

- LEGEND**
- PROPERTY LINE
 - ANGLE POINT IN PROPERTY LINE (COMPUTED)
 - IRON PIN OR DRILL HOLE (SET OR FOUND)
 - CONCRETE MONUMENT (COMPUTED)
 - CONCRETE MONUMENT (FOUND OR SET)
 - CHD: CONNECTICUT HIGHWAY DEPT. (MONUMENT)
 - SURVEY CONTROL POINT
 - UTILITY POLE
 - EXISTING CONTOUR LINE
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR LINE
 - PROPOSED SPOT ELEVATION
 - SILTATION BARRIER (SILT FENCE OR HAY BALES)
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - WV: WATER VALVE
 - HYDRANT
 - PVC: POLYVINYLCHLORIDE PIPE
 - RCP: REINFORCED CONCRETE PIPE
 - CMP: CORRUGATED METAL PIPE
 - CPP: CORRUGATED PLASTIC PIPE
 - N/F: NOW OR FORMERLY

N/F CONSERVATION FOREST LLC
60 SOUTH FRONTAGE ROAD
MAP 29 BLOCK 134 LOT 1
VOLUME 2271 PAGE 115

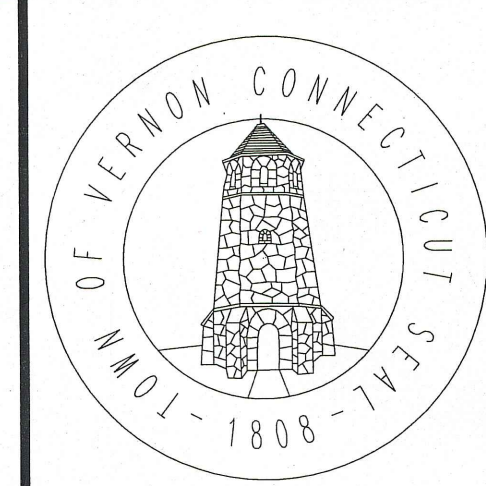
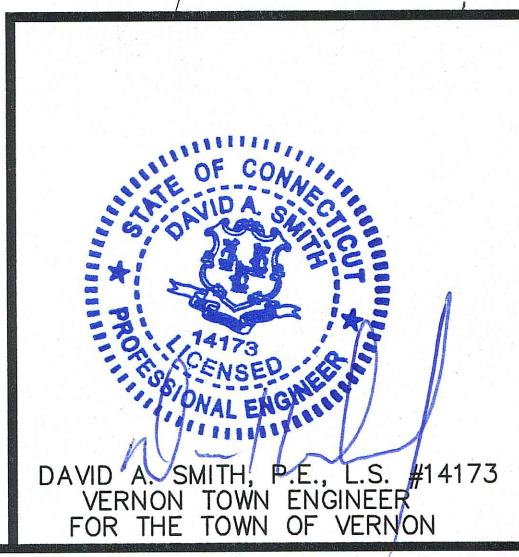
N/F TOWN OF VERNON SENIOR CENTER
135 BOLTON ROAD
MAP 29 BLOCK 134 LOT 2A
VOLUME 2503 PAGE 222

N/F ROBERT & TINA HADDEN
153 BOLTON ROAD
MAP 30 BLOCK 134 LOT 4
VOLUME 782 PAGE 103

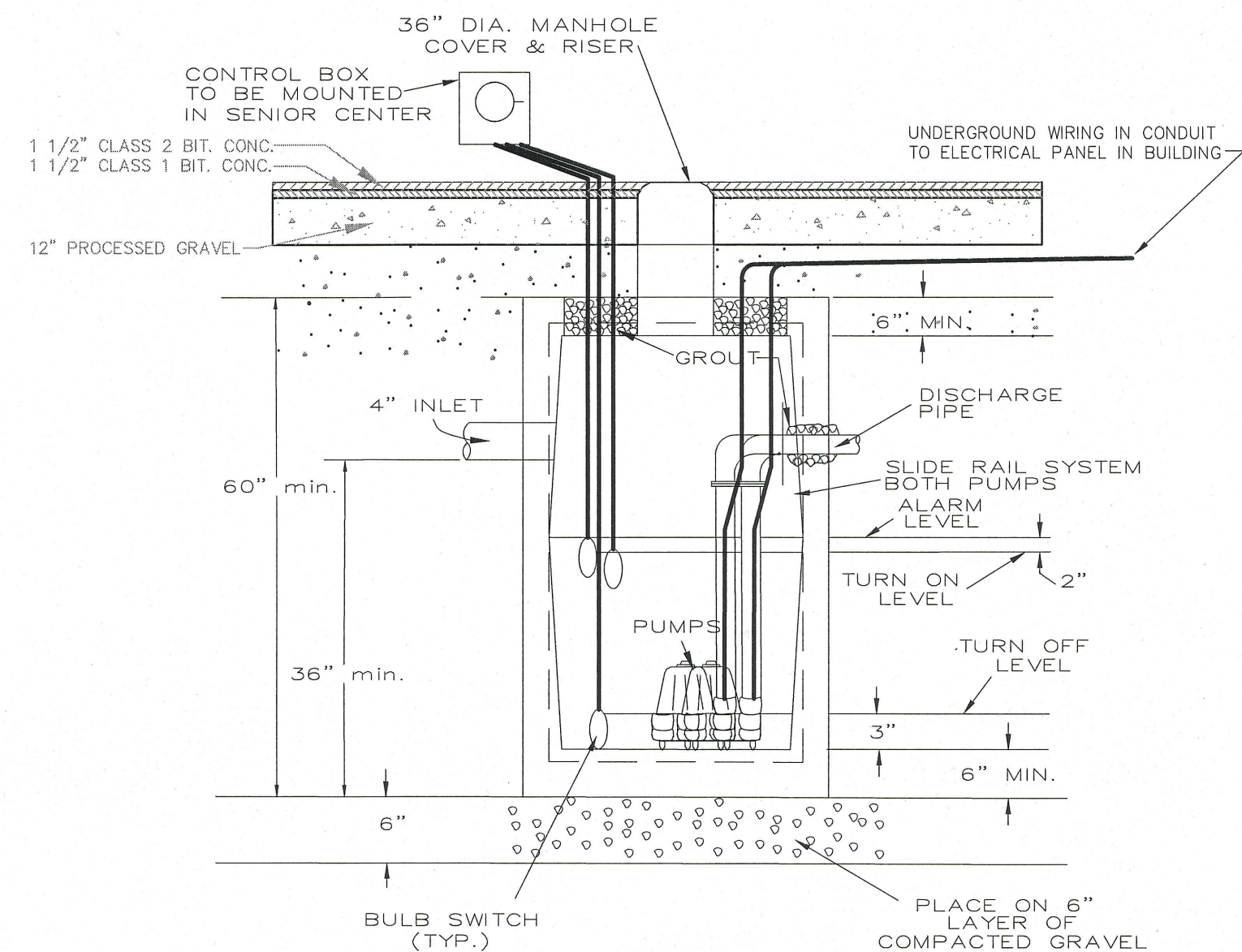
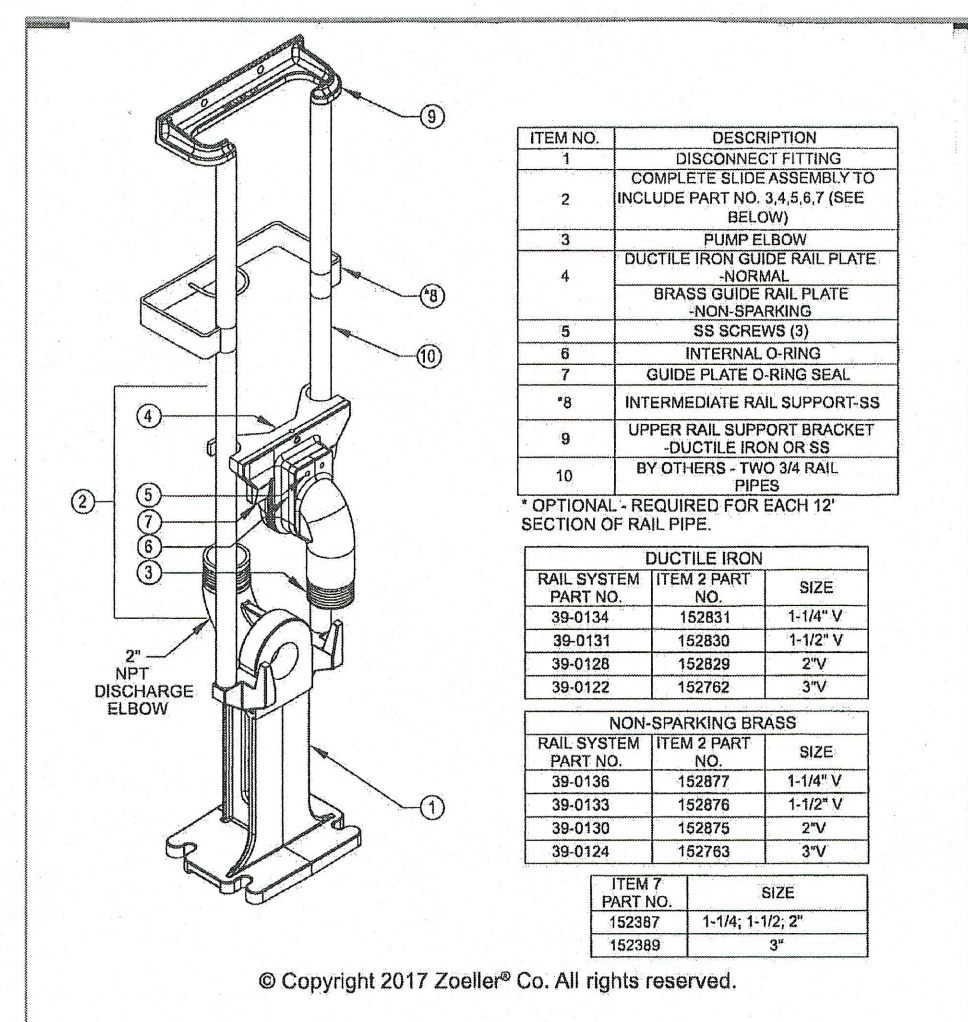
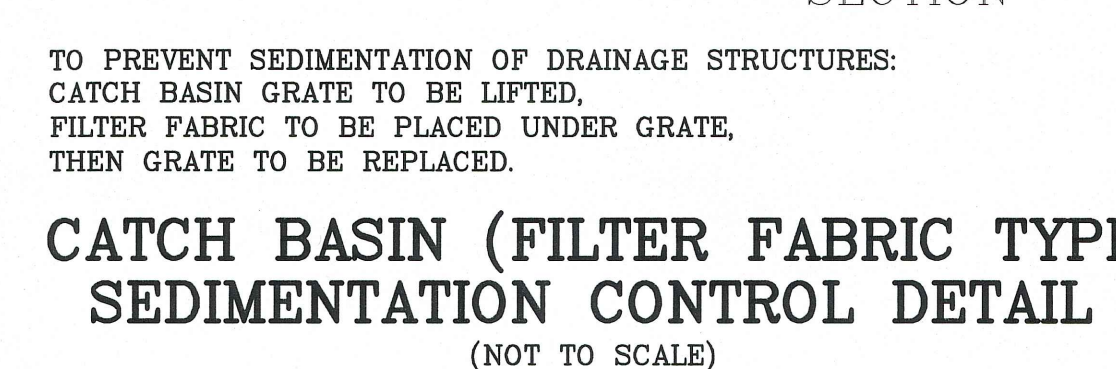
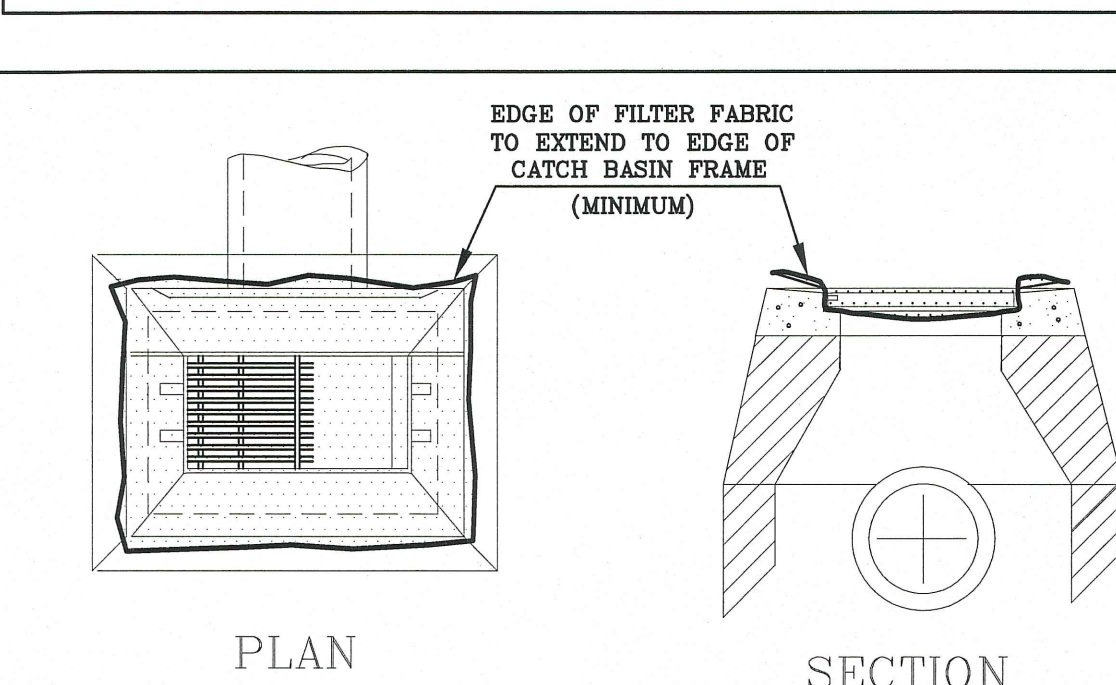
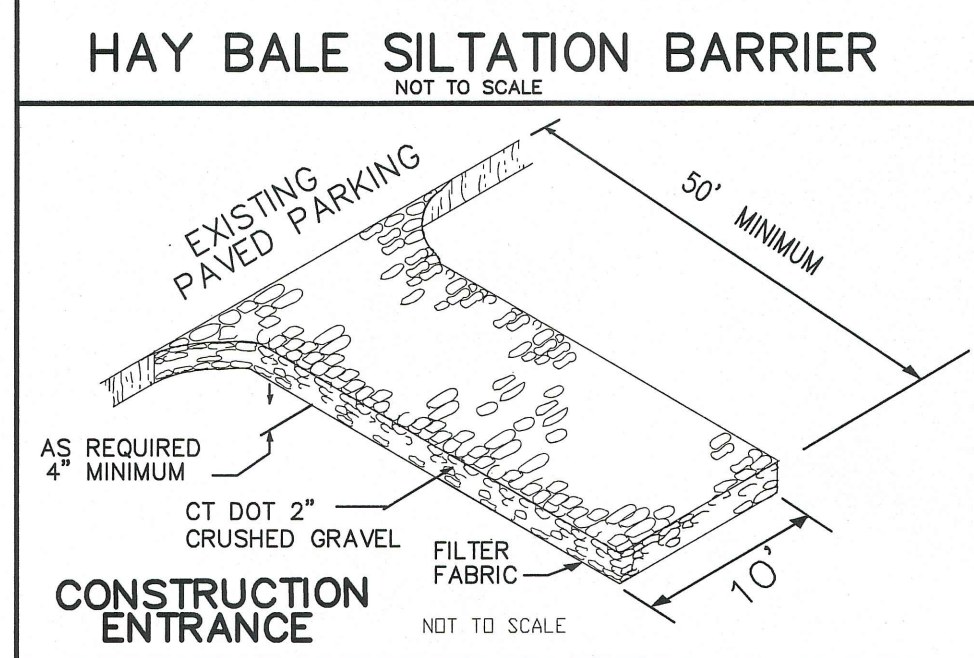
N/F 159 BOLTON ROAD LLC
159 BOLTON ROAD
MAP 30 BLOCK 134 LOT 5
VOLUME 2848 PAGE 518

