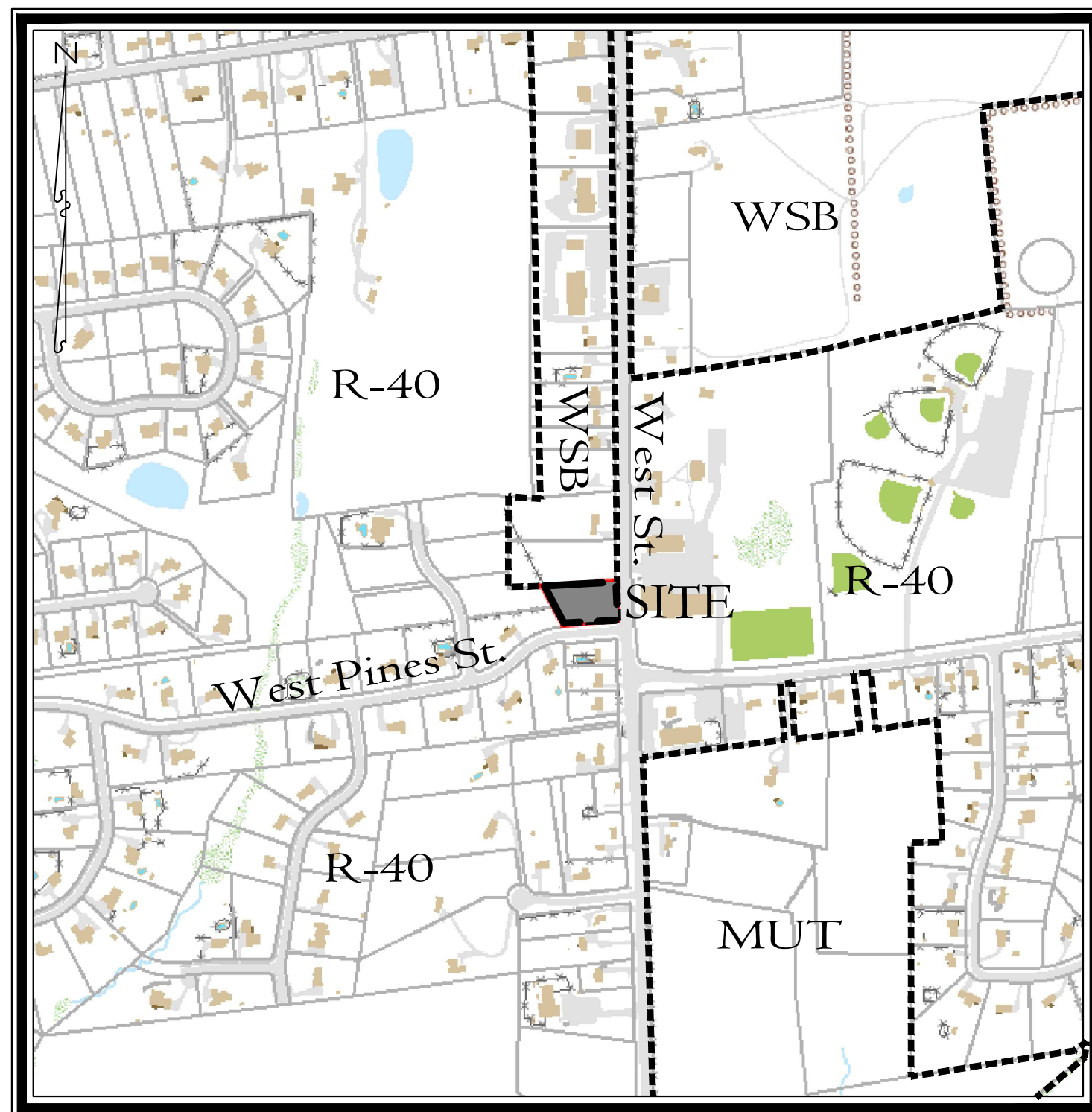


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# Proposed Addition & Parking

1506 West Street  
Southington, Connecticut



## KEY MAP

SCALE: 1"=500'

### Sheet Index:

|     |                                           |
|-----|-------------------------------------------|
| S1  | Property & Topographic Survey Map         |
| C1  | Site Development Plan                     |
| ES1 | Soil Erosion & Sedimentation Control Plan |
| D1  | Details                                   |

### Applicant:

Jeffrey N. Massicott  
1506 West Street  
Southington, Connecticut

### Property Owner:

Jeffrey N. Massicott  
1506 West Street  
Southington, Connecticut

### Consultants:

#### ***Engineering & Surveying***

Harry E. Cole & Son  
P.O. Box 44 - 876 South Main Street  
Plantsville, Connecticut 06489  
Tel. (860) 628-4484 Fax (860) 620-0196

PREPARED FOR

Jeffrey N. Massicott

August 6, 2021

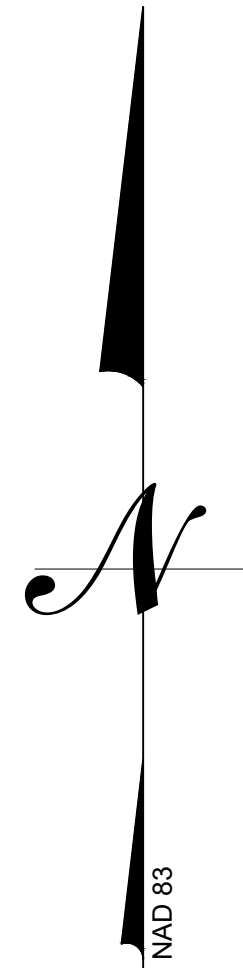
#### Revision Table

|   |                |                             |       |
|---|----------------|-----------------------------|-------|
| 1 | Aug. 27, 2021  | Revisions Per Town Comments |       |
|   | August 6, 2021 | First Submittal Set         | #2162 |

DRAWING NAME: P:\Lead Projects\2162 Mission Jeffrey (5th West Street, Southington, CT) Map 2162 - S1 - project & topographic survey.dwg, LAYOUT DATE: Aug 27, 2021 - 1:05pm, OPERATOR: lmas

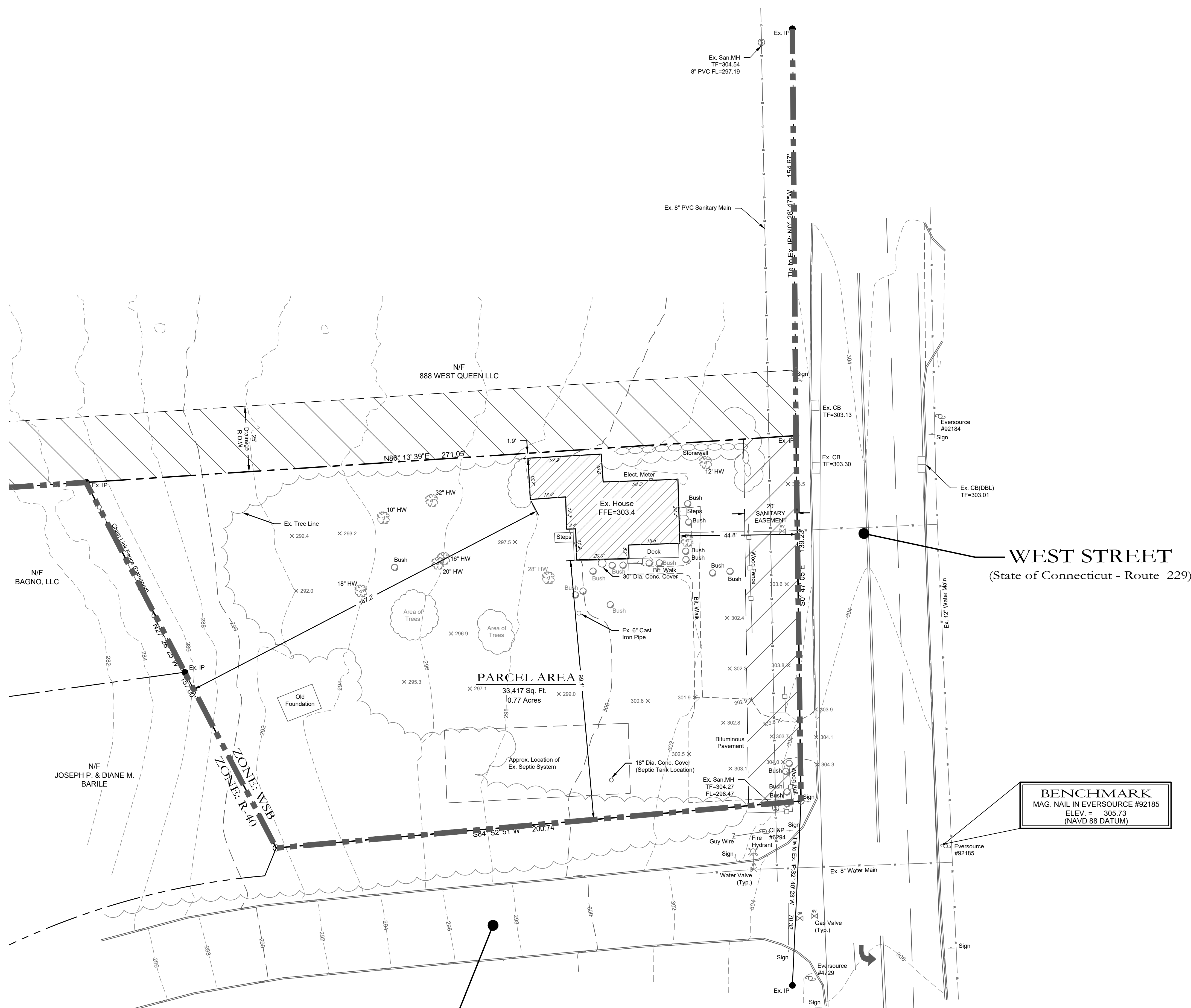
**LEGEND**

- = Existing utility pole
- = Existing light pole
- = Existing fire hydrant
- = Existing water valve
- = Existing gas valve
- = Existing underground pipe
- = Existing edge of pavement
- = Existing bituminous concrete lip curb
- = Existing well
- = Existing catch basin
- = Existing drainage manhole
- = Existing sanitary manhole
- = Existing utility box
- = Existing contour
- = Existing spot elevation
- = Existing iron pin
- = Existing drill hole
- = Existing monument



