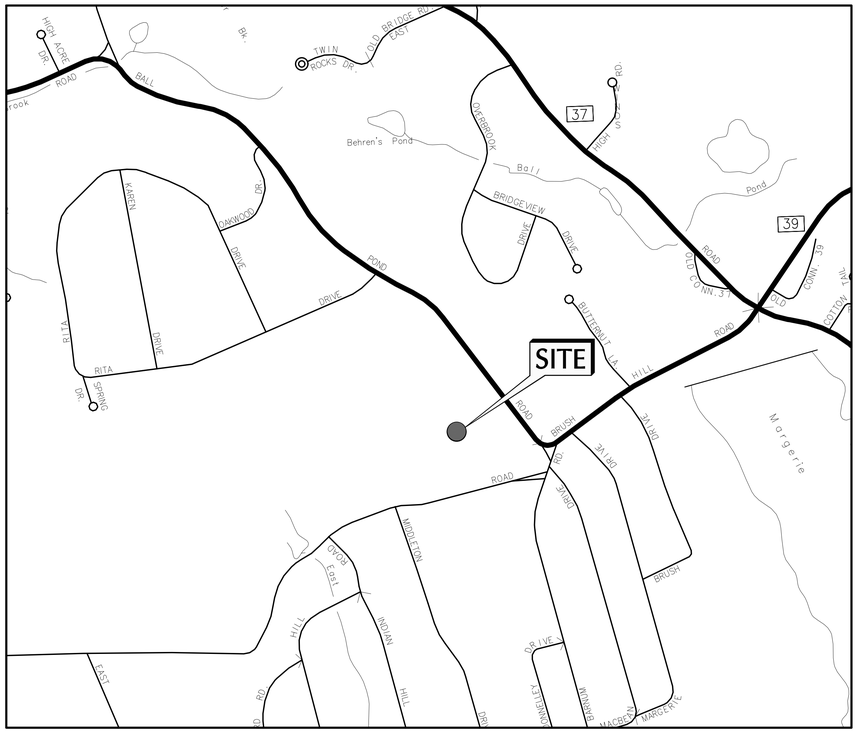
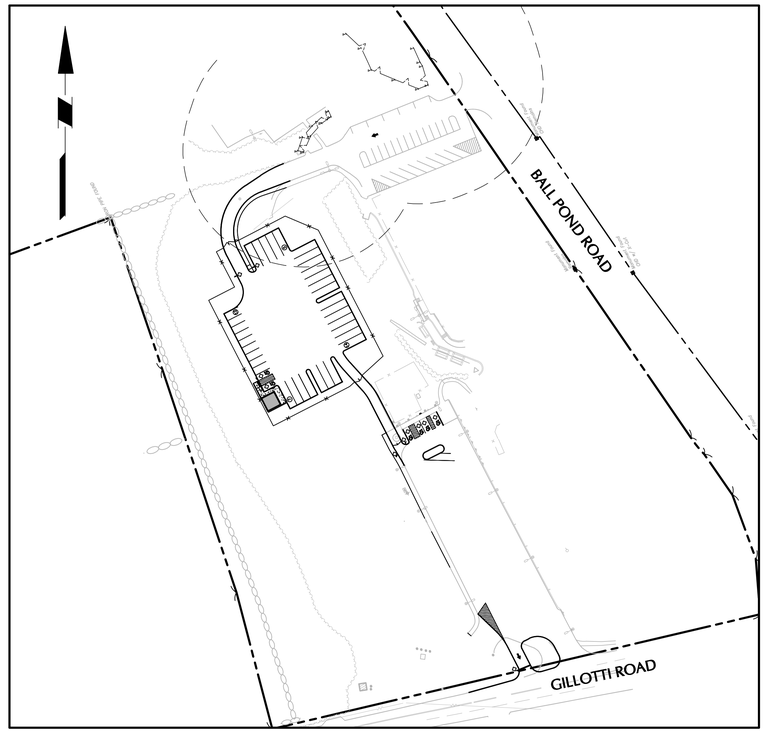
CONSOLIDATED SCHOOL

302 BALL POND ROAD
TOWN OF NEW FAIRFIELD, CONNECTICUT 06812

ZONING COMMISSION SUBMISSION



LOCATION MAP
SCALE: 1" = 500'



SITE
SCALE: 1" = 80'

DRAWING LIST

NUMBER	TITLE	DATE	REVISION
CS001	COVER SHEET	04/20/2022	
VB301	PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY	04/21/2020	
C-150	IMPERVIOUS AREA PLAN AND CALCULATIONS - CONSOLIDATED SCHOOL	04/20/2022	
C-320	SITE PLAN - CONSOLIDATED SCHOOL	04/20/2022	
C-350	SITE DETAILS I	04/20/2022	
C-420	GRADING AND DRAINAGE PLAN - CONSOLIDATED SCHOOL	04/20/2022	
C-450	DRAINAGE DETAILS I	04/20/2022	
C-520	SITE UTILITY PLAN - CONSOLIDATED SCHOOL	04/20/2022	
C-550	SITE UTILITY DETAILS	04/20/2022	
C-620	SOIL EROSION AND SEDIMENT CONTROL PLAN - CONSOLIDATED SCHOOL	04/20/2022	
C-650	SOIL EROSION AND SEDIMENT CONTROL DETAILS	04/20/2022	
L-120	PLANTING PLAN - CONSOLIDATED SCHOOL	04/20/2022	
L-150	PLANTING DETAILS	04/20/2022	
L-220	SITE LIGHTING PLAN - CONSOLIDATED SCHOOL	04/20/2022	
L-250	SITE LIGHTING DETAILS	04/20/2022	
AC-110	MTA BUILDING AT CONSOLIDATED SITE	12/22/2020	

LANGAN

OWNER/APPLICANT
NEW FAIRFIELD PUBLIC SCHOOLS
3 BRUSH HILL ROAD
NEW FAIRFIELD, CT 06812
203-312-5770

ARCHITECT
JCJ ARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860-247-9226

SITE/CIVIL ENGINEER, SURVEY, LANDSCAPE ARCHITECT
LANGAN ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

STRUCTURAL ENGINEER
MICHAEL HORTON ASSOCIATES, INC.
151 MEADOW STEET
BRANFORD, CT 06405
203-481-8600

MEPT
CES – CONSULTING ENGINEERING SERVICES
811 MIDDLE STREET
MIDDLETOWN, CT 06457
860-632-1682

FOOD SERVICE
CRABTREE MCGRATH ASSOCIATES, INC.
161 WEST MAIN STREET
GEORGETOWN, MA 01833
978-352-8500

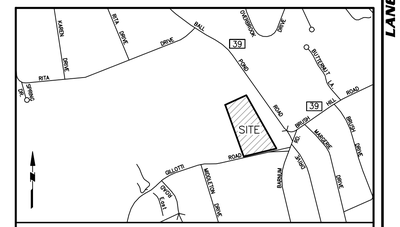
THEATRE PLANNING & DESIGNING
FISHER DACHS ASSOCIATES, INC (FDA)
22 W. 19TH STREET, 6TH FLOOR
NEW YORK, NEW YORK 10011
212-691-3020

NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS 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.
   a. THIS SURVEY IS A PARTIAL PROPERTY SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE FEATURES FOR FUTURE SITE DEVELOPMENT.
2. THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
   A. MAP TITLED "PORTION OF PROPERTY OF LYDIA GILLOTTI GILLOTTI ROAD NEW FAIRFIELD, CONNECTICUT", SCALE: 1"=100', DATED: OCTOBER 4, 1969, BY: THOMAS KEANE, L.S., MAP #1426
   B. MAP TITLED "MAP PREPARED FOR TOWN OF NEW FAIRFIELD GILLOTTI ROAD, ROUTE 39, & WELDON WOODS ROAD NEW FAIRFIELD, CONNECTICUT AREA = 140.8026 ACRES", SCALE: 1"=100', DATED: AUGUST 30, 1988, LAST REVISED: JANUARY 11, 1993, SHEET NO. 1 OF 2, BY: DAVID L. RYAN LAND SURVEYING & SITE PLANNING
   C. MAP TITLED "SITE SURVEY & OVERALL PLAN, MAP PREPARED FOR TOWN OF NEW FAIRFIELD GILLOTTI ROAD, ROUTE 39, & WELDON WOODS ROAD NEW FAIRFIELD, CONNECTICUT AREA = 140.8026 ACRES", SCALE: 1"=100', DATED: AUGUST 30, 1988, LAST REVISED: JANUARY 11, 1993, SHEET NO. 2 OF 2, BY: DAVID L. RYAN LAND SURVEYING & SITE PLANNING
   D. A. MAP TITLED "PROPERTY SURVEY PREPARED FOR TOWN OF NEW FAIRFIELD 74 GILLOTTI ROAD TOWN OF NEW FAIRFIELD FAIRFIELD COUNTY, CT.", SCALE: 1"=50', DATED: JANUARY 25, 2006, BY: PAUL A. HIRO, P.C.
   E. MAP TITLED" LOT LINE MODIFICATION PLAN MEETING HOUSE HILL SCHOOL #24 GILLOTTI ROAD TOWN OF NEW FAIRFIELD, COUNTY OF FAIRFIELD STATE OF CONNECTICUT", SCALE: 1"=50', DATED: 11/13/2009, BY: BL COMPANIES, MAP #3476
3. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
4. ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS
5. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTHS OF FEBRUARY & MARCH 2020.
6. AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP ENTITLED "FAIRFIELD COUNTY, CONNECTICUT PANEL 110 OF 626, MAP NUMBER 09001C0110F, EFFECTIVE DATE JUNE 18, 2010" THE PROJECT AREA IS IN ZONE X (UNSHADED).
7. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
8. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
9. UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
10. ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
11. PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
12. THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

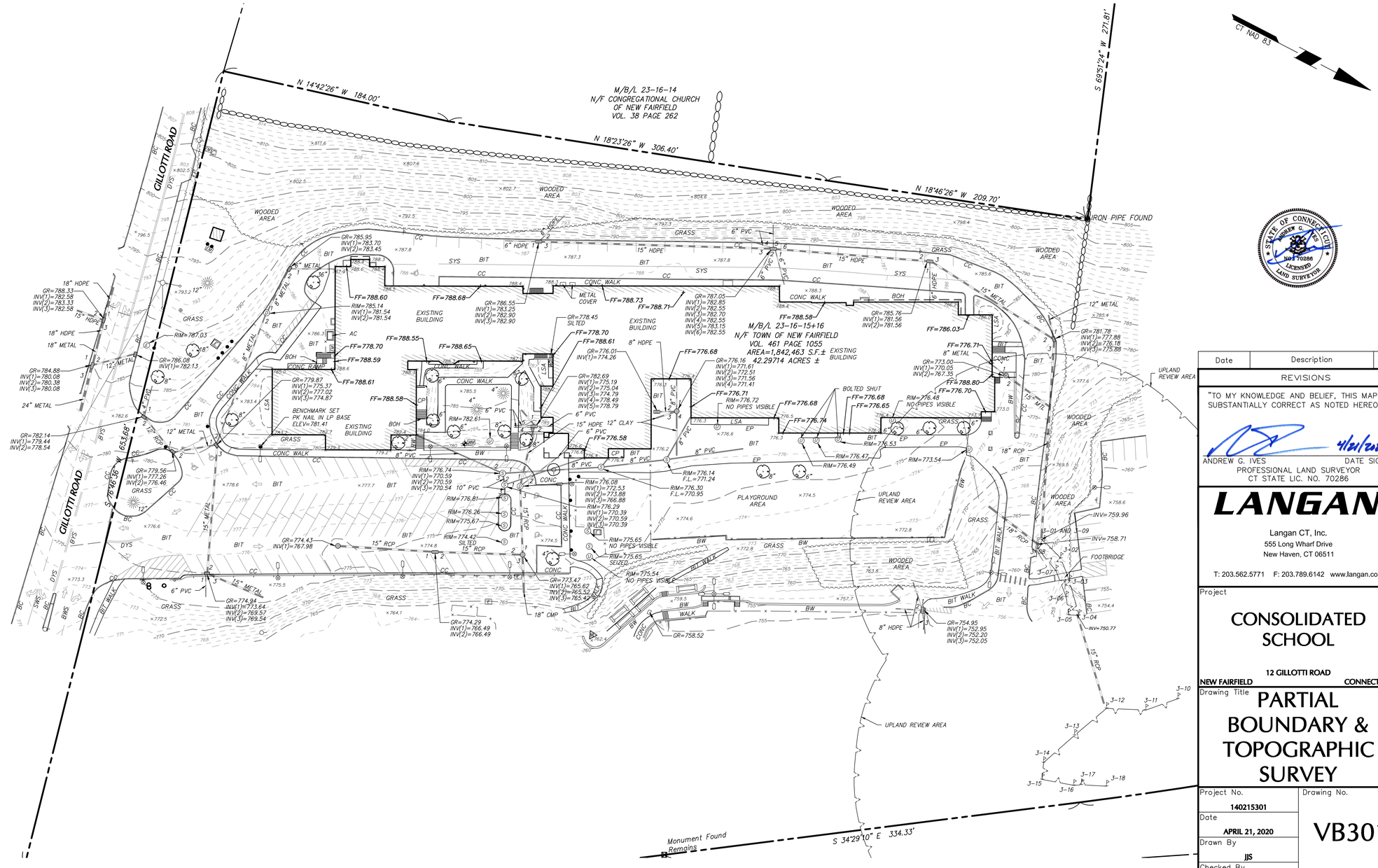
AIR CONDITIONING UNIT		BIT	BITUMINOUS		TREE LINE
BOLLARD		CONC	CONCRETE		OVERHEAD WIRE
FLAG POLE		CP	CONCRETE PAD		WETLAND LINE
SIGN		LSA	LANDSCAPED AREA		EASEMENT LINE
SHRUB		BOH	BUILDING OVERHANG		PROPERTY LINE
TREE		BW	BOTTOM OF WALL		RIGHT-OF-WAY LINE
WETLAND FLAG		EP	EDGE OF PAVEMENT	CATV	CABLE TV MARK OUT LINE
CATCH BASIN		EG	EDGE OF GRAVEL	D	DRAINAGE MARK OUT LINE
CLEANOUT		EW	EDGE OF WALK	E	ELECTRIC MARK OUT LINE
ELECTRIC BOX		DW	DETECTABLE WARNING	C	COMMUNICATION MARK OUT LINE
ELECTRIC METER		BC	BITUMINOUS CURB	G	GAS MARK OUT LINE
FILLER VALVE		CC	CONCRETE CURB	S	SANITARY SEWER MARK OUT LINE
GUY WIRE		GC	GRANITE CURB	W	DOMESTIC WATER MARK OUT LINE
LIGHT POLE		SG	SLOPED GRANITE CURB	F	FIRE WATER MARK OUT LINE
MANHOLE (TYPE AS LABELED)		SWS	SINGLE WHITE STRIPE	ST	STEAM MARK OUT LINE
POWER POLE		BWS	BROKEN WHITE STRIPE	UNK	UNKNOWN MARK OUT LINE
ROOF DRAIN		SYS	SINGLE YELLOW STRIPE	R*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING
COMMUNICATION BOX		DYS	DOUBLE YELLOW STRIPE		
VALVE UNKNOWN			METAL GUARD RAIL		
WATER METER			CHAINLINK FENCE		



PROJECT LOCATION MAP

SCALE: 1"=1000'

SOURCE: CONNECTICUT DEPARTMENT OF TRANSPORTATION



SCALE: 1 INCH = 40 FEET

STATE OF CONNECTICUT
ANDREW G. IVES
No. 70286
LICENSED
LAND SURVEYOR

Date	Description	No.
REVISIONS		

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

4/21/2020

ANDREW G. IVES — DATE SIGNED
PROFESSIONAL LAND SURVEYOR
CT STATE LIC. NO. 70286

LANGAN

Langan CT, Inc.
555 Long Wharf Drive
New Haven, CT 06511

T: 203.562.5771 F: 203.789.6142 www.langan.com

Project

CONSOLIDATED SCHOOL

12 GILLOTTI ROAD
NEW FAIRFIELD CONNECTICUT

Drawing Title

PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY

Project No.	Drawing No.
140215301	VB301
Date: APRIL 21, 2020	
Drawn By: JJS	
Checked By: AGI	Sheet 1 of 1

LANGAN

PROJECT NO. 140215301

LEGEND AND CALCULATION

		EXISTING	PROPOSED	DELTA
	LOT AREA	1,792,120 SF[1]	1,792,120 SF[1]	N/A
	IMPERVIOUS SURFACE: BUILDINGS, SIDEWALKS, ROADWAYS, RECREATION COURTS, AND OTHER AREAS COVERED BY SURFACES THAT PREVENT STORM WATER FROM BEING ABSORBED INTO THE GROUND.	273,515 SF	199,137 SF	−74,378 SF
	AREA SUBJECT TO STORMWATER MANAGMENT PLAN: IMPERVIOUS SURFACE AREA ROUTED THROUGH STORMWATER MANAGEMENT AREA	0 SF	+54,241 SF	+54,241 SF
	EFFECTIVE IMPERVIOUS SURFACE: TOTAL IMPERVIOUS SURFACE AREA MINUS AMOUNT OF IMPERVIOUS AREA SUBJECT TO IMPLEMENTATION OF STROMWATER MANAGEMENT PLAN	273,515 SF 15.3% OF LOT AREA	144,896 SF 8.1% OF LOT AREA	−128,619 SF −7.2% OF LOT AREA

1. LOT AREAS ARE BASED ON POST−LOT LINE REVISION PARCEL SIZE.
2. NUMBERS REFLECT A CONSERVATIVE ASSUMPTION THAT NO EXISTING STORMWATER MANAGEMENT AREAS ARE LOCATED ON SITE.