N/F EDWARD O. CLARK
173 BOLTON ROAD
MAP 30 BLOCK 134 LOT 5A
VOLUME 1241 PAGE 249

ALL CONTRACTORS MUST CONTACT "CALL BEFORE YOU DIG"
AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.



SITE PLAN
PREPARED FOR
THE TOWN OF VERNON
147 BOLTON ROAD
TOWN OF VERNON
ENGINEERING DEPARTMENT
65 WEST MAIN STREET, VERNON, CT 06066
SCALE: 1"=20' DATE: NOVEMBER 19, 2024 SHEET: 1 OF 3
FILE: \\ENGINEERING\TOWN BUILDINGS\SENIOR CENTER - BOLTON ROAD\CONCEPTUAL SITE PLAN FOR 147 BOLTON ROAD.DWG
\\ENGINEERING\SURVEY\SENIOR CENTER - BOLTON ROAD.GRD



PUMP STATION DETAIL

PUMP STATION NOTES:

THE CONTRACTOR SHALL PROVIDE A SHOP DRAWING FOR REVIEW AND APPROVAL BY THE TOWN OF VERNON FOR A DUPLEX PUMP STATION MEETING THE FOLLOWING SPECIFICATIONS:

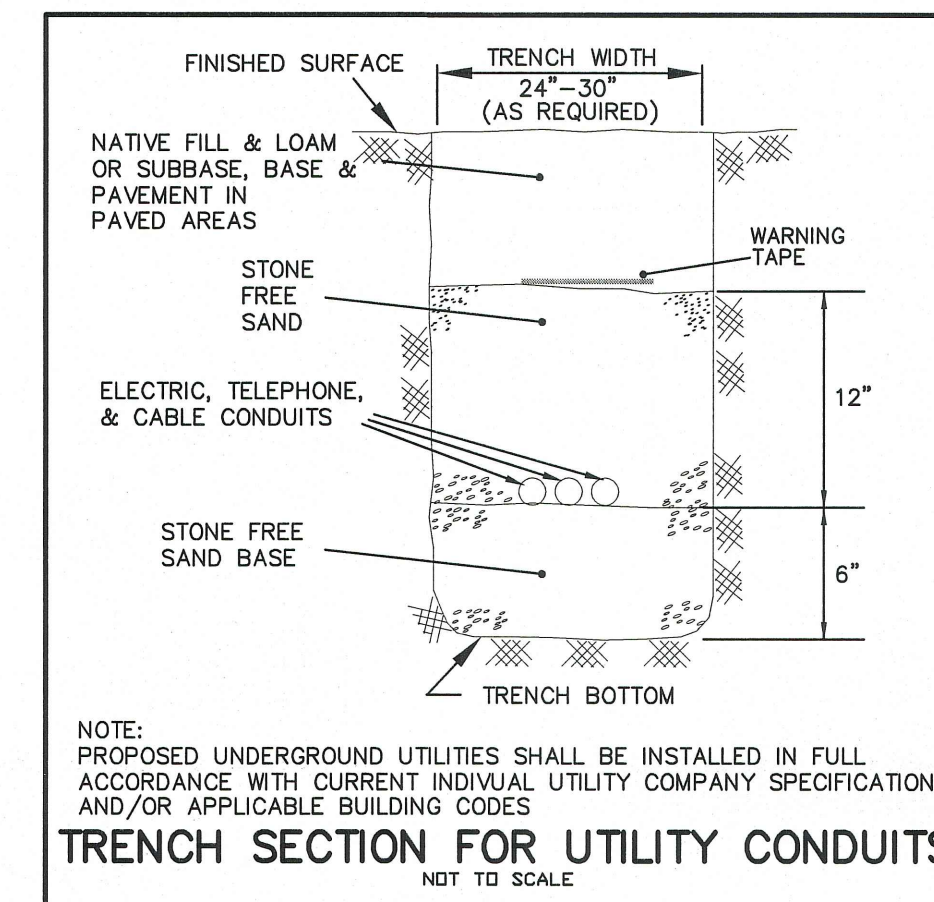
- DUAL ALTERNATING GRINDER PUMPS
- PUMPS SHALL BE SIZED TO PUMP 30 GALLONS PER MINUTE AT 30 FEET OF HEAD AND 350 FEET OF 1 1/2" PIPE FRICTION LOSS PLUS 3 - 90° BENDS.
- THE PUMP CHAMBER SHALL BE A 4 FOOT DIAMETER CONCRETE MANHOLE (OR EQUAL), WITH A RISER TO GRADE, AND A 36" DIAMETER GASKETED MANHOLE COVER. ALL COMPONENTS SHALL BE H=20 LOAD RATED. THE PUMP CHAMBER WILL NEED TO TESTED TO BE PROVEN WATERTIGHT.
- THE PUMP CHAMBER SHALL HAVE A 2" VENT STACK MOUNTED TO THE BUILDING AND EXTENDING ABOVE THE EYE HEIGHT.
- BOTH PUMPS SHALL BE INSTALLED ON A ZABEL 39-0131 RAIL SYSTEM (OR EQUAL) THAT ARE FULLY ACCESSIBLE FROM THE GROUND SURFACE WITHOUT HAVING TO ENTER THE PUMP CHAMBER FOR PUMP MAINTENANCE.
- THE CONTROL PANEL FOR THE PUMP STATION SHALL BE MOUNTED IN THE BASEMENT AREA.
- A VISIBLE HIGH LEVEL ALARM SHALL BE MOUNTED ON THE OUTSIDE OF THE BUILDING IN A CONSPICUOUS LOCATION.
- THE PUMP CYCLE SHALL BE SET FOR A PUMP CYCLE OF 100 TO 150 GALLONS.
- THE 1 1/2" DISCHARGE LINE SHALL BE OFFSET TO ALLOW A FUTURE 4" GRAVITY CONNECTION FROM THE EXISTING SENIOR CENTER SEPTIC TANK.
- FOC VALVES SHALL BE INSTALLED TO PREVENT DRAINING BACK THROUGH THE PUMPS.
- 1/2" WEEP HOLES SHALL BE INSTALLED TO ALLOW FORCE MAIN TO DRAIN.
- ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH A PERMIT ISSUED BY THE TOWN OF VERNON BUILDING OFFICIAL.

