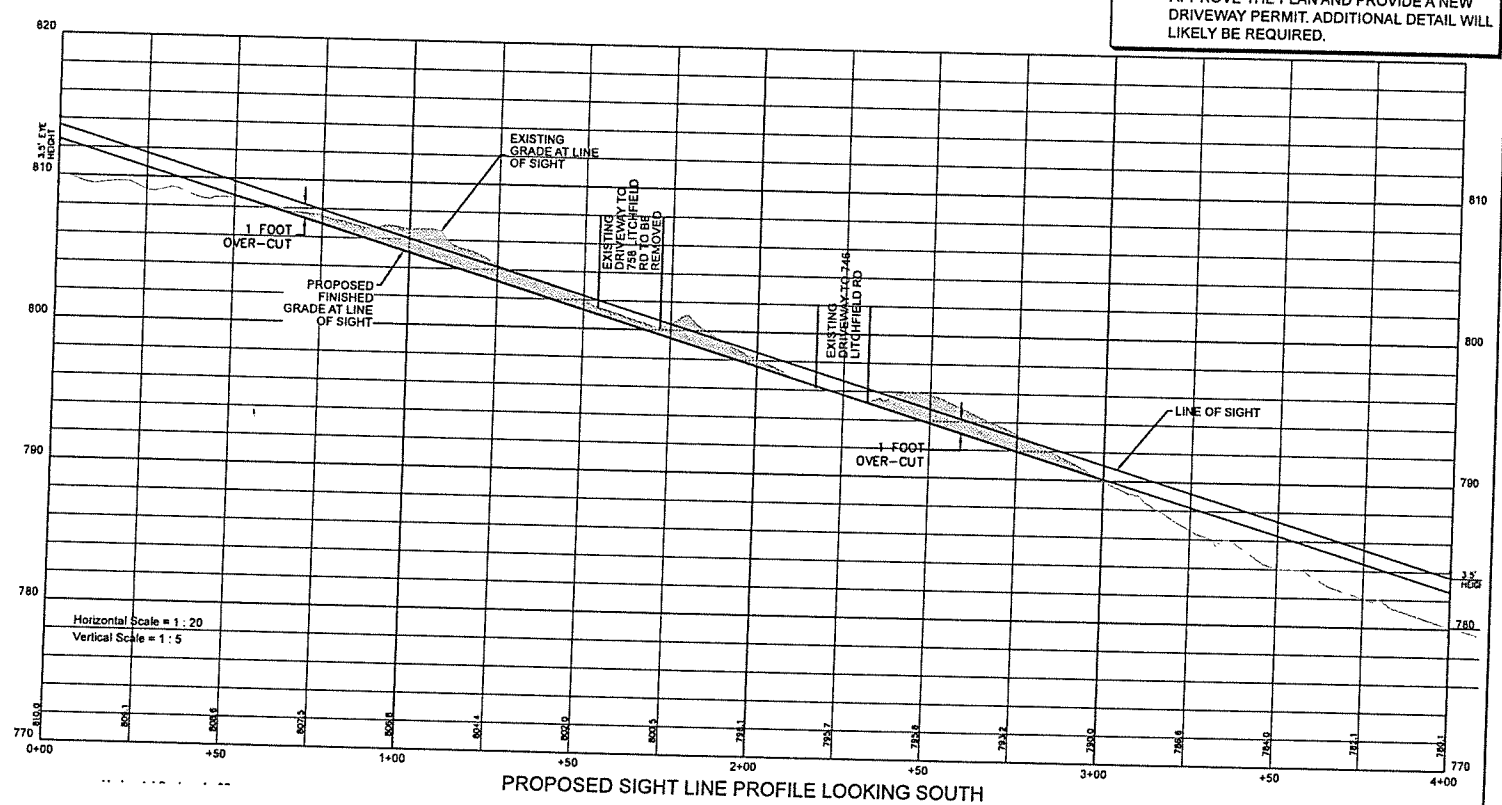
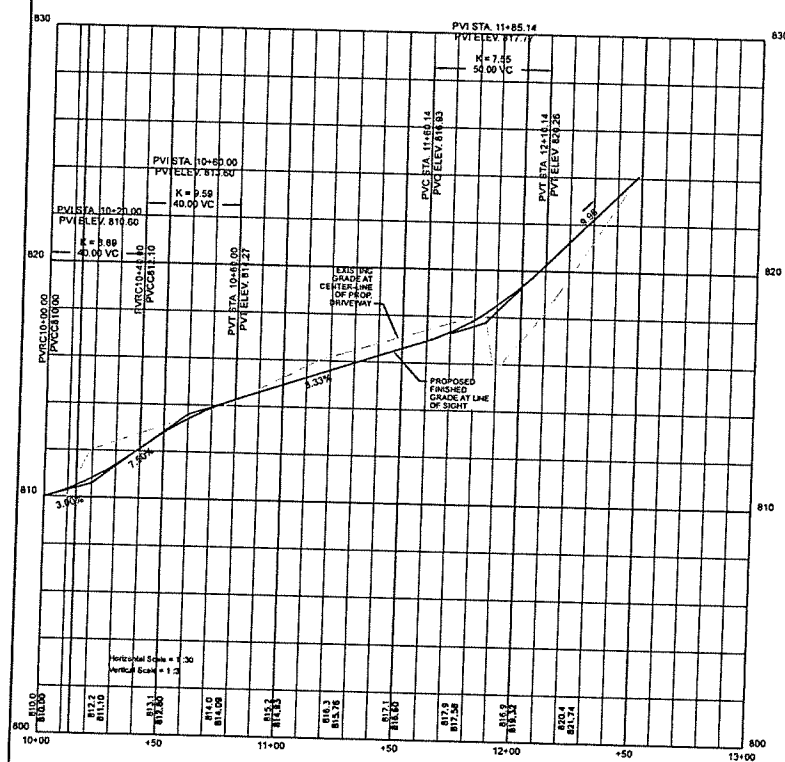
758 Litchfield Road, Watertown, CT

