

LOCAL UTILITY PROVIDERS

1. SOUTHTON WATER DEPT.
WEST QUEEN STREET, P.O. BOX 111
SOUTHTON, CT. 06489-0111
(860) 628-5593
(860) 621-0491
2. SOUTHTON/PLAINVILLE HEALTH DEPT.
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHTON, CT 06489
(860) 276-6275
(860) 276-6277
3. EVERSOURCE ELECTRIC
(203) 352-5412
4. EVERSOURCE GAS
(203) 596-3071
5. SOUTHERN NEW ENGLAND TELEPHONE
(860) 725-1010
(860) 549-1100
6. SOUTHTON FIRE DEPARTMENT
310 NORTH MAIN STREET
SOUTHTON, CT 06489
(860) 621-3202
(860) 628-4049
7. SOUTHTON HIGHWAY DEPT.
DELLABITA DRIVE
SOUTHTON, CT. 06489
(860) 276-9430
(860) 276-9101
8. TOWN ENGINEER
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHTON, CT 06489
PHONE: (860) 276-6231
FAX: (860) 628-8669
9. TOWN PLANNER
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHTON, CT 06489
PHONE: (860) 276-6248
FAX: (860) 628-8669
10. TOWN BUILDING DEPARTMENT
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHTON, CT 06489
PHONE: (860) 276-6242
FAX: (860) 628-8669
11. TOWN SEWER DEPARTMENT
JOHN WEICHSEL MUNICIPAL CENTER
196 N. MAIN STREET
SOUTHTON, CT 06489
PHONE: (860) 276-6233
FAX: (860) 628-8669
12. POLICE DEPARTMENT
69 LAZY LANE
SOUTHTON, CT 06489
PHONE: (860) 621-0103

STATE INFORMATION

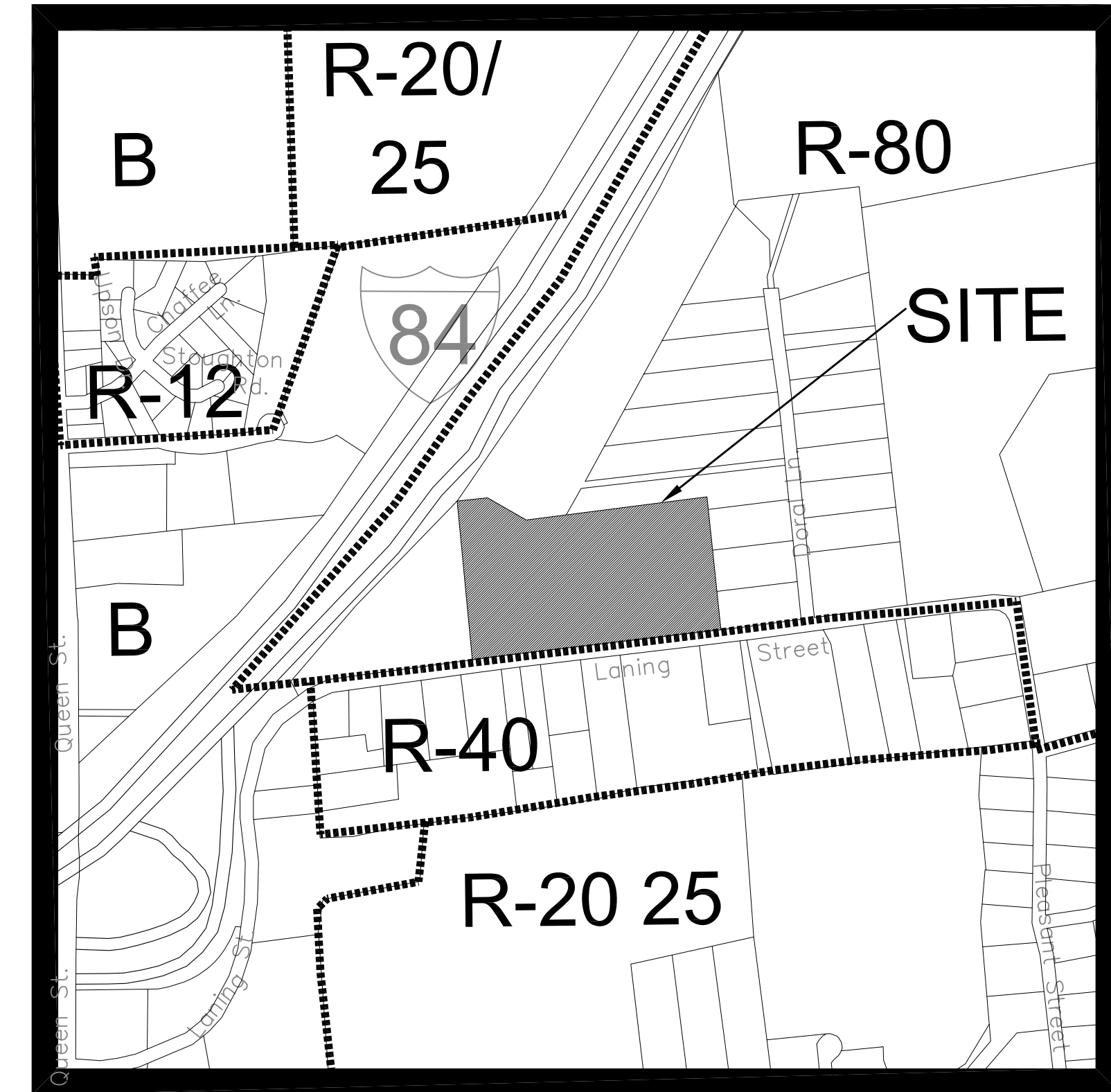
1. CONNECTICUT HIGHWAY DEPT.
OFFICE OF SPECIAL SERVICES & PERMITS
1107 CROMWELL AVENUE
ROCKY HILL, CT 06067
(860) 258-4541
2. STATE D.E.P.
79 ELM STREET
HARTFORD, CT 06106
(860) 424-3245

MISCELLANEOUS

1. CALL BEFORE YOU DIG
(800) 922-4455

LANING OAKS

AN AGE RESTRICTED 8-30g AFFORDABLE HOUSING APPLICATION FOR FRANK & MARY FRAGOLA



KEYMAP: SCALE: 1"=500'

| LIST OF DRAWINGS | | |
|------------------|---|------------------------|
| C-1 | COVER SHEET | AS NOTED |
| E-1 | EXISTING CONDITIONS PLAN | 40' SCALE |
| S-1 | SITE LAYOUT PLAN | 40' SCALE |
| S-2 | SITE LANDSCAPING PLAN | 40' SCALE |
| S-3 | SITE GRADING PLAN | 40' SCALE |
| S-4 | SITE EROSION CONTROL PLAN | 40' SCALE |
| P-1 | PLAN & PROFILE LANING CREST DRIVE | V:4' SCALE/H:40' SCALE |
| P-2 | PLAN & PROFILE FOR SITE DRIVE INTERSECTION SIGHT DISTANCE | V:4' SCALE/H:40' SCALE |
| D-1 | SITE DETAILS | N.T.S. |
| D-2 | EROSION DETAILS | N.T.S. |
| D-3 | STORMWATER BASIN DETAIL SHEET | 20' SCALE |
| D-4 | WATER DETAILS | N.T.S. |
| D-5 | INTERSECTION GRADING PLANS | 10' SCALE |
| TP-1 | SOIL TEST PITS & SEPTIC DESIGN SHEET | N.T.S. |

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.
1755 MERIDEN-WATERBURY RD.
P.O. BOX 337
MILLDALE, CT 06467
TEL. (860) 621-3638
FAX (860) 621-9609
EMAIL: info@kratzerjones.com
www.kratzerjones.com

kratzer, jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS
BUILDING ENGINEERS

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

| | |
|---------------------------------|--------|
| REVISION-7: | |
| REVISION-6: | |
| REVISION-5: | |
| REVISION-4: | |
| REVISION-3: | |
| REVISION-2: | |
| REVISION-1: 3/25/21 - REVISIONS | |
| PROJECT: 215-701-FRAGOLA-LANING | |
| DB: KT | SR: AO |
| DR: AO | |

SEAL:

James N. Sokorich
CT P.E. & L.S. #1302

kratzer, jones & associates, inc.
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FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

COVER SHEET

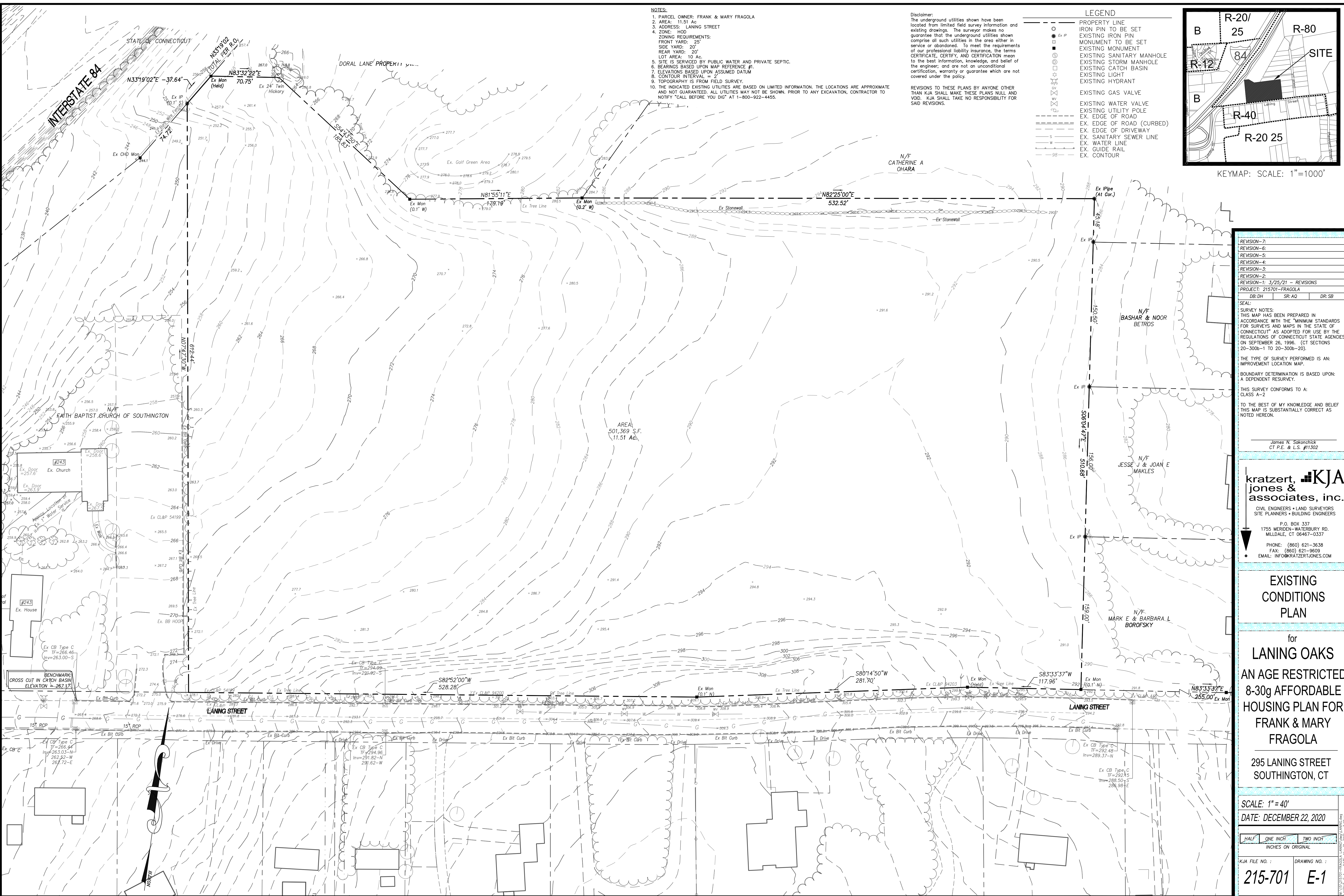
for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY
FRAGOLA
295 LANING STREET
SOUTHTON, CT

SCALE: 1" = AS NOTED
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: **215-701**
DRAWING NO.: **C-1**

DATE PLOTTED: 12/22/2020 10:58 AM

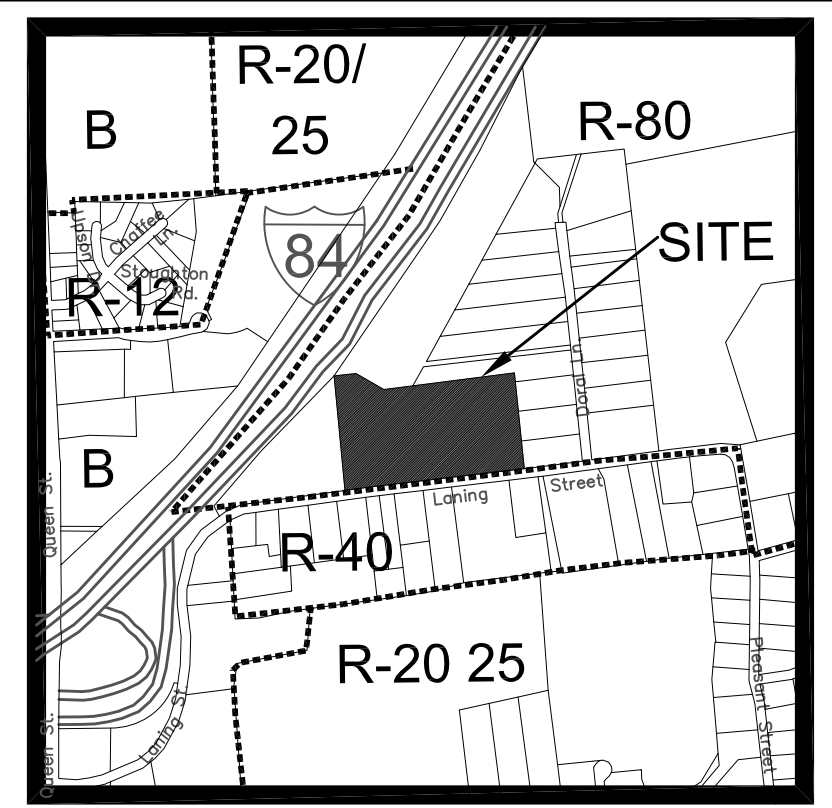


NOTES:
 1. PARCEL OWNER: FRANK & MARY FRAGOLA
 2. AREA: 11.51 AC
 3. ADDRESS: LANING STREET
 4. ZONE: HOA
 ZONING REQUIREMENTS:
 FRONT YARD: 25'
 SIDE YARD: 20'
 REAR YARD: 20'
 LOT AREA: 10 AC
 5. SITE IS SERVICED BY PUBLIC WATER AND PRIVATE SEPTIC.
 6. BEARINGS BASED UPON MAP REFERENCE #1.
 7. ELEVATIONS BASED UPON ASSUMED DATUM
 8. CONTOUR INTERVAL = 2'
 9. TOPOGRAPHY IS FROM FIELD SURVEY
 10. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.

Disclaimer:
 The underground utilities shown have been located from limited field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer, and are not an unconditional certification, warranty or guarantee which are not covered under the policy.
 REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

LEGEND

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| --- | PROPERTY LINE |
| ○ | IRON PIN TO BE SET |
| ● | EXISTING IRON PIN |
| — | MONUMENT TO BE SET |
| — | EXISTING MONUMENT |
| — | EXISTING SANITARY MANHOLE |
| — | EXISTING STORM MANHOLE |
| — | EXISTING CATCH BASIN |
| — | EXISTING LIGHT |
| — | EXISTING HYDRANT |
| — | EXISTING GAS VALVE |
| — | EXISTING WATER VALVE |
| — | EXISTING UTILITY POLE |
| — | EDGE OF ROAD |
| — | EDGE OF ROAD (CURBED) |
| — | EX. EDGE OF DRIVEWAY |
| — | EX. SANITARY SEWER LINE |
| — | EX. WATER LINE |
| — | EX. GUIDE RAIL |
| — | EX. CONTOUR |



REVISION-7:
 REVISION-6:
 REVISION-5:
 REVISION-4:
 REVISION-3:
 REVISION-2:
 REVISION-1: 3/25/21 - REVISIONS
 PROJECT: 215701-FRAGOLA
 DB:DH SR:AQ DR:SB

SEAL:
 SURVEY NOTES:
 THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES ON SEPTEMBER 26, 1996. (CT SECTIONS 20-300b-1 TO 20-300b-20).
 THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.
 BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.
 THIS SURVEY CONFORMS TO: CLASS A-2
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick
 CT P.E. & L.S. #11302
KJA
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 SITE PLANNERS • BUILDING ENGINEERS
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 MIDDLETOWN, CT 06467-0337
 PHONE: (860) 621-3638
 FAX: (860) 621-9609
 EMAIL: INFO@KRATZERTJONES.COM

EXISTING CONDITIONS PLAN

for
LANING OAKS
 AN AGE RESTRICTED
 8-30g AFFORDABLE
 HOUSING PLAN FOR
 FRANK & MARY
 FRAGOLA

295 LANING STREET
 SOUTHTONING, CT

SCALE: 1" = 40'
 DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.: 215-701
 DRAWING NO.: E-1

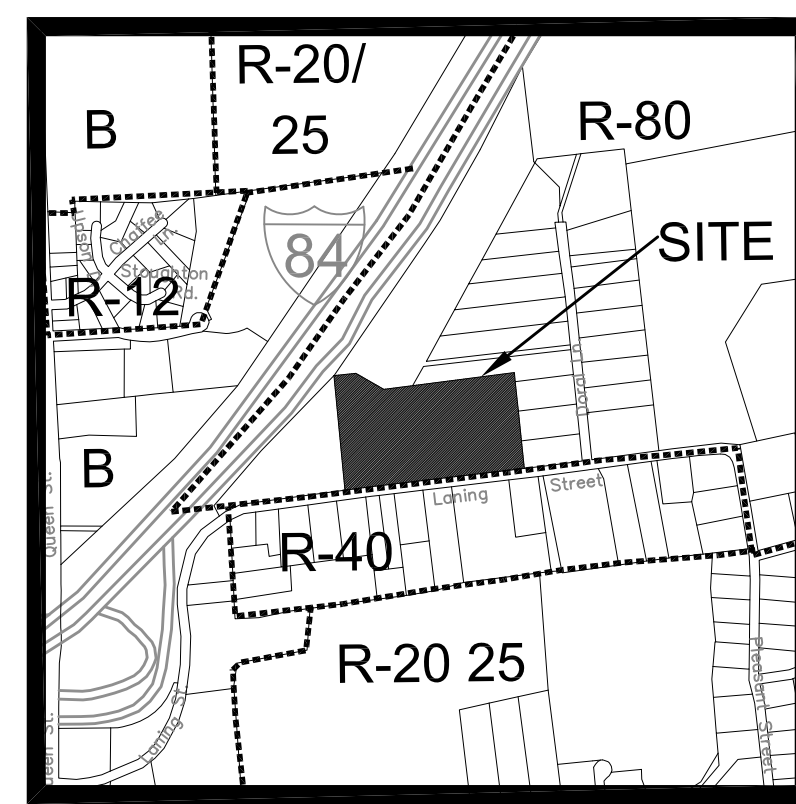
INTERSTATE 84

STATE OF CONNECTICUT

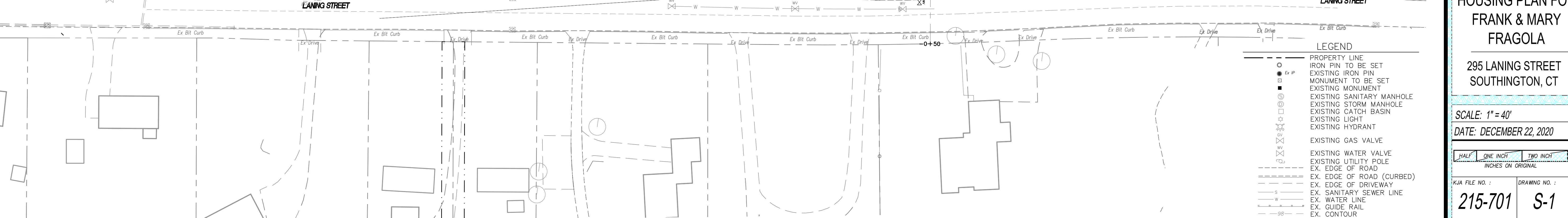
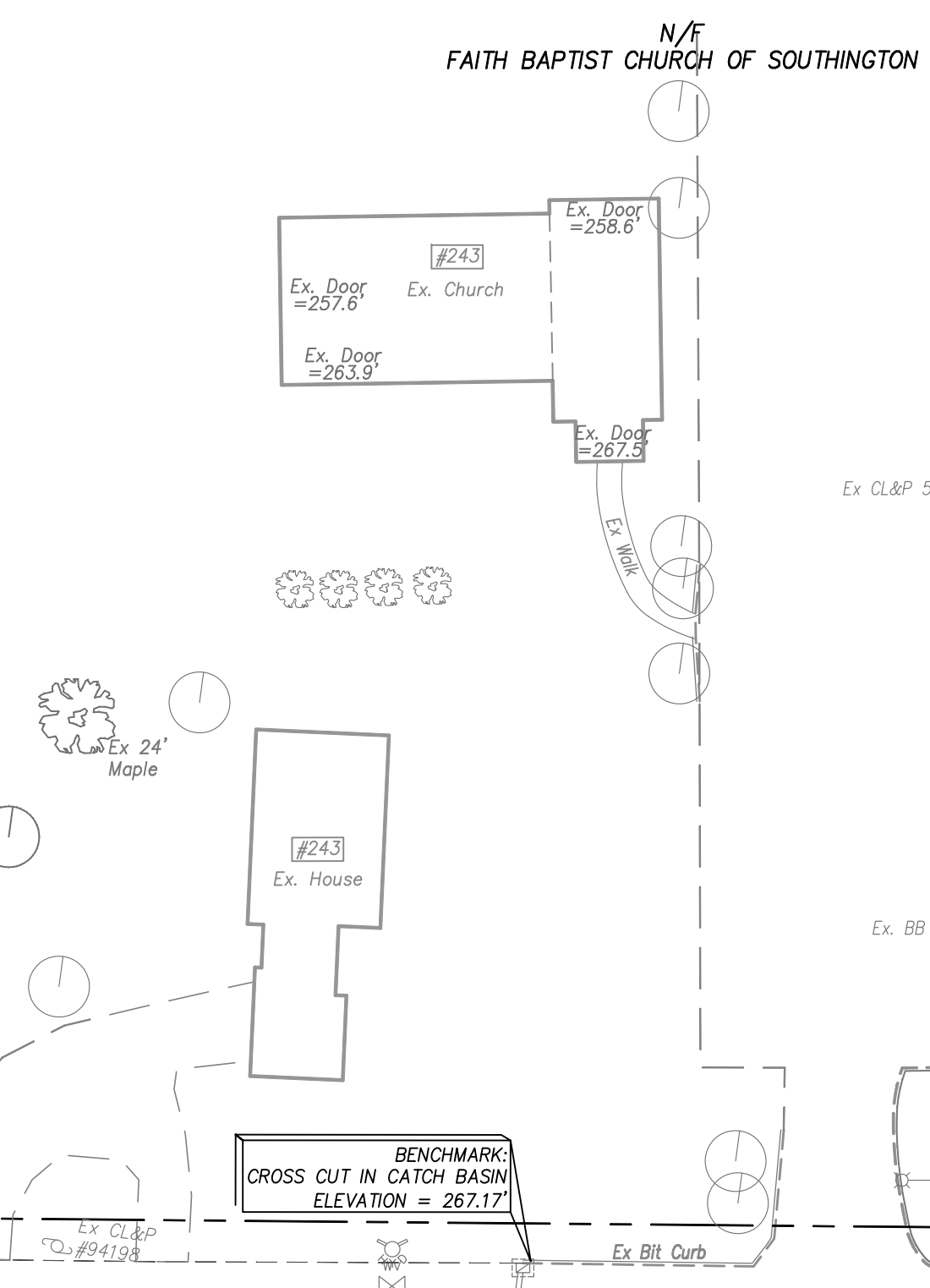
| ZONING TABLE | | |
|------------------------------------|----------|-------------|
| ZONE: HOD | REQUIRED | PROVIDED |
| MIN. PROJECT AREA | 10 ACRES | 11.51 ACRES |
| MAX. UNITS PER ACRE | 4 | 2.6 |
| MAX. BUILDING HEIGHT | 32 FT | 20 FT |
| MAX. IMPERVIOUS COVERAGE | 50% | 16.2% |
| MIN. FRONT SETBACK | 25 FT | 91 FT |
| MIN. SIDE AND REAR YARD OF PROJECT | 20 FT | 44 FT |
| MIN. SETBACK FROM INTERIOR DRIVE | 20 FT | >22 FT |
| MIN. BUILDING SEPARATION | 15 FT | 20-30 FT |

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- NOTES:
1. PARCEL OWNER: FRANK & MARY FRAGOLA
 2. AREA: ± 11.51 Ac TOTAL
 3. ADDRESS: #295 LANING STREET
 4. ZONE: SEE ZONING TABLE
 5. SITE TO BE SERVICED BY PRIVATE SEPTIC AND PUBLIC WATER.
 6. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
 7. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 8. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLANDS NOT A PART OF THIS PLAN SHALL REQUIRE A SEPARATE INLAND WETLAND PERMIT.
 9. GROUNDWATER ZONE = GB/GAA & GAG
 10. ROOF LEADERS TO CONNECT TO UNDERGROUND STORAGE (AS SHOWN). ALL ROOF DRAINAGE TO SPLASH BLOCKS IF NOT SHOWN TO UNDERGROUND STORAGE.
 11. THE COMMISSION OR ITS DESIGNATED AGENT SHALL REQUIRE THE INSTALLATION OF TRAFFIC CONTROL DEVICES, INCLUDING STOP SIGNS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE. THE TRAFFIC CONTROL DEVICE MUST BE APPROVED BY THE SOUTHTONING POLICE DEPARTMENT.
 12. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 13. UNDERGROUND PETROLEUM OR HAZARDOUS SUBSTANCE TANKS ARE PROHIBITED.
 14. PURPOSE IS FOR MULTI-FAMILY DEVELOPMENT.
 15. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS.
 16. PRESERVE AS MANY TREES AS POSSIBLE.
 17. DRIVEWAY GRADES NOT TO EXCEED 15%.
 18. TOWN STAFF REQUIRES EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
 19. STREET TREE REQUIRED. SEE LANDSCAPE CHART PER TOWN OF SOUTHTONING REGULATIONS.
 20. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
 21. ANY DAMAGE TO CURBING OR WALKS TO BE REBUILT TO TOWN SPECIFICATIONS.



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| REVISION-7: |
| REVISION-6: |
| REVISION-5: |
| REVISION-4: |
| REVISION-3: |
| REVISION-2: |
| REVISION-1: 3/25/21 - REVISIONS |
| PROJECT: 215701-FRAGOLA |
| DB:DH SR:AQ DR:SB |
| SEAL: |

James N. Sakonchick
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SITE LAYOUT PLAN

for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY FRAGOLA

295 LANING STREET
SOUTHTONING, CT

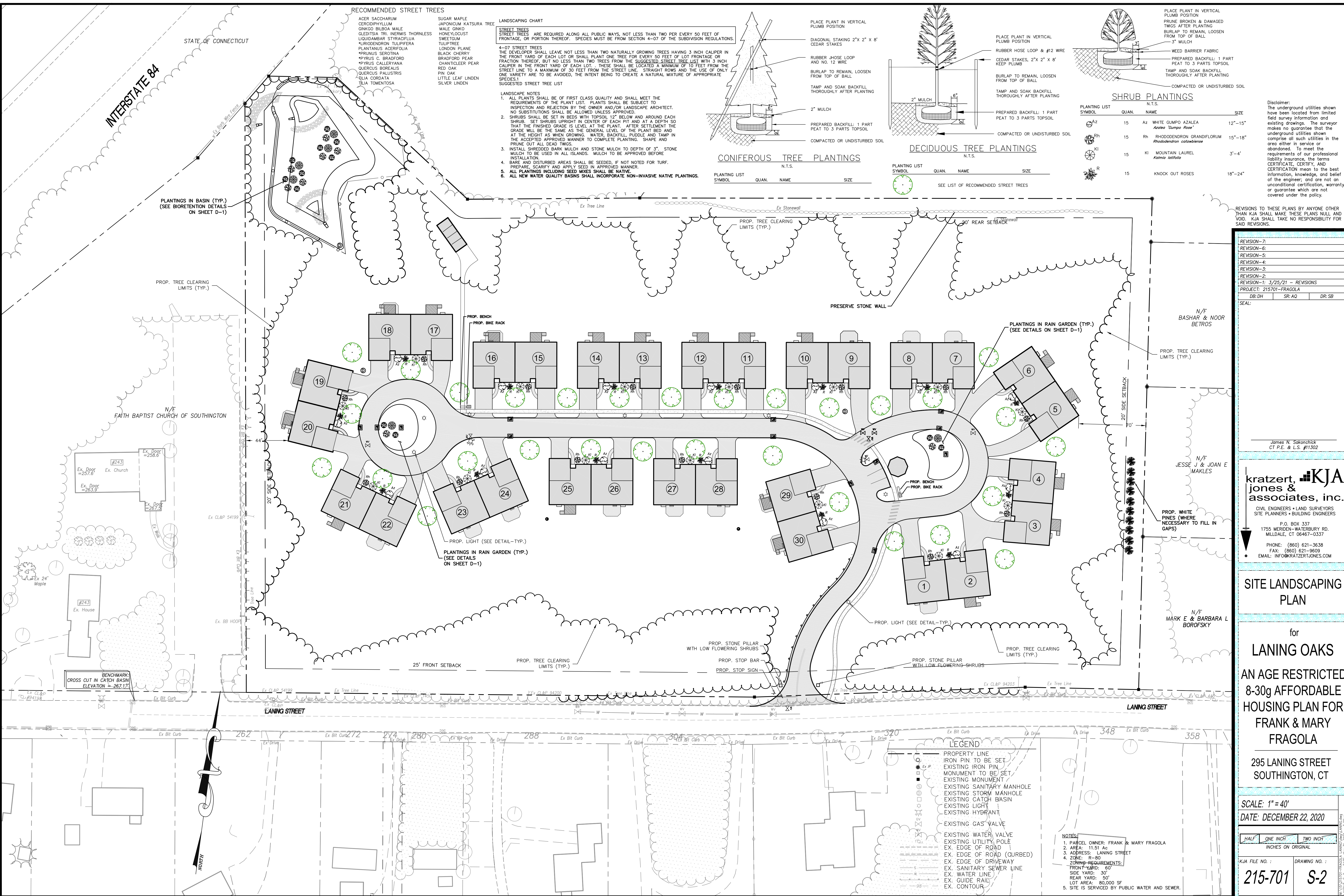
SCALE: 1" = 40'
DATE: DECEMBER 22, 2020

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| HALF | ONE INCH | TWO INCH |
| INCHES ON ORIGINAL | | |

KJA FILE NO.: **215-701**
DRAWING NO.: **S-1**

LEGEND

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| --- | PROPERTY LINE |
| ○ | IRON PIN TO BE SET |
| ● | EXISTING IRON PIN |
| ■ | MONUMENT TO BE SET |
| □ | EXISTING MONUMENT |
| ○ | EXISTING SANITARY MANHOLE |
| ○ | EXISTING STORM MANHOLE |
| ○ | EXISTING CATCH BASIN |
| ○ | EXISTING LIGHT |
| ○ | EXISTING HYDRANT |
| ○ | EXISTING GAS VALVE |
| ○ | EXISTING WATER VALVE |
| ○ | EXISTING UTILITY POLE |
| --- | EX. EDGE OF ROAD |
| --- | EX. EDGE OF ROAD (CURBED) |
| --- | EX. EDGE OF DRIVEWAY |
| --- | EX. SANITARY SEWER LINE |
| --- | EX. WATER LINE |
| --- | EX. GUIDE RAIL |
| --- | EX. CONTOUR |



RECOMMENDED STREET TREES

- ACER SACCHARUM**
CERDOPHYLLUM
GINKGO BILOBA MALE
OLEDTISIA TRI INERMIS THORNLESS
LIQUIDAMBAR STYRACIFLUA
FRAXINUS VIRGINIANA
PLATANUS ACERIFOLIA
***PRUNUS SEROTINA**
***PYRUS C. BRADFORD**
***PYRUS CALLERYANA**
QUERCUS BOREALIS
QUERCUS PALUSTRIS
TILIA CORDATA
TILIA TOMENTOSA
- SUGAR MAPLE**
JAPONICUM KATSURA TREE
MALE GINKO
HONEYLOCUST
SWEETGUM
TULIPTREE
LONDON PLANE
BLACK CHERRY
BRADFORD PEAR
CHANTICLEER PEAR
RED OAK
PIN OAK
LITTLE LEAF LINDEN
SILVER LINDEN

LANDSCAPING CHART

STREET TREES
 STREET TREES ARE REQUIRED ALONG ALL PUBLIC WAYS, NOT LESS THAN TWO PER EVERY 50 FEET OF FRONTAGE, OR PORTION THEREOF. SPECIES MUST BE FROM SECTION 4-07 OF THE SUBDIVISION REGULATIONS.