MAP REFERENCES:

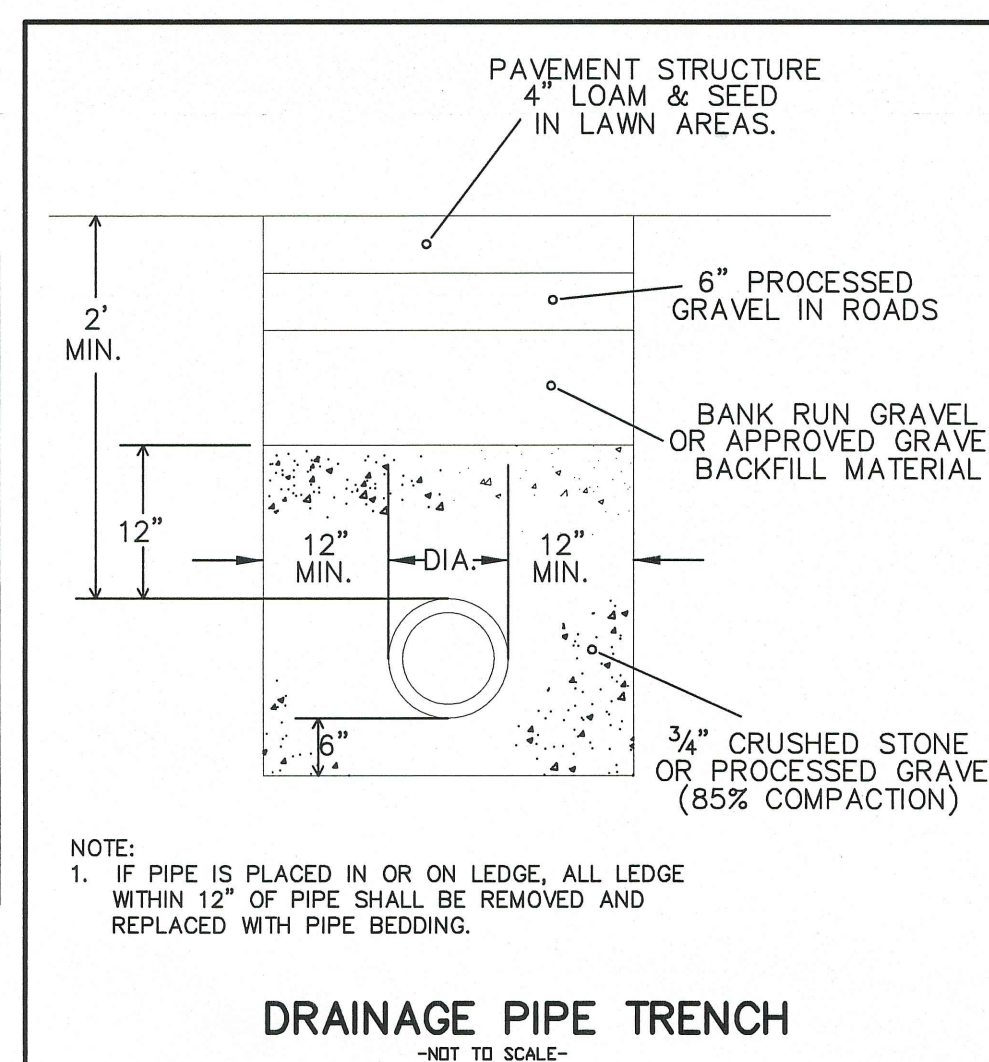
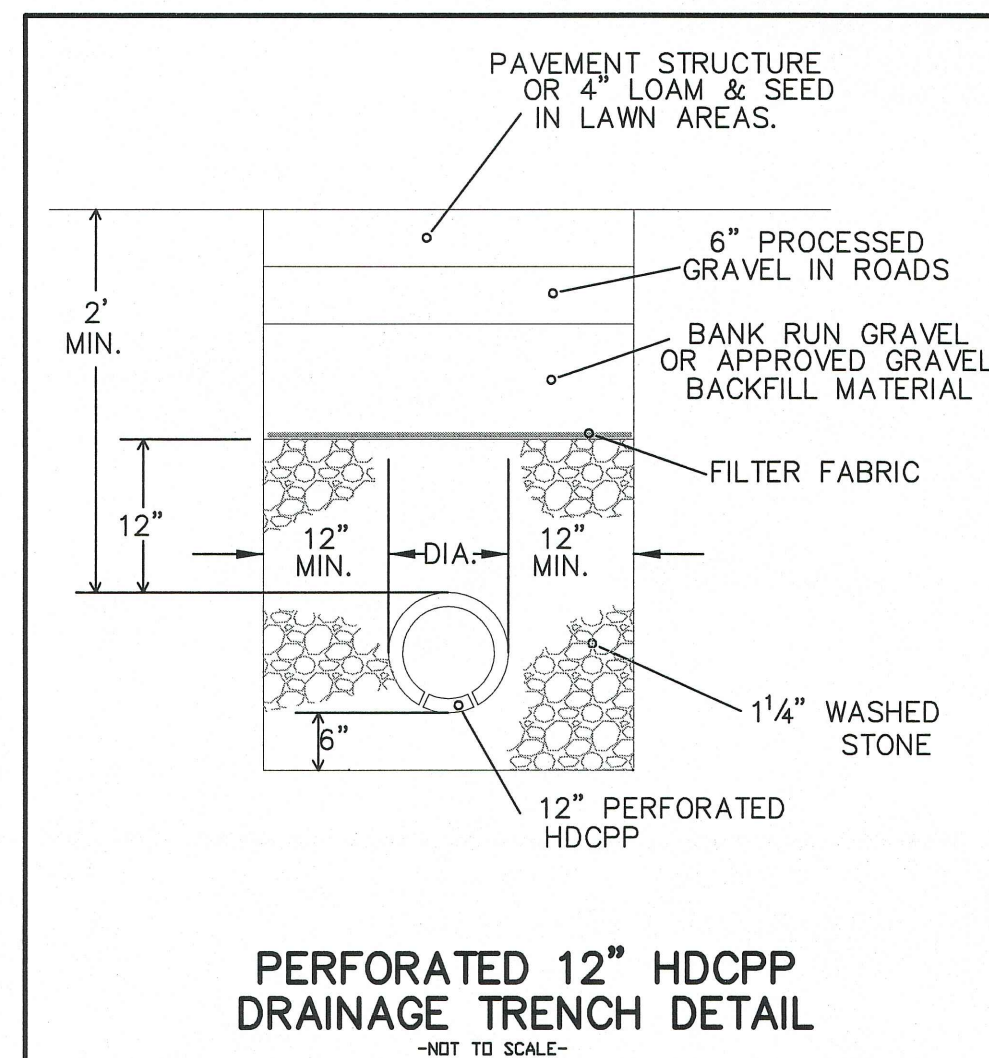
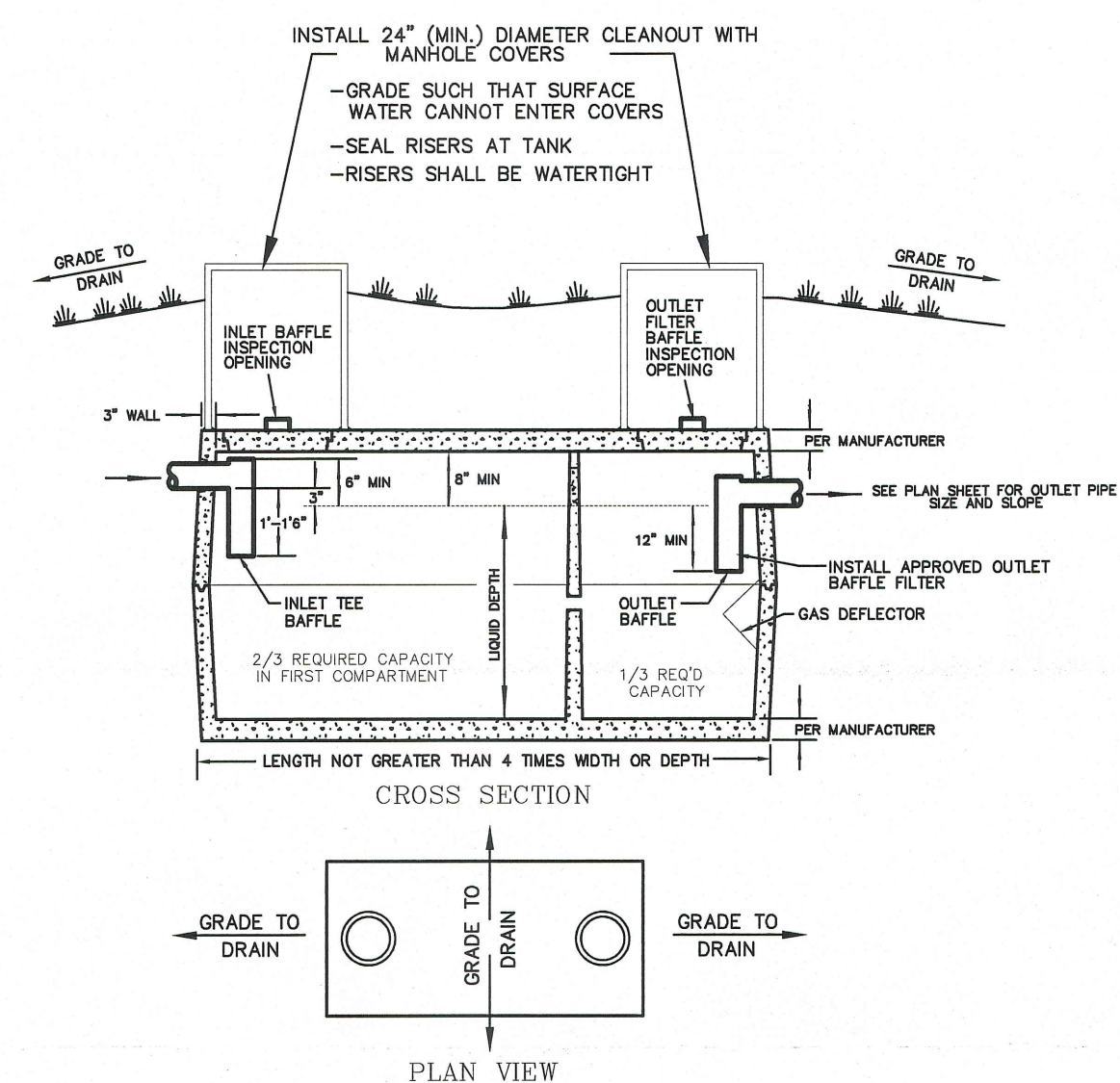
1. IMPROVEMENT LOCATION SURVEY MINOR MODIFICATION TO SITE PLAN SOME LAND OF TERRACE ESTATE, LLC 15317 BOLTON ROAD VERNON, CONNECTICUT; BY S.E.J.; SCALE 1"=40"; DATE 9-20-2010; SHEET NO. 1 OF 2; MAP NO. 10231-MM2 AS PREPARED BY GARDNER & PETERSON ASSOCIATES, LLC.
2. CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF VERNON INTERSTATE ROUTE 86 FROM THE MANCHESTER TOWN LINE EASTERLY TO THE TOLL TOWN LINE; NUMBER 146-10; SHEET NO. 9 OF 14; DATE AUGUST 15, 1991
3. TOWN OF VERNON MAP SHOWING LAND ACQUIRED FROM EST. WERNER O. KUNZLI ET AL BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 86 (LIMITED ACCESS HIGHWAY) SCALE 1"=40"; MAY 1977; TOWN NO. 146; PROJECT NO. 146-99; SERIAL NO. 13; SHEET 3 OF 3.
4. TOWN OF VERNON MAP SHOWING LAND ACQUIRED FROM EST. WERNER O. KUNZLI ET AL BY THE STATE OF CONNECTICUT INTERSTATE ROUTE 86 (LIMITED ACCESS HIGHWAY) SCALE 1"=40"; MAY 1977; REVISED 12-19-1978; TOWN NO. 146; PROJECT NO. 146-99; SERIAL NO. 13; SHEET 2 OF 3.
5. LAND OF WERNER O. KUNZLI ET AL IN VERNON, CONNECTICUT; BY M.L.T.; SCALE 1"=50"; DATE 2-2-81; SHEET NO. 1 OF 1; MAP NO. 2810-C AS PREPARED BY GARDNER & PETERSON ASSOCIATES.
6. SITE PLAN VERNON EXECUTIVE PARK VERNON, CONNECTICUT; BY M.L.T.; SCALE 1"=40"; DATE 2-2-81; SHEET NO. 1 OF 2; MAP NO. 5647 REVISED 7-15-81 AS PREPARED BY GARDNER & PETERSON ASSOCIATES.
7. PROPOSED WALKING TRAIL, CENTER CENTER 135 BOLTON ROAD; TOWN OF VERNON ENGINEERING DEPARTMENT 55 WEST MAIN STREET, VERNON CT 06066; SCALE: AS SHOWN; DATE: JANUARY 24, 2024; SHEETS 1 & 2 OF 2.

