

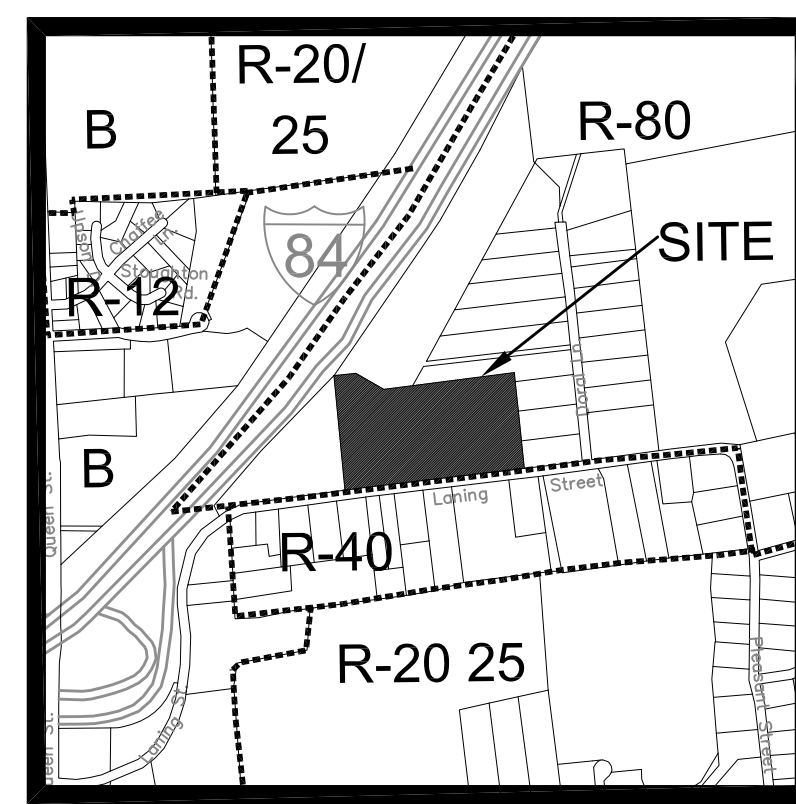
INTERSTATE 84

STATE OF CONNECTICUT

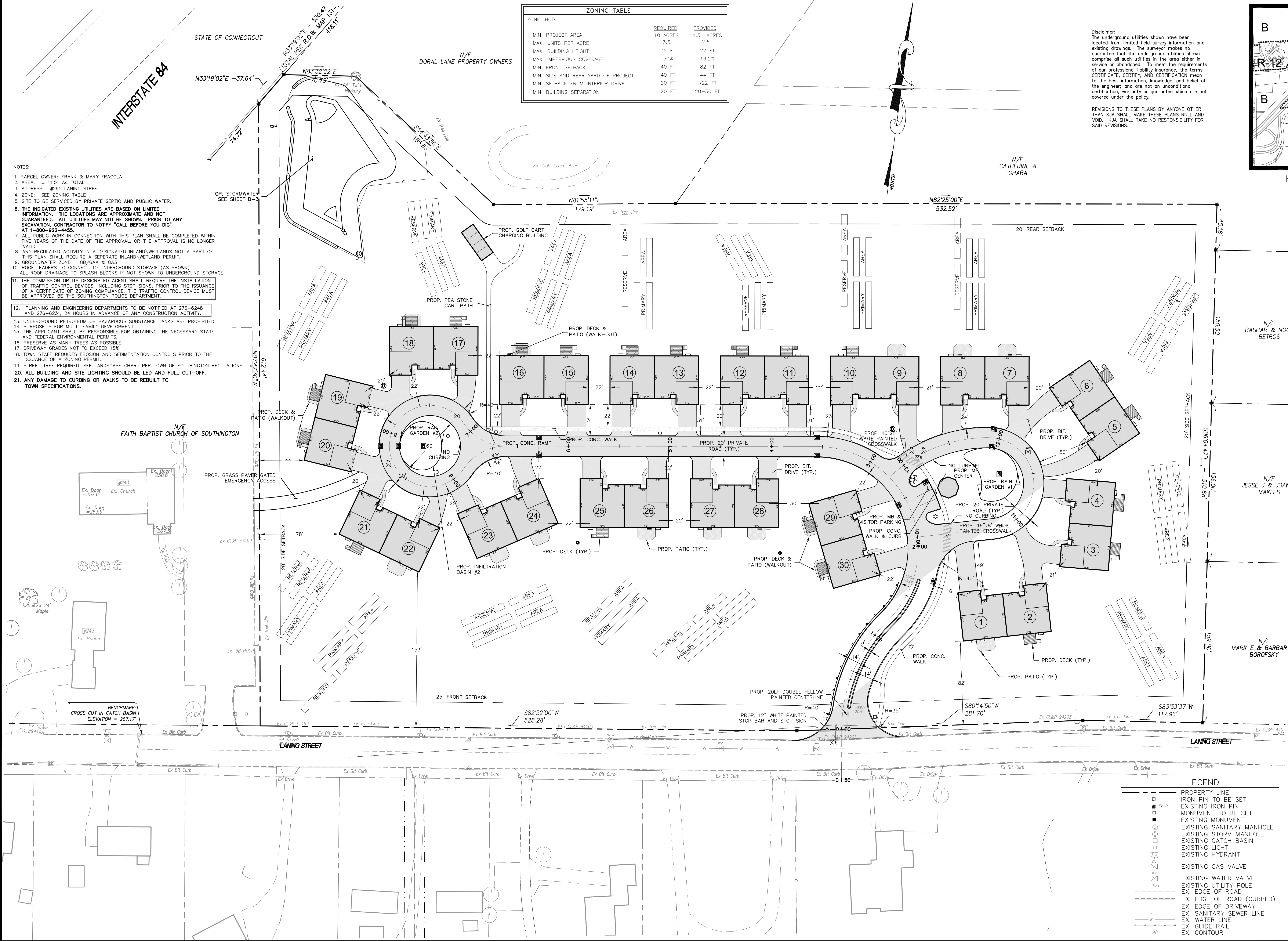
ZONING TABLE		
ZONE: HOD	REQUIRED	PROVIDED
MIN. PROJECT AREA	10 ACRES	11.51 ACRES
MAX. UNITS PER ACRE	3.5	2.6
MAX. BUILDING HEIGHT	32 FT	22 FT
MAX. IMPERVIOUS COVERAGE	50%	16.2%
MIN. FRONT SETBACK	40 FT	82 FT
MIN. SIDE AND REAR YARD OF PROJECT	40 FT	44 FT
MIN. SETBACK FROM INTERIOR DRIVE	20 FT	>22 FT
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WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF THE APPROVAL, OR THE APPROVAL IS NO LONGER VALID.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 & GAS
 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.



REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	6/9/21 - EMERGENCY ACCESS
REVISION-2:	5/13/21 - ENTRANCE
REVISION-1:	3/26/21 - REVISIONS
PROJECT:	215701-FRAGOLA
DB:DH	SR:AQ DR:SB
SEAL:	

N/F BASHAR & NOOR BETROS

N/F JESSE J & JOAN MAKLES

N/F MARK E & BARBAR BOROFOSKY

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

KJA
kratzert, jones & associates, inc.

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SITE PLANNERS • BUILDING ENGINEERS

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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

