

**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**

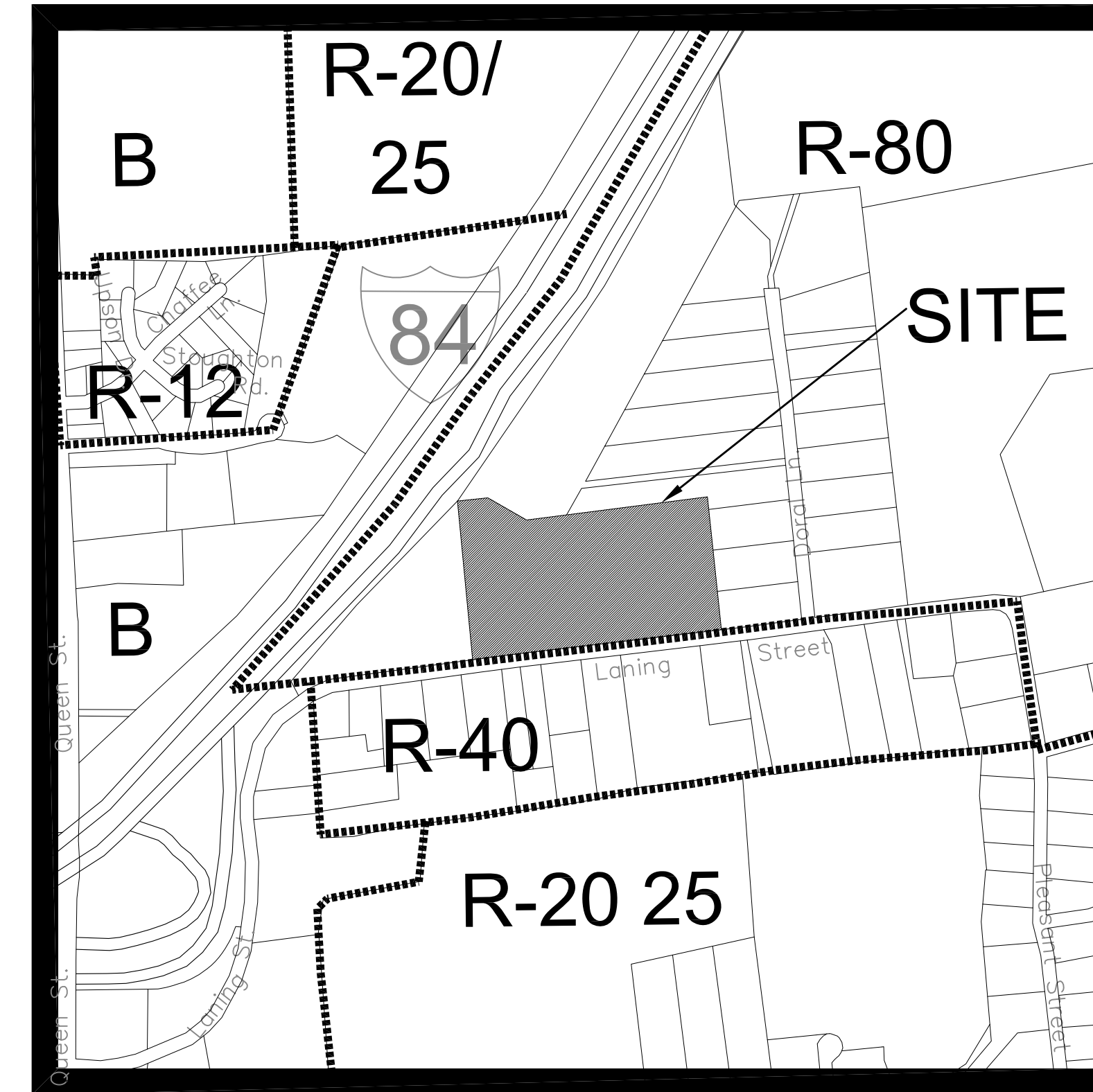
1. CONNECTICUT HIGHWAY DEPT.  
OFFICE OF SPECIAL SERVICES & PERMITS  
1107 CROMWELL AVENUE  
ROCKY HILL, CT 06067  
(860) 258-4541
2. STATE D.E.P.  
79 ELM STREET  
HARTFORD, CT 06106  
(860) 424-3245

**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.**

CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS

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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

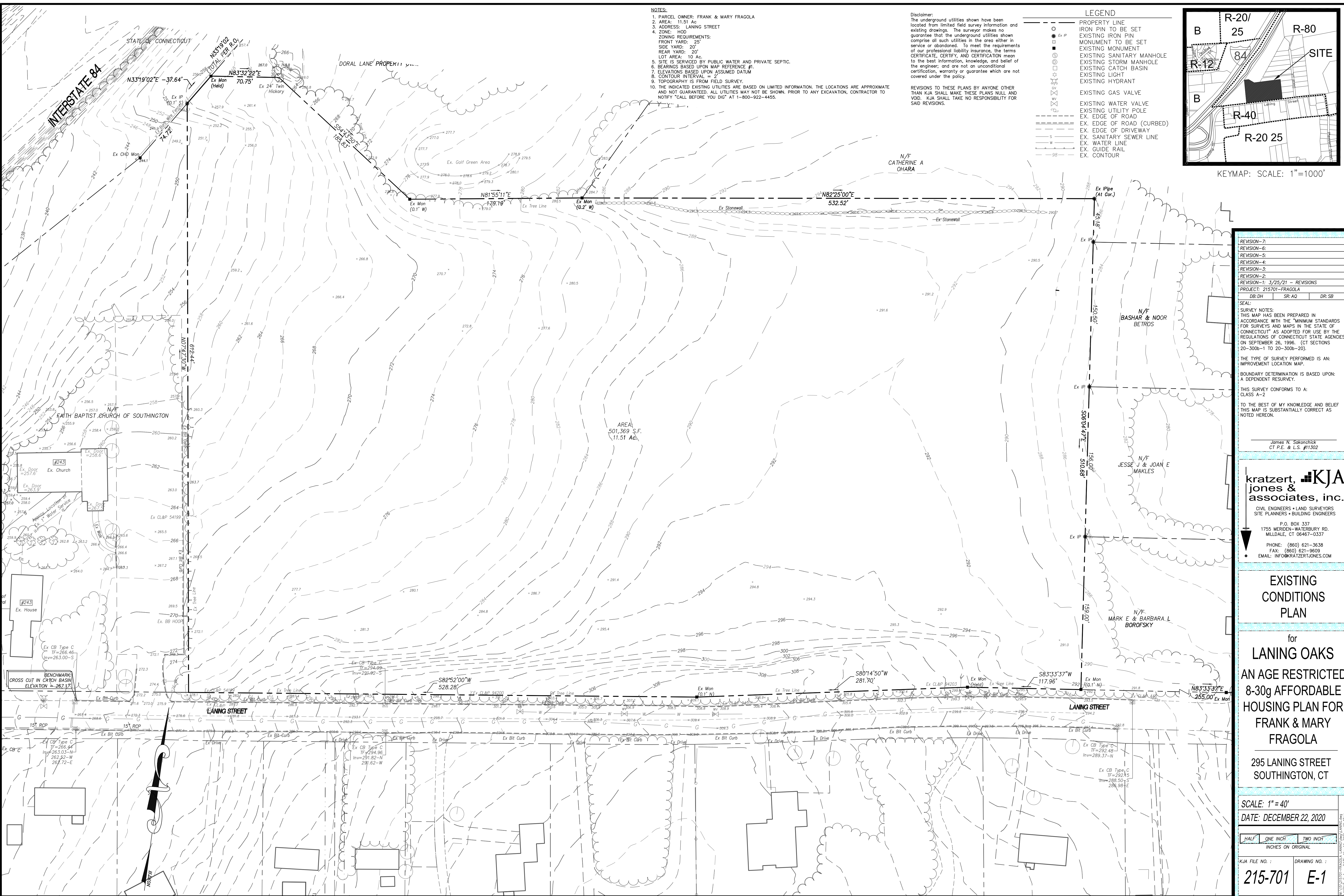
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

215-701 C-1

DATE PLOTTED: 12/22/20 10:56 AM

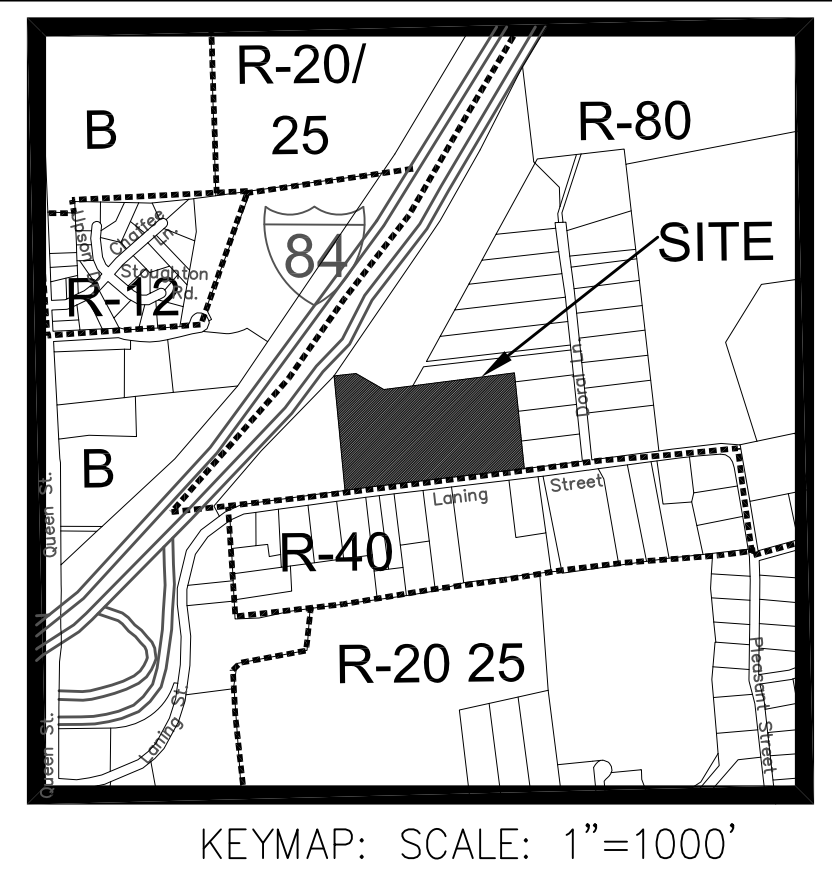


NOTES:  
 1. PARCEL OWNER: FRANK & MARY FRAGOLA  
 2. AREA: 11.51 AC  
 3. ADDRESS: LANING STREET  
 4. ZONE: HOA  
 ZONING REQUIREMENTS:  
 FRONT YARD: 25'  
 SIDE YARD: 20'  
 REAR YARD: 20'  
 LOT AREA: 10 AC  
 5. SITE IS SERVICED BY PUBLIC WATER AND PRIVATE SEPTIC.  
 6. BEARINGS BASED UPON MAP 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

---	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**  
**kratzert, jones & associates, inc.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 SITE PLANNERS • BUILDING ENGINEERS  
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 1755 MERIDEN-WATERBURY RD.  
 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

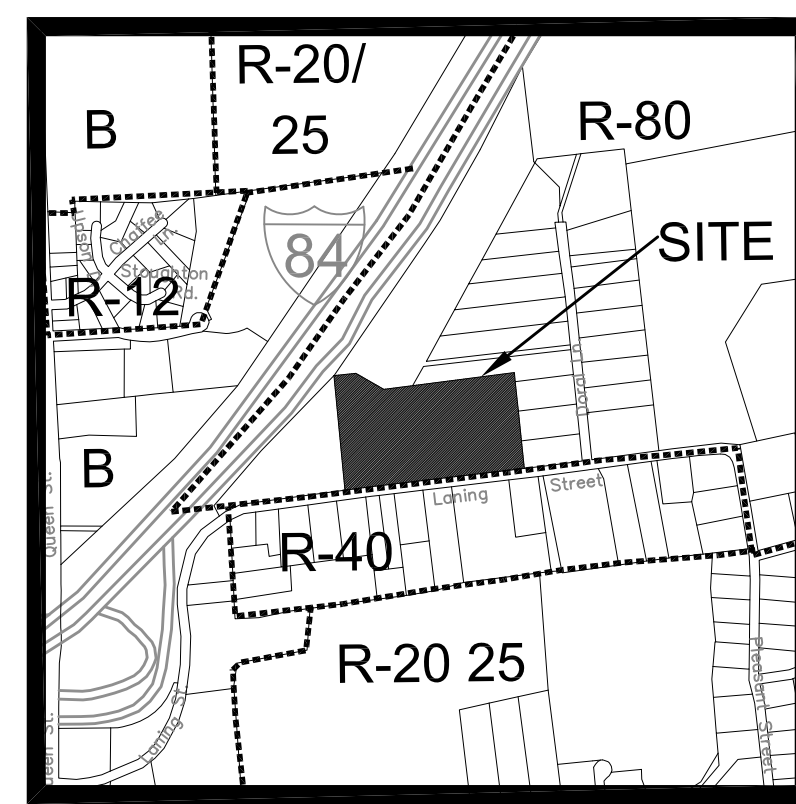
INTERSTATE 84

STATE OF CONNECTICUT

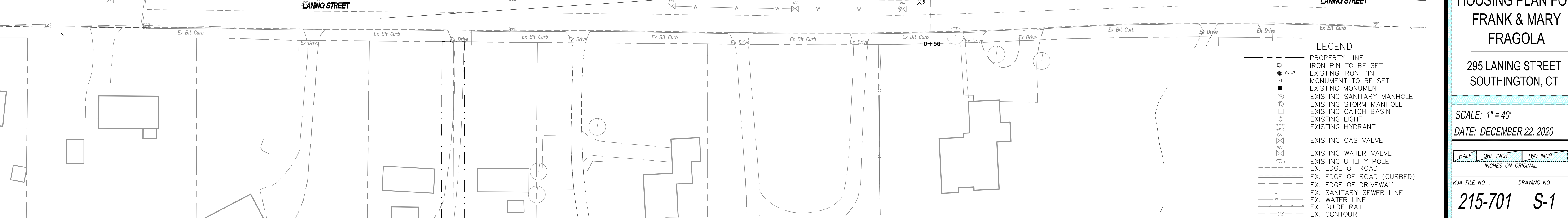
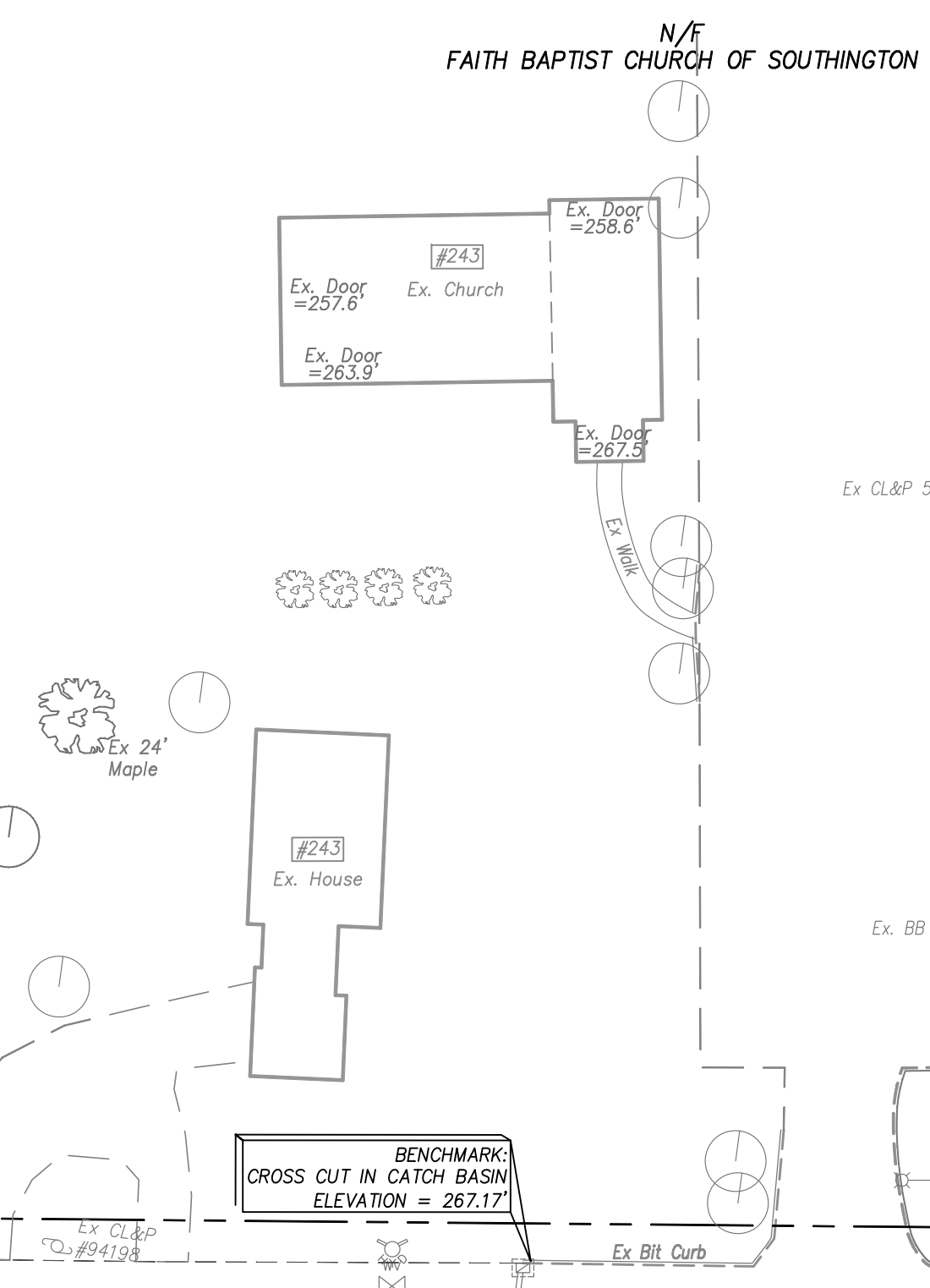
ZONING TABLE		
ZONE: HOD	REQUIRED	PROVIDED
MIN. PROJECT AREA	10 ACRES	11.51 ACRES
MAX. UNITS PER ACRE	3.5	2.6
MAX. BUILDING HEIGHT	32 FT	22 FT
MAX. IMPERVIOUS COVERAGE	50%	16.2%
MIN. FRONT SETBACK	40 FT	82 FT
MIN. SIDE AND REAR YARD OF PROJECT	40 FT	44 FT
MIN. SETBACK FROM INTERIOR DRIVE	20 FT	>22 FT
MIN. BUILDING SEPARATION	20 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 SOUTHWINGTON 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 SOUTHWINGTON 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.



REVISION-7:
REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3:
REVISION-3: 5/13/21 - ENTRANCE
REVISION-1: 3/26/21 - REVISIONS
PROJECT: 215701-FRAGOLA
DB:DH SR:AQ DR:SB
SEAL:

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

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**SITE LAYOUT PLAN**

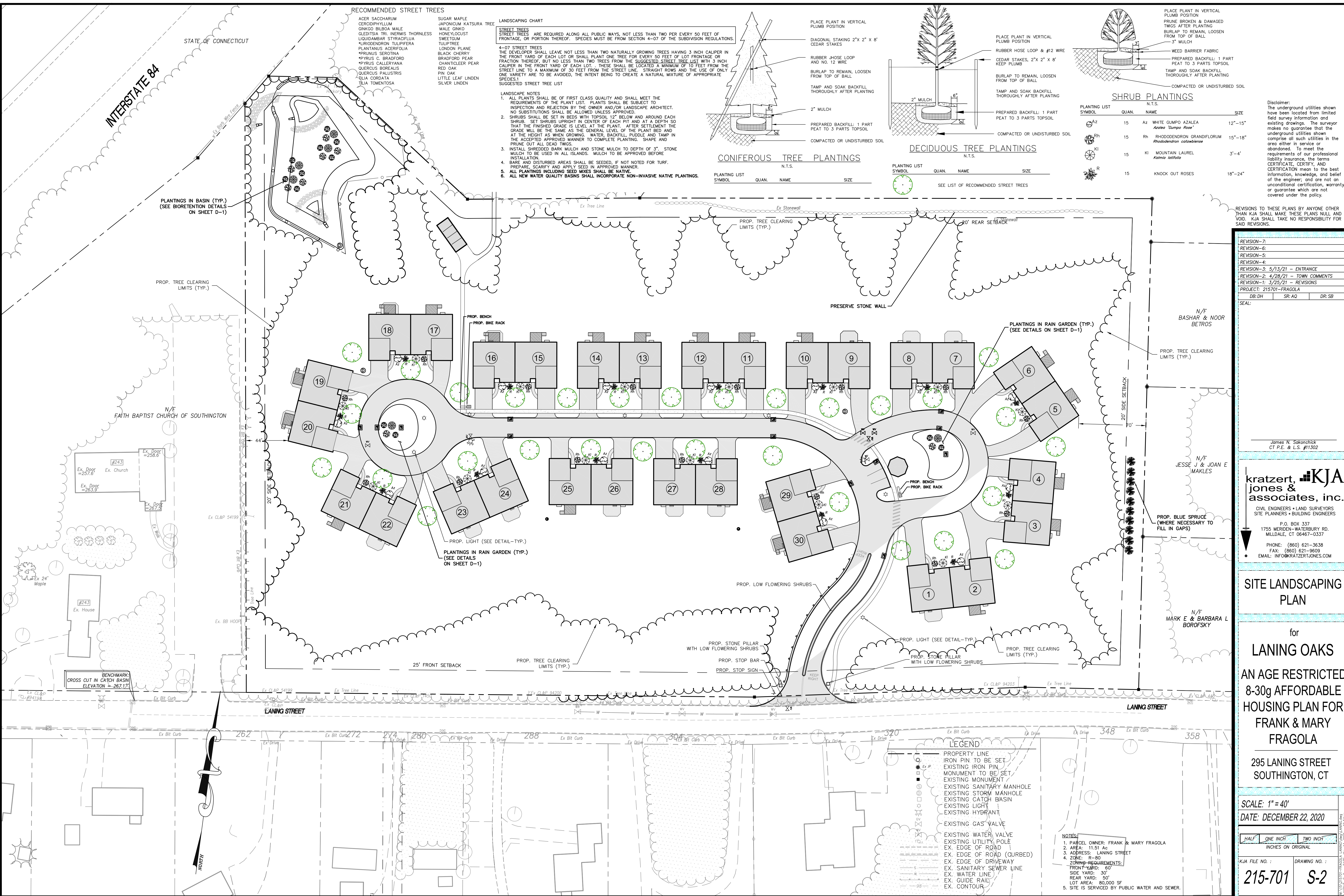
for  
**LANING OAKS**  
AN AGE RESTRICTED  
8-30g AFFORDABLE  
HOUSING PLAN FOR  
**FRANK & MARY FRAGOLA**

295 LANING STREET  
SOUTHWINGTON, CT

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

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

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



**RECOMMENDED STREET TREES**

- ACER SACCHARUM  
CERDOPHYLLUM  
GINOKO SHIBUKI MALE  
OLESTISIA TRI INERMIS THORNLESS  
LIQUIDAMBAR STYRACIFLUA  
N. RHODODENDRON TULIPIFERA  
PLATANUS ACERIFOLIA  
\*PRUNUS SEROTINA  
\*PYRUS C. BRADFORD  
\*PYRUS CALLERYANA  
QUERCUS BOREALIS  
QUERCUS PALUSTRIS  
TILIA CORDATA  
TILIA TOMENTOSA

- SUGAR MAPLE  
JAPONICUM KATSURA TREE  
MALE GINKGO  
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 Azalea 'Gumpo Rose'	12"-15"
Rh	15	Rh RHODODENDRON GRANDIFLORUM Rhododendron catawbiense	15"-18"
Kl	15	Kl MOUNTAIN LAUREL Kalmia latifolia	3'-4"
R	15	R KNOCK OUT ROSES	18"-24"

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REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:	5/13/21	ENTRANCE
REVISION-2:	4/28/21	TOWN COMMENTS
REVISION-1:	3/25/21	REVISIONS