NOTES:

1. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF THE STATE OF CONNECTICUT AS WERE FILED WITH THE SECRETARY OF STATE ON JUNE 21, 1996 AND AS WERE AMENDED EFFECTIVE OCTOBER 26, 2018. THIS MAP AND SURVEY COMPRISE A COMPILATION PLAN MEETING THE STANDARDS FOR CLASS D HORIZONTAL ACCURACY AND CLASS D-2 TOPOGRAPHIC ACCURACY. NO BOUNDARY DETERMINATION CATEGORY IS APPLICABLE. THIS PLAN IS SUBJECT TO THE FOLLOWING CAVEAT "THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE".
2. THIS PURPOSE OF THIS COMPILATION PLAN IS AS A PLANNING TOOL FOR THE PROPOSED TOWN OF VERNON MULTI-USE BUILDING.
3. THE ADDRESS FOR THIS PARCEL IS 147 BOLTON ROAD VERNON, CONNECTICUT; THE ASSESSOR'S DESIGNATION IS MAP 30 -- BLOCK 0134 -- LOT 0003.
4. THE CURRENT DEED FOR THIS PARCEL IS VOLUME 2481 PAGE 67 OF THE TOWN OF VERNON LAND RECORDS WHICH LISTS 147 BOLTON ROAD LLC AS THE GRANTEE.
5. THE INLANDS WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY JOHN P. IANNI, CERTIFIED SOIL SCIENTIST OF HIGHLAND SOILS, LLC AND WERE REPRODUCED FROM MAP REFERENCE #1.
6. THE BASIS OF BEARING AND PROJECT COORDINATE BASIS IS NAD 83 TAKEN FROM MAP REFERENCE #2.
7. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM THE TOWN OF VERNON GIS SYSTEM AND IS BASED ON 2016 PHOTOGRAMMETRY. THE ELEVATIONS ARE A BEST FIT OF THE SITE TOPOGRAPHY.



PRECAST CONCRETE SEPTIC TANK DETAIL
(NOT TO SCALE)
1000 GALLON H-20 RATED



PAVEMENT SPECIFICATIONS

NOT TO SCALE

ALL CONTRACTORS MUST CONTACT "CALL BEFORE YOU DIG"
AT 1-800-922-4455 PRIOR TO ANY EXCAVATION.

VEGETATIVE COVER FOR DISTURBED AREAS

ESTABLISHMENT PROCEDURES:

SURFACES COMPACTED BY CONSTRUCTION EQUIPMENT SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 2" BEFORE PLACING TOPSOIL.

A MINIMUM OF 4" OF TOPSOIL WILL BE PLACED ON ALL AREAS TO BE SEEDED.

- * APPLY LIME AND/OR FERTILIZER ACCORDING TO SOIL TEST RESULTS. INCORPORATE FERTILIZER WITH SOIL TO A DEPTH OF 3". FINE GRADE SEEDBED BEFORE APPLYING SEED

APPLY SEED UNIFORMLY AND COVER BY LIGHTLY RAKING TO A MINIMUM DEPTH EQUAL TO THE LARGEST DIMENSION OF THE LARGEST SEED WHERE A MIXTURE IS USED. SMOOTH AND FIRM SEEDBED BY ROLLING.

MULCH IMMEDIATELY, USING HAY OR STRAW AT A RATE OF 3 BALES PER 1,000 SQ. FT.

ANCHOR MULCH WITH CELLULOSE FIBER MULCH OR EQUAL, APPLIED HYDRAULICALLY AT A RATE OF 700 LBS./ACRE.

