

RESUBDIVISION PLANS

FOR

MBL 0066 - 0985 - 0017

"HIGHFIELD MEADOWS"

LOTS 17 THRU 34

HALPERIN COURT

WATERBURY CONNECTICUT

COMPILED OCTOBER 12, 2023

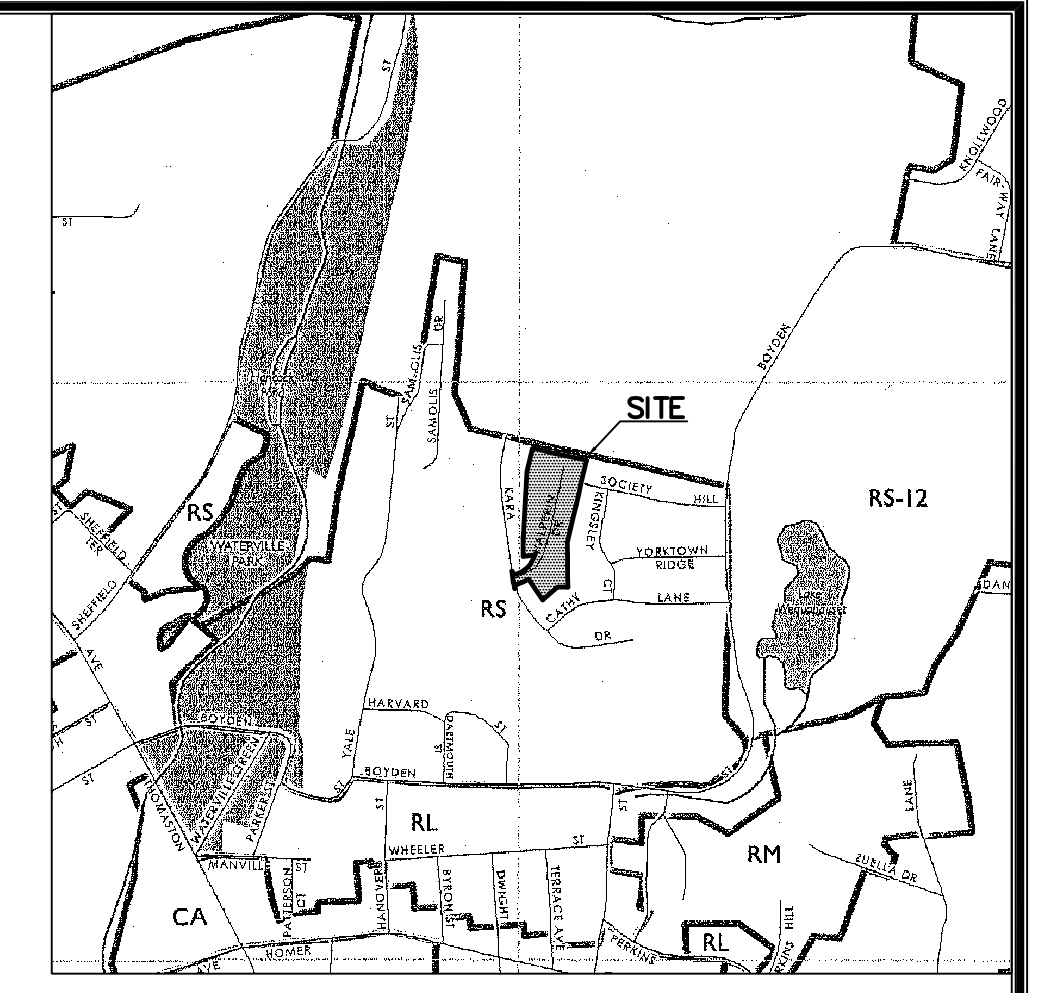
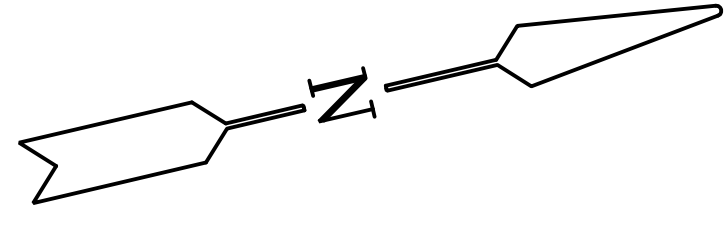
SITE ENGINEERING BY:

 **Group, Incorporated**

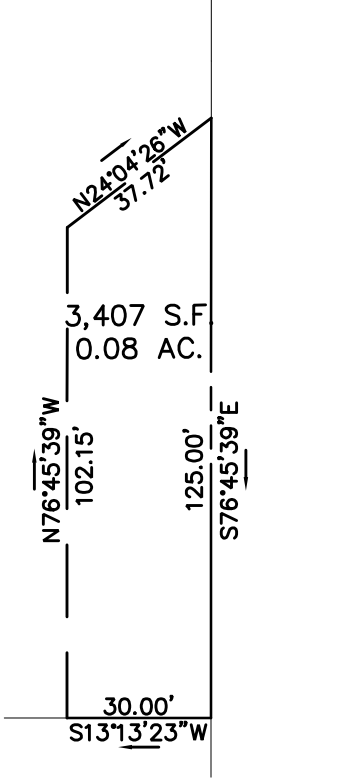
ENGINEERING • SURVEYING • PLANNING CONSULTANTS

2091 HIGHLAND AVE. (RTE 10) CHESHIRE, CONNECTICUT 06410

TEL. (203) 250-PLAN FAX (203) 271-ASAP EMAIL OFFICE@OCCDESIGN.NECOXMAL.COM



LOCATION MAP



CONSERVATION EASEMENT DETAIL

NOTES:

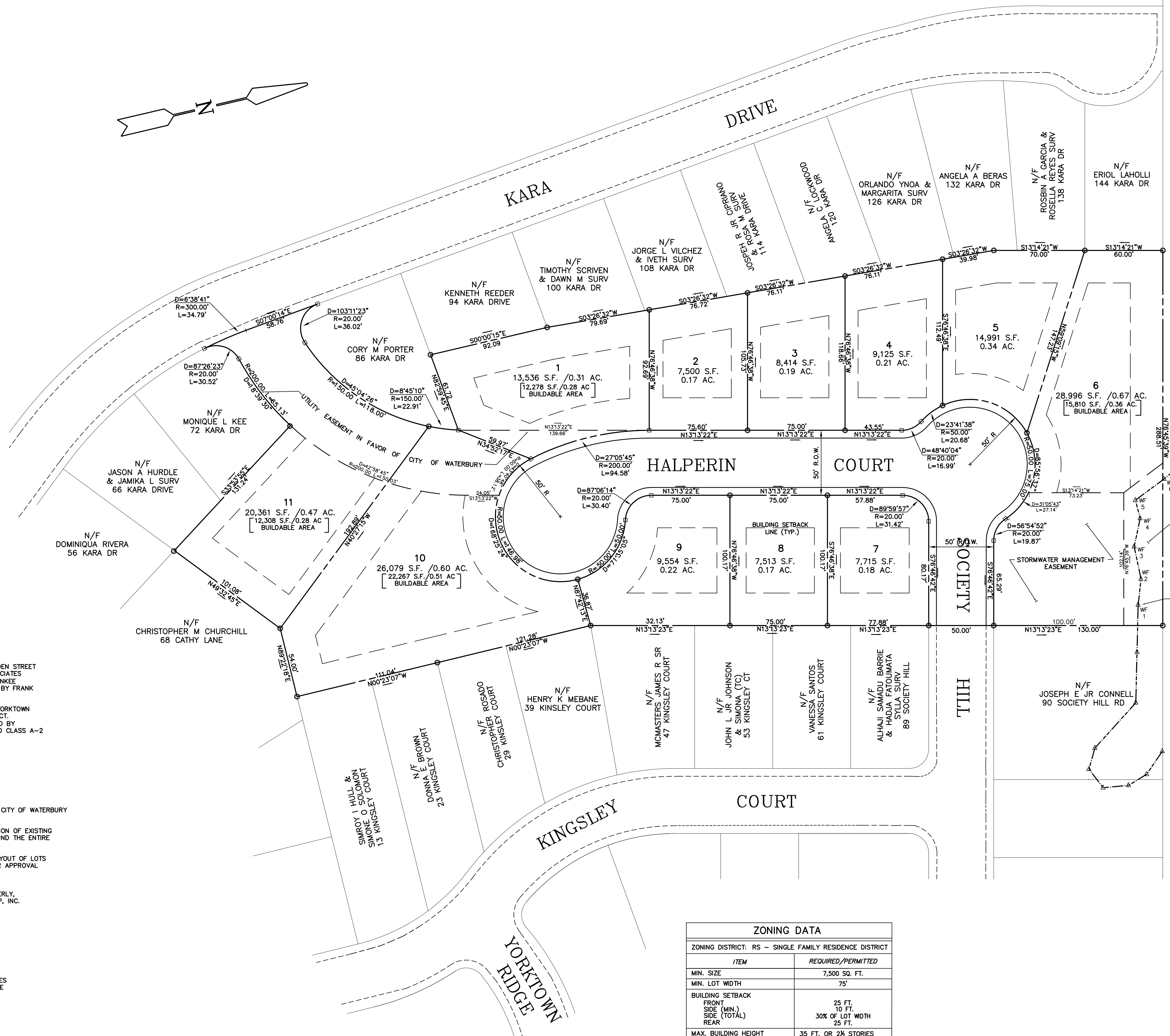
- IRON PINS TO BE INSTALLED AT ALL LOT CORNERS.
○ DENOTES IRON PIN TO BE SET
- ROADWAY MONUMENTS TO BE SET IN ACCORDANCE WITH SEC 5.13 OF THE SUBDIVISION REGULATIONS.
□ DENOTES ROADWAY MONUMENT TO BE SET
- CONSERVATION EASEMENT MAP AND DESCRIPTION TO BE FILED ON THE CITY OF WATERBURY LAND RECORDS.
- PROPERTY DEED, MAP AND DESCRIPTION OF ROADWAY (HALPERIN COURT) TO BE PROVIDED TO THE CITY FOR ACCEPTANCE AS A CITY ROAD.
- STORMWATER MANAGEMENT EASEMENTS ON LOT 6 TO BE DEEDED IN FAVOR OF CITY OF WATERBURY.
- UTILITY EASEMENT ON LOT 1, 10 & 11 TO BE DEEDED IN FAVOR OF CITY OF WATERBURY.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- CONSIDERATION HAS BEEN GIVEN TO THIS DEVELOPMENT UTILIZING PASSIVE SOLAR ENERGY TECHNIQUES AS REQUIRED BY SECTION 5.37 OF LAND SUBDIVISION REGULATIONS.

OWNER / APPLICANT:
BOYDEN ESTATES LLC
14 RONALD DRIVE
MONSEY, NY. 10952

RESUBDIVISION PLAN
OF
MBL 0066-0985-0017
"HIGHFIELD MEADOWS"
LOTS 17 THRU 34
HALPERIN COURT
WATERBURY, CONNECTICUT
SCALE: 1" = 40' DATE: OCT. 12, 2023

PREPARED BY
OCC Group, Incorporated
ENGINEERING • SURVEYING • PLANNING CONSULTANTS
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| ZONING DATA | |
|--------------------------|---|
| ZONING DISTRICT: | RS - SINGLE FAMILY RESIDENCE DISTRICT |
| MIN. SIZE | 7,500 SQ. FT. |
| MIN. LOT WIDTH | 75' |
| BUILDING SETBACK | |
| FRONT | 25 FT. |
| SIDE (MIN.) | 10 FT. |
| SIDE (TOTAL) | 30% OF LOT WIDTH |
| REAR | 25 FT. |
| MAX. BUILDING HEIGHT | 35 FT. OR 2½ STORIES |
| MAX. IMPERVIOUS COVERAGE | 50% |
| MAX. DRIVEWAY GRADE | 3% FOR 1ST 20 FT. |
| MAX. DRIVEWAY WIDTH | 20% OF LOT WIDTH OR 18' WHICHEVER IS LESS @ STREET LINE |



- MAP REFERENCES:**
- SUBDIVISION PLAN OF "HIGHFIELD MEADOWS" BOYDEN STREET WATERBURY, CONN. PREPARED FOR BOYDEN ASSOCIATES SCALE: 1"=40'; DATE: 9/1/87; PREPARED BY YANKEE ENGINEERING SERVICE AND CERTIFIED CLASS A-2 BY FRANK W. CARATURE L.S. #13625.
 - SOCIETY HILL SUBDIVISION PLAN PREPARED FOR YORKTOWN DEVELOPERS, LLC; BOYDEN STREET, WATERBURY, CT. SCALE: 1"=40'; DATE: SEPT. 25, 2002; PREPARED BY COMPASS ENGINEERING GROUP, LLC AND CERTIFIED CLASS A-2 BY KENNETH HERBERT REG. NO. 8498.

- SURVEY NOTES:**
- COORDINATES BASED ON GPS DATA PROVIDED BY CITY OF WATERBURY ENGINEERING DEPARTMENT.
 - BEARING SYSTEM BASED ON THE PHYSICAL LOCATION OF EXISTING MONUMENTATION FROM A CLOSED TRAVERSE AROUND THE ENTIRE SOCIETY HILL SUBDIVISION.
 - THE PURPOSE OF THIS MAP IS TO DEPICT THE LAYOUT OF LOTS FOR SUBMISSION TO THE CITY OF WATERBURY FOR APPROVAL
 - TOTAL PARCEL AREA 181,208 S.F. / 4.16 AC.
 - ON SITE WETLAND LIMITS FLAGGED BY JAMES SIPPERLY, SOIL SCIENTIST AND FIELD LOCATED BY OCC GROUP, INC.

SURVEY CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS IS RESUBDIVISION MAP SURVEY. THIS IS A RESURVEY. THIS MAP CONFORMS TO CLASS A-2 ACCURACY.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric D. Carson
ERIC D. CARSON CT. L.S. 70275
PRINCIPAL SURVEYOR, OCC GROUP INC.

STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE SCHEDULE:

SHORT TERM (DURING CONSTRUCTION)

PERIMETER EROSION AND SEDIMENT CONTROL DEVICES (DIVERSION BERMS, HAY BALES, WATTLES, SILT FENCE, AND TEMPORARY VEGETATION STABILIZATION MEASURES) ARE TO BE INSPECTED AFTER EACH SIGNIFICANT RAINFALL AND REPAIRED OR REPLACED AS NECESSARY TO FUNCTION AS ORIGINALLY INTENDED. IN GENERAL, DAILY INSPECTIONS ARE TO BE MADE IN THE COURSE OF ON-SITE CONSTRUCTION ACTIVITIES AND ANY NECESSARY REPAIRS ARE TO BE PERFORMED.

1. THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL SHALL GOVERN THE INSTALLATION AND REPAIR OF ALL EROSION CONTROL MEASURES.
2. ALL SEDIMENT COLLECTED AND/OR REMOVED FROM ANY OF THE STORM WATER MANAGEMENT CONTROL DEVICES WILL BE DISPOSED OF IN ACCORDANCE WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES GOVERNING SUCH ACTION.
3. EACH AREA OF THE SITE AS COMPLETED WILL BE GRADED AND STABILIZED WITH PERMANENT VEGETATION IN ACCORDANCE WITH THE APPROVED SITE PLAN.

LONG TERM STORM WATER MAINTENANCE

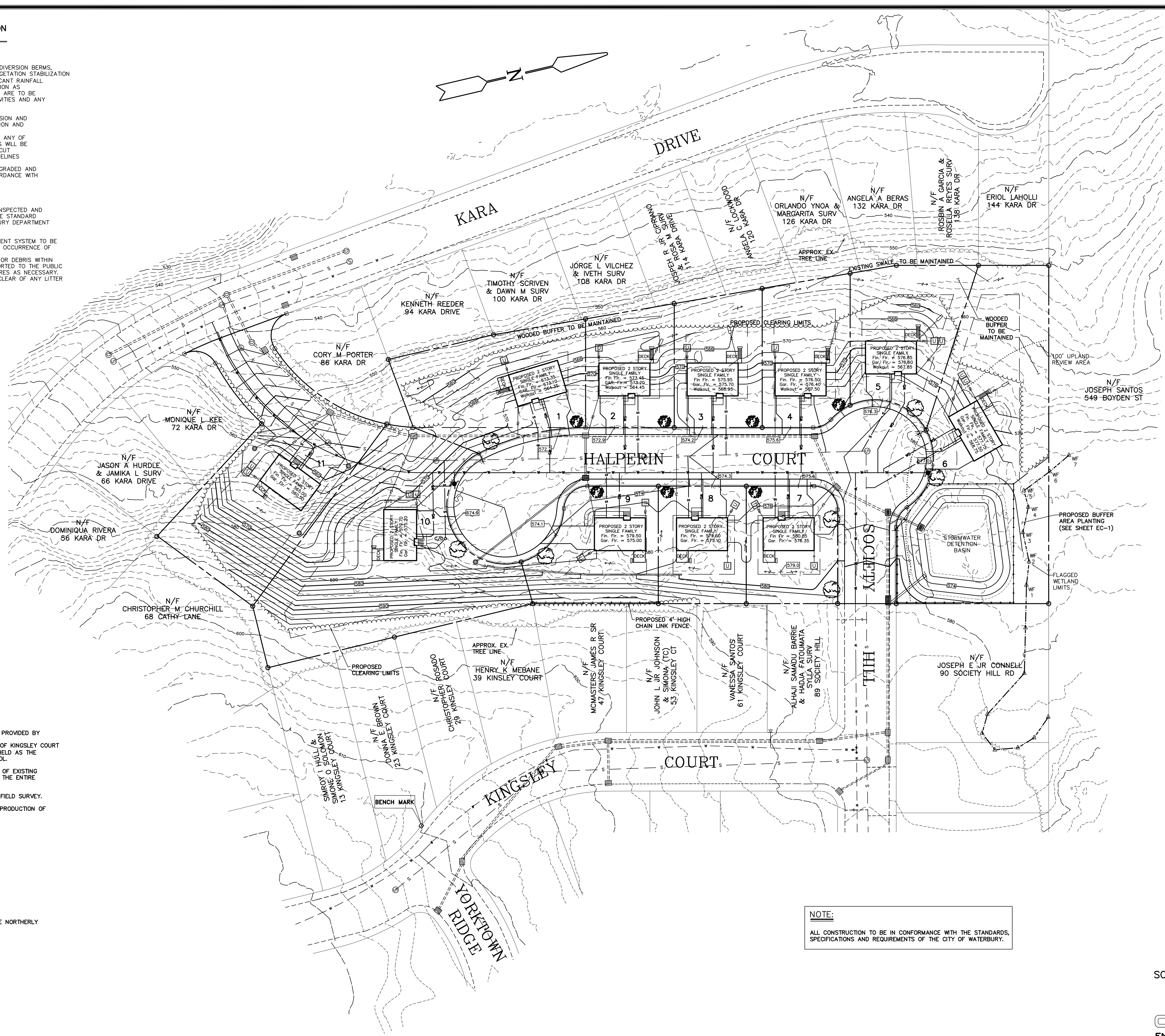
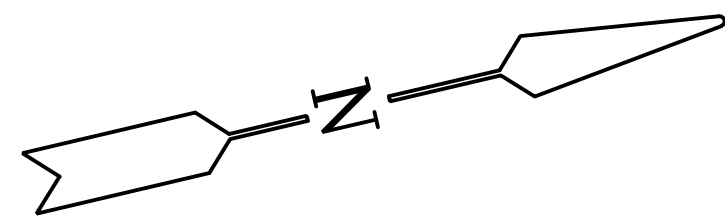
1. THE ENTIRE MUNICIPAL DRAINAGE SYSTEM TO BE INSPECTED AND CLEANED AS NECESSARY IN ACCORDANCE WITH THE STANDARD MAINTENANCE SCHEDULE OF THE CITY OF WATERBURY DEPARTMENT OF PUBLIC WORKS.
2. ON-SITE PORTIONS OF THE STORMWATER MANAGEMENT SYSTEM TO BE INSPECTED BY INDIVIDUAL LOT OWNERS AFTER THE OCCURRENCE OF ANY LARGE STORM EVENT.
 - A. ANY NOTICEABLE SCOUR, SEDIMENT BUILDUP OR DEBRIS WITHIN THE DETENTION BASIN ON LOT 6 TO BE REPORTED TO THE PUBLIC WORKS DEPARTMENT FOR CORRECTIVE MEASURES AS NECESSARY.
 - B. YARD DRAINS ON LOT 10 & 11 TO BE KEPT CLEAR OF ANY LITTER THAT MAY CLOG THE INLET.

SURVEY NOTES:

- COORDINATES AND ELEVATIONS BASED ON GPS DATA PROVIDED BY CITY OF WATERBURY ENGINEERING DEPARTMENT. EXISTING MONUMENT ON THE WESTERLY STREET LINE OF KINGSLEY COURT OPPOSITE ITS INTERSECTION WITH YORKTOWN RIDGE HELD AS THE BENCH MARK FOR HORIZONTAL AND VERTICAL CONTROL.
- BEARING SYSTEM BASED ON THE PHYSICAL LOCATION OF EXISTING MONUMENTATION FROM A CLOSED TRAVERSE AROUND THE ENTIRE SOCIETY HILL SUBDIVISION.
- EXISTING IMPROVEMENTS AND ELEVATIONS BASED ON FIELD SURVEY.
- BALANCE OF TOPOGRAPHY BASED ON ELECTRONIC REPRODUCTION OF 2016 CONNECTICUT LIDAR ON NAVD 88.
- SUBSTRACT 135.83 FROM NAVD 88 FOR CITY DATUM.

BENCH MARK
 EXISTING MONUMENT AS NOTED
 N 776269.5760
 E 920039.2651
 NAD 83
 ELEV: 610.38
 NAVD 88

- TEMPORARY BENCHMARKS TO BE TRANSFERRED TO THE NORTHERLY AND SOUTHERLY ENDS OF THE CONSTRUCTION AREA.



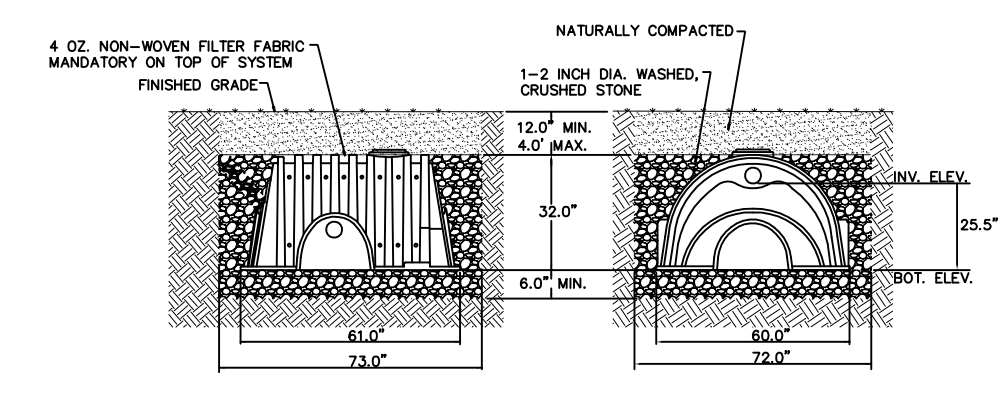
LEGEND

- EXISTING PROPERTY LINE
- DENOTES I.P. TO BE SET
- EXISTING CONTOURS
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLAND LIMITS
- EXISTING SANITARY SEWER
- PROPOSED SANITARY LATERAL
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- UNDERGROUND DETENTION UNIT
- YARD DRAIN

DRIVEWAY GRADES

| LOT NO. | GRADIENT |
|---------|----------|
| 1 - 6 | 1% |
| 7 - 10 | 3% |
| 11 | 15% |

[3% FOR THE INITIAL 20']
 [5% FOR THE FINAL 20']



UNDERGROUND STORMWATER CHAMBER (CULTEC RECHARGER VBR LS)

NOTE: ROOF DRAINS TO BE TIED INTO CHAMBERS WHERE SHOWN ON THE PLAN.
 SURFACE INVESTIGATION AT FIVE RANDOM LOCATIONS ON THE SITE REVEAL CONSISTENT LIGHT TAN MEDIUM SAND SUBSOIL WITH A PERCOLATION RATE OF LESS THAN 10 MIN./INCH.