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING PLANS.
   1.1. A2 SURVEY: "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", CONSOLIDATED SCHOOL, 12 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   1.2. "SEPTIC SYSTEM REPAIR RECORD", MEETING HOUSE HILL & CONSOLIDATED SCHOOLS, GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED 12−12−00, AND PREPARED BY CCA, LLC.
2. IMPERVIOUS AREAS OUTSIDE OF SURVEY LIMITS ARE BASED ON:
   2.1. GIS DATA PROVIDED BY THE TOWN ACCESSED IN FEBRUARY 2021
   2.2. RECORD MAPPING OF THE PROPERTY AVAILABLE VIA TOWN RECORDS
   2.3. RECENT AERIAL IMAGERY
   2.4. SITE VISITS

EXISTING IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA

100 0 50 100
SCALE IN FEET

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover
Sheet for Consultant
Directory

LANGAN

STATE OF CONNECTICUT · CHRISTOPHER T. GORDON · PENGUIN

ZC SUBMISSION
4-20-2022

NOT FOR CONSTRUCTION

PIC [PB] DL [LBB]
PM [CO] DTL [WA]

ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	KMS
SCALE	1"=100'

REVISIONS

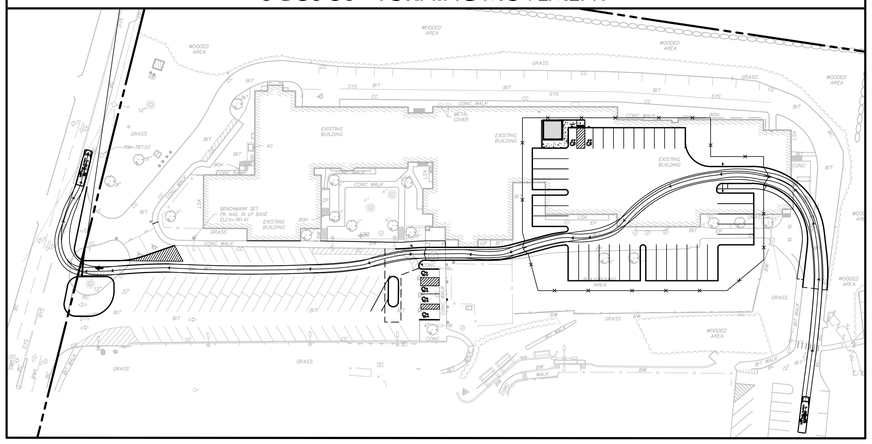
IMPERVIOUS AREA PLAN AND CALCULATIONS - CONSOLIDATED SCHOOL

C-150

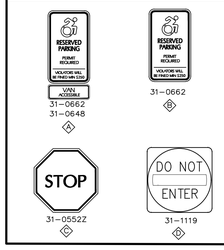
2/25/2021 11:56:46 AM

Date: 4/20/2022 Time: 15:45 User: agordon Style Table: Langan.stb Layout: C-150 Document Code: 140215351-0301-CG701-0102

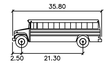
S-BUS-36 - TURNING MOVEMENT



SIGN LEGEND



VEHICLE PROFILE



feet

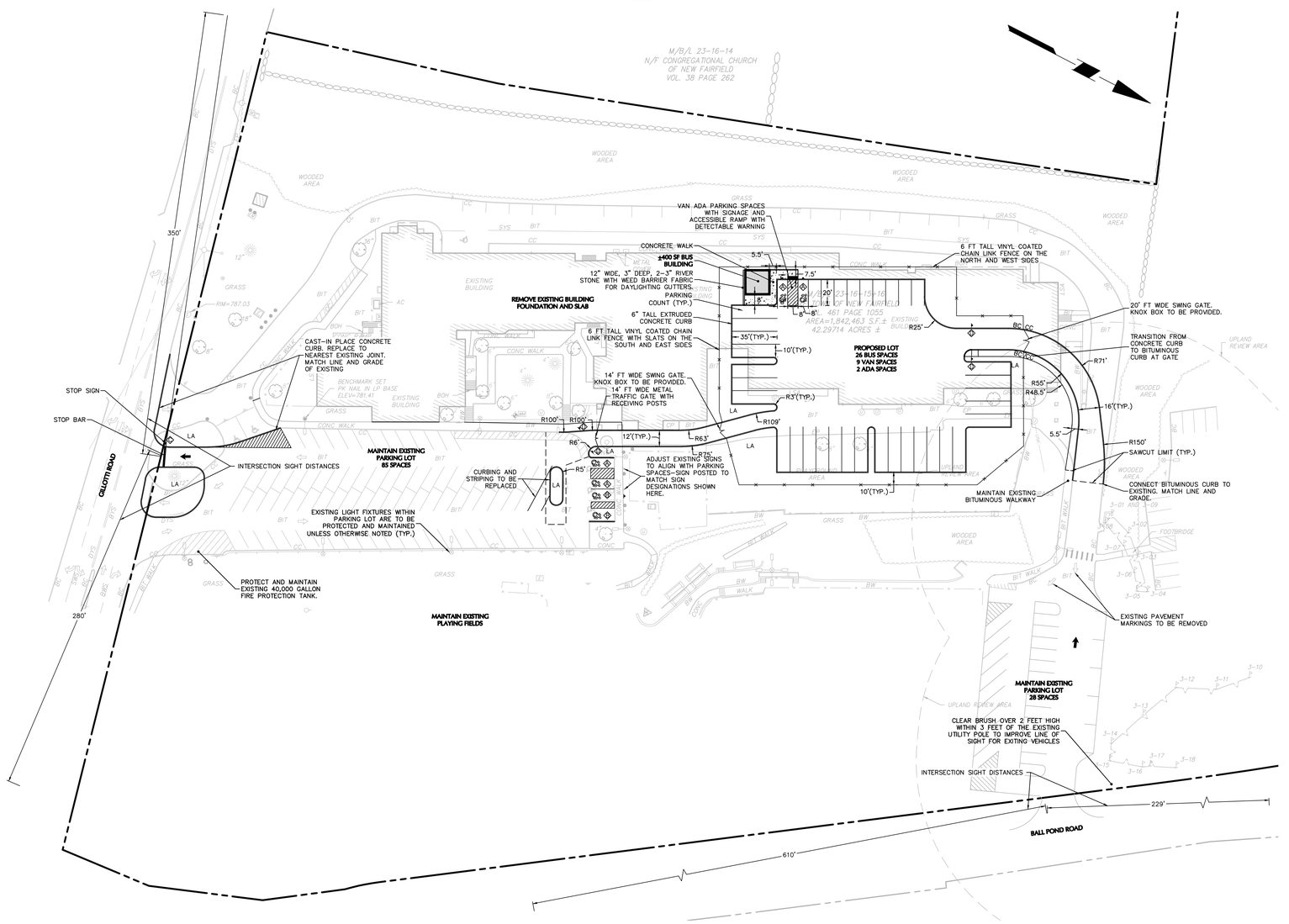
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 37.6

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LIMIT OF WETLANDS		
UPLAND REVIEW AREA		
BUILDING LINE		
BUILDING DOOR		
CURB LINE		
FLUSH CURB LINE		
SAWCUT LINE		
FENCE		
TRAFFIC SIGN		
TRAFFIC SIGN DESIGNATION		4
CONCRETE		
HEAVY DUTY PAVEMENT		

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING PLANS
   - 1.1. "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", MEETING HOUSE HILL SCHOOL, 24 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   - 1.2. "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", CONSOLIDATED SCHOOL, 12 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   - 1.3. "SEPTIC SYSTEM REPAIR RECORD", MEETING HOUSE HILL & CONSOLIDATED SCHOOLS, GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED 12-12-00, AND PREPARED BY CCA, LLC.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM JCJ ARCHITECTURE IN AUGUST 2020.
3. WETLANDS WERE DELINEATED AND FIELD LOCATED BY ALL-POINTS TECHNOLOGY CORPORATION DURING THE MONTH OF MARCH 2020.
4. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOODING, PER FEMA FIRM MAP 09001C0128F, EFFECTIVE DATE 6/18/2010.



40 0 10 25 40
SCALE: 1 INCH = 40 FEET

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover
Sheet for Consultant
Directory

LANGAN

STATE OF CONNECTICUT CHRISTOPHER B. GROGAN PENDING

ZC SUBMISSION
4-20-2022

NOT FOR CONSTRUCTION

PIC [PB]		DL [LBB]	
PM [CO]		DTL [WA]	

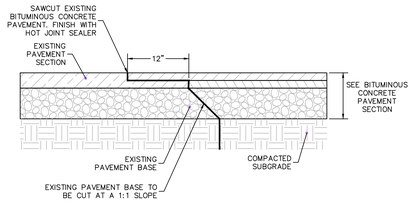
ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	KMS
SCALE	1"=40'

REVISIONS

SITE PLAN - CONSOLIDATED SCHOOL

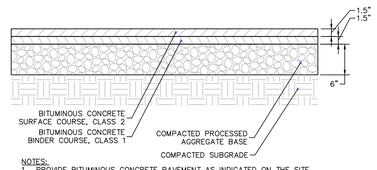
C-320

2/25/2021 11:56:46 AM



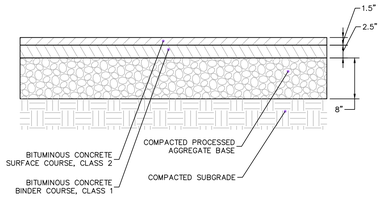
NOTES:
1. CONTRACTOR TO INSTALL TACK COAT ON ALL BUTT EDGES OF EXISTING PAVEMENT

1 SAW CUT PAVEMENT SECTION
N.T.S



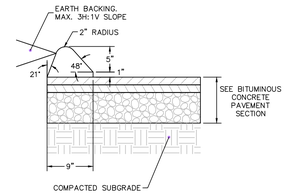
NOTES:
1. PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
2. BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM .816 SECTION 4.06, LATEST REVISION
3. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION
4. EXISTING PROCESSED AGGREGATE BASE WITHIN THE PARKING AREAS MAY BE REUSED IN-PLACE SO LONG AS THE CONTRACTOR CONFIRMS THAT THE EXISTING DEPTH, GRADATION, AND COMPACTION OF THE MATERIAL MEETS THE REQUIREMENTS OF THIS PROPOSED PAVEMENT SECTION AND SPECIFICATIONS. CONTRACTOR TO CONFIRM EXISTING THICKNESS A MINIMUM OF ONCE EVERY 2,500 SF

2 BITUMINOUS CONCRETE PAVEMENT SECTION - STANDARD DUTY
N.T.S



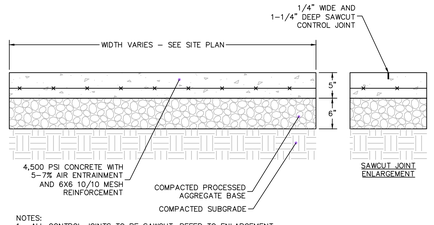
NOTES:
1. PROVIDE BITUMINOUS CONCRETE PAVEMENT AS INDICATED ON THE SITE PLAN.
2. BITUMINOUS CONCRETE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 816 SECTION 4.06, LATEST REVISION
3. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION
4. EXISTING PROCESSED AGGREGATE BASE WITHIN THE PARKING AREAS MAY BE REUSED WITHIN THE HEAVY DUTY PAVEMENT SECTION SO LONG AS THE CONTRACTOR CONFIRMS THAT THE EXISTING GRADATION OF THE MATERIAL MEETS THE REQUIREMENTS OF THIS PROPOSED PAVEMENT SECTION AND SPECIFICATIONS

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



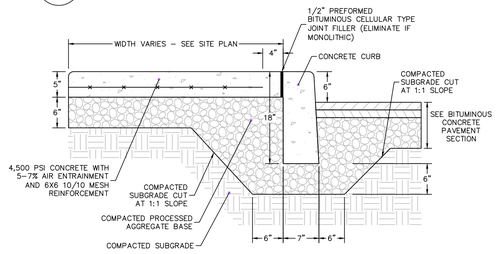
NOTES:
1. PROVIDE NOTCHED SEAT IN CURB AT LOCATIONS OF INTEGRAL BITUMINOUS CONCRETE SIDEWALK AND CURB

4 BITUMINOUS CONCRETE CURB
N.T.S



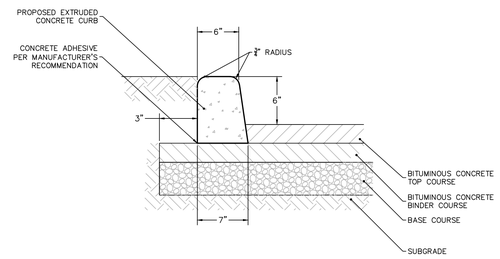
NOTES:
1. ALL CONTROL JOINTS TO BE SAWCUT, REFER TO ENLARGEMENT
2. SIDEWALKS TO COMPLY WITH CITY STANDARDS WHERE APPLICABLE.
3. EXPANSION AND CONTROL JOINTS SHALL BE INSTALLED PER LAYOUT AND DIMENSIONING PLANS. IF NOT SPECIFICALLY DETAILED MAXIMUM SPACING OF JOINTS SHALL BE AS FOLLOWS:
   EXPANSION – 20 FT.
   CONTROL – 5 FT.
4. CONTROL JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6 FT. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
5. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.
6. CONTRACTOR TO PROVIDE 10'x10' MOCKUP SHOWING EXPANSION JOINTS, SAWCUT JOINTS, AND BROOM FINISH PRIOR TO INSTALLATION

5 ON-SITE CONCRETE SIDEWALK
N.T.S



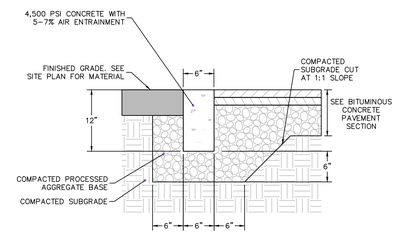
NOTES:
1. SURFACE TEXTURE SHALL BE A LIGHT BROOMING, TRANSVERSE TO THE LENGTH OF THE WALK.
2. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE, FREE OF SAGS AND SHORT GRADE CHANGES.
3. CONTROL JOINTS SHALL BE SPACED EQUAL TO THE WIDTH BUT SHALL NOT EXCEED 6 FT. WITHOUT REINFORCING.
4. REFERENCE SITE PLAN FOR LOCATION OF EXPANSION JOINTS.
5. PROCESSED AGGREGATE SHALL CONFORM TO CT D.O.T. SPECIFICATIONS, FORM 818 SECTION 3.04, LATEST REVISION

6 CONCRETE CURB AND SIDEWALK
N.T.S

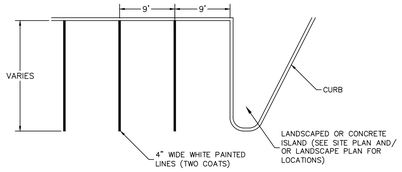


NOTES:
1. CONCRETE TO TEST 4,500 P.S.I. MINIMUM ON 28 DAY TEST. AIR ENTRAINMENT 4% to 7% SLUMP TO BE 3" MAXIMUM.
2. PROVIDE POURED-IN-PLACE CONCRETE BACK-UP FOR DURIBILITY AT ALL RADII AND TRUCK DRIVE AREAS.

7 6" EXTRUDED CONCRETE CURB
N.T.S

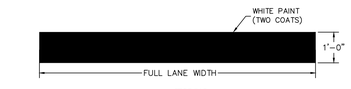


8 FLUSH CONCRETE CURB
N.T.S



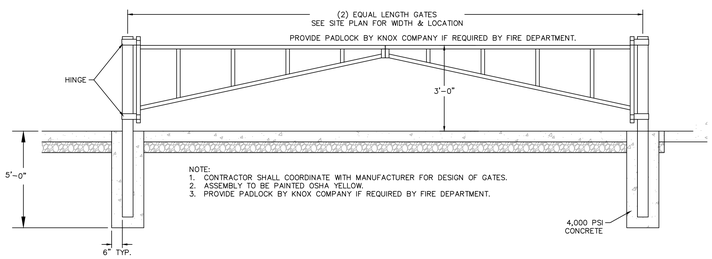
NOTES
1. ALL PAINT SHALL BE SHERWIN-WILLIAMS "SETFAST" PAINT. #TM2160 – WHITE
2. APPLY 2 COATS OF TRAFFIC TYPE PAINT. APPLY THE FIRST COAT NOT LESS THAN 5 DAYS AFTER THE PLACING OF BITUMINOUS PAVEMENT APPLY SECOND COAT JUST PRIOR TO BUILDING OPENING.
3. CONFIRM ALL PARKING SPACE DIMENSIONS ON PLANS. WHERE SHOWN, BUS SPACES TO BE A MINIMUM OF 10 FT X 35 FT AND VAN SPACES TO BE A MINIMUM OF 10 FT X 20 FT.

