STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

INLAND WETLANDS AGENCY
REGULAR MEETING AGENDA
MONDAY, JUNE 16, 2025, 7:00 P.M.

IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW

I. CALL TO ORDER

II. PUBLIC COMMENTS (on non-agenda items):

III. PUBLIC HEARING(S):

1. IW202504 – Barbara Costa, owner/ Andrew LaRoche, applicant, request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 5 Elm Street, APN 168-078-0000.
2. IW202406 – Village Properties Associates LLC & Daniel Boone, owners/ Village Properties Associates LLC, applicant, request for a permit to conduct regulated activity for the construction of a gravel yard for outside storage of prefabricated buildings and building materials, a water quality basin, and associated improvements at 79 Windermere Avenue, APN 018-004-0001 & 14 Village Street, APN 017-012-0000.

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202505 – Connecticut Water Company, owner/applicant, request to accept notification for uses permitted as of right to demolish and construct a new water treatment facility and associated improvements at 15 Egypt Road, APN 161-069-0000.
2. IW202507 – Aborn Land LLC, owner/ Roaring Brook Farm LLC, applicant, request to accept notification for uses permitted as of right to dredge and maintain a farm drainage ditch at 18 Meadow Brook Road, APN 091-001-0000.
3. Request to delegate authority to the Wetlands Agent – Permit application to conduct regulated activity for the construction of a single-family home and associated improvements at 70 South Road, APN 128-026-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of April 21, 2025, Regular Meeting Minutes.
2. Correspondence/Discussion:
   a. Request for committee volunteers to create a Watershed Based Plan for the Scantic River.

VII. ADJOURNMENT:

Next Regular Meeting is scheduled for July 21, 2025.

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Inland Wetlands Agency.

Join Zoom Meeting via link
Link: https://us06web.zoom.us/j/83599135833
Meeting ID: 835 9913 5833
Passcode: 461259

Join Zoom Meeting by phone:
+1 646 558 8656 US (New York)
Meeting ID: 835 9913 5833
Passcode: 461259

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application # IW202504
Date Submitted 5/7/2025

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: Barbara Costa

Mailing Address: 12 Grand Blvd.
Ellington, CT 06029

Email:

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #:

Secondary Contact Phone #:

Owner's Signature: Barbara Costa **Date:** 5/5/25

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: Andrew LaRoche

Mailing Address: 41 Converse St.
Stafford Springs, CT 06076

Email:

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-729-2841

Secondary Contact Phone #: 860-851-8800

Applicant's Signature: [signature] **Date:** 5/5/2025

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

Street Address: 5 Elm Street

Assessor's Parcel Number (APN): 168 - 078 - 0000

Proposed upland review area affected in square feet: 8,120 sf

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

Total area of wetlands/watercourses on parcel in square feet or acres: 4,620 sf

Public Water: ☐ Yes ☒ No **Public Sewer:** ☒ Yes ☐ No *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

Proposed single family house, associated improvements and erosion controls served by sanitary sewer on a lot of record.

Please copy Gardner & Peterson on all mailings:
mpeterson@gardnerpeterson.com

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ **Yes** ☒ **No**

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ **Yes** ☒ **No**

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ **Yes** ☒ **No**

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ **Yes** ☒ **No**

FOR OFFICE USE ONLY
If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)

___Commercial/Industrial _X_ Residential ___ Mixed Use ___Timber ___Agricultural

___Other, explain: _____

Type of Application: (check one)

___ Notification for Non-Regulated Use (Section 4.2)

___ Notification of Permitted Use as of Right (Section 4.1)

___ Administrative Permit (Section 6.4)

_X_ Agency Permit **(TWELVE COPIES REQUIRED)**

___ Permit Modification

___ Permit Extension

___ Regulation Amendment

___ Map Amendment

___ Appeal of Administrative Permit

Application Submittals:

___ Completed Application Form (Section 7.4a)

___ Application Fee (Section 7.4b)

___ Abutters List (Section 7.4c)

___ Certification as to Adjacent Towns (See above)

___ Certification as to Connecticut Water Company & Commissioner of Public Health (See above)

___ Notification Narrative and Supporting Documentation (If applicable, Appendix D)

___ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)

___ Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)

___ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.
ERIC R. PETERSON, P.E., L.S.
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808
info@GardnerPeterson.com
www.GardnerPeterson.com

Inland Wetland Agency Permit Application Narrative

Land of Barbara Costa
5 Elm Street
Ellington, Connecticut

The owner, Barbara Costa, has applied for an inland wetland permit to construct a home and associated improvements at 5 Elm Street. The parcel is bound by other residentially zoned properties and was originally depicted as lots #41,42,43,44 & 46 on a plan recorded in the Ellington Land Records titled "Bowler's Second West Development Laid out December 1925". Additional land to the south was also acquired by the owner in 1997.

The parcel is currently undeveloped and mainly wooded. The land generally slopes from north to south and sanitary sewer is located in Elm Street. Inland wetland soils were field delineated by Richard Zulick C.S.S. and are shown on the attached map.

This application proposes to construct a new house fronting on Elm Street with a proposed driveway, well and sanitary sewer connection. All site work is located outside the inland wetlands and there is 8,120 s.f. of proposed site disturbance within the 100' upland review area.

The permit plan depicts erosion and sediment control measures in plan view and in detail. These measures include siltfence backed with haybales, stockpile area, anti-tracking pad and a seeding schedule.

Site construction is expected to commence in the Summer of 2025 and will take approximately one year to complete. All trees, stumps and excess soil will be removed from the site and all disturbed areas will final graded, loamed and seeded.

IWC Narrative.doc

Richard Zulick
Certified Forester / Soil Scientist
400 Nott Highway
Ashford, CT
06278

June 8, 2025

Town of Ellington
Inland Wetlands Agency
Woodstock , CT

Re: Soils and wetland report for 5 Elm Street, Ellington, CT APN: 166-076-0000

Dear Commission

I conducted a wetland delineation to identify the Connecticut regulated wetland soils on the above referenced parcel located on the south side of Elm Street, in the Town of Ellington , CT. The wetlands were delineated in January of 2025.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Ellington or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined as having a permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

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Wetland and Soil Description

A wetland line was established on the southern side of Elm Street within a wooded area between Route 30 and Elm Street.

The upland soils are the well drained Charlton Soil Series.

The wetland is generally a somewhat poorly drained Ridgebury Soil Series.

The owner would like to construct a driveway, well and house on this property. (see Gardner and Peterson drawing dated 04-30-2025)

The wetlands were delineated by pink and blue flagging. (see plan) and numbered WB 1 to WB 17.

The area in general is quite disturbed as a result of the construction from the creation of both the Municipal and State roadways.

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Soils borings were examined with an auger, generally to a depth of 20 inches or more.

WETLAND SOILS

Ridgebury Soil Series

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in depressions in uplands. They also occur in drainageways in uplands, in toeslope positions of hills, drumlins, and ground moraines, and in till plains.

TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Aeric Endoaquepts

UPLAND SOILS

Charlton Soil Series

The Charlton series consists of very deep, well drained soils formed in loamy melt-out till. They are nearly level to very steep soils on moraines, hills, and ridges.

TAXONOMIC CLASS: Coarse-loamy, mixed, superactive, mesic Typic Dystrudepts

Wetland Functions and Values

The wetland complex was inspected to determine wetland functions and values utilizing the Army Corps. of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement". These wetlands and Brook exhibited the following wetland functions and values with the corresponding rationale:

Ground water recharge and discharge:

Potential for and public or private wells occur downstream of the wetland, wetland is underlain by or sandy soils present in or adjacent to the wetland, wetland is associated with highway drainage, quality of water associated with the wetland is low to medium medium and wetland shows signs of variable water levels.

Flood flow alteration:

The area of this wetland is small relative to its watershed. Effective flood storage is small or non-existent upslope of or above the wetland. Wetland contains hydric soils which are able to absorb and detain water, wetland exists in a relatively flat area that has limited flood storage potential, wetland has ponded water, and signs are present of variable water level, wetland receives and retains overland or sheet flow runoff from surrounding uplands. In the event of a large storm, this wetland receives and detains excessive flood water from surrounding properties.

Sediment/toxicant retention:

Potential sources of sediment are in the watershed above the wetland, opportunity for sediment trapping by slow moving water and shallow water habitat are present in this wetland, fine grained mineral or organic soils are present, long duration water retention time is present in this wetland, public or private water sources occur downstream, effective floodwater storage in wetland is occurring, areas of impounded open water are present, channelized flows have visible velocity decreases in the wetland, diffuse water flows are present in the wetland, wetland has a high degree of water and vegetation interspersion, and dense vegetation provides opportunity for sediment trapping and/or signs of sediment accumulation by dense vegetation is present.

Nutrient removal:

Shallow water and limited open water habitat exists within the complex. Overall potential for sediment trapping exists in the same areas. Saturated soils exist for most of the season, ponded water may be present in the wetland, organic/sediment deposits are present, dense vegetation is present with emergent vegetation and/or dense woody stems dominant, water retention/detention time in this wetland is increased by thick vegetation and other dense herbaceous and shrub vegetation in wetlands utilize and immobilize excess nutrients transported/deposited by developed areas upstream.

Production export:

Wildlife food sources grow within the wetland beyond the watercourse, evidence of limited wildlife use found within this wetland, higher trophic level consumers may be utilizing this wetland, a few high vegetation density species are present, wetland exhibits moderate degree of plant community structure/species diversity. Wetland contains flowering plants that are used by nectar-gathering insects.

If you have any questions concerning the wetland function assessment or this report, please feel free to contact me.

Sincerely,

Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE

25-020R

ELLINGTON PLANNING DEPARTMENT

STAFF REVIEW SHEET

Inland Wetland Agency

IW202504 – Barbara Costa, owner/ Andrew LaRoche, applicant, request for a permit to conduct regulated activity to construct a single-family home and associated improvements at 5 Elm Street, APN 168-078-0000.

PUBLIC HEARING DATE: June 16, 2025
STAFF REVIEW RETURN DATE: June 10, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	**DPW-** A ROW Permit will need to be secured for any work within the Town Right of Way. **WPCA-** The sanitary connection is shown as pressure, but no pump chamber is depicted. A more complete sanitary plan and flow allocation request must be submitted to the WPCA for review and approval.
Assessor	
Traffic Authority	
Ambulance	

N/F
JENNIFER DROUIN & TREY ARMSTRONG
8 ELM STREET

N/F
TAMMY WEIRS
6 ELM STREET

N/F
JOHN JARVIS
4 ELM STREET

REBAR FOUND (typ)

N75°37'20"E
53.84'

BITUMINOUS CURB

SANITARY SEWER

SEWER MAIN

100' UPLAND REVIEW AREA

1½"PRESSURE PVC

SMH
TF=659.96

ELM STREET

PROVIDE CONSTRUCTION ENTRANCE

663.0x

662.7x EDGE OF PAVEMENT

N80°05'27"E
220.00'

10' ROADWAY EASEMENT IN FAVOR OF THE TOWN OF ELLINGTON

MONUMENT FOUND (typ)

PROPOSED DRIVEWAY

TEMPORARY SOIL STOCKPILE AREA

PROPOSED WELL

PROP. PRESSURE LATERAL

S41°18'24"W
66.13'

N41°37'49"E
154.42'

SIDEWALK

PROPOSED GRANITE STOOP/STAIRS

INV=651.5

35' F.Y.

60' F.Y.

PROPOSED HOUSE
FF=663.0
TW=662.0
GF=661.0
BSMT=653.5
BOX=53'x24'

WALKOUT

CONCRETE LANDING

DECK

LAND OF
TOWN OF ELLINGTON
17 WENDELL ROAD

N/F
BARBARA H. COSTA
APN 168-078-0000
5 ELM STREET
0.43 ACRES

25' R.Y.

10' S.Y.

N09°54'33"W
90.00'

N09°54'33"W
137.50'

N/F
KENNETH & MADELINE WENDELL
13 WENDELL ROAD

105.42
S79°55'01"W

PROPOSED SILTFENCE

PROPOSED HAYBALES

PROPOSED RIP RAP

75' RADIUS

WF1 WF2 WF3 WF4 WF5 WF6 WF7 WF11 WF12 WF13 WF14 WF15 WF16 WF17

29.76'
S56°53'22"E

85.74'
S41°24'52"W

16.74'
S41°24'52"W

21.58'
N65°15'30"W

STAFFORD ROAD-RTE 30

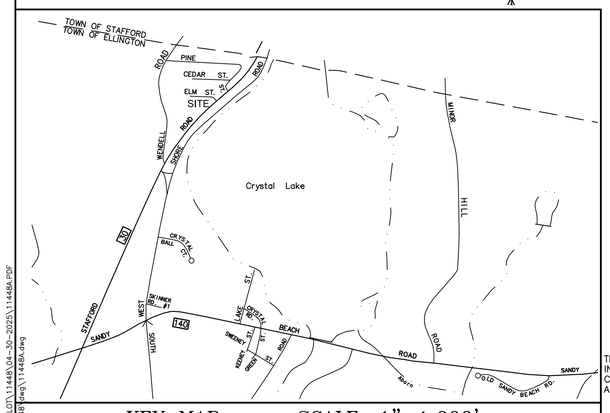
GUARDRAIL

MAP REF. NORTH

GRAPHIC SCALE 1"= 10'
10 5 0 10 20 30

LEGEND

- PROPERTY LINE
- ABUTTING PARCEL
- EXISTING EASEMENT
- EXISTING I.P.
- EXISTING MONUMENT
- BITUMINOUSE CURB
- EXISTING DRAINAGE
- PROPOSED WELL
- ZONING SETBACK – PRINCIPAL STRUCTURE
- 240 EXISTING CONTOUR
- 240 PROPOSED CONTOUR
- PROPOSED FOUNDATION DRAIN
- PROPOSED HAYBALES
- PROPOSED SILTFENCE
- EXISTING TREELINE
- PROPOSED TREELINE
- S S S PROPOSED PRESSURE LATERAL
- INLAND WETLANDS
- WETLAND UPLAND REVIEW AREA



KEY MAP SCALE: 1"=1,000'

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.

ZONING TABLE

R ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 SQ.FT.	18,715 SQ.FT.
MIN. LOT WIDTH	100 FEET	100+ FEET
FRONT YARD–ELM	35 FEET	36 FEET
FRONT YARD–STAFFORD	60 FEET	61 FEET
SIDE YARD	10 FEET	58 FEET
REAR YARD	25 FEET–PRINCIPLE 10 FEET–ACCESSORY	30 FEET–PRINCIPLE N/A–ACCESSORY
MAX. LOT COVERAGE	25%	9.6%*

*LOT COVERAGE INCLUDES HOUSE, FRONT STEPS, SIDEWALK, STAIR LANDING & DRIVEWAY (DECK NOT INCLUDED)

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2.
2. MAP REFERENCES:
   A. "CONVEYANCE MAP OF A PORTION OF "BOWLER SECON WEST DEVELOPMENT" LOCATED AT CRYSTAL LAKE ELLINGTON, CONNECTICUT ALFRED E. SCHINDLER SCALE: 1"=50' DATE 8/21/95 JOB NO. 948-5B-1"
   B. "PLAN PREPARED FOR MICHAEL L. SAVAGE DBA SAVAGE BUILDERS, INC. NO. 8 ELM STREET ELLINGTON, CT ZONING LOCATION SURVEY/AS-BUILT PLAN SCALE: 1"=20' DATE 8/24/98 FILE NO. 96022AB SHEET 1 OF 1 BY HOLMES & HENRY ASSOCIATES"
   C. "A PLAN OF LOTS AT CRYSTAL LAKE, CONN. BEING WILLIAM J. BOWLER'S SECOND WEST DEVELOPMENT. LAID OUT DECEMBER, 1925 BY GEO. TOWNE SCALE, 1 INCH=50 FEET"
3. BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 2.A. ELEVATIONS ARE BASED ON THE PLAN REFERENCED IN NOTE 2.B.
4. TOGETHER WITH A RIGHT OF WAY PER VOLUME 187, PAGE 577.
5. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
6. WATER TREATMENT WASTEWATER, IF NECESSARY, WILL DISCHARGE TO THE SANITARY SEWER.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON

L.S. 23430
REGISTRATION NO.

STATE OF CONNECTICUT ERIC R. PETERSON No. 23430 LICENSED LAND SURVEYOR

STATE OF CONNECTICUT MARK A. PETERSON No. 20905 LICENSED PROFESSIONAL ENGINEER

REVISIONS

IMPROVEMENT LOCATION SURVEY

PERMIT PLAN
LAND OF
BARBARA COSTA
APN: 168-078-0000
5 ELM STREET
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=10'	04-30-2025	1 OF 2	11448

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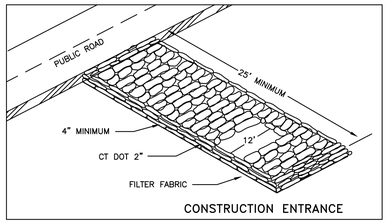


CONSTRUCTION ENTRANCE

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1–6/15, 8/1–10/1
WINTER RYE	40	0.9	4/15–6/15, 8/15–10/1
SUDANGRASS	11	0.25	5/15–8/15

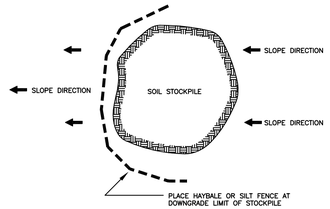
TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1–1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15–6/15, 8/15–9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	



STOCKPILE EROSION PROTECTION DETAIL
N.T.S.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
6. FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
7. FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
8. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
9. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
10. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
11. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
12. SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
13. CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
14. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
15. WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
16. FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR.
17. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
18. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
19. WHERE GRASSES PREDOMINATE, FERTILIZE ACCORDING TO SOIL ANALYSIS, OR SPREAD 300 POUNDS OF 10–10–10 OR EQUIVALENT PER ACRE (7.5 POUNDS PER 1000 S.F.).

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT NAME: PERMIT PLAN

LOCATION: 5 ELM STREET ELLINGTON, CT

PROJECT DESCRIPTION: SINGLE FAMILY HOUSE

PARCEL AREA: 0.43 ACRES

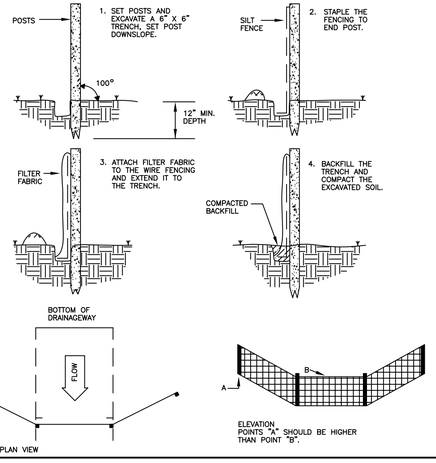
RESPONSIBLE PERSONNEL: ANDREW LAROCHE

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CONTACT CBYD			
FLAG LIMIT OF CLEARING & STAKE PROPERTY LINE IN AREAS OF CONSTRUCTION			
CUT TREES			
INSTALL ANTI–TRACKING PAD			
INSTALL SILTFENCE & HAYBALES	INSPECT EROSION CONTROLS PRIOR TO AND AFTER STORM EVENTS–REPAIR AS NECESSARY		
REMOVE STUMPS			
ROUGH GRADE SITE			
EXCAVATION FOR HOUSE AND UTILITIES	STOCKPILE MATERIAL AS SHOWN		
CONSTRUCT HOUSE AND UTILITIES			
CONSTRUCT DRIVEWAY			
FINAL GRADE SITE			
LOAM AND SEED ALL DISTURBED AREAS			
REMOVE SILTFENCE & HAYBALES WHEN SITE IS STABILIZED			

PROJECT DATES:
DATE OF CONSTRUCTION START SUMMER 2025
DATE OF CONSTRUCTION COMPLETION 1 YEAR AFTER START

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2024.

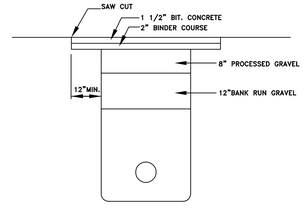
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



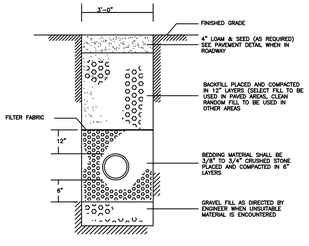
HAY BALE APPLICATIONS

Sheet Flow Applications

1. Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
2. All bales shall be either wire–bound or string–tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier. Ideally, bales should be placed 10 feet away from the toe of slope.
4. Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re–bars shall be driven deep enough into the ground to securely anchor the bales.
5. The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales. (Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.) In sloping areas where surface flow follows the bale line, perpendicular bale checks shall be installed at appropriate intervals (100 feet Maximum).
6. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
7. Bale barriers shall be removed when they have served their usefulness, but not before the upslope areas have been permanently stabilized.

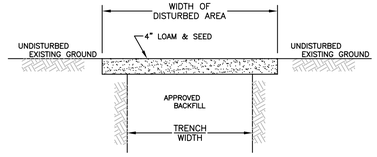


PAVEMENT PATCH



SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



LOAM & SEED REPAIR

N.T.S.

11448\dwg\11448A.dwg

REVISIONS

DETAIL SHEET
LAND OF
BARBARA COSTA
APN: 168–078–0000
5 ELM STREET
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT
PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	NONE	04–30–2025	2 OF 2	11448

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application # IW2025006
Date Submitted 5/15/2025

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information (See attached)

Name: Village Properties Associates, LLC

Mailing Address: 9 Village Street
Ellington, CT 06029

Email: everett@barnyard.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-454-9103 x114

Secondary Contact Phone #:

Owner's Signature: [signature] **Date:** 5.13.25

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: Village Properties Associates, LLC

Mailing Address: 9 Village Street
Ellington, CT 06029

Email: everett@barnyard.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: 860-454-9103 x114

Secondary Contact Phone #:

Applicant's Signature: [signature] **Date:** 5.13.25

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

RECEIVED
MAY 15 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 79 Windermere Avenue & 14 Village Street

Assessor's Parcel Number (APN): 018 - 004 - 0001 & 017-012-0000

Proposed upland review area affected in square feet: 24,800 SF

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 100 SF, 0 LF

Total area of wetlands/watercourses on parcel in square feet or acres: 12,740 SF

Public Water: ☑ Yes ☐ No **Public Sewer:** ☑ Yes ☐ No *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area? ☐ Yes ☑ No
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

Activities within the Upland Review Area include clearing and grubbing, construction of gravel yard for outside storage of sheds and pre-fabricated buildings and related building materials, constuction of a water quality basin, outlet piping and outlet controls, and rip rap outlet protection. Activities within wetlands include limited clearing and grubbing, construction of rip rap outlet protection and removal of accumulated sediments and debris at the inlet of the Windermere Avenue cross culvert and areas immediatly upstream.

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ **Yes** ☑ **No**

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ **Yes** ☑ **No**

FOR OFFICE USE ONLY

If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)

X Commercial/Industrial ___ Residential ___ Mixed Use ___ Timber ___ Agricultural

___ Other, explain: _____

Type of Application: (check one)

___ Notification for Non-Regulated Use (Section 4.2)

___ Notification of Permitted Use as of Right (Section 4.1)

___ Administrative Permit (Section 6.4)

✓ Agency Permit **(TWELVE COPIES REQUIRED)**

___ Permit Modification

___ Permit Extension

___ Regulation Amendment

___ Map Amendment

___ Appeal of Administrative Permit

Application Submittals:

✓ Completed Application Form (Section 7.4a)

✓ Application Fee (Section 7.4b)

✓ Abutters List (Section 7.4c)

N/A Certification as to Adjacent Towns (See above)

N/A Certification as to Connecticut Water Company & Commissioner of Public Health (See above)

✓ Notification Narrative and Supporting Documentation (If applicable, Appendix D)

✓ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)

✓ Project Site Plan - circle one: Administrative (Section 7.4h1) / (Agency) (Section 7.4h2)

___ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

Inland Wetlands & Watercourses Application - Narrative

May 15, 2025

14 Village Street & 79 Windermere Avenue

Ellington IWWA Regulations Section 7.4.g. Narrative:

1. The amount of regulated upland review area affected, in square feet & acreage;

   Total Upland Review Area (URA) disturbance = 24,800 S.F., or 0.57 Acres.

   The amount of inland wetlands & watercourses affected, in square or linear feet, as applicable;

   Total wetlands disturbance = 100 SF, permanent. Total watercourse disturbance = 0 LF (permanent).

   The overall (aggregate) area affected;

   Overall (aggregate wetlands, watercourses and URAs = = 24,900 S.F., or 0.57 Acres.

   The amount of permanent versus temporary impact;

   Permanent impacts to wetlands or watercourses = 100 SF and 0 LF, respectively. Impacts to URAs = 24,800 S.F., or 0.57 Acres, of that all is permanent. However, the impacts will create approximately 9,400 SF of surface area in the portion of the water quality basin located within the Upland Review Area. Associated potential for erosion would be temporary, with impacts terminating upon stabilization with permanent vegetation and completion of the construction of the water quality basins.

2. The general characteristics of the regulated areas being affected by the proposal in terms of land cover, vegetation, soil types, slope, and relationship to other regulated areas on and off the project site;

   The majority of the area of the 79 Windermere parcel where impacts are proposed are currently (or until recently has been) in agricultural use (corn crop) and has been routinely plowed for a number of years. Woodlands and scrub growth are located at the southern edge of the agricultural field. The 14 Village Street parcel has a residential building and outbuildings and is somewhat wooded, especially in the rear. Some clearing of this woodland, which is within the URA, is proposed. The soil survey indicate site soils are sandy and silty loams. A copy of the printout of soils depicted on the Web Soil Survey (NRCS) is attached.

3. The purpose and a description of the proposed activity;

   The proposed activity includes removal of existing buildings on the parcels and development of the parcels into an industrial use to include a building for warehouse/storage and manufacturing/assembly, and a gravel storage yard for outdoor storage of prefab buildings/sheds and building materials. Paved driveways

are proposed to be constructed to both Windermere Avenue and Village Street. A concrete apron and bituminous pavement truck maneuvering area are proposed adjacent to the building. Water quality swales are proposed around the north, east and southern perimeter of the gravel storage area to collect and treat stormwater runoff from the operations area. The stormwater will be discharged to the low-lying area adjacent to the inlet of the Windermere Avenue cross culvert.

The proposed erosion and sedimentation controls and other best management practices and mitigation measures which may be considered as a condition of issuing a permit for the proposed regulated activity including, but not limited to, measures to:

a. prevent or minimize pollution or other environmental damage,
b. maintain or enhance existing environmental quality, or
c. in the following order of priority, restore, enhance and create productive wetland or watercourse resources.

Proposed sediment and erosion control measures will follow the guidelines established in the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines). The measures include but are not limited to the use of sediment logs in areas downgradient of earthen activities, a construction exit, erosion control blankets on steep slopes, stabilizing vegetation, silt fence erosion control, and use of flared-end sections on outlet pipes and incorporation of rip rap protection on all stormwater system outfalls. The proposed measures are depicted on the Grading and Drainage Pan and the Soil Erosion and Sediment Control Plan. Related details are shown on Detail Sheet SD-1. Erosion control notes, narrative and construction sequence are provided on Sheet NT-1.

The stormwater quality basins proposed are sized to both mitigate peak rates of runoff and treat the minimum CT DEEP-recommended water quality volume. Plantings in the basin will include wetlands and transition species native to the area. These plantings will help promote uptake and filtration of stormwater and assist in the settling of pollutants in the basins main pool and sediment forebay. These measures will protect the receiving watercourse into which stormwater from the site's developed areas will be discharged. The water quality basins are designed to minimize pollution to the receiving wetland.

Care was taken in the design of the site development to minimize impact to the wetlands adjacent and up-gradient to the inlet of the Windermere Avenue cross culvert. Only minimal impacts are proposed to these wetlands to facilitate an outfall from the site's water quality basins. Minimal clearing is proposed, to maintain the existing vegetative buffer. A portion of the agricultural field adjacent to the stormwater outfalls is proposed to be used as a mitigation area where trees and fauna-friendly vegetation will be planted to enhance vegetative buffers to the wetlands. Disturbed areas adjacent to the wetlands, and in the Water Quality Basin proposed at the sites southern perimeter will be stabilized with

New England Wetland Erosion Control/Restoration mixes. These areas will be allowed to go fallow to create a natural transition between the souterh water quality basin and the adjacent wetlands and offer a level of protection to the wetlands.

Additionally, although designed for treatment of stormwater runoff, the southern water quality basins will develop many of the same characteristics of a wetland and shallow waterbody, thus creating productive wetlands/waterbody resources in an area that is currently routinely farmed.

4. For commercial and industrial uses, a general description of the business operations, including but not limited to:
    a. the type of business,
    b. production and manufacturing procedures,
    c. handling and disposition of any process wastewaters, cooling waters, and/or stormwater,
    d. types of materials used and stored on site,
    e. spill contingency plans,
    f. septic disposal (unless tied to sewers),
    g. waste/refuse storage, handling and disposal, and similar operations.

The type of business proposed is industrial. The building will be a warehouse/storage building with manufacturing/assembly of sheds and other small buildings. An outside storage area is proposed to be used for outside storage of fabricated sheds and other small buildings. In addition, the outside storage area may include storage of building materials, such as timber, plywood, etc.

There will be no processed wastewater associated with the proposed uses. There are no cooling waters generated with the proposed uses. Stormwater will sheet flow into the stormwater quality basins which are designed to mitigate peak rates of runoff and treat the minimum water quality volume. Roof runoff will be collected by gutters and downspouts and pipes into the perimeter water quality basins.

Sanitary sewer service is available at the site (in Windermere Avenue). Adequate sewer allocation is available for the proposed uses. There are no septic systems proposed.

All generated waste will be disposed in on-site dumpsters for off-site disposal.

5. For commercial and industrial uses, a list of current State of Connecticut and Federal environmental and land use permits issued for the facility. Such list shall also include a disclosure of any enforcement action taken by the State DEEP regarding the facility, either current or within the previous five years from the date of the subject application, including any consent orders, fines, penalties and/or resolution of such enforcement actions.

There are no known State or Federal permits issued for the parcel. There are no known enforcement actions taken by the CT DEEP on this parcel.

The proposal will require registration with the CT DEEP for the construction General Permit for stormwater discharges.

6. A construction or project narrative describing:
    a. method of construction,
    b. duration of construction activity,
    c. methods to control stormwater and limit erosion before, during & following construction,
    d. type of equipment to be used,
    e. type and location of access to the regulated area,
    f. storage and disposal of excess materials or stockpiles,
    g. type and composition of any fill material,
    h. removal and disposition of trees and stumps,
    i. measures to dewater, divert flows, and similar activities.

Methods of construction will include those typical of site development using heavy and light equipment by skilled operators and hand tools and manual labor for: installation of erosion control devises, construction of temporary sediment control traps and diversion swales, stripping and stockpiling of topsoil, rough grading of site and construction of water quality basins and outlet controls, construction of storm drainage systems, construction of pavement subgrades and processed base courses and gravel storage area, construction of building foundations and structure, construction of concrete apron, placement of bituminous pavement section, installation of plantings and establishment of stabilizing vegetation, pavement markings and signage.

It is anticipated that construction of the building and associated site improvements would begin in the summer of 2025 and be completed in the summer of 2026.

During construction stormwater would be controlled by diverting runoff into the perimeter water quality basins which will be used as temporary sediment traps. As the site becomes stabilized, accumulated sediments would be removed from the temporary basins and the final water quality basins would be completed with specified vegetation. Once all disturbed areas are adequately vegetated, the temporary erosion control devices would be removed.

Equipment used would include excavators, dozers, dump trucks, water trucks, skid steers, compactors, graders, etc.

Access to the regulated areas would be from the southeast corner of the site, via the former agricultural field.

A temporary soil stockpile is proposed outside of the upland review area of the site. It is anticipated that construction laydown areas and raw material storage areas would also be outside of the upland review, near the proposed Building.

Overall, the site will require import of fill. It is anticipated that materials removed for the excavation of the water quality basins will be used as fill for construction of the subgrade of the gravel storage yard. Surplus excavated materials would be removed from the site. Construction in the area of the building and gravel storage yard will require import of fill for base materials. Imported materials will include processed aggregate fill and bituminous materials.

There are few trees and shrubs on the parcel that will require removal for the construction of the southern water quality basin and associated outfalls. Those trees and shrubs removed would be disposed offsite.

Surface water runoff would be diverted into the perimeter water quality basins, which will double as temporary sedimentation basins during construction. Dewatering will likely be required during construction of the perimeter water quality basins. Dewatering waste waters will be collected and discharged to a dewatering pump settling basin/filter pit in upland areas. The procedures for dewatering will follow the requirements of the Guidelines. The proposed location of the dewatering pump settling basin is shown on Sheet EC-1.

7. A description of any changes to water velocity, volume or course, the anticipated impacts of these changes, and measures to mitigate those impacts.

   The proposed water quality basins are designed to mitigate any increase in peak rate of runoff from the site. The outflow from the basins will be discharged into the low-lying area/wetland adjacent to the inlet of the Windermere Avenue cross culvert, located at the southeast corner of the site. Under existing conditions, runoff from the parcel flows both to this low-lying area and into the inlet of the cross culvert. The proposed development maintains flow to this area. The water quality basins and outlet controls reduce peak rates of site-generated runoff to the cross-culvert inlet to below existing conditions peak rates of runoff.

8. A list of any other local, State of Connecticut or U.S. environmental or land use approvals required for the proposed regulated activity such as but not limited to, DEEP Construction or Commercial Stormwater Permit Registration, Army Corp permits, Conn DOT, OSTA, and wastewater or process water discharge permits.

   The project will require registration for a General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities by the CT DEEP. The permit procurement process related to this permit will be done concurrently with applications for local land use permits.

9. Where stormwater systems are proposed, detailed storm drainage calculations, construction details and other support documentation, certified by a Professional Engineer licensed to practice in the State of Connecticut.

   A comprehensive stormwater management report accompanies the application.

10. If the area to be disturbed is ½ acre or more in area, a detailed erosion control plan and narrative, in compliance with the latest State DEEP Guidelines for Soil Erosion and Sediment Control.

    The submittal package includes a details Soil Erosion and Sediment Control Plan (Sheet EC-1), detail sheets showing erosion control details (Sheet SD-1) and erosion control notes and narrative and construction sequence provided on Sheet NT-1.

11. A disclosure listing any previous Ellington inland wetland permit applications and Ellington wetland enforcement actions regarding the subject parcel(s).

    None are known

12. A graphic and textual description of all alternatives to the proposed regulated activity considered, and a general discussion of each, including the reason or reasons for choosing the proposed alternative. This requirement relates to the evaluation of the initial application only and shall not be construed as a conclusion by the Agency or its agent that the proposed activity is "significant." The determination of significance shall be made by the Agency or its agent after review of the initial application, and if the proposed regulated activity or any component of that activity is deemed "significant," the applicant may be required by the Agency or its agent to submit a more detailed analysis of alternatives, in order to allow the Agency to make the necessary findings with respect to prudent and feasible alternatives.

    The proposal includes one direct wetlands impact of approximately 100 S.F. This impact is associated with the storm drain discharge from the southern perimeter water quality basin. Excavation for the installation of and construction of the outfall's rip rap outlet protection will need to extend into the wetlands. Due to the site topography and limited elevation drop across the site, the stormwater outfall will need to be located at the southeast corner of the site, adjacent to the wetlands and at an elevation which provides for an outfall elevation at the same elevation of the inlet of the cross culvert. The selected location is the only feasible and prudent location for the outfall to meet these parameters and required extending work into the wetlands. The exact extent of the rip rap protection will be field determined with the Project Engineer, Project Soil Scientist and town staff to minimize impacts to wetlands, and to preserve vegetation, where feasible.

REMA ECOLOGICAL SERVICES, LLC
43 Blue Ridge Drive, Vernon, CT 06066
860.649.REMA (7362) / 860.883.8690

REPORT DATE: January 3, 2025

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT

PROJECT NAME & SITE LOCATION:
+/- 8.79 acres (Study Area)
79 Windermere Avenue
Ellington, CT

REMA Job No.: 24-2763-ELL29
Field Investigation Date(s): 11/1/2024
Field Investigation Method(s):
- ☒ Spade and Auger
- ☐ Backhoe Test Pits
- ☐ Other:

REPORT PREPARED FOR:
Village Properties Assoc., LLC
9 Village Street
Ellington, CT 06029

Field Conditions:
Weather: Mostly Sunny, 60s
Soil Moisture: low
Snow Depth: none
Frost Depth: none

Purpose of Investigation:
- ☒ Wetland Delineation/Flagging in Field
- ☐ Wetland Mapping on Sketch Plan or Topographic Plan
- ☐ High Intensity Soil Mapping by Soil Scientist
- ☒ Medium Intensity Soil Mapping from *The Soil Survey of Connecticut* Maps (USDA-NRCS)
- ☐ Other:

Base Map Source: CT Soil Survey web; USDA-NRCS) (attached), Figure A (attached)

Wetland Boundary Marker Series: RES-A-1 to RES-A-25 (open line)

General Site Description/Comments: The "study area" or "site" consists of a +/-8.79-acre parcel zoned "industrial park", to the west of Windermere Avenue, and to the south of Village Street, in Ellington, Connecticut. In its present state the study area is characterized predominately as an open agricultural field, with a wooded area in its southeast corner and wooded/scrub shrub hedgerows along its southern and western boundaries. The underlying parent material is predominately glaciofluvial (i.e., stratified sand gravel) deposits. The wetland-type soils observed are mapped as the poorly drained Raypol (12) silt loam, and the very poorly drained Scarboro (15) muck, soil series, while the upland-type soils are mapped as the somewhat excessively drained Hartford (33) sandy loam, and the moderately well drained Ellington (20) silt loam, soil series. The vegetated wetland associated with the site is characterized as a seasonally flooded to seasonally saturated wooded swamp. It outlets easterly via a culvert under Windermere Avenue. The woody vegetation associated with the delineated wetland includes red maple, silver maple, cottonwood, pin oak, green ash, American elm, and black cherry. The woody understory, which is locally dense, included such species as elderberry, silky and gray dogwoods, buttonbush, and multiflora rose. Observed herbs include sedges, sensitive, New York, and royal ferns, stout wood reedgrass, asters, goldenrods, grasses, white avens, false nettle, clearweed, bittersweet nightshade, sticktights, poison ivy, and others. Lianas included fox grape, Asiatic bittersweet, and poison ivy.

DATE: 1/3/2025

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT (CONTINUED)

PROJECT NAME & SITE LOCATION: +/- 8.79 acres (Study Area)
79 Windermere Avenue, Ellington, CT

SOIL MAP UNITS

Upland Soils

Ellington silt loam (20). This series consists of deep, moderately well drained soils formed in a coarse-silty mantle underlain by sandy water deposited glacial outwash materials. They are level to gently sloping soils in shallow drainageways and low lying positions on outwash plains and terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from Triassic sandstone, shale, conglomerate and basalt. Typically, these soils have a very dark reddish, brown silt loam surface layer 8 inches thick. The upper part of the subsoil from 8 to 18 inches is reddish brown silt loam. The lower part of the subsoil from 18 to 26 inches is mottled, reddish brown very fine sandy loam. The substratum from 26 to 60 inches is dark reddish brown very gravelly sand.

Hartford sandy loam (33). The Hartford series consists of deep, somewhat excessively drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are level to very steep soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from Triassic sandstone, shale, conglomerate and basalt. Typically, these soils have a dark brown sandy loam surface layer 9 inches thick. The upper part of the subsoil from 9 to 16 inches is yellowish red sandy loam. The lower part of the subsoil from 16 to 24 inches is reddish brown loamy sand. The substratum from 24 to 60 inches is reddish brown gravelly stratified sand and gravel.

Wetland Soils

Raypol silt loam (12). This series consists of deep, poorly drained soils formed in a coarse-loamy mantle underlain by sandy water deposited glacial outwash materials. They are nearly level and gently sloping soils on outwash plains and high stream terraces. The soils formed in loamy over stratified sandy and gravelly glacial outwash derived mainly from acid rocks. Typically, these soils have very dark brown, silt loam Ap horizons, grayish brown and dark yellowish brown, mottled, silt loam and very fine sandy loam B2 horizons over light olive brown, mottled gravelly sand IIC horizons at a depth of 29 inches.

Scarboro muck (15). This series consists of very deep, very poorly drained soils formed in sandy water deposited glacial outwash materials. They are nearly level soils on glaciofluvial landforms, typically in low depressions and drainage ways of outwash plains and terraces. The soils formed in a loamy sand lying over stratified sandy and gravelly outwash derived from a variety of acid rocks. Typically, these soils have a 9 inch black mucky peat or very dark brown mucky sandy loamy surface layer. The subsurface layer from 9 to 16 inches is gray loamy sand. The substratum from 16 to 60 inches is olive gray, grayish brown and light yellowish brown loamy sand, loamy fine sand and coarse sand. The substratum may be stratified.

DATE: 1/3/2025

ON-SITE SOIL INVESTIGATION & WETLAND DELINEATION REPORT *(CONTINUED)*

PROJECT NAME & SITE LOCATION: +/- 8.79 acres (Study Area)
79 Windermere Avenue, Ellington, CT

SOIL MAP UNITS

See previous page

Any accompanying soil logs and soil maps, and the on-site soil investigation narrative are in accordance with the taxonomic classification of the National Cooperative Soil Survey of the USDA Natural Resource Conservation Service, and with the Connecticut Soil Legend (DEP Bulletin No.5, 1983), as amended by USDA-NRCS. Jurisdictional wetland boundaries were delineated pursuant to the Connecticut General Statutes (CGS Sections 22a-36 to 22a-45), as amended. The site investigation was conducted and/or reviewed by the undersigned Registered Soil Scientist(s) [registered with the Society of Soil Scientists of Southern New England (SSSSNE) in accordance with the standards of the Federal Office of Personnel Management].

Respectfully submitted,

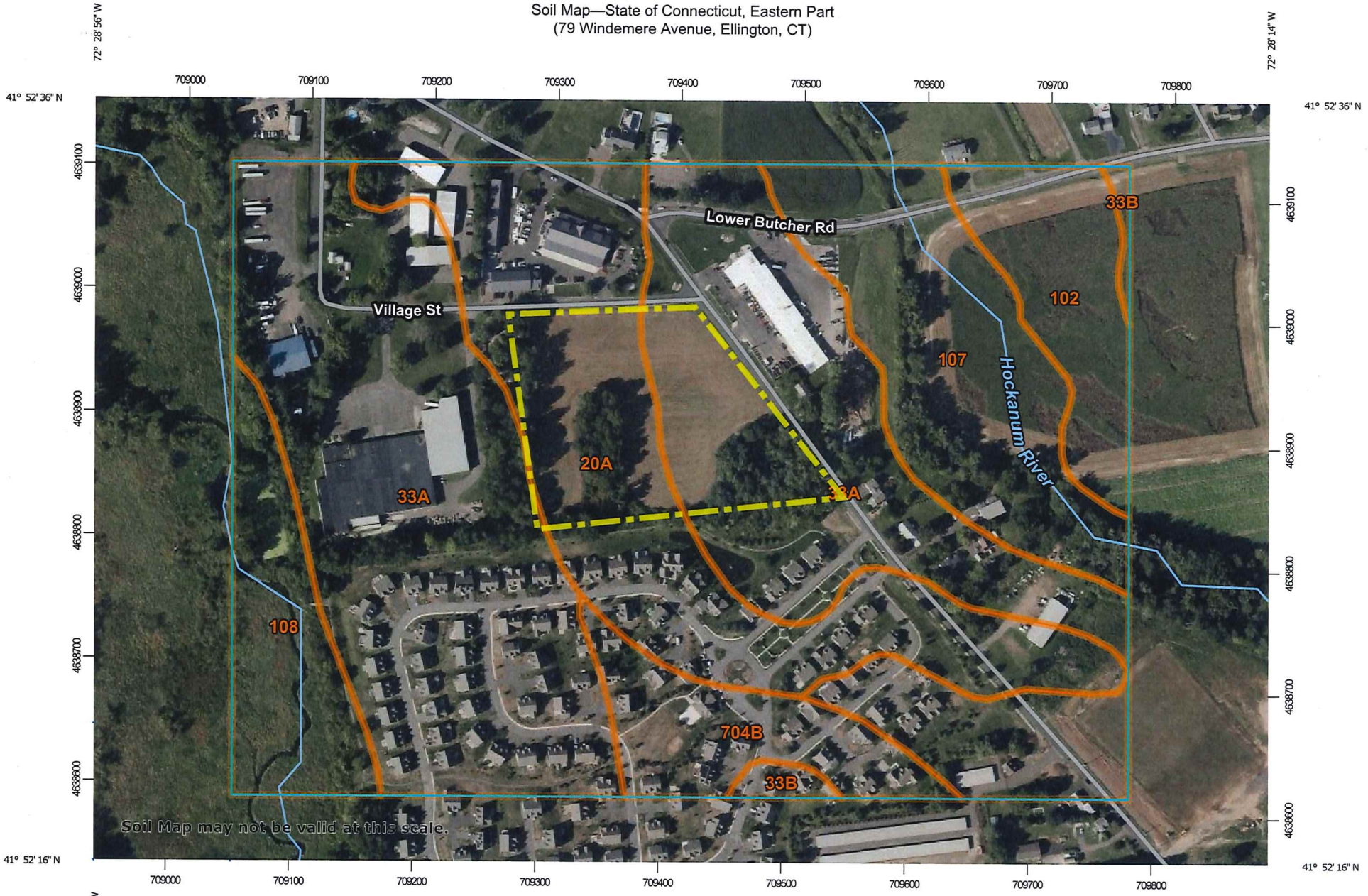
REMA ECOLOGICAL SERVICES, LLC

George T. Logan

George T. Logan, MS, PWS, CSE
Registered Professional Soil Scientist
Field Investigator/Senior Reviewer


FIGURE A: WETLAND DELINEATIONS SKETCH MAP
79 Windermere Avenue, Ellington, CT
(as seen on a Summer 2023 aerial photograph)
ASSOC
Village St
Windermere Ave
UPLAND
UPLAND
BOONE
DANIEL
VILLAGE
PROP
ASSOC
LLC
UPLAND
UPLAND
WETLAND
RES-A-25
RES-A-1

Soil Map—State of Connecticut, Eastern Part
(79 Windemere Avenue, Ellington, CT)



Map Scale: 1:4,350 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
20A	Ellington silt loam, 0 to 5 percent slopes	18.7	20.2%
33A	Hartford sandy loam, 0 to 3 percent slopes	45.5	49.0%
33B	Hartford sandy loam, 3 to 8 percent slopes	0.8	0.8%
102	Pootatuck fine sandy loam	5.5	5.9%
107	Limerick and Lim soils, 0 to 3 percent slopes, frequently flooded	11.2	12.1%
108	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	6.0	6.4%
704B	Enfield silt loam, 3 to 8 percent slopes	5.1	5.5%
Totals for Area of Interest		**92.7**	**100.0%**

ELLINGTON PLANNING DEPARTMENT

STAFF REVIEW SHEET

Inland Wetland Agency

IW202506 – Village Properties Associates LLC & Daniel Boone, owners/ Village Properties Associates LLC, applicant, request for a permit to conduct regulated activity for the construction of a gravel yard for outside storage of prefabricated buildings and building materials, a water quality basin, and associated improvements at 79 Windermere Avenue, APN 018-004-0001 & 14 Village Street, APN 017-012-0000.

PUBLIC HEARING DATE: June 16, 2025
STAFF REVIEW RETURN DATE: June 10, 2025

DEPARTMENT	COMMENTS AND/OR REQUIREMENTS
Town Engineer	
Building Official	
North Central District Health Dept	
Fire Marshal	
Public Works Director/WPCA	**DPW –** Proposed drainage outfall to the cross culvert needs to be reviewed by the Town Engineer to ensure it does not impact the adjacent development. **WPCA –** Plans will be reviewed by the WPCA engineer. A formal flow request and application must be submitted for board review and comment.
Assessor	
Traffic Authority	

Proposed Storage Building and Outside Storage Area

14 Village Street & 79 Windermere Avenue

APN: 017-012-0000 & 018-004-0001

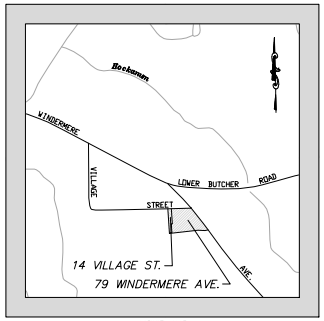
Ellington, Connecticut

Ellington Inland Wetlands Agency and

Ellington Planning and Zoning Commission

Inland Wetlands, Site Plan and Special Permit Applications

May 15, 2025



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT TEAM

Property Owners	Boone, Daniel, et al. Village Properties Associates, LLC
Applicant/Developer	Village Properties Associates, LLC
Civil Engineer	F. A. Hesketh & Associates, Inc.
Landscape Architect	F. A. Hesketh & Associates, Inc.
Land Surveyor	F. A. Hesketh & Associates, Inc.
Wetland Consultant	REMA Ecological Services, LLC.