NOTES:

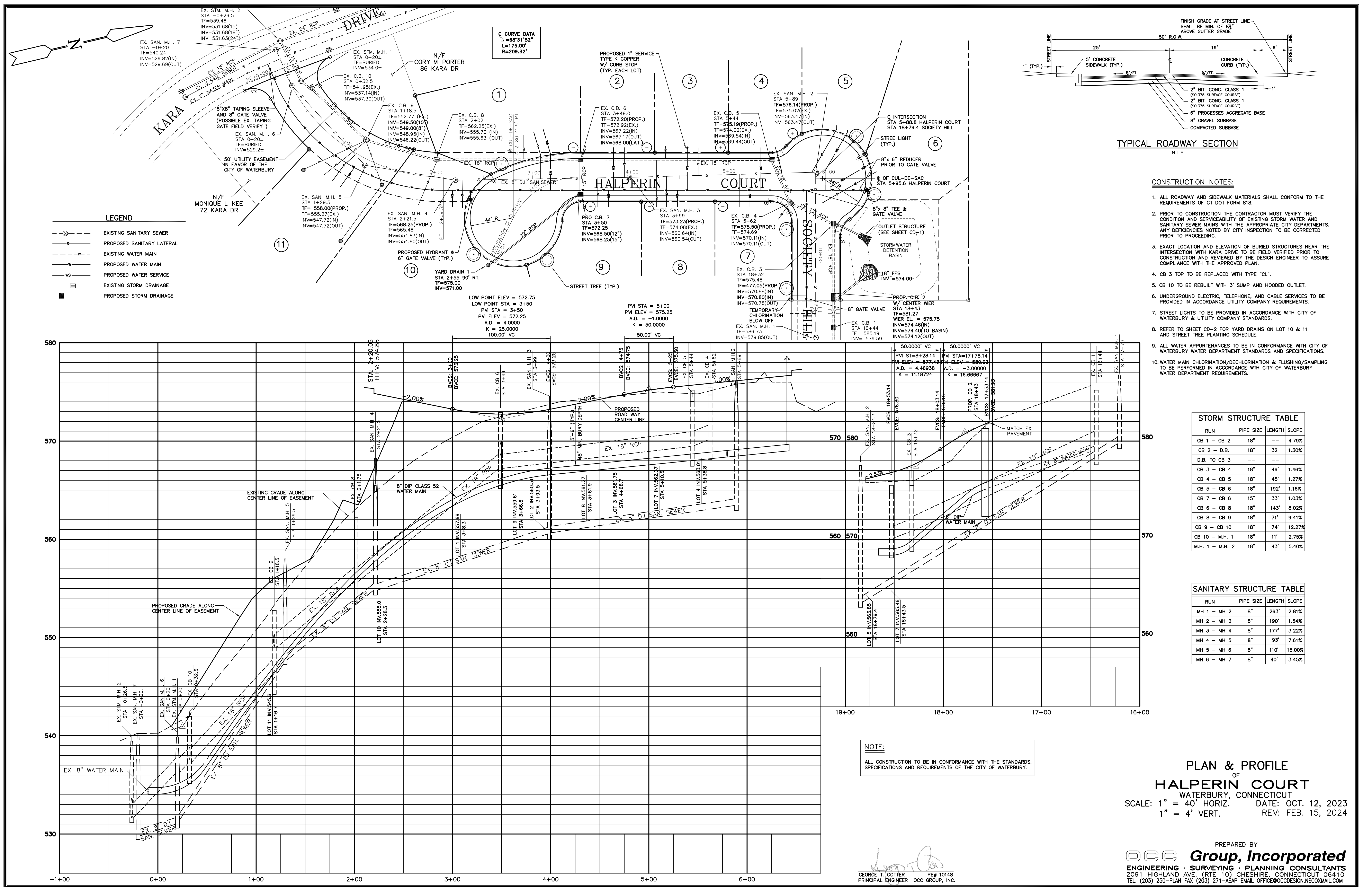
1. SLOPE GRADING TO BE A MAXIMUM OF 2:1.
2. LOT GRADING TO BE A MAXIMUM OF 3:1.
3. ALL WORK TO BE IN COMPLIANCE WITH CT DEEP GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DOWATERING WASTEWATERS FROM CONSTRUCTION ACTIVITIES PER SEC. 3 (d) SMALL CONSTRUCTION.
4. ANY EXCAVATION WITHIN AN EXISTING ROADWAY RIGHT OF WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF WATERBURY ENGINEERING DEPARTMENT. TRENCH REPAIR IN ROADWAY MUST BE IN ACCORDANCE WITH CITY OF WATERBURY ROAD RESTORATION DETAILS FOR ROADWAY CLASSIFICATION.
5. REFER TO SHEET CD-2 FOR ADDITIONAL INFORMATION.

NOTE:
 ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE STANDARDS, SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF WATERBURY.

GRADING & UTILITY PLAN
 FOR RESUBDIVISION OF
 MBL 0066-0985-0017
"HIGHFIELD MEADOWS"
 LOTS 17 THRU 34
 HALPERIN COURT
 WATERBURY, CONNECTICUT
 SCALE: 1" = 40' DATE: OCT. 12, 2023

PREPARED BY
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PRINCIPAL ENGINEER OCC GROUP, INC.
 GEORGE T. GOTTER PE # 10148



TYPICAL ROADWAY SECTION
N.T.S.

CONSTRUCTION NOTES:

- ALL ROADWAY AND SIDEWALK MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF CT DOT FORM 818.
- PRIOR TO CONSTRUCTION THE CONTRACTOR MUST VERIFY THE CONDITION AND SERVICEABILITY OF EXISTING STORM WATER AND SANITARY SEWER MAINS WITH THE APPROPRIATE CITY DEPARTMENTS. ANY DEFICIENCIES NOTED BY CITY INSPECTION TO BE CORRECTED PRIOR TO PROCEEDING.
- EXACT LOCATION AND ELEVATION OF BURIED STRUCTURES NEAR THE INTERSECTION WITH KARA DRIVE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND REVIEWED BY THE DESIGN ENGINEER TO ASSURE COMPLIANCE WITH THE APPROVED PLAN.
- CB 3 TOP TO BE REPLACED WITH TYPE "CL".
- CB 10 TO BE REBUILT WITH 3' SUMP AND HOODED OUTLET.
- UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE SERVICES TO BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.
- STREET LIGHTS TO BE PROVIDED IN ACCORDANCE WITH CITY OF WATERBURY & UTILITY COMPANY STANDARDS.
- REFER TO SHEET CD-2 FOR YARD DRAINS ON LOT 10 & 11 AND STREET TREE PLANTING SCHEDULE.
- ALL WATER APPURTENANCES TO BE IN CONFORMANCE WITH CITY OF WATERBURY WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.
- WATER MAIN CHLORINATION/DECHLORINATION & FLUSHING/SAMPLING TO BE PERFORMED IN ACCORDANCE WITH CITY OF WATERBURY WATER DEPARTMENT REQUIREMENTS.

STORM STRUCTURE TABLE

| RUN | PIPE SIZE | LENGTH | SLOPE |
|-----------------|-----------|--------|--------|
| CB 1 - CB 2 | 18" | --- | 4.79% |
| CB 2 - D.B. | 18" | 32' | 1.30% |
| D.B. TO CB 3 | --- | --- | --- |
| CB 3 - CB 4 | 18" | 46' | 1.46% |
| CB 4 - CB 5 | 18" | 45' | 1.27% |
| CB 5 - CB 6 | 18" | 192' | 1.16% |
| CB 7 - CB 6 | 15" | 33' | 1.03% |
| CB 6 - CB 8 | 18" | 143' | 8.02% |
| CB 8 - CB 9 | 18" | 71' | 9.41% |
| CB 9 - CB 10 | 18" | 74' | 12.27% |
| CB 10 - M.H. 1 | 18" | 11' | 2.75% |
| M.H. 1 - M.H. 2 | 18" | 43' | 5.40% |

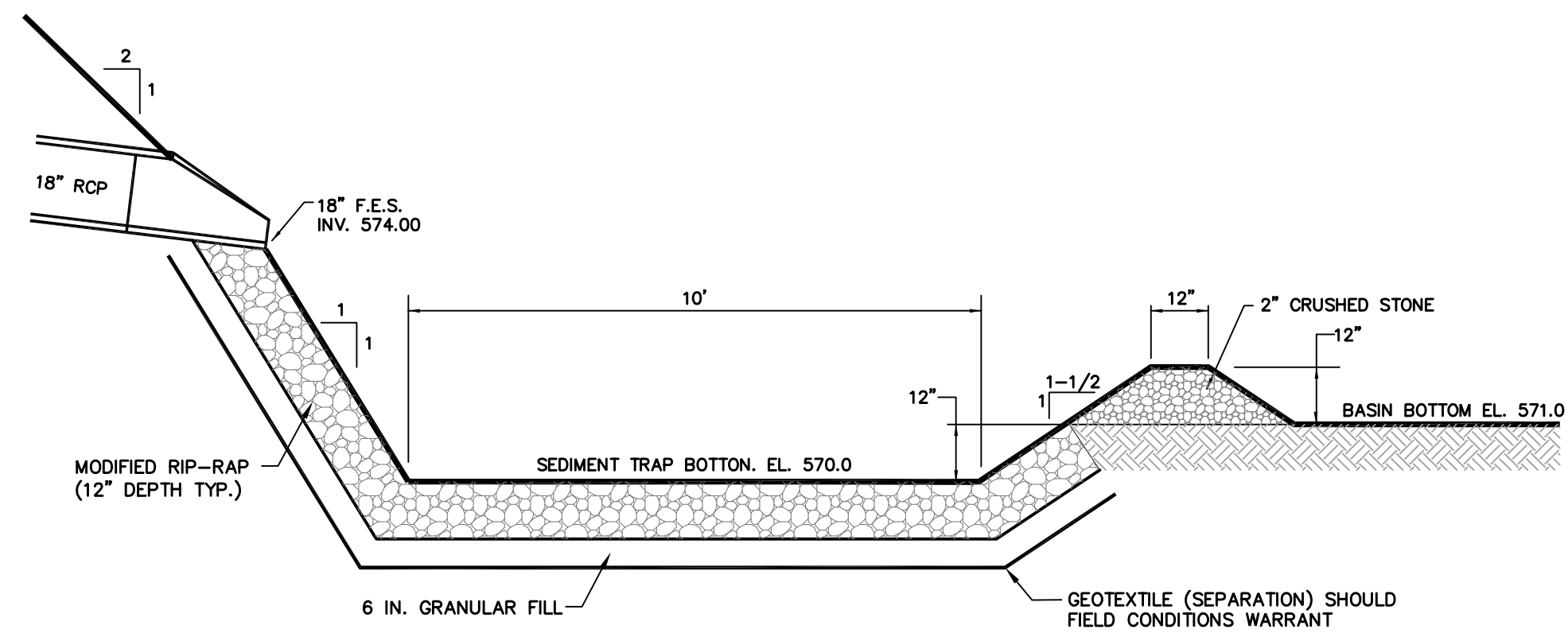
SANITARY STRUCTURE TABLE

| RUN | PIPE SIZE | LENGTH | SLOPE |
|-------------|-----------|--------|--------|
| MH 1 - MH 2 | 8" | 263' | 2.81% |
| MH 2 - MH 3 | 8" | 190' | 1.54% |
| MH 3 - MH 4 | 8" | 177' | 3.22% |
| MH 4 - MH 5 | 8" | 93' | 7.61% |
| MH 5 - MH 6 | 8" | 110' | 15.00% |
| MH 6 - MH 7 | 8" | 40' | 3.45% |

NOTE:
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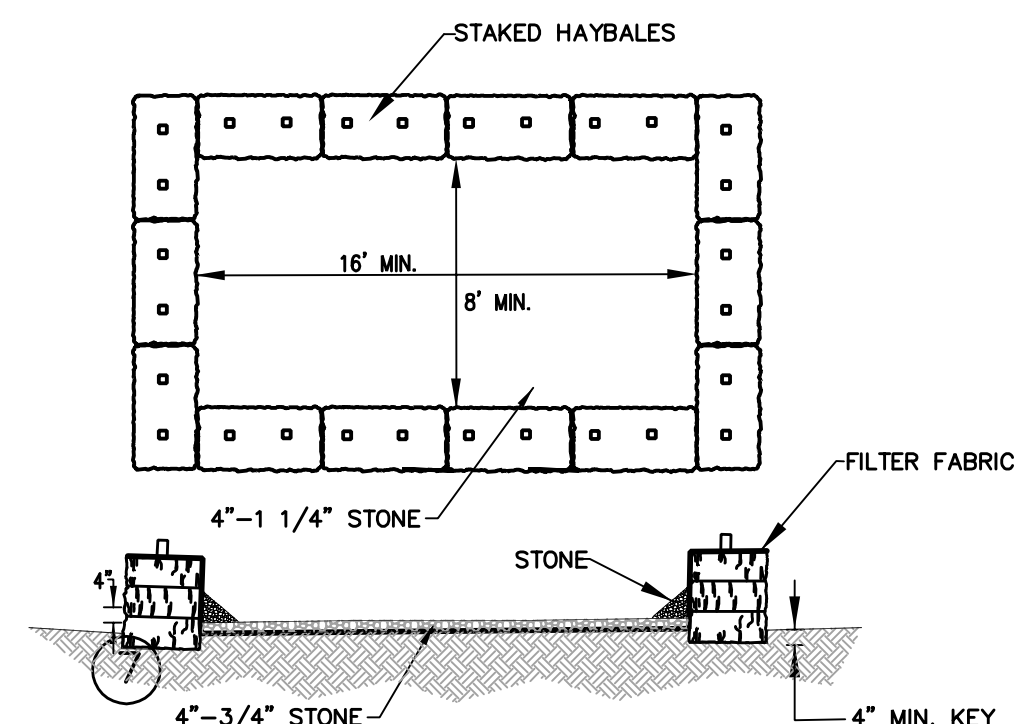
PLAN & PROFILE
OF
HALPERIN COURT
WATERBURY, CONNECTICUT
SCALE: 1" = 40' HORIZ. DATE: OCT. 12, 2023
1" = 4' VERT. REV: FEB. 15, 2024

PREPARED BY
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SEDIMENT FOREBAY DETAIL

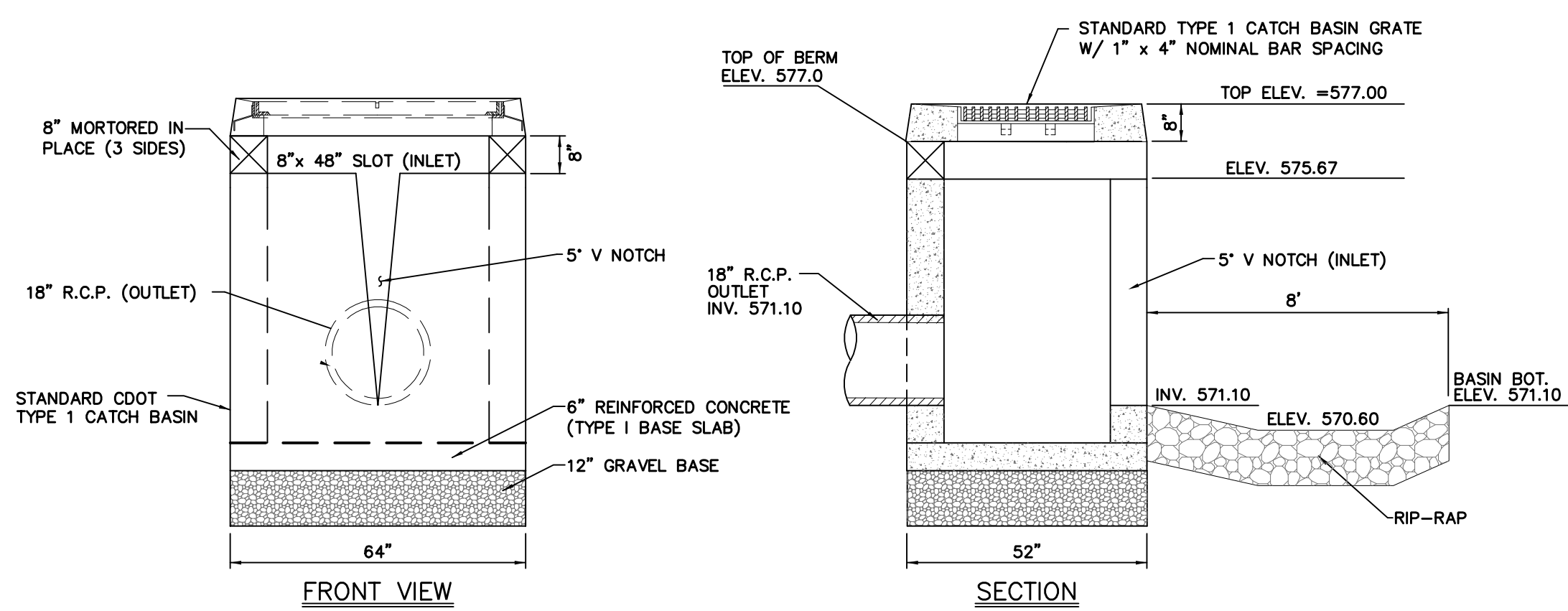
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DEWATERING BASIN

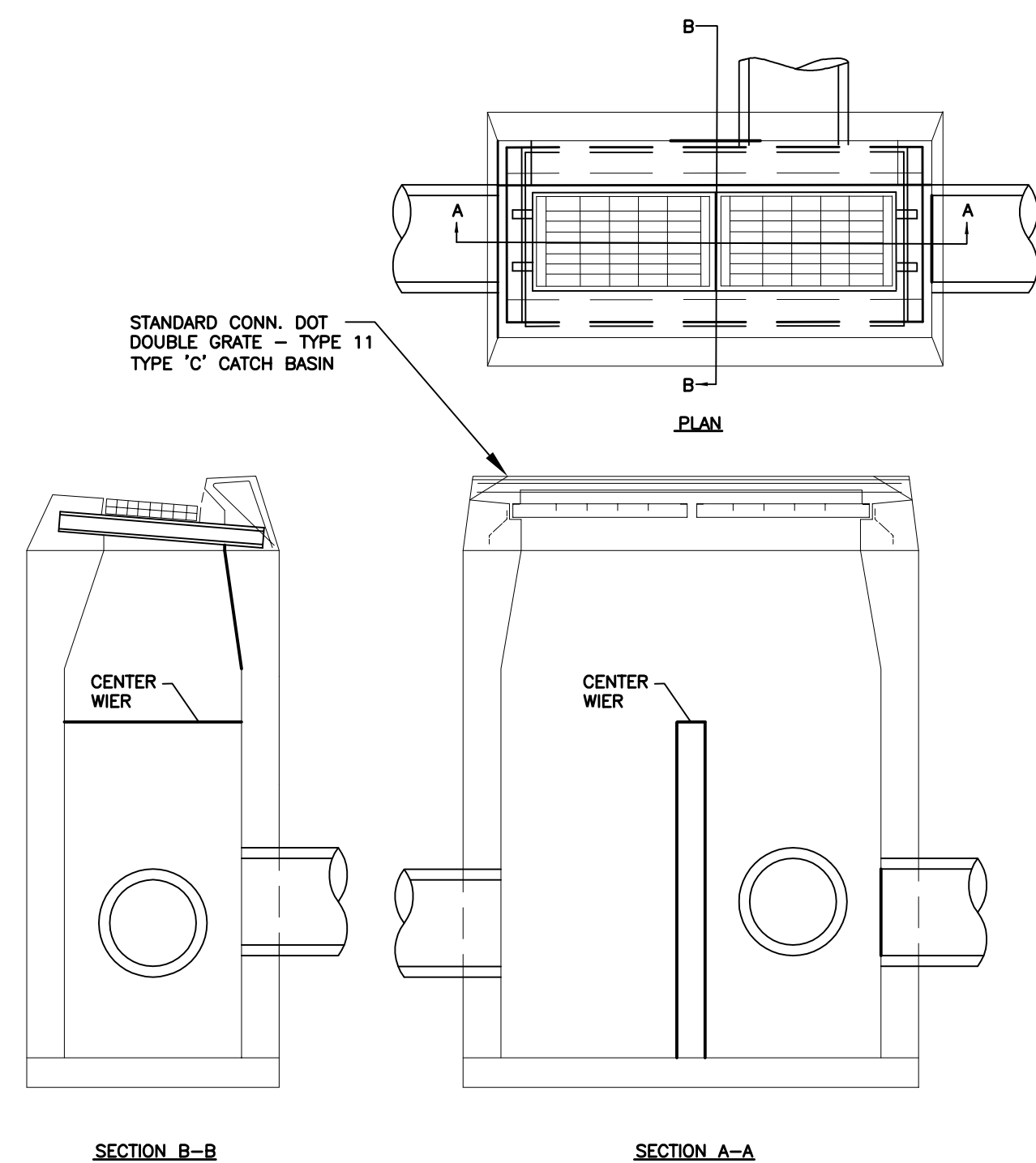
N.T.S.