860-302-8187



PRELIMINARY PLAN FOR DISCUSSION PURPOSES:

1. TOWN OF WATERTOWN WOULD HAVE TO CONSENT TO CONVEY ITS PARCEL TO METHOXHA, OR PROVIDE AN EASEMENT ON ITS PARCEL.
2. STATE OF CONNECTICUT WOULD HAVE TO APPROVE THE PLAN AND PROVIDE A NEW DRIVEWAY PERMIT. ADDITIONAL DETAIL WILL LIKELY BE REQUIRED.

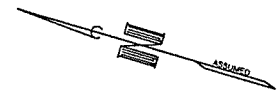
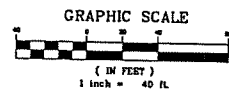


PRELIMINARY
 REVISED DRIVEWAY LOCATION PLAN
 758 LITCHFIELD ROAD
 PREPARED FOR
 ELVIS & VANESSA METHOXHA
 WATERTOWN, CONNECTICUT

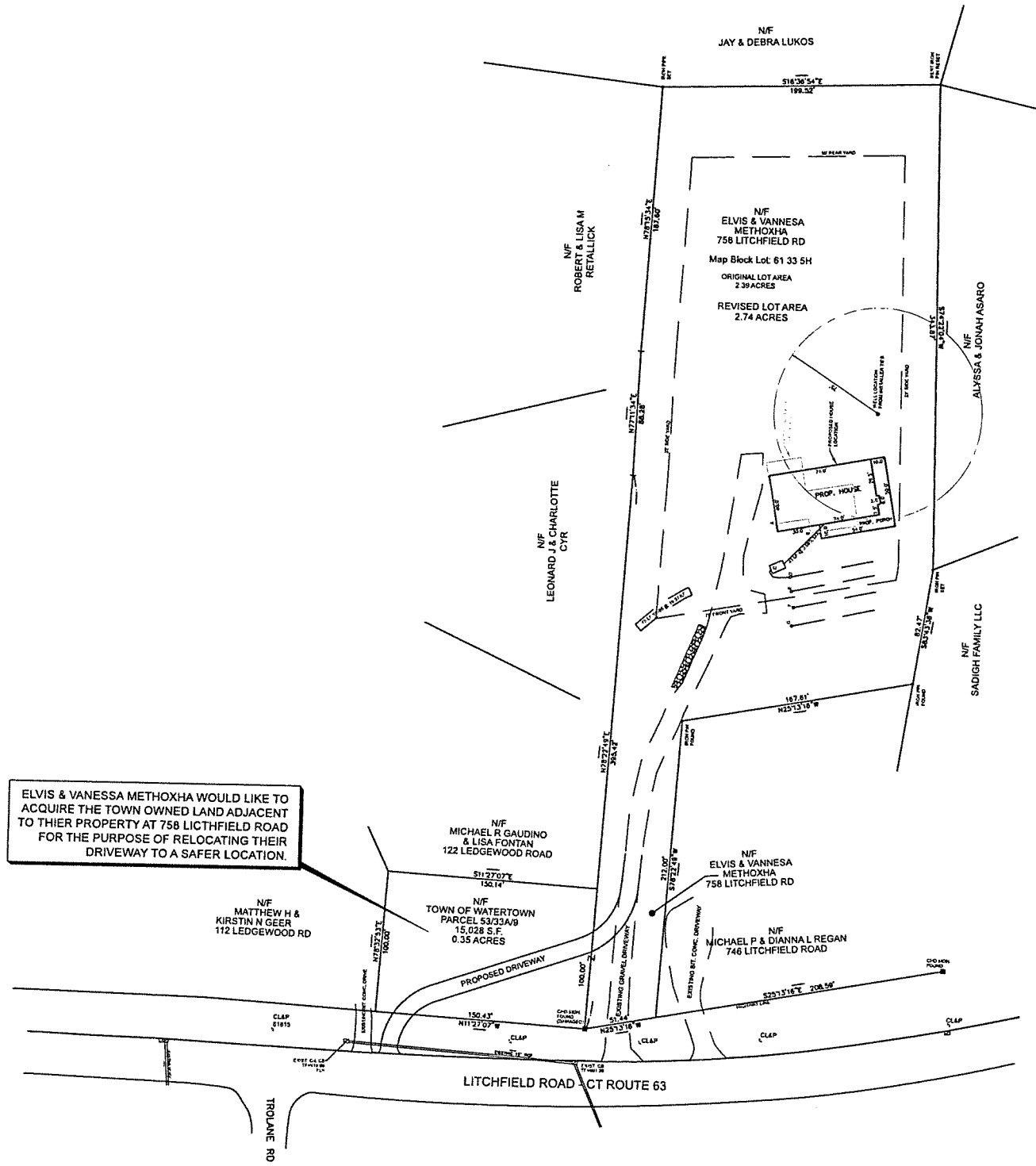
REV. 3-23-2026 ADDRESS STATE COMMENTS

CLARK LAND SURVEYING, LLC
 128 TURNIS ROAD
 BRISTOL, CONN. 06010
 (860) 967-8590
 TODD@CLARKLS.BIZ

DATE: 1-31-2026 SCALE: SHOWN MAP NO. 2025-104
 SHEET 1 OF 2 SHEETS



ELVIS & VANESSA METHOXHA WOULD LIKE TO ACQUIRE THE TOWN OWNED LAND ADJACENT TO THEIR PROPERTY AT 758 LITCHFIELD ROAD FOR THE PURPOSE OF RELOCATING THEIR DRIVEWAY TO A SAFER LOCATION.



TYPE OF SURVEY, ZONING LOCATION, BOUNDARY DETERMINATION CATEGORY, RESURVEY CLASS OF ACCURACY, A-2
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2011

PRELIMINARY
 WILLIAM T. CLARK L.S. #70280

PRELIMINARY