MATERIALS

FERTILIZER: COMPLETE COMMERCIAL FERTILIZER, 50% ORGANIC
LIME: RAW GROUND AGRICULTURAL LIMESTONE
MULCH: HAY OR STRAW (FREE FROM WEED SEEDS)

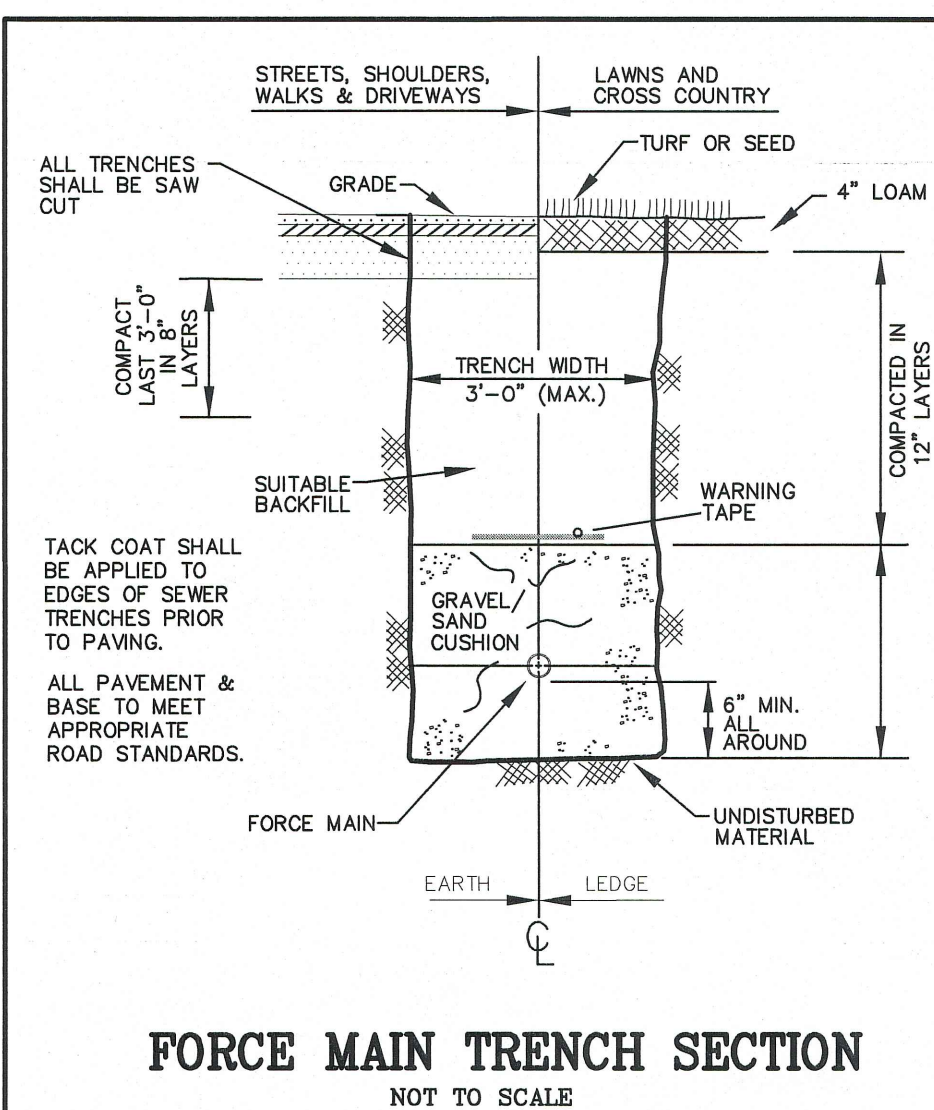
RECOMMENDED PERMANENT SEEDING: WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR OR WHERE FINAL GRADING IS COMPLETED BEFORE SEPTEMBER 30.			
AREA WHERE MIX APPLIES	SEED MIX % BY WEIGHT	MIN. RATE PER 1,000 SQ. FT. **	SEEDING DATES
LAWN AREAS (3)	CREEPING RED FESCUE 45 KENTUCKY BLUE GRASS 45 PERENNIAL RYE GRASS 10	1 LB.	APRIL 15 – JUNE 15 AUG. 15 – SEPT. 15
ROAD CUTS & FILLS	TALL FESCUE (K-31 45	1 LB.	APRIL 15-JUNE 15
DIVERSION DITCHES	REDTOP 10		AUG. 15-SEPT. 15
WATERWAYS	CREEPING RED FESCUE 45		
VERY STEEP SLOPES	REED CANARY GRASS 50	3/4 LB.	SPRING ONLY
(NO MAINTENANCE AREAS)	REDTOP 15 BIRDSFOOT TREFOIL *35	*INOCULATE SEED	APRIL 15-JUNE 15

** INCREASE (4X) RATE WHEN HYDROSEEDING.

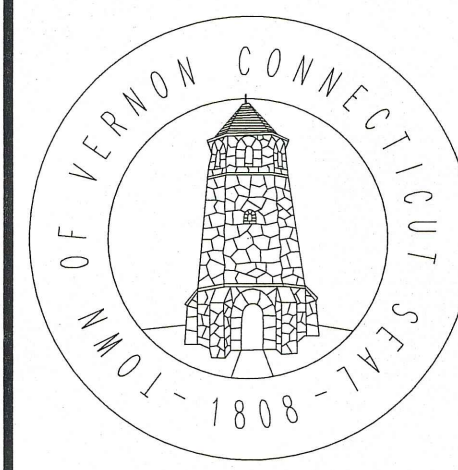
RECOMMENDED TEMPORARY SEEDINGS: WHERE FINAL GRADING IS NOT COMPLETED BY SEPT. 30, A TEMPORARY COVER WILL PROTECT THE SOIL OVER THE WINTER MONTHS.		
SEED (ALL AREAS)	RATE PER 1,000 SQ. FT.	SEEDING DATES
WINTER RYE 100%	3 LBS.	AUG. 15-OCT. 1

- (1) ROLLING NOT RECOMMENDED ON SLOPES OF A GRADIENT STEEPER THAN 2:1.
- (2) HYDROSEEDING MAY BE USED FOR APPLYING SEED, FERTILIZER, AND FIBER MULCH IN ONE OPERATION, IN LIEU OF USING STRAW OR HAY MULCH. USE RATE OF 1400 LB./ACRE FOR FIBER MULCH IN THIS TYPE OF OPERATION.
- (3) SHADY MIX: 100% CREEPING RED FESCUE OR 2:1 (65% : 35%) CREEPING RED FESCUE AND K-31 TALL FESCUE RESPECTIVELY, AT 1 1/2 LBS./1000 SQ.FT.

* NOTE: ALTERNATE SUBJECT TO APPROVAL. FOR ADDITIONAL INFORMATION AND SUGGESTED ALTERNATIVES SEE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, JANUARY 1985, THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, CHAPTER 6 - VEGETATIVE MEASURES.