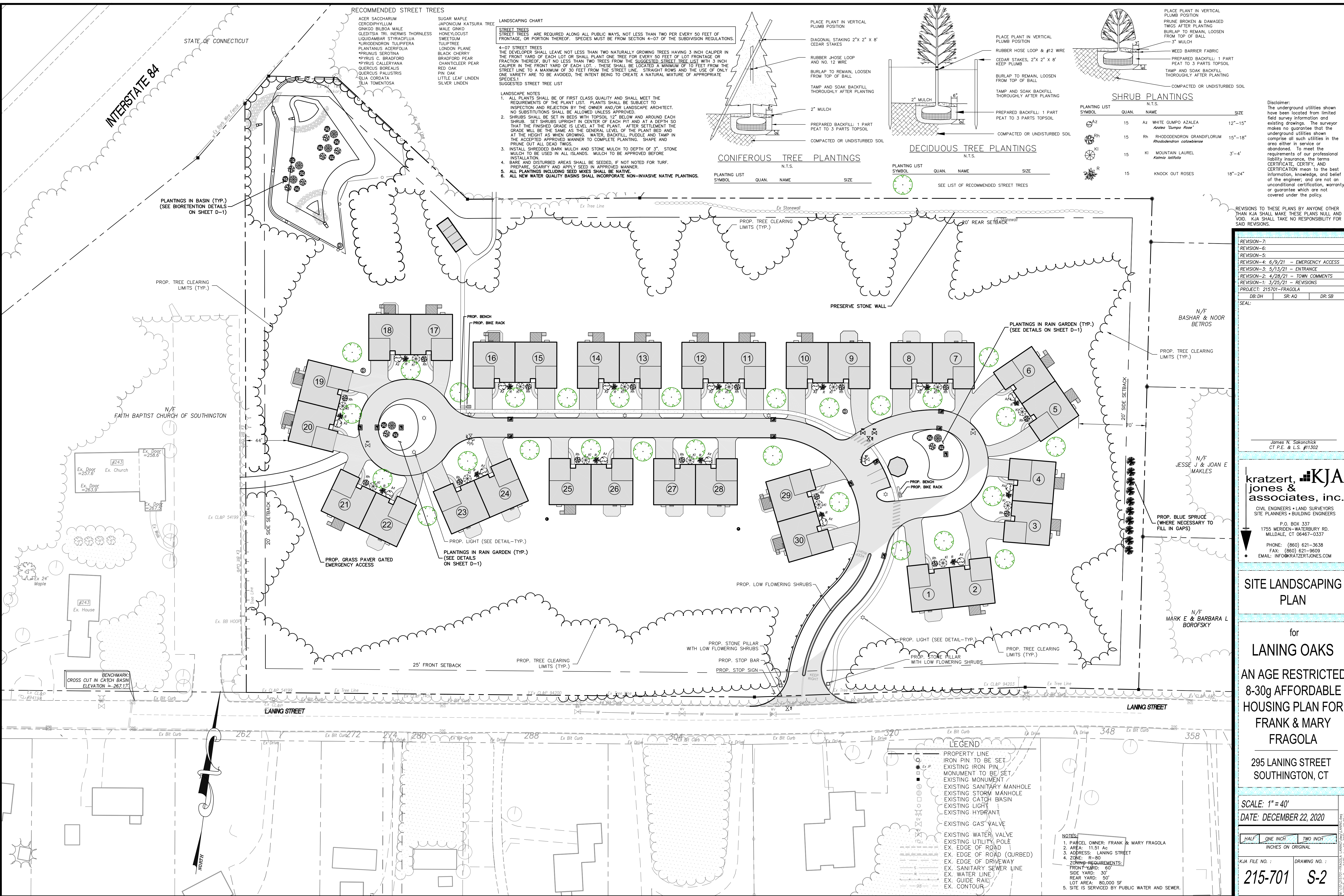
SCALE: 1" = 40'
DATE: DECEMBER 22, 2020

HALF ONE INCH TWO INCH
INCHES ON ORIGINAL

KJA FILE NO.: **215-701**
DRAWING NO.: **S-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. SANITARY SEWER LINE
—	EX. WATER LINE
—	EX. GUIDE RAIL
—	EX. CONTOUR



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

LANDSCAPE 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

N.T.S.

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE

DECIDUOUS TREE PLANTINGS

N.T.S.

PLANTING LIST SYMBOL	QUAN.	NAME	SIZE

SEE LIST OF RECOMMENDED STREET TREES

SHRUB PLANTINGS

N.T.S.

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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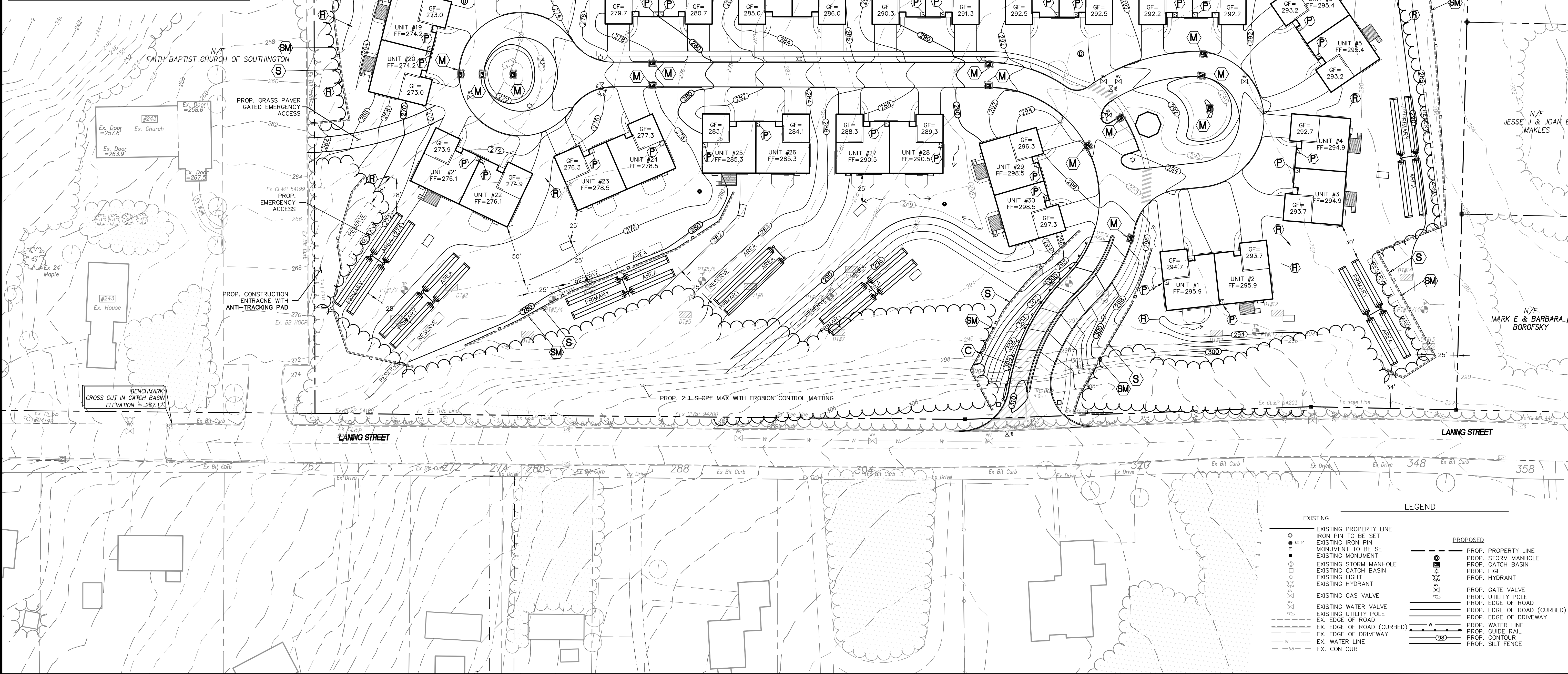
SCALE	ONE INCH	TWO INCH

INCHES ON ORIGINAL

KJA FILE NO.:
215-701

DRAWING NO.:
S-2

- 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, 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 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. SILT FENCE
 - ⊙ 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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for
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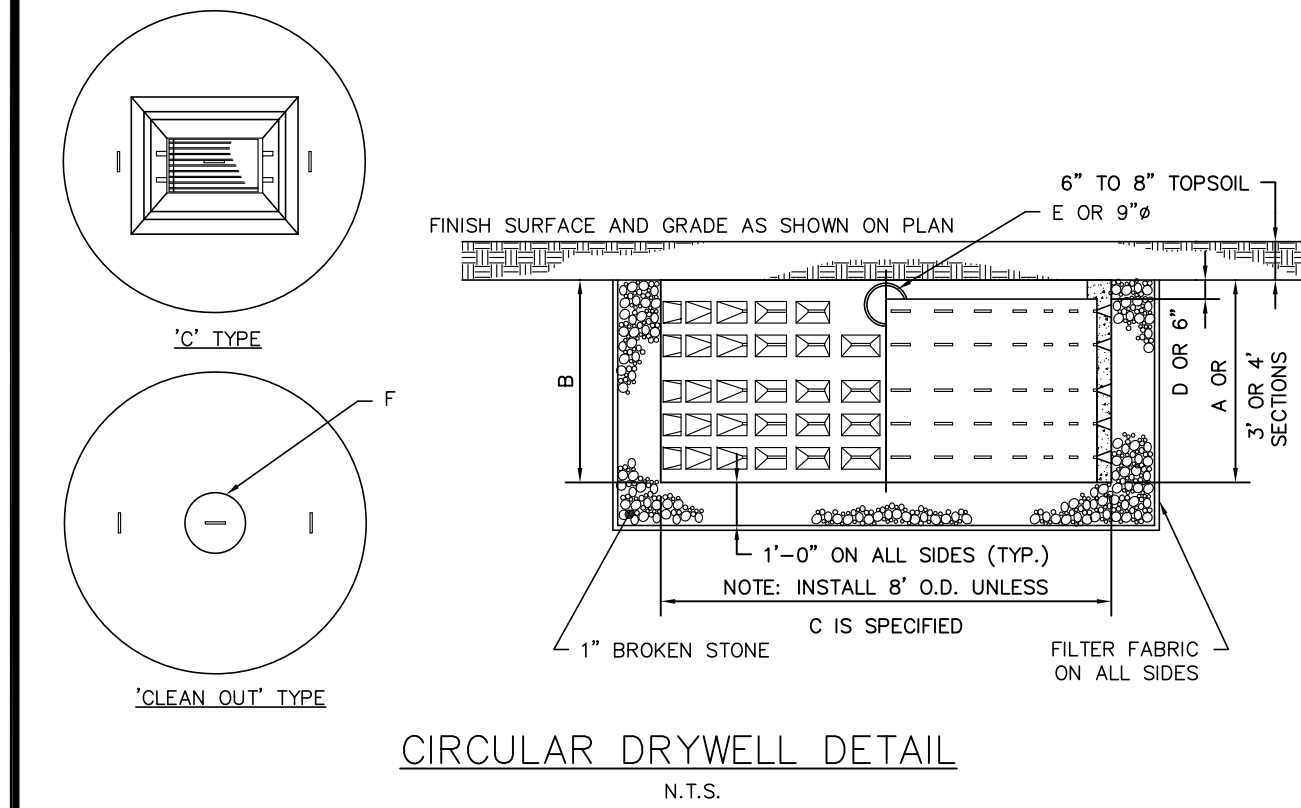
- LEGEND**
- | | | | |
|-----------------|--------------------------------------|-----------------|-----------------------------|
| EXISTING | EXISTING PROPERTY LINE | PROPOSED | PROP. PROPERTY LINE |
| ○ | EXISTING IRON PIN TO BE SET | ⊙ | PROP. STORM MANHOLE |
| ● | EXISTING IRON PIN MONUMENT TO BE 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 | | |

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.