 PARCEL MERGER MAP
 758 LITCHFIELD ROAD - PARCEL 61/33/5H
 & PARCEL 53/33A/9 (TOWN OF WATERTOWN)
 PREPARED FOR
 ELVIS & VANESSA METHOXHA
 WATERTOWN, CONNECTICUT

CLARK LAND SURVEYING, LLC
 128 TUNXIS ROAD
 BRISTOL, CONN. 06010
 (860) 967-8590
 TODD@CLARKLS.BIZ
 DATE: 2-27-2026 SCALE: 1"=40' MAP NO. 2025-104-M

Carmine Castiglione
294 Shuttle Meadow Rd
Southington, Ct. 06489
Castiglione2@aol.com
(860) 878 1845

4/22/2026

Town Of Watertown
Planning & Zoning Commission
Watertown Municipal Center
61 Echo Lake Rd.
Watertown Ct. 06795

Subject: Request for Extension of Approval –
Garden Brook Estates (Parcel ID 152 256 3)
470 Straits Turnpike
Watertown Ct. 06795

Dear Members of the Planning & Zoning Commission,

I hope this letter finds you well. I am writing to respectfully request an extension of the approval previously granted by the Zoning Commission for the 9 duplex Aged Restricted Housing at the above location.

Due to unforeseen costs and other issues, we have been unable to commence or complete the work within the originally allotted time frame. We remain committed to completing the project and we are actively working toward fulfilling all requirements.

