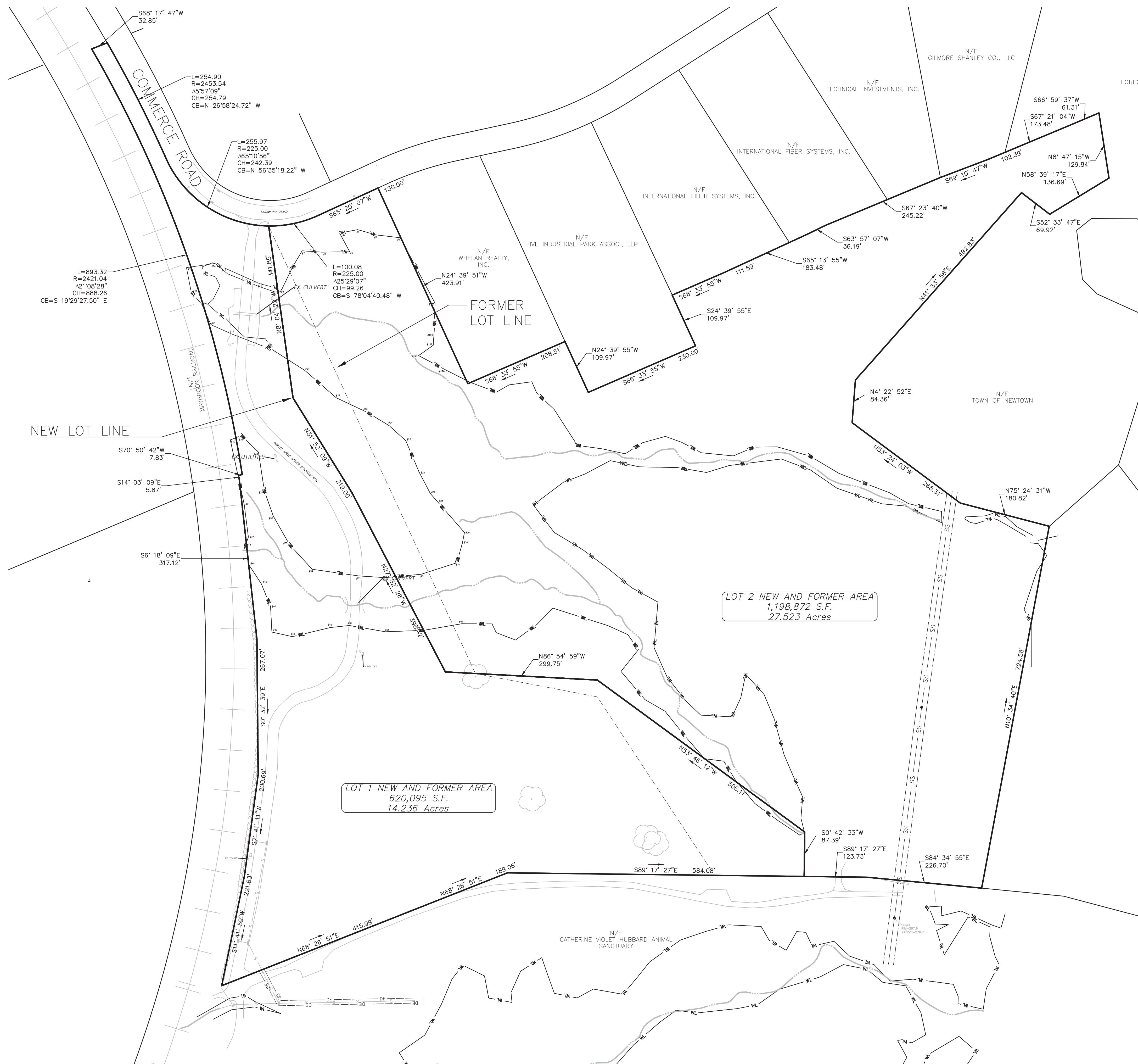


VICINITY MAP
SCALE: 1"=1000'

NOTES:

- 1.) This map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20-300b-1 thru 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. The boundary is shown per the maps referenced below. This map conforms to Horizontal Class "A-2".
- 2.) Reference is hereby made to the following maps on file in the Newtown Town Clerk's office:
 - a.) "Perimeter Survey; Property to be used by the Town of Newtown; State of Connecticut Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 1/13/98; scale: 1"=100'; sheet 1 of 1."
 - b.) Rm 7660 - "Perimeter Survey; Open space parcel along Deep Brook to be conveyed to the Town of Newtown; State of Connecticut Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 3/17/98; scale: 1"=100'; sheet 1 of 2 and 2 of 2."
 - c.) RM 3820 - "Newtown Industrial Park; final subdivision map; prepared for; Western Connecticut Development Corp.; Newtown, Connecticut; scale: 1"=100'; 3/2/67; prepared by Robert M. Henrici."
 - d.) RM 8571 - "COMPILATION PLAN - LOT LINE REVISIONS PREPARED FOR TOWN OF NEWTOWN; 6 & 8 COMMERCE ROAD; NEWTOWN CONNECTICUT" DATED 02-06-21; PREPARED BY BRAUTIGAM."
 - e.) RM 8407 - "INGRESS/EGRESS EASEMENT PREPARED FOR CATHERINE VIOLET HUBBARD SANCTUARY ACROSS LAND OF TOWN OF NEWTOWN; OLD FARM ROAD NEWTOWN, CONNECTICUT" DATED 03-24-17; PREPARED BY CCA
- 3.) Reference is also hereby made to the following documents titled:
 - a.) Volume 822 Pages 632-638 (Newtown Town Clerk's Office)
 - b.) Connecticut Special Act No. 03-19 Sec. 16 dated January 2003
 - c.) Connecticut Public Act No. 05-279 Sec. 29 dated January 2005
- 4.) The underground utilities shown, if any, have been located from field survey information and/or from existing drawings by others as noted hereon. The engineer/surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. J. Edwards Associates, Inc. further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. J. Edwards Associates, Inc. makes no certification as to the condition or suitability of the underground utilities for any intended use.
- 5.) The north arrow bearing is based on the map referenced in note 2a.
- 6.) The property is located in Zone AAHCCD.
- 7.) The inland wetlands were marked in the field by Soil Science Services, Inc. and were located in the field by a representative of J. Edwards Associates, Inc.
- 8.) The existing features depicted hereon are shown according to the Town of Newtown topographical maps.



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone: 203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

TOWN OF NEWTOWN
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT

REVISIONS

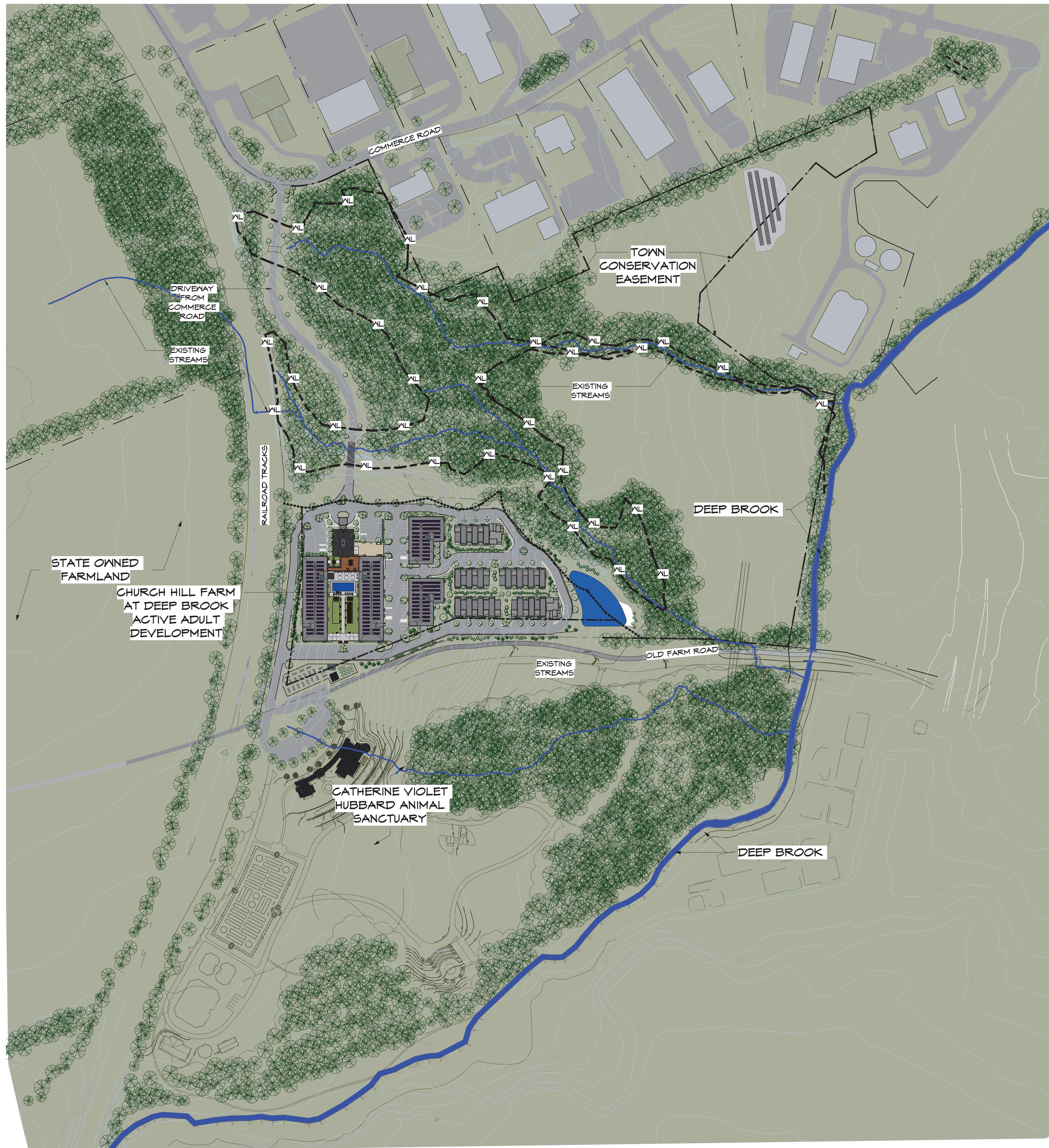
#	DATE	DESCRIPTION
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DATE: 02-14-2023
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=100'

TITLE

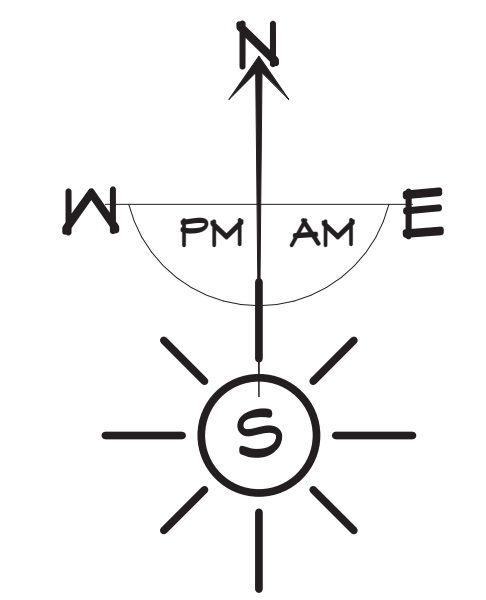
LOT LINE REVISION
MAP

SHEET NUMBER



COLOR SITE PLAN "LINE" LEGEND

	PROPERTY LINE
	LOT LINE
	BUILDING SETBACK
	WETLAND LINE
	WETLAND BUFFER
	SIDEWALK, STREET, ETC.
	STREAMS/CREEK



1 ARCHITECTURAL SITE PLAN_1"=120'_COLOR
A-004 Scale: 1" = 120'-0"



CHURCH HILL FARM AT DEEP BROOK
NEXTOWN, CT

A-004	20-025
	03/22/23
J. Randolph Parry Architects, PC 613 Main Street, Riverton, New Jersey, 08077 CT, 13706	www.jrparchitects.com
	© 2023



WETLAND BUFFER PLANTING NOTES

Newtown Tech Park
Newtown, Connecticut
Prepared by
Environmental Planning Services

PLANT NOTES

1. Topsoil and mulch to be used in the wetland planting areas shall be inspected and determined to be free from Purple Loosestrife (*Lythrum salicaria*), Common Reed (*Phragmites australis*), or Reed Canarygrass (*Phalaris arundinacea*).
2. Final grades to be adjusted based on ground water monitoring data.
3. Stormwater Quality basin soil mix shall consist of 60% sand, 20% topsoil, and 20% peat, to be placed in the basin bottom at a depth of 18"-30".
4. Compaction of the basins shall be minimized to the maximum extent feasible by the use of excavation hoer, light equipment with turf type tires, or wide track equipment.
5. If compaction does occur in the basins, the compacted zone shall be tilled to refracture at least 12" of natural soil before backfilled with soil mix.
6. When backfilling infiltration basin, place soil in lifts of 12-18" and use light equipment only when grading within the garden. Heavy equipment can be used around the perimeter of the basin.
7. Allow soil mixture to settle naturally through rain events or presoak after placement.
8. Final plant & seed mix locations should be determined in the field by EPS staff.
9. Plant shrubs in beds and mulch with pine bark mulch or equivalent. Do not seed shrub beds.
10. Plant Trumpet Honeysuckle vines next to shrubs for support.
11. Plant one male Winterberry in each grouping at a ratio of 1 male per 5 female.
12. Plant trees and mulch with pine bark mulch or equivalent. Do not renew unless directed by EPS staff.
13. Seed sediment and infiltration basins with New England Erosion Control/Restoration Mix (for detention basins and moist sites) at 1 lb/1245 sq ft.
14. Seed graded slopes in Wetland Creation Area A, upper and outer slopes of the infiltration basin, and disturbed soils with New England Conservation/Wildlife Mix at 1 lb/1743 sq ft.
15. No substitutions without review and approval by EPS staff. No cultivars to be used without express approval by EPS staff.
16. All mitigation areas shall be subject to a conservation restriction or easement.
17. Plantings shall be monitored by EPS staff as required by local, state, and/or federal permits. Remedial measures may be required and shall be implemented as directed by EPS staff.

Wetland and Buffer Plant List
Newtown Tech Park
Newtown, CT

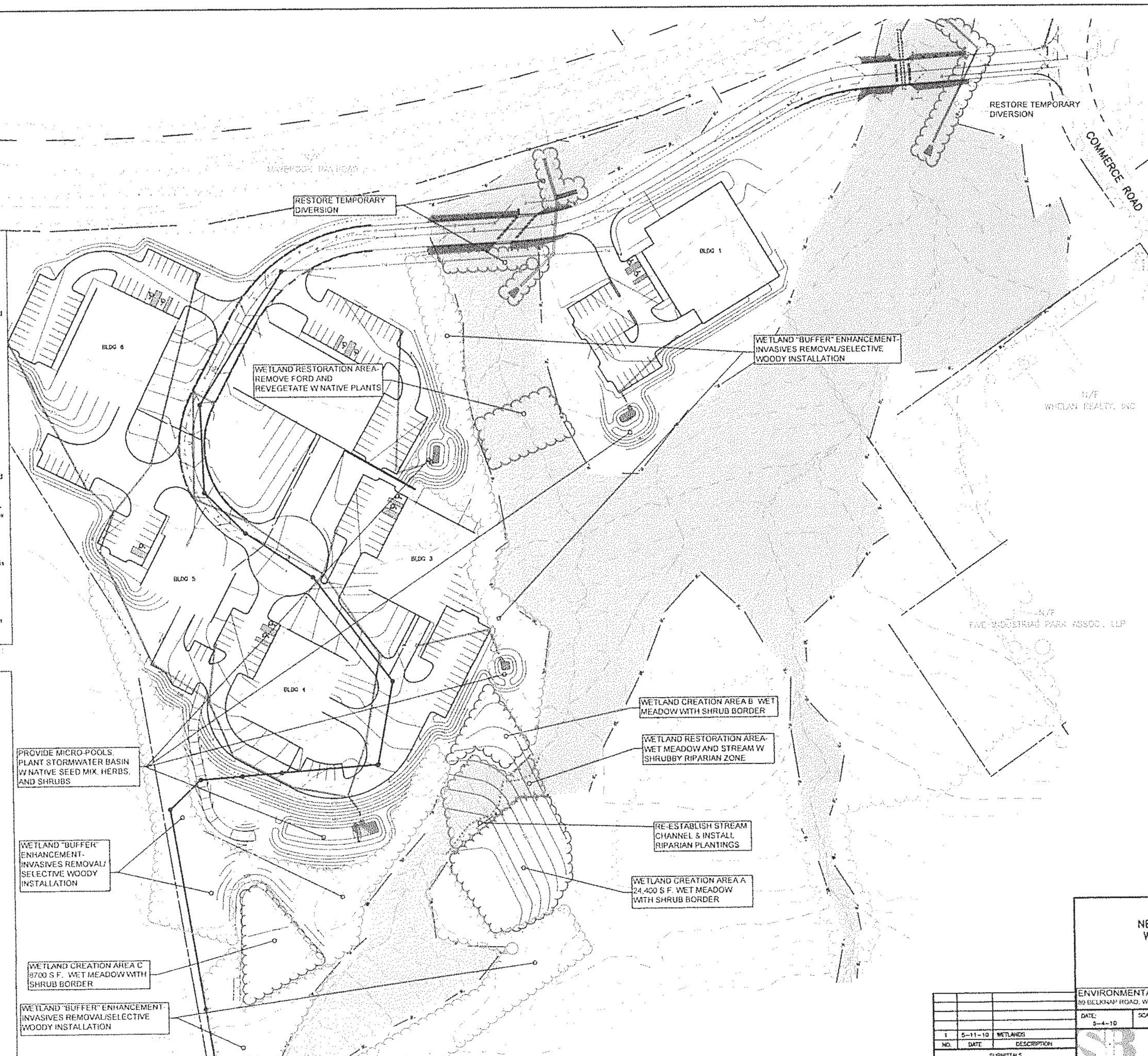
Trees	Scientific Name	Common Name
AR	<i>Acer rubrum</i>	Red Maple
BP	<i>Betula papyrifera</i>	Paper Birch
CE	<i>Celtis occidentalis</i>	Common Hackberry
CF	<i>Cornus florida</i>	Flowering Dogwood
Jv	<i>Juniperus virginiana</i>	Red Cedar
NS	<i>Nyssa sylvatica</i>	Black Gum
Ps	<i>Pinus strobus</i>	White Pine
PT	<i>Populus tremuloides</i>	Quaking Aspen
PV	<i>Prunus virginiana</i>	Chokeberry
QA	<i>Quercus alba</i>	White Oak

Shrubs	Scientific Name	Common Name
AC	<i>Athelancher canadensis</i>	Shadblow
AM	<i>Aronia melanocarpa</i>	Black Chokeberry
CA	<i>Cornus amomum</i>	Silky Dogwood
CR	<i>Cornus racemosa</i>	Gray Dogwood
HV	<i>Hamamelis virginiana</i>	Witch Hazel
IV	<i>Ilex verticillata</i> (female)	Winterberry (female)
IV	<i>Ilex verticillata</i> (male)	Winterberry (male)
MP	<i>Morella (Myrica) pensylvanica</i>	"Bayberry"
SD	<i>Salix discolor</i>	Pussy Willow
SC	<i>Sambucus canadensis</i>	Common Elderberry
SL	<i>Spiraea latifolia</i>	Meadow Sweet
VC	<i>Vaccinium corymbosum</i>	Highbush Blueberry
VD	<i>Viburnum dentatum</i>	Arrow-wood
VL	<i>Viburnum lentago</i>	Nannyberry
VP	<i>Viburnum prunifolium</i>	Black Haw Viburnum

Vines
LS *Lonicera sempervirens* Trumpet Honeysuckle

* = do not plant in the fall

Seed Mixes
New England WetMix (wetland areas)
New England Erosion Control/Restoration Mix (basin bottom & inner slope)
New England Conservation/Wildlife Mix (basin outer slopes & full slope)
(Above seed from New England Wetland Plants)



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- 6" PVC HIGH OVERFLOW
- WATER SOURCE
- GAS LINE
- CLEAN OUT TO GRADE
- WETLANDS WITH FLOOD
- AQUIFER PROTECTION DISTRICT BOUNDARY
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- LIMIT OF DISTURBANCE
- WATER BREAK
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- SANITARY EASEMENT
- CONSERVATION EASEMENT
- SLOPE RIGHTS
- REGULATED AREA BOUNDARY

**NEWTOWN TECHNOLOGY PARK
WETLANDS MITIGATION PLAN
COMMERCE ROAD
NEWTOWN, CONNECTICUT**

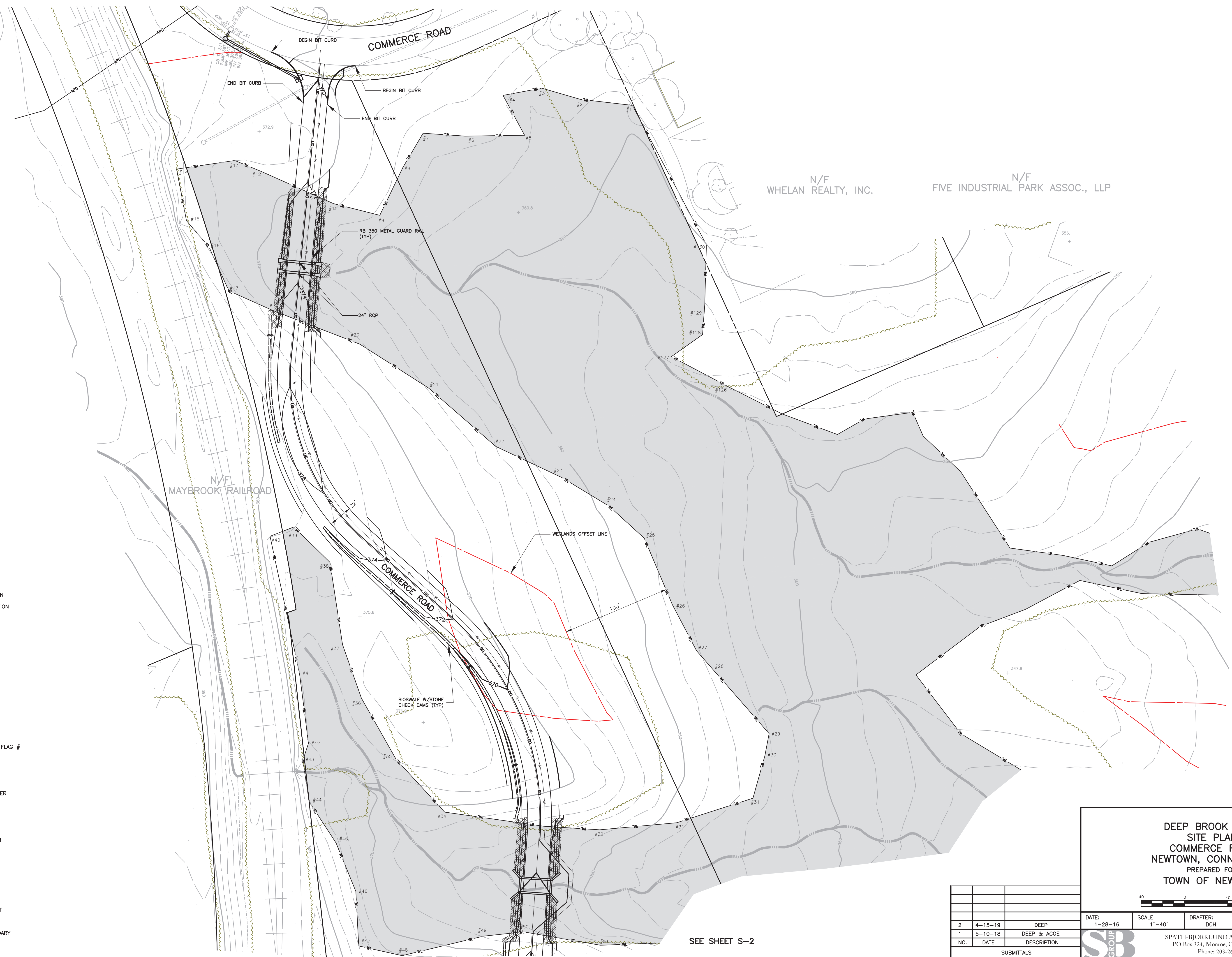
PREPARED FOR
TOWN OF NEWTOWN

ENVIRONMENTAL PLANNING SERVICES
89 BELKNAP ROAD, WEST HARTFORD, CT 06117
860-236-1570
www.epscvt.com

DATE:	5-4-10	SCALE:	1"=60'	DRAWN:	DCH	JOB NO.:	5704	FILE NUMBER:	
NO.	1	DATE	5-11-10	DESCRIPTION	WETLANDS				
SUBMITTALS									

SPATH-BJORKLUND ASSOCIATES, INC.
PO Box 334, Meriden, Connecticut 06450
Phone: 203-268-5214

S-3



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING SANITARY
- PROPOSED SANITARY
- SANITARY LATERALS
- FORCE MAIN
- FOOTING DRAIN
- ROOF DRAIN
- WATER SERVICE
- UNDERGROUND UTILITIES
- CLEAN OUT TO GRADE
- INLAND WETLANDS WITH FLAG #
- OBSERVATION HOLE
- PERCOLATION TEST
- GRADE TO DRAIN
- SYNTHETIC FILTER BARRIER
- LIMIT OF DISTURBANCE
- WATER BREAK
- PRIMARY SEPTIC SYSTEM
- RESERVE SEPTIC SYSTEM
- DISTRIBUTION BOX
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- GRADING EASEMENT
- SLOPE RIGHTS
- CONSERVATION EASEMENT
- MAINTENANCE EASEMENT
- REGULATED AREA BOUNDARY

N/F
WHELAN REALTY, INC.