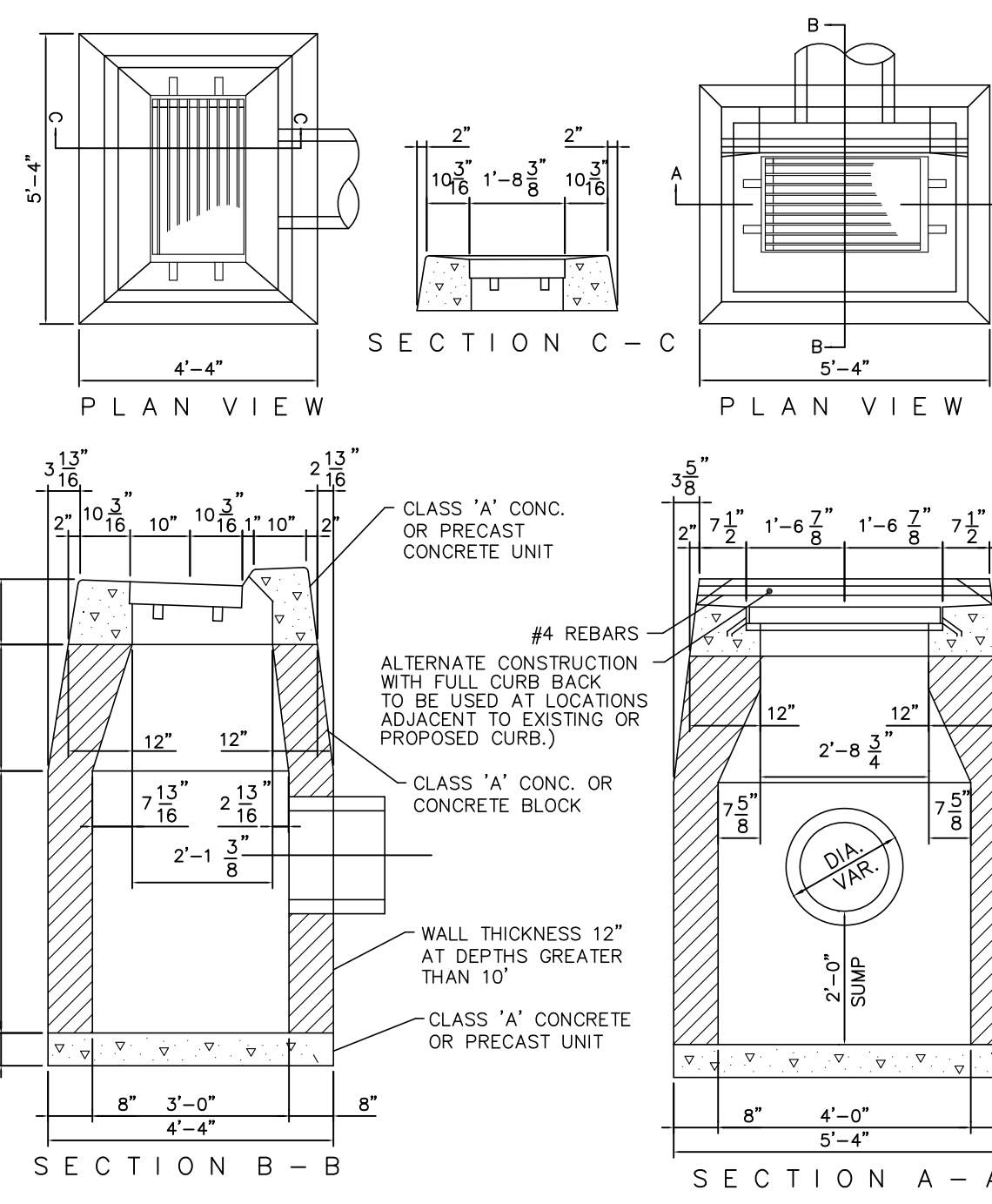
A	B	C	D	E	F
3'-5"	2'-6"	6'-6"	5"	5'6"	18'-0"
6'-5"	5'-6"	6'-6"	5"	5'6"	18'-0"
9'-5"	8'-6"	6'-6"	5"	5'6"	18'-0"
12'-5"	11'-6"	6'-6"	5"	5'6"	18'-0"

OVERFLOW INVERT HEIGHT	APPROXIMATE WEIGHT
3' DRYWELL	2'-6"
4' DRYWELL	3'-3"
6' DRYWELL	5'-3"
8' DRYWELL	7'-3"
10' DRYWELL	9'-3"
3' SECTION	4500 LBS.
4' SECTION	6000 LBS.
8' SLAB TOP	5900 LBS.



CIRCULAR DRYWELL DETAIL
N.T.S.

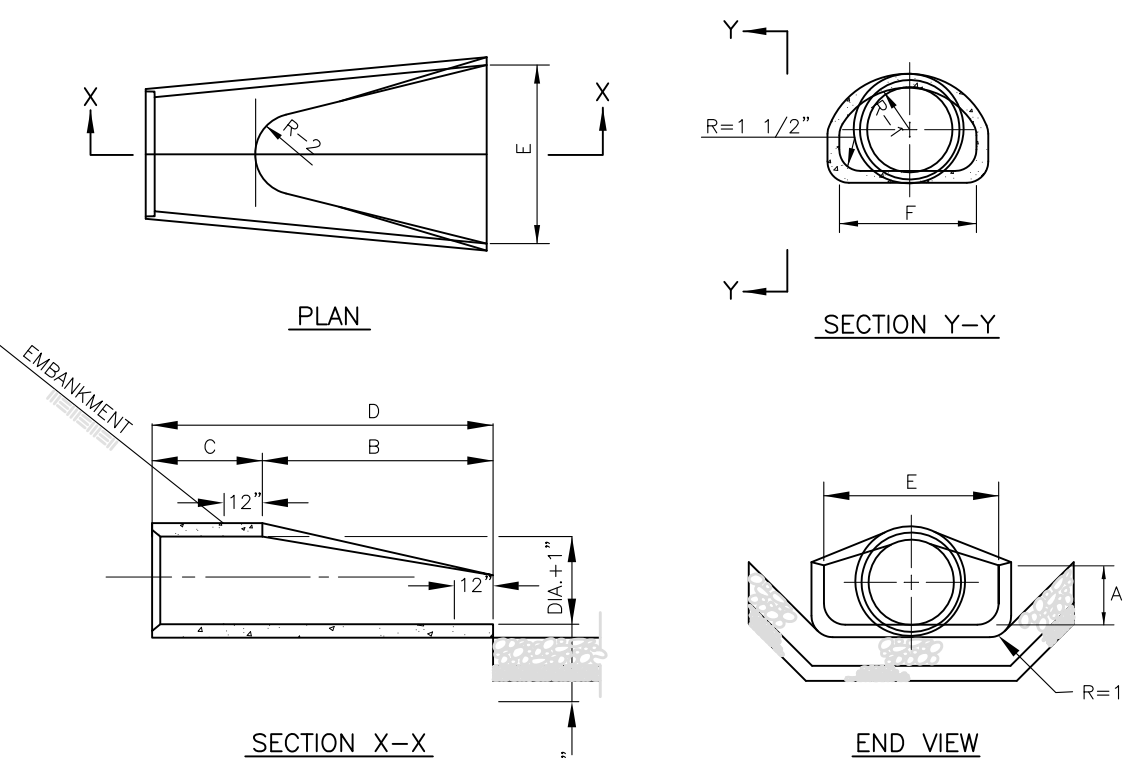
CATCH BASIN TYPE "C" - I"
N.T.S.