Therefore, I respectfully request the maximum extension available to us an extension to allow us sufficient time to proceed without requiring a re-application or re-hearing.

Please let me know if any additional documentation or attendance at an upcoming meeting is required in support of this request. I would be happy to comply with any further steps necessary.

Thank you for your time and consideration. I appreciate your support and understanding, and I look forward to continuing to work cooperatively with the Town.

Sincerely,
Carmine Castiglione, Owner

To whom this may concern,

Hello, I would like your assistance in getting the appropriate approvals for the following.

I just purchased the property located at 178-184 Commercial St. in Watertown.

The property has long been vacant and overgrown. We plan to bring it back to life and improve the appearance of the grounds and the building to match the rest of the neighborhood.

Currently it is in IR80 Zoning, which does not permit our intended use.

I would like to change the zoning to BSC that allows car sales or repair at this location.

The building is in the same neighborhood as all the car dealerships in Watertown, so this wouldn't be a departure from the current use and feel of the surrounding businesses.

Crab Tree Toyota has a body shop facility adjacent to this property at 158 Commercial Street. There are multiple other car related businesses on Commercial Street, including the Volkswagen and Volvo dealerships along with several body shops.

We have a well established Car repair business in Oakville, at 11 Falls Avenue and we intend to relocate our facility to Commercial St.

Our business is centered around Porsche race cars and a small percentage of street cars.

We restore, maintain and fabricate race cars. We also design and build car components.

We are a licensed auto repair business in good standing with the state of Connecticut.

We are a small family owned and operated business and provide employment to a handful of local people, we ourselves are long time Watertown residents, trying to improve our town.

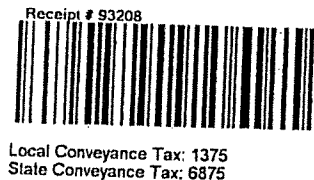
I would appreciate your help with this matter

Thank you!

Best regards,

Bela Sztanko.

RETURN TO:
Bela Sztanko
215 Hopkins Rd
Watertown, CT 06795



BK: 2389 PG: 636
Instr #: 2026-143110
03/30/2026 11:35:33 AM
3 Pages
DEED
Lisa Dalton, Town Clerk

TRUSTEE'S DEED

Terry D. Vitale, Trustee of the Donald N. Vitale Trust Agreement dated February 10, 1992, duly qualified as trustee, whose address is 340 Sunset Drive, #1002, Fort Lauderdale, FL 33301 ("Grantor") for consideration paid grants to 178-184 Commercial Street, LLC a Connecticut limited liability company, whose address is 215 Hopkins Road, Watertown, CT 06795 ("Grantee") with TRUSTEE'S COVENANTS, all that certain piece or parcel of land together with all improvements thereon and appurtenances thereto as more particularly described on Exhibit A attached hereto and made a part hereof ("Premises").

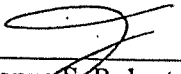
SAID PREMISES ARE ALSO CONVEYED SUBJECT TO, AND GRANTOR'S COVENANT HEREINABOVE SET FORTH EXCLUDES ANY OBLIGATION WITH RESPECT TO, THE FOLLOWING:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law; any declarations, restrictions, covenants, matters and easements of record; any state of facts which an accurate survey or personal inspection of the Premises might reveal; water and sewer use charges; Watertown fire district taxes; Taxes of the Town of Waterford on the List of October 1, 2025, and thereafter which Grantee herein assumes and agrees to pay.
2. Grant in favor of the New Milford Power Company dated May 22, 1903 and recorded in Volume 32 at Page 430, as modified by instrument dated November 19, 1915 and recorded in Volume 43 at Page 262 further modified by instrument dated August 9, 1917 and recorded in Volume 43 at Page 267, and as further modified by instrument dated June 5, 1918 and recorded in Volume 43 at Page 543 of the Watertown land records.
3. Drainage easement as set forth in a deed dated February 11, 1941 and recorded in Volume 95 at page 312 of the Watertown land records.
4. Permanent Easement in favor of the Connecticut Light and Power Company dated July 18, 1960 and recorded in Volume 136 at Page 279 of the Watertown land records.
5. Building line restrictions as set forth in a deed dated January 9, 1962 and recorded in Volume 140 at Page 132 of the Watertown land records.
6. Notice of Contest of Easement by Prescription and Notice of Building Encroachment by W.I.D.E. LLC dated September 15, 2009 and recorded in Volume 1672 at Page 197 of the Watertown land records.
7. Notes, notations, facts easements, encroachments and conditions as shown on Map No. 3480 on file in the office of the Watertown Town Clerk.