NOTE: TO BE TEMPORALLY INSTALLED FOR DETENTION BASIN, EXCAVATION IF NECESSARY



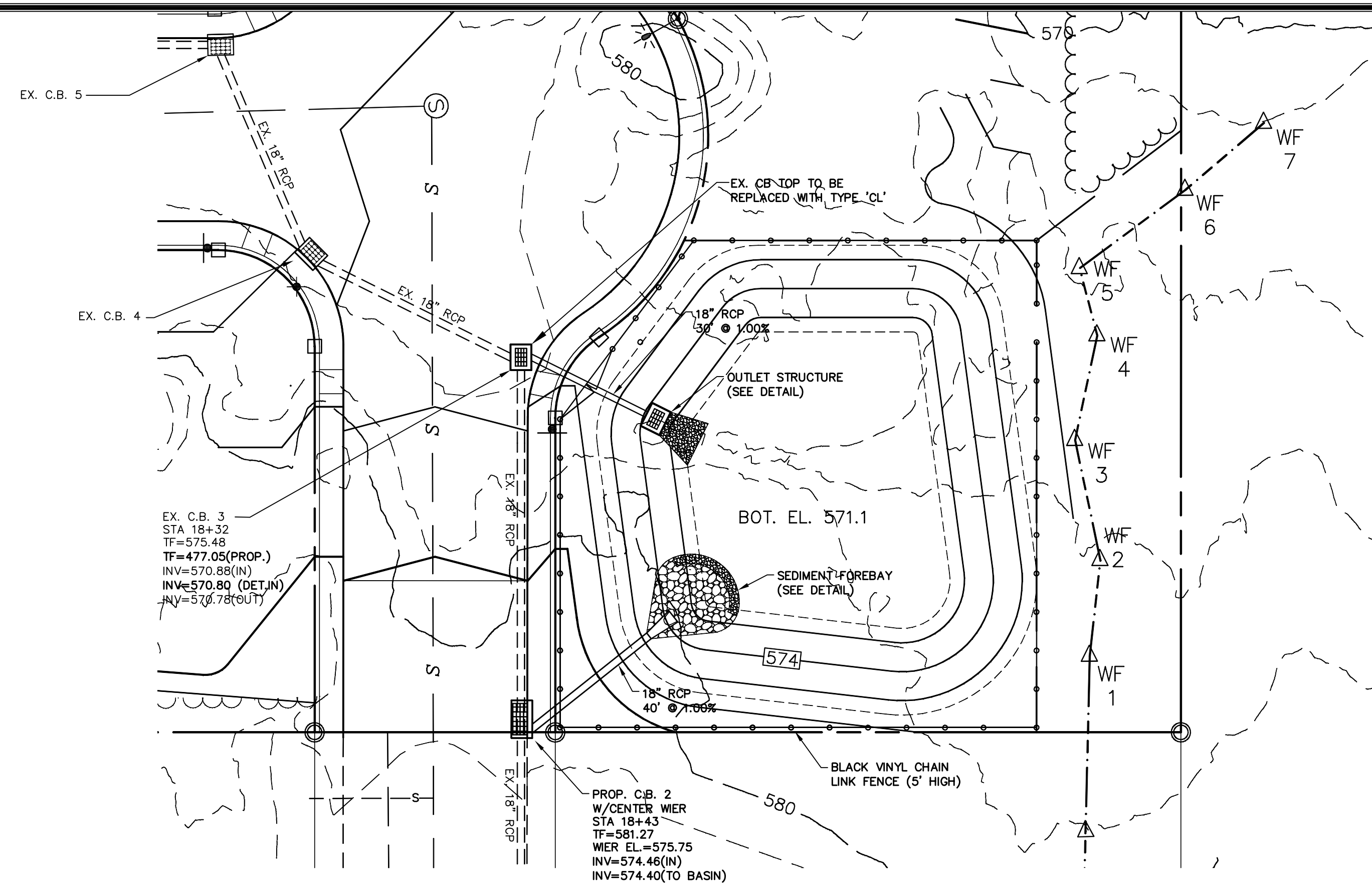
**OUTLET CONTROL STRUCTURE
MODIFIED CDOT TYPE 1 CATCH BASIN**

N.T.S.



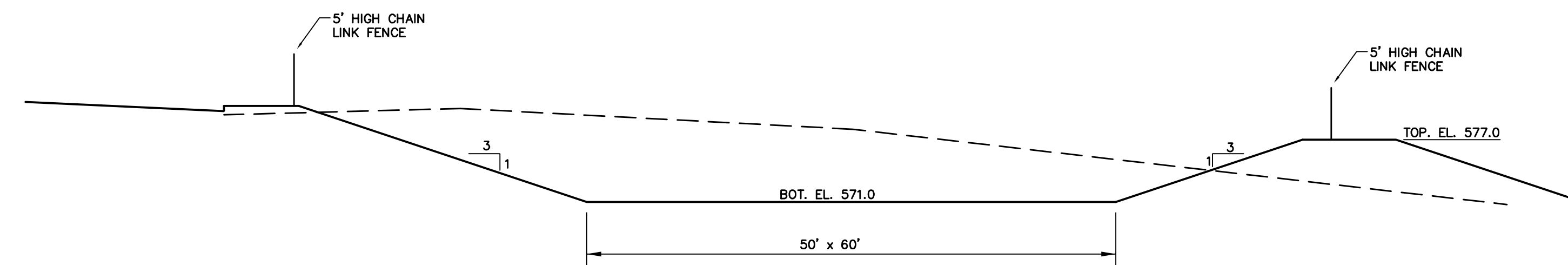
DOUBLE CATCH BASIN W/CENTER WIER

N.T.S.



DETECTION BASIN PLAN

SCALE: 1" = 20'



SECTION THRU DETENTION BASIN

N.T.S.

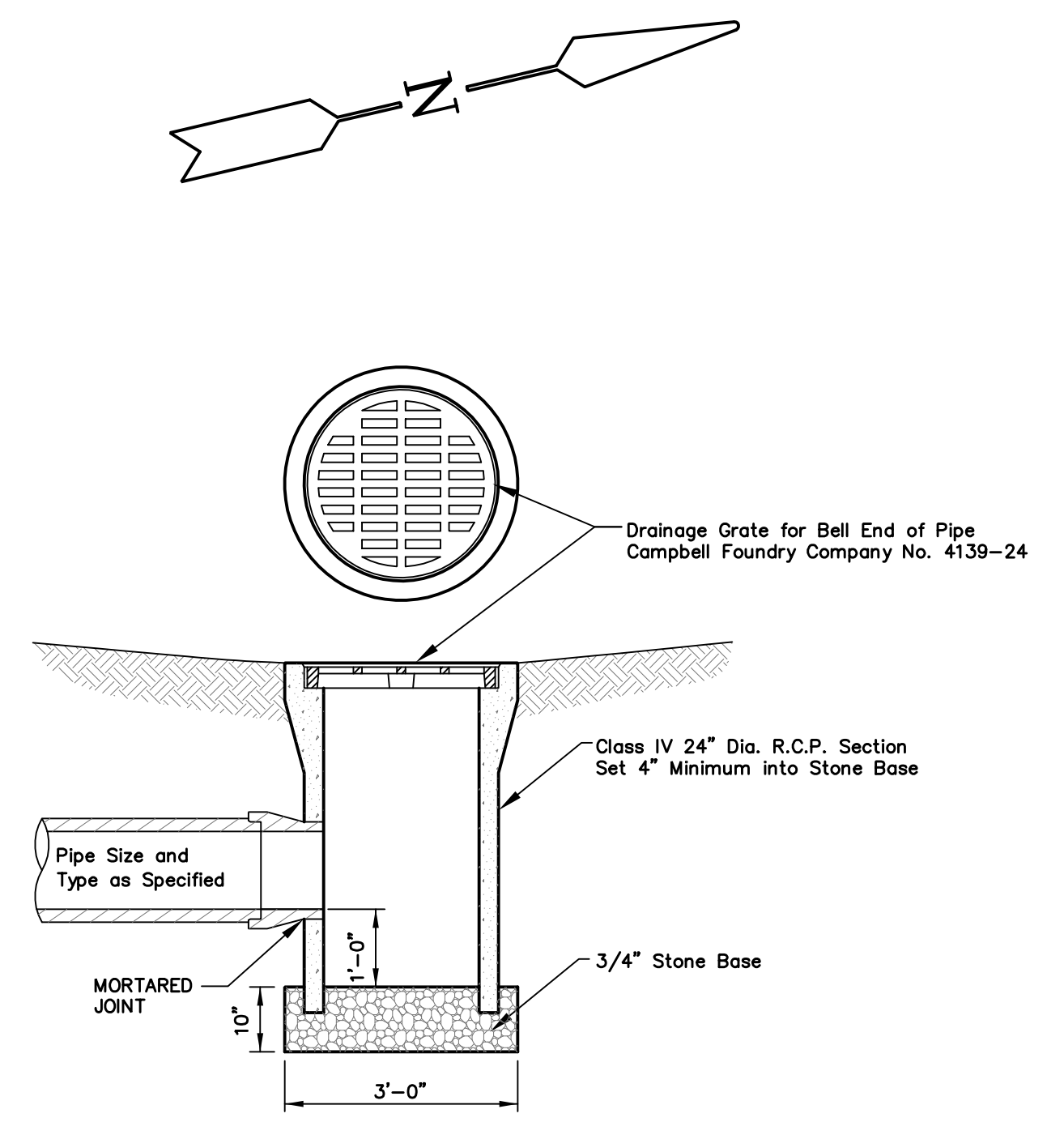
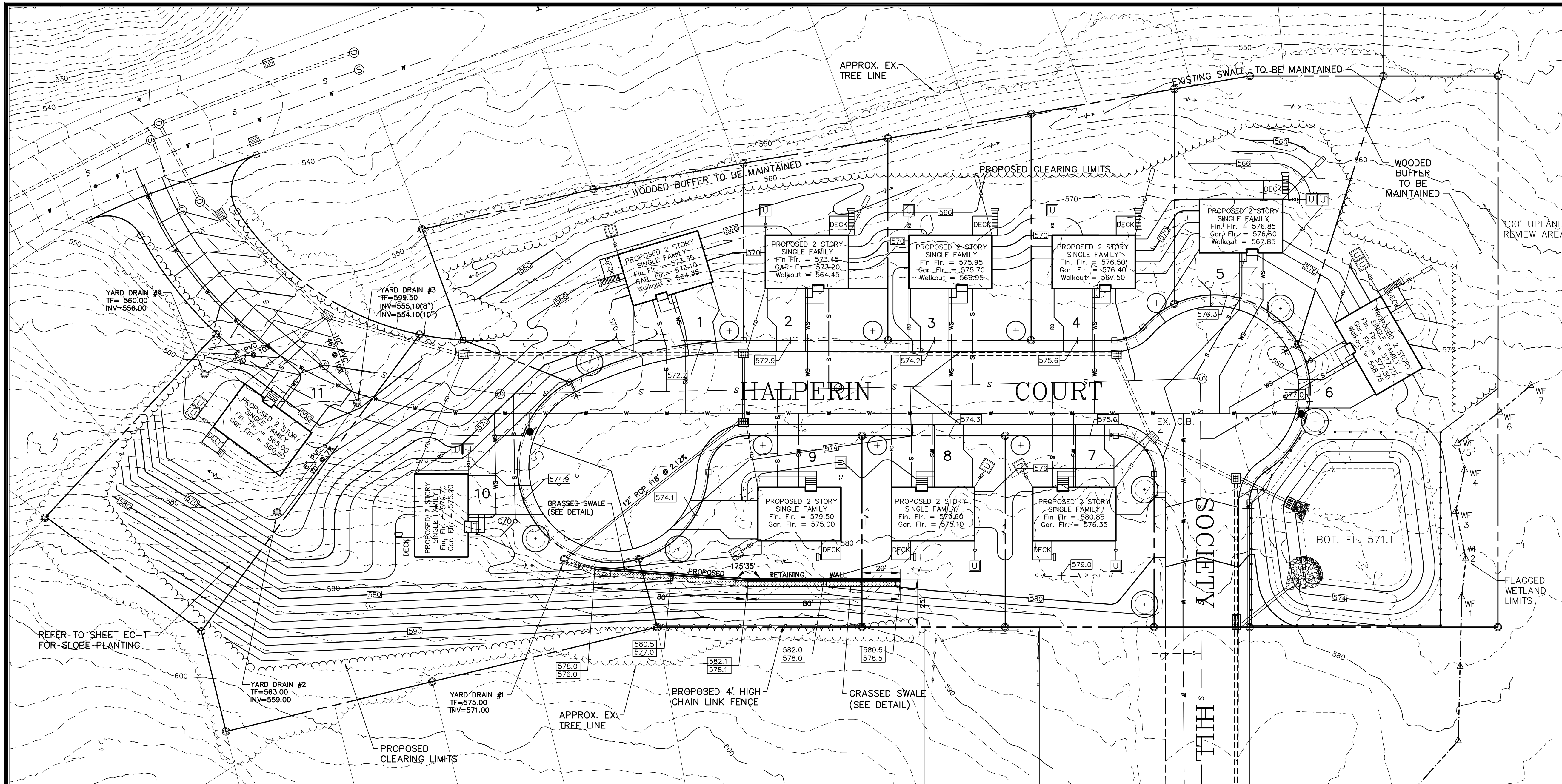
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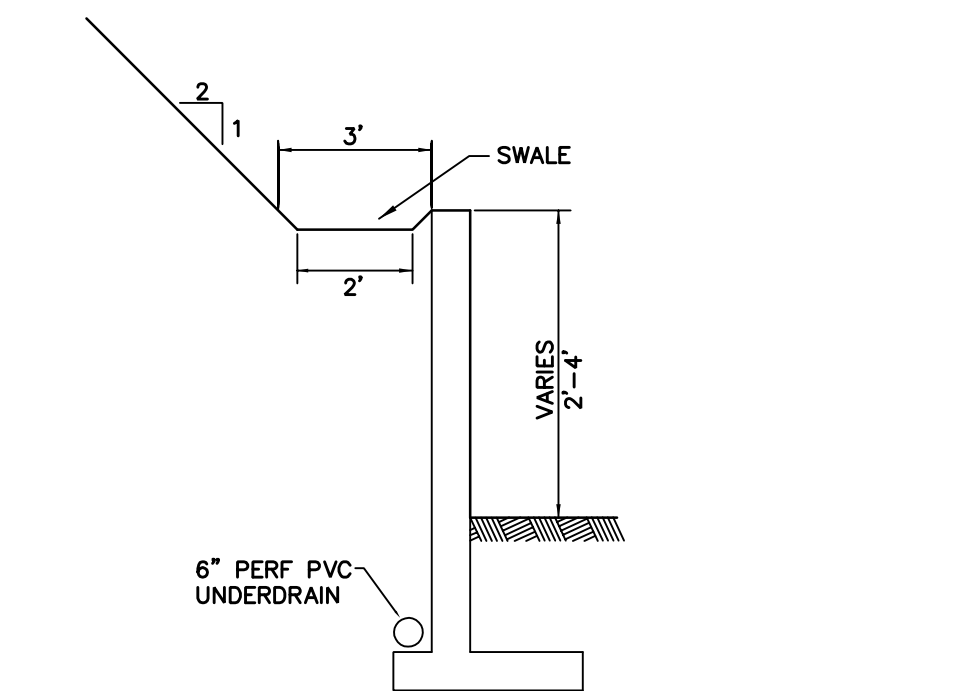
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SCALE: AS NOTED DATE: OCT. 12, 2023

George T. Cotter
PRINCIPAL ENGINEER OCC GROUP, INC.
GEORGE T. COTTER PE# 10148

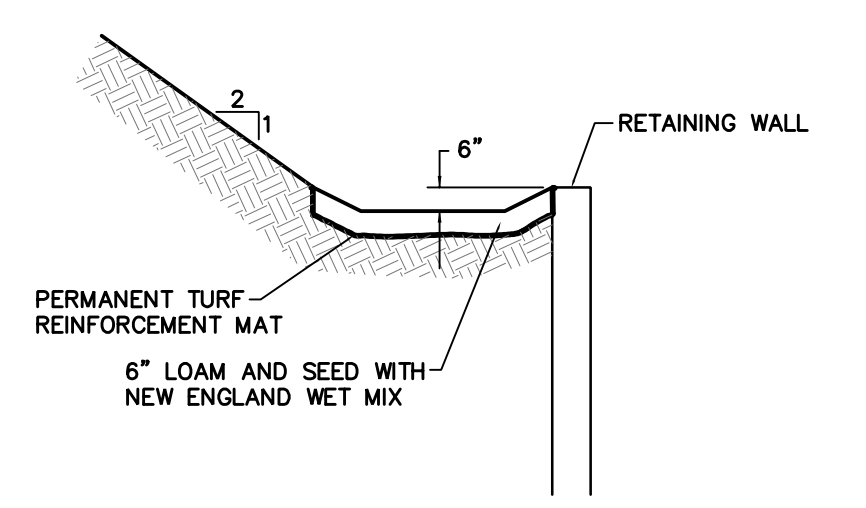
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YARD DRAIN DETAIL
N.T.S.



TYPICAL RETAINING WALL SECTION
N.T.S.



GRASSED SWALE DETAIL
N.T.S.

RETAINING WALL NOTES

1. PROPOSED WALL TO BE POURED IN PLACE, PRECAST CONCRETE OR SEGMENTED BLOCK WITH A 6" PVC UNDERDRAIN ALONG THE BACK OF WALL.
2. $\frac{xxx.x}{xxx.x}$ DENOTES TOP & BOTTOM OF EXPOSED FACE OF WALL.
3. PROPOSED MAXIMUM HEIGHT OF EXPOSED FACE IS 4'.
4. SHOULD FIELD CONDITIONS DICTATE AN EXPOSED HEIGHT IN EXCESS OF 4' A SPECIFIC ENGINEERED DESIGN IS TO BE SUBMITTED TO THE CITY OF WATERBURY ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. INSTALLATION IN ACCORDANCE WITH THE APPROVED PLAN TO BE CERTIFIED BY THE DESIGN ENGINEER OR A LICENSED INSPECTION COMPANY.

FENCING NOTE

4' HIGH CHAIN LINK FENCE TO BE INSTALLED ALONG THE EASTERLY PROPERTY LINE OF LOT 9 AND WHEREVER THE TOP OF SLOPE IS LESS THAN 10' FROM THE EASTERLY LIMITS OF THE SUBDIVISION.

STREET TREE PLANTING SCHEDULE

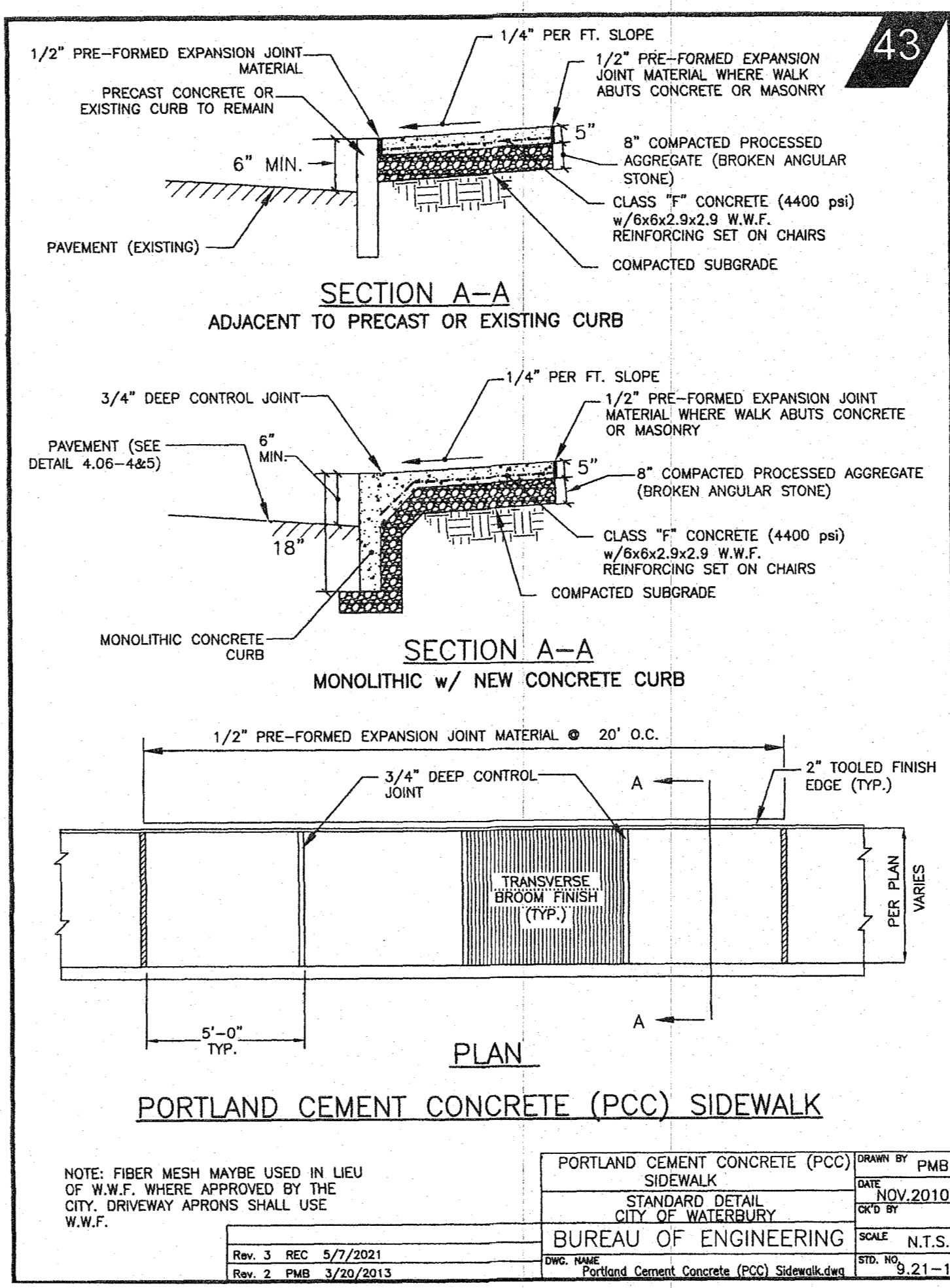
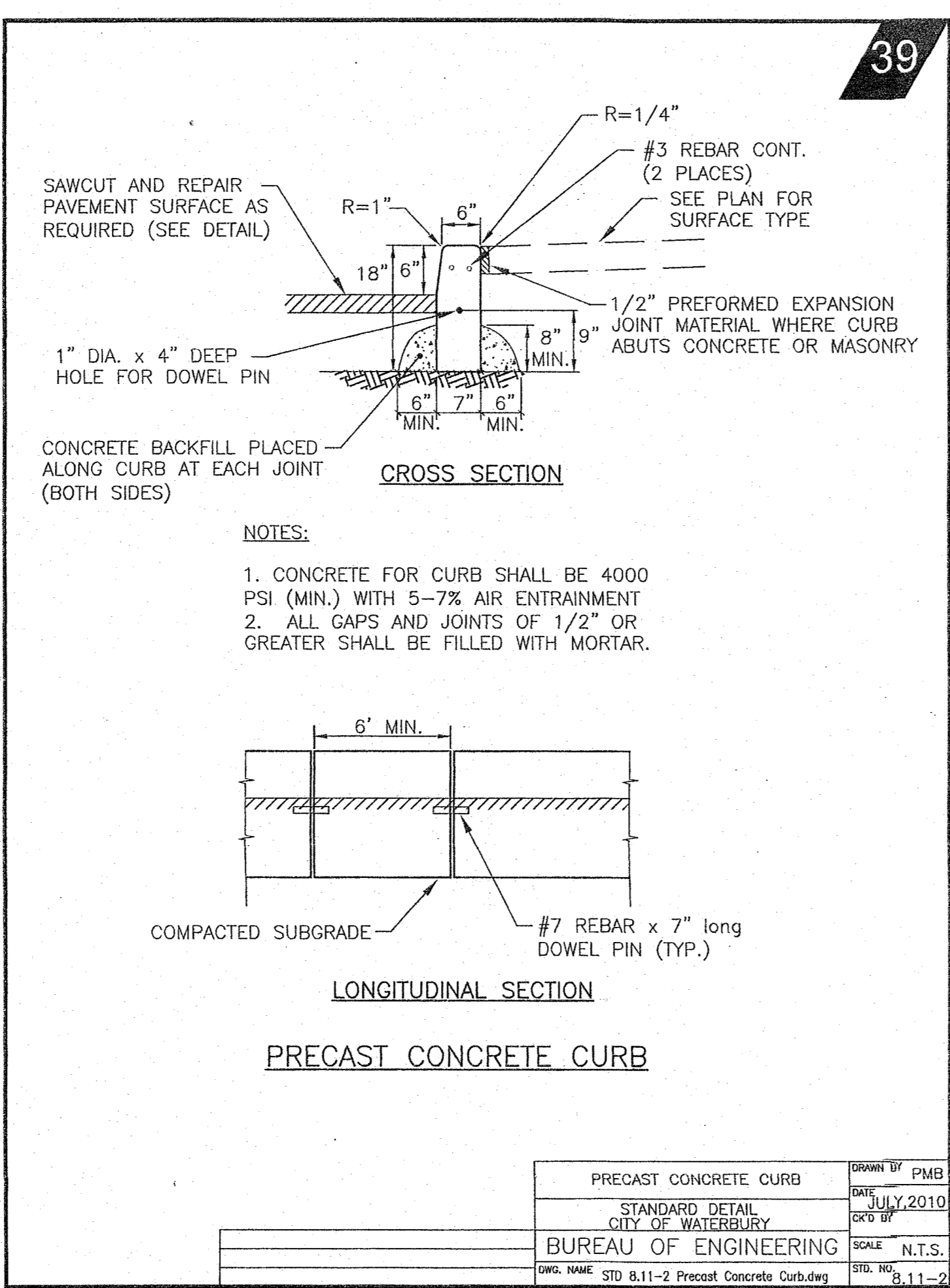
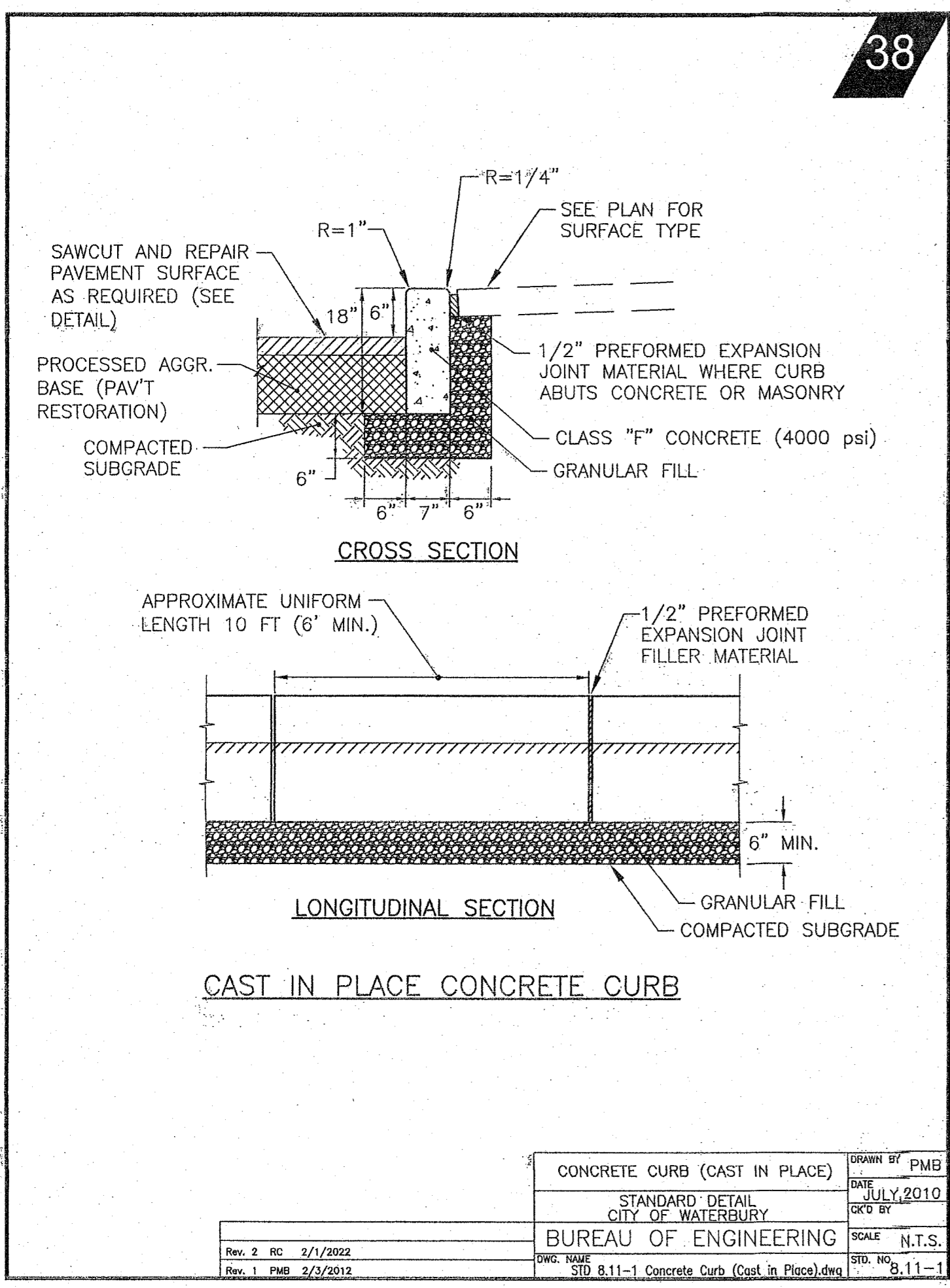
| SYMBOL | COMMON NAME | LATIN NAME | QUANTITY | SIZE |
|--------|-------------------------|-----------------------------|----------|----------------|
| (C) | OCTOBER GLORY RED MAPLE | Acer rubrum 'October Glory' | 7 | 3 1/2"-4" CAL. |
| (O) | EASTERN REDBUD | Cercis Canadensis | 7 | 2 1/2"-3" CAL. |