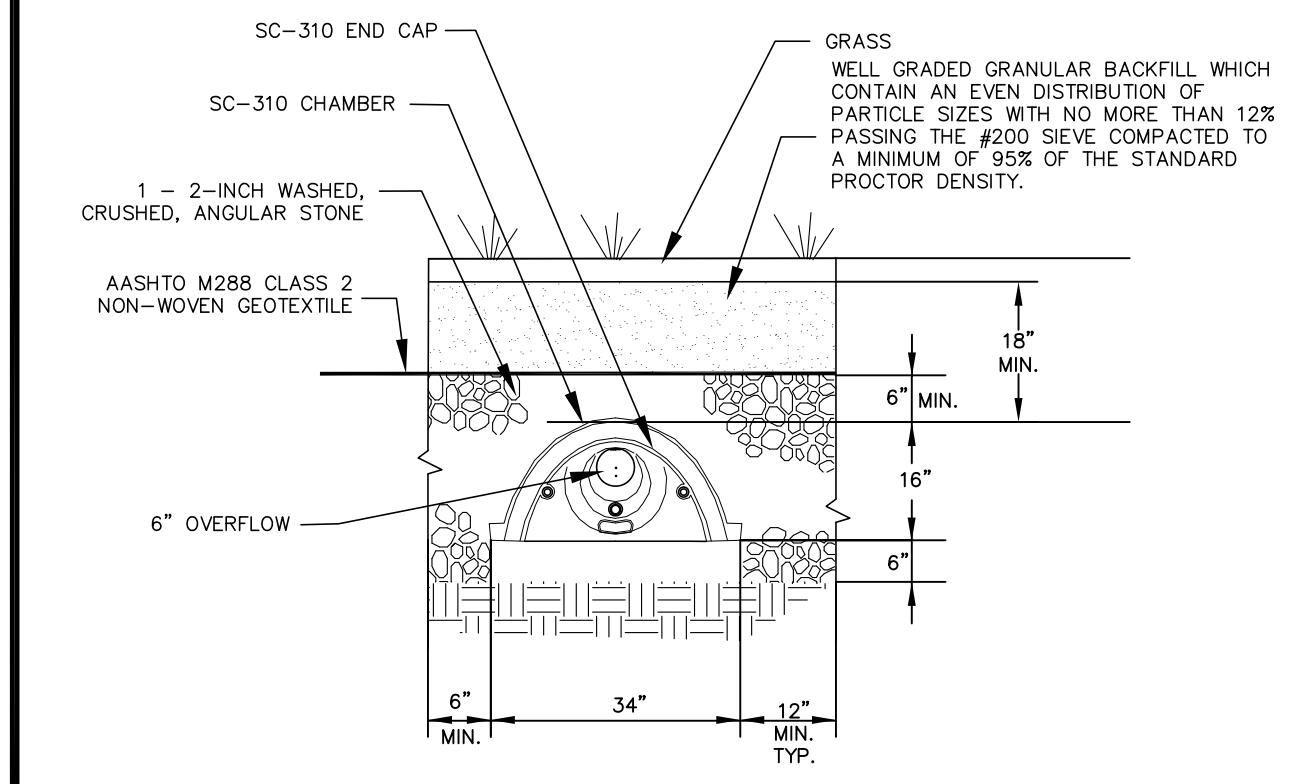
CATCH BASIN TYPE "C" DETAIL
N.T.S.

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

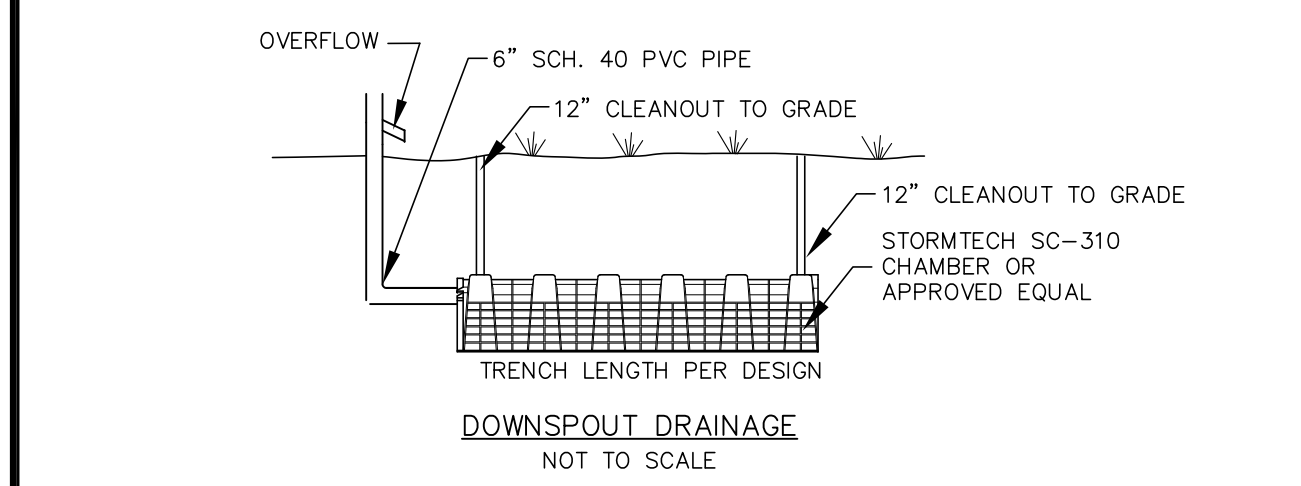
DIMENSIONS FOR REINFORCED CONCRETE CULVERT END									
DIA.	A	B	C	D	E	F	R ₁	R ₂	
15"	6"	2'-3"	3'-10"	6'-1"	2'-6"	2'-0 5/16"	1'-0 1/2"	11"	
18"	9"	2'-3"	3'-10"	6'-1"	3'-0"	2'-0 5/16"	1'-3 1/2"	1'-0 1/2"	
24"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	2'-9 3/16"	1'-4 13/16"	1'-2"	
30"	1'-0"	4'-6"	1'-7 3/4"	6'-1 3/4"	2'-0"	3'-1"	1'-6 1/2"	1'-3"	
36"	1'-3"	5'-3"	2'-10 3/4"	6'-1 3/4"	2'-0"	3'-1 13/16"	2'-0 3/16"	1'-0"	



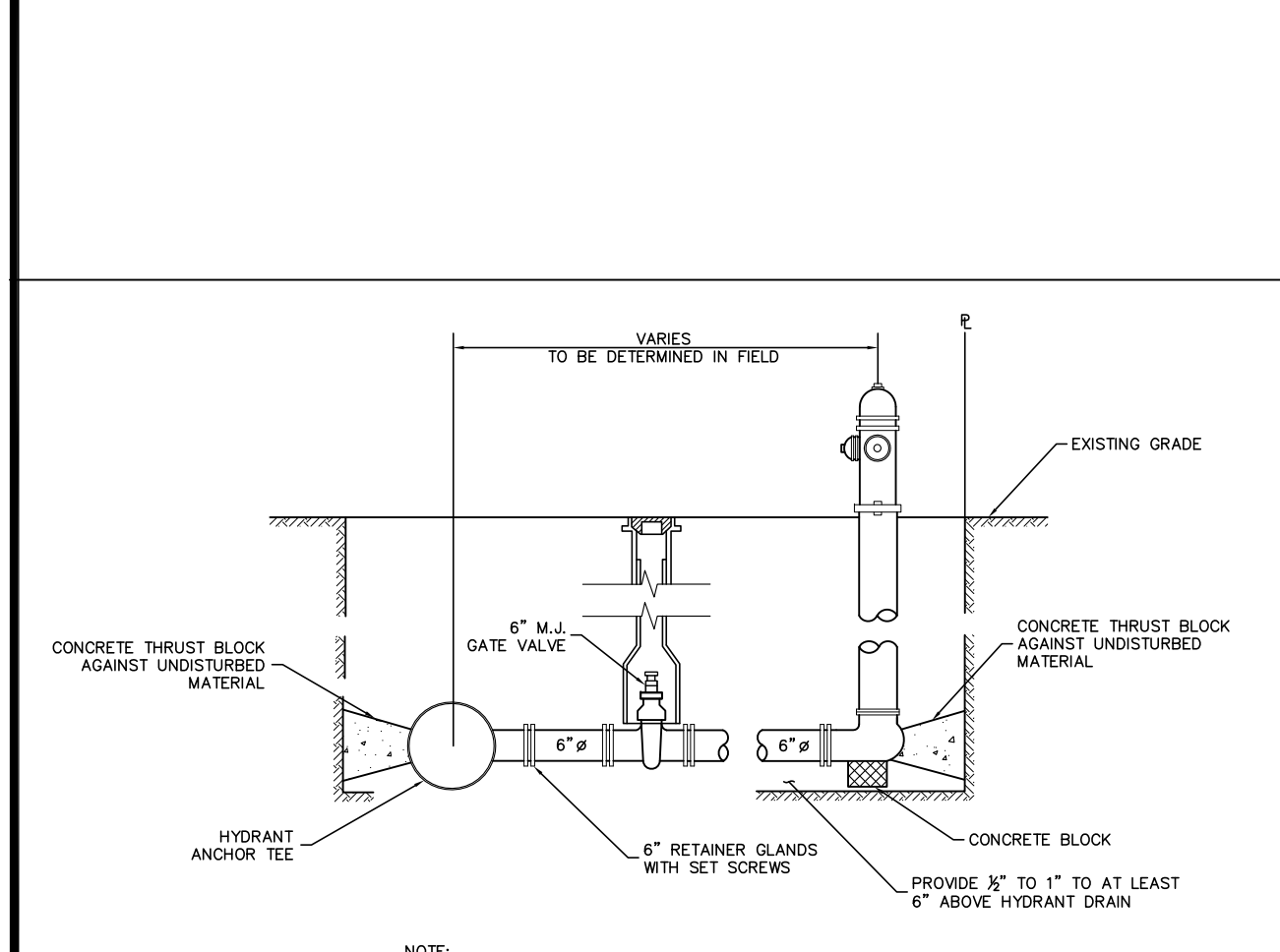
REINFORCED CONCRETE FLARED END DETAIL
N.T.S.