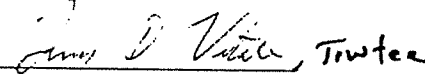
8. Leases and tenancies affecting the Premises.

Signed this 27th day of March, 2026.

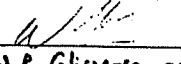
Signed, sealed and delivered
in the presence of:



Jeanne S. Roberts, as witness



Terry D. Vitale, Trustee of the
Donald N. Vitale Trust
Agreement dated February 10, 1992




David R. Glimmer, as witness

STATE OF CONNECTICUT)
) ss: Hartford
COUNTY OF HARTFORD)

On this the 26th day of March, 2026, before me, Jeanne S. Roberts, the undersigned officer, personally appeared Terry D. Vitale, Trustee of the Donald N. Vitale Trust dated February 10, 1992 of the city of East Landford and State of Connecticut, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In witness whereof I hereunto set my hand.



Jeanne S. Roberts
Commissioner of the Superior Court

Exhibit A
Legal Description of Premises

FIRST PIECE

ALL THAT CERTAIN piece or parcel of land with all improvements thereon situated on the westerly side of Commercial Street, in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot "A" on map entitled "Map Showing Redivision of Property belonging to Berdon, Inc., Watertown, Conn., Scale 1 in = 60 ft, June 1965", Harry G. Owens, Jr., Surveyor on file in the Office of the Watertown Town Clerk as Map No. 1293.

Said parcel is bounded as follows:

- NORTHERLY: 460.00 feet by Lot "9" as shown on said Map;
- EASTERLY: 132.45 feet by Commercial Street, so-called;
- SOUTHERLY: 486.99 feet by land now or formerly of Raymond G. Hoffman;
- WESTERLY: 130.01 feet by Lot "C" as shown on said Map.

SECOND PIECE:

ALL THAT CERTAIN piece or parcel of land with all improvements thereon situated on the westerly side of Commercial Street, in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot "C" on map entitled "Map Showing Redivision of Property belonging to Berdon, Inc., Watertown, Conn., Scale 1 in = 60 feet, June, 1965" Harry G. Owens, Jr., Surveyor on file in the Office of the Watertown Town Clerk as Map No. 1293.

Said parcel is described and bounded as follows:

Commencing at a point in the northerly line of Lot "A" as shown on above-mentioned map. Said point being 460.00 feet westerly from the westerly street line of Commercial Street as measured along said northerly line of Lot "A", thence Southerly forming an interior angle of 88° 37' 130.01 feet to a point; thence westerly forming an interior angle of 91° 23' 444.90 feet to a point; thence northerly forming an interior angle of 88° 37' 150.00 feet to an iron pin in a heap of stones; thence east forming an interior angle of 91° 24' 267.00 feet; thence southerly forming an interior angle of 88° 36' 20.07 feet; thence easterly forming an exterior angle of 88° 37' 177.90 feet to the point of beginning.

Bounded:

- NORTHERLY: by land now or formerly of Simon J. and Frances E. Panulaitis and by Lot "B" as shown on said Map, each in part;
 - EASTERLY: by Lot "B" and by Lot "A" each in part;
 - SOUTHERLY: by land now or formerly of Raymond G. Hoffman;
 - WESTERLY: by land now or formerly of Simon J. and Frances E. Panulaitis.
- TOGETHER WITH Passway Rights over 30' passway across Lot "B" as shown on said map

Received for Record
03/30/2026 11:35:33 AM
Attest: *Ryan Dalton*
Town Clerk, Watertown CT

Expanding Connecticut Urban Agriculture through Vacant Lot Activation and Peri Urban Farmland Access Linking



Goal:

The goal of this collaborative project is to expand Connecticut urban agriculture through vacant lot activation and peri-urban farmland access.

Collaboration:

UConn & Partners will research, design, & implement a process to connect urban farmers with underutilized land.