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

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**SITE LANDSCAPING PLAN**

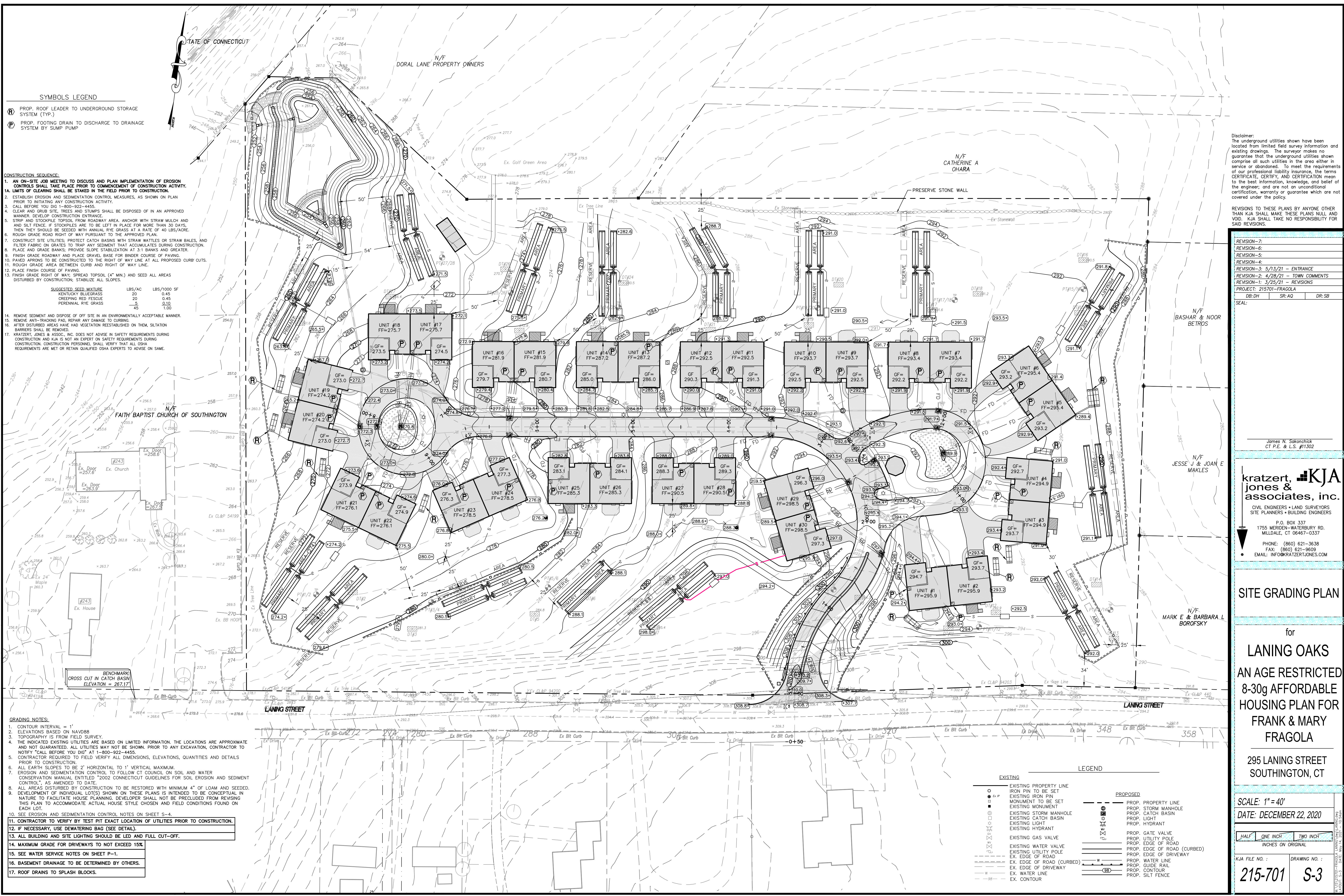
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295 LANING STREET  
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SCALE: 1" = 40'  
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

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



SYMBOLS LEGEND

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

CONSTRUCTION SEQUENCE

- AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- LIMITS OF CLEARING SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
- ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
- CALL BEFORE YOU DIG 1-800-922-4455.
- CLEAR AND GRUB SITE. TREES AND STUMPS SHALL BE DISPOSED OF IN AN APPROVED MANNER. LOCATE CONSTRUCTION ENTRANCE.
- 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. ROUGH GRADE ROAD RIGHT OF WAY PURSUANT TO THE APPROVED PLAN.
- CONSTRUCT SITE UTILITIES. PROTECT CATCH BASINS WITH STRAW MATTLES OR STRAW BALES, AND FILTER FABRIC ON GRATES TO TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
- PLACE AND GRADE BANKS. PROVIDE SLOPE STABILIZATION AT 3:1 BANKS AND GREATER.
- FINISH GRADE ROADWAY AND PLACE GRAVEL BASE FOR BINDER COURSE OF PAVING.
- PAVED APRONS TO BE CONSTRUCTED TO THE RIGHT OF WAY LINE AT ALL PROPOSED CURB CUTS.
- ROUGH GRADE AREA BETWEEN CURB AND RIGHT OF WAY LINE.
- PLACE FINISH COURSE OF PAVING.
- 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

- REMOVE SEDIMENT AND DISPOSE OF OFF SITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
- REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
- AFTER DISTURBED AREAS HAVE HAD VEGETATION REESTABLISHED ON THEM, SITUATION BARRIERS SHALL BE REMOVED.
- KRAUTZERT, 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.

GRADING NOTES

- CONTOUR INTERVAL = 1'
- ELEVATIONS BASED ON NAVD83
- TOPOGRAPHY IS FROM FIELD SURVEY.
- THE INDICATED EXISTING UTILITIES ARE BASED ON SHOWN 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.
- CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO CONSTRUCTION.
- ALL EARTH SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL MAXIMUM.
- 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.
- ALL AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" OF LOAM AND SEEDED.
- DEVELOPMENT OF INDIVIDUAL LOT(S) 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.
- SEE EROSION AND SEDIMENTATION CONTROL NOTES ON SHEET S-4.
- CONTRACTOR TO VERIFY BY TEST PIT EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
- IF NECESSARY, USE DEWATERING BAG (SEE DETAIL).
- ALL BUILDING AND SITE LIGHTING SHOULD BE LED AND FULL CUT-OFF.
- MAXIMUM GRADE FOR DRIVEWAYS TO NOT EXCEED 15%.
- SEE WATER SERVICE NOTES ON SHEET P-1.
- BASEMENT DRAINAGE TO BE DETERMINED BY OTHERS.
- ROOF DRAINS TO SPLASH BLOCKS.

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REVISION-6:
REVISION-5:
REVISION-4:
REVISION-3: 5/13/21 - ENTRANCE
REVISION-2: 4/28/21 - TOWN COMMENTS
REVISION-1: 3/25/21 - REVISIONS
PROJECT: 215701-FRAGOLA
DB:DH SR:AQ DR:SB
SEAL:

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

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

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1755 MERIDEN-WATERBURY RD.  
MILLDALE, CT 06467-0337

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

**SITE GRADING 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-3**

EXISTING	PROPOSED

- 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 (E.G. TEMPORARY SEEDING OR 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 FIBREX 150 GRADE, APPROVED EQUAL, STRAW WATTLES OR STRAW BALES.
  - SEDIMENTATION BARRIERS TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION.
  - BRING ANY UNFORESEEN 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.
  - SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING STRAW BALES, STRAW WATTLES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
  - SILT FENCE AND/OR STRAW WATTLES & 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 WHERE 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, LOADED & 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 OF FILTER BAGS ON DISCHARGE HOSES.
  - DUST CONTROL MEASURES, INCLUDING THE USE OF MULCHES, SPRAY ADHESIVES, WATER AND CALCIUM CHLORIDE SHOULD BE UTILIZED WHENEVER DUSTED OR WHEN WINDS ARE FORECAST TO EXCEED 8MPH. PUBLIC RIGHTS-OF-WAY 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. STAKED MULCH LOGS
- PROP. MULCH LOGS AND FILTER FABRIC AT INLETS
- PROP. ROOF LEADER TO UNDERGROUND STORAGE SYSTEM (TYP.)
- PROP. FOOTING DRAIN TO DISCHARGE TO DRAINAGE SYSTEM BY SUMP PUMP

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

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

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**SITE EROSION CONTROL PLAN**

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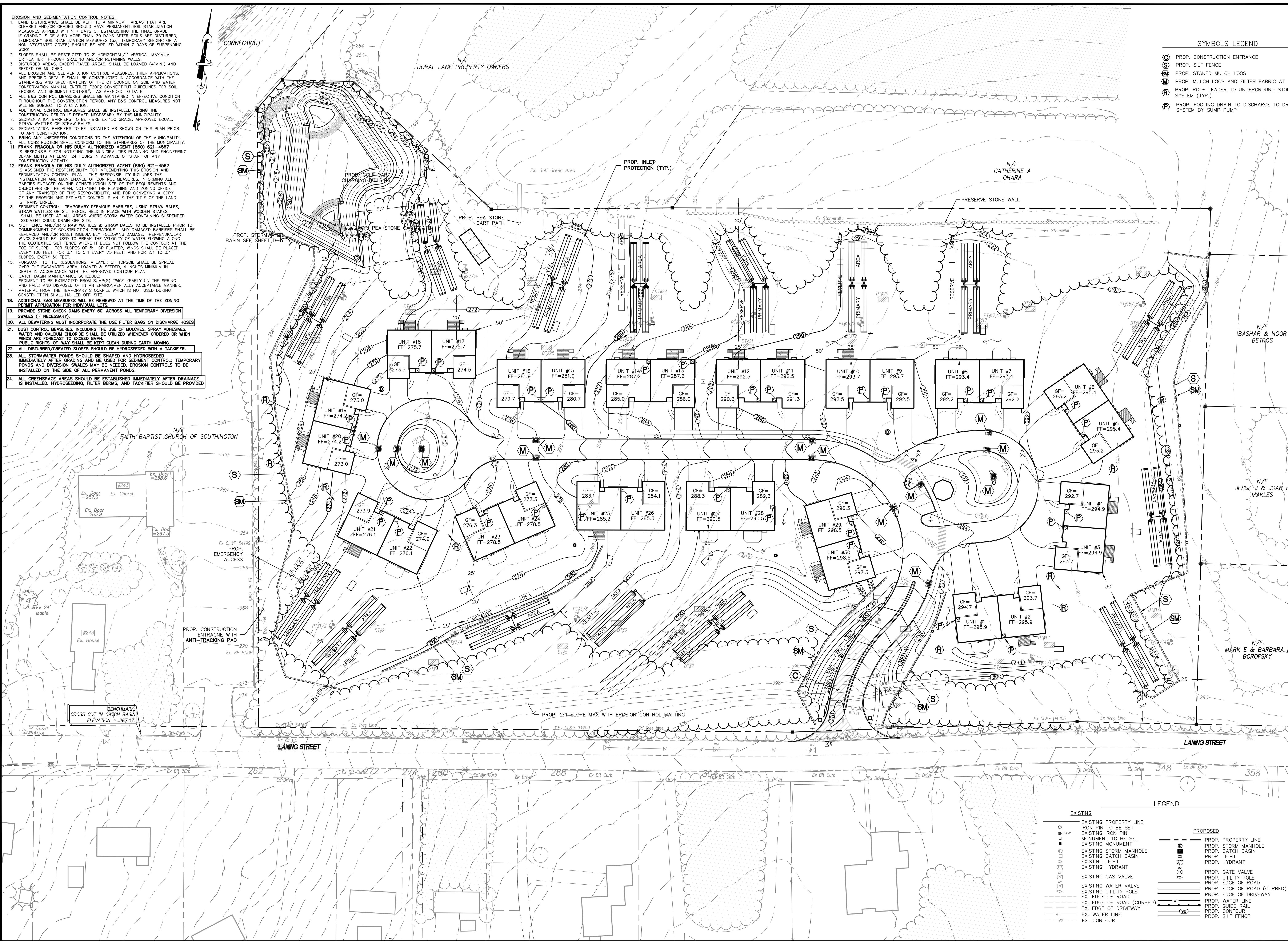
295 LANING STREET  
SOUTHINGTON, CT

SCALE: 1" = 40'

DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

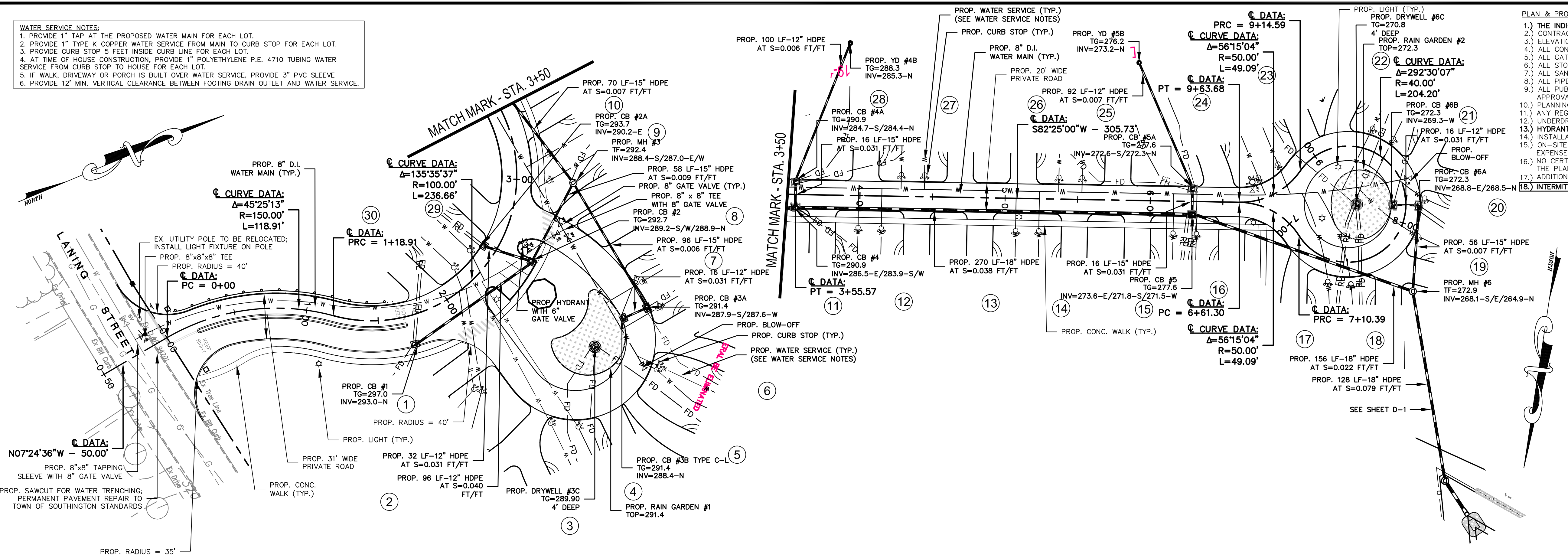
KJA FILE NO.: 215-701  
DRAWING NO.: S-4



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

**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 PIPE 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.) UNDERGROUND UTILITIES SHALL BE MARKED AT THE TIME OF CONSTRUCTION, IF REQUIRED BY THE TOWN ENGINEER.
  - 13.) HYDRANTS SHALL BE SET PLUMB WITH OUTLETS 18" ABOVE FINISHED GRADE.
  - 14.) INSTALLATION OF STREET LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
  - 15.) ON-SITE SAFETY AND REGULATORY SIGNAGE (AS DEEMED NECESSARY BY THE POLICE DEPARTMENT) SHALL BE INSTALLED AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL MEET WITH THE POLICE DEPARTMENT TO REVIEW SIGNAGE NEEDS.
  - 16.) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION. A TEMPORARY C.O. MAY BE ISSUED UPON THE POSTING OF A BOND.
  - 17.) ADDITIONAL BENCHMARKS TO BE SET AT TIME OF STAKOUT.
  - 18.) INTERMITTENT BARRIERS (SEE DETAIL) SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION, IF REQUIRED BY THE TOWN ENGINEER.

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PROJECT:	
DB: ---	SR: --- DR: ---
SEAL:	

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

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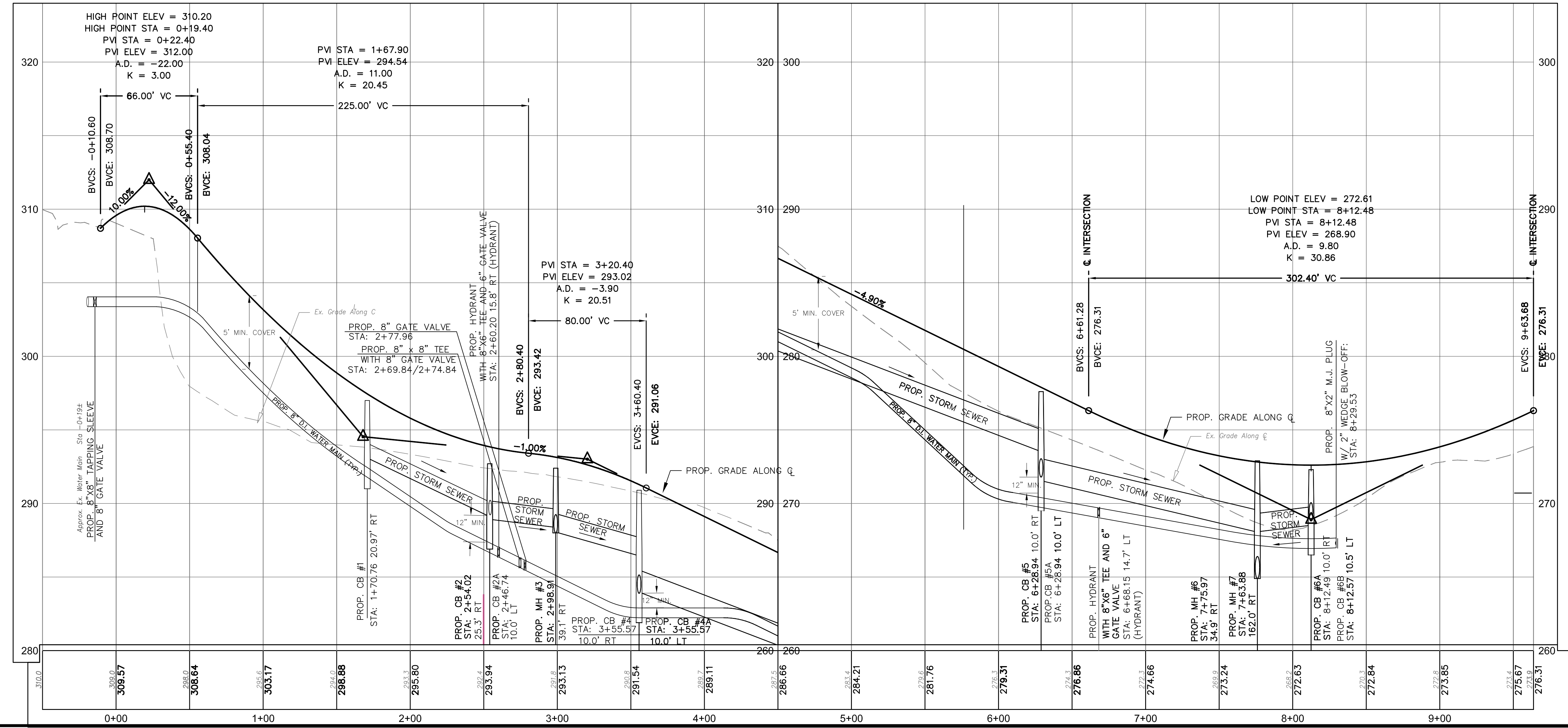
**PLAN & PROFILE**

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

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

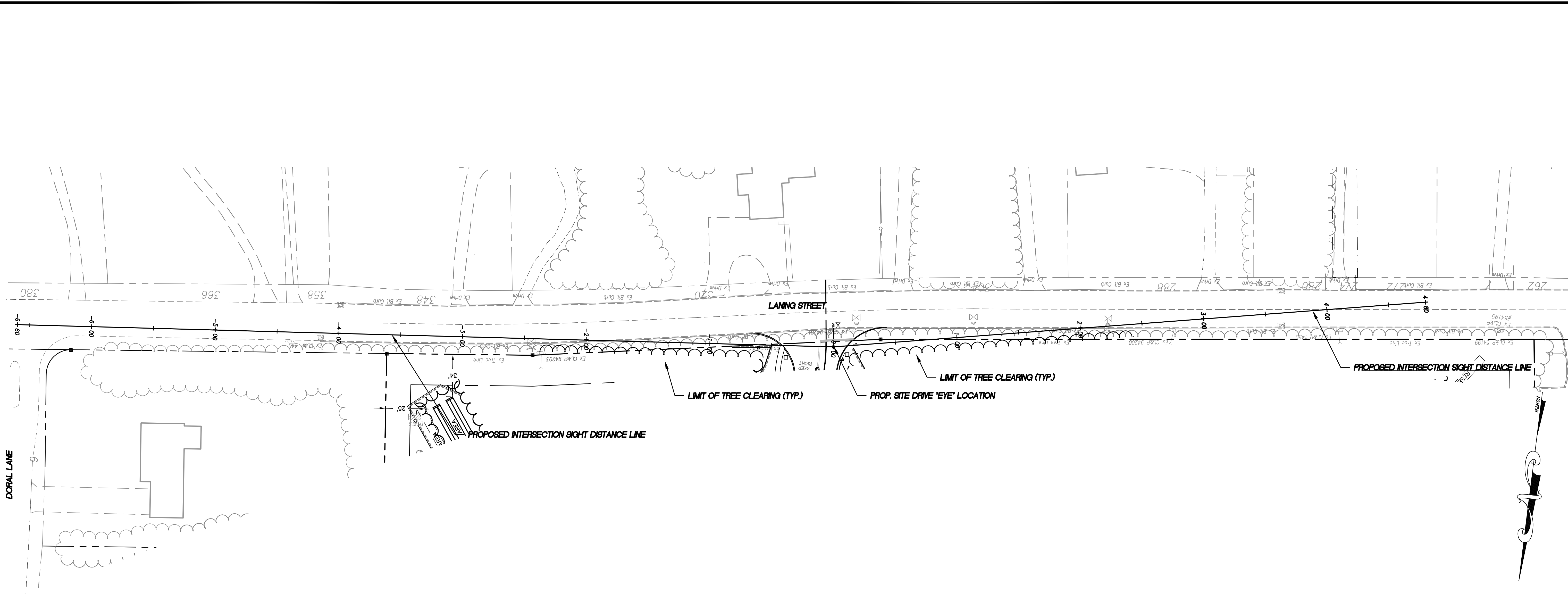
HALF ONE INCH TWO INCH  
 INCHES ON ORIGINAL

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
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	PROP. SANITARY SEWER LINE
	PROP. WATER LINE



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PROJECT: 215701-FRAGOLA-LANING
DB: --- SR: --- DR: ---
SEAL:

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

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associates, inc.**

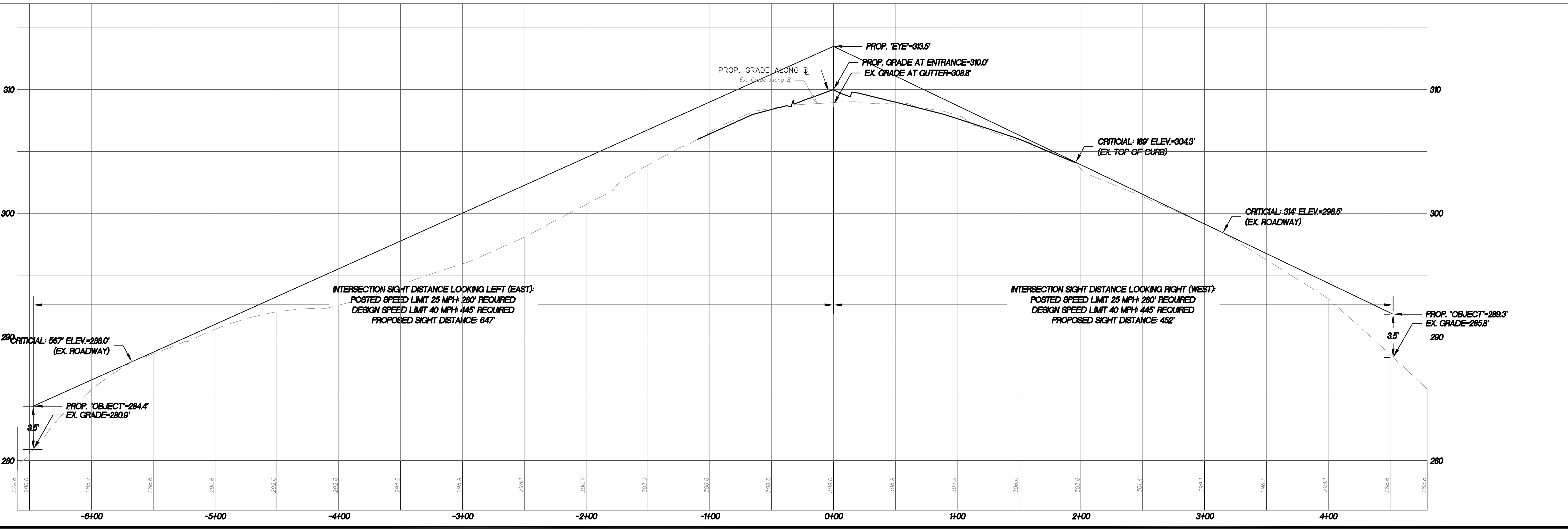
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PLAN & PROFILE

for  
**SITE DRIVE  
INTERSECTION  
SIGHT DISTANCE**  
LANING STREET  
SOUTHINGTON, CT



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

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

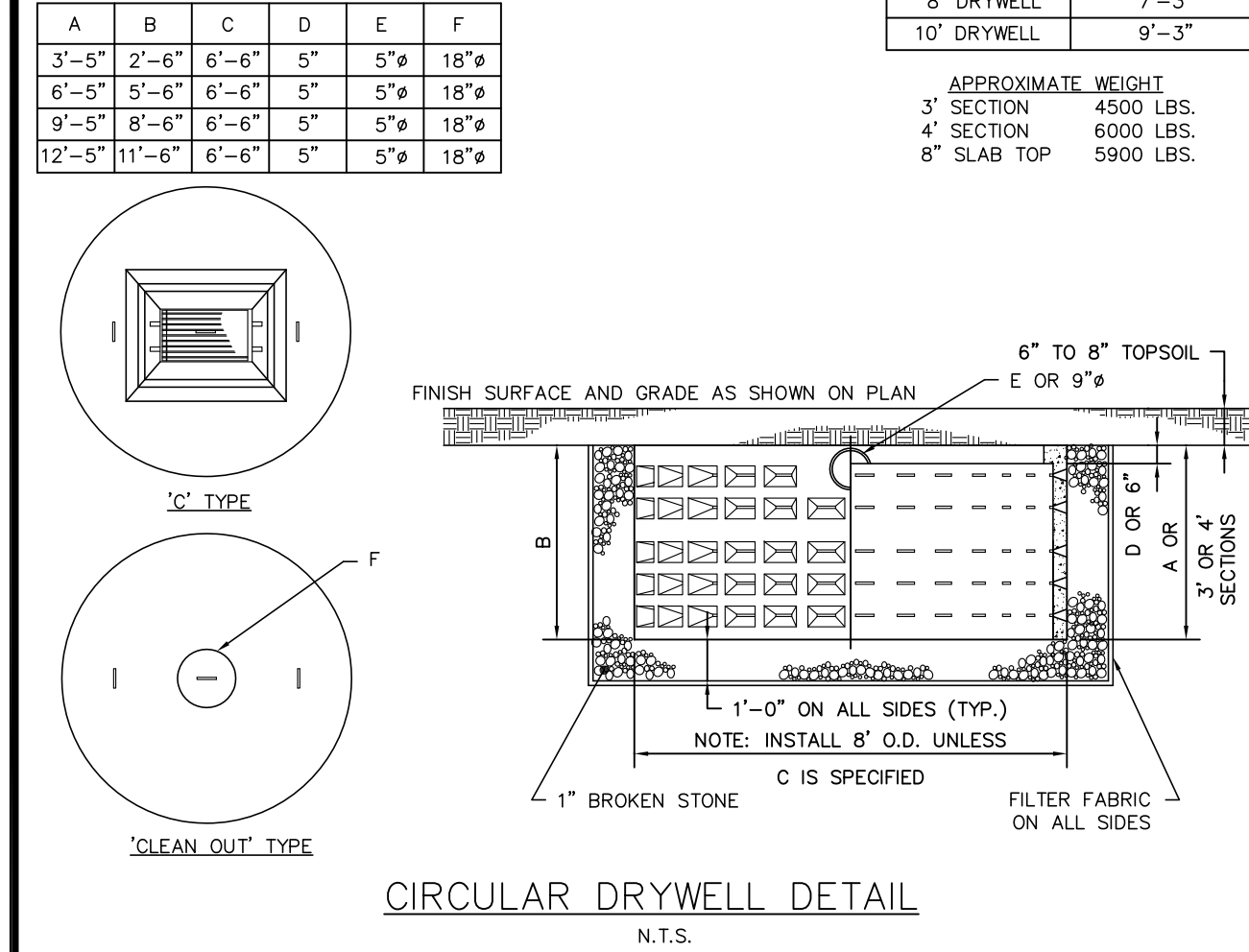
KJA FILE NO.: **215-701** DRAWING NO.: **P-2**



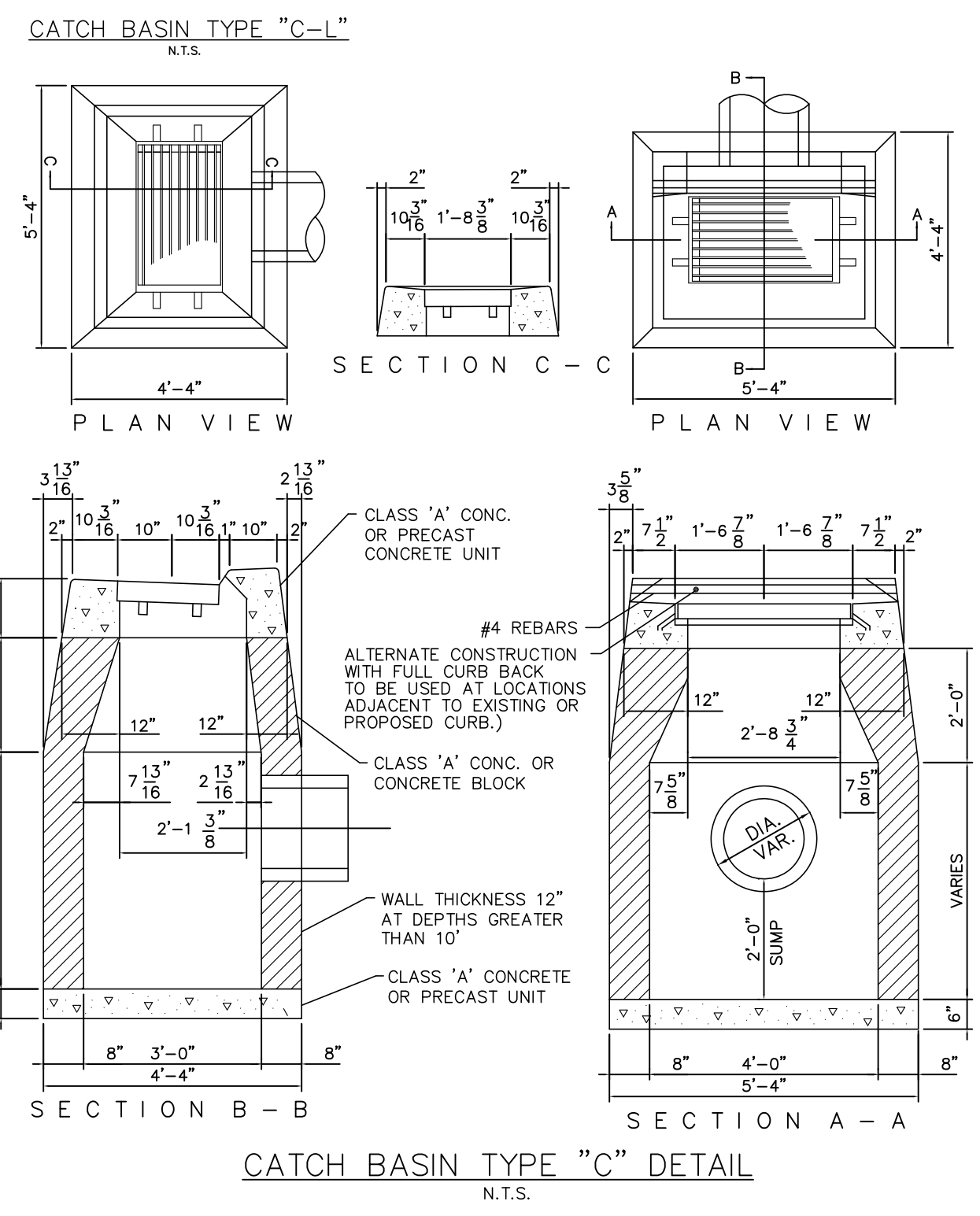
**DESIGN NOTES**  
 1. CONCRETE MINIMUM 5,000 PSI AT 28 DAYS.  
 2. STEEL REINFORCEMENT - ASTM-A-615-68, GRADE 40, 1" MIN. COVER.  
 3. DESIGN LOADING - STANDARD, AASHTO-H10-44, OPTIONAL: AASHTO-HS20-44.  
 4. SLAB TOP - 8" THICK REINFORCEMENT WITH 5" REBAR.  
 5. 8" THICK HEAVY DUTY COVER AVAILABLE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



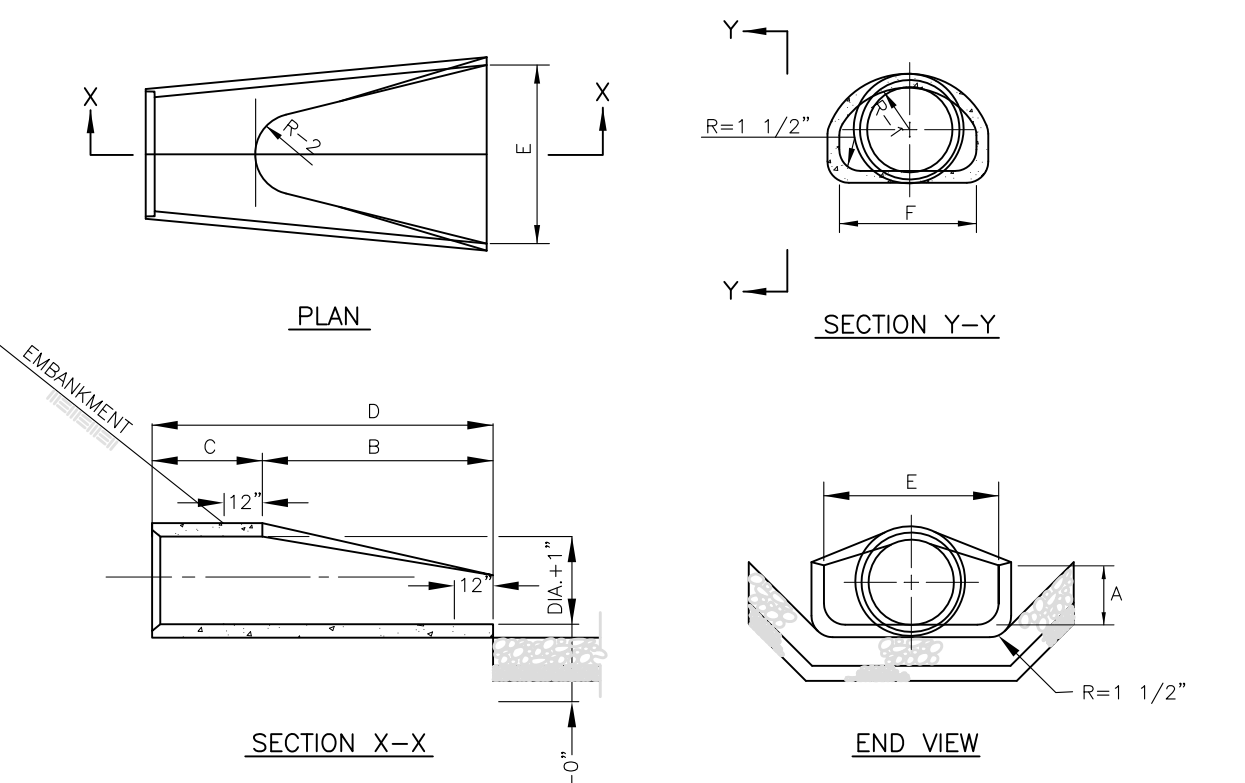
**CIRCULAR DRYWELL DETAIL**  
N.T.S.



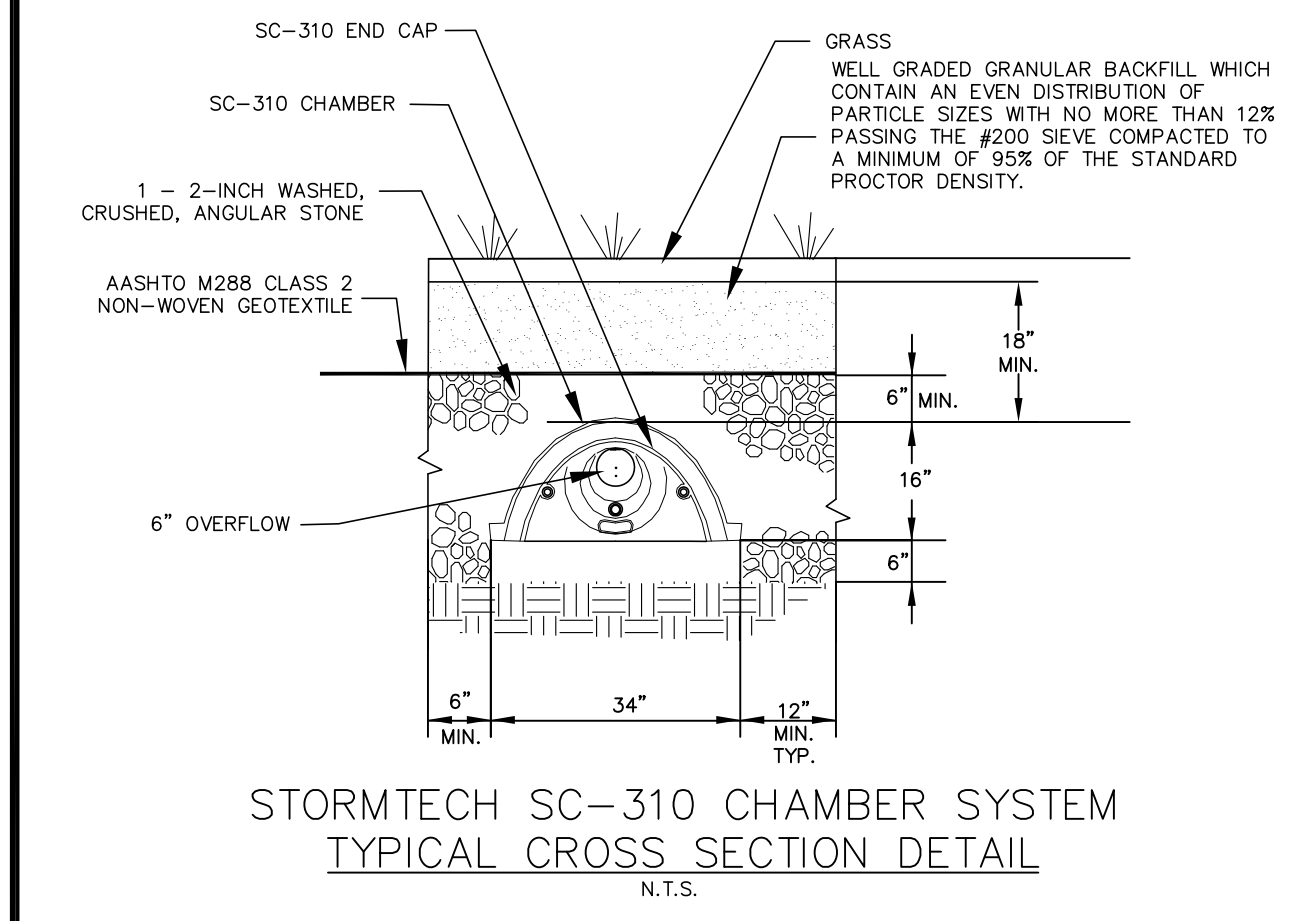
**CATCH BASIN TYPE "C" DETAIL**  
N.T.S.

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

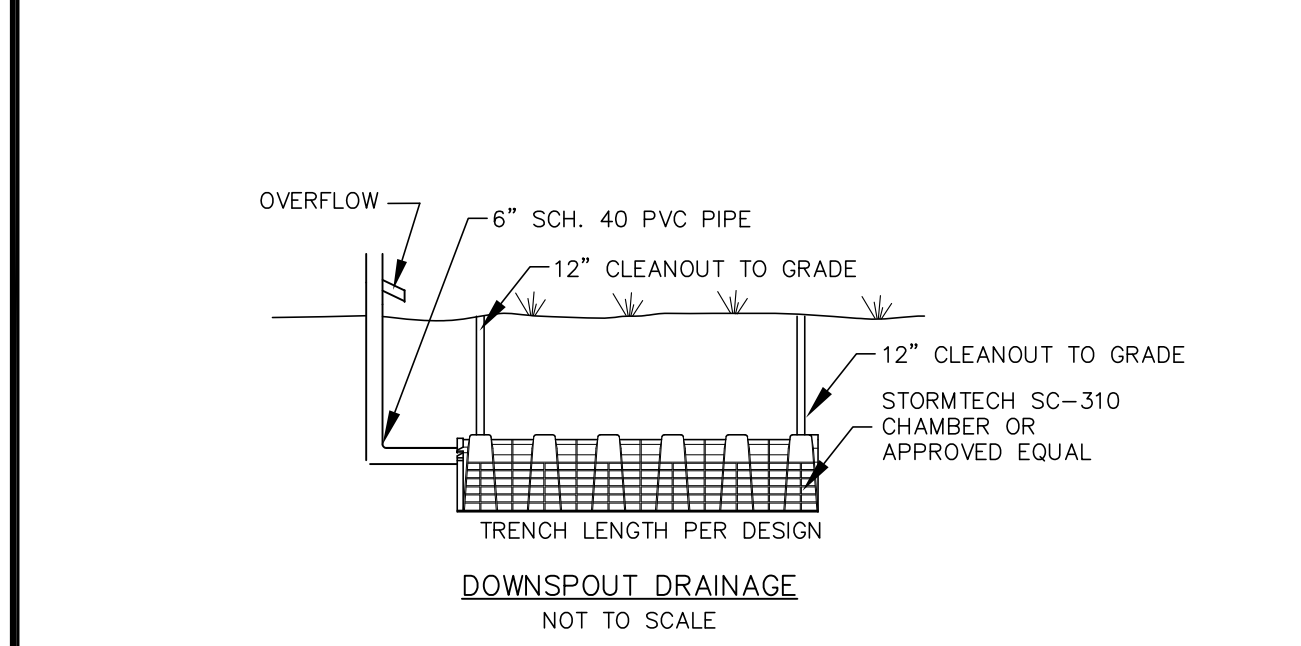
DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									
DIA.	A	B	C	D	E	F	R <sub>1</sub>	R <sub>2</sub>	
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"	1'-0 1/2"	11"	
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-0 5/16"	1'-3 1/2"	1'-0 1/2"	
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-9 3/16"	1'-4 13/16"	1'-2"	
30"	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"	



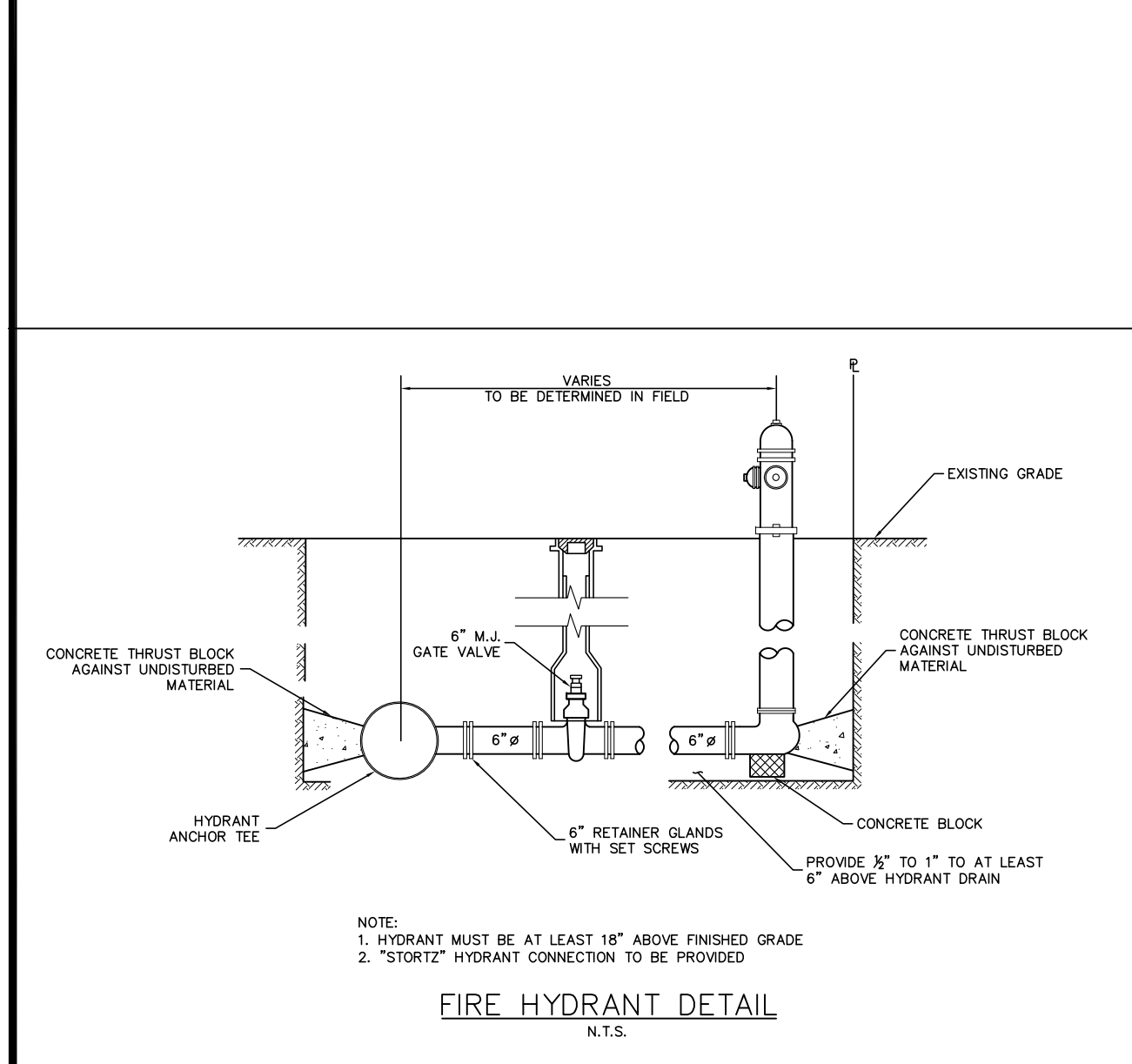
**REINFORCED CONCRETE FLARED END DETAIL**  
N.T.S.



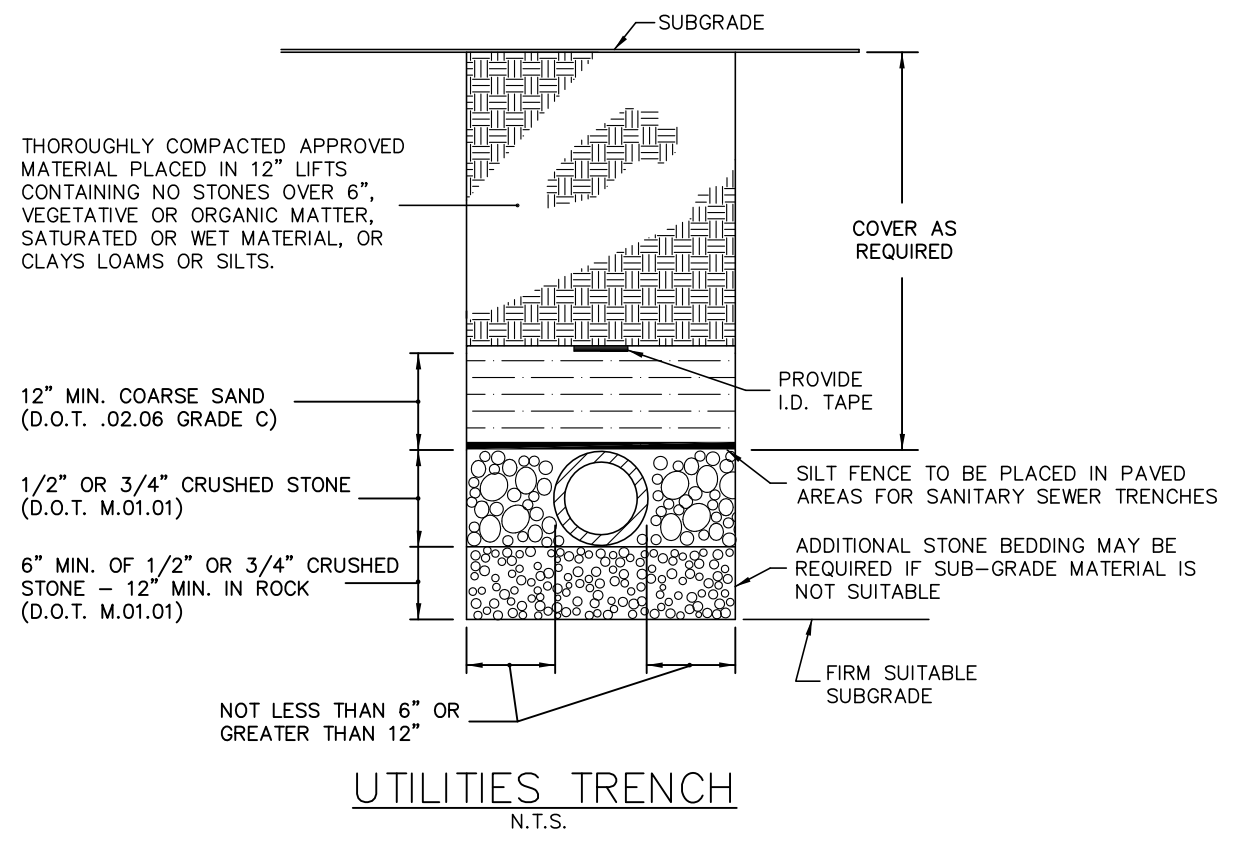
**STORMTECH SC-310 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL**  
N.T.S.