4-07 STREET TREES
 THE DEVELOPER SHALL LEAVE NOT LESS THAN TWO NATURALLY GROWING TREES HAVING 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT OR SHALL PLANT ONE TREE FOR EVERY 50 FEET OF LOT FRONTAGE OR FRACTION THEREOF, BUT NO LESS THAN TWO TREES FROM THE SUGGESTED STREET TREE LIST WITH 3 INCH CALIPER IN THE FRONT YARD OF EACH LOT. THESE SHALL BE LOCATED A MINIMUM OF 10 FEET FROM THE STREET LINE TO A MAXIMUM OF 30 FEET FROM THE STREET LINE. STRAIGHT ROWS AND THE USE OF ONLY ONE VARIETY ARE TO BE AVOIDED, THE INTENT BEING TO CREATE A NATURAL MIXTURE OF APPROPRIATE SPECIES.

SUGGESTED STREET TREE LIST

LANDSCAPE NOTES

- ALL PLANTS SHALL BE OF FIRST CLASS QUALITY AND SHALL MEET THE REQUIREMENTS OF THE PLANT LIST. PLANTS SHALL BE SUBJECT TO INSPECTION AND REJECTION BY THE OWNER AND/OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS APPROVED.
- SHRUBS SHALL BE SET IN BEDS WITH TOPSOIL 12" BELOW AND AROUND EACH SHRUB. SET SHRUBS UPRIGHT IN CENTER OF EACH PIT AND AT A DEPTH SO THAT THE FINISHED GRADE IS LEVEL AT THE PLANT. AFTER SETTLEMENT THE GRADE WILL BE THE SAME AS THE GENERAL LEVEL OF THE PLANT BED AND AT THE HEIGHT AS WHEN GROWING. WATER, BACKFILL, PUDDLE AND TAMP IN THE ACCEPTED APPROVED MANNER TO COMPLETE PLANTING. SHAPE AND PRUNE OUT ALL DEAD TWIGS.
- INSTALL SHREDDED BARK MULCH AND STONE MULCH TO DEPTH OF 3". STONE MULCH TO BE USED IN ALL ISLANDS. MULCH TO BE APPROVED BEFORE INSTALLATION.
- BARE AND DISTURBED AREAS SHALL BE SEED, IF NOT NOTED FOR TURF. PREPARE, SCARIFY AND APPLY SEED IN APPROVED MANNER.
- ALL PLANTINGS INCLUDING SEED MIXES SHALL BE NATIVE.
- ALL NEW WATER QUALITY BASINS SHALL INCORPORATE NON-INVASIVE NATIVE PLANTINGS.

CONIFEROUS TREE PLANTINGS

| PLANTING LIST SYMBOL | QUAN. | NAME | SIZE |
|----------------------|-------|------|------|
| N.T.S. | | | |

DECIDUOUS TREE PLANTINGS

| PLANTING LIST SYMBOL | QUAN. | NAME | SIZE |
|----------------------|-------|------|------|
| N.T.S. | | | |

SHRUB PLANTINGS

| PLANTING LIST SYMBOL | QUAN. | NAME | SIZE |
|----------------------|-------|---|---------|
| Az | 15 | Az WHITE GUMPO AZALEA <i>Azalea 'Gumpo Rose'</i> | 12"-15" |
| Rh | 15 | Rh RHODODENDRON GRANDIFLORUM <i>Rhododendron catawbiense</i> | 15"-18" |
| Kl | 15 | Kl MOUNTAIN LAUREL <i>Kalmia latifolia</i> | 3'-4' |
| R | 15 | R KNOCK OUT ROSES | 18"-24" |

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| REVISION-3: | | |
| REVISION-2: | | |
| REVISION-1: | 3/25/21 - REVISIONS | |
| PROJECT: | 215701-FRAGOLA | |
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SITE LANDSCAPING PLAN

for
LANING OAKS
 AN AGE RESTRICTED
 8-30g AFFORDABLE
 HOUSING PLAN FOR
 FRANK & MARY
 FRAGOLA

295 LANING STREET
 SOUTHTONING, CT

SCALE: 1" = 40'
 DATE: DECEMBER 22, 2020

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| HALF | ONE INCH | TWO INCH |
| INCHES ON ORIGINAL | | |

KJA FILE NO.:
215-701

DRAWING NO.:
S-2

LEGEND

- PROPERTY LINE
- IRON PIN TO BE SET
- EXISTING IRON PIN
- MONUMENT TO BE SET
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT
- EXISTING HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EX. EDGE OF ROAD
- EX. EDGE OF ROAD (CURBED)
- EX. EDGE OF DRIVEWAY
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. GUIDE RAIL
- EX. CONTOUR

NOTES

- PARCEL OWNER: FRANK & MARY FRAGOLA
 - AREA: 11.51 Ac
 - ADDRESS: LANING STREET
 - ZONE: R-80
- ZONING REQUIREMENTS:**
 FRONT YARD: 60'
 SIDE YARD: 30'
 REAR YARD: 50'
 LOT AREA: 80,000 SF
 5. SITE IS SERVICED BY PUBLIC WATER AND SEWER.

STATE OF CONNECTICUT

N/F DORAL LANE PROPERTY OWNERS

N/F CATHERINE A OHARA

N/F BASHAR & NOOR BETROS

N/F JESSE & JOAN E MAKLES

N/F MARK E & BARBARA L BOROFKY

SYMBOLS LEGEND

- PROP. ROOF LEADER TO UNDERGROUND STORAGE SYSTEM (TYP.)
- PROP. FOOTING DRAIN TO DISCHARGE TO DRAINAGE SYSTEM BY SUMP PUMP

CONSTRUCTION SEQUENCE

1. AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
2. LIMITS OF CLEARING SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
3. ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
4. CALL BEFORE YOU DIG 1-800-922-4455.
5. CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. DEVELOP CONSTRUCTION ENTRANCE.
6. STRIP AND STOCKPILE TOPSOIL FROM ROADWAY AREA. ANCHOR WITH STRAW MULCH AND AND SILT FENCE. IF STOCKPILES ARE TO BE LEFT IN PLACE FOR MORE THAN 30 DAYS, THEN THEY SHOULD BE SEED WITH ANNUAL RYE GRASS AT A RATE OF 40 LBS/ACRE.
7. ROUGH GRADE ROAD RIGHT OF WAY PURSUANT TO THE APPROVED PLAN.
8. CONSTRUCT SITE UTILITIES. PROTECT CATCH BASINS WITH STRAW WATTLES OR STRAW BALES, AND FILTER FABRIC ON GRATES TO TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
9. PLACE AND GRADE BANKS; PROVIDE SLOPE STABILIZATION AT 3:1 BANKS AND GREATER.
10. FINISH GRADE ROADWAY AND PLACE GRAVEL BASE FOR FINISH COURSE OF PAVING.
11. PAVED APRONS TO BE CONSTRUCTED TO THE RIGHT OF WAY LINE AT ALL PROPOSED CURB CUTS.
12. ROUGH GRADE AREA BETWEEN CURB AND RIGHT OF WAY LINE.
13. PLACE FINISH COURSE OF PAVING.
14. FINISH GRADE RIGHT OF WAY. SPREAD TOPSOIL (4" MIN.) AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.

| SUGGESTED SEED MIXTURE | LBS/AC | LBS/1000 SF |
|------------------------|--------|-------------|
| KENTUCKY BLUEGRASS | 20 | 0.45 |
| CREeping RED FESCUE | 20 | 0.45 |
| PERENNIAL RYE GRASS | 5 | 0.10 |
| | 45 | 1.00 |

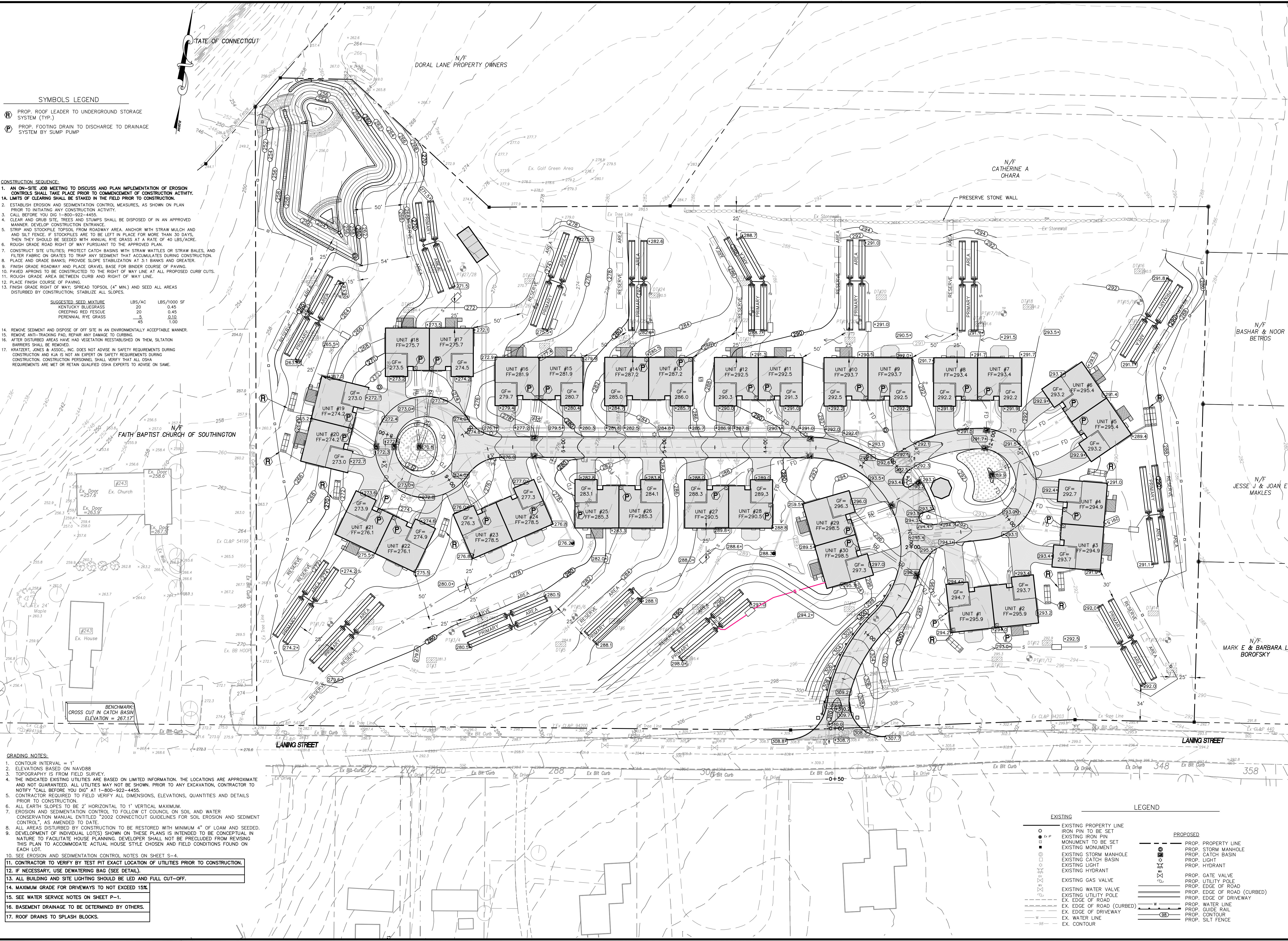
14. REMOVE SEDIMENT AND DISPOSE OF OFF SITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
15. REMOVE ANTI-TRACKING PAD, REPAIRING CURBING TO ORIGINAL CONDITION.
16. AFTER DISTURBED AREAS HAVE BEEN VEGETATION REESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.
17. KRATZERT, JONES & ASSOC., INC. DOES NOT ADVISE IN SAFETY REQUIREMENTS DURING CONSTRUCTION AND KJA IS NOT AN EXPERT ON SAFETY REQUIREMENTS DURING CONSTRUCTION. CONSTRUCTION PERSONNEL SHALL VERIFY THAT ALL OSHA REQUIREMENTS ARE MET OR RETAIN QUALIFIED OSHA EXPERTS TO ADVISE ON SAME.

FAITH BAPTIST CHURCH OF SOUTHTONING

BENCHMARK CROSS CUT IN CATCH BASIN ELEVATION = 267.17'

GRADING NOTES

1. CONTOUR INTERVAL = 1'
2. ELEVATIONS BASED ON NAVD88
3. TOPOGRAPHY FROM FIELD SURVEY.
4. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
5. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
6. ALL EARTH SLOPES TO BE 2" HORIZONTAL TO 1" VERTICAL MAXIMUM.
7. EROSION AND SEDIMENTATION CONTROL TO FOLLOW CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED TO DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDING.
9. DEVELOPMENT OF INDIVIDUAL LOTS IS SHOWN ON THESE PLANS IS INTENDED TO BE CONCEPTUAL IN NATURE TO FACILITATE HOUSE PLANNING. DEVELOPER SHALL NOT BE PRECLUDED FROM REVISING THIS PLAN TO ACCOMMODATE ACTUAL HOUSE STYLE CHOSEN AND FIELD CONDITIONS FOUND ON EACH LOT.
10. SEE EROSION AND SEDIMENTATION CONTROL NOTES ON SHEET S-4.
11. CONTRACTOR TO VERIFY BY TEST PIT EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
12. IF NECESSARY, USE DEWATERING BAG (SEE DETAIL).
13. ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
14. MAXIMUM GRADE FOR DRIVEWAYS TO NOT EXCEED 15%.
15. SEE WATER SERVICE NOTES ON SHEET P-1.
16. BASEMENT DRAINAGE TO BE DETERMINED BY OTHERS.
17. ROOF DRAINS TO SPLASH BLOCKS.



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| REVISION NO. | DATE | DESCRIPTION |
|--------------|---------|-------------|
| REVISION-7: | | |
| REVISION-6: | | |
| REVISION-5: | | |
| REVISION-4: | | |
| REVISION-3: | | |
| REVISION-2: | | |
| REVISION-1: | 3/25/21 | REVISIONS |

PROJECT: 215701-FRAGOLA
 DB:DH SR:AQ DR:SB
 SEAL:

James N. Sakonchick
 CT P.E. & L.S. #1302

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SITE GRADING PLAN

for
LANING OAKS
 AN AGE RESTRICTED
 8-30g AFFORDABLE
 HOUSING PLAN FOR
 FRANK & MARY
 FRAGOLA

295 LANING STREET
 SOUTHTONING, CT

SCALE: 1" = 40'
 DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

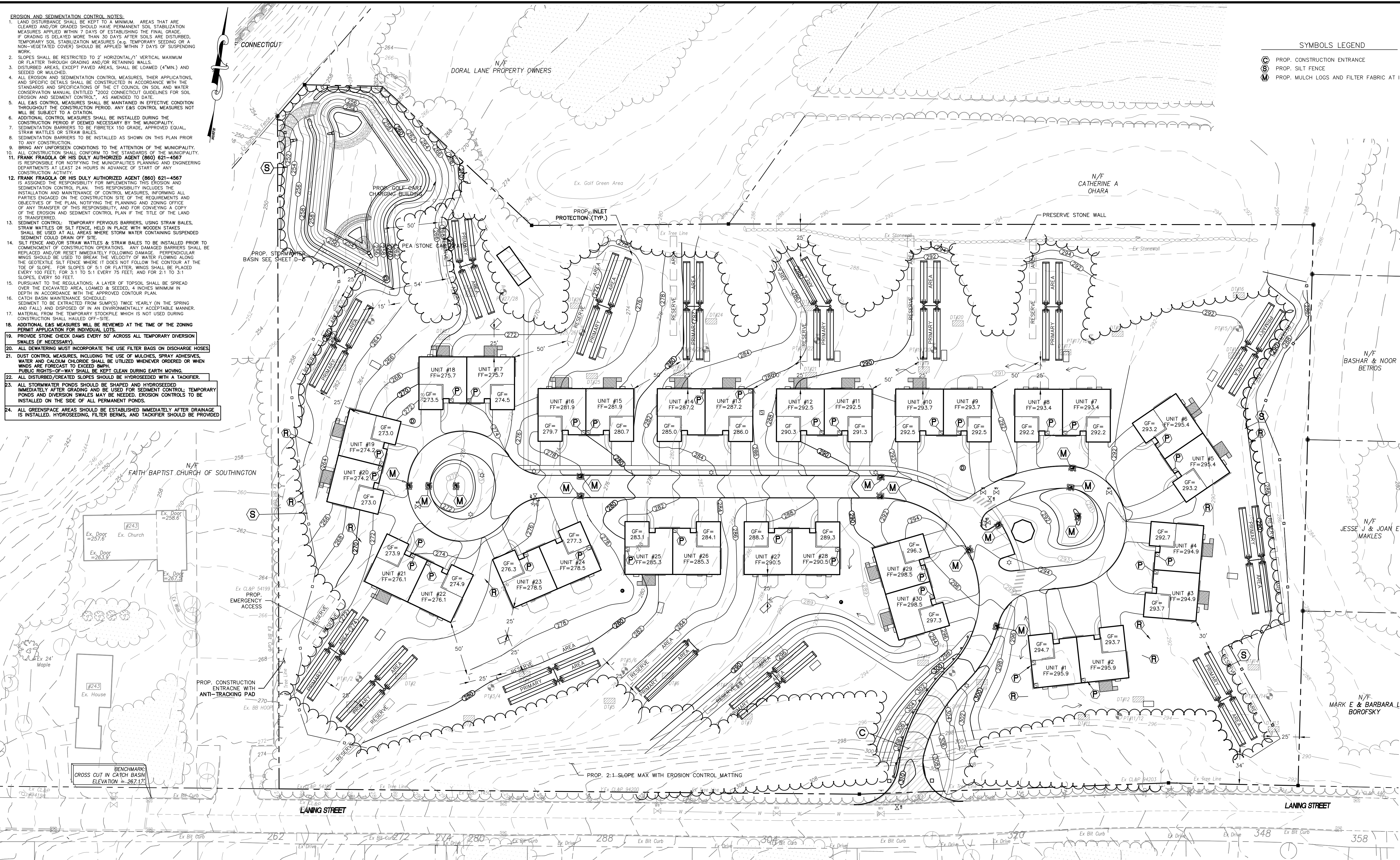
KJA FILE NO.: 215-701
 DRAWING NO.: S-3

LEGEND

| EXISTING | PROPOSED |
|----------|-----------------------------|
| ○ | PROP. PROPERTY LINE |
| ○ | PROP. STORM MANHOLE |
| ○ | PROP. CATCH BASIN |
| ○ | PROP. LIGHT |
| ○ | PROP. HYDRANT |
| ○ | PROP. GATE VALVE |
| ○ | PROP. UTILITY POLE |
| ○ | PROP. EDGE OF ROAD (CURBED) |
| ○ | PROP. EDGE OF DRIVEWAY |
| ○ | PROP. WATER LINE |
| ○ | PROP. GUIDE RAIL |
| ○ | PROP. CONTOUR |
| ○ | PROP. SILT FENCE |

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. AREAS THAT ARE CLEARED AND/OR GRADED SHOULD HAVE PERMANENT SOIL STABILIZATION MEASURES APPLIED WITHIN 7 DAYS OF ESTABLISHING THE FINAL GRADE. IF GRADING IS DELAYED MORE THAN 30 DAYS AFTER SOILS ARE DISTURBED, TEMPORARY SOIL STABILIZATION MEASURES (TEMPORARY SEEDING, A NON-VEGETATED COVER) SHOULD BE APPLIED WITHIN 7 DAYS OF SUSPENDING WORK.
 - SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
 - DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEEDED OR MULCHED.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES, THEIR APPLICATIONS, AND SPECIFIC DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED TO DATE.
 - ALL EAS CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ANY EAS CONTROL MEASURES NOT WILL BE SUBJECT TO A CITATION.
 - ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE MUNICIPALITY.
 - SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, STRAW MATS OR STRAW BALES.
 - SEDIMENTATION BARRIERS TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
 - BRING ANY UNFORESSEEN CONDITIONS TO THE ATTENTION OF THE MUNICIPALITY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
 - FRANK FRAGOLA OR HIS DULY AUTHORIZED AGENT (860) 621-4567 IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
 - FRANK FRAGOLA OR HIS DULY AUTHORIZED AGENT (860) 621-4567 IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
 - SEEDING CONTROL: TEMPORARY PERVIOUS BARRIERS, USING STRAW BALES, STRAW MATS OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRIFT OFF SITE.
 - SILT FENCE AND/OR STRAW MATS & STRAW BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE. PERPENDICULAR WINGS SHOULD BE USED TO BREAK THE VELOCITY OF WATER FLOWING ALONG THE GEOTEXTILE SILT FENCE WHEN IT DOES NOT FOLLOW THE CONTOUR. AT THE TOE OF SLOPE, FOR SLOPES OF 5:1 OR FLATTER, WINGS SHALL BE PLACED EVERY 100 FEET, FOR 3:1 TO 5:1 EVERY 75 FEET, AND FOR 2:1 TO 3:1 SLOPES, EVERY 50 FEET.
 - PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.
 - CATCH BASIN MAINTENANCE SCHEDULE: SEDIMENT TO BE EXTRACTED FROM SUMP(S) TWICE YEARLY (IN THE SPRING AND FALL) AND DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER. MATERIAL FROM THE TEMPORARY STOCKPILE WHICH IS NOT USED DURING CONSTRUCTION SHALL HAULED OFF-SITE.
 - ADDITIONAL EAS MEASURES WILL BE REVIEWED AT THE TIME OF THE ZONING PERMIT APPLICATION FOR INDIVIDUAL LOTS.
 - PROVIDE STONE CHECK DAMS EVERY 50' ACROSS ALL TEMPORARY DIVERSION SWALES (IF NECESSARY).
 - ALL DEWATERING MUST INCORPORATE THE USE FILTER BAGS ON DISCHARGE HOSES.
 - DUST CONTROL MEASURES INCLUDING THE USE OF MULCHES, SPRAY ADHESIVE WATER AND CALCIUM CHLORIDE SHALL BE UTILIZED WHENEVER ORDERED OR WHEN WINDS ARE FORECAST TO EXCEED 10MPH.
 - PUBLIC RIGHTS-WAYS SHALL BE KEPT CLEAN DURING EARTH MOVING.
 - ALL DISTURBED/CREATED SLOPES SHOULD BE HYDROSEEDED WITH A TACKIFIER.
 - ALL STORMWATER PONDS SHOULD BE SHAPED AND HYDROSEEDED IMMEDIATELY AFTER GRADING AND BE USED FOR SEDIMENT CONTROL; TEMPORARY PONDS AND DIVERSION SWALES MAY BE NEEDED. EROSION CONTROLS TO BE INSTALLED ON THE SIDE OF ALL PERMANENT PONDS.
 - ALL GREENSPACE AREAS SHOULD BE ESTABLISHED IMMEDIATELY AFTER DRAINAGE IS INSTALLED. HYDROSEEDING, FILTER BERMS, AND TACKIFIER SHOULD BE PROVIDED.

- SYMBOLS LEGEND**
- ⊙ PROP. CONSTRUCTION ENTRANCE
 - ⊙ PROP. SILT FENCE
 - ⊙ PROP. MULCH LOGS AND FILTER FABRIC AT INLETS



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| REVISION-5: | | |
| REVISION-4: | | |
| REVISION-3: | | |
| REVISION-2: | | |
| REVISION-1: | 3/25/21 - REVISIONS | |
| PROJECT: 215701-FRAGOLA | | |
| DB:DH | SR:AQ | DR:SB |

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SITE EROSION CONTROL PLAN

for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY
FRAGOLA

295 LANING STREET
SOUTHINGTON, CT

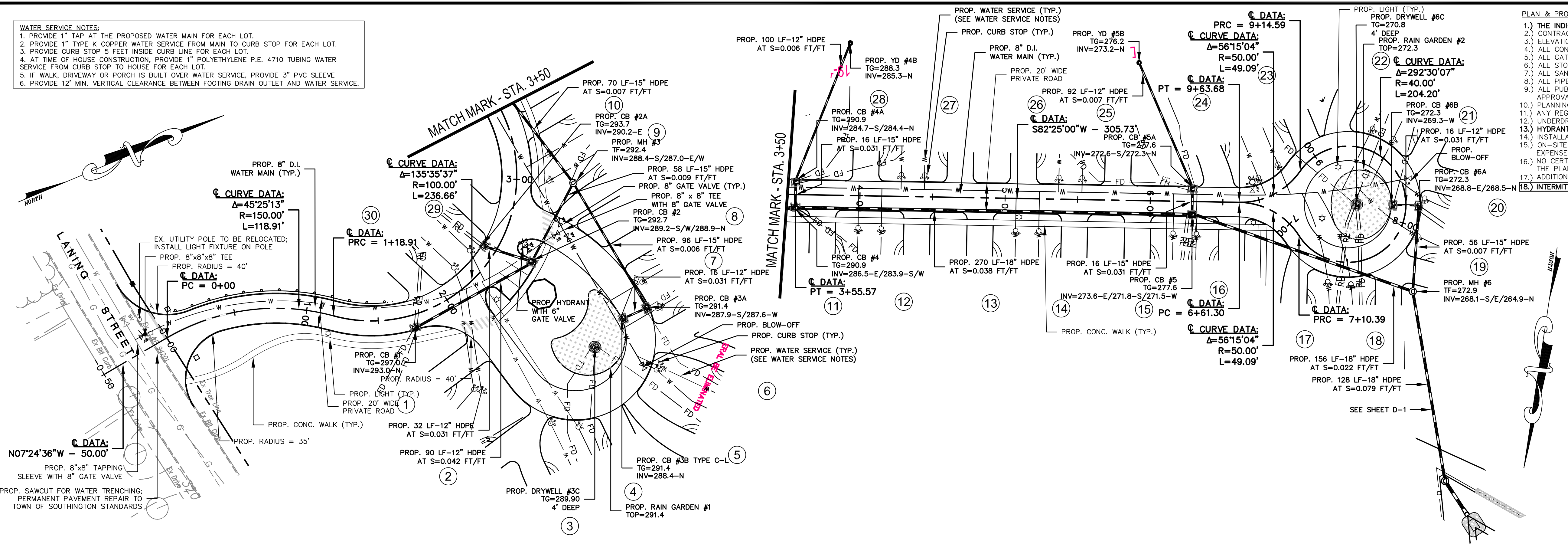
SCALE: 1" = 40'
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 215-701
DRAWING NO.: S-4

- LEGEND**
- | | |
|-----------------------------|-------------------------------|
| EXISTING | PROPOSED |
| ○ EXISTING PROPERTY LINE | — PROP. PROPERTY LINE |
| ● EXISTING IRON PIN | ○ PROP. STORM MANHOLE |
| ○ MONUMENT TO BE SET | □ PROP. CATCH BASIN |
| ○ EXISTING MONUMENT | ○ PROP. LIGHT |
| ○ EXISTING STORM MANHOLE | ○ PROP. HYDRANT |
| ○ EXISTING CATCH BASIN | ○ PROP. GATE VALVE |
| ○ EXISTING LIGHT | ○ PROP. UTILITY POLE |
| ○ EXISTING HYDRANT | ○ PROP. EDGE OF ROAD |
| ○ EXISTING GAS VALVE | ○ PROP. EDGE OF ROAD (CURBED) |
| ○ EXISTING WATER VALVE | ○ PROP. EDGE OF DRIVEWAY |
| ○ EXISTING UTILITY POLE | ○ PROP. WATER LINE |
| ○ EX. EDGE OF ROAD | ○ PROP. GUIDE RAIL |
| ○ EX. EDGE OF ROAD (CURBED) | ○ PROP. CONTOUR |
| ○ EX. EDGE OF DRIVEWAY | ○ PROP. SILT FENCE |
| ○ EX. WATER LINE | |
| ○ EX. CONTOUR | |

- WATER SERVICE NOTES:**
1. PROVIDE 1" TAP AT THE PROPOSED WATER MAIN FOR EACH LOT.
 2. PROVIDE 1" TYPE K COPPER WATER SERVICE FROM MAIN TO CURB STOP FOR EACH LOT.
 3. PROVIDE CURB STOP 5 FEET INSIDE CURB LINE FOR EACH LOT.
 4. AT TIME OF HOUSE CONSTRUCTION, PROVIDE 1" POLYETHYLENE P.E. 4710 TUBING WATER SERVICE FROM CURB STOP TO HOUSE FOR EACH LOT.
 5. IF WALK, DRIVEWAY OR PORCH IS BUILT OVER WATER SERVICE, PROVIDE 3" PVC SLEEVE
 6. PROVIDE 12" MIN. VERTICAL CLEARANCE BETWEEN FOOTING DRAIN OUTLET AND WATER SERVICE.