Guy A. Hesketh P.E. #19394

LIST OF DRAWINGS

	Title Sheet
LA-1	Layout Plan
LS-1 thru LS-2	Landscape Plan
GR-1	Grading and Drainage Plan
EC-1	Soil Erosion and Sediment Control Plan
UT-1	Utility Plan
SD-1 thru SD-3	Site Details
NT-1	Notes
PS-1	Property/Topographic Survey - 79 Windermere Ave.
PS-2	Property/Topographic Survey - 14 Village Street
EX-1	Existing Conditions
A 01	Floor Plan
A 02	Building Elevations

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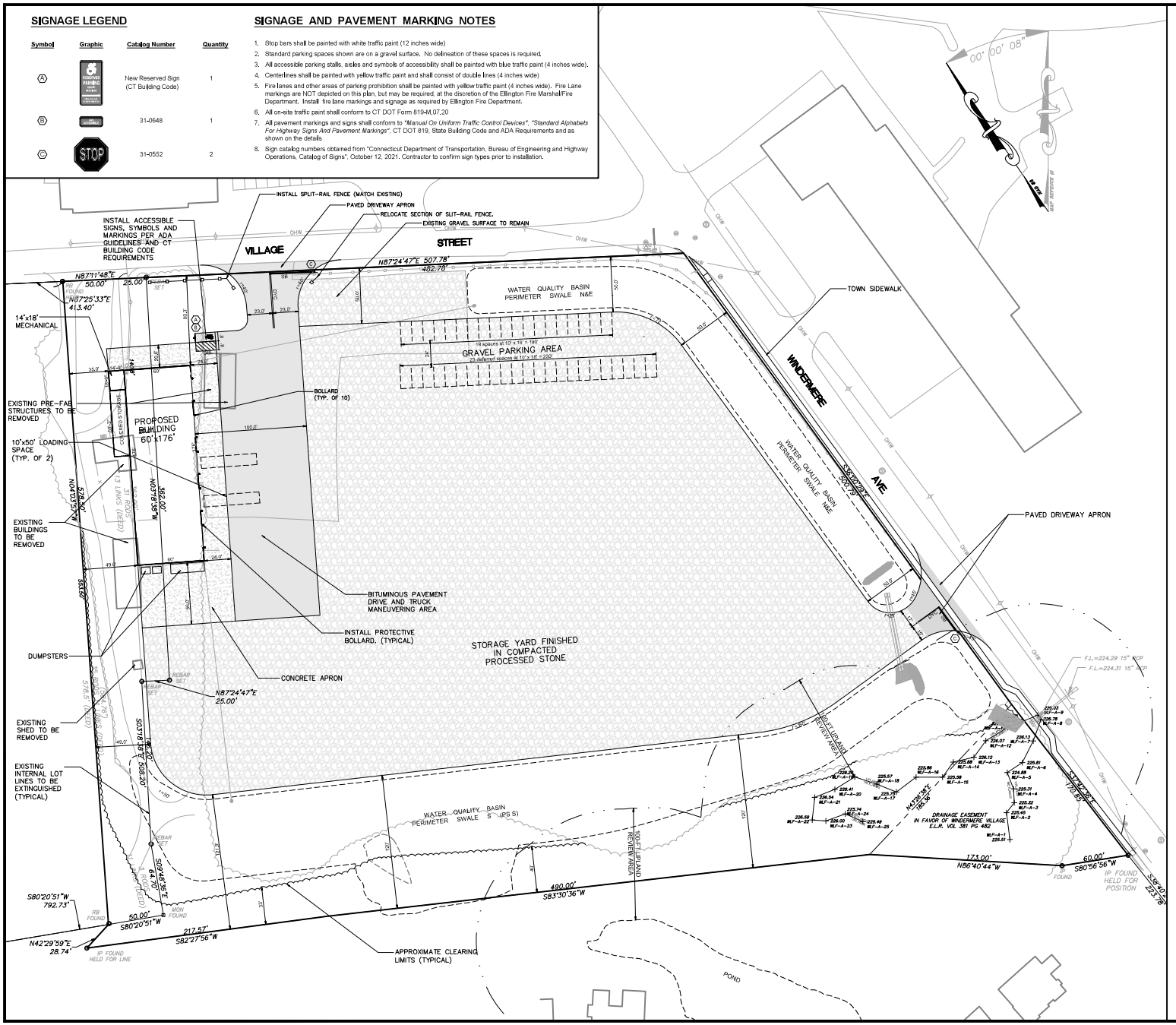
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects

SIGNAGE LEGEND

Symbol	Graphic	Catalog Number	Quantity
(A)	RESERVED PARKING	New Reserved Sign (CT Building Code)	1
(B)		31-0648	1
(C)	STOP	31-0552	2

SIGNAGE AND PAVEMENT MARKING NOTES

1. Stop bars shall be painted with white traffic paint (12 inches wide)
2. Standard parking spaces shown are on a gravel surface. No delineation of these spaces is required.
3. All accessible parking stalls, aisles and symbols of accessibility shall be painted with blue traffic paint (4 inches wide).
4. Centerlines shall be painted with yellow traffic paint and shall consist of double lines (4 inches wide)
5. Fire lanes and other areas of parking prohibition shall be painted with yellow traffic paint (4 inches wide). Fire Lane markings are NOT depicted on this plan, but may be required, at the discretion of the Ellington Fire Marshal/Fire Department. Install fire lane markings and signage as required by Ellington Fire Department.
6. All on-site traffic paint shall conform to CT DOT Form 819-M,07,20
7. All pavement markings and signs shall conform to *"Manual On Uniform Traffic Control Devices"*, *"Standard Alphabets For Highway Signs And Pavement Markings"*, CT DOT 819, State Building Code and ADA Requirements and as shown on the details
8. Sign catalog numbers obtained from "Connecticut Department of Transportation, Bureau of Engineering and Highway Operations, Catalog of Signs", October 12, 2021. Contractor to confirm sign types prior to installation.



ZONING DATA TABLE

Zone: IP - Industrial Park

Zoning Data Analysis

Regulation	Section	Required	Proposed
Minimum Lot Area	Section 4.2.1	4 Acres	9.62 Acres *
Minimum Width	Section 4.2.1	200 Feet	500.79 Feet
Minimum Front Yard	Section 4.2.1	100 Feet (**)	80.3 Feet
Minimum Side Yard	Section 4.2.1	10 Feet (***)	35.0 Feet
Minimum Rear Yard	Section 4.2.1	50 Feet (***)	N/A
Maximum Building Height	Section 4.2.3	38 Feet	37.25 Feet
Maximum Floor Area	Section 4.2.3	N/A	N/A
Maximum Lot Coverage	Section 4.2.3	60 Percent	58.8 Percent
Minimum Parking	Section 6.2.3.A	20 Spaces	20 Spaces ****

* Combined Lots (APN 017-012-0000 & APN 018-004-0001)

** May be reduced to 50 feet along any roadway not designed as a collector road, arterial road or state highway.

*** 50 feet side and rear yard required where abutting residential property or zone, except if home occupation only.

**** An additional 23 deferred spaces are also provided.

DEVELOPMENT DATA

Building Area 11,641.5 Sq. Ft. Warehouse and Manufacturing/Assembly Building

Permitted Uses Proposed:

(Listed in Sec, 4.1) - Manufacture & Assembly from Prepared Materials Including Repairs, Warehousing, Storage

Special Permit Uses Proposed:

(Listed in Sec, 4.1) - Storage Yard for New Lumber, Building Materials and related items.

PARKING TABULATION

Required Parking per Section 6.2.3

Manufacturing Uses: 1 Parking Space for each employee on largest shift

Warehouse Uses: 1 parking space for each 2,000 square feet of building floor area used for storage purposes or 1 parking space for each employee, whichever is greater.

Required Parking Calculation

Manufacturing Uses: 20 Employees x 1 space/employee = 20 Spaces

Warehouse Uses: 11,641.5 Sq. Ft. x 1 space/ 2,000/ Sq. Ft. = 6 Spaces
20 Employees x 1 space/employee = 20 Spaces

Total Required Spaces = 20 Spaces

Proposed Parking

Standard Parking Spaces		
8 foot x 10 foot Spaces	19	Spaces
Accessible Parking Space		
8 foot x 16 foot space	1	Space
Reserve Parking Spaces		
8 foot x 10 foot Spaces	23	Spaces
Total Proposed Spaces =	43	**Spaces**

PAVEMENT MARKING LEGEND

Symbol	Type
DYC	Painted Double Yellow Line
SBL	Single Blue Line
SB	Painted White Stop Bar

LOADING SPACE TABULATION

Required Loading per Section 6.2.11

one (1) 10'x50' Loading Space per 10,000 Sq. Ft. of floor area

Required Loading Calculation

11,808 Sq. Ft. / 10,000 Sq. Ft. = 2 Loading Spaces Required 2 Loading Spaces Provided

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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www.fahesketh.com · mail@fahesketh.com

No.	Date	Description	Revisions:

LAYOUT PLAN
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 | Drawn by: JAH | Job no: 24103
Scale: 1" = 40' | Checked by: GAH | Sheet no: 1 OF 1

LA-1

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LANDSCAPE SCHEDULE

Shade Trees

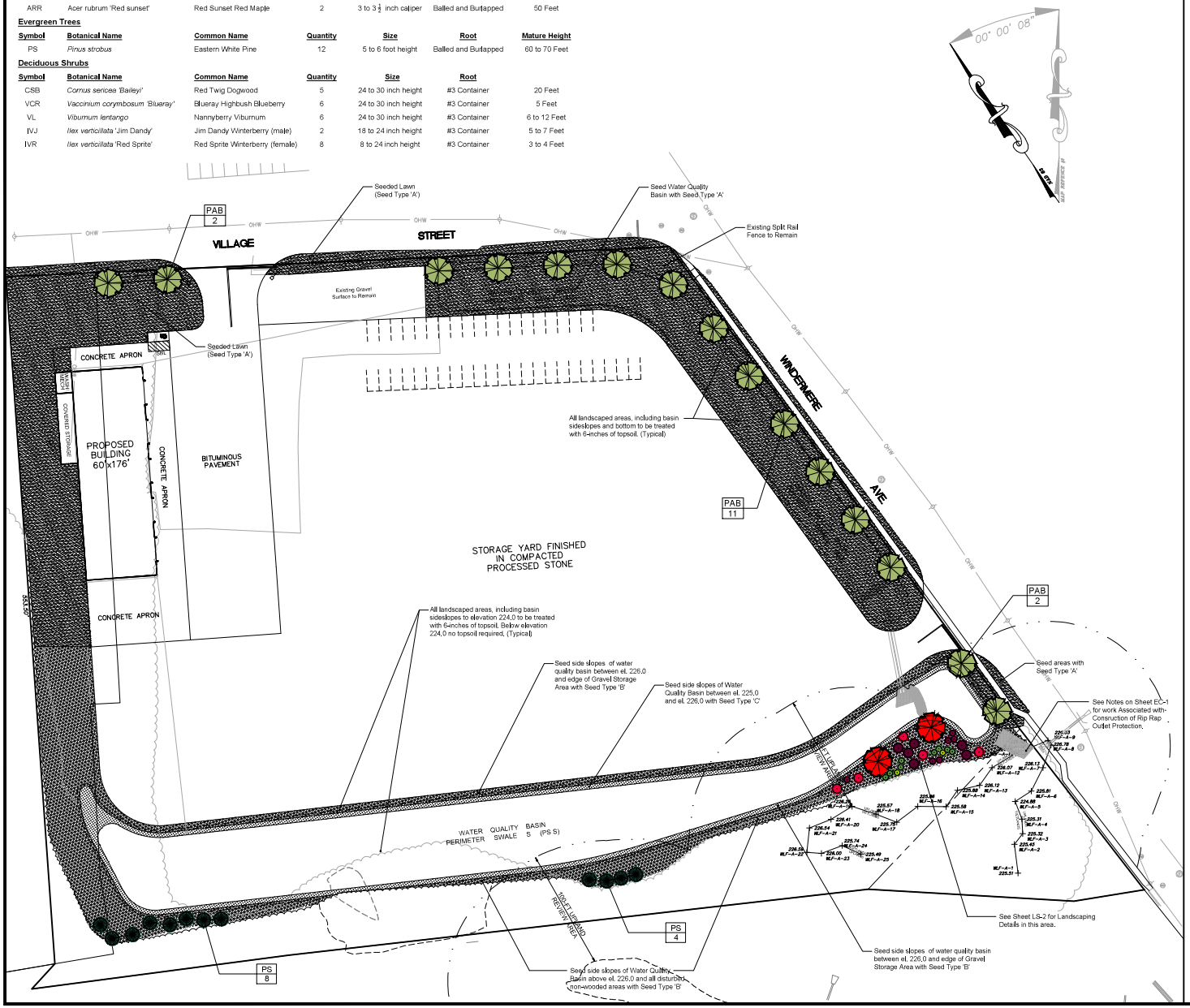
Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PAB	*Plantanus x acerifolia 'Bloodgood'*	Bloodgood Planetree	15	3 to 3 ½ inch caliper	Balled and Burlapped	45 to 50 Feet
ARR	Acer rubrum 'Red sunset'	Red Sunset Red Maple	2	3 to 3 ½ inch caliper	Balled and Burlapped	50 Feet

Evergreen Trees

Symbol	Botanical Name	Common Name	Quantity	Size	Root	Mature Height
PS	*Pinus strobus*	Eastern White Pine	12	5 to 6 foot height	Balled and Burlapped	60 to 70 Feet

Deciduous Shrubs

Symbol	Botanical Name	Common Name	Quantity	Size	Root	
CSB	*Cornus sericea 'Baileyi'*	Red Twig Dogwood	5	24 to 30 inch height	#3 Container	20 Feet
VCR	*Vaccinium corymbosum 'Blueray'*	Blueray Highbush Blueberry	6	24 to 30 inch height	#3 Container	5 Feet
VL	*Viburnum lentango*	Nannyberry Viburnum	6	24 to 30 inch height	#3 Container	6 to 12 Feet
IVJ	*Ilex verticillata 'Jim Dandy'*	Jim Dandy Winterberry (male)	2	18 to 24 inch height	#3 Container	5 to 7 Feet
IVR	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry (female)	8	8 to 24 inch height	#3 Container	3 to 4 Feet



SEED TYPE LEGEND

Symbol Type

Type 'A' - Sun & Shade

Type 'B' - Erosion Control/Restoration Mix Dry Sites

Type 'C' - Erosion Control/Restoration Mix Moist Sites

LANDSCAPE NOTES

1. All plants shall meet or exceed the specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
2. Plant material shall conform with the "American Standard for Nursery Stock" by the American Association of Nurserymen, Inc. (ANSI Z60.1-2004), as ammended.
3. All plants shall be certified true to name by the nursery source. Plant names shall be in accordance with "Hortis Third" (1976) by the staff of the Liberty Hyde Bailey Hortorium, Cornell University. One plant from each species shall be tagged with name and size of the plant in accordance with the standards of practice of the American Association of Nurserymen. Botanical names shall take precedence over common names.
4. Plant material shall be typical of their species and/or variety, with a normal habit of growth, sound, healthy and vigorous. They shall be well branched and densely foliated when in leaf, free of disease, insect pest, eggs or larvae. They shall have healthy well-developed root systems. All trees shall have straight single trunks with their main leader intact unless otherwise noted or approved.
5. All landscaped areas to have 2" shredded bark mulch (color: black) over weed control fabric. No weed control fabric in areas of groundcover or perennial plantings.
6. Provide protective covering of plant material during delivery and storage. Root balls shall not be cracked or broken. Do not prune plants prior to delivery. Remove unacceptable plant material immediately from the job site.
7. Plant locations on the Drawings are approximate and are to be used only as a guide. Contractor shall provide all field engineering services to accurately stake out locations for all plants prior to installation. Do not begin excavation until Project Landscape Architect has approved specific layout.
8. If requested by Project Landscape Architect, stake and guy each tree as shown on the applicable Drawings immediately after planting. Keep trees plumb and taut.
9. If requested by Project Landscape Architect, wrap the trunks of all trees spirally from the ground line to above the lowest main branch.
10. Perform all cultural care necessary to properly maintain plant viability and keep planted areas in a neat and orderly condition, including but not limited to:
    a. Watering
    b. Weed removal
    c. Apply lime or sulphur to adjust soil pH to specific plant requirements
    d. Restore or reshape earth saucers
    e. Pruning
    f. Adjust and tighten tree supports to maintain plants at their proper grades and vertical position
    g. Replace mulch to maintain proper depth
11. A minimum of 4 inches of topsoil shall be placed on all areas of disturbance to be reseeded.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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No.	Date	Description	Revisions:

LANDSCAPE PLAN
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 | Drawn by: JAH | Job no: 24103
Scale: 1" = 40' | Checked by: DAH | Sheet no: 1 OF 2

LS-1

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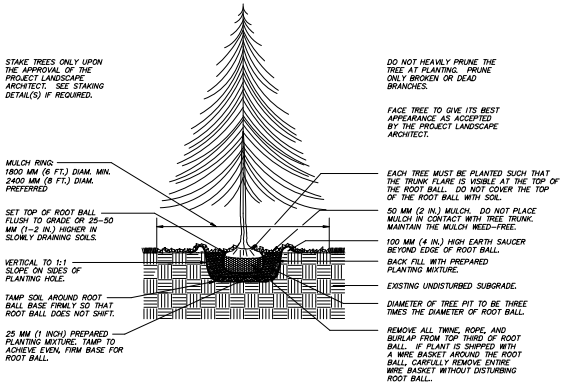
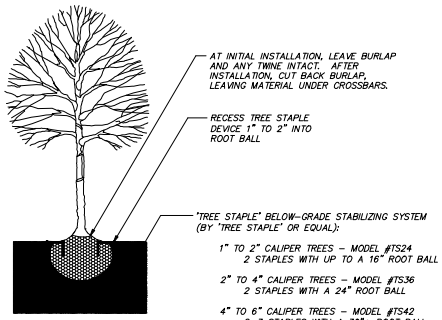


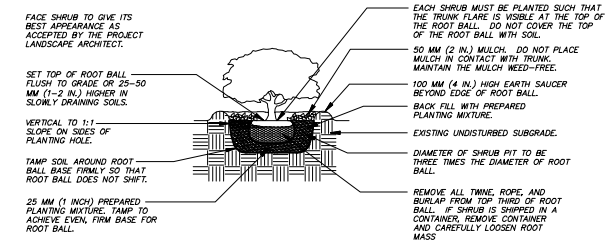
EVERGREEN B&B TREE PLANTING DETAIL

N.T.S.



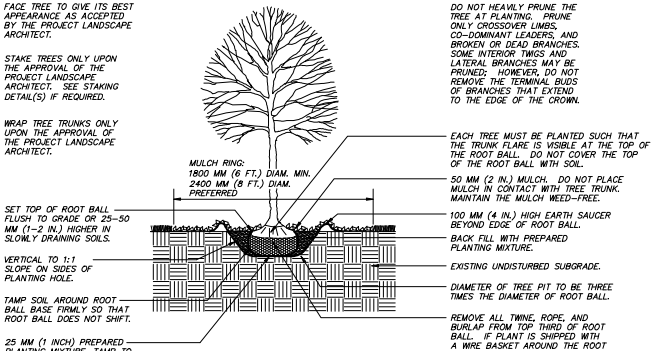
TREE STAKING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



B&B TREE PLANTING DETAIL

N.T.S.

SEED TYPES

Seed Type A

Sun & Shade Mixture

By: Jonathan Green or approved equal

Seed rate: 25 pounds per 9,375 square feet

20% Darkstar II Perennial Ryegrass
20% Carmen Chewings Fescue
15% Deepblue Kentucky Bluegrass
15% Eugene Creeping Red Fescue
15% Yorkshire Dales Perennial Ryegrass
15% Salisbury Chewings Fescue

Seed Type B

New England Erosion Control / Restoration Mix for Dry Sites

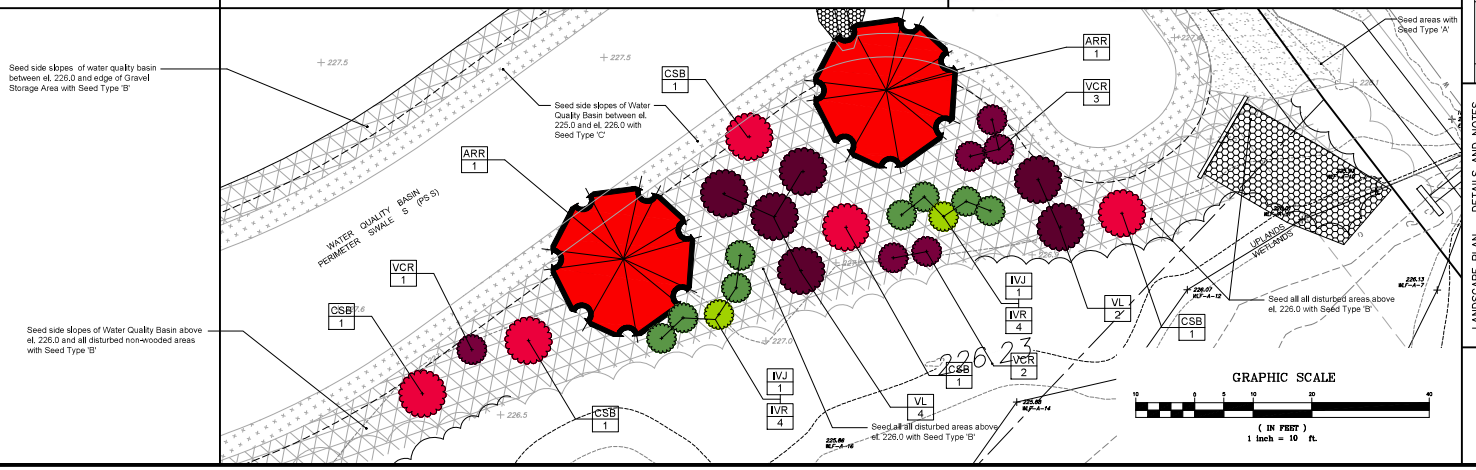
Seed rate: 35 pounds per Acre


NEW ENGLAND WETLAND PLANTS, INC

Seed Type "C"

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites


NEW ENGLAND WETLAND PLANTS, INC



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No.	Date	Description
		Revisions:

LANDSCAPE PLAN – DETAILS AND NOTES
PREPARED FOR
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Date: 05–15–2025 | Drawn by: JAH | Job no: 24103
Scale: N.T.S | Checked by: DAH | Sheet no: 2 OF 2

LS-2

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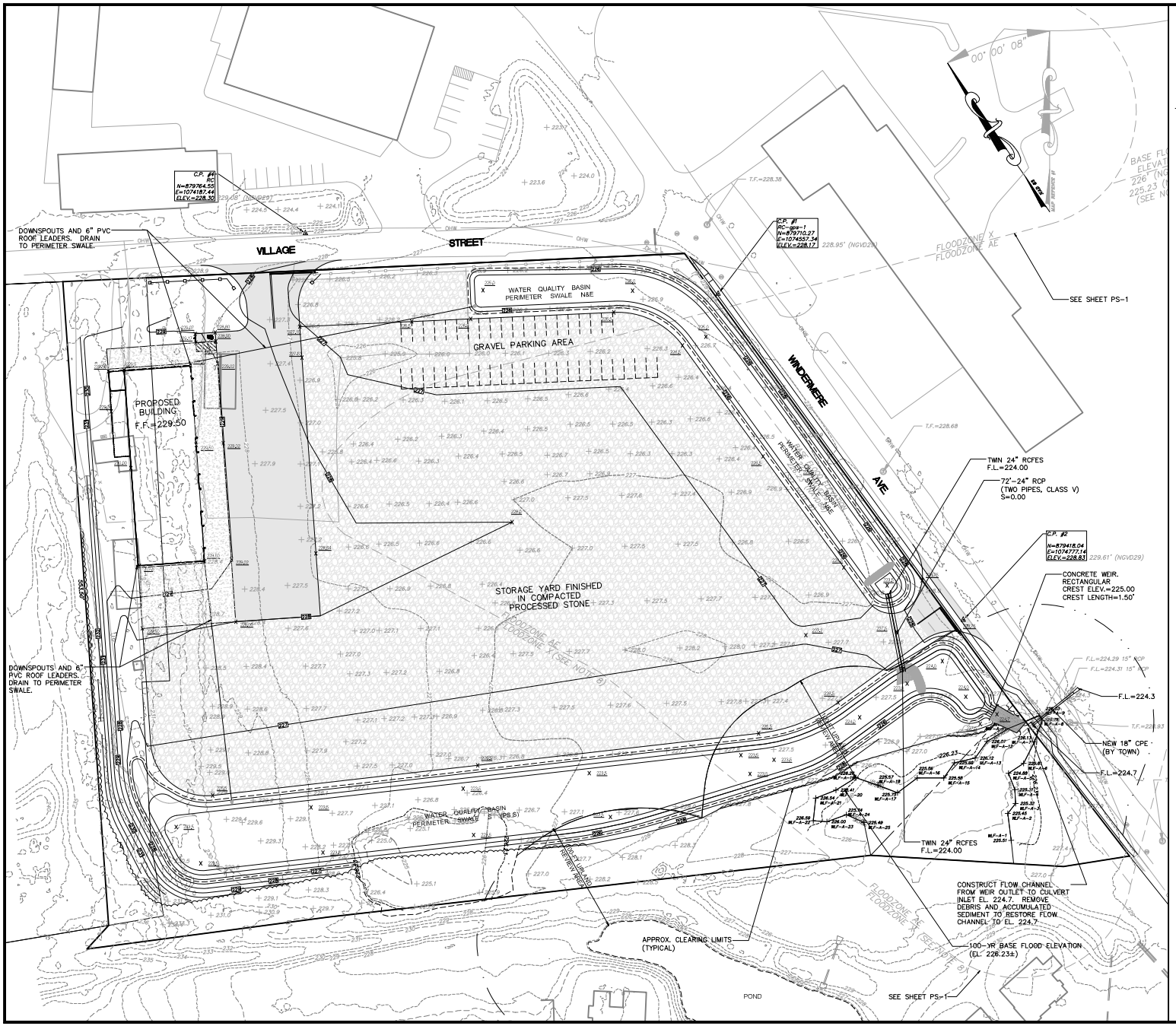

LEGEND

- = PROPOSED CONCRETE WEIR
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- x 100.00 = PROPOSED SPOT GRADE
- 104 = PROPOSED CONTOUR
- + 226.5 = EXISTING SPOT GRADE
- 158 = EXISTING CONTOUR

GENERAL GRADING NOTES:

1. SET/RAISE FRAMES OF ALL MANHOLES, CATCH BASINS, GAS AND WATER GATES, HAND HOLES, METER BOXES, AND ALL OTHER UTILITY APPURTENANCES TO MATCH PROPOSED FINISH GRADE.
2. MILL AND SAW CUT EXISTING PAVEMENT ALONG LIMITS OF WORK. CONSTRUCT APPROPRIATE PAVEMENT MATCH TREATMENT. BLEND ALL NEW WORK TO MATCH EXISTING.
3. GRADE ALL AREAS TO PRECLUDE PONDING.
4. GRADE TRANSITIONS TO ROADWAYS TO MAINTAIN GUTTER FLOW AND PRECLUDE PONDING.

DRAINAGE NOTES:

1. CONSTRUCTION OF THE DRIVEWAY APRONS WILL REQUIRE A PERMIT FROM THE TOWN OF ELLINGTON DEPARTMENT OF PUBLIC WORKS. ALL WORK SHALL CONFORM TO THE TOWN OF ELLINGTON STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
3. CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 or 811 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
5. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF ELLINGTON, CONN. D.O.T. FORM 819, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
6. FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
7. CONNECT ALL ROOF LEADERS TO PERIMETER WATER QUALITY BASINS. COORDINATE DOWNSPOUT LOCATIONS WITH PROJECT ARCHITECT/M.E.P. AND PROJECT ENGINEER. THE LOCATIONS OF ROOF LEADERS AND DOWNSPOUT LOCATIONS PROVIDED ON THE PLANS ARE CONCEPTUAL IN NATURE, AND SUBJECT TO FINAL ARCHITECTURAL DESIGN. THE CONTRACTOR SHALL COORDINATE ON FINAL LOCATIONS OF DOWNSPOUTS AND ROOF LEADERS WITH THE PROJECT ARCHITECT.
8. WHEN TRENCHING IS REQUIRED IN THE TOWN R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF ELLINGTON STANDARDS. ANY WORK WITHIN THE TOWN RIGHT OF WAY OF VILLAGE STREET OR WINDERMERE AVENUE WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE TOWN OF ELLINGTON DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF SAID PERMIT.
9. RCP = REINFORCED CONCRETE PIPE (CLASS IV OR V, AS SHOWN) CONFORMING TO CT DOT FORM 819, M.08.01-7.
10. RCFES = REINFORCED CONCRETE CULVERT END WITH TONGUES AND GROOVES COMPATIBLE FOR TYPE OF PIPE SPECIFIED (CLASS IV OR CLASS V) CONFORMING TO CT DOT FORM 819, M.08.01-11.
11. PVC: DRAIN PIPE = SCH. 40 PVC PIPE CONFORMING TO CT DOT FORM 819, M.08.01-21.
12. CATCH BASINS, MANHOLES, AND OTHER DRAINAGE STRUCTURES SHALL CONFORM TO CONN. D.O.T. FORM 819 SECTION M.08.02.
13. WORK ASSOCIATED WITH THE CONSTRUCTION OF THE OUTFALL OF PERIMETER WATER QUALITY BASIN WILL REQUIRE COORDINATION WITH THE TOWN OF ELLINGTON INLAND WETLANDS OFFICER, THE PROJECT ENGINEER, AND THE PROJECT SOIL/WETLAND SCIENTIST.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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www.fahesketh.com • mail@fahesketh.com

No.	Date	Description

Revisions:

GRADING AND DRAINAGE PLAN
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 | Drawn by: JAH | Job no: 24103
Scale: 1" = 40' | Checked by: DAH | Sheet no: 1 OF 1

GR-1

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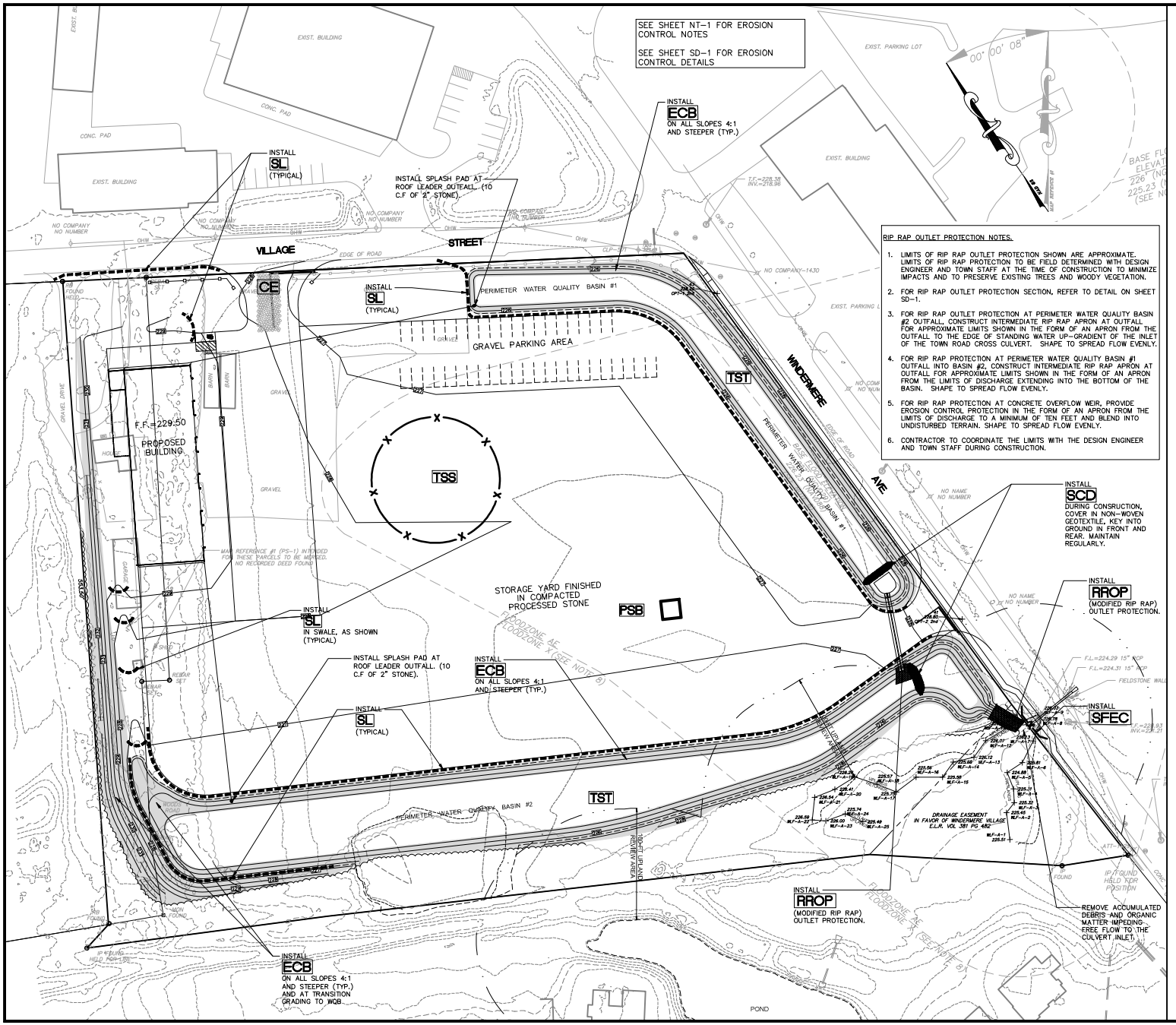

RIP RAP OUTLET PROTECTION NOTES.

1. LIMITS OF RIP RAP OUTLET PROTECTION SHOWN ARE APPROXIMATE. LIMITS OF RIP RAP PROTECTION TO BE FIELD DETERMINED WITH DESIGN ENGINEER AND TOWN STAFF AT THE TIME OF CONSTRUCTION TO MINIMIZE IMPACTS AND TO PRESERVE EXISTING TREES AND WOODY VEGETATION.
2. FOR RIP RAP OUTLET PROTECTION SECTION, REFER TO DETAIL ON SHEET SD-1.
3. FOR RIP RAP OUTLET PROTECTION AT PERIMETER WATER QUALITY BASIN #2 OUTFALL, CONSTRUCT INTERMEDIATE RIP RAP APRON AT OUTFALL. FOR APPROXIMATE LIMITS SHOWN IN THE FORM OF AN APRON FROM THE OUTFALL TO THE EDGE OF STANDING WATER UP-GRADIENT OF THE INLET OF THE TOWN ROAD CROSS CULVERT. SHAPE TO SPREAD FLOW EVENLY.
4. FOR RIP RAP PROTECTION AT PERIMETER WATER QUALITY BASIN #1 OUTFALL INTO BASIN #2, CONSTRUCT INTERMEDIATE RIP RAP APRON AT OUTFALL FOR APPROXIMATE LIMITS SHOWN IN THE FORM OF AN APRON FROM THE LIMITS OF DISCHARGE EXTENDING INTO THE BOTTOM OF THE BASIN. SHAPE TO SPREAD FLOW EVENLY.
5. FOR RIP RAP PROTECTION AT CONCRETE OVERFLOW WEIR, PROVIDE EROSION CONTROL PROTECTION IN THE FORM OF AN APRON FROM THE LIMITS OF DISCHARGE TO A MINIMUM OF TEN FEET AND BLEND INTO UNDISTURBED TERRAIN. SHAPE TO SPREAD FLOW EVENLY.
6. CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER AND TOWN STAFF DURING CONSTRUCTION.

LEGEND

- = PROPOSED CONCRETE WEIR
- = PROPOSED FLARED END SECTION
- = PROPOSED STORM DRAIN CULVERT
- 224 = PROPOSED CONTOUR
- = PROPOSED CONSTRUCTION EXIT (CE)
- = PROPOSED RIPRAP OUTLET PROTECTION (RROP)
- = PROPOSED SEDIMENT FENCE EROSION CONTROL (SFEC)
- = PROPOSED SEDIMENT LOG (SL)
- = PROPOSED EROSION CONTROL BLANKET (ECB)
- CE = CONSTRUCTION ENTRANCE
- ECB = TEMPORARY EROSION CONTROL BLANKET
- PSB = PUMP SETTLING BASIN
- RROP = RIP RAP OUTLET PROTECTION
- SL = SEDIMENT LOG
- SFEC = SILT FENCE EROSION CONTROL
- SCD = STONE CHECK DAM
- TSS = TEMPORARY SOIL STOCKPILES
- TST = TEMPORARY SEDIMENT TRAP

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
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No.	Date	Description
		Revisions:

SOIL EROSION AND SEDIMENT CONTROL PLAN
PREPARED FOR
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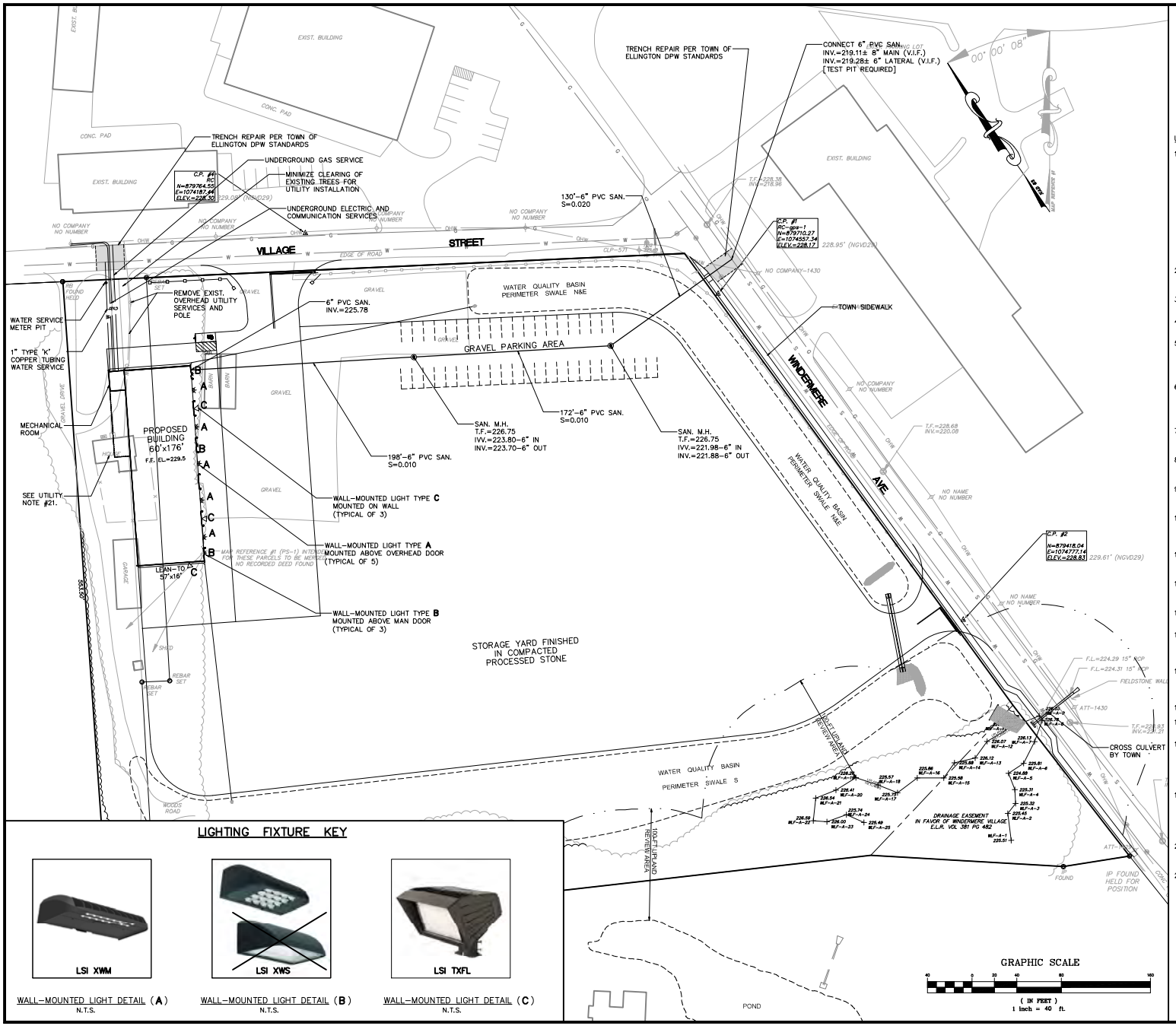
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 | Drawn by: JAH | Job no: 24103
Scale: 1" = 40' | Checked by: DAH | Sheet no: 1 OF 1

EC-1



LIGHTING FIXTURE KEY

WALL-MOUNTED LIGHT DETAIL (A)
N.T.S.

WALL-MOUNTED LIGHT DETAIL (B)
N.T.S.

WALL-MOUNTED LIGHT DETAIL (C)
N.T.S.

LEGEND

- = PROPOSED STORM DRAIN CULVERT
- —— W —— = WATER SERVICE OR MAIN
- —— E —— = UNDERGROUND ELECTRIC SERVICE
- —— T —— = UNDERGROUND TELE/COMM/CATV SERVICES
- —— G —— = UNDERGROUND GAS SERVICE
- ⇕ A = PROPOSED LIGHTING FIXTURE AND TYPE

UTILITY NOTES:

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED ON AVAILABLE AS-BUILT INFORMATION FROM UTILITY COMPANY RECORDS, THE PROPERTY OWNER, AND LIMITED SURVEY DATA. ALL EXISTING UTILITIES MAY NOT BE SHOWN AND THOSE SHOWN MAY NOT BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES ON THE SITE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY AND NOTIFYING THE DESIGN SITE ENGINEER OF POTENTIAL CONFLICTS WITH PROPOSED ALIGNMENT AND GRADE AND/OR ANY ADJUSTMENTS TO THE PLANS WHICH ARE NECESSARY. TEST PITS WILL BE REQUIRED AT ALL PROPOSED UTILITY CROSSINGS IN ORDER TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND TO IDENTIFY POTENTIAL CONFLICTS WITH VERTICAL AND HORIZONTAL ALIGNMENTS SHOWN ON THE PLANS. TEST PITS SHALL BE COMPLETED BY THE CONTRACTOR AT HIS EXPENSE.
2. CONTACT "CALL BEFORE YOU DIG" AT 811 OR 1-800-922-4455 TO MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. A PRE-CONSTRUCTION MEETING WITH TOWN STAFF SHALL BE HELD PRIOR TO START OF CONSTRUCTION.
4. ALL NEW SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND, UNLESS INDICATED OTHERWISE.
5. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH UTILITY COMPANY APPLICABLE REQUIREMENTS. FINAL LOCATION OF UTILITY CONNECTIONS IS SUBJECT TO REVISION BY INDIVIDUAL UTILITY COMPANIES PRIOR TO THE INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK WITH THE APPLICABLE UTILITY COMPANIES.
6. REMOVE/ABANDON ALL EXISTING UTILITIES REQUIRED FOR CONSTRUCTION OF SITE IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH CUSTODIAL UTILITY COMPANY REQUIREMENTS. CONSULT WITH CUSTODIAL UTILITY COMPANY AND ENGINEER PRIOR TO ABANDONING UTILITIES.
7. ALL MATERIALS AND INSTALLATION ARE TO BE IN ACCORDANCE WITH THE TOWN OF ELLINGTON, CT DOT FORM 819, OR CUSTODIAL UTILITY COMPANY SPECIFICATION, AS APPROPRIATE.
8. WATER SERVICE INSTALLATION IS TO BE COORDINATED WITH THE CONNECTICUT WATER COMPANY (CWC) OFFICIALS BY THE CONTRACTOR PRIOR TO THE START OF WORK.
9. WATER SERVICE PIPING, FITTINGS, VALVES, CORPORATIONS, ETC. AND INSTALLATION OF SAME SHALL CONFORM TO THE CWC STANDARDS AND SPECIFICATIONS.
10. ALL SANITARY SEWER PIPES, FITTINGS, MANHOLES AND ACCESSORIES AND INSTALLATION OF SAME SHALL CONFORM TO THE TOWN OF ELLINGTON WATER POLLUTION CONTROL AUTHORITY (WPCA) STANDARDS AND SPECIFICATIONS.
11. BEFORE THE SANITARY SEWER SYSTEM IS PLACED INTO SERVICE, IT IS TO BE INSPECTED, TESTED AND FOUND TO BE IN COMPLIANCE WITH THE TOWN OF ELLINGTON WPCA STANDARDS AND SPECIFICATIONS.
12. COORDINATE ROUTING OF ELECTRIC AND COMMUNICATION UTILITY SERVICE WITH EVERSOURCE AND CUSTODIAL COMMUNICATION SERVICE PROVIDER OFFICIALS.
13. COORDINATE ROUTING OF GAS SERVICE WITH EVERSOURCE ENERGY OFFICIALS.
14. RELOCATE OR RESET, AS APPROPRIATE, ALL ELECTRIC, TELEPHONE, COMMUNICATION SERVICE HANDHOLES, MANHOLES, PULL BOXES, ETC., AS REQUIRED, FOR COMPLETION OF WORK. COORDINATE RELOCATIONS OR RESETTING WITH CUSTODIAL UTILITY COMPANY REPRESENTATIVES.
15. FLOW LINE AND INVERT ELEVATIONS OF ALL STORM AND SANITARY SEWERS MUST BE COORDINATED WITH FINAL ARCHITECTURAL DRAWINGS. NOTIFY DESIGN ENGINEER OF CONFLICTS PRIOR TO START OF CONSTRUCTION.
16. SEE SHEET GR-1 FOR DESIGN OF STORM DRAINAGE SYSTEMS.
17. PVC SAN. SEWER PIPE = SDR 35 PVC PIPE W/ PUSH-ON GASKETED JOINTS.
18. TYPE 'K' COPPER TUBING = TYPE 'K'; SOFT SEAMLESS COPPER TUBING WITH NO SOLDERED JOINTS UNDERGROUND. COPPER TUBING TO BE MANUFACTURED IN THE UNITED STATES OR CANADA AND ORDERED IN 60-FOOT (100-FOOT FOR SPECIAL PROJECTS) SINGLE FLAT COILS FOR 3/4", 1" AND 1 ½" SIZES OR 40-FOOT SINGLE FLAT COILS FOR 2" SIZE (STANDARD MINIMUM SERVICE SIZE IS 1").
19. WORK WITHIN THE TOWN ROADWAY RIGHT OF WAY WILL REQUIRE A CURB CUT PERMIT FROM THE TOWN OF ELLINGTON DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL OBTAIN SAID PERMIT PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES. ALL WORK WITHIN TOWN RIGHT OF WAY SHALL CONFORM TO THE CONDITIONS OF THE CURB CUT PERMIT.
20. WHEN TRENCHING IS REQUIRED IN THE TOWN R.O.W., BACKFILL AND COMPACT FILL AND CONSTRUCT PAVEMENT REPAIR IN ACCORDANCE WITH TOWN OF ELLINGTON STANDARDS AND SPECIFICATIONS.
21. 14 VILLAGE STREET IS CURRENTLY SERVED BY A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND POTABLE WELL WATER. THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND WELL SHALL TAKEN OUT OF SERVICE AND ABANDONED IN ACCORDANCE WITH STATE OF CONNECTICUT PUBLIC HEALTH CODE REQUIREMENTS. COORDINATION AND PROCUREMENT OF PERMITS FOR THIS WORK SHALL BE THROUGH THE NORTH CENTRAL DISTRIC HEALTH DEPARTMENT (860) 745-0383.

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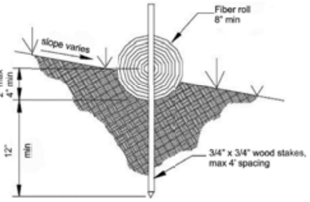
No.	Date	Description	Revisions:

UTILITY PLAN
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025 | Drawn by: JAH | Job no: 24103
Scale: 1" = 40' | Checked by: DAH | Sheet no: 1 OF 1

UT-1

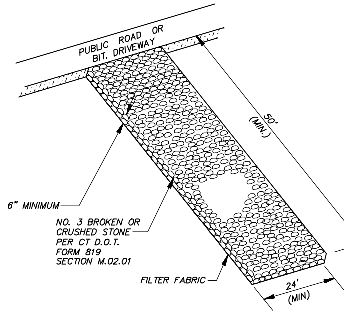


NOTES:

1. USE SEDIMENT LOG BY AMERICAN EXCELSIOR, OR APPROVED EQUAL
2. MUST BE CERTIFIED WEED FREE.

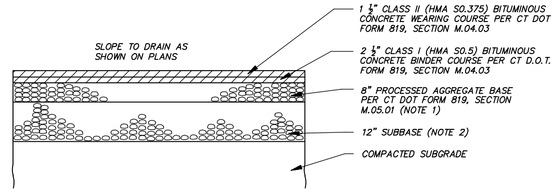
SEDIMENT LOG SECTION (SL)

N.T.S.



CONSTRUCTION EXIT (CE)

N.T.S.

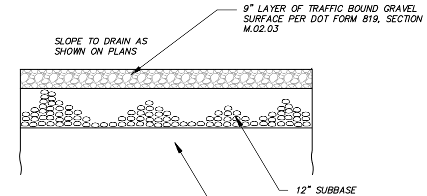


NOTES:

1. COARSE AGGREGATE FOR AGGREGATE BASE MATERIAL MAY INCLUDE RECLAIMED MISC. AGGREGATE PER CTDOT FORM 819, SECTION M.05.01.
2. SUBBASE PER CT DOT FORM 819, SECTION M.02.02. MAY INCLUDE SUITABLE ON-SITE MATERIALS IF ACCEPTABLE TO PROJECT GEOTECHNICAL ENGINEER.

PAVEMENT SECTION

N.T.S.