9 PARKING STALL STRIPING
N.T.S



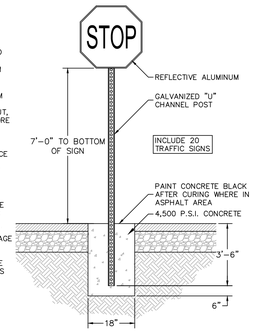
NOTES:
1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

10 STOP BAR
N.T.S



11 METAL TRAFFIC GATES
N.T.S

NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 3'–6" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123–78 (OR LATEST REVISED).
4. POSTS SHALL BE BREAKAWAY TYPE II TWO–PIECE U–POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS."
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.



12 ON-SITE SIGN DETAIL
N.T.S

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover
Sheet for Consultant
Directory

LANGAN

ZC SUBMISSION
4-20-2022

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PIC [PB] DL [LBB]
PM [CO] DTL [WA]

ISSUE ISSUE FOR ZC SUBMISSION
JOB H19079.00
DRAWN KMS
SCALE AS NOTED

REVISIONS

SITE DETAILS I

C-350

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DRAINAGE NOTES

1. ALL PROPOSED STORM DRAINAGE PIPING TO UTILIZE WATER-TIGHT JOINTS.
2. LOCATIONS AND ELEVATIONS OF ROOF LEADERS SHOULD BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
3. CLEANOUTS SHALL BE PROVIDED FLUSH TO GRADE AT ALL LOCATIONS OF ROOF DRAIN INTERSECTIONS, BENDS AND UPSTREAM ENDS.
4. ALL REQUIRED STORM LATERALS SERVICING THE BUILDING SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF EACH BUILDING LATERAL ENTRANCE LOCATION AT THE INVERTS NOTED. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF LATERALS TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE APPROPRIATE SIZES OF THE DRAINAGE CATCH BASINS AND MANHOLES TO RECEIVE PIPING SHOWN.
6. STORM DRAINAGE PIPING INSTALLATION SHALL COMMENCE AT THE FURTHEST DOWNSTREAM POINT AND PROCEED UPSTREAM "IN THE DRY".
7. ABBREVIATIONS: RCP=REINFORCED CONCRETE PIPE
   HDPE=HIGH DENSITY POLYETHYLENE PIPE
   MTL=METAL PIPE
   CCB=CURBED CATCH BASIN
   CLCB=CURBLESS CATCH BASIN
   MH=MANHOLE
   YD=YARD DRAIN
   WQU=WATER QUALITY UNIT
   HW=HEADWALL
   RIM=TOP OF RIM ELEVATION
   GR=TOP OF GRATE ELEVATION

GRADING NOTES

1. ACCESSIBLE PARKING AREAS NOT TO EXCEED 2% IN ANY DIRECTION.
2. ACCESSIBLE ROUTES NOT TO EXCEED 5% RUNNING SLOPE OR 2% CROSS-SLOPE.
3. BUILDING ENTRANCES AND RAMP LANDINGS NOT TO EXCEED 2% IN ANY DIRECTION.

ABBREVIATIONS: TC=TOP OF CURB
BC=BOTTOM OF CURB
TW=TOP OF WALL
BW=BOTTOM OF WALL

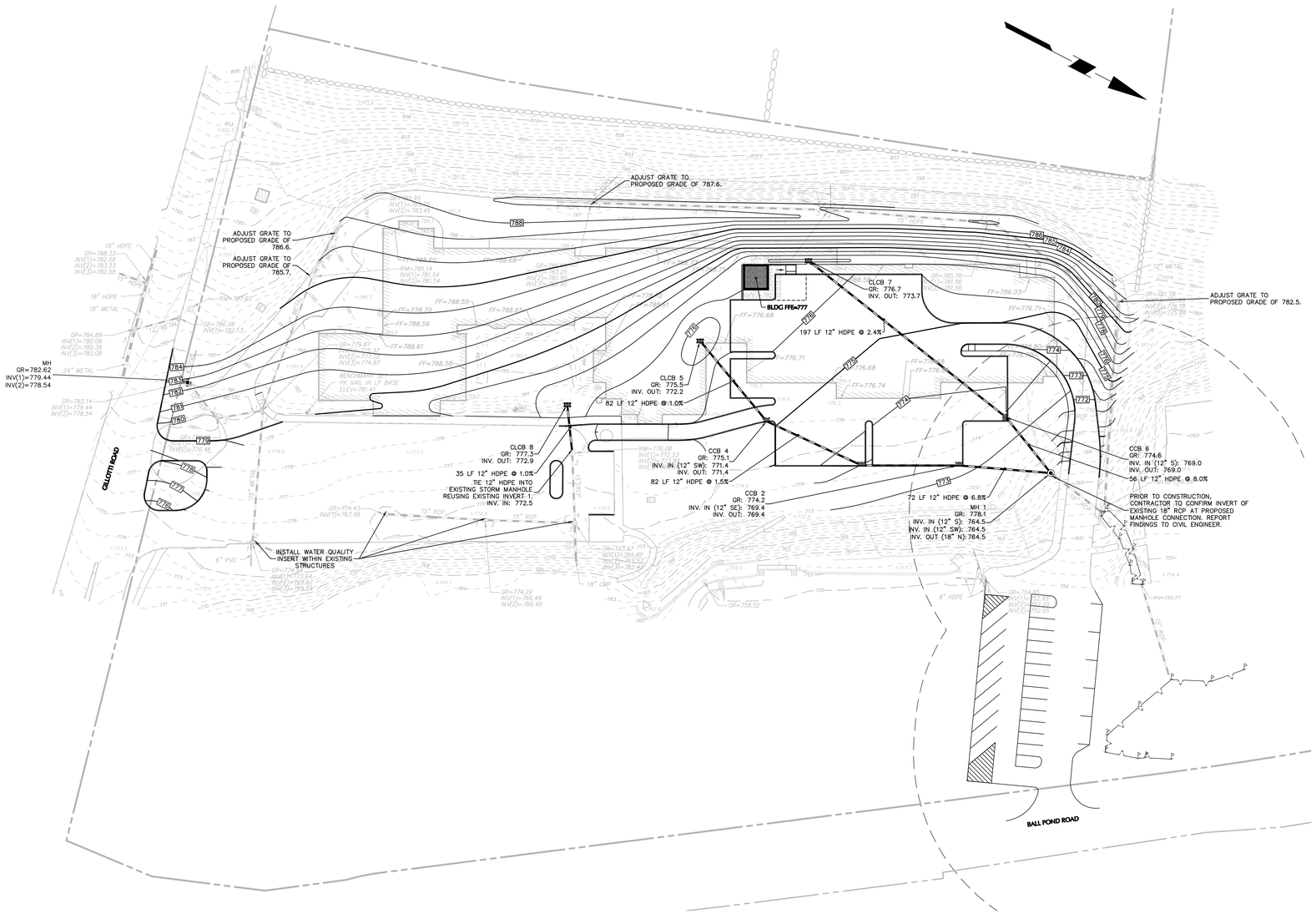
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LIMIT OF WETLANDS		
UPLAND REVIEW AREA		
MINOR CONTOUR	149	149
MAJOR CONTOUR	150	150
SPOT GRADE	×150.1	×150.1
STORM LINE		
CATCH BASIN		
YARD DRAIN		
STORM MANHOLE	D	
RIPRAP		
SANITARY LINE		
SANITARY MANHOLE	S	
SANITARY CLEANOUT		CO
DOMESTIC WATER LINE	W	
FIRE PROTECTION LINE		
WATER VALVE	FD	
FIRE HYDRANT		
UNDERGROUND GAS	G	UG
UNDERGROUND ELECTRIC	E	UE
UNDERGROUND TELECOM		UC

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING PLANS
   1.1. "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", MEETING HOUSE HILL SCHOOL, 24 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   1.2. "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", CONSOLIDATED SCHOOL, 12 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   1.3. "SEPTIC SYSTEM REPAIR RECORD", MEETING HOUSE HILL & CONSOLIDATED SCHOOLS, GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED 12-12-00, AND PREPARED BY CCA, LLC.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM JCJ ARCHITECTURE IN AUGUST 2020.
3. WETLANDS WERE DELINEATED AND FIELD LOCATED BY ALL-POINTS TECHNOLOGY CORPORATION DURING THE MONTH OF MARCH 2020.
4. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOODING, PER FEMA FIRM MAP 09001C0128F, EFFECTIVE DATE 6/18/2010.

ALL RIM AND GRATE ELEVATIONS ARE TO MEET THAT OF FINISHED GRADE.



CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

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ZC SUBMISSION
4-20-2022

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PM [CO] DTL [WA]

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JOB	H19079.00
DRAWN	KMS
SCALE	1"=40'

REVISIONS

GRADING AND DRAINAGE PLAN - CONSOLIDATED SCHOOL

C-420

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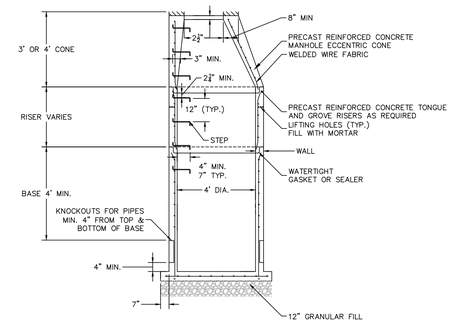
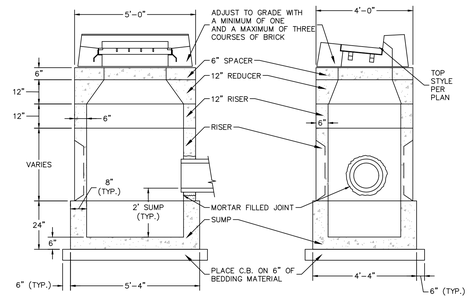


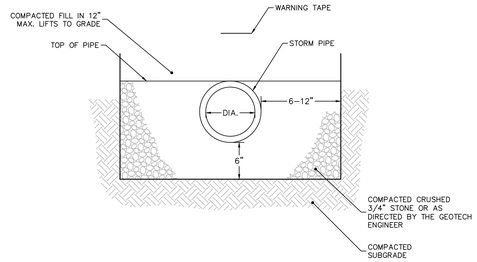
NOTES:
1. 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE. MINIMUM 6" WALL DIMENSION SHOULD BE PROVIDED BETWEEN ALL PIPES.
2. FRAME DIAMETER OF 3'-3" WITH 4" FLANGE MUST BE USED WHEN THE TOP DIA. OF THE PRECAST CONE IS LESS THAN 3'-6". ALL OTHER FRAME DIMENSIONS ARE TO REMAIN THE SAME.
3. STRUCTURAL DESIGN OF ALL STRUCTURES IS THE RESPONSIBILITY OF THE PRECAST MANUFACTURER. DESIGN SHALL BE BASED ON AN HS-20 TRUCK LOAD

1 STORM MANHOLE
N.T.S



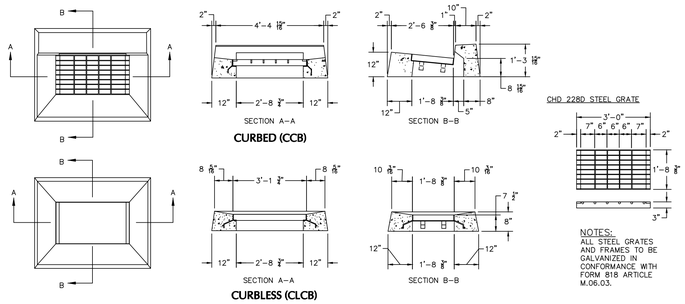
NOTES:
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. CATCH BASIN SHALL CONFORM TO ASTM C478.
4. PROVIDE HOOD IN ALL PROPOSED STRUCTURES LOCATED WITHIN THE EAST PARKING AREA

2 CATCH BASIN
N.T.S



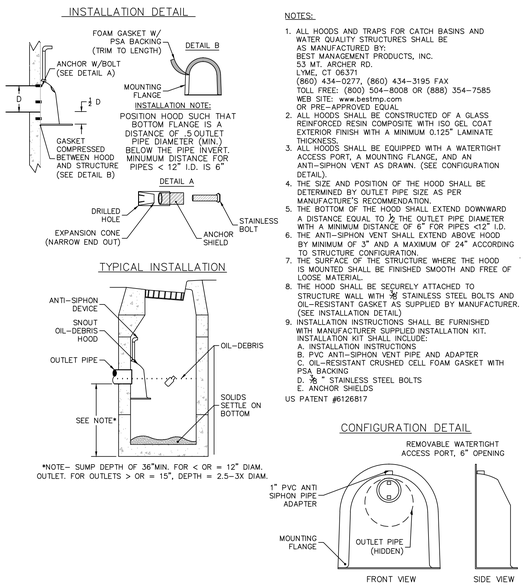
NOTES:
BEDDING MATERIAL TO BE REVISED AS NECESSARY TO COMPLY WITH PIPE MANUFACTURER'S RECOMMENDATIONS.

3 STORM PIPE BEDDING
N.T.S



NOTES:
ALL STEEL GRATES AND FRAMES TO BE GALVANIZED IN CONFORMANCE WITH FORM 818 ARTICLE M.06.03.

4 CATCH BASIN TOP
N.T.S

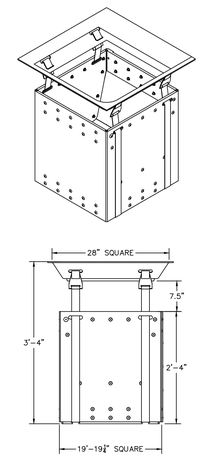


*NOTE- SUMP DEPTH OF 36"MIN. FOR < OR = 12" DIAM. OUTLET. FOR OUTLETS > OR = 15", DEPTH = 2.5-3X DIAM.

NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 354-7585
WEB SITE: www.bestmp.com
OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL).
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURE'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO ½ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA, BACKING
D. ⅜" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

US PATENT #6126817

5 OIL-DEBRIS HOOD
N.T.S



ULTRA-URBAN FILTER WITH SMART SPONGE AS MANUFACTURED BY ABTECH OR APPROVED EQUAL

6 WATER QUALITY INSERT
N.T.S

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
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HARTFORD, CT 06106
860.247.9226

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PM [CO]		DTL [WA]	

ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	KMS
SCALE	AS NOTED

REVISIONS

DRAINAGE DETAILS I

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UTILITY NOTES

GENERAL:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS (WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE), INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND REQUIRING MODIFICATIONS TO THE SITE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF SITE DESIGN AND THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS SOLE COST.
3. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
4. ALL UNDERGROUND UTILITIES MUST BE CLEARLY & PERMANENTLY MARKED WITH UNDERGROUND MARKING TAPE AND AS REQUIRED BY THE APPROPRIATE UTILITY COMPANY.
5. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE AND GAS SERVICE, ROOF DRAINS, AND ALL OTHER UTILITIES.
6. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO LOCATION OF AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
7. ALL MANHOLE COVERS, GRATES, RIMS, AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO PROPOSED ELEVATION.
8. CONTRACTOR TO PROVIDE ALL FITTINGS AND BENDS NECESSARY TO ACCOMPLISH WORK.
9. A MINIMUM EIGHTEEN (18) INCHES VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED.
10. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
11. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION. IN THE EVENT THAT PAVEMENT REPAIR CANNOT BE PROVIDED DUE TO WEATHER CONDITIONS, PROVIDE TEMPORARY PAVEMENT REPAIR UNTIL PERMANENT REPAIR CAN BE PROVIDED.
12. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
13. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
14. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
15. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
17. ALL REQUIRED UTILITIES SERVING THE BUILDINGS SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN FIVE FEET OF BUILDING UTILITY ENTRANCE LOCATION AT THE INVERTS NOTED. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE BUILDING CONTRACTOR. ANY NECESSARY EXTENSIONS, RELOCATIONS, OR CORRECTIONS WITHIN FIVE FEET OF THE BUILDING NECESSARY TO COMPLETE CONNECTION OF UTILITIES TO THE BUILDINGS SHALL BE MADE BY THE BUILDING CONTRACTOR.
18. ALL ON-SITE UTILITIES SHALL BE UNDERGROUND, WHERE APPLICABLE.

ELECTRIC, TELEPHONE, & GAS:

1. THE LOCATIONS OF EXISTING GAS MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS WORK AND OTHER ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
2. THE LOCATION OF EXISTING ELECTRIC LINES ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT THE LOCAL UTILITY COMPANIES FOR ADDITIONAL INFORMATION. ALL PROPOSED ELECTRICAL WORK, TRANSFORMER PADS, AND ASSOCIATED APPURTENANCES WILL BE IN CONFORMANCE WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL GUIDELINES AND REQUIREMENTS.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 30 INCHES OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES OR AS REQUIRED BY THE UTILITY COMPANY, WHICHEVER IS MORE RESTRICTIVE.
4. ALL DETAILS OF ELECTRIC, GAS, & TELEPHONE UTILITY SERVICE SHALL BE APPROVED BY THE APPLICABLE UTILITY COMPANY AND INSTALLED TO THEIR REQUIREMENTS.