**SURVEY NOTES:**

1. This map has been prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. Type of survey performed: Property & Topographic Survey
3. Boundary determination category: Resurvey
4. Class of accuracy:  
Horizontal: A-2  
Vertical: T-2
5. The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) Apparent improvements and features, including as a minimum: dwellings, barns, garages, sheds, driveways, roadways, surface utilities, visible bodies of water and swimming pools; (C) record easements and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum: fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps; (H) all apparent boundary encroachments; and (I) monumentation required to be set at all corners created by a deflection angle of not less than 70 degrees between two consecutive courses at an intervals not to exceed 600 feet (180 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
6. Map References:
  - a) "Property of Francis L. & Annetta Ashworth, West Street, Southington, Conn., Scale: 1"=40"; Dated: August 1966, by Roger J. Mullins, L.S. / P.E. 5954. Filed as Map 172 in Drawer 8 at the S.L.R."
  - b) "Subdivision Map for West Pines of Southington, West Street, Southington, CT, Scale: 1"=40"; Dated: February 18, 1988 by Kratzert & Jones. Filed as Map 149 in Drawer 17 at the S.L.R."
  - c) "Property Map Prepared for The Estate of Helen Dlugolenski, 1532 West Street, Southington, Conn., Scale: 1"=40"; Dated: July 21, 2009 by Russell S. Andres, P.E. & L.S. #4401. Filed as Map 68 in Drawer 30 at the S.L.R."
  - d) "Lot Line Revision for #1516, #1532, & #1552 West Street for 888 West Queen LLC and Bagno LLC, West Street & West Pines Drive Southington, CT, Scale: 1"=40"; Dated: April 9, 2014; Last Revised: 9/12/14; by Kratzert, Jones & Associates, Inc.. Filed as Map 41 in Drawer 33 at the S.L.R."
7. Per agreement with property owner no boundary corners were set by this survey unless noted hereon. All monumentation found is depicted or noted hereon.
8. Zone: WSB
9. Total area: 33,417 Sq. Ft. - 0.77 Acres
10. Owner: Daniel L. Kelley  
Jeffrey N. Massicott (Co-Owner)
11. Town of Southington Assessors Map #155 Lot #20
12. Filed in Volume 1370, Page 958 of the Town Clerk's office.
13. Contour interval is two(2) foot.
14. Existing contours generated from field topography.
15. This survey does not include the location of any underground improvements or encroachments, subsurface utility lines or buried debris. Nor does it necessarily reflect the existence of any waste dumps or hazardous materials. The underground items depicted or noted are approximate and are not guaranteed. Notify "CALL BEFORE YOU DIG" 1-800-922-4455 prior to any excavation operations.



**WEST STREET**  
(State of Connecticut - Route 229)

**BENCHMARK**  
MAG. NAIL IN EVERSOURCE #92185  
ELEV. = 305.73  
(NAVD 88 DATUM)

**WEST PINES STREET**

S1

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| PROPERTY & TOPOGRAPHIC SURVEY MAP                         |                 |
| Prepared For                                              |                 |
| <b>JEFFREY MASSICOTT</b>                                  |                 |
| 1506 West Street<br>Southington, Connecticut              |                 |
| June 14, 2021                                             | Scale: 1" = 20' |
|                                                           |                 |
| Stephen M. Giudice, L.S.      #70145<br>Reg. No.          |                 |
| NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO |                 |

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876 South Main Street      Tel: (860) 628-4484  
P.O. Box 44      Fax: (860) 620-0196  
Plainville, CT 06479-0044      www.hecole.com

F.B. #:      PROJECT #: 2162

DRAWING NAME: P:\Land\Projects\3162\Massicot\Jeffrey N. Massicot\1506 West Street\Southington CT\1506 West Street.ctb DATE: 08/27/2021 10:56:00 AM OPERATOR: JML

| PLANT LIST          |                              |                    |                     |           |
|---------------------|------------------------------|--------------------|---------------------|-----------|
| SYM.                | QTY.                         | SCIENTIFIC NAME    | COMMON NAME         | CONDITION |
| <b>STREET TREES</b> |                              |                    |                     |           |
| 2                   | ACER RUBRUM                  | RED MAPLE          | 3" CALIPER          |           |
|                     | PRUNUS AMERICANA             | AMERICAN PLUM      |                     |           |
|                     | PRUNUS SARGENTII (flowering) | SARGENT CHERRY     |                     |           |
|                     | TILIA CORDATA                | LITTLE LEAF LINDEN |                     |           |
| <b>SHRUBS</b>       |                              |                    |                     |           |
| 19                  | ILEX VERTICILLATA            | COMMON WINTERBERRY | 8&B, 18-24" HT.     |           |
|                     | ARONIA ARBUTIFOLIA           | RED CHOKEBERRY     | 3 GAL., HEAVY, FULL |           |
|                     | RHOODENDRON CANADENSE        | RHOODERON          | 3 GAL., HEAVY, FULL |           |
|                     | VIBURNUM CASSINOIDES         | WITHEROD VIBURNUM  | 3 GAL., HEAVY, FULL |           |
|                     | VACCINIUM CORYMBOSUM         | HIGHBUSH BLUEBERRY | 2-3 FT              |           |
|                     | JUNIPERUS COMMUNIS           | COMMON JUNIPER     | 2-3 FT              |           |

- STREET TREES REQUIRE MIN. OF 3" CALIPER. STREET TREE LOCATIONS ARE INDICATED ON THE PLAN.
- THE ABOVE LIST DOES NOT INCLUDE ANY SPECIES LISTED ON THE CONNECTICUT INVASIVE PLANT LIST AND NO PLANT ON THIS LIST SHALL BE PLANTED ON SITE.

| LANDSCAPING TABLE |                 |          |          |
|-------------------|-----------------|----------|----------|
| PARKING LOT       |                 |          |          |
|                   | Required        | Proposed |          |
| Landscaping:      | 20 S.F. / SPACE | 80 S.F.  | 125 S.F. |

| ZONING INFORMATION     |                 |                                                             |
|------------------------|-----------------|-------------------------------------------------------------|
| ITEM                   | REQUIRED        | PROVIDED                                                    |
| CURRENT ZONE           | WSB             | WSB                                                         |
| PROPOSED ZONE          | WSB             | WSB                                                         |
| PROPOSED USE           | Residential     | Residential/Business (Mixed Use) Section 4-00.10            |
| LOT AREA               | 2.5 Acres       | 33,417 Sq. Ft. (0.77 Acres) (Existing Legal Non-Conforming) |
| LOT WIDTH              | 400'            | 139.23' (Existing Condition)                                |
| FRONT YARD SETBACK     | 75'             | 44.8' (Existing) 58.3' (Proposed)                           |
| SIDE YARD SETBACK      | 25'             | 12.6' (Existing) 13.2' (Proposed)*                          |
| REAR YARD SETBACK      | 50'             | 101.5' (Abuts Residential Zone)                             |
| MAX. BUILDING HEIGHT   | 30' / 2 stories | <30'                                                        |
| MAX. BUILDING COVERAGE | 40%             | 10%                                                         |

\*Variance Granted - 7-13-2021

| PARKING INFORMATION                             |                    |                    |
|-------------------------------------------------|--------------------|--------------------|
| ITEM                                            | REQUIRED           | PROVIDED           |
| EXISTING BUILDING: BUSINESS OFFICE 903 SF (NET) | 3                  | 4                  |
| 1 SPACE PER 1,000 S.F. NET                      |                    |                    |
| HANDICAP PARKING                                | 1                  | 1                  |
| TOTAL # OF SPACES                               | 3 (INCLUDING H.C.) | 4 (INCLUDING H.C.) |

- SITE PLAN NOTES:**
- Owner: Diane L. Kelley & Jeffrey N. Massicot
  - Applicant: Jeffrey N. Massicot
  - Street #: 1506 West Street
  - Area of Parcel: 33,417 Sq. Ft. - 0.77 Acres
  - Parcel is zoned: WSB
  - Present use: Residential
  - Proposed use: Office/Residential
  - No Wetlands are present per the Town of Southington Wetland Map.
  - Site to be serviced by private water and septic.
  - All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
  - Erosion and Sedimentation control shall conform to the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002, and amended to date.
  - All site work shall conform to specifications as outlined in C.D.O.T. Form 817, dated 2016 and amended to date.
  - Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetland Permit.
  - Maximum earth slopes shall be two feet horizontal to one foot vertical.
  - All areas disturbed by construction to be restored with 4" of loam and seeded.
  - All exterior light fixtures shall be LED and full cutoff fixtures with recessed lenses.
  - Roof drains shall tie into the proposed drainage system.
  - All Catch Basins/Inlets shall be cleaned prior to occupancy.
  - Underground fuel tanks are prohibited.
  - Sanitary service connection for domestic/office waste only. No industrial waste shall be discharged.
  - Water service sizing to be determined by the Southington Water Department upon receipt of all pertinent water fixture data.
  - Town of Southington Planning and Engineering Departments to be notified at (860)-276-6248 and (860)-276-6231, 24 hours before site grading begins.
  - Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
  - All existing utilities are from best available information, contractor to verify all locations, dimensions, and elevations prior to construction. Notify Engineer of any discrepancies.
  - No floor drains are proposed. Floor drains are not allowed without obtaining Connecticut DEEP permits.
  - Building permit required for construction of retaining walls over 3-ft tall. Design of retaining walls shall be provided by structural/geotechnical engineer prior to construction of walls.