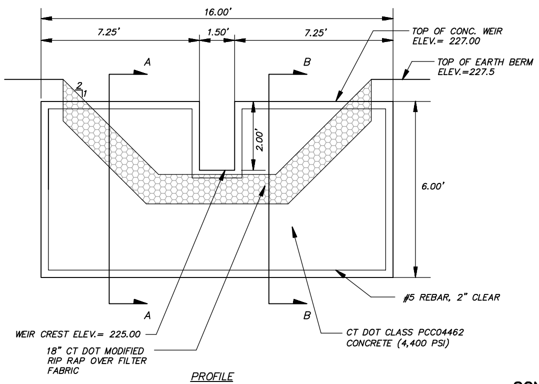


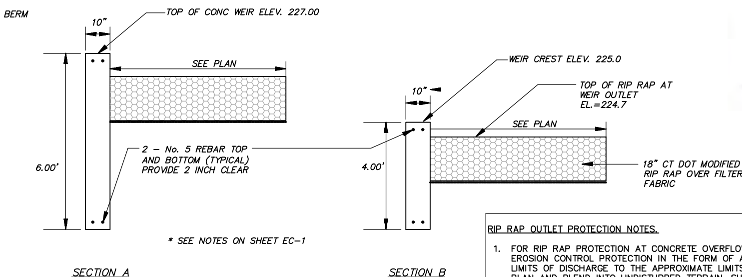
NOTES:

1. SUBBASE PER CT DOT FORM 819, SECTION M.02.02. MAY INCLUDE SUITABLE ON-SITE MATERIALS IF ACCEPTABLE TO PROJECT GEOTECHNICAL ENGINEER.

GRAVEL YARD SECTION

N.T.S.



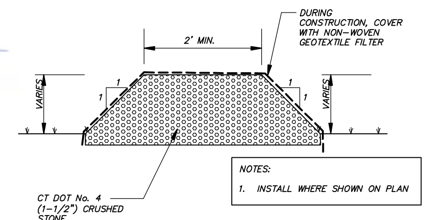


RIP RAP OUTLET PROTECTION NOTES.

1. FOR RIP RAP PROTECTION AT CONCRETE OVERFLOW WEIR, PROVIDE EROSION CONTROL PROTECTION IN THE FORM OF AN APRON FROM THE LIMITS OF DISCHARGE TO THE APPROXIMATE LIMITS DEPICTED ON THE PLAN AND BLEND INTO UNDISTURBED TERRAIN. SHAPE TO SPREAD FLOW EVENLY.
2. CONTRACTOR TO COORDINATE THE LIMITS WITH THE DESIGN ENGINEER AND TOWN STAFF DURING CONSTRUCTION.

CONCRETE WEIR DETAIL

N.T.S.

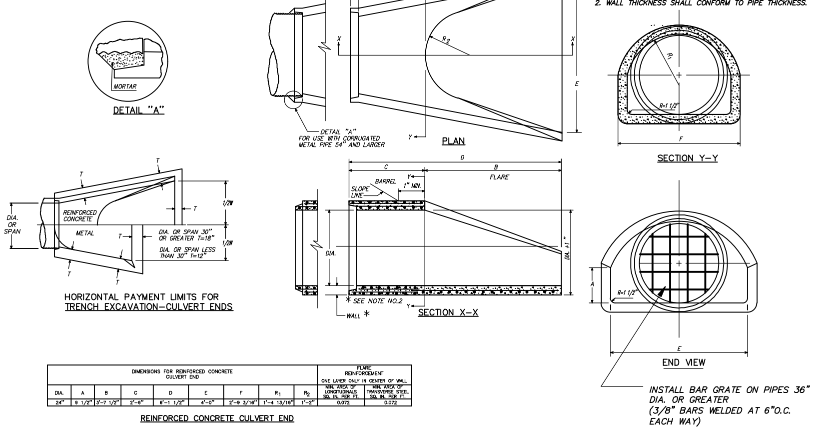


NOTES:

1. INSTALL WHERE SHOWN ON PLAN

STONE CHECK DAM (SCD)

N.T.S.



NOTES

1. JOINTS SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT AS REQUIRED TO CONFORM TO PIPE INSTALLED.
2. WALL THICKNESS SHALL CONFORM TO PIPE THICKNESS.

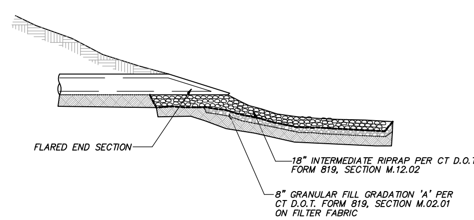
HORIZONTAL PAYMENT LIMITS FOR TRENCH EXCAVATION—CULVERT ENDS

DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									FLARE REINFORCEMENT ONE LAYER ONLY IN CENTER OF WALL	
DIA.	A	B	C	D	E	F	R_1	R_2	MIN. AREA OF LONGITUDINALS SQ. IN. PER FT.	MIN. AREA OF TRANSVERSE STEEL SQ. IN. PER FT.
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-9 3/16"	1'-4 13/16"	1'-2"	0.072	0.072

REINFORCED CONCRETE CULVERT END

REINFORCED CONCRETE CULVERT END (FLARED END SECTION) [RCFES]

N.T.S.



RIP RAP OUTLET PROTECTION NOTES.

1. LIMITS OF RIP RAP OUTLET PROTECTION SHOWN ON THE PLAN ARE APPROXIMATE. LIMITS OF RIP RAP PROTECTION TO BE FIELD DETERMINED WITH DESIGN ENGINEER AND TOWN STAFF AT THE TIME OF CONSTRUCTION, TO MINIMIZE IMPACTS AND TO PRESERVE EXISTING TREES AND WOODY VEGETATION.
2. FOR RIP RAP OUTLET PROTECTION AT PERIMETER WATER QUALITY BASIN #2 OUTFALL, CONSTRUCT INTERMEDIATE RIP RAP APRON AT OUTFALL FOR APPROXIMATE LIMITS SHOWN ON PLAN IN THE FORM OF AN APRON FROM THE OUTFALL TO THE EDGE OF STANDING WATER UP-GRADIENT OF THE INLET OF THE TOWN ROAD CROSS CULVERT. SHAPE TO SPREAD FLOW EVENLY.
3. FOR RIP RAP PROTECTION AT PERIMETER WATER QUALITY BASIN #1 OUTFALL INTO BASIN #2, CONSTRUCT INTERMEDIATE RIP RAP APRON AT OUTFALL FOR APPROXIMATE LIMITS SHOWN IN THE FORM OF AN APRON FROM THE LIMITS OF DISCHARGE EXTENDING INTO THE BOTTOM OF THE BASIN. SHAPE TO SPREAD FLOW EVENLY.

RIPRAP OUTLET PROTECTION (RROP) SECTION

N.T.S.

EROSION CONTROL BLANKET (ECB)

N.T.S.

SITE DETAILS

PREPARED FOR

VILLAGE PROPERTIES ASSOCIATES, LLC

14 VILLAGE STREET & 79 WINDERMERE AVE

ELLINGTON, CONNECTICUT

Date: 05-15-2025	Drawn by: JJH	Job no: 24103
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SD-1

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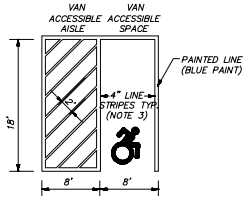
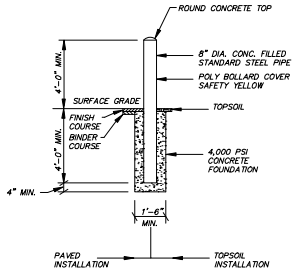
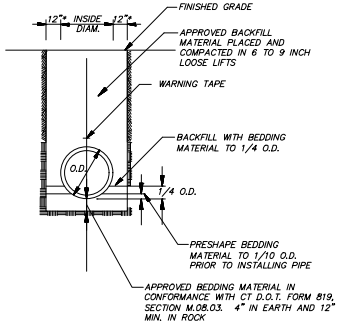


NOTES:
1. AISLE CONFIGURATION PER PLAN.
2. SIGN/BOLLARD LOCATION PER PLAN.
3. LINE STRIPING COLOR AND ADA SYMBOL SPECIFICS NEED TO COORDINATED WITH ELLINGTON BUILDING INSPECTOR BEFORE INSTALLATION

ACCESSIBLE PARKING SPACE LAYOUT
N.T.S.



BOLLARD DETAIL
N.T.S.



STORM SEWER TRENCH DETAIL
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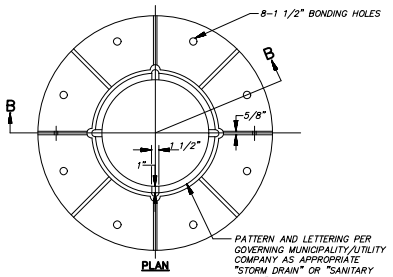

STANDARD FRAME & COVER
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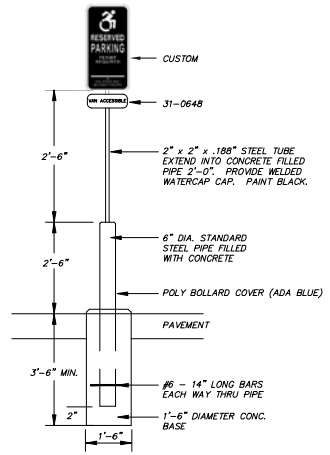

ACCESSIBLE SPACE SIGN POST/BASE
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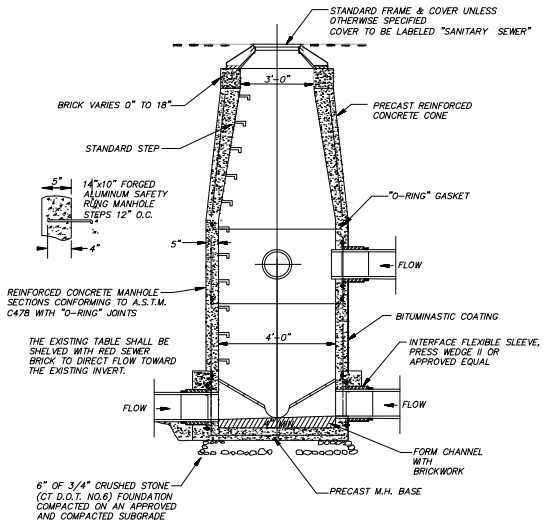
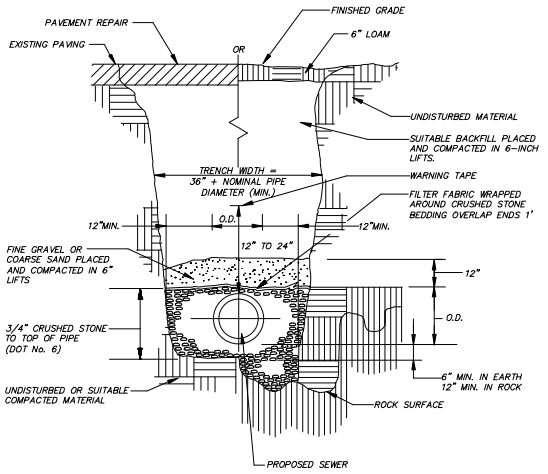


SANITARY SEWER MANHOLE
N.T.S.



GRAVITY SEWER TRENCH DETAIL
N.T.S.

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Revisions:

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Date: 05-15-2025	Drawn by: JJH	Job no: 24103	Sheet no: 2 OF 3
Scale: N.T.S.	Checked by: GAH		

SD-2

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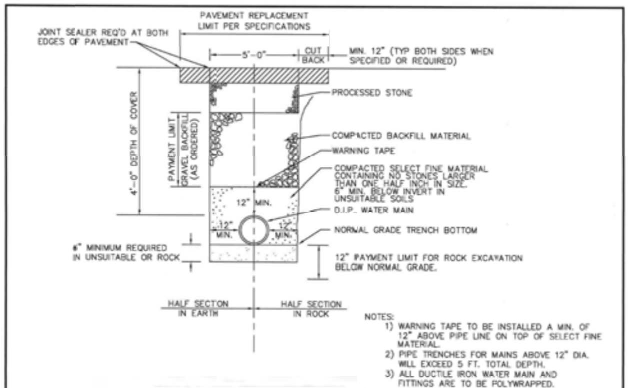
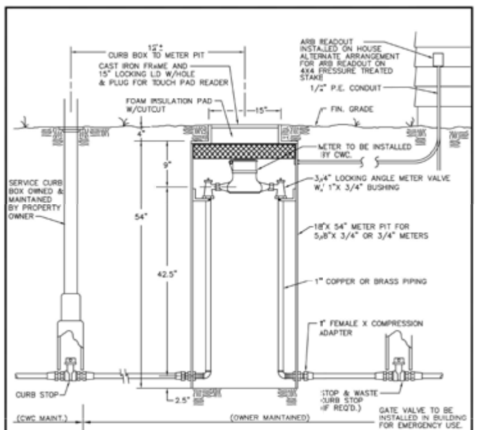
STANDARD DETAILS



NOTES:
1) WARNING TAPE TO BE INSTALLED A MIN. OF 12" ABOVE PIPE LINE ON TOP OF SELECT FINE MATERIAL.
2) PIPE TRENCHES FOR MAINS ABOVE 12" DIA. WILL EXCEED 5 FT. TOTAL DEPTH.
3) ALL DUCTILE IRON WATER MAIN AND FITTINGS ARE TO BE POLYWRAPPED.

Drawn By: LRS/LMM Date: 3/5/18 Approved by:	Connecticut Water 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	WATERMAIN INSTALLATION DETAIL TYPICAL TRENCH & PAYMENT LIMITS	Scale: NTS Drawing Number SD-1 BU Number - Sheet 1 of 1



NOTE:
METER PITS TO BE INSTALLED ON SERVICE LINES LONGER THAN 150' OR IN SPECIAL INSTALLATIONS.

NOTE:
THIS DRAWING REPLACES AMD-65

Drawn By: LRS Date: 10/31/07 Approved by:	Connecticut Water 93 WEST MAIN STREET CLINTON, CT 06413	STANDARD METER PIT INSTALLATION FOR 5/8"X 3/4" OR 3/4" METER	Scale: NTS Drawing Number SMS-3 BU Number - Sheet 1 of 1

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers · Surveyors · Planners · Landscape Architects
Phone (860) 653-8000
Fax (860) 844-8600
e-mail mail@fahesketh.com

Revisions:

No.	Date	Description

SITE DETAILS
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025	Drawn by: JJH	Job no: 24103
Scale: N.T.S.	Checked by: GAH	Sheet no: 3 OF 3

SD-3

Q:\2024\24103 - 79 Windermere, Ellington\Submittal\2025-05-15 -Submittal\SD-1 2025-05-15.dwg, SD-3, May. 14, 2025 - 11:19:32 AM

PROJECT DESCRIPTION:

The project is proposed on two parcels of land: 14 Village Street and 79 Windermere Avenue. Following approvals, the two lots will be merged into a single parcel.

The project consists of construction of a 60' x 176' warehouse/assembly building with a 59'–3" x 14' covered storage and a 14' x 18' mechanica addition on its west side. The building structure will be constructed with a concrete apron around its north, east and south side. A paved access drive to Village Street is proposed to proved access to the site. A paved truck maneuvering area is also proposed to extend to 100 feet east of the warehouse building. A secondary, paved driveway is also proposed to Windermere Avenue.

An gravel–treated outside storage area is proposed throughout much of the site, between the two access drives. The gravel treatment will consist of a compacted crushed stone/processed aggregate surface. Linear water quality swales are proposed along the northeast, east and southern perimeter of the gravel storage area. The water quality basins are proposed to discharge to the area just up–gradient of the town's cross culvert located at the southeast corner of the parcel.

The project also includes the installation of an 6" sanitary lateral with connection to the existing sanitary sewer main in Windermere Avenue. Gas, electric, communications and water service are proposed to be connected to the building from existing infrastructure located in Village Street.

CONSTRUCTION SEQUENCE:

In general, the overall project will follow the sequence below:

1. Contact "Call Before You Dig" at 1–800–922–4455 (or 811) at least 48 hours prior to the start of construction to have existing utilities marked. Attend a pre–construction meeting with the Town of Ellington staff, including the Wetlands Agent, and the Utility Companies.
2. Coordinate with the North Central District Health Department on demolition of structures and improvements on 14 Village Street parcel, including well and septic system. Coordinate with utility companies for demolition of utility services to 14 Village Street.
3. Construct construction exit to Village Street.
4. Place Silt Fence Erosion Control at inlet of Windermere Ave cross culvert.
5. Remove accumulated sediment and organic debris at inlet of cross culvert extending approximatley 25 feet west of culvert inlet. Creat an inlet pool and restore rip rap lining at culvert inlet and in channel west of inlet, as necessary.
6. Rough grade for perimeter Water Quality Basin Perimeter Swale S (PS S). Install concrete outlet weir. Rough grade for transition from weir to cross culvert inlet and construct rip rap outlet protection/rip rap lined swale between weir outfall and cross culvert inlet.
7. Install Stone Check Dam in PS S and cover in filter fabric.
8. Install landscape material along south side of Perimeter Swale S, including topsoil, seed and landscape plantings.
9. Topsoil, seed and install Erosion Control Blankets on side slopes of Perimeter Swale S. (Do not install topsoil on bottom of PS S as it will be used as a temporary sediment basin during construction.)
10. Install sediment logs up–gradient of PS S.
11. Rough Grade for Water Quality Basin Perimeter Swale N&E (PS N&E) and install outlet piping and rip rap outlet protection for PS N&E.
12. Install Stone Check Dam in PS N&E and cover in filter fabric.
13. Install topsoil, seed and install Erosion Control Blankets on side slopes of PS N&E. (Do not install topsoil on bottom of PS N&E as it will be used as a temporary sediment basin during construction.)
14. Install landscape plantings along east and north side of PS N&E.
15. Install sediment logs up–gradient of PS N&E and other locations of the site, as shown.
16. Demolish buildings and improvement on 14 Village Street parcel. Remove prefabricated buildings from 79 Windermere Avenue parcel.
17. Rough grade for balance of the site.
18. Finish grade, topsoil and seed cut slopes along west parcel boundary. Install Erosion Control Fabric.
19. Construct gravel section in gravel storage yard. Construct base course for concrete and paved areas adjacent to building.
20. Construct building foundation and construct the building.
21. Install sanitary sewer, water, gas and electric services.
22. Once gravel storage yard is constructed, remove accumulated sediments from bottom of PS S and PS N&E, install topsoil and seed bottom of PS N&E. De–water as necessary.
23. Construct concrete apron around building.
24. Freshen up and re–compact processed aggregate base course in areas to receive pavement, and construct pavement base and wearing courses.
25. Place topsoil and landscape materials along Village Street and Windermere Avenue and all other disturbed areas.
26. Seed and establish lawn in all impacted areas not yet seeded.
27. Install pavement markings and signs.
28. Remove erosion controls after disturbed areas are landscaped and mulched or new lawn areas are stabilized.
29. The approximate date for start of construction is Summer 2025. The estimated completion date is Summer 2026.

GENERAL NOTES:

1. BEARINGS, COORDINATES, AND ELEVATIONS (IF ANY) DEPICTED IN THE PLAN SET DRAWINGS ARE BASED UPON A MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY" PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 79 WINDERMERE AVENUE, ELLINGTON, CT 06029 DATED 01/23/2025 (REVISED 04–15–2025) SCALE 1"=40' SHEET PS–1, PREPARED BY F. A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026, AND A MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY" PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 14 VILLAGE STREET ELLINGTON, CT 06029 DATED 01/23/2025 (REVISED 04–15–2025) SCALE 1"=40' SHEET PS–2, PREPARED BY F. A. HESKETH & ASSOCIATES, INC. 6 CREAMERY BROOK, EAST GRANBY, CT 06026 AND REFER TO NAD83/NAVD88.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED ON RECORD PLANS AND EXISTING SURFACE FEATURES, AND ARE THEREFORE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL NOTIFY "CALL–BEFORE–YOU–DIG" AT 1–800–922–4455 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD.
3. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE SPECIFIED ON THE PLANS OR AS ORDERED BY THE ENGINEER, OR OTHER WORK REQUIRED BY THE UTILITY COMPANIES, THE TOWN OR THE STATE TO LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL UNEXPECTED CONDITIONS OR UNKNOWN UTILITIES DISCOVERED IN THE FIELD.
4. THE CONTRACTOR SHALL INITIATE AND COORDINATE ALL WORK INVOLVING UTILITIES WITH THE CUSTODIAL UTILITY COMPANY. RELOCATION, ADJUSTMENT, REPAIR, REPLACEMENT OR OTHER WORK INVOLVING EXISTING UTILITIES SHALL BE PERFORMED BY OR AS SPECIFIED BY THE CUSTODIAL UTILITY COMPANY, PER WORK ORDER OR OTHER CONTRACT BETWEEN THE CONTRACTOR AND THE CUSTODIAL UTILITY COMPANY. SUPPLEMENTAL UTILITY WORK MAY BE REQUIRED BASED ON THE DISCOVERY OF UNEXPECTED CONDITIONS OR UNKNOWN UTILITIES FOUND IN THE FIELD.
5. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE STATE OF CONNECTICUT DOT FORM 819, AS AMENDED TO DATE, AND CT DOT STANDARD DETAILS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE AND LOCAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MATERIAL SPECIFICATIONS AND CERTIFICATIONS FOR ALL APPLICABLE ITEMS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK.

EROSION CONTROL DEVICES:

Refer to the "Connecticut Guidelines For Soil Erosion And Sediment Control – 2024" (see Erosion and Sediment Control Note 3) when constructing erosion control devices shown on this plan.

CE – CONSTRUCTION EXIT: a broken stone pad providing a hard surface points where vehicles will leave the site. The construction exits reduce tracking of sediment into adjacent pavement. Excess sediment should be periodically removed from the stone surface.

ECB – EROSION CONTROL BLANKET: A manufactured blanket composed of biodegradable/photodegradable natural or polymer fibers and/or filaments that have been mechanically, structurally or chemically bound together to form a continuous matrix.

RCFES – FLARED END SECTION: a precast concrete culvert end structure designed to spread runoff to greater width of flow.

RROP – RIP RAP OUTLET PROTECTION: a riprap lined apron installed at the outfall of stormwater discharges to absorb the initial impact of stormwater discharge from the storm drainage system and further reduce flow velocities to prevent erosion downstream. RROP is designed per the "Guidelines, CT DOT Drainage Manual, and as depicted on the details.

SCD – STONE CHECK DAM: A check dam is a small dam constructed of stone across a ditch, drainage swale, or channel or used to separate chambers in a settling basin to create a forebay. The check dam lowers the velocity of flow and encourage settling of particulates up–gradient of the dam.

SFEC – SEDIMENT FENCE EROSION CHECK: a synthetic textile barrier designed to filter sediment from surface water runoff. Placement shall be made parallell to elevation contours and installation requires anchoring the fence bottom to prevent bypass. All sediment shall be removed if deposits reach one (1) foot in depth. Additional support (such as snow fence or wire fence) on the downhill face may be required to strengthen sediment fence in high flow locations.

SL – SEDIMENT LOGS: A sediment control device consisting of an outside, open weave containment fabric filled with fibers. It is designed to provide a flexible, lightweight, porous, sediment control device with the ability to conform to the terrain upon which it is installed. It is designed to dissipate velocity of flow and filter and trap sediments upgradient and within the device.

TSB – TEMPORARY SEDIMENT BASIN: traps sediment from eroding areas before it can reach downstream waterways, drainage systems, developed areas or any other land to be protected. Sediment basins can be created with dams and barriers or excavation along waterways or any runoff path. They must be designed to provide adequate detention time and sediment accumulation. Accumulated sediment must be removed periodically.

TSS – TEMPORARY SOIL STOCKPILE: A temporary stockpile for topsoil or other soils excavated from a site and intended for short–term storage or re–use on the site. The sideslopes of any erodible material shall be no steeper than 2:1. Sockpile shall be ringed with SFEC. If Runon is a potential, the diversion measures shall be implemented to keep runon from entering the stockpile area.

EROSION AND SEDIMENT CONTROL NOTES

1. Disturbance of soil surfaces is regulated by State Law. All work shall comply with an approved "Erosion and Sediment Control Plan" to prevent or minimize soil erosion.
2. The installation and maintenance of erosion control devices is the responsibility of the Developer, and the excavation contractor. Town officials shall be notified in writing of the name, address and telephone number of the individual responsible for this work (including any changes) at the required pre–construction conference.
3. The Contractor shall use the "Connecticut Guidelines for Soil Erosion and Sediment Control" (2024), as amended as a guide in constructing the erosion and sediment controls indicated on these plans. The guidelines may be obtained on line or from the Connecticut Department of Environmental Protection store, 79 Elm Street, Hartford, CT 06106–5127.
4. The Contractor shall schedule operations to limit disturbance to the smallest practical area for the shortest possible time. Overall site disturbance shall be confined to those limits delineated on the plans. Special attention shall be given to the construction sequence outlined on these plans.
5. The Contractor is responsible for the timely installation, inspection, repair or replacement of erosion control devices to insure proper operation.
6. The Contractor shall notify the design engineer of unsatisfactory erosion conditions not controlled by the erosion and sediment control plan and shall install additional measures as required.
7. All disturbed areas not covered by buildings, pavement, mulch, permanent rip rap erosion control, or ground cover plantings shall be planted with grass per the landscape plan.
8. Accumulated sediment removed from erosion control devices is to be spread and stabilized in level, erosion resistant locations as general fill.
9. The Contractor shall be responsible for cleaning any construction debris or sediment from existing roads as ordered by the Town and/or State, if any debris or sediment from construction activities enter onto these roadways.
10. Limit work within wetland regulated areas to the least disturbance necessary for construction. Restore disturbed areas as closely as possible to their original natural state.
11. Additional dust control measures as specified in D.O.T. 819 Section 9.39, Section 9.42 and Section 9.43 shall be furnished by the Contractor as site conditions warrant or as directed by Town or State officials.
12. The Contractor is responsible for cleaning and removal of sediment and/or debris from the storm drainage system throughout the duration of the project (i.e. sumps, plunge pools, level spreaders, etc.)
13. The erosion and sedimentation control measures shown on the plans are the minimum requirements for the work. Specific erosion control plans shall be developed by the Contractor for each phase of the work and shall be modified as construction conditions warrant. These phased plans shall be submitted to the Engineer and to Town staff for review and approval.
14. Any additional sediment/erosion control measures deemed necessary by the Town or State staff during construction shall be implemented by the Contractor. In addition, the Contractor shall be responsible for the maintenance, repair and/or replacement of all required control measures until all disturbed areas have been stabilized to the satisfaction of the Town or State.

No.	Date	Description

Revisions:

NOTES
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05–15–2025 | Drawn by: JAH | Job no: 24103
Scale: N.T.S. | Checked by: GAH | Sheet no: 1 OF 1

NT–1

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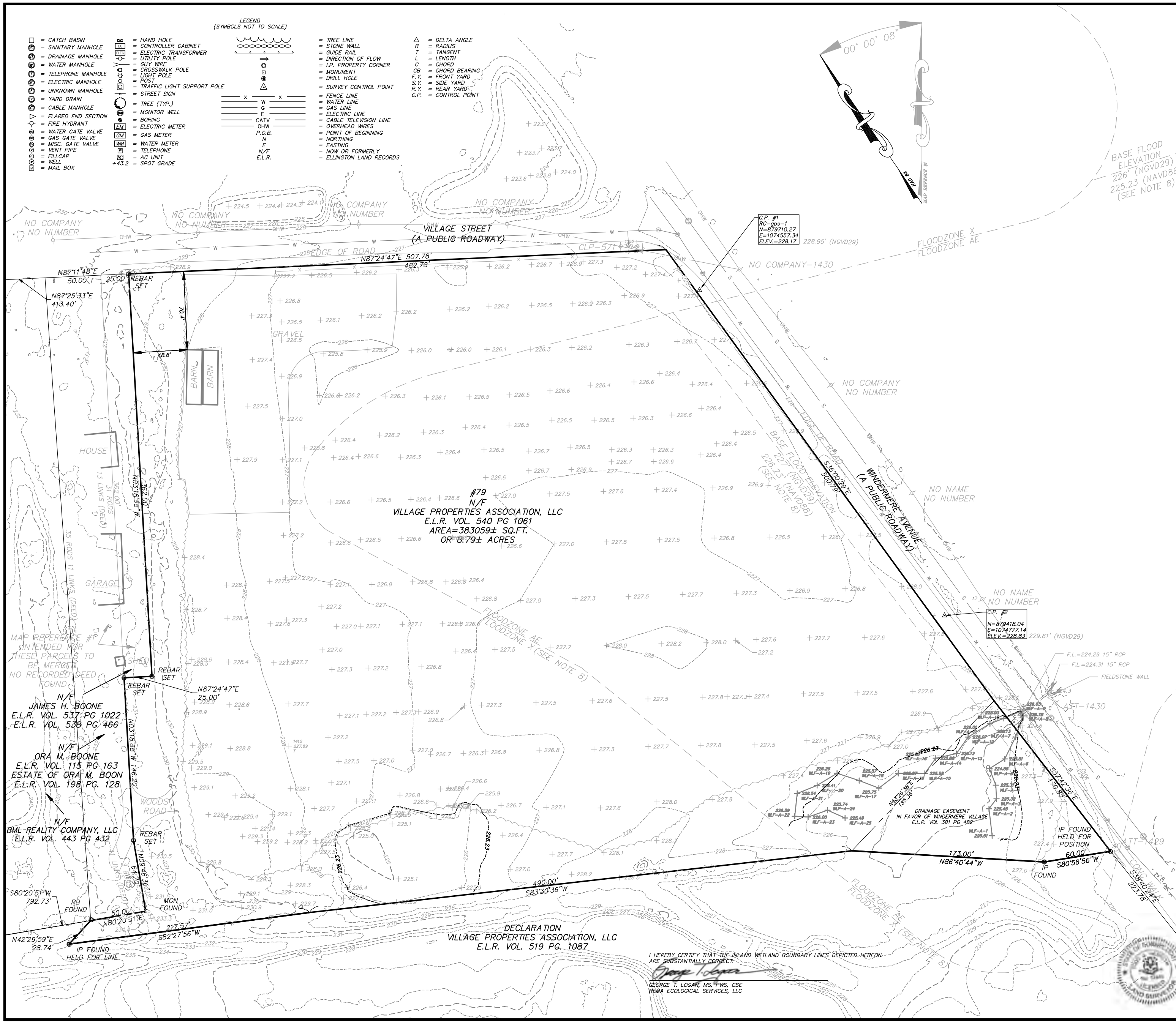

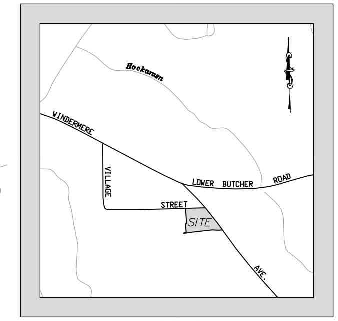

VICINITY MAP
(NOT TO SCALE)

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, AS AMENDED.
2. IT IS A PROPERTY/TOPOGRAPHIC SURVEY INTENDED TO BE USED FOR PLANNING PURPOSES.
3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY AND IS BASED UPON MAP REFERENCE #1.
4. THIS SURVEY CONFORMS TO CLASS A–2 HORIZONTAL & CLASS T–2 TOPOGRAPHIC ACCURACY STANDARDS.
5. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY VILLAGE PROPERTIES ASSOCIATES, LLC, E.L.R. VOLUME 540 PAGE 1061.
6. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), AND ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 12–20–2024 RESULTING IN THE FOLLOWING VALUES. CONTROL POINT #1, N=879710.27, E=1074557.34 (NAD83) ELEV.=228.17 (NAVD88) AND CONTROL POINT #2 N=879418.04 E=1074777.14 (NAD83) ELEV.=228.83 (NAVD88).
7. THE SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL PARK ZONE IN THE TOWN OF ELLINGTON BASED UPON THE TOWN OF ELLINGTON ONLINE PROPERTY FIELD CARD, AND THE TOWN OF ELLINGTON ZONING MAP, EFFECTIVE SEPTEMBER 15, 2016.
8. FLOOD ZONE LINES AND CROSS SECTION LINES DEPICTED HEREON, ARE DIGITIZED FROM THE FEMA NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0901580015C, DATED NOVEMBER 1, 1974 AND LAST REVISED FEBRUARY 5, 1997. BASE FLOOD ELEVATIONS WERE CONVERTED FROM NGVD29 TO NAVD88 USING THE ONLINE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT) BY NOAA. (NGVD29–0.77'=NAVD88.)
9. WETLANDS DEPICTED HEREON WHERE SET IN THE FIELD BY A CERTITIFED SOIL SCIENTIST AND WHERE FIELD LOCATED UNDER THE DIRECTION OF THE UNDERSIGNED LAND SURVEYOR.
10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, VISIBLE FEATURES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.

MAP REFERENCE:

1. MAP OF PROPERTY OF NORMA L. CANTOR, ELLINGTON, CONNECTICUT, SCHINDLER SWURVEYS, LAND BOUNDARY CONSULTANTS, ELLINGTON, CONNECTICUT, SCALE 1"=50', DATE 01/03/96.
2. SCHEDULE A3, PROPERTY SURVEY DEPICTING THE DECLARATION OF WINDERMERE VILLAGE – ACTIVE ADULT COMMUNITY PREPARED FOR: QUANTUM OF ELLINGTON II, LLC (DECLARANT), WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE 1"=80', DATE APRIL 28, 2006, BY MALONE & MACBROOM, 99 RELAITY DRIVE CHESHIRE, CONNECTICUT, 06410
3. PROPERTY SURVEY PREPARED FOR: DEVELOPMENT SERVICES, LLC, WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE 1"=80'. DATE: FEBRUARY 7, 2005, BY MILONE & MACBROOM, 716 SOUTH MAIIN STREET, CHESHIRE, CONNECTICUT, 06410

I HEREBY CERTIFY THAT THE INLAND WETLAND BOUNDARY LINES DEPICTED HEREON ARE SUBSTANTIALLY CORRECT.

GEORGE T. LOGAN, MS, PWS, CSE
REMA ECOLOGICAL SERVICES, LLC

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE SEAL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

TODD S. HESKETH LS 17945

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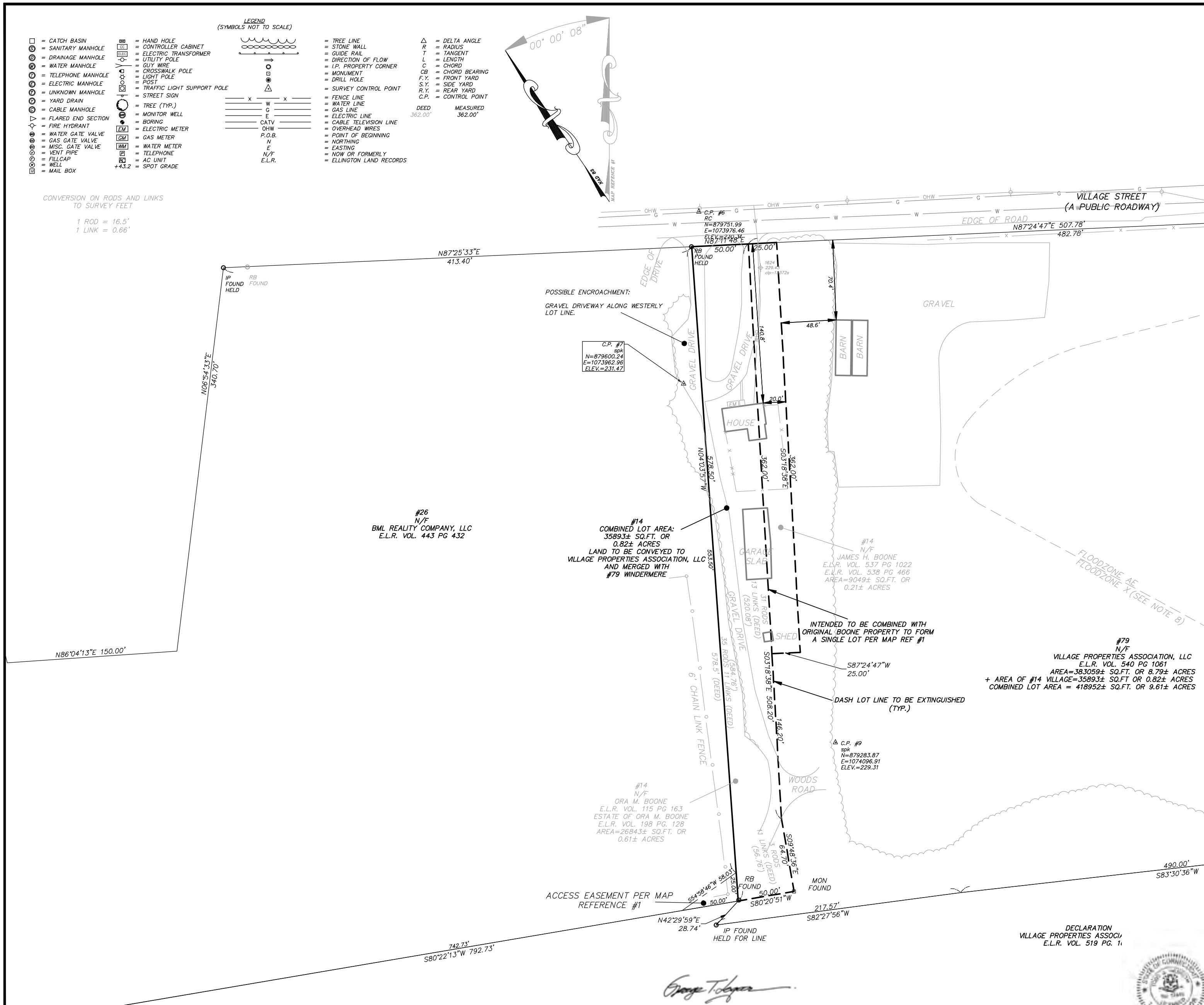
Revisions:

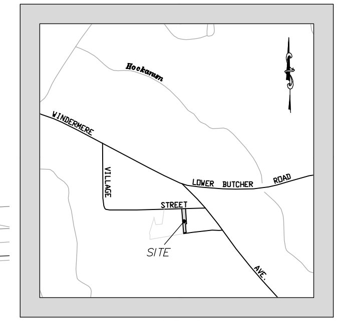
No.	Date	Description
1.	05–15–2025	TOWN APPLICATIONS/SUBMITTAL

PROPERTY/TOPOGRAPHIC SURVEY
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
79 WINDERMERE AVE
ELINGTON, CONNECTICUT

Date: 01–23–2025	Drawn by: WJD	Job no: 24103
Scale: 1" = 40'	Checked by: TSH	Sheet no: 1 OF 1

PS–1





VICINITY MAP
(NOT TO SCALE)

NOTES:

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH 20–300b–20, AS AMENDED.
2. IT IS A PROPERTY SURVEY INTENDED TO BE USED FOR LAND CONVEYANCE.
3. THIS SURVEY FALLS INTO THE RESURVEY BOUNDARY DETERMINATION CATEGORY AND IS BASED UPON MAP REFERENCE #1.
4. THIS SURVEY CONFORMS TO CLASS A–2 HORIZONTAL ACCURACY STANDARDS.
5. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY JAMES H. BOONE, E.L.R. VOL. 538 PG. 466, AND ESTATE OF ORA M. BOONE VOL. 198 PG. 128. A TITLE SEARCH MAY BE REQUIRED
6. BEARINGS AND COORDINATES DEPICTED HEREON REFER TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), AND ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON OPUS RAPID STATIC OBSERVATIONS ON 12–20–2024 RESULTING IN THE FOLLOWING VALUES. CONTROL POINT #1, N=879710.27, E=1074557.34 (NAD83) ELEV.=228.17 (NAVD88) AND CONTROL POINT #2 N=879418.04 E=1074777.14 (NAD83) ELEV.=228.83 (NAVD88).
7. THE SUBJECT PROPERTY IS LOCATED IN THE INDUSTRIAL PARK ZONE IN THE TOWN OF ELLINGTON BASED UPON THE TOWN OF ELLINGTON ONLINE PROPERTY FIELD CARD, AND THE TOWN OF ELLINGTON ZONING MAP, EFFECTIVE SEPTEMBER 15, 2016.
8. INTENTIONALLY OMITTED.
9. INTENTIONALLY OMITTED.
10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS (IF ANY) DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, PAROL TESTIMONY, VISIBLE FEATURES AND OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1–800–922–4455.

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2. SCHEDULE A3, PROPERTY SURVEY DEPICTING THE DECLARATION OF WINDERMERE VILLAGE – ACTIVE ADULT COMMUNITY PREPARED FOR: QUANTUM OF ELLINGTON II, LLC (DECLARANT), WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE 1"=80', DATE APRIL 28, 2006, BY MALONE & MACBROOM, 99 RELAITY DRIVE CHESHIRE, CONNECTICUT, 06410
3. PROPERTY SURVEY PREPARED FOR: DEVELOPMENT SERVICES, LLC, WINDERMERE AVENUE, ELLINGTON, CONNECTICUT, SCALE 1"=80'. DATE: FEBRUARY 7, 2005, BY MILONE & MACBROOM, 716 SOUTH MAIIN STREET, CHESHIRE, CONNECTICUT, 06410
4. PROPERTY/ TOPOGRAPHIC SURVEY, PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 79 WINDERMERE AVE, ELLINGTON, CT, DATE 01–23–2025, LAST REVISED 05–15–2025, SCALE 1"=40', BY F.A. HESKETH AND ASSOCATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CT 06026.

MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED
REON.

IS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND IMPRESSION TYPE
AL OF THE LAND SURVEYOR WHOSE NAME APPEARS HEREON.

DD S. HESKETH LS 17945

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Revisions:

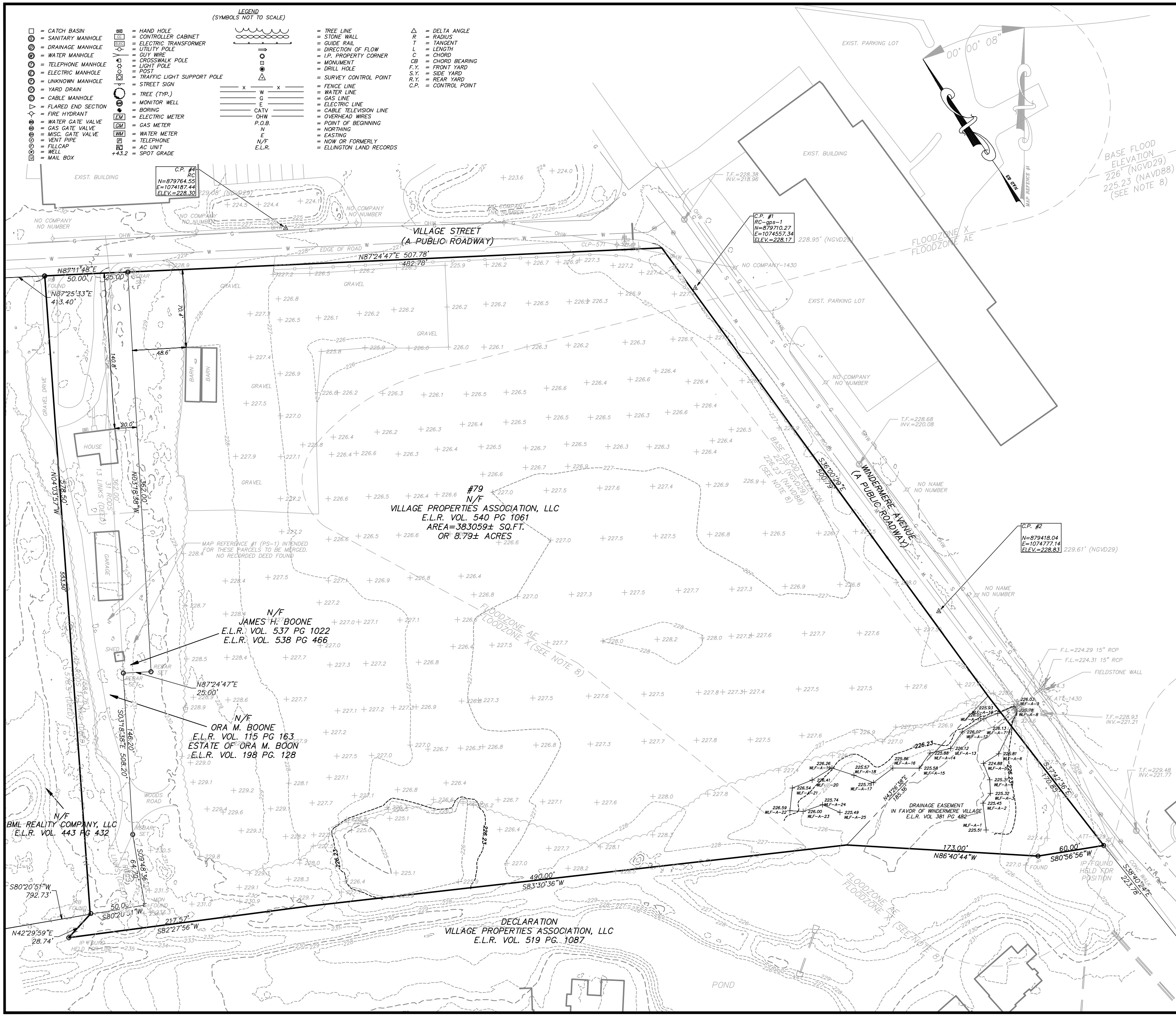
No.	Date	Description
1.	05–15–2025	TOWN APPLICATIONS/SUBMITTAL

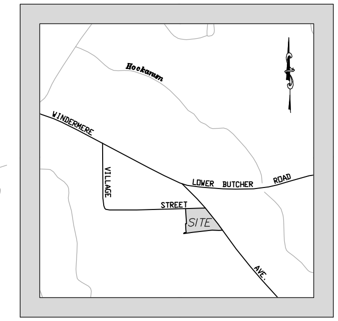
PROPERTY SURVEY
LAND TO BE CONVEYED TO
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET
ELINGTON, CONNECTICUT

Date: 01–23–2025	Drawn by: WJD	Job no: 24103.1
Scale: 1" = 40'	Checked by: TSH	Sheet no: 1 OF 1

PS–2

Q:\2024\24103 – 79 Windermere, Ellington\Survey\Current DWG\PS–2 14 VILLAGE 2025–05–16.dwg, PS–2, May. 16, 2025 – 10:10:48 AM





VICINITY MAP
(NOT TO SCALE)

MAP REFERENCES:

1. PROPERTY/TOPOGRAPHIC SURVEY, PS-1, PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 79 WINDERMERE AVE, ELLINGTON, CT, DATED 01-25-2025 (revised 05-15-2025), SCALE 1"=40', BY F.A. HESKETH AND ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CT 06026.
2. PROPERTY/TOPOGRAPHIC SURVEY, PS-2, PREPARED FOR VILLAGE PROPERTIES ASSOCIATES, LLC, 14 VILLAGE STREET, ELLINGTON, CT, DATED 01-25-2025 (revised 05-15-2025), SCALE 1"=40', BY F.A. HESKETH AND ASSOCIATES, INC., 6 CREAMERY BROOK, EAST GRANBY, CT 06026.

I HEREBY CERTIFY THAT THE INLAND WETLAND BOUNDARY LINES DEPICTED HEREON ARE SUBSTANTIALLY CORRECT.