FORCE MAIN TRENCH SECTION
NOT TO SCALE

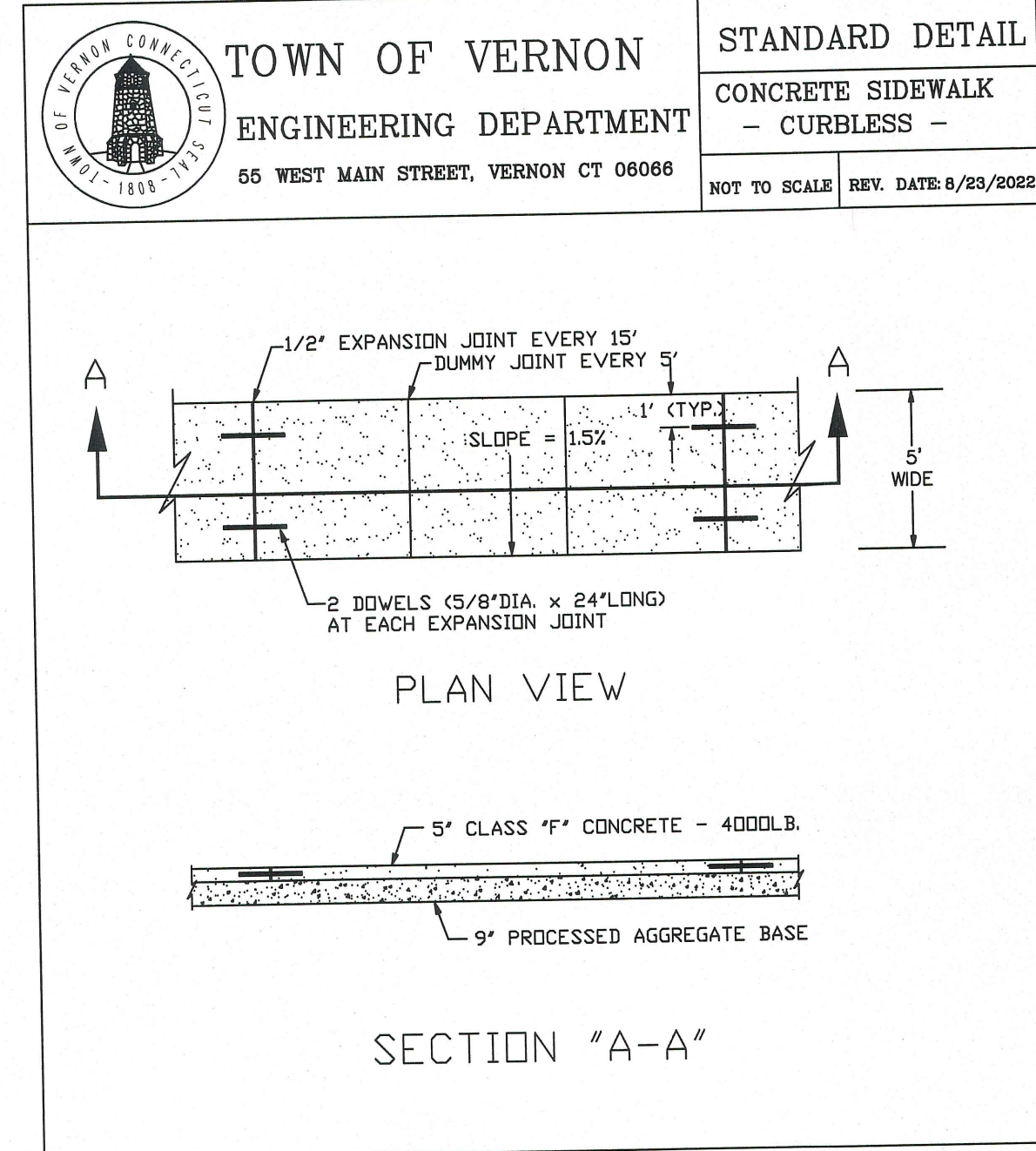
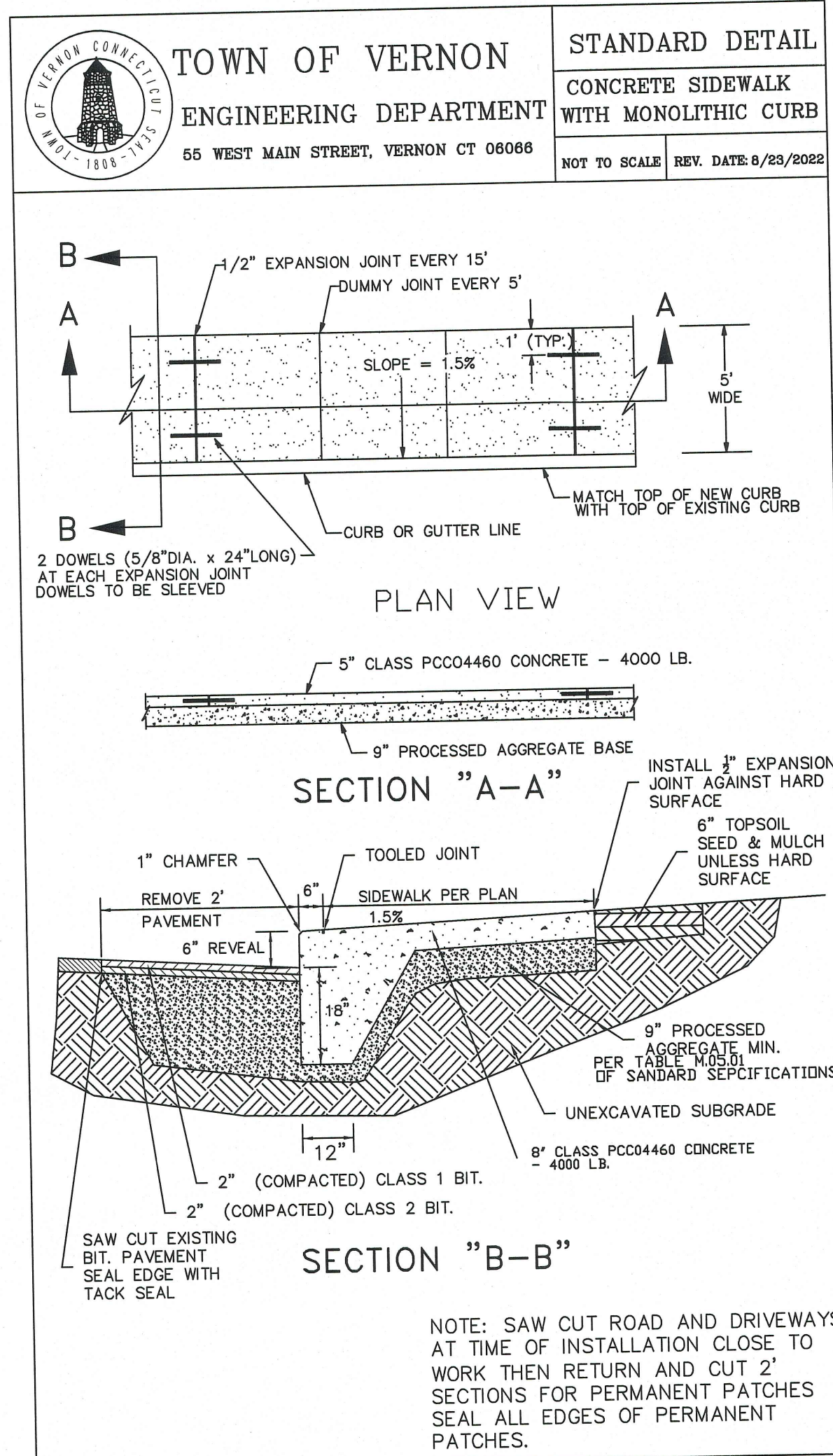
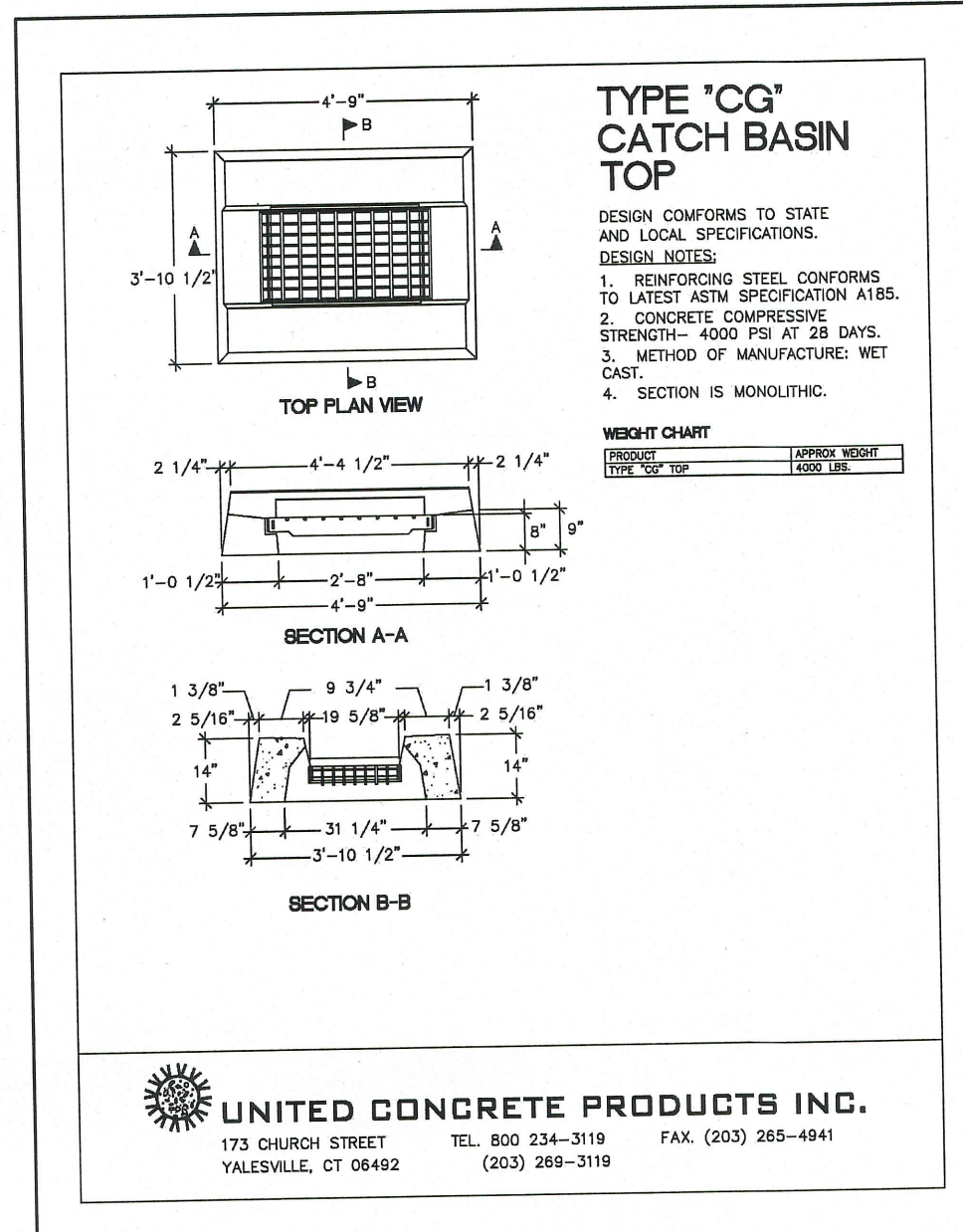