KEY MAP  
SCALE: 1"=±1,000'

| LEGEND |                             |
|--------|-----------------------------|
|        | = Existing utility pole     |
|        | = Existing light pole       |
|        | = Proposed Light            |
|        | = Existing fire hydrant     |
|        | = Proposed fire hydrant     |
|        | = Existing water valve      |
|        | = Existing gas valve        |
|        | = Existing underground pipe |
|        | = Existing treeline         |
|        | = Existing edge of pavement |
|        | = Existing/Proposed curbing |
|        | = Existing/Proposed well    |
|        | = Existing catch basin      |
|        | = Existing drainage manhole |
|        | = Existing sanitary manhole |
|        | = Proposed catch basin      |
|        | = Proposed manhole          |
|        | = Existing utility box      |
|        | = Proposed sidewalk ramp    |
|        | = Existing contour          |
|        | = Existing spot elevation   |
|        | = Proposed contour          |
|        | = Proposed spot elevation   |
|        | = Deep test location        |
|        | = Percolation test location |
|        | = Grade to drain            |
|        | = Proposed Riprap           |
|        | = Proposed Drainage Pipe    |

**Zoning Board of Appeals**  
Town of Southington

1533-613

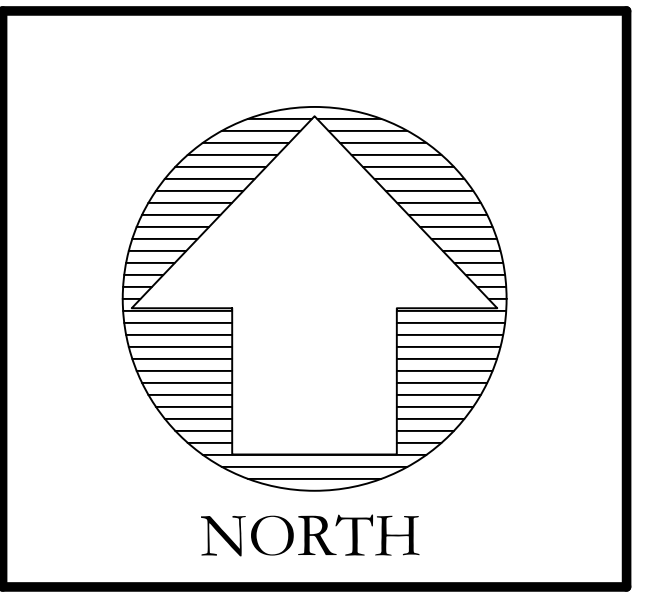
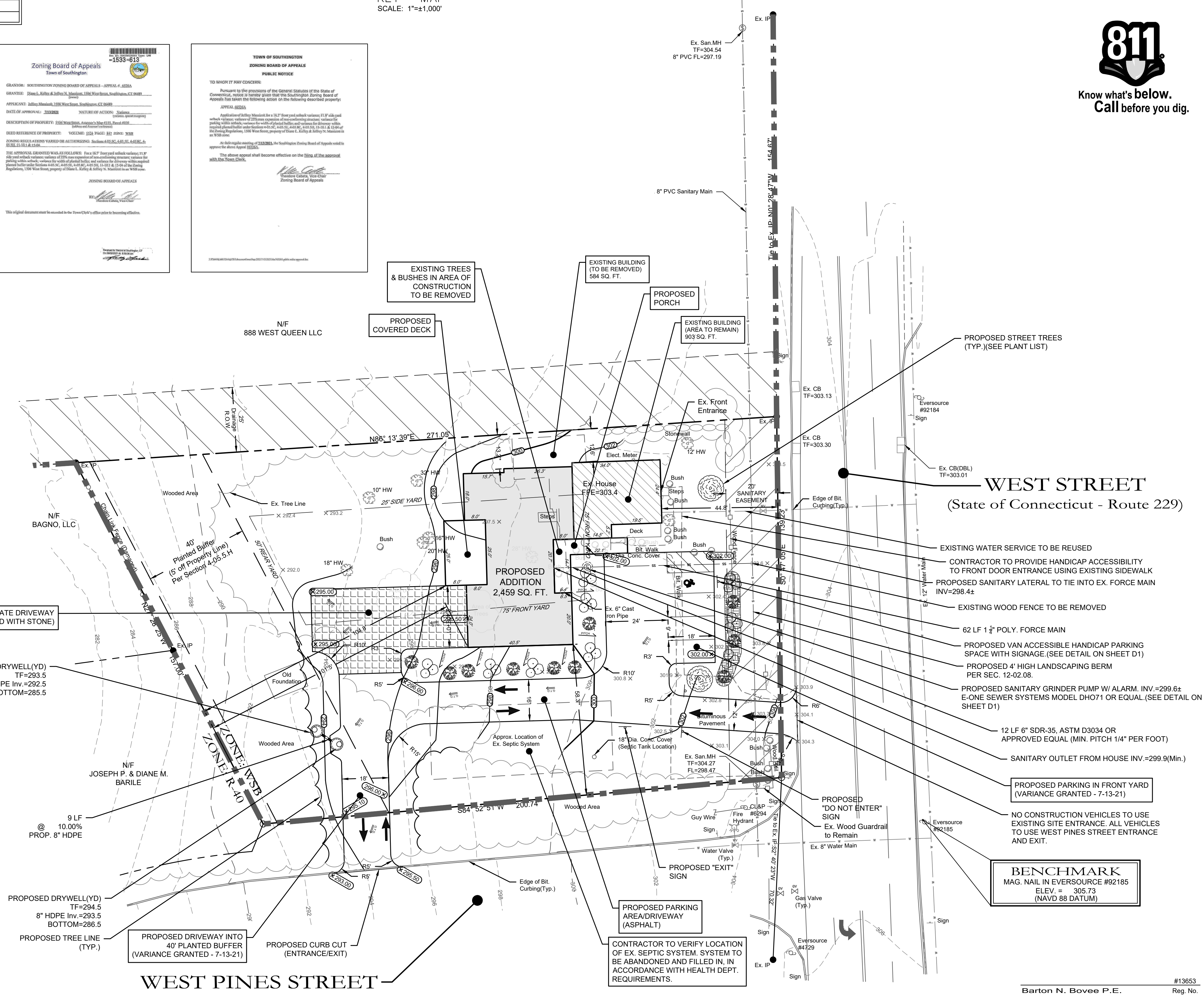
GRANTOR: SOUTHINGTON ZONING BOARD OF APPEALS - APPEAL # 2021-0004  
 GRANTEE: Diane L. Kelley & Jeffrey N. Massicot, 1506 West Street, Southington, CT 06488  
 APPLICANT: Jeffrey N. Massicot, 1506 West Street, Southington, CT 06488  
 DATE OF APPROVAL: 08/27/2021 NATURE OF ACTION: Variance  
 DESCRIPTION OF PROPERTY: 1506 West Street, Southington, CT 06488  
 DEED REFERENCE OF PROPERTY: VOLUME: 354 PAGE: 82 ZONING: WSB  
 ZONING REGULATORY VARIANCE OR AUTOMATIC: Section 4-00.10, 4-00.11, 4-00.12  
 THE APPROVAL GRANTED WAS AS FOLLOWS: Due to the fact that the subject property is zoned WSB and the proposed use is Office/Residential, a variance is granted from the minimum setback requirements of the zoning ordinance to allow the proposed use to be located on the subject property.  
 THE ABOVE APPROVAL SHALL BECOME EFFECTIVE ON THE DATE OF THE APPROVAL WITH THE TOWN CLERK.

**TOWN OF SOUTHINGTON**  
ZONING BOARD OF APPEALS  
PUBLIC NOTICE

Pursuant to the provisions of the General Statutes of the State of Connecticut, notice is hereby given that the Southington Zoning Board of Appeals has granted the following variance on the following described property:

APPLICANT: Jeffrey N. Massicot  
 NATURE OF ACTION: Variance  
 DESCRIPTION OF PROPERTY: 1506 West Street, Southington, CT 06488  
 DEED REFERENCE OF PROPERTY: VOLUME: 354 PAGE: 82 ZONING: WSB  
 ZONING REGULATORY VARIANCE OR AUTOMATIC: Section 4-00.10, 4-00.11, 4-00.12  
 THE APPROVAL GRANTED WAS AS FOLLOWS: Due to the fact that the subject property is zoned WSB and the proposed use is Office/Residential, a variance is granted from the minimum setback requirements of the zoning ordinance to allow the proposed use to be located on the subject property.  
 THE ABOVE APPROVAL SHALL BECOME EFFECTIVE ON THE DATE OF THE APPROVAL WITH THE TOWN CLERK.

**811**  
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Plainville, CT 06479 - 0044

Tel: (860) 628-4484  
Fax: (860) 620-0196  
www.hecole.com

PROJECT NAME:  
**PROPOSED ADDITION & PARKING**  
1506 West Street  
Southington, Connecticut

PREPARED FOR:  
Jeffrey N. Massicot

Sheet Description:  
**SITE DEVELOPMENT PLAN**

Scale: 1"=20'

|                      |                  |                             |
|----------------------|------------------|-----------------------------|
| Date: August 6, 2021 | Project #: 2162  | F.B. #:                     |
| Drawn By: JML        | Approved By: BNB |                             |
| Revisions:           |                  |                             |
| Date:                | Descriptions:    | Revisions Per Town Comments |
| Aug. 27, 2021        |                  |                             |
| ----                 | ----             | ----                        |
| ----                 | ----             | ----                        |
| ----                 | ----             | ----                        |

Sheet #:  
**C1**

Barton N. Bovee P.E.  
Reg. No. #13653  
NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

**SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:**

**A. PROJECT INFORMATION**

1. Project Description - The project site consist of one 0.77 acre site at 1506 West Street in Southington, Connecticut. Area of Development - 0.774 Acres.
2. Area Proposed Disturbance Due to Construction Activities - 0.665 Acres.
3. Phases of Development - Phase 1 & 2
  - Phase 1 - Site work and building
  - Phase 2 - Building additions as shown
4. Estimated Start of Construction - Fall 2021
5. Estimated Construction Completion Date - Fall 2022.

**B. SEQUENCE OF CONSTRUCTION**

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently.