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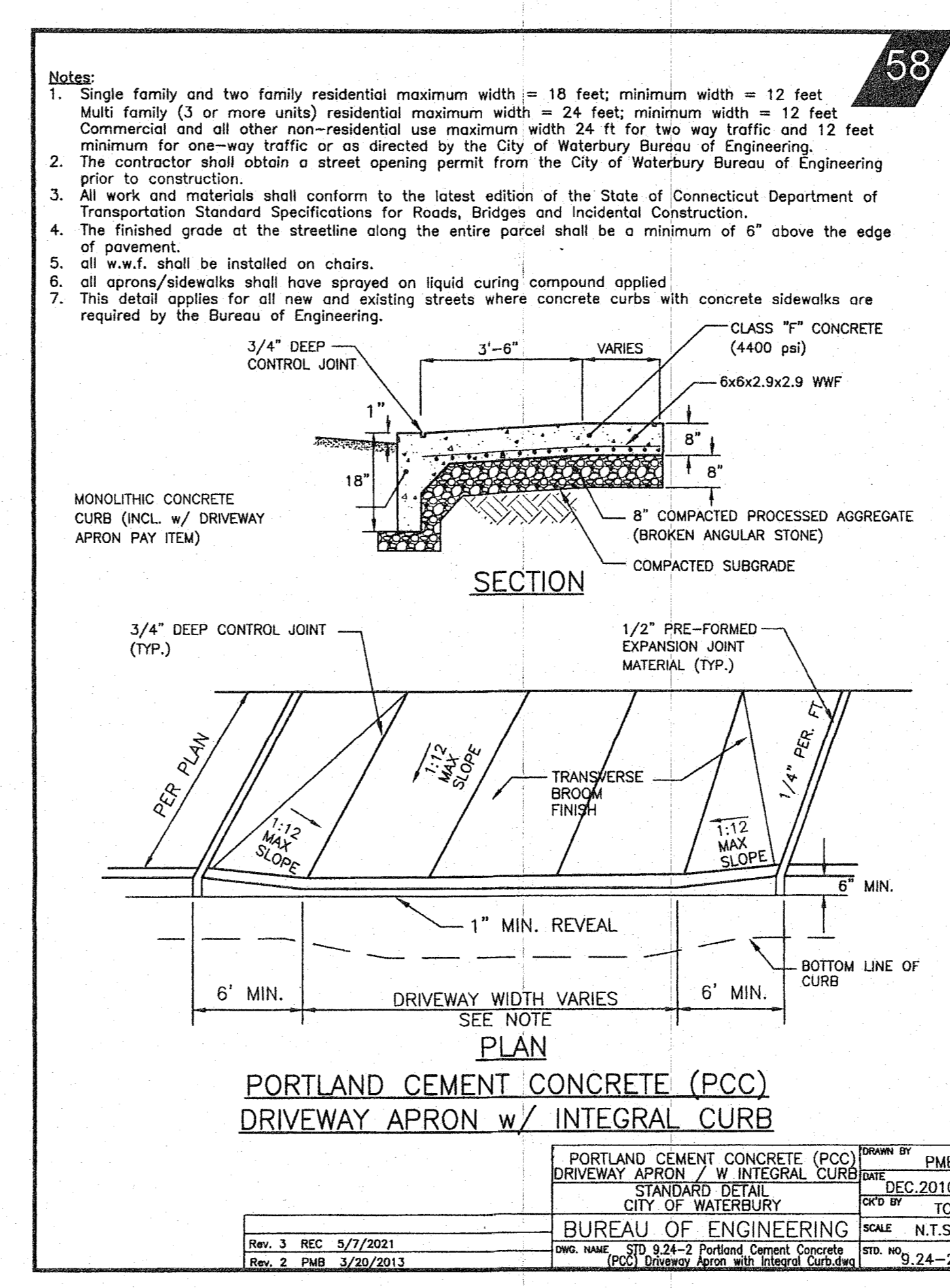
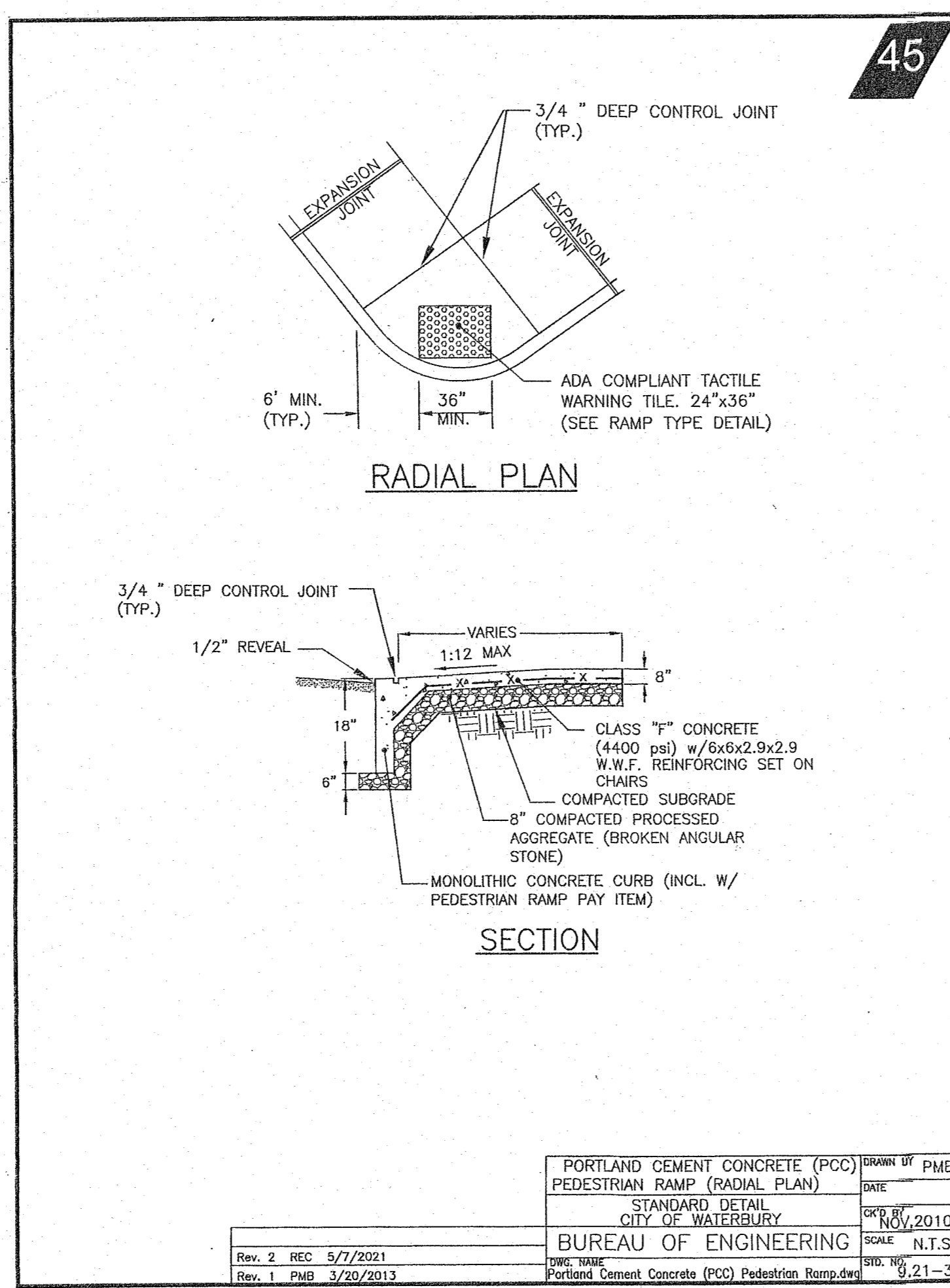
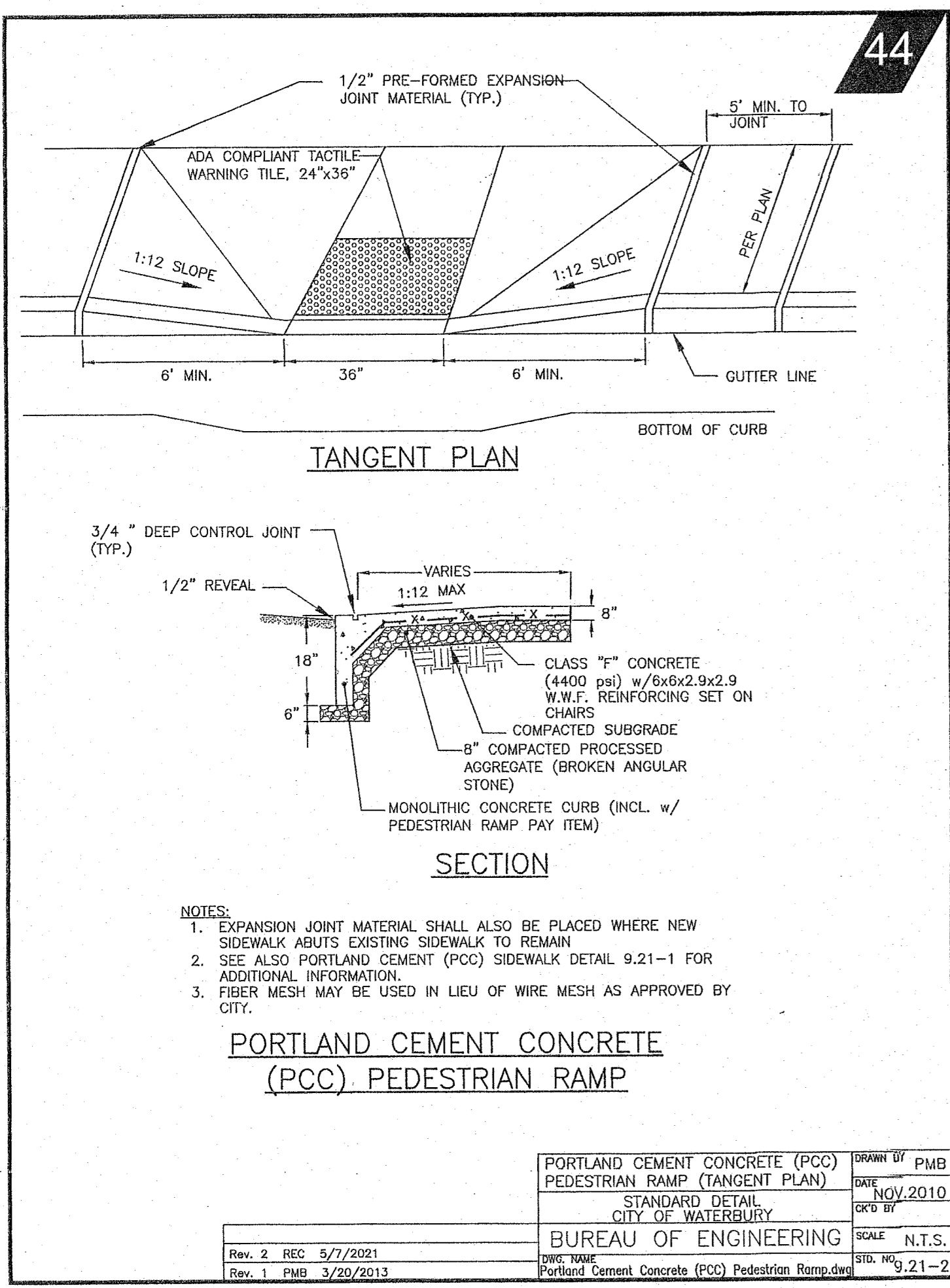
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PRINCIPAL ENGINEER
GEORGE T. COTTER
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PE# 10148

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- GENERAL NOTES:**
1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND EXISTING SITE CONDITIONS AND BRING ANY ERRORS OR CONFLICTS TO THE ATTENTION OF THE DESIGN ENGINEER.
 2. UTILITIES SHOWN ARE FROM BEST AVAILABLE DATA AND ARE SUBJECT FIELD VERIFICATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHOULD BE AWARE OTHER UTILITIES MAY EXIST. CALL BEFORE YOU DIG 811.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNFORESEEN FIELD CONDITIONS, INCLUDING ALL UNDERGROUND TANKS, UTILITIES & CABLES, AND ANY DAMAGE OR ADDITIONAL COSTS RESULTING THEREFROM.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO INSURE THE PROPER PROTECTION OF ALL UNDISTURBED AND/OR DOWN GRADIENT AREAS.
 5. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE MUNICIPAL, STATE, AND/OR REGULATORY AGENCY. THESE STANDARDS AND SPECIFICATIONS SHALL SUPERSEDE ANY AND ALL CONFLICTING INFORMATION THAT MAY BE SHOWN ON THE PLANS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THE EXISTENCE OF ANY AND ALL LOCAL, REGIONAL AND/OR STATE APPROVALS AND PERMITS REQUIRED FOR THE CONSTRUCTION, INCLUDING ANY AND ALL INSPECTIONS REQUIRED THEREOF.