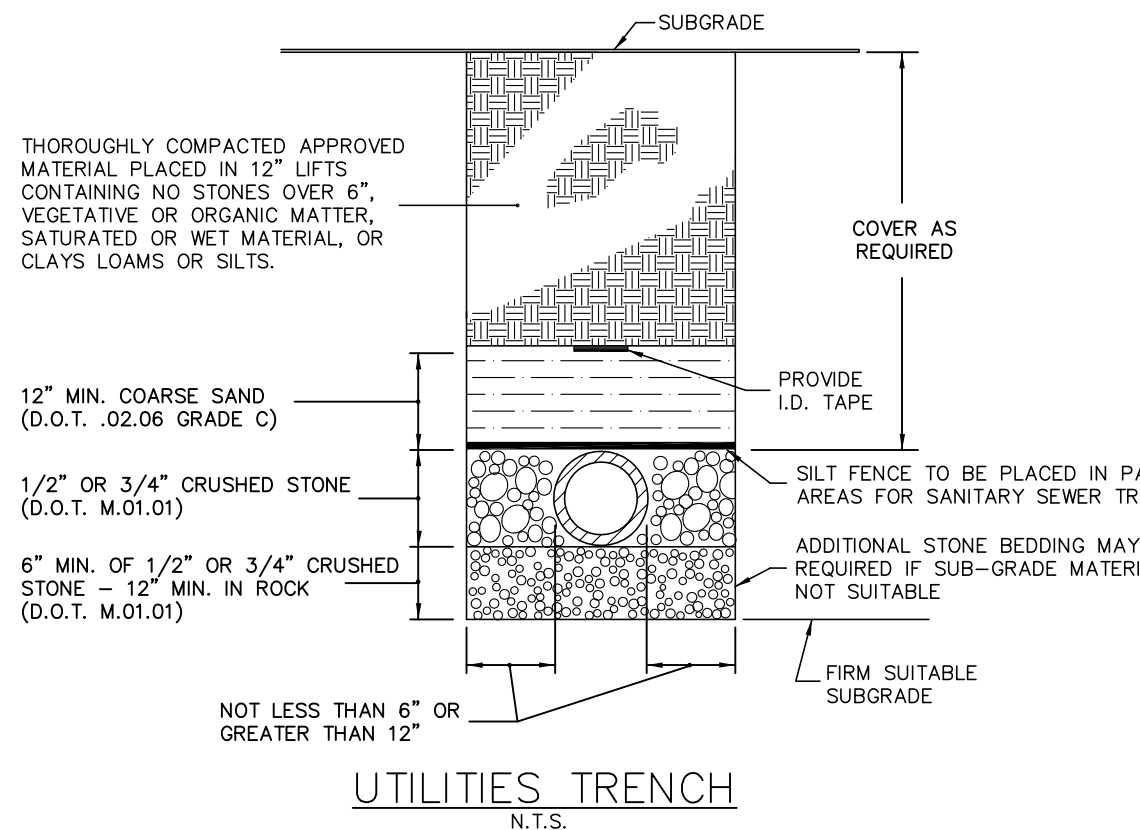
STORMTECH SC-310 CHAMBER SYSTEM TYPICAL CROSS SECTION DETAIL
N.T.S.



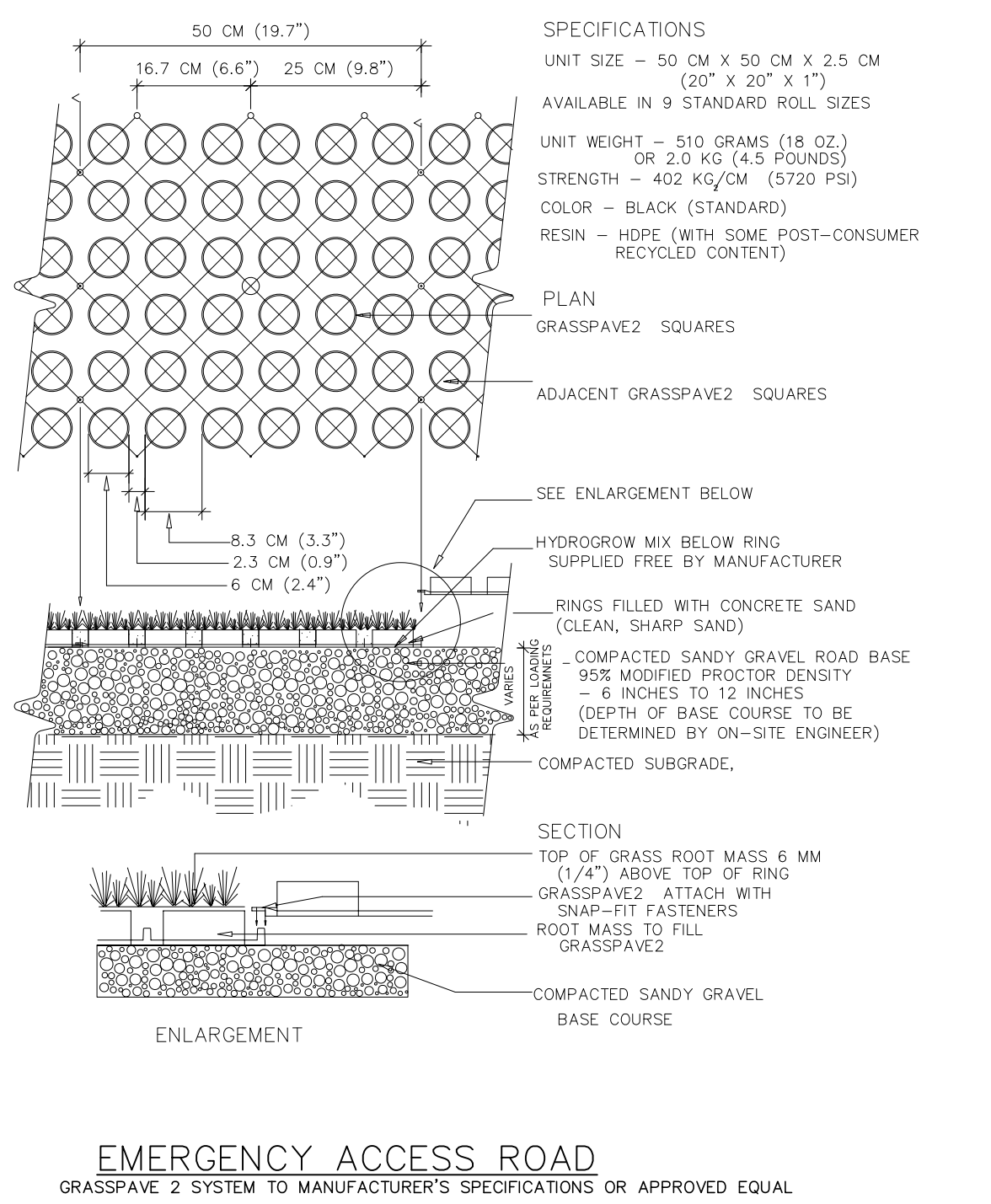
DOWNSPOUT DRAINAGE
NOT TO SCALE



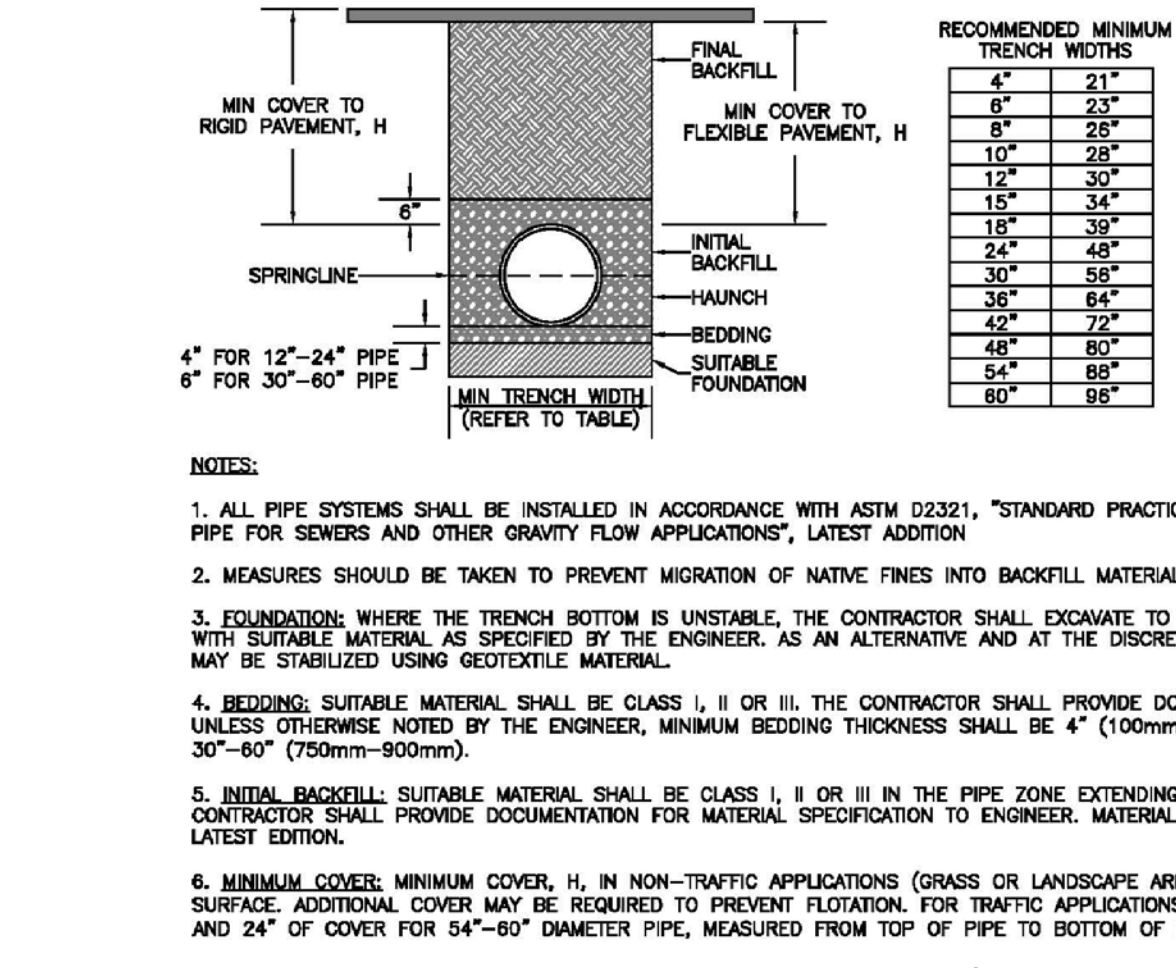
FIRE HYDRANT DETAIL
N.T.S.