1. Conduct a pre-construction meeting with the OWNER, Contractor, Consultant Team, and Local, County and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owned by others affected by the work. Refer to the Soil Erosion and Sedimentation Control Plan for locations. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which may include riprap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction when controls exceed one half (1/2) their capacity, sediment shall be disposed of in an environmentally acceptable manner at an approved location. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less than 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on-site shall be prohibited. (B)
7. Construct all temporary sedimentation and erosion control structures, including but not limited to: silt fence, stone check dams, water breaks, and sediment traps/basins. All structures and their locations shall be approved by the ENGINEER or the Inland Wetlands Enforcement Officer. Prior to the next phase of construction. (B)
8. Install drainage outfall pipe and temporary sediment basin along with temporary drainage diversions to sediment basin. If the proposed detention basin is to be used as a temporary sediment trap/basin and an outlet control structure is to be installed, all outlets and weirs are to be plugged water tight during construction. (B)
9. Strip topsoil and subsoil materials as required and stockpile them at locations that will not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
10. Bring proposed site entrance surface areas to rough subgrade.
11. Conduct all rough cuts and fills for proposed buildings and associated parking. Making sure that all fill material is free of trash, rubbish, large boulders, logs, stumps and other objectionable materials. (C)
12. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre-blast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as the site development plan may show or is locally permitted. (C)
13. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction limits, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein as indicated on the landscape plan. (C)
14. Excavate for and install storm drainage systems. Install strawbale ring sediment barriers at all catch basins locations. (C)
15. Excavate for and install utilities. (C)
16. Building construction may begin pending building permit and run concurrently with the remaining site activities. (C)
17. Bring proposed roadway areas to pavement subgrade with processed stone and install binder course and curbing. Refer to details. (D)
18. Construct all driveway entrance improvements as indicated on plans. (E)
19. Complete final subgrading for all grassed and landscaped areas. Prepare subgrades for placing a minimum of four inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long-term stabilization. (E)
21. Complete final paving with top course and paint surfaces with pavement markings. (E)
22. Clean and remove all silt from within drainage structures and dispose of materials in an environmentally acceptable manner. (F)
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer. (F)

**GENERAL NOTES:**

1. Additional notes and details are located on Sheet ES2.
2. At all times during construction, the Developer/Contractor shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize wind blown sediment. The Developer/Contractor shall also be responsible for installing and maintaining all erosion control facilities shown herein.
3. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disk along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No soils in areas outside project street rights-of-way and future pavement shall remain exposed by land disturbing activity for more than thirty (30) days before required temporary or permanent erosion control (e.g. watering, seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the Town Engineer.
4. All inlets shall be cleaned prior to occupancy.
5. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (\$150 by North American Green or approved equal)
6. All erosion control measures shall remain intact and operational until the site has been stabilized and vegetation is thoroughly established. This may occur after completion of construction, therefore it is critical for the Developer, Contractor and/or Owner to understand the erosion control responsibilities and maintain the erosion control measures.
7. To minimize erosion of the sandy soils, vegetation shall be established immediately following completion of grading within each area. Vegetation may consist of temporary seeding or final loam and seed.
8. If areas of work are not addressed by this plan or sediment and erosion issues arise in areas not covered by this plan, then the plan shall be augmented in the field. Contractor shall be responsible to insure no sediment or erosion problems encroach upon abutting property. This may require additional barriers, swales and bales.
9. All erosion and sediment control measures shall conform to the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control manual.
10. All Dewatering shall incorporate the use of filter bags on discharge ends.

**STORMWATER MANAGEMENT MAINTENANCE SCHEDULE**  
SOUTHINGTON, CONNECTICUT

The following are the required maintenance and monitoring procedures.

- Riprap and Discharge Aprons** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for rip-rap damage and deterioration. These procedures to be conducted yearly between May 1 and before September 15.
- Outlet Control Structure** - Shall be cleaned of all sediment, trash and debris and is to be inspected for structural integrity. These procedures to be conducted yearly between May 1 and September 15. Structure shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections. Repairs shall be executed immediately.
- Emergency Spillway** - Shall be cleared of all sediment deposits and invasive plant species and are to be inspected for riprap damage and deterioration. These procedures to be conducted yearly between May 1 and September 15. Repairs shall be executed immediately.
- Catch Basins** - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures to be conducted yearly anytime after May 1 and before September 15.
- Oil Water Separator** - Inspect monthly and clean as needed. Remove oil, grease, floatables and sediment with vacuum truck or catch basin cleaning equipment. At a minimum inspection and cleaning, if needed, should be conducted every six months.
- Swales** - all swales be cleared of all sediment deposits, invasive plant species and debris. Any erosion shall be repaired. These procedures to be conducted annually. Swales shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections.
- Water Quality Basin** - Basin shall be cleared of all sediment deposits, invasive plant species and debris. These procedures to be conducted yearly between May 1 and September 15. Basin shall be inspected two times a year and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.
- Slopes** - Slope erosion control blankets and vegetation shall be inspected twice a year and after significant rainfall events. Additional maintenance, beyond schedule maintenance, may be required based upon inspections. Any rills or channeling shall be repaired immediately.
- Parking Lot Sweeping** - Use mechanical sweeping on paved areas where dust and fine materials accumulate. These procedures to be conducted yearly anytime after May 1 and September 15. All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally acceptable manner.

24. Conduct final inspection with Municipality to identify deficiencies and establish punch list based on approved plans, complete to the satisfaction of the Municipality.
25. Construction Staging:
  - a. Stage # 1 - Rough grade site, stabilize steep slopes. Construct temporary sedimentation control measures, detention and retention basins.
  - b. Stage #2 - Install subsurface storm water systems, install underground utilities and first coat pavement.
  - c. Stage #3 - Complete parking areas, finish grade site and loam and seed all disturbed areas.

**C. RESPONSIBILITY**

1. The responsibility for implementing and maintaining the Soil Erosion and Sedimentation Control Plan rests with the OWNER OF RECORD where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the OWNER OF RECORD shall be held responsible for informing all concerned regarding responsibility of the SE&S plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.

**SESC Emergency contact Information**  
**Emergency Contact Name: Jeffrey N. Massicott**  
**Emergency Contact Phone Number: (860) 302-1040**

**EROSION CONTROL SYMBOL LEGEND**

- x - x - ORANGE LIMIT OF CONSTRUCTION FENCE
- - - - - SILT FENCE
- - - - - EROSION CONTROL LOG/WATTLE
- - - - - INLET PROTECTION
- - - - - STAKED BALES
- - - - - CHECK DAM WATTLE/STOCK or STONE
- - - - - EROSION CONTROL BLANKET
- - - - - TEMPORARY WATER BAR (WB) or DIVERSION CHANNEL (TD)

\*SYMBOLS DEPICTED IN LEGEND AND PLAN ARE NOT DRAWN TO SCALE. SEE DETAILS FOR SPECIFIC INFORMATION

**LEGEND**

- - - - - Existing edge of pavement
- - - - - Proposed curbing
- - - - - Existing/Proposed well
- - - - - Existing catch basin
- - - - - Existing drainage manhole
- - - - - Existing sanitary manhole
- - - - - Proposed catch basin
- - - - - Proposed manhole
- - - - - Existing utility box
- - - - - Proposed sidewalk ramp
- - - - - Existing contour
- - - - - Existing spot elevation
- - - - - Proposed contour
- - - - - Proposed spot elevation
- - - - - Deep test location
- - - - - Percolation test location
- - - - - Grade to drain
- - - - - Proposed Riprap
- - - - - Proposed Drainage Pipe

**TEMPORARY STORMWATER MANAGEMENT MAINTENANCE SCHEDULE (DURING CONSTRUCTION)**

The following are the required maintenance and monitoring procedures

**Swales** - All swales shall be moved and be cleared of all sediment deposits, invasive plant species and debris. These procedures shall be conducted monthly. Swales shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections.

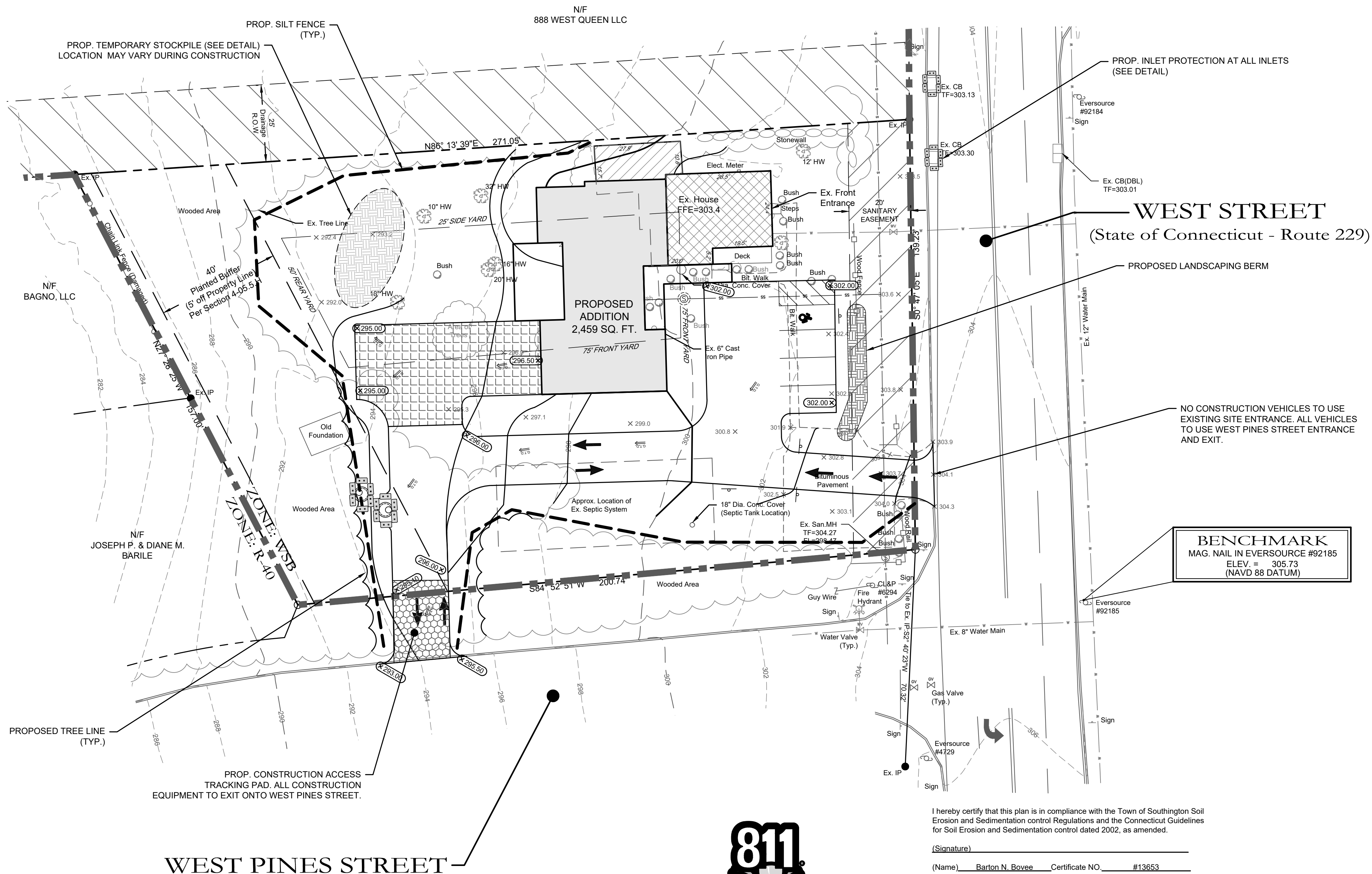
**Catch Basins** - All basin rim areas and sumps shall be cleaned of all sediment, trash and debris. These procedures shall be conducted monthly. Basins shall be inspected weekly and after significant rainfall events. Additional maintenance, beyond scheduled maintenance, may be required based upon inspections