GEORGE T. LOGAN, MS, PWS, CSE
REMA ECOLOGICAL SERVICES, LLC

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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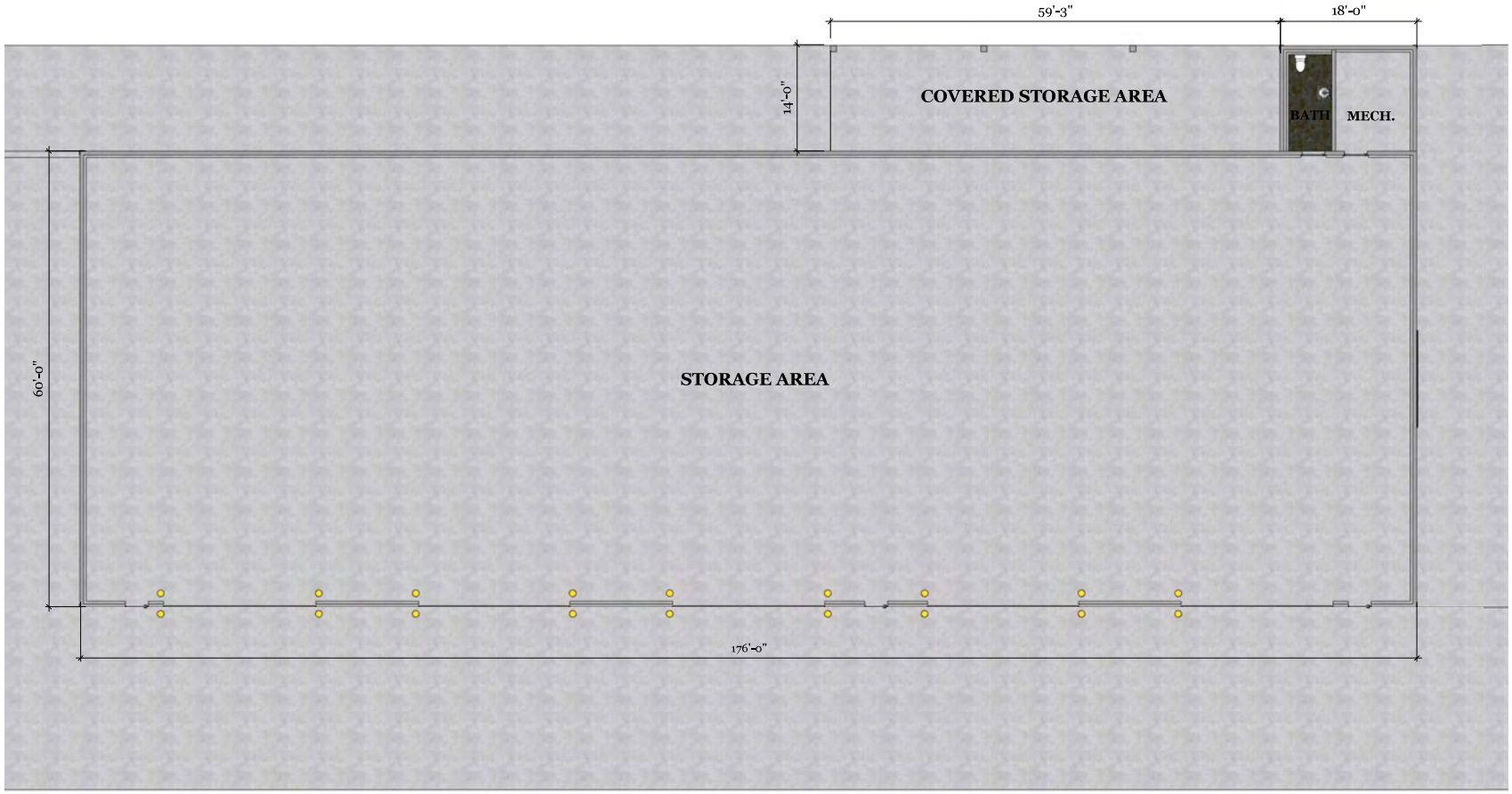
Revisions:		
No.	Date	Description

EXISTING CONDITIONS
PREPARED FOR
VILLAGE PROPERTIES ASSOCIATES, LLC
14 VILLAGE STREET & 79 WINDERMERE AVE
ELLINGTON, CONNECTICUT

Date: 05-15-2025	Drawn by: WJD	Job no: 24103
Scale: 1" = 40'	Checked by: TSH	Sheet no: 1 OF 1

EX-1



Floor Plan

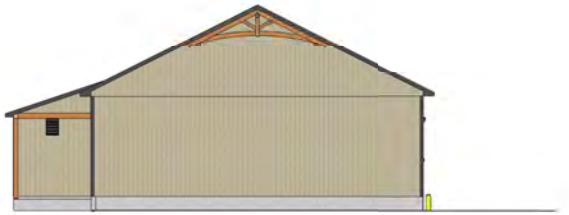
The BARN YARD

Barn Yard Storage Building

REVISIONS		
	MM/DD/YY	REMARKS
1	__/__/__	-
2	__/__/__	-
3	__/__/__	-
4	__/__/__	-
5	__/__/__	-

01

A



Building Elevations

The BARN YARD

Barn Yard Storage Building

REVISIONS		
	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

02

A

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application # IW 202505
Date Submitted 5/8/2025

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: The Connecticut Water Company

Mailing Address: 93 West Main Street

Clinton, CT 06413

Email: Justin.Parlapiano@ctwater.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: (860) 622-9554

Secondary Contact Phone #: (800) 286-5700

Owner's Signature: Justin Parlapiano **Date:** 5/7/2025

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name:

Mailing Address:

Email:

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #:

Secondary Contact Phone #:

Applicant's Signature: **Date:**

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

RECEIVED
MAY 8 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 15 Egypt Road, Ellington, CT

Assessor's Parcel Number (APN): 161 - 069 - 0000

Proposed upland review area affected in square feet: ~19,320 SF

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0 SF

Total area of wetlands/watercourses on parcel in square feet or acres: ~258,300 SF

Public Water: ☐ Yes ☑ No **Public Sewer:** ☐ Yes ☑ No *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area? ☑ Yes ☐ No
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

The Connecticut Water Company is upgrading their existing water treatment plant at 15 Egypt Road. In general, the project involves replacing the existing water treatment building and centralized treatment facilities to effectively handle pH adjustments; disinfections; corrosion control; and iron, manganese and PFAS. The project also involves installing new underground utilities, storm drainage, bituminous/gravel pavement, fencing, propane tanks, emergency generator, and other associated improvements.

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ **Yes** ☑ **No**

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ **Yes** ☑ **No**

FOR OFFICE USE ONLY

If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)

___Commercial/Industrial ___ Residential ___ Mixed Use ___Timber ___Agricultural

X Other, explain: Public utility project

Type of Application: (check one)

☐ Notification for Non-Regulated Use (Section 4.2)

☑ Notification of Permitted Use as of Right (Section 4.1)

___ Administrative Permit (Section 6.4)

___ Agency Permit **(TWELVE COPIES REQUIRED)**

___ Permit Modification

___ Permit Extension

___ Regulation Amendment

___ Map Amendment

___ Appeal of Administrative Permit

Application Submittals:

X Completed Application Form (Section 7.4a)

X Application Fee (Section 7.4b)

___ Abutters List (Section 7.4c)

___ Certification as to Adjacent Towns (See above)

___ Certification as to Connecticut Water Company & Commissioner of Public Health (See above)

X Notification Narrative and Supporting Documentation (If applicable, Appendix D)

X Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)

X Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)

X Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

Weston & Sampson SM

712 Brook Street, Suite 103, Rocky Hill, CT 06067
Tel: 860.513.1473

May 8, 2025

Town of Ellington
Inland Wetlands and Watercourses Agency
57 Main Street
P.O. Box 187
Ellington, CT 06029

Re: Inland Wetland and Watercourses Agency Application – Notification of Permitted Use As of Right
Connecticut Water Company - Egypt Road Water Treatment Facility Design
15 Egypt Road, Ellington, CT

To Whom it May Concern:

On behalf of the Connecticut Water Company (CWC), Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting the attached Inland Wetland and Watercourses Agency Application for "Notification of Permitted Use - As of Right per Section 4.1 of the Town regulations. CWC proposes construction of a new water treatment facility at its existing wellfield located at 15 Egypt Road. This letter provides a brief overview of the project and the design. Also included with this cover letter/narrative are permit plans, stormwater management report, wetland delineation report, and CT DEEP Statewide Reporting Form.

Project Background

CWC contracted Weston & Sampson to develop design documents for the proposed treatment facility. The proposed water treatment facility design includes a new single-level treatment building, three (3) GSF vessels, two (2) GACF vessels, a subgrade backwash and recirculation tank, a backwash lagoon, a tight tank (for building floor drains), a propane standby generator with two (2) above-grade propane tanks, and 8-foot-high security fencing around the new building. The proposed treatment process will include greensand filtration (GSF) for removing Iron and Manganese (Fe/Mn), and granular activated carbon filtration (GACF) for PFAS removal. There will no outside storage of chemicals used at this facility.

The new building and centralized treatment facilities will be constructed northwest of the existing well-house building. The existing building will be demolished as part of this project. The three existing wells #1, 2, and 3 were replaced in April/May 2021. The new well locations are noted on the plans and are located immediately adjacent to the older ones. New 4" water lines shall be installed to convey raw water "RW" from the new wells to the new treatment building. Alongside the raw water lines, a new electrical conduit shall also be installed to provide power to the well pumps. A new 8" main shall be installed to convey treated water "TW" from the treatment building to the existing main on Egypt Road. Existing overhead power will be replaced with new underground electrical conduit and a new transformer located just northwest of the new building. New hydrant assemblies are also installed for routine water testing.

Existing Site & Environmental Factors

The site is located on a ~16.7 acres parcel owned by Connecticut Water Company and is zoned RAR (Rural Agricultural Residential). The site is mostly wooded with one large wetland area located on the southeast/southern end of the property with two smaller pocket wetland areas in what are resumed to be man-made. On the southwest side of the property there is a narrow wetland area which extends up from the larger wetlands and receives runoff from Egypt Road. Wetlands were delineated by Soil Science and Environmental Services, Inc. A wetland report detailing the delineation of State and Federal wetlands has been included with this submission. The site was evaluated for other environmental factors and found to not encroach within any CT DEEP Natural Diversity Database (NDDB) Area for state/federal listed species or critical habitat. There is a FEMA flood boundary (Abbey Brook) located to the northeast and beyond the subject property and project area. The existing conditions are based on an A-2/T-2 survey prepared by Gesick & Associates, P.C.

Stormwater

The majority of the site runoff from the project area flows to an existing man-made wetland depression at the southeast end of the project area. Under proposed conditions, the added impervious areas from the building will be directed overland through an existing vegetated buffer toward the wetland depression. The majority of the driveway runoff will be controlled with a bituminous curb and directed through sediment forebay for velocity reduction, settling of sediment, and filtration/treatment through a stone filter berm. A pre-and post-development analysis was conducted and determined that despite the increase in impervious surfaces, the existing wetland depression is able to fully detain the volume of runoff associated with the 100-year design storm. As a result, there will be no downgradient increase in peak runoff. This analysis was discussed with the Town Engineer and a stormwater management report has been included with this submission for review and comment.

The proposed project includes an erosion and sedimentation control plan (C300) with measures designed in accordance with the latest *Connecticut Guidelines for Soil Erosion and Sediment Control.* These measures are discussed in more detail in the stormwater management report (Section 5.0).

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.

Joseph Perugini

Joseph Perugini, P.E.
Senior Project Manager

Cc: Justin Parlapiano (Connecticut Water Company)
Patrick Bateman (Weston & Sampson)

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Wetland Delineations Ecological Studies Site Assessments Project Planning Soil Testing

April 6, 2020

ATTN: Joseph Perugini, P.E., M.ASCE
Weston & Sampson Engineers, Inc.
273 Dividend Road
Rocky Hill, CT 06067

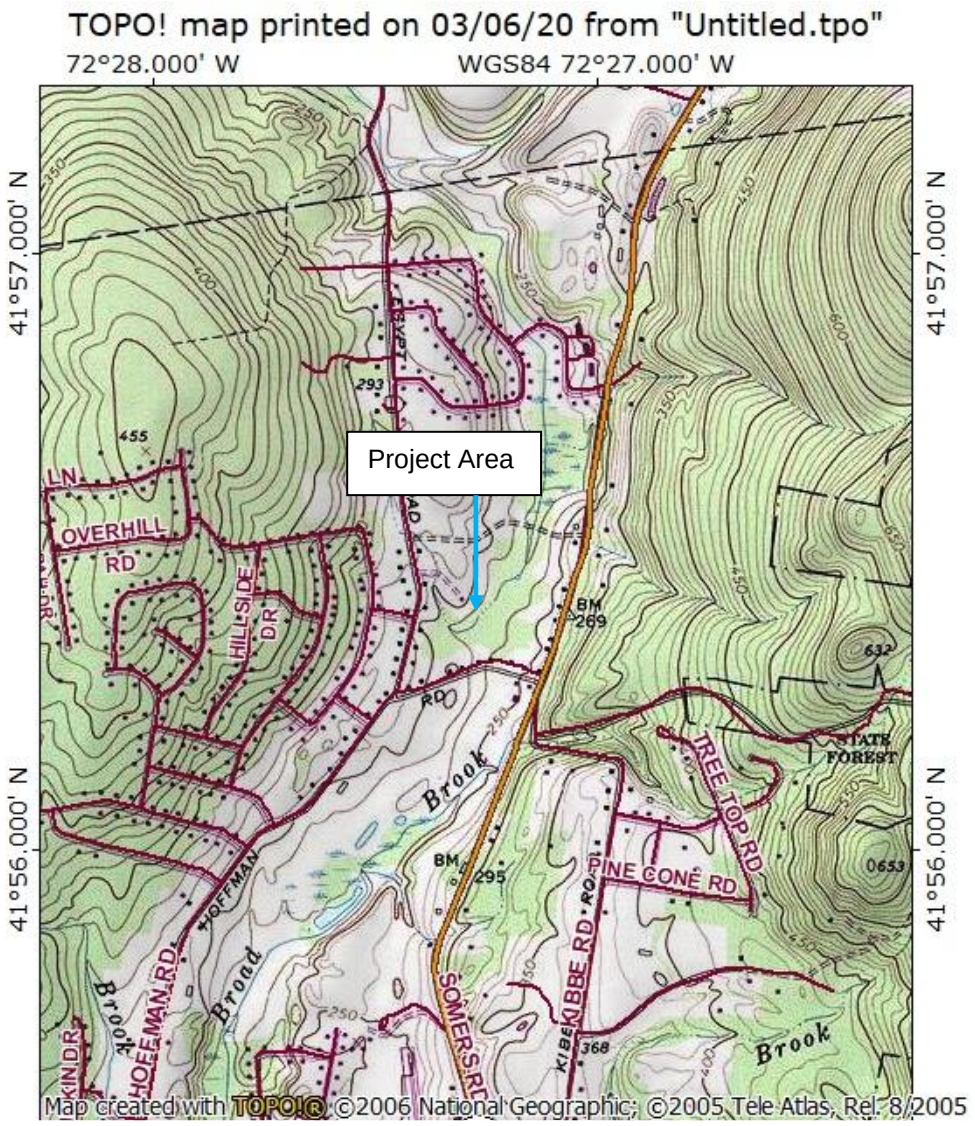
Re: <u>Wetlands Delineation Report</u>
CT Water Project Area – Egypt Road, Ellington, CT

Dear Mr. Perugini:

In accordance with your request, Scott D. Stevens, Registered Professional Soil Scientist and Jennifer L. Beno, Biologist/Wetland Scientist, with Soil Science And Environmental Services, Inc. (SSES) inspected the project area on February 20 and 28, 2020. The purpose of the inspections was to identify regulated wetlands and watercourses within the designated project area under the existing conditions encountered during the dates of the site inspections. The ordinary high water level along the perennial watercourse (Abbey Brook) also was identified near the project area during the inspections. The project site is situated in the northern portion of Ellington (Figure 1).

Regulated waters and wetlands present in and near the project area include Abbey Brook and associated CT inland wetlands and Federal wetlands. Definitions of waters and wetlands that are regulated by the State of Connecticut and Federal Government are presented in Appendix I. Rivers and streams are regulated by the State of CT as watercourses, according to the Inland Wetlands and Watercourses Act. Rivers and streams are regulated by the Federal Government as “Waters of the U.S.” Wetlands are defined differently by the State of CT and the Federal Government. CT Inland Wetlands are defined by soil types that are either poorly drained, very poorly drained, floodplain or alluvial. Federal Wetlands consist of areas that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

95 Silo Drive • Rocky Hill • Connecticut • 06067 • (203) 272-7837 • ssesinc@yahoo.com



SOIL SCIENCE and ENVIRONMENTAL SERVICES, INC.	U.S.G.S. Topography Map CT Water Project Area Egypt Road, Ellington, CT	Date 3/6/2020 Figure No. 1

A spade and auger were used to dig test holes for soils identification during the investigations. The vegetation communities and any physical indicators of hydrology in the project area were also examined. The limits of the CT inland wetlands and the Federal wetlands were determined to differ within and near the limits of the project area. The CT inland wetland boundaries were delineated with consecutively numbered pink survey tapes while Federal wetland boundaries were delineated with consecutively numbered orange survey tapes. Sketch maps of the delineated wetland boundaries are included as Figures 2 and 3.

CONNECTICUT INLAND WETLANDS & SOIL TYPES

CT inland wetlands were delineated within and near the project area. See Figure 2.

The wetland soils within and near the project area include:

Aq Aquents - This is a poorly to very poorly drained, disturbed soil where two or more feet of the original soil surface has been altered by filling, excavation and/or grading. Aquents are characterized by a seasonal to prolonged high groundwater table at or near the ground surface. Aquents are capable of supporting a prevalence of hydrophytic plants.

13 Walpole sandy loam (Aeric Endoaquepts)- This is a deep, poorly drained, friable, coarse-loamy textured soil that developed over sandy and gravelly, glacial outwash. Outwash soils occur in valleys, outwash plains and terraces.

15 Scarboro muck (Histic Humaquepts) - This is a deep, very poorly drained soil with a thin (less than 15 inches thick) mucky surface that is underlain by sandy and gravelly, glacial outwash. The outwash was derived from schist, gneiss and granite. Outwash soils occur in valleys, outwash plains and terraces.

The non-wetland soils within and near the project area include:

20 Ellington silt loam (Aquic Dystrudepts) – This is a deep, moderately well drained, friable, reddish-colored, loamy soil that developed over sandy and gravelly, glacial outwash derived from sandstone, shale and basalt. Outwash soils occur in valleys, outwash plains and terraces.

37 Manchester gravelly sandy loam (Typic Udorthents) – This is a deep, excessively drained, reddish-colored, gravelly sandy textured soil that developed over sandy and gravelly, glacial outwash derived from sandstone, shale and basalt. Manchester soils occur in valleys, outwash plains, terraces, kames and eskers landforms.

306 Udorthents-Urban land complex This map unit consists of extensive areas where soils have been disturbed from land development along with large areas of impervious surfaces associated with streets, parking lots, buildings and other structures.

308 Udorthents, smoothed This is a well drained to moderately well drained soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

704 Enfield silt loam (Typic Dystrudepts) – These are deep, well drained, friable, loamy textured soil that developed over sandy and gravelly, glacial outwash derived from schist, gneiss and granite. Outwash soils occur in valleys, outwash plains and terraces.

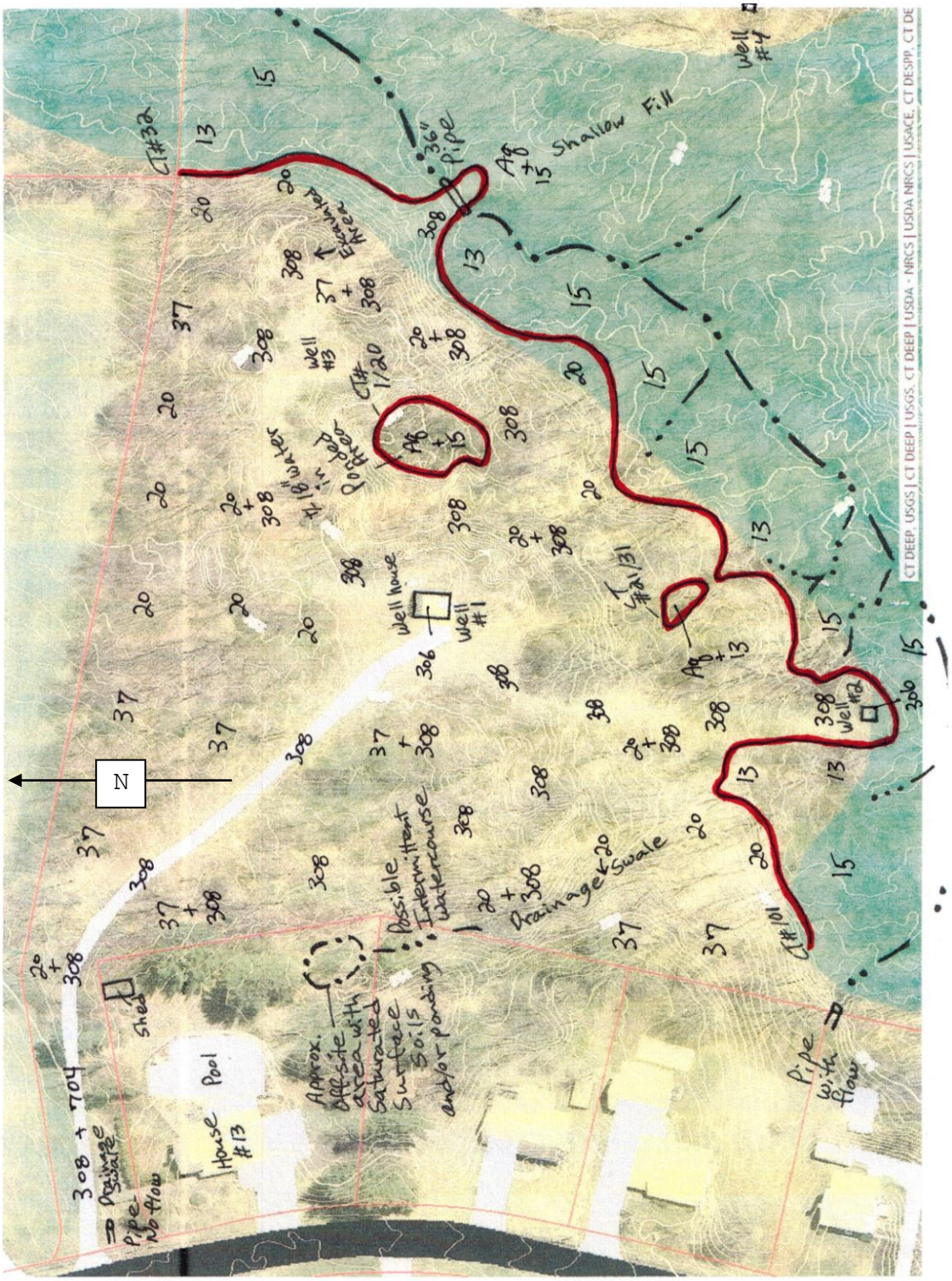


Figure No. 2 – Sketch of CT Wetland Boundaries (approx.)
(base map from CT ECO site)

FEDERAL WETLANDS

Federal wetlands were delineated within and near the project area. The Federal wetland boundaries differ from the CT wetland boundaries. See Figure 3. The Federal wetlands in and near the project area are dominated by wooded swamp. One data transect with two Federal wetland data plots was established (Data Plots 63-W and 63-U). The approximate locations of the data plots within the transect are shown in Figure 3. The information gathered from each data plot was recorded on Federal Wetland Data Sheets. These sheets are included at the end of this report.

Federal Data Plots 63-U and 63-W (2/28/2020).

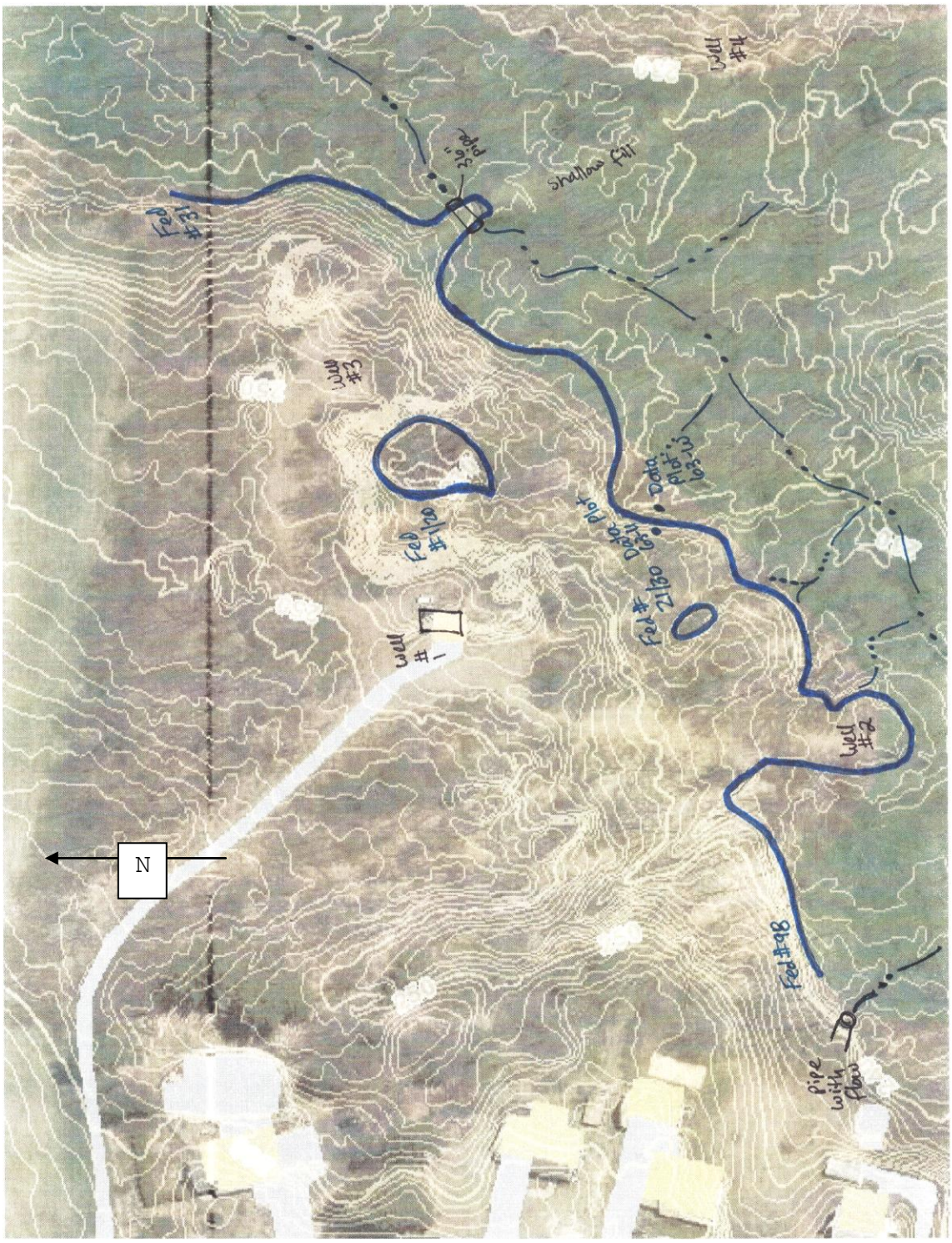


Figure No. 3 – Sketch of CT Wetland Boundaries (approx.)
(base map from CT ECO site)

ORDINARY HIGH WATER MARK IDENTIFICATION

The lateral limits of U.S. Army Corps jurisdiction for non-tidal rivers, streams and water bodies extends to the ordinary high water mark (OHW), in the absence of adjacent wetlands. The Corps defines the term “ordinary high water mark” as the following: “means the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.” 33 CFR 328.3(e). The Corps recommends that whenever possible the investigator should consider the former indicators along with a number of others, that include: wracking; vegetation matted down, bent or absent; sediment sorting; leaf litter disturbed or washed away; scour; deposition; multiple observed flow events; beds and banks; water staining; and change in plant community.

The above-listed indicators were utilized during the February 28, 2020 inspection to determine the estimated ordinary high water (OHW) along Abbey Brook near the project area based on existing conditions observed during the inspection. Orange survey tapes were tied onto plant material at three locations in order to identify the OHW elevation. The knot of the tied survey tape marks the estimated OHW elevation. Sketch maps showing the approximate locations of the OHW boundary survey tapes are included in Figure 4.

Respectfully submitted,

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

Scott D. Stevens
Registered Professional Soil Scientist

Jennifer L. Beno
Biologist/Wetland Scientist

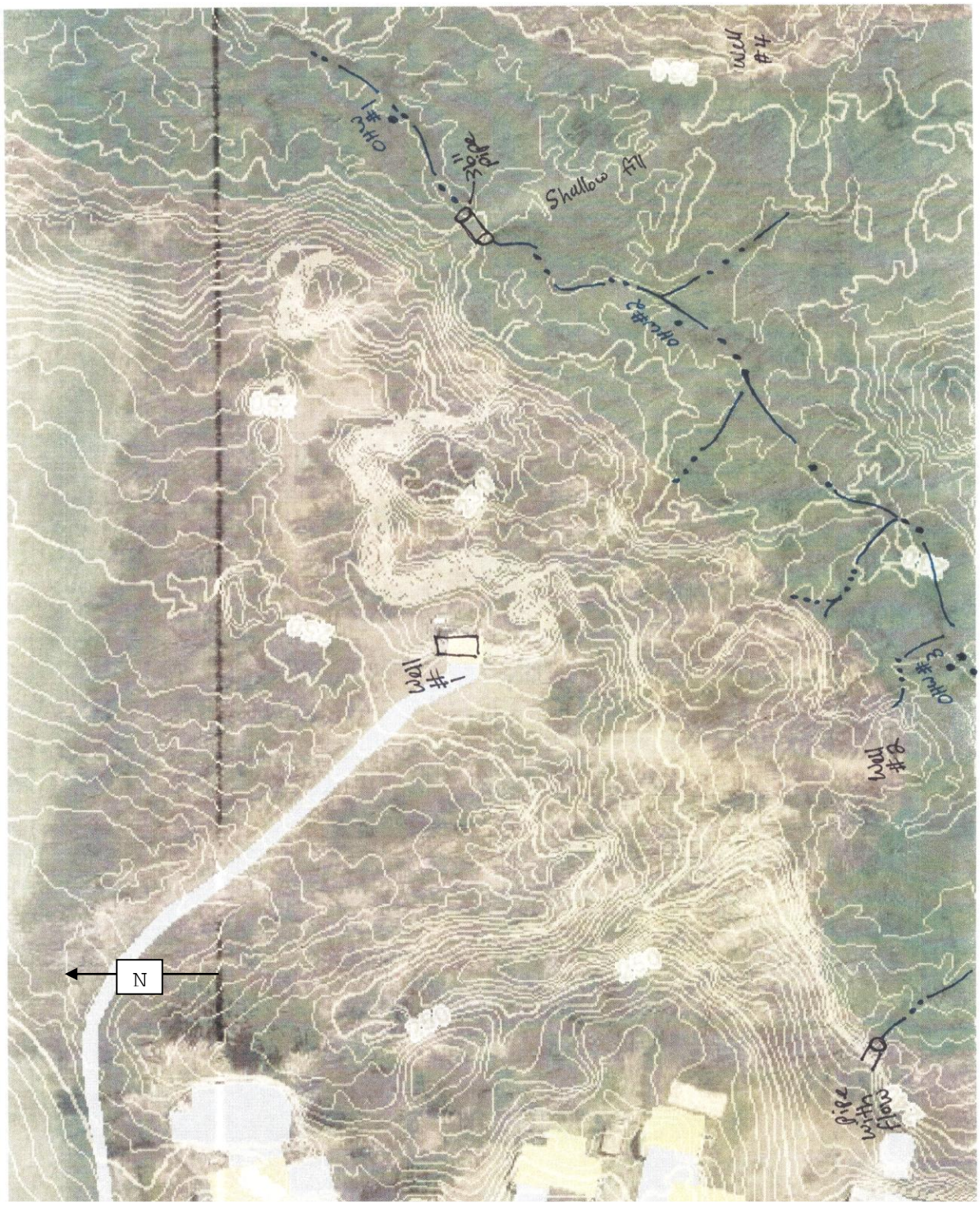


Figure No. 4 – Sketch of Ordinary High Water Flag Locations (approx.)
(base map from CT ECO site)

APPENDIX I
REGULATED WATERS AND WETLANDS BY THE STATE OF CT AND FEDERAL GOVERNMENT

I. State of Connecticut

Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes, Chapter 440, section 22a-28 to 22a-45. These Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35). Definitions of the resources are provided in the statutes.

Inland Wetlands, "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture" section 22a-38(15).

Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation" section 22a-38(16).

Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some but not necessarily all, of the following:" (includes plant list) section 22a-29(2).

II. Federal Government

The Federal Government regulates waters and wetlands in accordance with the Code of Federal Regulations, Title 33, Parts 320 through 330 (33 CFR parts 320 to 330). Regulated areas include navigable waters; interstate waters; tributaries to navigable and interstate waters, including adjacent wetlands; and certain other waters and wetlands of the U.S. The United States Army Corps of Engineers has been authorized to regulate these waters and wetlands by Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1899. Definitions of wetlands and watercourses that are regulated by the Corps are found in Parts 328 and 329 of the Code.

Waters of the United States as defined in Part 328 means, " (1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U.S. under the definition; (5) tributaries of waters indentified in 1 thru 4; (6) territorial seas; and (7) wetlands adjacent to waters that were identified in 1 thru 6. Waters of the United States do not include prior converted cropland" (33 CFR Part 328.3 (a)).

Wetlands are a subset of waters of the United States and are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas" (33CFR Part 328.3(b)). The 1987 U.S. Corps of Engineers Delineation Manual and the Draft Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (dated July 2008) provide information and procedures for conducting Federal Wetland delineation. The methodology established by the Federal Government uses a three parameter approach utilizing hydrologic indicators, hydrophytic vegetation and hydric soils for identifying Federal Wetlands.

Navigable waters of the United States as defined in Part 329 mean "those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce" (33CFR Part 329.2).

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: CT Water Project Area - Egypt Rd. City/County: Ellington/Tolland Sampling Date: Feb 28, 2020
Applicant/Owner: Weston + Sampson / CT Water State: CT Sampling Point: W3-W
Investigator(s): Scott Stevens + Jenn Bero - SSES Section, Township, Range: _____
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): _____
Subregion (LRR or MLRA): LRR R Lat: 41.94011°N Long: 72.45467°W Datum: _____
Soil Map Unit Name: Scarboro muck NWI classification: PFO1E
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes X	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes X	No _____	Depth (inches): ±12
Saturation Present? (includes capillary fringe)	Yes X	No _____	Depth (inches): ± 3

Wetland Hydrology Present? Yes X No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 63-W

Tree Stratum (Plot size: ±30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer rubrum	90	Y	FAC
2. Acer saccharum	5	N	FACU
3. Betula lenta	5	N	FACU
4.			
5.			
6.			
7.			
	100%	= Total Cover	

Sapling/Shrub Stratum (Plot size: ±15')			
1. Lindera benzoin	50	Y	FACW
2. Rosa multiflora	10	N	FACU
3. Berberis thunbergii	5	N	FACU
4.			
5.			
6.			
7.			
	60%	= Total Cover	

Herb Stratum (Plot size: ±5')			
1. Symplocarpus foetidus	25	Y	OBL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	25%	= Total Cover	

Woody Vine Stratum (Plot size: ±30')			
1. Toxicodendron radicans	5	Y	FAC
2.			
3.			
4.			
	5%	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:

__ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

__ 3 - Prevalence Index is ≤3.0[1]

__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

__ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 63-W

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 2/1						mucky organic layer with some fibric material	
3-10	10YR 2/1						silt loam	
10-20	5YR 4/2		5YR 4/6 mottles				stony loamy sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) **(LRR R, MLRA 149B)**
- ___ Polyvalue Below Surface (S8) **(LRR R, MLRA 149B)**
- ___ Thin Dark Surface (S9) **(LRR R, MLRA 149B)**
- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) **(LRR K, L, MLRA 149B)**
- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
- ___ Dark Surface (S7) **(LRR K, L)**
- ___ Polyvalue Below Surface (S8) **(LRR K, L)**
- ___ Thin Dark Surface (S9) **(LRR K, L)**
- ___ Iron-Manganese Masses (F12) **(LRR K, L, R)**
- ___ Piedmont Floodplain Soils (F19) **(MLRA 149B)**
- ___ Mesic Spodic (TA6) **(MLRA 144A, 145, 149B)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

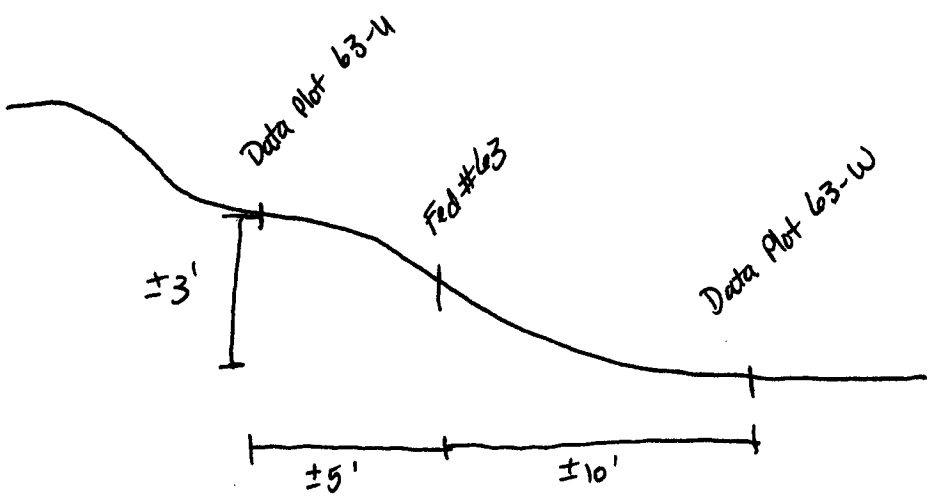
Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks:



WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: CT Water Project Area - Egypt Rd City/County: Ellington / Tolland Sampling Date: Feb. 28, 2020

Applicant/Owner: Weston + Sampson / CT Water State: CT Sampling Point: 63-U

Investigator(s): Scott Stevens + Jenn Bero - SSES Section, Township, Range: _____

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex Slope (%): _____

Subregion (LRR or MLRA): LRR R Lat: ±41.94012° N Long: ±72.46470° W Datum: _____

Soil Map Unit Name: Ellington silt loam / Udorthents complex NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil X, or Hydrology _____ significantly disturbed? yes Are "Normal Circumstances" present? Yes _____ No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No X	**Is the Sampled Area within a Wetland?** Yes _____ No X
Hydric Soil Present?	Yes _____	No X	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes _____	No X	

Remarks: (Explain alternative procedures here or in a separate report.)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches): _____
Water Table Present?	Yes _____	No X	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: 63-U

Tree Stratum (Plot size: ±30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer rubrum	50	Y	FAC
2. Acer saccharum	25	Y	FACU
3.	10	N	FACU
4.			
5.			
6.			
7.			
	85%	= Total Cover	

Sapling/Shrub Stratum (Plot size: ±15')			
1. Lindera benzoin	25	Y	FACW
2. Rosa multiflora	25	Y	FACU
3.			
4.			
5.			
6.			
7.			
	50%	= Total Cover	

Herb Stratum (Plot size: ±5')			
1. Rosa multiflora	10	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	10%	= Total Cover	

Woody Vine Stratum (Plot size: ±30')			
1. Toxicodendron radicans	5	Y	FAC
2.			
3.			
4.			
	5%	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	(A)		(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

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___ Problematic Hydrophytic Vegetation[1] (Explain)

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Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ___ No X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL Sampling Point: 63-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	5YR 3/2						Sandy loam	
2-14	5YR 4/4						loamy sand with some gravel	
14-26	5YR 3/2						fine sandy loam to sandy loam	
26-33	5YR 3/1						Silt loam	
33-36	5YR 3/3						loamy sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
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- ___ Loamy Mucky Mineral (F1) **(LRR K, L)**
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Indicators for Problematic Hydric Soils[3]:

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- ___ Coast Prairie Redox (A16) **(LRR K, L, R)**
- ___ 5 cm Mucky Peat or Peat (S3) **(LRR K, L, R)**
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- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

Weston & Sampson

westonandsampson.com

WESTON & SAMPSON ENGINEERS, INC.
712 Brook Street, Suite 103
Rocky Hill, CT 06067
tel: 860.513.1473

REPORT

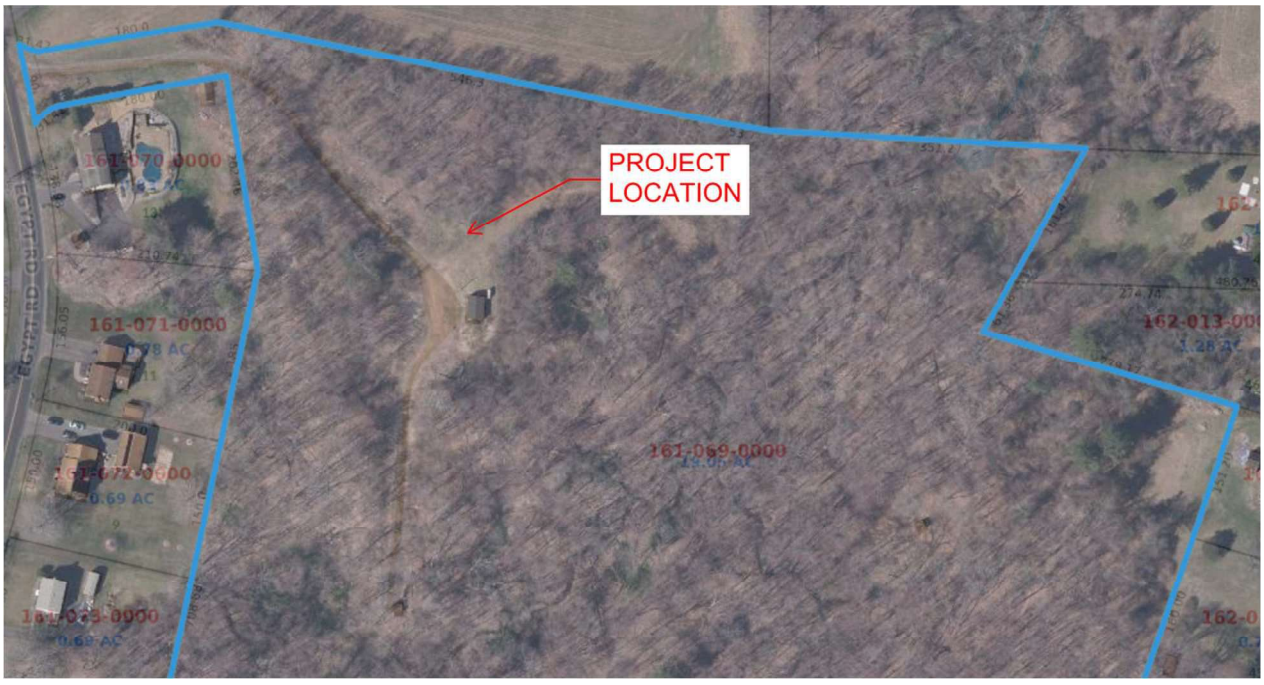
May 2025

Stormwater Management Report

Project:
Egypt Road Treatment Facility

Prepared for:
Connecticut Water Company

Site Location:
15 Egypt Road (Parcel 161-069-0000)
Ellington, Connecticut



1.0 INTRODUCTION

Weston & Sampson Engineers (WSE) is pleased to submit this Stormwater Management Report on behalf of the Connecticut Water Company (CWC). A new water treatment building and centralized treatment facilities are proposed for the existing wellfield site located at 15 Egypt Road (Parcel 161-069-0000), Ellington, CT. The ~16.7-acre property is abutted by residential properties around all sides with the exception of one (1) undeveloped lot to the northeast, and is located in the Rural Agricultural Residential (RAR) zone. The property is accessed by a driveway entrance from Egypt Road, located between 13 and 17 Egypt Road. Refer to the Location Map in Appendix A.

WSE conducted a virtual meeting with the CWC and Town of Ellington Engineer on April 3, 2025 and May 1, 2025, to discuss the stormwater management approach for this project. It was presented that surface runoff drains to an existing made-made wetland depression under both pre- and post-development conditions, and that the existing depression has sufficient capacity to handle all stormwater runoff for up to and including the 100-year storm event without overflowing to the larger downstream wetlands. During the discussion, it was recommended that some additional upland areas would be directed to the existing wetland depression by curbing and regrading the new driveway. As a result this approach would minimize tree clearing and site disturbances near the abutting residential properties. It was further stated that WSE would prepare a hydrologic analysis and stormwater management report to quantitatively document the above statements and would be submitted for the Town of Ellington Engineer to review.

2.0 DESIGN METHODOLOGIES

All storm drainage has been designed in accordance with the *State of Connecticut, Department of Transportation, Drainage Manual*, and the *Connecticut Stormwater Quality Manual*. The Soil Conservation Service (SCS) TR-55 method was used to calculate the pre- and post-development peak flows and volumes. Hydrographs were created using the Hydraflow Hydrographs Extension for AutoCAD Civil 3D, by Autodesk. Curve Number (CN) values were determined based upon land uses and soil types, in accordance with TR-55 standards. Soil types were identified using mapping and subsurface information obtained from the Natural Resources Conservation Service (NRCS) Web Soil Survey. The time of concentration (T_c) for each drainage area was calculated using TR-55 methodology by summing all travel times through the drainage area as sheet flow, shallow concentrated flow, and channel flow, as applicable. The current, site-specific precipitation depths for the design storm events were taken from the NOAA Atlas 14 database.

Two (2) analysis points were created (AP-1 and AP-2). Analysis Point 1 represents stormwater runoff draining to the existing wetland depression (located east of the existing well house), and corresponds to the termination point for the time of concentration path. Analysis Point 2 represents stormwater runoff overflowing from the existing wetland depression and draining to the downstream wetlands. The storage volume of the wetland depression was modeled using the Hydraflow Hydrographs program. The program uses the bottom and top elevations of the depression, and the average end area of intermediate elevations (contours) to calculate the storage volume. A bottom elevation of 229.9 was used for the analysis, which represents the elevation of standing water observed and field located in the depression. A top elevation of 234.5 was used for the analysis, which represents the crest elevation of the depression based on contours and surrounding spot elevations. The

hydrograph flows and volumes were routed through the wetland depression to model that it has sufficient capacity to retain all stormwater runoff from each design storm event without overflowing to the larger downstream wetlands. The Pre- and Post-Development Analysis can be found in Appendix B.

3.0 PRE-DEVELOPMENT SITE CONDITIONS

The existing property is mostly vegetated (grass/woods) with some small impervious areas associated with the building and access driveway (pavement/gravel). The drainage area contributing to the existing wetland depression was used for this analysis. This area is approximately 1.82 acres in size and includes a majority of the project area. The Pre-Development Drainage Area can be seen in Figure 1 in Appendix A. Runoff from this area generally flows in a southeasterly direction towards the existing wetland depression (AP-1), where it is retained and infiltrates laterally to the surrounding soils. Under pre-development conditions, the entire runoff volume associated with each design storm event up to and including the 100-year frequency is retained by the existing wetland depression, with freeboard. Based on the pre-development analysis, the maximum water elevation in the depression for the 100-year storm event is approximately 231.4 (3.1 feet of freeboard). There is no runoff overflowing and contributing to the larger downstream wetlands (AP-2). A summary of the pre-development peak runoff rates and volumes can be seen in Table 1.

4.0 POST-DEVELOPMENT SITE CONDITIONS

The "Post-Development Drainage Area" is approximately 2.64 acres in size and can be seen in Figure 2 (Appendix A). Under proposed conditions, a new treatment building and a bituminous driveway will be constructed. Permanent gravel pavement, a gravel apron around the new building, and other miscellaneous impervious features (concrete utility pads, curbing, etc.) will also be installed. The post-development drainage area is larger than the pre-development drainage area because the high point in the driveway will be eliminated, and curbing will be installed along the south side of the new driveway. As such, upland runoff flows will be collected and diverted down the driveway, eventually contributing to the existing wetland depression.

Roof runoff from the proposed building will be dissipated by the gravel apron. Runoff from the site will generally follow existing drainage patterns (with the exception of the added upland flows – referenced above) towards the existing wetland depression (AP-1) for retention/infiltration. Under post-development conditions, the entire runoff volume associated with each design storm event up to and including the 100-year frequency is retained by the existing wetland depression, with freeboard. Based on the post-development analysis, the maximum water elevation in the depression for the 100-year storm event is approximately 233.9 (0.6 feet of freeboard). There is no runoff overflowing and contributing to the larger downstream wetlands (AP-2). A summary of the post-development peak runoff rates and volumes can also be seen in Table 1.

Water quality for the site will be provided by vegetated (grass) filter strips, which will treat overland sheet flow from adjacent impervious surfaces and evenly distribute runoff to the downgradient wetland depression. The filter strips will also provide some infiltration benefits. The minimum length of the filter strips will be in accordance with the *Connecticut Stormwater Quality Manual*, and

downgradient vegetation (grass) will deliver further water quality benefits. The majority of the driveway runoff will be controlled with a bituminous curb and directed through sediment forebay for velocity reduction, settling of sediment, and filtration/treatment through a stone filter berm.

5.0 EROSION & SEDIMENTATION CONTROL MEASURES

In order to protect the adjacent properties and resource areas from construction related activities, a Soil Erosion and Sediment Control Plan has been developed in accordance with the latest Connecticut Guidelines for Soil Erosion & Sediment Control. This plan will be implemented prior to the start of any site disturbance and will involve the combined use of perimeter silt fencing, compost filter tubes, an anti-tracking pad, and vegetative stabilization. Refer to the design plans for soil erosion and sediment control notes, construction sequencing, and details.

Once a contractor has been selected and a construction schedule has been established, a person shall be named and will be responsible for implementation of sediment and erosion control measures. This responsibility includes the acquisition of materials, installation, and maintenance of soil erosion and sediment control structures; and communication and detailed explanation to all people involved in the site work of the requirements and objectives of the erosion and sediment control measures.

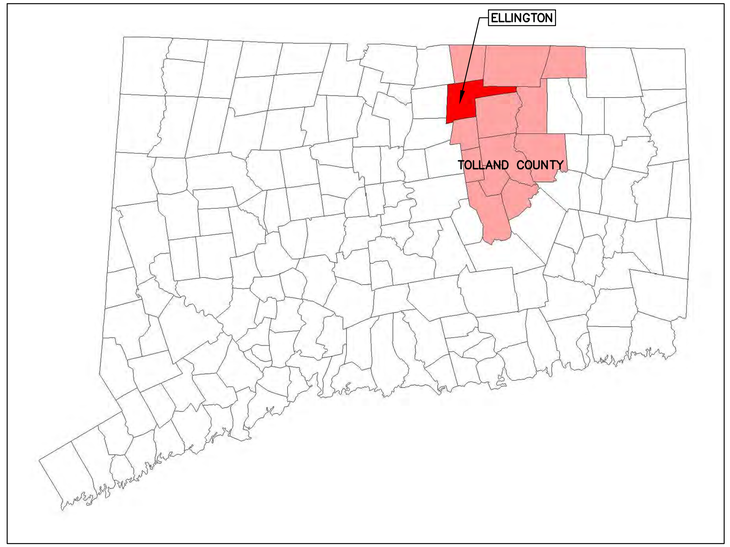
Weston & Sampson (860) 513-1473 located at 712 Brook Street, Suite 103, Rocky Hill, CT 06067 shall be notified of any proposed alteration to the soil erosion and sediment control plan, prior to altering, in order to ensure the feasibility of the addition, subtraction, or change in the plan.

6.0 SUMMARY

A Pre- and Post-Development Analysis (Appendix B) has been performed to show that the peak flow rates and discharge volumes for the 2- through 100-year design storms are entirely handled by the existing wetland depression (AP-1), without overflowing to the larger downstream wetlands (AP-2). A summary of the total pre- and post-development peak flow rates and discharge volumes are shown below in Table 1:

(See Next Page)

CONNECTICUT WATER COMPANY
EGYPT ROAD TREATMENT FACILITY
15 EGYPT ROAD
ELLINGTON, CONNECTICUT, 06029



CONNECTICUT MUNICIPAL MAP
SCALE: N.T.S.