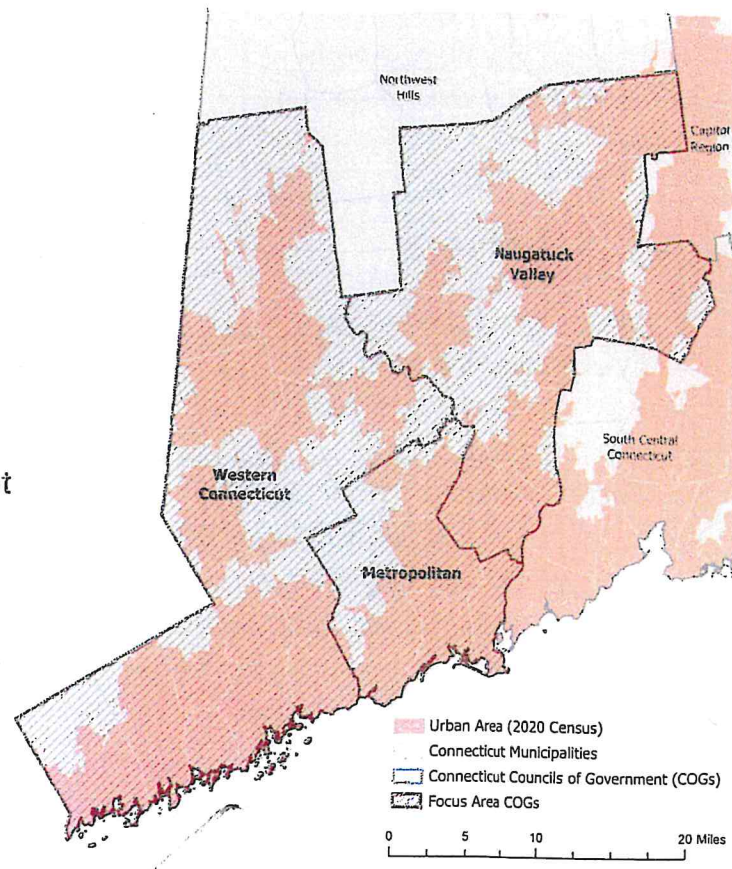
Project Focus Area:

Urban and peri-urban areas in municipalities within the three Southwestern Connecticut Councils of Government (COG):

- Metropolitan COG
- Naugatuck Valley COG
- Western COG

Need:

Interest in urban farming is growing in Connecticut but the high cost of real estate, competition with development, and challenges with navigating Connecticut's patchwork of town requirements, makes it difficult for urban farmers to secure land access. The tools and assistance developed by this project, could help municipalities prioritize vacant lots for agricultural and develop land leases with urban farmers.



Vacant Lot Activation Project Area – Southwestern Connecticut

Expanding Connecticut Urban Agriculture through Vacant Lot Activation and Peri Urban Farmland Access Linking

Benefits of Urban Agriculture:

Food security and access:

- Increased access
- Improved nutrition
- Increased self-sufficiency

Economic benefits:

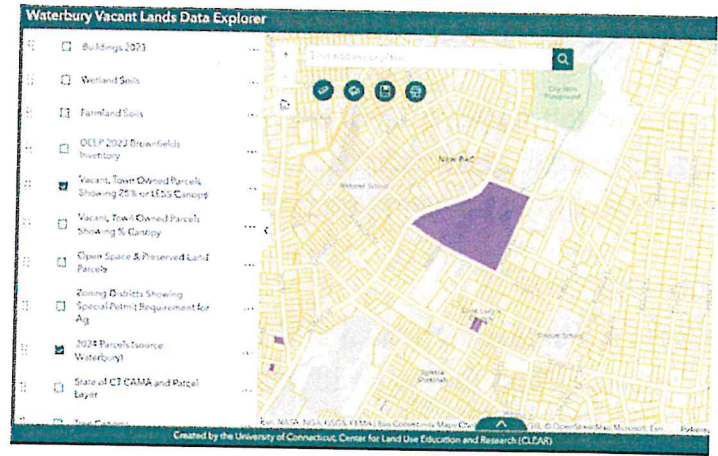
- Job creation
- Income generation
- Reduced food costs

Social benefits:

- Community building
- Education & learning
- Physical & mental health
- Access to nature
- Enhanced community resilience

Environmental benefits:

- Reduced carbon footprint
- Composting & waste reduction
- Improved air quality
- Biodiversity enhancement
- Urban heat island mitigation



Draft GIS mapping tool for vacant lot identification

Project Partners:

- University of Connecticut
- Connecticut Farmland Trust
- Aspetuck Land Trust (ALT)
- Land for Good
- Urban Farmers
- Naugatuck Valley, Metropolitan, and Western Connecticut Councils of Government
- Land use and environmental consultants
- The CT Land Conservation Council (CLCC)
- Land trusts and state agencies

Project Process:

This project relies on a strong partnership and community input. Currently the project team is seeking municipal interest. The next phase will be to work with municipal staff and others connected to identified urban lots with potential for urban agricultural use and to gather input from surrounding community members.