**Slopes** - Stabilized slopes are essential to preventing sediment movement. Any channels of concentrated flow, such as rills, shall be fixed immediately. Additional control measures, such as bales, riprap, sediment fence and erosion fabric may be required. Slopes shall be inspected weekly and after significant rainfall events.

**Sediment Barriers & Straw Bales** - Shall be inspected weekly and after significant rainfall events. Repairs shall be made immediately. Additional barriers and bales may be required depending upon the area of work. If conditions exist which can not be addressed with this plan, then additional barriers shall be implemented to prevent sediment from leaving the site.

**Street Sweeping** - Sediment from the construction site, which has accumulated on the existing streets shall be cleaned up immediately. Contractor to inspect daily

**Wind Blown Sediment** - Shall be minimized. Unpaved travel ways shall be sufficiently watered to minimize wind blown sediment. Other unpaved surfaces shall be watered, temporary vegetated, roughing with disc or other measures in the Connecticut Guidelines for Soil Erosion and Sediment Control manual.



I hereby certify that this plan is in compliance with the Town of Southington Soil Erosion and Sedimentation control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended.

(Signature) \_\_\_\_\_

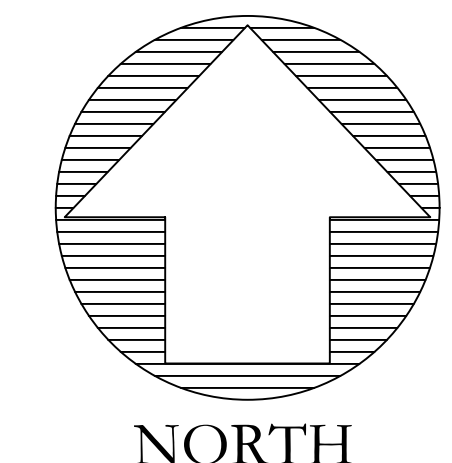
(Name) Barton N. Bovee Certificate NO. #13653

The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Southington Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended.

Signature \_\_\_\_\_ #13653

Date of approval \_\_\_\_\_ Reg. No. \_\_\_\_\_

NOT VALID UNLESS EMBOSSED SEAL OR STAMP IS AFFIXED HERETO

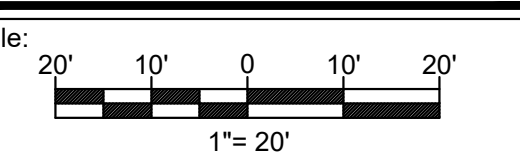


876 South Main Street P.O. Box 44 Plainville, CT 06479-0044 Tel: (860) 628-4484 Fax: (860) 620-0196 www.heccole.com

PROJECT NAME:  
**PROPOSED ADDITION & PARKING**  
1506 West Street  
Southington, Connecticut

PREPARED FOR:  
**JEFFREY N. MASSICOTT**

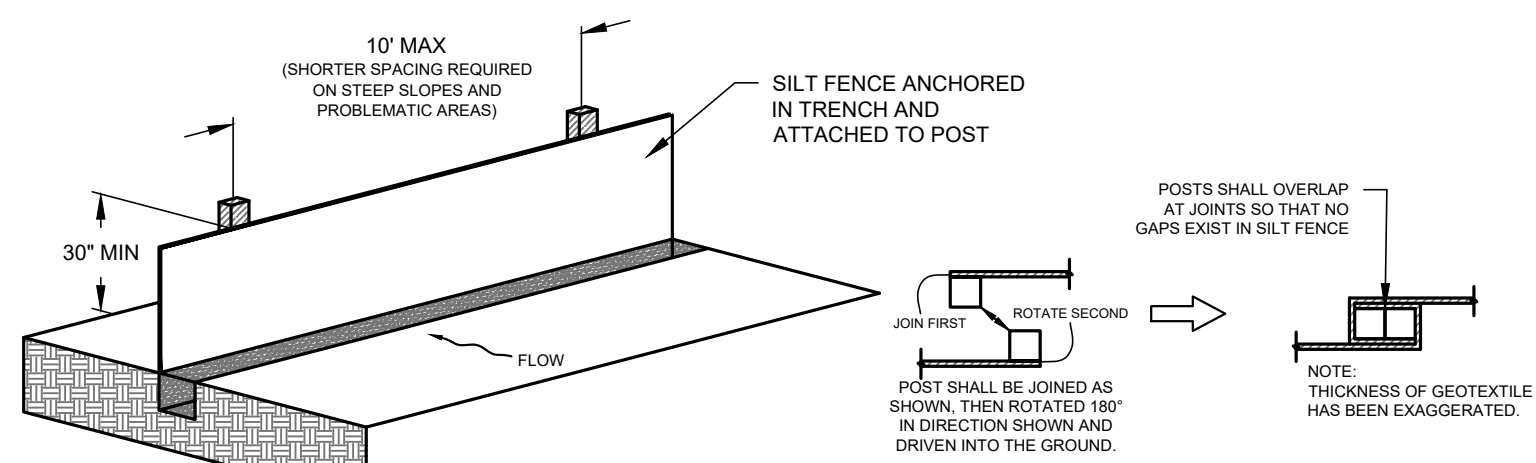
Sheet Description:  
**SOIL EROSION & SEDIMENTATION CONTROL PLAN**



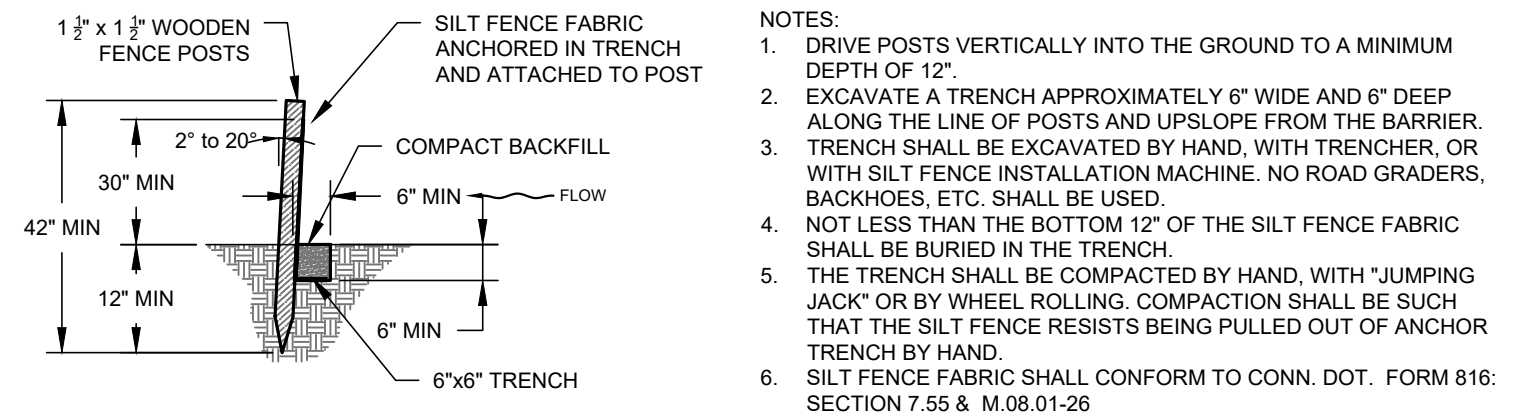
|                      |                             |
|----------------------|-----------------------------|
| Date: August 6, 2021 |                             |
| Project #: 2162      | F.B. #: JML                 |
| Drawn By: BNB        | Approved By: BNB            |
| Revisions:           |                             |
| Date:                | Descriptions:               |
| Aug. 27, 2021        | Revisions Per Town Comments |
| ----                 | ----                        |
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Sheet #:  
**ES1**