- PLAN & PROFILE NOTES:**
1. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED.
 2. CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
 3. ELEVATIONS BASED ON U.S.C. & G.S. DATUM.
 4. ALL CONSTRUCTION TO CONFORM TO C.D.O.T. FORM 816A AS AMENDED TO DATE.
 5. ALL CATCH BASINS TO BE C.H.D. TYPE 'C' UNLESS OTHERWISE NOTED. ALL C.B.'S SHALL HAVE A 2' DEEP (MIN.) SUMP.
 6. ALL STORM DRAINAGE PIPE TO BE HDPE - CORRUGATED SMOOTH INTERIOR HIGH-DENSITY POLYETHYLENE UNLESS OTHERWISE NOTED.
 7. ALL SANITARY SEWER PIPE TO CONFORM TO LOCAL BUILDING AND/OR ENGINEERING SPECIFICATIONS.
 8. ALL SLOPES ARE DELINEATED IN FT/FT UNITS.
 9. ALL PUBLIC WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE APPROVAL IS NO LONGER VALID.
 10. PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
 11. ANY REGULATED ACTIVITY IN A DESIGNATED INLAND WETLAND AREA NOT A PART OF THIS PLAN SHALL REQUIRE A NEW PERMIT.
 12. UNDERDRAINS TO BE INSTALLED AT THE TIME OF CONSTRUCTION, IF REQUIRED BY THE TOWN ENGINEER.
 13. HYDRANTS SHALL BE SET PLUMB WITH OUTLETS 18\"/>

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| REVISION-1: | 3/25/21 - REVISIONS |
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| DR: | |
| SEAL: | |

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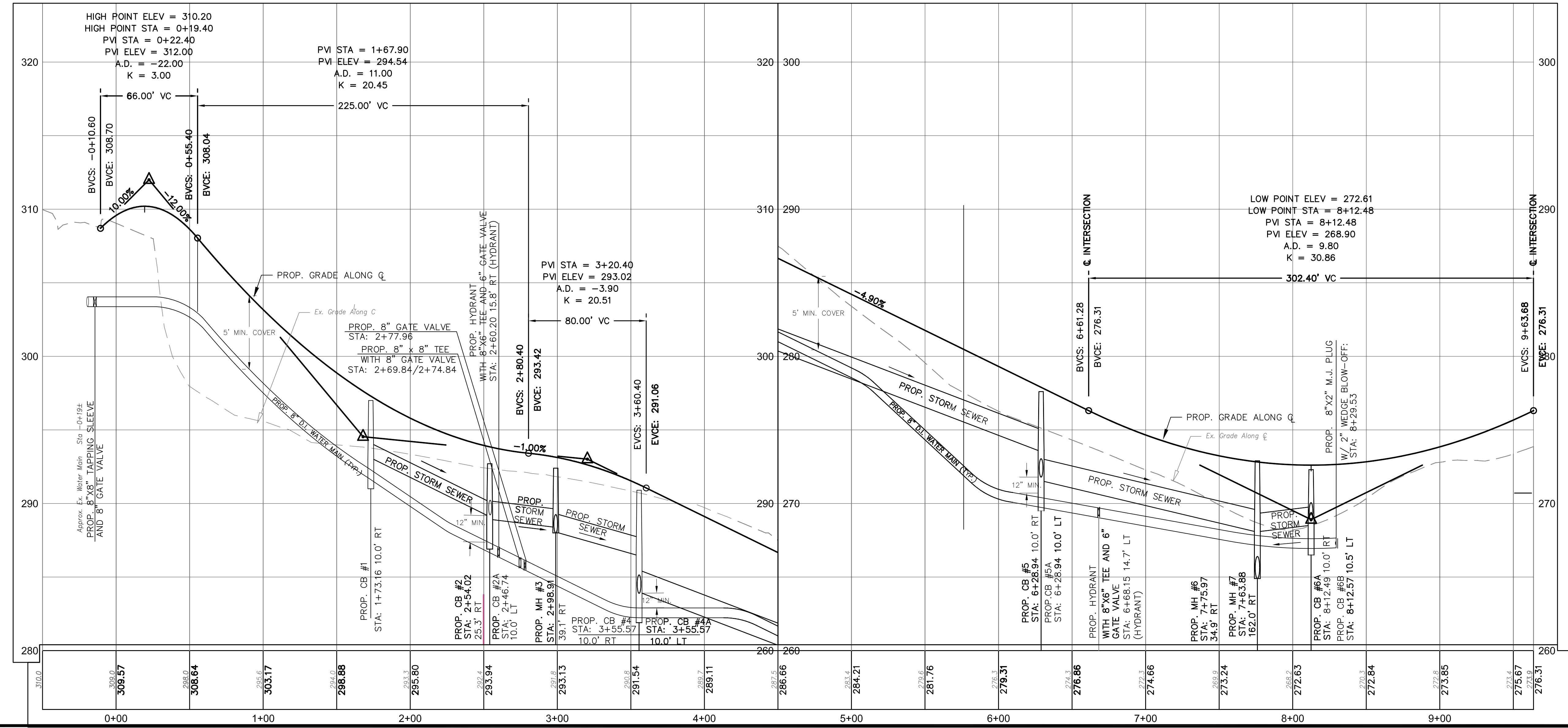
PLAN & PROFILE

for
LANING CREST DRIVE (PRIVATE)
 LANING STREET
 SOUTHTONING, CT

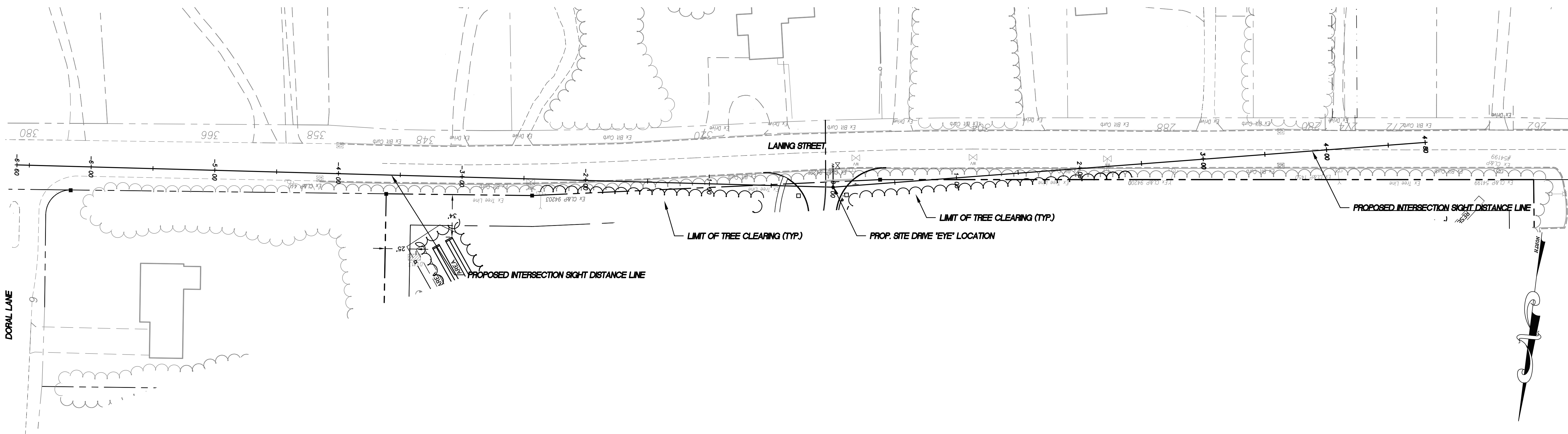
SCALE: 1" = 40'(H)/4'(V)
 DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.: 215-701
 DRAWING NO.: P-1



- LEGEND**
- PROPERTY LINE
 - IRON PIN TO BE SET
 - EXISTING IRON PIN MONUMENT TO BE SET
 - EXISTING MONUMENT
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING LIGHT
 - EXISTING HYDRANT
 - EXISTING GAS VALVE
 - EXISTING WATER VALVE
 - EXISTING UTILITY POLE
 - EX. EDGE OF ROAD
 - EX. EDGE OF ROAD (CURBED)
 - EX. EDGE OF DRIVEWAY
 - EX. WATER LINE
 - EX. SANITARY SEWER LINE
 - EX. GUIDE RAIL
 - EX. CONTOUR
 - PROP. PROPERTY LINE
 - PROP. SANITARY MANHOLE
 - PROP. STORM MANHOLE
 - PROP. CATCH BASIN
 - PROP. LIGHT
 - PROP. HYDRANT
 - PROP. GATE VALVE
 - PROP. EDGE OF ROAD
 - PROP. EDGE OF ROAD (CURBED)
 - PROP. EDGE OF DRIVEWAY
 - PROP. SANITARY SEWER LINE
 - PROP. WATER LINE



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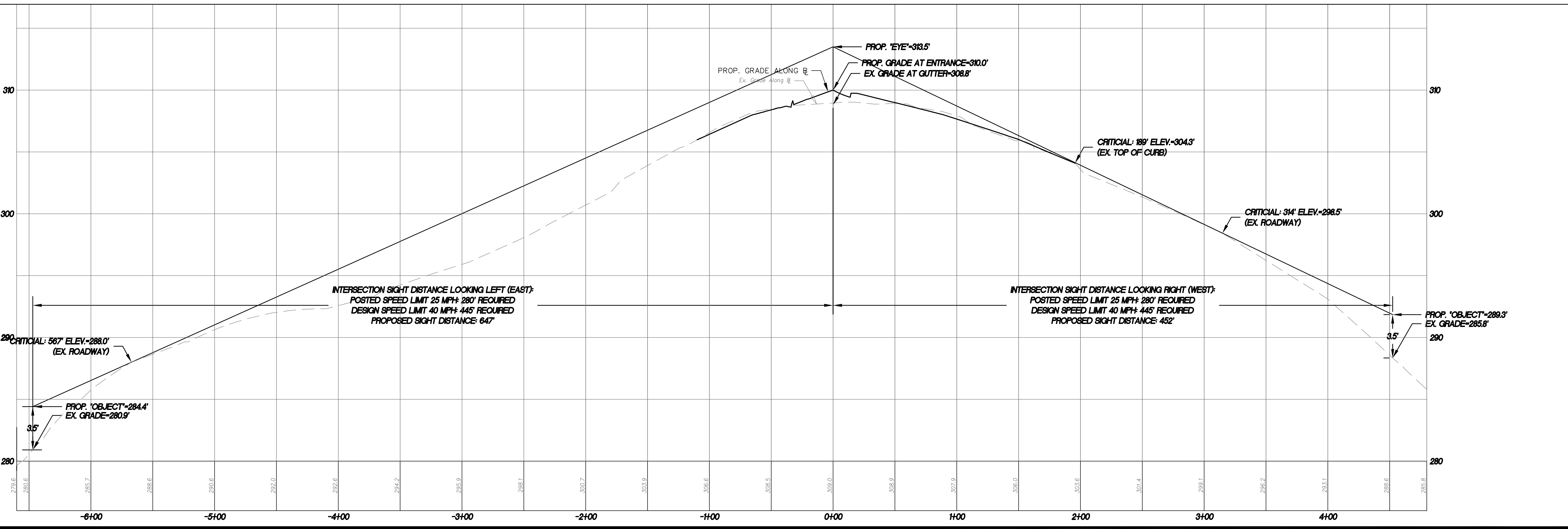
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| REVISION-2: |
| REVISION-1: |
| PROJECT: 215701-FRAGOLA-LANING |
| DB: --- SR: --- DR: --- |
| SEAL: |

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PLAN & PROFILE

for
SITE DRIVE INTERSECTION SIGHT DISTANCE
 LANING STREET
 SOUTHLINGTON, CT

SCALE: 1" = 40'(H)/4'(V)
 DATE: DECEMBER 22, 2020

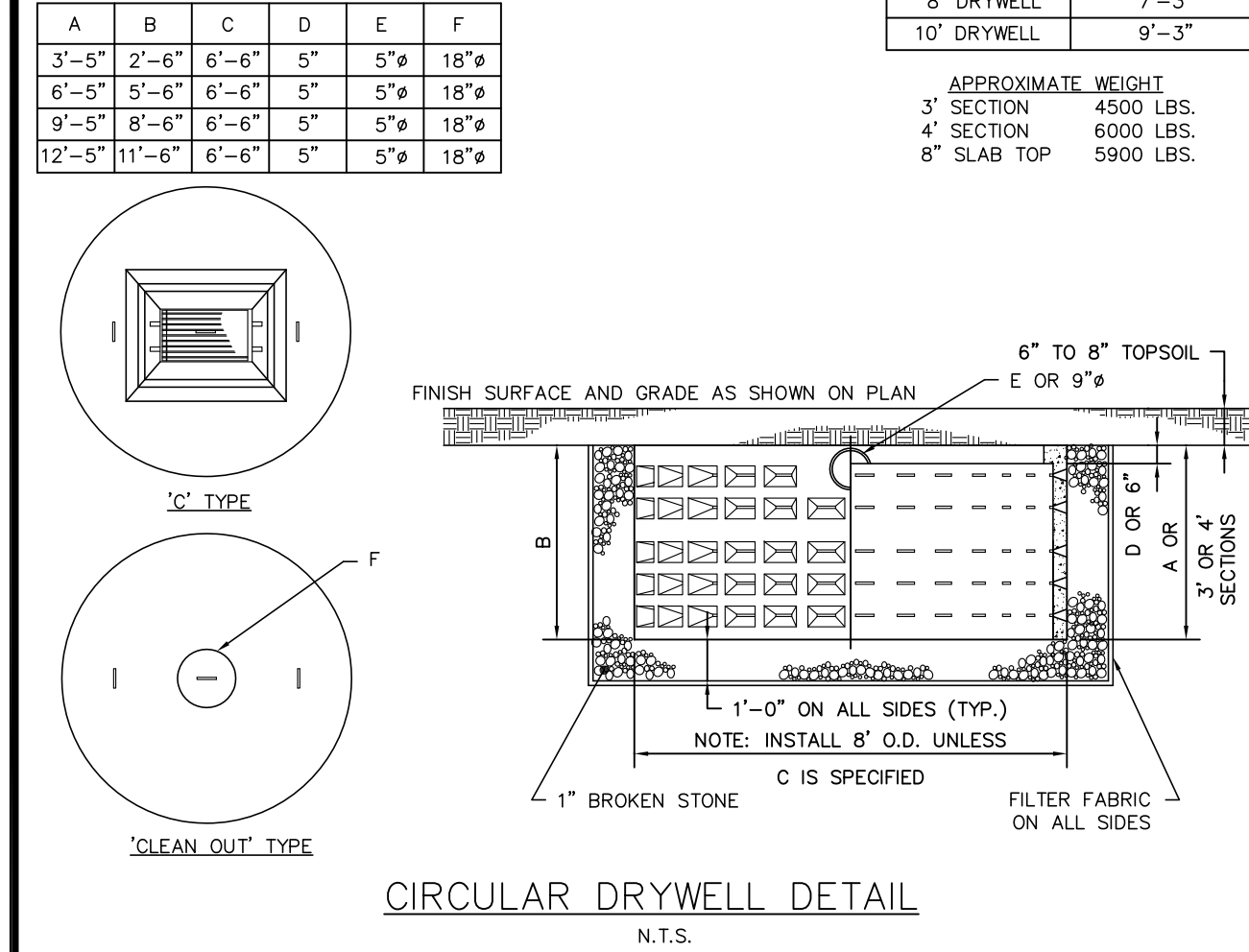
HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.: **215-701** DRAWING NO.: **P-2**

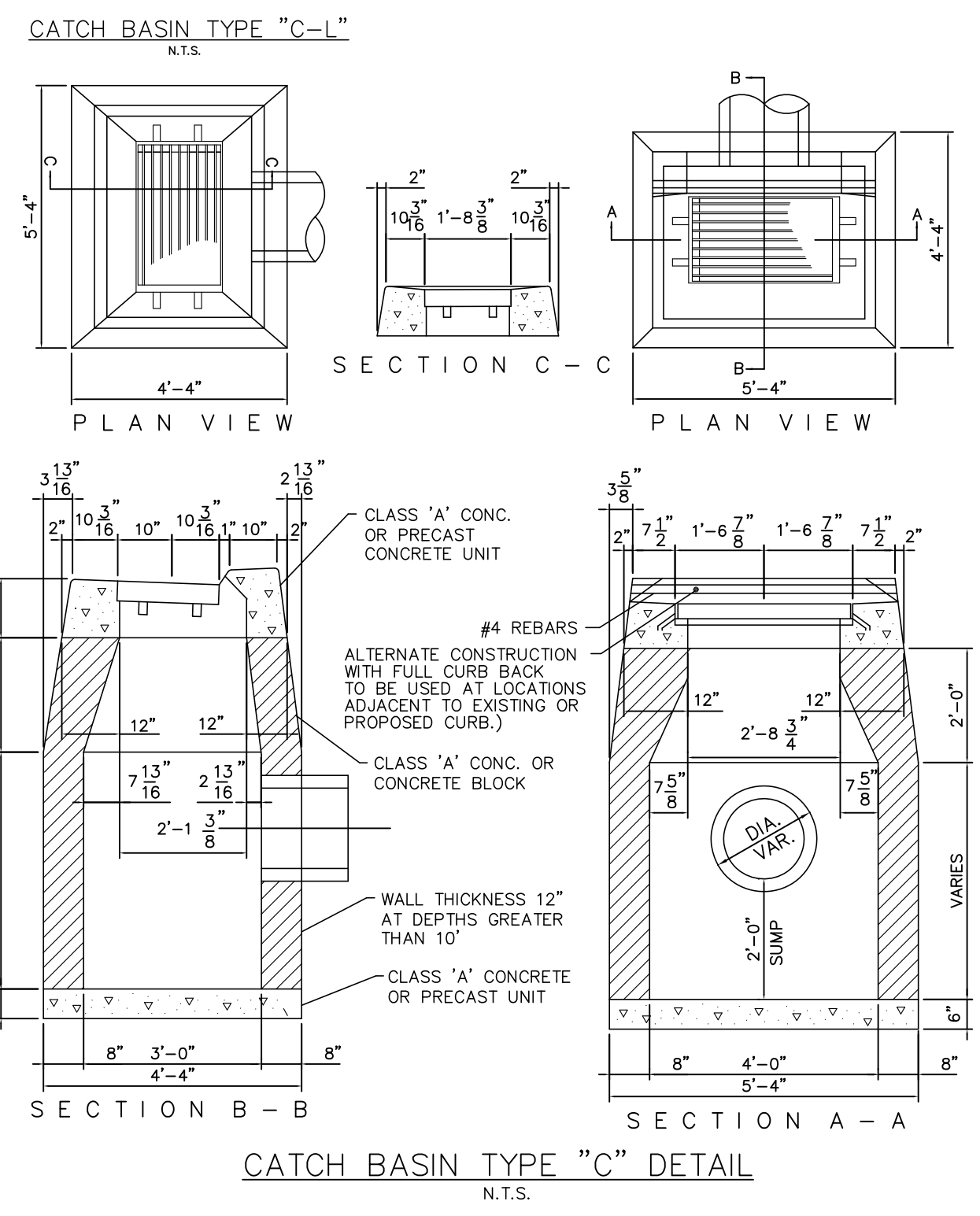
DESIGN NOTES
 1. CONCRETE MINIMUM 5,000 PSI AT 28 DAYS.
 2. STEEL REINFORCEMENT - ASTM-A-615-68, GRADE 40, 1" MIN. COVER.
 3. DESIGN LOADING - STANDARD, AASHTO-H10-44, OPTIONAL: AASHTO-HS20-44.
 4. SLAB TOP - 8" THICK REINFORCEMENT WITH 5" REBAR.
 5. 8" THICK HEAVY DUTY COVER AVAILABLE WITH STANDARD, CLEAN OUT, RECTANGLE OR SQUARE CATCH BASIN OPENING.

| OVERFLOW INVERT HEIGHT | | | | | |
|------------------------|--------|-------|----|------|-------|
| 3'-5" | 2'-6" | 6'-6" | 5" | 5'6" | 18'0" |
| 6'-5" | 5'-6" | 6'-6" | 5" | 5'6" | 18'0" |
| 9'-5" | 8'-6" | 6'-6" | 5" | 5'6" | 18'0" |
| 12'-5" | 11'-6" | 6'-6" | 5" | 5'6" | 18'0" |

| APPROXIMATE WEIGHT | |
|--------------------|-----------|
| 3' SECTION | 4500 LBS. |
| 4' SECTION | 6000 LBS. |
| 8' SLAB TOP | 5900 LBS. |



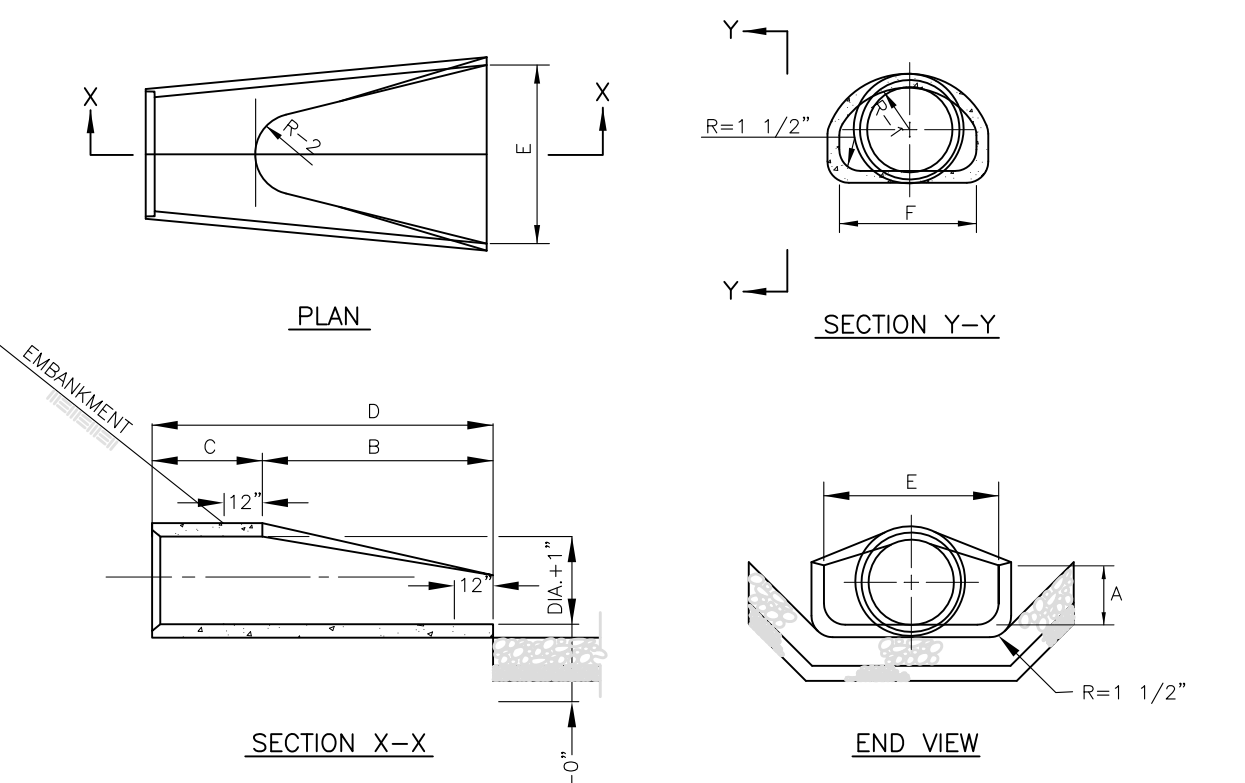
CIRCULAR DRYWELL DETAIL
N.T.S.



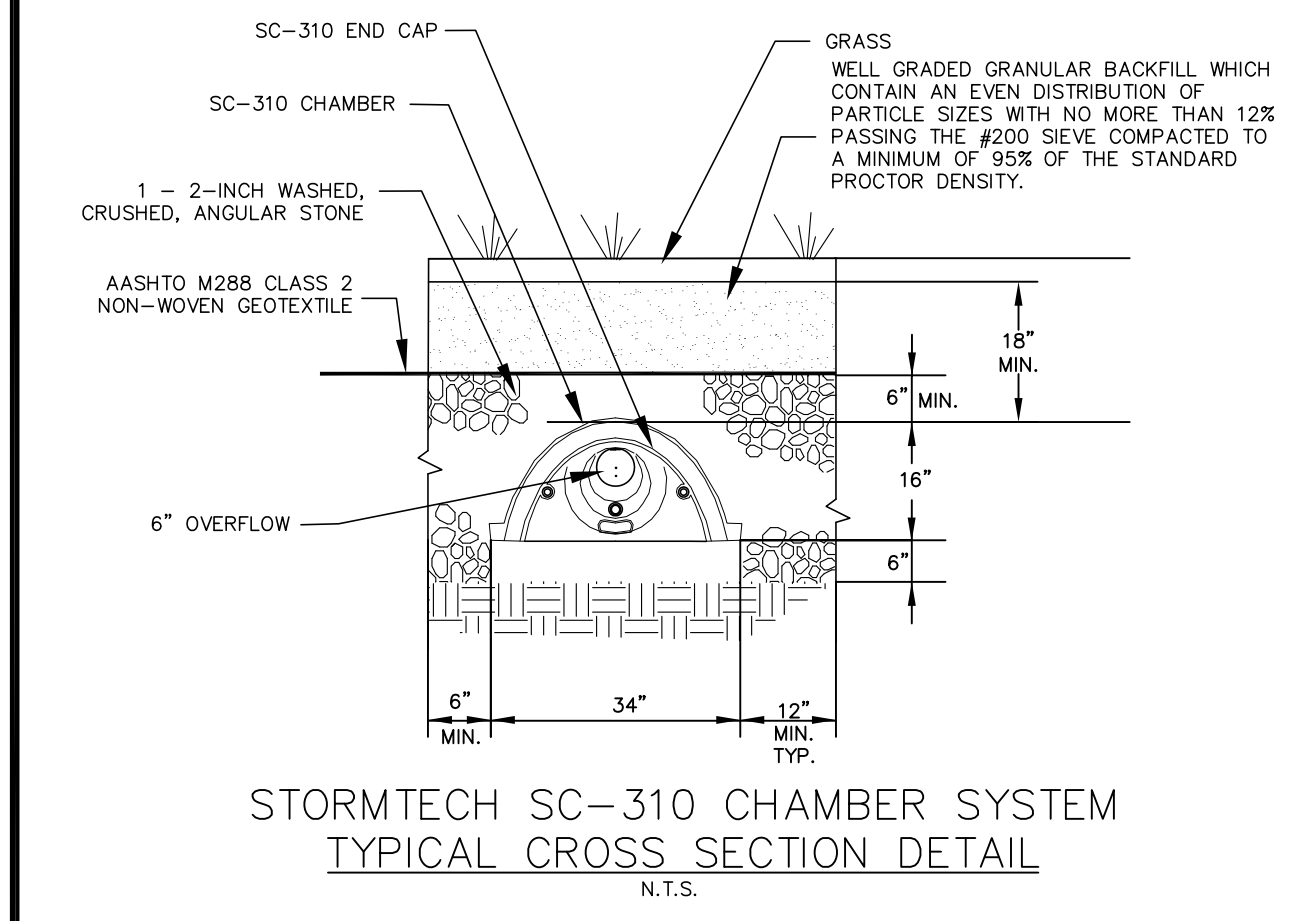
CATCH BASIN TYPE "C" DETAIL
N.T.S.

*ALL CATCH BASINS SHALL BE TO D.O.T. STANDARD PER FORM 816 (AS AMENDED). NO UNNECESSARY KNOCKOUTS WILL BE ALLOWED.

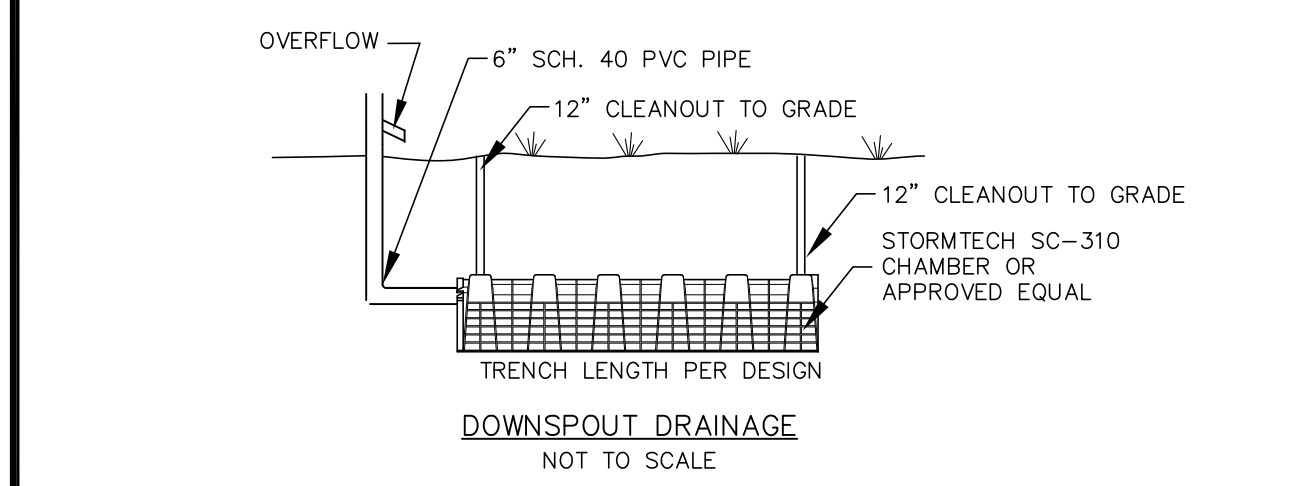
| DIMENSIONS FOR REINFORCED CONCRETE CULVERT END | | | | | | | | | |
|--|--------|-----------|------------|-----------|-------|-------------|----------------|----------------|--|
| DIA. | A | B | C | D | E | F | R ₁ | R ₂ | |
| 15" | 6" | 2'-3" | 3'-10" | 6'-1" | 2'-6" | 2'-0 5/16" | 1'-0 1/2" | 11" | |
| 18" | 9" | 2'-3" | 3'-10" | 6'-1" | 3'-0" | 2'-0 5/16" | 1'-3 1/2" | 1'-0 1/2" | |
| 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" | |
| 30" | 1'-0" | 4'-4" | 1'-7 3/4" | 6'-1 3/4" | 5'-0" | 3'-1" | 1'-6 1/2" | 1'-3" | |
| 36" | 1'-3" | 5'-3" | 2'-10 3/4" | 6'-1 3/4" | 6'-0" | 3'-1 13/16" | 2'-0 3/16" | 1'-0" | |



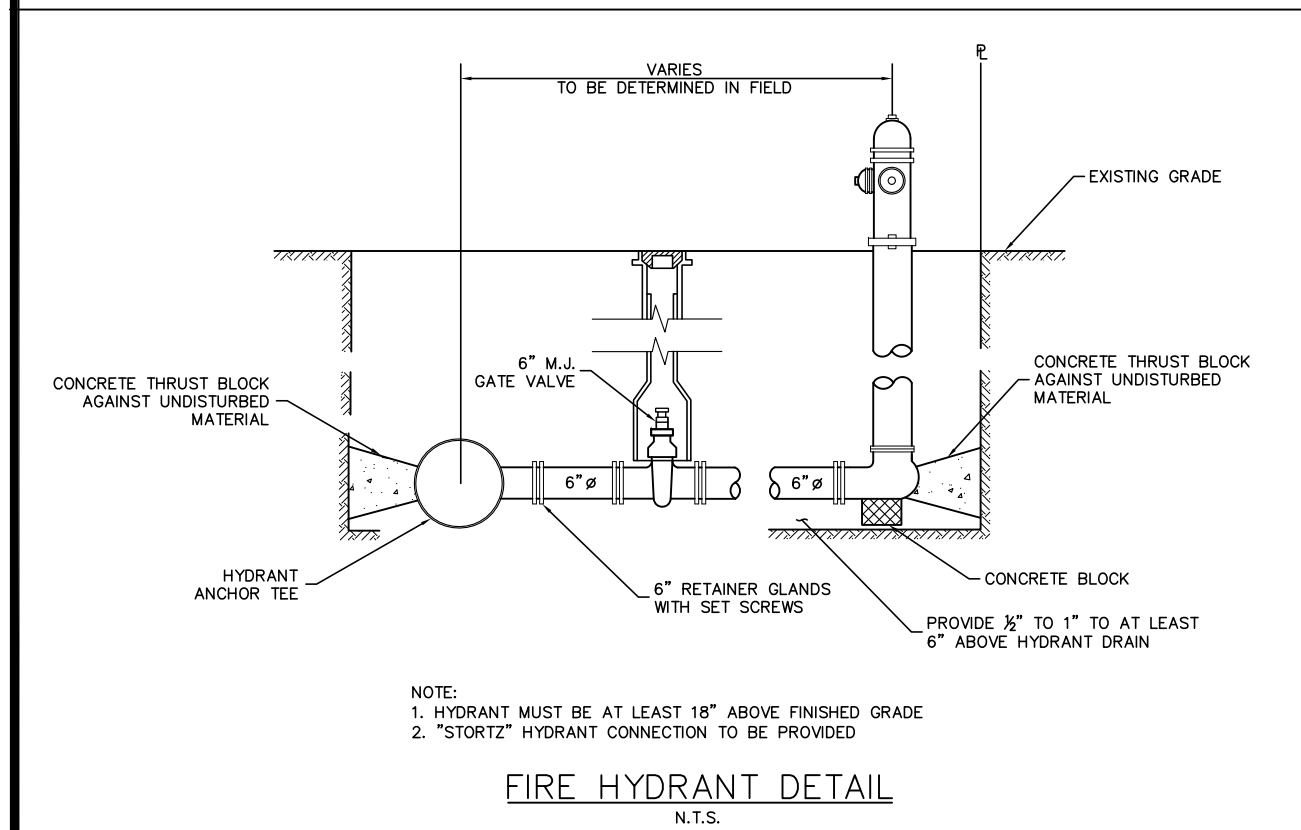
REINFORCED CONCRETE FLARED END DETAIL
N.T.S.