WATER & SANITARY:

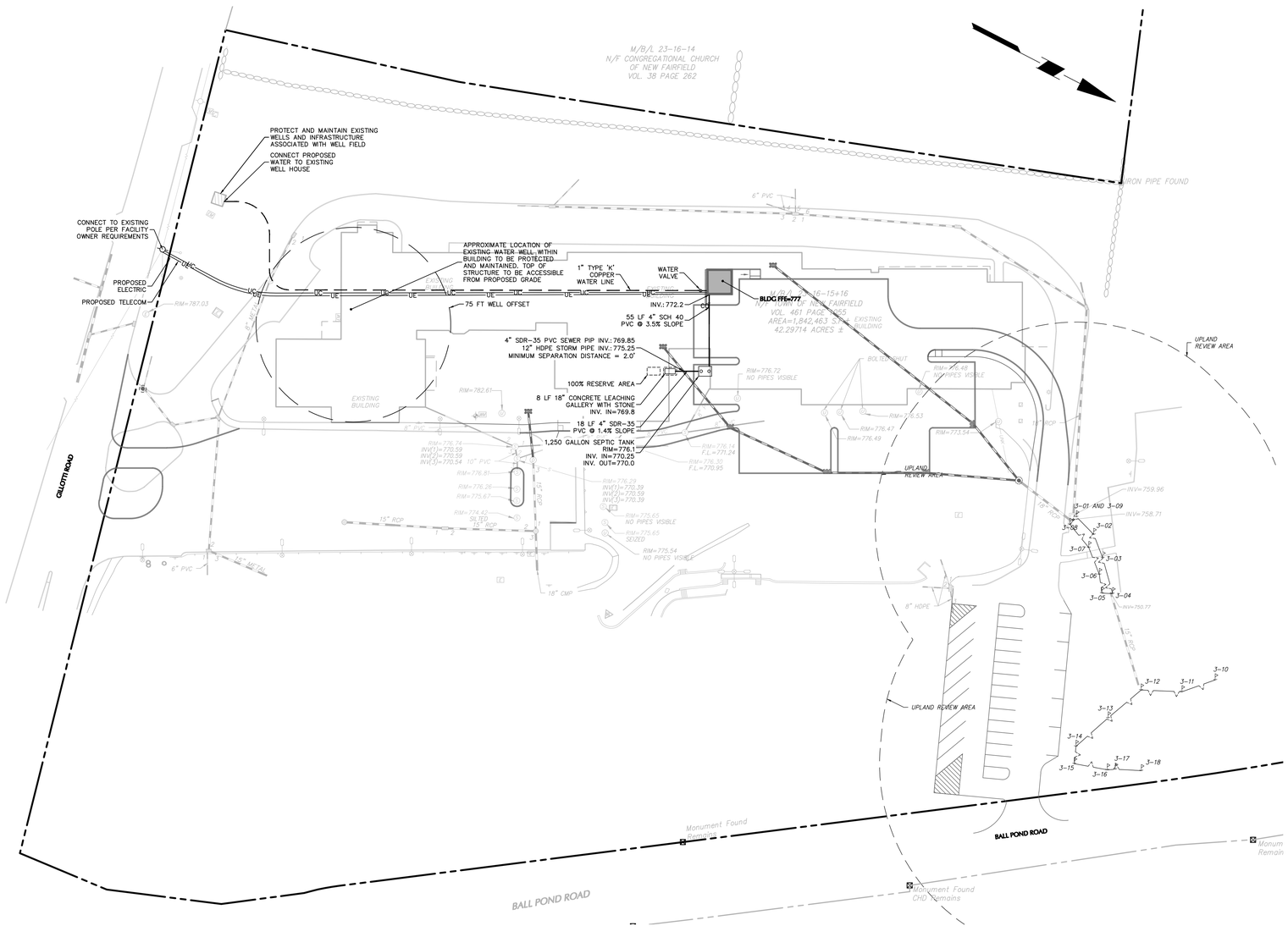
1. THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE, AND SERVICEABILITY OF THE EXISTING WATER AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING OR PER LOCAL REQUIREMENTS.
3. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
4. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS AND PLUGS.
5. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
6. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651, OR LOCAL REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
7. ALL SANITARY SEWER PIPE TO BE PUSH JOINT POLYVINYL CHLORIDE (PVC) SDR-35. ALL JOINTS BETWEEN PVC PIPE SECTIONS AND BETWEEN PIPE AND PRECAST MANHOLES SHALL HAVE WATER-TIGHT RUBBER GASKET CONNECTIONS. ALL PVC PIPES AND FITTINGS SHALL COMPLY WITH ASTM D3034-93. ALL MAINS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LOW PRESSURE AIR TEST METHOD.
8. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF SEWER. IN CASES WHERE THE VERTICAL SEPARATION IS LESS THAN 18-INCHES OR AS OTHERWISE SPECIFIED ON THIS DRAWING OR THE PROFILE SHEETS, STORM OR SANITARY SEWER PIPE SHALL BE ENCASED WITH K-KRETE 5'-FT MINIMUM IN EACH DIRECTION OF PIPE RUN AND 6-INCHES MINIMUM AROUND THE PIPE DIAMETER. AT ALL CROSSING ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE MAXIMUM DISTANCE FROM SEWER.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LIMIT OF WETLANDS		
UPLAND REVIEW AREA		
MINOR CONTOUR	149	149
MAJOR CONTOUR	150	150
SPOT GRADE	×150.1	×150.1
STORM LINE		
CATCH BASIN		
YARD DRAIN		
STORM MANHOLE	D	
RIPRAP		
SANITARY LINE		
SANITARY MANHOLE	S	
SANITARY CLEANOUT		CO
DOMESTIC WATER LINE	W	

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING PLANS
   1.1. "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", MEETING HOUSE HILL SCHOOL, 24 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   1.2. "PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY", CONSOLIDATED SCHOOL, 12 GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED APRIL 9, 2020, AND PREPARED BY LANGAN.
   1.3. "SEPTIC SYSTEM REPAIR RECORD", MEETING HOUSE HILL & CONSOLIDATED SCHOOLS, GILLOTTI ROAD, NEW FAIRFIELD, CT, DATED 12-12-00, AND PREPARED BY CCA, LLC.
2. PROPOSED BUILDING FOOTPRINT RECEIVED ELECTRONICALLY FROM JCJ ARCHITECTURE IN AUGUST 2020.
3. WETLANDS WERE DELINEATED AND FIELD LOCATED BY ALL-POINTS TECHNOLOGY CORPORATION DURING THE MONTH OF MARCH 2020.
4. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOODING, PER FEMA FIRM MAP 09001C0128F, EFFECTIVE DATE 6/18/2010.



EXISTING 10,000 GALLON UNDERGROUND STORAGE TANK IN FRONT OF EXISTING SCHOOL TO BE REMOVED

40 0 10 25 40
SCALE: 1 INCH = 40 FEET

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover Sheet for Consultant Directory

LANGAN

ZC SUBMISSION
4-20-2022

NOT FOR CONSTRUCTION

PIC [PB]		DL [LBB]	
PM [CO]		DTL [WA]	
ISSUE	ISSUE FOR ZC SUBMISSION		
JOB	H19079.00		
DRAWN	KMS		
SCALE	1"=40'		

REVISIONS

SITE UTILITY PLAN - CONSOLIDATED SCHOOL

C-520

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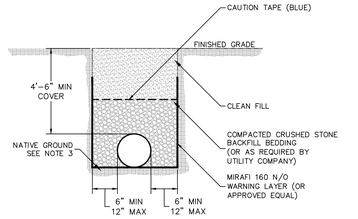
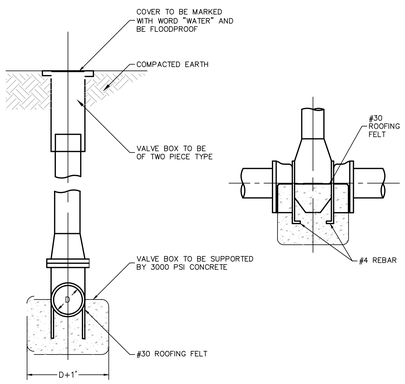
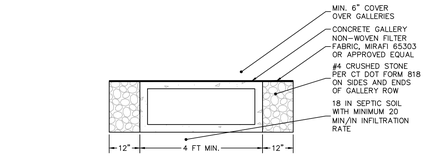


NOTES:
1. TRENCHES IN STABLE SOIL OVER 5 FT DEEP SHALL BE REINFORCED BY APPROVED OSHA METHODS.
2. TRENCHES SHALL BE COMPACTED.
3. IF NATIVE GROUND IS NOT SUITABLE, THE CONTRACTOR SHALL EXCAVATE TO AN ACCEPTABLE DEPTH AND INSTALL MATERIALS AS APPROVED BY ENGINEERS AND UTILITY COMPANY.
4. THE WARNING LAYER IS NOT REQUIRED IN AREAS OF THE SITE WHERE SOIL IS CLASSIFIED AS REGULATED MATERIAL. WHERE INSTALLED, WARNING LAYER SHALL EXTEND UP THE SIDES OF THE EXCAVATION TO MATCH WITH THE HORIZONTAL LINER.

1 WATER MAIN TRENCH
N.T.S

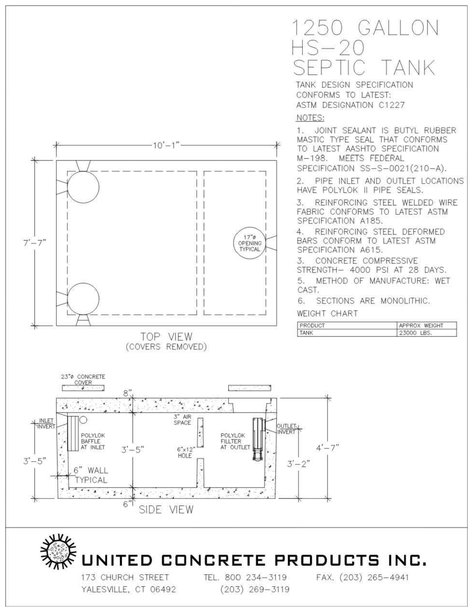


2 GATE VALVE
N.T.S

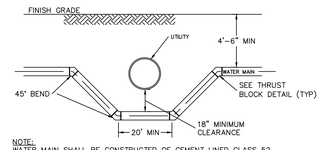


NOTES:
1. LEACHING GALLERY ROWS SHALL BE INSTALLED LEVEL AND FOLLOW GROUND CONTOURS.
2. LEACHING GALLERIES SHALL BE HOLLOW STRUCTURES WITH PERFORATED OR OPEN JOINT SIDES AND SOLID COVERS.
3. TWELVE INCHES OF APPROVED AGGREGATE SHALL BE PLACED ON THE SIDES OF CONCRETE GALLERIES AND ENDS OF THE GALLERY ROWS. STONE AGGREGATE BACKFILL FOR CONCRETE GALLERIES SHALL MEET THE NO. 4 STONE AGGREGATE GRADATION.
4. THE WIDTH OF THE TRENCH EXCAVATION SHALL NOT BE LESS THAN 6 FEET AND THE WIDTH OF THE HOLLOW STRUCTURE(S) SHALL BE NOT LESS THAN 4 FEET.
5. LEACHING SYSTEMS SHALL NOT BE CONSTRUCTED IN AREAS WITHIN 18 INCHES OF MAXIMUM GROUNDWATER OR WITHIN 4 FEET OF LEDGE ROCK.
6. THE MAXIMUM DEPTH OF THE BOTTOM OF A LEACHING SYSTEM BELOW FINISHED GRADE SHALL BE 8 FEET.

3 CONCRETE GALLERY TRENCH
N.T.S

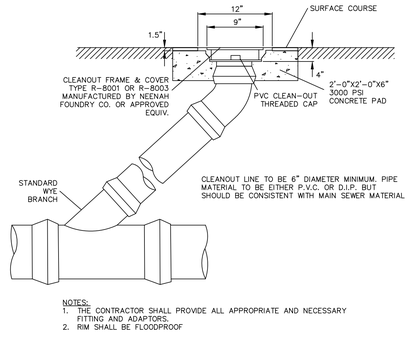


7 1,250 GALLON SEPTIC TANK (OR APPROVED EQUAL)
N.T.S
DETAIL PROVIDED BY UNITED CONCRETE



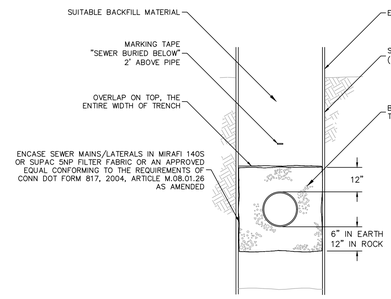
NOTE:
WATER MAIN SHALL BE CONSTRUCTED OF CEMENT LINED CLASS 52 DUCTILE IRON PIPE OR BETTER, ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED UNDER THE CROSS PIPE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE.

4 WATER MAIN DROP
N.T.S

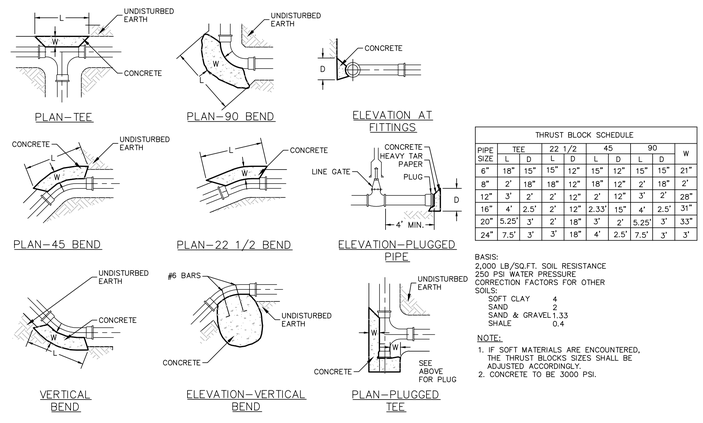


NOTES:
1. THE CONTRACTOR SHALL PROVIDE ALL APPROPRIATE AND NECESSARY FITTING AND ADAPTORS.
2. RIM SHALL BE FLOODPROOF

5 SANITARY CLEANOUT
N.T.S



6 SANITARY TRENCH
N.T.S

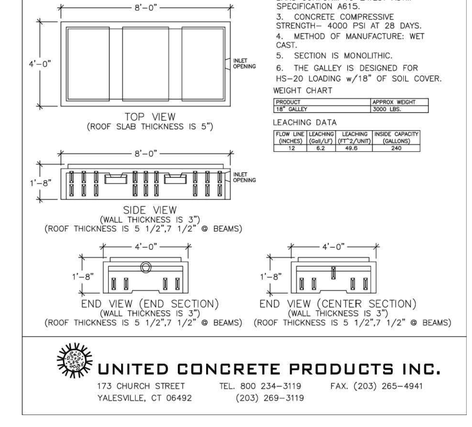


THRUST BLOCK SCHEDULE									
PIPE	TEE		22 1/2		45		90		W
SIZE	L	D	L	D	L	D	L	D	
6"	18"	15"	15"	12"	15"	12"	15"	15"	21"
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'
12"	3'	2'	2'	12"	2'	12"	3'	2'	28"
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	31"
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'

BASIS:
2,000 LB/SQ.FT. SOIL RESISTANCE
250 PSI WATER PRESSURE
CORRECTION FACTORS FOR OTHER SOILS:
SOFT CLAY 4
SAND 2
SAND & GRAVEL 1.33
SHALE 0.4

NOTE:
1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 3000 PSI.