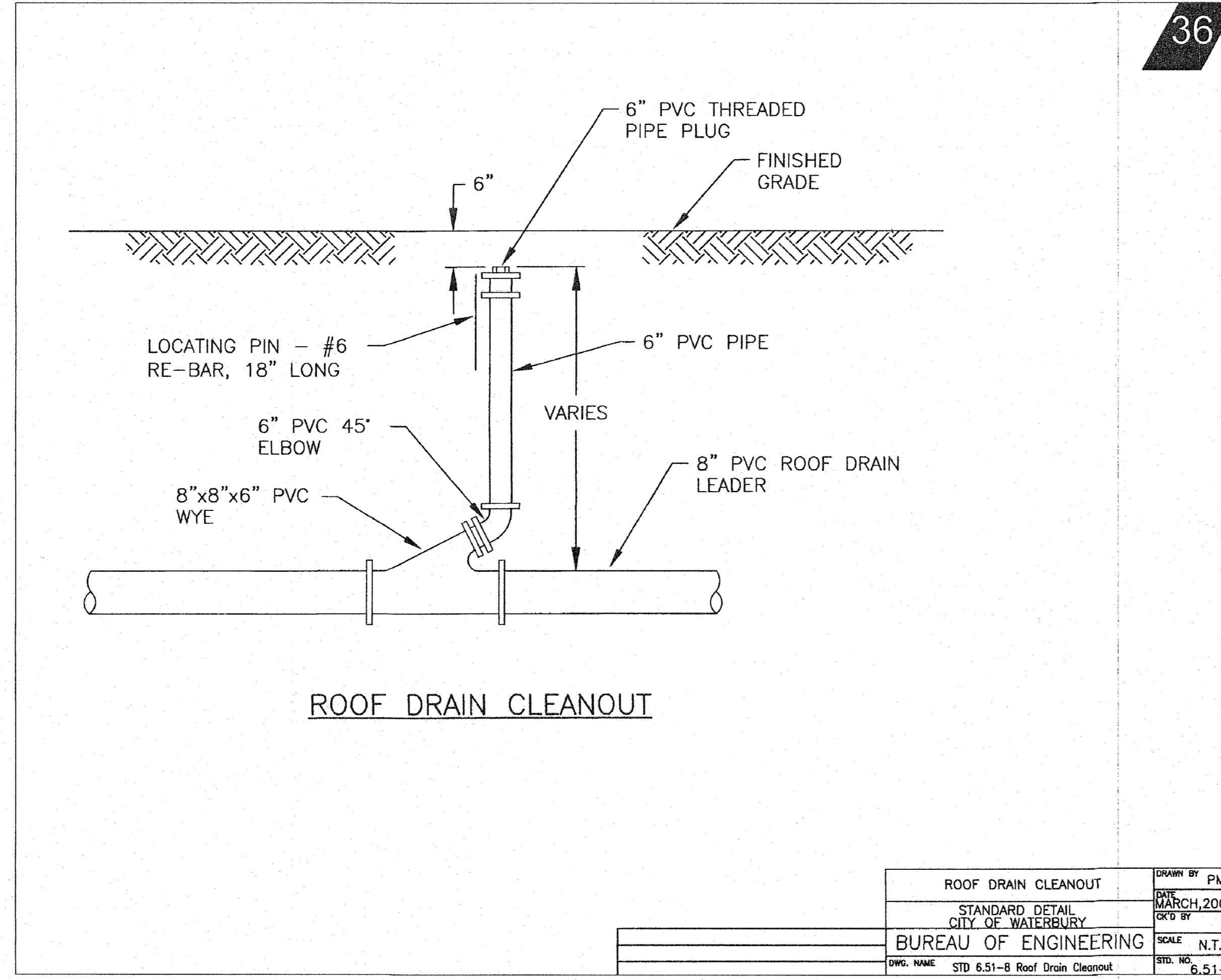
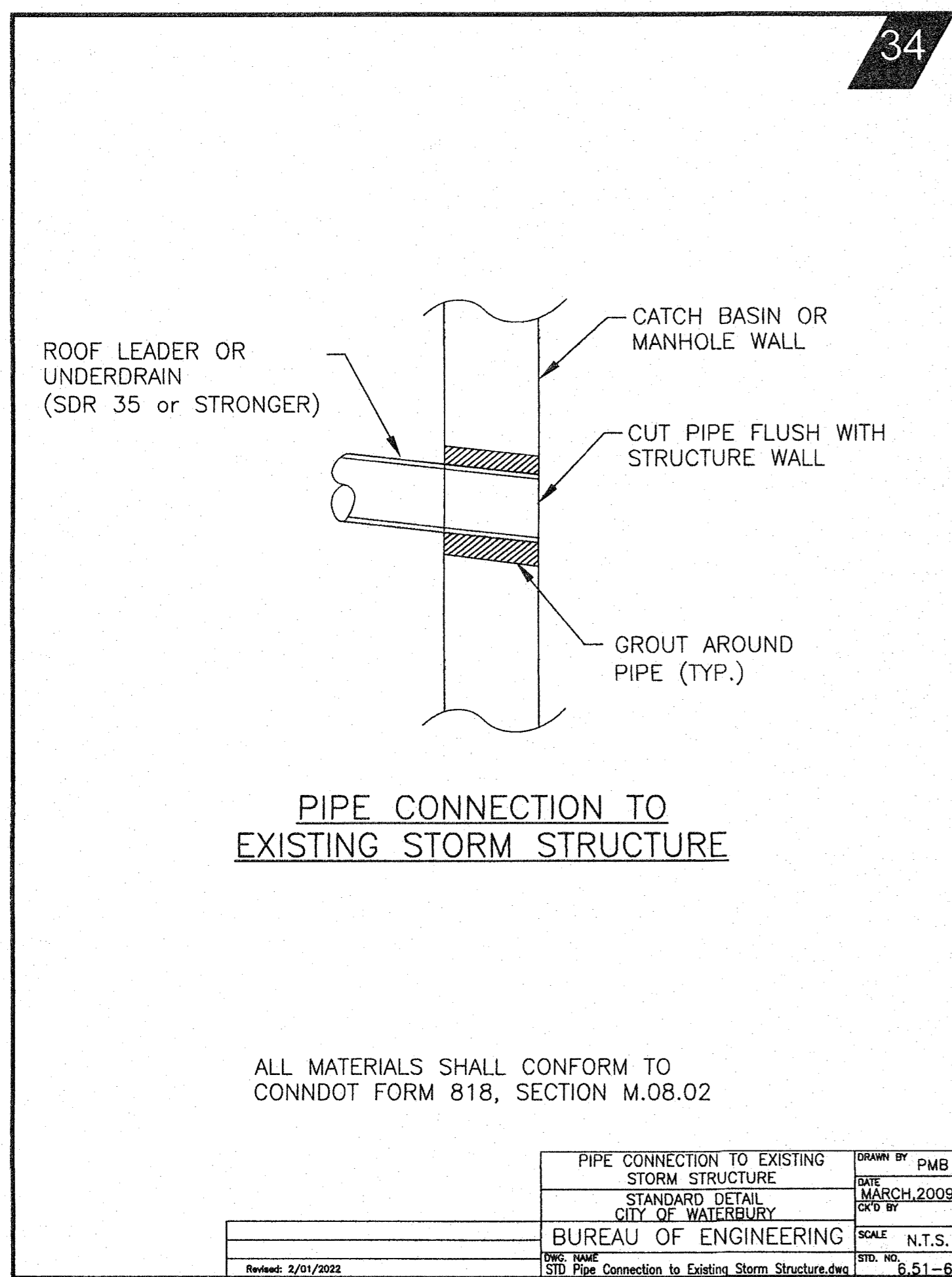
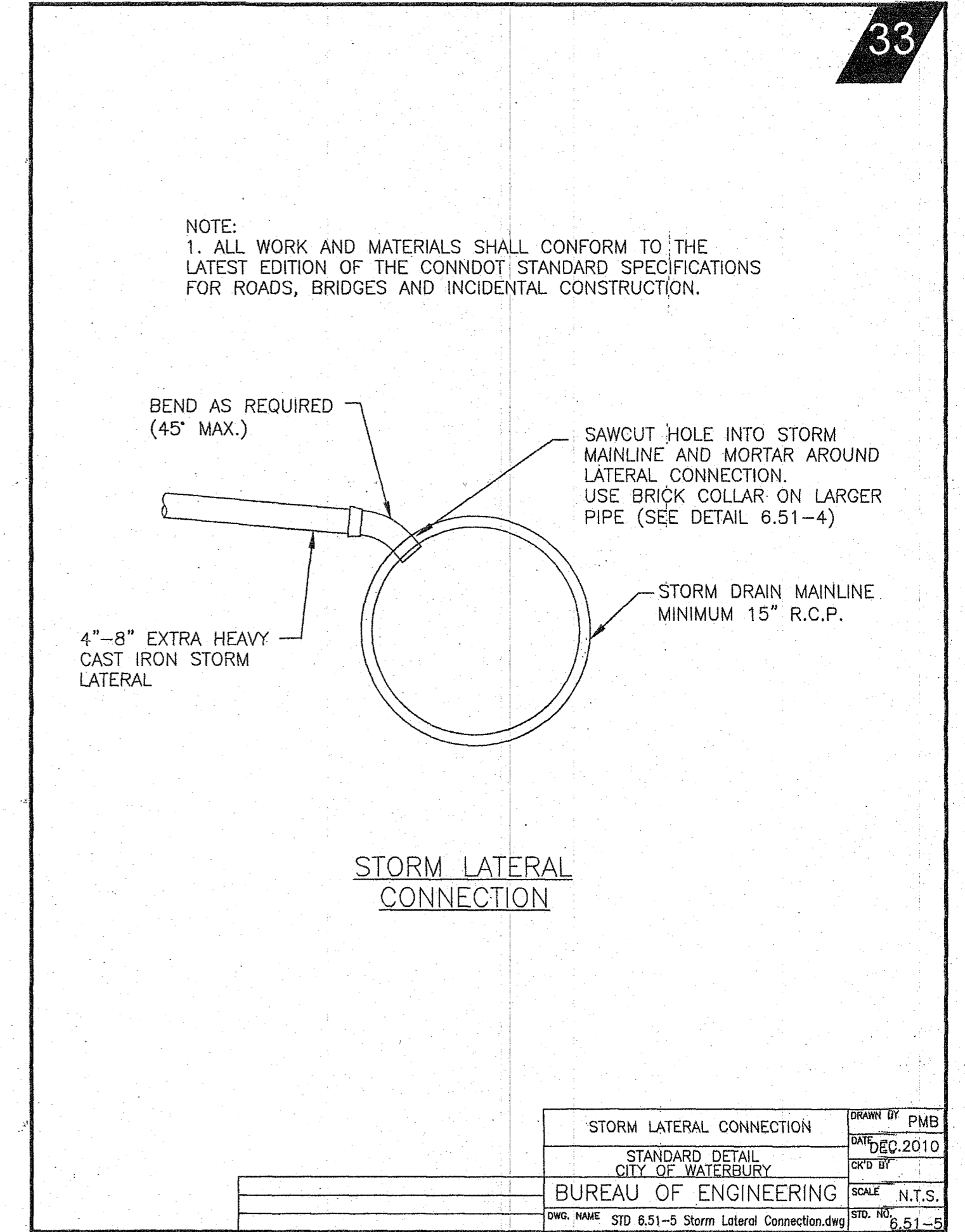
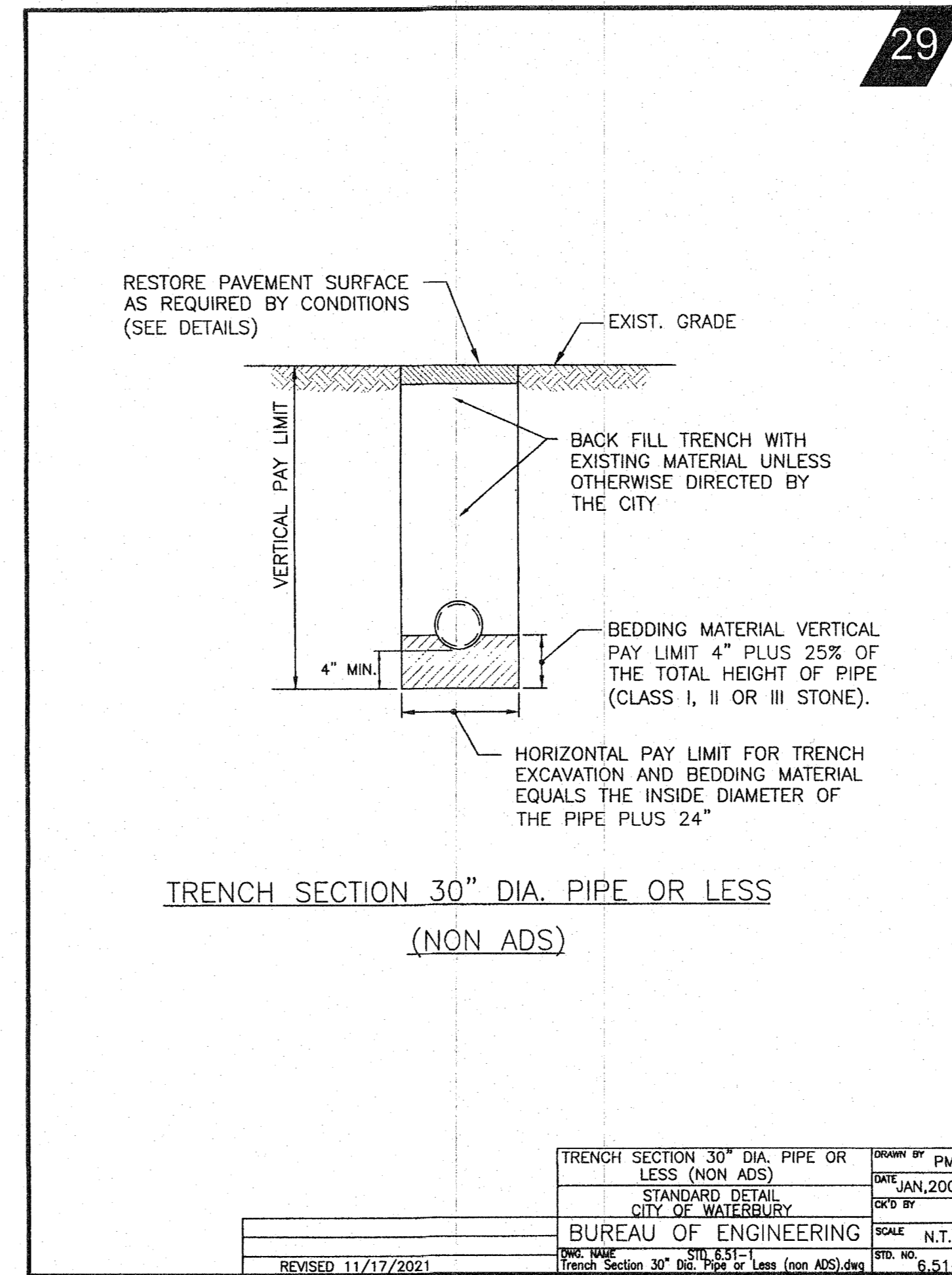
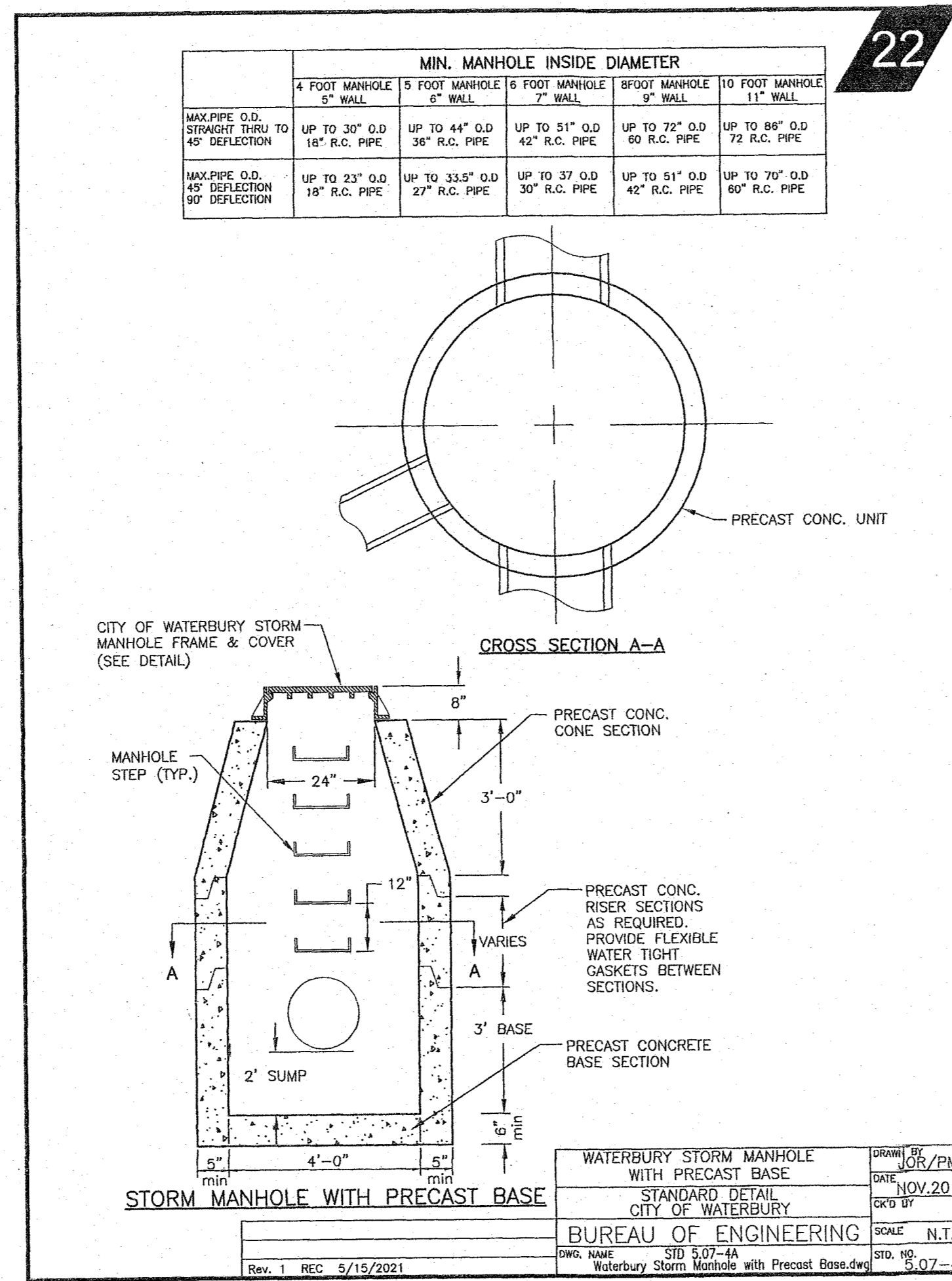
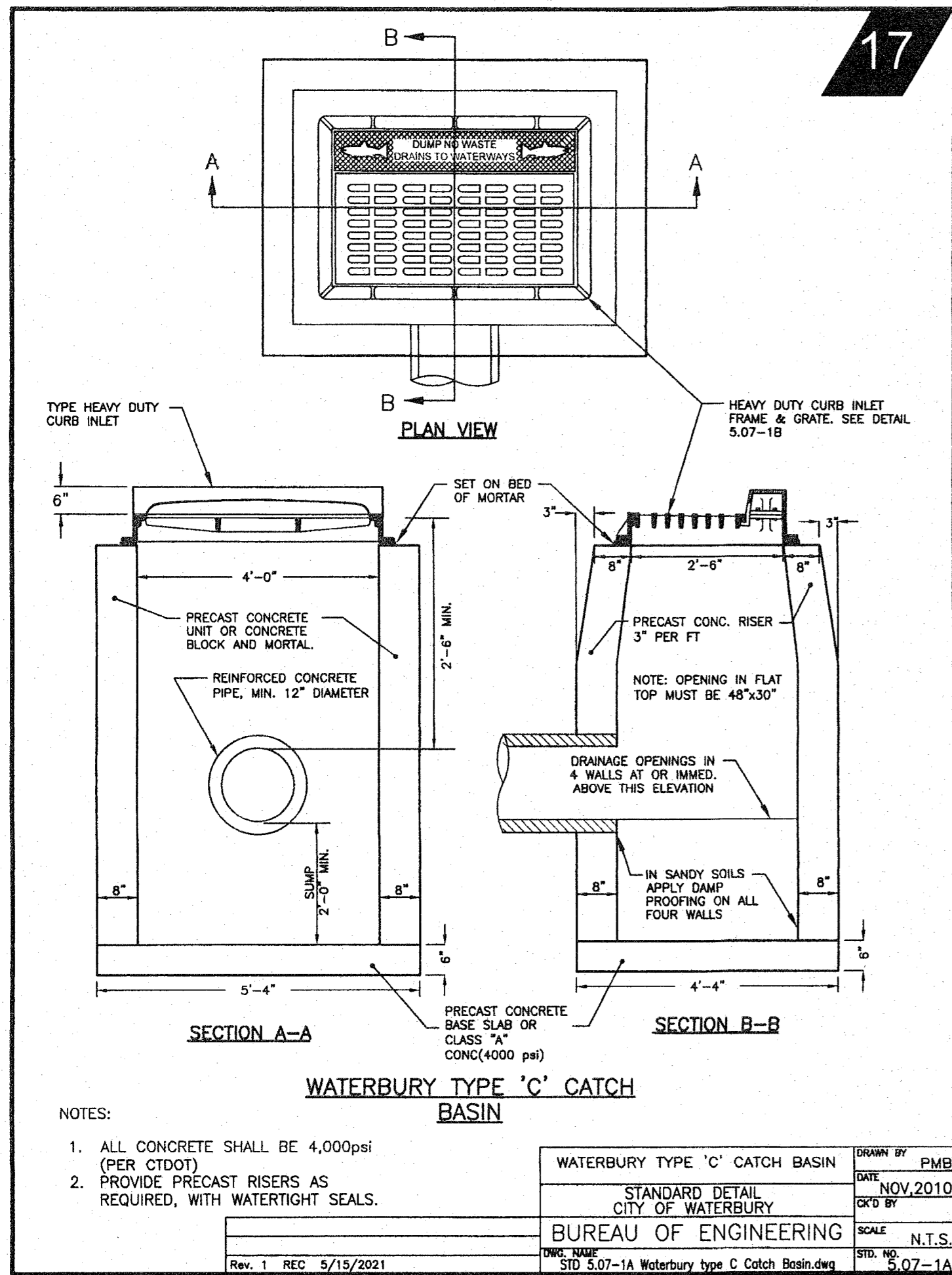
NOTE:
ALL CONSTRUCTION TO BE IN CONFORMANCE WITH THE STANDARDS, SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF WATERBURY.

CONSTRUCTION NOTES AND DETAILS
FOR RESUBDIVISION OF
MBL 0066-0985-0017
"HIGHFIELD MEADOWS"
LOTS 17 THRU 34
HALPERIN COURT
WATERBURY, CONNECTICUT

SCALE: AS NOTED DATE: OCT. 12, 2023

PREPARED BY
George T. Gwyther
PRINCIPAL ENGINEER OCC GROUP, INC.
GEORGE T. GWYTHER PE# 10148

PREPARED BY
OCC Group, Incorporated
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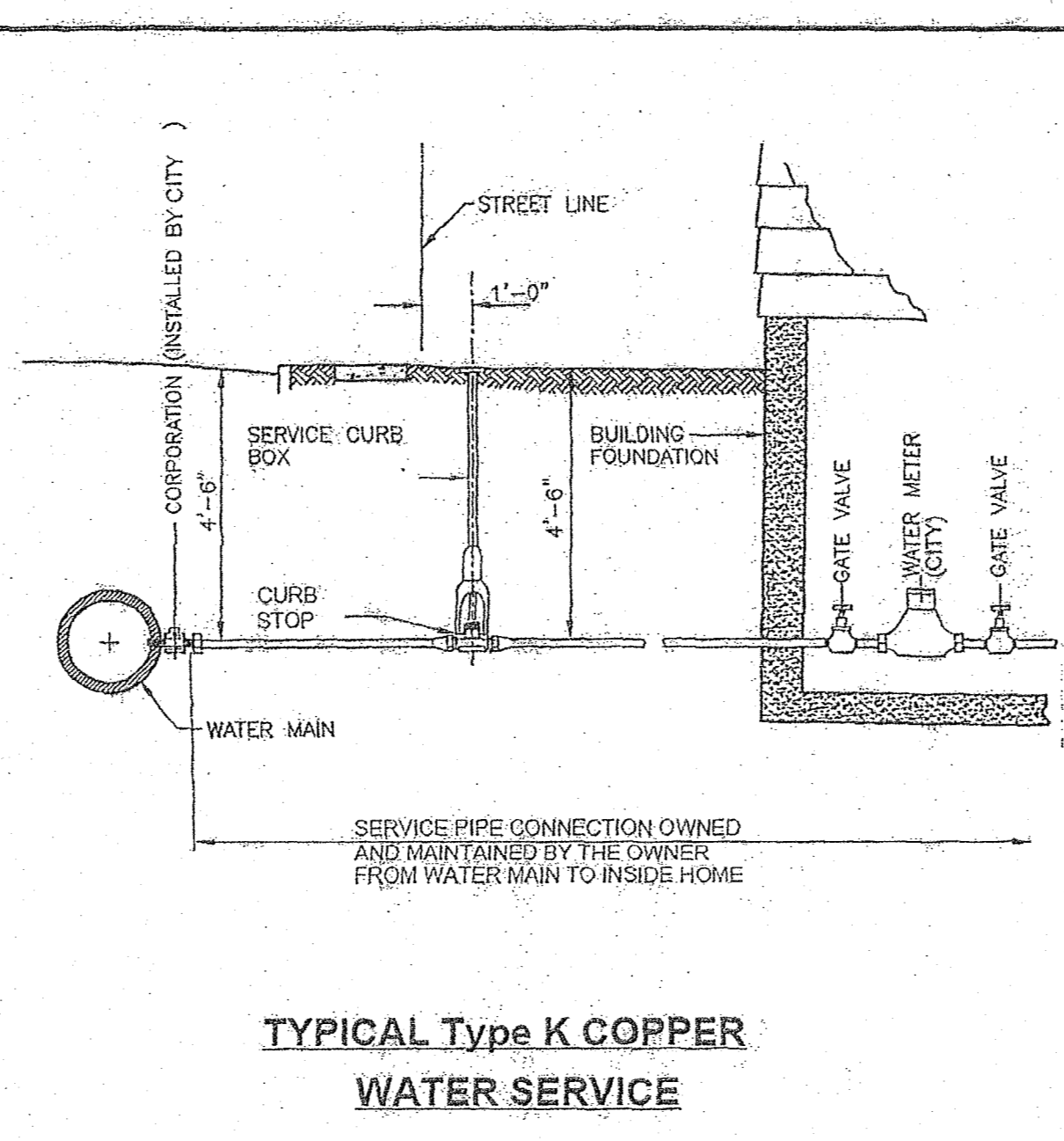
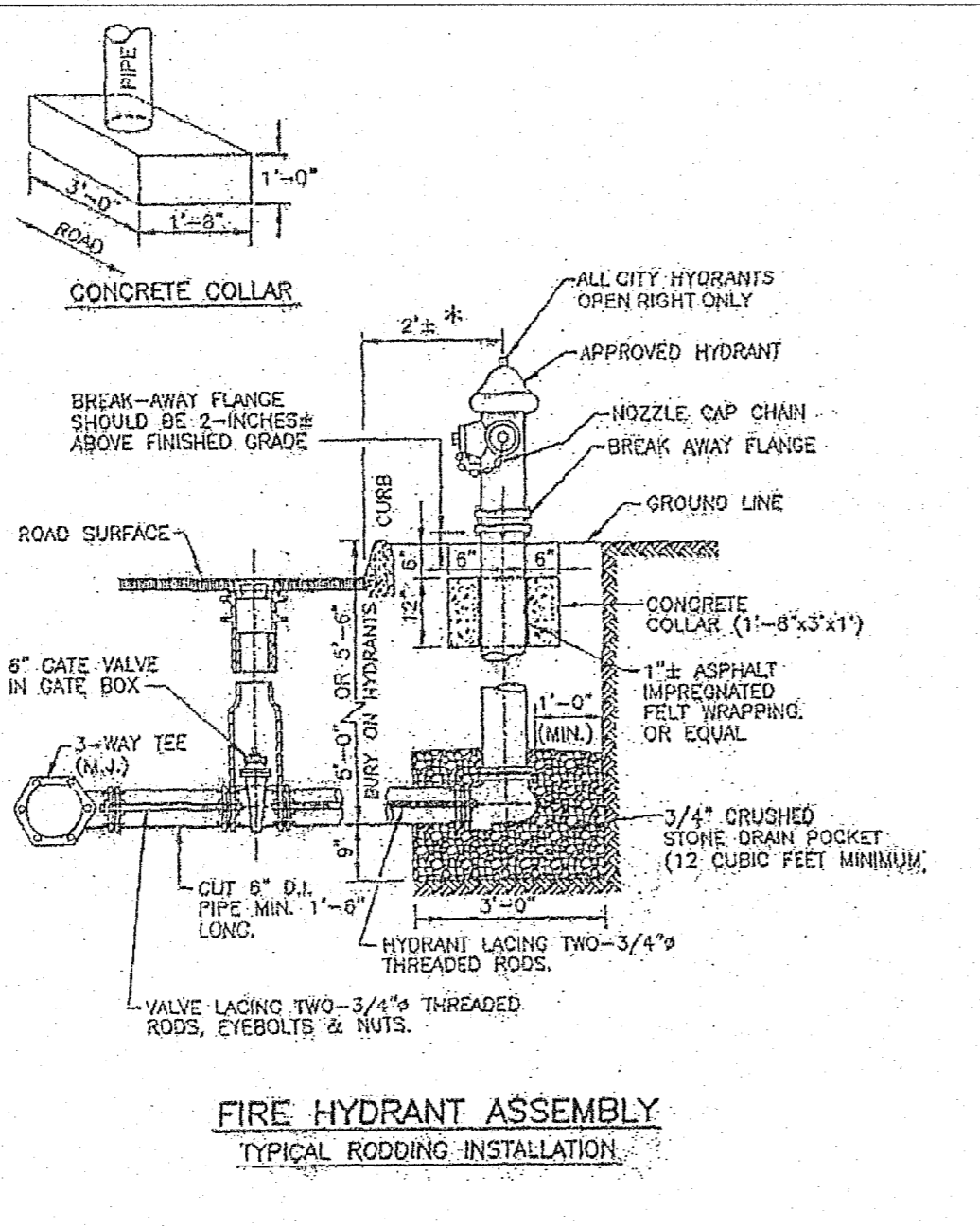
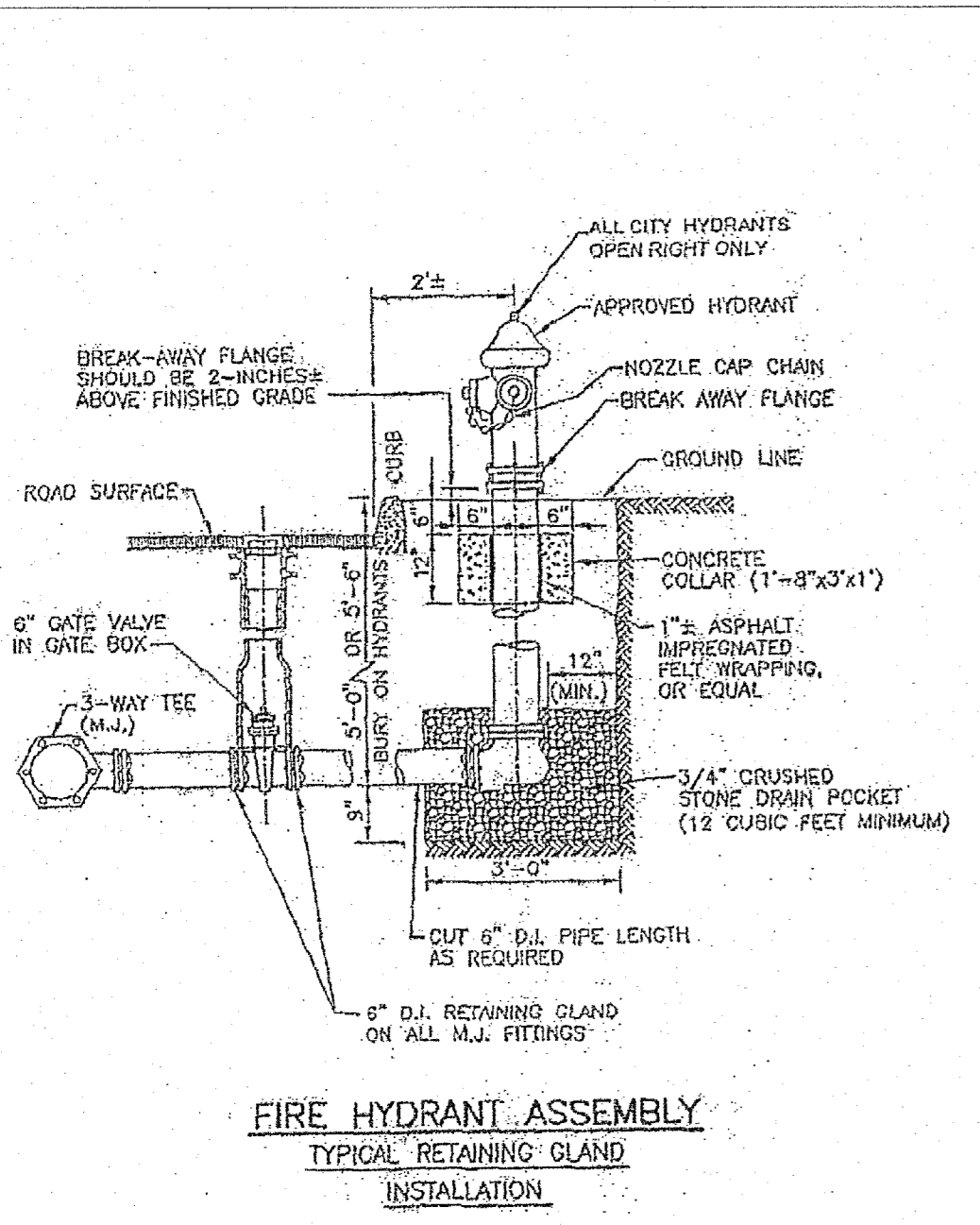


