Proposed Residential Subdivision

7 Coppermine Road
Farmington, Connecticut

Applicant:
Carrier Holdings, LLC
21 Juniper Drive
Farmington, Connecticut

Property Owner:
Carrier Holdings, LLC
21 Juniper Drive
Farmington, Connecticut

Consultants:
Engineering & Surveying
Harry E. Cole & Son
P.O. Box 44 - 876 South Main Street
Plantsville, Connecticut 06489
Tel. (860) 628-4484 Fax (860) 620-0196

Sheet Index:

S1 Property & Topographic Survey Map
SD1 Subdivision Map
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D2 Town of Farmington Details
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Prepared For:
Carrier Holdings, LLC
March 2, 2020
1. This map has been prepared pursuant to the Regulation 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 adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.

2. Type of survey performed: Property Survey

3. Boundary determination category: Surveying

4. Class of accuracy:
   a) "Lot Line Revision, Parcel 3 and Parcel 3A, 114 red Oak Hill Road, 7 Copper Mine Road, Farmington, Connecticut; Scale: 1" = 40'; Dated: 6/2/94; by John L. Lawrence Assoc. Filed as Map 4752 at the F.L.R."
   b) "Town of Farmington, Highway Map, Copper Mine Road, Office of Town Engineer, Farmington, Connecticut; Scale: 1" = 40'; Dated: April 1976; Last Revised: May 3, 1984. Filed as H-246C Map 3, 1970; by Hodge Surveying Company. Filed as Map 2873 at the F.L.R."
   c) "Lot Line Revision, Parcel 3 and Parcel 3A, 114 red Oak Hill Road, 7 Copper Mine Road, Farmington, Connecticut; Scale: 1" = 50'; Dated: February 1970; Last Revised: December 2000. Filed as Map 1092 at the F.L.R."

5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of existing monuments; (B) locations of apparent boundary encroachments; (C) locations of existing utility box, existing well, existing light pole, existing edge of pavement, existing underground pipe; (D) locations of existing Iron pins; (E) locations of existing drill holes; (F) locations of existing utility boxes; and (G) monumentation required to be set at all corners created by any survey operation.

6. Map References:
   a) "Town of Farmington, Highway Map, Copper Mine Road, Office of Town Engineer, Farmington, Connecticut; Scale: 1" = 40'; Dated: 6/2/94; by John L. Lawrence Assoc. Filed as Map 4752 at the F.L.R."
   b) "Town of Farmington, Highway Map, Copper Mine Road, Office of Town Engineer, Farmington, Connecticut; Scale: 1" = 50'; Dated: February 1970; Last Revised: December 2000. Filed as Map 1092 at the F.L.R."

7. This map is substantially correct as noted hereon. To the best of my knowledge and belief, this map is substantially correct as noted hereon. To the best of my knowledge and belief, this map is substantially correct as noted hereon. To the best of my knowledge and belief, this map is substantially correct as noted hereon.

8. This survey does not include the location of any underground improvements or encroachments, including but not limited to: pumps, tanks, fences, ditches, or similar structures, unless such structures are visible from the land surface. The surveyor will fill in the distance of any existing utility box, existing well, existing light pole, existing edge of pavement, existing underground pipe, or existing iron pin, located on the survey, in accordance with the regulations of the Town of Farmington. The surveyor will fill in the distance of any existing utility box, existing well, existing light pole, existing edge of pavement, existing underground pipe, or existing iron pin, located on the survey, in accordance with the regulations of the Town of Farmington. The surveyor will fill in the distance of any existing utility box, existing well, existing light pole, existing edge of pavement, existing underground pipe, or existing iron pin, located on the survey, in accordance with the regulations of the Town of Farmington. The surveyor will fill in the distance of any existing utility box, existing well, existing light pole, existing edge of pavement, existing underground pipe, or existing iron pin, located on the survey, in accordance with the regulations of the Town of Farmington. The surveyor will fill in the distance of any existing utility box, existing well, existing light pole, existing edge of pavement, existing underground pipe, or existing iron pin, located on the survey, in accordance with the regulations of the Town of Farmington.
Roof drains shall tie into the proposed infiltrators.

Present use: Residential

Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.

Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit. (Refer to Detention Basin Details)

Street #:

Area of Parcel: 137,654 SF - 3.16 Acres

Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be approved by the Planning and Zoning Department.

Rock Wall

GARAGE

EX.

15" HDPE Inv.=257.71 (NE) 15" HDPE Inv.=251.21 (NW) 15" HDPE Inv.=251.21 (SW) 15" HDPE Inv.=251.21 (SE) TF=257.00 TF=257.07 TF=259.10

DOMINIQUE'S COURT

PROPOSED FOOTING DRAIN TO TIE INTO PROPOSED CURTAIN LATERAL (TYP.)