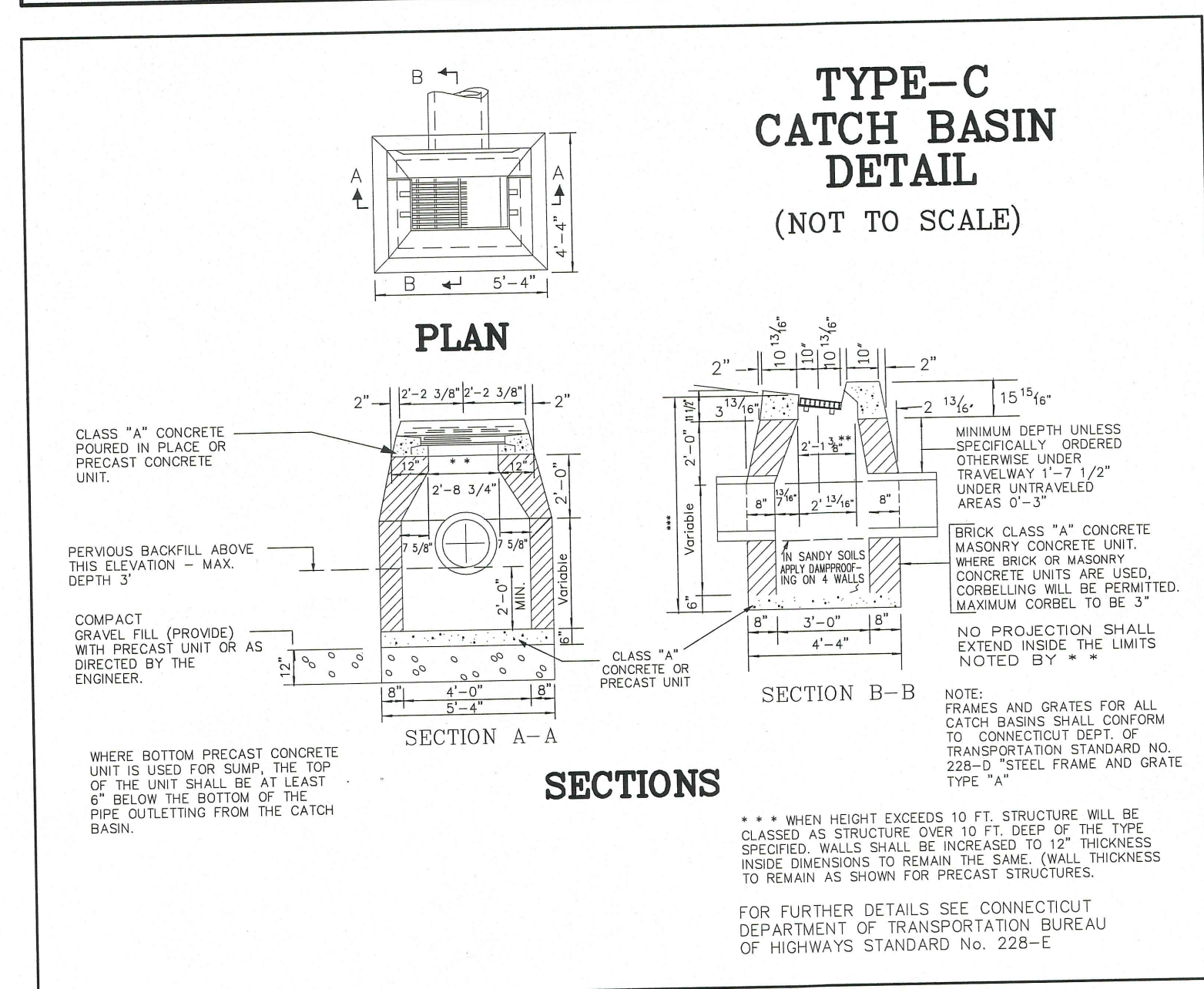
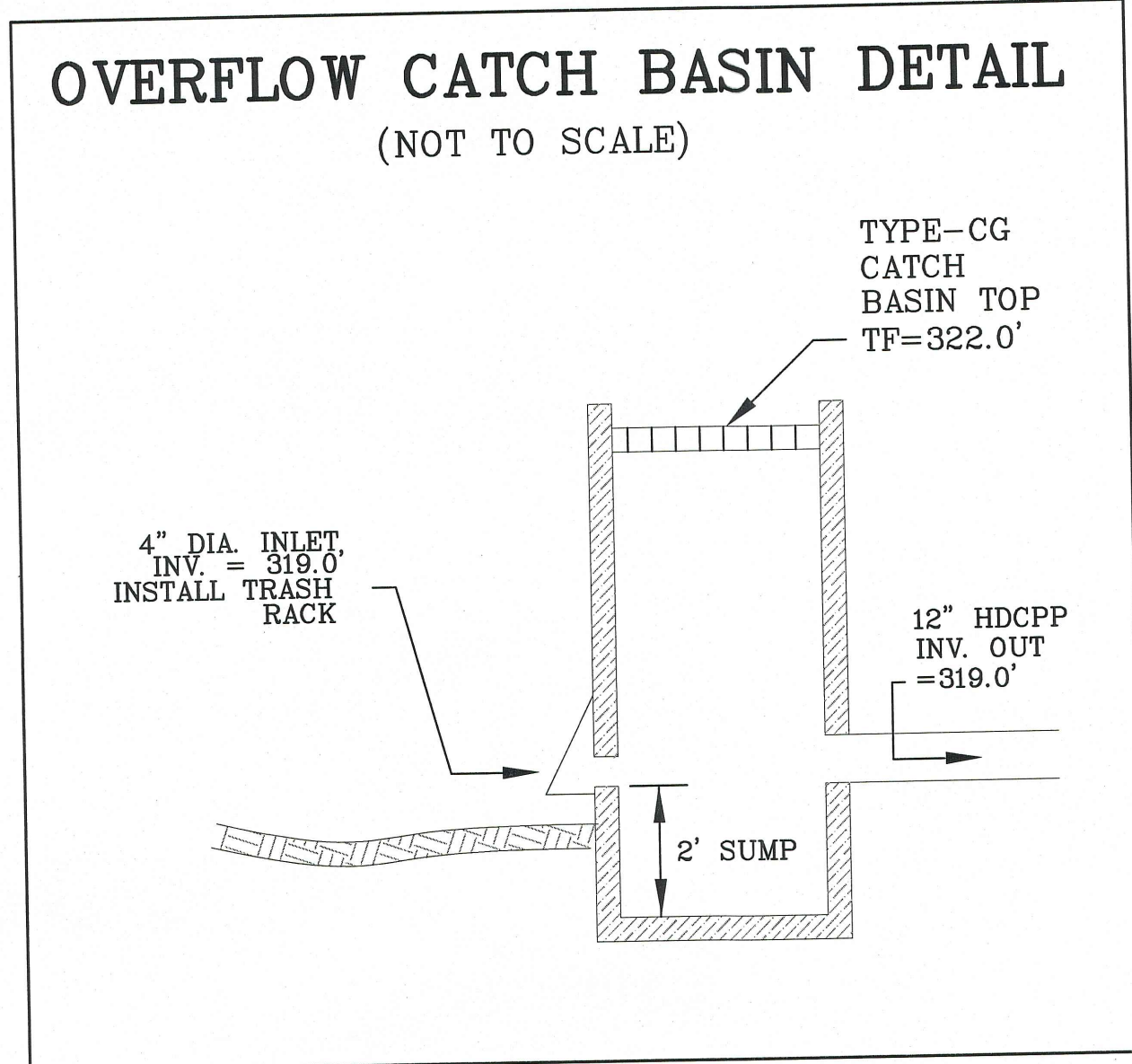
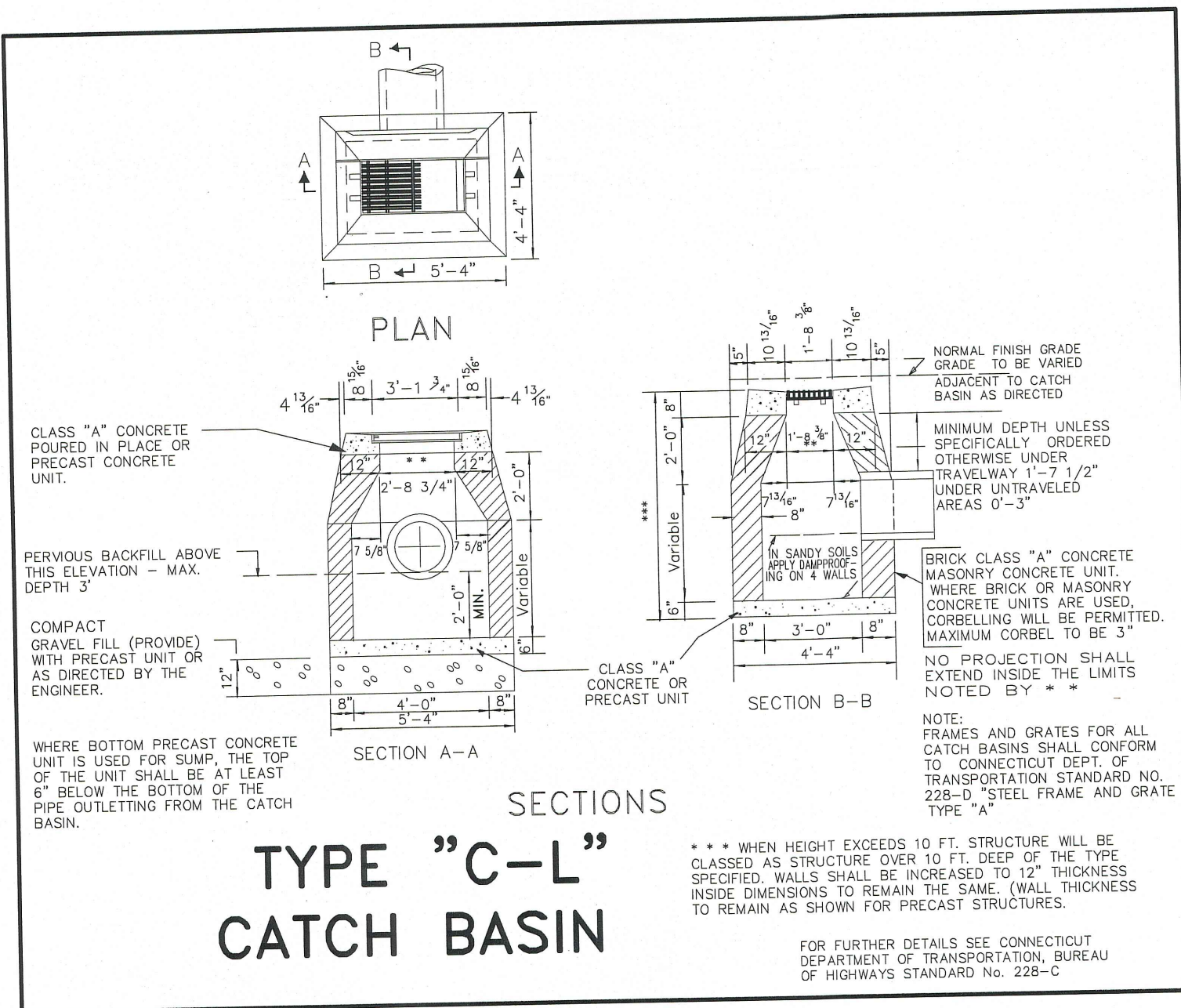