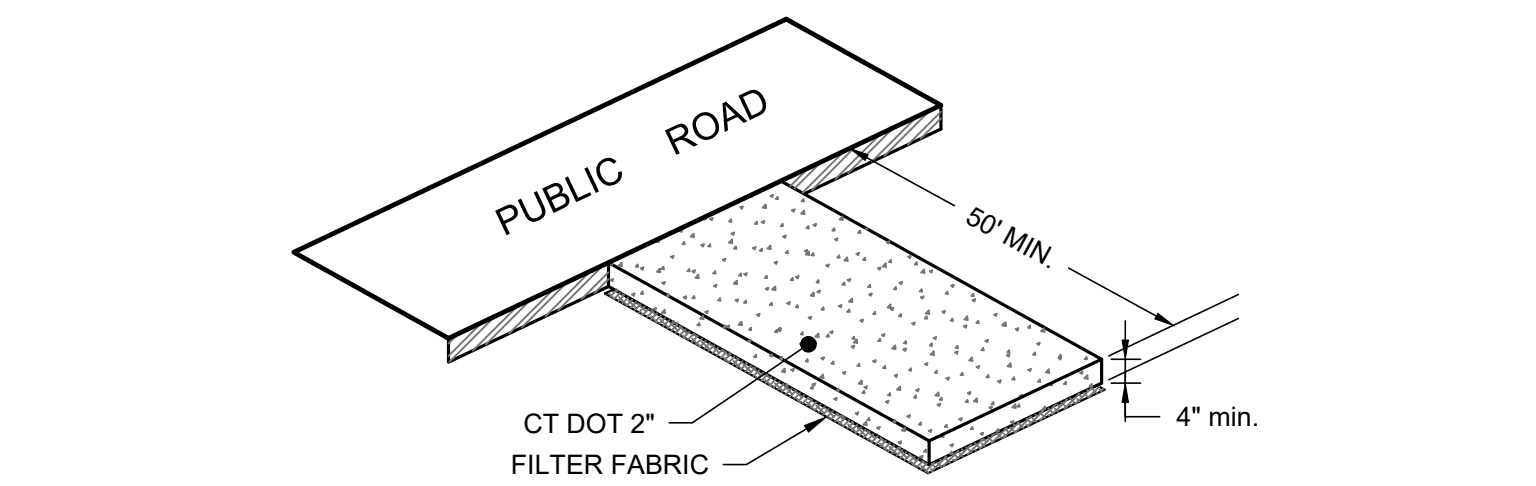
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**SILT FENCE JOINTS**  
N.T.S.

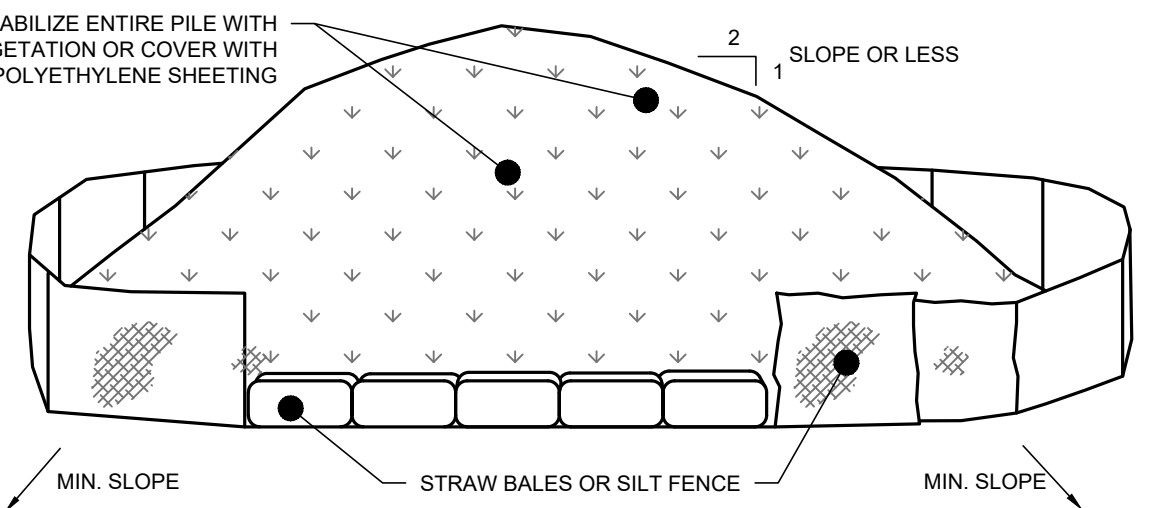


**SILT FENCE DETAIL**  
N.T.S.

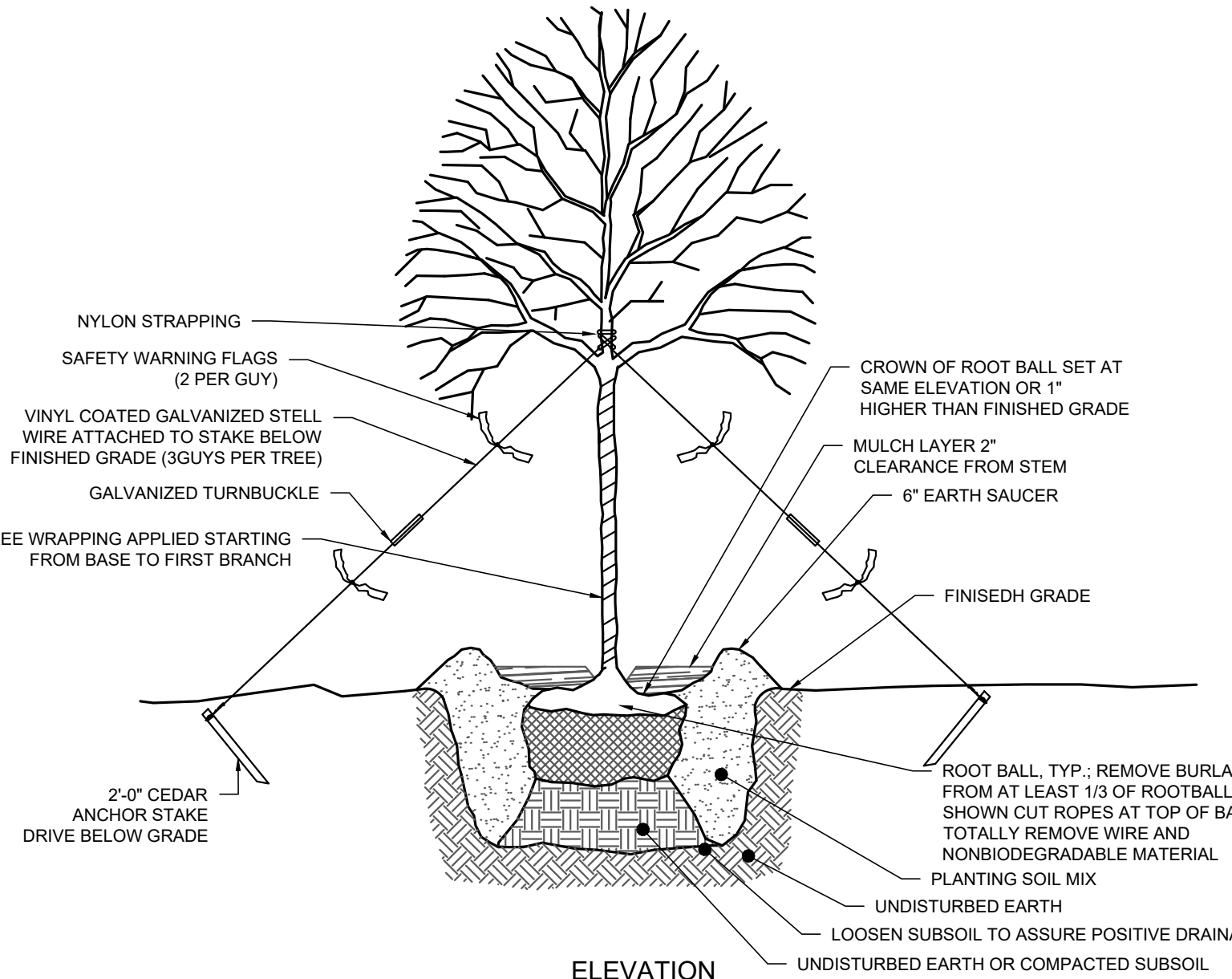


**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

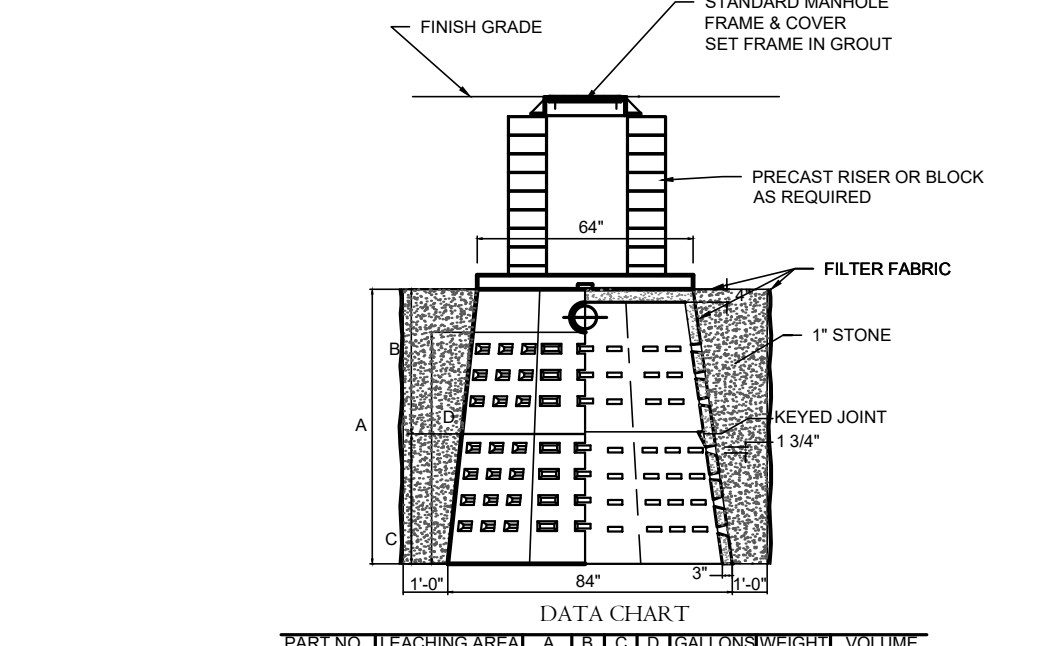
- NOTES:**
1. AREA CHOSE FOR STOCKPIILING SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
  3. UPON COMPLETION OF SOIL STOCKPIILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
  4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS.
  5. TEMPORARY STOCKPIILING STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION, MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
  6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.