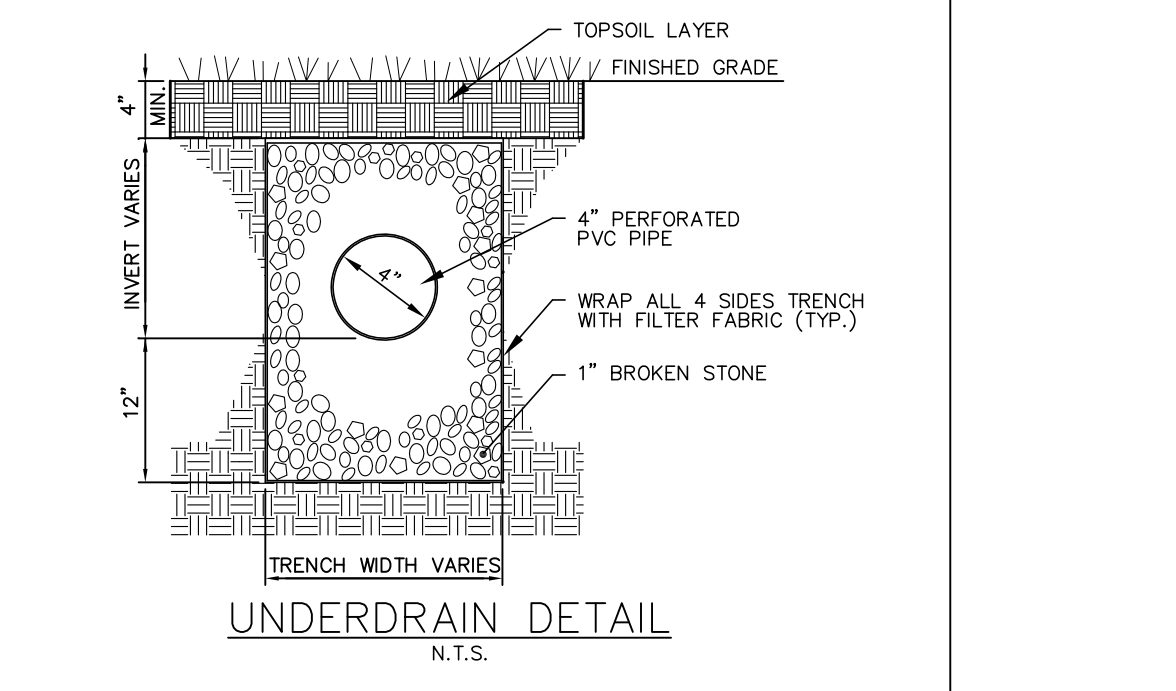
UTILITIES TRENCH
N.T.S.



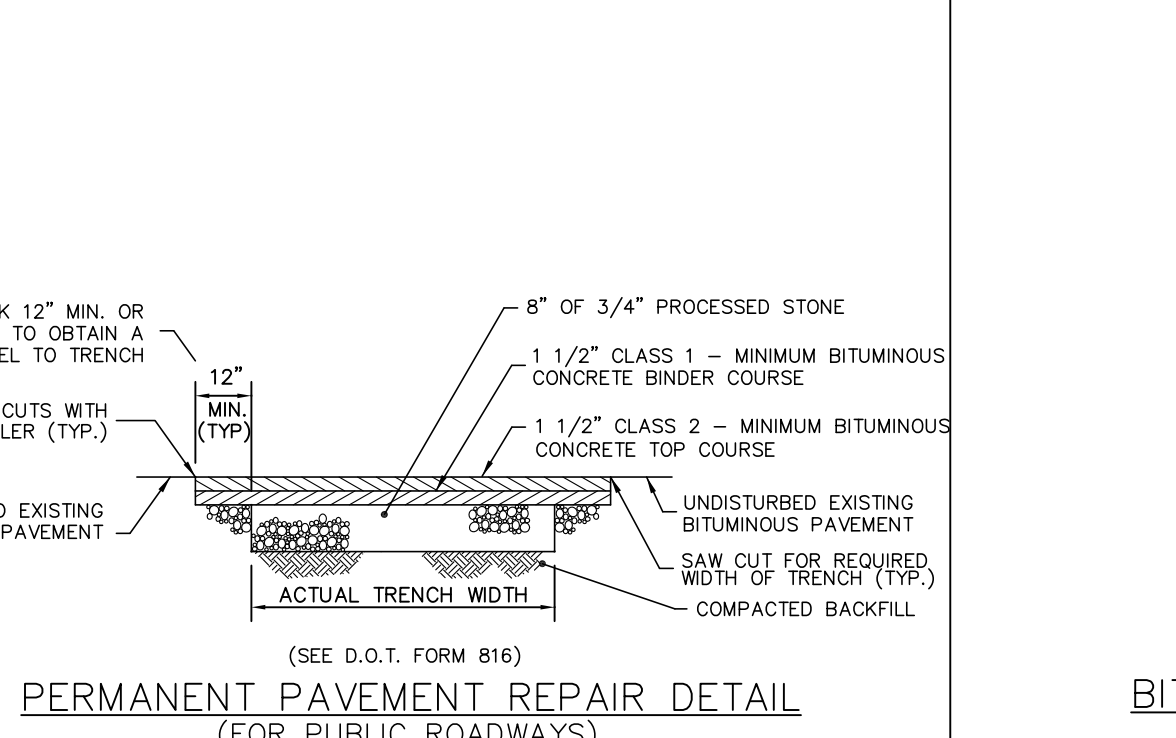
EMERGENCY ACCESS ROAD
GRASSPAVE 2 SYSTEM TO MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL



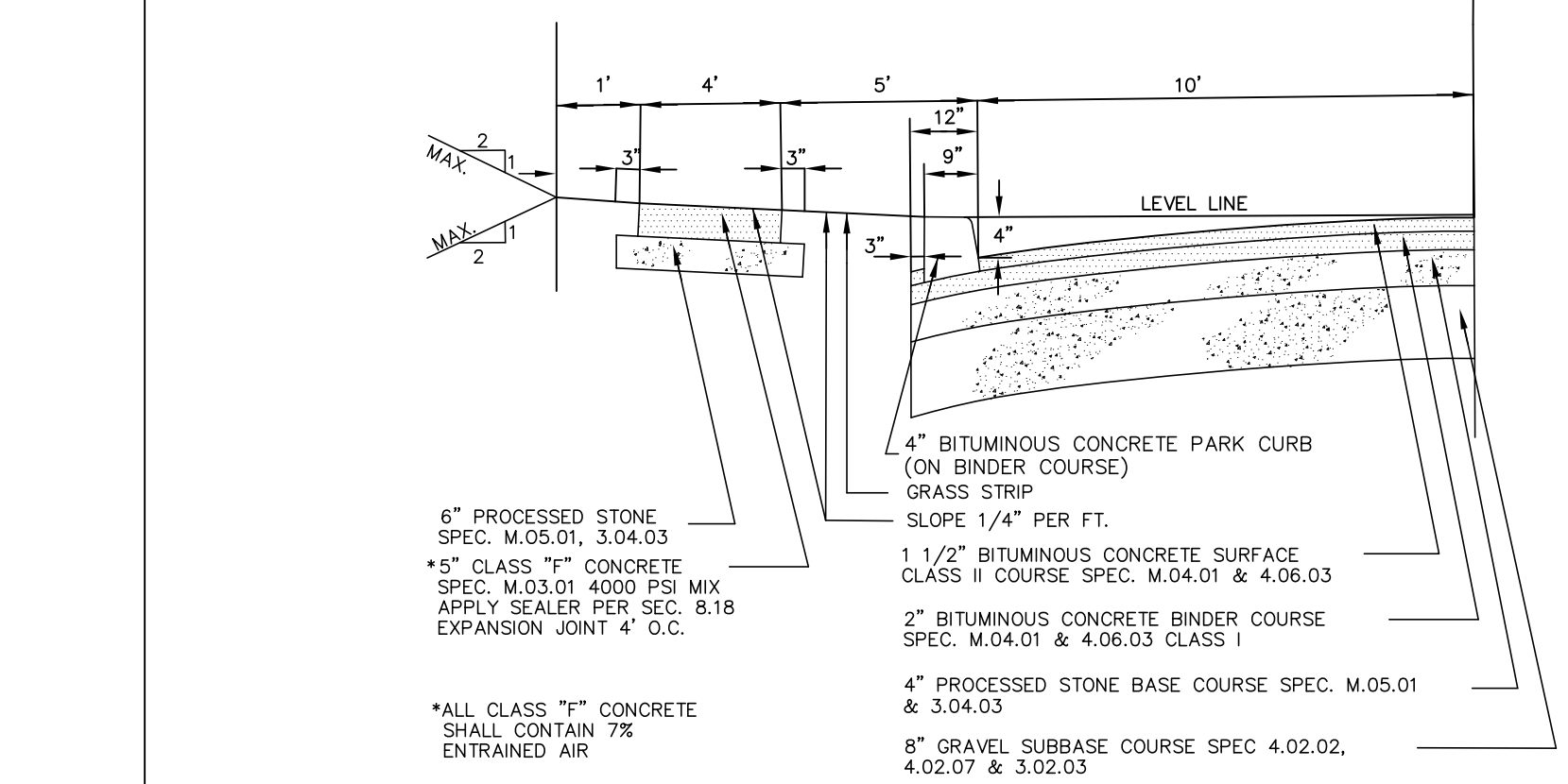
HDPE TRENCH DETAIL
N.T.S.