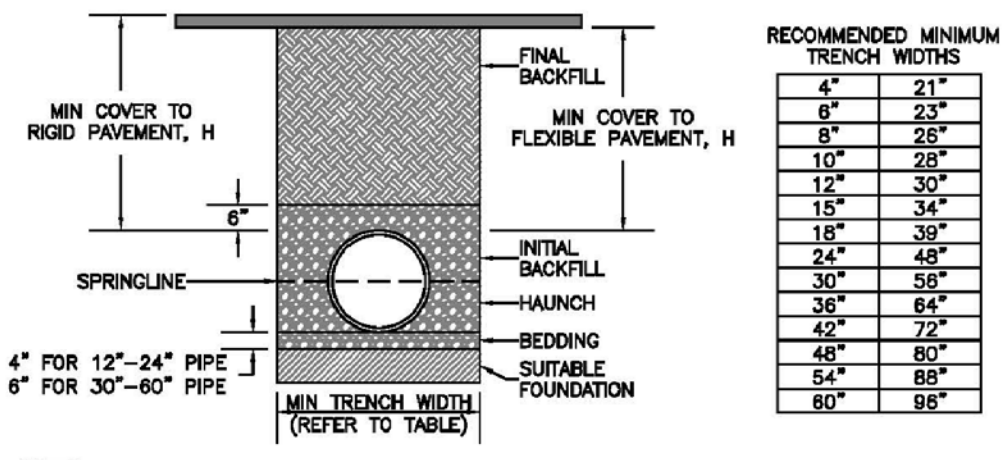
**DOWNSPOUT DRAINAGE**  
NOT TO SCALE



**FIRE HYDRANT DETAIL**  
N.T.S.



**UTILITIES TRENCH**  
N.T.S.

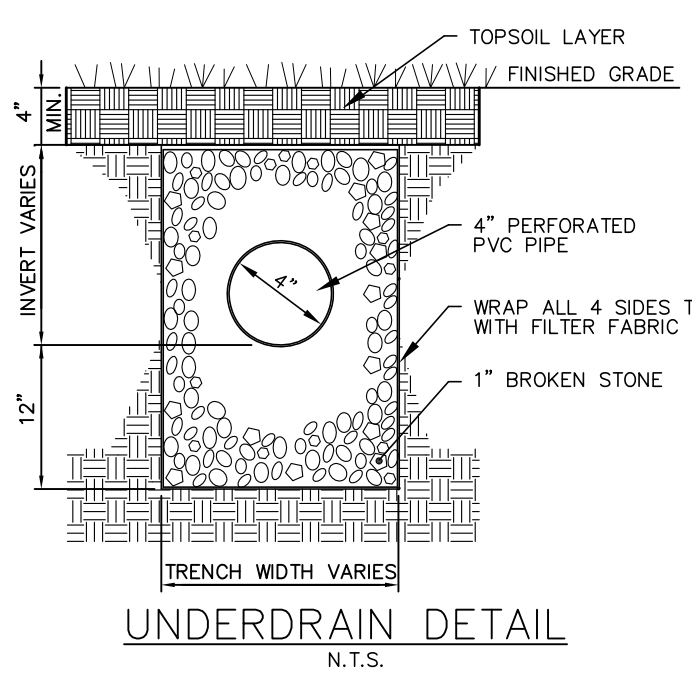


RECOMMENDED MINIMUM TRENCH WIDTHS	
4"	21"
6"	23"
8"	25"
10"	27"
12"	30"
15"	34"
18"	39"
24"	48"
30"	58"
36"	64"
42"	72"
48"	80"
54"	88"
60"	98"

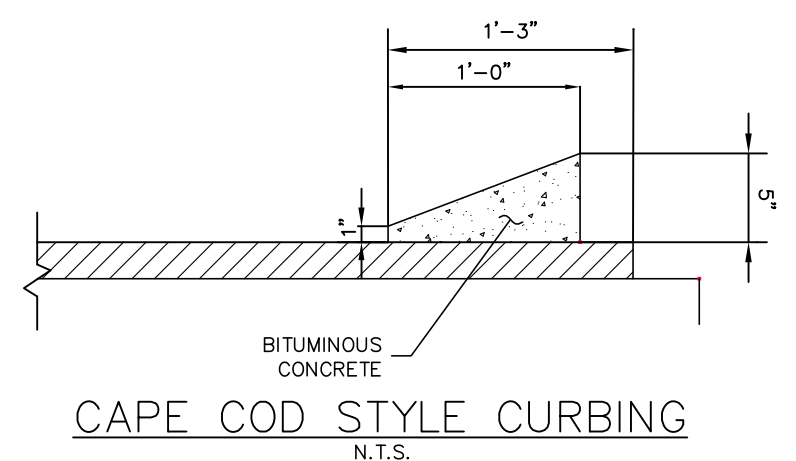
MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS	
PIPE DIAMETER	SURFACE LIVE LOADING CONDITION (75T AXLE LOAD) *
12"-48"	12"
54"-60"	24"
60"	48"

- 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 ADDITION.
  - 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 IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. 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.

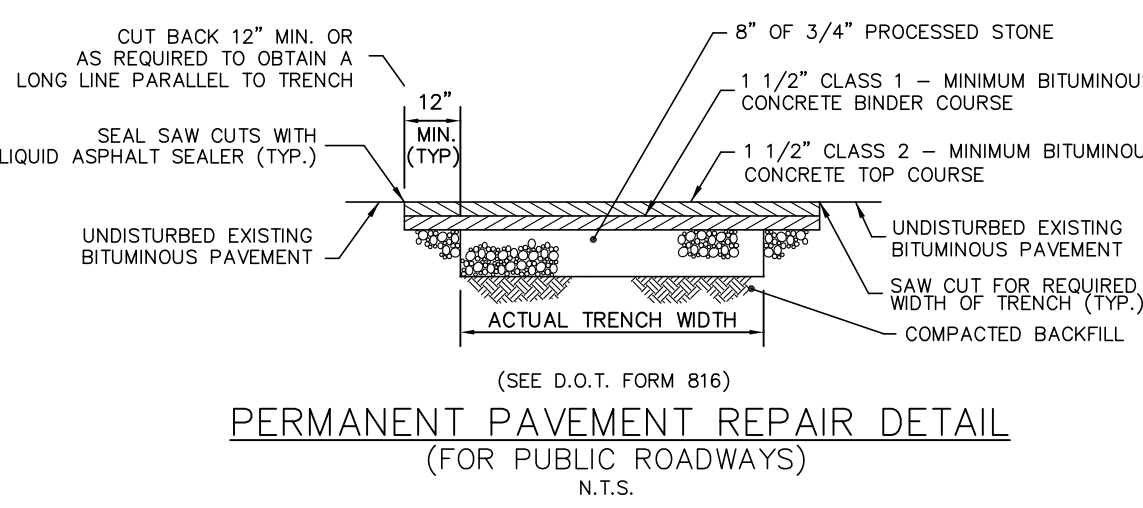
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N.T.S.



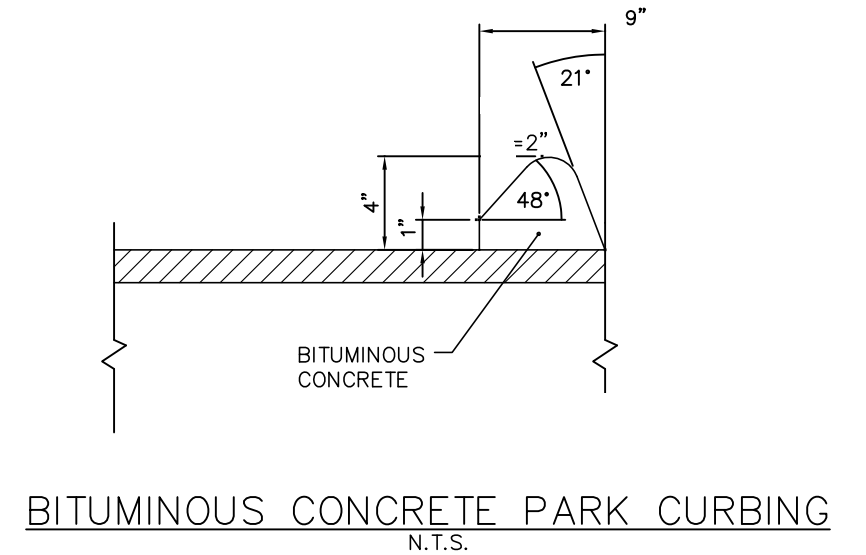
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N.T.S.



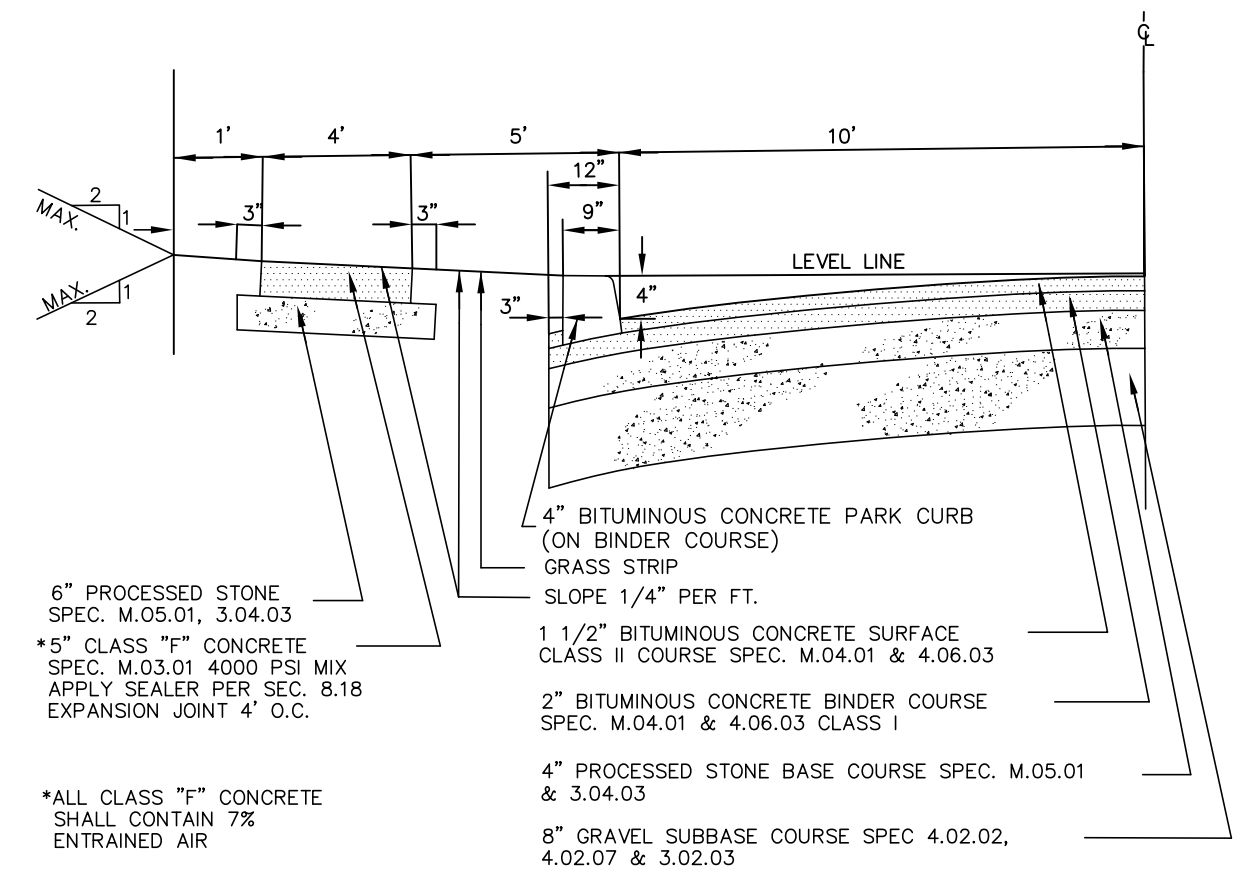
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N.T.S.



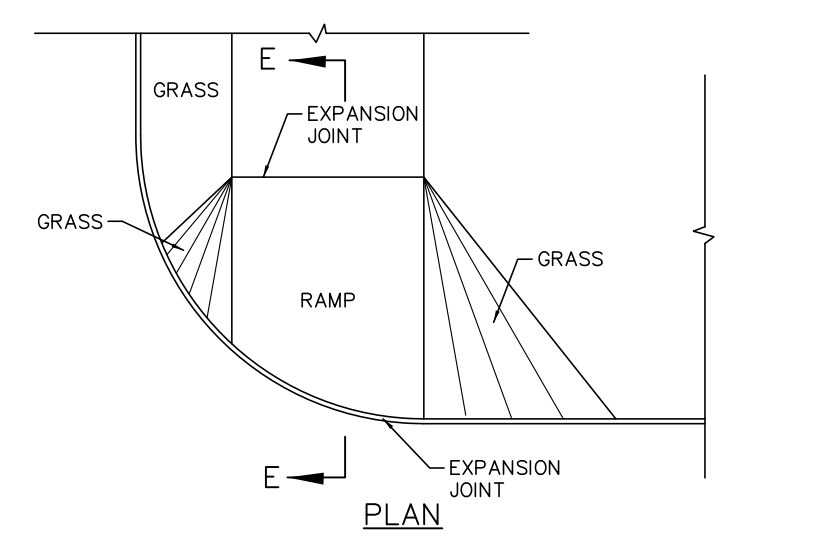
**PERMANENT PAVEMENT REPAIR DETAIL (FOR PUBLIC ROADWAYS)**  
N.T.S.



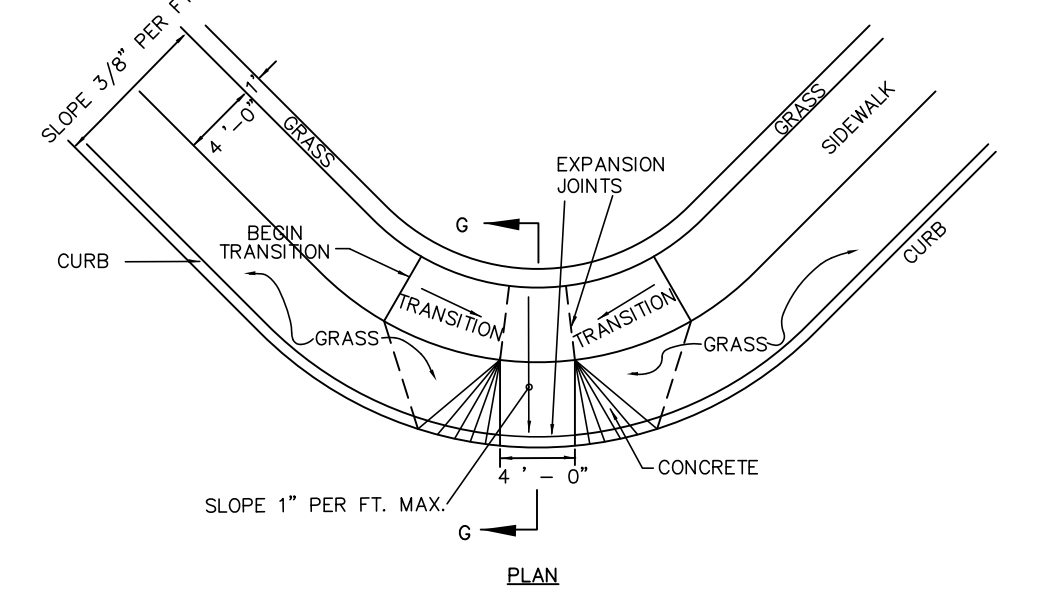
**BITUMINOUS CONCRETE PARK CURBING**  
N.T.S.



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



**SECTION E-E 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.

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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 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

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

**SITE DETAILS**

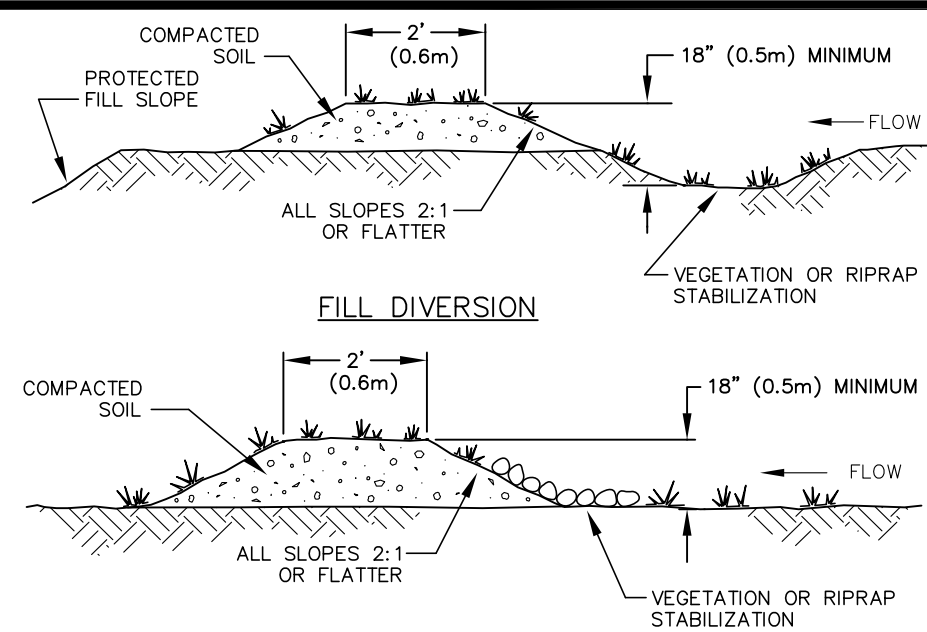
for  
**LANING OAKS**  
 AN AGE RESTRICTED  
 8-30g AFFORDABLE  
 HOUSING PLAN FOR  
 FRANK & MARY  
 FRAGOLA