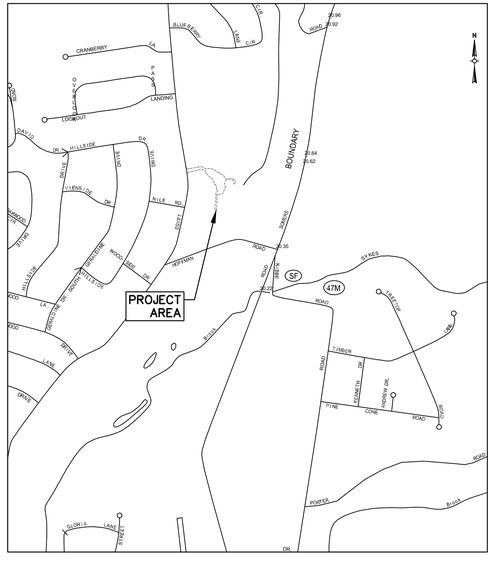
SITE INFORMATION TABLE	
LOCATION:	15 EGYPT RD
MAP BLOCK LOT:	161 / 069 / 0000
LAND OWNER:	CONNECTICUT WATER COMPANY
OWNER ADDRESS:	93 WEST MAIN STREET
OWNER CITY:	CLINTON
OWNER STATE:	CT
OWNER ZIP:	06413
ZONE:	RAR
PARCEL AREA:	16.74 ACRES

BULK ZONING TABLE (SEE NOTE)			
REGULATION REQUIREMENTS:	ZONE RAR	EXISTING	PROPOSED
MIN. LOT SIZE (S.F.):	40,000	729,235	729,235
MIN. FRONT YARD SETBACK (FT.):	35	229	151
MIN. SIDE YARD SETBACK (FT.):	10	225	77
MIN. REAR YARD SETBACK (FT.):	25	539	555
MAX. BUILDING HEIGHT (FT.):	38	-	30
MAX. LOT COVERAGE (%):	25	0.9	4.3

NOTE:
ZONING REQUIREMENTS FROM ARTICLE 3 OF TOWN OF ELLINGTON ZONING REGULATIONS.

PROJECT DIRECTORY
OWNER: CONNECTICUT WATER COMPANY 93 WEST MAIN STREET CLINTON, CT 06413
APPLICANT: CONNECTICUT WATER COMPANY 93 WEST MAIN STREET CLINTON, CT 06413 CONTACT: JUSTIN PARLAPIANO (860) 622-9554 Justin.Parlapiano@ctwater.com
ENGINEER: WESTON & SAMPSON ENGINEERS, INC. 712 BROOK STREET, SUITE 103 ROCKY HILL, CT 06067 CONTACTS: JOSEPH S. PERUGINI, P.E. (860) 616-6623

SITE LOCUS MAP (AERIAL VIEW)
SCALE: 1"= 300'



SITE LOCATION MAP
SCALE: 1"=1000'

DRAWING INDEX - WESTON & SAMPSON	
SHEET	SHEET TITLE
T100	COVER SHEET
C100	ABBREVIATIONS, NOTES, AND LEGEND
C200	EXISTING CONDITIONS PLAN
C300	DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN
C400	SITE LAYOUT PLAN
C401	TURNING MOVEMENTS PLAN
C500	GRADING AND DRAINAGE PLAN
C600	UTILITY PLAN
C901	CIVIL AND SITE DETAILS
C902	CIVIL AND SITE DETAILS
C903	CIVIL AND SITE DETAILS
C904	CIVIL AND SITE DETAILS
C905	CIVIL AND SITE DETAILS
A101	BUILDING PLANS
A201	EXTERIOR & INTERIOR ELEVATIONS
A231	3D VIEWS

Project:

CONNECTICUT WATER COMPANY
93 WEST MAIN STREET
CLINTON, CT 06413

EGYPT ROAD
TREATMENT FACILITY DESIGN

15 EGYPT ROAD
ELLINGTON, CT 06029

Weston & Sampson Engineers, Inc.
712 Brook Street, Suite 103
Rocky Hill, CT 06067
(860) 513-1473 (800) SAMPSON
www.westonandsampson.com

Consultants:

Seal:

Revisions:

Rev	Date	Description

NOT FOR CONSTRUCTION

Issued For: FOR PERMITTING

NORTH

Date: MAY 8, 2025
Drawn By: BMH/NWE
Reviewed By: JSP
Approved By: RGT

W&S Project No: ENG24-1704

Drawing Title:

COVER SHEET

Sheet Number:

T100

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	S	S
BACKWASH LINE		BW
WATER MAIN	W	TW / RW
ROOF LEADER		
STORM DRAIN	D	D
FOOTING DRAIN		FD
GAS	G	G
VENT LINE		V
ELECTRIC	E	E
TELEPHONE	T	T
OVERHEAD UTILITIES		
SANITARY SEWER MANHOLE		
STORM DRAIN MANHOLE		
ELECTRICAL MANHOLE		EMH
TELEPHONE MANHOLE		TMH
AIR RELEASE VALVE MANHOLE		ARMH
FORCE MAIN CLEANOUT MANHOLE		FMCO
CLEANOUT		
CATCH BASIN		
HYDRANT		
HAND HOLE	HH	
GATE VALVE		
CHECK VALVE		
CURB STOP		
BUTTERFLY VALVE		
BALL VALVE		
REDUCER		
CAP OR PLUG		
GAS GATE VALVE		
UTILITY POLE		
LIGHT POST		
EDGE OF PAVEMENT		
SAWCUT		
CURB		
SIDEWALK		
PROPERTY LINE ALONG STONE WALL		
REMAINS OTHER STONE WALL		
RETAINING WALL		RET WALL
BOLLARD		
SHRUB/BUSH		
HANDICAP SPACE		
TREE LINE		
SURVEY MARKER		
LIMIT OF WORK		
150' UPLAND WETLANDS REVIEW		
SPOT ELEVATIONS	x141.5	x141.5
CONTOUR LINES	10	10
DEPRESSION CONTOUR LINES		
HOUSE NUMBER	#35	
RIP RAP		
GUARD RAIL		
SIGN		
TEST PIT		
BORING	B-1	
CHAIN LINK FENCE		
SILTATION FENCE		
COMPOST FILTER TUBE		
ROCK OUTCROP		
SWALE AND FLOW DIRECTION		
GUY WIRE		
MONITORING WELL		
WETLAND FLAG	#20	
GRAVEL AREA		
BACKWASH LINE	BW	

NOTE: ITEMS SHOWN IN THE LEGEND AND ABBREVIATIONS MAY NOT BE PRESENT IN THESE PLANS.

ABBREVIATIONS

AC	ASBESTOS CEMENT PIPE
ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
ARV	AIR RELEASE VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BC	BITUMINOUS CONCRETE
BCLC	BITUMINOUS CONCRETE LIP CURB
BIT	BITUMINOUS
BLDG	BUILDING
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BO	BLOW OFF
BV	BUTTERFLY VALVE
CATV	CABLE TELEVISION
CB	CATCH BASIN
CC	CONCRETE CURB
CI	CAST IRON
℄	CENTERLINE
CL	CEMENT LINED
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CT	CONNECTICUT
CTDOT	CONNECTICUT DEPARTMENT OF TRANSPORTATION
CU FT	CUBIC FEET
CY	CUBIC YARD
D	STORM DRAIN, DEPTH FROM RIM TO INVERT
DI	DROP INLET, DUCTILE IRON
DIA	DIAMETER
DMH	DRAIN MANHOLE
DWG	DRAWING
E	EAST, ELECTRIC
EA	EACH
EF	EACH FACE
EL/ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EW	EACH WAY
EXIST	EXISTING
FE	FLARED END
FF	FINISHED FLOOR
FL	FLOW LINE
FLG	FLANGE
FT	FEET, FOOT
G	NATURAL GAS
GALV	GALVANIZED
GC	GRANITE CURB
GR	GRANITE
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH PRESSURE
HYD	FIRE HYDRANT
INV	INVERT
IWC	INTERMITTENT WATER COURSE
ID	INSIDE DIAMETER
IP	IRON PIPE
LB	POUND
LF	LINEAR FEET
LS	LUMP SUM
MAX	MAXIMUM
MB	MAIL BOX
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
N/A	NOT APPLICABLE
NE	NORTH EAST
NW	NORTH WEST
NF	NOT FOUND
N/F	NOW OR FORMERLY
NO OR #	NUMBER
N.T.S.	NOT TO SCALE
PCB	PROPOSED CATCH BASIN
PCCP	PRESTRESSED CONCRETE CYLINDER PIPE
PDMH	PROPOSED DRAINAGE MANHOLE
PE	PLAIN END, POLYETHYLENE
PED	PEDESTRIAN
ℙ	PROPERTY LINE
PL	PLATE
PSMH	PROPOSED SANITARY MANHOLE
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RL	ROOF LEADER
ROW	RIGHT-OF-WAY
RQD	ROCK QUALITY
RW	RAW WATER
S	SEWER, SOUTH
SC	SITE CONTRACTOR
SE	SOUTH EAST
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SMH	SANITARY SEWER MANHOLE
SPEC	SPECIFICATIONS
SQ FT	SQUARE FEET
SS	SEWER SERVICE, STAINLESS STEEL
STA	STATION
STL	STEEL
SW	SIDEWALK,SOUTH WEST
T	TELEPHONE
TBM	TEMPORARY BENCH MARK
TF	TOP OF FRAME
THK	THICK (NESS)
TW	TREATED WATER
TYP	TYPICAL
UP	UTILITY POLE
VC	VITRIFIED CLAY
VERT	VERTICAL
W	WATER, WEST
W/	WITH
W/O	WITHOUT

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" (CBYD) AT 1-800-922-4455 OR 811 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE (CBYD) PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
2. LOCATIONS OF EXISTING PIPES, CONDUITS, UTILITIES, FOUNDATIONS AND OTHER UNDERGROUND OBJECTS ARE NOT WARRANTED TO BE CORRECT AND THE CONTRACTOR SHALL HAVE NO CLAIM ON THAT ACCOUNT SHOULD THEY BE OTHER THAN SHOWN. CONTRACTOR SHALL DIG TEST PITS AS NEEDED TO LOCATE THESE ITEMS. DIGGING OF TEST PITS SHALL BE INCIDENTAL TO THE PROJECT AND AT NO COST TO THE OWNER.
3. STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES, ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK. UNLESS OTHERWISE INDICATED, ALL SUCH WORK SHALL BE AT NO COST TO THE OWNER.
4. ALL PAVEMENT AND AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS BEYOND THE LIMITS OF CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. CONCRETE CRADLES OR ARCHES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS OR WHERE REQUIRED BY THE ENGINEER. UNLESS OTHERWISE INDICATED, CONCRETE USED FOR PIPE ANCHOR BLOCKS, BACKING, PIPE CRADLES, ARCHES, AND FILL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
6. CONCRETE THRUST BLOCKS, ANCHOR BLOCKS, OR APPROVED JOINT RESTRAINT METHODS SHALL BE PROVIDED FOR FORCE MAINS AND WATER MAINS WHERE ANY BENDS, TEES, PLUGS, OR WYES ARE INSTALLED. FOR THRUST BLOCK DETAILS AND MINIMUM BLOCK BEARING AREAS, SEE DETAILS.
7. THE CONTRACTOR SHALL NOT STORE ANY APPARATUS, MATERIALS, SUPPLIES, OR EQUIPMENT ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS OR WATERCOURSE.
8. BELOW THE 'LINE OF NARROW TRENCH LIMIT' THE TRENCH SHOULD NOT BE EXCAVATED BEYOND THE TRENCH WIDTH 'W'. IF MATERIAL IS LOOSENED OR REMOVED BEYOND THE ABOVE MENTIONED LIMITS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE CRUSHED STONE FOR THE FULL WIDTH OF THE TRENCH AT NO ADDITIONAL COST TO THE OWNER.
9. ALL DUCTILE IRON PIPE JOINTS SHALL BE RESTRAINED IN ACCORDANCE WITH CT WATER CO. STANDARDS.
10. OPENINGS FOR PIPE IN PRECAST STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
11. PROTECTION OF WATER SUPPLIES – WHENEVER A BACKWASH LINE MUST CROSS UNDER A WATER MAIN, THE BACKWASH SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE BACKWASH IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE BACKWASH CANNOT BE VARIED TO MEET THE ABOVE REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED BY THE CONTRACTOR AS REQUIRED BY THE ENGINEER TO PROVIDE THIS SEPARATION.
12. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND COORDINATE ALL EQUIPMENT BETWEEN THE DIFFERENT CONSTRUCTION DISCIPLINES FOR LOCATION, SIZE, SERVICEABILITY, SUPPORT SYSTEMS, CONNECTIONS (PIPING, ELECTRICAL, INSTRUMENTATION, ETC.), INCIDENTALS AND ANY AND ALL OTHER COMPONENTS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM MEETING THE APPROVAL OF THE ENGINEER.
13. CONTRACTOR SHALL VISIT AND EXAMINE THE SITE TO FULLY UNDERSTAND ALL THE CONDITIONS PERTAINING TO THE WORK, UNDERSTAND DIFFICULTIES TO BE ENCOUNTERED, UNDERSTAND THE SCOPE OF THE DEMOLITION WORK FOR ALL SYSTEMS WHETHER SHOWN OR DESCRIBED AT NO ADDITIONAL COST TO THE OWNER. THE EXACT LOCATION OF EXISTING PIPE, BUILDINGS, SERVICES, ETC. ARE TO BE FIELD VERIFIED.
14. CONTRACTOR TO VERIFY ALL DIMENSIONS, CLEARANCES, ELEVATIONS, AND SIZES OF EXISTING PIPES AND BUILDINGS.
15. ALL WORK UNDER THIS CONTRACT SHALL BE LIMITED TO THE "LIMIT OF WORK" BOUNDARY SHOWN ON THE DRAWING.
16. DEMOLITION DEBRIS MATERIAL SHALL IMMEDIATELY BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS UNLESS OTHERWISE REQUIRED BY THE OWNER.
17. IF UNSUITABLE MATERIAL IS ENCOUNTERED IN STRUCTURAL AREAS OR AREAS OF PROPOSED PAVEMENT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
18. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE DURATION OF THE PROJECT. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FURNISHED, INSTALLED, MAINTAINED, AND REPLACED BY THE CONTRACTOR AS NEEDED TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE LIMIT OF WORK.
19. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS AND STANDARDS OF THE APPLICABLE LOCAL UTILITY COMPANY.
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITTING AS SPECIFIED IN SECTION 00 31 43 PERMITS.
21. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF CONNECTICUT WATER, AND THE TOWN OF ELLINGTON. SITE WORK SHALL CONFORM TO THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (FORM 819), AS AMENDED.
22. INLAND WETLANDS AND WATERCOURSES WERE DELINEATED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES IN FEBRUARY 2020.

Project:

ConnecticutWater

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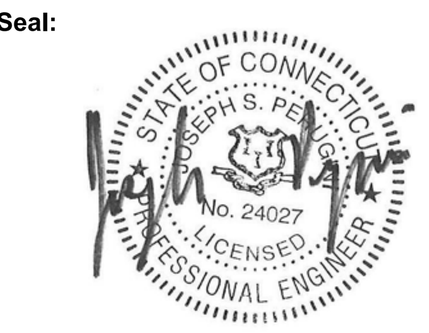
Consultants:

Seal:



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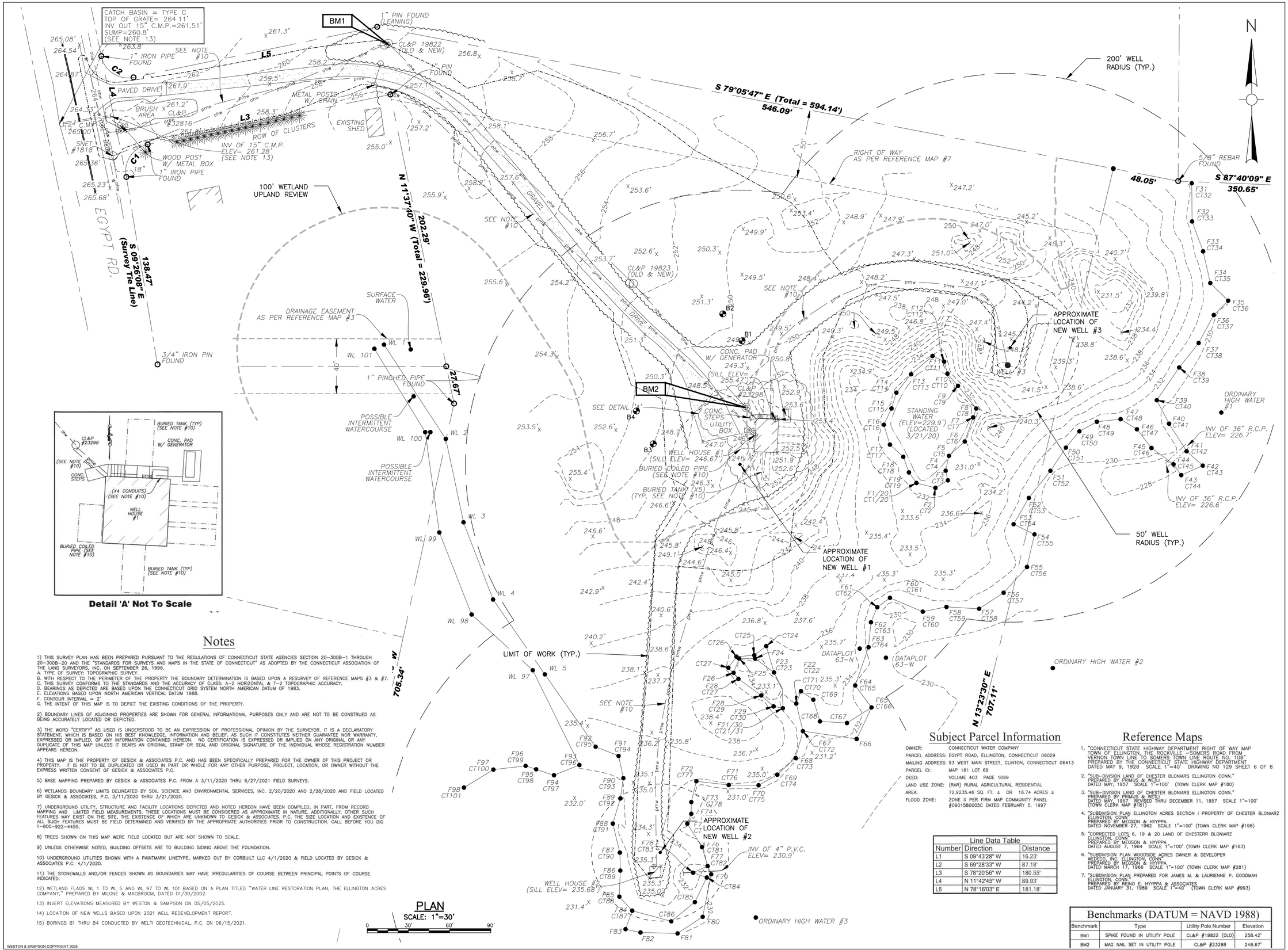
ABBREVIATIONS, NOTES, AND LEGEND

Sheet Number:

C100



Notes

1) THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 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 THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY.
B. WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAPS #3 & #7.
C. THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL & T-2 TOPOGRAPHIC ACCURACY.
D. BEARINGS AS DEPICTED ARE BASED UPON THE CONNECTICUT GRID SYSTEM NORTH AMERICAN DATUM OF 1983.
E. ELEVATIONS BASED UPON NORTH AMERICAN VERTICAL DATUM 1988.
F. CONTOUR INTERVAL = 2'
G. THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY.

2) BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

3) THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

4) THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.

5) BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 3/11/2020 THRU 9/27/2021 FIELD SURVEYS.

6) WETLANDS BOUNDARY LIMITS DELINEATED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. 2/20/2020 AND 2/28/2020 AND FIELD LOCATED BY GESICK & ASSOCIATES, P.C. 3/11/2020 THRU 3/21/2020.

7) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES. P.C. THE SIZE LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

8) TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.

9) UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.

10) UNDERGROUND UTILITIES SHOWN WITH A PAINTMARK LINETYPE, MARKED OUT BY CORBUILT LLC 4/1/2020 & FIELD LOCATED BY GESICK & ASSOCIATES P.C. 4/1/2020.

11) THE STONEWALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

12) WETLAND FLAGS WL 1 TO WL 5 AND WL 97 TO WL 101 BASED ON A PLAN TITLED "WATER LINE RESTORATION PLAN, THE ELLINGTON ACRES COMPANY," PREPARED BY MILONE & MACBROOM, DATED 01/30/2002.

13) INVERT ELEVATIONS MEASURED BY WESTON & SAMPSON ON 05/05/2025.

14) LOCATION OF NEW WELLS BASED UPON 2021 WELL REDEVELOPMENT REPORT.

15) BORINGS B1 THRU B4 CONDUCTED BY WELTI GEOTECHNICAL, P.C. ON 06/15/2021.

Subject Parcel Information

OWNER:	CONNECTICUT WATER COMPANY
PARCEL ADDRESS:	EGYPT ROAD, ELLINGTON, CONNECTICUT 06029
MAILING ADDRESS:	93 WEST MAIN STREET, CLINTON, CONNECTICUT 06413
PARCEL ID:	MAP 161 LOT 69
DEED:	VOLUME 403 PAGE 1099
LAND USE ZONE:	(RAR) RURAL AGRICULTURAL RESIDENTIAL
AREA:	72,9235.46 SQ. FT. ± OR 16.74 ACRES ±
FLOOD ZONE:	ZONE X PER FIRM MAP COMMUNITY PANEL #0901580005C DATED FEBRUARY 5, 1997

Line Data Table

Number	Direction	Distance
L1	S 09°43'28" W	16.23'
L2	S 69°28'33" W	87.18'
L3	S 78°20'56" W	180.55'
L4	N 11°42'45" W	89.93'
L5	N 78°16'03" E	181.18'

Reference Maps

1. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ELLINGTON, THE ROCKVILLE - SOMERS ROAD FROM VERNON TOWN LINE TO SOMERS TOWN LINE ROUTE NO. 108" PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED MAY 9, 1928 SCALE 1"=40' DRAWING NO 129 SHEET 6 OF 8
2. "SUB-DIVISION LAND OF CHESTER BLONIARS ELLINGTON CONN." PREPARED BY PRIMUS & METLI DATED MAY, 1957 SCALE 1"=100' (TOWN CLERK MAP #180)
3. "SUB-DIVISION LAND OF CHESTER BLONIARS ELLINGTON CONN." PREPARED BY PRIMUS & METLI DATED MAY, 1957 REVISED THRU DECEMBER 11, 1957 SCALE 1"=100' (TOWN CLERK MAP #181)
4. "SUBDIVISION PLAN ELLINGTON ACRES SECTION I PROPERTY OF CHESTER BLONIARZ ELLINGTON, CONN." PREPARED BY MEGSON & HYYPPA DATED NOVEMBER 27, 1962 SCALE 1"=100' (TOWN CLERK MAP #198)
5. "CORRECTED LOTS 6, 19 & 20 LAND OF CHESTERR BLONIARZ ELLINGTON, CONN." PREPARED BY MEGSON & HYYPPA DATED AUGUST 7, 1964 SCALE 1"=100' (TOWN CLERK MAP #163)
6. "SUBDIVISION PLAN WOODSIDE ACRES OWNER & DEVELOPER WEDECO, INC. ELLINGTON, CONN." PREPARED BY MEGSON & HYYPPA DATED MARCH 17, 1966 SCALE 1"=100' (TOWN CLERK MAP #281)
7. "SUBDIVISION PLAN PREPARED FOR JAMES M. & LAURIENNE P. GOODMAN ELLINGTON, CONN." PREPARED BY REINO E. HYYPPA & ASSOCIATES DATED JANUARY 31, 1989 SCALE 1"=40' (TOWN CLERK MAP #993)

Benchmarks (DATUM = NAVD 1988)

Benchmark	Type	Utility Pole Number	Elevation
BM1	SPIKE FOUND IN UTILITY POLE	CL&P #19822 (OLD)	258.42'
BM2	MAG NAIL SET IN UTILITY POLE	CL&P #23298	248.67'

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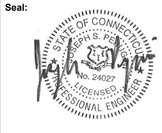

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EXISTING CONDITIONS PLAN

Sheet Number:

C200

CATCH BASIN = TYPE C
TOP OF GRATE= 264.11'
INV OUT 15" C.M.P.=261.51'
SUMP=260.8'
(SEE NOTE 13)

REMOVE EXISTING BITUMINOUS PAVEMENT

SAWCUT (TYP.)

ANTI-TRACKING PAD (TYP.)

INLET PROTECTION (TYP.)

100' WETLAND UPLAND REVIEW

REMOVE EXISTING POLES AND CHAIN

UTILITY POLES AND LINES TO BE REMOVED

LIMIT OF CLEARING AND GRUBBING

200' WELL RADIUS (TYP.)

50' WELL RADIUS (TYP.)

APPROXIMATE LOCATION OF NEW WELL #3

APPROXIMATE LOCATION OF NEW WELL #1

APPROXIMATE LOCATION OF NEW WELL #2

UTILITY POLE AND LINES TO BE REMOVED

REMOVE EXISTING DIESEL GENERATOR AND CONCRETE PAD

BORING (TYP.)

ABANDON AND CAP PIPE (TYP.)

BURIED COILED PIPE TO BE REMOVED

EXISTING WATER TREATMENT BUILDING TO BE DEMOLISHED AND REMOVED

REMOVE EXISTING UNDERGROUND WATER TANK (TYP OF 5)

SOIL STOCKPILE AREA (ALTERNATES TO BE APPROVED BY CT WATER)

SILT FENCE (TYP.)

COMPOST FILTER TUBE (TYP.)

LIMIT OF WORK (TYP.)

NOTES:

1. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER TRUCKS OR COORDINATE WITH THE OWNER FOR USE OF EXISTING ONSITE HYDRANTS DURING ALL ASBESTOS ABATEMENT AND DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL PROVIDE WATER TRUCKS AS REQUIRED, FOR ABATEMENT ACTIVITIES AND DUST CONTROL, IF HYDRANTS ARE UNAVAILABLE AT NO ADDITIONAL COST TO OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE RELATED DUST CONTROL PER SPECIFICATION SECTION 01 14 19.16, "DUST CONTROL".
3. ALL MATERIAL HAULING VEHICLES SHALL BE COMPLETELY COVERED PRIOR TO LEAVING THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WHEEL CLEANING OF ALL CONSTRUCTION VEHICLES PRIOR TO ENTERING EXISTING STREETS AND ROADWAYS.
5. ALL SOLID, HAZARDOUS, AND ASBESTOS-CONTAINING WASTE SHALL BE MANAGED IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
6. THE BUILDING AND ANCILLARY STRUCTURES WITHIN THE DESIGNATED LIMITS OF WORK TO BE REMOVED SHALL INCLUDE: ALL ABOVE GRADE COMPONENTS FLOOR SLABS, BELOW GRADE UTILITY CORRIDORS AND FOOTINGS/FROSTWALLS. THE CONTRACTOR SHALL ALSO DEMOLISH AND REMOVE ALL IMPROVEMENTS AND APPURTENANCES ASSOCIATED WITH THE STRUCTURES AND WITHIN THE LIMITS OF WORK (E.G. PLATFORMS, STAIRS, BUILD-OUTS, ENTRANCE WAYS, SIDEWALKS, ANCILLARY ITEMS, ETC.), UNLESS OTHERWISE NOTED, THAT MAY EXIST BEYOND THE HATCHING INDICATED. DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATION 02 41 19, "SELECTIVE STRUCTURE DEMOLITION".
7. ALL BUILDING CONTENTS SHALL BE REMOVED AND TRANSPORTED TO APPROPRIATE DISPOSAL OR RECYCLING FACILITIES AS SPECIFIED IN SPECIFICATION SECTION 02 41 19 "SELECTIVE STRUCTURE DEMOLITION" MECHANICAL EQUIPMENT. HVAC SYSTEMS, PIPING AND MISCELLANEOUS DEBRIS AND BUILDING CONTENTS, NOT SHOWN ON THIS SHEET, SHALL BE REMOVED, DISPOSED OR RECYCLED PER APPLICABLE FEDERAL STATE AND LOCAL REGULATIONS AND SPECIFICATION SECTION 02 41 19. "SELECTIVE STRUCTURE DEMOLITION".
8. THE CONTRACTOR SHALL REMOVE ALL ASBESTOS, WHITE GOODS, AND OTHER HAZARDOUS MATERIALS FROM BUILDINGS SCHEDULED FOR DEMOLITION, REFER TO SPECIFICATION SECTIONS 02 82 33 "ASBESTOS ABATEMENT FOR BUILDINGS", FOR SPECIFIC SCOPE OF WORK RELATED TO ASBESTOS ABATEMENT, HAZARDOUS MATERIALS ABATEMENT AND LEAD-BASED COATINGS REMOVAL.
9. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING THE SALVAGING OF ITEMS FROM THE BUILDINGS PRIOR TO DEMOLITION.
10. REFER TO SPECIFICATION SECTION 01 11 00,"CONTROL OF WORK AND MATERIALS" FOR PROTECTION OF TRAFFIC AND PEDESTRIANS AND THE ERECTION OF REQUIRED SIGNAGE TO MAINTAIN THE FLOW OF TRAFFIC AND PUBLIC WALKWAYS.
11. EXISTING CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION ACTIVITIES.
12. REFER TO UTILITY PLAN AND ELECTRICAL SITE PLAN FOR UTILITY CUT/CAP/ABANDONMENTS AND UTILITIES TO REMAIN.

PLAN
SCALE: 1"=30'
0 30' 60' 90'

LEGEND

ABOVE GRADE COMPONENTS, EXISTING CONCRETE SLAB, STRUCTURE, PAVEMENT TO BE REMOVED, INCLUDES REMOVAL OF FOUNDATION WALLS AND SUBGRADE STRUCTURES IN THEIR ENTIRETY.

REMOVAL OF EXISTING (BITUMINOUS/CONCRETE) PAVEMENT

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Consultants:

Seal:

STATE OF CONNECTICUT · KEVIN S. PIA · No. 24027 · LICENSED PROFESSIONAL ENGINEER

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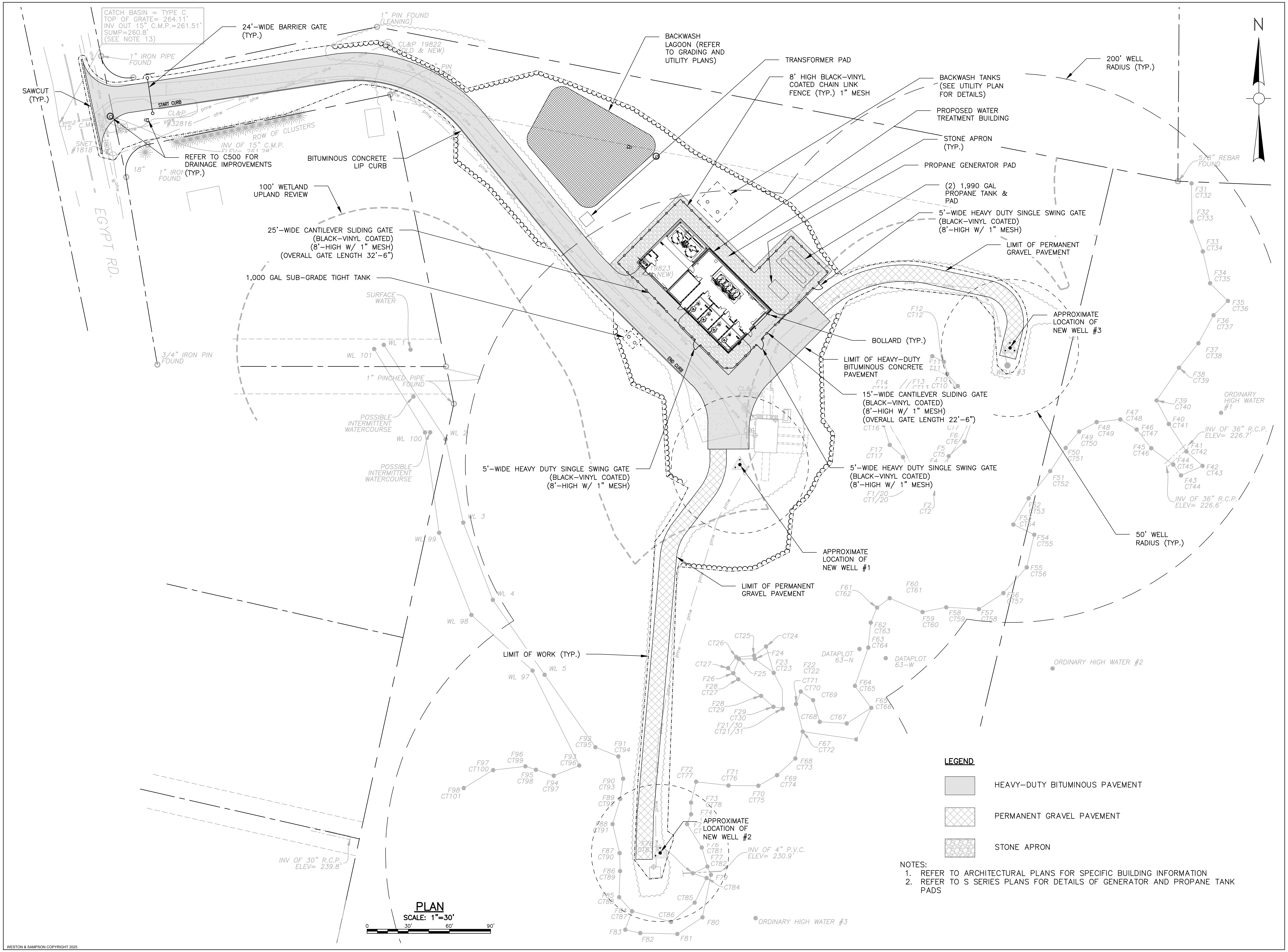
DEMOLITION, EROSION, AND SEDIMENTATION CONTROL PLAN

Sheet Number:

C300



PLAN
SCALE: 1"=30'

LEGEND

HEAVY-DUTY BITUMINOUS PAVEMENT

PERMANENT GRAVEL PAVEMENT

STONE APRON

NOTES:
1. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC BUILDING INFORMATION
2. REFER TO S SERIES PLANS FOR DETAILS OF GENERATOR AND PROPANE TANK PADS

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SITE LAYOUT PLAN

Sheet Number:
C400

ENTRANCE TURNING MOVEMENT PLAN

SCALE: 1"=30'

0 30' 60' 90'

REVERSE AND EXIT TURNING MOVEMENT PLAN

SCALE: 1"=30'

0 30' 60' 90'

NOTE:
DESIGN VEHICLE USED FOR TURNING MOVEMENTS BASED ON LARGEST EMERGENCY VEHICLE DIMENSIONS PROVIDED BY THE TOWN OF ELLINGTON FIRE MARSHAL.

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LICENSED PROFESSIONAL ENGINEER

Revisions:

Rev	Date	Description

NOT FOR CONSTRUCTION

Issued For: FOR PERMITTING

NORTH

Date: MAY 8, 2025
Drawn By: BMH/NWE
Reviewed By: JSP
Approved By: RGT

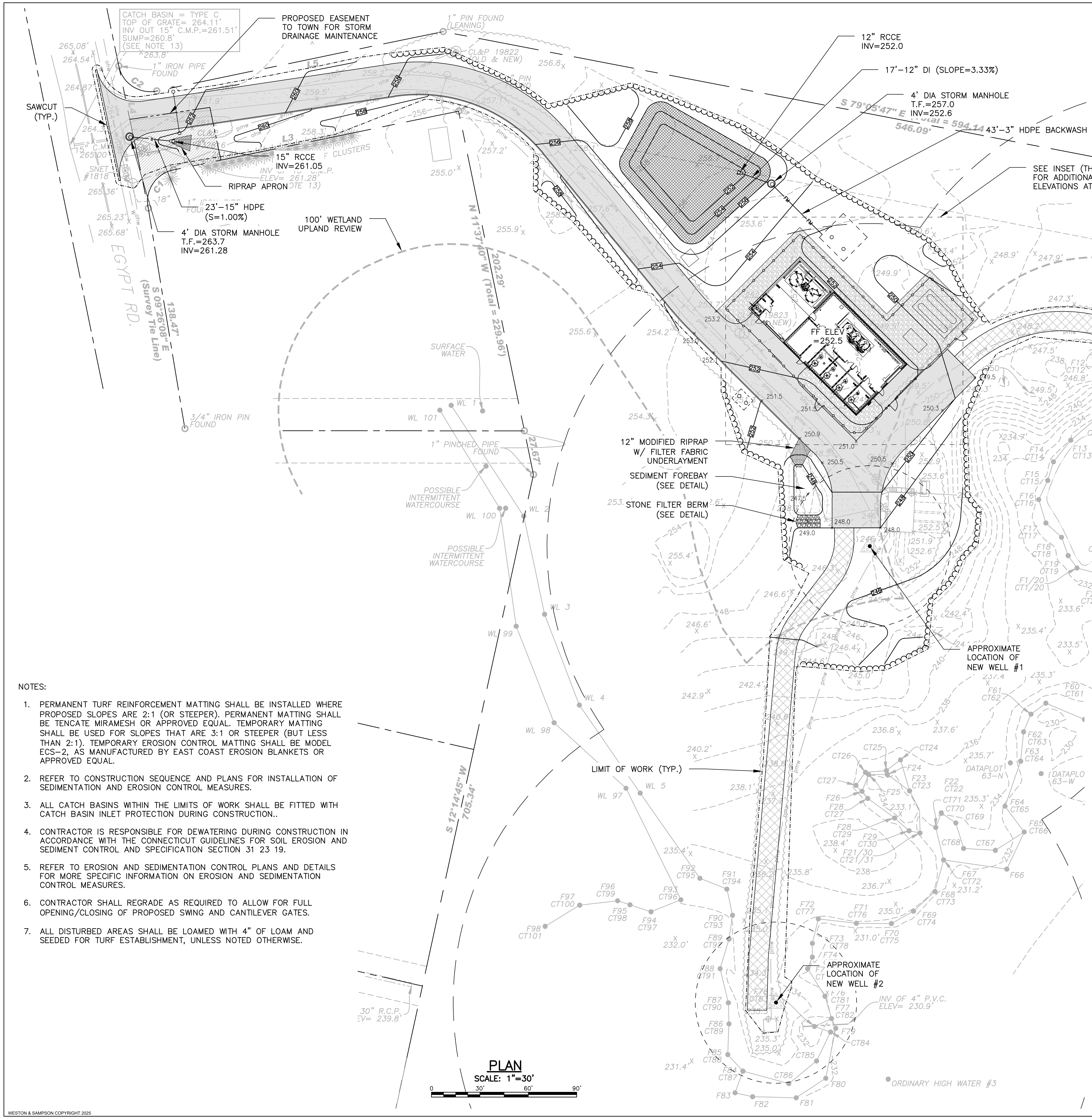
W&S Project No: ENG24-1704

Drawing Title:

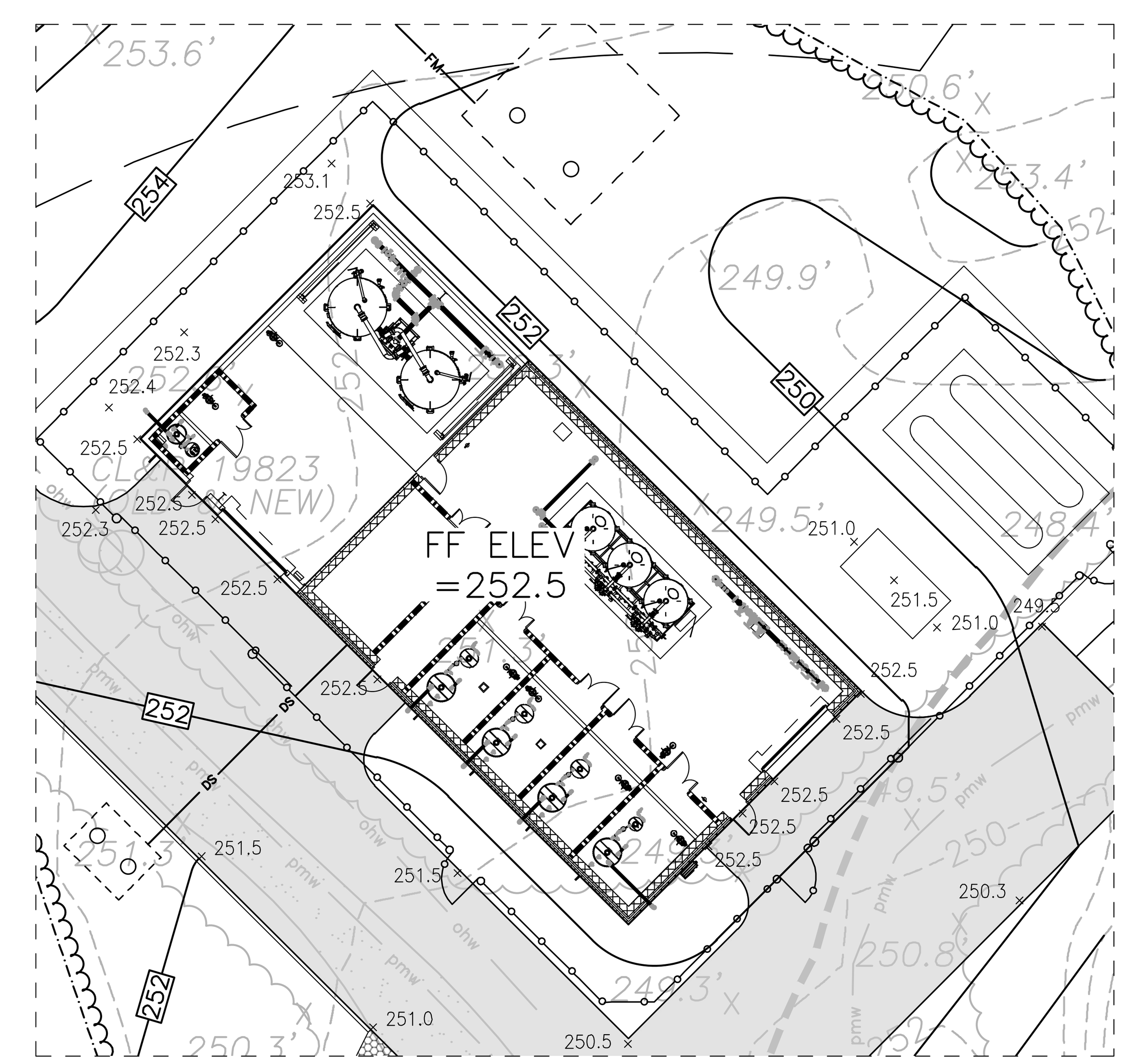
TURNING MOVEMENT PLAN

Sheet Number:

C401



PLAN
SCALE: 1"=30'



INSET PLAN
SCALE: 1"=20'

NOTES:

1. PERMANENT TURF REINFORCEMENT MATTING SHALL BE INSTALLED WHERE PROPOSED SLOPES ARE 2:1 (OR STEEPER). PERMANENT MATTING SHALL BE TENCATE MIRAMESH OR APPROVED EQUAL. TEMPORARY MATTING SHALL BE USED FOR SLOPES THAT ARE 3:1 OR STEEPER (BUT LESS THAN 2:1). TEMPORARY EROSION CONTROL MATTING SHALL BE MODEL ECS-2, AS MANUFACTURED BY EAST COAST EROSION BLANKETS OR APPROVED EQUAL.
2. REFER TO CONSTRUCTION SEQUENCE AND PLANS FOR INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES.
3. ALL CATCH BASINS WITHIN THE LIMITS OF WORK SHALL BE FITTED WITH CATCH BASIN INLET PROTECTION DURING CONSTRUCTION..
4. CONTRACTOR IS RESPONSIBLE FOR DEWATERING DURING CONSTRUCTION IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL AND SPECIFICATION SECTION 31 23 19.
5. REFER TO EROSION AND SEDIMENTATION CONTROL PLANS AND DETAILS FOR MORE SPECIFIC INFORMATION ON EROSION AND SEDIMENTATION CONTROL MEASURES.
6. CONTRACTOR SHALL REGRADE AS REQUIRED TO ALLOW FOR FULL OPENING/CLOSING OF PROPOSED SWING AND CANTILEVER GATES.
7. ALL DISTURBED AREAS SHALL BE LOAMED WITH 4" OF LOAM AND SEEDED FOR TURF ESTABLISHMENT, UNLESS NOTED OTHERWISE.

Project:

CONNECTICUT WATER COMPANY
93 WEST MAIN STREET
CLINTON, CT 06413

EGYPT ROAD TREATMENT FACILITY DESIGN

15 EGYPT ROAD
ELLINGTON, CT 06029

Weston & Sampson Engineers, Inc.
712 Brook Street, Suite 103
Rocky Hill, CT 06067
(860) 513-1473 (800) SAMPSON
www.westonandsampson.com

Consultants:

Seal:

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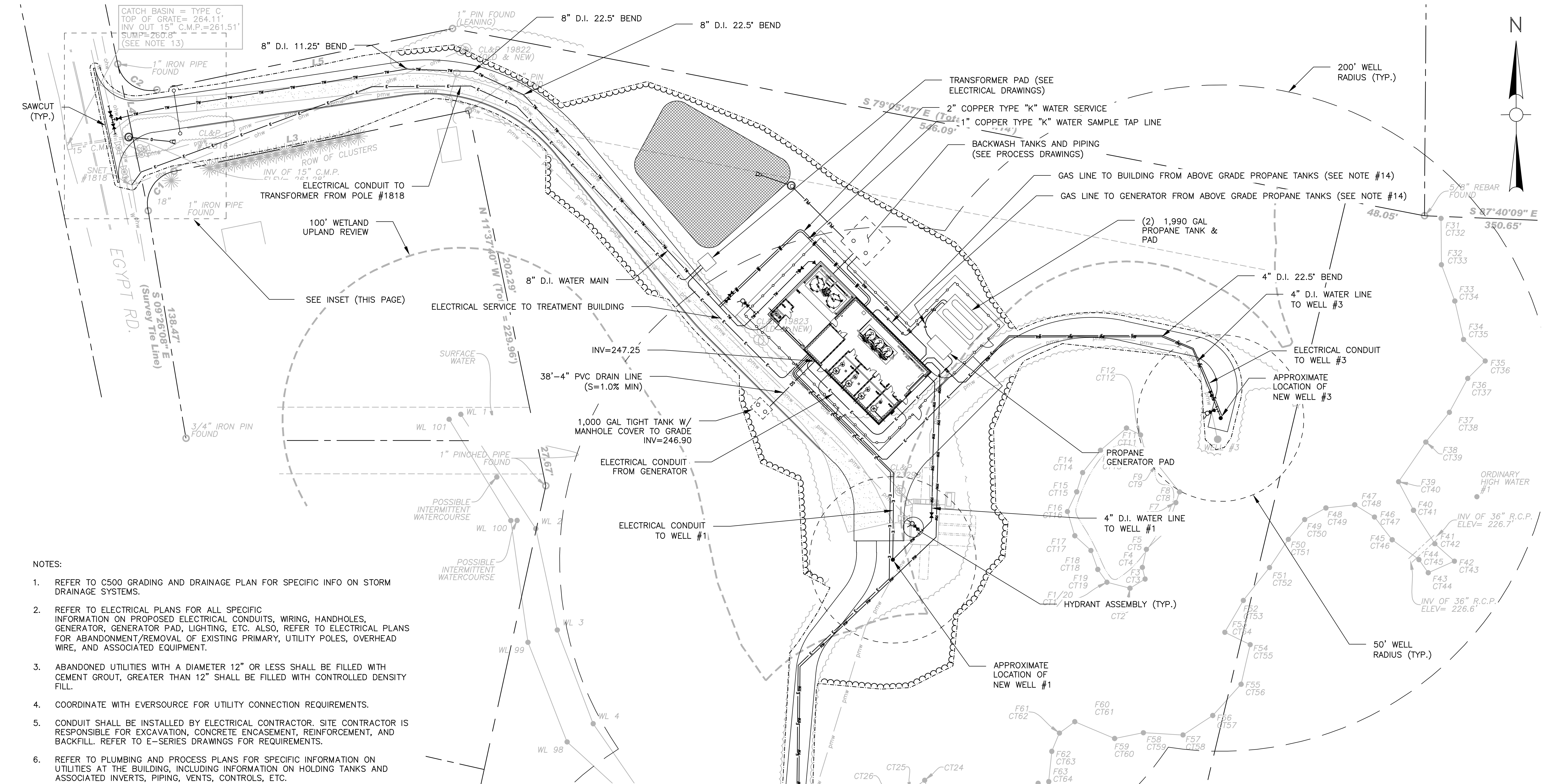
Drawing Title:

GRADING AND DRAINAGE PLAN

Sheet Number:

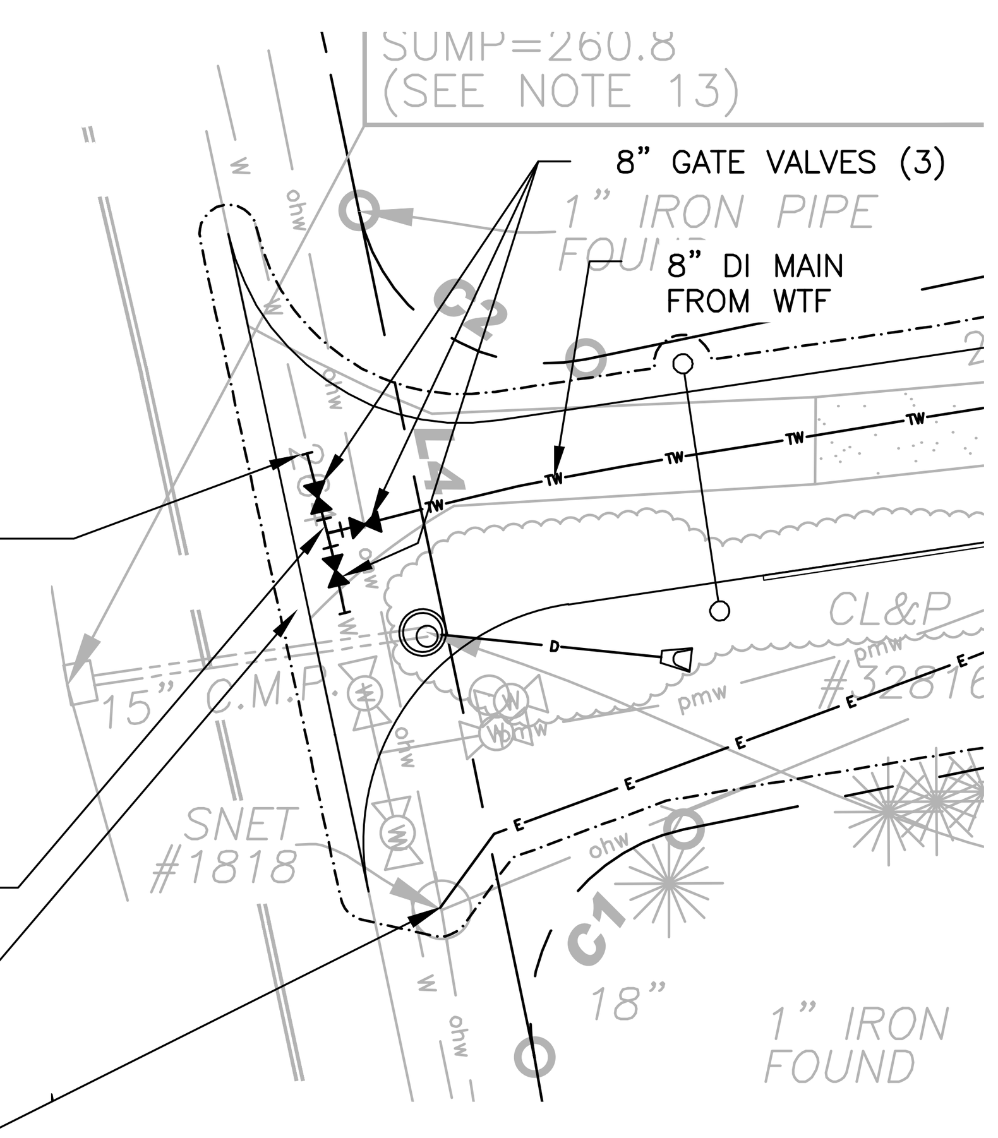
C500



NOTES:

1. REFER TO C500 GRADING AND DRAINAGE PLAN FOR SPECIFIC INFO ON STORM DRAINAGE SYSTEMS.
2. REFER TO ELECTRICAL PLANS FOR ALL SPECIFIC INFORMATION ON PROPOSED ELECTRICAL CONDUITS, WIRING, HANDHOLES, GENERATOR, GENERATOR PAD, LIGHTING, ETC. ALSO, REFER TO ELECTRICAL PLANS FOR ABANDONMENT/REMOVAL OF EXISTING PRIMARY, UTILITY POLES, OVERHEAD WIRE, AND ASSOCIATED EQUIPMENT.
3. ABANDONED UTILITIES WITH A DIAMETER 12" OR LESS SHALL BE FILLED WITH CEMENT GROUT, GREATER THAN 12" SHALL BE FILLED WITH CONTROLLED DENSITY FILL.
4. COORDINATE WITH EVERSOURCE FOR UTILITY CONNECTION REQUIREMENTS.
5. CONDUIT SHALL BE INSTALLED BY ELECTRICAL CONTRACTOR. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, CONCRETE ENCASEMENT, REINFORCEMENT, AND BACKFILL. REFER TO E-SERIES DRAWINGS FOR REQUIREMENTS.
6. REFER TO PLUMBING AND PROCESS PLANS FOR SPECIFIC INFORMATION ON UTILITIES AT THE BUILDING, INCLUDING INFORMATION ON HOLDING TANKS AND ASSOCIATED INVERTS, PIPING, VENTS, CONTROLS, ETC.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED UTILITIES AS REQUIRED TO COMPLETE THE PROPOSED DRAINAGE WORK.
8. WATER SERVICES TO EXISTING CUSTOMERS SHALL BE MAINTAINED IN SERVICE UNTIL SHUT-OFF IS PERMITTED BY CT WATER.
9. CONTRACTOR SHALL COORDINATE TEMPORARY SHUTDOWN AND FLOW TRANSFERS WITH OWNER. WRITTEN NOTIFICATION SHALL BE GIVEN A MINIMUM OF 14 DAYS IN ADVANCE.
10. REFER TO PROCESS (SERIES I AND M) DRAWINGS FOR DETAILS AND SPECIFIC INFORMATION ON THE PROPOSED SPENT BACKWASH WATER TANKS.
11. ALL DUCTILE IRON (D.I.) BENDS ARE 45° UNLESS NOTED OTHERWISE. ALL BENDS AS INDICTED SHALL BE INCIDENTAL TO THE LUMP SUM PRICE.
12. SAMPLE LINE TAP SHALL BE 50 PIPE FEET FROM THE BUILDING EDGE.
13. COORDINATE WITH OWNER AND/OR OWNER LP SERVICE PROVIDER FOR PIPING/WIRING REQUIREMENTS AND SPECIFIC INFORMATION ON PROPANE TANK INSTALLATION.