**SOIL STOCKPILE DETAIL**  
N.T.S.



**TREE PLANTING AND GUYING DETAIL INSTALLED IN OPEN AREAS**  
N.T.S.



**DATA CHART**

| PART NO. | LEACHING AREA | A    | B    | C    | D     | GALLONS | WEIGHT    | VOLUME       |
|----------|---------------|------|------|------|-------|---------|-----------|--------------|
| UCV 1800 | 250 SQ FT     | 87"  | 149" | 111" | 1800" | 2600 LB | 441 CU FT | 99.95 CU YD  |
| UCV 2200 | 362 SQ FT     | 120" | 183" | 137" | 2200" | 3600 LB | 635 CU FT | 144.80 CU YD |

- GENERAL NOTES:**
1. REINFORCEMENT - 6 x 6 x 10 GA. MESH
  2. CONCRETE STRENGTH - 4000 PSI @ 28 DAYS
  3. HEAVY DUTY OR REQUEST

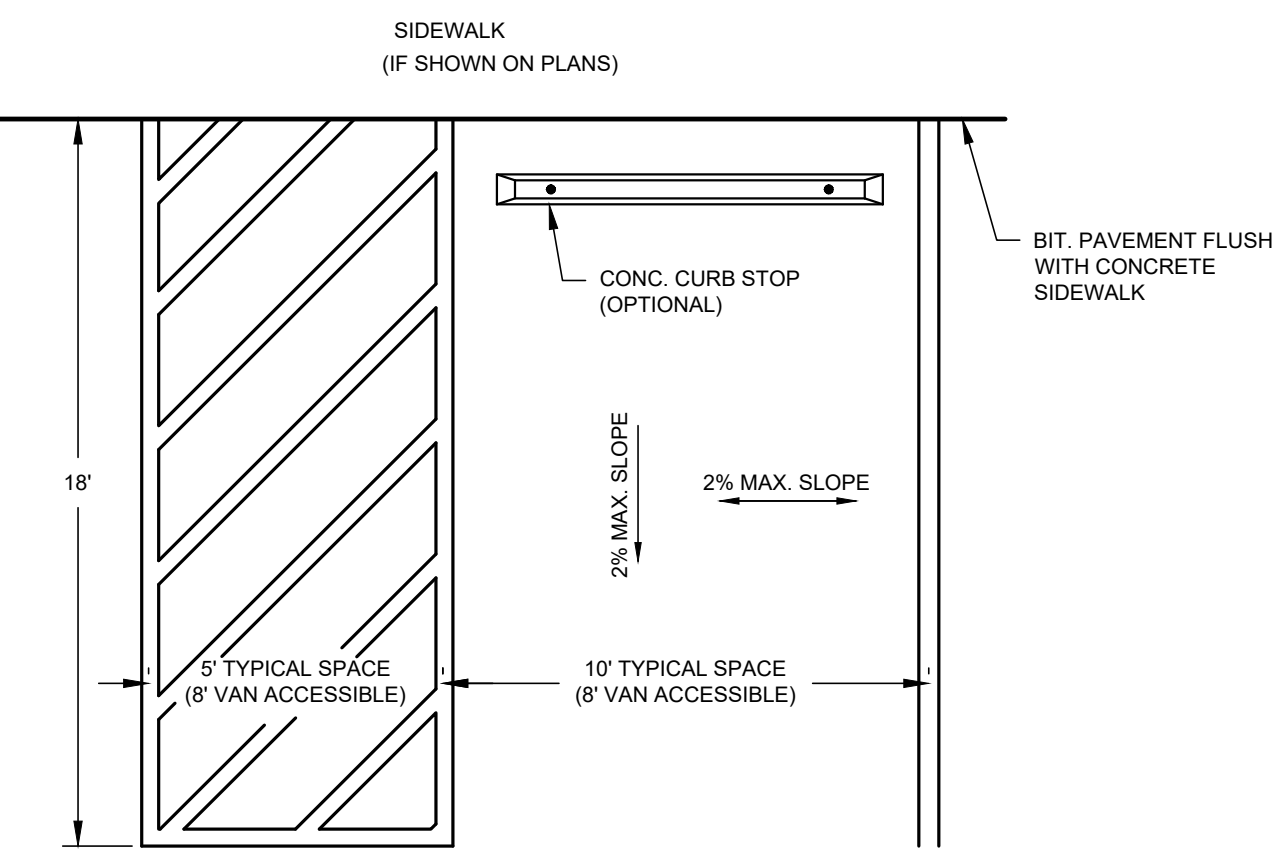
**DRY-WELL/MH DETAIL**  
N.T.S.



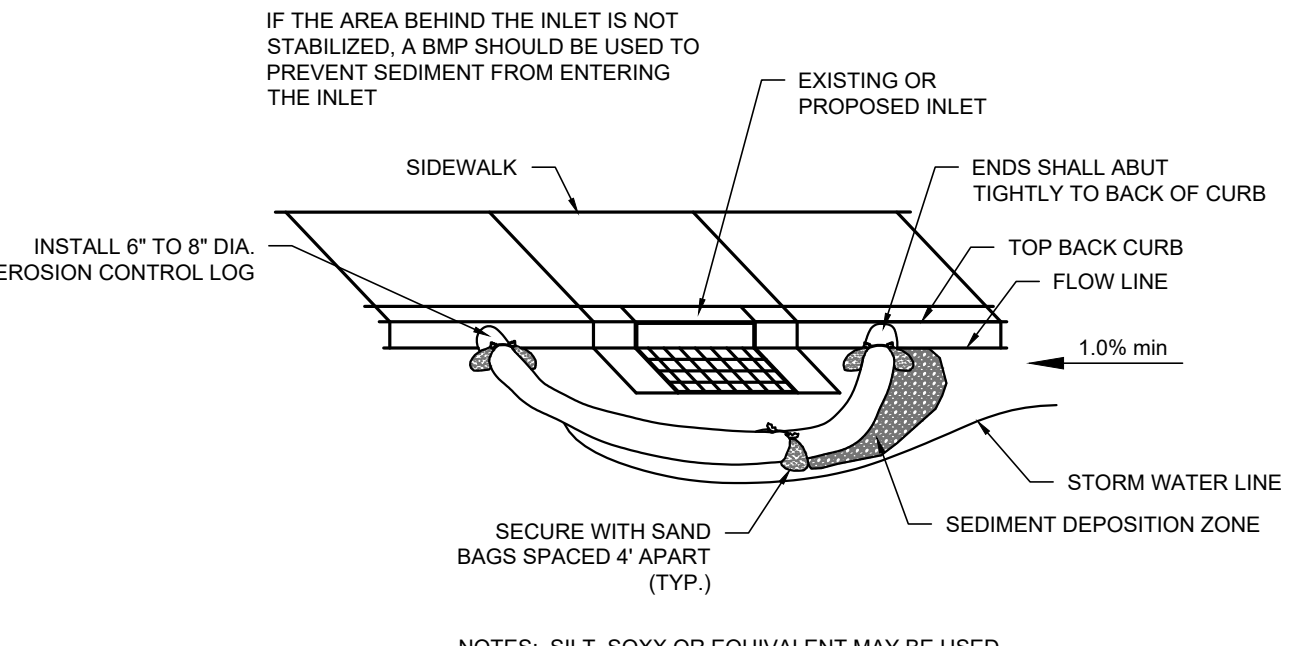
**VAN ACCESSIBLE**

RESERVE PARKING SIGN LOCATED BEHIND WALK

- NOTES:**
1. SIGN SHALL BE 5/8\"/>



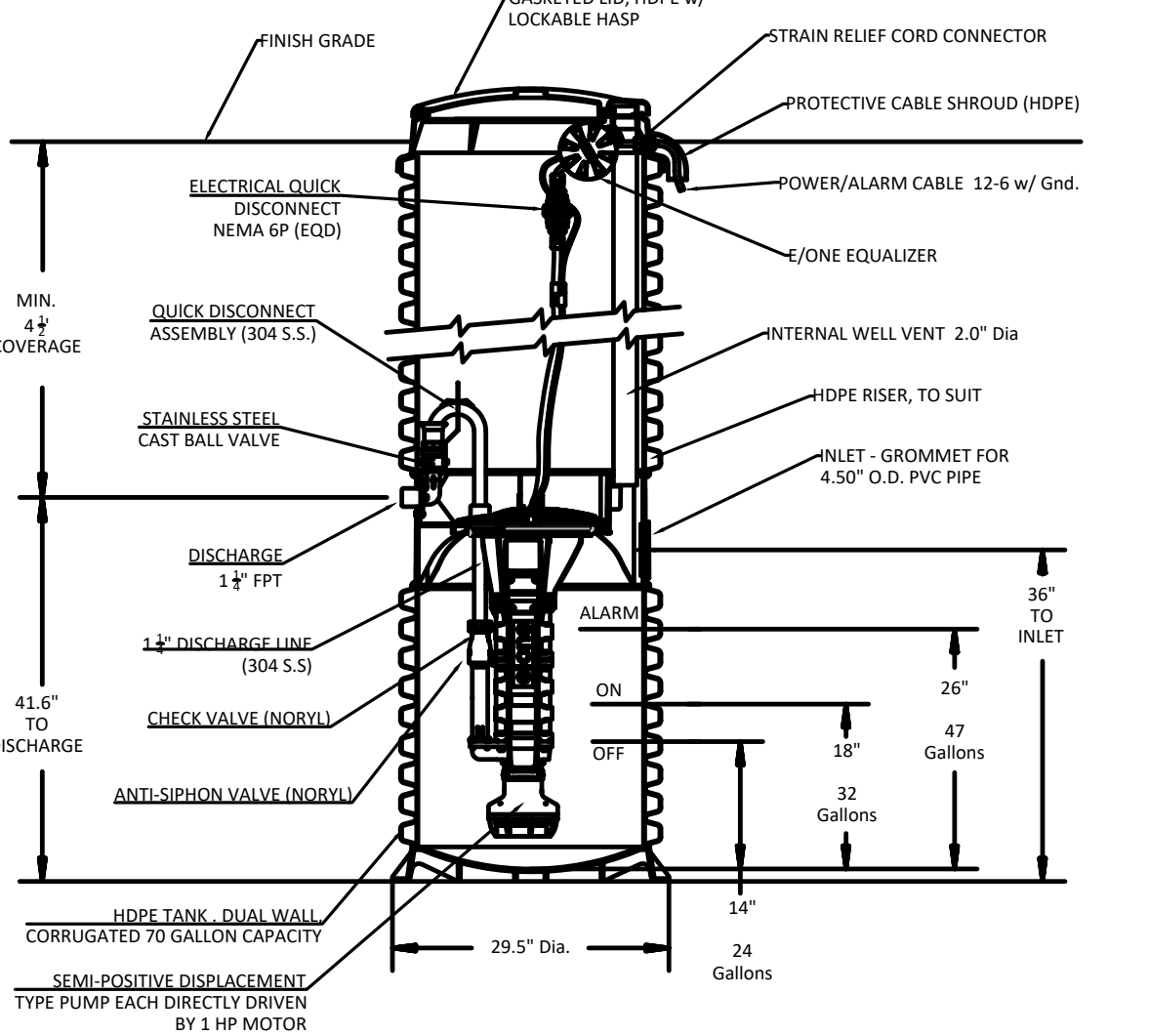
**RESERVED PARKING SPACE TYPICAL & VAN ACCESSIBLE**  
N.T.S.