N/F
FIVE INDUSTRIAL PARK ASSOC., LLP

N/F
MAYBROOK RAILROAD

COMMERCE ROAD

COMMERCE ROAD

BIOSWALE W/STONE CHECK DAMS (TYP)

WETLANDS OFFSET LINE

SEE SHEET S-2

SHEET 2 OF 12

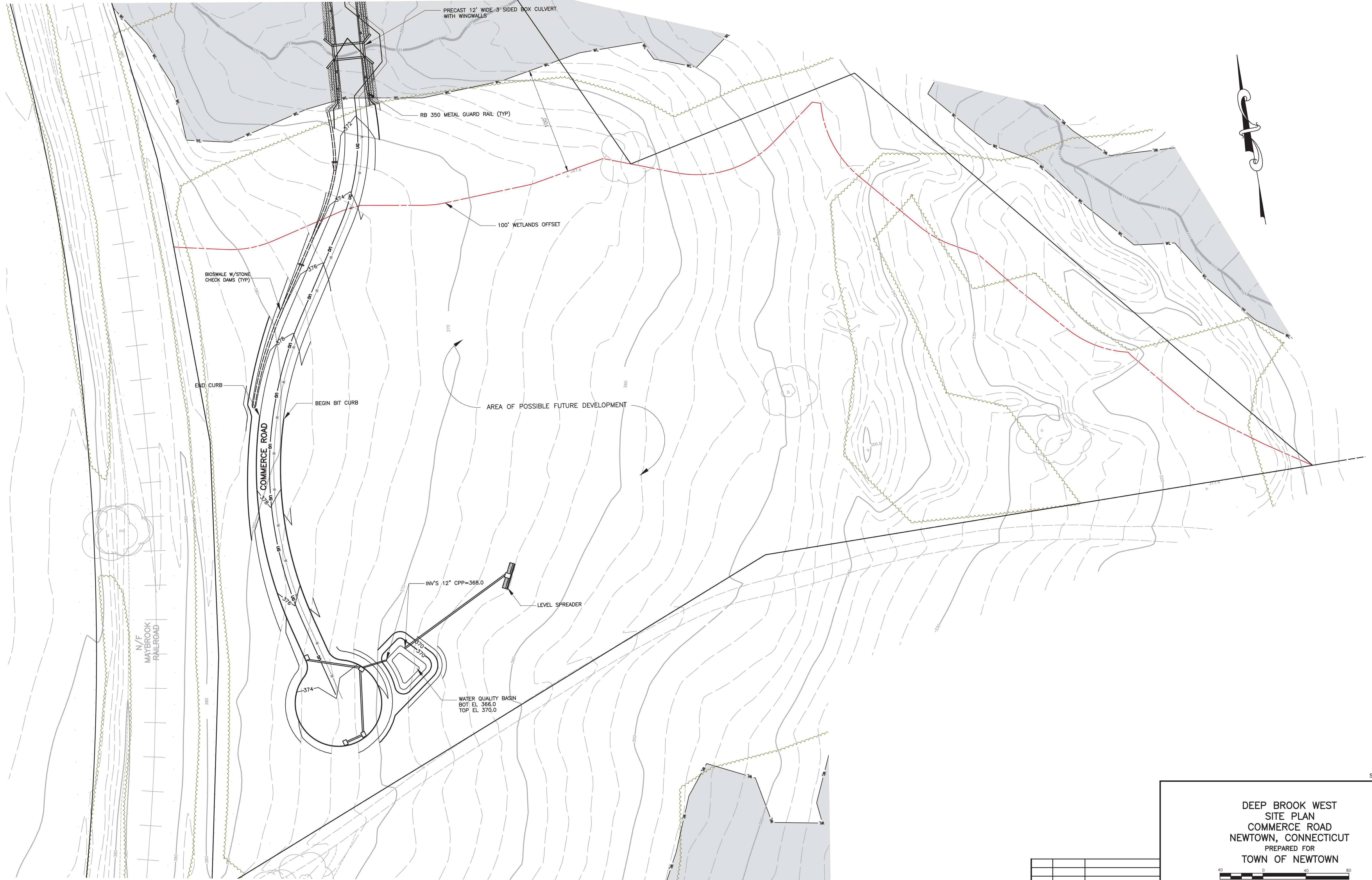
DEEP BROOK WEST
SITE PLAN
COMMERCE ROAD
NEWTOWN, CONNECTICUT
PREPARED FOR
TOWN OF NEWTOWN



NO.	DATE	DESCRIPTION
2	4-15-19	DEEP
1	5-10-18	DEEP & ACOE
SUBMITTALS		

DATE: 1-28-16	SCALE: 1"=40'	DRAFTER: DCH	JOB NO: 5704	FILE NUMBER:
		SPATH-BJORKLUND ASSOCIATES, INC PO Box 324, Monroe, Connecticut 06468 Phone: 203-268-5216		
		S-1		

SEE SHEET S-1



SHEET 3 OF 12

DEEP BROOK WEST
SITE PLAN
COMMERCE ROAD
NEWTOWN, CONNECTICUT
PREPARED FOR
TOWN OF NEWTOWN



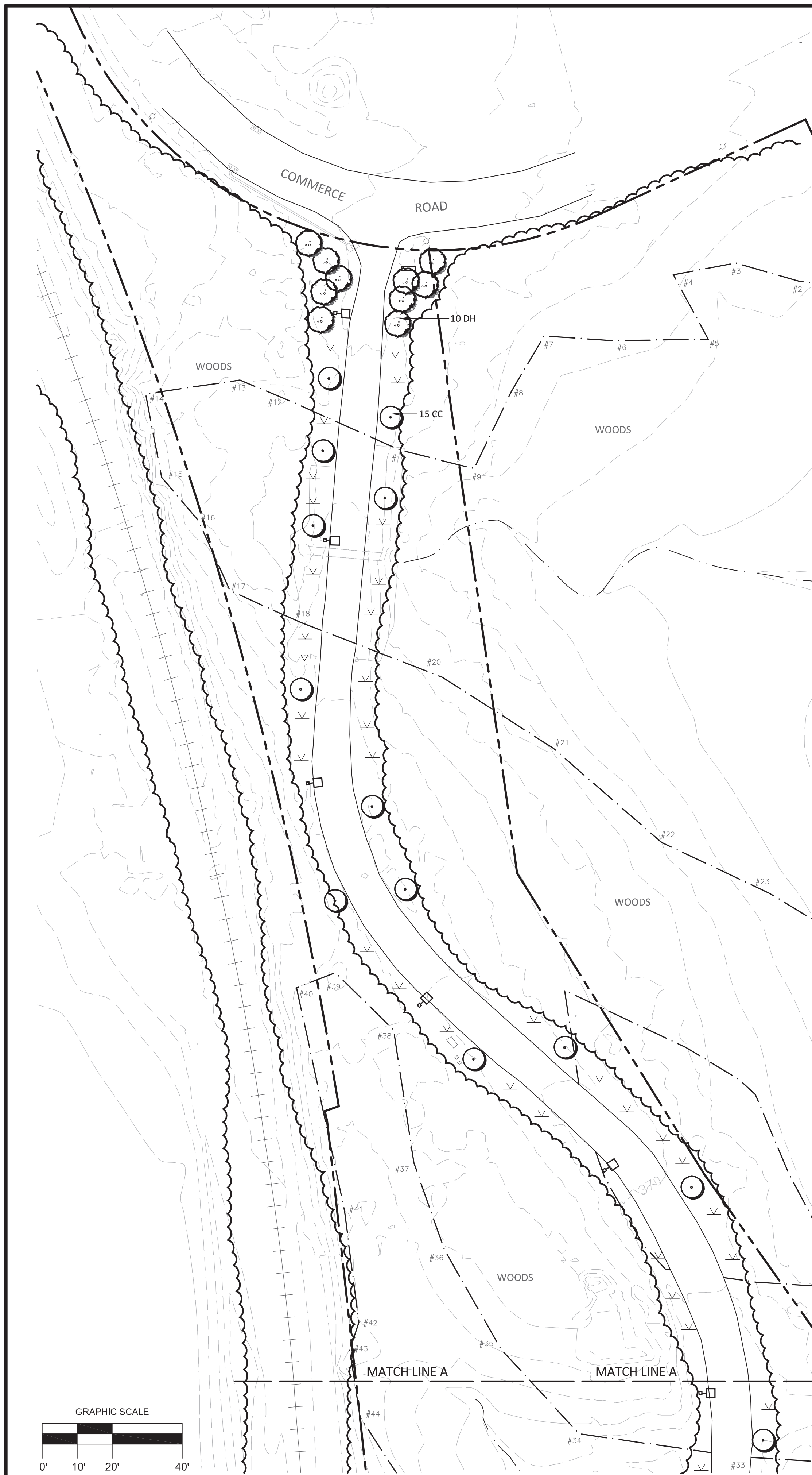
NO.	DATE	DESCRIPTION
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1	5-10-18	DEEP & ACOE
SUBMITTALS		

DATE: 1-28-16
 SCALE: 1"=40'
 DRAFTER: DCH
 JOB NO: 5704
 FILE NUMBER:



SPATH-BJORKLUND ASSOCIATES, INC
 PO Box 324, Monroe, Connecticut 06468
 Phone: 203-268-5216

S-2

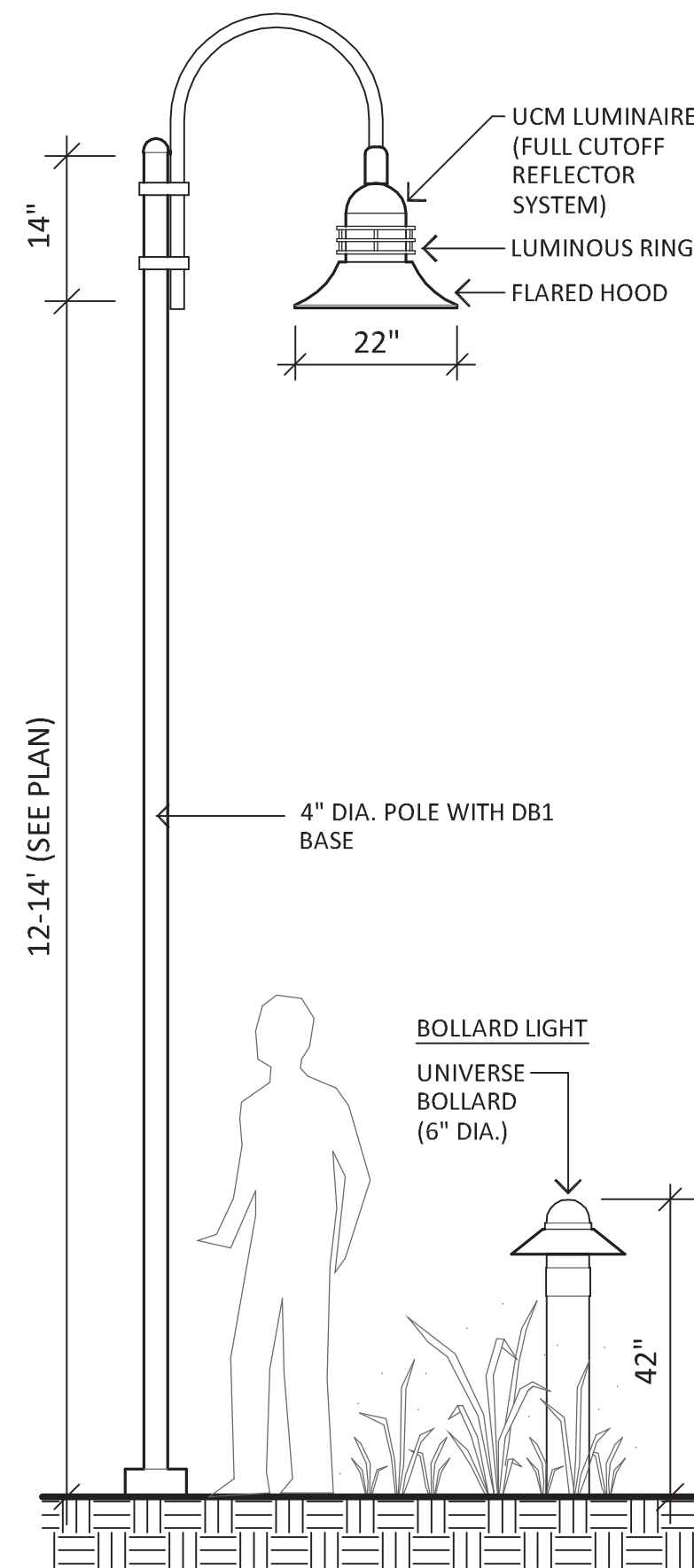


GENERAL NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD SITE PLAN SUPPLIED BY J. EDWARDS ASSOCIATES, LLC.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.

SEEDING NOTES (TYP.):

- SEED AREAS PER PLAN AT THE METHODS AND 125% THE APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. THE SEED SHALL BE SPREAD ON THE PREPARED SOIL, LIGHTLY RAKED TO ESTABLISH GOOD SOIL CONTACT AFTER SOWING, AND MULCHED WITH A 2 INCH LOOSE LAYER OF CLEAN OAT STRAW OR COMMERCIAL WOOD FIBER PRODUCTS APPLIED BY HAND OR BY HYDROSEEDING. A NURSE CROP OF PERENNIAL RYE GRASS AT THE RATE OF 40 LBS./ACRE SHALL BE ADDED TO THE SEED MIX ON SLOPES OF EXCESS OF 10% AND AS SPECIFIED. SEED MIX SUBSTITUTIONS SHALL BE EQUIVALENT TO THAT SPECIFIED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO USE. MAINTAIN SEED AREAS AS RECOMMENDED BY THE MANUFACTURER. SEED AREAS AS PER THE FOLLOWING SCHEDULE:
 - LAWN:**
SEED DISTURBED LAWN AREAS WITH A HIGH QUALITY SUN AND SHADE TURF SEED MIXTURE CONSISTING OF BLUEGRASS, FESCUE, AND PERENNIAL RYEGRASS AT THE MANUFACTURER'S RECOMMENDED SEEDING RATE.
 - NO-MOW MEADOW:**
SEED NO-MOW LAWN AREA WITH A "NO-MOW" LAWN SEED MIX WITH AN ANNUAL RYE NURSE CROP BY PRAIRIE NURSERY (WWW.PRAIRIENURSERY.COM). THIS MIX CONTAINS SEVERAL LOW-MAINTENANCE FESCUE GRASS SPECIES THAT WILL DEVELOP A STABLE LOW GRASS COVER OVER DISTURBED SOILS THAT MAY BE MOWED REGULARLY, YEARLY, OR NOT MOWED AT ALL. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SEED MIX MANUFACTURER.
 - DETENTION BASIN BOTTOM AND WETLAND BUFFERS:**
SEED THIS AREA WITH "NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES" BY NEW ENGLAND WETLAND PLANTS, INC. (413-548-8000).
 - DETENTION BASIN SIDE SLOPES:**
SEED THIS AREA WITH "NEW ENGLAND EROSION CONTROL/RESTORATION MIX (FOR DRY SITES)" BY NEW ENGLAND WETLAND PLANTS, INC. (413-548-8000).



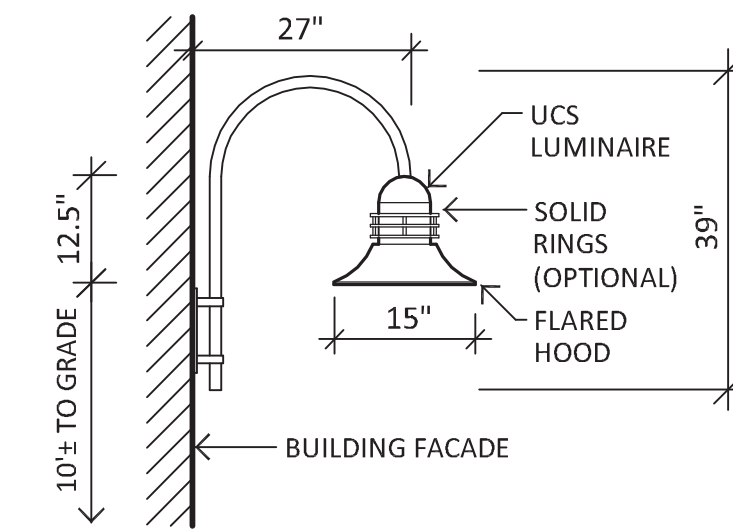
- NOTE:**
- LIGHT FIXTURE (UNIVERSE COLLECTION), POLE, AND BOLLARD BY ARCHITECTURAL AREA LIGHTING.
 - POLE COLOR AND FIXTURE SHALL BE BRONZE IN COLOR.

LIGHT POLE & BOLLARD LIGHT

SCALE: NOT TO SCALE

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
15	AR	ACER RUBRUM	RED MAPLE	2 1/2-3" CAL.	B&B	FULL
13	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG MAPLE	2-2 1/2" CAL.	B&B	
4	AS	ACER SACCHARUM	SUGAR MAPLE	2 1/2-3" CAL.	B&B	FULL
39	DH	BETULA NIGRA 'DURA HEAT'	DURA HEAT BIRCH	8-9' HT.	B&B	MULTISTEM
3	YW	CLADRASTIS LUTEA	YELLOWWOOD	2-2 1/2" CAL.	B&B	FULL
7	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3-3 1/2" CAL.	B&B	FULL
14	QP	QUERCUS PALUSTRIS	PIN OAK	2-2 1/2" CAL.	B&B	FULL
5	TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2 1/2-3" CAL.	B&B	FULL
22	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	5-6' HT.	B&B	
7	SF	AMELANCHIER LAEVIS 'SPRING FLURRY'	SPRING FLURRY SHAD	2-2 1/2" CAL.	B&B	
21	CC	CERCIS CANADENSIS	REDBUD	7-8' HT.	B&B	
7	BB	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	6-7' HT.	B&B	FULL
6	OK	PRUNUS 'OKAME'	OKAME CHERRY	2-2 1/2" CAL.	B&B	MATCHING
50	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	20% MALES
37	JV	JUNIPERUS VIRGINIANA'	RED CEDAR	5-6' HT.	B&B	
28	PA	PICEA ABIES	NORWAY SPRUCE	8-10' HT.	B&B	
18	SS	PICEA OMORIKA	SERBIAN SPRUCE	8-10' HT.	B&B	
127	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7' HT.	B&B	
15	CA	CLETHRA ALNIFOLIA	SUMMERSWEET	2-3' HT.	CONT.	
37	LL	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2-3' HT.	CONT.	
4	LM	HYDRANGEA PANICULATA 'LIME LIGHT'	LIMELIGHT HYDRANGEA	4-5' HT.	CONT.	
74	SJ	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST ST. JOHNSWORT	18-24" HT.	CONT.	
8	IC	ILEX CRENATA 'CHESAPEAKE'	CHESAPEAKE HOLLY	3-4' HT.	B&B	
28	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.	
57	SJ	JUNIPERUS CHINENSIS VAR. 'SARGENTII'	SARGENT JUNIPER	2-3' SPR.	CONT.	
75	MP	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	2-3' HT.	CONT.	
24	WR	ROSA 'WHITE MEIDLAND'	WHITE MEIDLAND ROSE	2-3' SPR.	CONT.	
35	LP	SPIRAEA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2-3' HT.	CONT.	
5	SP	SYRINGA MEYERI 'PALIBIN'	PALIBIN LILAC	30-36" HT.	CONT.	
18	LR	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE WHITE LIRIOPE	1 QT.		



- NOTE:**
- LIGHT FIXTURE (UNIVERSE COLLECTION) BY ARCHITECTURAL AREA LIGHTING OR EQUIVALENT (3000K). INSTALL LIGHT FIXTURE PER MANUFACTURER'S RECOMMENDATIONS.
 - FIXTURE SHALL BE BRONZE IN COLOR.
 - SEE ARCHITECTURAL PLANS FOR FINAL MOUNTING HEIGHT AND PLACEMENT.

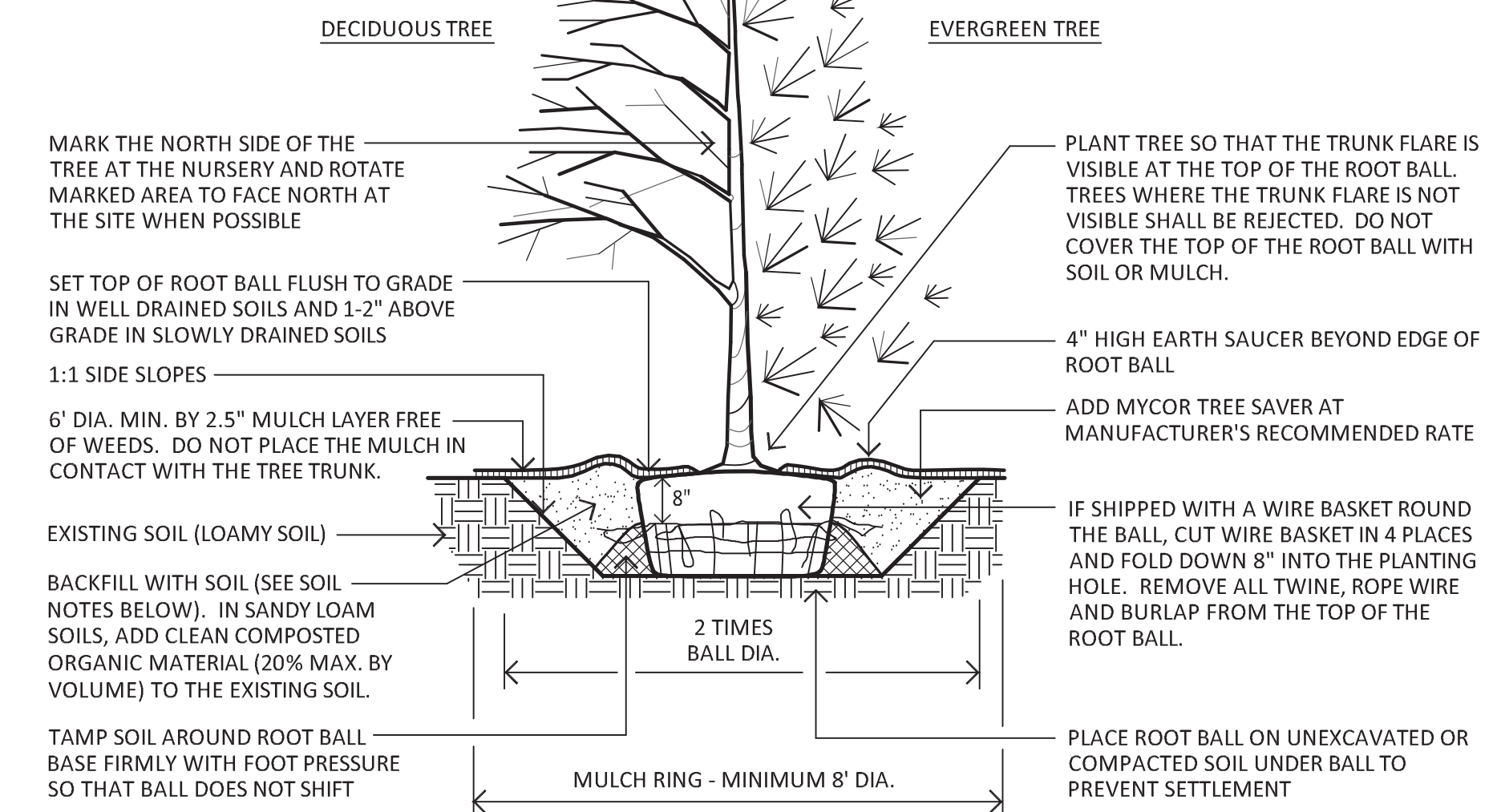
WALL FIXTURE (TYP.)

SCALE: NOT TO SCALE

LANDSCAPE LIGHTING NOTES (TYP.):

- SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
- LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
- THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
- LIGHT POLES BASE SHALL BE MOUNTED FLUSH WITH GRADE AND LOCATED A MINIMUM OF 3' FROM THE EDGE OF VEHICLE PAVEMENT IF FEASIBLE.

SOURCE: INTERNATIONAL SOCIETY OF ARBORICULTURE



- PLANTING NOTES:**
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE PLANTING DETAIL

SCALE: NOT TO SCALE

PREPARED BY:
ENVIRONMENTAL LAND SOLUTIONS, LLC
 8 KNIGHT STREET, SUITE 203
 NORWALK, CT 06851
 TEL: (203) 855-7879
 FAX: (203) 855-7836
 info@elsllc.net



"CALL BEFORE YOU DIG"

PROJECT:
 CHURCH HILL FARM
 AT DEEP BROOK
 6 & 8 COMMERCE ROAD
 NEWTOWN, CONNECTICUT

REVISIONS:

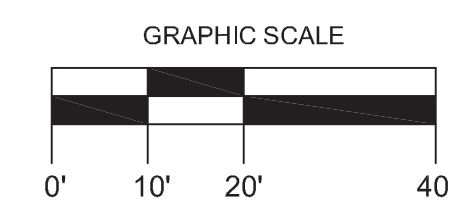
SCALE: AS SHOWN

DATE: 3.6.23

TITLE: **LANDSCAPE PLAN**

SHEET NO.:

LP.2



LANDSCAPE PLAN - ENTRANCE DRIVE

SCALE: 1"=40'



J. EDWARDS & ASSOCIATES LLC
 ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
 Phone: 203.268.4205 Fax: 203.268.5604
 www.jedwardsassoc.com



CHURCH HILL FARM
 AT DEEP BROOK
 6 & 88 COMMERCE ROAD
 NEWTOWN, CONNECTICUT

PERMIT SET - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

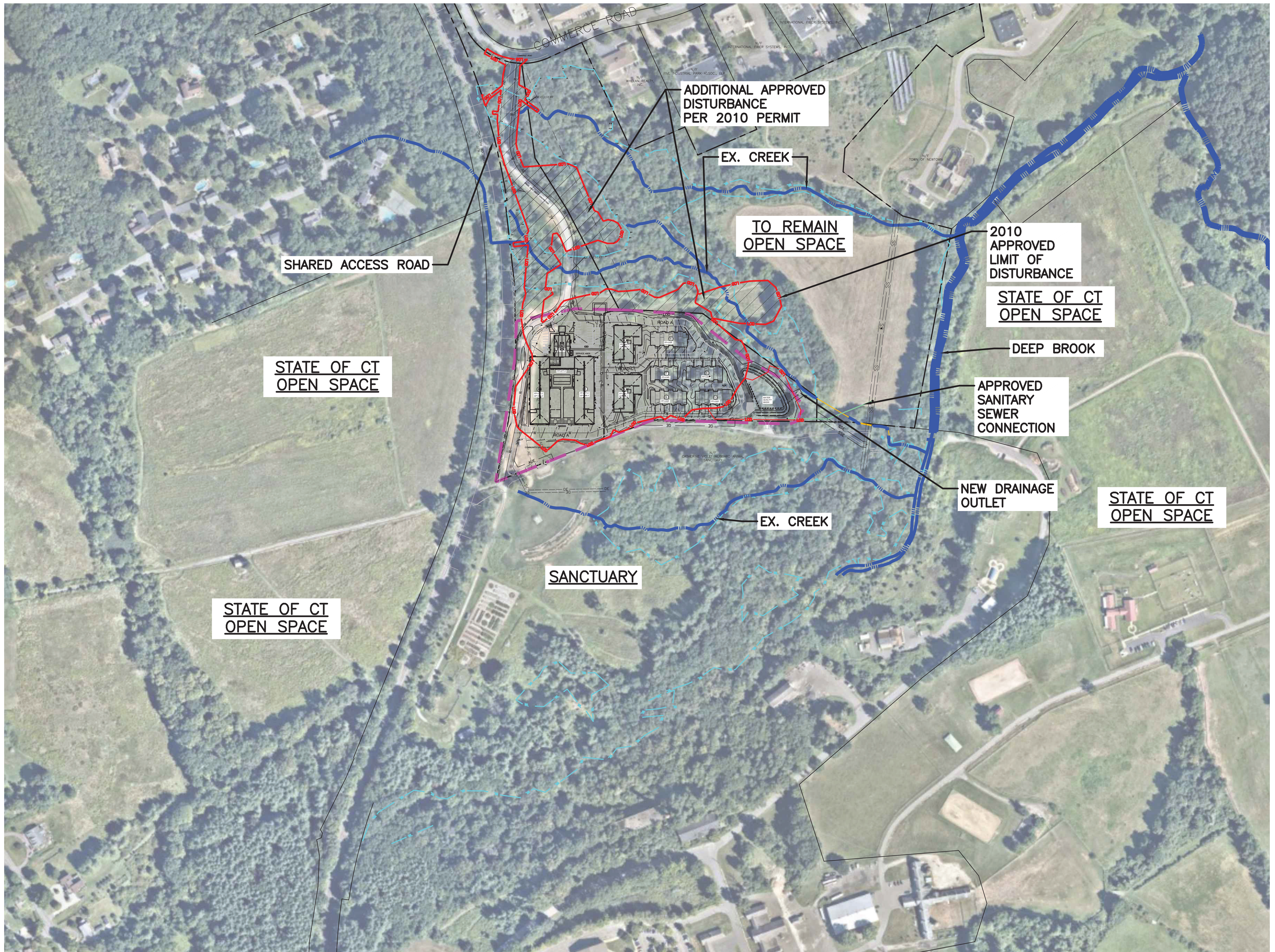
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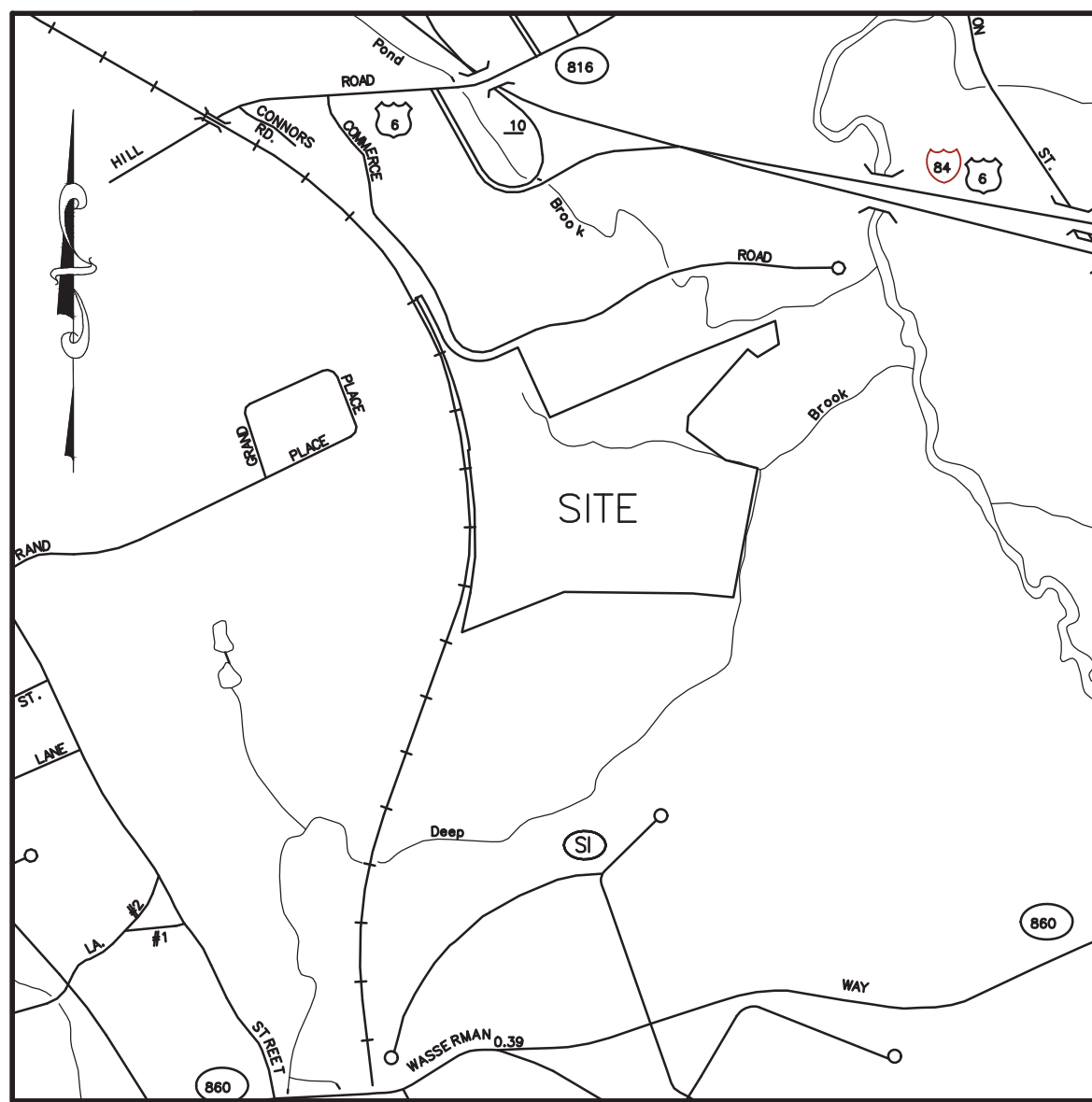
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PRESENTATION
 PLAN

SHEET NUMBER

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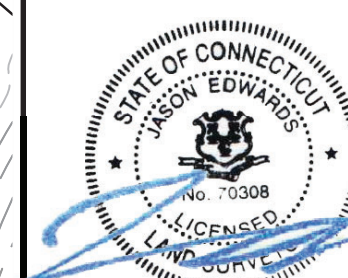




VICINITY MAP
SCALE: 1"=1000'

NOTES:

- 1.) This map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20-300b-1 thru 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. The boundary is shown per the maps referenced below. It is an improvement location survey based upon a dependent resurvey and conforms to horizontal accuracy class a-2.
- 2.) Reference is hereby made to the following maps on file in the Newtown Town Clerk's office:
 - a.) "Perimeter Survey; Property to be used by the Town of Newtown; State of Connecticut Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 1/13/98; scale: 1"=100'; sheet 1 of 1."
 - b.) Rm 7860 - "Perimeter Survey; Open space parcel along Deep Brook to be conveyed to the Town of Newtown; State of Connecticut Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 3/17/98; scale: 1"=100'; sheet 1 of 2 and 2 of 2."
 - c.) RM 3820 - "Newtown Industrial Park; final subdivision map; prepared for; Western Connecticut Development Corp.; Newtown, Connecticut; scale: 1"=100'; 3/2/67; prepared by Robert M. Henrici.
 - d.) RM 8571 - "COMPILED PLAN - LOT LINE REVISIONS PREPARED FOR TOWN OF NEWTOWN; 6 & 8 COMMERCE ROAD; NEWTOWN CONNECTICUT" DATED 02-08-21; PREPARED BY BRAUTIGAM.
 - e.) RM 8407 - "INGRESS/EGRESS EASEMENT PREPARED FOR CATHERINE VIOLET HUBBARD SANCTUARY ACROSS LAND OF TOWN OF NEWTOWN; OLD FARM ROAD NEWTOWN, CONNECTICUT" DATED 03-24-17; PREPARED BY CCA
- 3.) Reference is also hereby made to the following documents titled:
 - a.) Volume 822 Pages 632-638 (Newtown Town Clerk's Office)
 - b.) Connecticut Special Act No. 03-19 Sec. 16 dated January 2003
 - c.) Connecticut Public Act No. 05-279 Sec. 29 dated January 2005
- 4.) The underground utilities shown, if any, have been located from field survey information and/or from existing drawings by others as noted hereon. The engineer/surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. J. Edwards Associates, Inc. further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. J. Edwards Associates, Inc. makes no certification as to the condition or suitability of the underground utilities for any intended use.
- 5.) The north arrow bearing is based on the map referenced in note 2a.
- 6.) The property is located in Zone AAHCCD.
- 7.) The inland wetlands were marked in the field by Soil Science Services, Inc. and were located in the field by a representative of J. Edwards Associates, Inc.
- 8.) The existing features depicted hereon are shown according to the Town of Newtown topographical maps.



PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

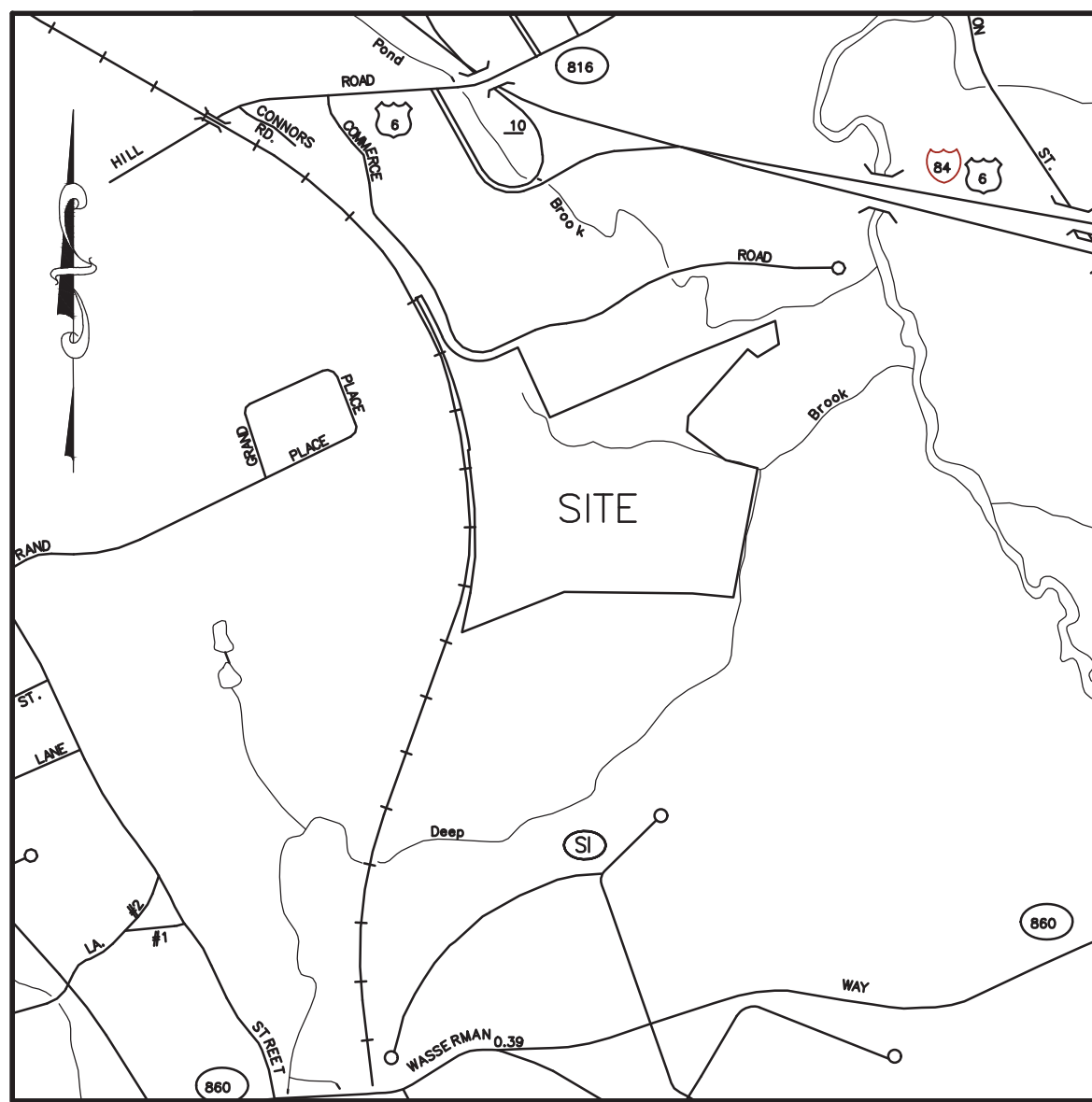
REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=100'

TITLE
**EXISTING
CONDITIONS
PLAN**

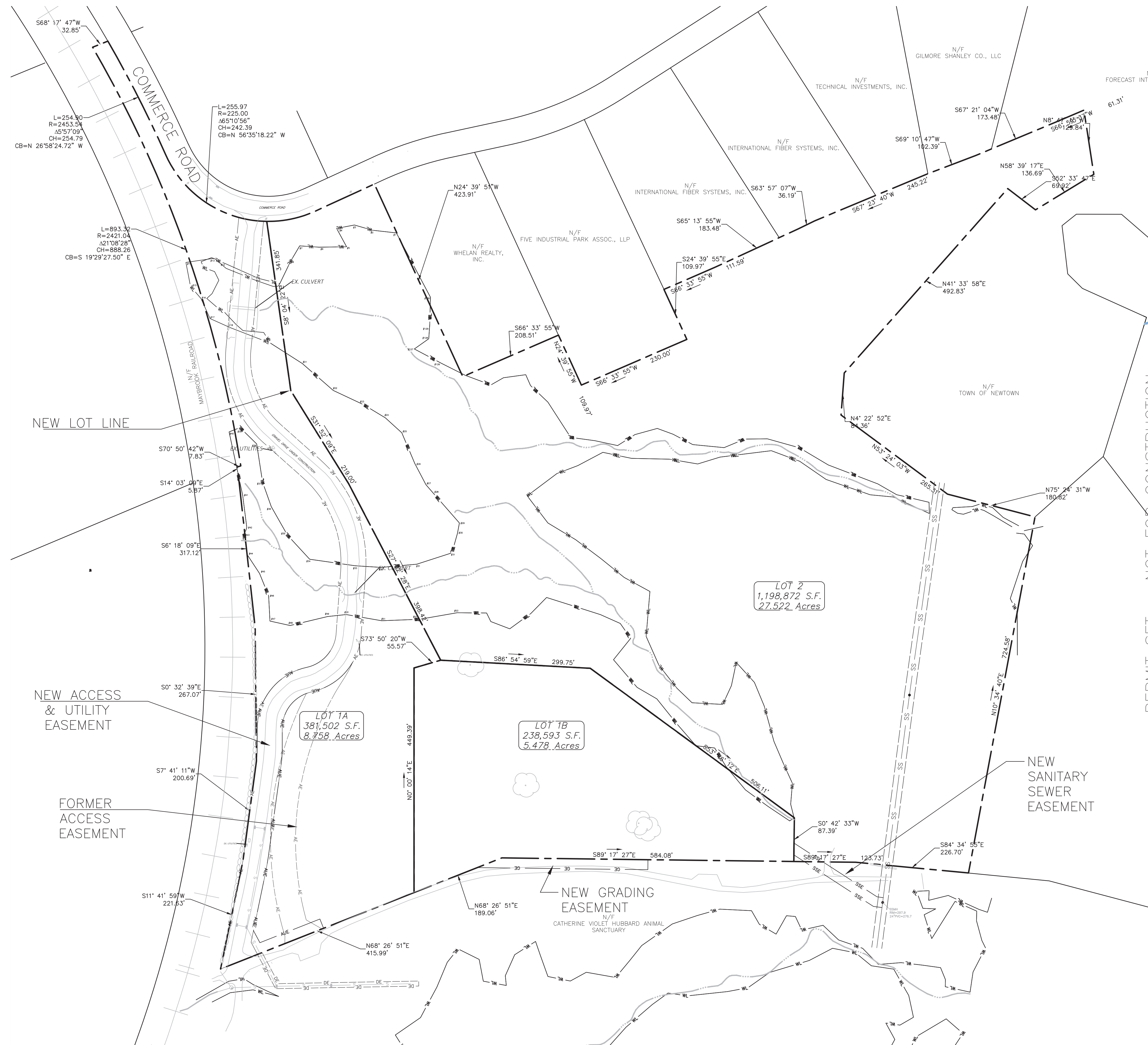
SHEET NUMBER
1.2



VICINITY MAP
SCALE: 1"=1000'

NOTES:

- 1.) This map has been prepared pursuant to the regulations of Connecticut State Agencies Sections 20-300b-1 thru 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. The boundary is shown per the maps referenced below. This map conforms to Horizontal Class "A-2".
- 2.) Reference is hereby made to the following maps on file in the Newtown Town Clerk's office:
 - a.) "Perimeter Survey; Property to be used by the Town of Newtown; State of Connecticut Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 1/13/98; scale: 1"=100'; sheet 1 of 1."
 - b.) Rm 7660 - "Perimeter Survey; Open space parcel along Deep Brook to be conveyed to the Town of Newtown; State of Connecticut Department of Public Works; Fairfield Hills Hospital property disposition; Mile High Rd, Queen St, & Mile Hill South Road; Newtown, Connecticut; dated: 3/17/98; scale: 1"=100'; sheet 1 of 2 and 2 of 2."
 - c.) RM 3820 - "Newtown Industrial Park; final subdivision map; prepared for; Western Connecticut Development Corp.; Newtown, Connecticut; scale: 1"=100'; 3/2/67; prepared by Robert M. Henrici."
 - d.) RM 8571 - "COMPILATION PLAN - LOT LINE REVISIONS PREPARED FOR TOWN OF NEWTOWN; 6 & 8 COMMERCE ROAD; NEWTOWN CONNECTICUT" DATED 02-08-21; PREPARED BY BRAUTIGAM.
 - e.) RM 8407 - "INGRESS/EGRESS EASEMENT PREPARED FOR CATHERINE VIOLET HUBBARD SANCTUARY ACROSS LAND OF TOWN OF NEWTOWN; OLD FARM ROAD NEWTOWN, CONNECTICUT" DATED 03-24-17; PREPARED BY CCA
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 - c.) Connecticut Public Act No. 05-279 Sec. 29 dated January 2005
- 4.) The underground utilities shown, if any, have been located from field survey information and/or from existing drawings by others as noted hereon. The engineer/surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. J. Edwards Associates, Inc. further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. J. Edwards Associates, Inc. makes no certification as to the condition or suitability of the underground utilities for any intended use.
- 5.) The north arrow bearing is based on the map referenced in note 2a.
- 6.) The property is located in Zone AAHCCD.
- 7.) The inland wetlands were marked in the field by Soil Science Services, Inc. and were located in the field by a representative of J. Edwards Associates, Inc.
- 8.) The existing features depicted hereon are shown according to the Town of Newtown topographical maps.



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PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

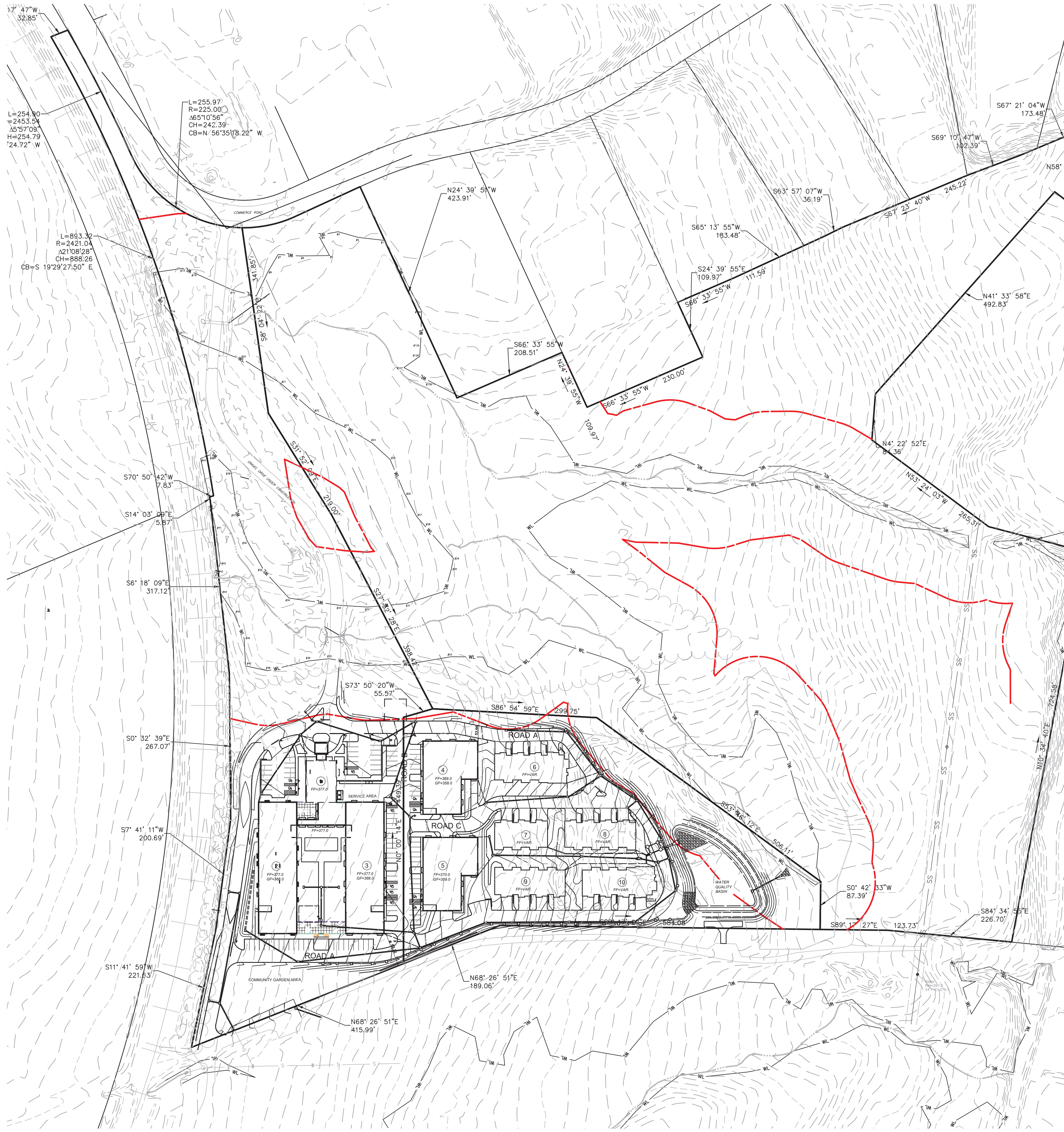
#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=100'

**RE-SUBDIVISION
MAP**

SHEET NUMBER





ZONING DATA TABLE

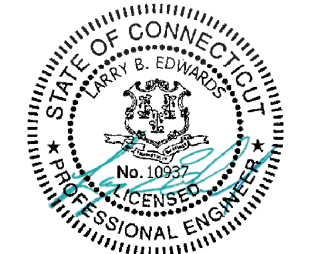
ZONING REQUIREMENT	ZONING STANDARD	LOT 1A PROPOSED	LOT 1B PROPOSED
ZONE: ACTIVE ADULT HOUSING CONSERVATION DESIGN DIST.	AAHCDD (M-5)	AAHCDD (M-5)	AAHCDD (M-5)
TOTAL AREA OF DEVELOPMENT (AC.)	40	41.578 (SEE NOTE 1)	41.578 (SEE NOTE 1)
MINIMUM FRONT YARD (FT.)	50	947.6	947.6
MINIMUM SIDE YARD (FT.) ADJ. TO RAILROAD W/TRACK	0	50.4	N/A
MINIMUM SIDE YARD (FT.)	50	N/A	53.6
MINIMUM REAR YARD (FT.)	50	63.2	50.2
MAXIMUM BUILDING HEIGHT (STORIES/FT.)	60	59.9'	59.9'
DENSITY 1A	12 PER AC 8.671X12=104	104	
DENSITY 1B	12 PER AC 5.565X12=67		67

- NOTES:
1. AREA INCLUDES LOT 1A + LOT 1B + LOT 2= 41.578 AC.
 2. REFER TO SHEET A-003 OF THE ARCHITECTURAL DRAWINGS FOR PARKING COMPLIANCE TABLES.



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PERMIT SET - NOT FOR CONSTRUCTION

CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
 PROJECT #: 5704X
 DRAWING FILE: 5704X
 DRAWN BY: NC/JE
 SCALE: 1"=100'

TITLE

ZONING COMPLIANCE PLAN

SHEET NUMBER

2.0





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**CHURCH HILL FARM
AT DEEP BROOK
6 & 88 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=40'

TITLE

**GRADING
&
LAYOUT PLAN**

SHEET NUMBER

2.1

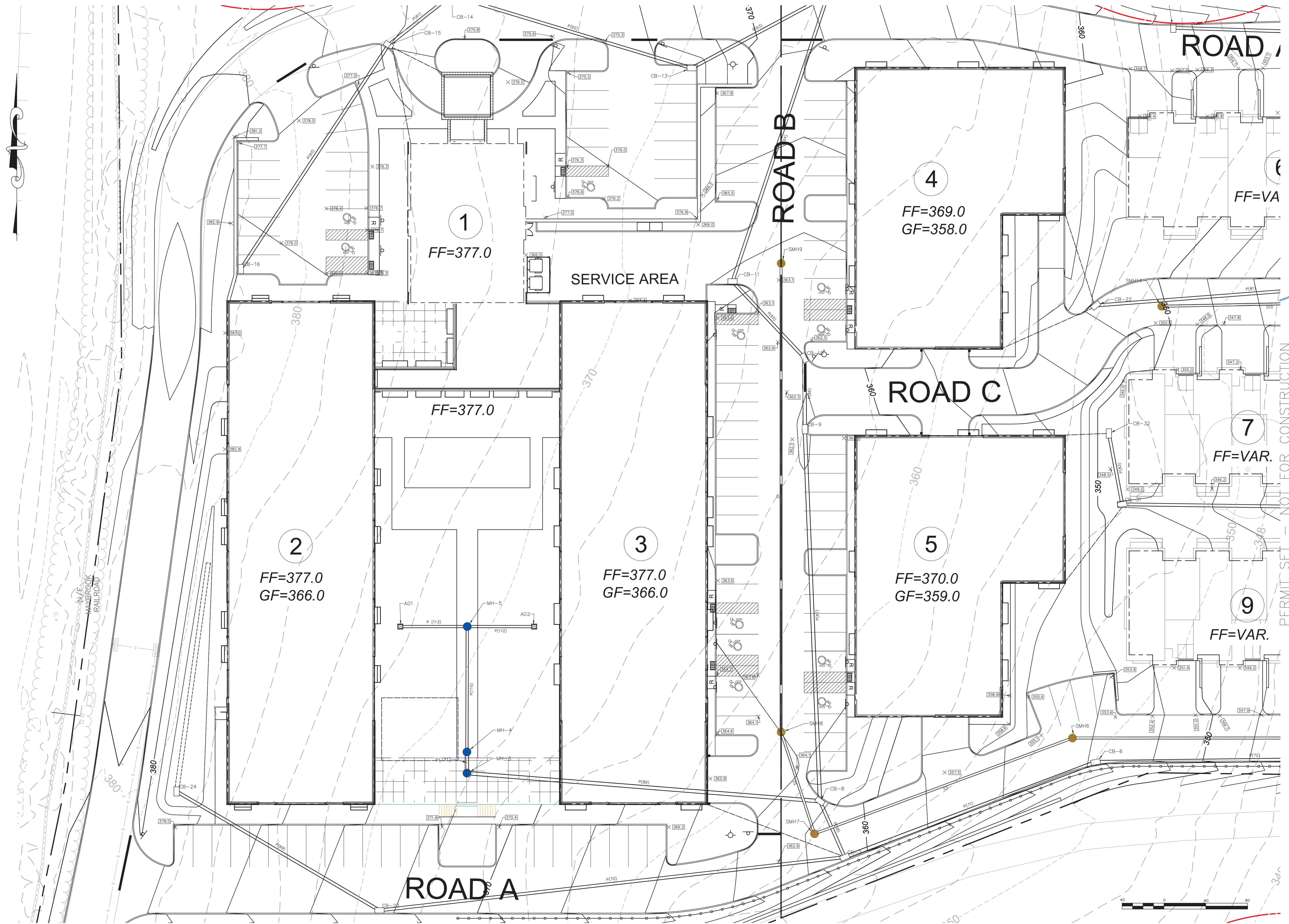


- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING DRAINAGE
 - PROPOSED DRAINAGE
 - EXISTING SANITARY
 - PROPOSED SANITARY
 - SANITARY LATERALS
 - FORCE MAIN
 - FOOTING DRAIN
 - ROOF DRAIN
 - WATER SERVICE
 - GAS LINE
 - CLEAN OUT TO GRADE
 - INLAND WETLANDS WITH FLAG #
 - OBSERVATION HOLE
 - PERCOLATION TEST
 - GRADE TO DRAIN
 - SYNTHETIC FILTER BARRIER
 - LIMIT OF DISTURBANCE
 - WATER BREAK
 - PRIMARY SEPTIC SYSTEM
 - RESERVE SEPTIC SYSTEM
 - DISTRIBUTION BOX
 - BUILDING SETBACK LINE
 - DRAINAGE EASEMENT
 - GRADING EASEMENT
 - SLOPE RIGHTS
 - CONSERVATION EASEMENT
 - MAINTENANCE EASEMENT
 - REGULATED AREA BOUNDARY



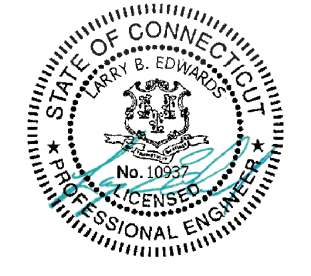
PERMIT SET - NOT FOR CONSTRUCTION





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PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
 AT DEEP BROOK
 6 & 8 COMMERCE ROAD
 NEWTOWN, CONNECTICUT**

REVISIONS

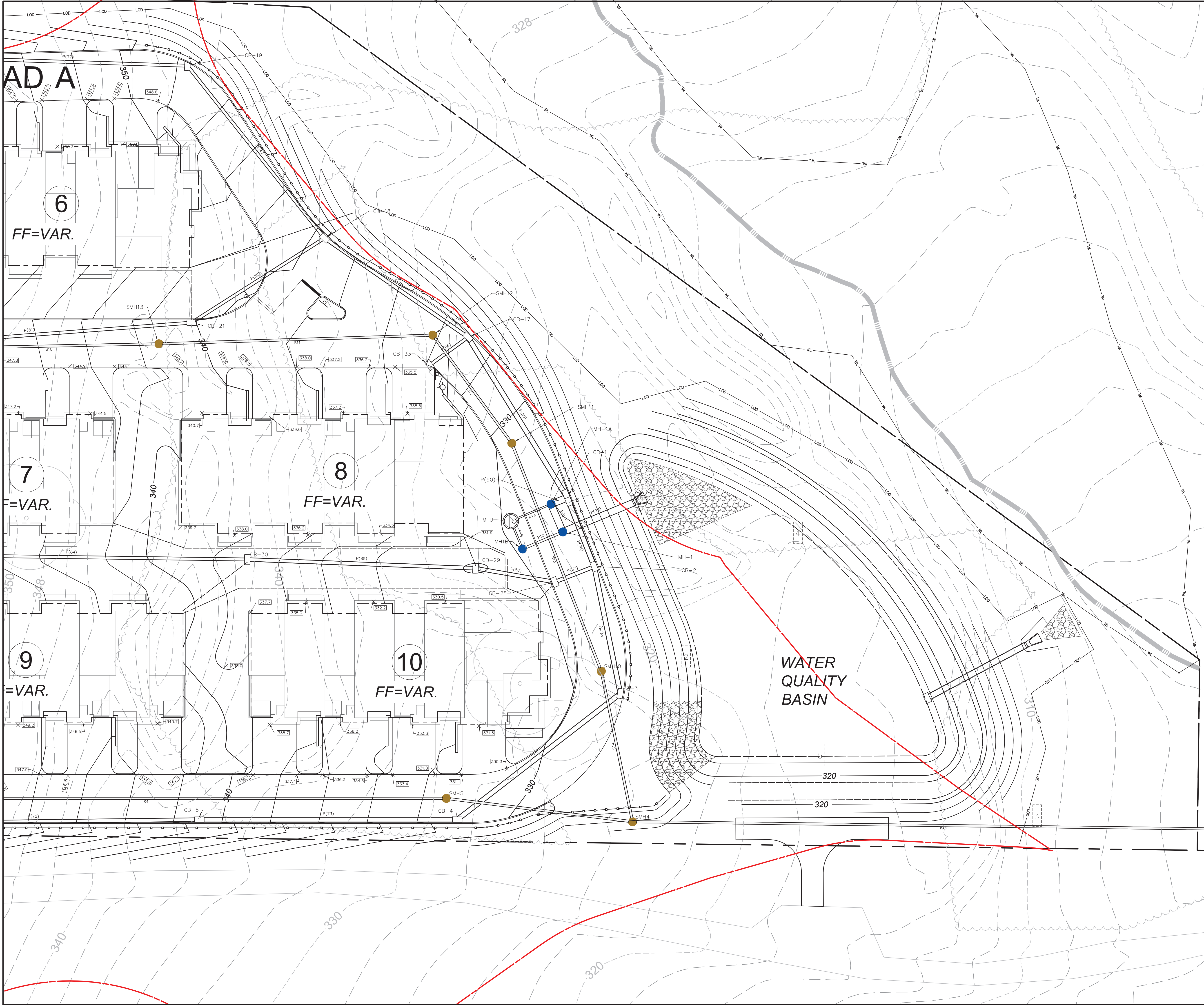
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1	XXX	XXX

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 PROJECT #: 5704X
 DRAWING FILE: 5704X
 DRAWN BY: NC/JE
 SCALE: 1"=20'

TITLE

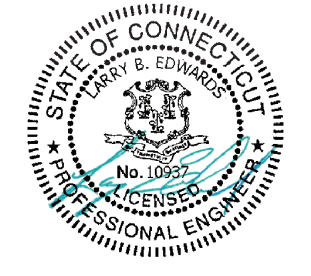
**GRADING
 &
 LAYOUT PLAN
 (ENLARGEMENT)**
 SHEET NUMBER

2.1.1



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PERMIT SET — NOT FOR CONSTRUCTION