8 THRUST BLOCKS
N.T.S



9 CONCRETE GALLERY (OR APPROVED EQUAL)
N.T.S
DETAIL PROVIDED BY UNITED CONCRETE

CONSOLIDATED EARLY LEARNING ACADEMY

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NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
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SUITE 400
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860.247.9226

CONSULTANT:

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LANGAN

STATE OF CONNECTICUT CHRISTOPHER P. CONSTANT PENGINEER

ZC SUBMISSION
4-20-2022

NOT FOR CONSTRUCTION

PIC [PB] DL [LBB]
PM [CO] DTL [WA]

ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	KMS
SCALE	AS NOTED

REVISIONS

05/06/21 – REVISED TO ELIMINATE BUS LOT

SITE UTILITY DETAILS

C-550

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CONSTRUCTION SEQUENCE

1. CONSTRUCTION BEGINS
2. NOTIFY ALL APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH ALL APPROVALS.
3. FLAG LIMITS OF CONSTRUCTION AND HOLD PRE-CONSTRUCTION MEETING WITH THE ZONING OFFICIAL AND PLANNING AND ZONING COMMISSION. REMEMBER TO NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455).
4. INSTALL SEDIMENT/SILT FILTER FENCE, STRAW WATTLES, AND APPROPRIATE INLET PROTECTION. ALL SOIL EROSION MEASURES SHALL BE INSPECTED DAILY (TYP).
5. DEMO EXISTING BUILDING.
6. REMOVE ALL SURFICIAL FEATURES. CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL FROM REMAINING CONSTRUCTION AREA.
7. EXCAVATE SITE CUTS AND PLACE COMPACTED FILLS IN ACCORDANCE WITH THE GRADING PLAN.
8. PLACE TOPSOIL ON COMPLETED EMBANKMENTS, SEED AND STABILIZE.
9. INSTALL STORM DRAINAGE SYSTEM, INCLUDING PIPE AND STRUCTURES. PROVIDE INLET PROTECTION FOR ALL NEW STRUCTURES. ENSURE OUTLET LOCATIONS HAVE ADEQUATE OUTLET PROTECTION AND ARE STABLE. INSTALL UTILITIES WHERE SHOWN AND WHERE TEMPORARILY NECESSARY.
10. COMPLETE FINAL GRADING.
11. INSTALL BITUMINOUS CONCRETE AND CURBING.
12. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
13. ALL EROSION AND SEDIMENTATION CONTROLS MUST REMAIN IN PLACE AND BE MAINTAINED DURING AND POST CONSTRUCTION UNTIL THE SITE IS STABILIZED. ONLY UPON STABILIZATION, IS THE CONTRACTOR AUTHORIZED TO REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
14. FLUSH AND CLEAN STORM DRAINAGE SYSTEM.
15. OBTAIN ALL REQUIRED SIGN-OFFS FROM ALL APPROPRIATE TOWN DEPARTMENTS.
16. END CONSTRUCTION

SOIL EROSION-SEDIMENT CONTROL NOTES

PROPOSED DEVELOPMENT

1. CONSTRUCTION WILL INCLUDE EARTHWORK, CURBING, PAVING, UTILITY INSTALLATION, LANDSCAPING AND BUILDING CONSTRUCTION. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
2. THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN WITHIN THIS PLANSET. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES, AS INDICATED HEREIN.
3. DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
4. FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
6. ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:
   A. GROUND LIMESTONE AT A RATE OF 135 LBS. PER 1,000 SF.
   B. FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SF USING A 10-20-10 ANALYSIS OR AN EQUIVALENT.
   C. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB. PER 1,000 SF.
   D. MULCH ALL NEWLY SEEDED AREAS WITHIN 80 LBS. OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.
8. BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING, THEY MAY BE MULCHED AND SEEDED PER ITEM D ABOVE.
9. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.
11. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.
12. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
13. ALL EXPOSED SURFACES WILL BE TREATED WITH TOPSOIL PER THE LANDSCAPE PLANS PRIOR TO FINAL STABILIZATION.
14. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL EXPOSED AREAS WITHIN TEN (10) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.
15. SOIL EROSION AND SEDIMENT CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE ABOVE MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY OMMISIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
16. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
17. PERMANENT
   A. MATERIALS SPECIFICATION: LAWN AREAS.
      a. SOIL
         ANY SOIL HAVING A pH OF 4 OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A pH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION.
      b. LIME
         THREE TONS PER ACRE GROUND LIMESTONE INCORPORATED FOUR INCHES INTO SOIL.
      c. FERTILIZER
         500 L.S. PER ACRES 10-20-10 INCORPORATED FOUR INCHES INTO SOIL.
      d. SEED
         DATES 4/15-6/15 AND 9/15-10/15. 30 LBS OF KENTUCKY 31 TALL FESCUE, 30 LBS OF SPREADING FESCUE, 30 LBS OF KENTUCKY BLUEGRASS PER ACRE.
      e. SHADE AREAS
         15 LBS OF SPREADING FESCUE, 15 LBS OF CHEWINGS RED FESCUE, 30 LBS KENTUCKY BLUEGRASS, AND 10 LBS OF PERENNIAL RYE GRASS PER ACRE. MULCH SHOULD BE APPLIED AFTER SEEDING FOR ADDED PROTECTION.
   B. MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY.
   C. LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAY MULCHES.
      a. APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
      b. USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS, BINDERS SUCH AS CURASOL DCA-70, PETRO SET, TERRA TACH, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.

   D. FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.
   E. CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST.
   F. ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.
   G. THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION.
   H. SEEDED PREPARATION:
      c. TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (COMPACTED) BEFORE SEEDING.
      d. HAVE TOPSOIL TESTED FOR pH, ADD LIME AS NECESSARY TO ACHIEVE pH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 4,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
      e. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
      f. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
      g. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

1. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION. CONTRACTOR TO PROVIDE NAME AND PHONE NUMBER OF INDIVIDUAL TO THE PLANNING AND ZONING COMMISSION PRIOR TO THE START OF CONSTRUCTION.
2. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE SESC MEASURES:
   A. 25% OF THE INSTALLED LENGTH OF SILT FENCE
   B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 1 STABILIZATION ENTRANCE. STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATER ENHANCEMENTS, ETC.
   C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER.
   D. HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS

GENERAL NOTES

1. EXISTING INFORMATION OBTAINED FROM THE FOLLOWING PLANS
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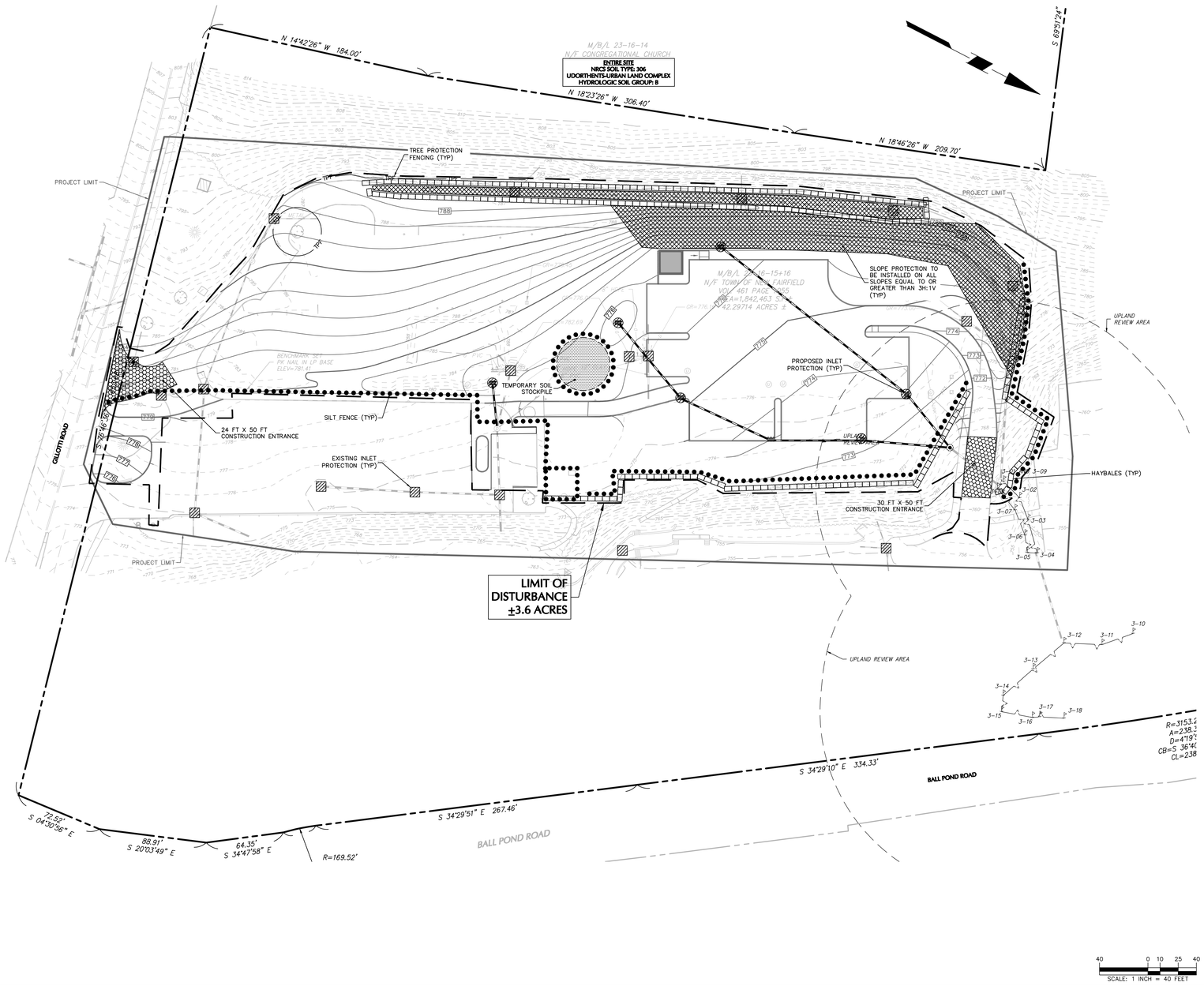
4. THE SITE IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOODING, PER FEMA FIRM MAP 09001C0128F, EFFECTIVE DATE 6/18/2010.

LEGEND

	PROPOSED
PROPERTY LINE	
LIMIT OF WETLANDS	
UPLAND REVIEW AREA	
PROJECT LIMIT LINE	
TREE PROTECTION FENCING	TPF — TPF
SILT FENCE	
HAYBALES	
INLET PROTECTION	
SLOPE STABILIZATION	
CONSTRUCTION ENTRANCE	
TEMPORARY STOCKPILE AREA	



CONSOLIDATED EARLY LEARNING ACADEMY

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NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

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120 HUYSHOPE AVENUE
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860.247.9226

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LANGAN

STATE OF CONNECTICUT — CHRISTOPHER P. COLLETTA — PENDING SEAL

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NOT FOR CONSTRUCTION

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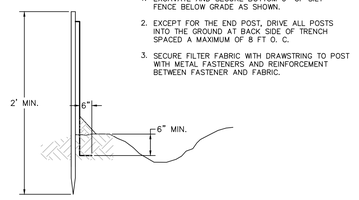
DRAWN	KMS		
SCALE	1"=40'		

REVISIONS

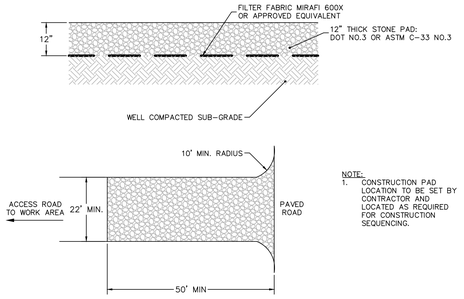
SOIL EROSION AND SEDIMENT CONTROL PLAN - CONSOLIDATED SCHOOL

C-620

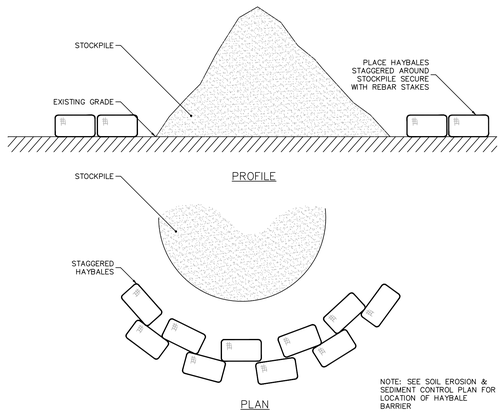
2/25/2021 11:56:46 AM



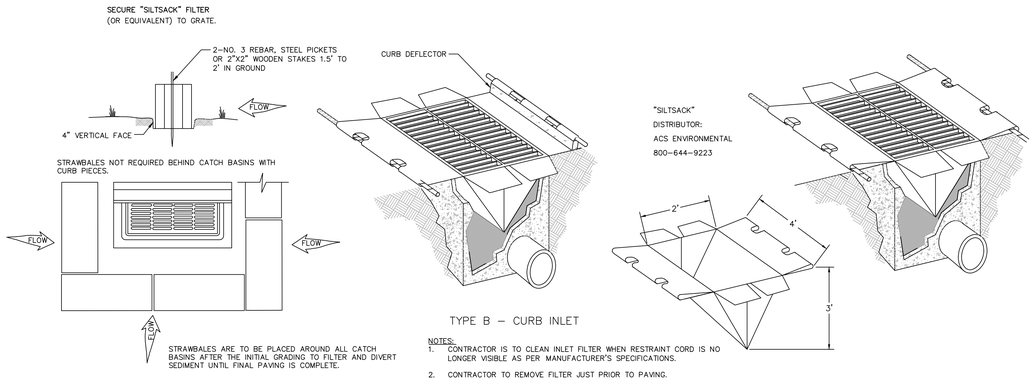
1 SILT FENCE
N.T.S



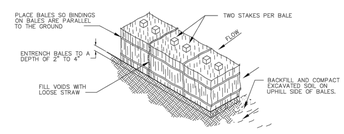
2 CONSTRUCTION ENTRANCE
N.T.S



3 TEMPORARY STOCKPILE
N.T.S



4 INLET PROTECTION
N.T.S



HAY BALE INSTALLATION
N.T.S.

A) IDEALLY, BALES SHOULD BE ENTRENCHED 2 TO 4 INCHES AND TIGHTLY BUTTED TOGETHER. BALES CAN BE SUCCESSFULLY PLACED WITHOUT A TRENCH IF GOOD GROUND CONTACT IS MADE. REMOVE HEAVY BRUSH AND FILL ALL VOIDS WITH LOOSE STRAW.

B) BALES SHALL BE ONLY USED AS A TEMPORARY BARRIER AND FOR NO LONGER THAN 60 DAYS. THEY SHALL NOT BE USED ON A JOB ADJACENT TO A RESIDENTIAL NEIGHBORHOOD, RESIDENCES OR ADJACENT TO OR IN A WATERCOURSE.

C) WHEN SEDIMENTATION DEPOSITS REACH WITHIN 3" OF THE TOP OF BALES, REMOVE SEDIMENTATION OR ADD ADDITIONAL BALES ON SEDIMENTATION DIRECTLY BEHIND FIRST ROW OF BALES AS DIRECTED BY ENGINEER.

D) UPON ESTABLISHMENT OF GROUND COVER ON DISTURBED AREAS AND WHEN DIRECTED BY ENGINEER, HAY BALES WILL BE REMOVED AND USED AS MULCH. ANY SEDIMENTATION WILL BE THINLY SPREAD UPON ESTABLISHED GROUND COVER.

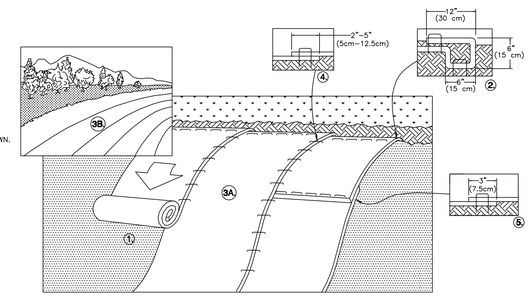
5 HAYBALE INSTALLATION
N.T.S

NORTH AMERICAN GREEN
EROSION CONTROL *Products Guaranteed* SOLUTIONS
14649 HIGHWAY 41 NORTH
EVANSVILLE, IN 47725
800-772-2040
www.nagreen.com

BIONET SC150BN DOUBLE NET STRAW BLANKET – BIODEGRADABLE (OR APPROVED EQUAL)

SLOPE INSTALLATION

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2" – 5" (5 CM – 12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
   NOTE:
   *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.



NOTE:
CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 3:1 OR STEEPER.

6 SLOPE STABILIZATION (SLOPES ≥3H:1V)
N.T.S

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover
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Directory

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ZC SUBMISSION
4-20-2022

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PIC [PB]		DL [LBB]	
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ISSUE	ISSUE FOR ZC SUBMISSION		
JOB	H19079.00		
DRAWN	KMS		
SCALE	AS NOTED		

REVISIONS

SOIL EROSION AND SEDIMENT CONTROL DETAILS

C-650

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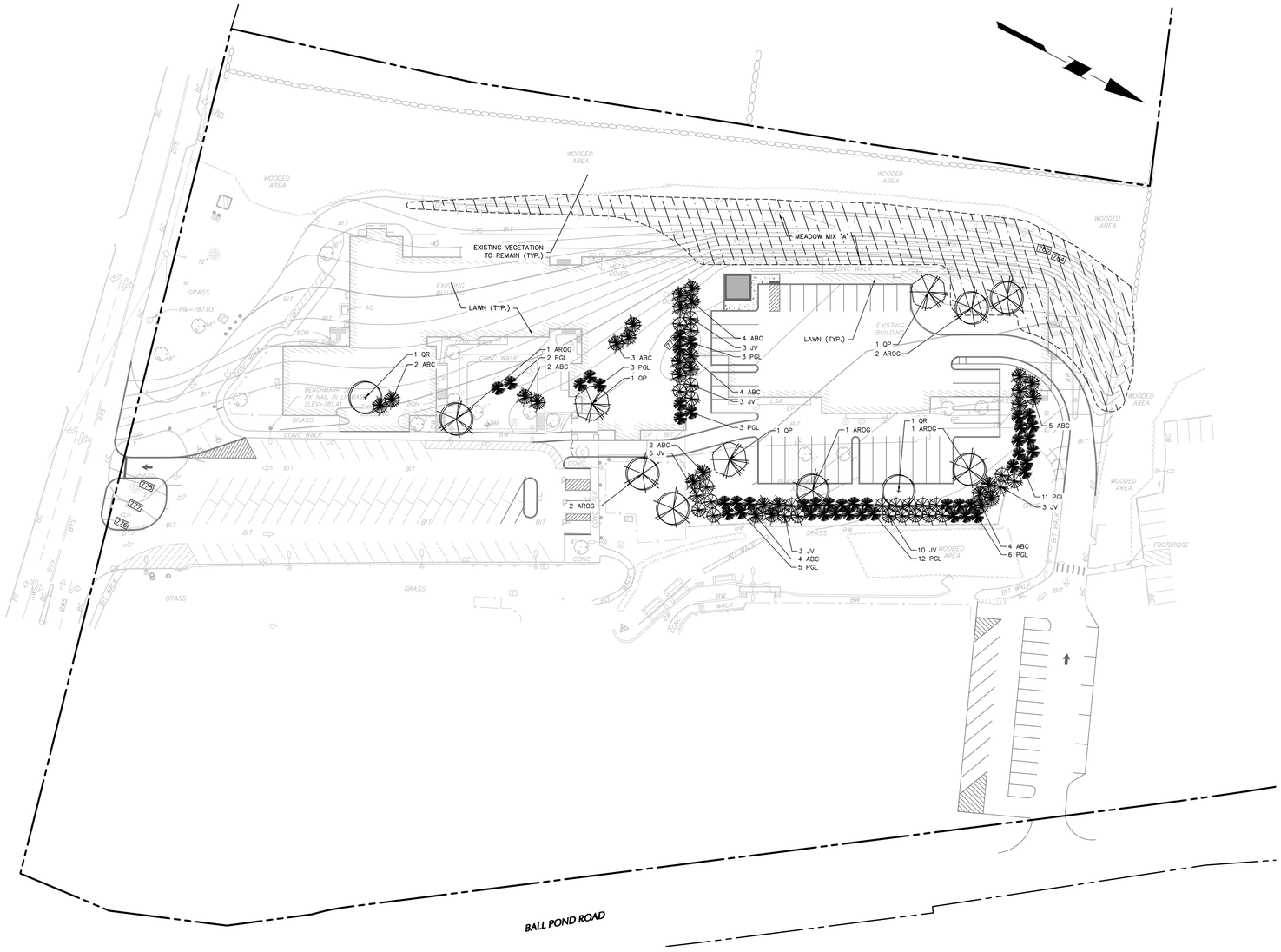
PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
AROG	7	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3 – 3 1/2" CAL.	B+B	–
QP	3	QUERCUS PALUSTRIS	PIN OAK	3 – 3 1/2" CAL.	B+B	–
QR	2	QUERCUS RUBRA	RED OAK	3 – 3 1/2" CAL.	B+B	–
EVERGREEN TREE(S)						
ABC	30	ABIES CONCOLOR	WHITE FIR	8–10'	B+B	–
JV	27	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8–10'	B+B	–
PGL	45	PICEA GLAUCA	WHITE SPRUCE	8–10'	B+B	–