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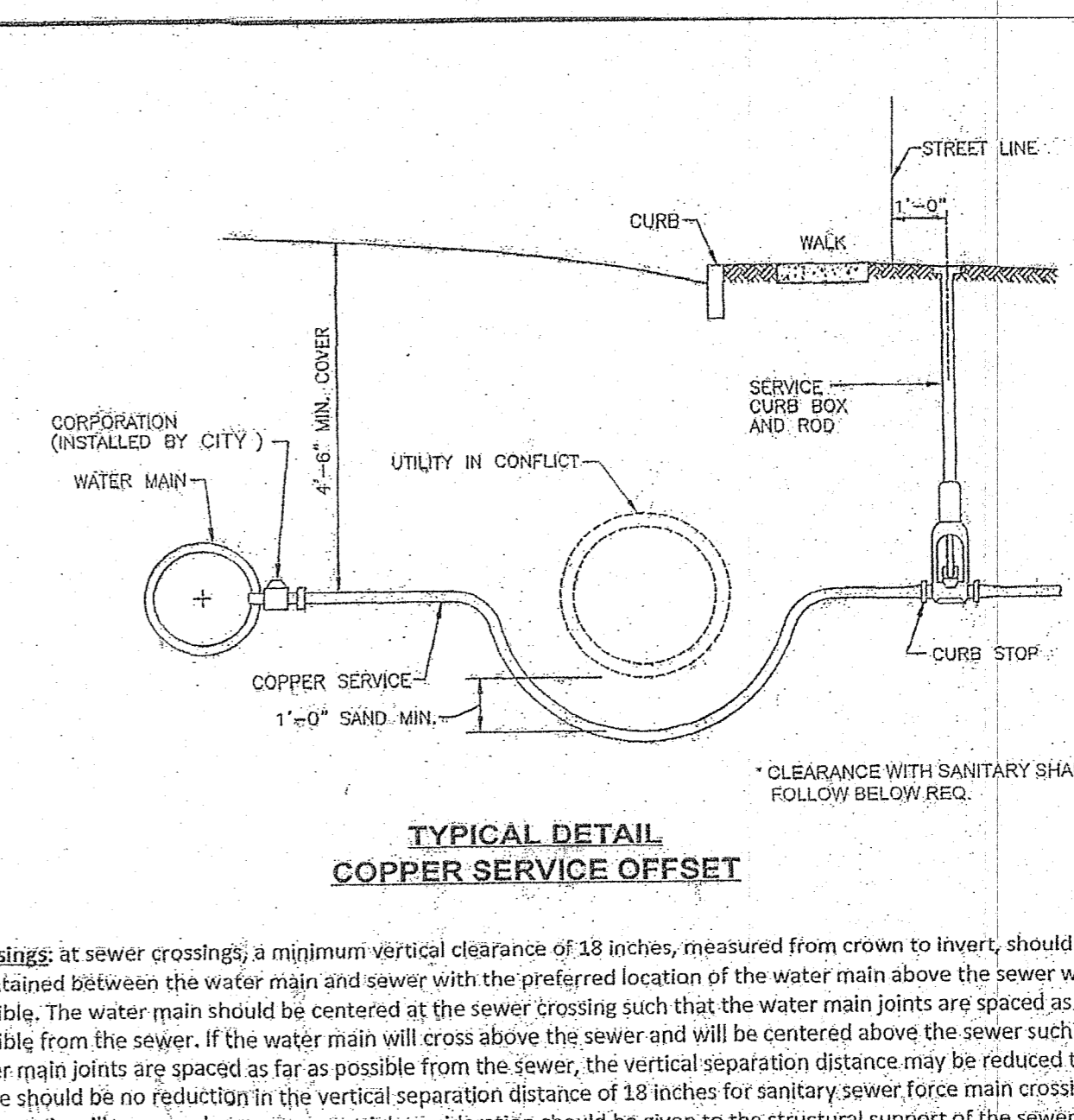
PRINCIPAL ENGINEER OCC GROUP, INC.
 GEORGE T. COFFER PE# 10148



CITY OF WATERBURY

BUREAU OF WATER

WATER SERVICE INSTALLATION DETAILS

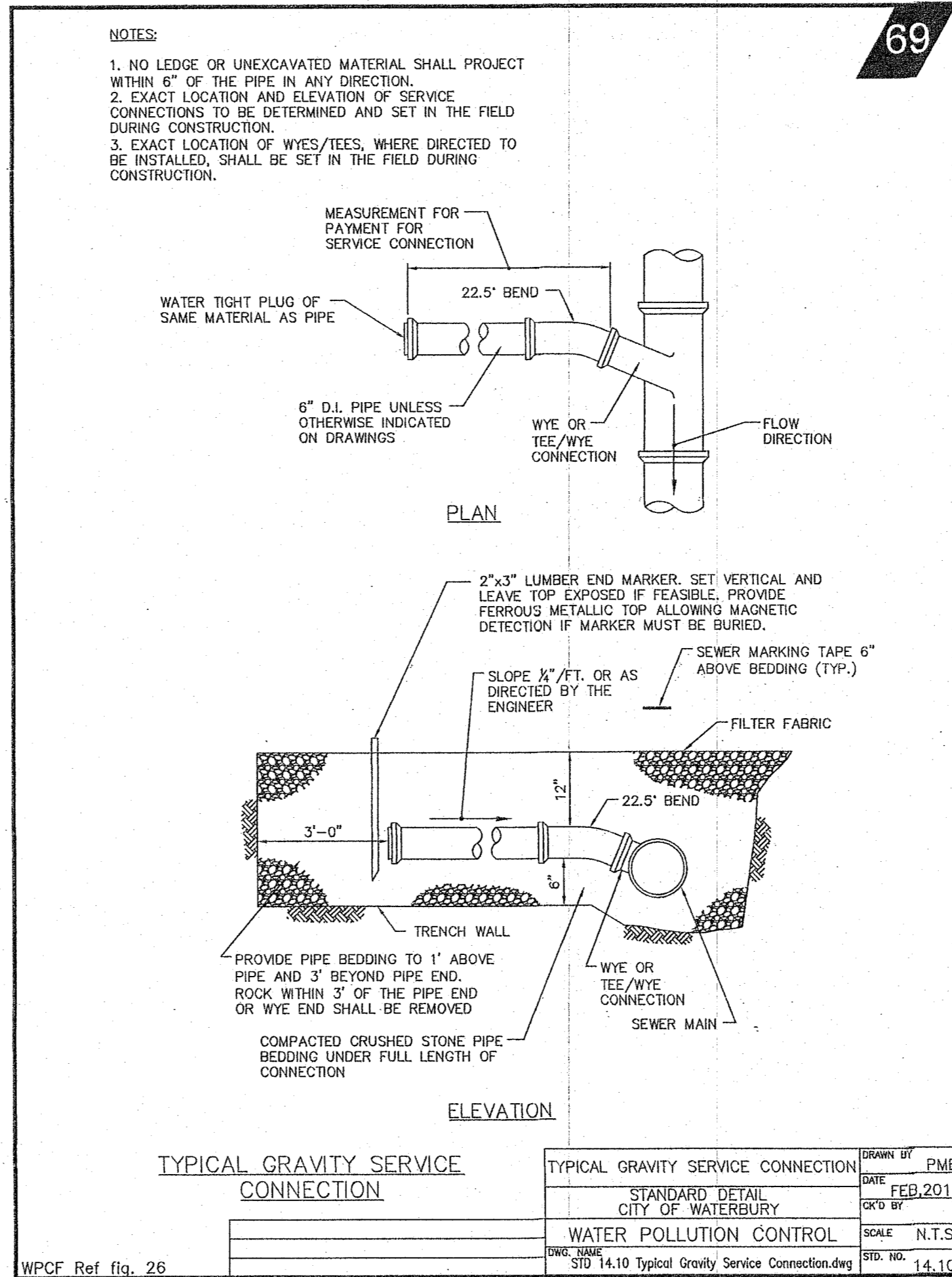
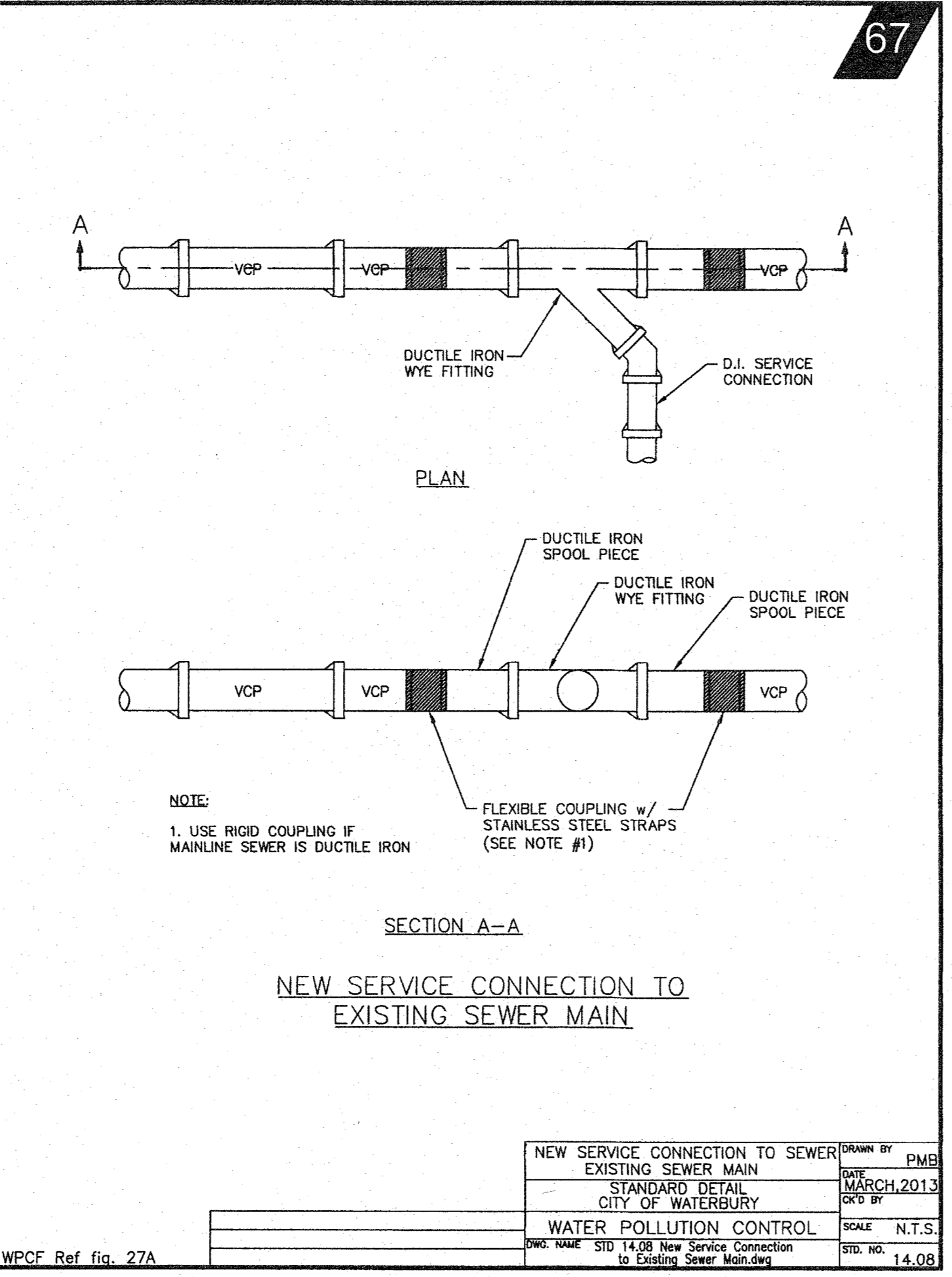
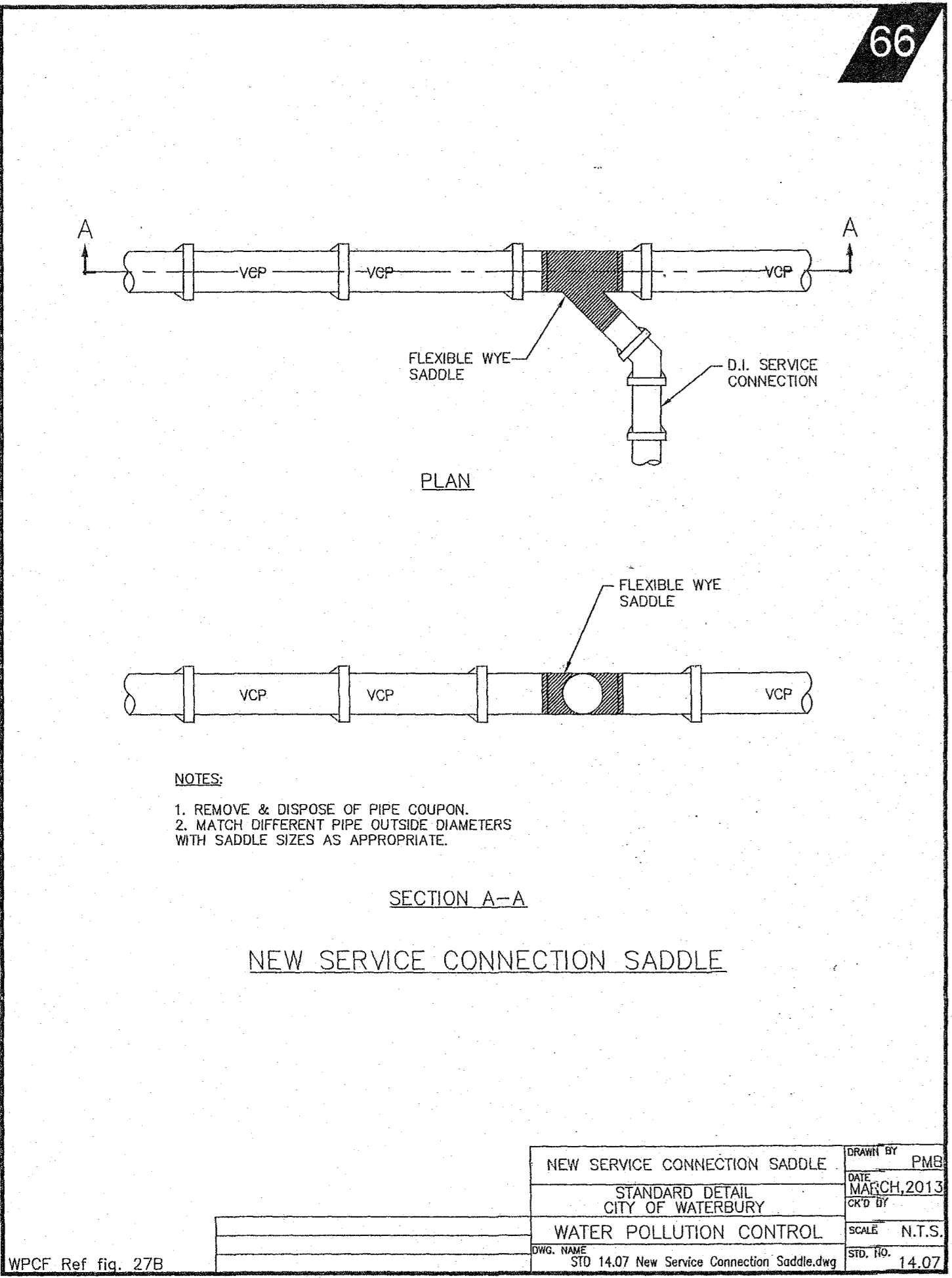


Crossings: at sewer crossings, a minimum vertical clearance of 18 inches, measured from crown to invert, should be maintained between the water main and sewer with the preferred location of the water main above the sewer whenever possible. The water main should be centered at the sewer crossing such that the water main joints are spaced as far as possible from the sewer. If the water main will cross above the sewer and will be centered above the sewer such that the water main joints are spaced as far as possible from the sewer, the vertical separation distance may be reduced to 12 inches. There should be no reduction in the vertical separation distance of 18 inches for sanitary sewer force main crossings. If the water main will cross under a sewer, special consideration should be given to the structural support of the sewer to prevent settling or deflection of the sewer which may damage the water main.