PLAN
SCALE: 1"=30'
0 30' 60' 90'



INSET PLAN
SCALE: 1"=20'
0 20' 40' 60'

Project:
ConnecticutWater
CONNECTICUT WATER COMPANY
93 WEST MAIN STREET
CLINTON, CT 06413

EGYPT ROAD TREATMENT FACILITY DESIGN

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Drawing Title:
UTILITY PLAN

Sheet Number:
C600

EROSION CONTROL NOTES

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONSTRUCTION OF A NEW WATER TREATMENT FACILITY, AND ALL RELATED PAVING, UTILITIES, CURBING, DRAINAGE, FENCING, AND VEGETATIVE RESTORATION. THE PROJECT IS LOCATED AT THE EGYPT ROAD WELL FIELD OF CT WATER COMPANY AT 15 EGYPT RD, ELLINGTON, CONNECTICUT.

WATER EROSION CONTROL MEASURES

EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIST OF COMPOST FILTER TUBES, NON-WOVEN FILTER FABRIC MATERIAL WITH A WIRE MESH BACKING, OR A WOVEN FABRIC (SILT FENCE). ALL MATERIAL SHALL BE NEW AND FREE FROM DEFECTS THAT WOULD COMPROMISE THE EFFECTIVENESS OF THE CONTROL MEASURES. AFTER COMPLETION, ALL MATERIAL SHALL BE DISPOSED OF PROPERLY. LOCATION OF EROSION AND SEDIMENT CONTROL STRUCTURES CAN BE SEEN ON THE SITE PLAN (SEE LEGEND FOR CONTROL STRUCTURE SYMBOL). NOTE: ALL WATER CONTROL MEASURES ARE LOCATED DOWN-GRADIENT FROM DISTURBED AREAS. IF TOPSOIL IS TO BE STORED IN AN AREA NOT SHOWN ON THE SITE PLAN, DUE TO UNFORESEEN EVENTS, PRIOR TO STORING, THE DOWN-GRADIENT PERIMETER OF THE STORAGE AREA SHALL BE PROPERLY PROTECTED PER THE SPECIFICATIONS DETAILED ON THIS PLAN.

WIND EROSION CONTROL MEASURES

DURING DRY WEATHER CONDITIONS, DISTURBED AREAS SHALL BE PROTECTED AGAINST WIND EROSION. DUSTY AREAS SHALL BE SPRAYED WITH WATER TO PREVENT WIND-BORNE PARTICLES.

CONSTRUCTION LITTER CONTROL

DURING CONSTRUCTION, ALL WRAPPINGS, BOXES, SCRAPS OF BUILDING MATERIAL, AND OTHER LITTER ITEMS SHALL BE DISPOSED OF PROPERLY BY USE OF A DUMPSTER OR CARTED AWAY. THE SITE SHALL BE INSPECTED AND CLEANED DAILY DURING CONSTRUCTION.

TYPICAL CONSTRUCTION SEQUENCE

PRIOR TO THE DEVELOPMENT OF THE PARCEL, EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED AS SHOWN ON PLAN. A TYPICAL SEQUENCE OF DEVELOPMENT IS:

1. CLEARLY DEFINE AND FLAG THE PROPERTY LIMITS OF AND LIMITS OF CONSTRUCTION. ALL WORK IS TO BE PERFORMED WITHIN THE LIMIT OF WORK.
2. HOLD PRE-CONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455)
3. INSTALL PERIMETER EROSION AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE PLANS.
4. STOCKPILES SHALL BE SECURED WITH EROSION AND SEDIMENT CONTROLS.
5. EXCAVATE AND CONSTRUCT FOUNDATION OF BUILDING WITH APPROPRIATE STUBS/OPENINGS FOR UTILITIES. UPON COMPLETION BACKFILL FOUNDATION WALLS.
6. CUT OR FILL REMAINDER OF SITE TO ESTABLISH THE SUB-GRADE.
7. INSTALL SANITARY SYSTEM AND DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADE. INSTALL REMAINING UTILITIES. IN AREAS WHERE NEW PAVING IS NOT PROPOSED, REPAIR PAVEMENT OVER UTILITY TRENCHES IN ACCORDANCE WITH "PERMANENT PAVEMENT REPLACEMENT DETAIL".
8. INSTALL WATER SYSTEM PIPING (RAW, TREATED, BYPASS, ETC.) AS INDICATED ON THE PLANS.
9. INSTALL NEW ELECTRICAL UTILITIES.
10. DISCONNECT UTILITIES FROM EXISTING TREATMENT FACILITY AND CAP. CONNECT UTILITY SERVICE LATERALS TO NEW BUILDING.
11. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE IN THE PARKING AND DRIVEWAY BASE.
12. APPLY STABILIZATION MEASURES (TOPSOIL, SEEDING, ETC.) TO REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL DETAILS.
13. INSPECT AND CLEAN DRAINAGE SYSTEMS AS NEEDED.
14. TOPSOIL AND GRADE WHERE REQUIRED AND WITHIN 2 FEET OF PROPOSED CURBING.
15. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE PAVEMENT.
16. INSTALL CURBING AS SHOWN ON PLANS.
17. FINE GRADE, RAKE, SEED, AND MULCH.
18. UPON SUBSTANTIAL COMPLETION OF THE BUILDING, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS.
19. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVING. INSPECT DRAINAGE SYSTEM AND CLEAN AS NEEDED.
20. INSTALL FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT.
21. AFTER ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. SILT FENCES).

DURING THIS TIME ALL EROSION AND SEDIMENT STRUCTURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM AND SHALL ONLY TAKE PLACE WHERE IMMEDIATELY REQUIRED TO FURTHER CONSTRUCTION. IT IS DESIRABLE FROM AN EROSION PREVENTION CONCERN TO MINIMIZE DISTURBED AREAS. FINAL GRADING AND SEEDING SHALL TAKE PLACE AS SOON AS PRACTICAL.

A RAIN GAUGE SHALL BE PLACED AT THE PROJECT IN A WORKABLE LOCATION AND MONITORED DURING RAINFALL PERIODS UNTIL ALL DISTURBED AREAS ARE STABILIZED. IN THE EVENT THERE IS A RAINFALL GREATER THAN 1/2" IN A 12 HOUR PERIOD, ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS REQUIRED. IF NO RAIN GAUGE IS USED, ALL EROSION CONTROL MEASURES SHALL BE CHECKED AFTER ALL RAINFALL EVENTS.

A CHECK LIST PROVIDED BY THE OWNER'S REPRESENTATIVE SHALL BE FILLED OUT EVERY WEEK OR AFTER EACH RAINFALL EVENT OF 1/2" OR GREATER.

SEEDING

ALL DISTURBED AREAS SHALL BE RESTORED WITH A VEGETATIVE STABILIZATION MATERIAL (GRASS). THE SOIL SHALL BE ADJUSTED TO A PH OF 5.7 OR HIGHER. THIS CAN BE DONE BY USING THE APPROPRIATE AMOUNT OF GROUND LIMESTONE OR FERTILIZER, AS REQUIRED BY A SOIL TEST. IF A TEST IS NOT PERFORMED, THE AREA SHALL BE FERTILIZED WITH 10-10-10 OR EQUAL AT A RATE OF 300 POUNDS PER ACRE (11 POUNDS PER 1000 SQUARE FEET). THE LIME OR FERTILIZER SHALL BE WORKED INTO THE SOIL A MINIMUM OF 4 INCHES. ALL STONES TWO INCHES OF LARGER IN DIAMETER SHALL BE REMOVED ALONG WITH ALL DELETERIOUS MATERIAL (SUCH AS BUILDING MATERIAL WASTE, STUMPS, ETC.). THE SEED SHALL BE APPLIED BY EITHER HAND, CYCLONE SEEDER, A CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING BOTH SEED AND FERTILIZER). HYDROSEEDINGS WHICH ARE MULCHED MAY BE LEFT ON SOIL SURFACE. REFER TO SPECIFICATION 32 90 19 FOR THE REQUIRED SEED MIX. RECOMMENDED SEEDING DATES ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1. ALL SEEDED AREAS SHALL BE MAINTAINED TO ENSURE PROPER GROWTH AND TO MINIMIZE EROSION.

MULCH

MULCH SHALL CONSIST OF STRAW. IT SHALL BE APPLIED AT A RATE OF 1.5 – 2.0 TONS PER ACRE, OR 70 – 90 POUNDS (1-1/2 – 2) BALES) PER 1000 SQUARE FEET (31.6' X 31.6'). ALL MULCH MATERIAL SHALL BE FREE FROM WEEDS AND COARSE MATTER. ALL REQUIRED GRADING SHALL BE COMPLETE PRIOR TO PLACEMENT OF MULCH. APPLICATION OF MULCH MATERIAL SHALL BE BY HAND OR MACHINE AND UNIFORM IN THICKNESS. MULCH MATERIAL SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION TO MINIMIZE WINDBLOWN DISTURBANCE. ANCHORING SHALL BE BY MECHANICAL DEVICE OR LIQUID MULCH BINDER DURING MULCH APPLICATION.

GENERAL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PERFORMED IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, OR LATEST REVISION.

ALL DISTURBED AREAS SHALL BE KEPT TO A MINIMUM. FINAL GRADING AND RESTORATION SHALL BE ACCOMPLISHED AS SOON AS PRACTICAL.

EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSTALLED PRIOR TO SITE WORK. IF IT IS NOT POSSIBLE TO DO SO, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN ORDER TO MAINTAIN THE INTEGRITY OF DESIGN.

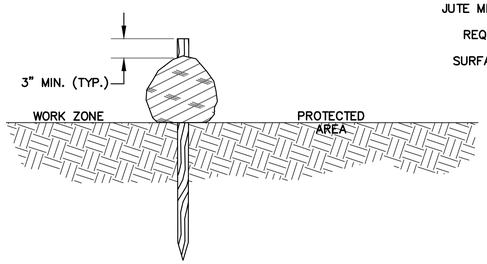
ALL CONTROL STRUCTURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REMOVED WHEN STABILIZATION HAS BEEN ATTAINED. IF THE PROPOSED CONTROL MEASURES ARE NOT SATISFACTORY, ADDITIONAL CONTROL MEASURES SHALL BE TAKEN.

ALL RUNOFF FROM THE DISTURBED AREA SHALL BE CONTROLLED AND FILTERED. NON-WOVEN SYNTHETIC FIBER FILTER FABRIC, COMPOST FILTER TUBES OR SILTATION FENCE SHALL BE USED IN THE AREAS SHOWN ON THE SITE PLAN AND INSTALLED AS SHOWN ON THIS PLAN.

CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF SEDIMENT AND EROSION CONTROL MEASURES. THIS RESPONSIBILITY INCLUDES THE ACQUISITION OF MATERIALS, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT STRUCTURES, THE COMMUNICATION AND DETAILED EXPLANATION TO ALL PEOPLE INVOLVED IN THE SITE WORK OF THE REQUIREMENTS AND OBJECTIVE OF THE EROSION AND SEDIMENT CONTROL MEASURES. TWO WEEKS PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL SUBMIT A WORKING PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR THE IMPLEMENTATION OF THIS PLAN.

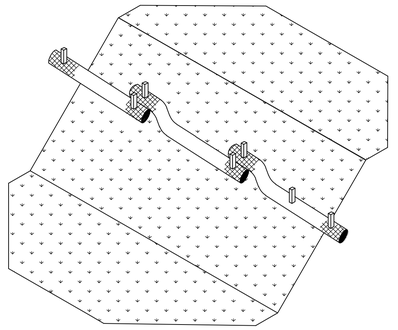
THE OWNER SHALL BE NOTIFIED OF ANY PROPOSED ALTERATION TO THE EROSION AND SEDIMENTATION CONTROL PLAN, PRIOR TO ALTERING, IN ORDER TO ENSURE THE FEASIBILITY OF THE ADDITION, SUBTRACTION, OR CHANGE IN THE PLAN.

CONTRACTOR SHALL INSPECT SEDIMENTATION CONTROL MEASURES FOR SEDIMENT AFTER RAINSTORMS OF $\frac{1}{2}$ INCH OR MORE AND CLEAN AS NEEDED. ENSURE THAT ENTIRE SITE IS CLEANED OF DEBRIS AND SEDIMENT UPON COMPLETION OF WORK.



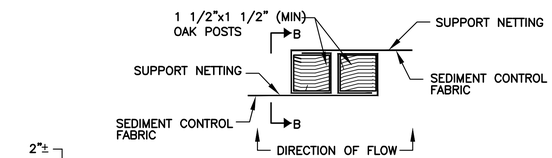
COMPOST FILTER TUBE DETAIL

N.T.S.



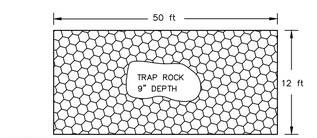
COMPOST FILTER TUBE PLAN DETAIL

N.T.S.



SILT FENCE DETAIL

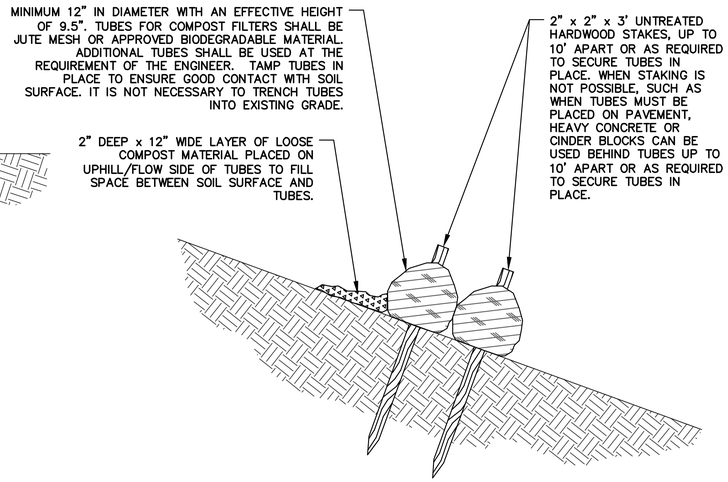
N.T.S.



NOTES:
1. TRAP ROCK SHALL BE CTDOT NO. 3 STONE (M.01.01).
2. FILTER FABRIC SHALL BE PLACED BELOW STONE FOR EASE OF REMOVAL.

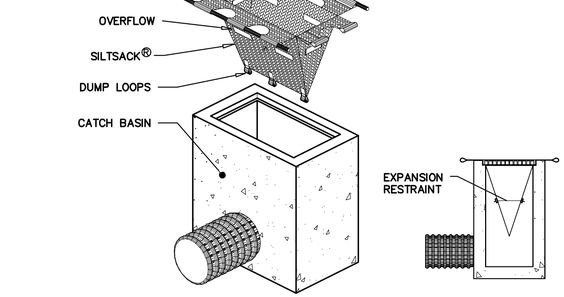
ANTI-TRACK PAD

N.T.S.



WOODEN STAKE SECTION

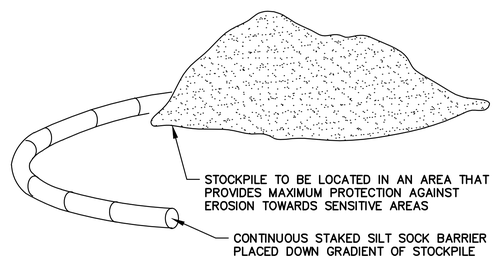
N.T.S.



NOTES:
1. PROVIDE HI-FLOW SILT SACK TYPE A FOR TYPE "C-L" CATCH BASIN TOPS AND TYPE B WITH CURB DEFLECTOR FOR TYPE "C" CATCH BASIN TOPS OR OTHER STRUCTURES WITH CURB INLET.

CATCH BASIN INLET PROTECTION

N.T.S.



TEMPORARY STOCKPILE DETAIL

N.T.S.

Project:

ConnecticutWater

CONNECTICUT WATER COMPANY
93 WEST MAIN STREET
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Consultants:

Seal:

STATE OF CONNECTICUT
BRIAN S. PERRY
No. 24027
LICENSED PROFESSIONAL ENGINEER

Revisions:

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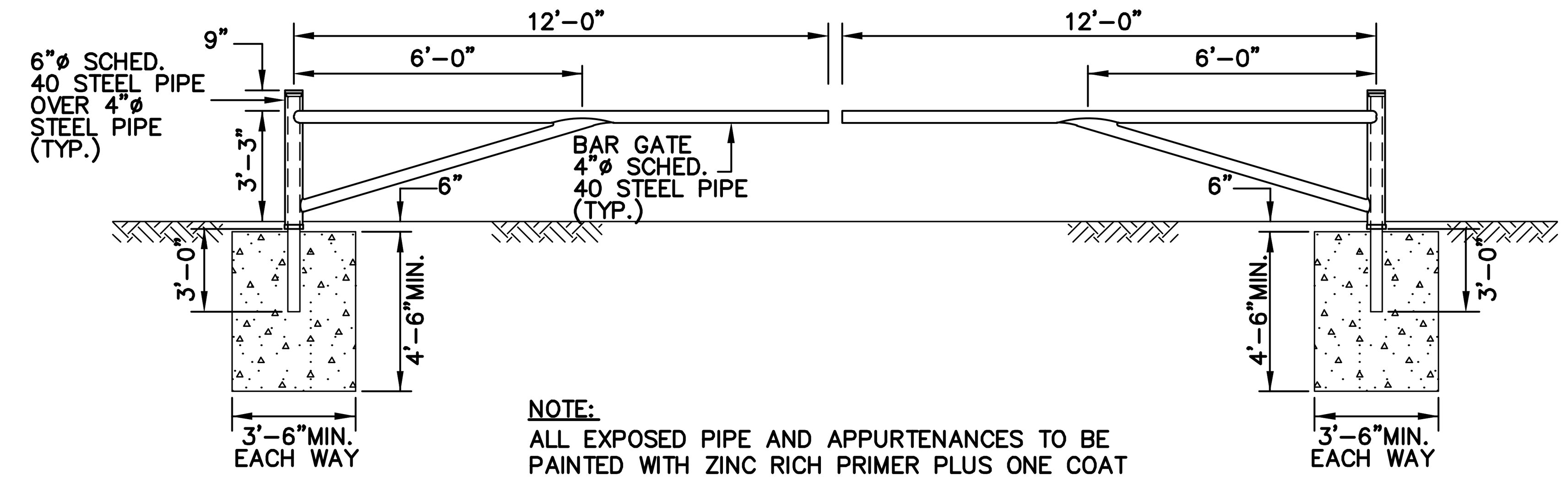
Drawing Title:

CIVIL AND SITE DETAILS

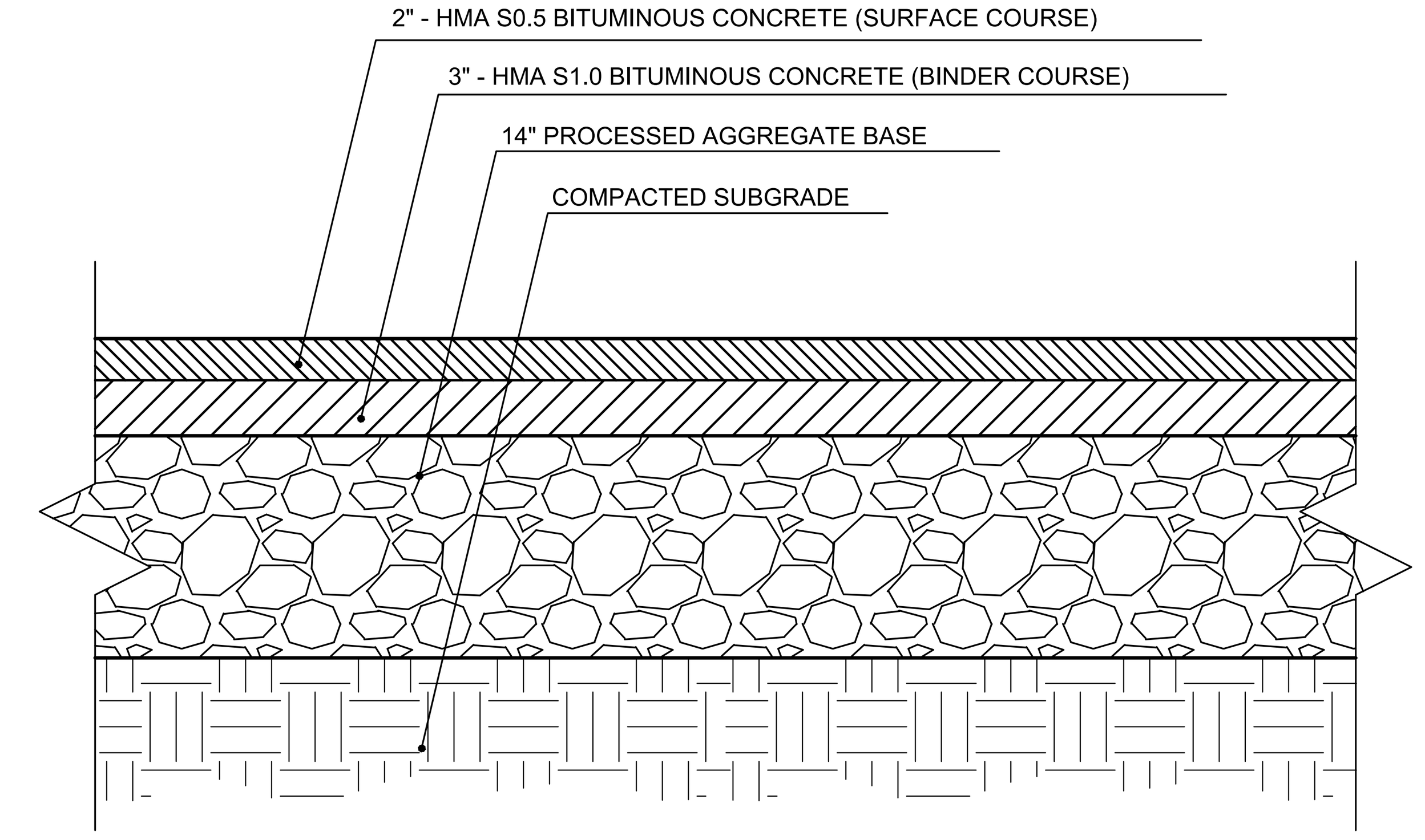
Sheet Number:

C901



NOTE:
ALL EXPOSED PIPE AND APPURTENANCES TO BE PAINTED WITH ZINC RICH PRIMER PLUS ONE COAT OF CATALIZED EPOXY AND A FINISH COAT OF ACRYLIC POLYURETHANE BY TNEMEC CO. OR APPROVED EQUAL. ALL INTERSECTING PIPE JOINTS SHALL BE SHOP FILLET WELDED.

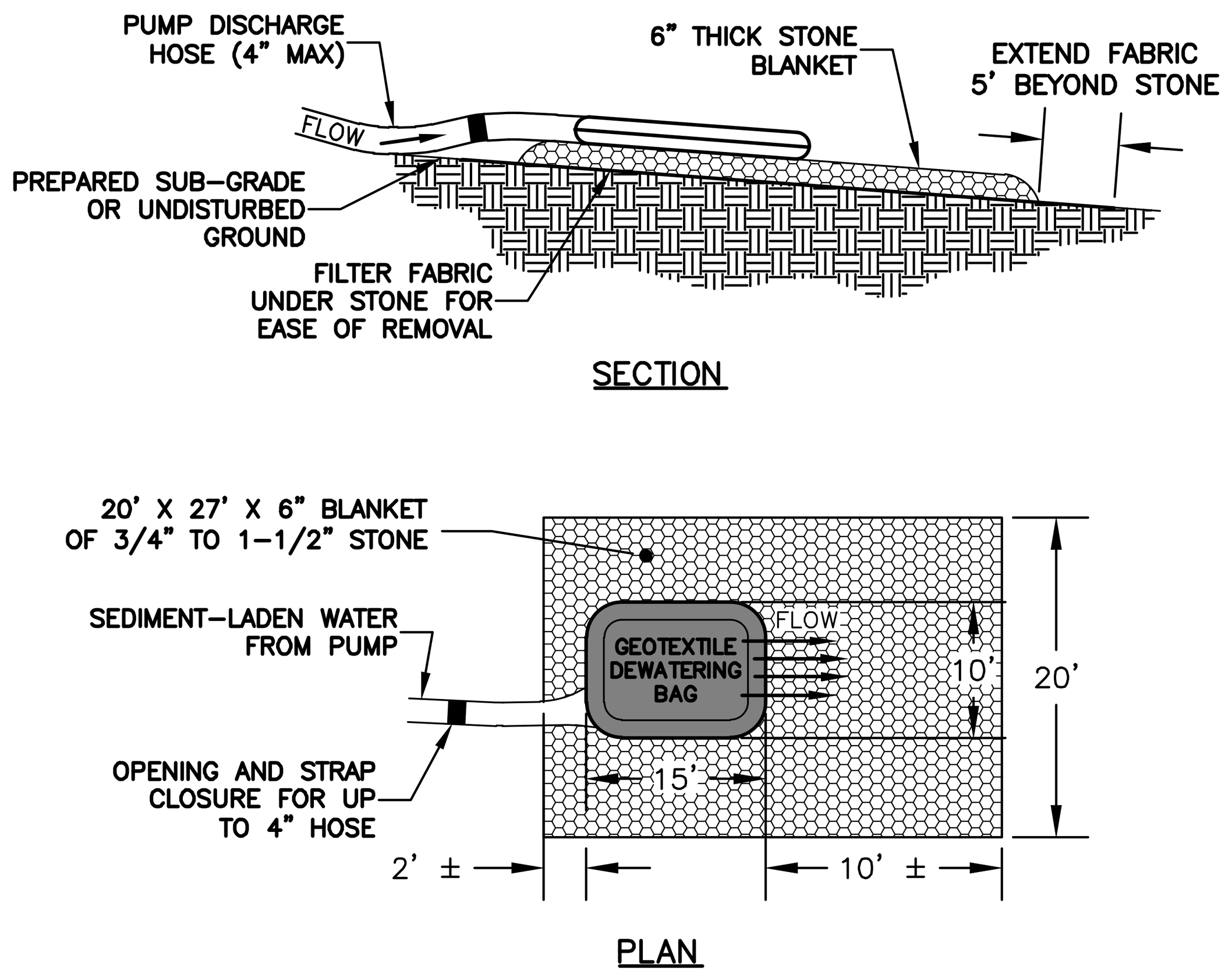
TYPICAL BARRIER GATE
N.T.S.



NOTES:

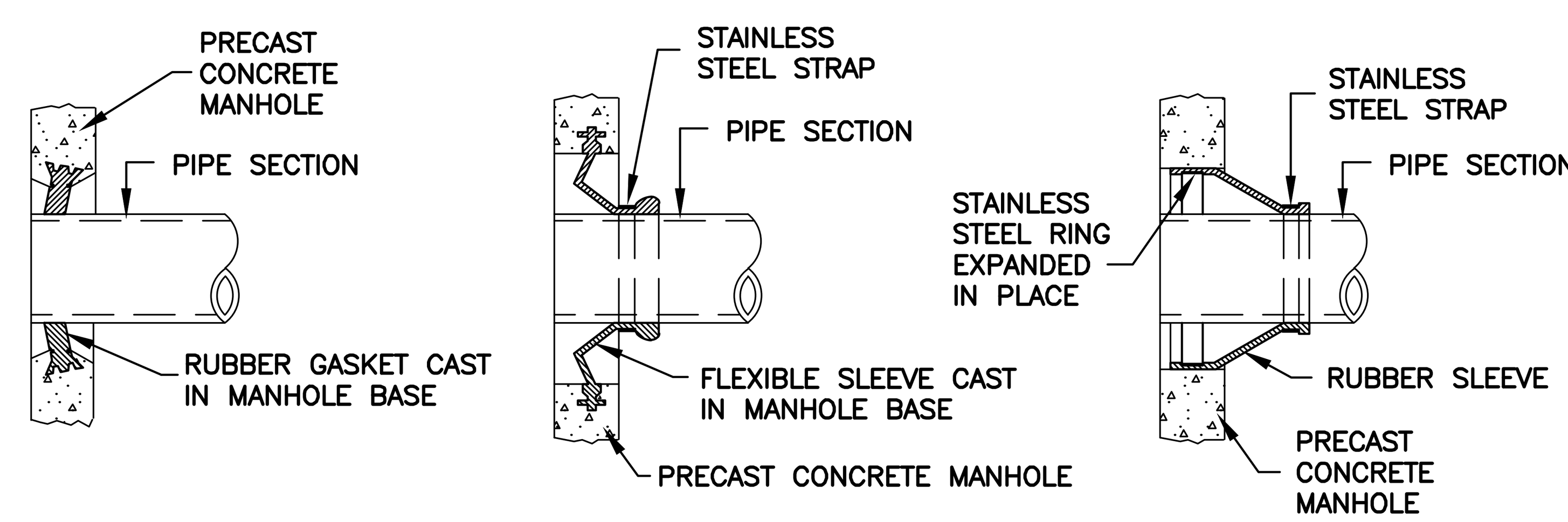
1. CONTRACTOR SHALL MAINTAIN POSITIVE SURFACE DRAINAGE (SEE GRADING PLANS).
2. PAVEMENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CONNDOT FORM 819, AND SHALL INCLUDE COMPLIANCE WITH APPLICABLE CONNDOT MATERIAL SPECIFICATIONS AS WELL.

HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.

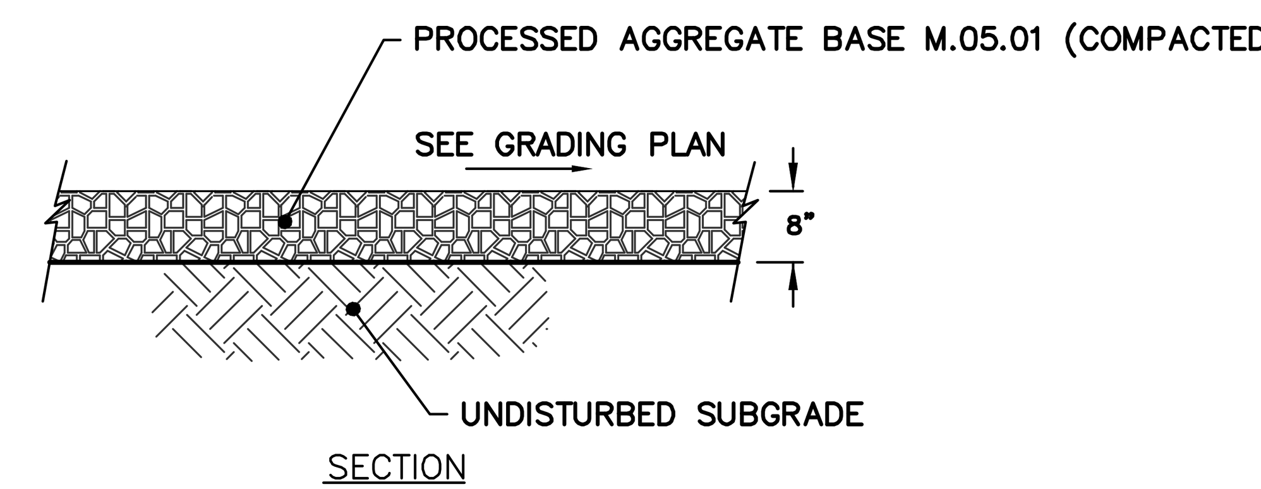


NOTES:
1. GEOTEXTILE BAG MATERIAL SHALL BE A NON-WOVEN MATERIAL.
2. DO NOT OVER PRESSURIZE BAG OR USE BEYOND CAPACITY.
3. LOCATE DISCHARGE SITE ON FLAT UPLAND AREAS AS FAR AWAY AS POSSIBLE FROM STREAMS, WETLANDS, AND OTHER RESOURCES AND POINTS OF CONCENTRATED FLOW.
4. DOWN-GRADIENT FROM RECEIVING AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION, E.G., FOREST FLOOR OR COARSE GRAVEL/STONE.
5. LOCATION OF DEWATERING BAG SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY CT WATER PRIOR TO USE.

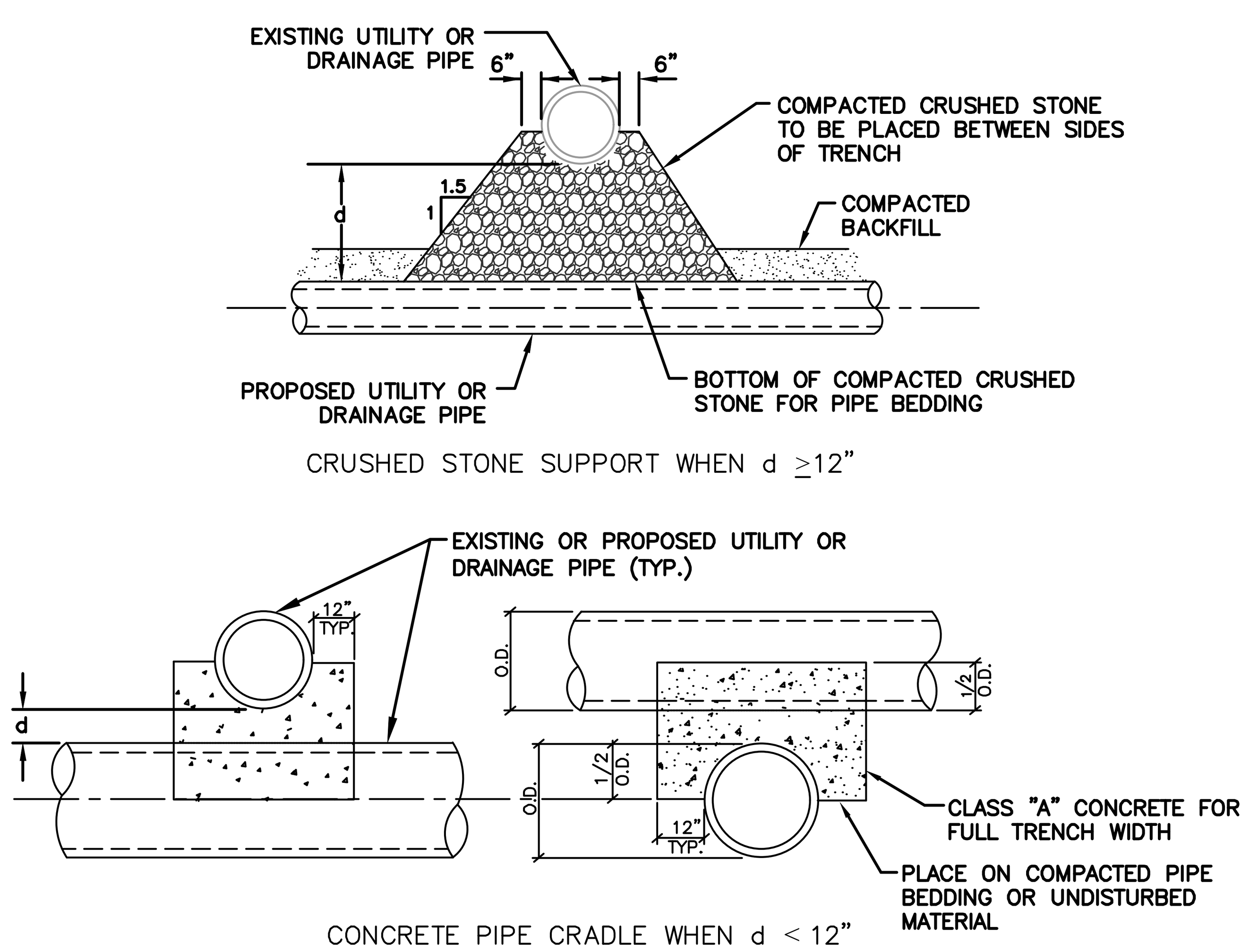
GEOTEXTILE DEWATERING BAG
N.T.S.



MANHOLE AND TANK SEAL DETAILS
N.T.S.

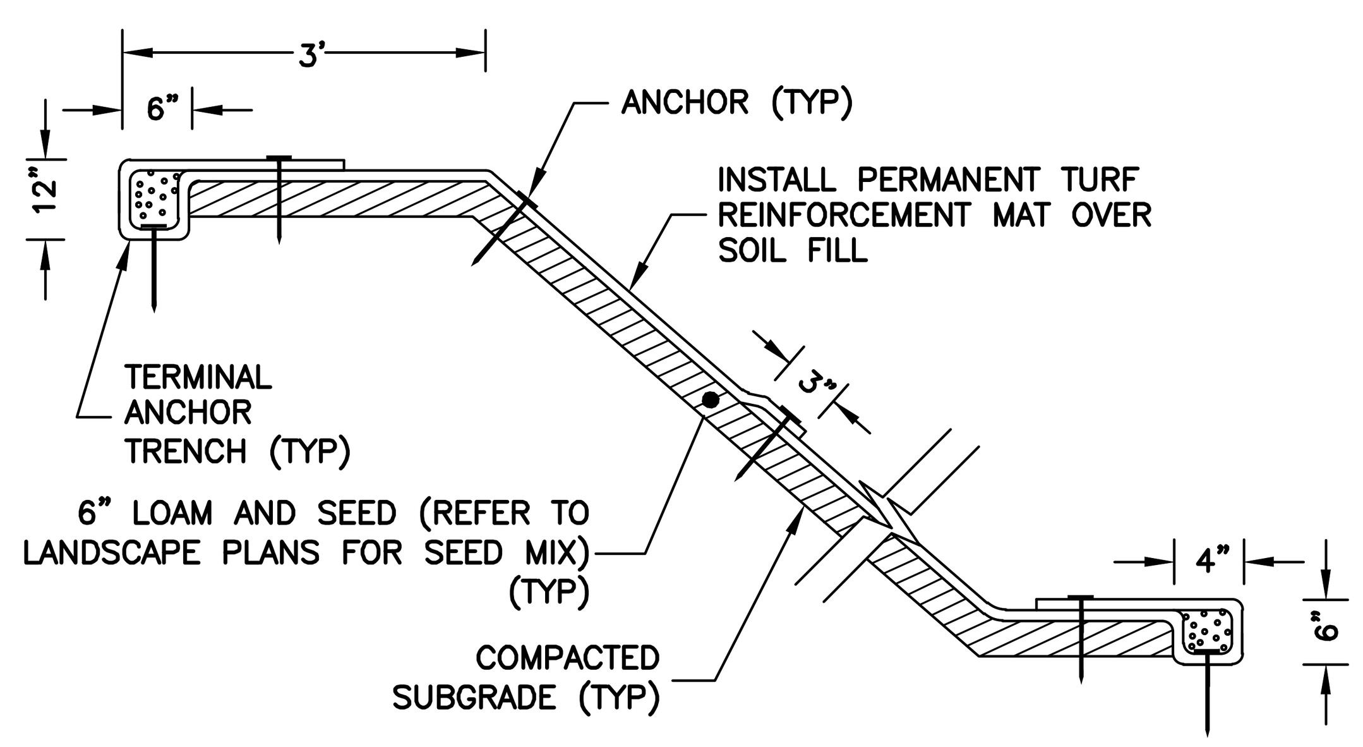


TYPICAL GRAVEL PAVEMENT DETAIL
N.T.S.



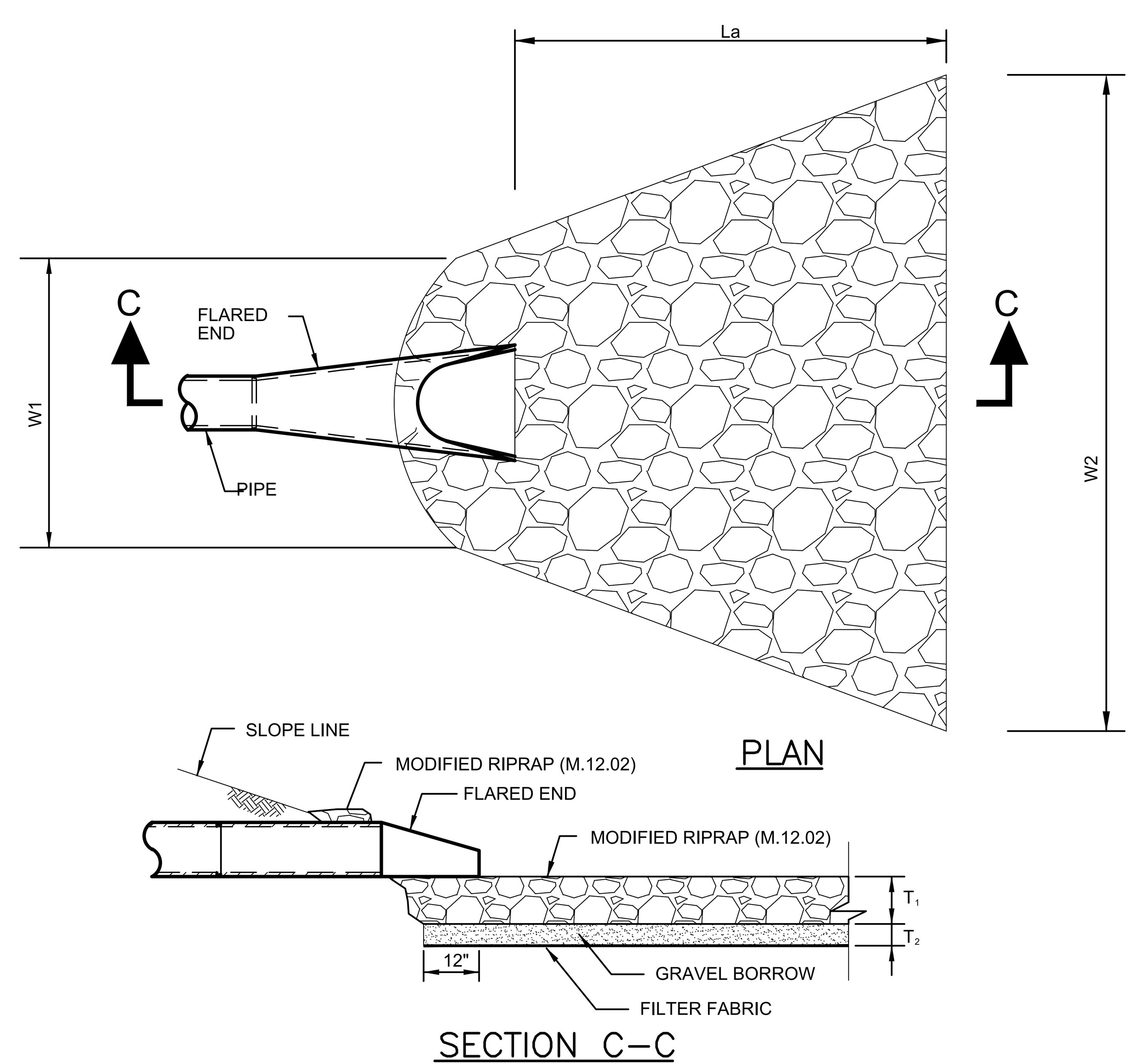
NOTES:
1. d = DISTANCE BETWEEN UTILITY AND DRAINAGE PIPES.
2. SUPPORTS SHALL BE INSTALLED WHERE SPECIFIED ON THE PLANS AND WHERE DIRECTED BY THE ENGINEER.
3. CRUSHED STONE SUPPORTS SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY OR DRAINAGE PIPE AND CONCRETE PIPE CRADLES SHALL BE PAID FOR AS "MISCELLANEOUS CONCRETE".
4. REFER TO DETAIL SD-22 (SHEET C908) FOR SEPARATION FROM WATER LINES.

TYPICAL UTILITY SUPPORTS
N.T.S.



NOTES
1. INSTALL AND ANCHOR PER MANUFACTURER'S SPECIFICATIONS

VEGETATIVE SLOPE PROTECTION DETAIL
N.T.S.



RIPRAP TYPE	T_1 (RIPRAP)	T_2 (GRAVEL)	W1	W2	La
MODIFIED RIPRAP	12"	6"	3'	10'	10'

RIPRAP APRON
N.T.S.