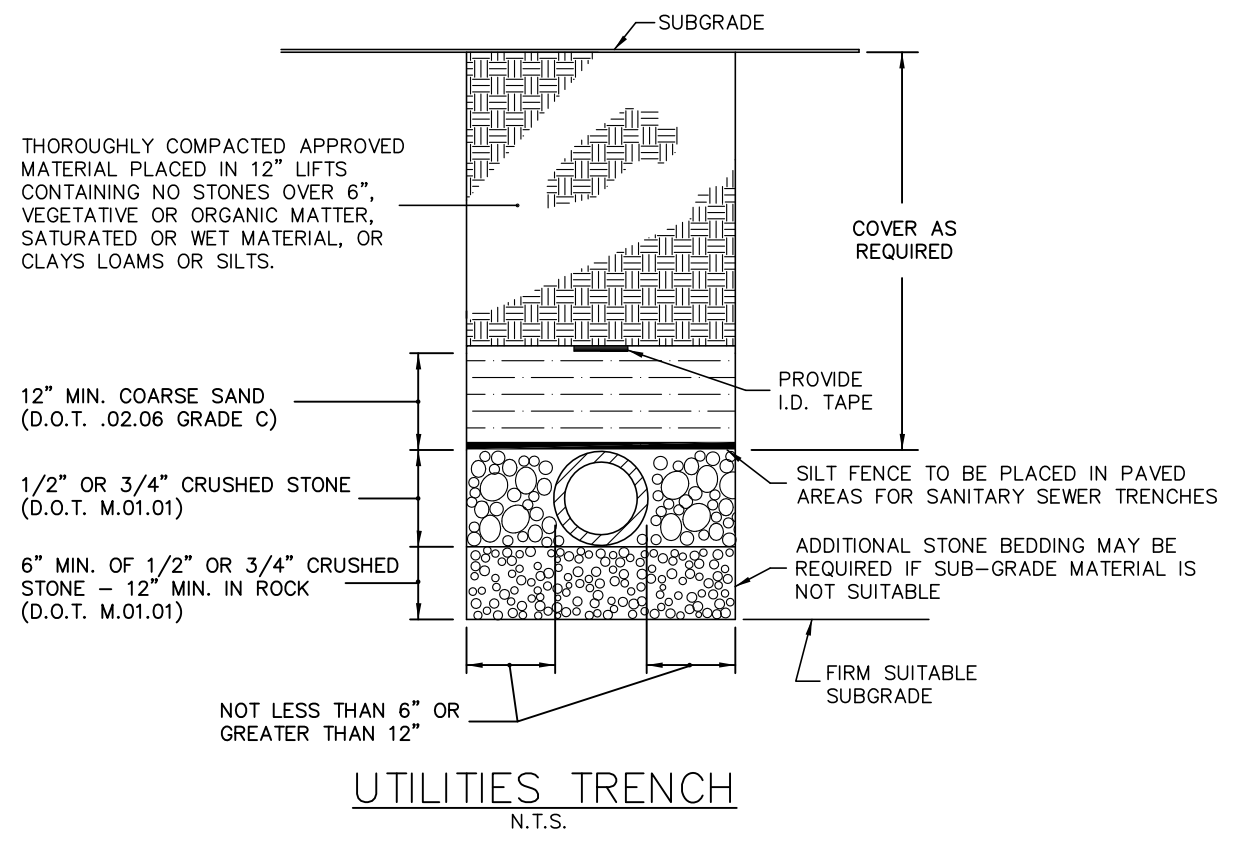
STORMTECH SC-310 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL
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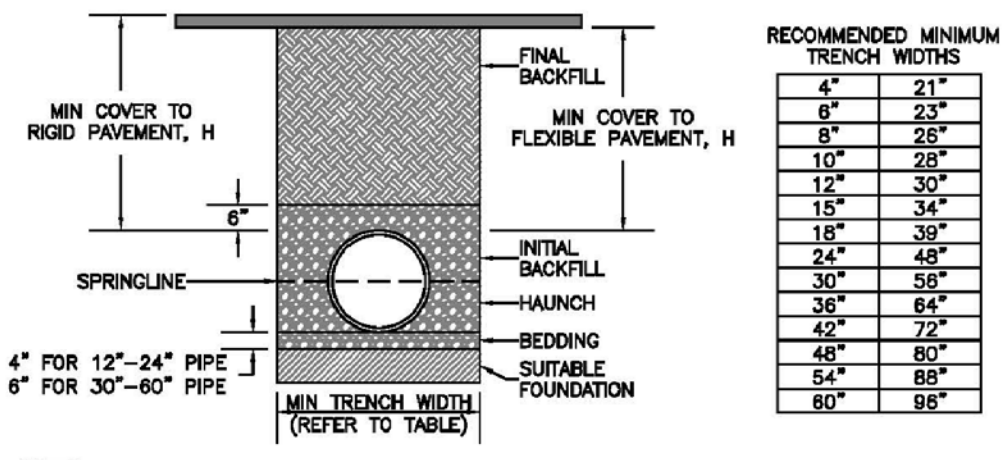
DOWNSPOUT DRAINAGE
NOT TO SCALE



FIRE HYDRANT DETAIL
N.T.S.



UTILITIES TRENCH
N.T.S.

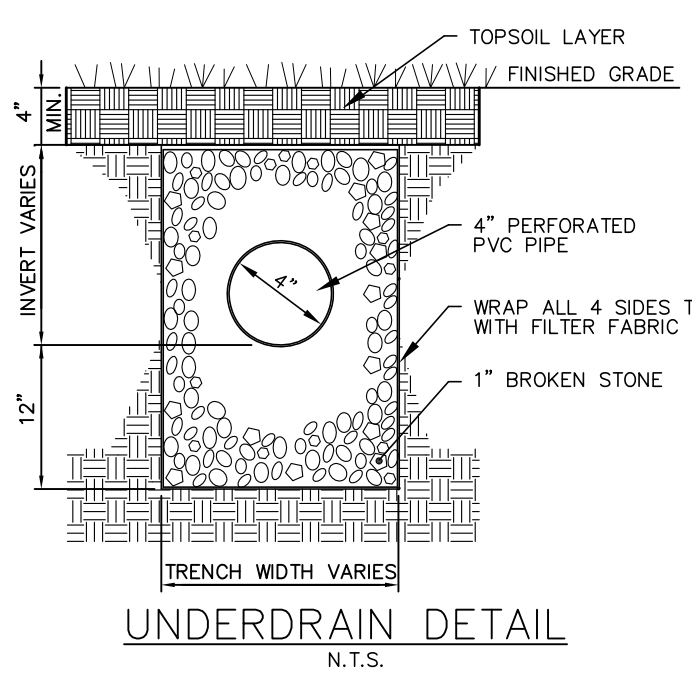


| RECOMMENDED MINIMUM TRENCH WIDTHS | |
|-----------------------------------|-----|
| 4" | 21" |
| 6" | 23" |
| 8" | 25" |
| 10" | 27" |
| 12" | 30" |
| 15" | 34" |
| 18" | 39" |
| 24" | 48" |
| 30" | 58" |
| 36" | 64" |
| 42" | 72" |
| 48" | 80" |
| 54" | 88" |
| 60" | 98" |

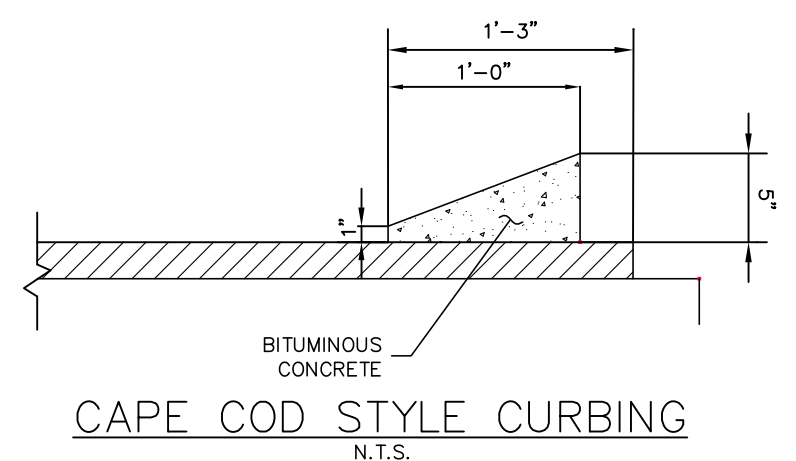
| MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS | |
|---|--|
| PIPE DIAMETER | SURFACE LIVE LOADING CONDITION (75T AXLE LOAD) * |
| 12"-48" | 12" |
| 54"-60" | 24" |
| 60" | 48" |

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 - MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 - FOUNDATIONS WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING GEOTEXTILE MATERIAL.
 - BEDDING, SUITABLE MATERIAL SHALL BE CLASS I, II OR III, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 - INITIAL BACKFILL, SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 - MINIMUM COVER, MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

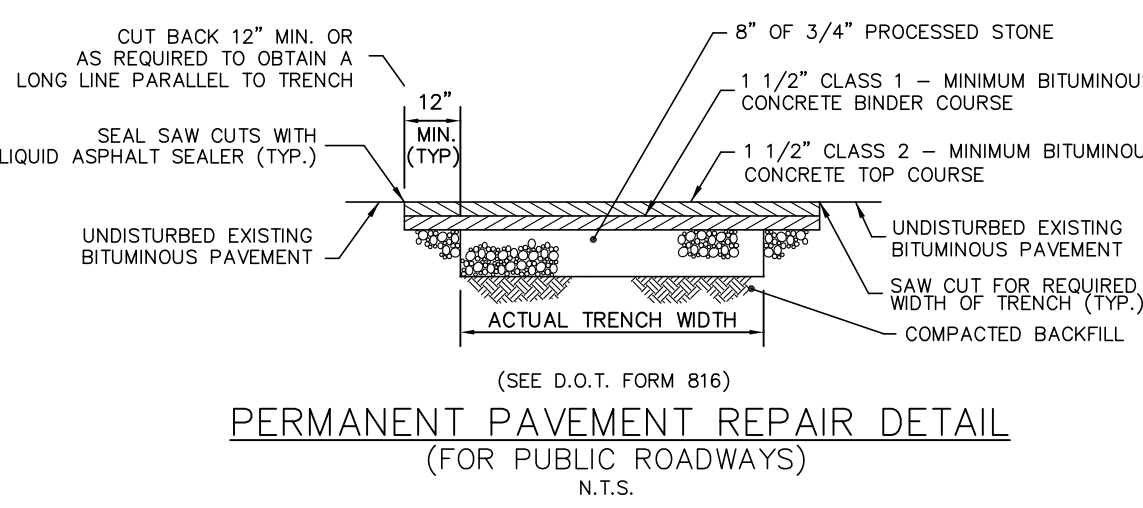
HDPE TRENCH DETAIL
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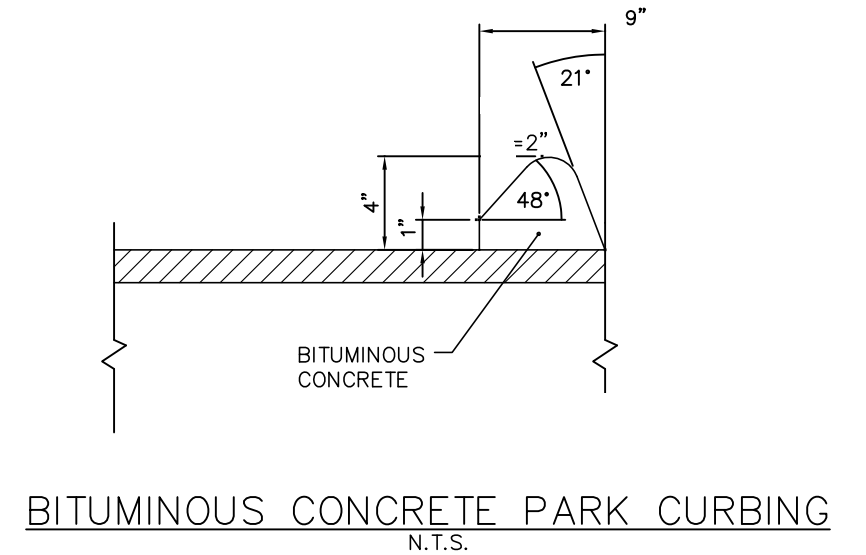
UNDERDRAIN DETAIL
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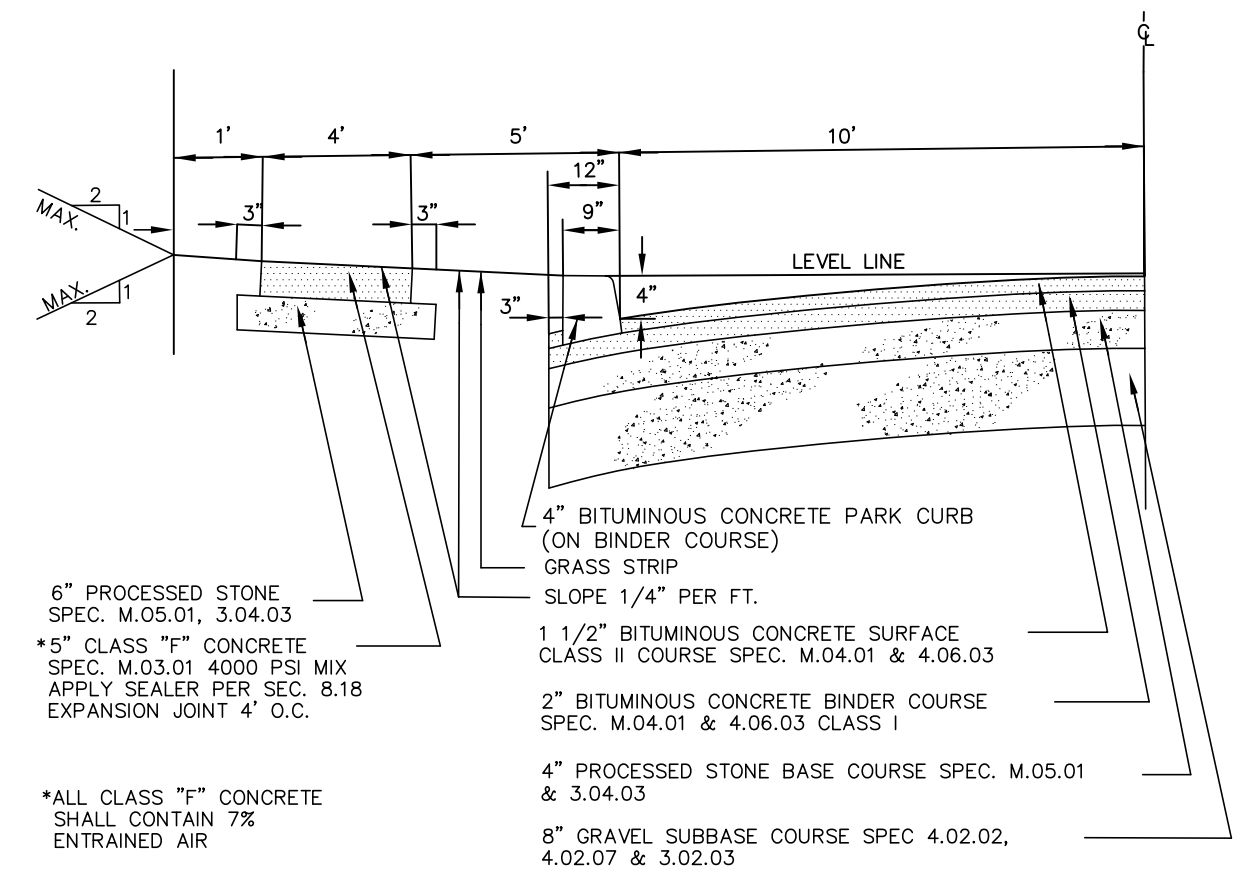
CAPE COD STYLE CURBING
N.T.S.



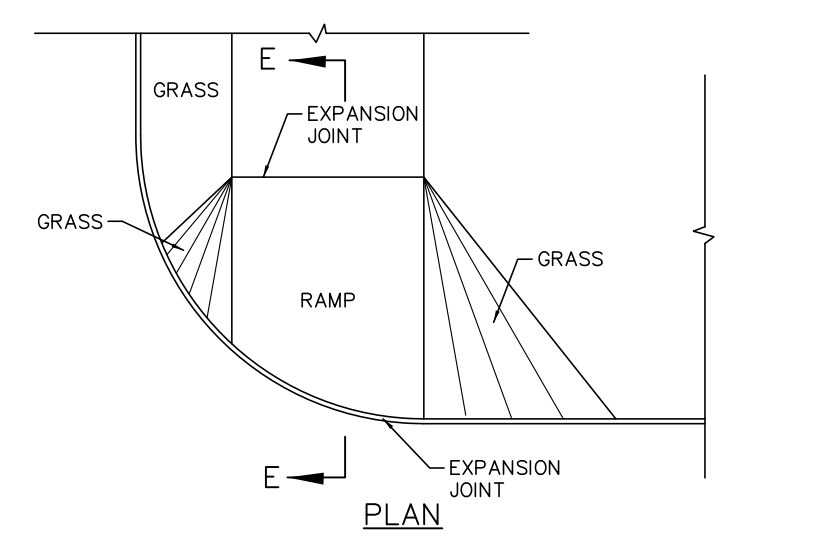
PERMANENT PAVEMENT REPAIR DETAIL (FOR PUBLIC ROADWAYS)
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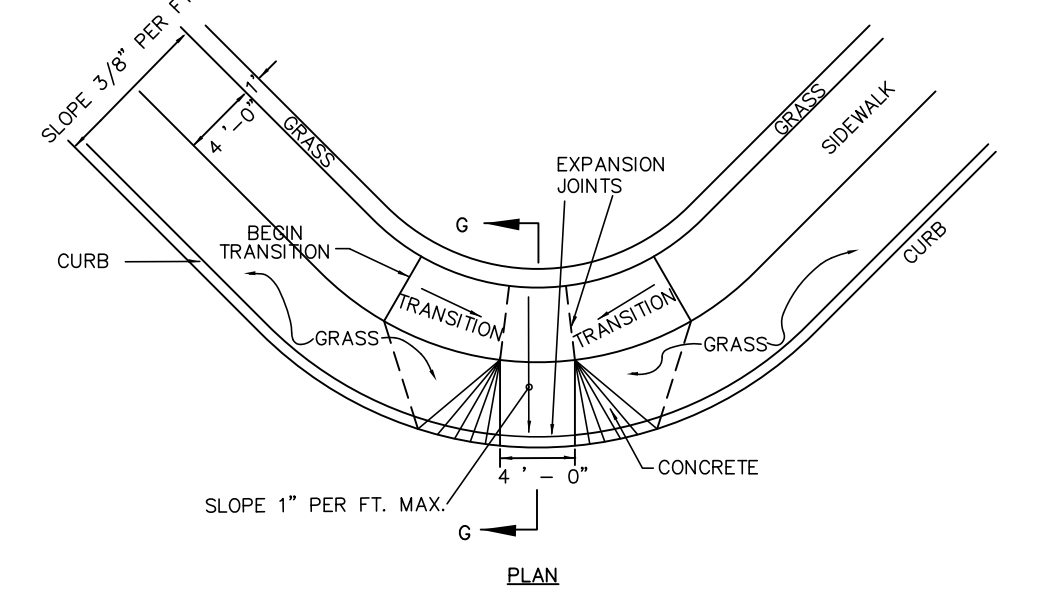
BITUMINOUS CONCRETE PARK CURBING
N.T.S.



STANDARD ROADWAY SECTION
(SEE D.O.T. FORM 816 AS AMENDED)



TOWN OF SOUTHINGTON PEDESTRIAN SIDEWALK RAMP - TYPE 5
N.T.S.
(SEE D.O.T. FORM 816 AS AMENDED)



SOUTHINGTON STANDARD SIDEWALK RAMP - TYPE 7
N.T.S.
(SEE D.O.T. FORM 816 AS AMENDED)

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

| | |
|-------------|-----------------------|
| REVISION-7: | |
| REVISION-6: | |
| REVISION-5: | |
| REVISION-4: | |
| REVISION-3: | |
| REVISION-2: | |
| REVISION-1: | 3/25/21 - REVISIONS |
| PROJECT: | 215701-FRAGOLA LANING |
| DB: | KT |
| SR: | AQ |
| DR: | AQ |

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE

James N. Sakonchick
CT P.E. & L.S. #11302

kratzer, KJA Jones & associates, inc.
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 SITE PLANNERS • BUILDING ENGINEERS
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 N.T.S.
 PHONE: (860) 621-3638
 FAX: (860) 621-9609
 EMAIL: INFO@KRATZERTJONES.COM