COOPERATIVE DETENTION BASIN

CONTRACTOR TO TIE INTO PROPOSED CURTAIN LATERAL (TYP.)

DETENTION BASIN DRAIN OR EXTEND INTO PROPOSED CURTAIN LATERAL (TYP.)

PROPOSED SIGHT LINE LOOKING LEFT (SEE SHEET DB1)

PROPOSED SIGHT LINE LOOKING RIGHT (SEE SIGHT DISTANCE #589)

PRETREATMENT FILTER STRIP

PROPOSED STONE

#30715

PROPOSED FOOTING DRAIN TO TIE INTO PROPOSED CURTAIN LATERAL (TYP.)

PROPOSED CURB STOP

TO DAYLIGHT (TYP.)

25' REAR YARD (TYP.)

25' FRONT YARD (TYP.)

LEGEND
SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

1. Pre準備 necessary erosion control equipment to be used in the roadway. These include sandbags, erosion control blankets, straw bales, and erosion control curtains.

2. Perform routine erosion control work on the roadway. This includes the installation of erosion control blankets, straw bales, and erosion control curtains. The blankets and bales should be placed on the roadway to protect the soil from erosion.

3. Conduct pre-marketing activities for the roadway. This includes戊 the distribution of erosion control materials and the installation of erosion control curtains. The curtains should be placed on the roadway to protect the soil from erosion.

4. Conduct post-marketing activities for the roadway. This includes the installation of erosion control curtains and the distribution of erosion control materials. The curtains should be placed on the roadway to protect the soil from erosion.

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GENERAL NOTES:

- All necessary erosion control equipment shall be used in the roadway.
- The erosion control materials shall be placed on the roadway to protect the soil from erosion.
- The erosion control curtains shall be placed on the roadway to protect the soil from erosion.

STORMWATER MANAGEMENT MAINTENANCE SCHEDULE

FARMINGTON, CONNECTICUT

1. Pre Erect erosion control equipment on the roadway. This includes the installation of erosion control curtains, straw bales, and erosion control blankets. The curtains, bales, and blankets should be placed on the roadway to protect the soil from erosion.

2. Conduct pre-marketing activities for the roadway. This includes the distribution of erosion control materials and the installation of erosion control curtains. The curtains should be placed on the roadway to protect the soil from erosion.

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TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)

The following are the required maintenance and monitoring procedures:

- Pre Excavate for and install storm drainage systems. Install straw bale ring sediment barriers at all catch basins.
- Conduct all rough cuts and fills for proposed buildings and associated parking.

- Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans.
- Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction over the project.
- Excavate for and install storm drainage systems. Install straw bale ring sediment barriers at all catch basins.
- Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon the condition of the roadway.

- The contractor is required to secure all permits for blasting operations in accordance with local and state regulations.
- Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is properly compacted.
- Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.
- All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or equivalent) concurrently.
- All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is established in an acceptable manner.
- Additional maintenance, beyond scheduled maintenance, may be required based upon the condition of the roadway.
- Additional monitoring and inspection procedures shall be implemented to prevent erosion from leaving the site.
- All erosion control blankets shall be maintained. Sagged or worn areas shall be fully replaced with new and sound blankets.
- Other exposed surfaces shall be covered, temporarily restored, or protected against further erosion.
1. AVAILABLE FROM ACF ENVIRONMENTAL 48 OLD GRAYS BRIDGE

- 30-40% PERENNIAL RYE GRASS MIXTURES
- 30-35% RED FESCUE 90% GERMINATION

80% GERMINATION

SILTSACK

LENGTH = L

LOAM AND SEED.

*ALL LANDSCAPE/PLANTING AREAS SHALL RECEIVE CT DOT 2"

(COMPACTED TO

4" MIN. LOAM & SEED

WITH LOAM ROLLER)

50' MIN.

N.T.S.

A CONTINUOUS BARRIER BETWEEN BALES TO CREATE 1" TO 1 1/2" STONE FILL

6" MIN

WEDGE LOOSE STRAW

A TYPICAL CRUSHED STONE CHECK DAM

BALE WIDTH

18" MIN

5' - 10' MIN

SECTION A-A

TYPICAL SLOPE SOIL

RAINFALL AND SHALL BE REMOVED AND REPLACED AFTER 3 MONTHS EXCEPT AS OTHERWISE

BALE BARRIER INSTALLATION SHALL FOLLOW THE CONTOUR OF THE LAND. THE LAST BALES SHALL

WING UPSLOPE TO ENSURE PROTECTION.

INSTALL BALES 2 NAILED TOGETHER

N.T.S.

A CONTINUOUS BARRIER

THE SOIL. DO NOT STRETCH.

THE TYPICAL SLOPE WILL BE 2:1 MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.

AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.

PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.

UPON COMPLETION OF SIOL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR

MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

TEMPORARY STOCKPILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER,

TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILIABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW

TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED

AREA CHOSE FOR STOCKPILING SHALL BE DRY AND STABLE.

PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

PERM UTED AR E 

IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.

FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.

NOTES:

1. NOTES:

2. NOTES:

3. NOTES:

4. NOTES:

BULBS, AIR LIFTED BALES OR SILT FENCE

FILTER

TO TOE OF SLOPE

STORMWATER

RUNOFF FLOW

STABILIZATION

N.T.S.

SILT FENCE FABRIC

AND ATTACHED TO POST

WITH SILT FENCE INSTALLATION MACHINE. NO ROAD GRADERS,

WITH TRENCHER, OR TRENCH SHALL BE EXCAVATED BY HAND, WITH TRENCHER, OR

THAT THE SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR

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NOTES:

1. NOTES:

2. NOTES:

3. NOTES:

4. NOTES:
**Storm Class 'C' Trench Detail**

- Drive below grade
- Soils for a minimum of 4 feet (4') below the pipe
- Tree wrapping applied
- Provides a stable base
- Safety warning flags
- Galvanized turnbuckle
- Variations

**Notes:**
- Responsibility of the contractor.
- Sheet: Sheet Description
- Drawn by: F.B. #:
- Approved by: MSL
- Date: Revisions:
- Scale:
- Project Name:
- Prepared for: CARRIAGE HOLDINGS, LLC
- 7 Coppermine Road
  Farmington, Connecticut

**Culvert Recharger 280 HD**

**Construction Details**

**Table of Bearing Areas**

<table>
<thead>
<tr>
<th>Item</th>
<th>Diameter</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>6 SQ. FT.</td>
</tr>
<tr>
<td>B</td>
<td>10 SQ. FT.</td>
</tr>
<tr>
<td>C</td>
<td>12 SQ. FT.</td>
</tr>
<tr>
<td>D</td>
<td>18'</td>
</tr>
<tr>
<td>E</td>
<td>18'</td>
</tr>
<tr>
<td>F</td>
<td>0'</td>
</tr>
</tbody>
</table>

**Legend:**

- H = Undisturbed earth
- B = Planting soil mix
- M = Mulch layer 2"
- T = Same elevation or 1" higher
- N.T.S. = Not to scale

**Constructions:**

- Design grates are recommended to be used as outlets on concrete, in rock areas, and in gravel
- 2. Thrust block bearing areas to be in accordance with all applicable local, state, and federal regulations.
- APD-W.P. = Approval from local authority (water department)
- Southwest Water Department, Southington, Connecticut
- 4. Pipes for thrust blocks shall have a bond breaker mil polyethylene prior to pouring of thrust block concrete and against undisturbed material

**Typical Watermain Trench**

- Type of trench walls: Where unstable conditions exist, the trench shall be enclosed with sheeting or shoring of trench walls as ordered by the engineer.
- Pipes O.D. is greater than 36" then, W = O.D. + 3'-0".
- Pipes O.D. is greater than 6" but less than or equal to 36" then, W = O.D. + 2'-0".
- Rock removal depths (H) greater than 10', increase payment width (W) by 6".

**Trench Warning Details**

- Rock = 1/8 O.D.
- 8" gravel subbase course
- Coarse sand or fine gravel suitable for backfill
- Compacted in 12" lifts
- Filter fabric with 12" overlap
- Trenches shall be kept to the desired grade
- Variations

**Typical Watermain Trench**

- Expected rate of flow:
- Pipe diameter = 8" to 12" = 3.02.03 = 24"
- 6" to 12" = 3.05.03 = 24"
- 18" to 27" = 6.05.03 = 24"
- Diameter = Culvert
- Size rock = order by engineer (A.O.B.E.)

**Sizing:**

- 1. Crushed stone shall only be used as bedding material in high ground water conditions.
- Approval from local authority (water department).
- Rock excavation 6" for earth excavation.
- Liner = 1 1/2" bituminous concrete binder course
- Ensures outfall hits pad
- Watermain trench: 1/8 of O.D.
- Trench detail:
- Storm Class 'C' trench detail
- Typical watermain trench
- Thrust block details
- Pretreatment filter strip with perforated drain
- Table of bearing areas

**Installation Guidelines:**

- Refer to Culitec, Inc.'s current recommended installation guidelines.
- Refer to local site specifications.
- Refer to standard road section for construction of private roadway.

**Tree Planting and Gruving Detail**

- Installed in open areas
- Bond breaker 1.5 x D50 design
- Pretreatment filter strip with perforated drain
- Tee with 90° bend
- Downspout adapter
- Cul-Vee Recharger 280 HD