295 LANING STREET  
 SOUTHINGTON, CT

SCALE: NOT TO SCALE  
 DATE: DECEMBER 22, 2020

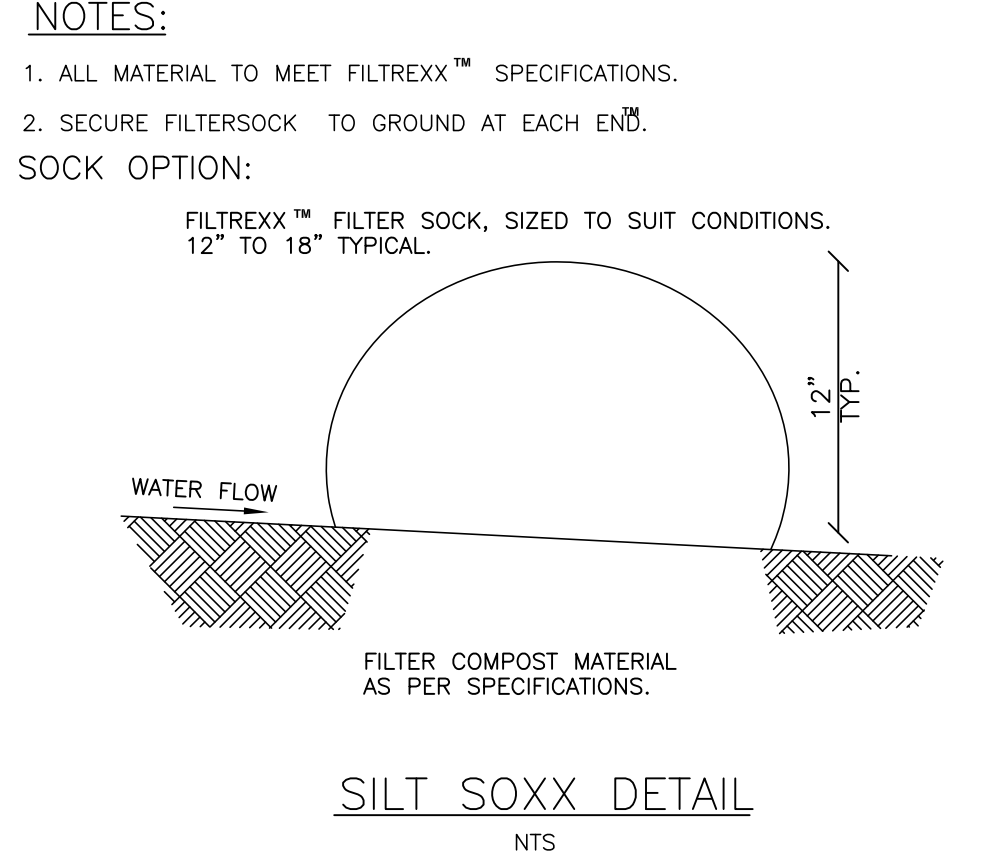
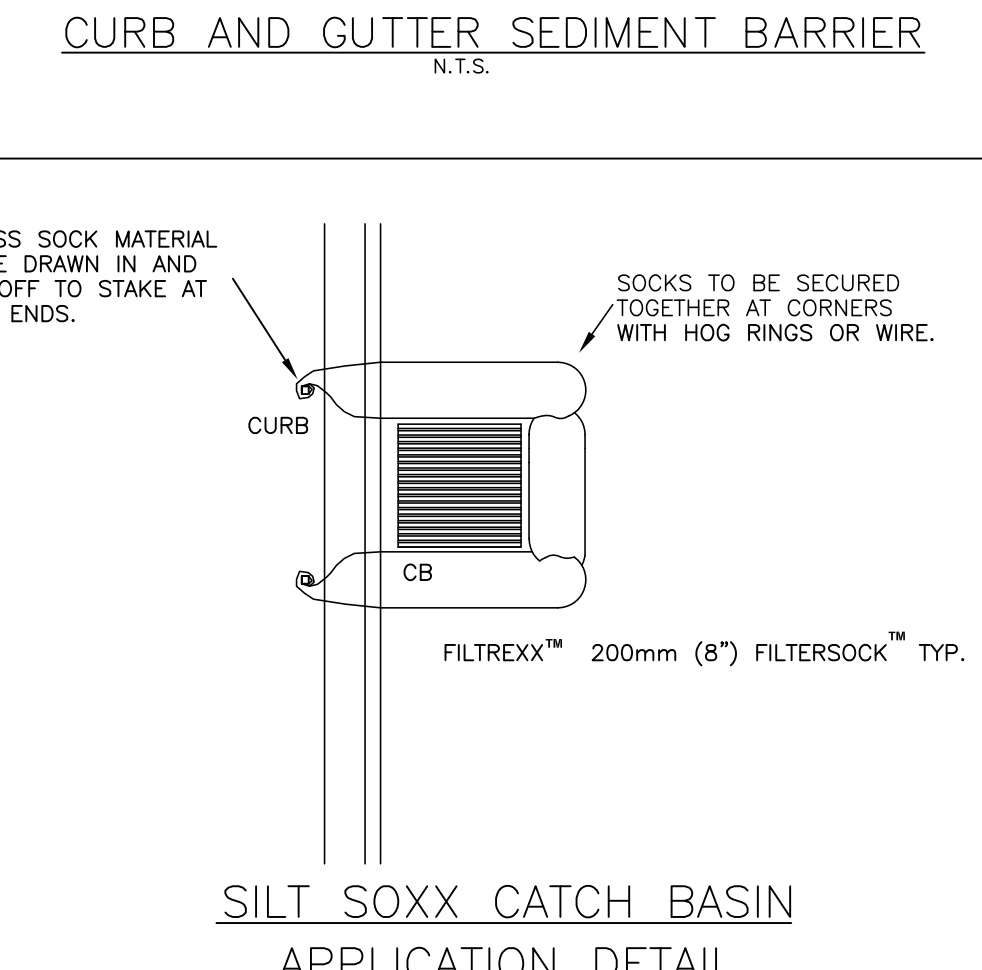
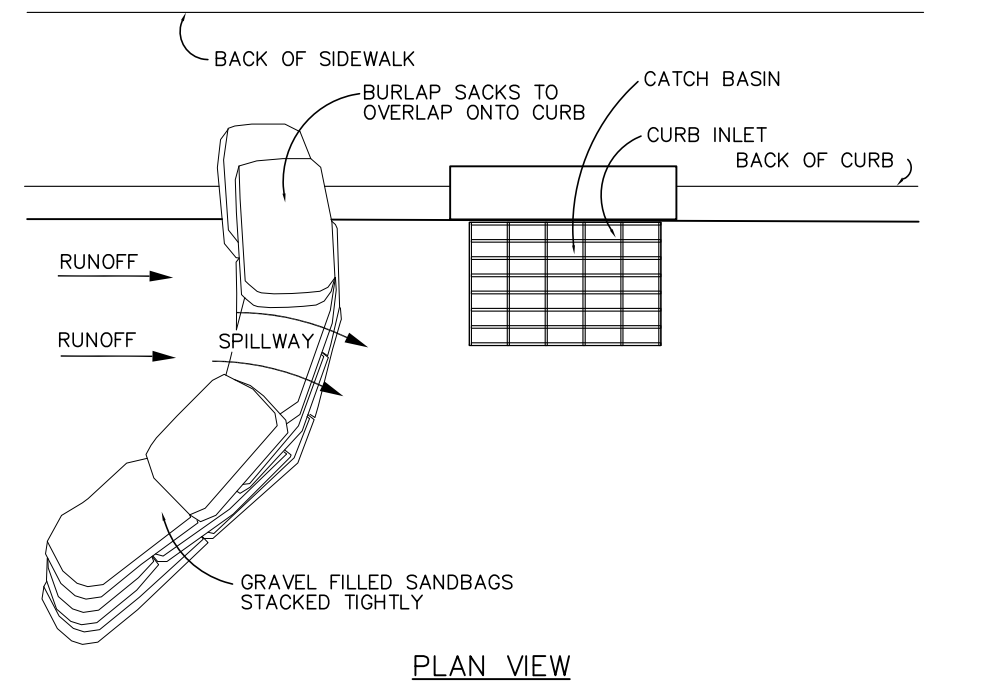
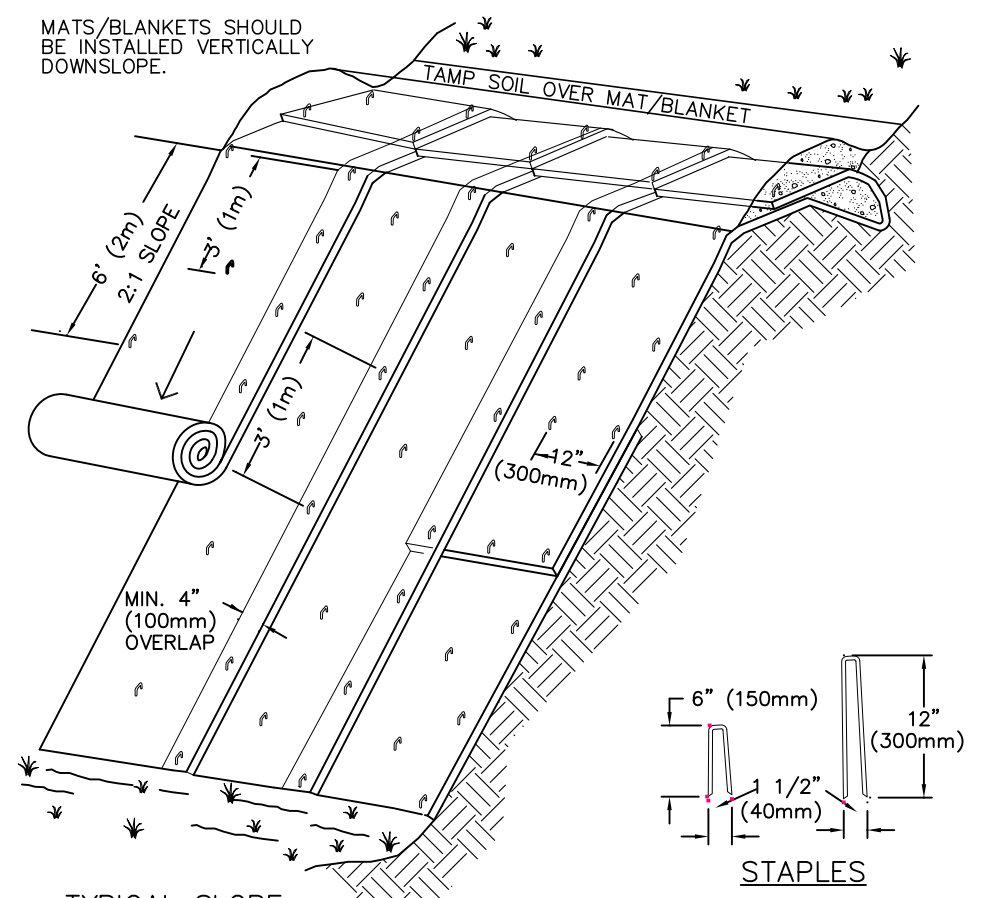
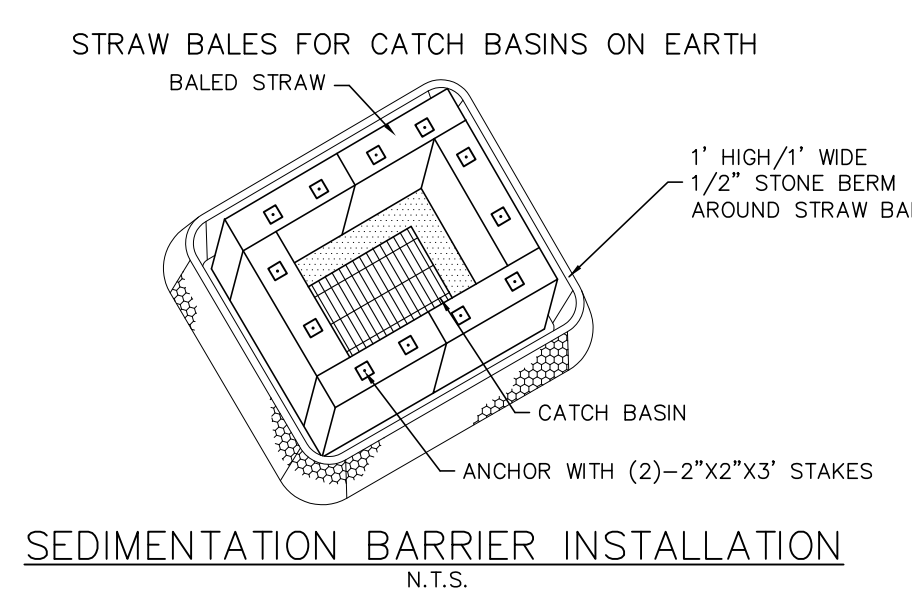
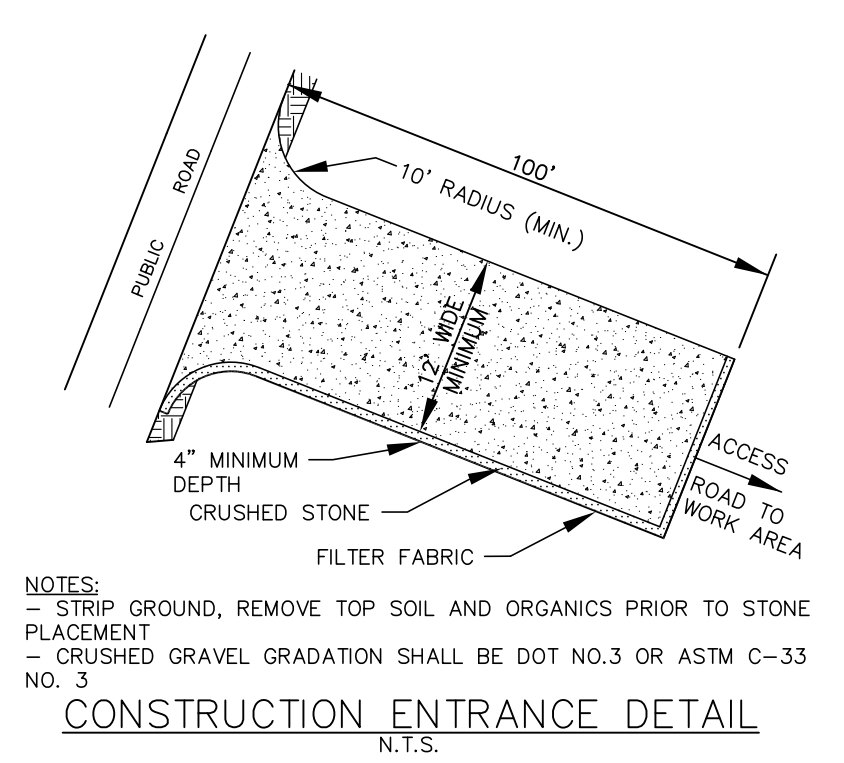
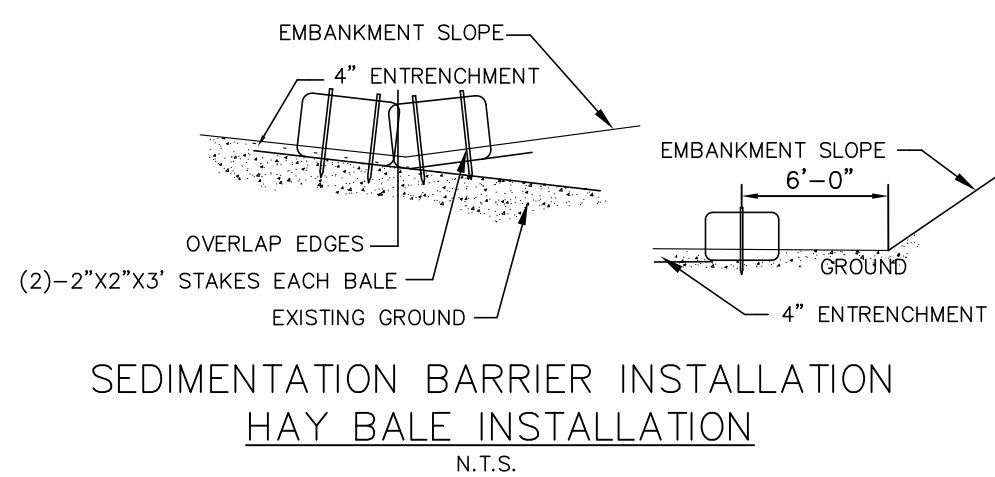
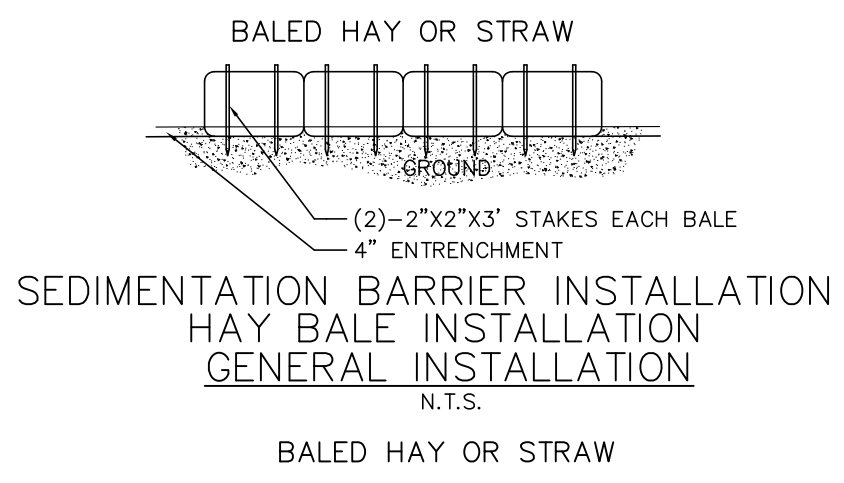
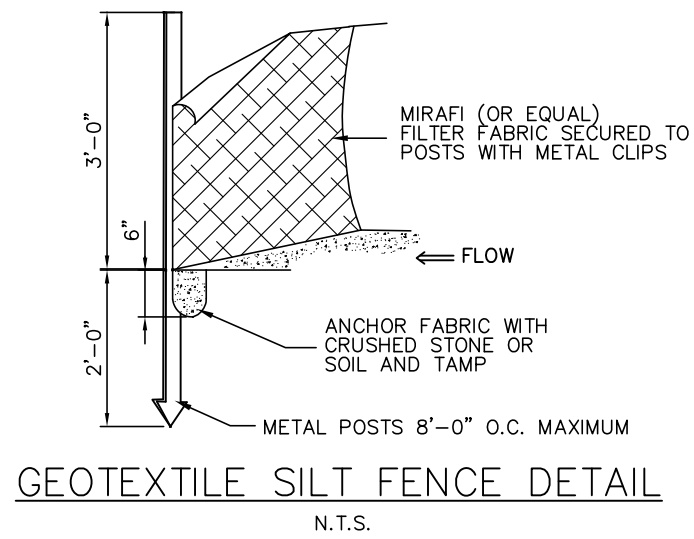
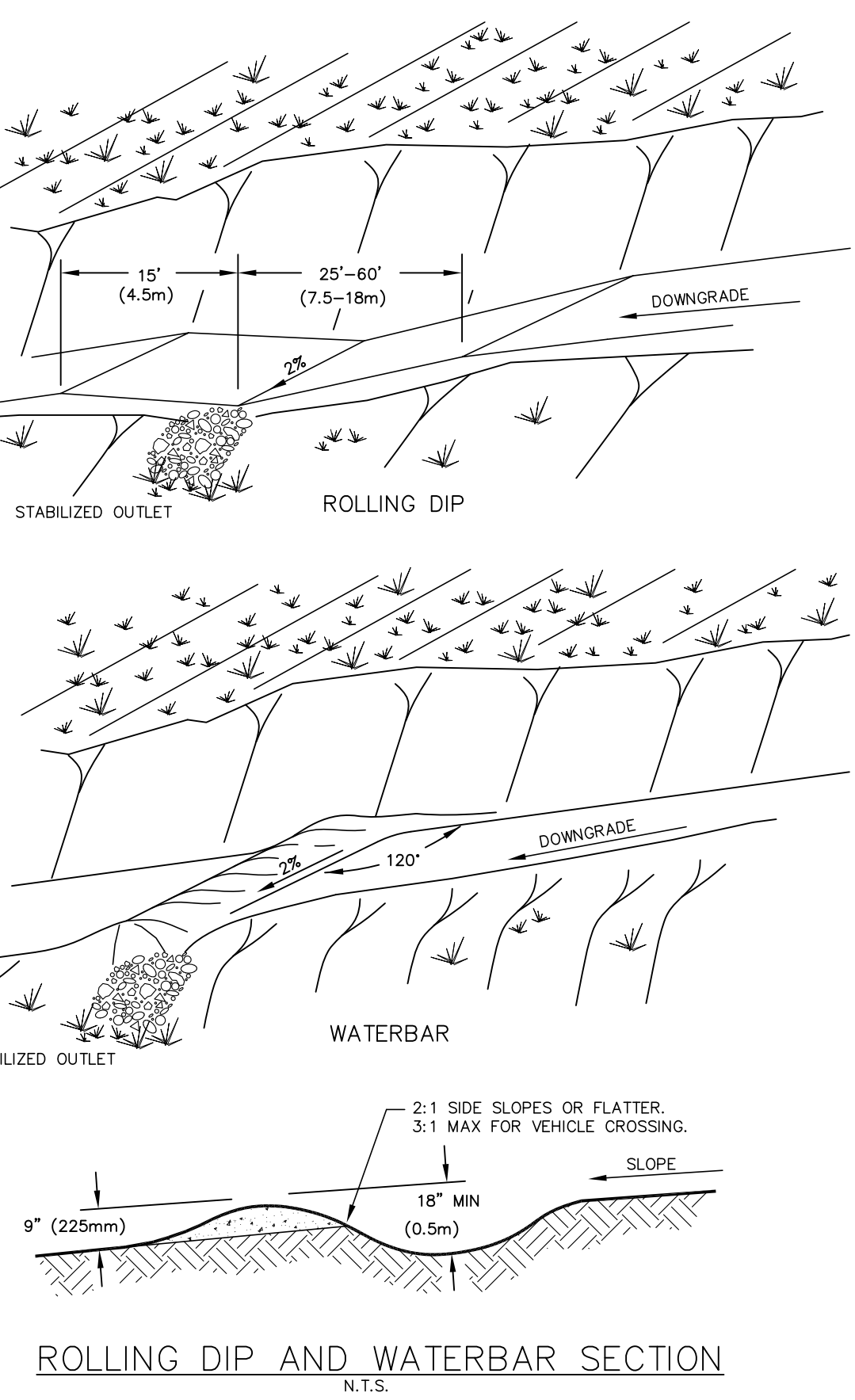
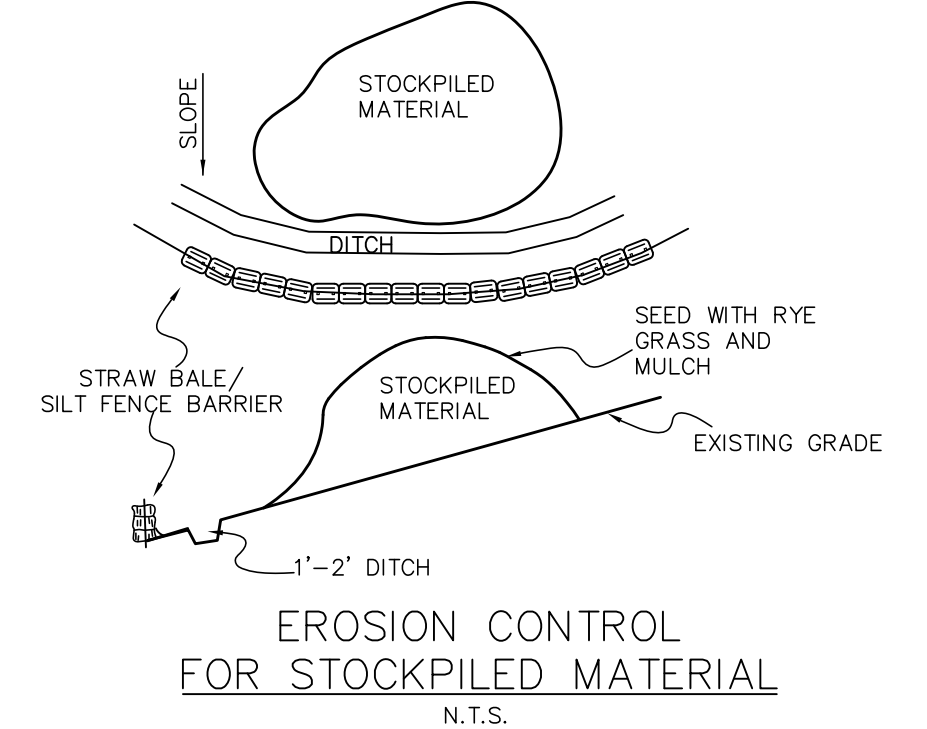
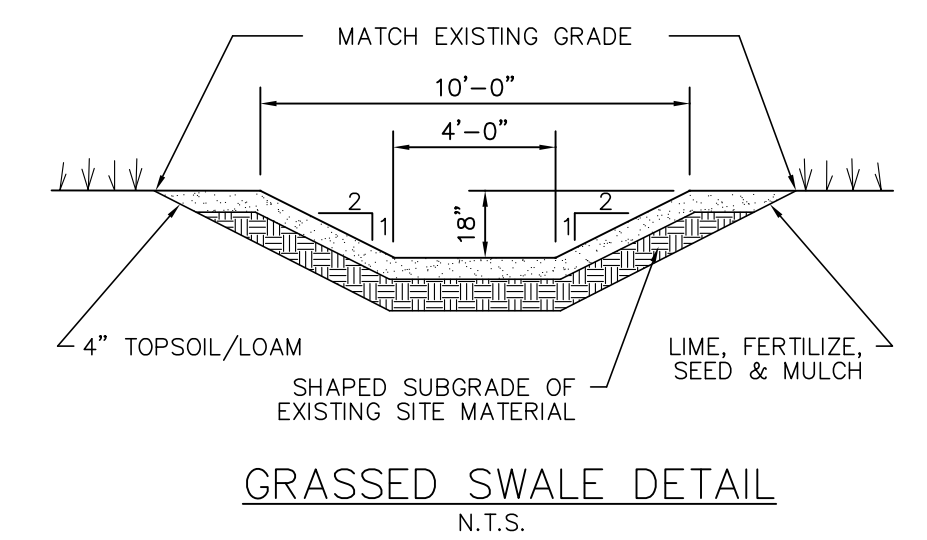
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KJA FILE NO.:  
 DRAWING NO.:  
**215-701 D-1**



**DIVERSION DIKES**  
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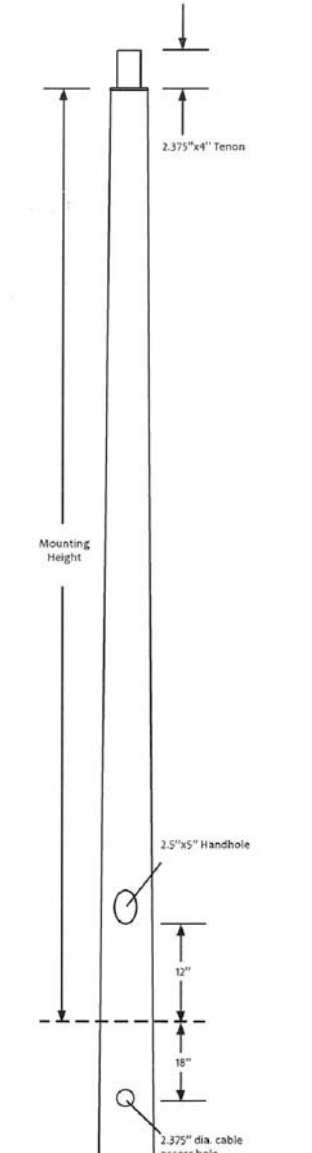
**NOTES:**  
 1. THE CHANNEL BEHIND THE DIKE SHALL HAVE POSITIVE GRADE TO A STABILIZED OUTLET.  
 2. THE DIKE SHALL BE ADEQUATELY COMPACTED TO PREVENT FAILURE.  
 3. THE DIKE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT SEEDING OR RIPRAP.



**POST TOP : Direct Burial**

CATT Catalog Number	Maximum Allowable Height (ft)	Shank Length (ft)	Tip Dia. (in)	Butt Dia. (in)	Max. Wind Speed (MPH)	Minimum SPA	DR
29V Vertical Load							
T813-B-50	10	13	24	3.00	5.80	6.0	3.3
T816-B-50	15	18	38	3.00	6.55	6.0	3.3
T820-B-50	25	30	45	3.00	7.27	6.0	3.3
T824-B-50	30	34	47	3.00	8.18	6.0	3.3
200F Vertical Load							
T824-D-200	20	24	88	4.41	9.59	8.5	6.0
T830-D-200	25	30	106	4.41	10.80	7.5	5.0
T835-D-200	30	35	147	4.41	11.97	8.0	4.5
T840-D-300	35	40	170	4.41	13.93	7.5	4.5
T846-F-200	40	46	226	5.12	15.04	9.0	5.0
T850-F-200	44	50	259	5.12	15.75	8.6	4.3
300F Vertical Load							
T835-F-300	30	35	160	5.12	13.68	10.5	6.3
T840-F-300	35	40	201	5.12	13.64	10.5	6.3
T846-F-300	40	46	250	5.12	15.04	10.5	6.0
T850-F-300	44	50	303	5.12	15.75	10.5	5.2

OR EQUAL



**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:
  - Poor soil: If the area is sandy or often retains water, a crushed aggregate material or concrete may be needed for backfill.
  - 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 two to three times 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.