Project Contacts:

- Jacqueline Kowalski, UConn Extension, jacqueline.kowalski@uconn.edu
- Jiff Martin, UConn Extension, jiff.martin@uconn.edu
- David Dickson, UConn CLEAR, david.dickson@uconn.edu
- Eliza Paterson, UConn Extension, ftv25005@uconn.edu

THE CITY OF WATERBURY, ZONING COMMISSION

DATE: APRIL 27, 2026
TO: MUNICIPALITIES ADJOINING WATERBURY
FROM: CITY OF WATERBURY, CITY PLANNING DEPARTMENT
RE: NOTICE OF PROPOSED ZONING REGULATION AMENDMENT

MAILED CERTIFIED/RETURN RECEIPT

APR 27 11:15 AM '26
CITY OF WATERBURY
CITY PLANNING DEPARTMENT

In accordance with the Connecticut General Statutes, you are hereby notified that the Zoning Commission of the City of Waterbury will hold a public hearing to consider amendments to the Zoning Regulations for the City of Waterbury. The description of the proposed amendments as well as the date time and location of the public hearing is noted below.

WATERBURY ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Date: Wednesday, June 24, 2026
Time: 7:00 PM
Place: Aldermanic Chambers, 2nd Floor, Waterbury City Hall,
235 Grand Street, Waterbury, CT 06702

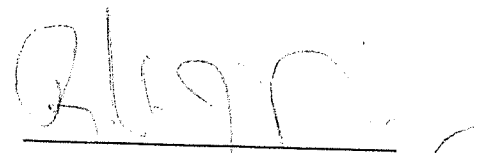
The application is as follows:

PL 2026-0097 - Zoning Regulation Amendment – proposed revisions to the City of Waterbury Zoning Regulations to: 1) Amend Article 4, Section 4.08 (Master Use Table) and 2) Amend Article 10, Section 10.15.02 (Applicability) for the purpose of permitting “Religious Institutions” by Special Permit in the Park Industrial “IP” Zoning District. Applicant: Waterbury Islamic Cultural Center. Location: Applicability within Park Industrial “IP” Districts.

A copy of the petition is enclosed.

Copies of the petition are also on file and available for public inspection in the Office of the City Plan Department, 185 South Main Street, Waterbury, Connecticut 06706.

ATTEST:



Robert J. Nerney, AICP
City Planner

PL2026-0097



CITY OF WATERBURY
ZONING COMMISSION
PETITION TO AMEND THE
ZONING MAP OR REGULATIONS

Page 1
Zoning Amendment 6-1-15
Received by

APR 21 2026

City Plan Dept.

Fee: \$ 660.00
Includes \$60 State Fee

Application is hereby made pursuant to Section 11.12 of the Zoning Regulation, City of Waterbury for an amendment to the zoning map or the text of the zoning regulations.

PROPERTY INFORMATION:

ADDRESS:	269 Brookside Road
MAP-BLOCK- LOT:	98-863-21

DATE: 04-21-2026

APPLICANT:

Name:	Waterbury Islamic Cultural Center, Inc.
Address:	269 Brookside Road
City, State, Zip	Waterbury, CT 06708
Phone:	203.233.9422
Fax:	
Email	Sid Elahmad <saedt@hotmail.com>

PROPERTY OWNER:

Name:	Same
Address:	
City, State, Zip	
Phone:	
Fax:	
Email	

Property Owners Signature: [Signature] Date: 04/21/2026
 (Certifies authorization for application and permission to enter the property in connection with the application)
 If the proposed zone change area contains multiple parcels, please attach as many SUPPLEMENTAL INFORMATION SHEET(S) as necessary to identify all parcels.

Applicants Signature: [Signature] Date: 4/21/26

REQUESTED AMENDMENT:

MAP AMENDMENT

Existing Zoning District

Proposed Zoning District

What is the area of the land subject to the change? Acres Square Feet

Is the area subject to the change within 500 feet of a municipal boundary? Yes No

Does the area subject to the change abut the proposed zoning district? Yes No

REGULATION TEXT AMENDMENT

Section Numbers subject to amendment:				
\$	\$	\$	\$ 4.08	\$ 10.15.02
\$	\$	\$	\$	\$



LAND USE & CONSERVATION COUNSEL

PETER S. OLSON
ATTORNEY AT LAW
polson@luacc.com
Mobile: 203.521.6789

April 21, 2026

Michael Hayden
Chair, Zoning Commission of the City of Waterbury
185 South Main Street, 5th floor
(1 Jefferson Square)
Waterbury, CT 06706

Received by

APR 21 2026

City Plan Dept.