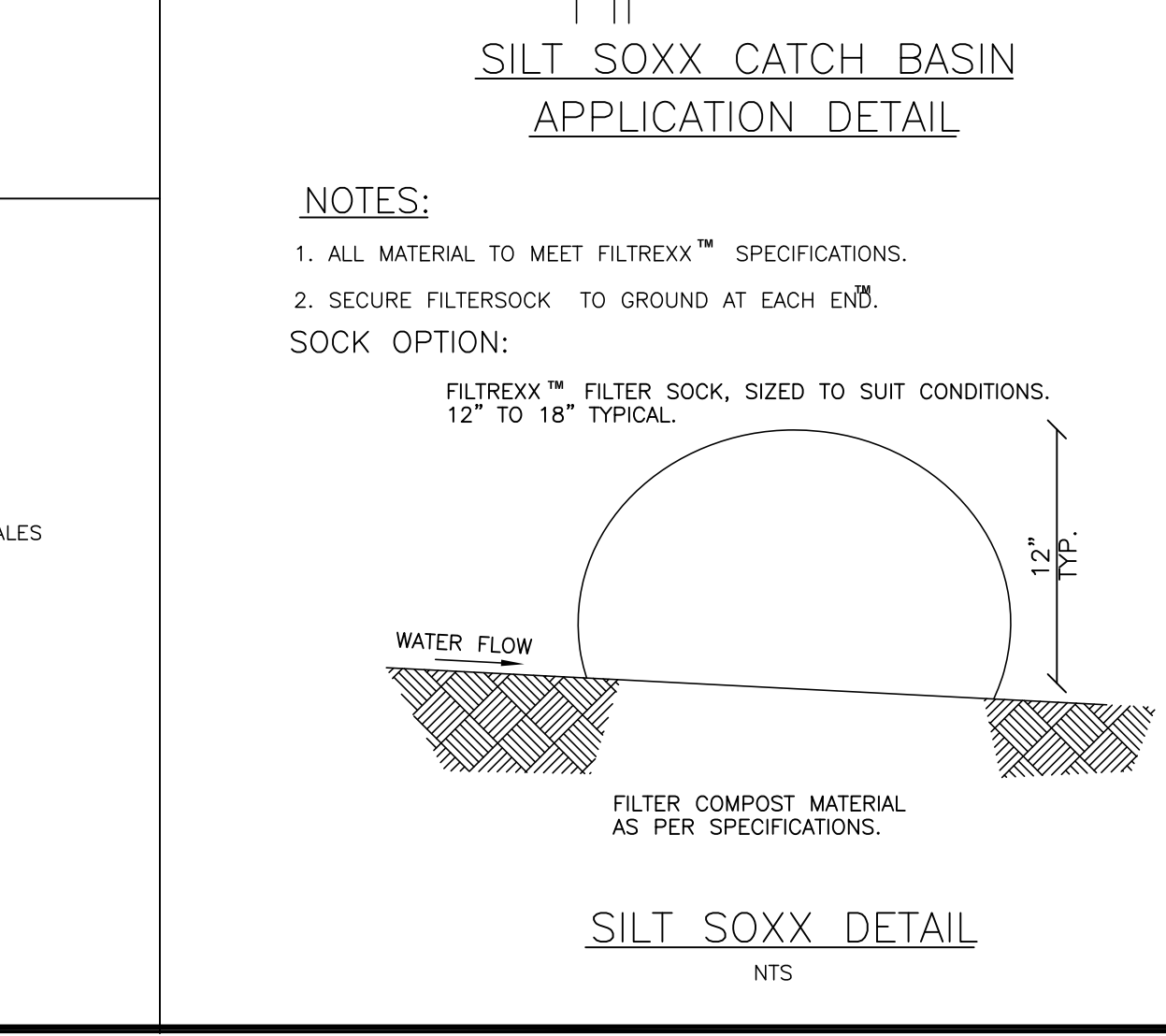
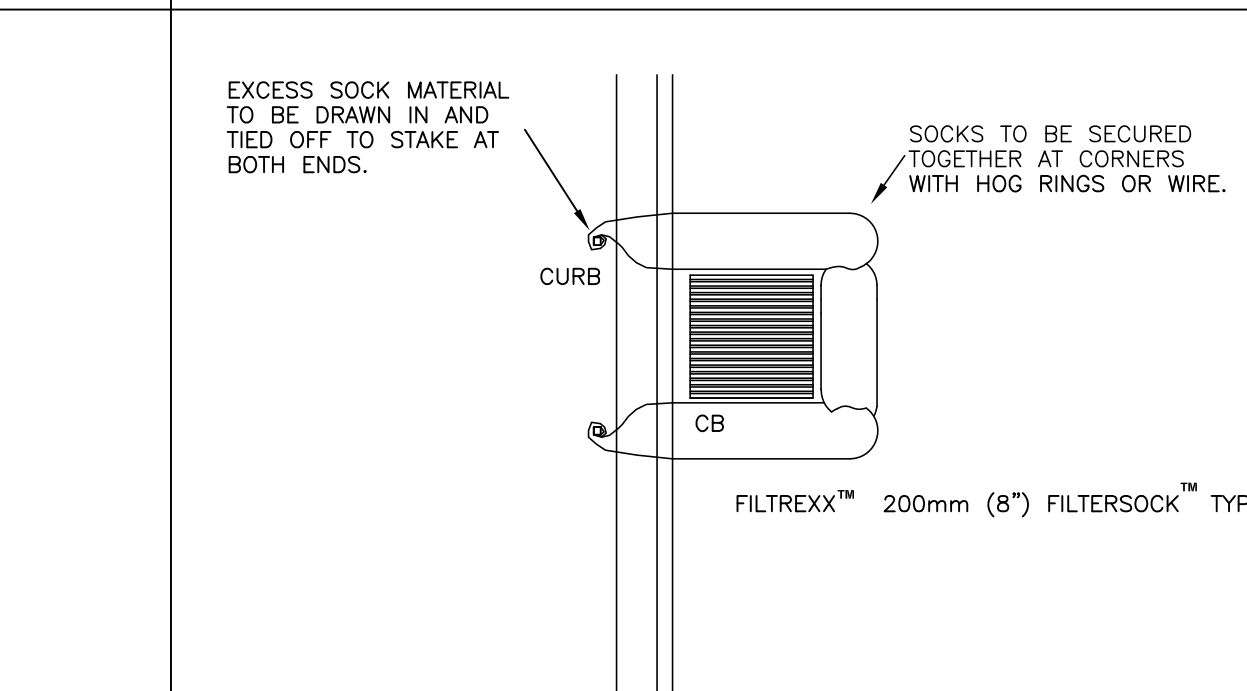
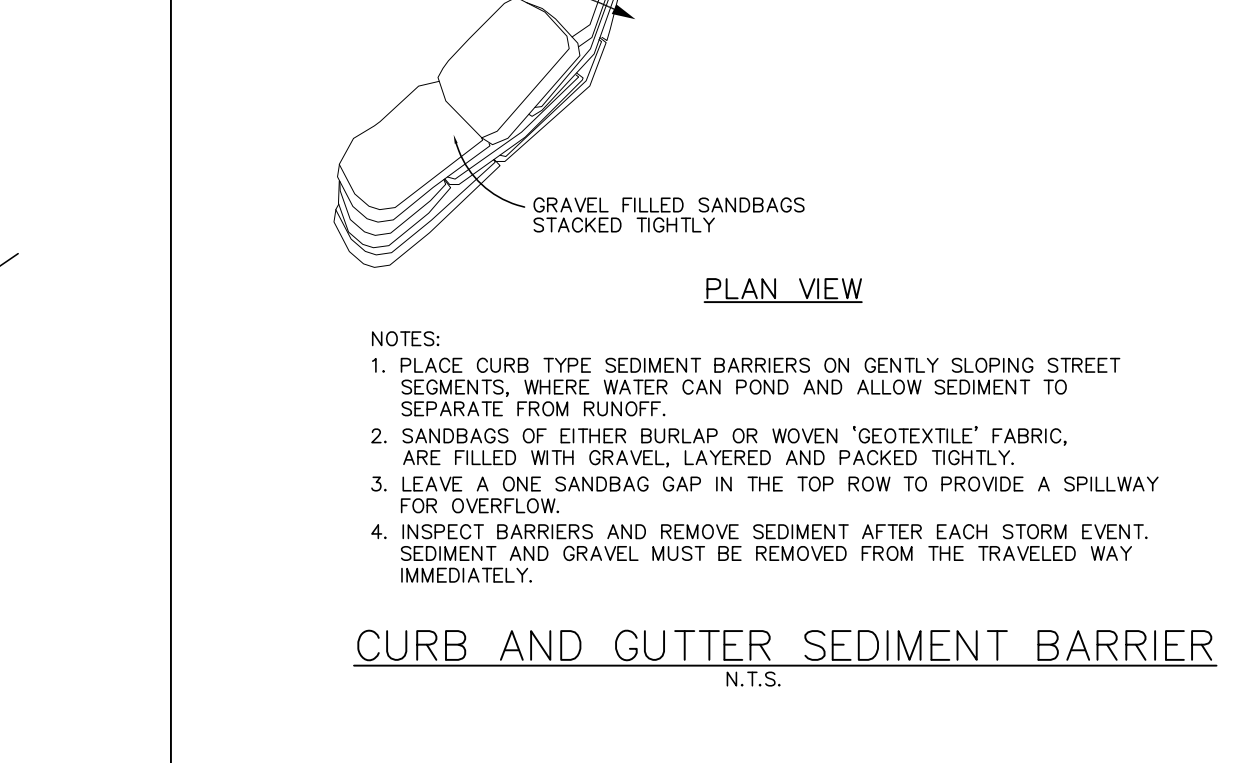
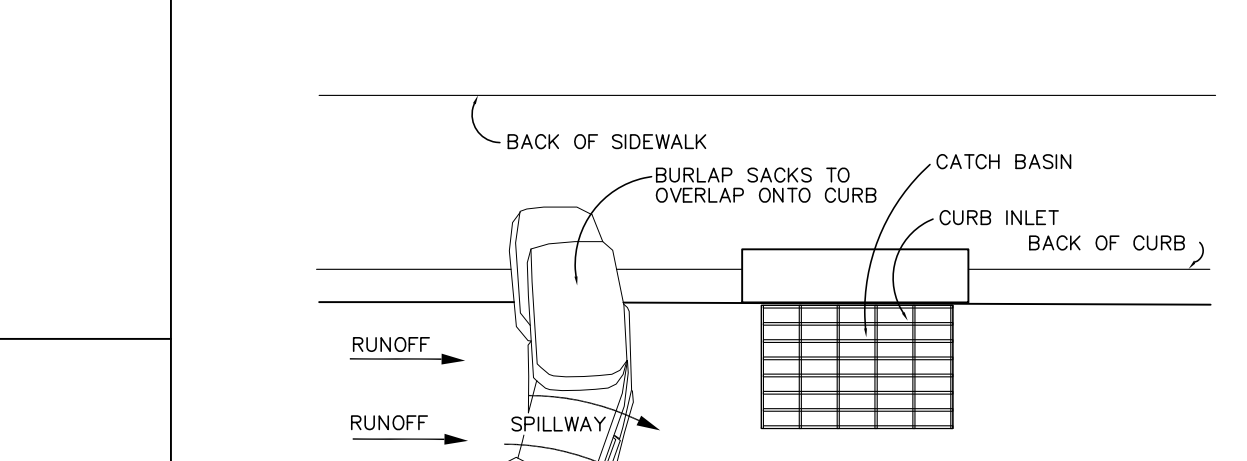
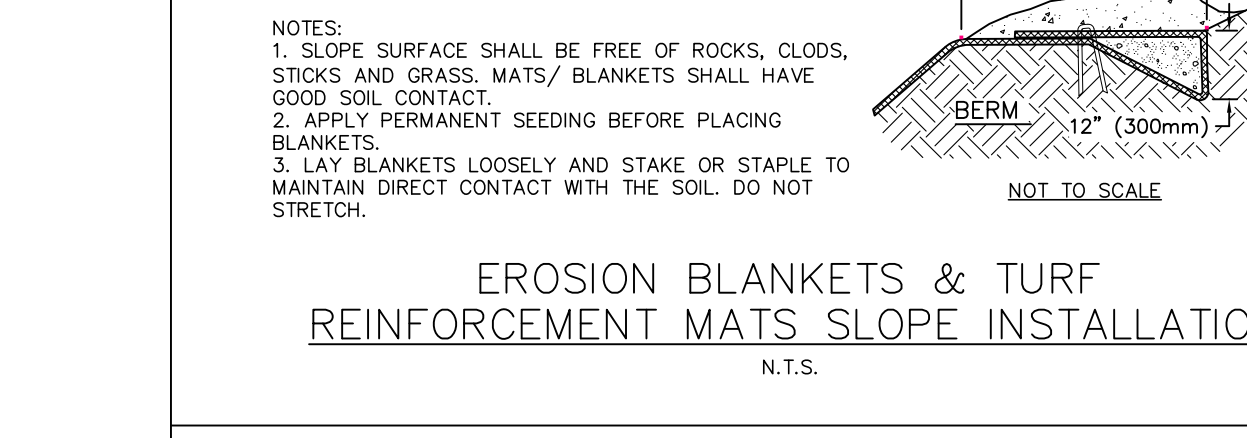
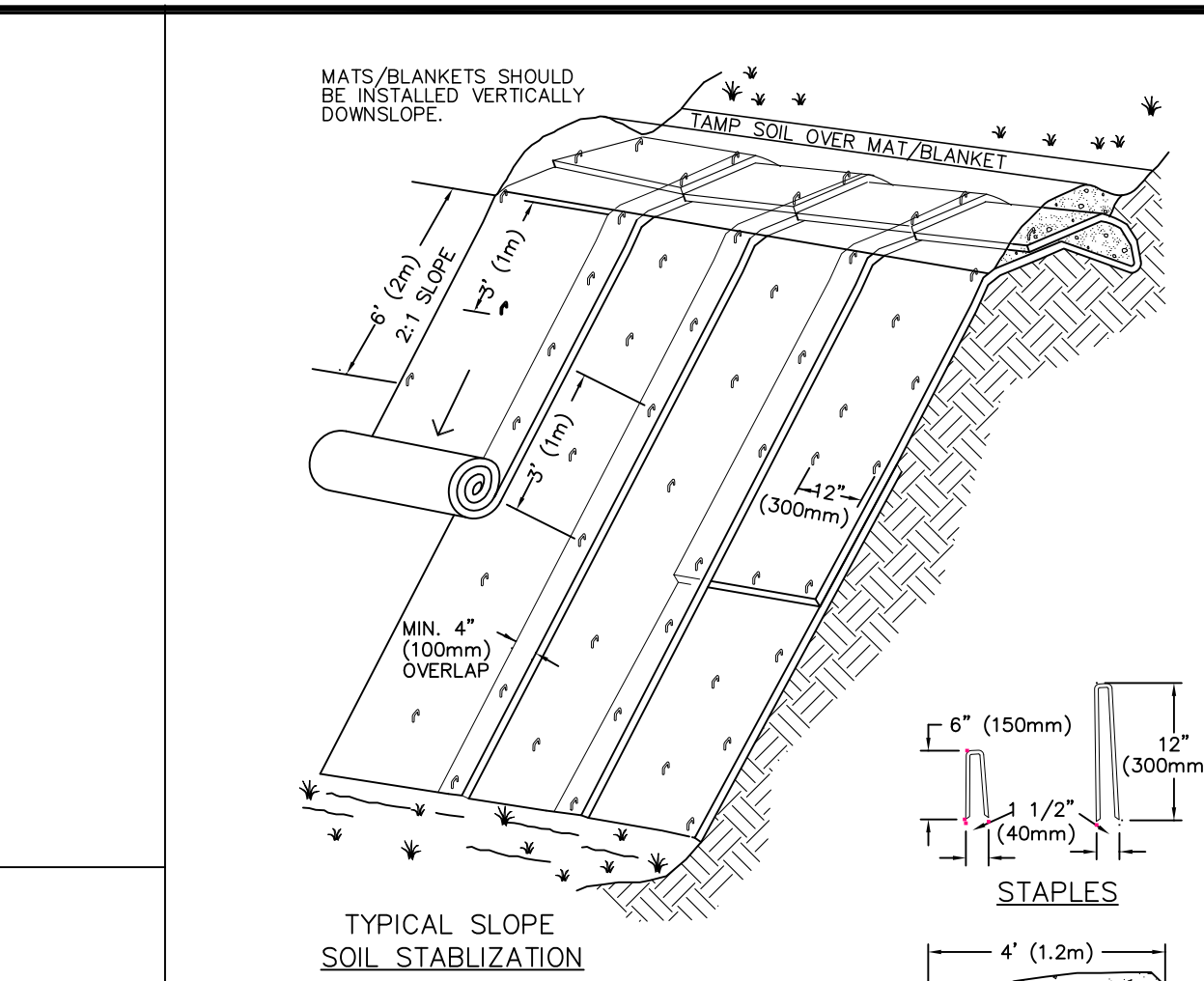
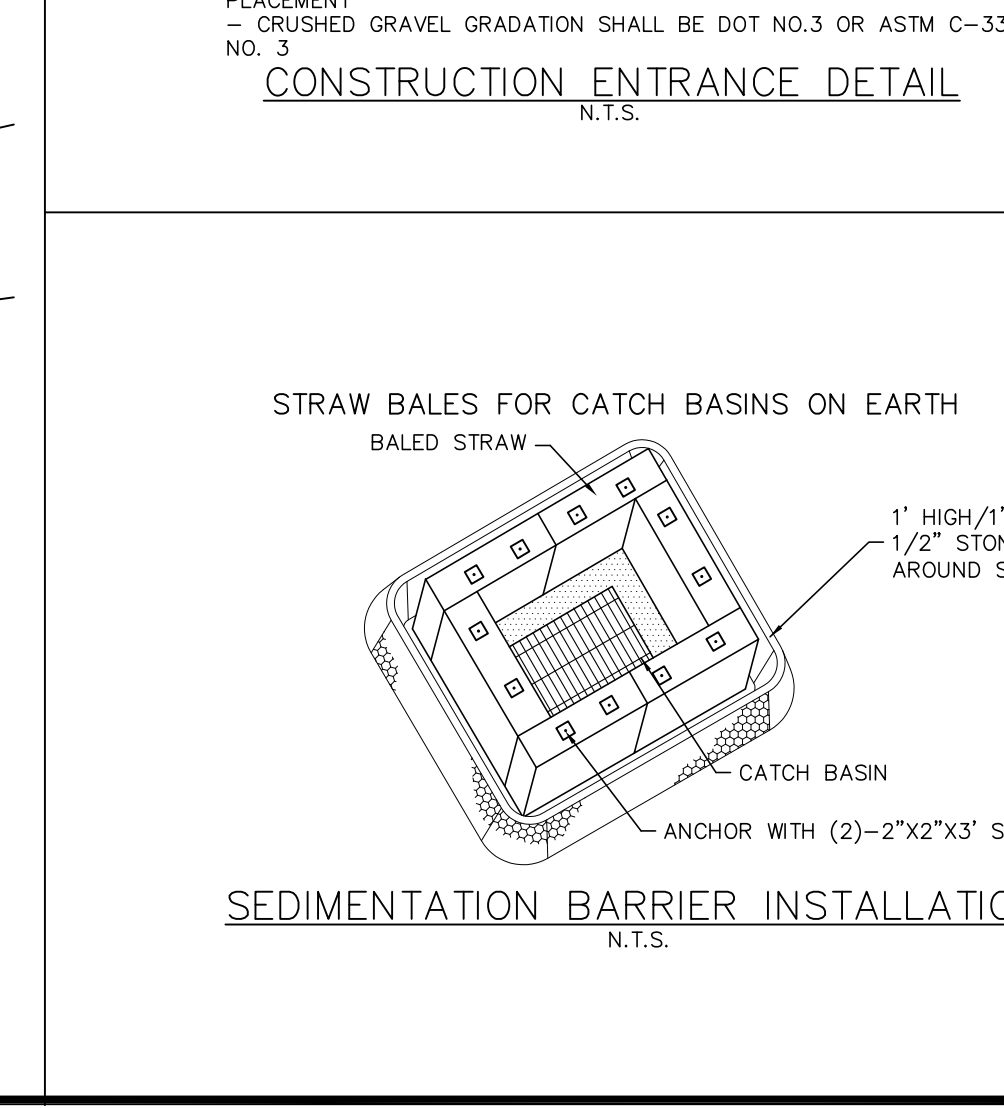
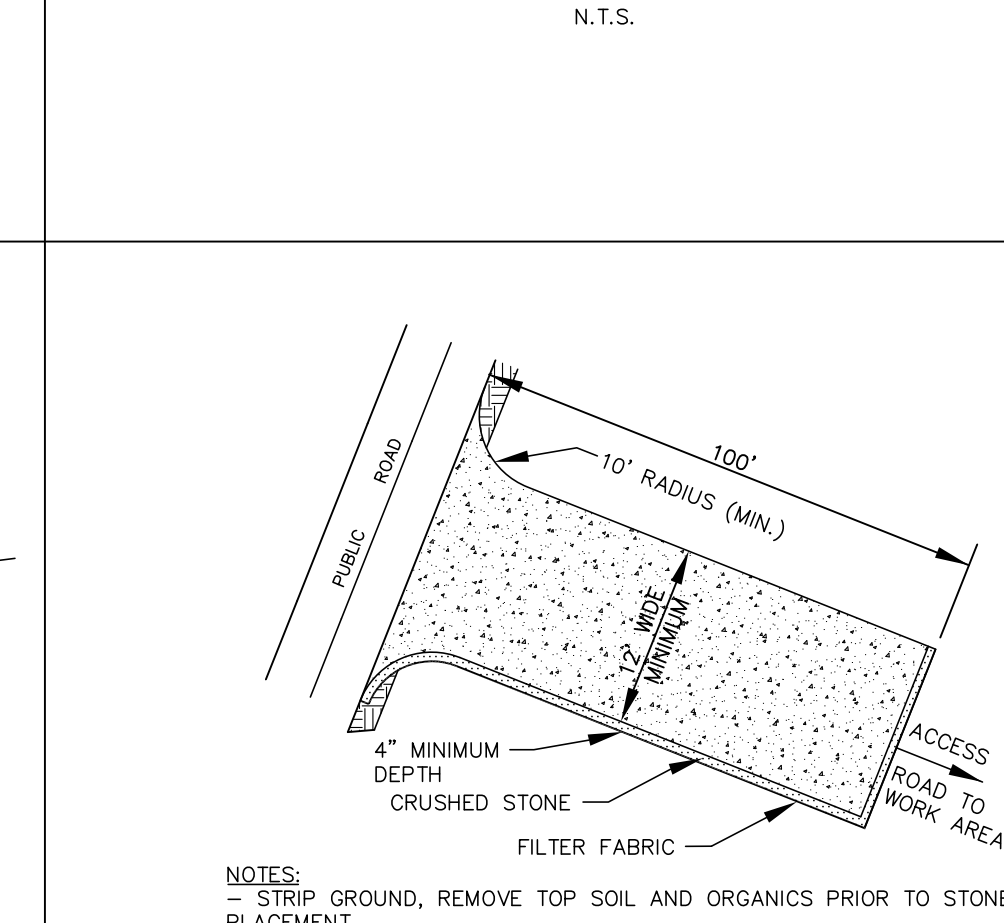
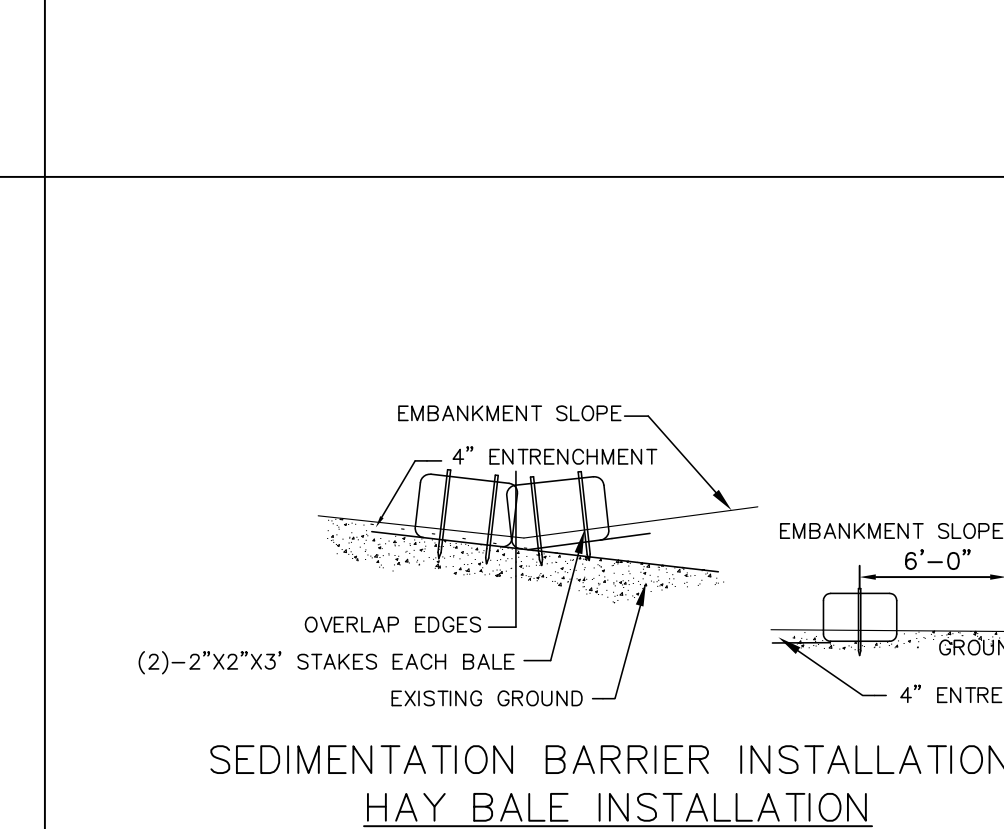
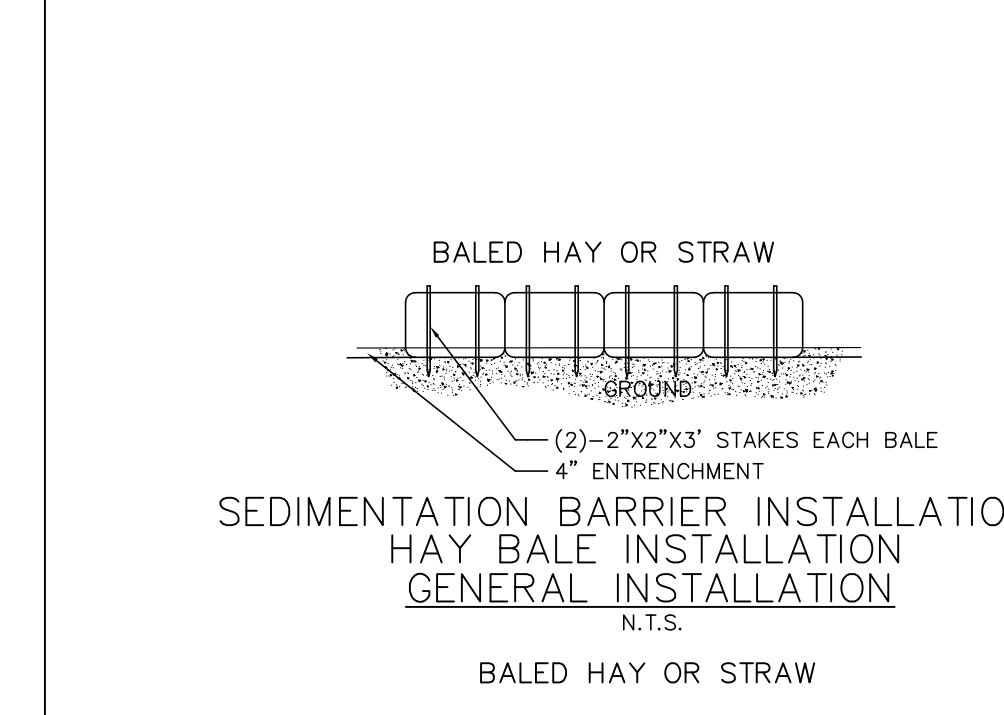
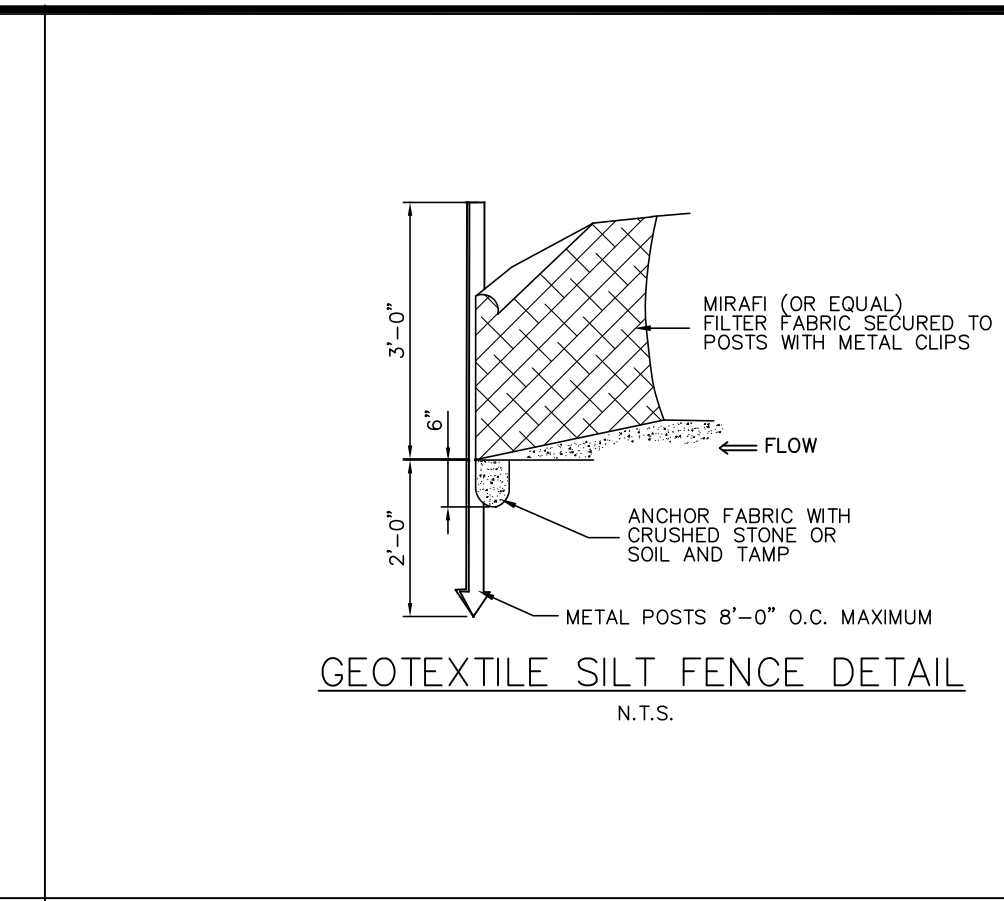
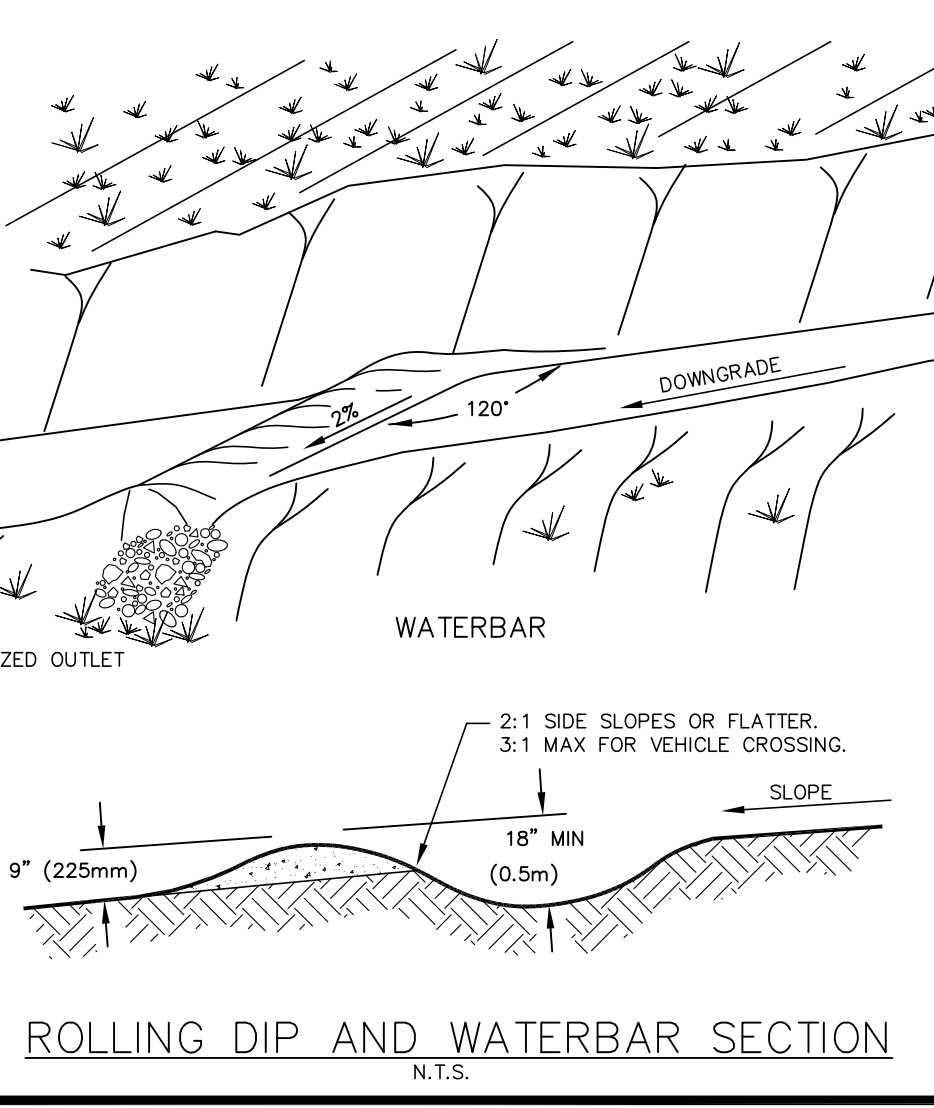
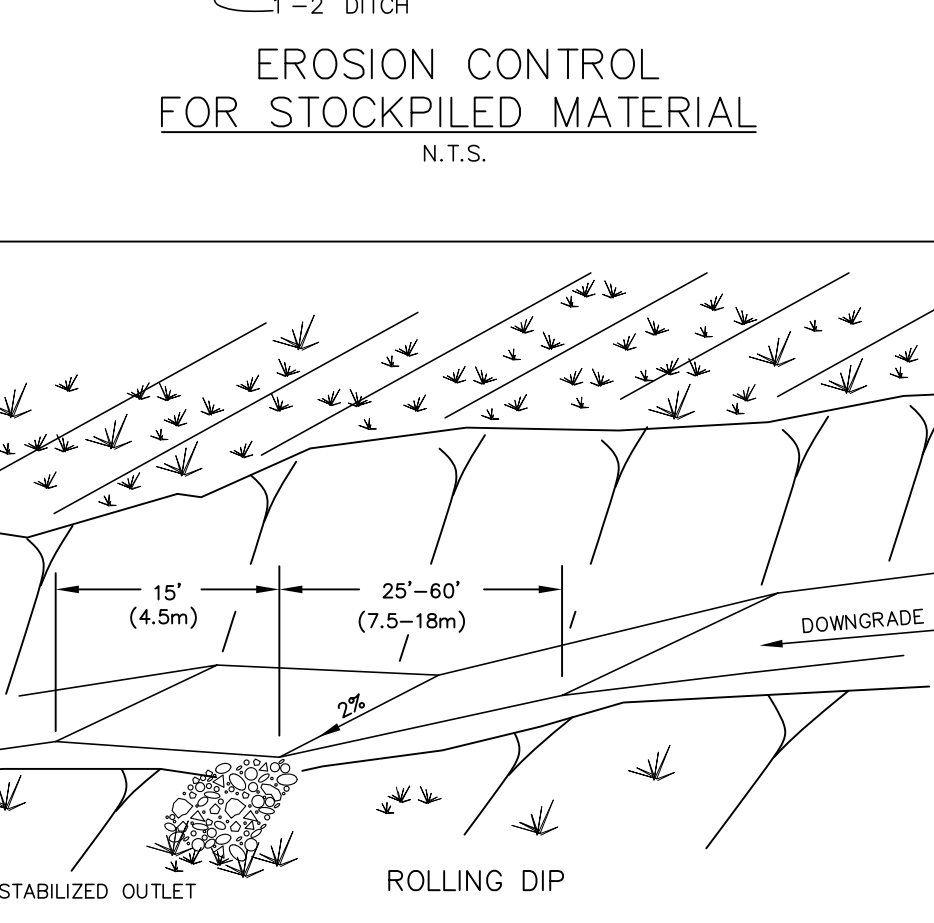
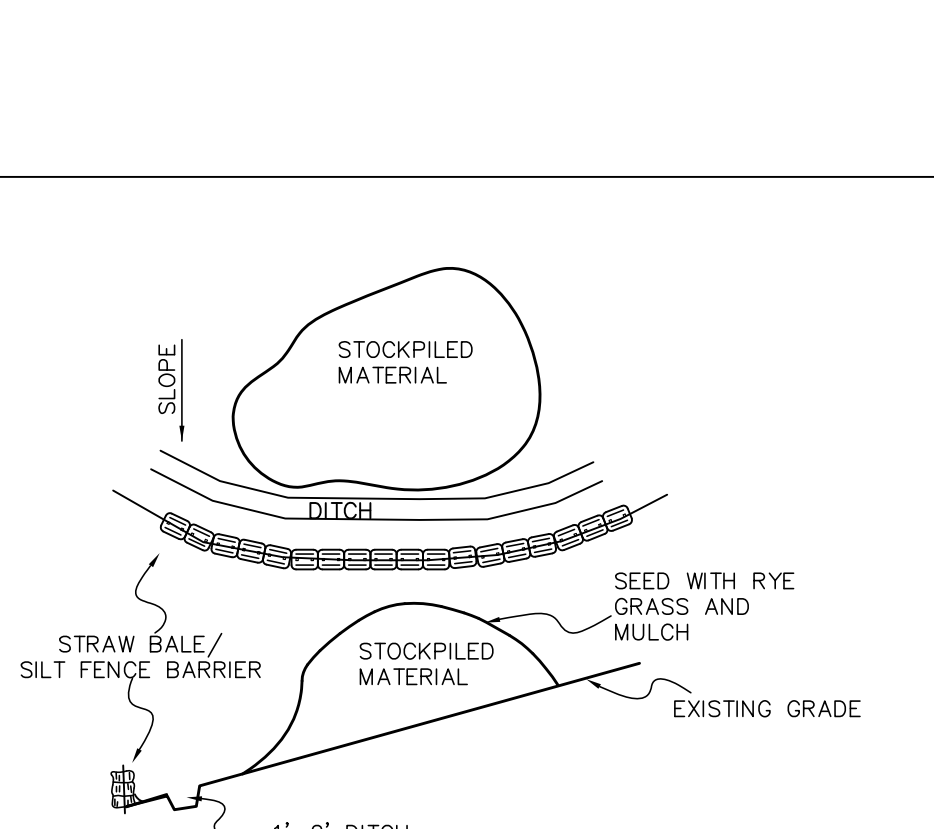
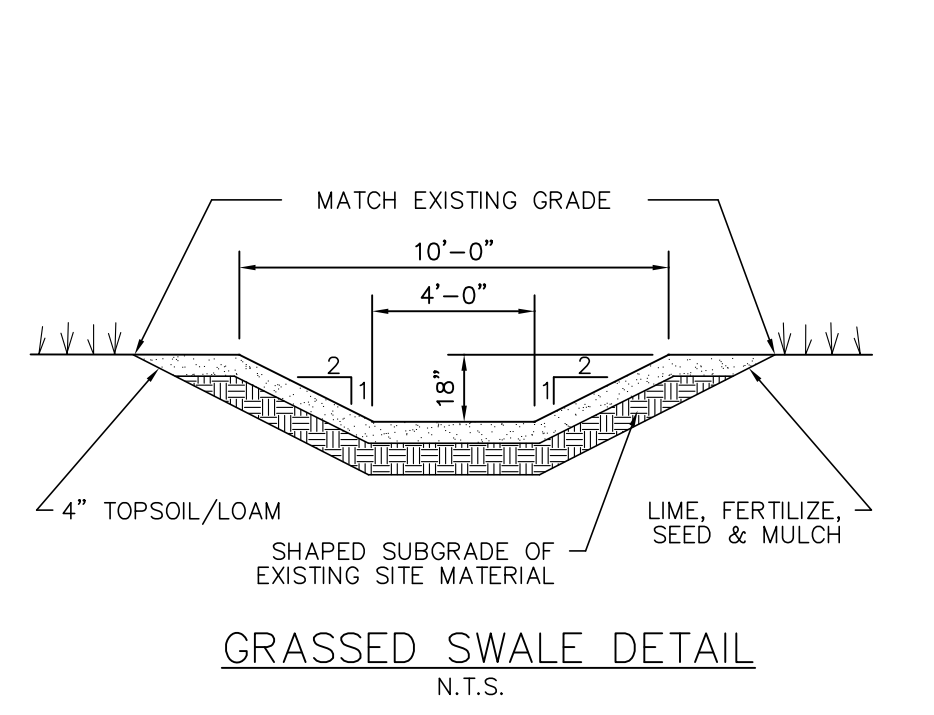
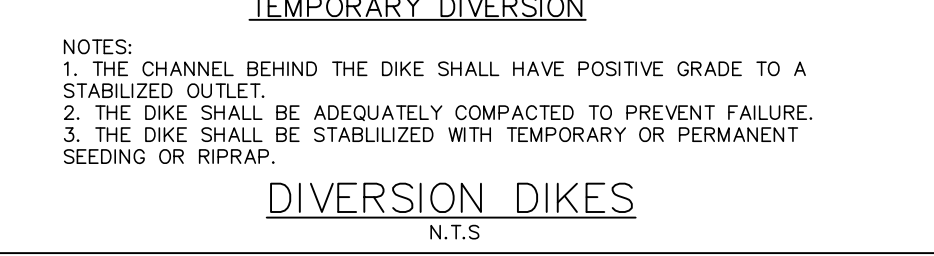
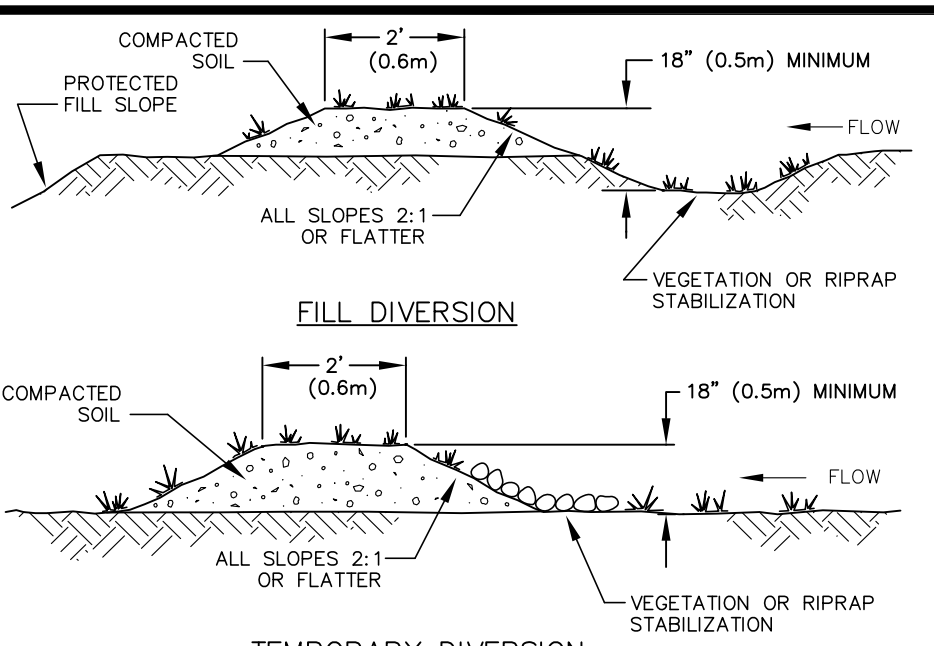
SITE DETAILS

for
LANING OAKS
 AN AGE RESTRICTED
 8-30g AFFORDABLE
 HOUSING PLAN FOR
 FRANK & MARY
 FRAGOLA
 295 LANING STREET
 SOUTHINGTON, CT

SCALE: NOT TO SCALE
 DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
 INCHES ON ORIGINAL

KJA FILE NO.:
 DRAWING NO.:
215-701 D-1



POST TOP : Direct Burial

| CAT Catalog Number | Number of Poles | Shelf Length (ft) | Shelf Length (m) | Tip O.D. (in) | Tip O.D. (mm) | Butt O.D. (in) | Butt O.D. (mm) | Max. Wind Speed (MPH) | Max. Wind Speed (KPH) |
|--------------------|-----------------|-------------------|------------------|---------------|---------------|----------------|----------------|-----------------------|-----------------------|
| 2009 Vertical Load | | | | | | | | | |
| TR13-B-50 | 10 | 13 | 4.0 | 3.00 | 76.2 | 6.0 | 152.4 | 40 | 64 |
| TR16-B-50 | 15 | 16 | 4.9 | 3.00 | 76.2 | 6.0 | 152.4 | 53 | 85 |
| TR20-B-50 | 20 | 20 | 6.1 | 3.00 | 76.2 | 6.0 | 152.4 | 53 | 85 |
| TR24-B-50 | 24 | 24 | 7.3 | 3.00 | 76.2 | 6.0 | 152.4 | 53 | 85 |
| 2009 Vertical Load | | | | | | | | | |
| TR24-D-200 | 20 | 24 | 7.3 | 4.41 | 111.97 | 8.0 | 203.2 | 60 | 97 |
| TR30-D-200 | 25 | 30 | 9.1 | 4.41 | 111.97 | 8.0 | 203.2 | 75 | 121 |
| TR35-D-200 | 30 | 35 | 10.7 | 4.41 | 111.97 | 8.0 | 203.2 | 80 | 128 |
| TR40-D-200 | 35 | 40 | 12.2 | 4.41 | 111.97 | 8.0 | 203.2 | 85 | 137 |
| TR46-D-200 | 40 | 46 | 14.0 | 5.12 | 129.54 | 9.0 | 228.6 | 90 | 144 |
| TR52-D-200 | 44 | 50 | 15.2 | 5.12 | 129.54 | 9.0 | 228.6 | 95 | 153 |
| 2009 Vertical Load | | | | | | | | | |
| TR55-F-300 | 30 | 35 | 10.7 | 5.12 | 129.54 | 10.5 | 266.7 | 63 | 102 |
| TR40-F-300 | 35 | 40 | 12.2 | 5.12 | 129.54 | 10.5 | 266.7 | 63 | 102 |
| TR46-F-300 | 40 | 46 | 14.0 | 5.12 | 129.54 | 10.5 | 266.7 | 60 | 97 |
| TR52-F-300 | 44 | 50 | 15.2 | 5.12 | 129.54 | 10.5 | 266.7 | 63 | 102 |

OR EQUAL

Don't see what you need? Call us. We can build it!