**Direct Burial Pole Installation Guide**

**Note:** This information is intended only as guidance. CM does not assume any responsibility for pole installation.

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REVISION-4:	DATE:
REVISION-3:	DATE:
REVISION-2:	DATE:
REVISION-1:	DATE:

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

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE

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

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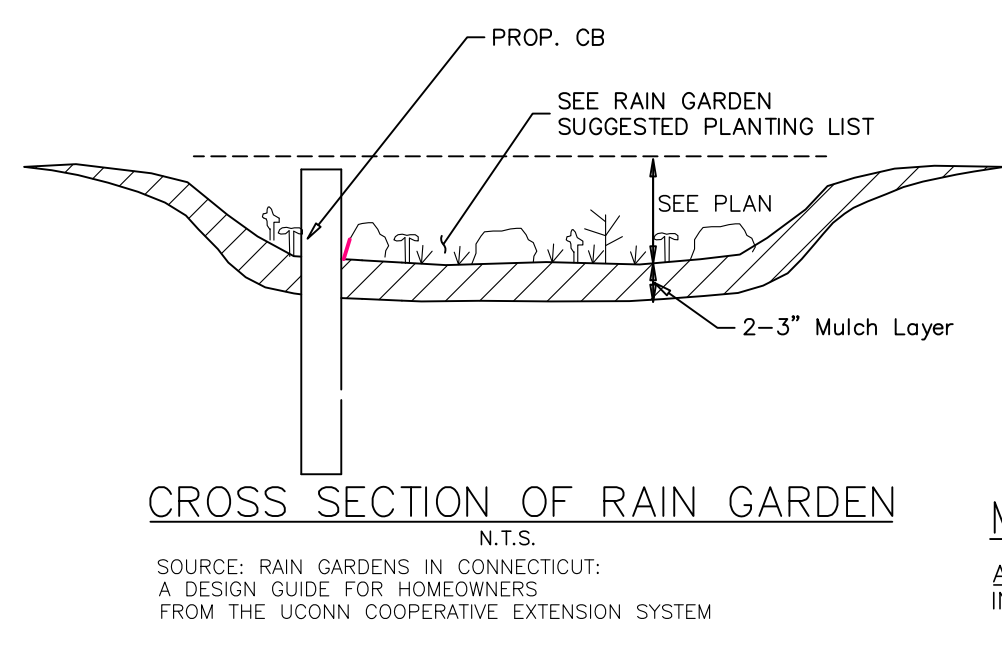
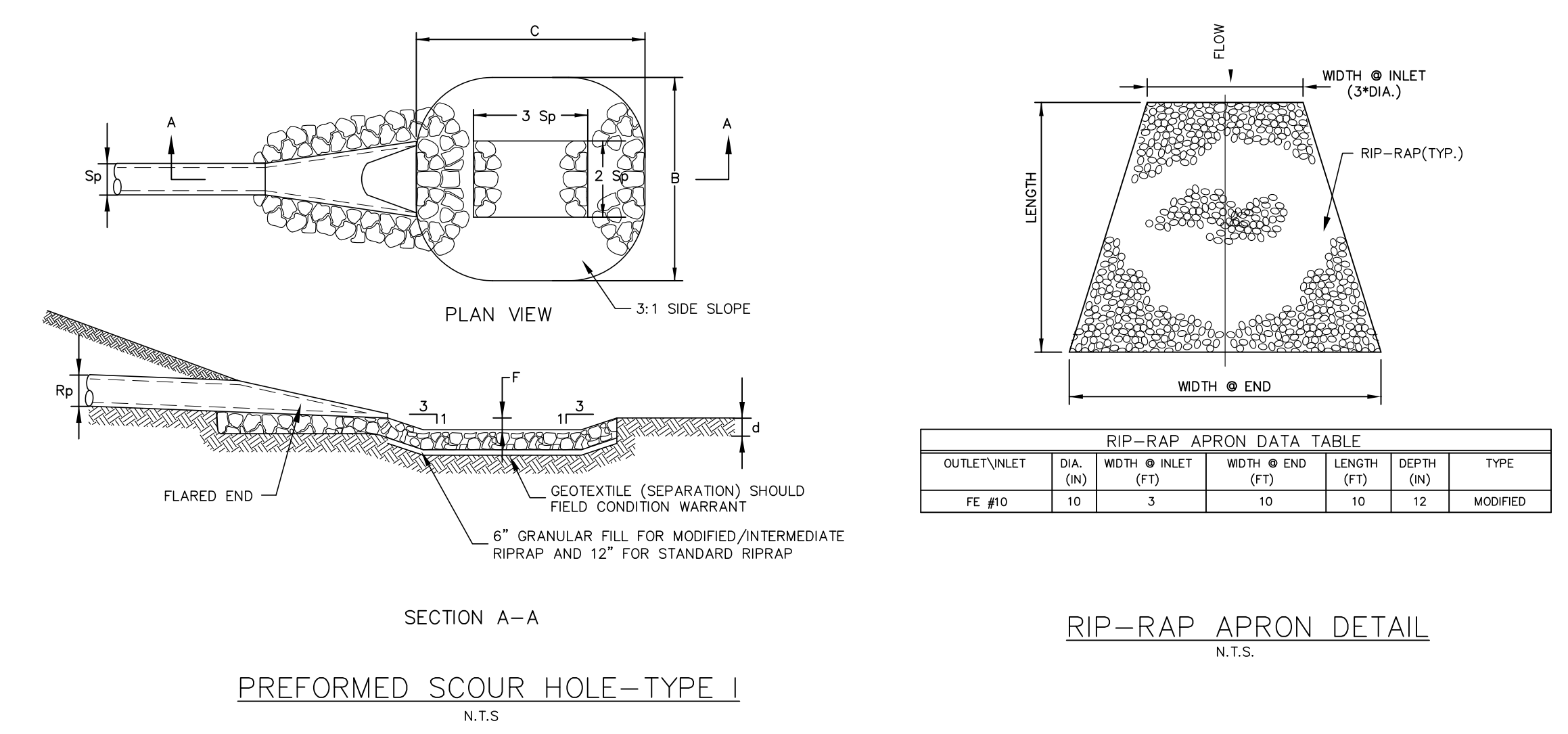
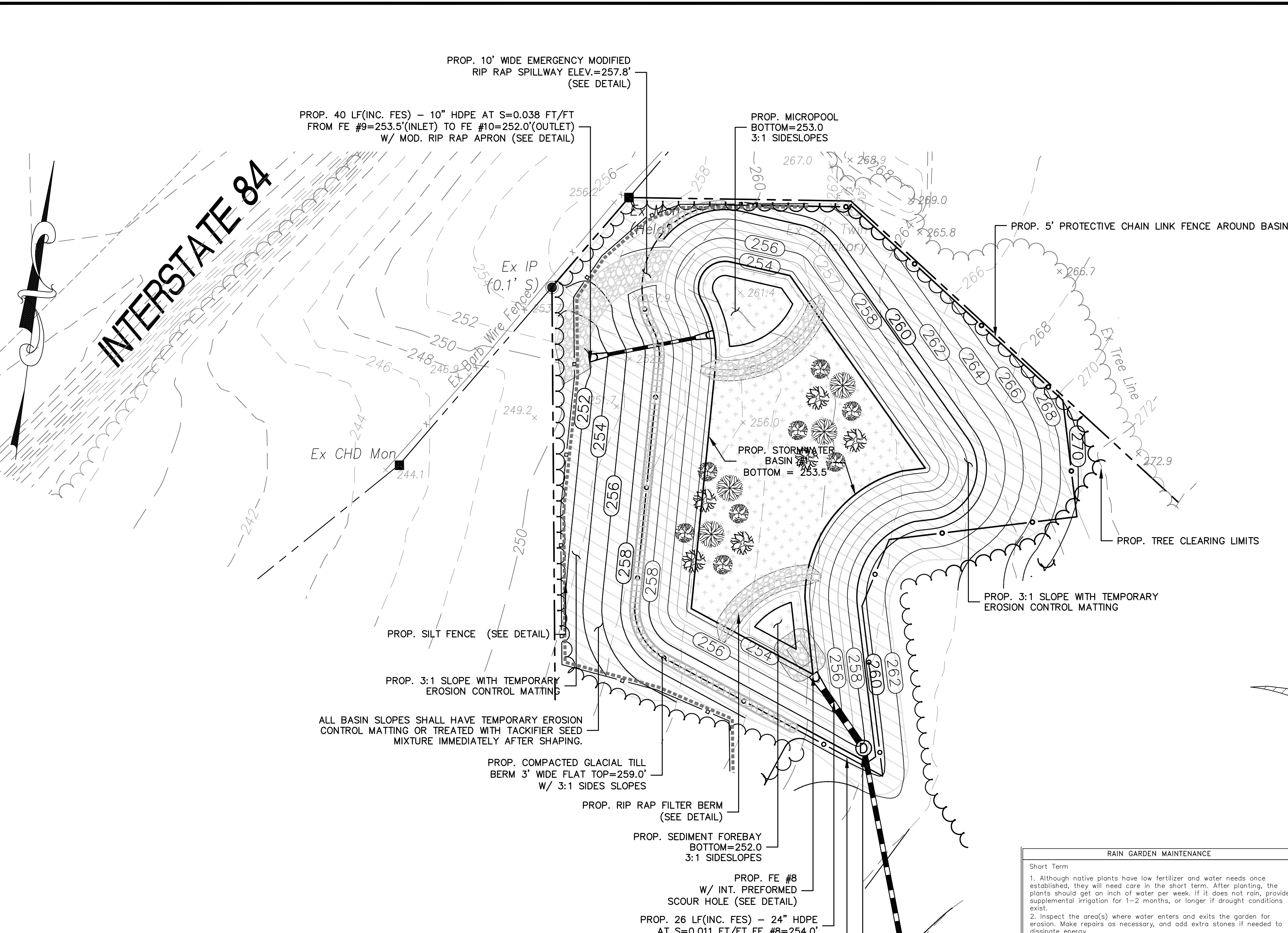
**EROSION DETAILS**

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

SCALE: NOT TO SCALE  
 DATE: DECEMBER 22, 2020

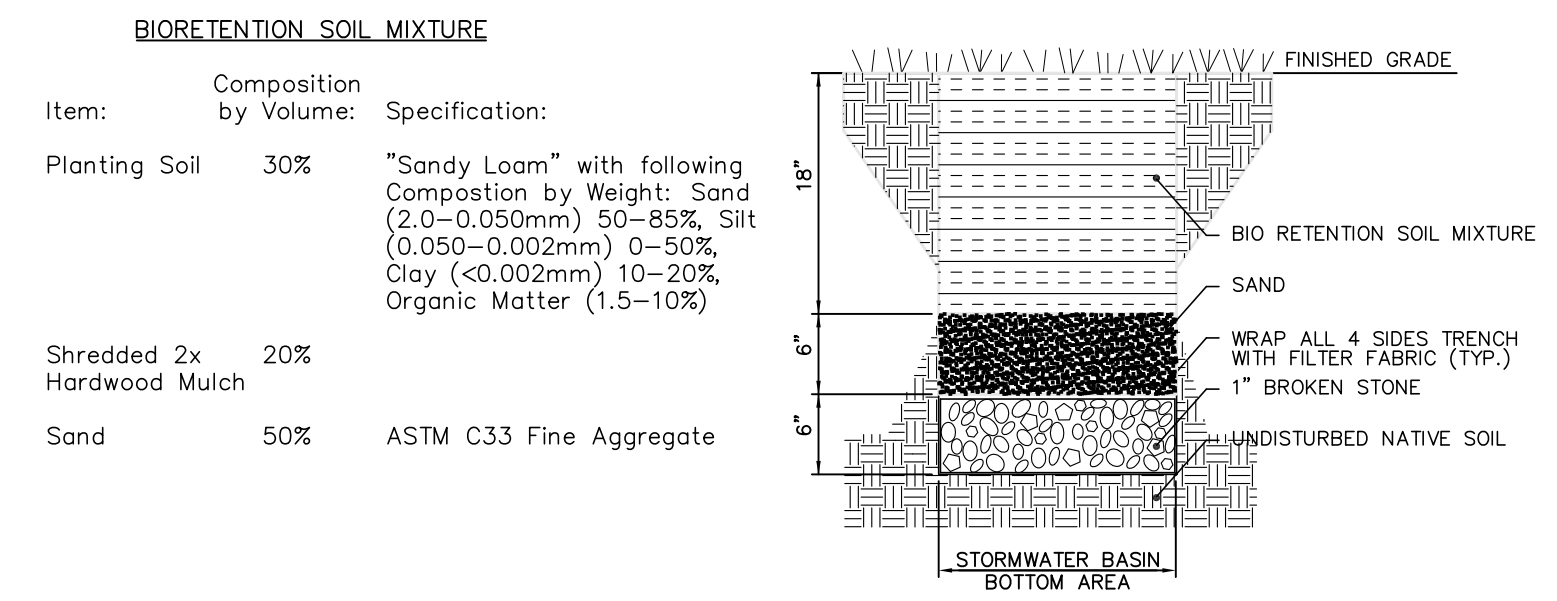
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INCHES ON ORIGINAL		

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



**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'**

**RAIN GARDEN MAINTENANCE**

**Short Term**

- 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.
- 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.
- Remove any weeds or invasive species that may start to grow in the garden.

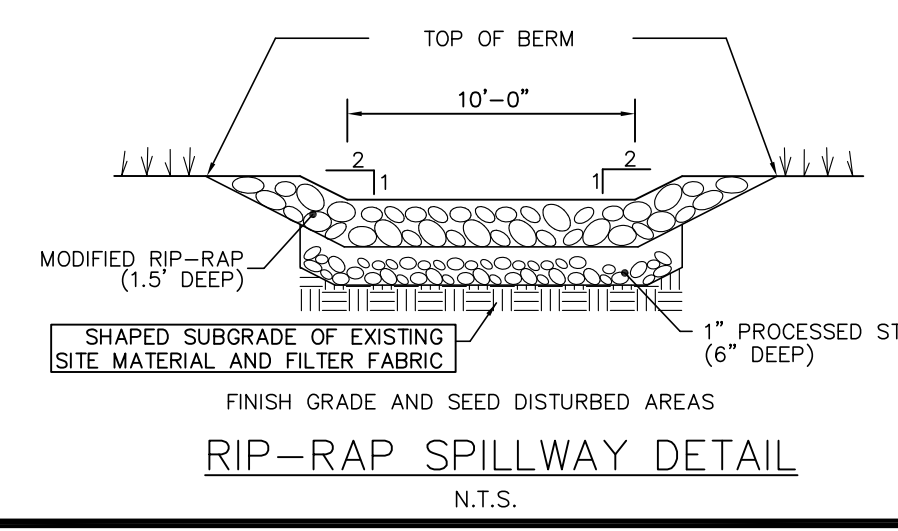
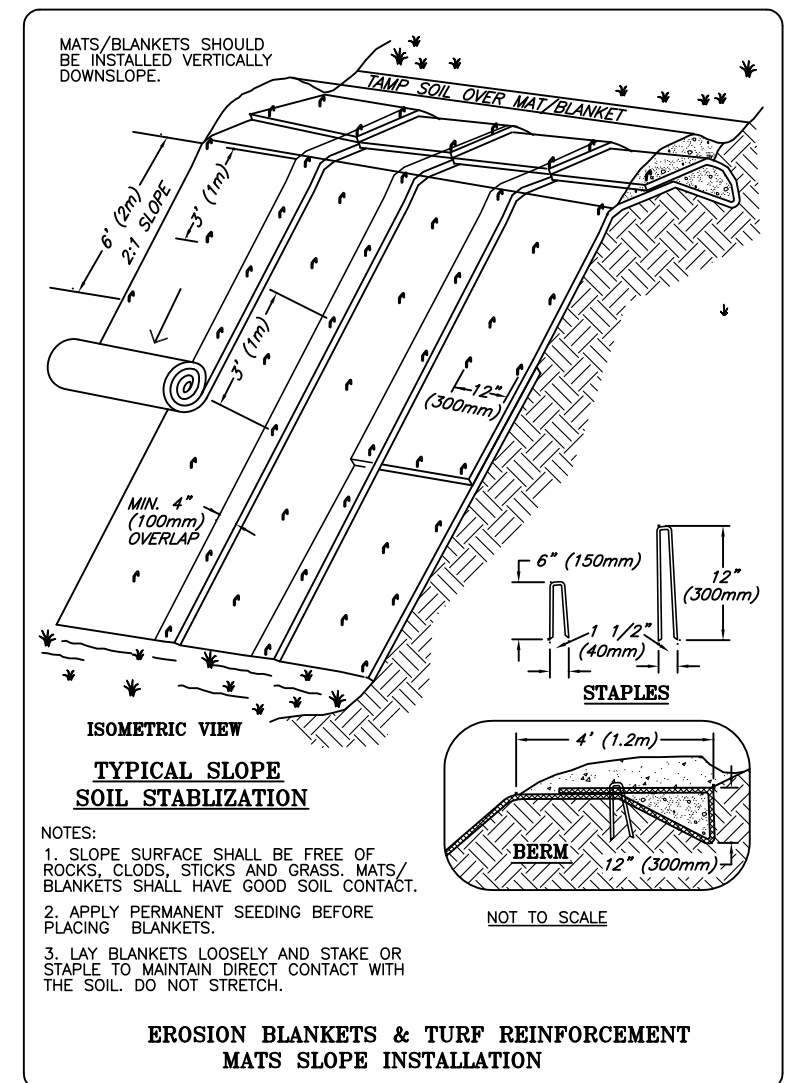
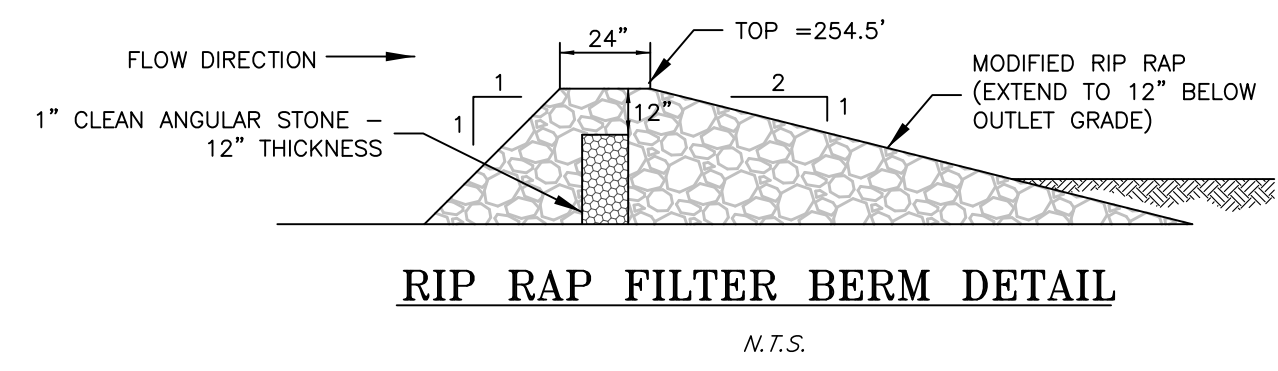
**Long Term**

- 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.
- Remove weeds/invasives as needed.
- 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.
- 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**

- SWAMP AZALEA
- CARDINAL FLOWER
- NEW YORK ASTER
- BLACK-EYED SUSAN
- IRIS
- JOE PYEWEE
- LANCELEAF COREOPSIS
- ROYAL FERN
- ASTILBE
- SWITCH GRASS

SOURCE: RAIN GARDENS IN CONNECTICUT: A DESIGN GUIDE FOR HOMEOWNERS FROM THE UCONN COOPERATIVE EXTENSION SYSTEM



**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

**LEGEND**

- PROPERTY LINE
- PROPERTY CORNER
- EXISTING IRON PIN
- PROPOSED MONUMENT
- EXISTING MONUMENT
- EXIST. EDGE OF ROAD
- PROP. EDGE OF ROAD
- EXISTING EDGE OF CURB
- PROPOSED EDGE OF CURB
- PROPOSED DRIVEWAY
- EX. STORM DRAINAGE
- PROP. STORM DRAINAGE
- EX. CONTOURS
- PROP. CONTOURS
- SILT FENCE
- PROP. CATCH BASIN
- STORM DRAINAGE MANHOLE
- PROPOSED TREELINE/ LIMIT OF CLEARING

**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:  
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REVISION-5:  
REVISION-4:  
REVISION-3:  
REVISION-2:  
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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.**

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**STORMWATER BASIN**  
**DETAIL SHEET**