Project:

ConnecticutWater

CONNECTICUT WATER COMPANY
93 WEST MAIN STREET
CLINTON, CT 06413

EGYPT ROAD
TREATMENT FACILITY DESIGN

15 EGYPT ROAD
ELLINGTON, CT 06029

Weston & Sampson
Weston & Sampson Engineers, Inc.
712 Brook Street, Suite 103
Rocky Hill, CT 06067
(860) 513-1473 (800) SAMPSON
www.westonandsampson.com

Consultants:

Seal:

STATE OF CONNECTICUT ... No. 24027 LICENSED PROFESSIONAL ENGINEER

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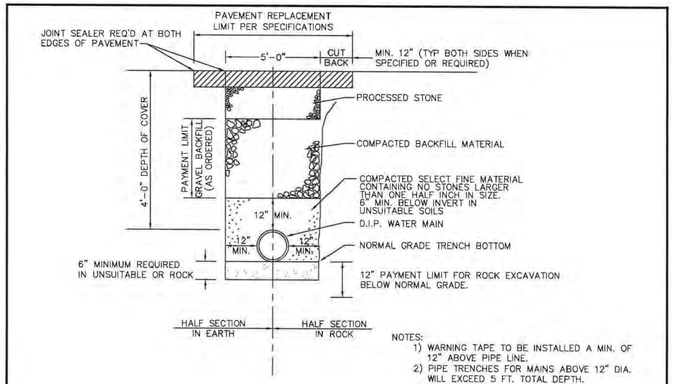
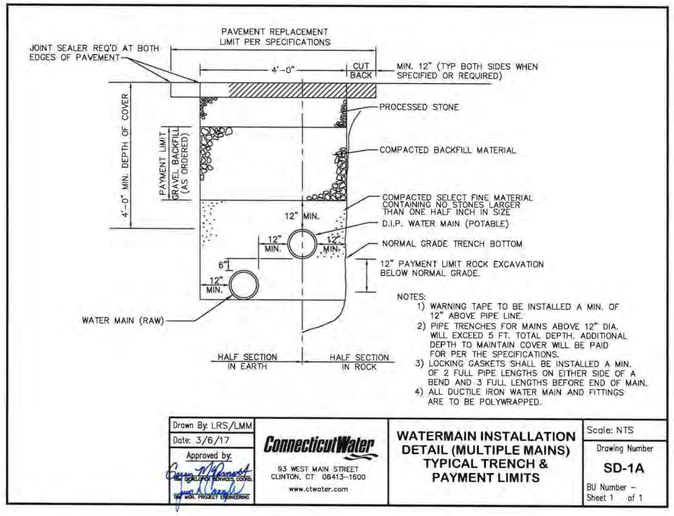
Date: MAY 8, 2025
Drawn By: BMH/NWE
Reviewed By: JSP
Approved By: RGT
W&S Project No: ENG24-1704

Drawing Title:
CIVIL AND SITE DETAILS

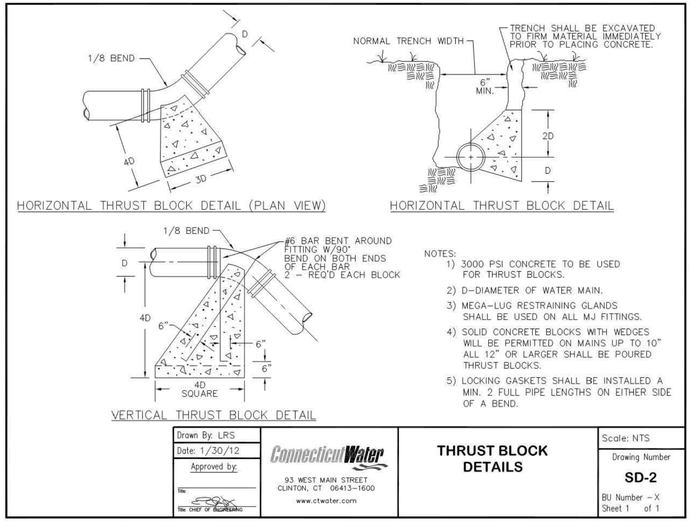
Sheet Number:
C902



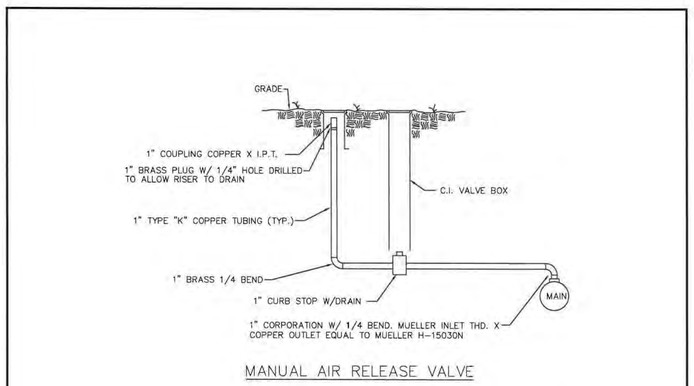
Drawn By: LRS/LMM Date: 3/6/17 Approved by:	ConnecticutWater 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	**WATERMAIN INSTALLATION DETAIL TYPICAL TRENCH & PAYMENT LIMITS**	Scale: NTS Drawing Number **SD-1** BU Number – Sheet 1 of 1



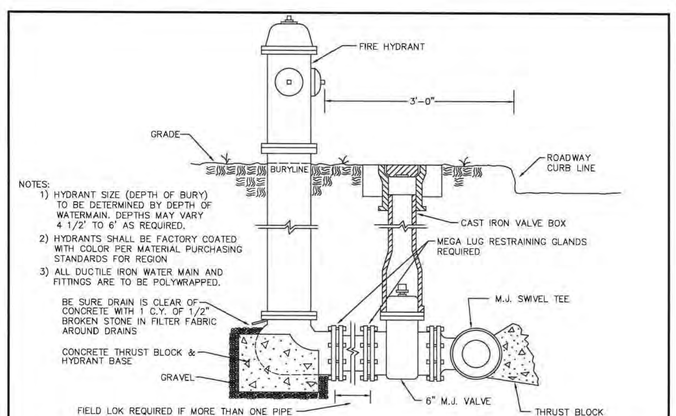
Drawn By: LRS/LMM Date: 3/6/17 Approved by:	ConnecticutWater 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	**WATERMAIN INSTALLATION DETAIL (MULTIPLE MAINS) TYPICAL TRENCH & PAYMENT LIMITS**	Scale: NTS Drawing Number **SD-1A** BU Number – Sheet 1 of 1



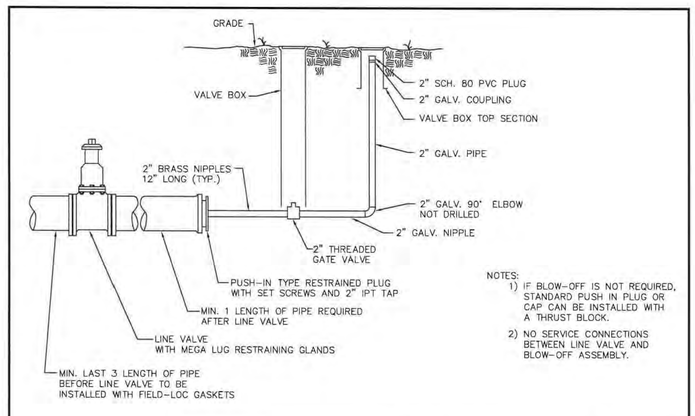
Drawn By: LRS Date: 1/30/12 Approved by:	ConnecticutWater 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	**THRUST BLOCK DETAILS**	Scale: NTS Drawing Number **SD-2** BU Number – X Sheet 1 of 1



Drawn By: LRS/LMM Date: 1/10/17 Approved by:	ConnecticutWater 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	**AIR RELEASE DETAIL**	Scale: NTS Drawing Number **SD-6** BU Number – Sheet 1 of 1



Drawn By: LRS/LMM Date: 3/6/17 Approved by:	ConnecticutWater 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	**HYDRANT INSTALLATION DETAIL**	Scale: NTS Drawing Number **SD-4** BU Number – Sheet 1 of 1



Drawn By: LRS/LMM Date: 10/25/16 Approved by:	ConnecticutWater 93 WEST MAIN STREET CLINTON, CT 06413-1600 www.ctwater.com	**4" - 12" WATER MAIN DEAD END BLOW-OFF DETAIL**	Scale: NTS Drawing Number **SD-5** BU Number – Sheet 1 of 1

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Consultants:

Seal:

CERTIFICATION NOT REQUIRED FOR DETAILS (PREPARED BY OTHERS)

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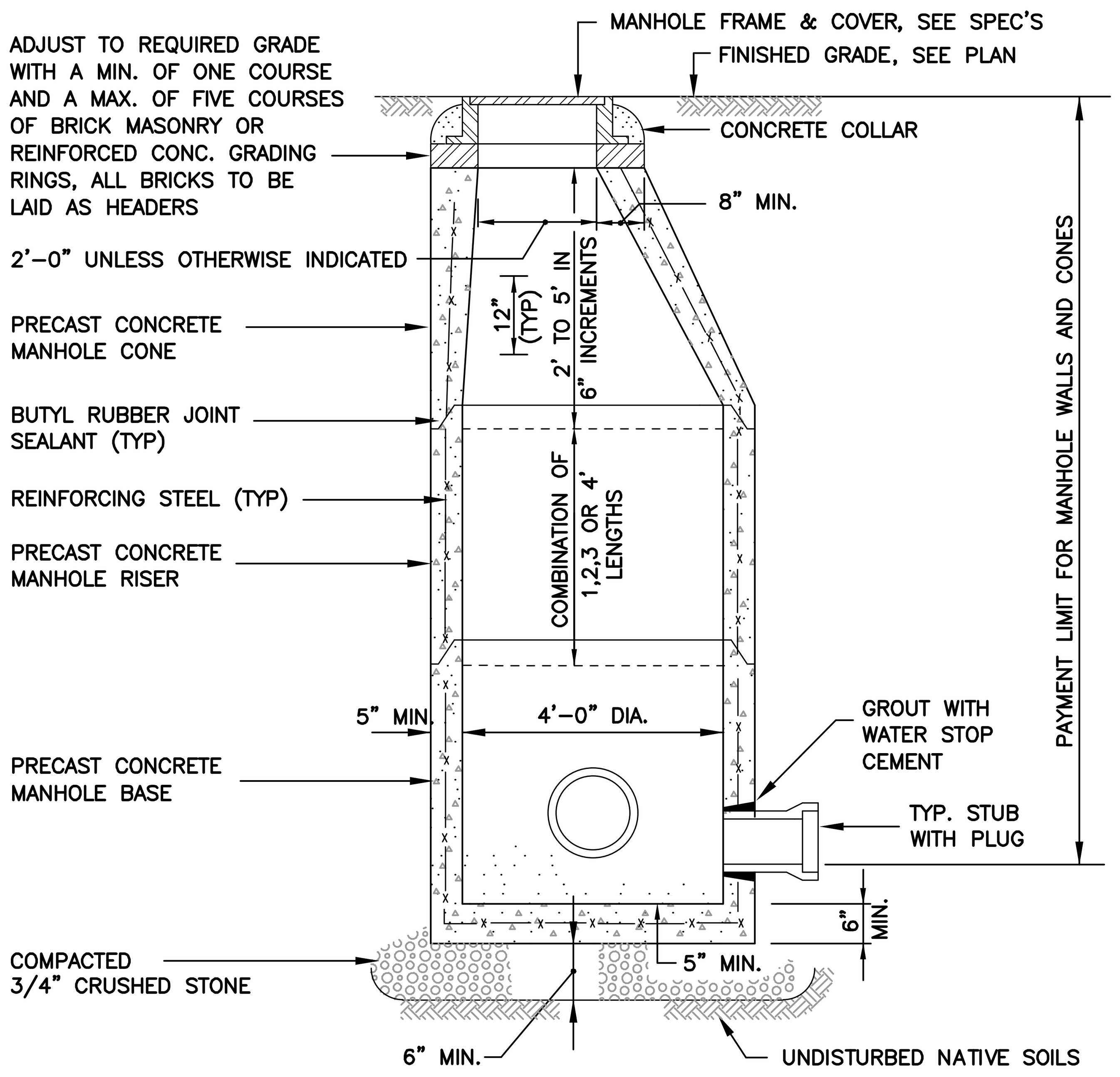
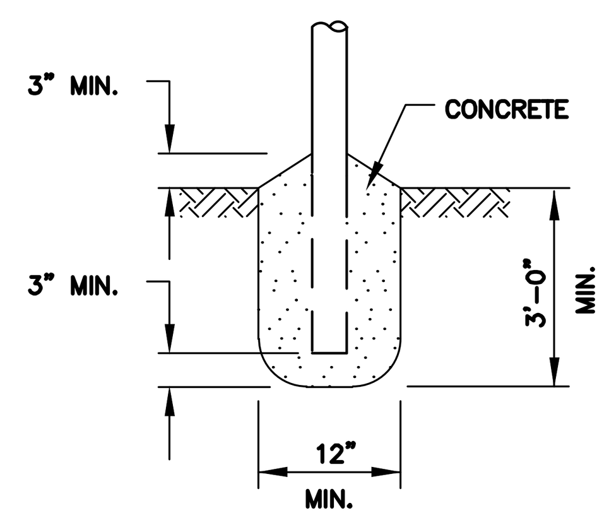
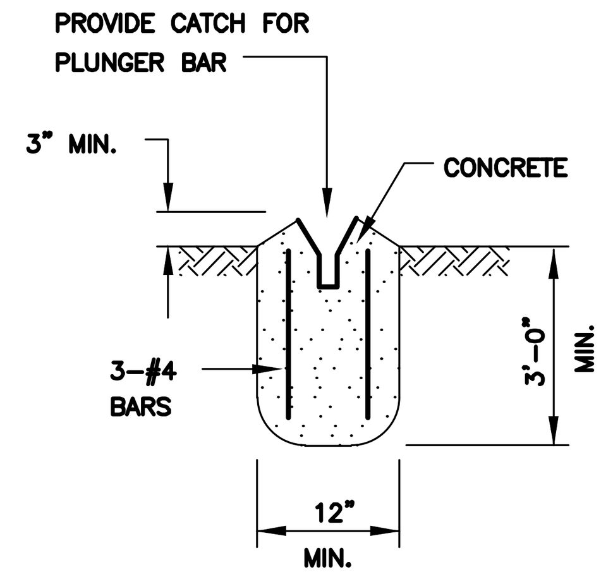
C903



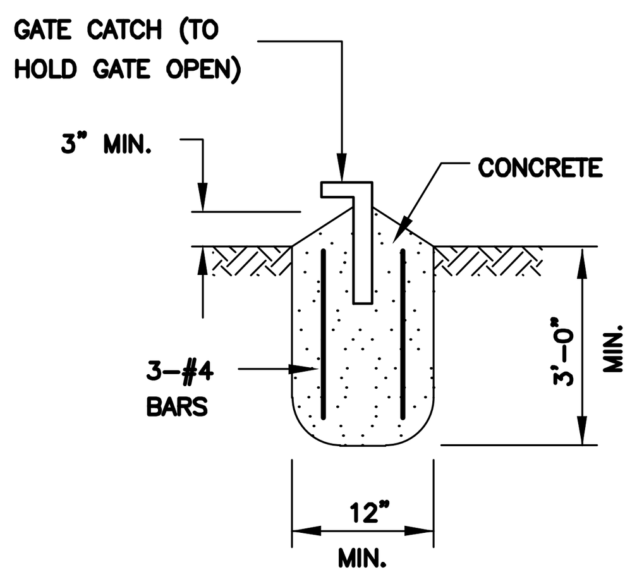
4'-0" DIA. PRECAST CONCRETE STORM DRAIN MANHOLE DETAIL
N.T.S.



POST DETAIL
N.T.S.



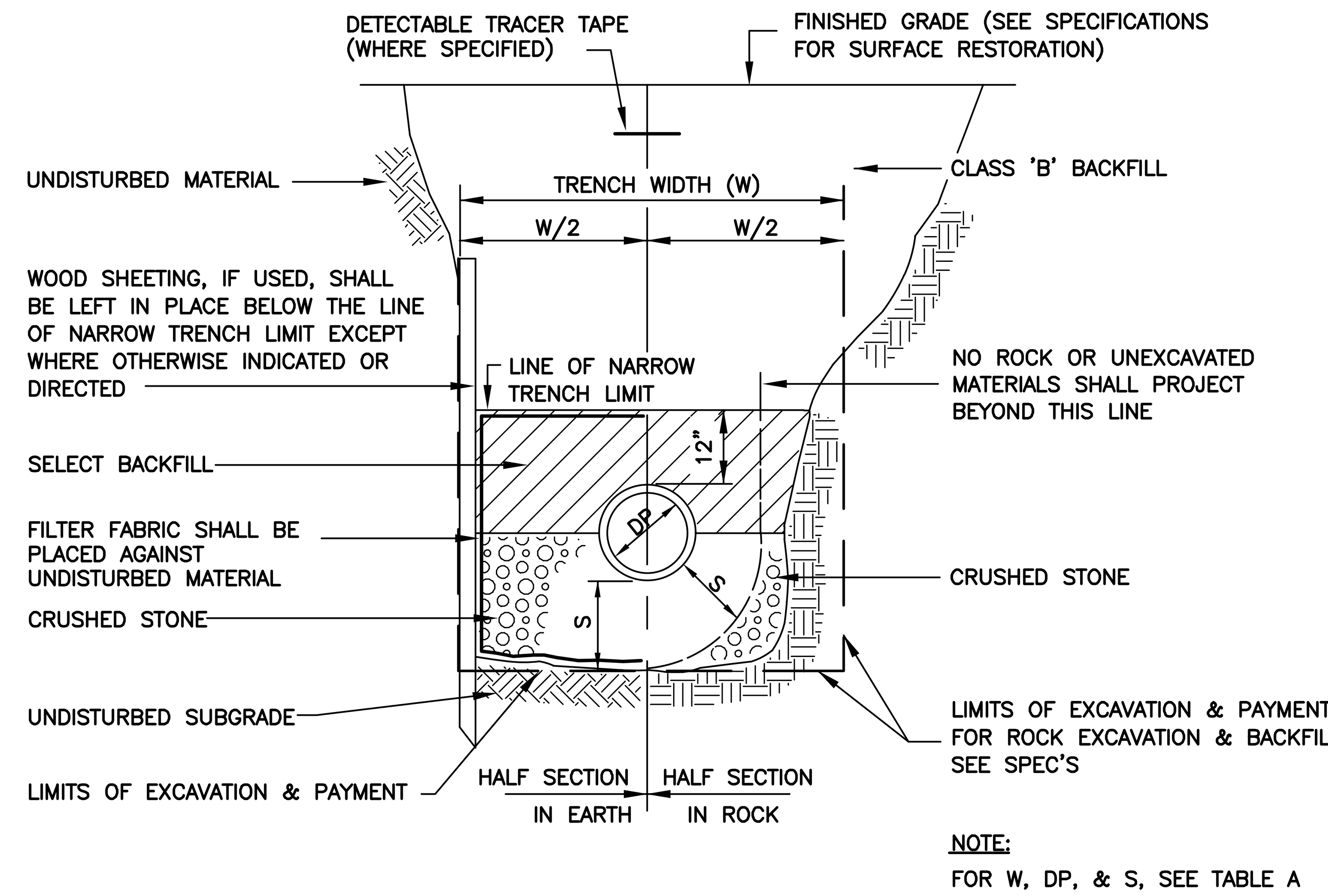
GATE KEEPER DETAIL
N.T.S.



GATE CATCH DETAIL
N.T.S.

NOTES:
1. USE CLASS A CONCRETE FOR ALL FOUNDATIONS.

CONCRETE FOUNDATIONS FOR FENCING AND GATES
N.T.S.

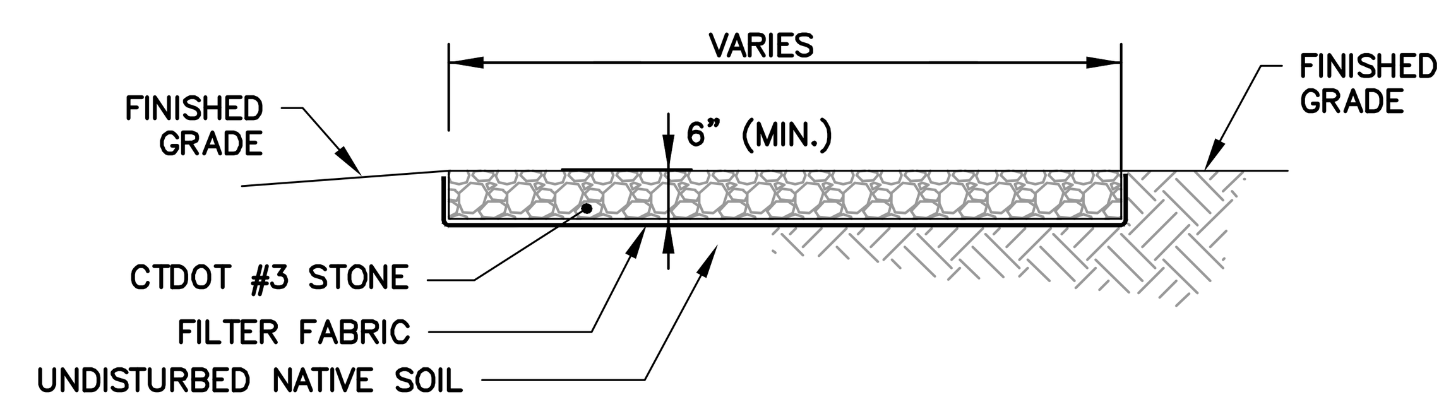


NOTE:
FOR W, DP, & S, SEE TABLE A

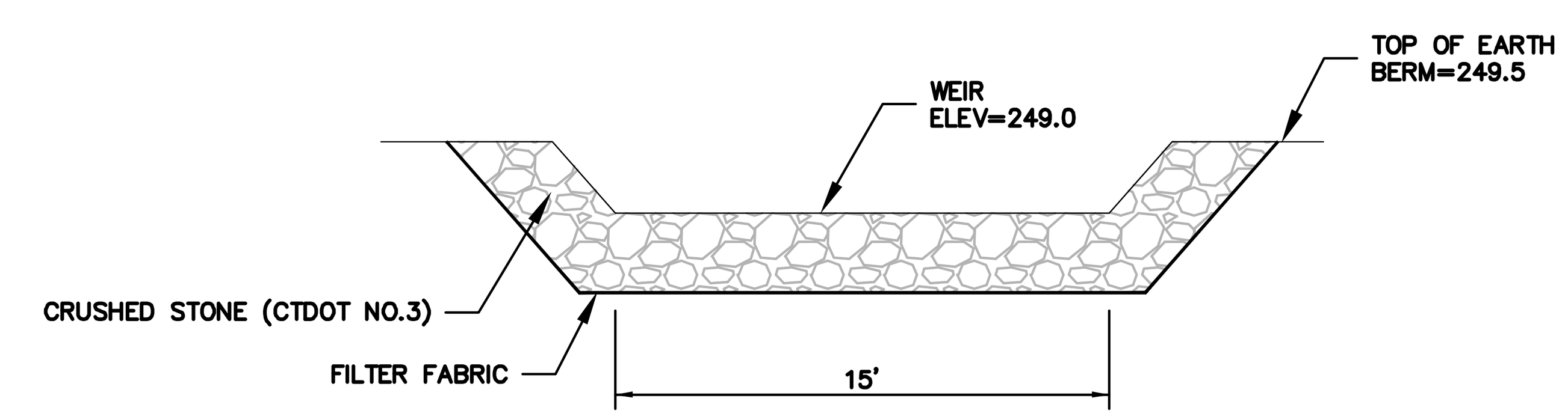
STORM DRAIN TRENCH DETAIL
N.T.S.

DEPTH TO INVERT	DIAMETER OF PIPE (DP)	MAXIMUM TRENCH WIDTH BELOW LINE OF NARROW TRENCH LIMIT (SHEETED OR UNSHEETED) (W)	MINIMUM CLEARANCE (S)
0-12'	TO 18"	5'	6"
0-12'	21"-24"	5'	7-1/2"
OVER 12'	TO 18"	7'	6"
OVER 12'	21"-24"	7'	7-1/2"

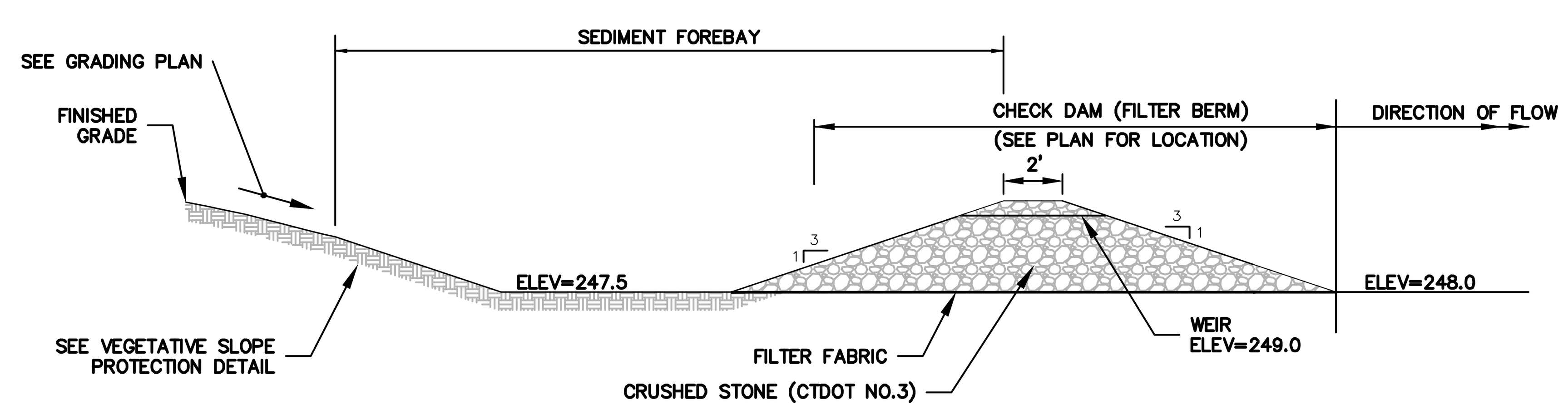
TABLE A



STONE APRON DETAIL
N.T.S.



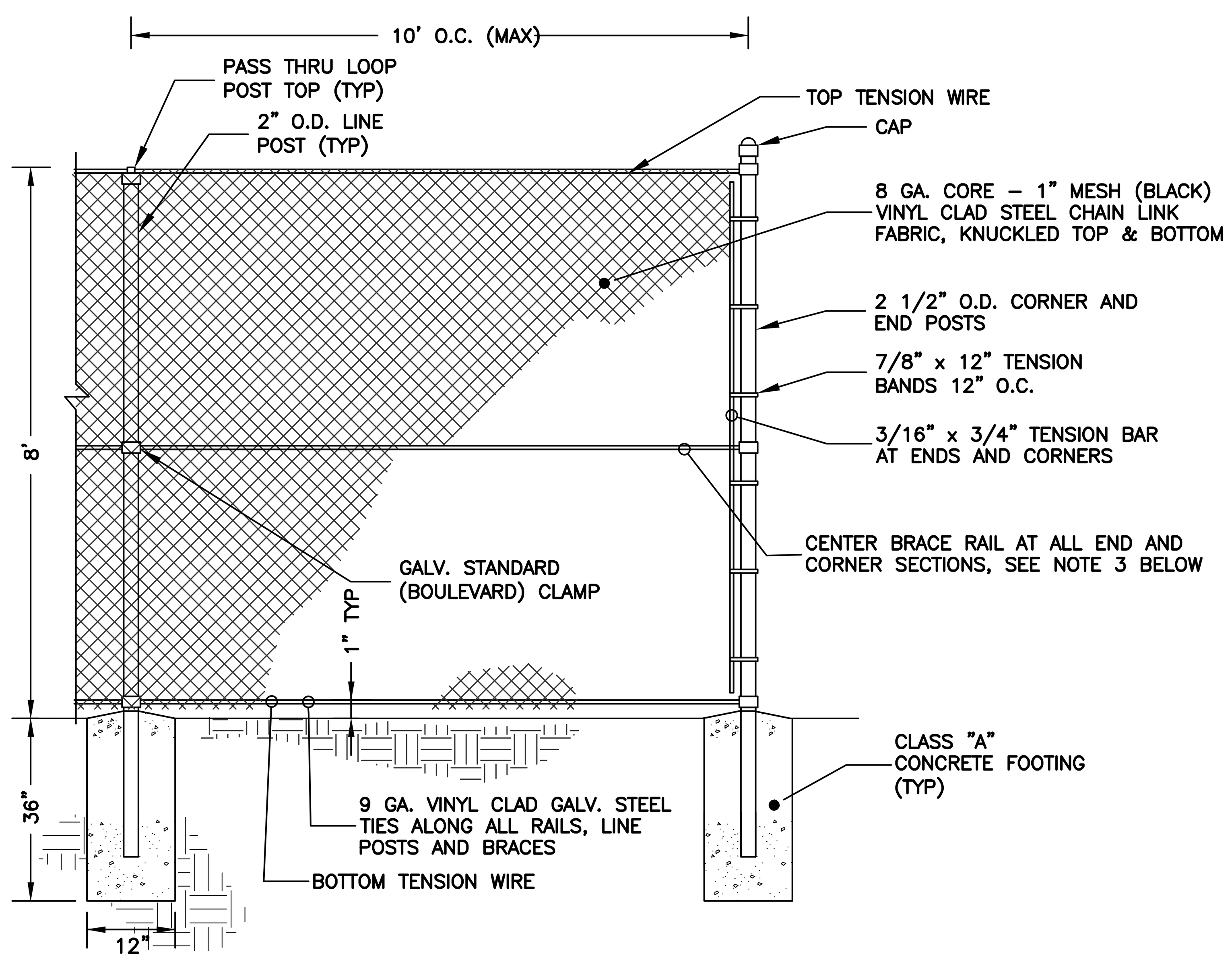
CHECKDAM (ELEVATION)



SECTION

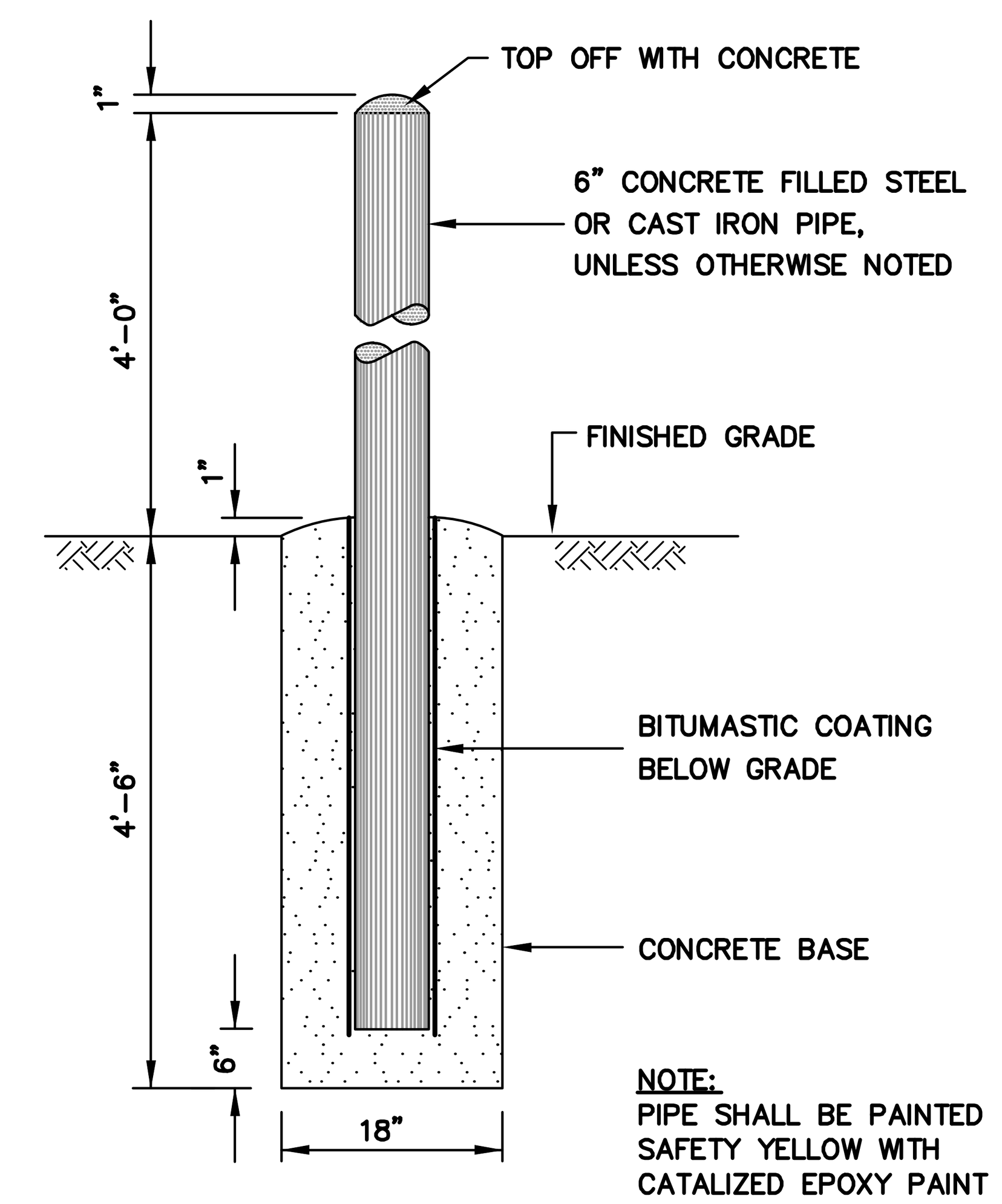
NOTES:
1. THE SEDIMENT FOREBAY AND CHECKDAM SHALL BE CONSTRUCTED AFTER SITE IS STABILIZED TO PREVENT CLOGGING WITH SEDIMENT. IF SITE IS NOT STABILIZED, THEN THE FOREBAY AND CHECKDAM SHALL BE LINED WITH FILTER FABRIC UNTIL STABILIZATION HAS BEEN ACHIEVED.

PRE-TREATMENT SEDIMENT FOREBAY DETAL
N.T.S.



NOTES:
1. ALL FENCE PIPE SHALL BE SCH. 40, VINYL CLAD HOT DIP GALV. STEEL PIPE. COLOR SHALL BE BLACK. ANY COLOR CHANGE SHALL BE APPROVED BY THE OWNER.
2. ALL LINE POSTS SHALL BE INSTALLED EQUALLY SPACED BETWEEN END & CORNER POSTS.
3. ALL CLAMPS, TIES, POST TOPS, BANDS, POSTS, ETC. SHALL BE VINYL CLAD TO MATCH FABRIC.

TYPICAL CHAIN LINK FENCE DETAIL
N.T.S.



NOTE:
PIPE SHALL BE PAINTED SAFETY YELLOW WITH CATALIZED EPOXY PAINT

BOLLARD DETAIL
N.T.S.

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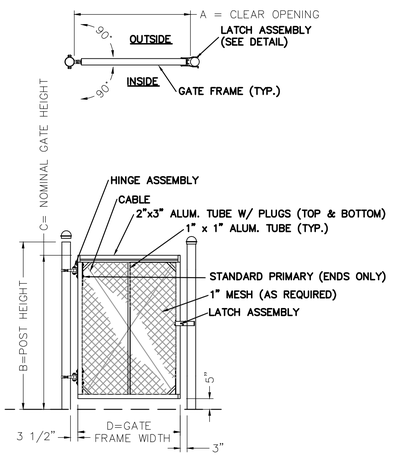
CIVIL AND SITE DETAILS

Sheet Number:
C904

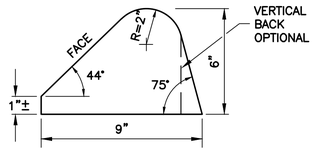
NOMINAL GATE SIZE
5' x 8'

CRITICAL DIMENSION CHART		
A	CLEAR OPENING	5'-0"
B	POST HEIGHT	9'-6"
C	NOMINAL GATE HEIGHT	8'-0"
D	OVERALL GATE LENGTH	4'-5.5"
E	FABRIC HEIGHT	7'-0"

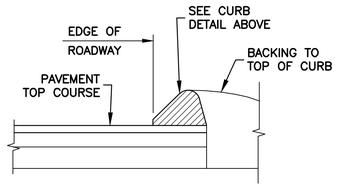


5' (HEAVY-DUTY) SINGLE SWING GATE DETAIL
N.T.S.

NOTES:
1. HANGER POST SIZE WILL VARY DEPENDING ON THE CLEAR OPENING WIDTH.
2. ALL FITTINGS PROVIDED FOR 4" O.D. POSTS. OTHER SIZES ARE AVAILABLE UPON REQUEST.
3. BARB ARMS AND DROP BAR ASSEMBLY ARE OPTIONAL.
4. GATE ELEVATION IS VIEWED FROM THE INSIDE OF THE SECURE AREA LOOKING OUT. ALL FENCE PIPE SHALL BE SCH. 40, VINYL CLAD HOT DIP GALV. STEEL PIPE. COLOR SHALL BE BLACK. ANY COLOR CHANGE SHALL BE APPROVED BY THE OWNER.
5. ALL CLAMPS, TIES, POST TOPS, BANDS, POSTS, ETC. SHALL BE VINYL CLAD TO MATCH FABRIC.



CURB DETAIL
CURB TO MEET CONNDOT STANDARDS



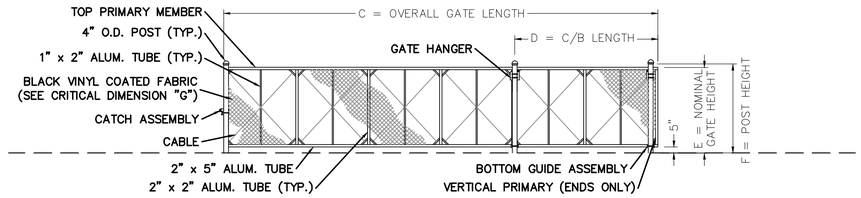
BITUMINOUS CONCRETE LIP CURB
N.T.S.

NOMINAL GATE SIZE
15' -0" x 8'-0"

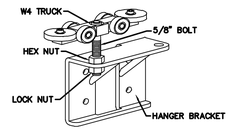
CRITICAL DIMENSION CHART		
A	CLEAR OPENING	15'-0"
B	COUNTERBALANCE POST SPACING C/C	8'-11"
C	OVERALL GATE LENGTH	22'-6"
D	COUNTERBALANCE LENGTH	7'-6"
E	NOMINAL GATE HEIGHT	8'-0"
F	POST HEIGHT	8'-6"
G	FABRIC HEIGHT	7'-0"

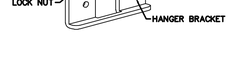
NOMINAL GATE SIZE
25' -0" x 8'-0"

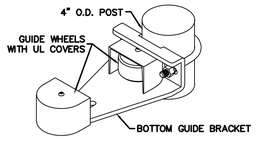
CRITICAL DIMENSION CHART		
A	CLEAR OPENING	25'-0"
B	COUNTERBALANCE POST SPACING C/C	8'-11"
C	OVERALL GATE LENGTH	32'-6"
D	COUNTERBALANCE LENGTH	7'-6"
E	NOMINAL GATE HEIGHT	8'-0"
F	POST HEIGHT	8'-6"
G	FABRIC HEIGHT	7'-0"

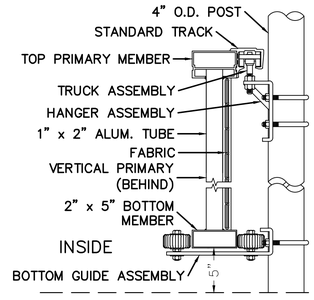


CANTILEVER SLIDING GATE DETAIL
N.T.S.



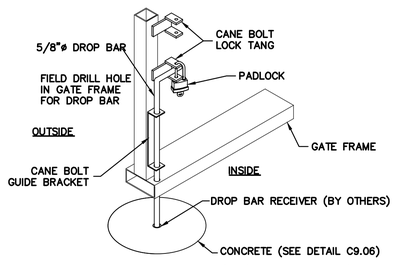




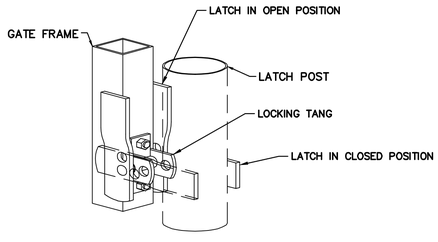


NOTES:
1. ALL FITTINGS STANDARDLY PROVIDED FOR 4" O.D. POSTS. OTHER SIZES AVAILABLE UPON REQUEST.
2. POWDER COATED BLACK.
3. GATE ELEVATION IS VIEWED FROM THE OUTSIDE OF THE SECURE AREA LOOKING IN.

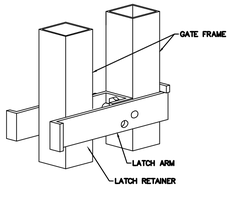
CANTILEVER GATE DETAILS
N.T.S.



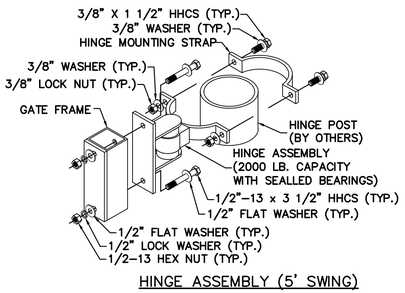
DROP BAR ASSEMBLY (20' CANTILEVER)



LATCH ASSEMBLY (5' SINGLE)

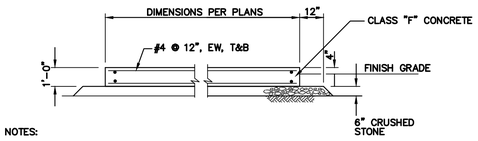


LATCH ASSEMBLY (20' CANTIEVER)



HINGE ASSEMBLY (5' SWING)

SWING GATE DETAILS
N.T.S.



NOTES:
1. SEE ELECTRICAL PLANS AND DETAILS FOR CONDUIT AND WIRING.
2. SEE LAYOUT PLAN FOR LOCATION AND GRADING PLAN FOR FINISH GRADE
3. FIELD VERIFY PAD LOCATION

CONCRETE PAD FOR GENERATOR/PROPANE TANKS
N.T.S.

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CIVIL AND SITE DETAILS

Sheet Number:

C905

GENERAL ROOF NOTES - METAL BUILDINGS

1. REFER TO EQUIPMENT, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND EQUIPMENT NOT SHOWN. ANY DISCREPANCIES REGARDING LOCATION OF EQUIPMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION IN FIELD.
2. ROOF SLOPE = 1" : 1'-0"
3. SEE GENERAL NOTES ON A012
4. ALL GUTTERS TO PITCH TOWARDS DOWNSPOUTS AT A MINIMUM 1/16" PER FOOT AND SUPPORTED AS PER METAL BUILDING MANUFACTURER.
5. ROOF PENETRATIONS TO BE CUT AND FLASHED BY METAL BUILDING MANUFACTURER.
6. PROVIDE ROOF FLASHING AT ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO VENT STACKS, FLUES, AND EXHAUST FANS. REVIEW PLUMBING, EQUIPMENT, MECHANICAL, AND ELECTRICAL DRAWINGS FOR CONSTRUCTION NOT INDICATED ON THIS DRAWING.
7. PROVIDE CRICKETS AT ALL ROOFTOP EQUIPMENT AND PENETRATIONS TO CREATE ADEQUATE ROOF DRAINAGE.
8. SUPPLEMENTAL FRAMING AND CURBS FOR ALL ROOFTOP EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY THE METAL BUILDING MANUFACTURER.

STANDING SEAM METAL ROOF ASSEMBLY (BY MBM)

- STANDING SEAM METAL ROOF PANEL
- R-5 THERMAL BLOCKS AT PURLINS W/ UNFACED BATT INSULATION BETWEEN THERMAL BLOCKS (UPPER INSULATION LAYER)
- UNFACED BATT INSULATION LAYER BETWEEN PURLINS (STRUCTURE INSULATION LAYER)
- FABRIC LINER / VAPOR RETARDER, TAPE AND SEAL
- ALL PENETRATIONS AND EDGES
- MINIMUM R-VALUE OF 38

GENERAL ROOF NOTES

1. REFER TO EQUIPMENT, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND EQUIPMENT NOT SHOWN. ANY DISCREPANCIES REGARDING LOCATION OF EQUIPMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION IN FIELD.
2. ROOF SLOPE = 6 / 12
3. SEE GENERAL NOTES ON A021
4. PROVIDE ROOF FLASHING AT ALL PENETRATIONS INCLUDING BUT NOT LIMITED TO VENT STACKS, FLUES, AND EXHAUST FANS. REVIEW PLUMBING, EQUIPMENT, MECHANICAL, AND ELECTRICAL DRAWINGS FOR CONSTRUCTION NOT INDICATED ON THIS DRAWING.
5. PROVIDE CRICKETS AT ALL ROOFTOP EQUIPMENT AND PENETRATIONS TO CREATE ADEQUATE ROOF DRAINAGE.

REFLECTED CEILING PLAN LEGEND

CEILING TYPES:

TYPE G3: 2-HR FIRE RATED CEILING UL DESIGN NO. U415

TYPE / A | X'-X" / HEIGHT — CEILING TAG

LIGHT FIXTURES

SURFACE MTD. LIGHT FIXTURE

U.H. — UNIT HEATER

EXIT SIGN

MOTION DETECTOR

SD — SMOKE DETECTOR

OS — OCCUPANCY SENSOR

REFLECTED CEILING PLAN NOTES

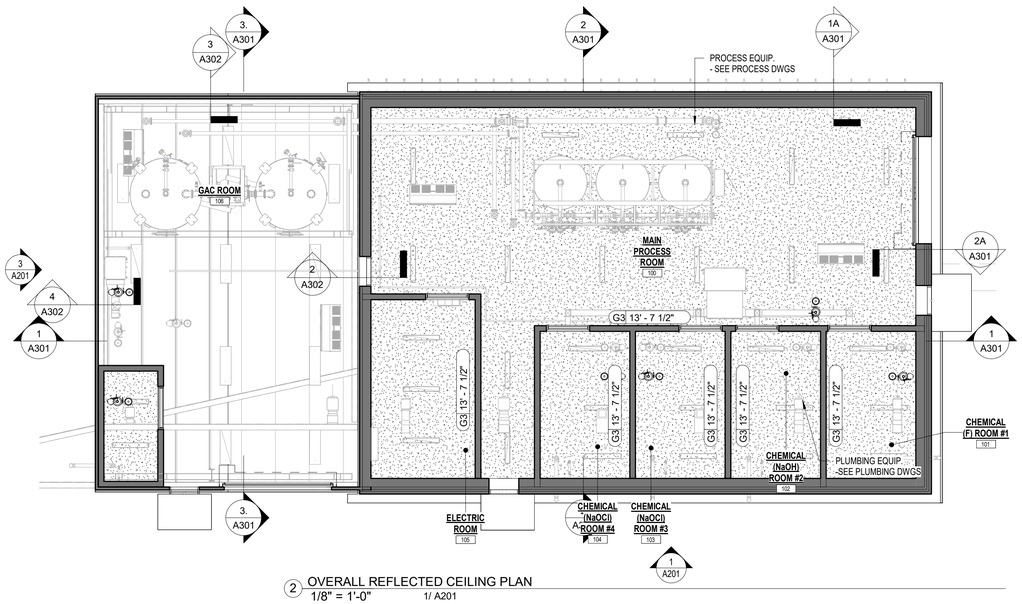
1. REFER TO M.E.P DRAWINGS FOR LOCATION OF LIGHT FIXTURES, SUPPLIES, RETURNS AND ADDITIONAL CEILING INFORMATION.
2. COORDINATE QUANTITY AND LOCATION OF LIGHT FIXTURES WITH ELECTRICAL DRAWINGS.
3. LIGHT FIXTURE SYMBOLS ON REFLECTED CEILING PLANS ARE DIAGRAMMATIC FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS FOR TYPE OF LIGHT FIXTURES. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR QUANTITY OF LIGHT FIXTURES AS INDICATED ON THE ELECTRICAL DRAWINGS.
4. FOR CEILING HEIGHTS AND TYPES, REFER TO REFLECTED CEILING PLAN DRAWINGS.
5. NO SUSPENDED LOADS SHALL BE SUPPORTED BY THE ROOF DECK. THIS INCLUDES PIPING, DUCTWORK, MECHANICAL EQUIPMENT, STAGE RIGGING, CEILING, ETC. ALL STEEL FRAMING MEMBERS PREFERABLY UTILIZING A SYSTEM OF UNISTRUTS, BEAM CLAMPS, AND THREADED RODS. ALL ATTACHMENT DEVICES SHALL BE SUBMITTED FOR REVIEW AND ARE SUBJECT TO APPROVAL OF THE DESIGNER.
6. COORDINATE QUANTITY AND LOCATION FOR EXIT SIGNS WITH ELECTRICAL DRAWINGS.