Streetworks

DESCRIPTION
The Lexington LED outdoor luminaire displays the old-fashioned charm of traditional lantern-style post-top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED luminaire complements the architectural and environmental design of parks and roadways. It's patented LIGHTBAR™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

DESCRIPTION FEATURES
Construction: TOP: Hinged die-cast aluminum top with top-side cover. SCREWS: Captive retaining screws. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. * 1" ANSI weatherproof rating.

Electrical: LED inlets are pre-wired and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (100V-277V/50-60Hz), greater than 120 power factor, and operating temperature range from -30°C to +40°C. Includes surge protector for transient line surge up to 10kV. Standard three-position turn-on timer, 10 minutes. System is rated for 50,000 hours (equivalent to 24/7/50 years).

Mounting: Self-aligning pole-top fixer fits 2-3/8" and 3" O.D. sensors. Square headed 1/2" x 1/2" polymer coated mounting bolts.

Finish: Cast components finished in a Super durable Black TG17 polymer powder coat paint, 2.8 mil nominal thickness for superior protection against fade and wear. Optional colors include bronze, grey and white. RAL and custom color matching available.

Warranty: Five-year warranty.

| Ordering Information | Number of Luminaire | Sample Part | Order Part | Order Part |
|--------------------------------------|---------------------|-------------|------------|------------|
| Sample Number: LXP22-LED-E5-10-10-10 | 2 | | | |
| Product Family | Number of Luminaire | Sample Part | Order Part | Order Part |
| LXP22-LED-E5-10-10-10 | 2 | | | |

LX/FLXT LEXINGTON LED
OR EQUAL LED

CERTIFICATION DATA
UL Listed
ULC Listed
cULus Listed
EPA Listed
LM78 - LM85 Compliant

ENERGY DATA
Efficacy: 100 lm/W
Power Factor: >0.95
THD: <25%
Light Output: 1000 lumens
Ambient Temperature: 35°C
Ambient Temperature Rating: 40°C

SHIPPING DATA
Approximate Net Wt.: 12 lbs
Gross Wt.: 15 lbs

EATON
170005703
2019-10-28 08:30:19

Direct Burial Pole Installation Guide

Suggested installation Procedure for Direct Burial Poles

- Auger a hole that is a minimum of 6 inches wider than the butt of the pole. The suggested depth (dimension "A") is:
Up to 18 ft. mounting height: 3 ft.
18.1 to 25 ft. 4 ft.
25.1 to 40 ft. 5 ft.
40.1 to 50 ft. 6 ft.
- Remove any protective wrapping from the pole and place the butt end of the pole in the center of the hole (Figure 1). As the pole is lowered into the hole, feed the underground wiring through the cable entrance hole(s) toward the handle.
- Hold the pole upright while backfilling the hole according to soil conditions as follows:
 - a. Poor soil: If the area is sandy or often retains water, a crushed aggregate material or concrete may be needed for backfill.
 - b. Good soil: If the soil is firm and does not retain water, the soil that was removed while augering the hole can be used as backfill.
- Place approximately 4 to 6 inches of backfill into the hole. Plumb the pole from two positions, 90 degrees apart. To plumb the pole, hold a plumb-bob at a suitable distance from the pole and align it with the plumb-bob. Once the pole is plumbed, tamp the backfill thoroughly. Continue supporting the pole.
- Add another 4 to 6 inches of backfill and tamp thoroughly. Repeat plumb the pole from two positions before the backfill level reaches the ground line.
- Place an additional 2 to 3 inches of backfill above the ground line (Figure 2) and tamp thoroughly.
- Connect all wiring at the handle.

Revisions to these plans by anyone other than KJA shall make these plans null and void. KJA shall take no responsibility for said revisions.

| Revision | By | Date |
|-------------|----|------|
| REVISION-7: | | |
| REVISION-6: | | |
| REVISION-5: | | |
| REVISION-4: | | |
| REVISION-3: | | |
| REVISION-2: | | |

PROJECT: 215701-FRAGOLA LANING
DB: KT SR: AQ DR: AQ

SEAL:

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE

James N. Sakonchick
CT P.E. & L.S. #1302

kratzer, KJA Jones & Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS

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PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERJONES.COM

EROSION DETAILS

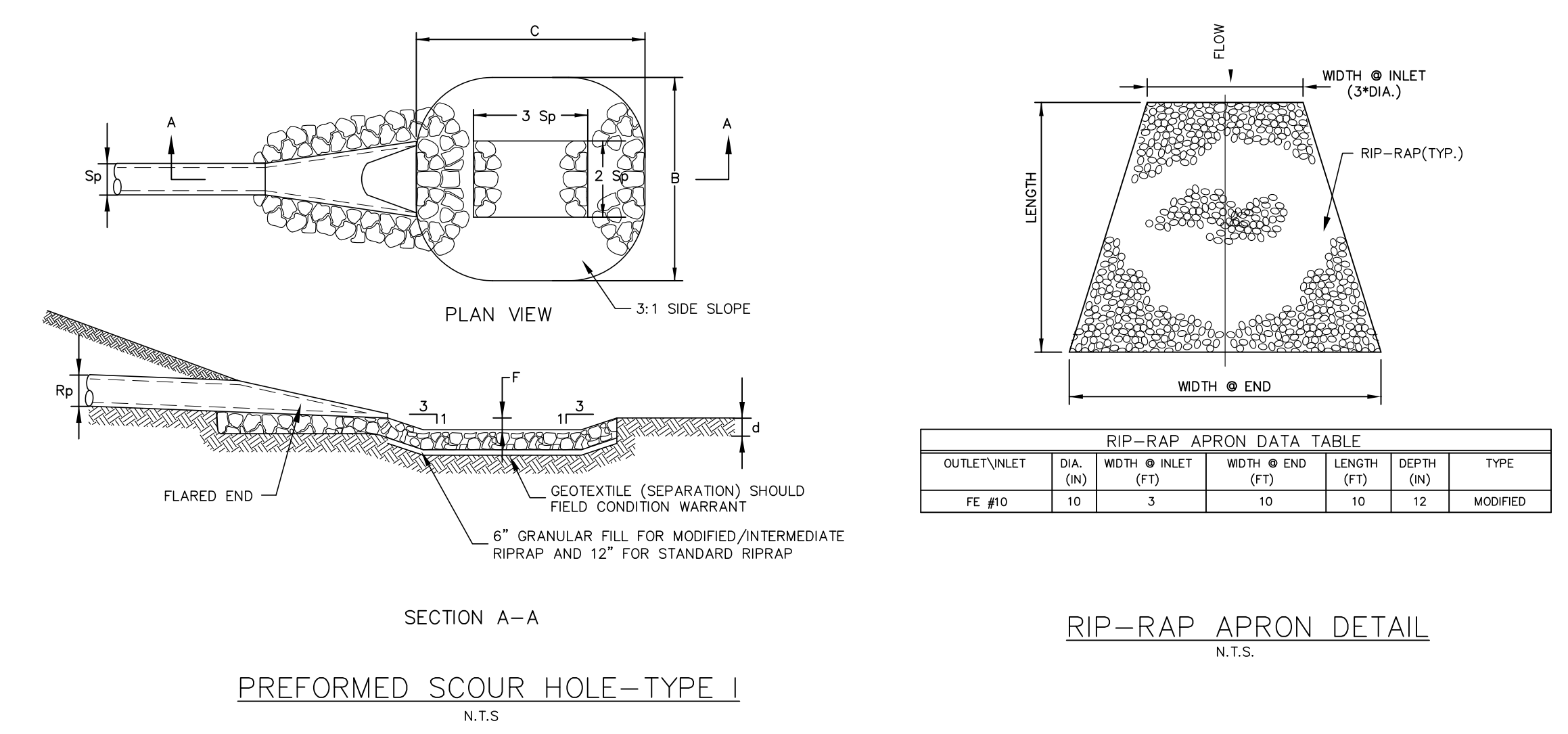
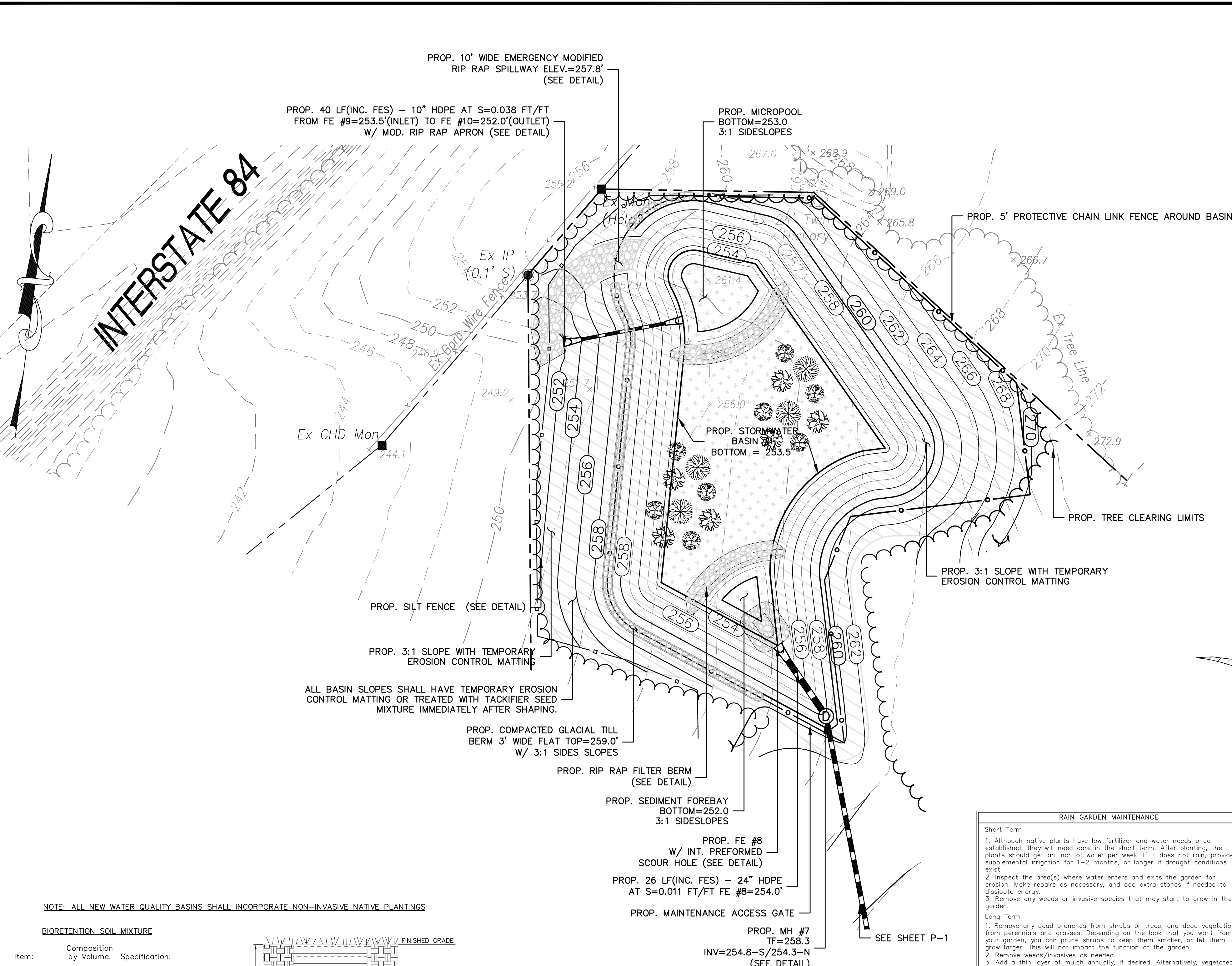
for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY
FRAGOLA

295 LANING STREET
SOUTHINGTON, CT

SCALE: NOT TO SCALE
DATE: DECEMBER 22, 2020

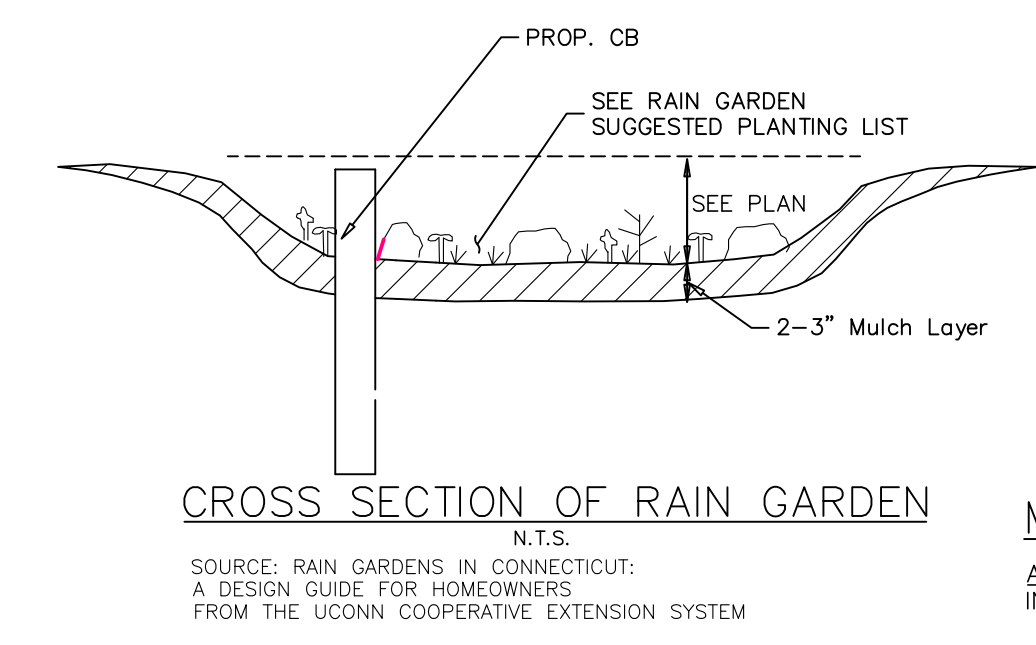
HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 215-701
DRAWING NO.: D-2



SCOUR HOLE DATA TABLE

| OUTLET/INLET | DIA. (IN) | B (FT) | C (FT) | 2Sp (FT) | 3Sp (FT) | F (FT) | d (FT) | TYPE |
|--------------|-----------|--------|--------|----------|----------|--------|--------|--------------|
| FE #8 | 24 | 17 | 10 | 4.0 | 6.0 | 1.25 | 1.5 | INTERMEDIATE |



RAIN GARDEN MAINTENANCE

Short Term

1. Although native plants have low fertilizer and water needs once established, they will need care in the short term. After planting, the plants should get an inch of water per week. If it does not rain, provide supplemental irrigation for 1-2 months, or longer if drought conditions exist.
2. Inspect the area(s) where water enters and exits the garden for erosion. Make repairs as necessary, and add extra stones if needed to dissipate energy.
3. Remove any weeds or invasive species that may start to grow in the garden.

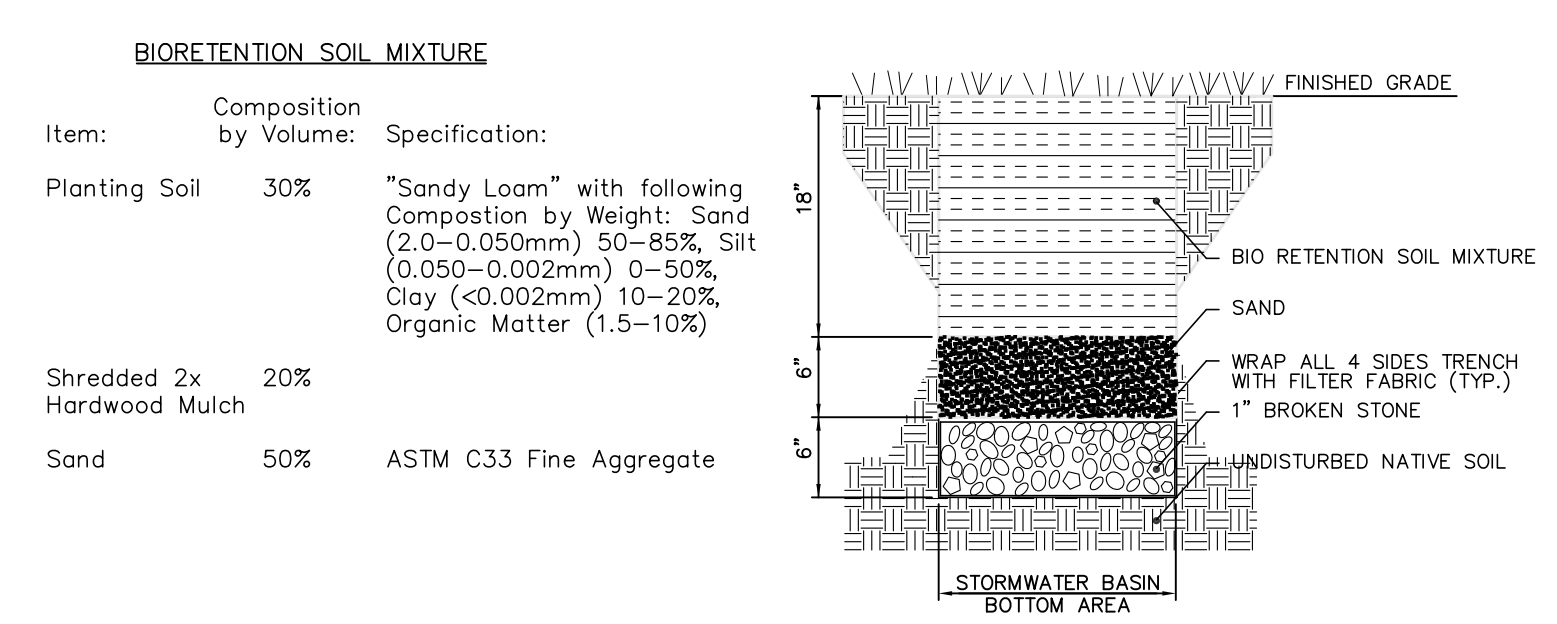
Long Term

1. Remove any dead branches from shrubs or trees, and dead vegetation from perennials and grasses. Depending on the look that you want from your garden, you can prune shrubs to keep them smaller, or let them grow larger. This will not impact the function of the garden.
2. Remove weeds/invasives as needed.
3. Add a thin layer of mulch annually, if desired. Alternatively, vegetated ground covers can be used. USE CAUTION WHEN ADDING MULCH: Do not add excessive amounts of mulch; this can fill up the storage area, or block the flow entrance to the garden.
4. Inspect for erosion at the entrance/exit points, and/or sediment buildup in the top layer of the garden. If erosion occurred, remove the sediment and correct the problem.

- RAIN GARDEN SUGGESTED PLANTING LIST**
1. SWAMP AZALEA
 2. CARDINAL FLOWER
 3. NEW YORK ASTER
 4. BLACK-EYED SUSAN
 5. IRIS
 6. JOE PYEWEE
 7. LANCELEAF COREOPSIS
 8. ROYAL FERN
 9. ASTILBE
 10. SWITCH GRASS
- SOURCE: RAIN GARDENS IN CONNECTICUT: A DESIGN GUIDE FOR HOMEOWNERS FROM THE UCONN COOPERATIVE EXTENSION SYSTEM

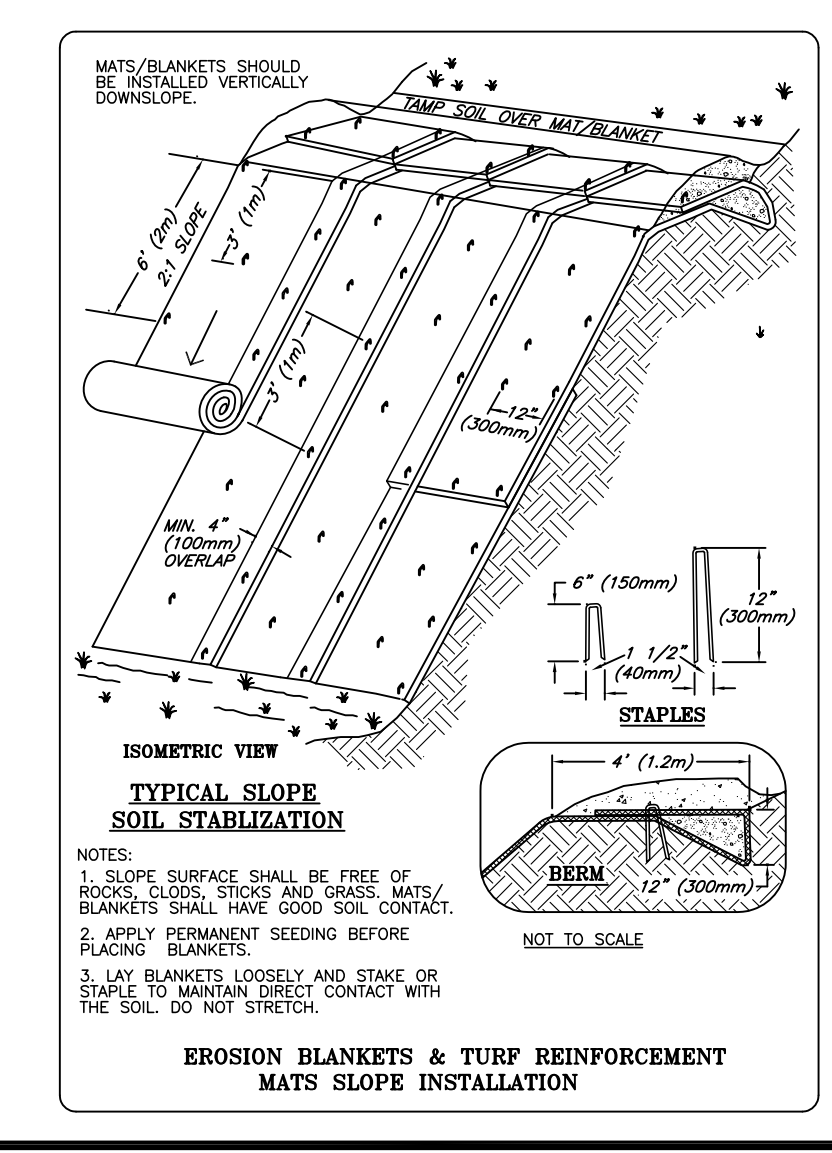
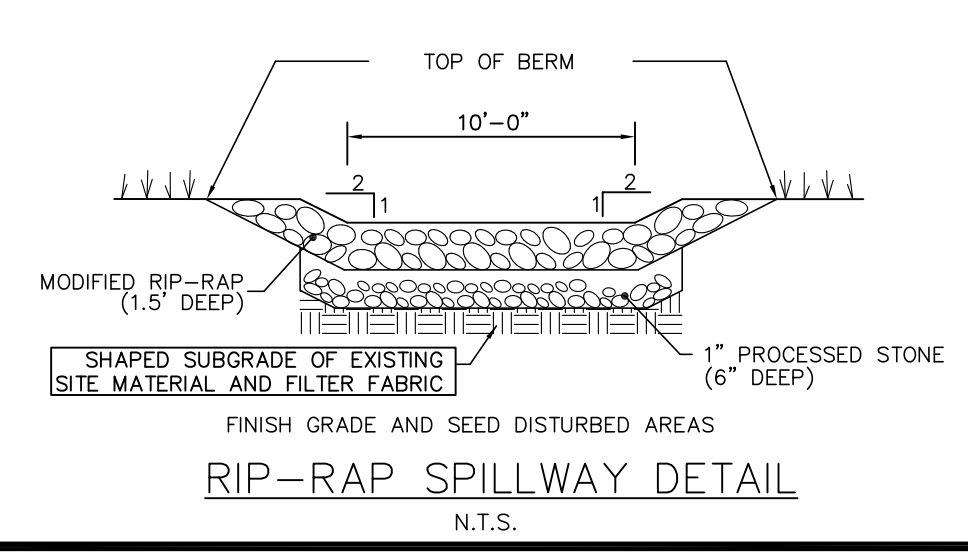
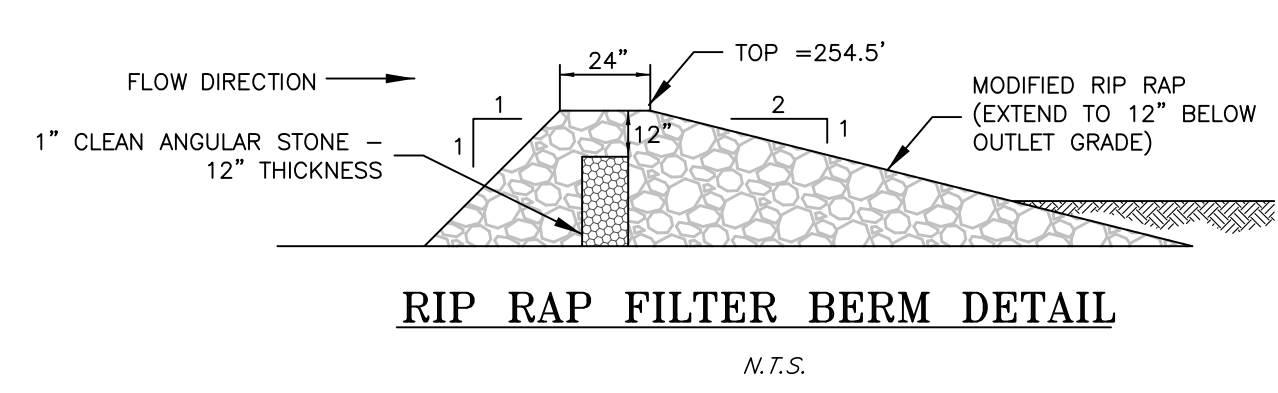
MAINTENANCE SCHEDULE FOR STORMWATER BASINS

| ACTIVITY | SCHEDULE |
|---|---|
| INSPECT WETLAND COMPONENTS FOR INVASIVE VEGETATION | SEMI-ANNUALLY |
| INSPECT FOR DAMAGE | ANNUALLY |
| NOTE SIGNS OF HYDROCARBON BUILD-UP, AND REMOVE IF DETECTED | ANNUALLY |
| MONITOR FOR SEDIMENT ACCUMULATION IN THE FACILITY AND FOREBAY | ANNUALLY |
| EXAMINE TO ENSURE THAT INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND OPERATIONAL | ANNUALLY |
| REPAIR UNDERCUT OR ERODED AREAS | AS-NEEDED |
| CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURES | MONTHLY |
| MOW SIDE SLOPES. HIGH GRASS ALONG POND EDGE WILL DISCOURAGE WATERFOWL FROM TAKING UP RESIDENCE AND SERVE TO FILTER POLLUTANTS | MONTHLY |
| WETLAND PLANT MANAGEMENT AND HARVESTING | ANNUALLY (IF NEEDED) |
| DRAIN POND IN FALL AND LET FROST KILL PLANTS, THEN DREDGE IN SPRING | ANNUALLY (IF NEEDED) |
| REMOVAL OF SEDIMENT FROM FOREBAY | 5-YEAR MAINTENANCE |
| REMOVE SEDIMENT WHEN THE POOL VOLUME HAS BEEN REDUCED SIGNIFICANTLY, OR WHEN SIGNIFICANT ALGAL GROWTH IS OBSERVED | 10-YEAR MAINTENANCE (MORE FREQUENT DREDGING IN DEVELOPING WATERSHEDS WITH SIGNIFICANT SEDIMENT LOADS) |



STORMWATER BASIN #1

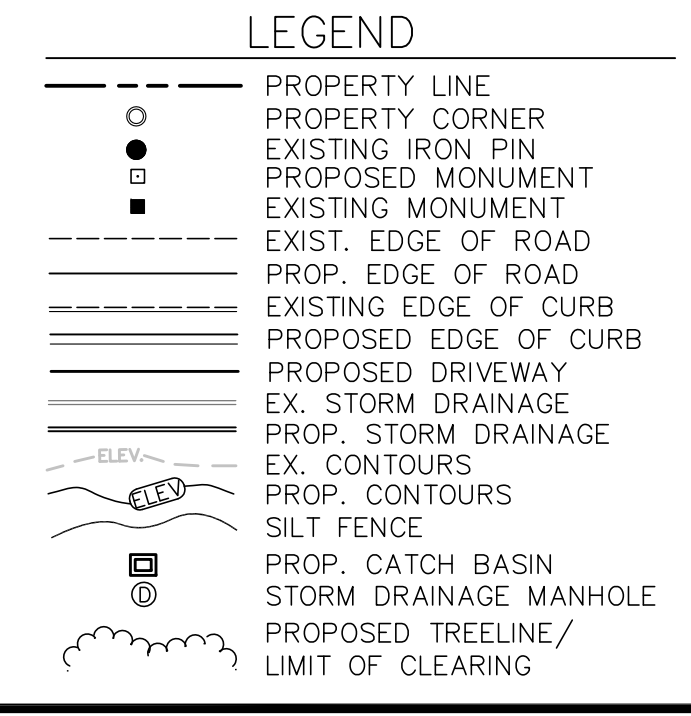
PLAN SCALE 1"=20'



COMPACTED GLACIAL TILL BERM

Material to be used for compacted Glacial Till berm shall conform to a well-graded gravel with non-plastic silty fines (GW-GM) as specified by the unified soil classification method. Material shall have the following characteristics:

- *More than 50% of material (by weight) is individual grains visible to the naked eye
- *More than 50% of the coarse fraction shall be retained by a 3/8" sieve or greater
- *There shall be substantial amounts of all grain particle sizes
- *Between 12% and 25% of fines passing #100 sieve
- *The gravel shall be "dirty" and leave a stain on a wet palm



NEW ENGLAND WET MIX
by New England Wetland Plants, Inc. Amherst, MA 01002

APPLICATION RATE: 1 LB/5,000 S.F.

Fox Sedge (Carex vulpinoidea), Hop Sedge (Carex lupulina), Water Plantain (Alisma Plantago-Aquatica), Bearded Sedge (Carex comosa), Nodding Bur-Marigold (Bidens cernua), Lurid Sedge (Carex lurida), Grass Leaved Goldenrod (Solidago graminifolia), Soft Rush (Juncus effusus), Blue Vervain (Verbena hastata), Hard-Stem Bulrush (Scirpus acutus), Boneset (Eupatorium perfoliatum), Green Bulrush (Scirpus atrovirens), Flat-Top Aster (Aster umbellatus), Woolgrass (Scirpus cyperinus), Sensitive Fern (Onoclea sensibilis), Spotted Joe-Pye Weed (Eupatorium maculatum), Soft-Stem Bulrush (Scirpus validus), Ditch Stonewort (Penthorum sedoides)

NEW ENGLAND CONSERVATION/WILDLIFE MIX
by New England Wetland Plants, Inc. Amherst, MA 01002

APPLICATION RATE: 3 LB/5,000 S.F.