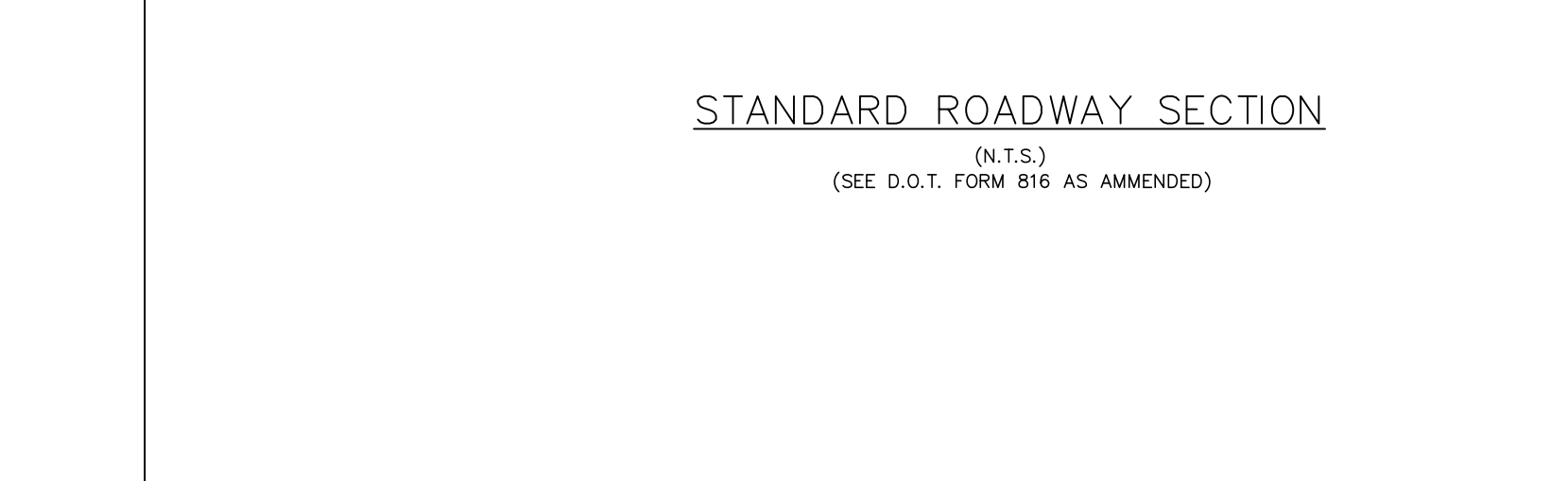
UNDERDRAIN DETAIL
N.T.S.



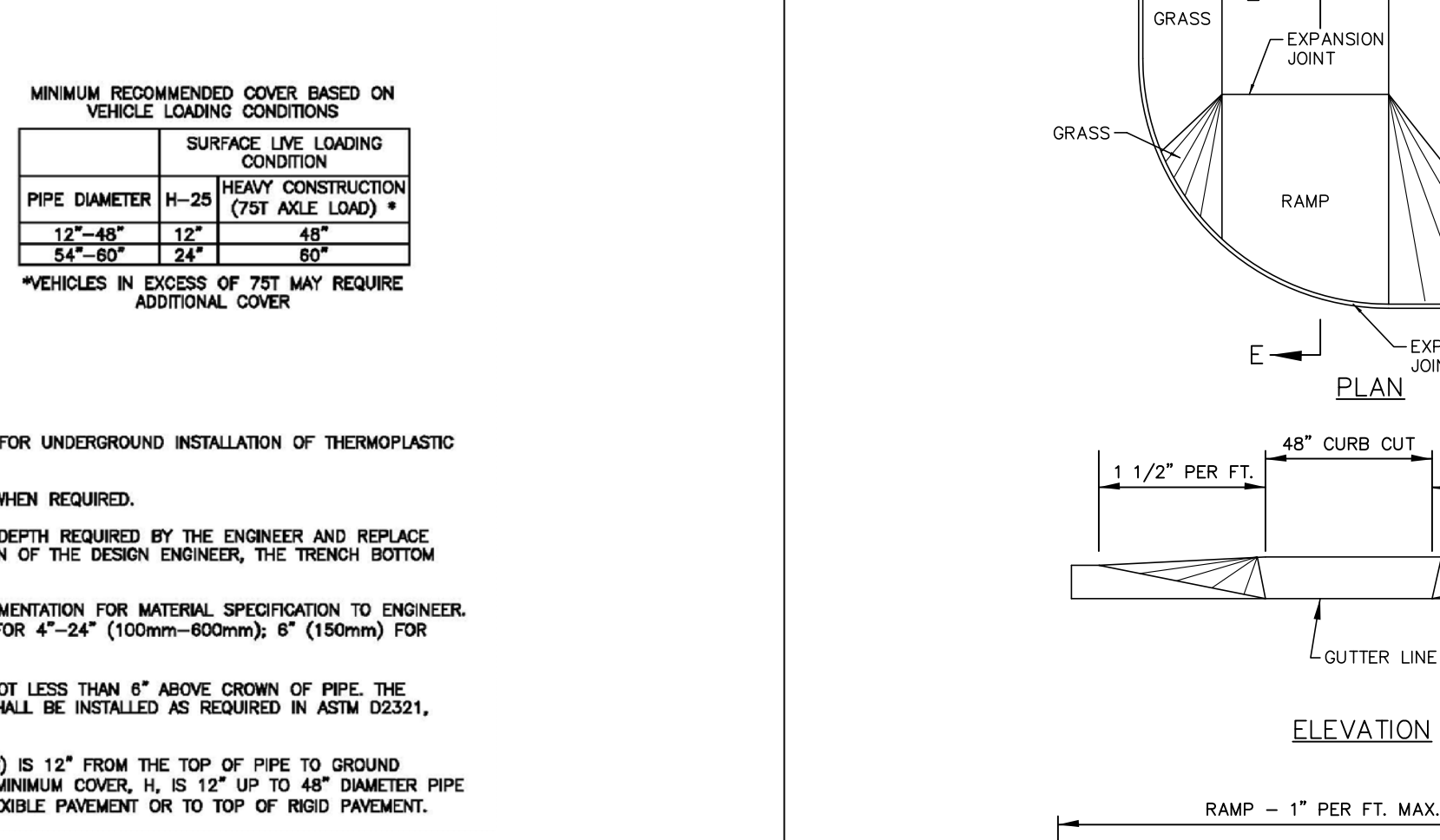
PERMANENT PAVEMENT REPAIR DETAIL (FOR PUBLIC ROADWAYS)
N.T.S.



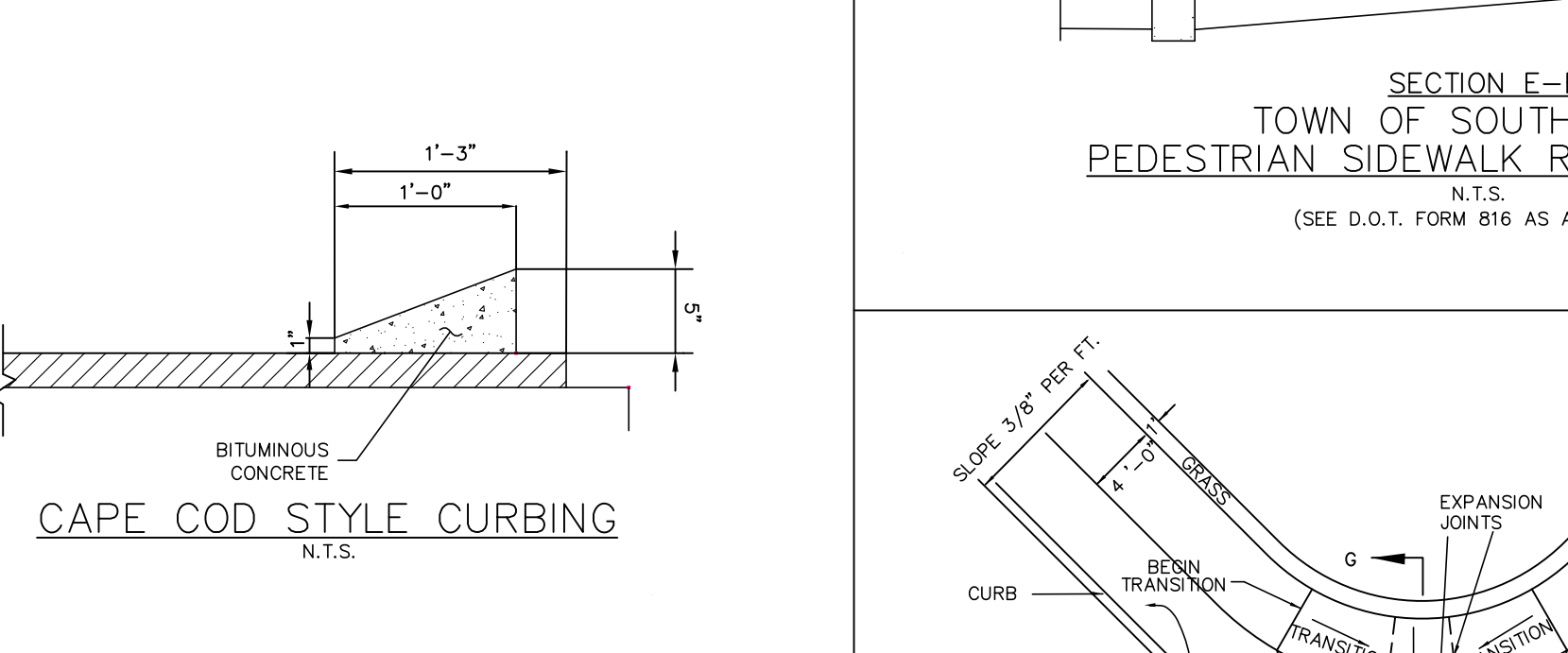
STANDARD ROADWAY SECTION
(SEE D.O.T. FORM 816 AS AMENDED)