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



SCALE: 1 INCH = 40 FEET

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
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JOB H19079.00
DRAWN MJ
SCALE 1"=40'

REVISIONS

PLANTING PLAN - CONSOLIDATED SCHOOL

L-120

2/25/2021 11:56:46 AM

Date: 4/20/2022 Time: 15:35 User: agordon Style Table: Langan.stb Layout: C-320 Document Code: 140215351-0301-LP101-0102

GENERAL LANDSCAPE PLANTING NOTES

1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATIONS.
5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURY, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
10. DELIVERY, STORAGE, AND HANDLING
    A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.
    B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUG FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING.
    C. PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH AT THE SURFACE IN TWO LOCATIONS.
    D. THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREAS SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE MAINTAINED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT GROWTH.
16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK.
20. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
21. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
22. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 – JUNE 15 OR AUGUST 15 – NOVEMBER 1; UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE OPERATIONS BEFORE APPROVAL:
    A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
    B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS AS ORIGINALLY INSTALLED, WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
    C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
2. MAINTENANCE DURING CONSTRUCTION:
    A. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
    B. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
    C. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
    D. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
    E. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
3. LAWN MAINTENANCE:
    A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
    B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEEDING; MOW TO 2 1/2 – 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER GRASS IS WELL-ESTABLISHED.

LAWN WATERING SCHEDULE

THE FOLLOWING WATERING SCHEDULE COVERS ROUGHLY 8 WEEKS TO ESTABLISH A HEALTHY STAND OF GRASS FROM SEED. THE CONTRACTOR SHALL BE OBLIGATED TO ENSURE A HEALTHY STAND OF GRASS AT THE END OF THE MAINTENANCE/BOND PERIOD. ANY BARE OR DEAD AREAS IN THE LAWN SHALL BE PREPARED, RESEEDED AND REESTABLISHED PRIOR TO THE END OF THE MAINTENANCE/BOND PERIOD AND TO THE SATISFACTION OF THE PROJECT LANDSCAPE ARCHITECT AND THE OWNER.

IMPORTANT ASPECTS TO ATTAINING AND SUSTAINING A HEALTHY STAND OF GRASS ARE THE INSTALLATION OF TOPSOIL, SEED BED PREPARATION, ATTAINING OPTIMAL pH FOR THE INTENDED PLANT SPECIES, FERTILIZING, MULCH COVERING, AND SUFFICIENT WATERING PER THESE NOTES AND/OR PROJECT SPECIFICATIONS.

1. SEEDING SHALL BE DONE DURING THE SEASONS SPECIFIED IN THE LAWN SEED MIX NOTES AND/OR PROJECT SPECIFICATIONS.
2. AFTER THE SEEDBED IS PREPARED, SEED IS INSTALLED, AND MULCH IS APPLIED, WATER LIGHTLY TO KEEP THE TOP 2 INCHES OF SOIL CONSISTENTLY MOIST, NOT SATURATED. AT NO TIME SHOULD WATER BE APPLIED TO THE POINT OF RUNOFF OR THE DISPLACEMENT OF SEED.
3. DEPENDING ON SOIL TEMPERATURES, IT MAY TAKE SEVERAL WEEKS FOR GERMINATION TO OCCUR. DIFFERENT SPECIES WITHIN THE MIX GERMINATE AT DIFFERENT TIMES AND THEREFORE CONTRACTOR SHOULD CONTINUE THE LIGHT WATERING, AS DESCRIBED ABOVE, UNTIL THERE IS AT LEAST 2 INCHES OF GROWTH THROUGHOUT.
4. AT THIS POINT, WATERING FREQUENCY MAY BE REDUCED TO EVERY 3 TO 5 DAYS. WATER SHALL BE APPLIED TO WET A 6 INCH MINIMUM SOIL DEPTH TO PROMOTE HEALTHY DEEP ROOTS.
5. BEGIN MOWING ONCE PER WEEK AFTER THE GRASS HAS REACHED 3 INCHES HEIGHT. MOW TO A HEIGHT OF NO LESS THAN 2–½ INCHES. AFTER 2 TO 3 WEEKS OF MOWING, CONTINUE TO WATER TO A 6 INCH MINIMUM SOIL DEPTH AS NECESSARY PER WEATHER CONDITIONS, AND SOIL MOISTURE SENSORS IF APPLICABLE.

LAWN SEED MIX:

1. LAWN SEED MIX: LESCO GRASS SEED – ALL PRO TRANSITION MIX (3 TURF-TYPE TALL-FESCUE GRASSES)

NOTES:
A) SEED RATE:
    1) NEW ESTABLISHMENT: SEED AT A RATE OF 6–8 LBS/1000 SQ FT
    2) RENOVATION: 20–50% EXISTING COVER: 5–7 LBS/1000 SQ FT
    50–75% EXISTING COVER: 4–6 LBS/1000 SQ FT

2. GENERAL SEED NOTES:
    A) FINAL SEED MIXTURES, RATES, AND SPECIES TO BE DETERMINED BASED ON PROJECT LANDSCAPE ARCHITECT REVIEW.
    B) SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15).
    C) ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
    D) IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL SEEDER WHERE APPLICABLE.
    E) THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4–6 WEEKS TO ALLOW FOR PROPER GERMINATION.

MEADOW SEED NOTES

MEADOW SEED MIX A – ERNMX-181 (NATIVE STEEP SLOPE MIX WITH ANNUAL RYEGRASS)

22% SORGHASTRUM NUTANS	INDIANGRASS
20% LOLIUM MULTIFLORUM	ANNUAL RYEGRASS
17% SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
15% ELYMUS CANADENSIS	CANADA WILDRYE
7% ELYMUS VIRGINICUS	VIRGINIA WILDRYE
4% AGROSTIS PERENNANS	AUTUMN BENTGRASS
4% AGROSTIS SCABRA	TICKLEGRASS
4% TRIDENS FLAVUS	PURPLETOP
2% CHAMAECRISTA FASCICULATA	PARTRIDGE PEA
2% ECHINACEA PURPUREA	PURPLE CONEFLOWER
1% COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS
1% LIATRIS SPICATA	MARSH BLAZING STAR
1% MONARDA FISTULOSA	WILD BERGAMOT
1% PENSTEMON DIGITALIS	TALL WHITE BEARDTONGUE
1% RUDBECKIA HIRTA	BLACKEYED SUSAN

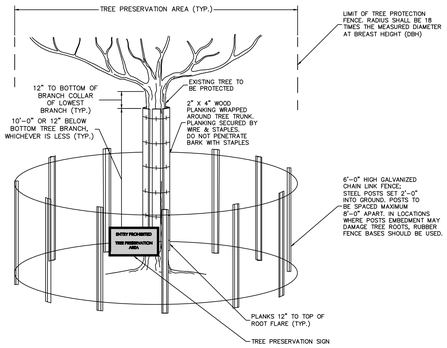
NOTES:
SEED AT A RATE OF 60 LBS/ACRE OF 100% PURE LIVE SEED.

GENERAL SEEDING NOTES:

1. SEEDING SHALL TAKE PLACE IN THE SPRING (APRIL 1 TO JUNE 15) OR THE FALL (SEPTEMBER 1 TO OCTOBER 15).
2. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO ENSURE HERBICIDE IS INDICATED FOR USE AROUND WATER BODIES.
3. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.
4. THERE MUST BE CONTINUOUS SOIL MOISTURE FOR 4–6 WEEKS TO ALLOW PROPER GERMINATION.

WEED CONTROL / MAINTENANCE

1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"–10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.
3. MOW IN DETENTION BASIN AND WETLAND TRANSITION AREAS DURING DRIER SITE CONDITIONS WHEN SOIL DISTURBANCE WILL NOT OCCUR. MAINTENANCE FOR DETENTION BASIN AND WETLAND TRANSITION AREAS SHALL OCCUR DURING LATE SUMMER (JULY 15 – AUGUST 15) WHEN THE WATER TABLE IS USUALLY AT ITS LOWEST POINT OF THE YEAR. DO NOT MOW IN DETENTION BASIN, WETLAND OR WETLAND TRANSITION AREAS AFTER ESTABLISHMENT OF MEADOW MIX.



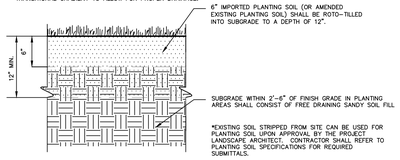
NOTES:
1. ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. THE LIMIT OF TREE PROTECTION FENCE RADIUS SHALL BE 18 TIMES THE MEASURED DIAMETER-AT-BREAST-HEIGHT (DBH), UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED CLOSER TO THE TREE. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
2. TREE PROTECTION PLANNING SHALL BE INSTALLED ON ALL EXISTING TREES WHERE WORK IS TO BE DONE WITHIN THE LIMIT OF TREE PROTECTION FENCING. REFER TO DETAIL ON THIS SHEET.
3. TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING MAY BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
4. TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
5. DEMOLITION WORK WITHIN THE TREE PROTECTION FENCE OF PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
6. ALL TEMPORARILY EXPOSED TREE ROOTS SHALL BE COVERED WITH 2 INCHES OF SHREDDED HARDWOOD MULCH AND THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
7. ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE ISA-CERTIFIED ARBORIST.

1 TREE PROTECTION FENCE AND PLANKING

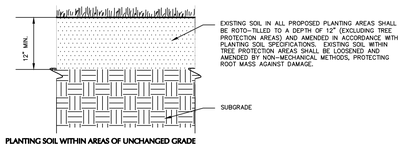
NTS

GENERAL NOTE:

DUE TO GENERAL CONSTRUCTION ACTIVITIES AND ADJACENT SITE COMPACTION REQUIREMENTS, SUBGRADE SOILS WITHIN PROPOSED PLANTING AREAS TEND TO BECOME HIGHLY COMPACTED. IN ORDER TO CREATE A HEALTHY GROWTH MEDIUM TO ALLOW PROPOSED PLANTINGS TO ESTABLISH A VIGOROUS ROOT MASS, THIS SUBGRADE SOIL MUST UNDERGO A RESTORATION PROCESS. IN ADDITION, IMPORTED OR AMENDED EXISTING SOILS SHALL BE MIXED WITH SUBGRADE SOILS WHERE THEY MEET IN ORDER TO CREATE A TRANSITIONAL GRADIENT TO ALLOW FOR PROPER DRAINAGE.



PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE



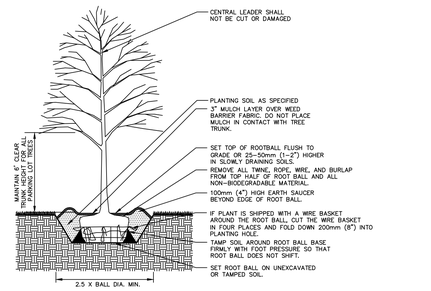
PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

NOTES:

1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1 PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE.
2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN PROPOSED LANDSCAPE AREAS.
3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE.
4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

2 PLANTING SOIL

NTS



NOTES:
1. PLANT STAKING SYSTEMS INDICATED ARE SHOWN DIAGRAMMATICALLY. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING STAKING SYSTEM AT THEIR DISCRETION TO MAINTAIN PLANTS IN A PLUMB CONDITION.
2. IN AREAS WHERE THE STAKES WILL NOT INTERFERE WITH USE AND WHERE TREES ARE 3 ½" CALIPER OR LESS, ABOVE GROUND GUY WIRES CAN BE USED. BELOW GROUND ANCHORING OF WIRES IS REQUIRED. TREES ALONG WALKWAYS AND/OR GREATER THAN 3 ½" CALIPER MUST BE SECURED WITH ROOT BALL ANCHORING SYSTEM.

3 TREE PLANTING

NTS

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover
Sheet for Consultant
Directory

LANGAN

STATE OF CONNECTICUT MICHAEL BOND

ZC SUBMISSION
4-20-2022

NOT FOR CONSTRUCTION

PIC [PB] _____ DL [LBB] _____
PM [CO] _____ DTL [WA] _____

ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	MJ
SCALE	N.T.S.

REVISIONS

PLANTING DETAILS

L-150

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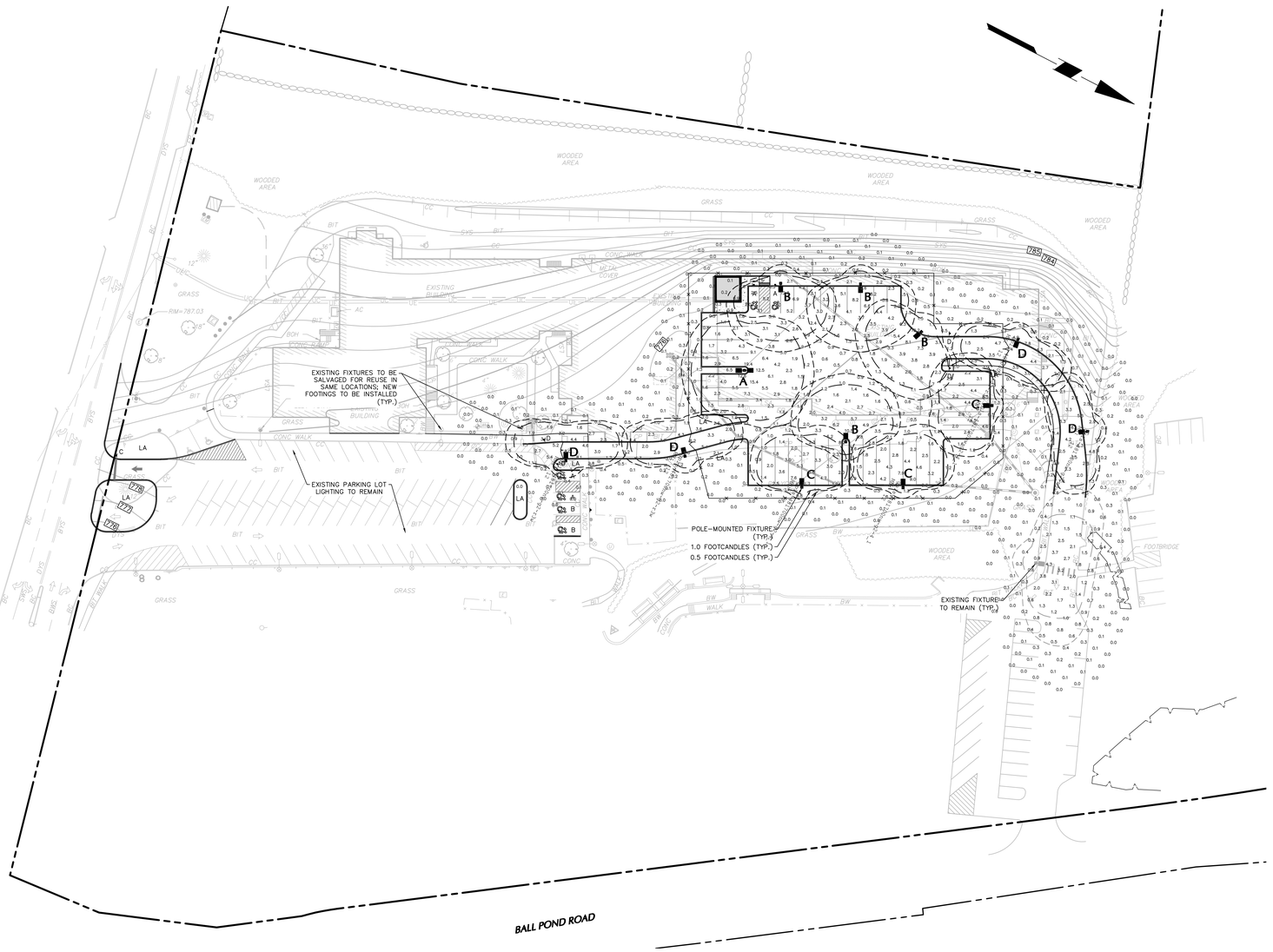
SITE LIGHTING SCHEDULE - CONSOLIDATED SCHOOL