Big Bluestem (Andropogon gerardii), Switchgrass (Panicum virgatum), Little Bluestem (Schizachyrium scoparium), Canada Wild Rye (Elymus canadensis), Fox Sedge (Carex vulpinoidea), Partridge Pea (Chaerisaria fasciculata), Fringed Bromegrass (Bromus ciliatus), Pennsylvania Smartweed (Polygonum pennsylvanicum), Common Milkweed (Asclepias syriaca), Nodding Bur-Marigold (Bidens cernua), Showy Tick-Trefoil (Desmodium illinoense), Silky Smooth Aster (Aster laevis), Flat-Top Aster (Aster umbellatus)

REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1: 3/25/21 - REVISIONS
PROJECT: 215701-FRAGOLA LANING
DB: KT SR: AQ DR: AQ
SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

kratzer, KJA
jones & associates, inc.

CIVIL ENGINEERS • LAND SURVEYORS
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P.O. BOX 337
1755 MERIDEN-WATERBURY RD.
MILDALE, CT 06467-0337

PHONE: (860) 621-3638
FAX: (860) 621-9609
EMAIL: INFO@KRATZERTJONES.COM

STORMWATER BASIN

DETAIL SHEET

for
LANING OAKS

AN AGE RESTRICTED

8-30g AFFORDABLE

HOUSING PLAN FOR

FRANK & MARY

FRAGOLA

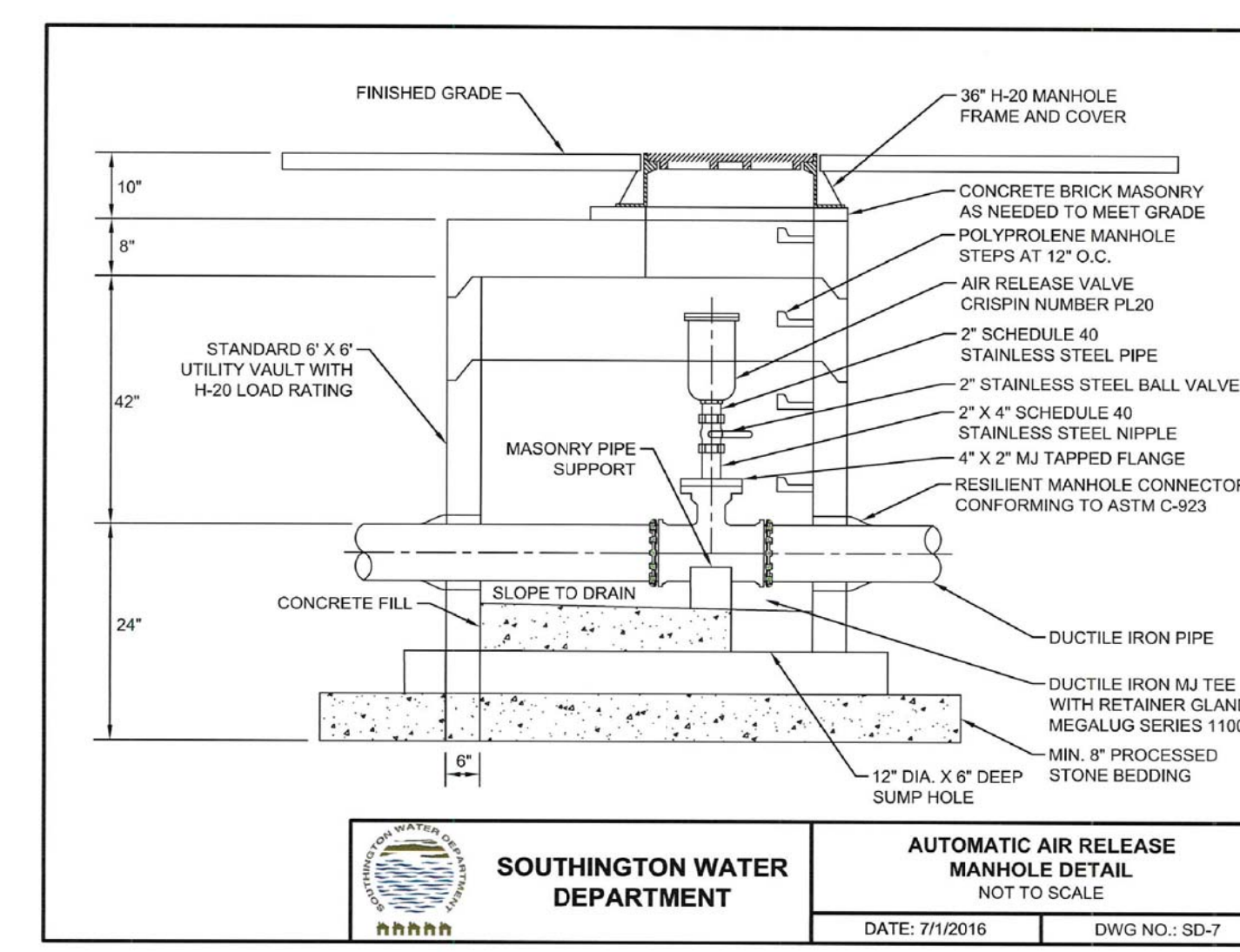
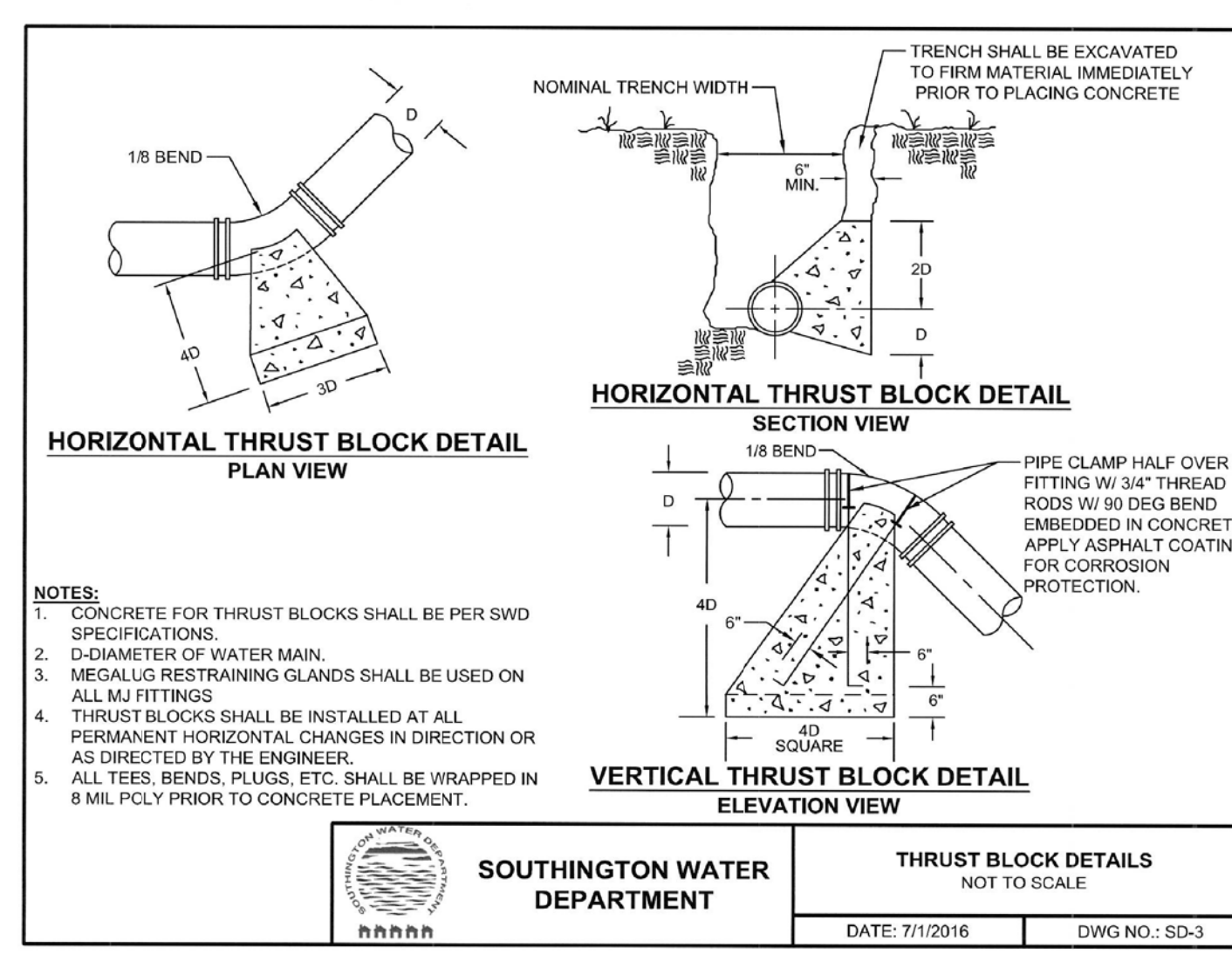
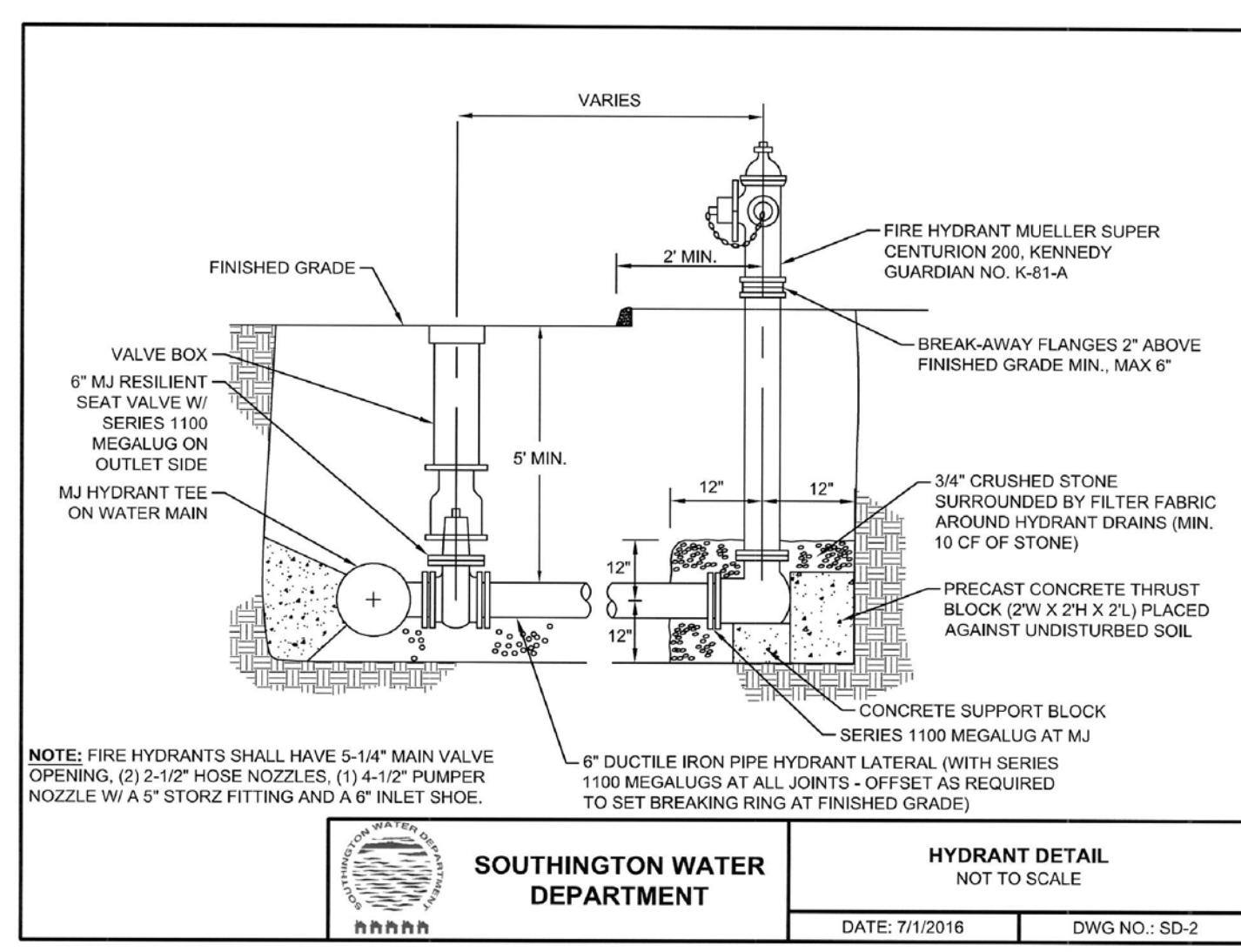
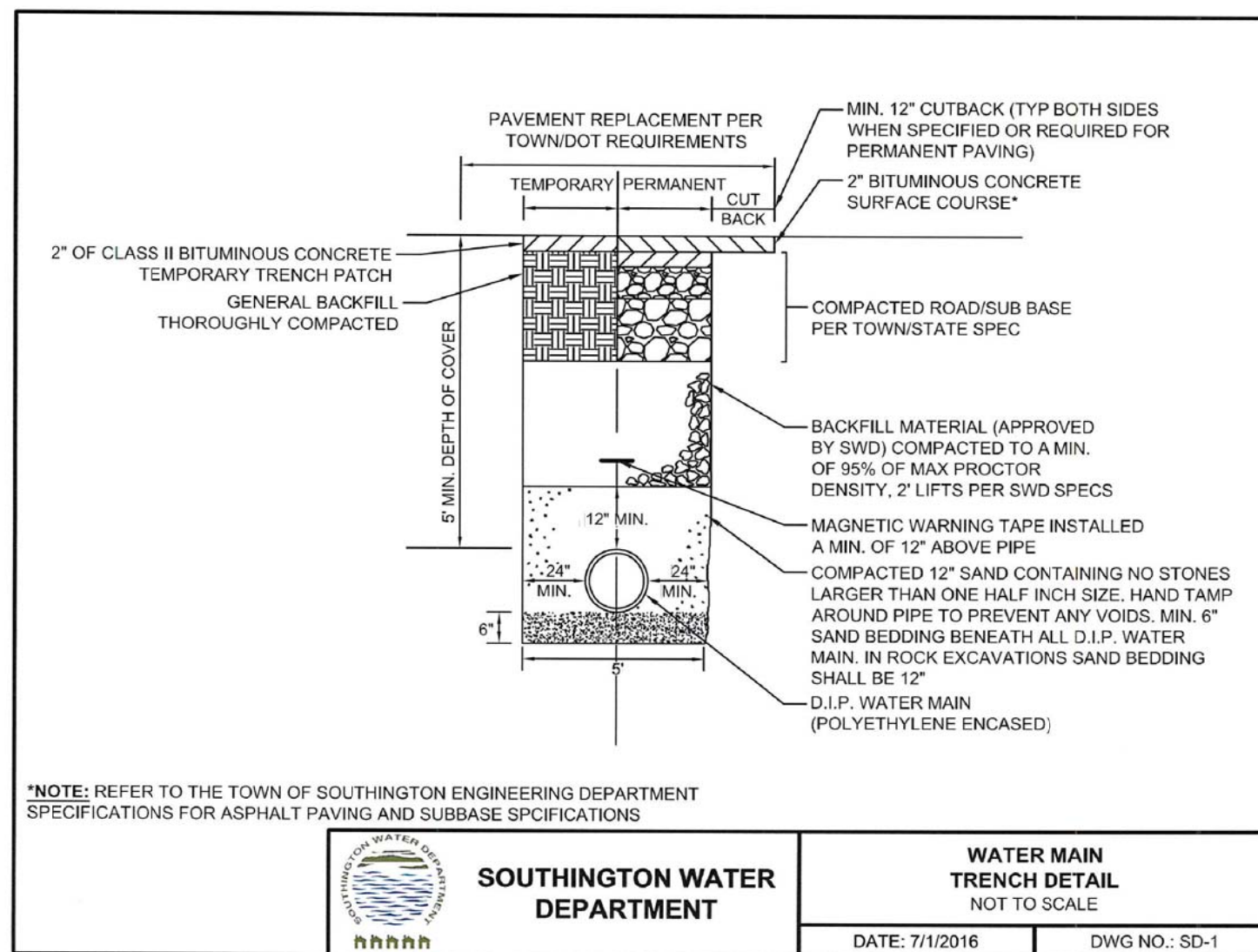
295 LANING STREET
SOUTHINGTON, CT

SCALE: 1" = 20'

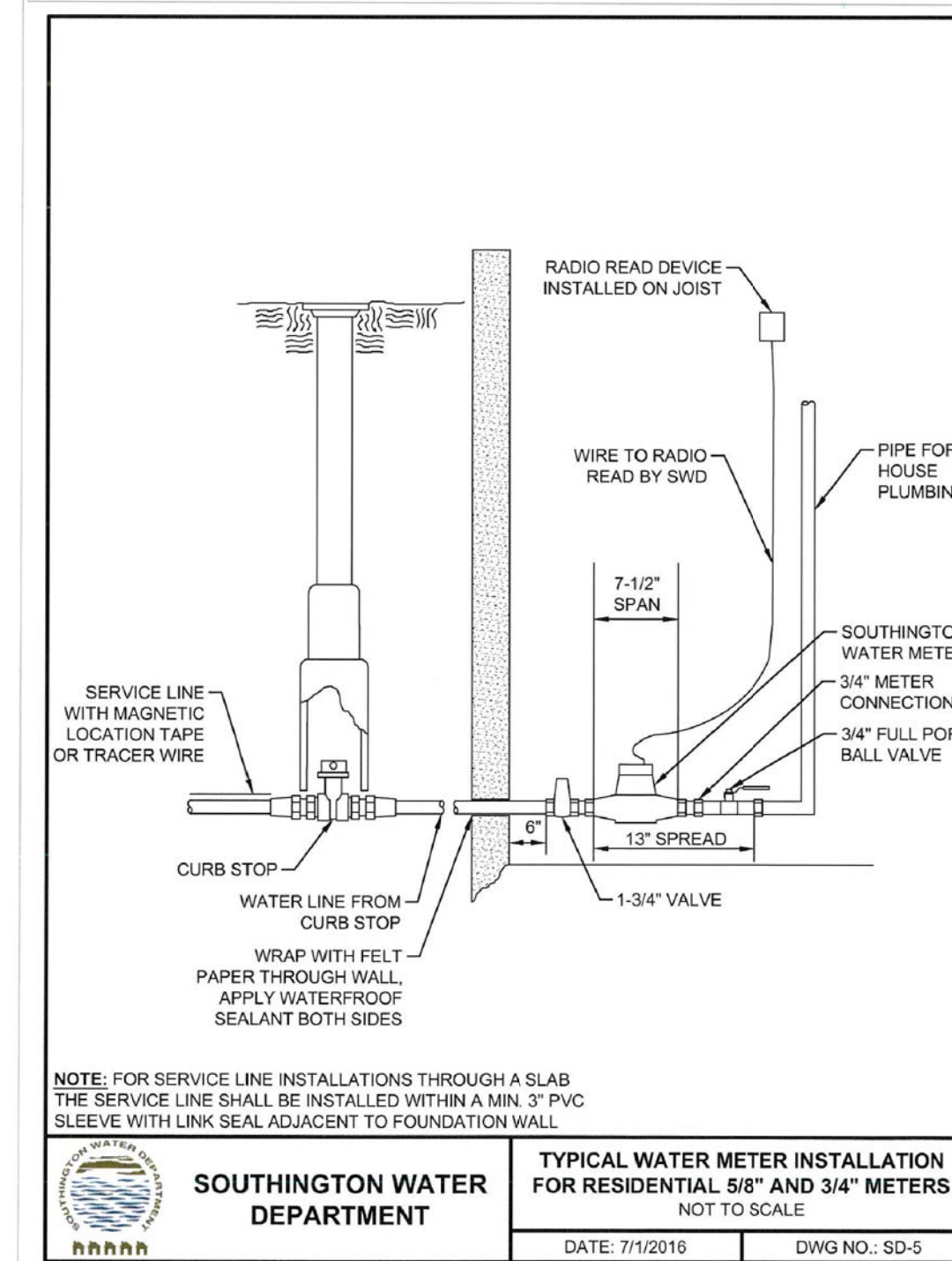
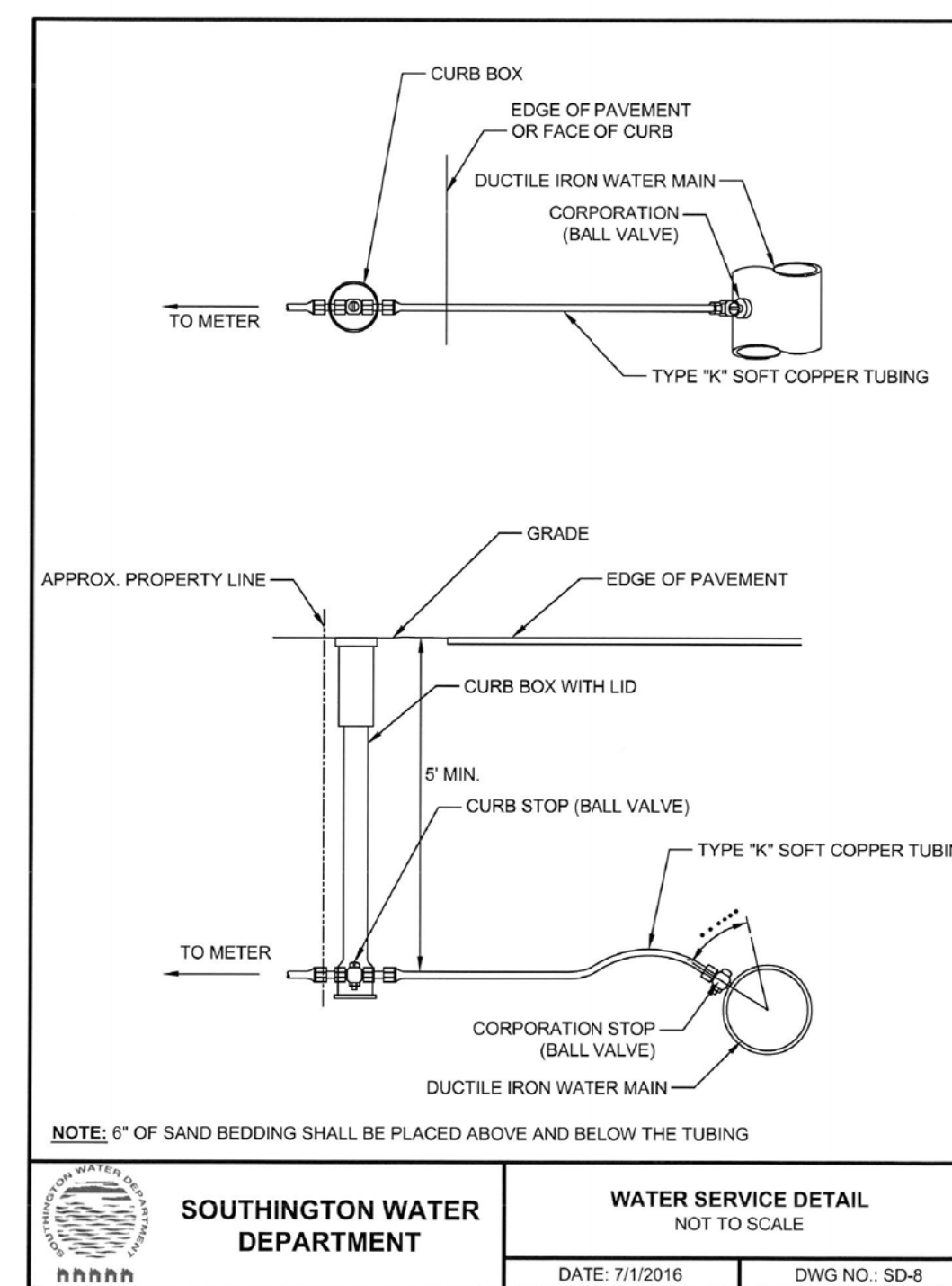
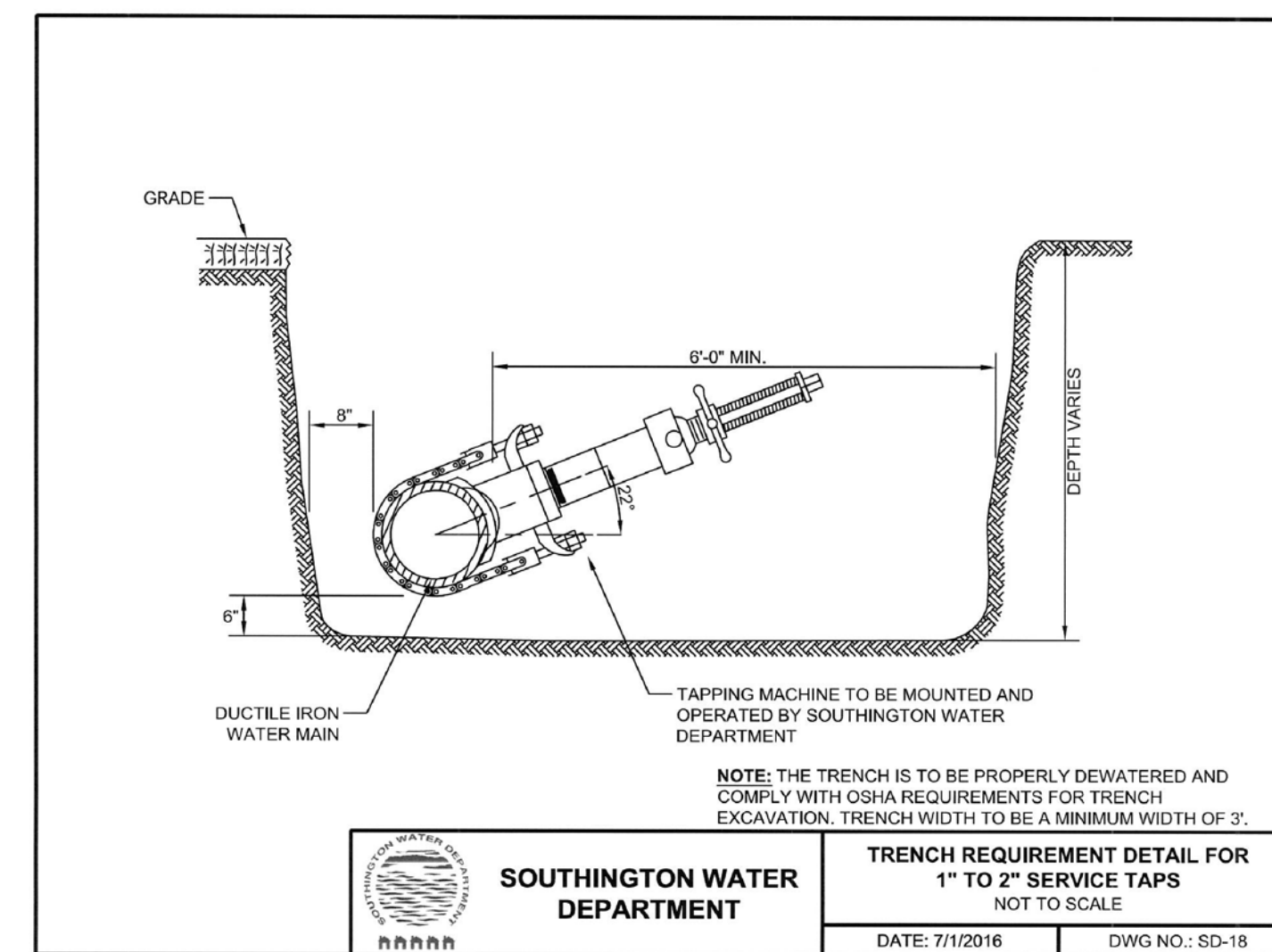
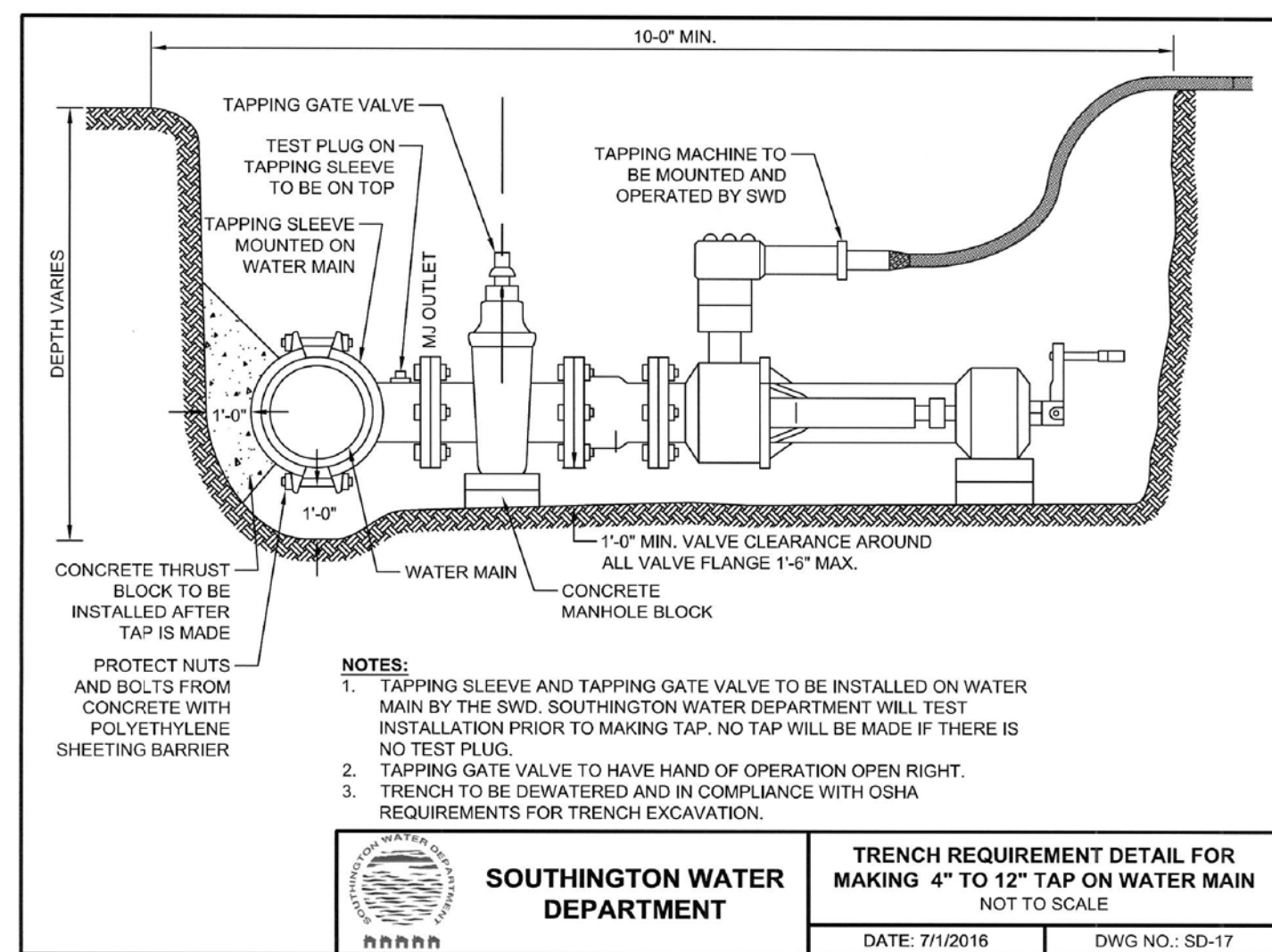
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 215-701
DRAWING NO.: D-3