**CHURCH HILL FARM
 AT DEEP BROOK
 6 & 8 COMMERCE ROAD
 NEWTOWN, CONNECTICUT**

REVISIONS

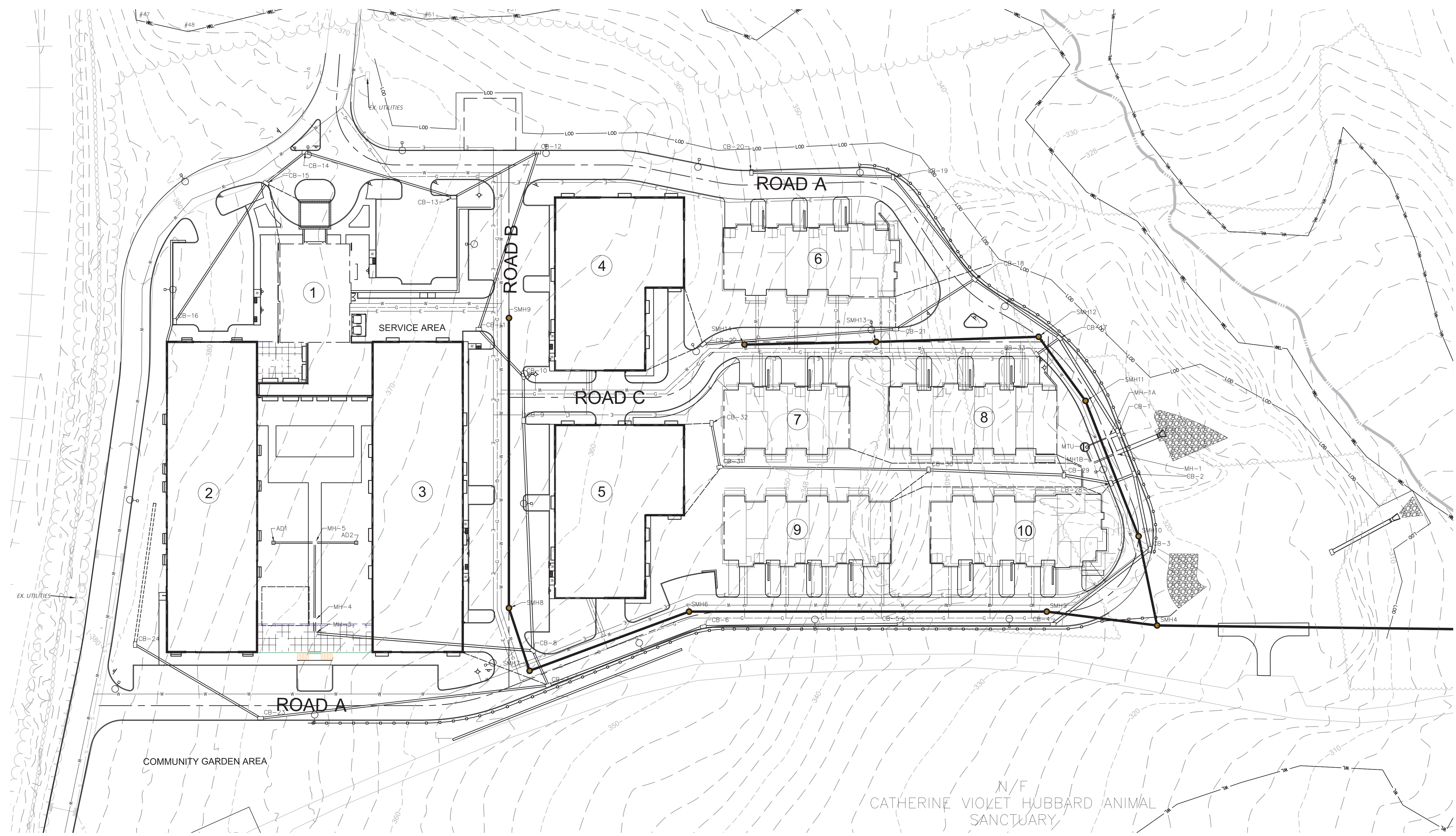
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 SCALE: 1"=20'

TITLE
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 &
 LAYOUT PLAN
 (ENLARGEMENT)**
 SHEET NUMBER

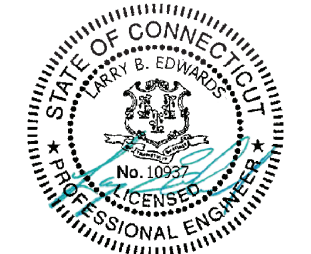
2.1.2





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PERMIT SET — NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=40'

TITLE

**UNDERGROUND
UTILITY PLAN**

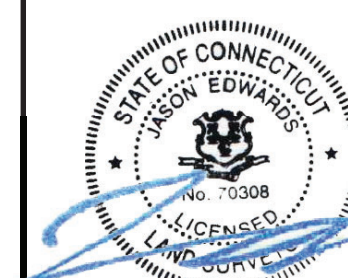
SHEET NUMBER

2.2



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PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCIAL ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

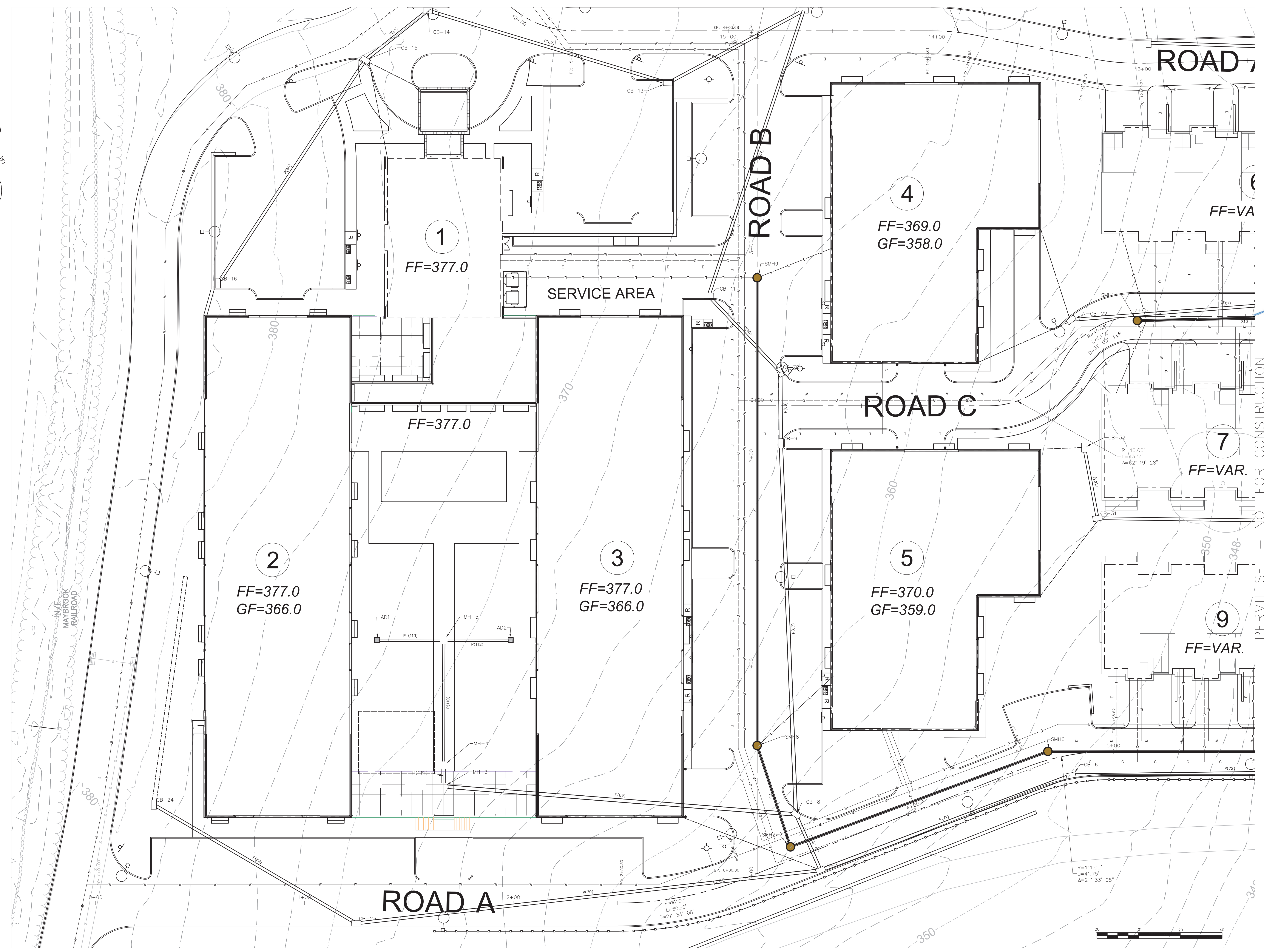
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PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=20'

TITLE

**UNDERGROUND
UTILITY PLAN
(ENLARGEMENT)**

SHEET NUMBER

2.2.1





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F=VAR.

7

VAR.

8

FF=VAR.

9

VAR.

10

FF=VAR.

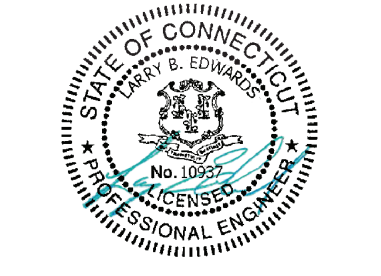
WATER QUALITY BASIN

Roads and Lots: 2.7 AC / 94,713.5 S.F.



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PERMIT SET — NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 88 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

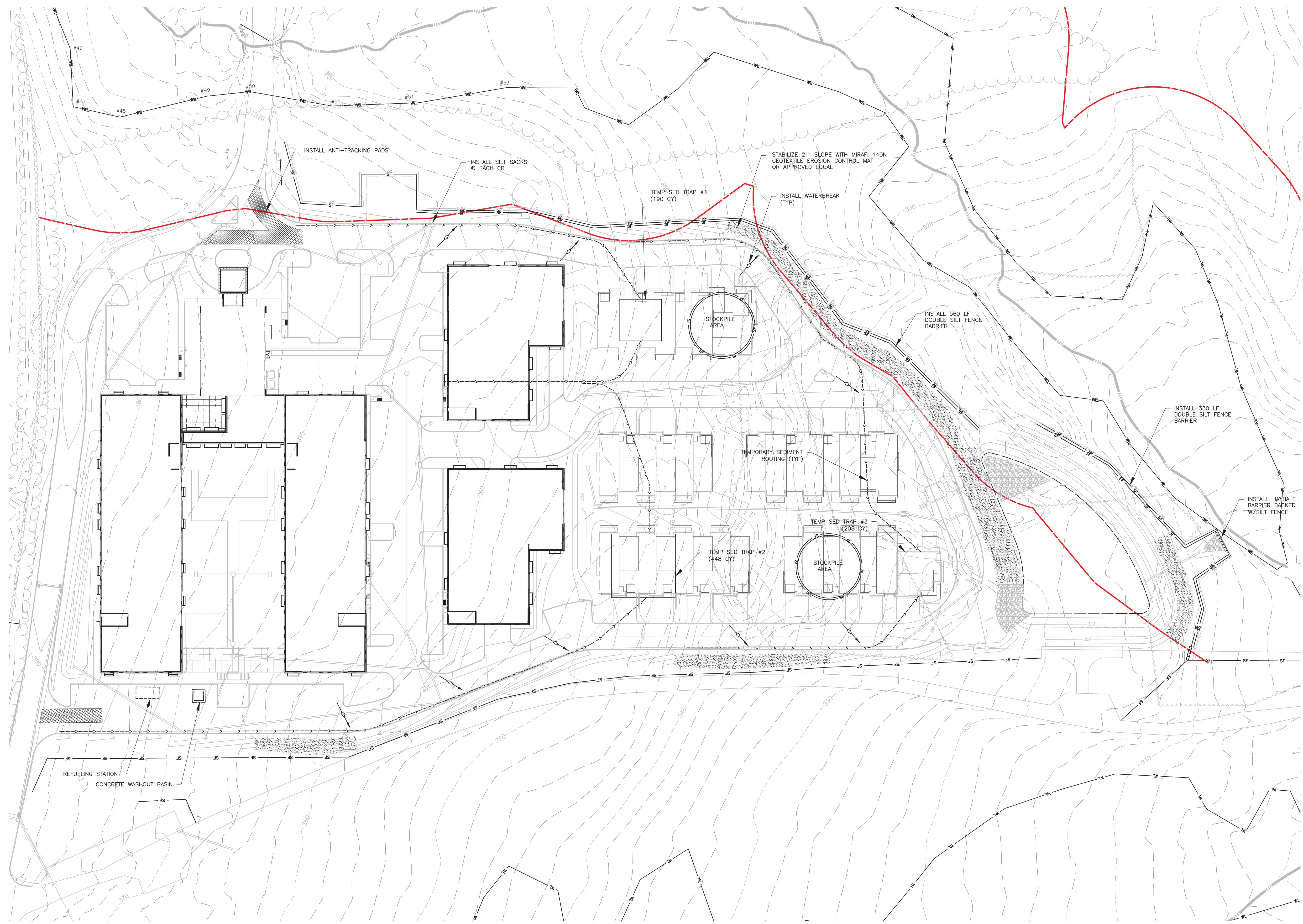
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1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
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DRAWN BY: NC/JE
SCALE: 1"=20'

TITLE
**UNDERGROUND
UTILITY PLAN
(ENLARGEMENT)**

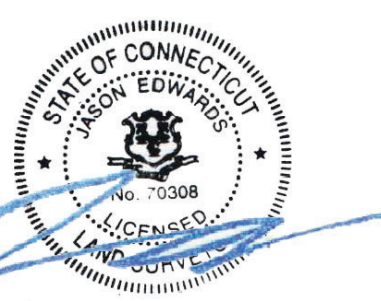
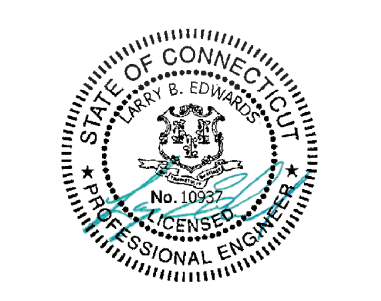
SHEET NUMBER

2.2.2



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PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
 AT DEEP BROOK
 6 & 88 COMMERCE ROAD
 NEWTOWN, CONNECTICUT**

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
 PROJECT #: 5704X
 DRAWING FILE: 5704X
 DRAWN BY: NC/JE
 SCALE: 1"=40'

TITLE

EROSION CONTROL PLAN

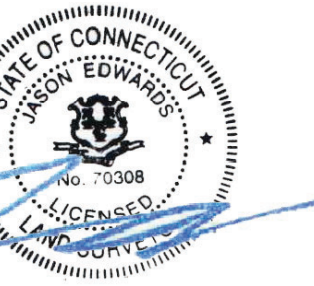
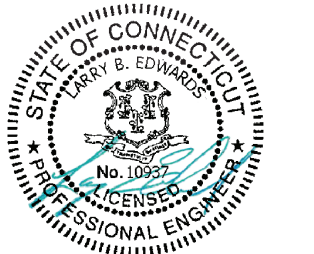
SHEET NUMBER

2.3



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CHURCH HILL FARM
 AT DEEP BROOK
 6 & 88 COMMERCE ROAD
 NEWTOWN, CONNECTICUT

PERMIT SET - NOT FOR CONSTRUCTION

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

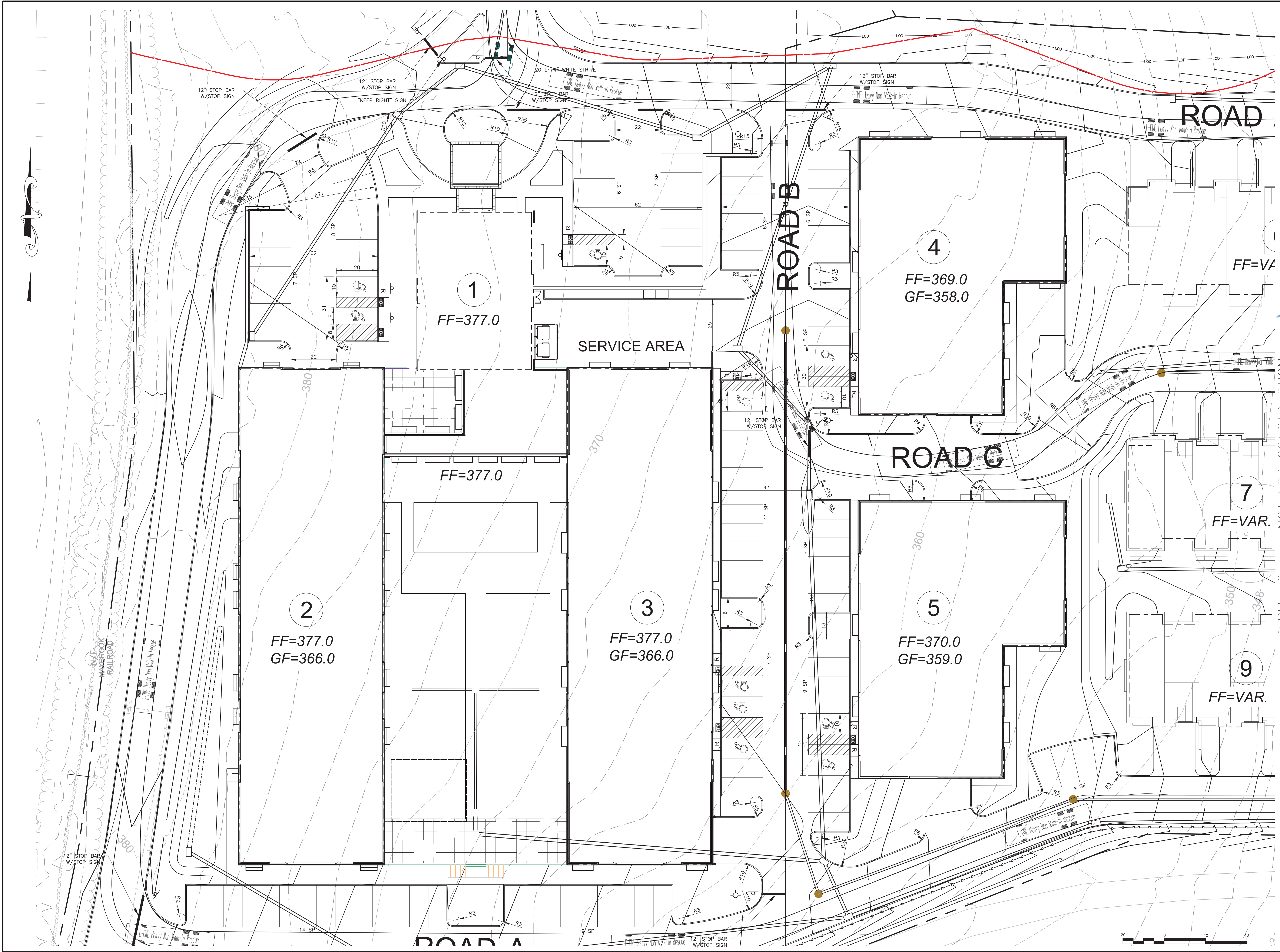
DATE: 02-14-23
 PROJECT #: 5704X
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 SCALE: 1"=20'

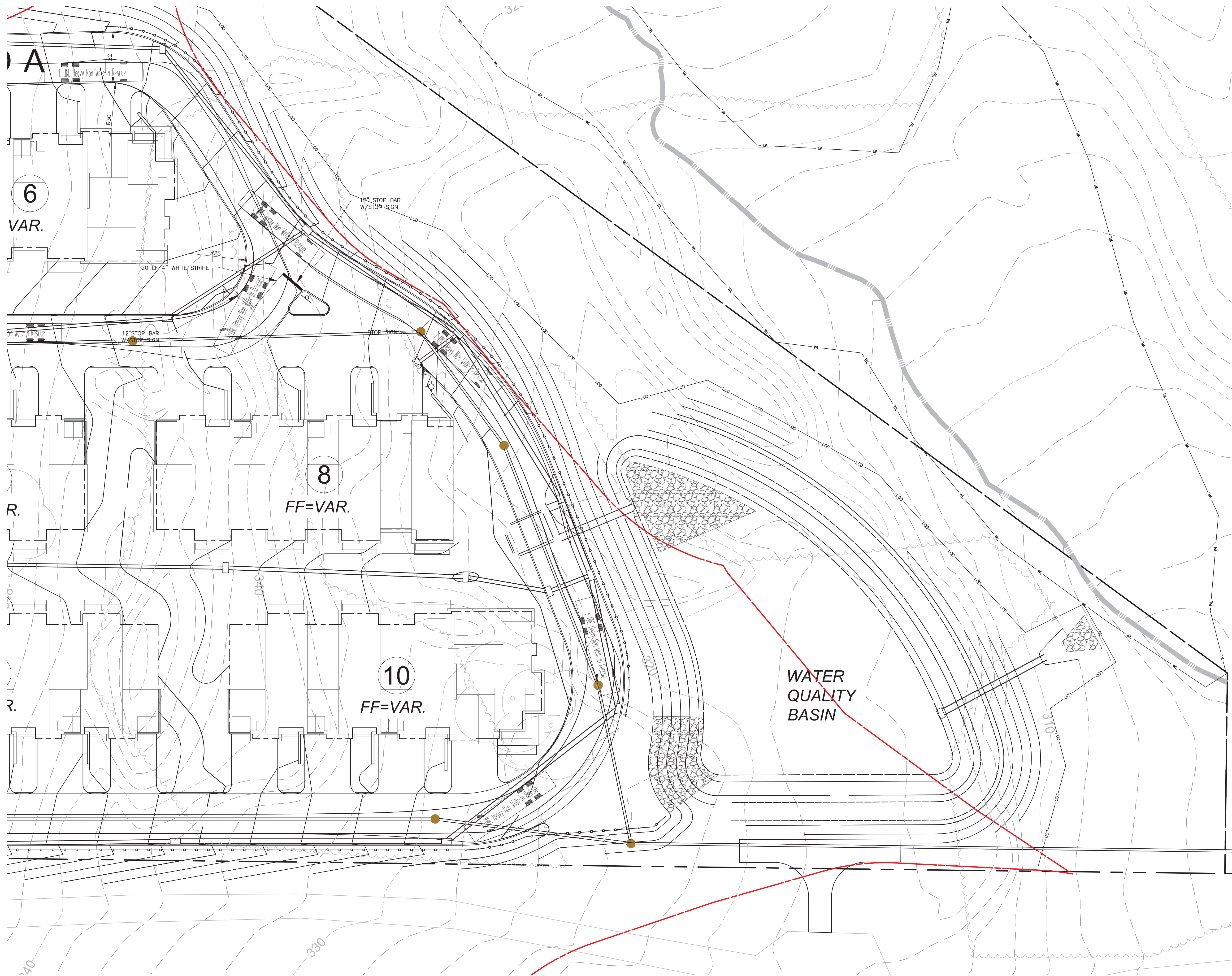
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**SCHEMATIC SITE PLAN
 (ENLARGEMENT)**

SHEET NUMBER

2.4.1





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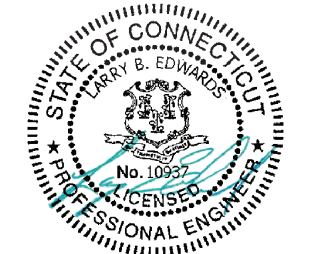
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WATER
QUALITY
BASIN



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PERMIT SET — NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 88 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

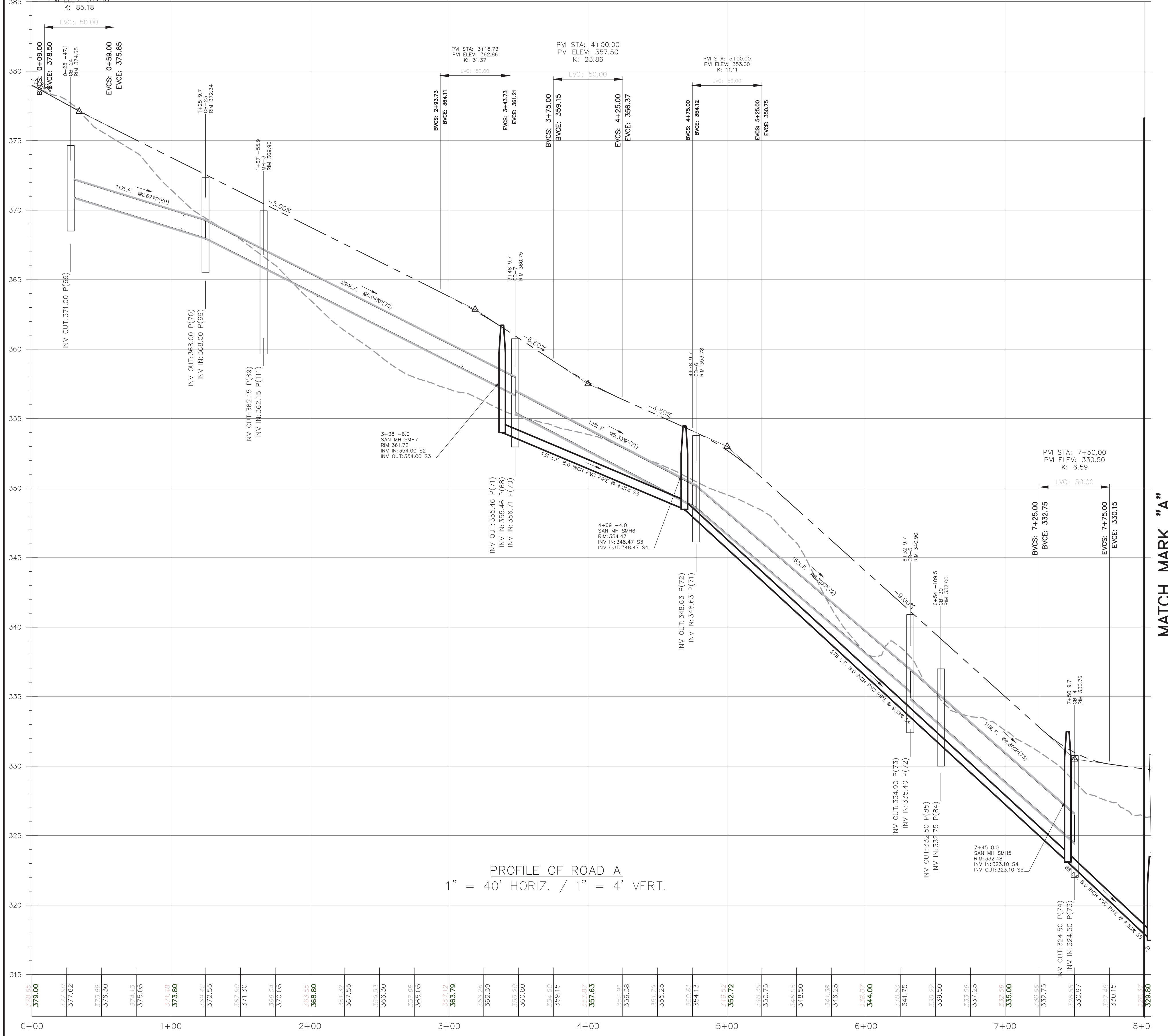
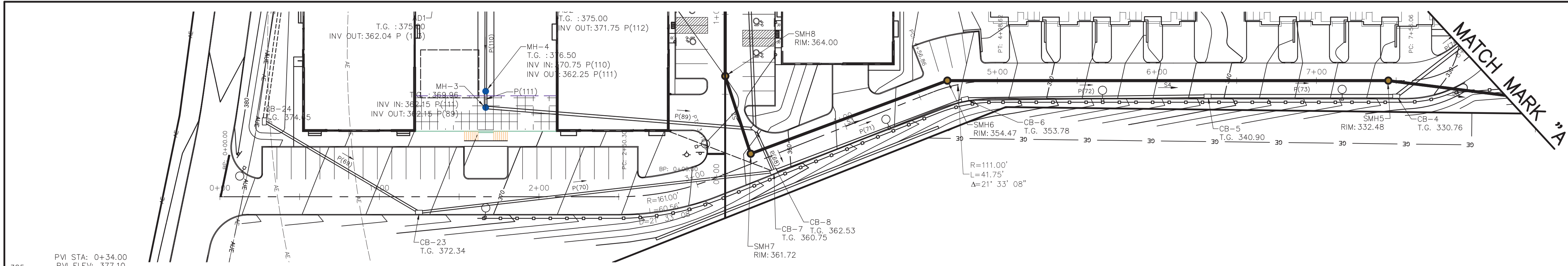
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DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=20'

TITLE
**SCHEMATIC SITE
PLAN
(ENLARGEMENT)**

SHEET NUMBER

2.4.2



PROFILE OF ROAD A
1" = 40' HORIZ. / 1" = 4' VERT.