CITY OF WATERBURY

BUREAU OF WATER

WATER SERVICE INSTALLATION DETAILS



NOTE:
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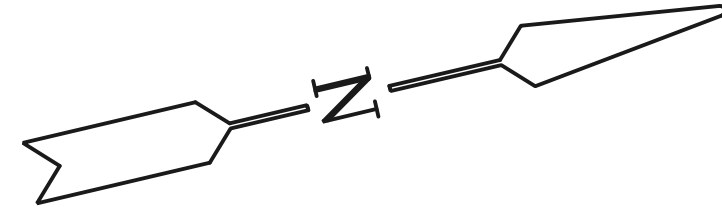
CONSTRUCTION NOTES AND DETAILS
FOR RESUBDIVISION OF
MBL 0066-0985-0017
"HIGHFIELD MEADOWS"
LOTS 17 THRU 34
HALPERIN COURT
WATERBURY, CONNECTICUT
SCALE: AS NOTED DATE: OCT. 12, 2023

PRINCIPAL ENGINEER OCC GROUP, INC.
GEORGE T. COFFEY PE# 10148

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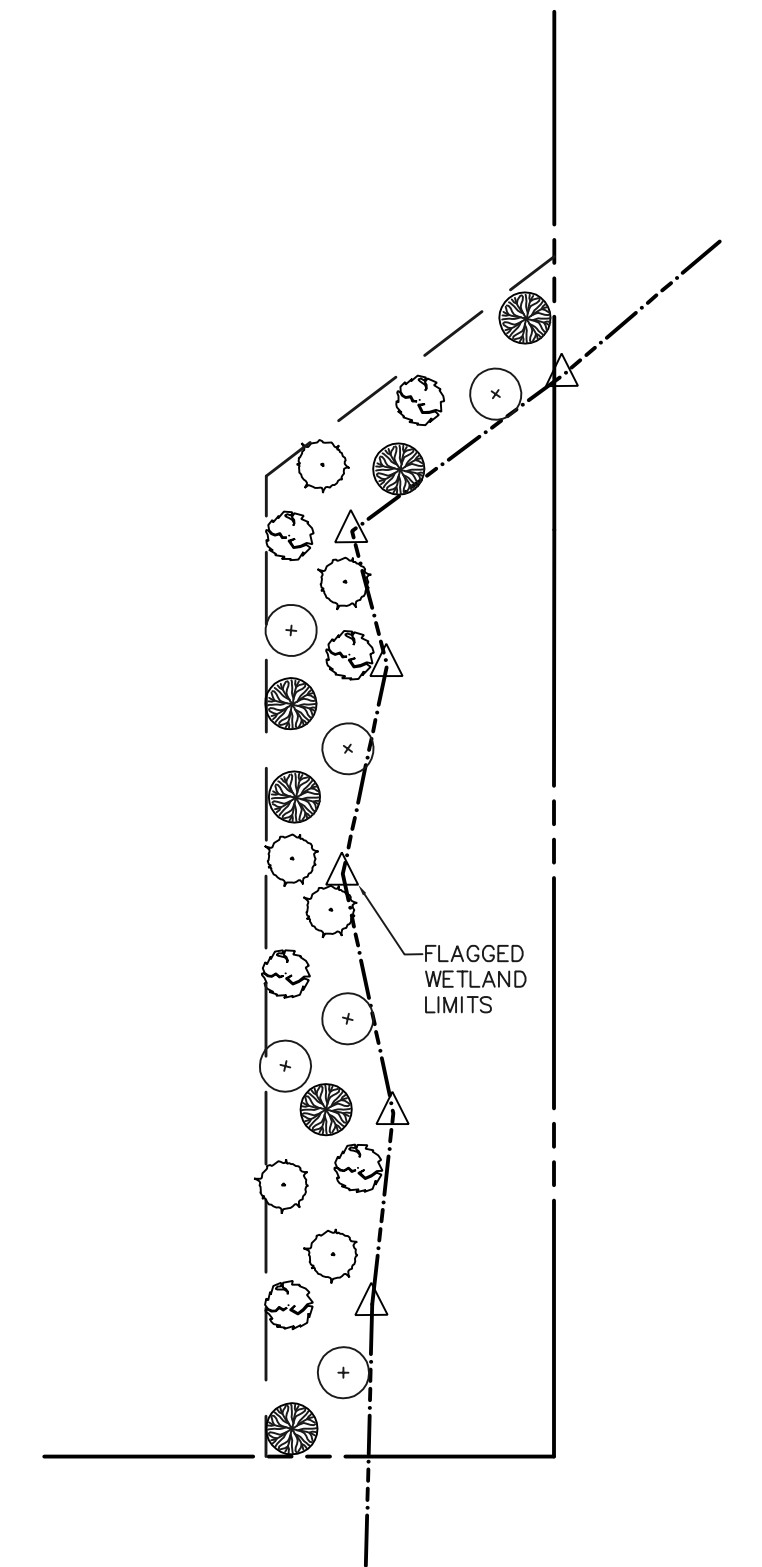
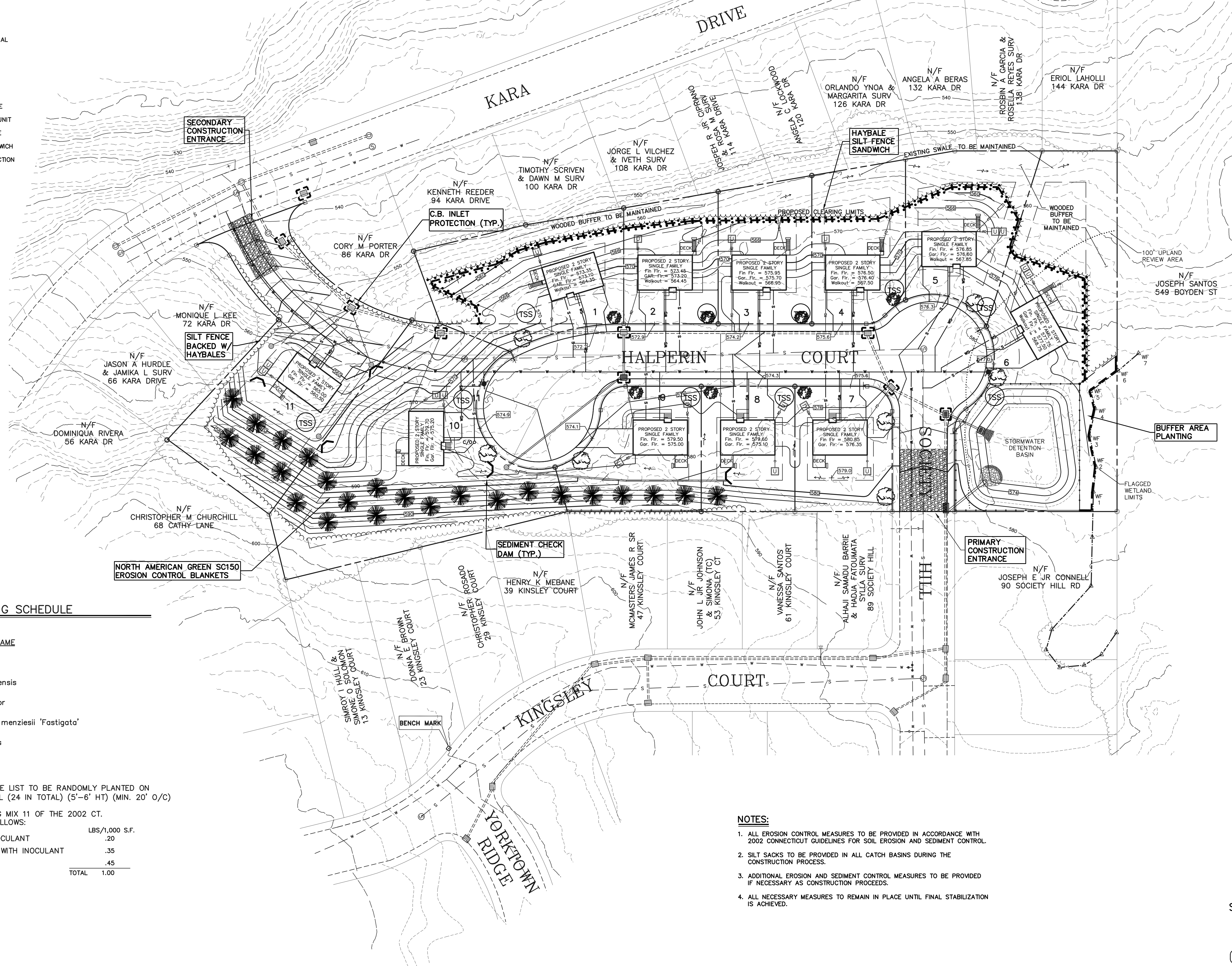
LEGEND

- EXISTING PROPERTY LINE
- ⊕ DENOTES MON. TO BE SET
- ⊙ DENOTES I.P. TO BE SET
- EXISTING CONTOURS
- PROPOSED CONTOUR
- ⊕ PROPOSED SPOT ELEVATION
- WETLAND LIMITS
- EXISTING SANITARY SEWER
- PROPOSED SANITARY LATERAL
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- WS PROPOSED WATER SERVICE
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- ⊕ UNDERGROUND DETENTION UNIT
- ⊕ TEMPORARY SOIL STOCKPILE
- HAYBALE SILT FENCE SANDWICH
- ⊕ CATCH BASIN INLET PROTECTION
- SEDIMENT CHECK DAM



WETLAND DATA:

| | |
|---|-------------|
| REGULATED WETLAND AREA: | 2,002 S.F. |
| PROPOSED WETLAND DISTURBANCE: | 0 S.F. |
| PROPOSED 100' UPLAND REVIEW AREA DISTURBANCE: | 19,002 S.F. |
| PROPOSED 100' UPLAND REVIEW AREA PLANTING: | 2,866 S.F. |
| PROPOSED CONSERVATION EASEMENT AREA: | 4,390 S.F. |



WETLAND BUFFER PLANTING SCHEDULE

SCALE: 1" = 20'
NOTE: EXISTING DEBRIS TO BE REMOVED, PREVIOUSLY CUT DRAINAGE TRENCHES TO BE FILLED, AREA TO BE MULCHED AND PLANTED WITH WETLAND BUFFER VEGETATION.

| Symbol | Scientific/Common Names | Quantity | Size | Spacing |
|--------|--|----------|---------|---------|
| ⊙ | Comus Sericea red-osier dogwood | 6 | 15'-18" | 10' o/c |
| ⊙ | Viburnum Opulus high bush cranberry | 8 | 15'-18" | 8' o/c |
| ⊙ | Ilex verticillata winterberry | 6 | 15'-18" | 8' o/c |
| ⊙ | Lindera benzoin spicebush | 6 | 15'-18" | 8' o/c |

NO INVASIVE SPECIES WILL BE PERMITTED ON-SITE

SLOPE PLANTING SCHEDULE

| COMMON NAME | BOTANICAL NAME |
|--------------------|-----------------------------------|
| WHITE SPRUCE | Picea glauca |
| CANADIAN HEMLOCK | Tsuga canadensis |
| CONCOLOR FIR | Abies concolor |
| DOUGLAS FIR | Pseudotsuga menziesii 'Fastigata' |
| EASTERN WHITE PINE | Pinus strobus |

NOTES:

- A VARIETY OF SPECIES FROM THE ABOVE LIST TO BE RANDOMLY PLANTED ON THE SLOPE ABOVE THE RETAINING WALL (24 IN TOTAL) (5'-6' HT) (MIN. 20' O/C)
- SLOPE AREA TO BE SOWN WITH SEEDING MIX 11 OF THE 2002 CT. GUIDELINES FOR E & S CONTROL AS FOLLOWS:

| | |
|--|----------------|
| BIRD'S FOOT TREFOIL (EMPIRE) WITH INOCULANT | LBS/1,000 S.F. |
| CROWTCH VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT | .20 |
| CREEPING RED FESCUE (PENNLAWN) | .35 |
| | .45 |
| TOTAL | 1.00 |

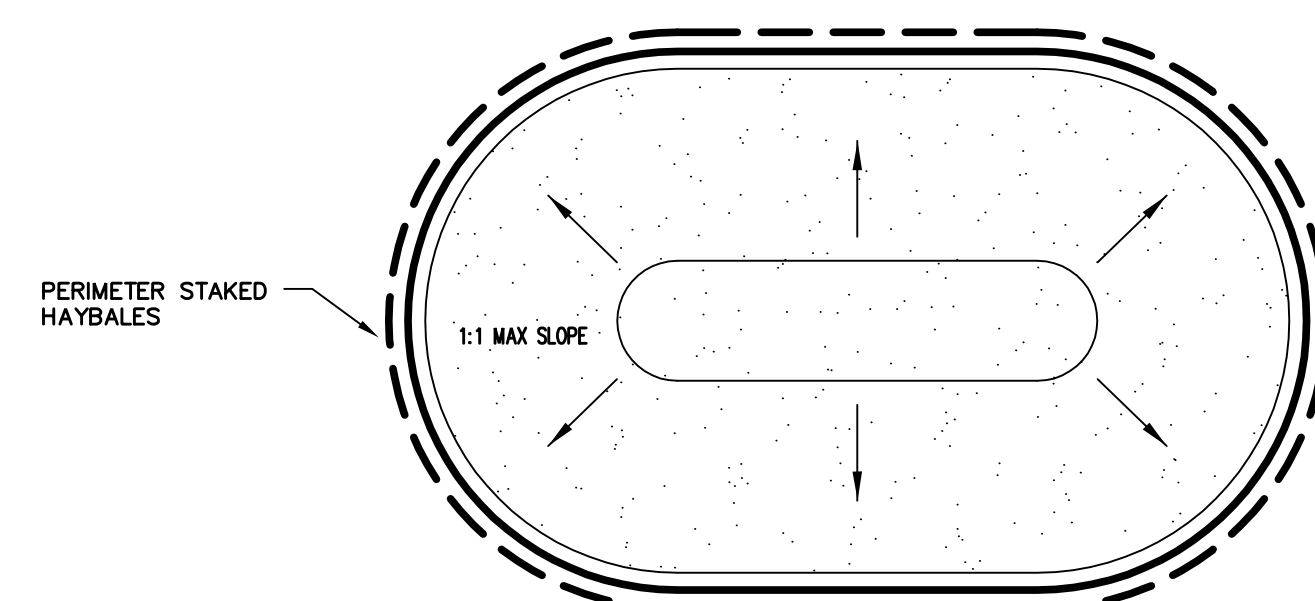
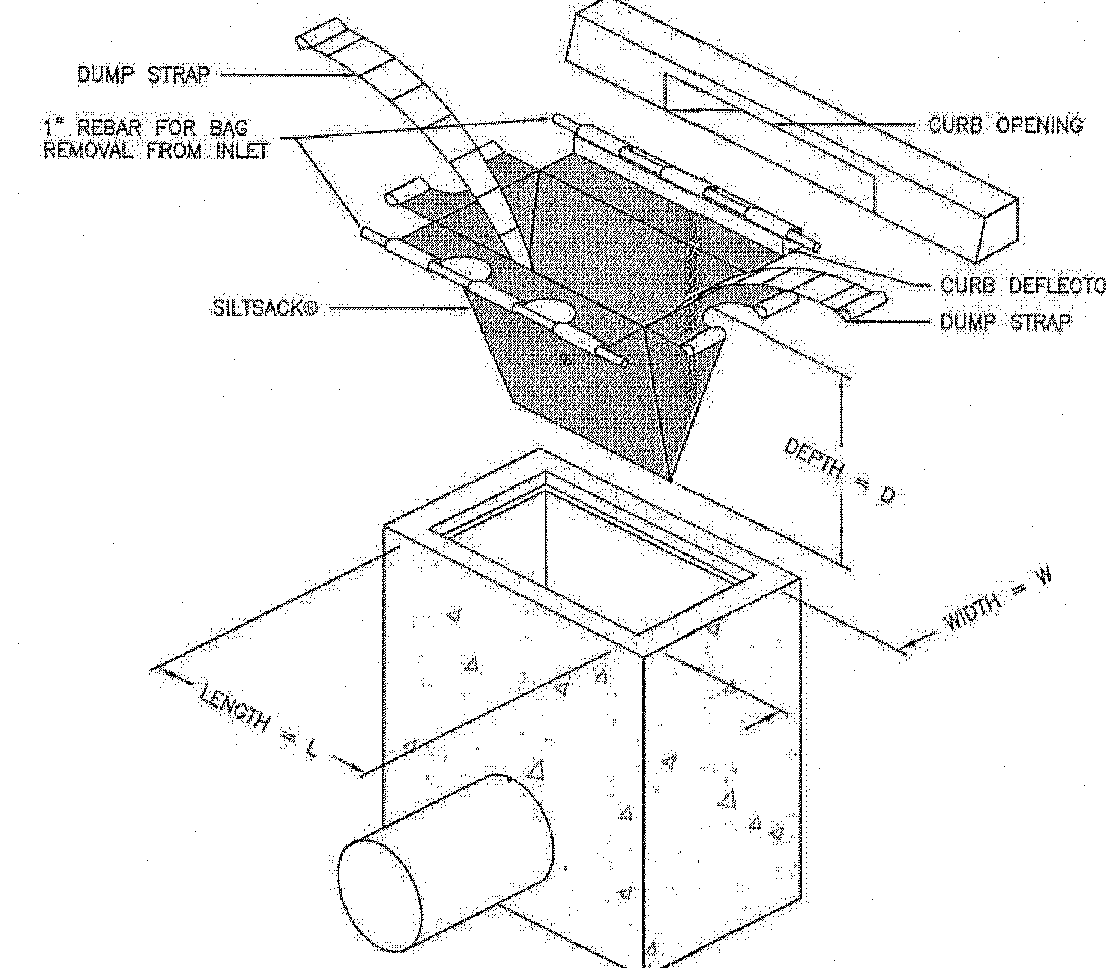
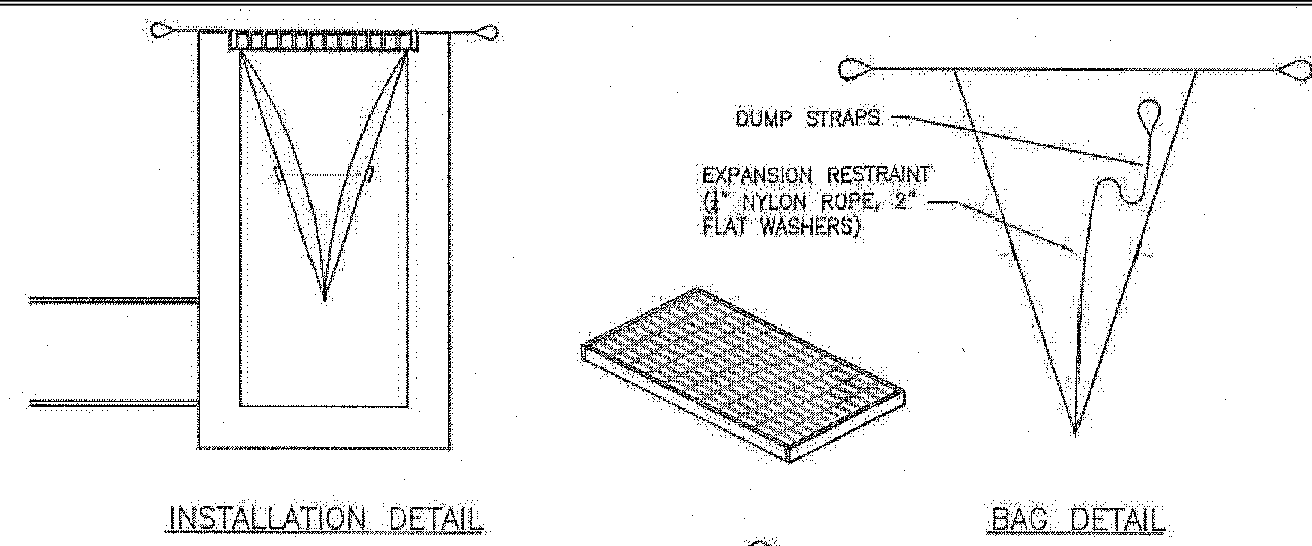
NOTES:

- ALL EROSION CONTROL MEASURES TO BE PROVIDED IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- SILT SACKS TO BE PROVIDED IN ALL CATCH BASINS DURING THE CONSTRUCTION PROCESS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES TO BE PROVIDED IF NECESSARY AS CONSTRUCTION PROCEEDS.
- ALL NECESSARY MEASURES TO REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED.

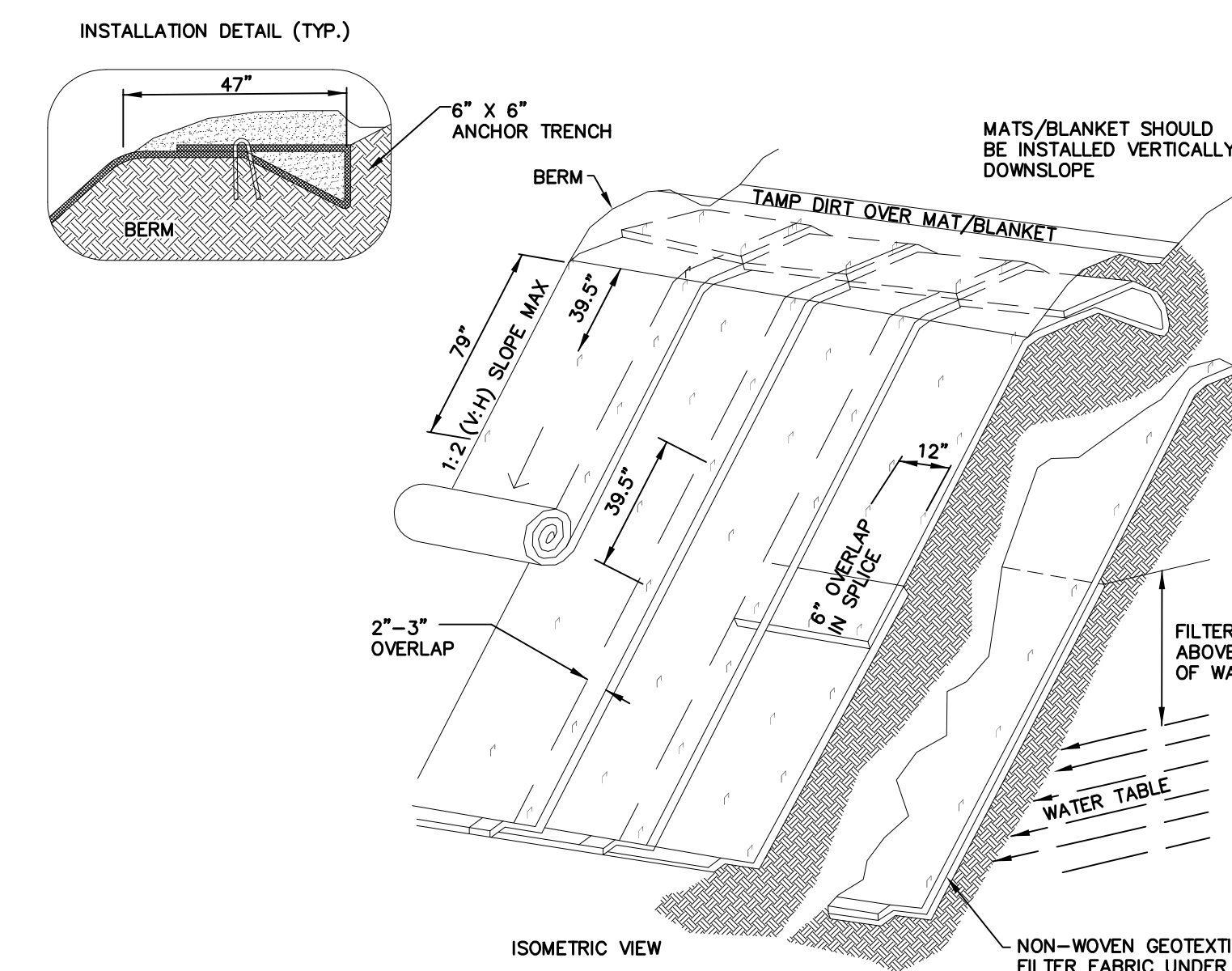
EROSION & SEDIMENT CONTROL PLAN
FOR RESUBDIVISION OF
MBL 0066-0985-0017
"HIGHFIELD MEADOWS"
LOTS 17 THRU 34
HALPERIN COURT
WATERBURY, CONNECTICUT
SCALE: 1" = 40' DATE: OCT. 12, 2023

PRINCIPAL ENGINEER OCC GROUP, INC.
GEORGE T. COTTER PE# 10148

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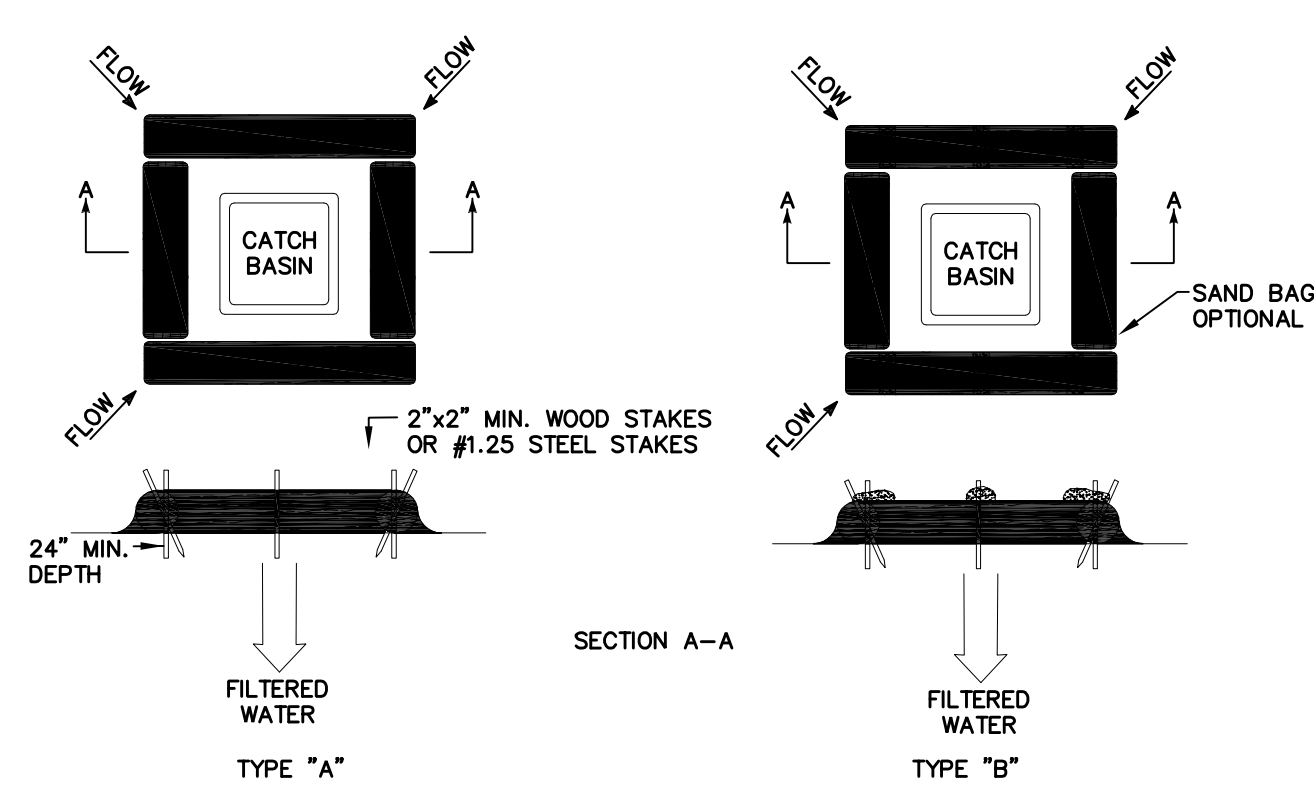


NOTE: TEMPORARY SEEDING TO BE APPLIED IF LEFT IN PLACE FOR MORE THAN 30 DAYS



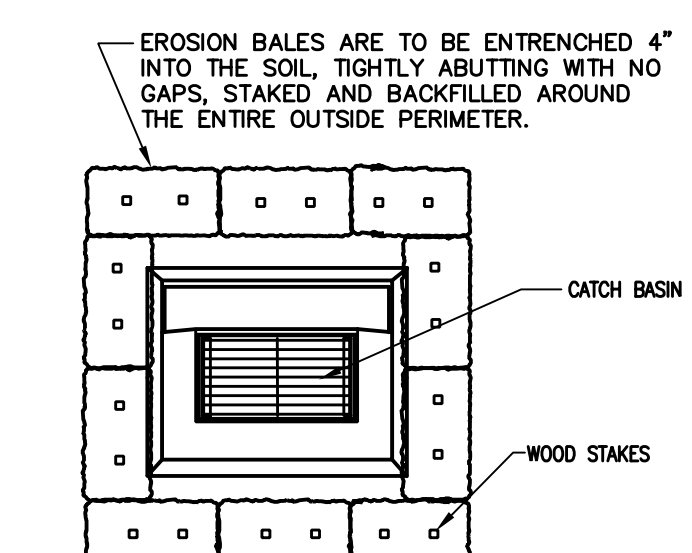
SLOPE SOIL STABILIZATION DETAIL
 N.T.S.