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	COLOR TEMPERATURE	LLF	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.	REMARKS
	A	1	LUMEC (SIGNIFY)	ROADSTAR (SMALL)	TWIN POLE-MOUNTED FIXTURE COLOR: GREY	12'-0"	107W LED	TYPE IV	11,818	4000K	0.90	GPLS-48L700NW-G2-4-VOLTS-GY3	LUMEC (SIGNIFY)	SQUARE ALUMINUM; COLOR: GREY	9'	SPS4-D-10-GY3TX	MOUNTED ON 3" HEIGHT EXPOSED CONCRETE BASE
	B	4	LUMEC (SIGNIFY)	ROADSTAR (SMALL)	SINGLE POLE-MOUNTED FIXTURE COLOR: GREY	12'-0"	107W LED	TYPE IV	11,818	4000K	0.90	GPLS-48L700NW-G2-4-VOLTS-GY3	LUMEC (SIGNIFY)	SQUARE ALUMINUM; COLOR: GREY	9'	SPS4-D-10-GY3TX	MOUNTED ON 3" HEIGHT EXPOSED CONCRETE BASE
	C	3	LUMEC (SIGNIFY)	ROADSTAR (SMALL)	SINGLE POLE-MOUNTED FIXTURE COLOR: GREY	12'-0"	107W LED	TYPE IV	11,818	4000K	0.90	GPLS-48L700NW-G2-4-VOLTS-GY3-HS	LUMEC (SIGNIFY)	SQUARE ALUMINUM; COLOR: GREY	9'	SPS4-D-10-GY3TX	MOUNTED ON 3" HEIGHT EXPOSED CONCRETE BASE
	D	4	LUMEC (SIGNIFY)	ROADSTAR (SMALL)	SINGLE POLE-MOUNTED FIXTURE COLOR: GREY	12'-0"	107W LED	TYPE III WIDE	9,664	4000K	0.90	GPLS-48L700NW-G2-R3W-VOLTS-GY3-HS	LUMEC (SIGNIFY)	SQUARE ALUMINUM; COLOR: GREY	9'	SPS4-D-10-GY3TX	MOUNTED ON 3" HEIGHT EXPOSED CONCRETE BASE

NOTE:
1. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES.



SCALE: 1 INCH = 40 FEET

CONSOLIDATED EARLY LEARNING ACADEMY

302 BALL POND ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
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860.247.9226

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LANGAN

STATE OF CONNECTICUT MICHAEL S. ZDRAY

ZC SUBMISSION
4-20-2022

NOT FOR CONSTRUCTION

PIC [PB] DL [LBB]
PM [CO] DTL [WA]

ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	KMS
SCALE	1"=40'

REVISIONS

SITE LIGHTING PLAN - CONSOLIDATED SCHOOL

L-220

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Date: 4/20/2022 Time: 15:35 User: agordon Style Table: Langan.stb Layout: C-320 Document Code: 140215351-0301-LL101-0102

LIGHTING NOTES:

GENERAL

1. POINT–BY–POINT CALCULATIONS PROVIDED WITHIN HAVE BEEN PREPARED IN ACCORDANCE TO IESNA STANDARDS AND IN CONSIDERATION OF THE VARIABLES WITHIN THESE NOTES AND SITE LIGHTING SCHEDULE. THE VALUES SHOWN ON THE PLANS ARE NOT AN INDICATION OF THE INITIAL LIGHT INTENSITIES OF THE LAMPS. THESE VALUES ARE AN APPROXIMATION OF THE MAINTAINED INTENSITIES DELIVERED TO THE GROUND PLANE USING INDUSTRY STANDARD LIGHT LOSS FACTORS (LLF) WHICH COVER LAMP DEGRADATION AND NATURAL BUILDUP/ DIRT DEGRADATION ON THE FIXTURE LENS. THE LIGHTING PLAN IS DESIGNED WITH AN INDUSTRY STANDARD LLF IN ACCORDANCE WITH GUIDANCE AS PROVIDED BY IESNA. MINOR VARIATIONS IN TOPOGRAPHY, PHYSICAL OBSTRUCTIONS, AMBIENT OR ADJACENT LIGHT SOURCES AND/OR OTHER POTENTIAL IMPACTS HAVE NOT BEEN INCLUDED IN THESE CALCULATIONS. THEREFORE, AS–BUILT LIGHT INTENSITIES MAY VARY, IN EITHER DIRECTION, FROM WHAT IS EXPLICITLY PORTRAYED WITHIN THESE DRAWINGS.NO GUARANTEE OF LIGHT LEVELS IS EXPRESSED OR IMPLIED BY THE POINT BY POINT CALCULATIONS SHOWN ON THESE PLANS.
2. LIGHT LEVEL POINT SPACING IS 10 FT. LEFT TO RIGHT AND 10 FT. TOP TO BOTTOM. POINT BY POINT CALCULATIONS ARE BASED ON THE LIGHT LOSS FACTOR AS STATED IN THE LIGHTING SCHEDULE.
3. ALL LIGHTING IS TO BE FULL CUT–OFF.

COMPLIANCE

3. ALL SITE LIGHTING RELATED WORK AND MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
4. LIGHTING LAYOUT COMPLIES WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) SAFETY STANDARDS FOR LIGHT LEVELS.

COORDINATION

5. CONTRACTOR TO COORDINATE POWER SOURCE WITH LIGHT FIXTURES TO ENSURE ALL SITE LIGHTING IS OPERATING EFFECTIVELY, EFFICIENTLY AND SAFELY.
6. REFER TO ELECTRIFICATION PLAN FOR PROVIDING ADEQUATE POWER FOR SITE LIGHTING.
7. CONTRACTOR TO COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
8. INSTALLATION OF ALL LIGHTING FIXTURES, POLES, FOOTINGS, AND FEEDER CABLE TO BE COORDINATED WITH ALL SITE WORK TRADES TO AVOID CONFLICT WITH FINISHED AND PROPOSED WORK.
9. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND FEEDER CABLE FOR EXTERIOR LIGHTING WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING EXCAVATIONS.

POLES AND FOOTINGS

10. PROVIDE A CONCRETE BASE FOR EACH LIGHT POLE AT THE LOCATIONS INDICATED ON THE CONSTRUCTION DRAWINGS AND/OR IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS RELATING DIRECTLY TO CAST–IN–PLACE CONCRETE. THE USE OF ALTERNATE LIGHTING FOUNDATIONS, SUCH AS PRECAST, MAY CHANGE THE SIZING AND REINFORCEMENT REQUIREMENTS FROM THOSE SHOWN ON THESE PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING ANY SUBSTITUTED PRODUCTS.
11. CONTRACTOR SHALL EXAMINE AND VERIFY THAT SOIL CONDITIONS ARE SUITABLE TO SUPPORT LOADS EXERTED UPON THE FOUNDATIONS DURING EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNSATISFACTORY CONDITIONS.
12. POLE FOUNDATIONS SHALL NOT BE POURED IF FREE STANDING WATER IS PRESENT IN EXCAVATED AREA.
13. ALL POLES HIGHER THAN 25 FT. SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.

WALL MOUNTED FIXTURES

14. CONTRACTOR TO COORDINATE INSTALLATION OF ALL THE WALL MOUNTED FIXTURES AND ELECTRICAL CONNECTIONS TO SITE STRUCTURE(S) WITH BUILDING MEP, ARCHITECT, AND/OR OWNER.
15. INSTALLATION AND ELECTRICAL CONNECTIONS FOR WALL MOUNTED FIXTURES TO BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, UTILITY AND SITE PLANS AND TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES.

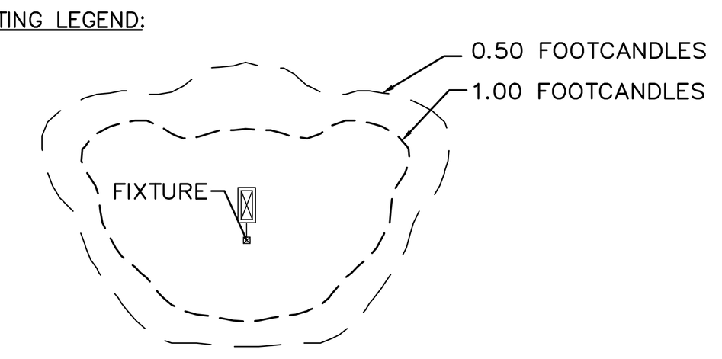
ADJUSTMENT AND INSPECTION

16. CONTRACTOR TO OPERATE EACH LUMINAIRE AFTER INSTALLATION AND CONNECTION. INSPECT FOR IMPROPER CONNECTIONS AND OPERATION.
17. CONTRACTOR TO AIM AND ADJUST ALL LUMINAIRES TO PROVIDE ILLUMINATION LEVELS AND DISTRIBUTION AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
18. CONTRACTOR TO CONFIRM THAT LIGHT FIXTURES, TILT ANGLE AND AIMING MATCH SPECIFICATIONS ON THE PLANS.

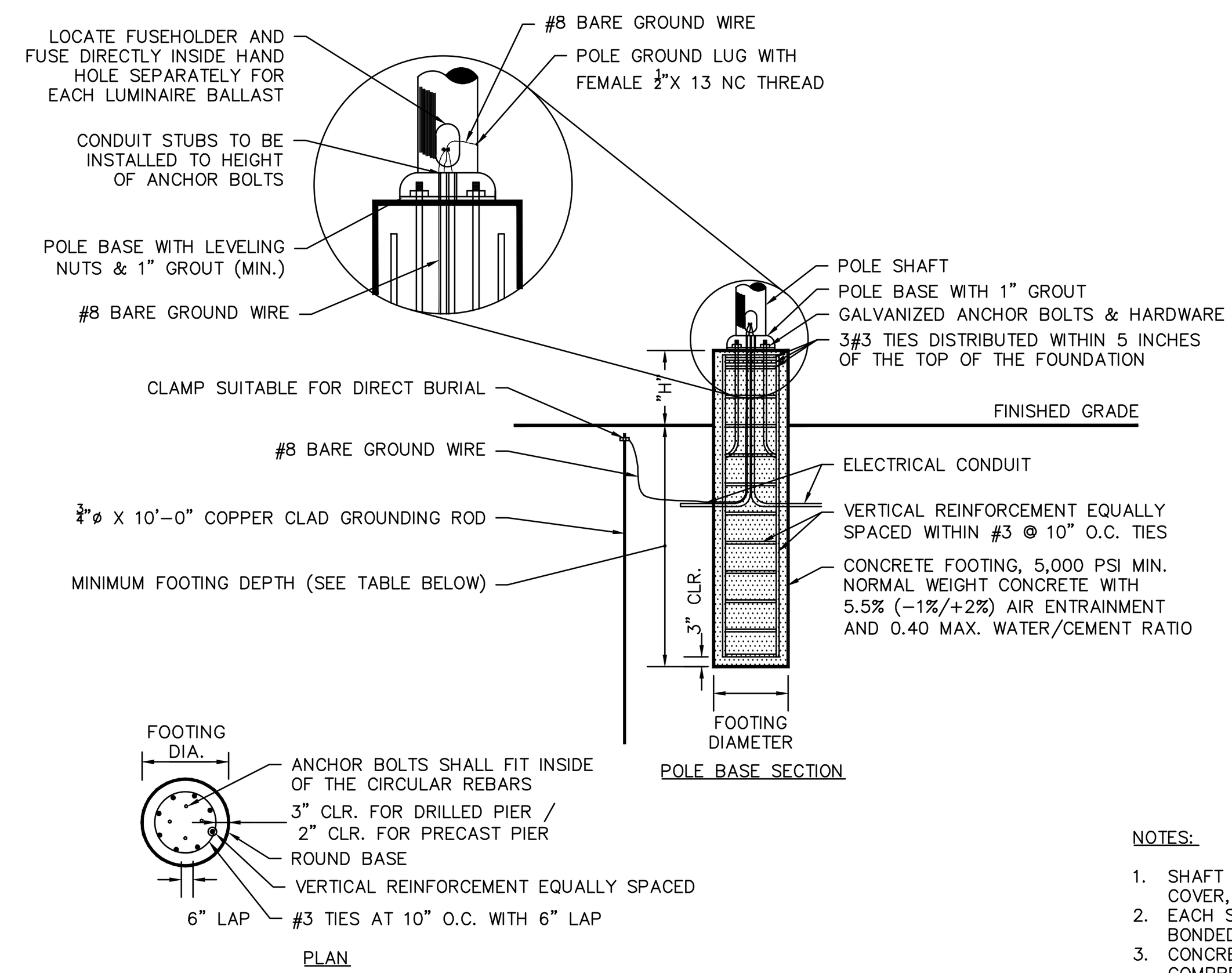
REQUIREMENTS FOR ALTERNATES

19. ALL LIGHTING SUBSTITUTIONS MUST BE MADE WITHIN 14 DAYS PRIOR TO THE BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTION WITH THE FOLLOWING REQUIREMENTS:
    A. ANY SUBSTITUTION TO LIGHTING FIXTURES, POLES, ETC. MUST BE APPROVED BY THE OWNER, ENGINEER AND TENANTS. ANY COST ASSOCIATED WITH REVIEW AND/OR APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR
    B. COMPUTER PREPARED PHOTOMETRIC LAYOUT OF THE PROPOSED LIGHTED AREA WHICH INDICATES, BY ISOFOOTCANDLE, THE SYSTEM'S PERFORMANCE.
    C. A PHOTOMETRIC REPORT FROM A NATIONAL INDEPENDENT TESTING LABORATORY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS; IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
    D. POLE MANUFACTURER AASHTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    E. THE UNDERWRITERS LABORATORY LISTING AND FILE NUMBER FOR THE SPECIFIC FIXTURE(S) TO BE UTILIZED.
    F. A COLOR PHOTOGRAPH THAT CLEARLY SHOWS THE REPLACEMENT FIXTURE POLE MOUNTED, THE FIXTURE'S COLOR, FINISH, AND PHYSICAL CHARACTERISTICS.

PHOTOMETRIC LIGHTING LEGEND:



NOTE: THE PHOTOMETRIC TEMPLATE REPRESENTS LIGHT THROW FOR EACH INDIVIDUAL FIXTURE AND DOES NOT REPRESENT LIGHT COMING FROM OTHER SOURCES.

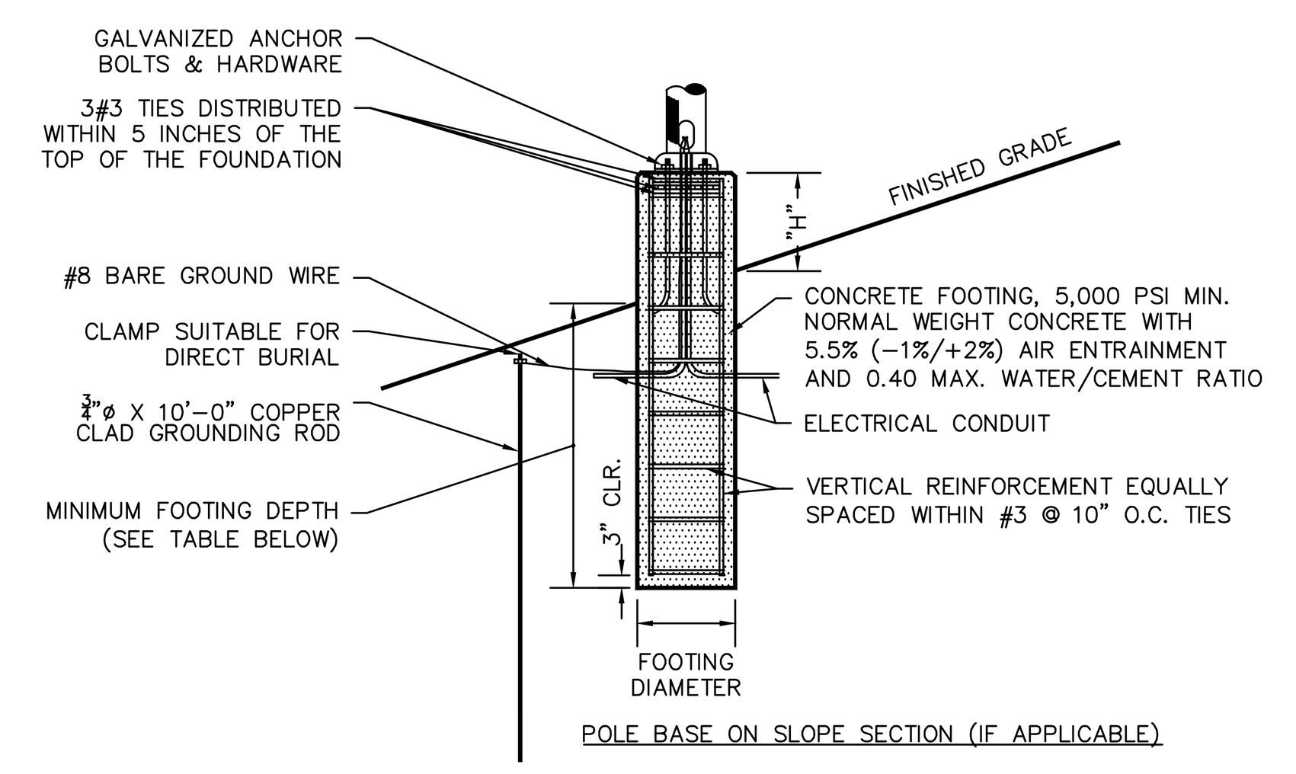


LOCATE FUSEHOLDER AND FUSE DIRECTLY INSIDE HAND HOLE SEPARATELY FOR EACH LUMINAIRE BALLAST
CONDUIT STUBS TO BE INSTALLED TO HEIGHT OF ANCHOR BOLTS
POLE BASE WITH LEVELING NUTS & 1" GROUT (MIN.)
#8 BARE GROUND WIRE
POLE GROUND LUG WITH FEMALE ½"X 13 NC THREAD
CLAMP SUITABLE FOR DIRECT BURIAL
¾"ø X 10'–0" COPPER CLAD GROUNDING ROD
MINIMUM FOOTING DEPTH (SEE TABLE BELOW)
POLE SHAFT
POLE BASE WITH 1" GROUT
GALVANIZED ANCHOR BOLTS & HARDWARE
3#3 TIES DISTRIBUTED WITHIN 5 INCHES OF THE TOP OF THE FOUNDATION
FINISHED GRADE
ELECTRICAL CONDUIT
VERTICAL REINFORCEMENT EQUALLY SPACED WITHIN #3 @ 10" O.C. TIES
CONCRETE FOOTING, 5,000 PSI MIN. NORMAL WEIGHT CONCRETE WITH 5.5% (–1%/+2%) AIR ENTRAINMENT AND 0.40 MAX. WATER/CEMENT RATIO
"H"
3" CLR.
FOOTING DIAMETER
POLE BASE SECTION
FOOTING DIA.
ANCHOR BOLTS SHALL FIT INSIDE OF THE CIRCULAR REBARS
3" CLR. FOR DRILLED PIER / 2" CLR. FOR PRECAST PIER
ROUND BASE
VERTICAL REINFORCEMENT EQUALLY SPACED
6" LAP
#3 TIES AT 10" O.C. WITH 6" LAP
PLAN