RE: 269 Brookside Road
Proposed Zoning Text Amendments
Section 4.08 Master Use Table, Religious Institutions
Section 10.15.02, Religious Institutions, Applicability
Application for Special Permit and Site Plan

Dear Mr. Hayden:

This firm represents the applicant, Waterbury Islamic Cultural Center, Inc. in the above-captioned matters. We are pleased to submit these applications for your consideration

1. Application for Zoning Text Amendment

We proposed to amend (a) the Master Use Table set forth in Section 4.08, as it pertains to Religious Institutions, to allow Religious Institutions in the IP Zoning District as a special permit use and (b) Section 10.15.02, to reflect this change.

This will align the treatment of religious institutions in your zoning regulations with the treatment of other large land uses in the IP Zoning District, such as Entertainment Uses and Large Venue Event Facilities, both allowed in the district by special permit.

We had previously submitted an application for zone map amendment, but withdrew it upon consultation with your staff and believe this is a better direction for this proposed use.

2. Application for Special Permit and Site Plan

We have submitted an application for Special Permit and Site Plan for use of the Property as a Religious Institution. These applications presume the Commission acts on the zone text amendment in a positive manner.

Legal representation for property owners, municipalities and developers.

CHESTNUT LAW LLC
275 Greenwood Avenue • Bethel, Connecticut 06801
203.297.6070 • Facsimile 203.297.6071
<http://www.chestnutlaw.com>



The building on the Property is an existing industrial structure, which is proposed to be repurposed. We do not propose any new construction or external site improvements. As such, we have submitted a zoning location survey to demonstrate that the proposed use will comply with the requirements of the zoning regulations, particularly as to parking.

I would appreciate it if you would please accept these applications and schedule them for a public hearing.

Should you have any questions, please feel free to give me a call.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Peter S. Olson". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Peter S. Olson

PSO/sib



LAND USE APPLICATION AUTHORIZATION

Received

APR 21 2026

City Plan Dept.

Date: 03/30/26

I, the undersigned, hereby grant full authorization and permission to Peter S. Olson, attorney at law, and the law firm known as Land Use & Conservation Counsel, to prepare, submit and pursue land use applications and appeals on my behalf, as owner of the following property and/or the applicant:

269 Brookside Road

This authorization shall include, inter alia, the following authorizations and responsibilities to act on my behalf: (a) to sign applications, appeal forms and related documents; (b) to sign letters to Boards, Commissions, or other municipal agencies; (c) to conduct meetings with staff; (c) to represent my interests in front of Boards, Commissions or other municipal agencies; and (d) to grant extensions and withdraw applications.

This authorization shall expire only upon final approval or other termination of all related land use applications, or unless terminated in writing by my.

Waterbury Islamic Cultural Center Inc

By 

Hussein Ahmad

President

Date: 03/30/26



USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Automobile and Marine Craft Trade									ZP	SP		ZP	ZP	ZP	
Commercial Outdoor Recreation	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP		SP	SP	SP	10.13
Office Uses					SP		ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Medical Office						ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
General Purpose Hospital Campus															10.14
Inpatient Clinic					SP	SP		SP	SP	SP					
Community Facilities	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP				
Day Care Center		SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	ZP	
Schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				
Business and Trade Schools						SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	
Colleges or Universities															10.14
Religious Institutions	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP		ZP		10.15
Essential Public Services	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Parks and Open Areas	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	

**PROPOSED ZONING TEXT AMENDMENT
 WATERBURY ISLAMIC CULTURAL CENTER, INC.
 269 BROOKSIDE ROAD
 IP ZONING DISTRICT**

Received by

APR 21 2026

City Plan Dept.

Section 4.08 Master Use Table

USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	C	IG	IL	IP	STANDARDS
Religious Institutions	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP		ZP	SP	10.15

10.15.02 Applicability

Religious Institutions, including but not necessarily limited to churches, synagogues, temples and other places of worship, may be permitted in the RS-12, RS, RL, RM, and RH Districts subject to Special Permit approval and, in the RO, CN, CO, CA, CG, CBD, and IL Districts subject to Zoning Permit approval, and in the IP District subject to Special Permit approval. In all cases such uses are subject to applicable District Development and General Use Standards and the Special Use Standards of this Section.