SITE PLAN
PREPARED FOR
THE TOWN OF VERNON
147 BOLTON ROAD

TOWN OF VERNON
ENGINEERING DEPARTMENT

SCALE: N.T.S.	DATE: NOVEMBER 19, 2024	SHEET: 2 OF 3
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FILE: \\ENGINEERING\TOWN BUILDINGS\NEW SENIOR CENTER - BOLTON ROAD\CONCEPTUAL SITE PLAN FOR 147 BOLTON ROAD.DWG



EROSION AND SEDIMENTATION CONTROL NOTES

PROJECT DESCRIPTION:

THIS CONSISTS OF DEMOLISHING AN EXISTING HOME AND THE CONSTRUCTION OF A 6,630 SQUARE FOOT MULTI-PURPOSE STEEL BUILDING TO BE USED FOR VARIOUS TOWN OF VERNON FUNCTION.

CONSTRUCTION SCHEDULE:

1. INSTALL HAY BALES OR SILT FENCE AS SHOWN ON THE PLAN.
2. DEMOLISH EXISTING HOME
3. ABANDON EXISTING WELLS AND SEPTIC SYSTEM
4. STRIP AND REMOVE TOPSOIL. TOPSOIL TO BE STOCKPILED FOR FINAL RESTORATION
5. CONSTRUCT STORMWATER BASIN
6. ROUGH GRADE SITE
7. CONSTRUCT BUILDING
8. INSTALL DRAINAGE STRUCTURES
9. INSTALL FORCE MAIN, AND PUMP CHAMBER AND SEPTIC TANK.
10. INSTALL OTHER SITE UTILITIES
11. PAVE PARKING AREAS
12. FINISH GRADE SITE. FERTILIZE, SEED AND MULCH DISTURBED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OR THE START OF CONSTRUCTION AND SHALL REMAIN IN EFFECT UNTIL ALL DISTURBED AREAS ARE STABILIZED.

OPERATION AND MAINTENANCE:

IN GENERAL, EROSION AND SEDIMENTATION CONTROL AND RESTORATION MEASURES SHALL CONFORM TO THE "2002 CONNECTICUT E & S GUIDELINES" AS PUBLISHED BY THE DEEP AND TO LOCAL TOWN REQUIREMENTS.

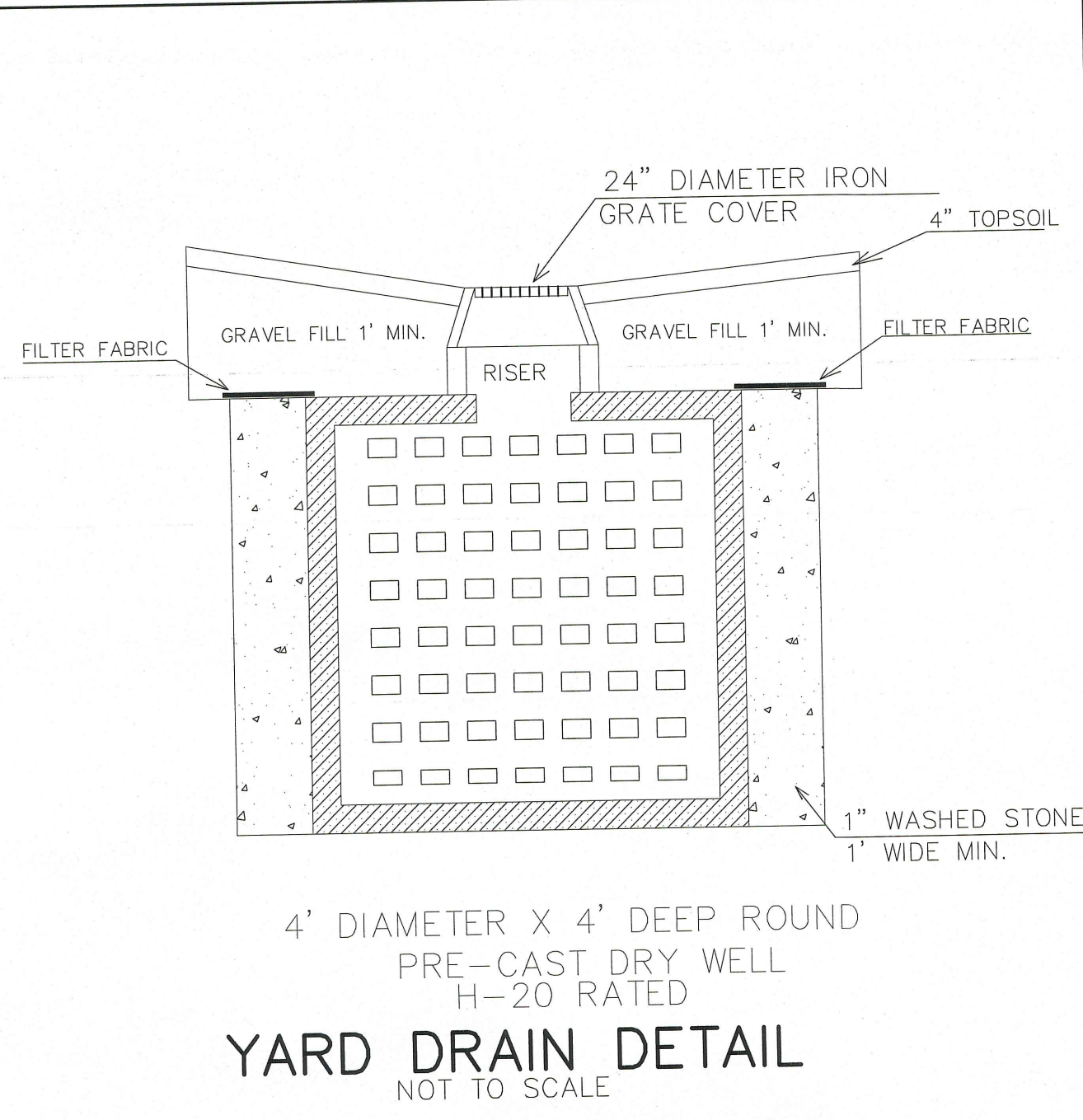
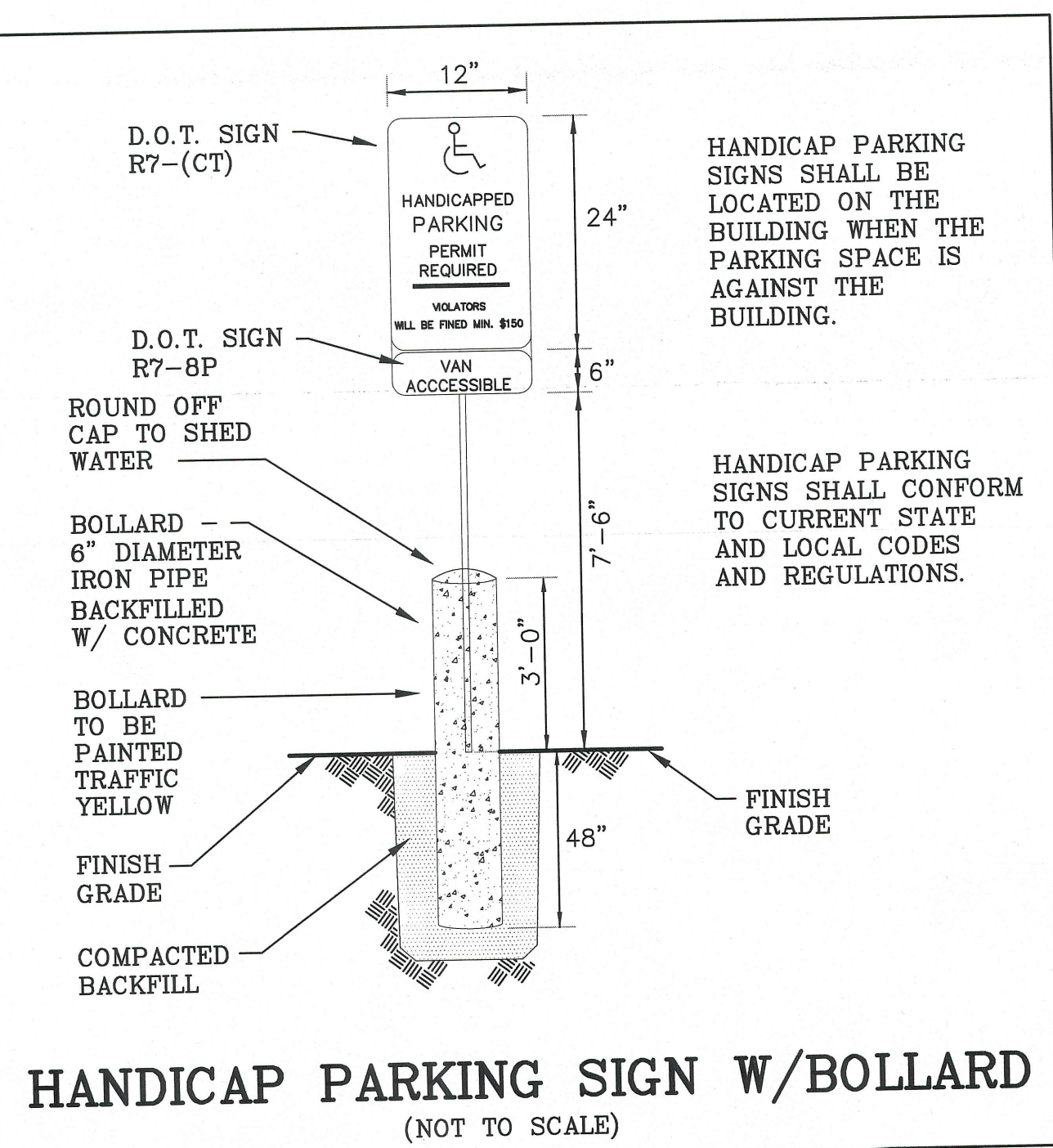
THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS OF THE SITE TO ENSURE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES AND IMMEDIATELY MAKE NECESSARY REPAIRS.

ALL CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE BY THE EXISTING CONSTRUCTION ENTRANCE.

WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA OR WHEN GRADING ACTIVITY HAS TEMPORARILY CEASED FOR A PERIOD OF TIME EXPECTED TO EXCEED ONE MONTH, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT CONTROL MEASURES ARE IMPLEMENTED.

ADDITIONAL SEDIMENTATION AND/OR EROSION CONTROL MEASURES IF REQUESTED BY THE TOWN SHALL BE INSTALLED IMMEDIATELY UPON REQUEST.

THE CONTRACTOR HEREBY ACKNOWLEDGES HIS RESPONSIBILITY TO INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ON THIS SITE AND THAT HIS FAILURE TO INSTALL AND MAINTAIN THESE DEVICES COULD RESULT IN FINES OR SUSPENSION OF WORK.



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SITE PLAN

PREPARED FOR

THE TOWN OF VERNON

147 BOLTON ROAD

TOWN OF VERNON

ENGINEERING DEPARTMENT

55 WEST MAIN STREET, VERNON, CT 06066

SCALE: N.T.S. DATE: NOVEMBER 19, 2024 SHEET: 3 OF 3

FILE: I:\ENGINEERING\TOWN BUILDINGS\VIEW SENIOR CENTER - BOLTON ROAD\CONCEPTUAL SITE PLAN FOR 147 BOLTON ROAD.DWG