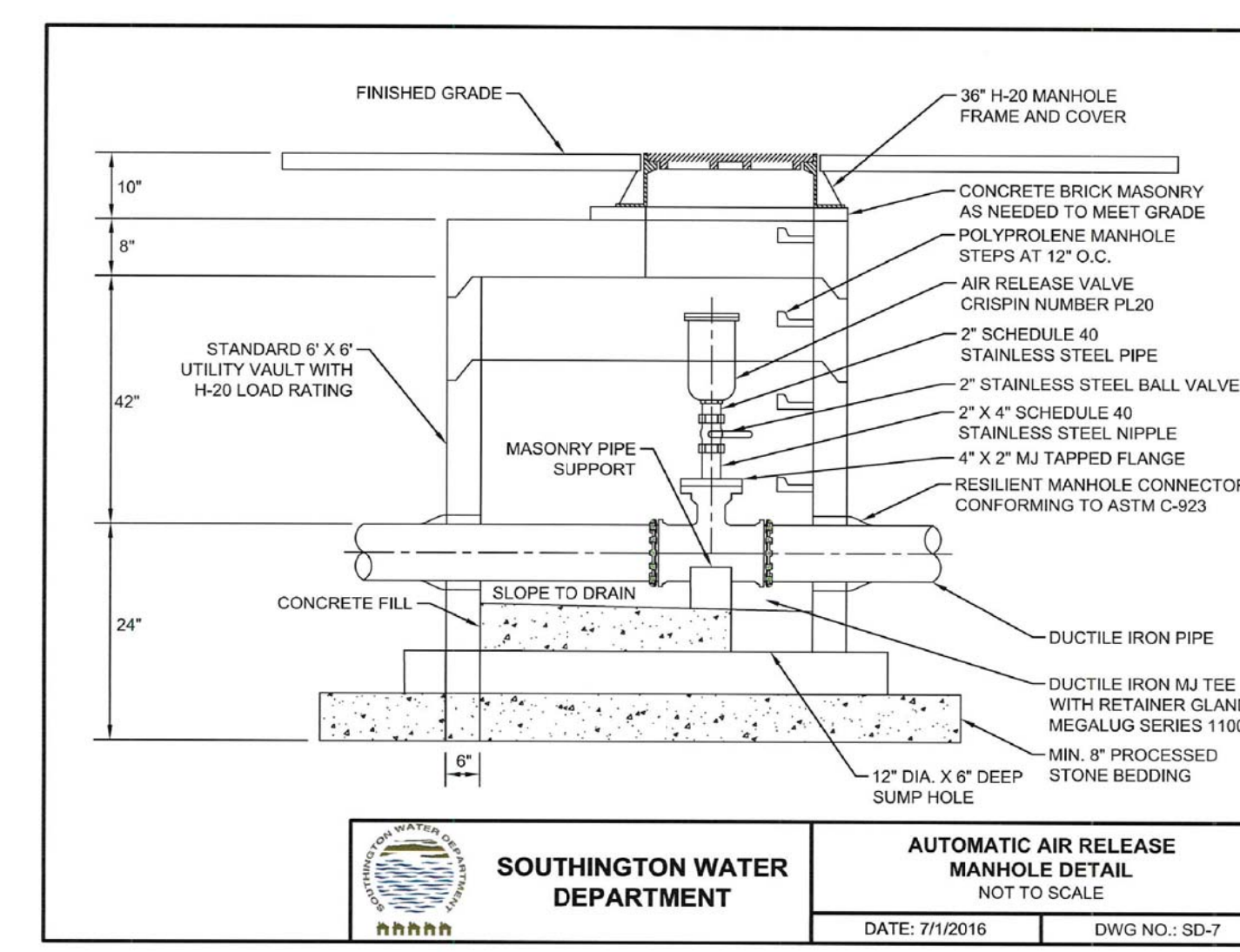
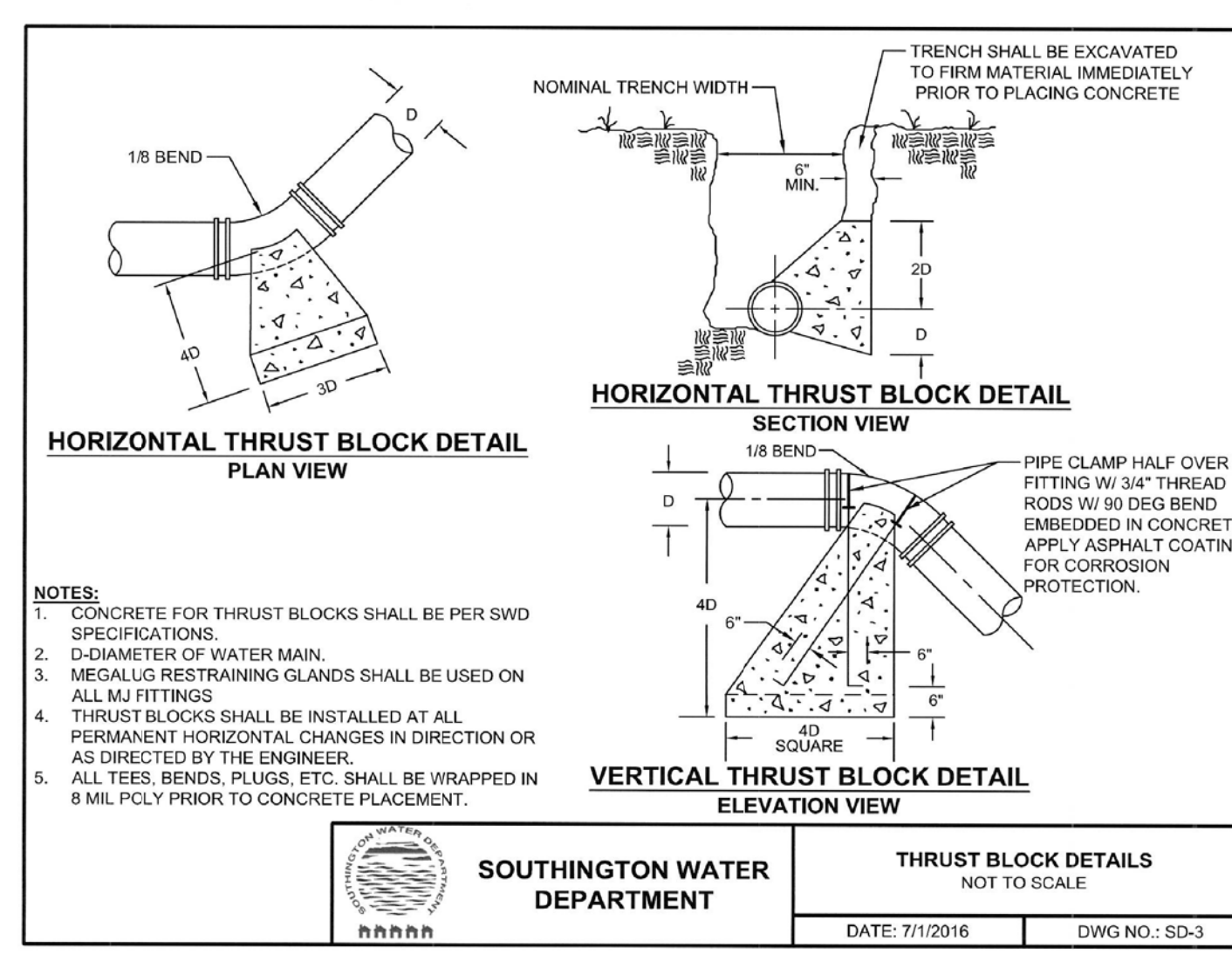
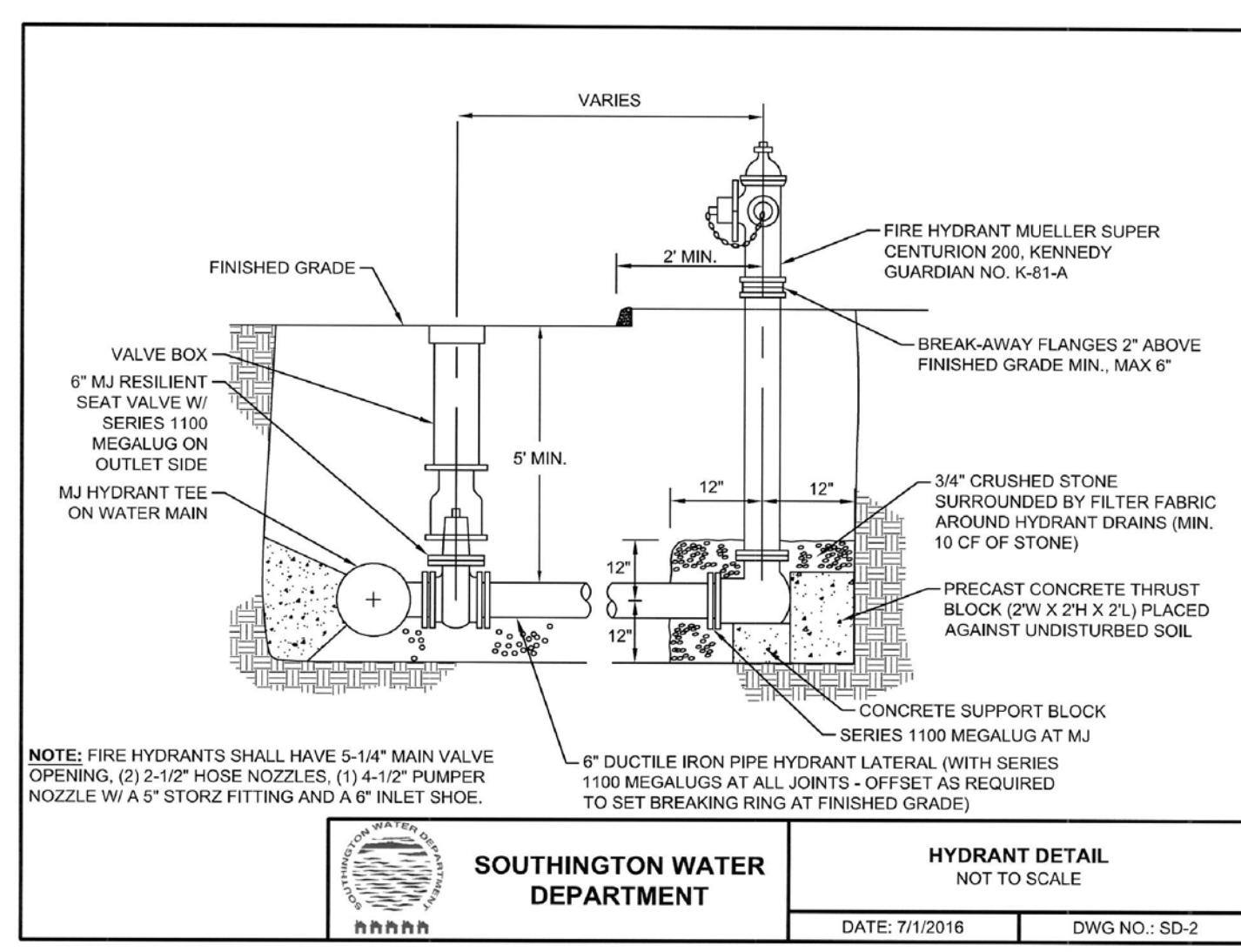
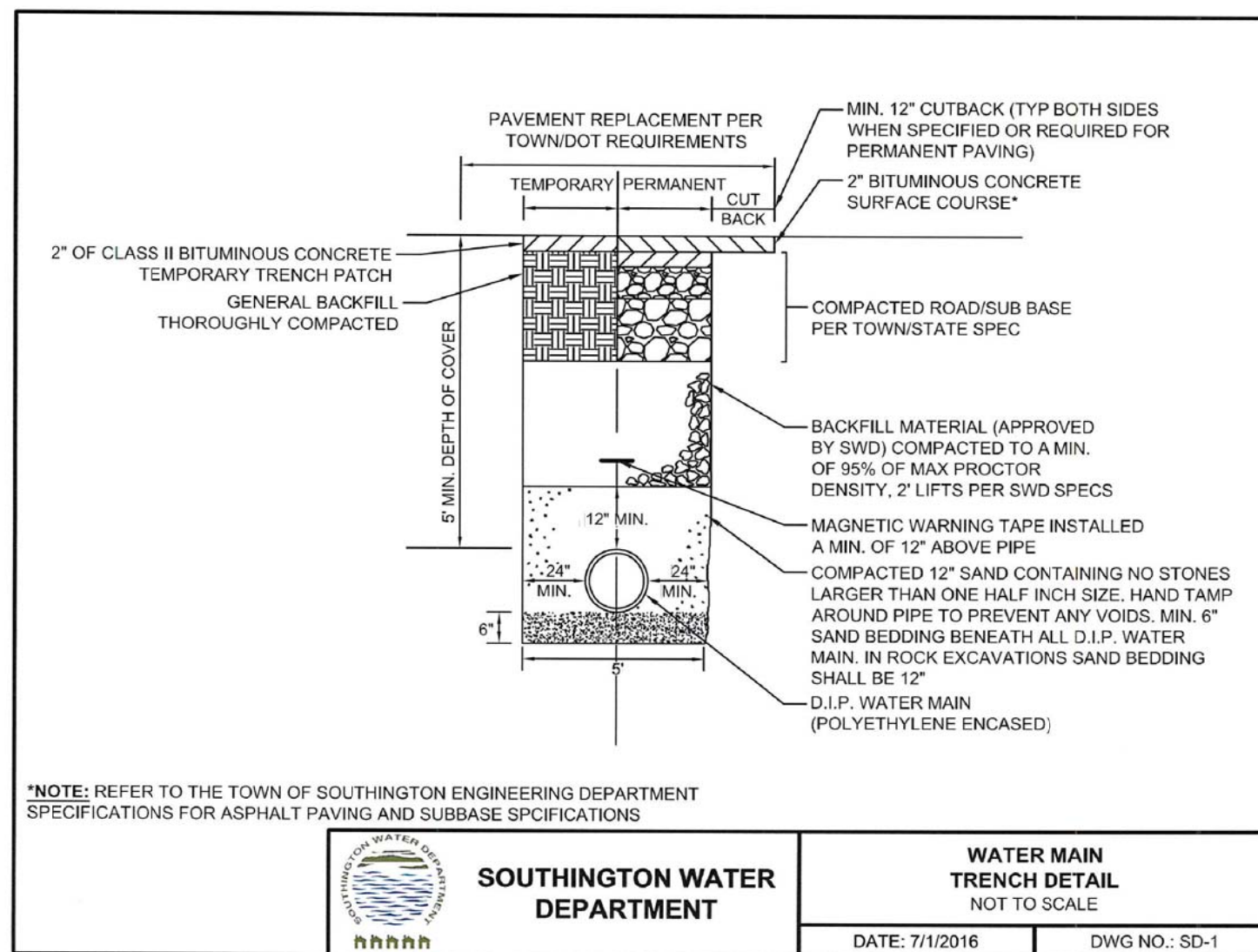
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AN AGE RESTRICTED  
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295 LANING STREET  
SOUTHINGTON, CT

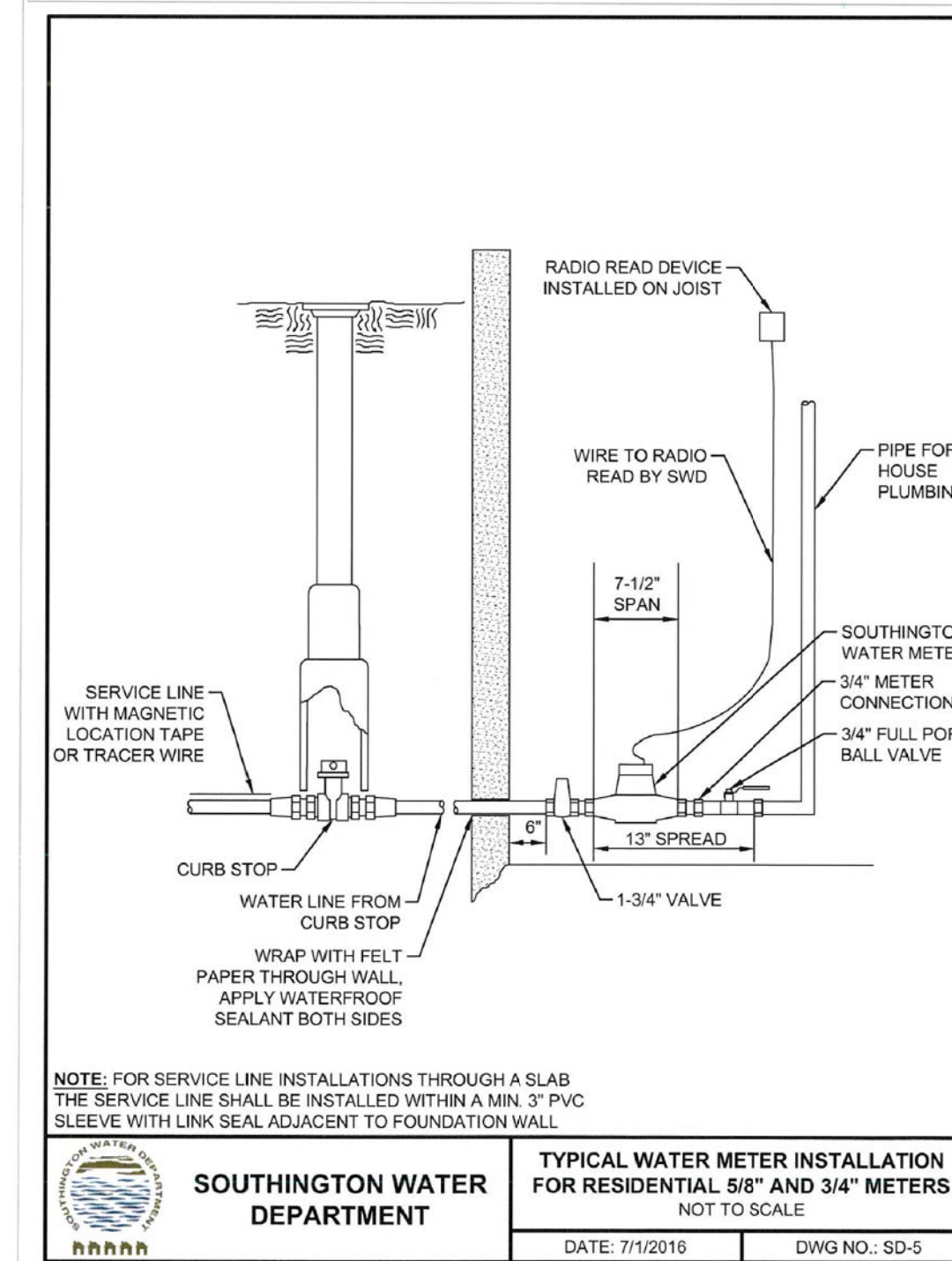
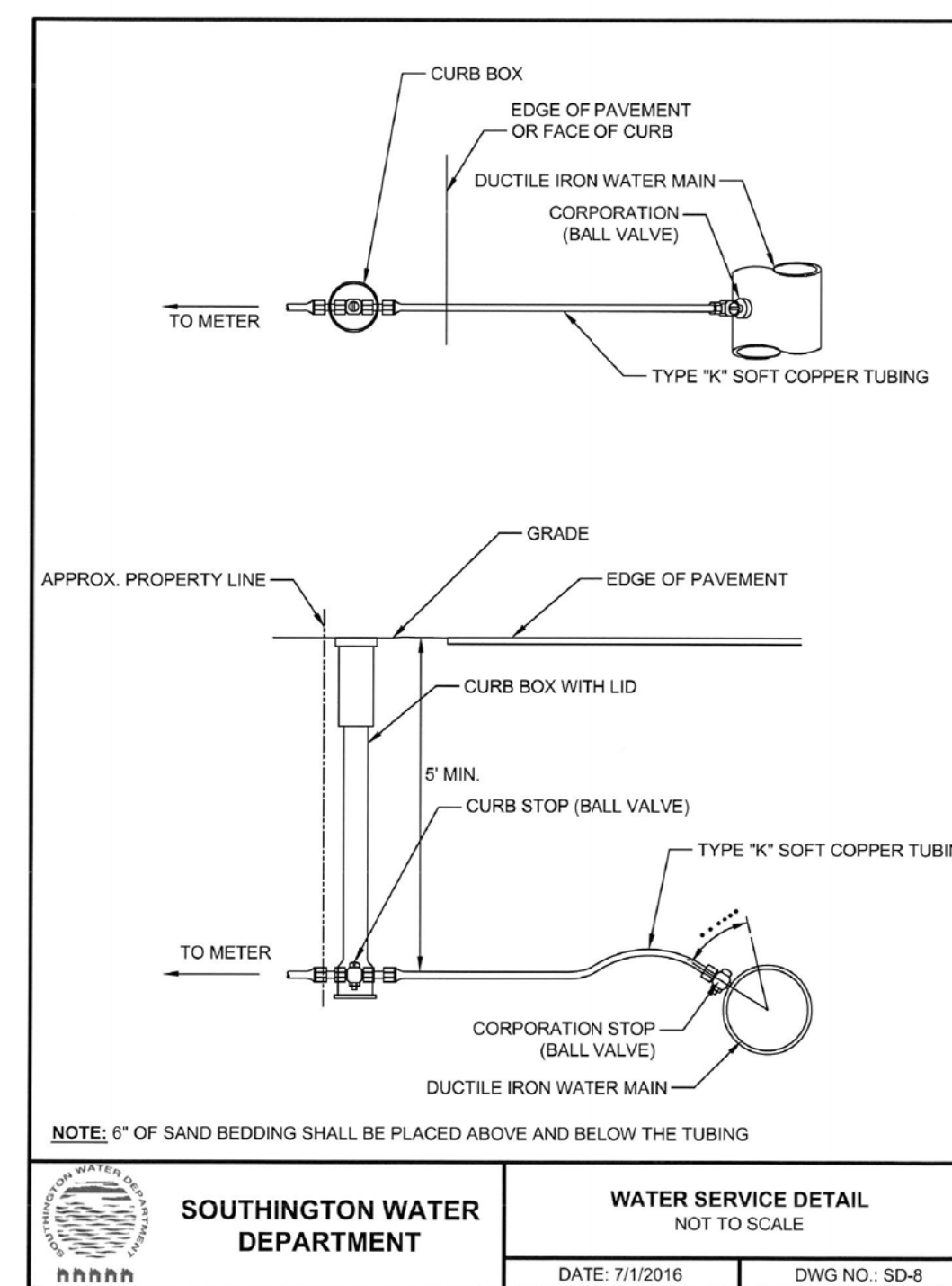
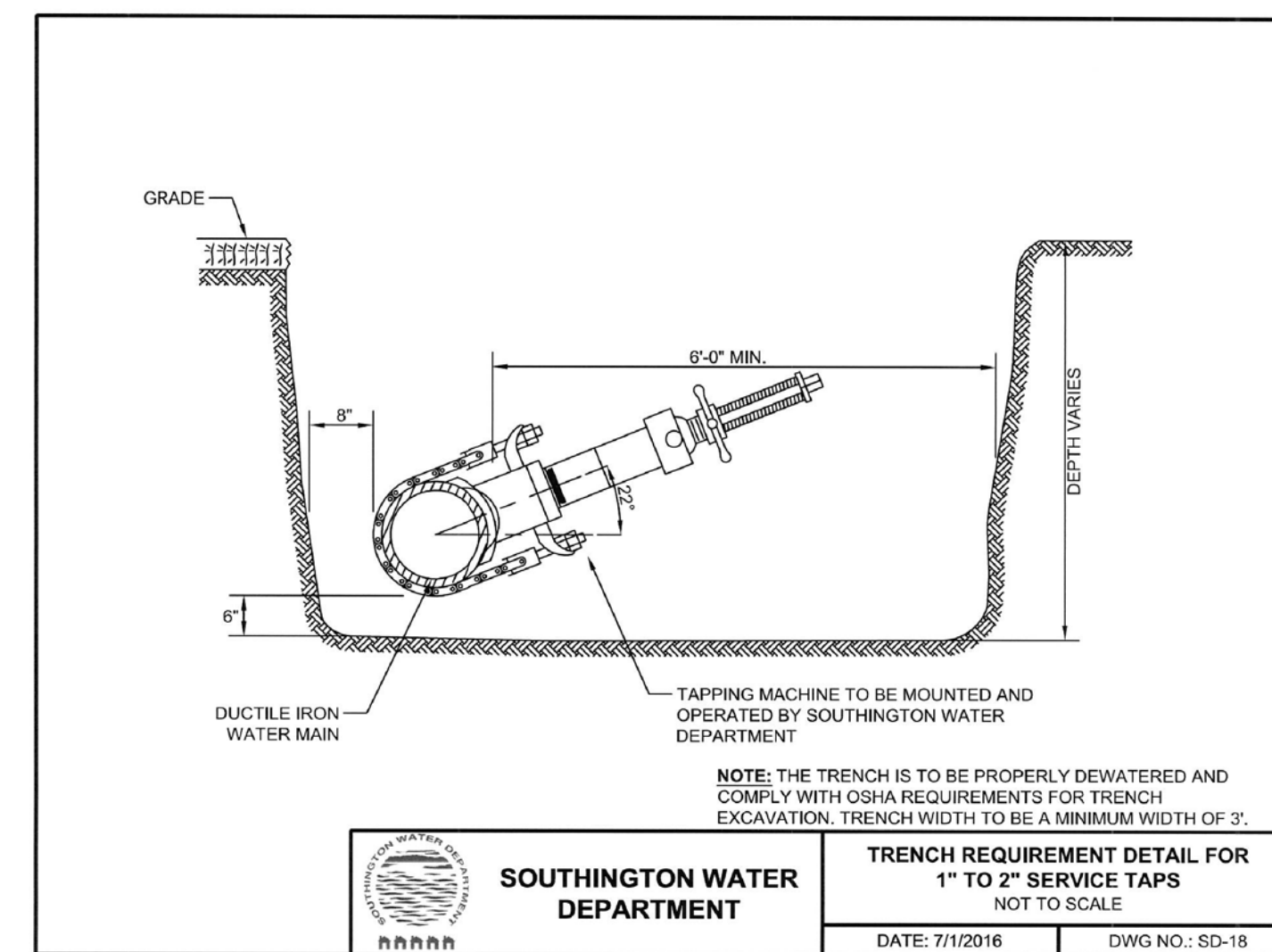
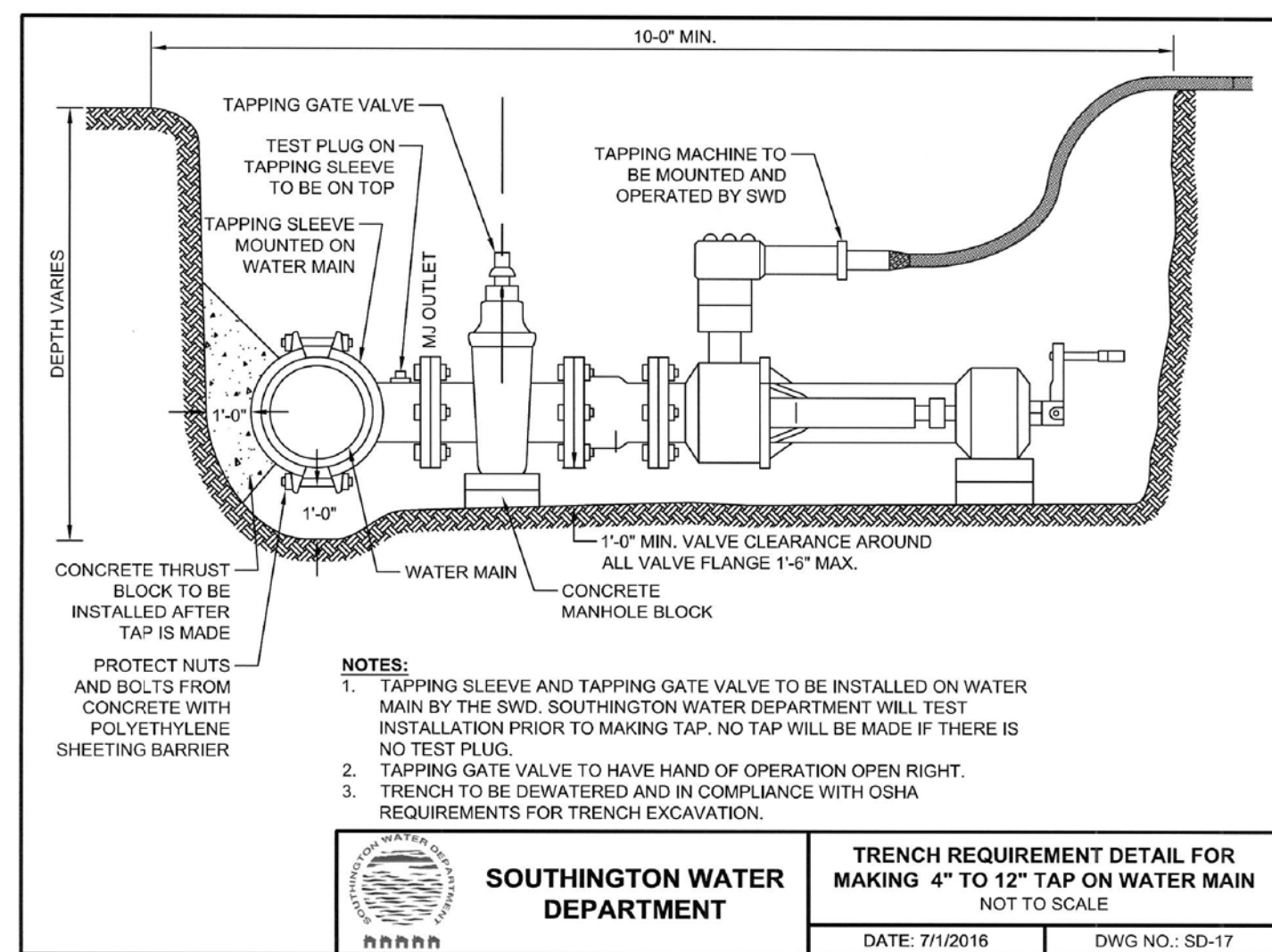
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DRAWING NO.: D-3