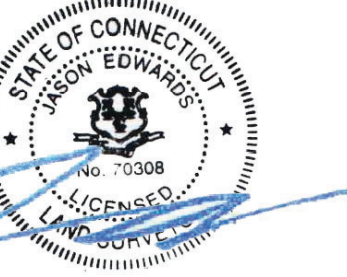
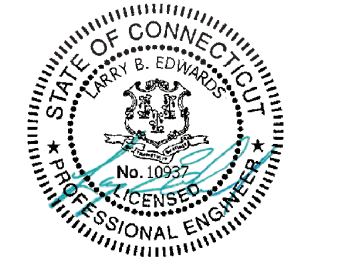
MATCH MARK "A"

MATCH MARK "A"



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PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS		
#	DATE	DESCRIPTION
1	XXX	XXX

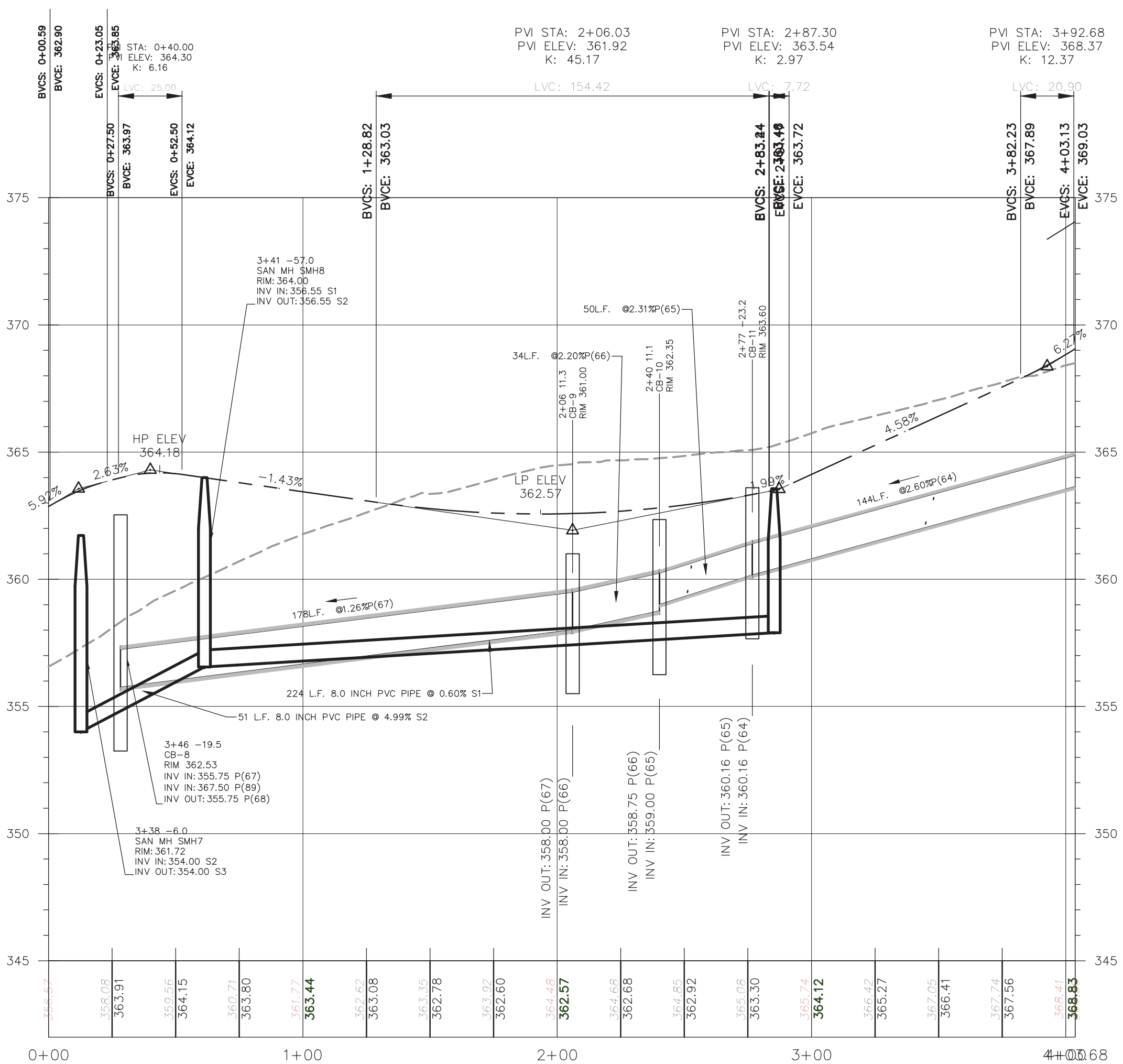
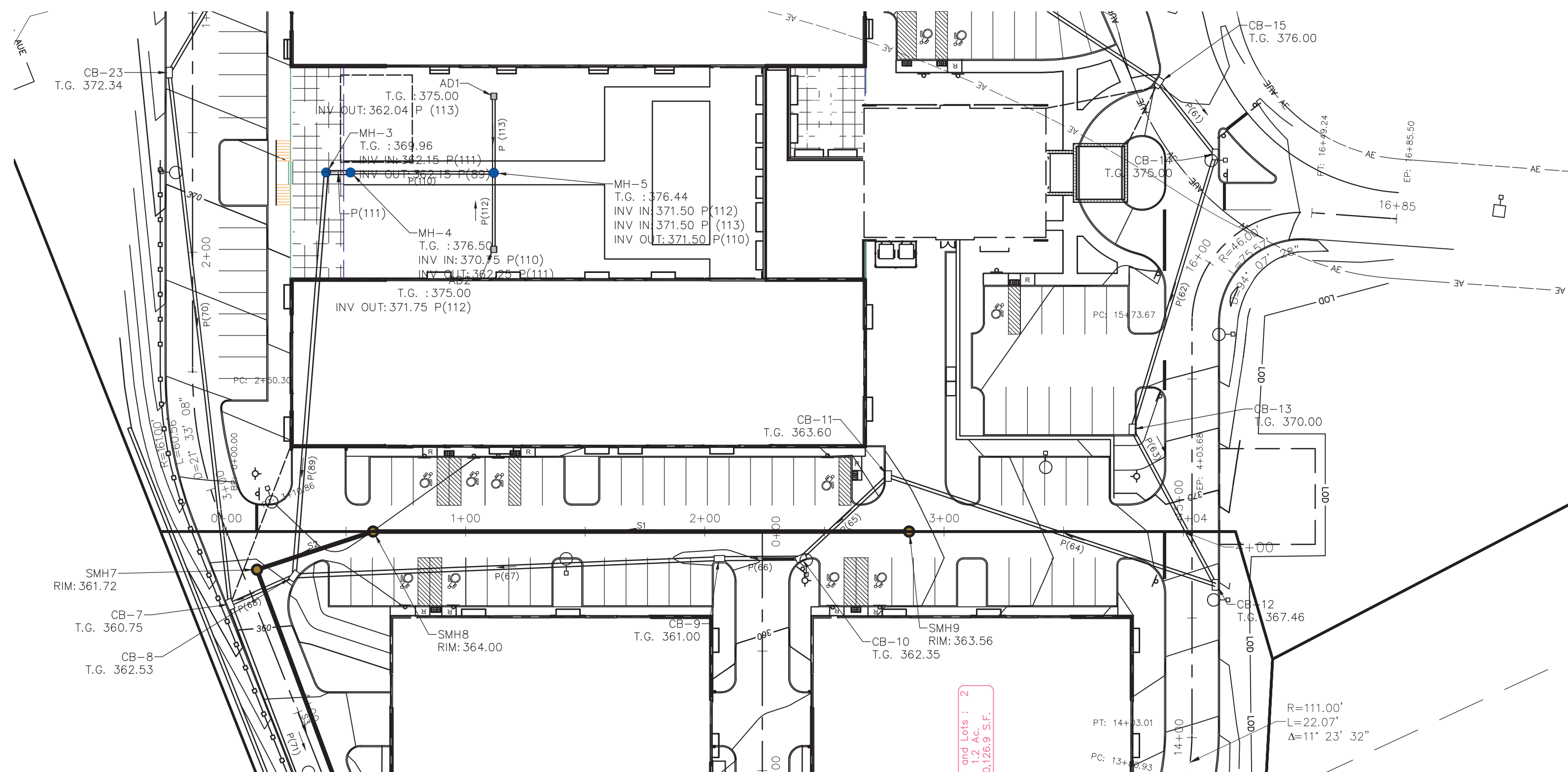
DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1"=40'

TITLE

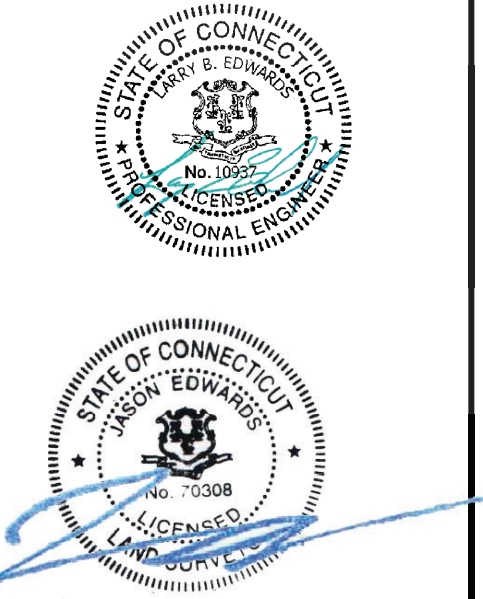
**PLAN & PROFILE
ROAD A**

SHEET NUMBER

3.1



PROFILE OF ROAD B
1" = 40' HORIZ. / 1" = 4' VERT.



PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 88 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

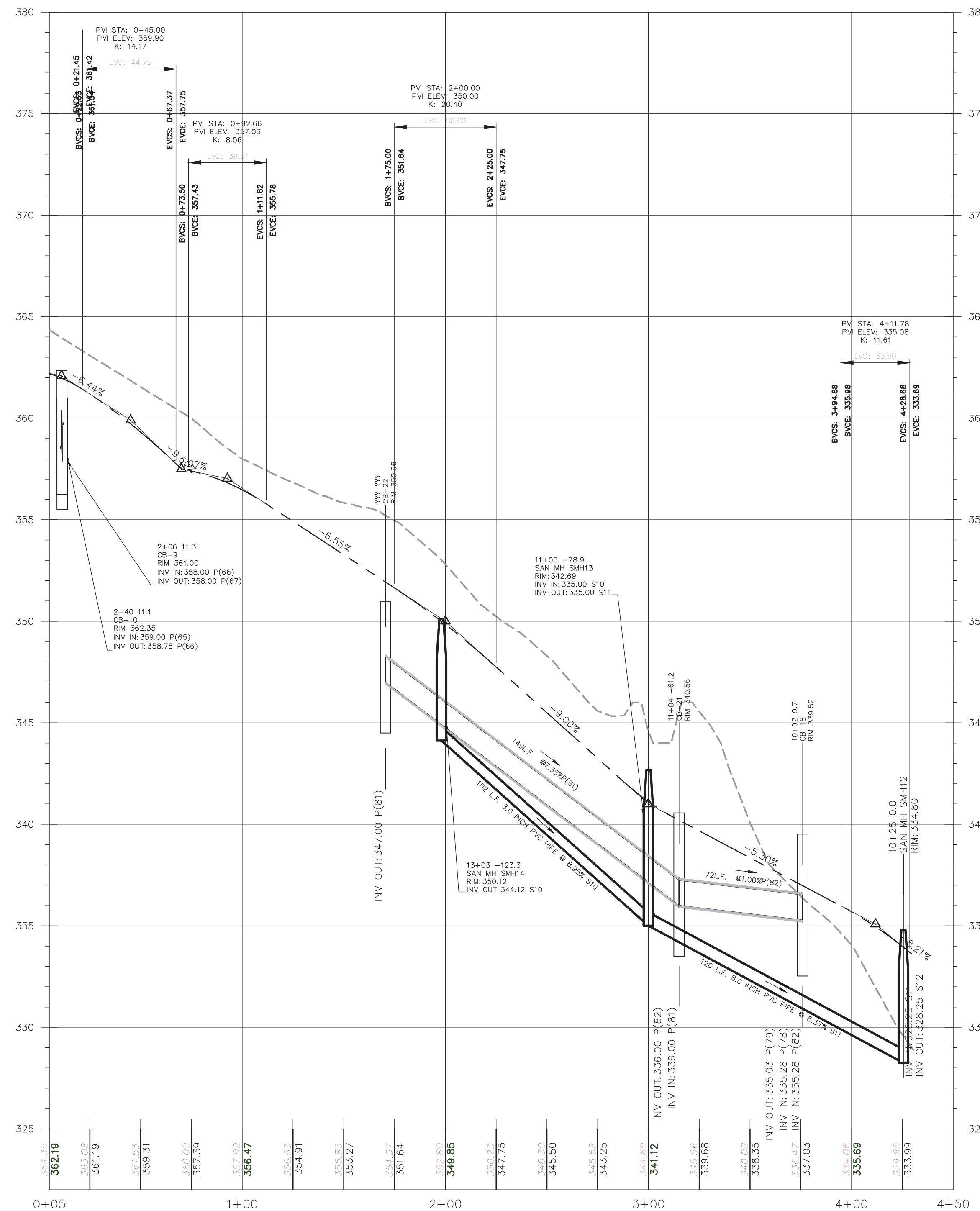
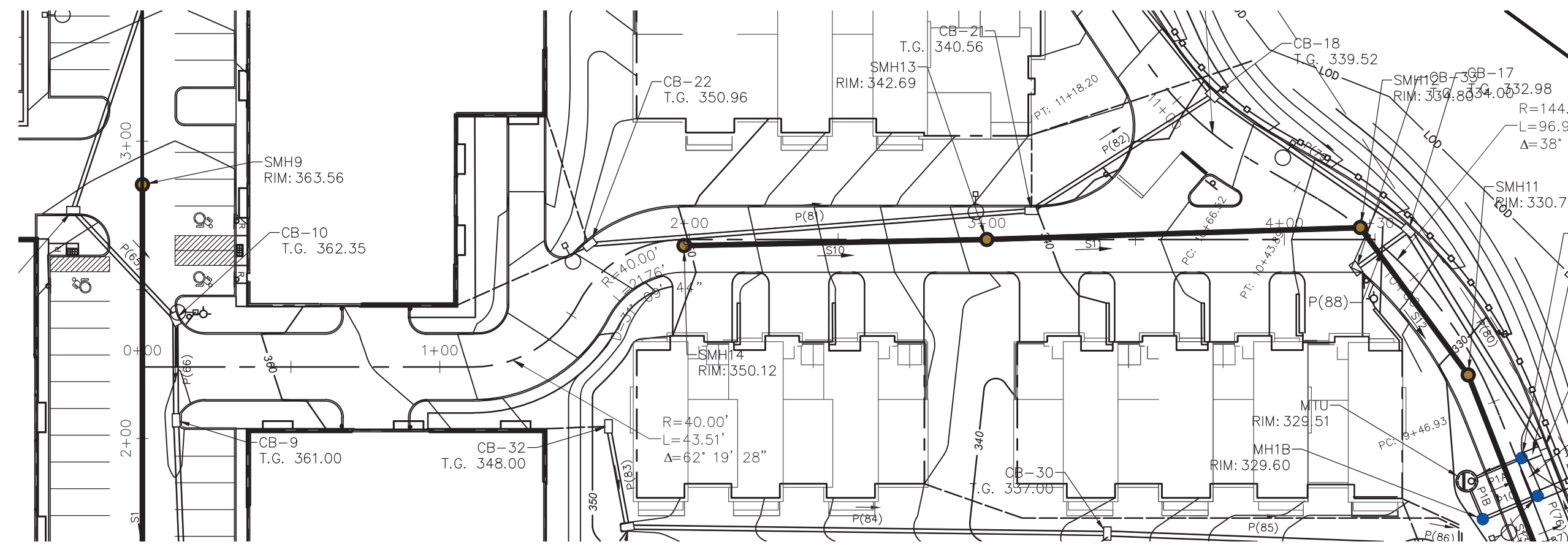
REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1" = 40'

**PLAN & PROFILE
ROAD B**

SHEET NUMBER

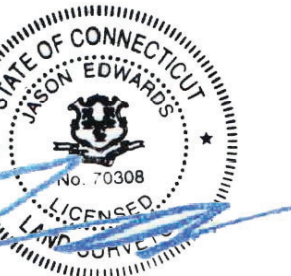
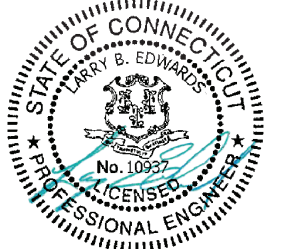


PROFILE OF ROAD C
1" = 40' HORIZ. / 1" = 4' VERT.



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PERMIT SET - NOT FOR CONSTRUCTION

CHURCH HILL FARM
AT DEEP BROOK
6 & 88 COMMERCE ROAD
NEWTOWN, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

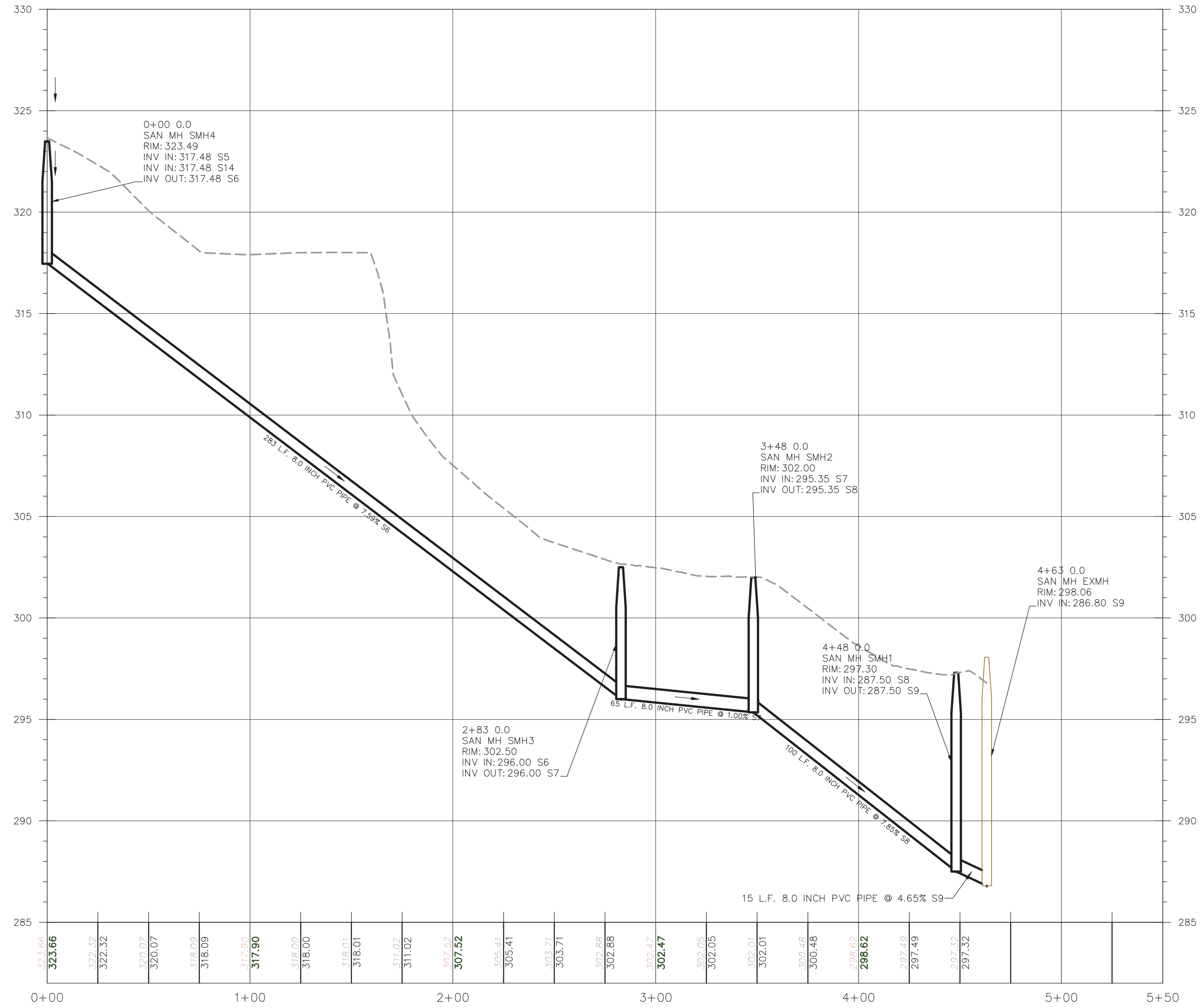
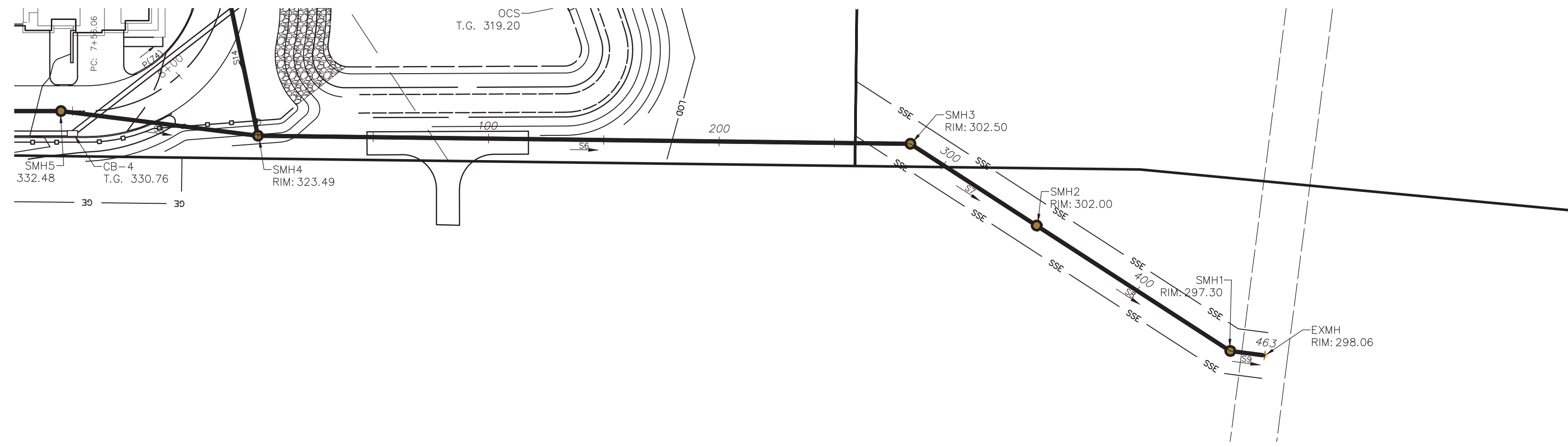
DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: 1" = 40'

TITLE

PLAN & PROFILE
ROAD C

SHEET NUMBER

3.4

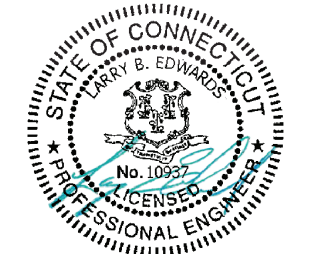


PROFILE OF C.C. SSMH
1" = 40' HORIZ. / 1" = 4' VERT.



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TITLE
**PLAN & PROFILE
CROSS COUNTRY
SANITARY SEWER**

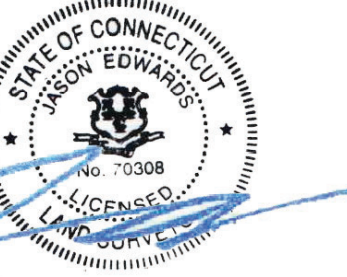
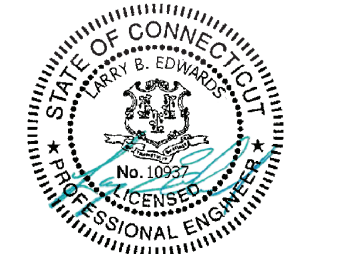
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3.5



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TITLE

**DRAINAGE AREA
MAP
(EXISTING)**

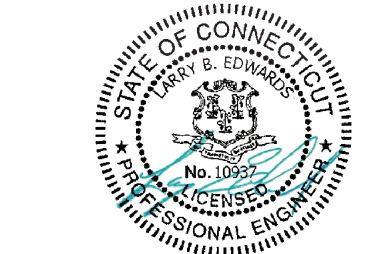
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 SCALE: 1"=40'

TITLE

**DRAINAGE AREA
 MAP
 (PROPOSED)**

SHEET NUMBER

4.2



GENERAL NOTES

- These plans are for governmental approval only and are not to be used for construction.
- The proposed improvements indicated on these plans are shown as one of many possible layouts. Any variation from these plans is to be approved by the design Engineer and may require Municipal and State approval.
- Topographic data and property lines are based on an Existing Conditions Plan, Church Hill Farm at Deep Brook, 6 & 8 Commerce Road, Newtown, CT. by J. Edwards & Associates, LLC.
- Owners: Town of Newtown
3 Primrose Street
Newtown, CT 06470
- Total area of site is 14.23 acres.
- Total area of on-site wetlands is 1.56 acres.
- The site is located in Flood Zone X.
- Inland wetlands were delineated in the field by Soil Science Services.
- Reference is made to a document titled: Stormwater Management Plan for Church Hill Farm at Deep Brook, 6 Commerce Road at Newtown, CT dated December 29, 2022 prepared by J. Edwards & Associates LLC.
- The site will be served with public water and public sewers.
- The location of underground utilities, if any, is unknown. Call Before-You-Dig 1-800-922-4455.
- Retaining walls are to be designed by a structural engineer. Retaining wall over three (3) feet high require a building permit.
- It is the contractor's responsibility to verify all on-site and off-site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
- Existing grades shown hereon are to be verified by the contractor prior to commencing construction.
- All construction methods, materials and system installations are to conform to Town of Monroe Standards and the State of Connecticut Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818, July 2020, with latest revisions, to conform all applicable local and state regulations and to normal standards of good practice.
- All new, altered or replacement utilities shall be installed underground.
- All roof drains shall discharge to the designated detention system.
- The contractor shall submit shop drawings for all drainage, detention, retention, septic and sewer structures and sewer and drainage pumps to the design engineer for his approval prior to installation. Shop drawings shall also be submitted for any facilities requested by the design engineer at the preconstruction meeting.
- The contractor shall be responsible for obtaining "as-built" drawings by a licensed land surveyor of detention and drainage facilities and sewer system.
- Approximately 7.7 acres will be disturbed for the improvements indicated on the plans.
- Cut-Fill computation: Total site work results in 26,968 cy cut and 15,789 cy fill.

STORM WATER POLLUTION CONTROL PLAN

Project description

The proposal is for the construction of an active adult complex consisting of a single four story building with parking beneath and a connected clubhouse, along with two smaller three story buildings with parking beneath, and 19 townhouses. Additional surface parking is proposed along with a community garden area.

- Erosion and sediment control measures will be constructed in accordance with the Town of Monroe Standards, State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction, Form 818, 2020, with latest revisions, and 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, Dep Bulletin 34.
- The Stormwater Pollution Control Plan shall include all erosion and sedimentation control shown on the approved maps and detail sheets. These controls are assumed to be the minimum required, and the contractor may be required to install additional measures as site conditions and weather warrant.
- All erosion and sediment control devices will be installed prior to the start of clearing and grubbing operations and excavation work. All the devices will be maintained as specified in this document until the disturbed earth has been paved or vegetated, at which time the devices will be removed.
- All construction methods, materials and system installations are to conform to all applicable local and state regulations.
- Grading to be according to all applicable regulations and normal standards of good practice.
- Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practicable.
- Stockpiles of topsoil and common fill shall be located outside regulated areas where possible. They should be surrounded with silt fence and temporarily stabilized by seeding with a 50-50 mix of annual and perennial rye grass at the rate of one pound per 1,000 square feet of surface area shall be employed between March 15 and June 15 or August 1 and October 1. Mulch with straw or hay at the rate of 70 to 90 pounds per 1,000 square feet until stabilized.
- All control measures will be maintained in effective condition throughout the construction period until the area is stabilized.
- Maintenance of the erosion controls shall consist of inspection at the start of each work day with special attention afforded following storm events. Noted deficiencies shall be corrected immediately. Accumulated sediment shall be removed from the erosion control device and dispersed temporarily on the upland portion of the disturbed area. Additional seeding or mulching shall be employed as required.
- The contractor is to inspect the site daily during construction to insure the integrity of the erosion controls.
- The contractor is to have available at all times extra silt fence, hay bale mulch, grass seed and riprap to implement additional erosion control measures not foreseen in this plan.
- Prior to closing the site down for winter, if required, the contractor shall schedule a meeting with the project engineer to review site conditions and make recommendations to minimize erosion during the winter. The meeting is to be held no later than October 1, of any given year.
- Accumulated sediment is to be disposed of in an area approved by the design engineer and verification compliance accepted by the Town.
- This plan and report may be modified by the engineer based upon field conditions. Any alteration of the proposed layout requires acceptance/approval by the Town Planner and/or Zoning Enforcement Officer, or applicable Commission actions if warranted.
- Catch basins shall be protected with silt sacks, haybales, and/or silt fence during construction until all disturbed areas are stabilized.
- Water breaks, silt fence, haybales and other measures are to be maintained until drainage is complete and site is stabilized with vegetated cover.
- Stabilization practices may include silt fences, temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation and other vegetative and non-structural measures as identified in the Guidelines. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas which remain disturbed but inactive for at least thirty days shall receive temporary seeding and/or mulching in accordance with the Guidelines. Areas that will remain disturbed beyond the planting season, shall receive long-term, non-vegetative

stabilization sufficient to protect the site through the winter.

- Structural practices include but are not limited to earth dikes (diversions), drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, outlet protection, reinforced soil retained systems, gabions and temporary or permanent sediment basins and chambers.
- Disturbance for lot development will be limited to 1 acre at any one time. Overland drainage from uphill sources will be diverted around the disturbed portions of the lot until those disturbed areas have been stabilized. If more than 1 acre is to be disturbed at one time, sediment basins must be provided. These sediment basins shall have a storage capacity of 134 cubic yards per acre of tributary area. Possible locations are shown on the site plan.
- De-watering waste waters might be generated during the construction of the underground utilities and the excavation for foundations. Contractors shall arrange for the pumping of water in excavations to occur in sumps created in the excavation and will discharge into temporary sediment basins.
- All contractors and subcontractors working on site will ensure that no litter, debris, building material or similar material is discharged to the inland wetlands.
- Contractors will implement techniques to control the generation of dust.
- All post construction storm water structures will be cleaned of construction sediment and any remaining silt fence shall be removed.
- The site will have anti-tracking pads installed at all points where construction traffic exits the site to paved surfaces and silt fence installed as shown on the plans or as required downhill of areas of disturbed earth. Refer to the detail drawings for specifics on proposed measures.

William Donohue 917-971-2405 is assigned the responsibility for implementing this Storm water Pollution Control Plan during the construction. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, if the land is transferred, the Planning and Zoning office shall be notified and a copy of the Storm water Pollution Control Plan shall be conveyed to the new owners. It shall become the responsibility of the new owners to implement the Storm water Pollution Control Plan for the site as outlined in this Storm water Pollution Control Plan.

Registrant Date

CONSTRUCTION SEQUENCE

- Install erosion control fencing and anti-tracking pads for equipment to access the existing driveway leading to Commerce Road.
- Excavate all stumps located in the structural area and remove to a disposal site or stockpile area to be chipped. No stumps are to be buried on site. Stumps are to be disposed of in accordance with current State law.
- Install temporary sediment traps #1, #2, and #3.
- Strip all topsoil and stockpile in an approved area and secure with erosion and sediment controls.
- Direct stormwater runoff from the construction area with swales and diversion berms as necessary to flow into the temporary sediment traps.
- Rough grade site and construct interior roadway system.
- Construct high rise building foundations.
- Commence building construction
- Install drainage pipes and structures for the interior roadway beginning at the basin and proceeding upstream.
- Install sanitary sewer system other underground utilities.
- Remove temporary sediment traps and dispose of accumulated sediment in an approved area.
- Place silt sacks in new catch basins.
- Place, grade and compact the processed aggregate in the roadway base.
- Excavate and construct townhouse building foundations
- Commence building construction.
- Install first course of bituminous concrete.
- Install curbing.
- Apply stabilization measures to remaining disturbed areas in accordance with the Stormwater Quality Management Plan (topsoil, seeding, sodding, mulching, etc.)
- Inspect and clean drainage system as needed.
- Inspect and clean detention basin as needed. Dispose of accumulated sediment in an approved area.
- Install the final course of bituminous concrete pavement.
- Install planting materials.
- After site is stabilized in accordance with the applicable Stormwater Quality Management Plan measures, remove temporary erosion and sediment controls.