NOTES:
 1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS. MATS SHALL HAVE A GOOD SOIL CONTACT.
 2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 3. INSTALL PER MANUFACTURE'S RECOMMENDATION.



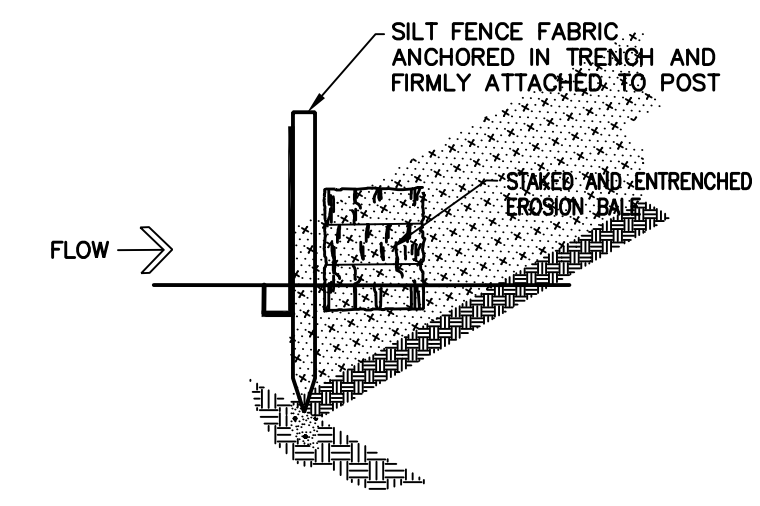
CATCH BASIN PROTECTION DETAIL (WATTLES)
 N.T.S.

NOTE: CATCH BASIN PROTECTION TYPE "B" ALTERNATIVE FOR PAVED AREAS



CATCH BASIN EROSION SEDIMENT FILTER
 N.T.S.

NOTES: 1. DURING CONSTRUCTION (SUB-GRADE CONDITION) BASIN TOP TO BE TEMPORARILY SET ON SINGLE ROW OF CINDER BLOCK TO ALLOW FILTERED RUNOFF TO ENTER STRUCTURE
 2. UPON REACHING FINAL GRADE CINDER BLOCKS TO BE REMOVED AND BASIN TOP SET WITH SEDIMENT SACK LEFT IN PLACE.

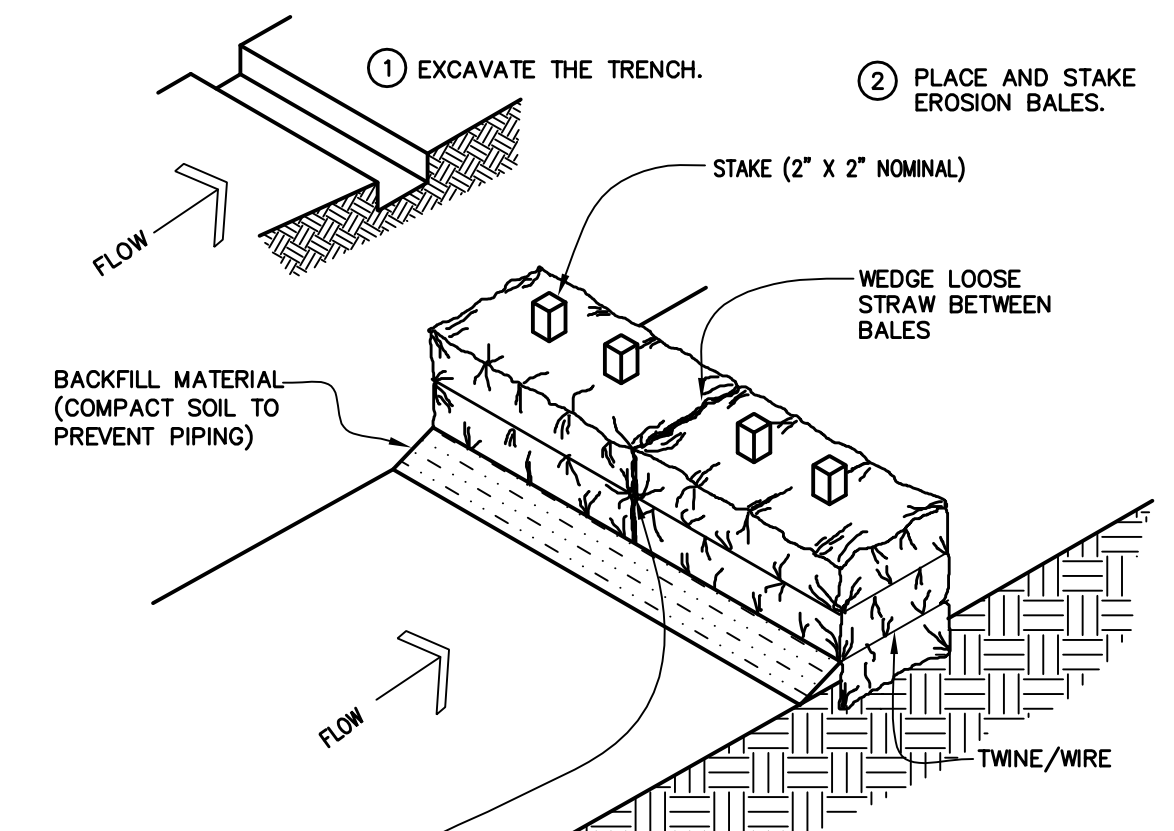


SILT FENCE BACKED W/ HAYBALE
 N.T.S.

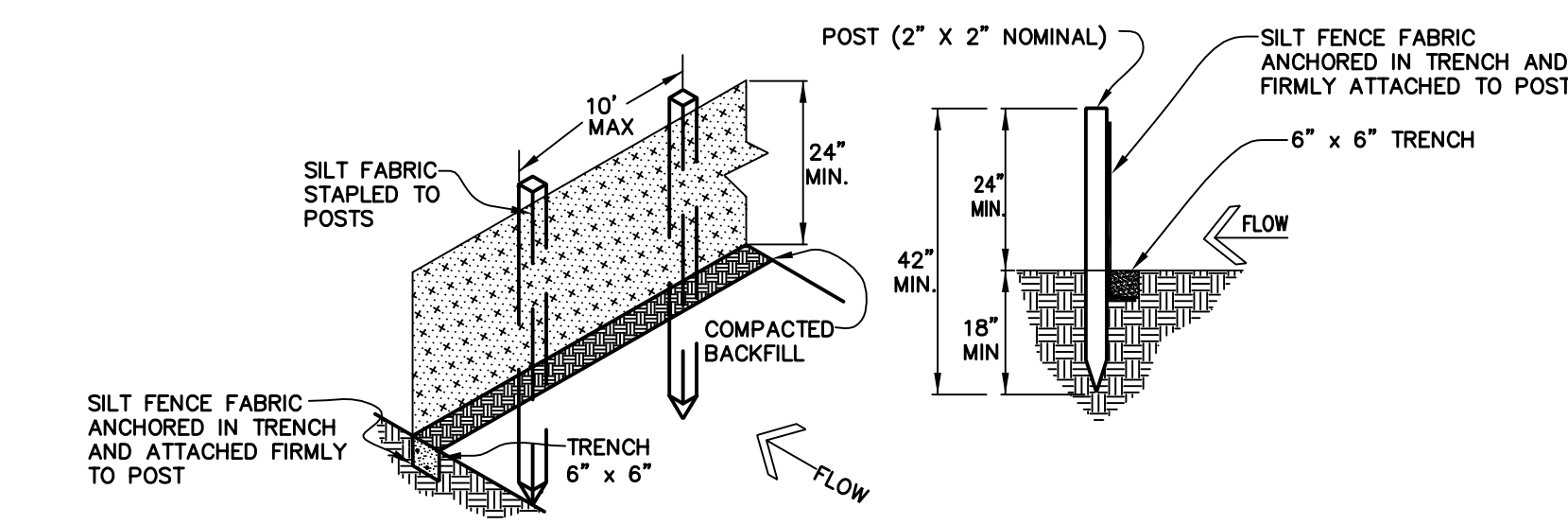
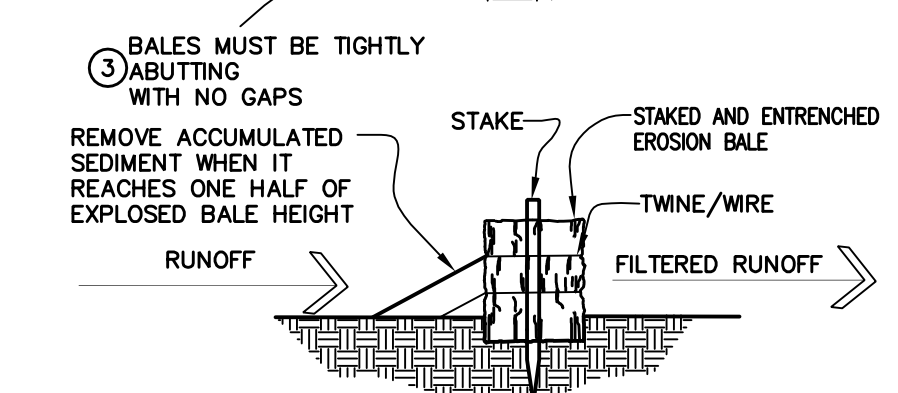
NOTE: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE AMOUNT OF LAND DISTURBANCE, AT ANY ONE TIME, SHALL BE KEPT TO A MINIMUM; WITH RESTABILIZATION OF DISTURBED AREAS SCHEDULED AS SOON AS POSSIBLE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY WHENEVER POSSIBLE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED TO INSURE PROPER SEDIMENTATION CONTROL.
6. STONE WHEEL-WIPE PADS TO BE PROVIDED AT ALL CONSTRUCTION ENTRANCES IN ACCORDANCE WITH APPLICABLE MUNICIPAL REGULATIONS.
7. HAYBALE SILT FENCE SANDWICH TO BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF ALL DISTURBED AREAS AS SHOWN ON THE PLAN.
8. CATCH BASINS AND DRAINAGE OUTLETS SHALL BE PROTECTED WITH HAYBALES OR WATTLES THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
9. SEDIMENT TO BE REMOVED FROM CONTROL STRUCTURES ON A REGULAR BASIS AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE MAINTENANCE GUIDELINES IN THE EROSION & SEDIMENT CONTROL HANDBOOK. SEDIMENT MAY BE BURIED ON SITE IN AREAS REQUIRING FILL OR MIXED WITH LOAM FOR USE IN THE ESTABLISHMENT OF LAWN AREAS.

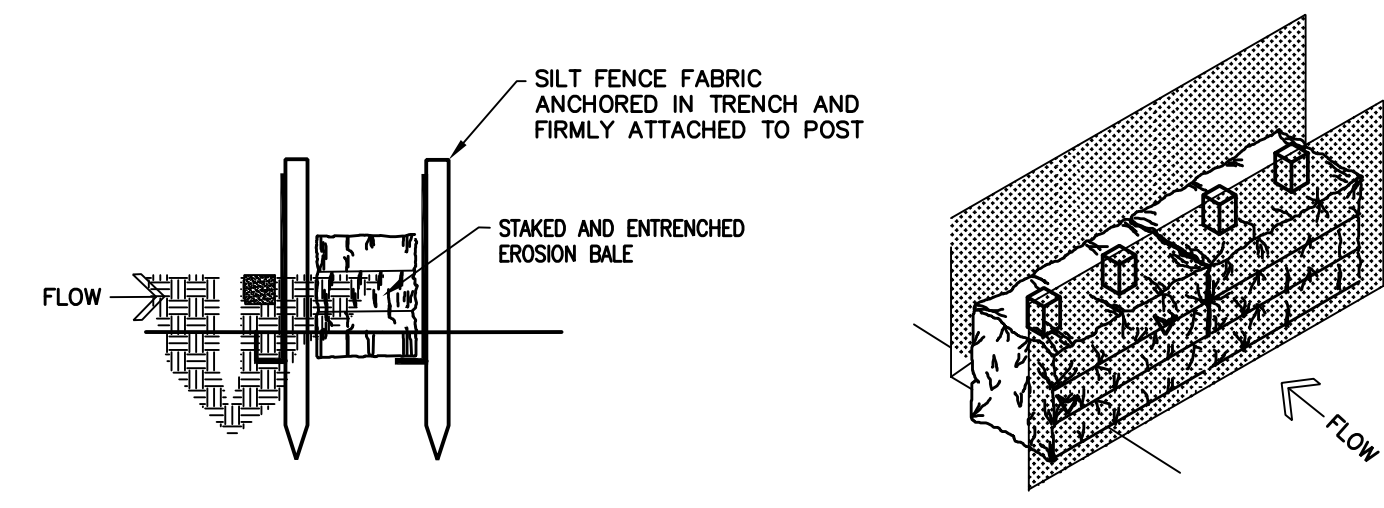


STRAW BALE BARRIER (HAYBALES)
 N.T.S.



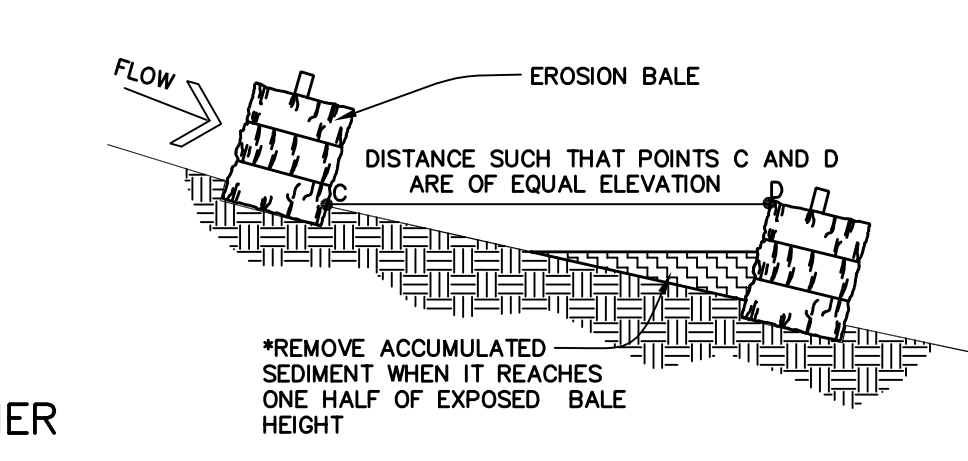
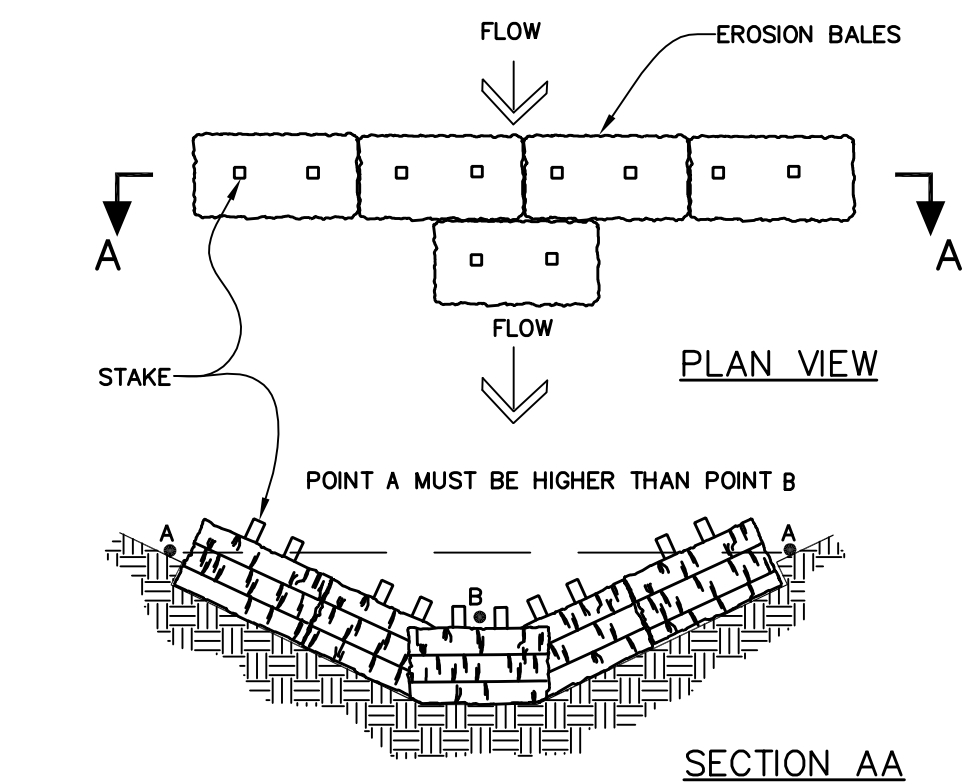
SYNTHETIC FILTER BARRIER (SILT FENCE)
 N.T.S.

NOTE: TO BE UTILIZED AT THE TOE OF CRITICAL FILLS AND ALONG ALL WETLAND BUFFER AREAS



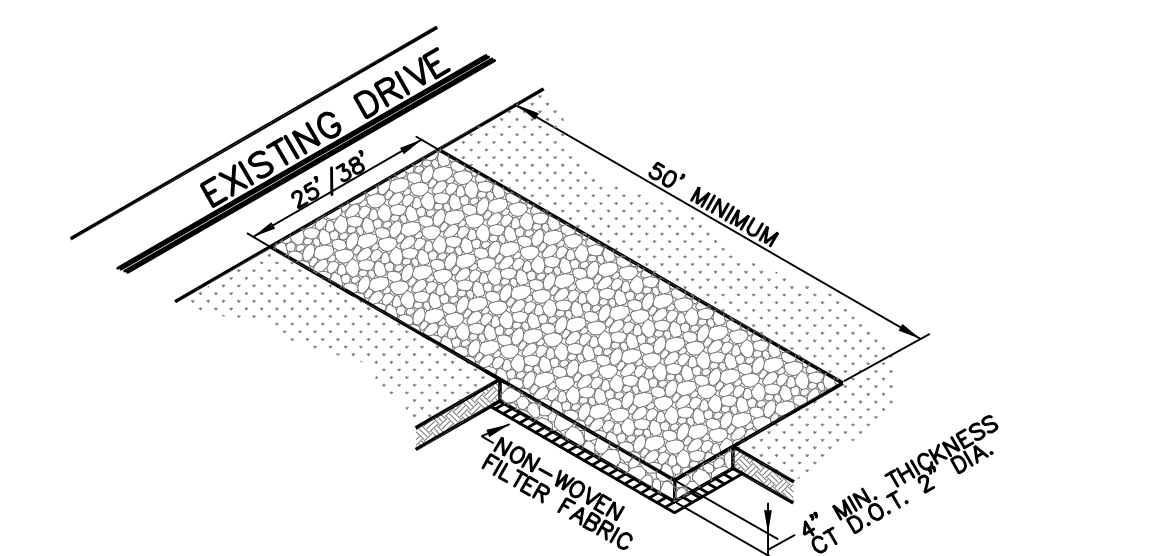
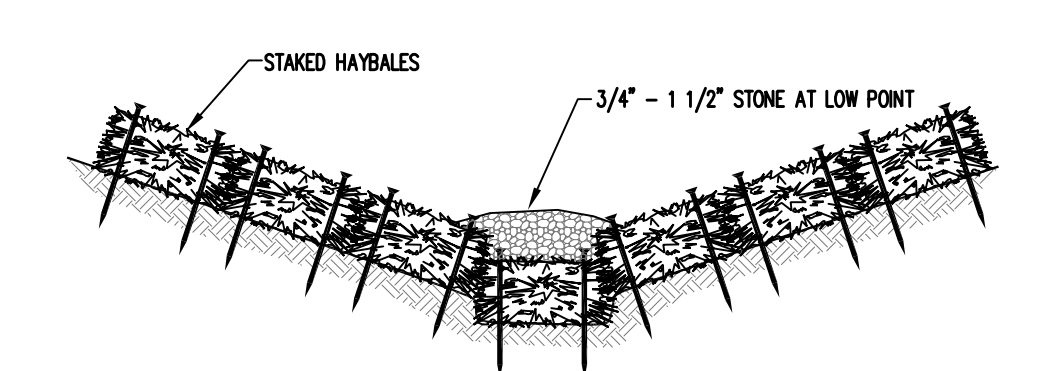
HAYBALE SILT FENCE SANDWICH
 N.T.S.

NOTE: REFER TO INDIVIDUAL DETAILS FOR INSTALLATION



SEDIMENT CHECK DAM
 N.T.S.

NOTE: TO BE USED AS REQUIRED IN AREAS OF CONCENTRATED FLOW



ANTI-TRACKING PAD
 N.T.S.

NOTE: TO BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.

E & S CONTROL NOTES & DETAILS
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