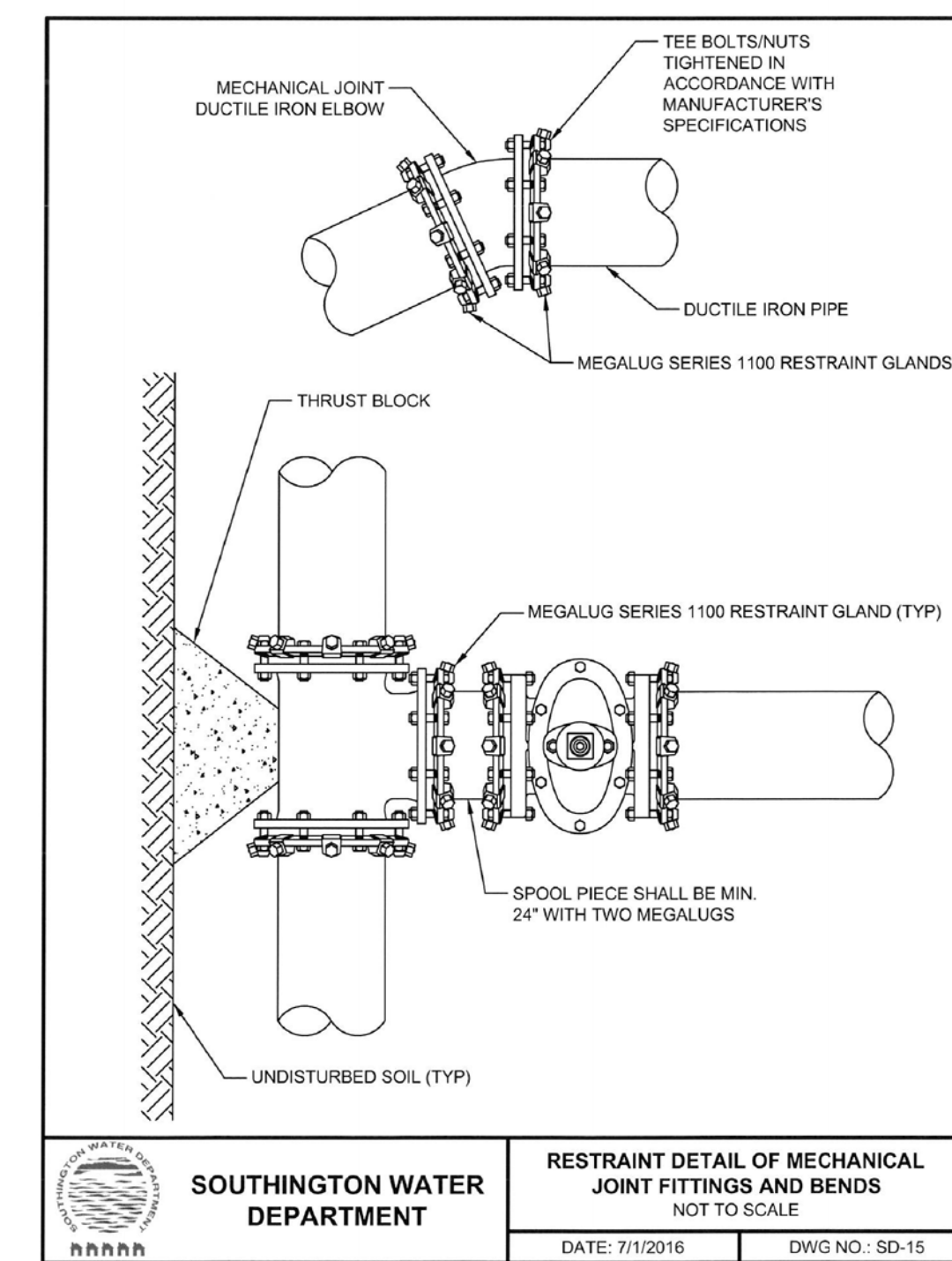
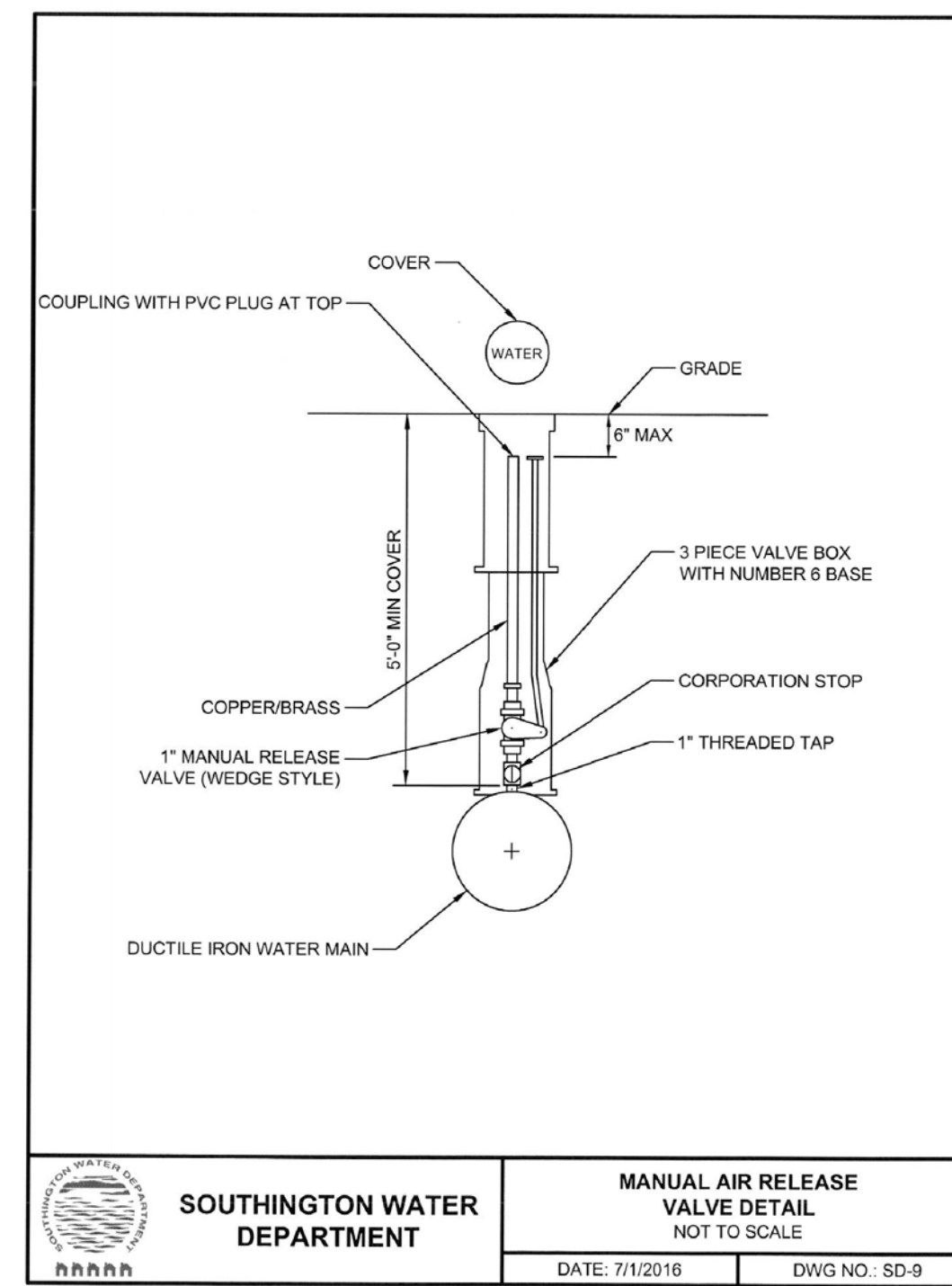
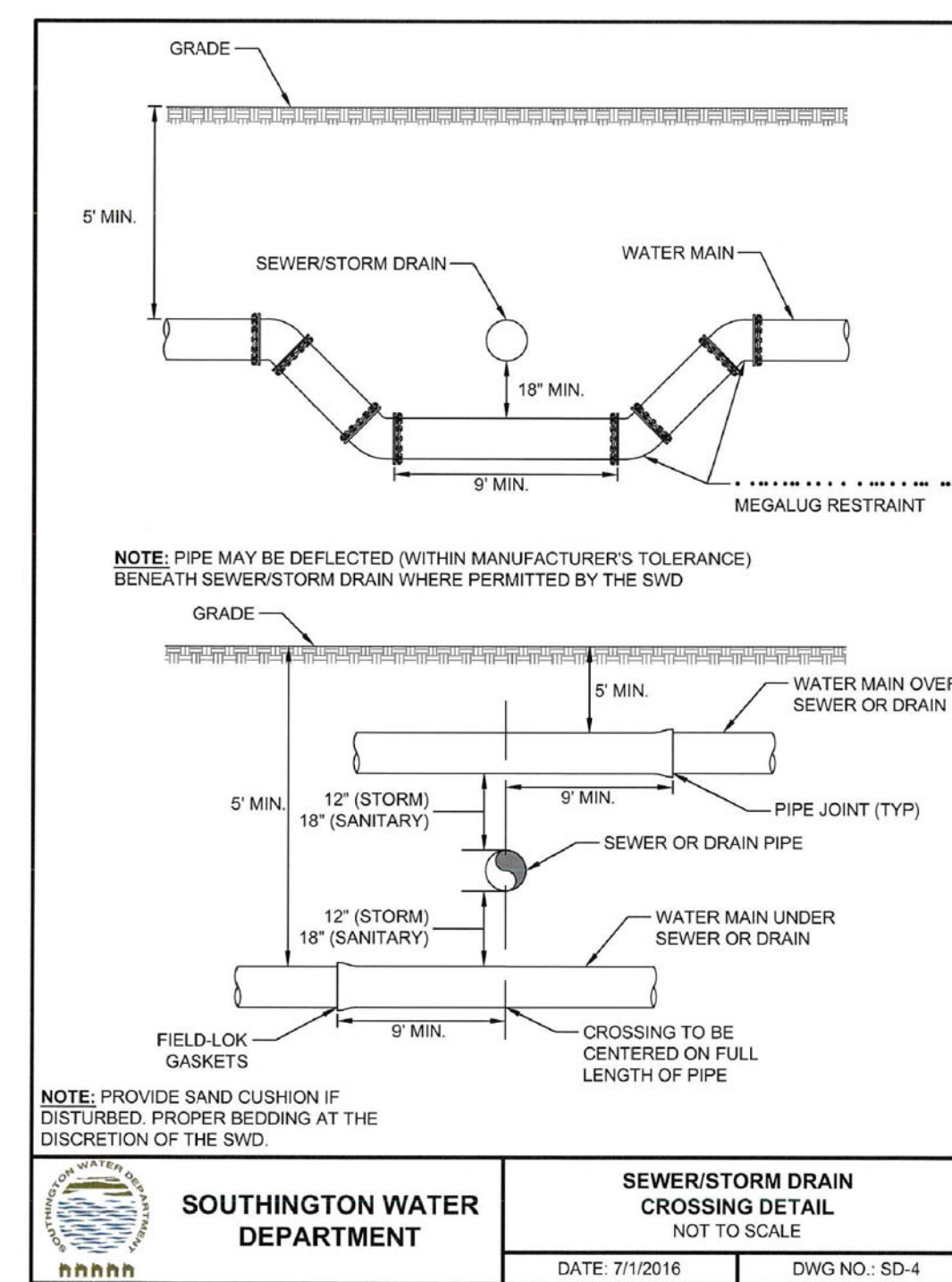
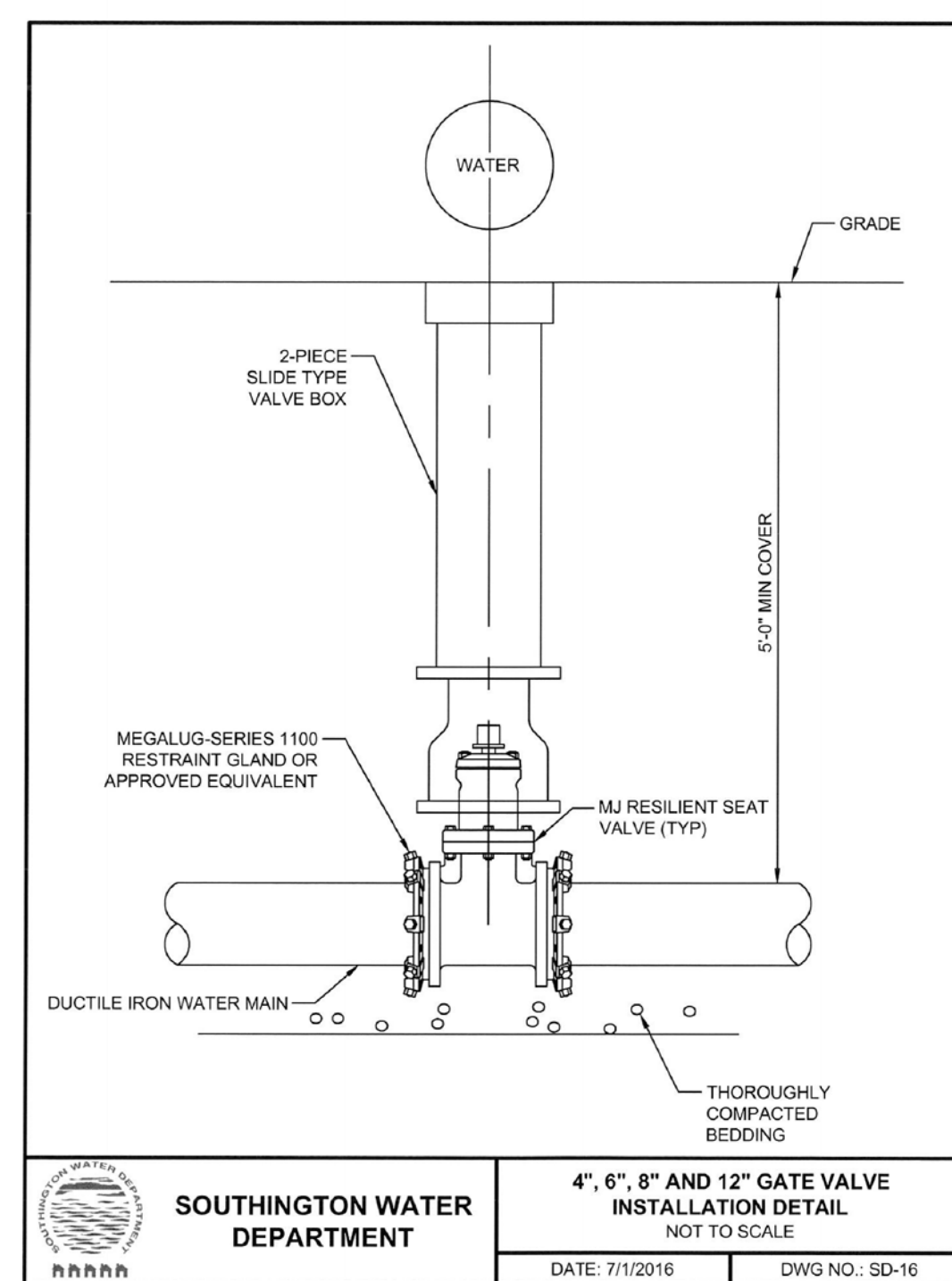
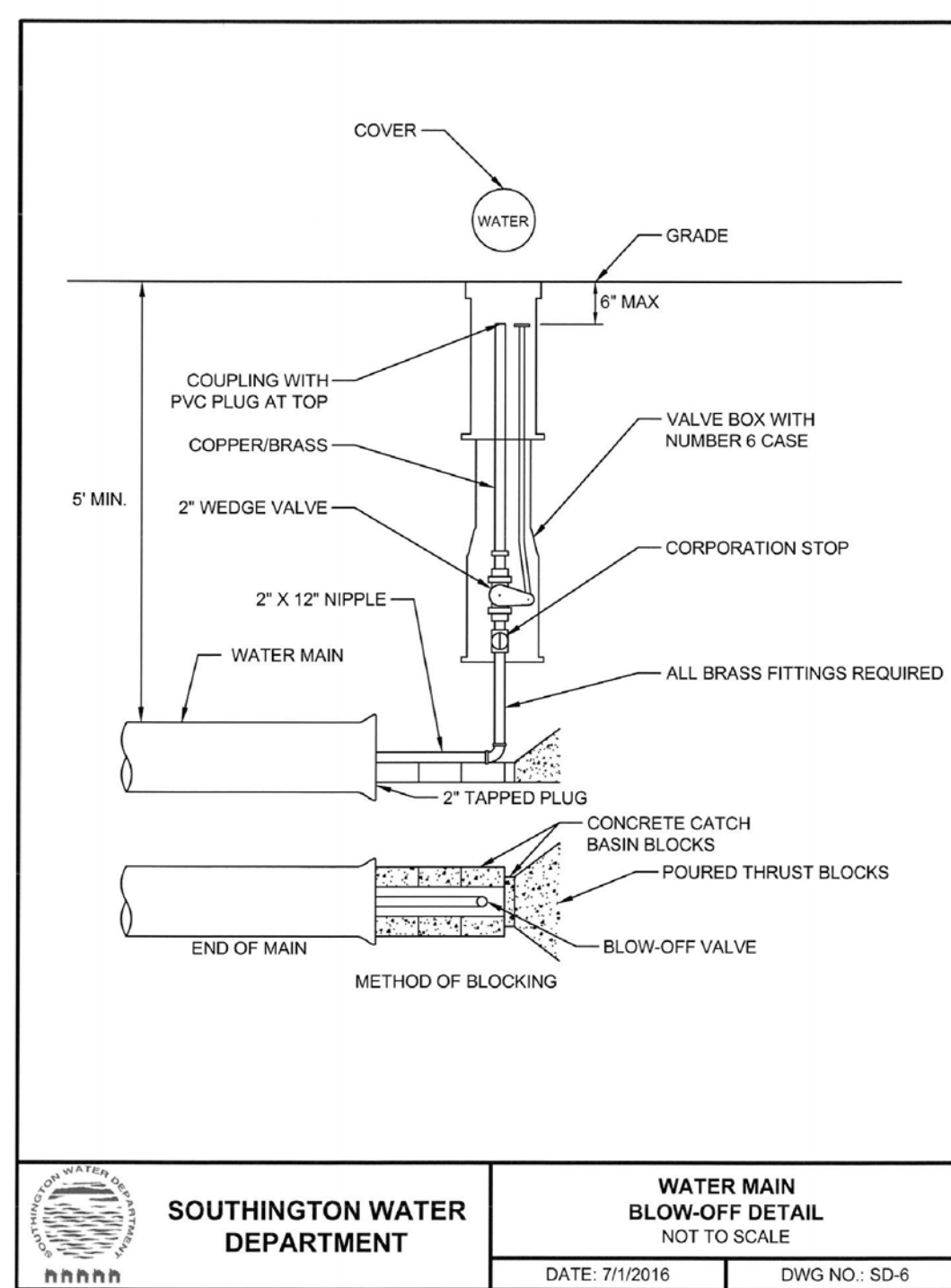
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REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-2:
REVISION-1: 3/25/21 - REVISIONS
PROJECT: 215701-FRAGOLA LAINING
DB: MPT SR: DH DR: SB
SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE



kratzer, KJA Jones & associates, inc.
CIVIL ENGINEERS • LAND SURVEYORS
SITE PLANNERS • BUILDING ENGINEERS
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WATER DETAILS

for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY FRAGOLA

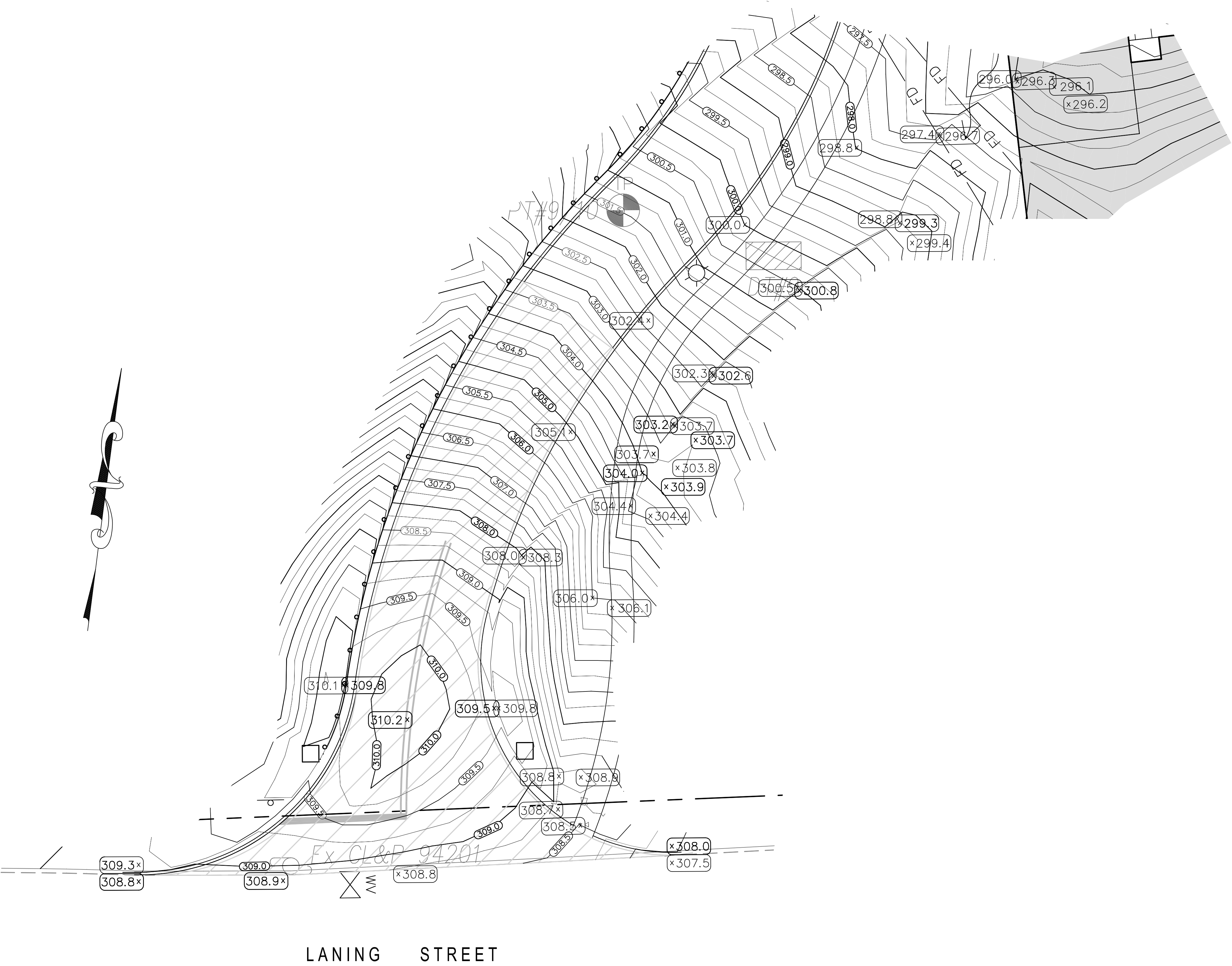
295 LANING STREET
SOUTHINGTON, CT

SCALE: NOT TO SCALE
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: 215-701
DRAWING NO.: D-4

SITE ENTRANCE DETAILED GRADING AREA



LANING STREET

Utilities Disclaimer:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

| |
|---------------------------------|
| REVISION-7: |
| REVISION-6: |
| REVISION-5: |
| REVISION-4: |
| REVISION-3: |
| REVISION-2: |
| REVISION-1: 3/25/21 - REVISIONS |
| PROJECT: 215701-FRAGOLA LAMING |
| DB: KT SR: AQ DR: AQ |

SEAL:

James N. Sakonchick
CT P.E. & L.S. #11302

**kratzer, KJA
jones &
associates, inc.**

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SITE PLANNERS • BUILDING ENGINEERS

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INTERSECTION GRADING PLAN

for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY
FRAGOLA

295 LANING STREET
SOUTHINGTON, CT

SCALE: 1" = 10'
DATE: DECEMBER 22, 2020

| | | |
|--------------------|----------|----------|
| HALF | ONE INCH | TWO INCH |
| INCHES ON ORIGINAL | | |

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|----------------|---------------|
| KJA FILE NO. : | DRAWING NO. : |
| 215-701 | D-5 |

DEEP PITS

TEST PIT DATA
 295 LANING ST., SOUTHWINGTON, CT
 RECORDED: 9/17/20 - 9/18/20

Test Pit #1 - Total Depth = 65"
 0 - 65" Reddish Brown Very Fine Sandy Loam w/ cobbles & stones;
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #2 - Total Depth = 72"
 0 - 72" Reddish Brown Very Fine Sandy Loam w/ cobbles & stones;
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #3 - Total Depth = 68"
 0 - 24" Grey Fine Sandy Loam
 24" - 68" Brown Very Fine Sandy Loam w/ crushed stone
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #4 - Total Depth = 72"
 0 - 72" Reddish Brown Very Fine Silty Loam w/ stones
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #5 - Total Depth = 56"
 0 - 56" Reddish Brown Fine Silty Loam w/ cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #6 - Total Depth = 62"
 0 - 62" Brown, Fine Silty Loam w/ crushed stone
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #7 - Total Depth = 44"
 0 - 44" Brown Fine Silty Loam w/ crushed decomposed stone
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #8 - Total Depth = 46"
 0 - 46" Reddish Brown Fine Silty Loam w/ stones
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #9 - Total Depth = 69"
 0 - 69" Reddish Brown Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #10 - Total Depth = 84"
 0 - 84" Reddish Brown Fine Silty Loam w/ stones & cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #11 - Total Depth = 48"
 0 - 48" Reddish Brown Fine Silty Loam w/ boulders
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #12 - Total Depth = 72"
 0 - 72" Rusty Brown Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #13 - Total Depth = 72"
 0 - 72" Brown Fine Silty Loam w/ cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #14 - Total Depth = 72"
 0 - 72" Reddish Brown Fine Silty Loam w/ cobbles & stones
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #15 - Total Depth = 68"
 0 - 68" Light Brown Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

PERC. TESTS

PERFORMED BY KRATZERT, JONES & ASSOC. ON OCTOBER 14, 2020

P#1/2: 17.9 MIN./INCH, DEPTH=23"
 P#5/6: 8.3 MIN./INCH, DEPTH=24"
 P#7/8: 15.6 MIN./INCH, DEPTH=27"
 P#9/10: 31.3 MIN./INCH, DEPTH=27"
 P#11/12: 20.9 MIN./INCH, DEPTH=24"
 P#13/14: 13.9 MIN./INCH, DEPTH=23"
 P#15/16: 17.9 MIN./INCH, DEPTH=23"
 P#17/18: 17.9 MIN./INCH, DEPTH=26"
 P#19/20: 13.9 MIN./INCH, DEPTH=25"
 P#21/22: 20.8 MIN./INCH, DEPTH=24"
 P#23/24: 10.4 MIN./INCH, DEPTH=24"
 P#25/26: 20.8 MIN./INCH, DEPTH=23"
 P#27/28: 17.9 MIN./INCH, DEPTH=24"
 P#29/30: 10.4 MIN./INCH, DEPTH=24"

Test Pit #16 - Total Depth = 52"
 0 - 52" Reddish Brown Fine Silty Loam
 No Groundwater Identified
 No Restrictions Identified

Test Pit #17 - Total Depth = 72"
 0 - 72" Reddish Brown Fine Silty Loam w/ broken boulders & cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #18 - Total Depth = 80"
 0 - 80" Reddish Brown Fine Silty Loam w/ cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #19 - Total Depth = 92"
 0 - 92" Light Brown Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #20 - Total Depth = 86"
 0 - 86" Reddish Brown Fine Silty Loam w/ cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #21 - Total Depth = 36"
 0 - 36" Red Fine Silty Loam w/ broken boulders
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #22 - Total Depth = 52"
 0 - 52" Red Fine Silty Loam w/ small broken stones & cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #23 - Total Depth = 34"
 0 - 34" Reddish Brown Fine Silty loam w/ boulders
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #24 - Total Depth = 62"
 0 - 62" Brown Fine Silty Loam w/ broken boulders & shale
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #25 - Total Depth = 52"
 0 - 52" Reddish Brown Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #26 - Total Depth = 57"
 0 - 57" Reddish Brown Fine Silty Loam w/ large stones
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #27 - Total Depth = 48"
 0 - 48" Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #28 - Total Depth = 50"
 0 - 50" Reddish Brown Fine Silty Loam w/ cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #29 - Total Depth = 52"
 0 - 52" Dark Brown Very Fine Silty Loam
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

Test Pit #30 - Total Depth = 48"
 0 - 48" Brown, Very Fine Silty Loam w/ stones & cobbles
 No Groundwater Identified
 No Ledge Identified
 No Restrictions Identified

UNIT #9/#10
 4 BEDROOM DUPLEX
 PERC. 13.9 MIN./INCH (PT #13/14)
 RESTRICTIVE: 72" (DT #13 & #14)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #11/#12
 4 BEDROOM DUPLEX
 PERC. 20.9 MIN./INCH (PT #21/22)
 RESTRICTIVE: 36" (DT #21 & #22)
 REQUIRED ELA = 1000 S.F.

4 ROWS OF 11 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 44 UNITS x 4' = 176 LF x 5.9 = 1038.4 S.F.
 RESERVE: 95.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 1045.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #13/#14
 4 BEDROOM DUPLEX
 PERC. 10.4 MIN./INCH (PT #23/24)
 RESTRICTIVE: 34" (DT #23 & #24)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #15/#16
 4 BEDROOM DUPLEX
 PERC. 20.8 MIN./INCH (PT #25/26)
 RESTRICTIVE: 52" (DT #25 & #26)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 11 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 44 UNITS x 4' = 176 LF x 5.9 = 1038.4 S.F.
 RESERVE: 95.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 1045.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #17/#18
 4 BEDROOM DUPLEX
 PERC. 17.9 MIN./INCH (PT #27/28)
 RESTRICTIVE: 48" (DT #27 & #28)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #19/#20
 4 BEDROOM DUPLEX
 PERC. 10.4 MIN./INCH (PT #29/30)
 RESTRICTIVE: 48" (DT #29 & #30)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #21/#22
 4 BEDROOM DUPLEX
 PERC. 17.9 MIN./INCH (PT #1/2)
 RESTRICTIVE: 65" (DT #1 & #2)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #23/#24
 4 BEDROOM DUPLEX
 PERC. 17.9 MIN./INCH (PT #3/4)
 RESTRICTIVE: 65" (DT #1 & #2 & #3)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA (PRIMARY AND RESERVE TO BE PUMP SYSTEM)

UNIT #25/#26
 4 BEDROOM DUPLEX
 PERC. 17.9 MIN./INCH (PT #3/4 & PT #5/6)
 RESTRICTIVE: 72" (DT #4)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #27/#28
 4 BEDROOM DUPLEX
 PERC. 8.3 MIN./INCH (PT #5/6)
 RESTRICTIVE: 56" (DT #5 & #6)
 REQUIRED ELA = 660 S.F.

2 ROWS OF 15 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 30 UNITS x 4' = 120 LF x 5.9 = 708 S.F.
 RESERVE: 60.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 660.0 S.F. OF EFFECTIVE LEACHING AREA

UNIT #29/#30
 4 BEDROOM DUPLEX
 PERC. 15.6 MIN./INCH (PT #7/8)
 RESTRICTIVE: 44" (DT #7 & #8)
 REQUIRED ELA = 900 S.F.

4 ROWS OF 10 UNITS OF 12" HIGH SIDE-BY-SIDE QUICK4s = 40 UNITS x 4' = 160 LF x 5.9 = 944 S.F.
 RESERVE: 85.0' OF ELIEN MANTIS 536-8 UNITS PROVIDING 935.0 S.F. OF EFFECTIVE LEACHING AREA (PRIMARY AND RESERVE TO BE PUMP SYSTEM)

Disclaimer:
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| | |
|-------------------------|---------------------|
| REVISION-7: | |
| REVISION-6: | |
| REVISION-5: | |
| REVISION-4: | |
| REVISION-3: | |
| REVISION-2: | |
| REVISION-1: | 3/25/21 - REVISIONS |
| PROJECT: 215701-FRAGOLA | |
| DB:DH | SR:AQ DR:SB |

SEAL:

James N. Sakonchick
 CT P.E. & L.S. #11302

kratzer, jones & associates, inc.
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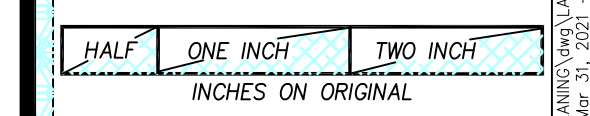
PHONE: (860) 621-3638
 FAX: (860) 621-9609
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SOIL TEST PITS & SEPTIC DESIGN SHEET

for
LANING OAKS
 AN AGE RESTRICTED
 8-30g AFFORDABLE
 HOUSING PLAN FOR
 FRANK & MARY
 FRAGOLA

295 LANING STREET
 SOUTHWINGTON, CT

SCALE: 1" = 40'
 DATE: DECEMBER 22, 2020



KJA FILE NO.: **215-701**
 DRAWING NO.: **TP-1**

M:\215701-FRAGOLA-LANING OAKS\215701-TP-1.dwg
 DATE PLOTTED: 12/22/2020 10:58:58 AM
 PLOTTER: HP DesignJet T1100