DETENTION BASIN CONSTRUCTION

Materials

Earthen berms shall be used for the detention basin. They shall be constructed on stable soils and shall be free of topsoil, organic matter and debris. The fill material for the embankment shall be taken from approved borrow areas. It shall be clean mineral soil, free of roots, woody vegetation, stumps, sod, oversized stones, rocks or other organic or unsuitable material. The material selected shall have enough strength for the embankment to remain stable and be tight enough, when properly compacted, to prevent excessive seepage of water through the dam. The embankment materials for this work shall conform to the following gradation.

Sieve size Percent passing

6"	0-20
3/4"	60-85
#4	45-75
#40	30-60
#200	15-50

No stones larger than 6 inches shall be allowed within the compacted embankment. Within 2 feet of any structure, the maximum size shall be 3 inches.

The soil intended for the embankment shall be laboratory tested with a written report by a professional engineer licensed to practice in Connecticut, experienced in the field of soil mechanics. The report shall carry the Engineer's findings and suggested design parameters if at variance with those proposed in the design.

Construction methods

The top width of the berm is to be a minimum of 8 feet. The downstream (outer) slope of the berm shall be at a slope of two horizontal to one vertical. The upstream (inner) slope of the berm shall be at a slope of three horizontal to one vertical with a planted vegetative cover. This slope can be increased to 2:1 if protected by stone riprap.

The area beneath the berm shall be known as the subgrade. All soft and yielding material and other portions of the subgrade which will not compact readily when rolled, vibrated or tamped shall be removed and replaced with suitable material.

Construction shall not take place during cold periods where temperatures are consistently lower than 40 degrees Fahrenheit. All topsoil, organic matter and debris shall be removed from the area of the berm.

The surface of the subgrade shall be compacted uniformly by rolling with an approved power roller having a minimum compression of three hundred pounds per inch of width of tread on the rear wheel or wheels and weighing not less than ten tons, or with an equivalent vibratory roller or compactor. The contractor shall protect the subgrade from damage by exercising such precautions as are necessary. At all times the subgrade surface shall be kept in such condition that it will drain readily and correctly. The subgrade shall be checked by the Engineer before any berm material is placed thereon. Should the subgrade become churned up and mixed with the berm material at any time, the contractor shall remove the mixture and replace it with new subgrade material. Such replaced subgrade material shall be thoroughly compacted.

The subgrade shall be excavated to a depth to allow the berm material to be notched into the subgrade a minimum of eighteen inches. The subgrade shall be covered with woven geotextile before the placement of the berm material.

Compaction

The fill material shall contain the proper amount of moisture to ensure that 90%-95% standard proctor compaction will be achieved. Special care shall be taken in compacting around the anti-seep collars, conduits and structures to avoid damage and achieve desired compaction.

The berm material shall be placed in layers of not over six inches in depth. The surface shall be compacted uniformly by rolling with an approved power roller having a minimum compression of three hundred pounds per inch of width of tread on the rear wheel or wheels and weighing not less than ten tons or with an equivalent vibratory roller or compactor.

The dry density after compaction shall not be less than 95 percent of the dry density for that berm material when tested in accordance with AASHTO T-180, Method D.

Planted vegetation cover

Refer to Landscape Plan on Sheets LP-1 through LP-5 and additional notes on this sheet.

SITE MAINTENANCE PLAN

This Site Maintenance Plan and Schedule highlights the maintenance procedures for the development. However, this does not preclude the maintenance personnel's responsibility to perform maintenance procedures properly, add other procedures as necessary and conduct maintenance in accordance with current state laws and regulations.

After construction is completed, the HOA will be assigned the responsibility for implementing this Site Maintenance Plan. This responsibility includes the inspection and maintenance of control measures and informing parties engaged in activities on the site of the requirements and objectives of the plan. When the land is transferred to the Homeowners Association, this Site Maintenance Plan shall be conveyed to the Association. It shall become the responsibility of the new owners to implement the Plan. The Plan, as with any land use approval, shall run with the land.

Roadway and Parking Areas

The roadway and parking areas shall be swept with a mechanical sweeper or broom at least twice a year. One cleaning will be in the fall after the leaves are off the trees. The second will be in the spring after the last snow fall. Use of high velocity blowers is not recommended as they often "defeat the basic purpose of sweeping in an environmentally sound manner."

The sweepings shall be collected and removed from the site. The disposal method shall be determined by the personnel conducting the sweeping and shall comply with all applicable laws. In no case shall the sweepings or fall cleanup materials be allowed to enter the Storm Water Detention Basins.

Pavement markings, directional arrows and stop bars shall be inspected annually. All pavement markings and directional signs shall be replaced as necessary to insure they are clear, visible and reflective to maintain safe traffic flow.

Paved surfaces shall be crack sealed on a yearly basis and inspected for "Pot Holes". Required patching shall be done on a yearly basis every spring. Paved surfaces should be replaced every 20 years, or as site conditions warrant.

Catch Basins

The catch basins shall be cleaned twice per year. The cleaning shall be in the late fall after leaves have fallen and before snowfall. The second cleaning shall be in springtime after snow melt to remove accumulated debris and sand from the catch basin sumps. In no case, shall the sediment level exceed 50% of the sump volume of the catch basins.

A vector truck may be used to clean the catch basins. Disposal of liquids and solids contained in the vector truck requires specific disposal protocol and discharge permits. Operators shall be aware of the regulations. Decanted water from the catch basins may not be returned to the catch basin.

Detention Basin

The basin and the outlet structures should be inspected annually to evaluate plant sustainability, water levels, slope stability and overall operation.

During the first two growing seasons after the initial seeding of the basin and its surrounding upland meadow, reseeding bare and thinly vegetated areas with the specified seed mixture. The dead plant material should be removed from these areas. Any maintenance of the areas should be conducted outside of vegetative growing and wildlife seasons.

No fertilizer shall be applied to the basin or the upland review area.

Provide deer/wildlife netting over mitigation plantings to control wildlife browsing on new plantings.

The grass on the side slopes of the detention basin above the normal pool elevation should be mowed and grass clippings and accumulated trash removed at least twice during the growing season. Mowing should not be performed when the ground is soft to avoid the creation of ruts and compaction, which can reduce infiltration.

Mechanical Stormwater Treatment Device

Inspection

At a minimum, inspections of the unit should be performed twice per year (e.g. spring and fall) however more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment washdown areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

The visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet and separation screen. The inspection should also quantify the accumulation of hydrocarbons, trash, and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection.

Access to the unit is achieved through the manhole access cover. A single manhole access point would allow both sump cleanout and access outside the screen.

The system should be cleaned when the level of sediment has reached 75% of capacity in the isolated sump or when an appreciable level of hydrocarbons and trash has accumulated. If absorbent material is used, it should be replaced when significant discoloration has occurred. Performance will not be impacted until 100% of the sump capacity is exceeded however it is recommended that the system be cleaned prior to that for easier removal of sediment. The level of sediment is easily determined by measuring from finished grade down to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Particles at the top of the pile typically offer less resistance to the end of the rod than consolidated particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the as-built drawing for the unit to determine whether the height of the sediment pile off the bottom of the sump floor exceeds 75% of the total height of isolated sump.

Cleaning

Cleaning of the unit should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole covers and insert the vacuum hose into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The area outside the screen should also be cleaned out if pollutant build-up exists in this area. In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately

in the event of an oil or gasoline spill should be cleaned out immediately. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. The screen should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and also to ensure that proper safety precautions have been followed. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the system should be done in accordance with local regulations. In many jurisdictions, disposal of the sediments may be handled in the same manner as the disposal of sediments removed from catch basins or deep sump manholes.

RECOMMENDED PROTECTION STRATEGIES FOR WOOD TURTLES:

Work should occur when these turtles are active (April 1st to October 30th). Conducting land clearing while the turtle is active will allow the animal to move out of harm's way and minimize mortality to hibernating individuals. The following are recommended protection strategies in order to protect these turtles:

Hire a qualified herpetologist to be on site to ensure these protection guidelines remain in effect and prevent turtles from being run over when moving heavy equipment. This is especially important in the month of June when turtles are selecting nesting sites. Exclusionary practices will be required to prevent any turtle access into construction areas. These measures will need to be installed at the limits of disturbance. Exclusionary fencing must be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through. Do not use plastic or netted silt-fence. All staging and storage areas, outside of previously paved locations, regardless of the duration of time they will be utilized, must be reviewed to remove individuals and exclude them from re-entry.

All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species, and instructed to relocate turtles found inside work areas or notify the appropriate authorities to relocate individuals.

SOILS TESTING RESULTS

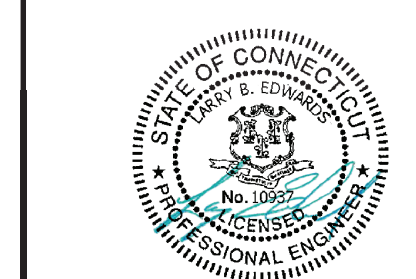
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TH #3			Roots at 46"
	0 - 21" Fill		
	21" - 31" Orange Tan Fine Silty Sand		
	31" - 43" Tan Fine Sand		
	43" - 70" Brown Med to Coarse Sand w/Pebbles		
No Ledge	No Water		No Redoximorphic Features
TH #4			Roots at 46"
	0 - 82" Fill		
	No Ledge	Water at 65"	No Redoximorphic Features
TH #5			
	0 - 82" Fill		
	No Ledge	Water at 66"	No Redoximorphic Features



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DETAILS

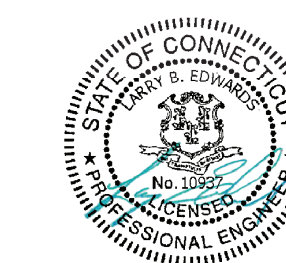
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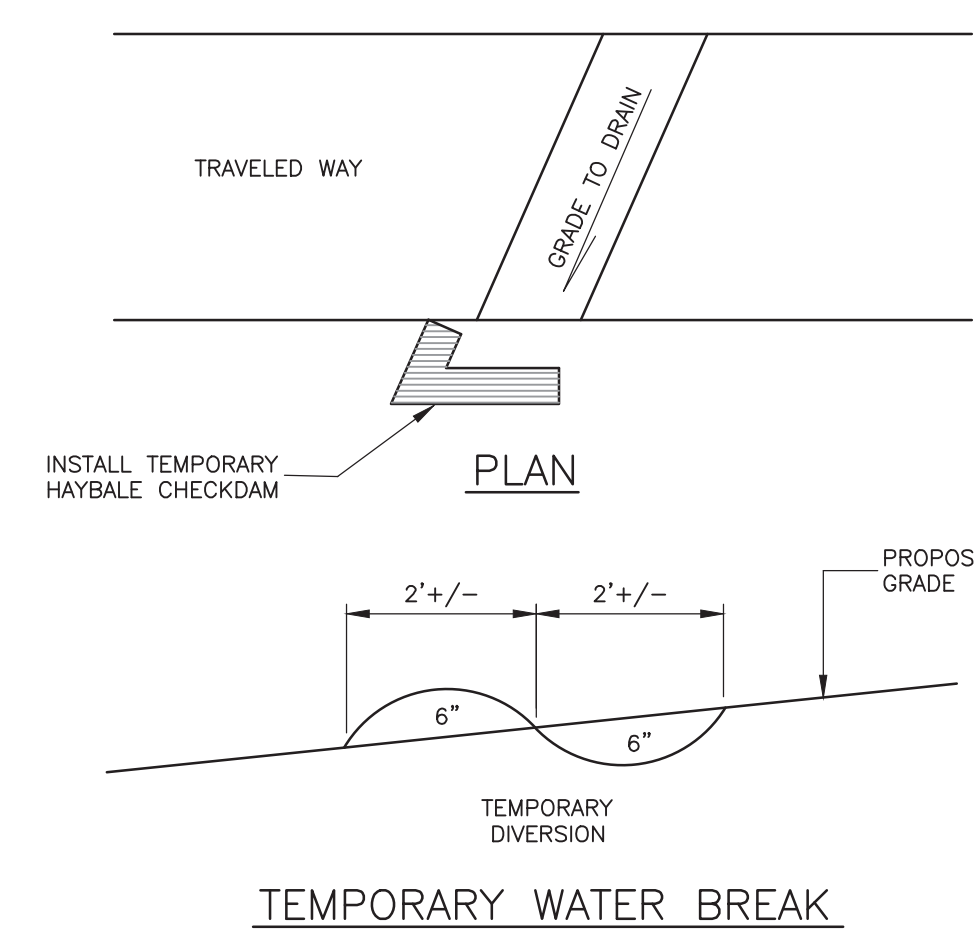
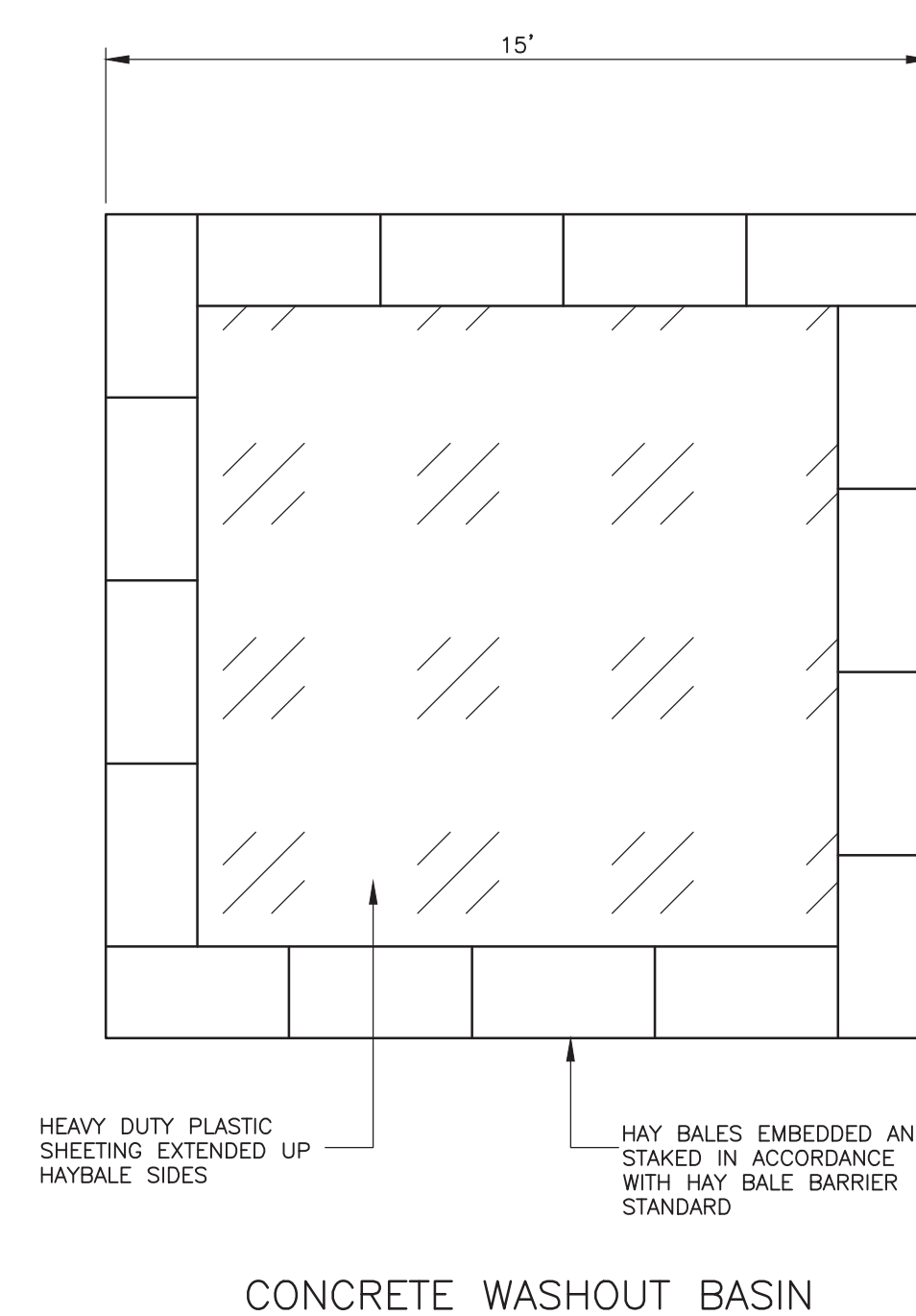
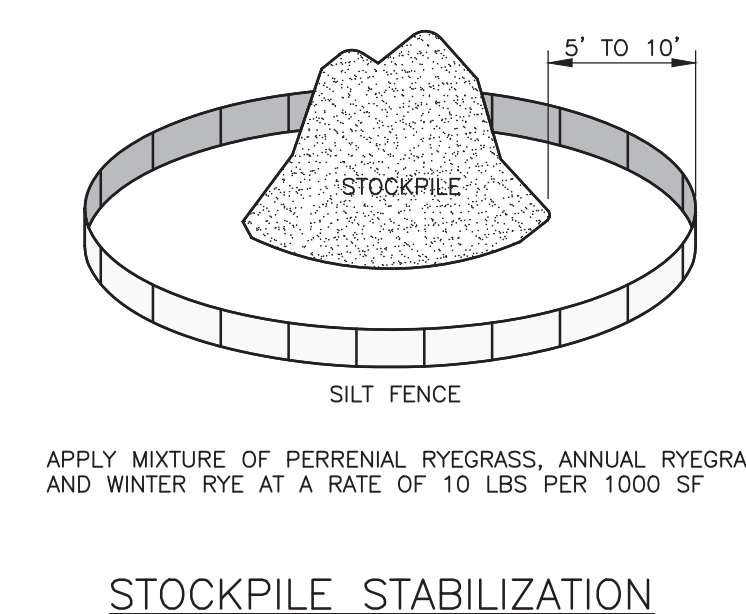
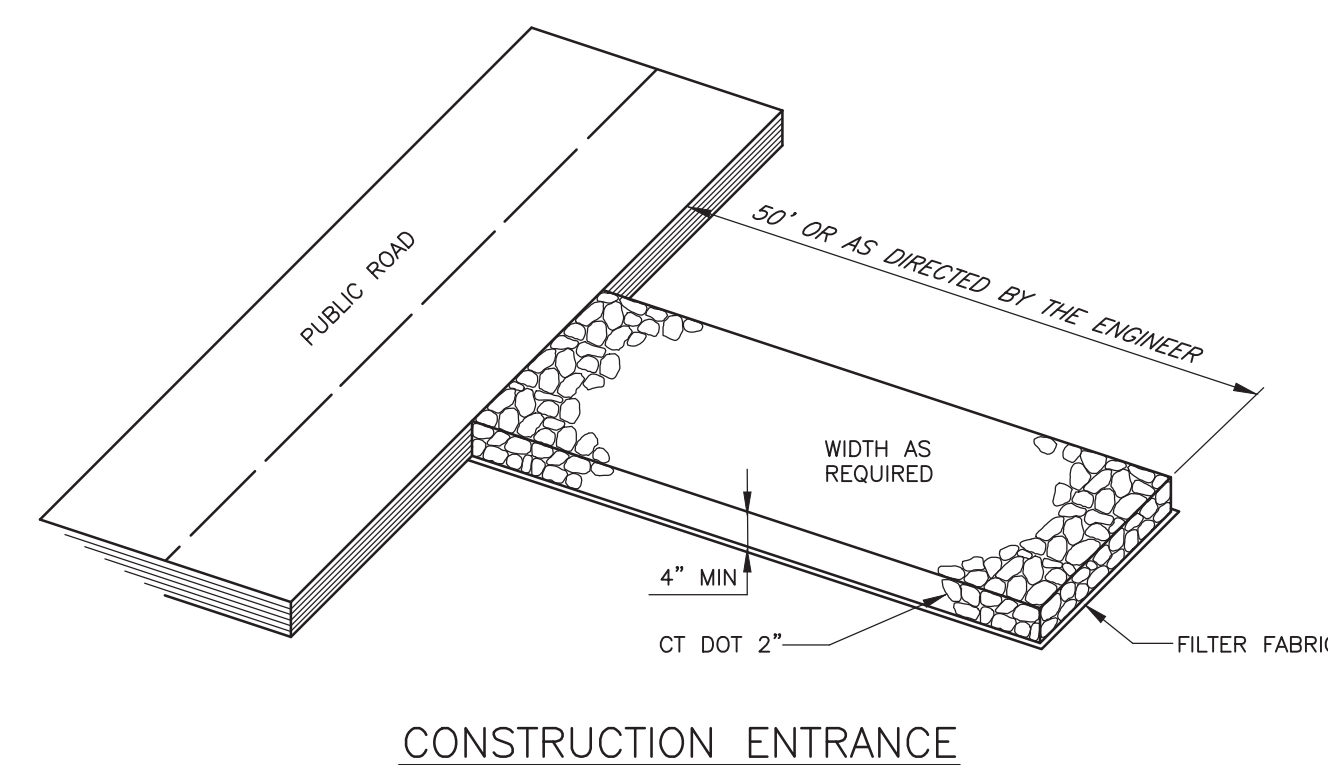
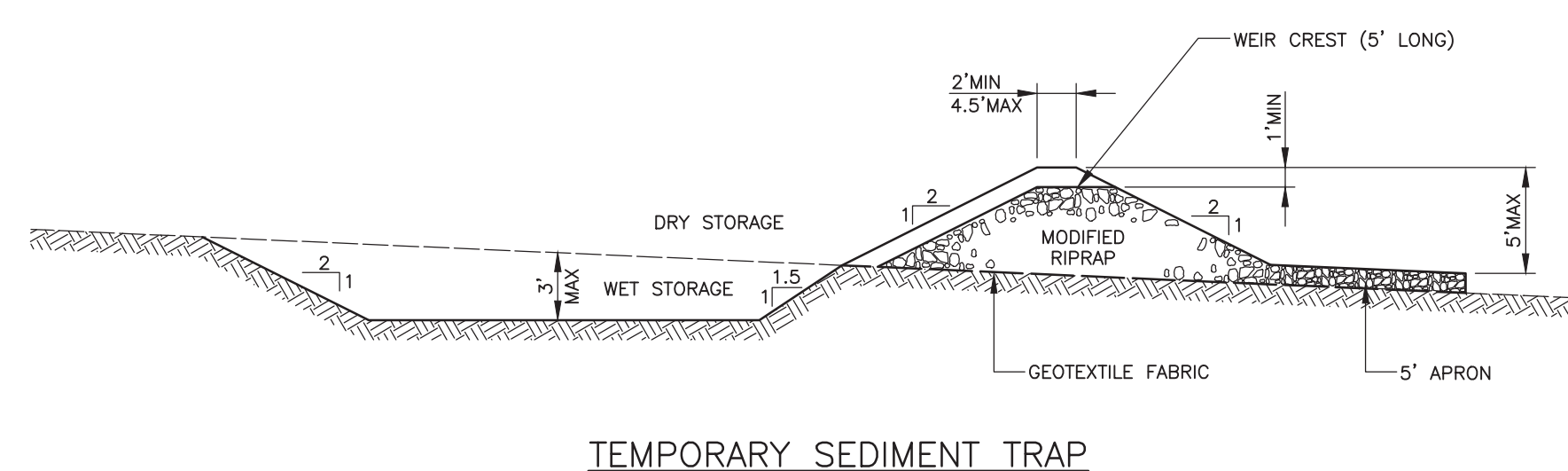
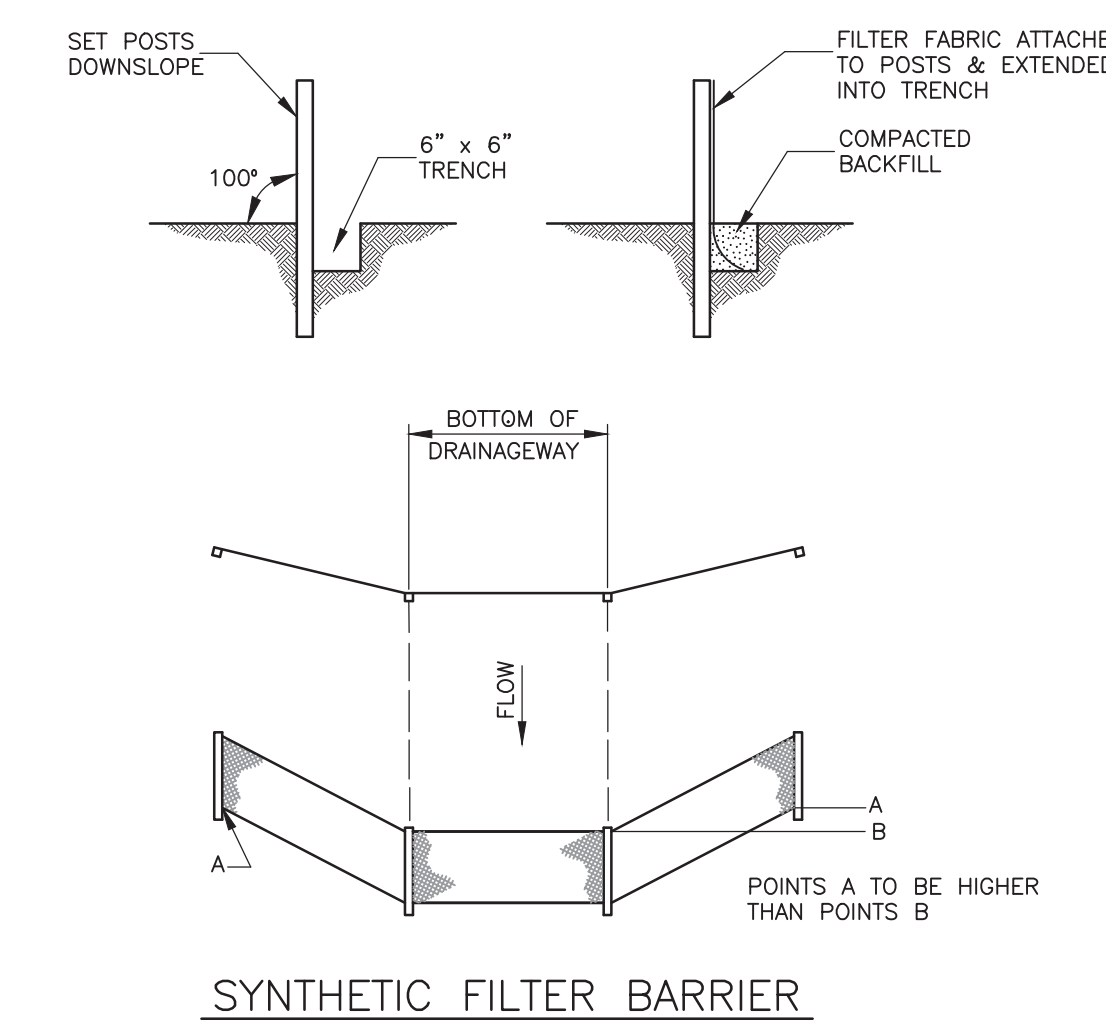
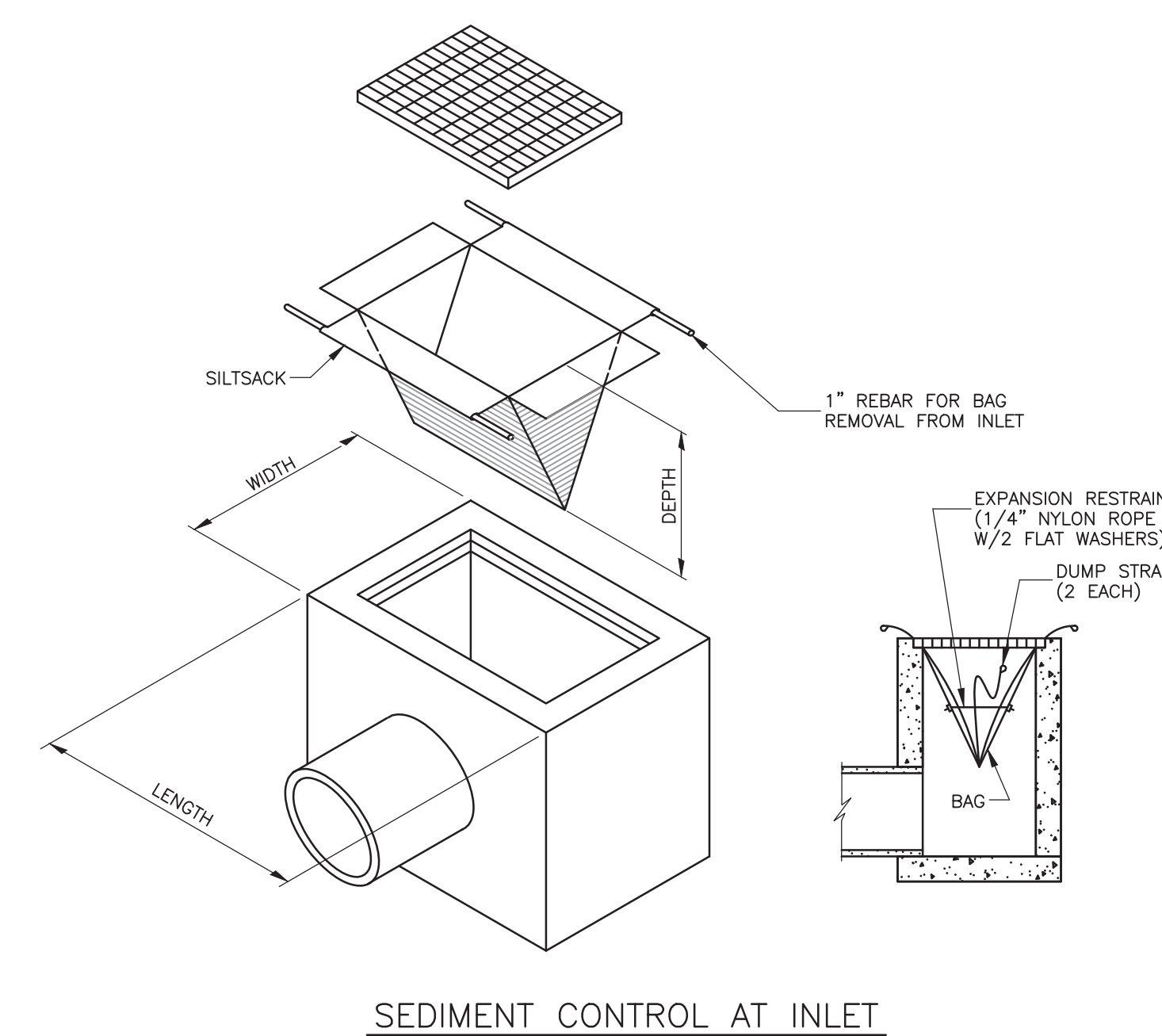
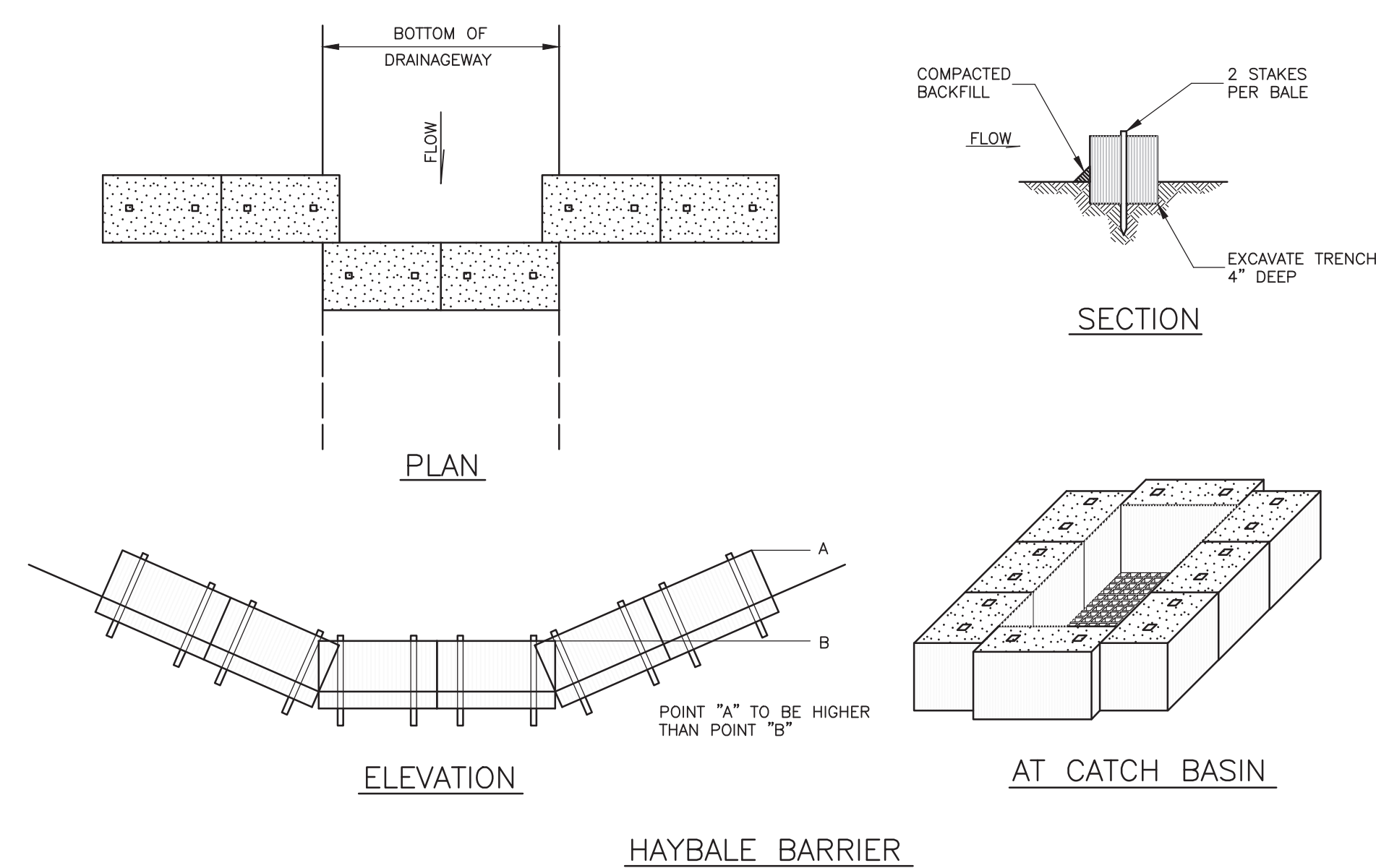
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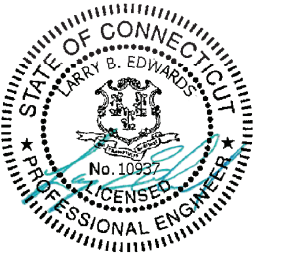
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PERMIT SET - NOT FOR CONSTRUCTION