FLOOR PLAN GENERAL NOTES:

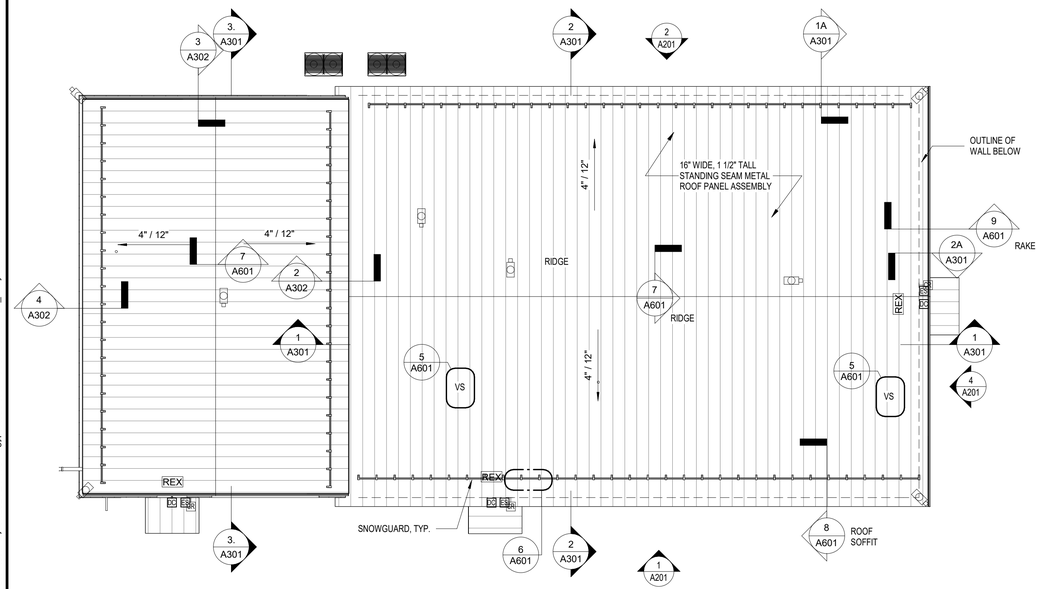
1. PROCESS SHOWN FOR REFERENCE ONLY. SEE MECHANICAL/PROCESS DRAWINGS FOR MORE INFO.
2. F.E. = FIRE EXTINGUISHER.
   - BRACKET MOUNTED
3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
4. SEE SHEET A021 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

ROOM FINISH SCHEDULE

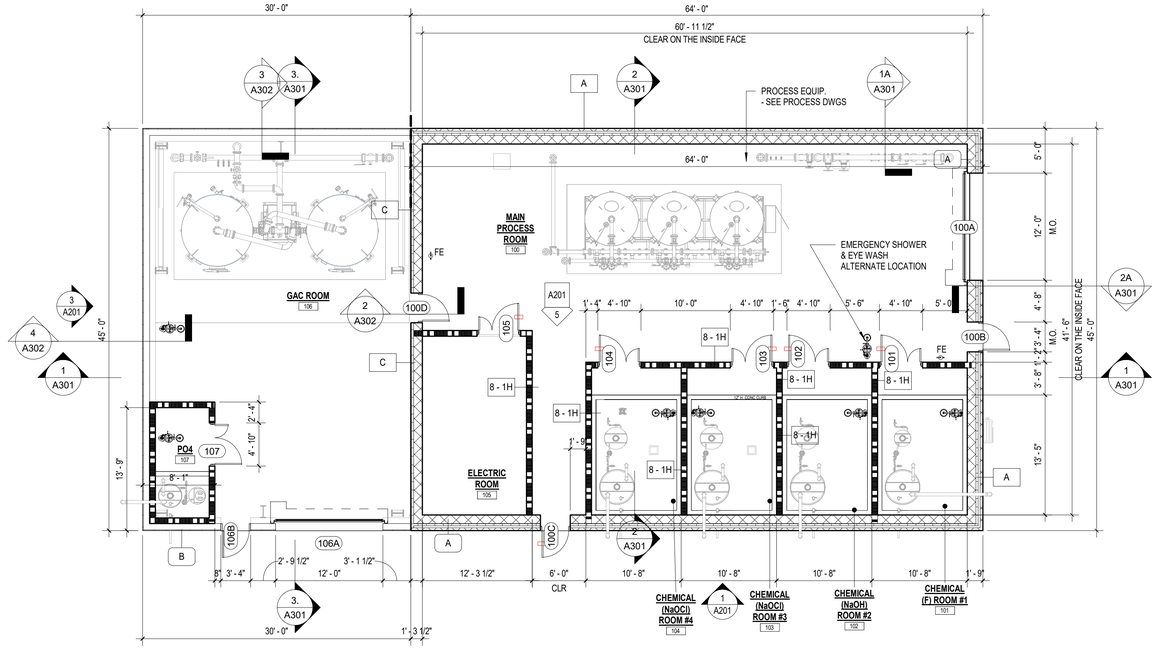
ROOM #	ROOM NAME	FLOOR MAT	FLOOR FINISH	FLOOR BASE	WALLS MAT	WALLS FINISH	CEILING MAT	CEILING FINISH	CEILING HEIGHT	CEILING TYPE	REMARKS
100	MAIN PROCESS ROOM	CONC	SC	CMU	CMU	PNT	GWB	PNT	13'-10 1/2"	G3	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B
101	CHEMICAL (F) ROOM #1	CONC	SC	CMU	CMU	PNT	GWB	PNT	13'-10 1/2"	G3	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B
102	CHEMICAL (NaOH) ROOM #2	CONC	SC	CMU	CMU	PNT	GWB	PNT	13'-10 1/2"	G3	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B
103	CHEMICAL (NaOCl) ROOM #3	CONC	SC	CMU	CMU	PNT	GWB	PNT	13'-10 1/2"	G3	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B
104	CHEMICAL (NaOCl) ROOM #4	CONC	SC	CMU	CMU	PNT	GWB	PNT	13'-10 1/2"	G3	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B
105	ELECTRIC ROOM	CONC	SC	CMU	CMU	PNT	GWB	PNT	13'-10 1/2"	G3	
106	GAC ROOM	CONC	SC	CONC	MTL PNL	PREFIN	-	-	-	-	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B
107	PO4	CONC	SC	CMU	CMU	PNT	GWB	PNT		G3	PAINT WALLS AND CURBS IN CHECMICAL CONTAINMENT AREAS APPROPRIATELY PER 09 90 00 - 2.01 A & B



2 OVERALL REFLECTED CEILING PLAN
1/8" = 1'-0" 1/ A201



3 OVERALL ROOF PLAN
1/8" = 1'-0" 1/ A201



1 OVERALL FLOOR PLAN
1/8" = 1'-0" 1/ A201

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

Project:
CONNECTICUT WATER COMPANY
93 WEST MAIN STREET,
CLINTON, CT 06413

EGYPT ROAD
TREATMENT FACILITY DESIGN

15 EGYPT ROAD,
ELLINGTON, CT 06029

Weston & Sampson Engineers, Inc.
712 Brook Street, Suite 103
Rocky Hill, CT 06067
978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

Issued For:
PERMIT - NOT FOR CONSTRUCTION

Scale: 1/8" = 1'-0"

Key Plan:

NORTH PT

Date:	MAY 08, 2025
Drawn By:	MMS
Reviewed By:	BPM
Approved By:	DGT
W&S Project No.:	ENG24-1704
W&S File No.:	TBD

Drawing Title:
BUILDING PLANS

Sheet Number:
A101

C:\~Revit\Projects\2024\24-1704-Egypt Road WTP - Arch Central V24_Kady.Jennifer.rvt
5/8/2025 10:19:37 AM

ELEVATION LEGEND:

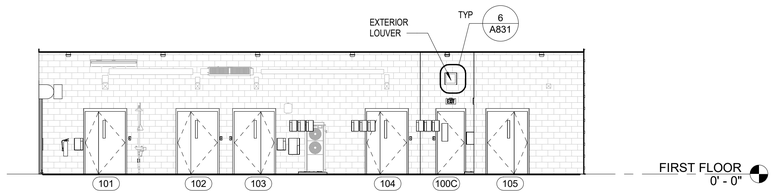
CONTROL JOINT LOCATION
- REFER TO DETAIL 3/A601 FOR ADDITIONAL INFO

CJ

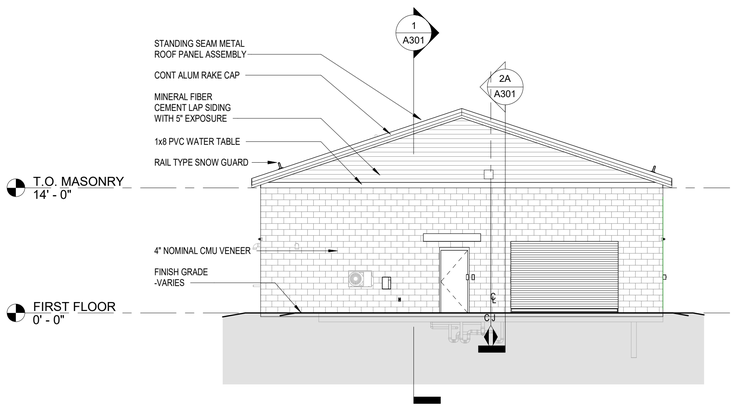
4" NOMINAL CMU VENEER

MINERAL FIBER CEMENT LAP SIDING
WITH 5" EXPOSURE

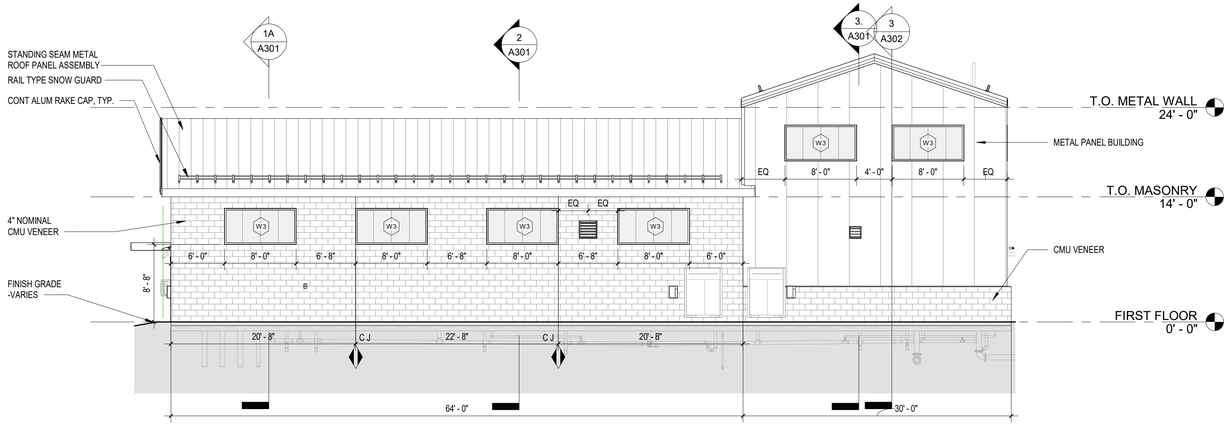
NOTES:
1. COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEP/FP DRAWINGS.
2. FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



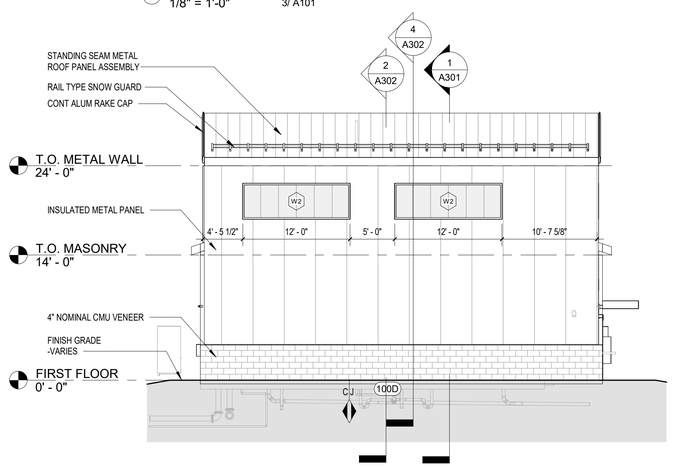
5 INTERIOR ELEVATION - MAIN PROCESS ROOM
1/8" = 1'-0" 1/ A101



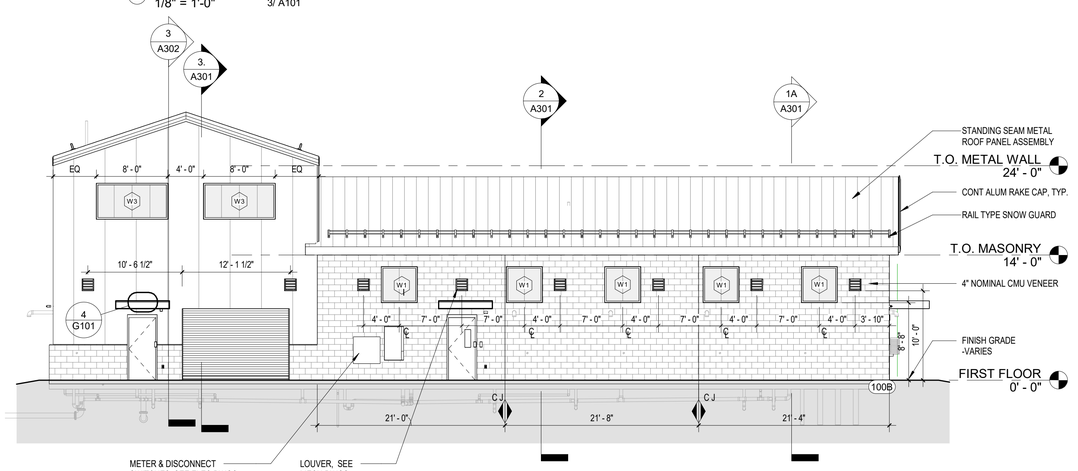
4 EAST EXTERIOR ELEVATION
1/8" = 1'-0" 3/ A101



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0" 3/ A101



3 WEST EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" 1/ A101

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

5/8/2025 10:19:42 AM C:\-Revit\Projects\2024\24-1704-Egypt Road WTP - Arch Central V24_Kady.Jennifer.rvt

Project:
Connecticut Water

CONNECTICUT WATER COMPANY
93 WEST MAIN STREET,
CLINTON, CT 06413

EGYPT ROAD
TREATMENT FACILITY DESIGN

15 EGYPT ROAD,
ELLINGTON, CT 06029

Weston & Sampson
Weston & Sampson Engineers, Inc.
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978.532.1900 800.SAMPSON
www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

Issued For:
PERMIT - NOT FOR CONSTRUCTION

Scale: 1/8" = 1'-0"

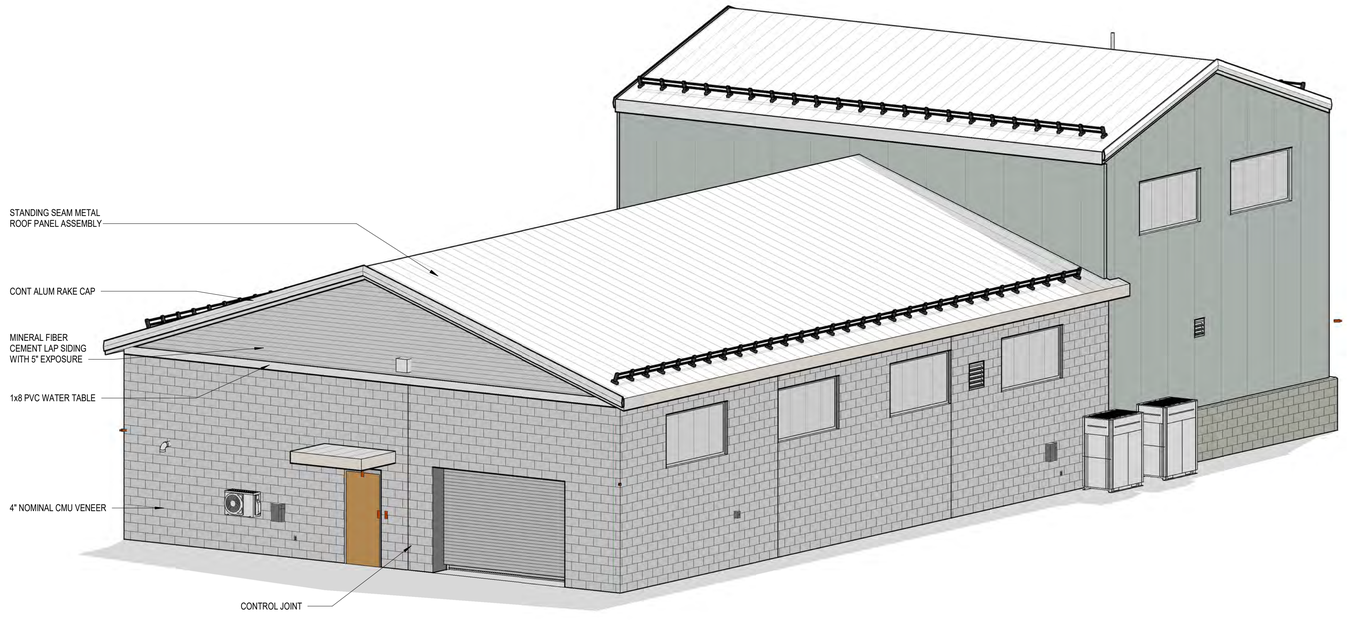
Key Plan:

Date:	MAY 08, 2025
Drawn By:	MMS
Reviewed By:	BPM
Approved By:	DGT
W&S Project No.:	ENG24-1704
W&S File No.:	TBD

Drawing Title:
EXTERIOR & INTERIOR ELEVATIONS

Sheet Number:
A201

2 3D VIEW A



1 3D VIEW B

NOTE: 3D VIEWS ARE PROVIDED FOR REFERENCE ONLY. REFER TO PLANS, ELEVATIONS, SECTIONS, DETAILS AND SCHEDULES FOR BUILDING REQUIREMENTS.

Project:
CONNECTICUT WATER
COMPANY
93 WEST MAIN STREET,
CLINTON, CT 06413

EGYPT ROAD
TREATMENT FACILITY DESIGN

15 EGYPT ROAD,
ELLINGTON, CT 06029

Weston & Sampson
Weston & Sampson Engineers, Inc.
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978.532.1900 800.SAMPSON

www.westonandsampson.com

Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

Issued For:
PERMIT - NOT FOR CONSTRUCTION

Scale: NTS

Key Plan:

Date:	MAY 08, 2025
Drawn By:	MMS
Reviewed By:	BPM
Approved By:	DGT
W&S Project No.:	ENG24-1704
W&S File No.:	TBD

Drawing Title:
3D VIEWS

Sheet Number:
A231

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application # IW202507
Date Submitted 6/2/25

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information Aborn Land, LLC

Name: Roaring Brook Farm, LLC

Mailing Address: 18 Meadow Brook Rd
Ellington, CT 06029

Email: Roaringbrookfarm@yahoo.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☑ Yes ☐ No

Primary Contact Phone #: 860-614-5087

Secondary Contact Phone #: 860-614-7893

Owner's Signature: [signature] **Date:** 6/2/25

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: Same as owner

Mailing Address:

Email:

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #:

Secondary Contact Phone #:

Applicant's Signature: **Date:**

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

Street Address: 18 Meadow Brook Rd

Assessor's Parcel Number (APN): 091 - 001 - 0000

Proposed upland review area affected in square feet: 0

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 400 linear ft +/-

Total area of wetlands/watercourses on parcel in square feet or acres: NA

Public Water: ☐ Yes ☒ No **Public Sewer:** ☐ Yes ☒ No *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area? ☐ Yes ☒ No
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

We want to clean out an existing drainage ditch.

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ **Yes** ☑ **No**

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ **Yes** ☑ **No**

FOR OFFICE USE ONLY
If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)

___Commercial/Industrial ___ Residential ___ Mixed Use ___Timber ✓ Agricultural

___Other, explain: _____

Type of Application: (check one)

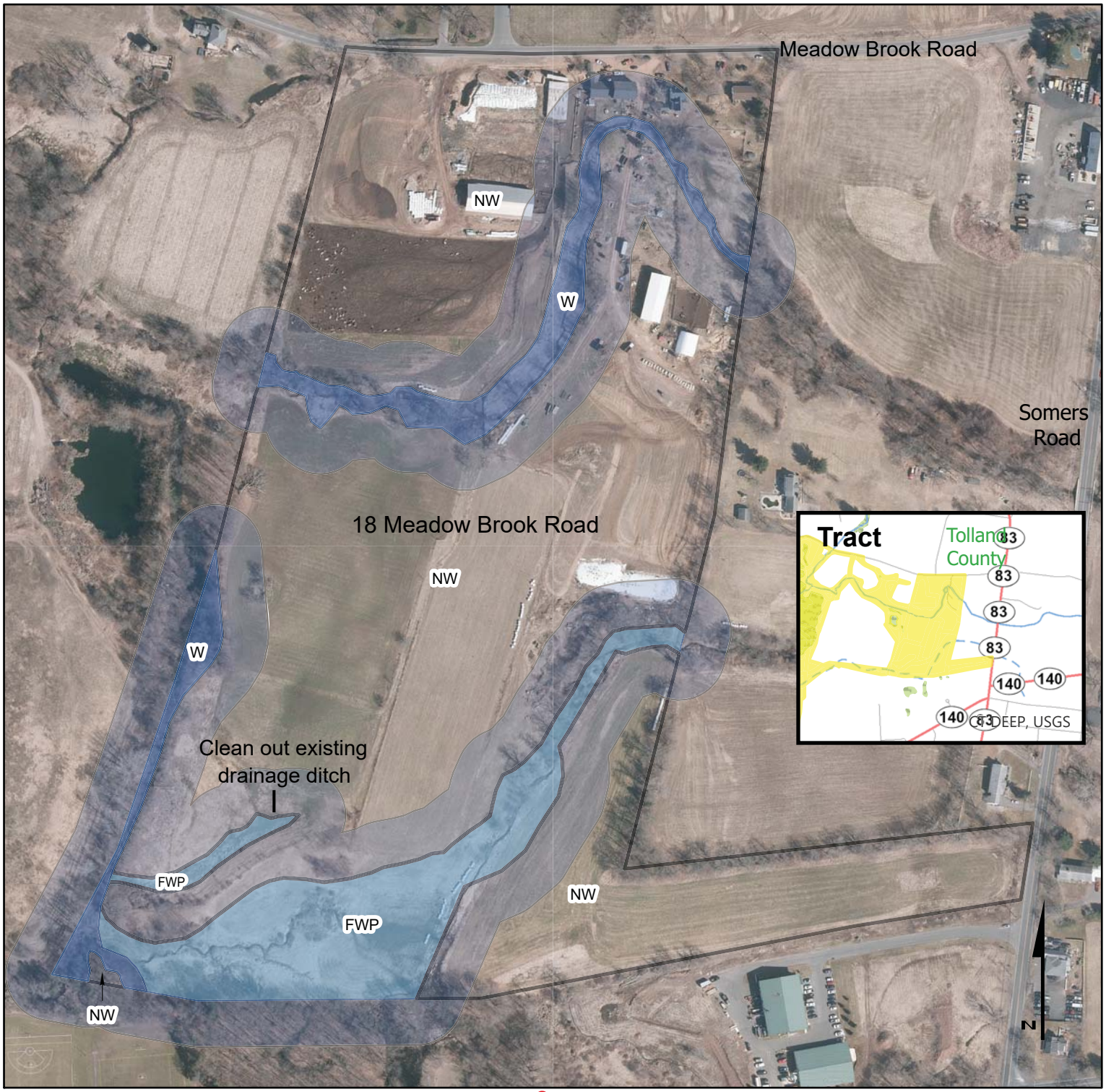
___ Notification for Non-Regulated Use (Section 4.2)
X Notification of Permitted Use as of Right (Section 4.1)
___ Administrative Permit (Section 6.4)
___ Agency Permit **(TWELVE COPIES REQUIRED)**
___ Permit Modification
___ Permit Extension
___ Regulation Amendment
___ Map Amendment
___ Appeal of Administrative Permit

Application Submittals:

X Completed Application Form (Section 7.4a)
X Application Fee (Section 7.4b)
___ Abutters List (Section 7.4c)
___ Certification as to Adjacent Towns (See above)
___ Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
___ Notification Narrative and Supporting Documentation (If applicable, Appendix D)
___ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
___ Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
___ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)

Wetland Determination Map
County: Tolland Farm(s): 580 Tract(s): 193

This determination was conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination may not be valid for other federal, state, or local permit purposes.



Legend

Wetland Label

- NW (Non-wetland)
- FWP (Farm Wetland Pasture)
- W (Wetland)
- 100-ft Wetland buffer

See Definitions of Wetland Labels on NRCS-CPA-026

1:3,600

0 250 500 750 Feet

Imagery Source: 2019 CT Ortho Imagery

Determined by: Shawn McVey
Soil Scientist

JACOB ISLEIB
Digitally signed by JACOB ISLEIB
Date: 2022.05.24 13:51:27 -04'00'

USDA

$110 ⁰⁰

Town of Ellington
Inland Wetlands and Watercourses Agency
Application

Application #_____
Date Submitted _____

Notices associated with this application will be sent to the applicant unless otherwise requested.

Owner's Information

Name: John Lugenbuhl
Mailing Address: 61 old Stagecoach Rd.
Granby 06035
Email: johnlug903@gmail.com

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☒ Yes ☐ No

Primary Contact Phone #: 860-559-3171

Secondary Contact Phone #: _____

Owner's Signature: John Lugenbuhl Date: 5-29-25

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted. Moreover, by signing above I/we expressly provide written consent to the filing of the application and access to the site by the Agency or its staff.

Notices associated with this application will be sent to the applicant unless otherwise requested.

Applicant's Information (if different than owner)

Name: _____
Mailing Address: Same
Email: _____

WHEN NOT REQUIRED BY LAW TO MAIL NOTICE BY USPS, MAY NOTICES BE EMAILED TO YOU? ☐ Yes ☐ No

Primary Contact Phone #: _____

Secondary Contact Phone #: _____

Applicant's Signature: _____ Date: _____

By signing below I certify that all information submitted with this application is true and accurate to the best of my knowledge, that I am aware of and understand the application requirements and regulations, and acknowledge that the application is to be considered complete only when all information and documents required by the Agency have been submitted.

RECEIVED
MAY 29 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

Street Address: 70 South Rd

Assessor's Parcel Number (APN): 128 - 026 - 0000

Proposed upland review area affected in square feet: ~ 6,000 SF +/-

Proposed wetlands/watercourses affected in square feet and linear feet (as applicable): 0

Total area of wetlands/watercourses on parcel in square feet or acres: 0

Public Water: ☐ Yes ☒ No Public Sewer: ☒ Yes ☐ No *If not served by public water and sewer, applicant shall make application to North Central District Health Department (Enfield Office) if required.*

Is the project in a public water supply watershed area? ☒ Yes ☐ No
If YES, applicant is required to notify the Connecticut Water Company and Commissioner of Public Health by certified mail, return receipt within 7 days of this application (Conn. Gen Stat. Sec 22a-42f). Copy of application, plans, and supporting documents must accompany notice. Applicant can email the Commissioner of Public Health using their approved form. Proof of notice (return receipt and sent email) must be provided to the Planning Department.

Describe the nature of proposed regulated activity, request for acceptance of a permitted use as of right or a nonregulated use, map or regulation amendment, or other activity requiring review by the Agency or its Agent:
See attached Application Checklist and Appendix D for guidance when preparing application

single family Home assoc. improvements.

Applicant shall provide certification in accordance with Wetlands Regulation, Section 7.4e, Application Requirements:

Whether or not any portion of the property on which the regulated activity is proposed is located within 500 feet of an adjoining town. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the traffic to the completed project will use streets within an adjoining town to exit or enter the site. ☐ **Yes** ☑ **No**

Whether or not a significant portion of the sewer or water drainage from the project will flow through and significantly impact the sewer or water drainage system of an adjoining town. ☐ **Yes** ☒ **No**

Whether water run-off from the improved site will impact streets or other municipal/private property within an adjoining town. ☐ **Yes** ☑ **No**

FOR OFFICE USE ONLY
If YES to any of the above, the Agency shall, in accordance with CGS 8-7d(f) notify the clerk of any adjoining municipality of the pendency of any application, petition, appeal, request or plan concerning any project on any site. Notice of the pendency of such application shall be made by certified mail, return receipt requested, and shall be mailed within seven (7) days of the date of receipt of the application, petition, appeal, request or plan. **(See Agency requirements Section 8.4)**

Type of Project: (check one)

___Commercial/Industrial ✓ Residential ___ Mixed Use ___Timber ___Agricultural

___Other, explain: _____

Type of Application: (check one)

___ Notification for Non-Regulated Use (Section 4.2)
___ Notification of Permitted Use as of Right (Section 4.1)
✓ Administrative Permit (Section 6.4)
___ Agency Permit **(TWELVE COPIES REQUIRED)**
___ Permit Modification
___ Permit Extension
___ Regulation Amendment
___ Map Amendment
___ Appeal of Administrative Permit

Application Submittals:

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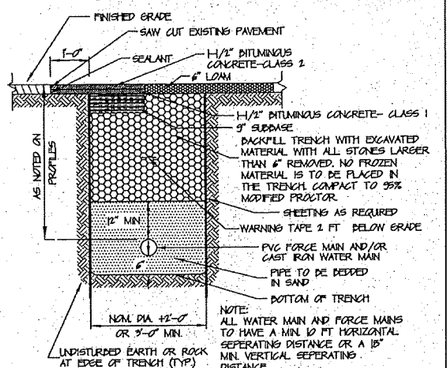
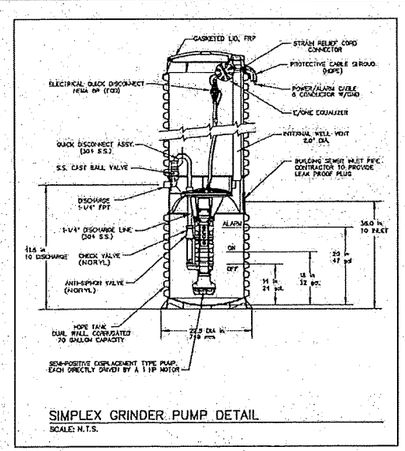
___ Application Fee (Section 7.4b)
___ Abutters List (Section 7.4c)
___ Certification as to Adjacent Towns (See above)
___ Certification as to Connecticut Water Company & Commissioner of Public Health (See above)
___ Notification Narrative and Supporting Documentation (If applicable, Appendix D)
___ Project Narrative and Supporting Documentation (Section 7.4g, 1-11 inclusive, as deemed applicable)
___ Project Site Plan - circle one: Administrative (Section 7.4h1) / Agency (Section 7.4h2)
___ Supplemental Information (Section 7.5a-j, inclusive, as deemed applicable)



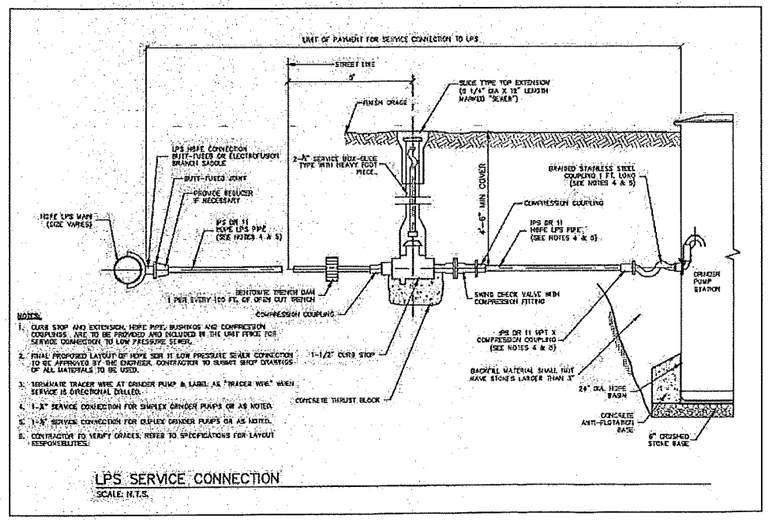
PRESSURE SEWER SECTION

NO SCALE



SIMPLEX GRINDER PUMP DETAIL

SCALE: N.T.S.



NOTES:
1. CURB STOP AND EXTENSION, HDPE POST, BUSHINGS AND COMPRESSION COUPLINGS ARE TO BE PROVIDED AND INCLUDED IN THE UNIT PRICE FOR SERVICE CONNECTION TO LOW PRESSURE SEWER.
2. FINAL PROPOSED LAYOUT OF HDPE SDR 11 LOW PRESSURE SEWER CONNECTION TO BE APPROVED BY THE ENGINEER. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL MATERIALS TO BE USED.
3. TERMINATE TRACER WIRE AT GRINDER PUMP & LABEL AS "TRACER WIRE" WHEN SERVICE IS DIRECTIONAL DRILLED.
4. 1-A" SERVICE CONNECTION FOR SIMPLEX GRINDER PUMPS OR AS NOTED.
5. 1-A" SERVICE CONNECTION FOR DUPLEX GRINDER PUMPS OR AS NOTED.
6. CONTRACTOR TO VERIFY GRADES, NOTED TO SPECIFICATIONS FOR LAYOUT RESPONSIBILITIES.

LPS SERVICE CONNECTION

SCALE: N.T.S.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

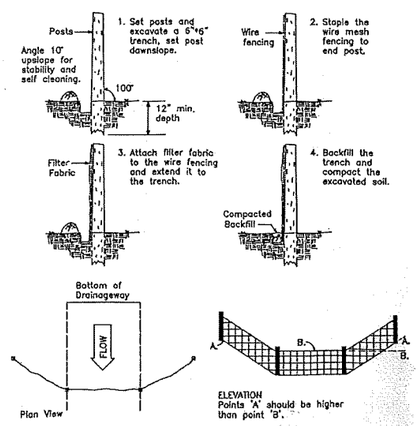
SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

SCALE 1"=20'

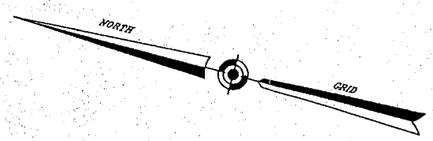
20 0 20 40 60 80 FEET

10 0 10 20 METERS

Figure 7-9 — Placement and Construction of a Synthetic Filter Barrier



Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut.

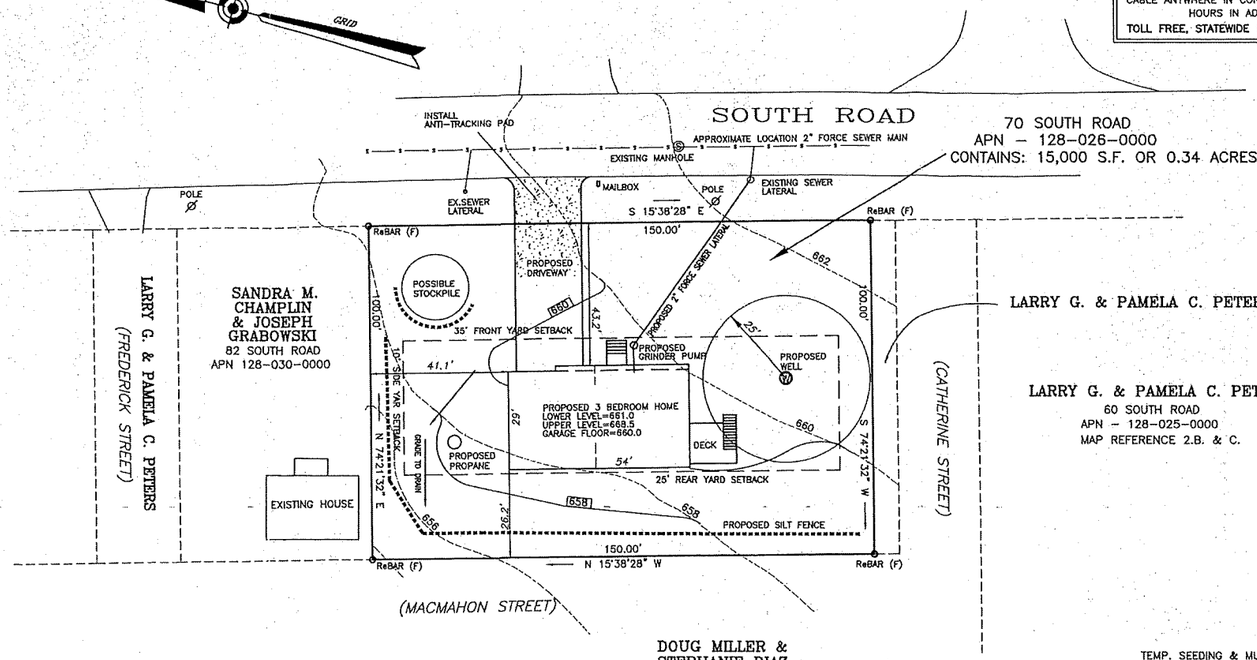


LEGEND:

IRON PIPE FOUND	—	O	I.P. (F)
REINFORCING BAR FOUND	—	O	ReBAR (F)
REINFORCING BAR SET	—	O	ReBAR (S)

CALL BEFORE YOU DIG

TO INSURE SAFE, TROUBLE-FREE EXCAVATING, TO LOCATE UNDERGROUND UTILITY PIPE AND CABLE ANYWHERE IN CONNECTICUT, CALL 48 HOURS IN ADVANCE.
TOLL FREE, STATEWIDE 1-800-922-4455



HOUSE SITE DEVELOPMENT

1. INSTALL ANTI TRACKING PAD CONSTRUCTION ENTRANCE AS SHOWN.
2. PLACE EROSION CONTROLS WHERE SHOWN PRIOR TO ROUGH GRADING, UPGRADE, AND MAINTAIN AS NECESSARY.
3. DRIVEWAY SHOULD BE STABILIZED IMMEDIATELY UPON COMPLETION OF ROUGH GRADING. SEED BED PREPARATION SHOULD FOLLOW THE NOTES PROVIDED. HAYBALE OR SILT FENCE BARRIERS SHOULD BE USED TO ENTRAP ANY SEDIMENT GENERATED FROM EXPOSED SOIL SURFACES. DRIVEWAY SHOULD BE STABILIZED WITH GRAVEL AS SOON AS POSSIBLE.
4. TOPSOIL AND FOUNDATION SUBSOIL SHOULD BE STOCKPILED WITHIN THE AREA OF DISTURBANCE. EACH STOCKPILE SHOULD BE PROTECTED FROM EROSION BY INSTALLING HAYBALE OR SILT FENCE BARRIERS AT THE DOWNGRADE LIMIT OF THE STOCKPILE.
5. STOCKPILING OF LUMBER OR OTHER BUILDING MATERIALS SHOULD BE CONFINED TO THE AREA OF DISTURBANCE WHENEVER POSSIBLE.
6. FOLLOWING THE REMOVAL OF HEAVY EQUIPMENT FROM THE SITE, DISTURBED AREAS SHOULD BE TOPSOILED, FINE GRADED, SEEDED IN ACCORDANCE WITH THE PROVIDED SEEDING SCHEDULE, AND MULCHED AS SOON AS POSSIBLE.
7. REMOVE EROSION CONTROLS WHEN STABLE VEGETATIVE GROWTH IS ESTABLISHED.

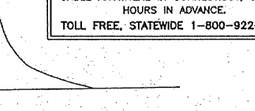
SURVEY NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY BASED UPON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED IN PART ON THE FOLLOWING SURVEYS:
   A. "PROPERTY SURVEY PREPARED FOR THE TOWN OF ELLINGTON AT 70 & 78 SOUTH ROAD ELLINGTON, CONNECTICUT LANDMARK SURVEYS LLC SCALE 1" = 20' DATE 9/1/2009 "
3. PARCEL IS IN ZONE R.
4. ENTIRE PARCEL IS WITHIN 250' OF WETLANDS PER THE TOWN GIS MAP. PARCEL IS WITHIN THE SHENIPSIT WATERSHED AREA.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

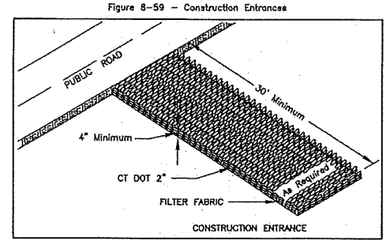
Rachel Dearborn 5/29/25 LS. 70295

RACHEL L. DEARBORN, LICENSED LAND SURVEYOR — DATE — LICENSE NO.



TOPSOIL STOCKPILE DETAIL (N.T.S.)

Figure 8-59 — Construction Entrances



CONSTRUCTION ENTRANCE

RECEIVED
JUN - 2 2025
TOWN OF ELLINGTON
PLANNING DEPARTMENT

REVISIONS
5/27/25 PER COMMENTS
5/29/25 SEWER DETAILS

IMPROVEMENT LOCATION SURVEY PREPARED FOR JOHN LUGINBUHL 70 SOUTH ROAD ELLINGTON, CONNECTICUT

LANDMARK SURVEYS, LLC
62 LOWER BUTCHER RD ~ 860-875-8204
ELLINGTON, CONNECTICUT

DRAWN BY	SCALE	DATE	JOB NO.
M.O.H.	1"=20'	5/12/2025	202505-3

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187
ELLINGTON, CONNECTICUT 06029-0187
www.ellington-ct.gov

TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
MONDAY, APRIL 21, 2025, 7:00 P.M.

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET
REMOTE ATTENDANCE: ZOOM MEETING
(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Jean Burns, Vice Chairman Katherine Heminway, Regular members Landon Barlow (arrived 7:07pm), Jon Kaczmarek (via Zoom) and Alternate Subhra Roy

ABSENT: Regular members Ken Braga, Steve Hoffman, and Houcine Baouche

STAFF PRESENT: John Colonese, Assistant Town Planner/Wetland Enforcement Officer and Barbra Galovich, Recording Clerk

I. CALL TO ORDER: Chairman Jean Burns called the Ellington Inland Wetlands Agency meeting to order at 7:02 pm.

II. PUBLIC COMMENTS (on non-agenda items): **None**

III. PUBLIC HEARINGS: None

IV. OLD BUSINESS: None

V. NEW BUSINESS:

1. IW202419 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for modification to a permit to conduct regulated activity to construct a driveway crossing, parking lot, wetlands mitigation area, stormwater basin, and associated site improvements for a retail store on property to be subdivided on the west side of West Road across the street from 175 West Road. Property identified as Assessor Parcel Number 046-003-0002.

   Justin Packard, Hallisey, Pearson & Cassidy Engineering Associates, Inc., 630 Main Street, Cromwell, CT, was present to represent the application. Justin stated the site is 20.98 acres and is currently used for agricultural purposes. Justin showed the wetland areas and explained the stormwater runoff from the plaza on the other side of West Road runs through a culvert under Route 83 then travels through the middle of the parcel which is a manmade drainage swale but regulated as a narrow wetland and intermittent watercourse. Justin showed where the proposed driveway crossing would be located for the retail building.

   Justin Packard stated the applicant is seeking a modification to the previously approved wetlands permit to address comments from the State of Connecticut Department of Transportation that resulted from their review of the site plan for an encroachment permit. The applicant obtained a wetland permit as the proposed driveway crosses an existing drainage ditch to conform to the

Zoning Regulations Access Management Plan for Route 83. To cross the drainage ditch, two 36" RCP culverts were proposed to be installed that would drain a newly created wetlands mitigation area on the upstream side of the culverts, just to the west of West Road (CT Route 83). These activities (site grading, construction of the proposed parking lot/drive aisles, and construction of the stormwater basin/stormwater swale) would result in impacts to the upland review area and wetlands. However, the CT Department of Transportation objected to the location of the wetland mitigation area and requests that the applicant extend the two existing drainage pipes so that they include the drainage ditch next to West Road and the new driveway. The extended culvert would drain into a rip rap scour hole, allowing the water to pool in the vicinity of a wetland mitigation area proposed to be created on the downstream side within the upland review area, southwest of the proposed building. The increased activity within the upland review area is due to the relocation of the mitigation area, as well as its construction. The existing drainage ditch along the westerly edge of West Road would be filled in to match the grade of the proposed driveway.

Justin Packard noted the proposed changes will result in the upland review area increase from 34,303 sq. ft. to 40,891 sq. ft. (an increase of 6,588 sq. ft.). These changes will result in the permanent upland review area activity would be 13,913 sq. ft. This includes the proposed impervious area of the parking lot and drive aisles. The remaining area of 26,978 sq. ft. would be temporarily impacted as it will be lawn space or wetlands mitigation area post construction.

John Colonese read the email from Dana Steele, Town Engineer, received on Monday, April 21, 2025, as follows, "I've reviewed the revised plans dated 3/16/25 and recommend the following conditions of approval:

1. Prior to construction of the stormwater basin and swale, the engineer shall verify the soil conditions to confirm infiltration classification and proper separation from seasonal high water table.
2. Provide erosion control blankets on the 2:1 slopes above the stormwater basin.
3. Provide a pathway for maintenance equipment to access the stormwater basin, forebay and outlet structure.

I believe item 3 can be accomplished with minor regrading without further encroachment into regulated areas." No one from the public spoke regarding the application.

MOVE (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS IW202419 – Abdulsalam Alsaleh and Zak Smith, owner/ Calito Development Group, LLC, applicant, request for modification to a permit to conduct regulated activity to construct a driveway crossing, parking lot, wetlands mitigation area, stormwater basin, and associated site improvements for a retail store on property to be subdivided on the west side of West Road across the street from 175 West Road. Property identified as Assessor Parcel Number 046-003-0002.

Condition(s) of approval:
1) Conditions of November 18, 2024, permit approval shall remain.
2) Shall comply with Town Engineer's comments dated April 21, 2025.

2. Request for positive referral to the Planning & Zoning Commission on a resubdivision to create one new 2.37+/- acre lot (S202502) pursuant to Conn. Gen. Stat. 8-26(e) at 20 Punkin Drive, APN 120-026-0004.

John Colonese noted the proposed activity is outside of the 100-foot wetland upland review area on the parcel.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO MAKE A POSITIVE REFERRAL to the Planning & Zoning Commission on a resubdivision to create one

new 2.37+/- acre lot (S202502) pursuant to Conn. Gen. Stat. 8-26(e) at 20 Punkin Drive, APN 120-026-0004.

3. IW202503 – Town of Ellington, owner/applicant, notification of permitted and nonregulated uses to repair the parking area and the road accessing the State Forest at 79 Kibbe Road, APN 142-002-0000.

   Tom Modzelewski, Director of Ellington Public Works, was present to represent the project. Tom explained the Town of Ellington recently purchased 79 Kibbe Road and would like to improve the accessibility and condition of the abandoned state forest road at the north end of Kibbe Road. The improvements would allow individuals to walk through the property and continue to the State Forest. Tom stated the prior owner hired a company to harvest the property for quality logs and in doing so the contractor left logs within the abandoned roadway. After years of no maintenance, the old roadbed washed out and became rutted. Tom noted the goal is to establish a safe passable roadway within the area of the previous road. The Public Works Department plans on installing a gravel parking area to safely park and enjoy the area.

   Commissioner Barlow requested that roadway material to be used within 30 feet of the stream be clean material. After a brief discussion, it was determined that if any culvert repairs need to be completed, the Public Works Department can coordinate review with the Wetlands Agent.

   MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ACCEPT IW202503 – Town of Ellington, owner/applicant, notification of permitted and nonregulated uses to repair the parking area and the road accessing the State Forest at 79 Kibbe Road, APN 142-002-0000.

   Condition(s) of acceptance:
   1. Shall attempt to use virgin material when repairing the road and creating the parking area and always use virgin material within 30 feet of the brook/watercourse.
   2. Shall use erosion and sediment control measures such as rip rap stone, grading and seeding when repairing the road to minimize future roadway erosion.
   3. Shall contact the Wetlands Agent to review culvert replacements as needed.

4. Request to delegate authority to the Wetlands Agent – Permit to conduct regulated activity for excavation and grading associated with an earth excavation operation at 90 Sadds Mill Road, APN 079-002-0000.

   John Colonese explained this is an existing earth excavation operation that received wetlands permit approval in 2015 for grading and drainage improvements within the upland review area. The permit was extended in 2020 to 2025. The drainage improvements associated with the operation have been installed and stabilized however there is an existing soil pile approximately 75 feet from the wetlands as shown on the ‘Asbuilt Survey’. The Town Engineer recently inspected the operation and found the progress consistent with the as-built update.

   MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO DELEGATE AUTHORITY TO THE WETLANDS AGENT – Request for permit to conduct regulated activity for excavation and grading associated with an earth excavation operation at 90 Sadds Mill Road, APN 079-002-0000.

VI. ADMINISTRATIVE BUSINESS:

1. Approval of March 17, 2024, Regular Meeting Minutes.

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO APPROVE MARCH 17, 2025, REGULAR MEETING MINUTES AS WRITTEN.

2. Election of Officers

   a. Chairman Position

      MOVED (HEMINWAY) TO NOMINATE COMMISSIONER (BURNS) FOR CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

      COMMISSIONER (BURNS) ACCEPTED THE NOMINATION. HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

      MOVED (HEMINWAY) SECONDED (BARLOW) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (BURNS) FOR CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

   b. Vice-Chairman Position

      MOVED (BARLOW) TO NOMINATE COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

      COMMISSIONER (HEMINWAY) ACCEPTED THE NOMINATIONS, HEARING NO FURTHER NOMINATIONS, NOMINATIONS WERE CLOSED.

      MOVED (BARLOW) SECONDED (ROY) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER (HEMINWAY) FOR VICE-CHAIRMAN OF THE INLAND WETLAND AGENCY FOR THE YEAR OF 2025.

3. Correspondence/Discussion:

VII. ADJOURNMENT:

MOVED (HEMINWAY) SECONDED (ROY) AND PASSED UNANIMOUSLY TO ADJOURN THE APRIL 21, 2025, REGULAR MEETING OF THE INLAND WETLANDS AGENCY AT 7:43 PM.

Respectfully submitted,

_____

Barbra Galovich, Recording Clerk

Hello John,

I work for the Connecticut River Conservancy, and in partnership with the Scantic River Watershed Association, Save the Sound, and University of Saint Joseph - we are embarking on creating a Watershed Based Plan for the Scantic River. As you may know, the Scantic River has long had issues with impaired water quality - so we are eager to conduct this plan, identify pollutant source areas, and offer recommendations for restoration to improve water quality.

This process includes water quality monitoring, volunteer stream walks, and public meetings to get feedback. We are also assembling a steering committee that includes representatives from all municipalities in the watershed.

We are still awaiting project approval from CT DEEP and the EPA - but when the project officially starts in a few months, we will ask committee members to attend bimonthly virtual meetings to discuss the plan, review upcoming volunteer and public opportunities, and offer feedback on plan language.

I wanted to see if you or others in the Inland Wetlands Agency would be willing to serve on the steering committee. We would also welcome support in getting the word out about volunteer opportunities and our public meetings.

Let me know if you're interested or if you have any questions.

All best,
Rhea

Rhea Drozdenko

She/Her/Hers
River Steward, CT
Connecticut River Conservancy
27 Washington St, Middletown, CT 06457
860-929-8021 | www.ctriver.org

Clean Water. Healthy Habitats. Resilient Communities.