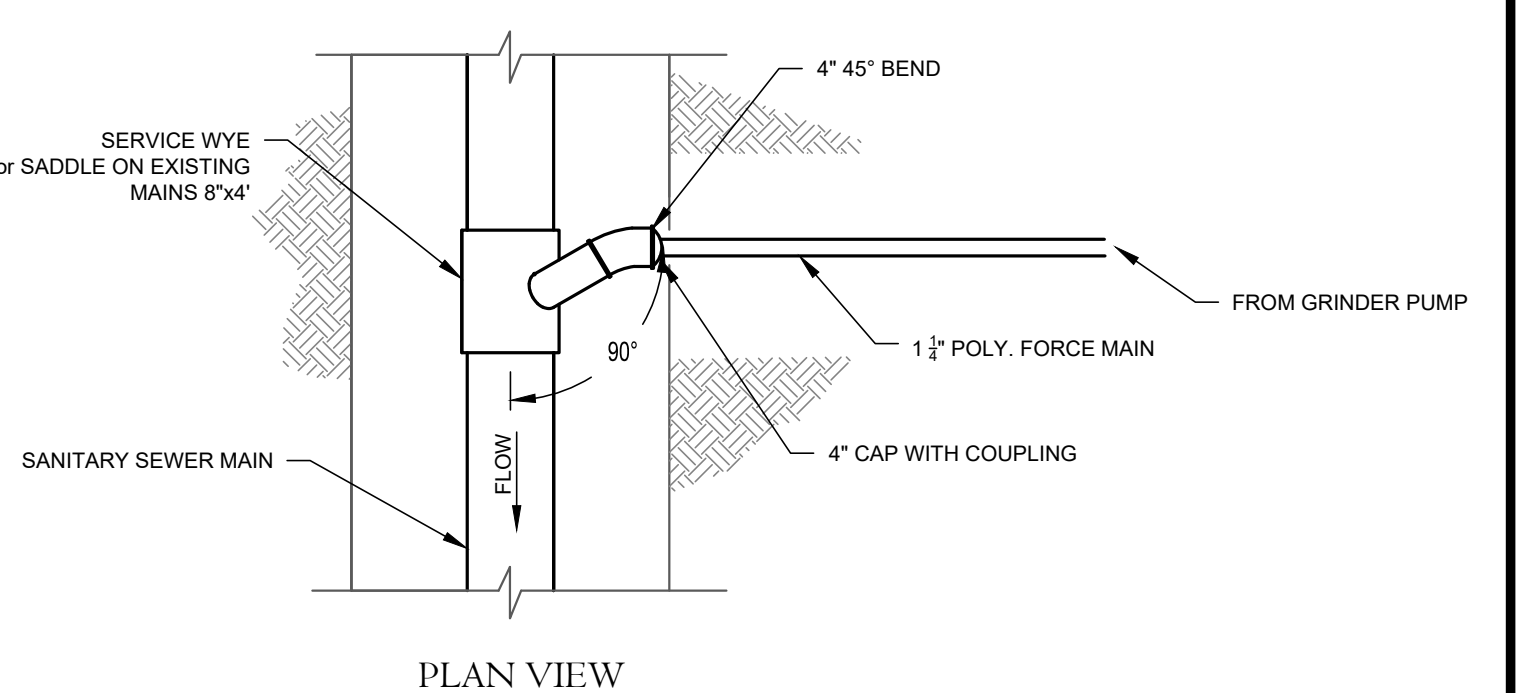
**EROSION CONTROL LOG - CURB INLET PROTECTION**  
N.T.S.

USE E-ONE MODEL #DH071 or Approved Equal

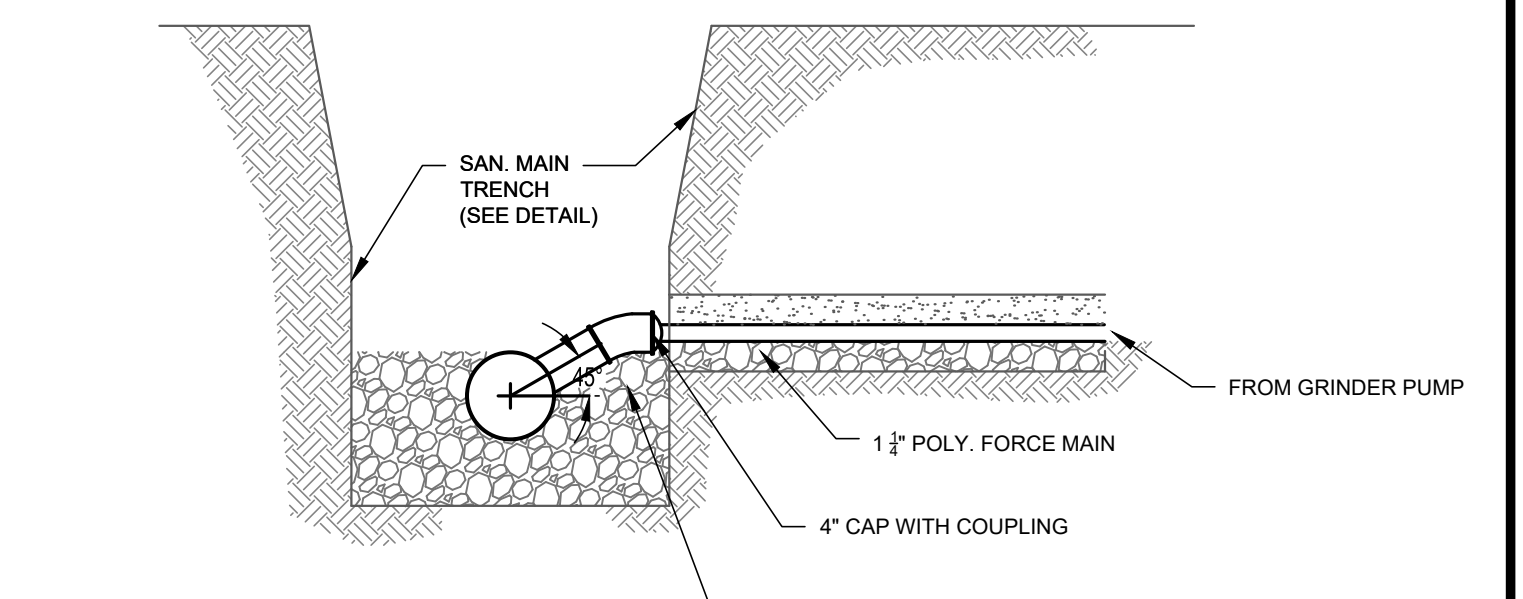
- NOTES:**
1. GRINDER PUMPS SHALL BE PRE-PACKAGE UNIT, INCLUDING TANK, PUMP AND ALARM PACKAGE. USE ENVIRONMENTAL ONE TYPE OR EQUAL.
  2. UNIT SHALL BE SINGLE PUMP WITH 70 GALLON TANK CAPACITY.
  3. SURFACE GRADES SHALL BE PITCHED AWAY FROM UNIT.
  4. CONCRETE BALLAST MAY BE REQUIRED IN CASES OF HIGH GROUNDWATER. REFER TO INSTALLATION INSTRUCTIONS FOR DETAILS.
  5. DIMENSIONS SHALL ARE FOR REFERENCE ONLY.
  6. ALARM PANEL TO BE MOUNTED TO THE ADJACENT BUILDING, IN A LOCATED DETERMINED BY OWNER AND VISIBLE PUBLIC.
  7. VENTING TO BE EXTENDED TO AND MOUNTED TO BUILDING AS REQUIRED, IF NECESSARY.



**DETAIL-EXTERIOR GRINDER PUMP**  
Not to scale



PLAN VIEW



**SANITARY SERVICE DETAIL**  
N.T.S.



**cole**  
HARRY E. COLE & SON  
engineering. surveying. planning.

876 South Main Street  
P.O. Box 44  
Plainville, CT 06479-0044

Tel: (860) 628-4484  
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PROJECT NAME:  
**PROPOSED ADDITION & PARKING**

1506 West Street  
Southington, Connecticut

PREPARED FOR:  
**JEFFREY N. MASSICOTT**

Sheet Description:  
**DETAILS**

Scale:  
N.T.S.

Date: August 6, 2021

Project #: 2162 F.B. #: JML

Drawn By: BNB Approved By: BNB

Revisions:

| Date:         | Descriptions:               |
|---------------|-----------------------------|
| Aug. 27, 2021 | Revisions Per Town Comments |
| ----          | ----                        |
| ----          | ----                        |
| ----          | ----                        |

Sheet #:  
**D1**