**CHURCH HILL FARM
AT DEEP BROOK
6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT**

REVISIONS

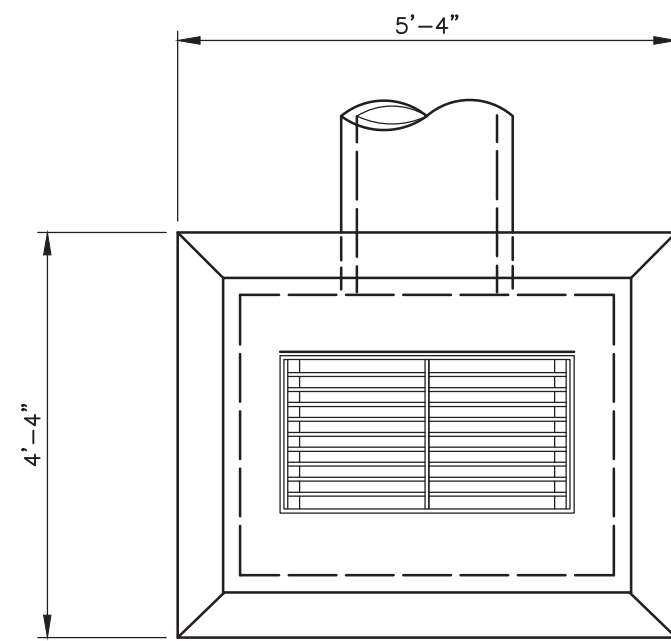
#	DATE	DESCRIPTION
1	XXX	XXX

DATE: 02-14-23
PROJECT #: 5704X
DRAWING FILE: 5704X
DRAWN BY: NC/JE
SCALE: N.T.S.

TITLE

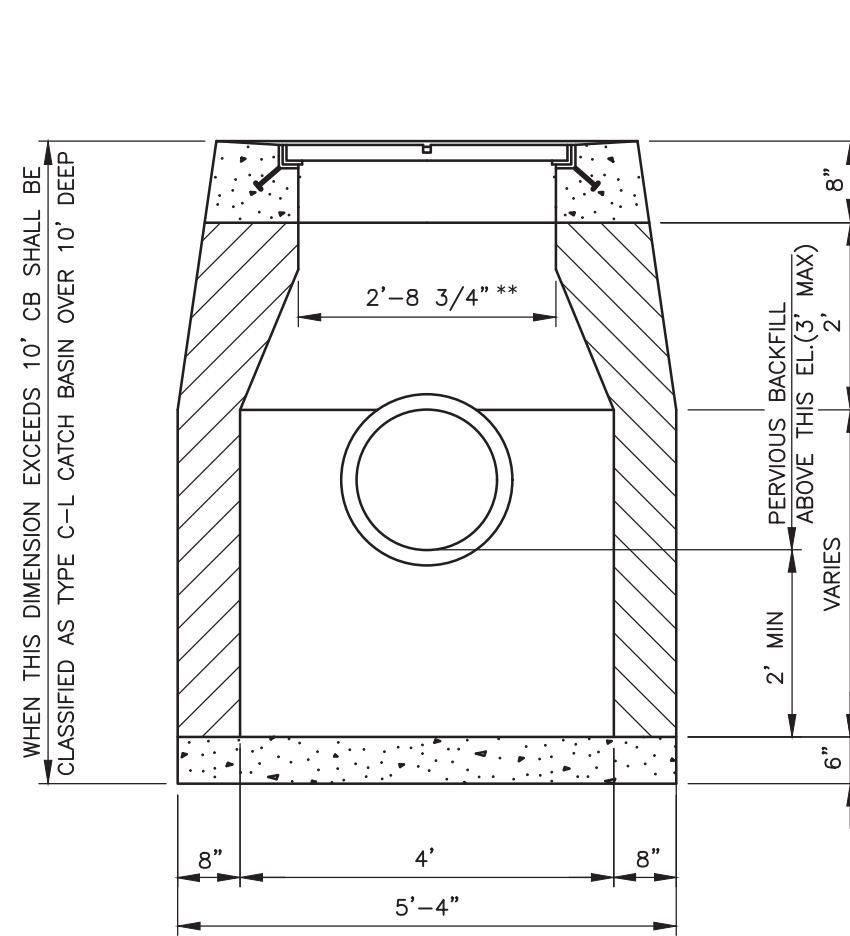
DETAILS

SHEET NUMBER

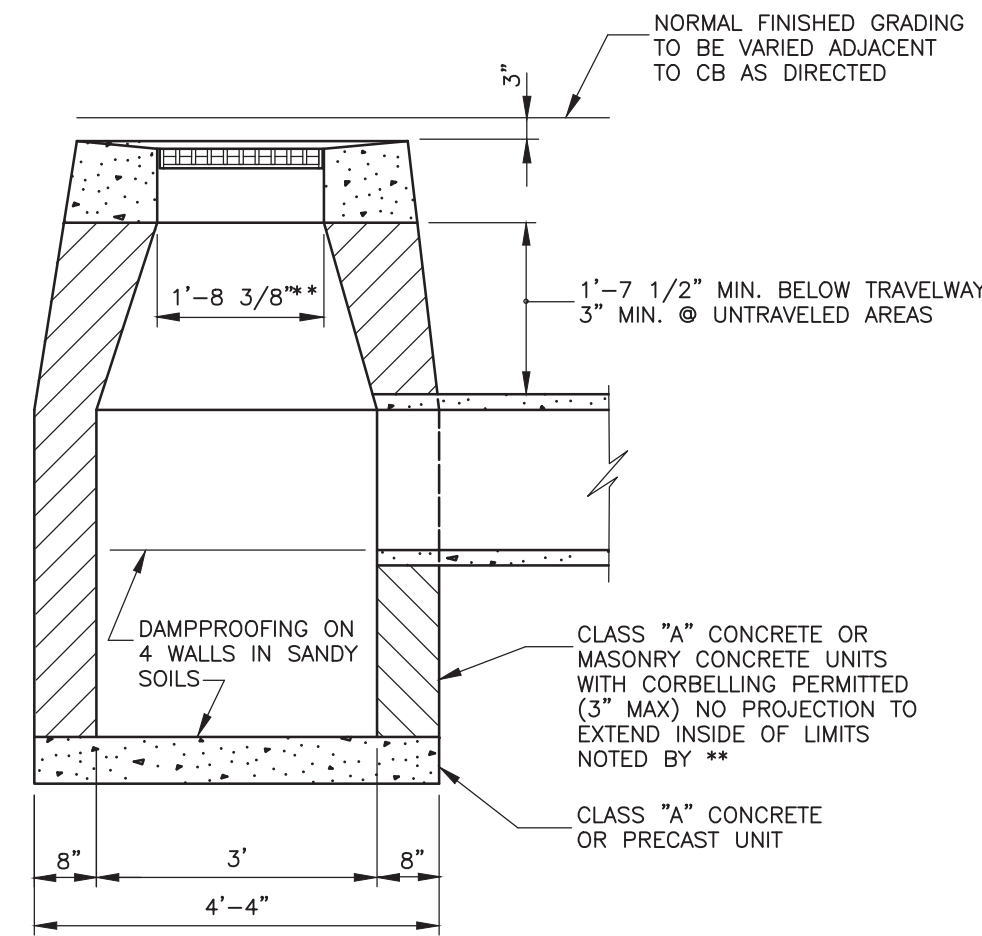


PLAN

NOTE: WHERE PRECAST CONCRETE UNITS ARE USED FOR THE SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN

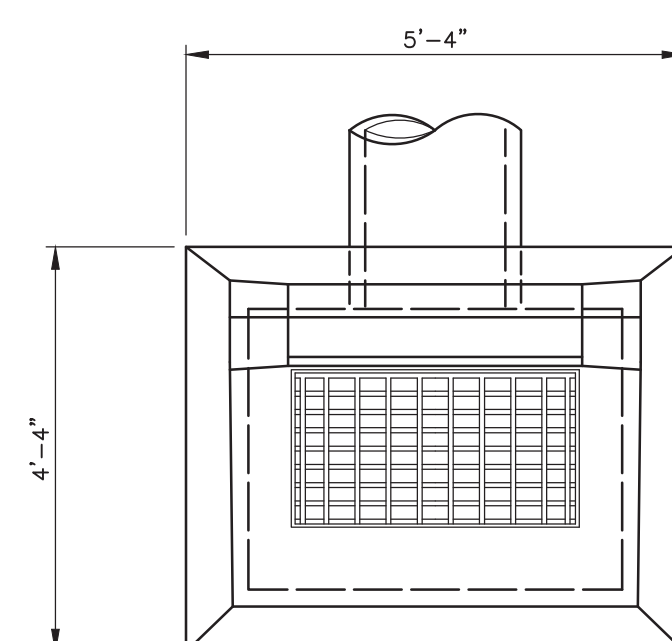


FRONT



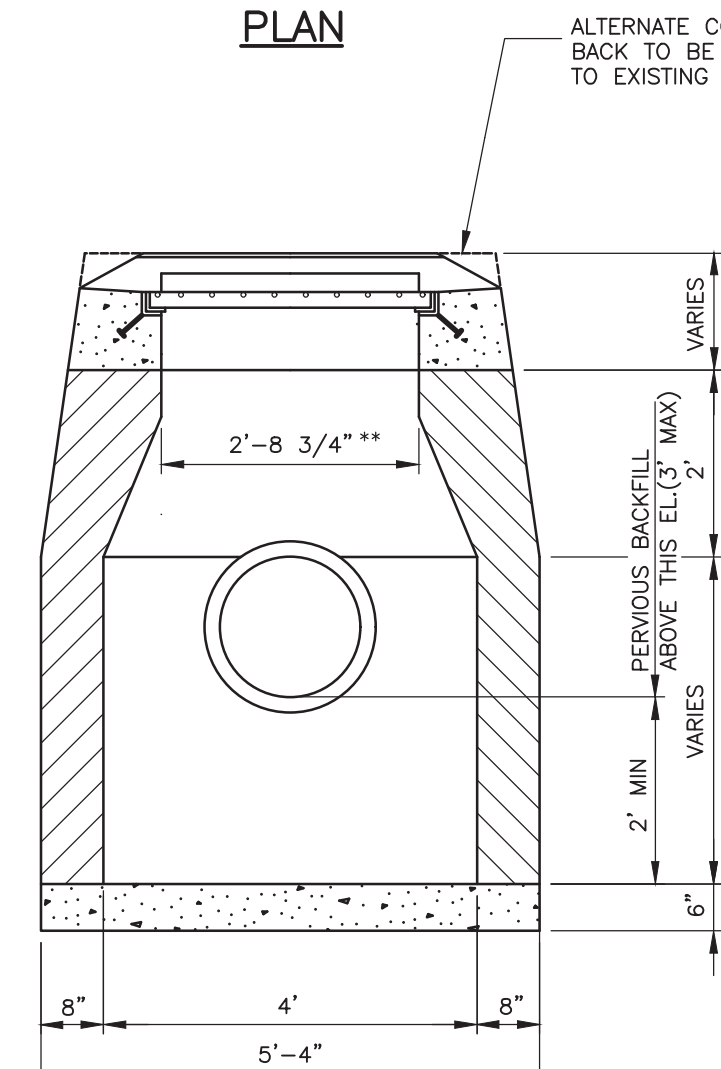
SIDE

TYPE "C-L" CATCH BASIN

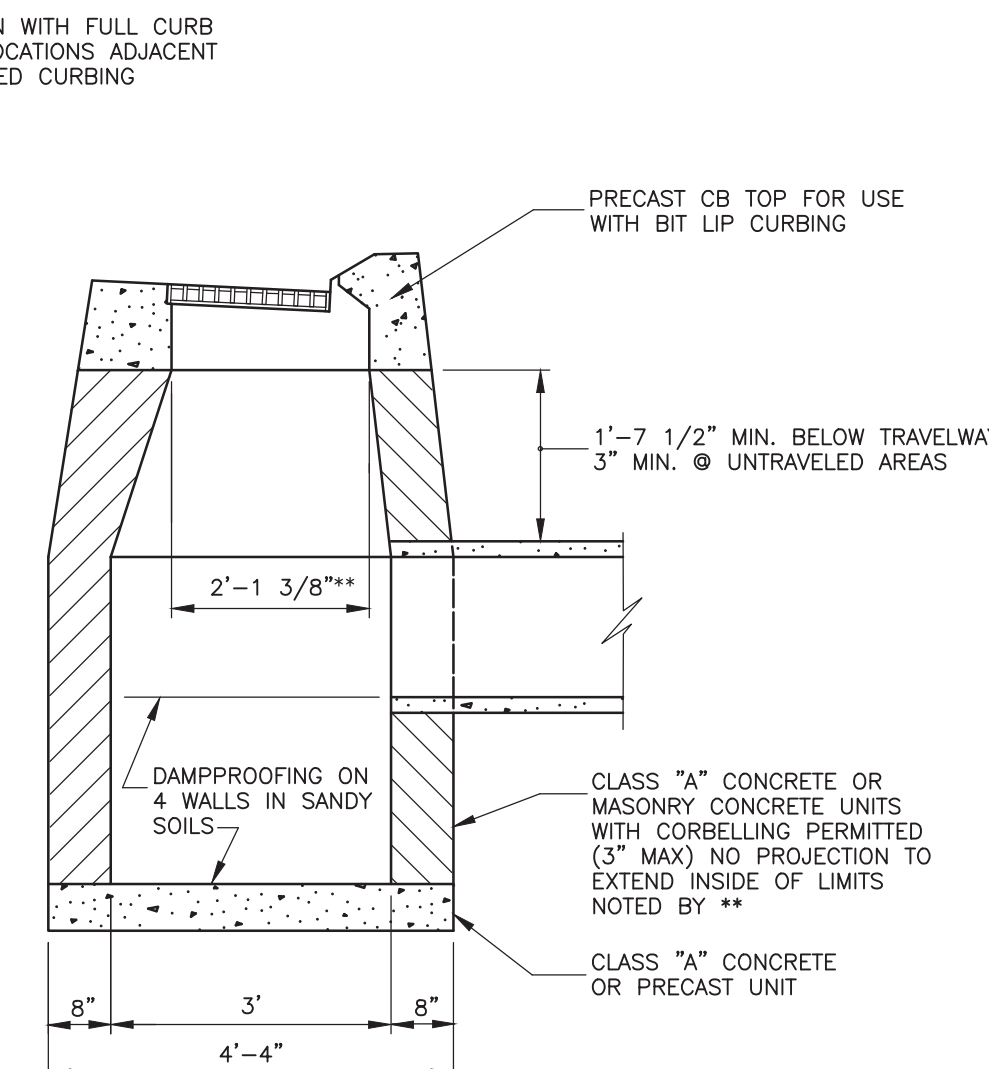


PLAN

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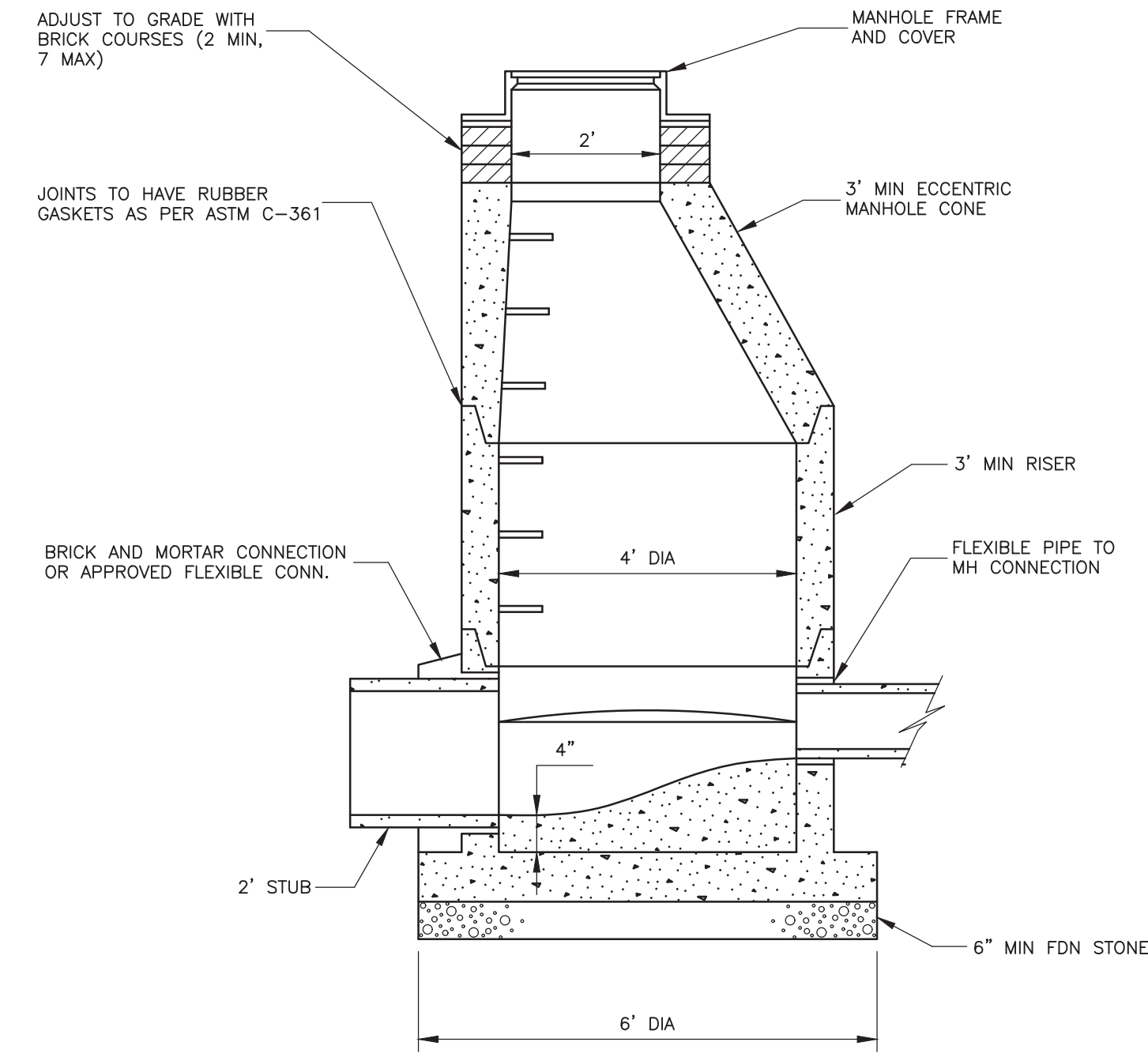