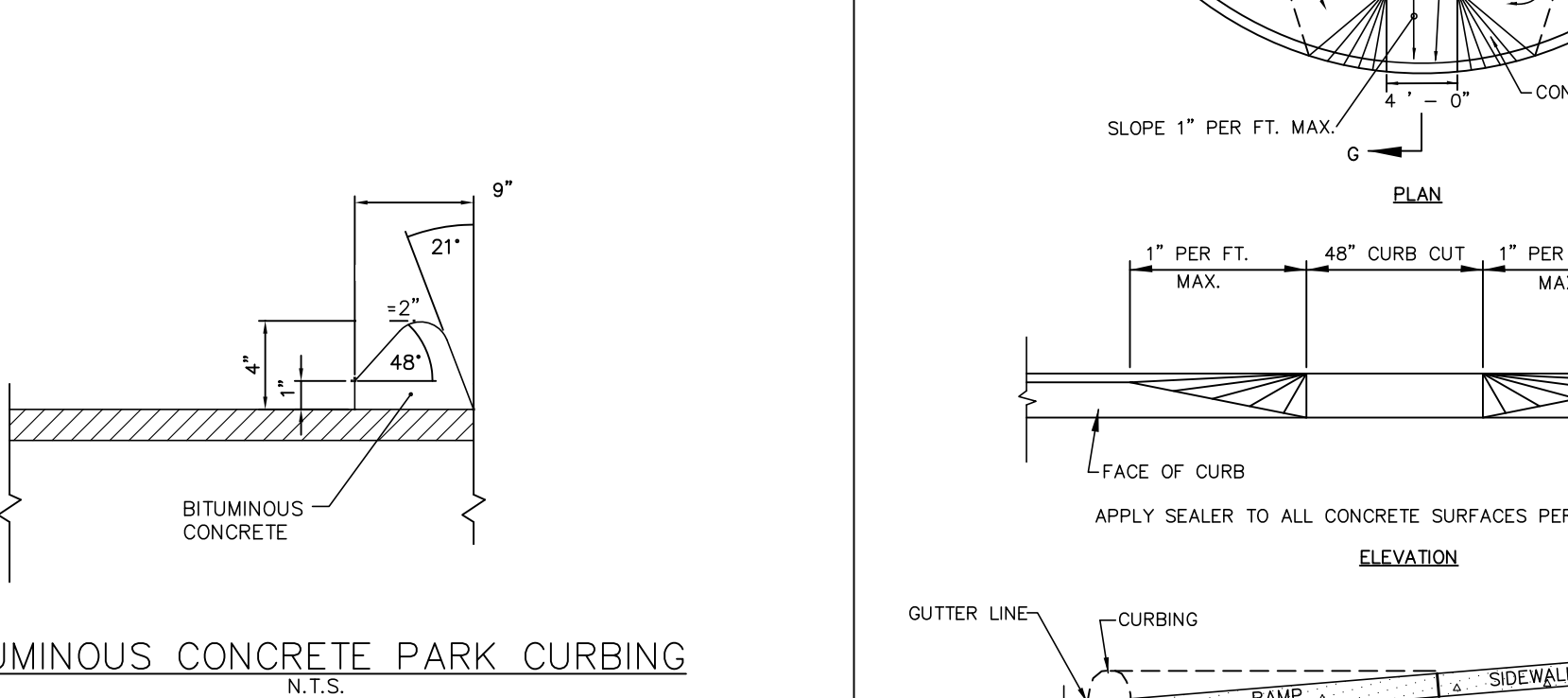
EMERGENCY ACCESS ROAD
GRASSPAVE 2 SYSTEM TO MANUFACTURER'S SPECIFICATIONS OR APPROVED EQUAL



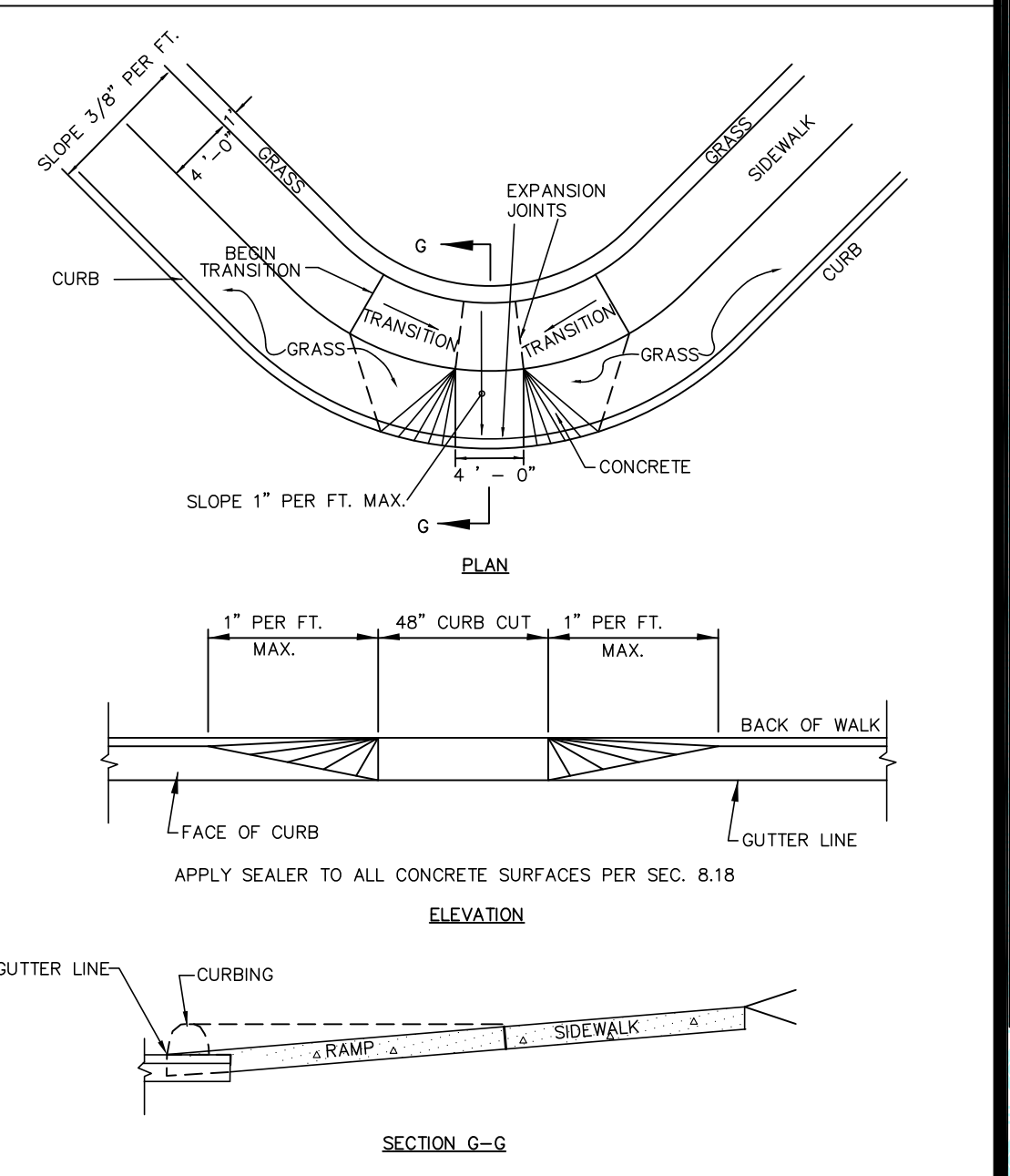
SECTION E-E TOWN OF SOUTHTON PEDESTRIAN SIDEWALK RAMP - TYPE 5
N.T.S. (SEE D.O.T. FORM 816 AS AMENDED)



CAPE COD STYLE CURBING
N.T.S.



BITUMINOUS CONCRETE PARK CURBING
N.T.S.



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:	6/9/21 - EMERGENCY ACCESS
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
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SITE DETAILS

for
LANING OAKS
AN AGE RESTRICTED
8-30g AFFORDABLE
HOUSING PLAN FOR
FRANK & MARY
FRAGOLA
295 LANING STREET
SOUTHTON, 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-1**