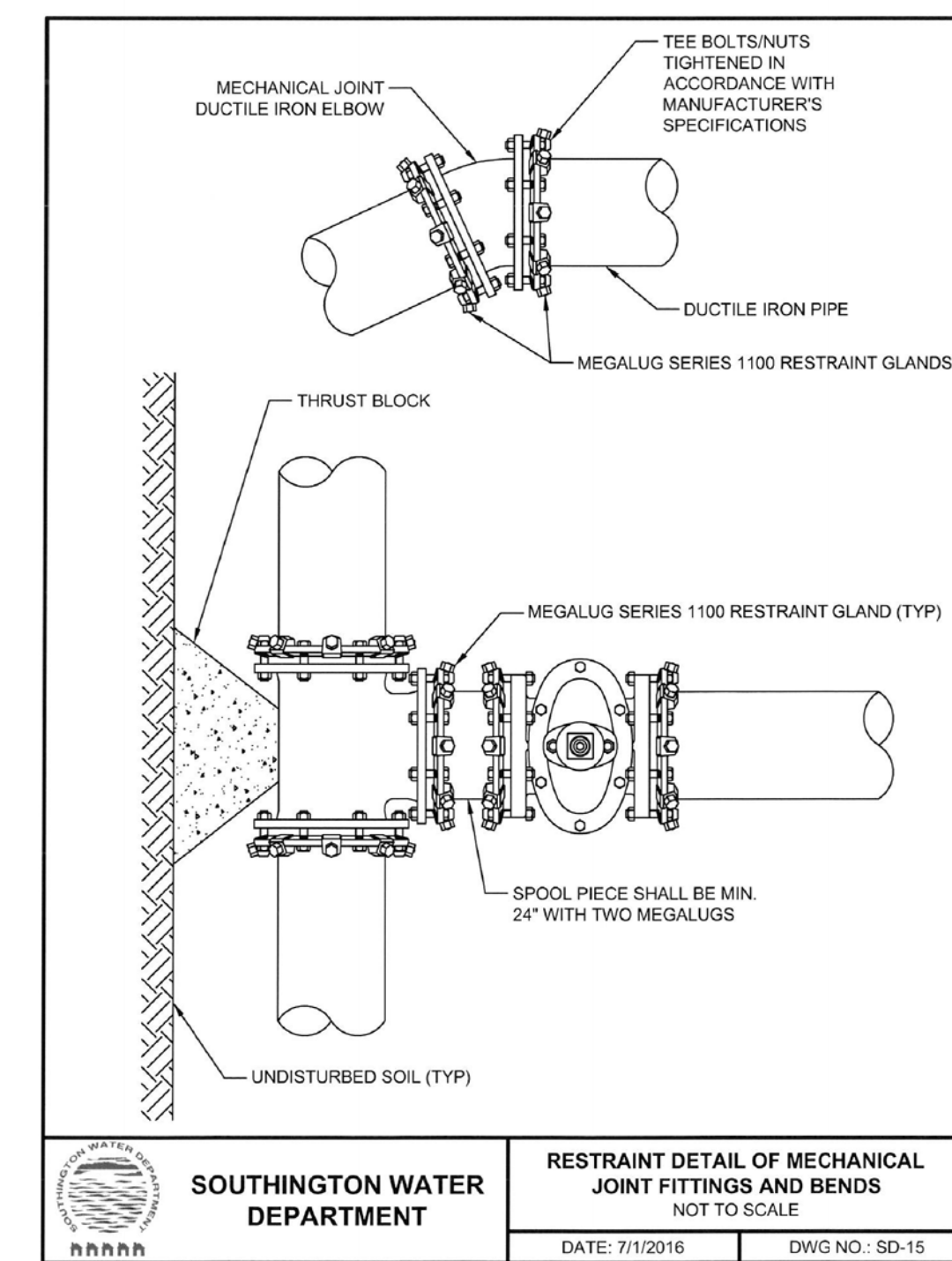
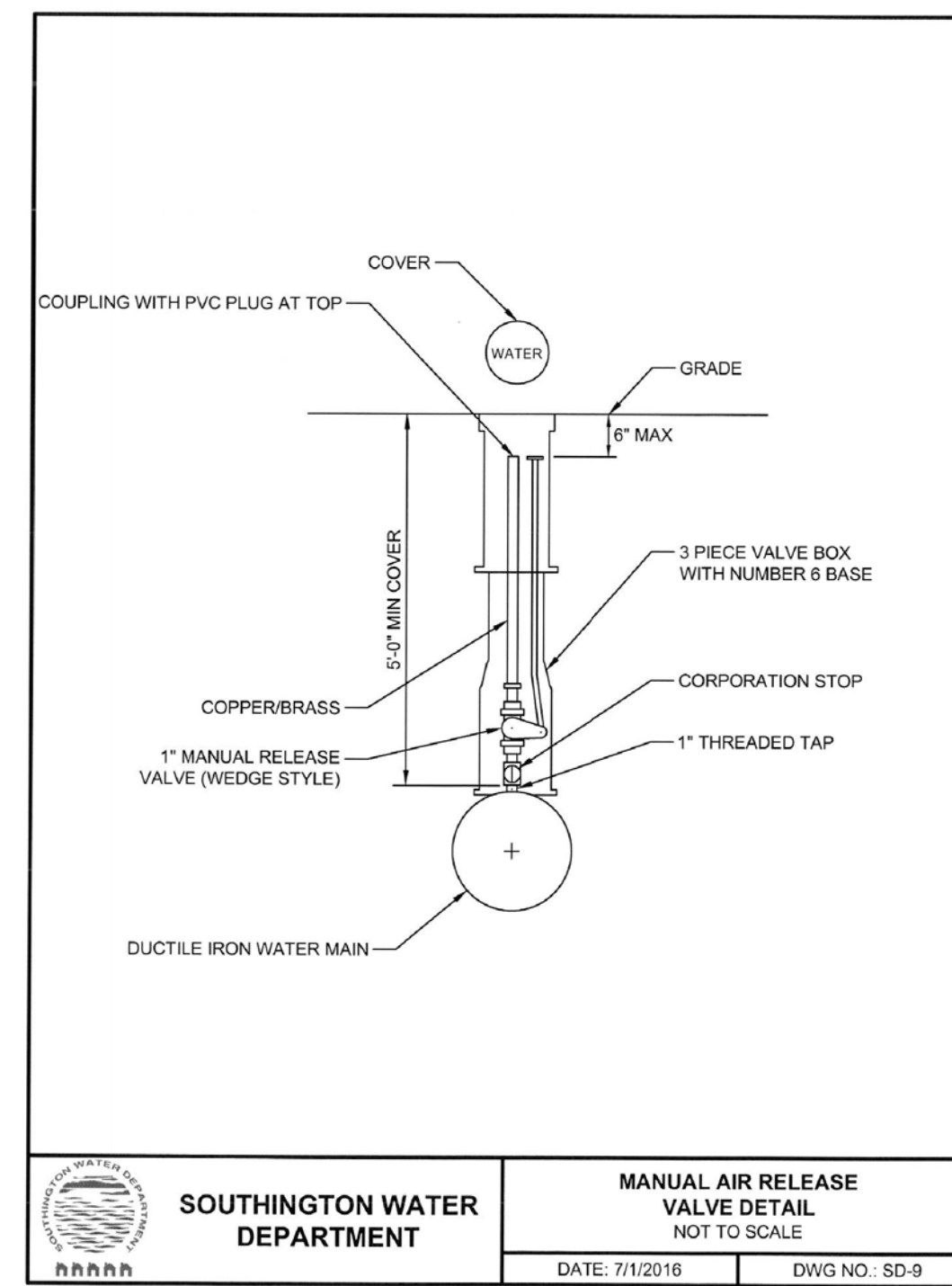
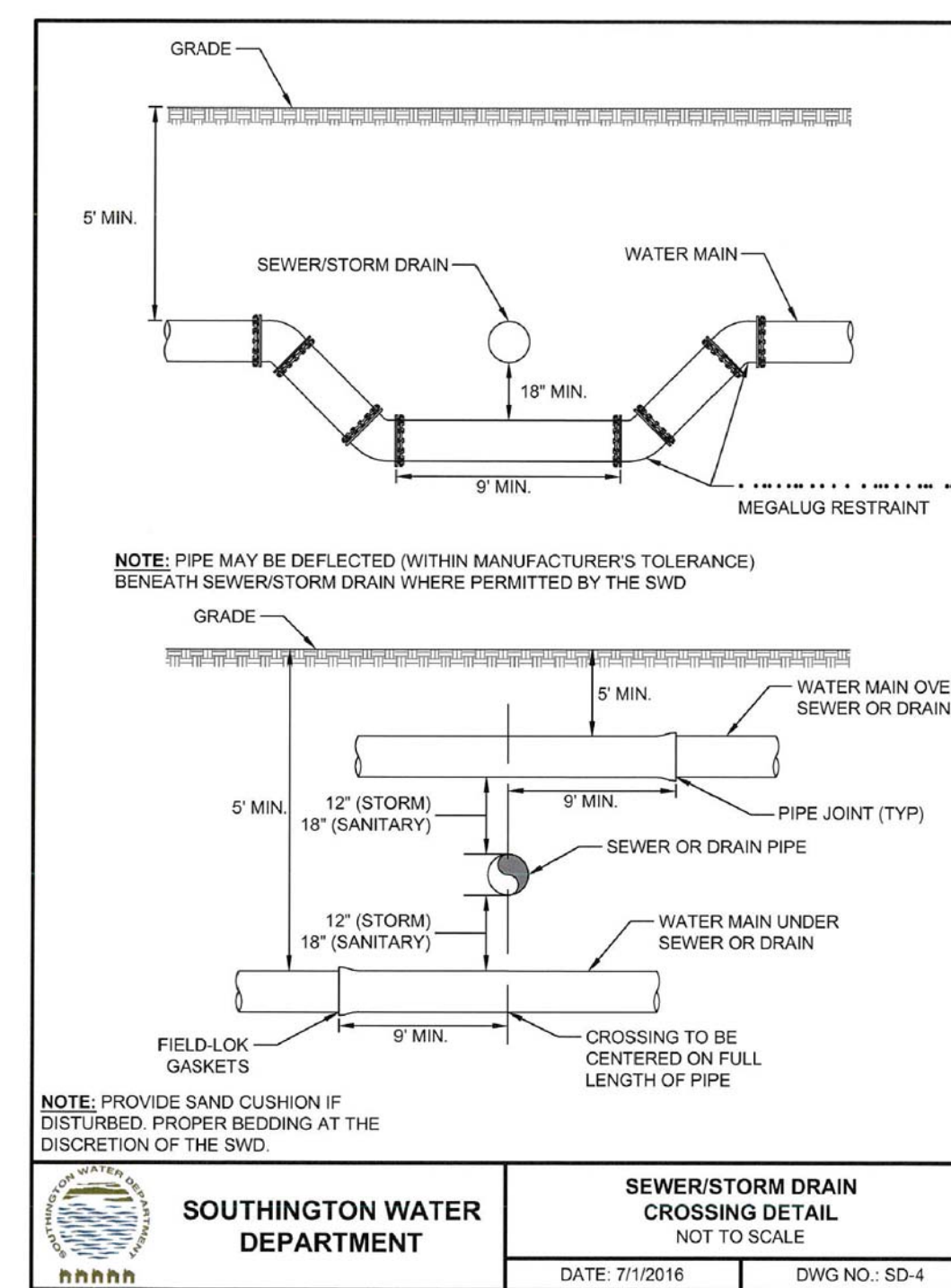
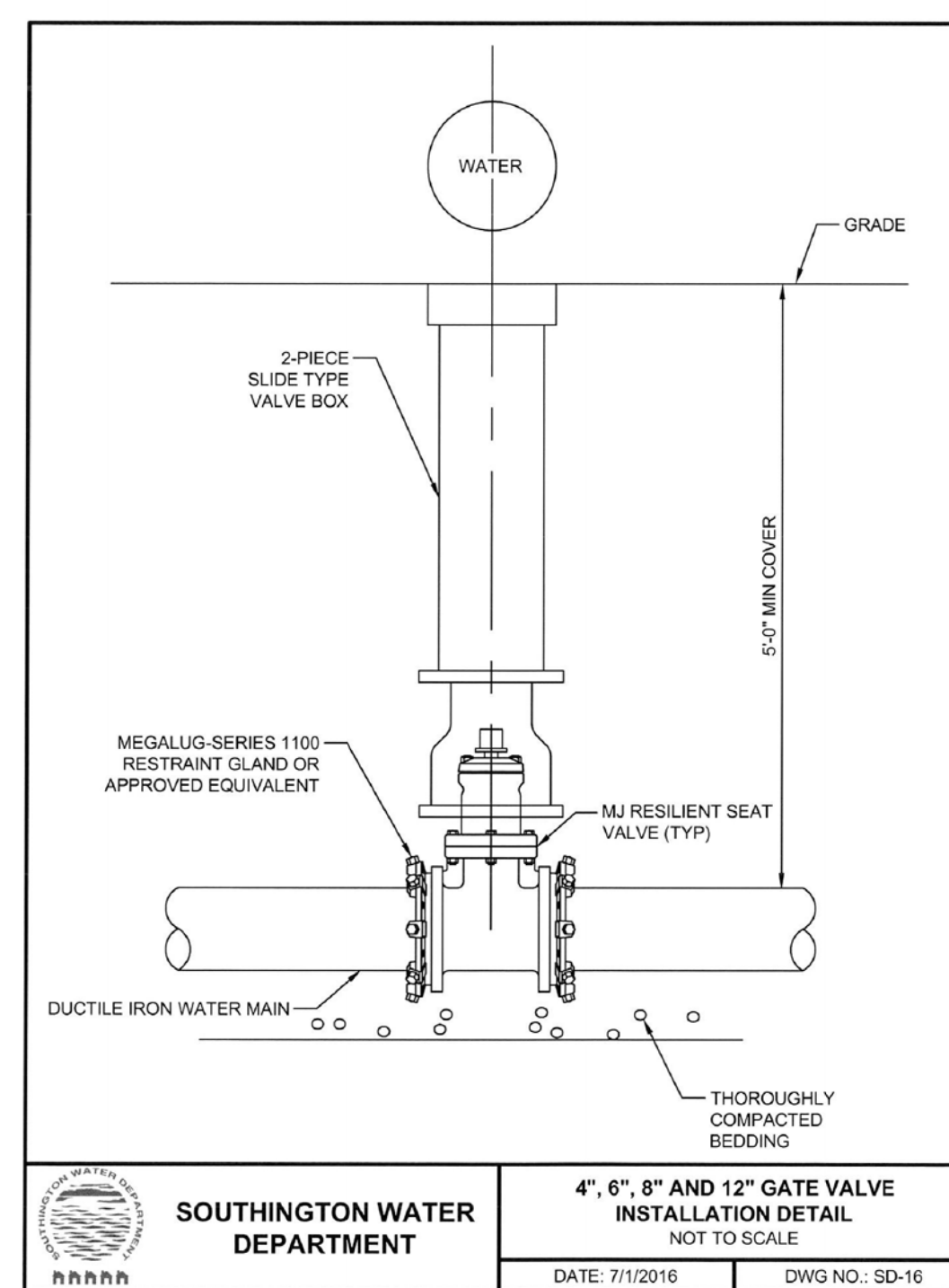
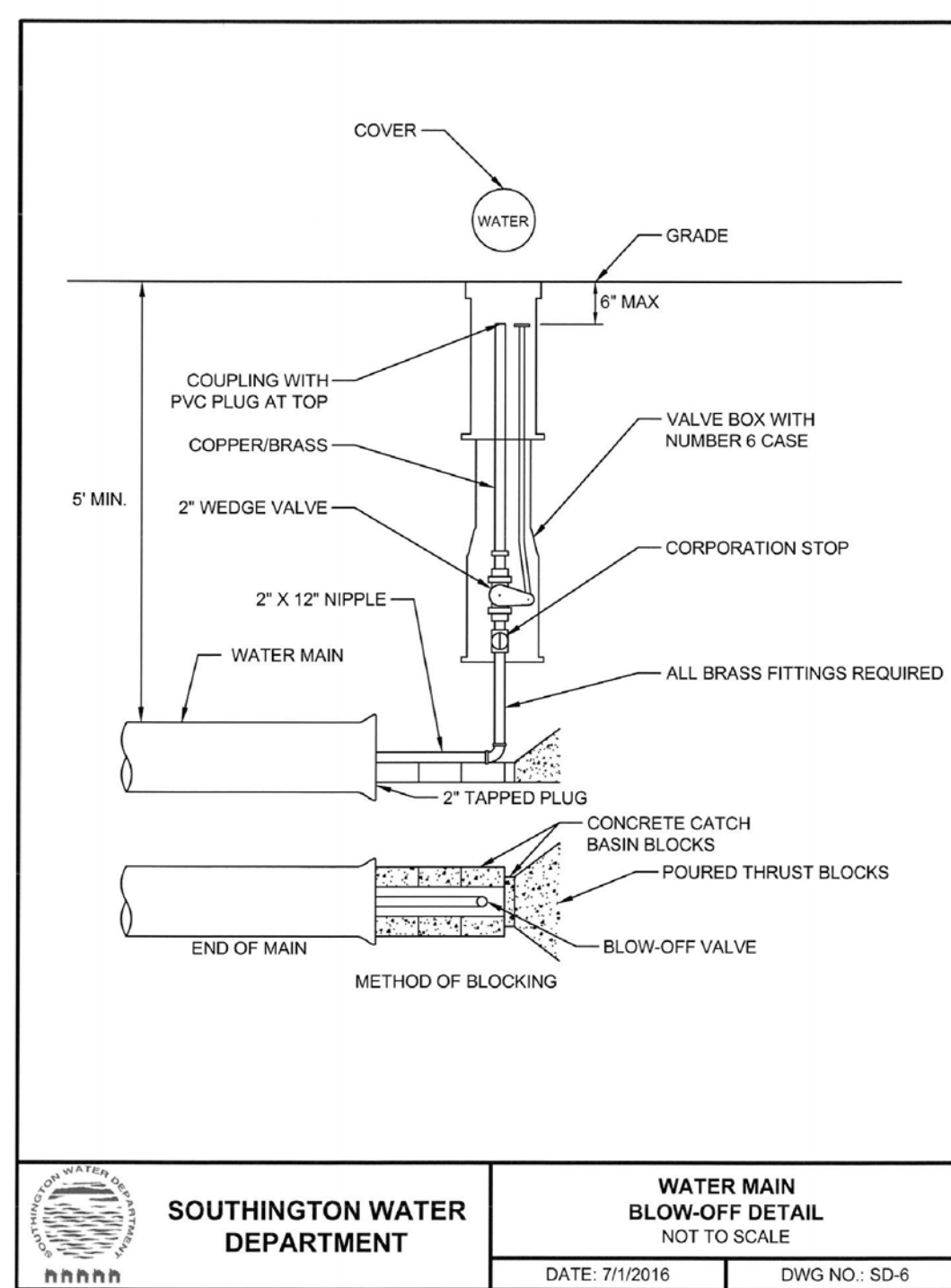


REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.



REVISION-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  
P.O. BOX 337  
1755 MERIDEN-WATERBURY RD.  
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**WATER DETAILS**

for  
**LANING OAKS**

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

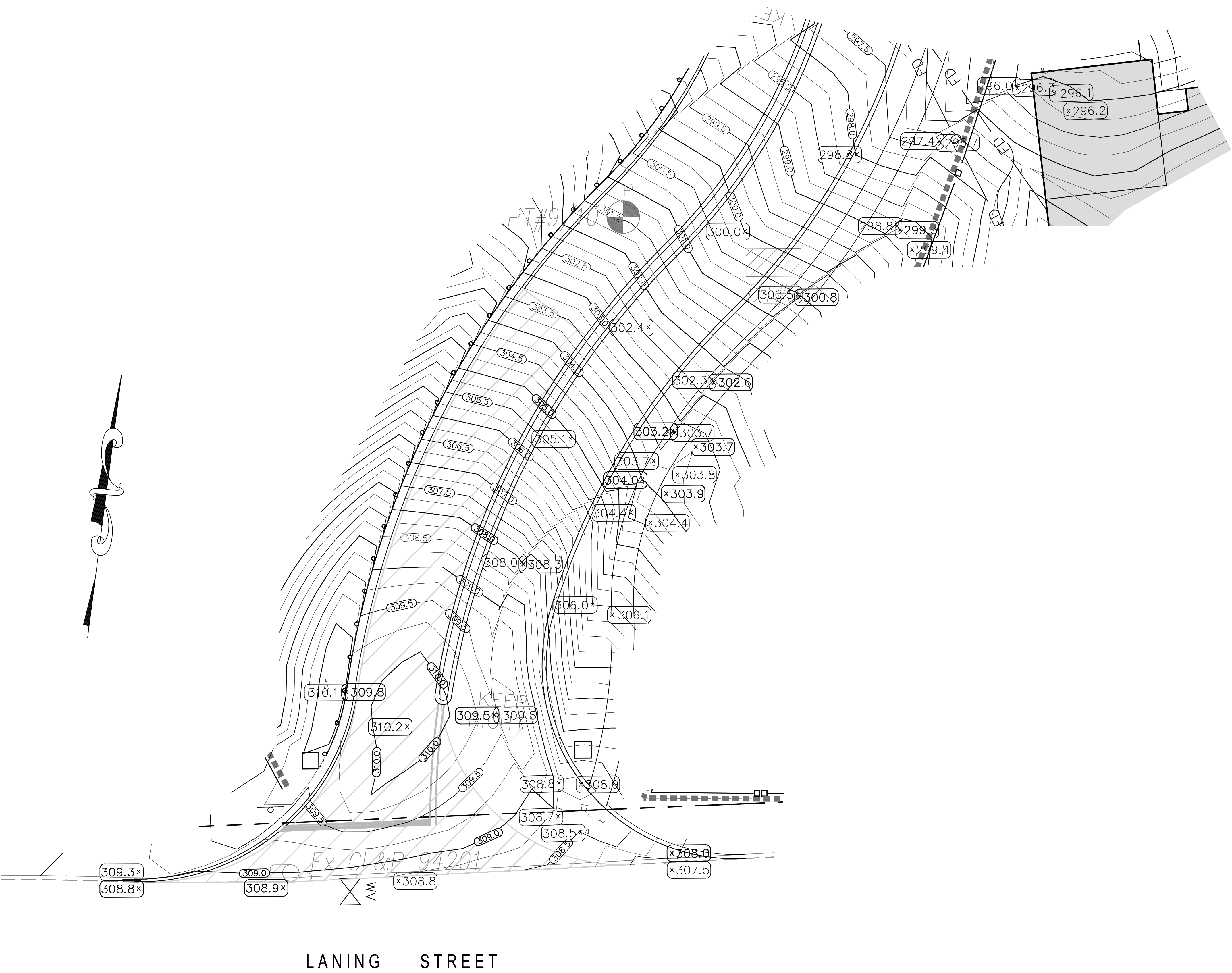
295 LANING STREET  
SOUTHINGTON, CT

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



**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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## 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		

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