MOUNTING HEIGHT	FOOTING DEPTH	FOOTING DIAMETER	VERTICAL REINFORCEMENT	'H'
12'–0"	6'–6"	1'–6"	8 #5 BARS	3' EXPOSED CONCRETE

NOTES:

EXPOSED HEIGHT OF POLE BASE (H) SHALL BE MEASURED ON THE UPHILL SIDE OF A SLOPE. FOOTING DEPTH (D) SHALL BE MEASURED ON THE DOWNHILL SIDE OF A SLOPE. AN ADDITIONAL VARIABLE HEIGHT (V) WILL BE BASED ON THE SLOPE ON WHICH THE POLE BASE IS LOCATED. CONTRACTOR TO CALCULATE FULL LENGTH OF EACH POLE BASE REQUIRED ON SLOPES (H+D+V = TOTAL BASE LENGTH)



GALVANIZED ANCHOR BOLTS & HARDWARE
3#3 TIES DISTRIBUTED WITHIN 5 INCHES OF THE TOP OF THE FOUNDATION
FINISHED GRADE
"H"
#8 BARE GROUND WIRE
CLAMP SUITABLE FOR DIRECT BURIAL
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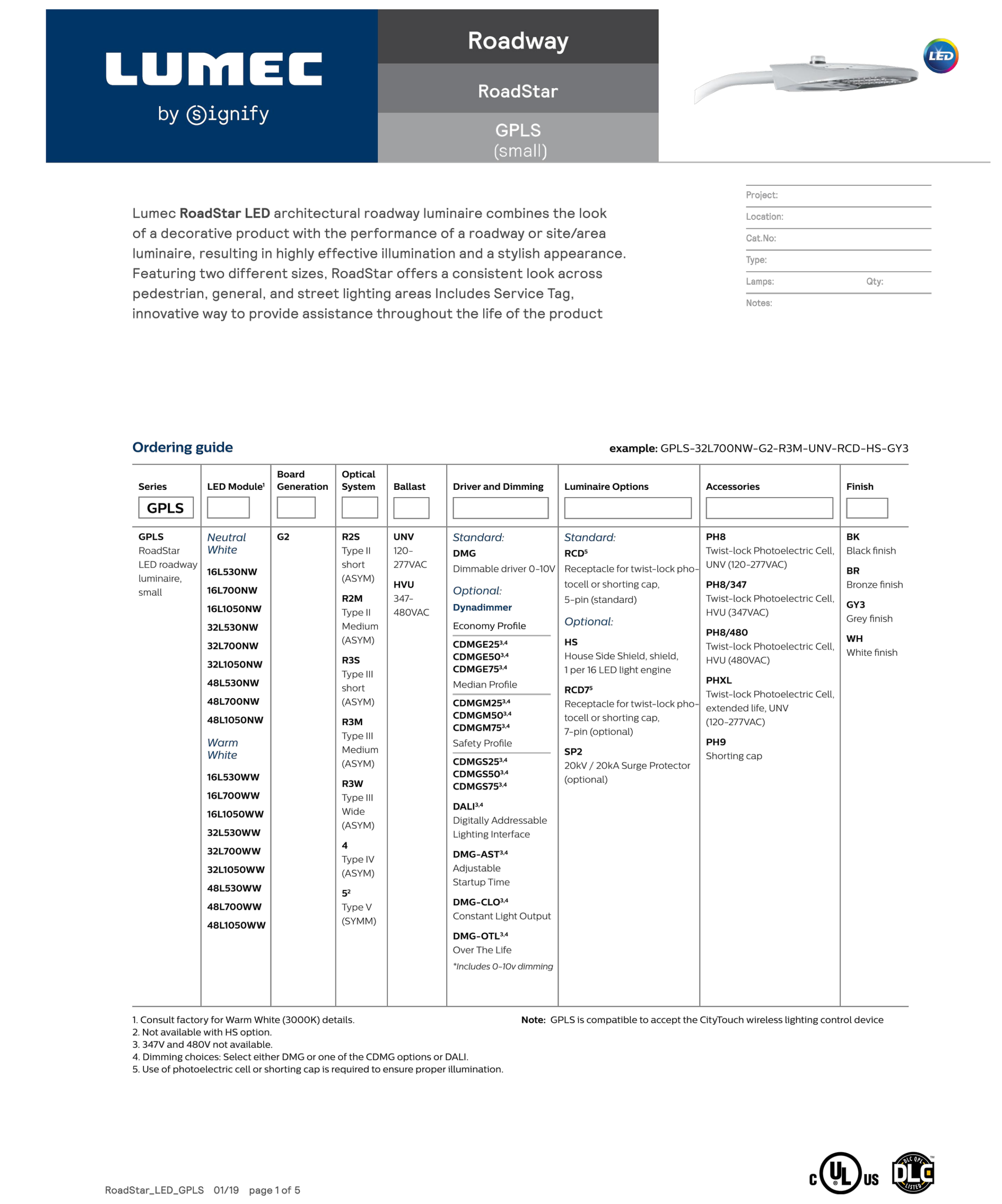
MINIMUM FOOTING DEPTH (SEE TABLE BELOW)
CONCRETE FOOTING, 5,000 PSI MIN. NORMAL WEIGHT CONCRETE WITH 5.5% (–1%/+2%) AIR ENTRAINMENT AND 0.40 MAX. WATER/CEMENT RATIO
ELECTRICAL CONDUIT
VERTICAL REINFORCEMENT EQUALLY SPACED WITHIN #3 @ 10" O.C. TIES
3" CLR.
FOOTING DIAMETER
POLE BASE ON SLOPE SECTION (IF APPLICABLE)

NOTES:

1. SHAFT CAP, ARMS, BASE FLANGE, ANCHOR BOLTS, LEVELING NUTS, CONNECTION HARDWARE, BOLT COVERS, HANDHOLE COVER, AND BOLT CIRCLE TEMPLATE SHALL BE FURNISHED BY POLE MANUFACTURER.
2. EACH STANDARD TO BE PROTECTED AGAINST LIGHTNING WITH AN INTERCONNECTED GROUND ROD. THIS ROD SHALL BE BONDED PER SECTION NUMBER 250–86, N.E.C.
3. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENT OF ACI 318. CAST–IN–PLACE SHALL HAVE UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 5,000 PSI AT 28–DAYS. DEFORMED REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
4. CONTRACTOR TO ENSURE CONCRETE POLE BASES ARE POURED / PLACED ABSOLUTELY VERTICAL & LEVEL.
5. IF POLE BASE IS CAST–IN–PLACE, POLE BASE SHALL BE ONE CONTINUOUS POUR. EXPOSED PORTION OF BASE SHALL BE HAND–RUBBED SMOOTH.
6. CONTRACTOR TO COMPACT SUBGRADE AROUND POLE BASE PER EARTHWORK SPECIFICATIONS / GEOTECH REPORT.
7. THE INFORMATION ILLUSTRATED IN THE LIGHT POLE FOUNDATION DETAIL HAS BEEN PROVIDED FOR GENERAL REFERENCE AND PRELIMINARY COST ESTIMATE PURPOSES. LIGHT POLE FOUNDATIONS SHOULD BE DESIGNED AND DETAILED BY A LICENSED STRUCTURAL ENGINEER BASED ON EXISTING SOIL CONDITIONS, LOCAL DESIGN STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
8. CONTRACTOR TO CONFIRM GROUNDING DESIGN WITH MEP.

1 LIGHT POLE FOOTING
NTS


LUMEC by Signify
Roadway
RoadStar
GPLS (small)

Lumec **RoadStar LED** architectural roadway luminaire combines the look of a decorative product with the performance of a roadway or site/area luminaire, resulting in highly effective illumination and a stylish appearance. Featuring two different sizes, RoadStar offers a consistent look across pedestrian, general, and street lighting areas Includes Service Tag, innovative way to provide assistance throughout the life of the product

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: GPLS-32L700NW-G2-R3M-UNV-RCD-HS-GY3

Series	LED Module[1]	Board Generation	Optical System	Ballast	Driver and Dimming	Luminaire Options	Accessories	Finish
GPLS								
GPLS RoadStar	Neutral White	G2	R2S Type II	UNV 120–	Standard:	Standard:	PH8 Twist-lock Photoelectric Cell	BK Black finish

RoadStar_LED_GPLS 01/19 page 1 of 6

2 POLE-MOUNTED FIXTURE
NTS


LUMEC by Signify
Outdoor
Poles and Brackets
SPS4
Square Steel Pole

Made from a one-piece, 4" square (102 mm) tube of high-tensile carbon steel sealed by a rolled and flattened vertical weld seam and welded to both the top and bottom of a steel base. A 2" by 4-1/2" (51 by 114 mm) maintenance opening is complete with cover and copper ground lug.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: SPS4-D-8-DE-BE2TX

Pole Family	Wall Thickness	Nominal Height	Options	Finish
SPS4				
SPS4	D 0.12"	8 8'	DE Pole buried 5' (1524 mm) in the ground	BE2TX Midnight Blue Textured

Lumec_POLE_SPS4 12/18 page 1 of 3

3 LIGHT POLE
NTS

CONSOLIDATED EARLY LEARNING ACADEMY

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NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
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ISSUE	ISSUE FOR ZC SUBMISSION
JOB	H19079.00
DRAWN	JA
SCALE	N.T.S.

REVISIONS

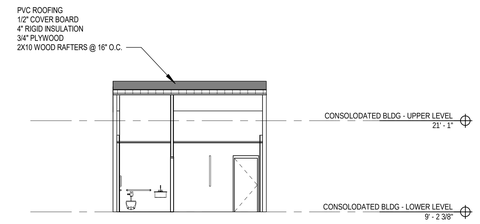
SITE LIGHTING DETAILS

L-250

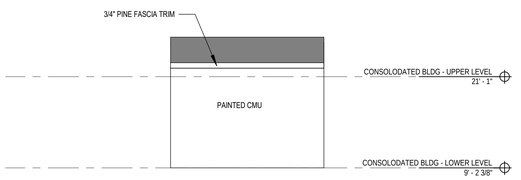
2/25/2021 11:56:46 AM

7 North Elevation
1/8" = 1'-0"

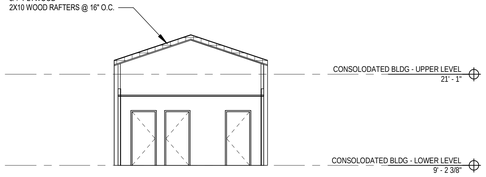
6 West Elevation
1/8" = 1'-0"



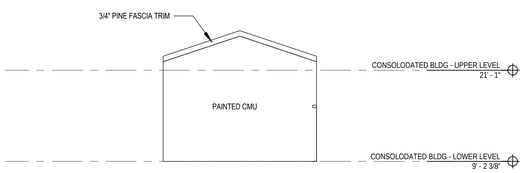
8 SECTION AA
1/8" = 1'-0"



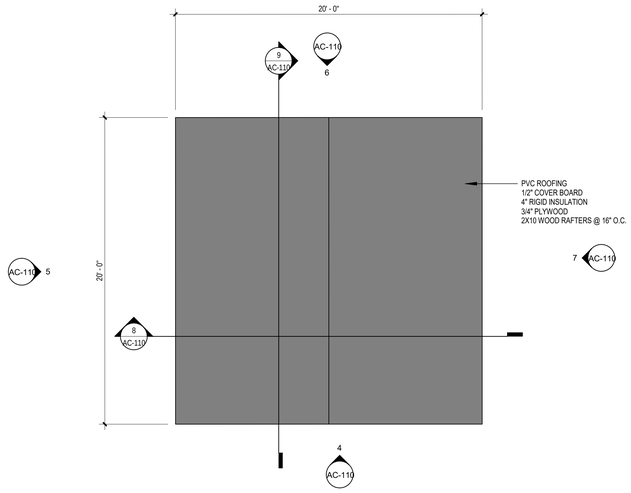
5 South Elevation
1/8" = 1'-0"



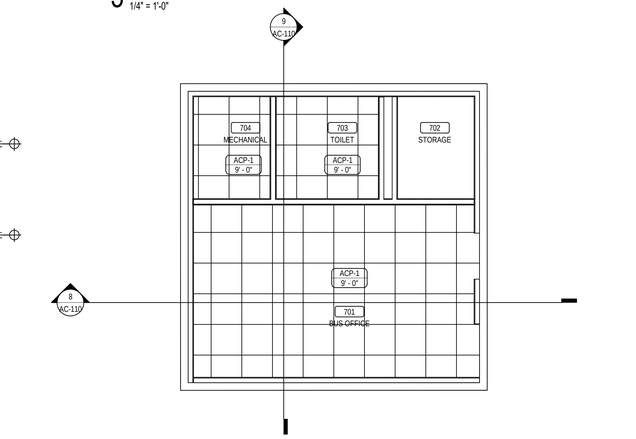
8 SECTION AA
1/8" = 1'-0"



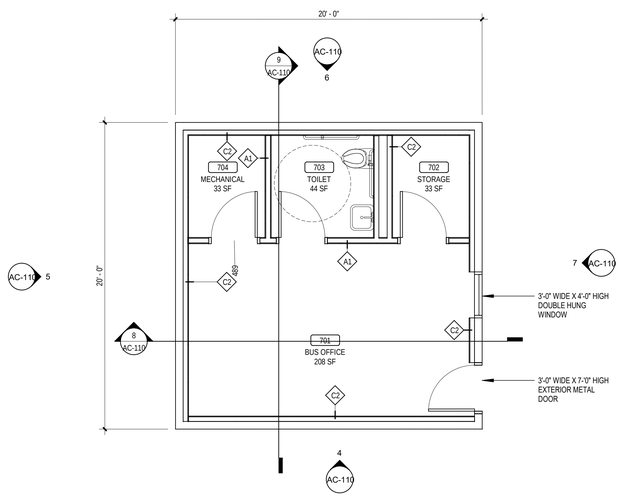
4 East Elevation
1/8" = 1'-0"



3 CONSOLODATED BLDG - ROOF
1/4" = 1'-0"



2 CONSOLODATED BLDG - LOWER LEVEL
1/4" = 1'-0"



1 CONSOLODATED BLDG - LOWER LEVEL
1/4" = 1'-0"

CONSOLIDATED EARLY LEARNING ACADEMY AT MEETING HOUSE HILL SCHOOL

24 GILLOTTI ROAD
NEW FAIRFIELD, CT 06812

State Project Number: 091-0045EA

JCJARCHITECTURE
120 HUYSHOPE AVENUE
SUITE 400
HARTFORD, CT 06106
860.247.9226

CONSULTANT:

Reference Cover
Sheet for Consultant
Directory

ZC SUBMISSION
2-22-2022

NOT FOR CONSTRUCTION

PIC [PB] _____ DL [LBB] _____
PM [CO] _____ DTL [WA] _____

ISSUE	NOT FOR CONSTRUCTION
JOB	H19079.00
DRAWN	AP
SCALE	As indicated

REVISIONS

MTL BUILDING AT CONSOLODATED SITE

AC-110

11/24/2020 5:28:23 PM