FRONT

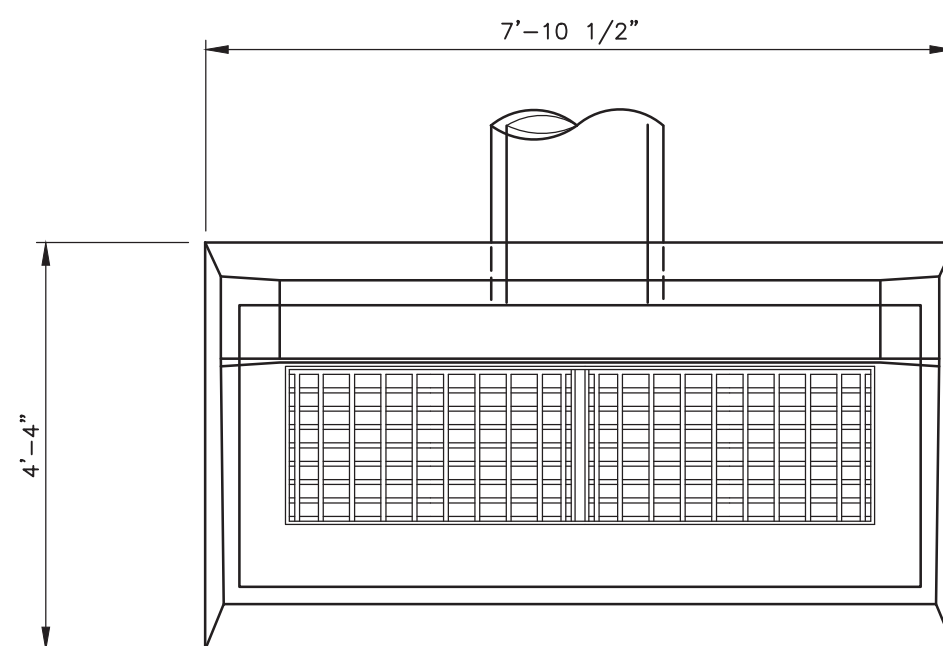


SIDE

TYPE "C" CATCH BASIN

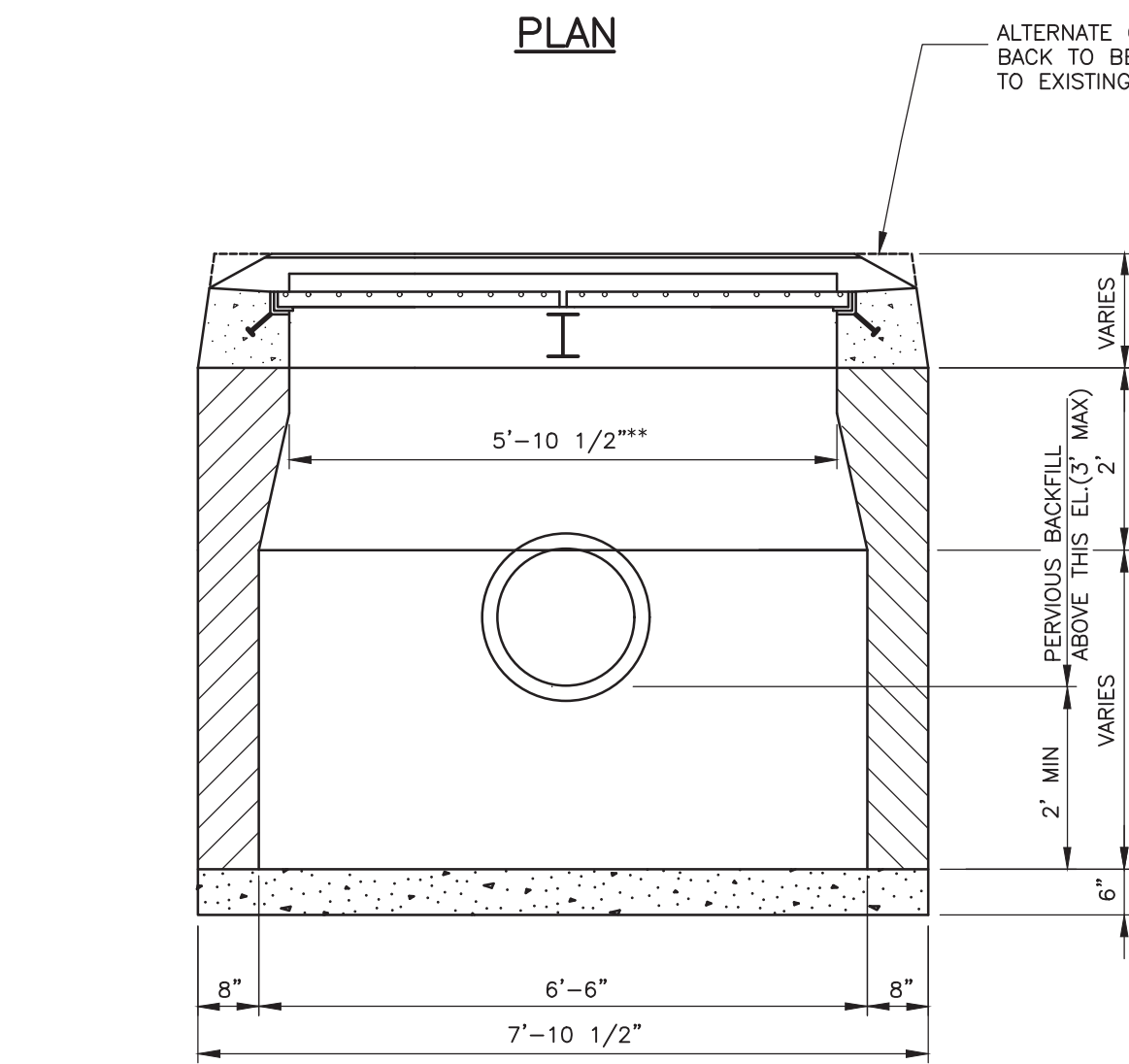


48" PRECAST CONCRETE MANHOLE

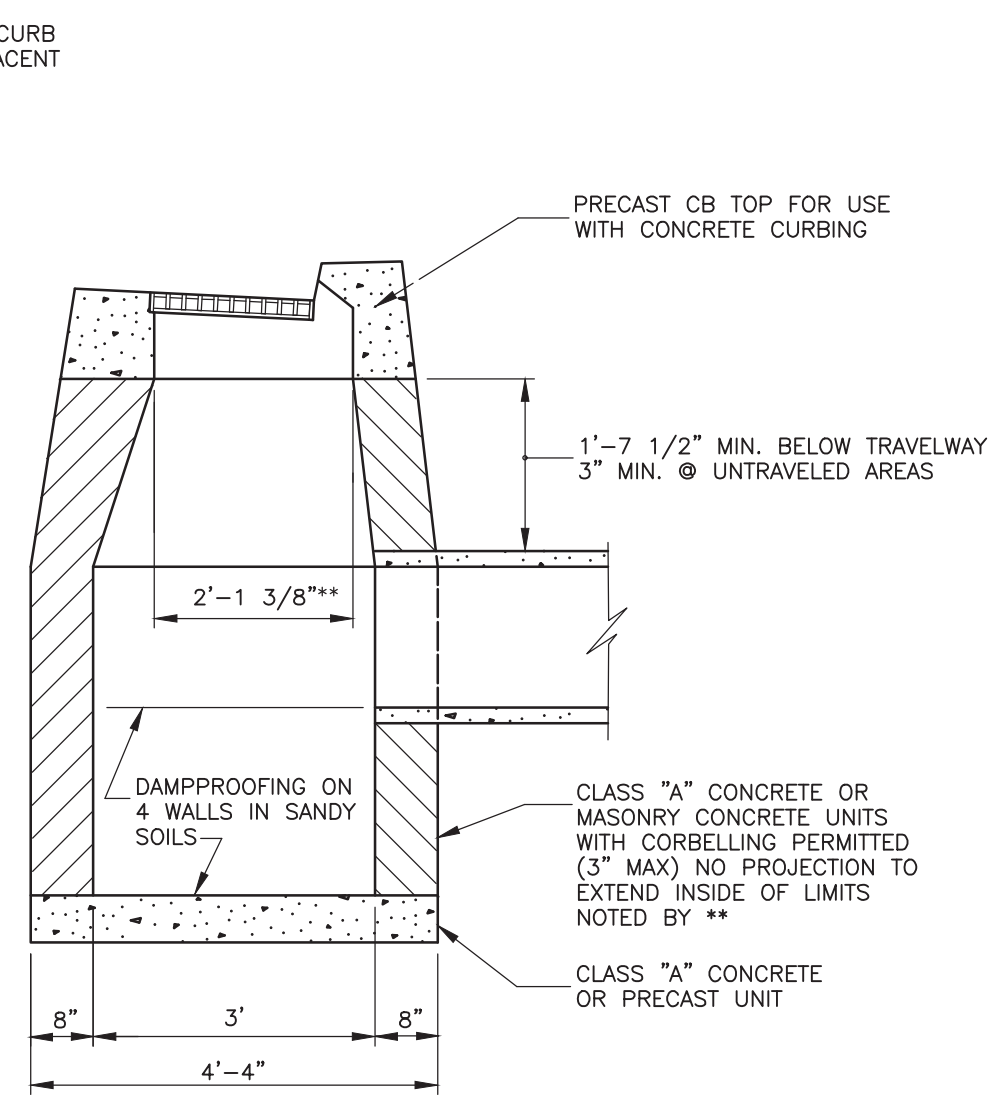


PLAN

NOTE: WHERE PRECAST CONCRETE UNITS ARE USED FOR THE SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN

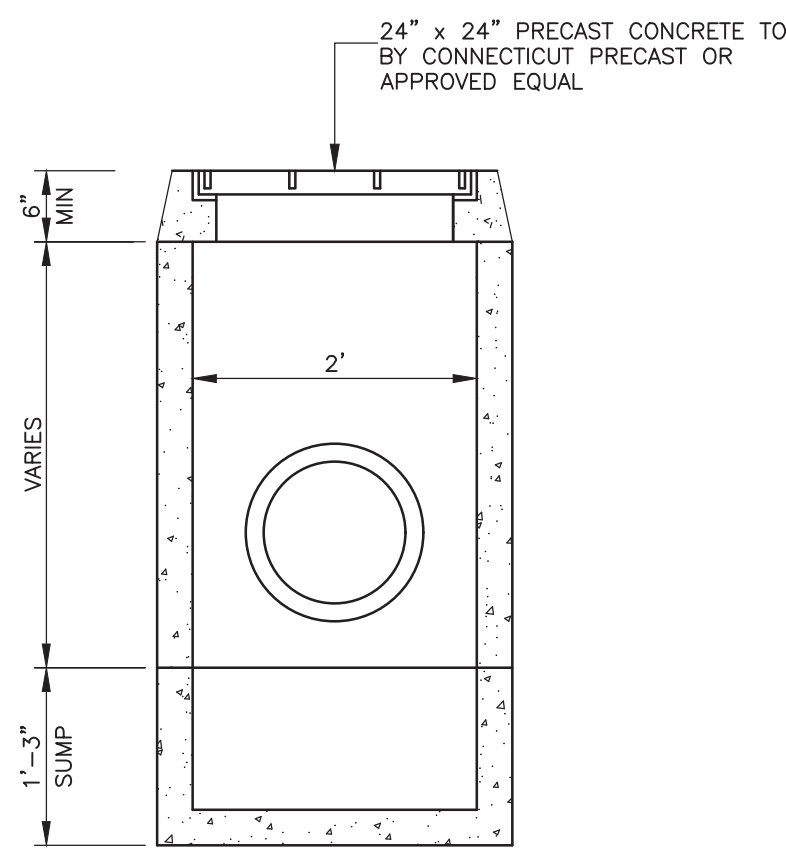


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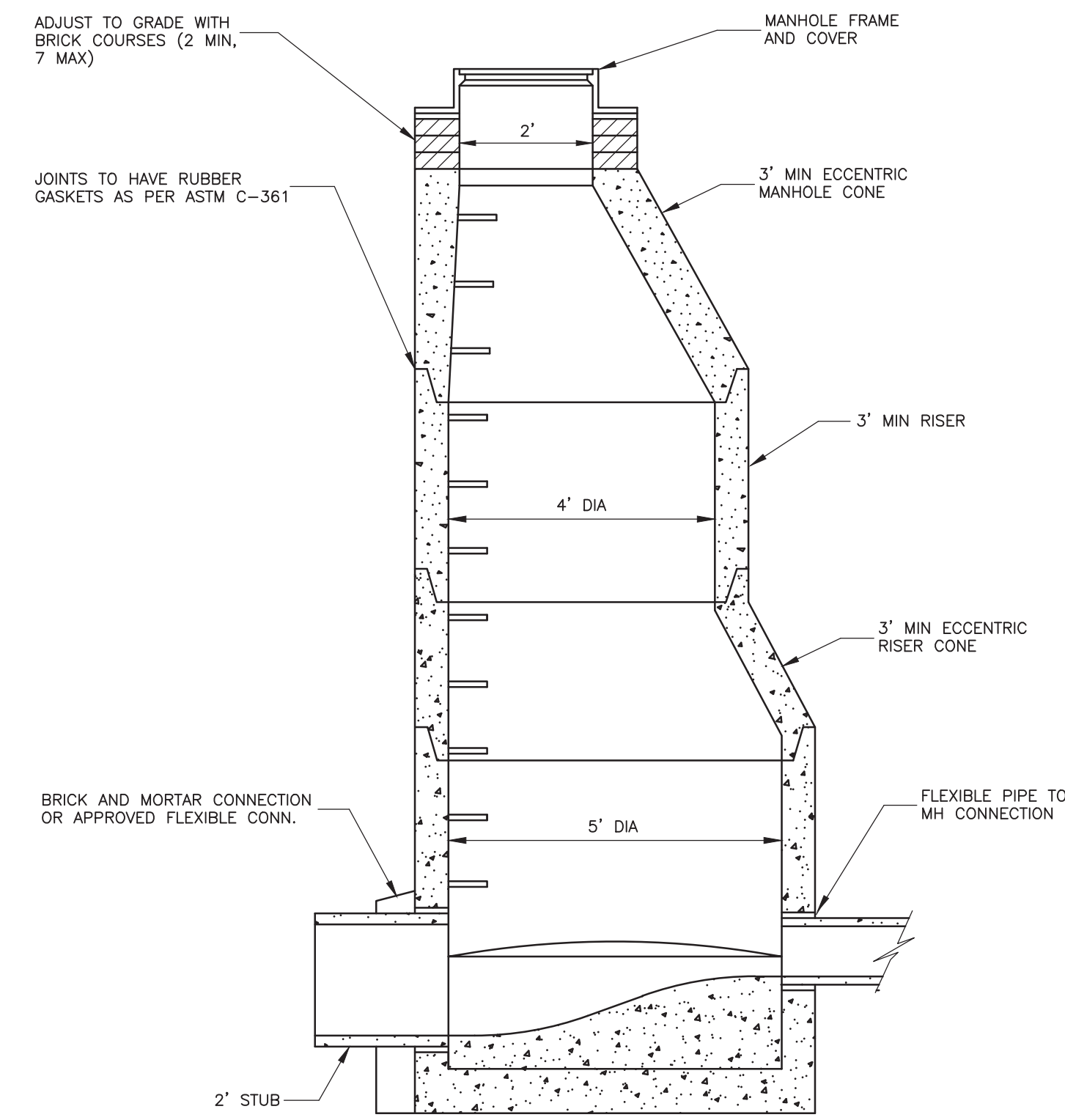


SIDE

TYPE "C" CATCH BASIN - DOUBLE GRATE



YARD DRAIN

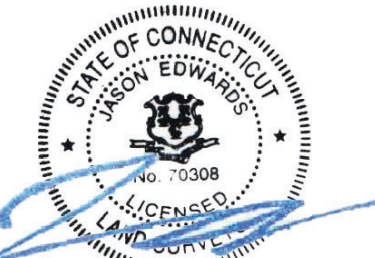
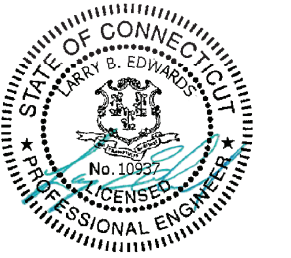


60" PRECAST CONCRETE MANHOLE



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PERMIT SET - NOT FOR CONSTRUCTION

CHURCH HILL FARM
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6 & 8 COMMERCE ROAD
NEWTOWN, CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	XXX	XXX

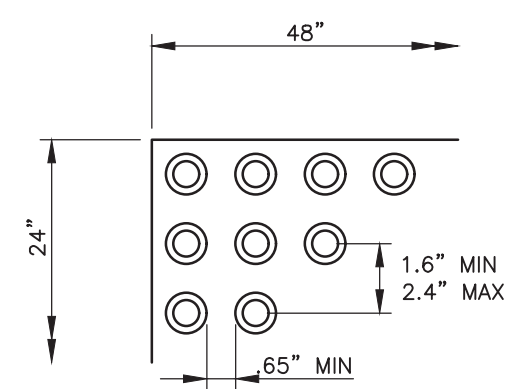
DATE: 02-14-23
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DRAWN BY: NC/JE
SCALE: N.T.S.

TITLE

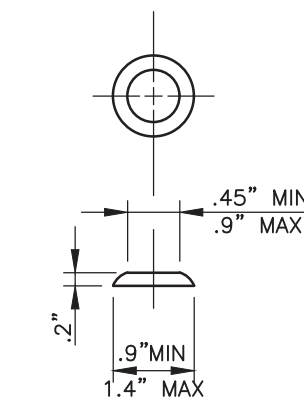
DETAILS

SHEET NUMBER

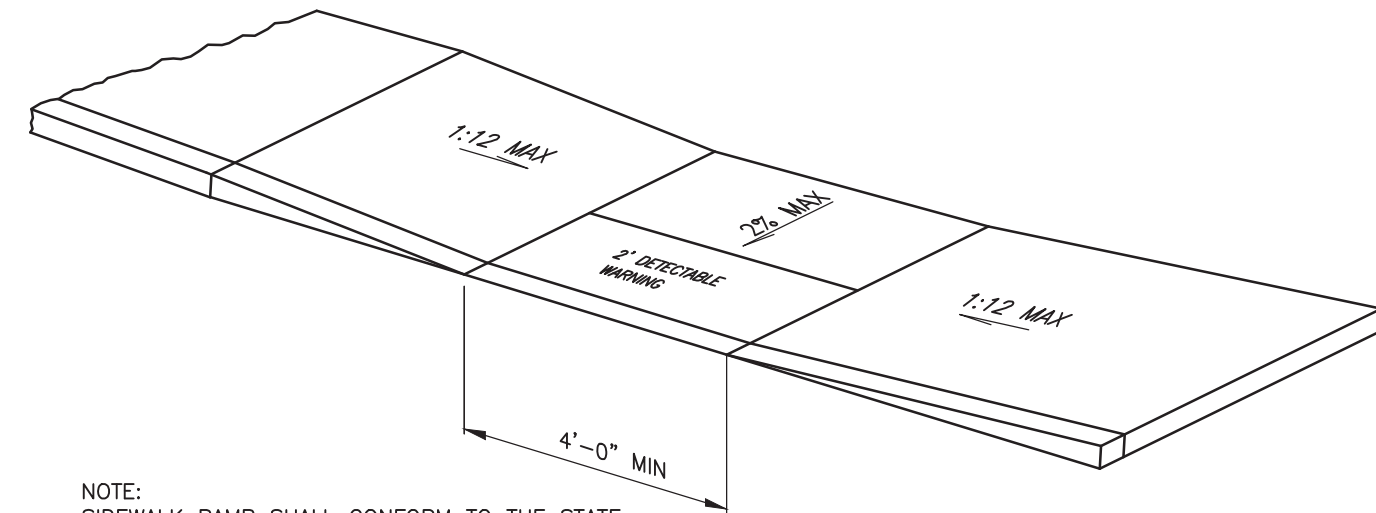
5.4



DETECTABLE WARNING

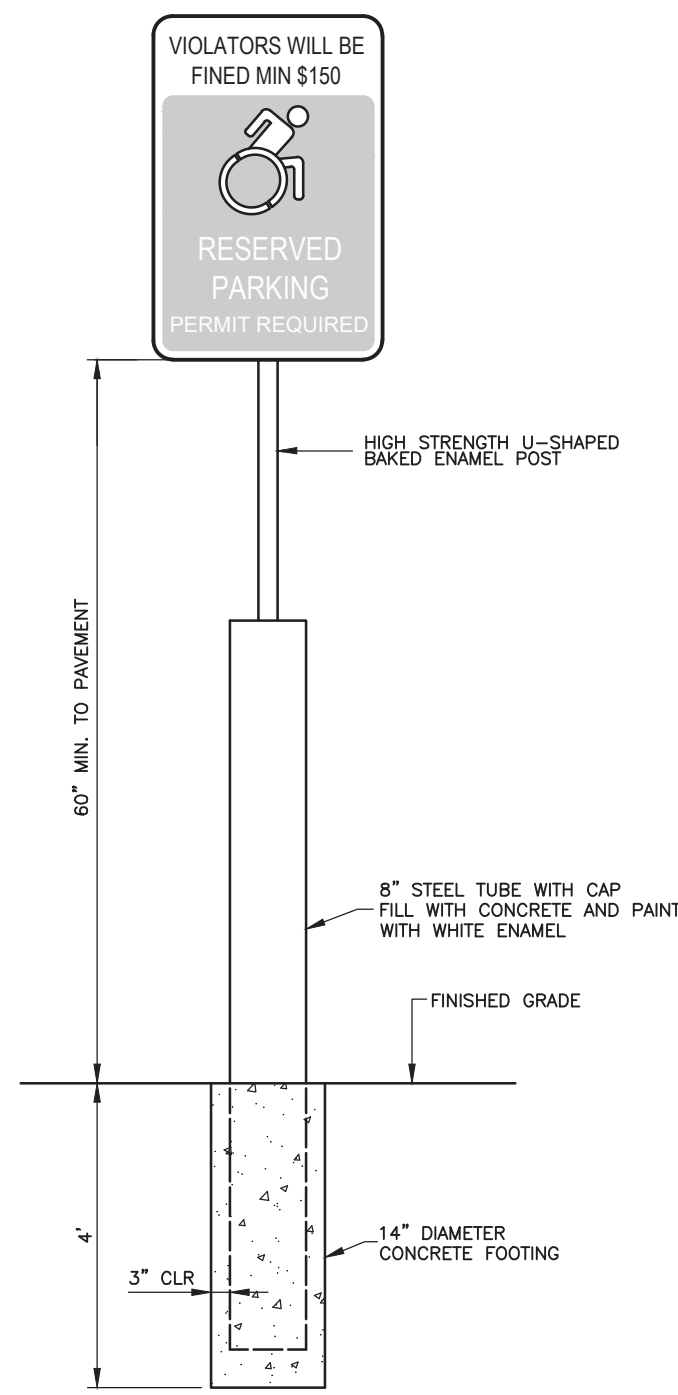


DOMES DETAIL

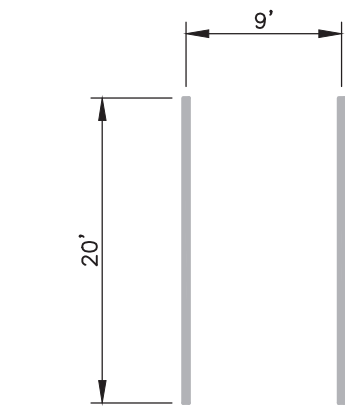


NOTE:
SIDEWALK RAMP SHALL CONFORM TO THE STATE OF CONNECTICUT DOT STANDARDS, STATE BUILDING CODE AND ADA REQUIREMENTS

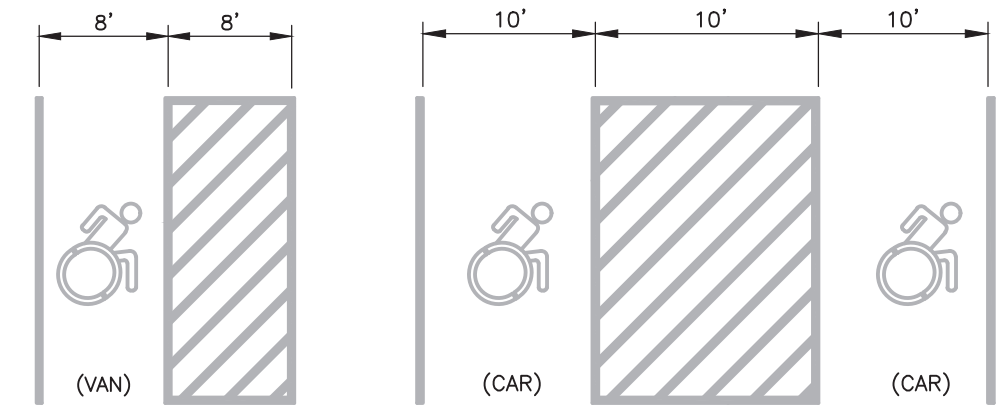
SIDEWALK RAMP



PARKING BOLLARD



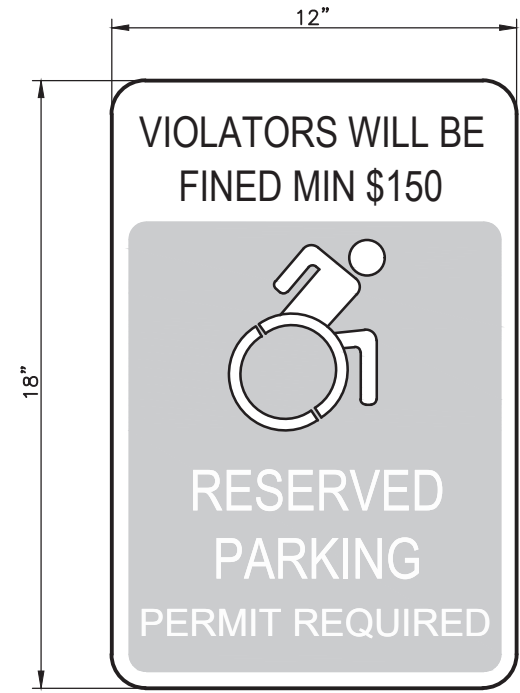
GUEST



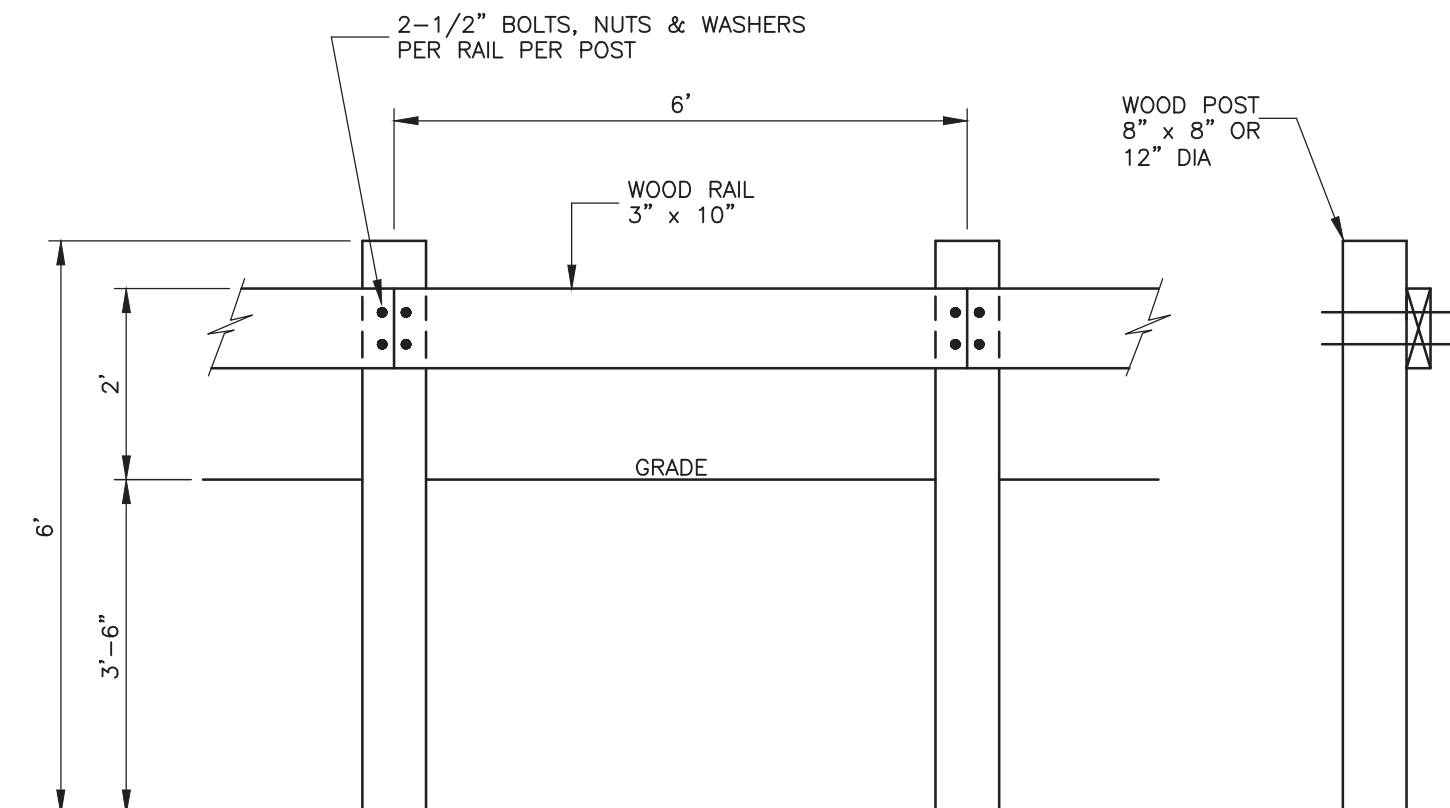
HANDICAP

PARKING SPACES

NOTE:
HANDICAP PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION



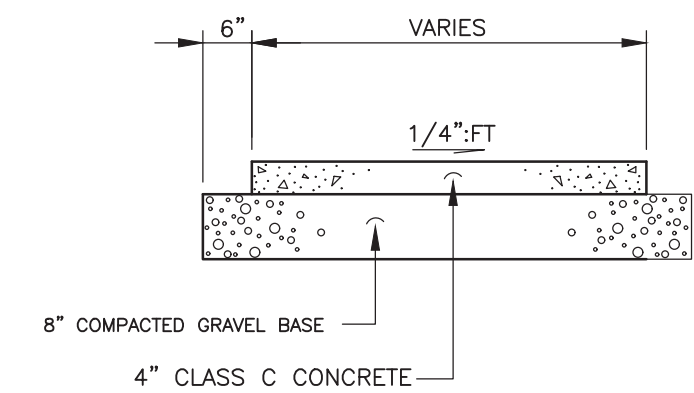
HANDICAP SIGN



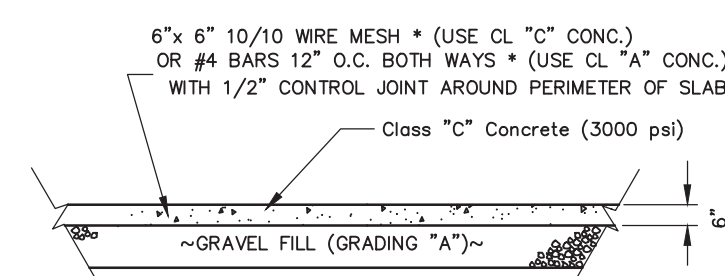
ELEVATION

SECTION

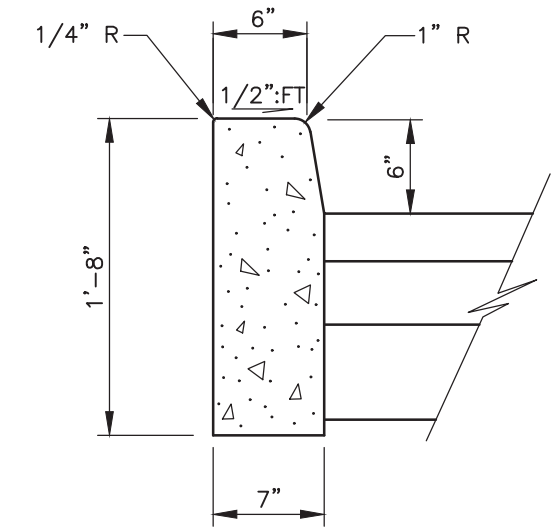
WOOD GUARD RAIL



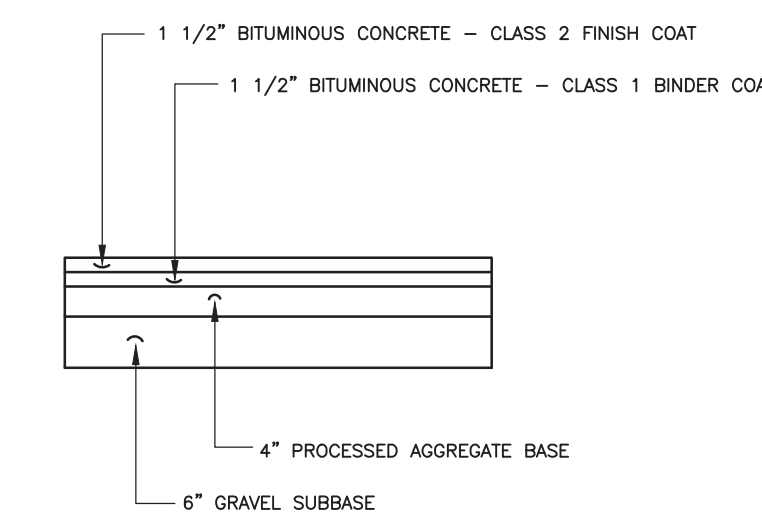
CONCRETE SIDEWALK



HEAVY DUTY CONCRETE PAD (DUMPSTER)



CONCRETE CURBING

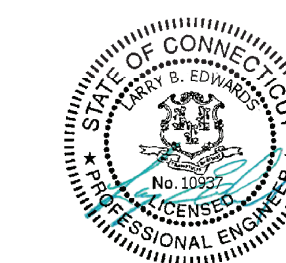


PAVEMENT SECTION-ONSITE



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#	DATE	DESCRIPTION
1	XXX	XXX

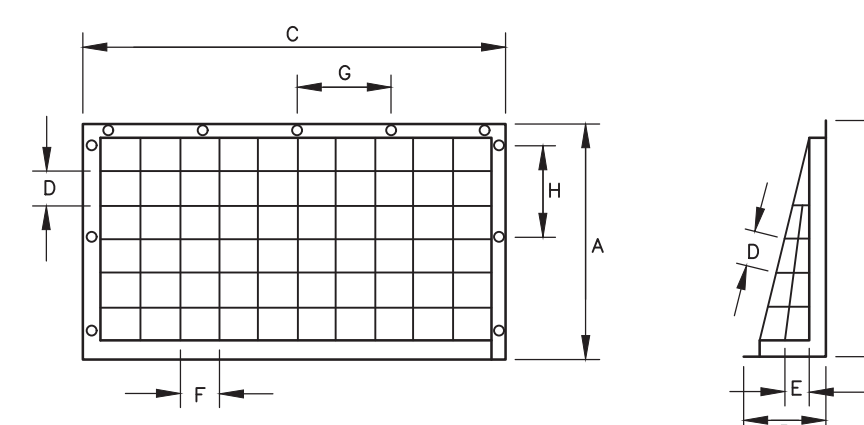
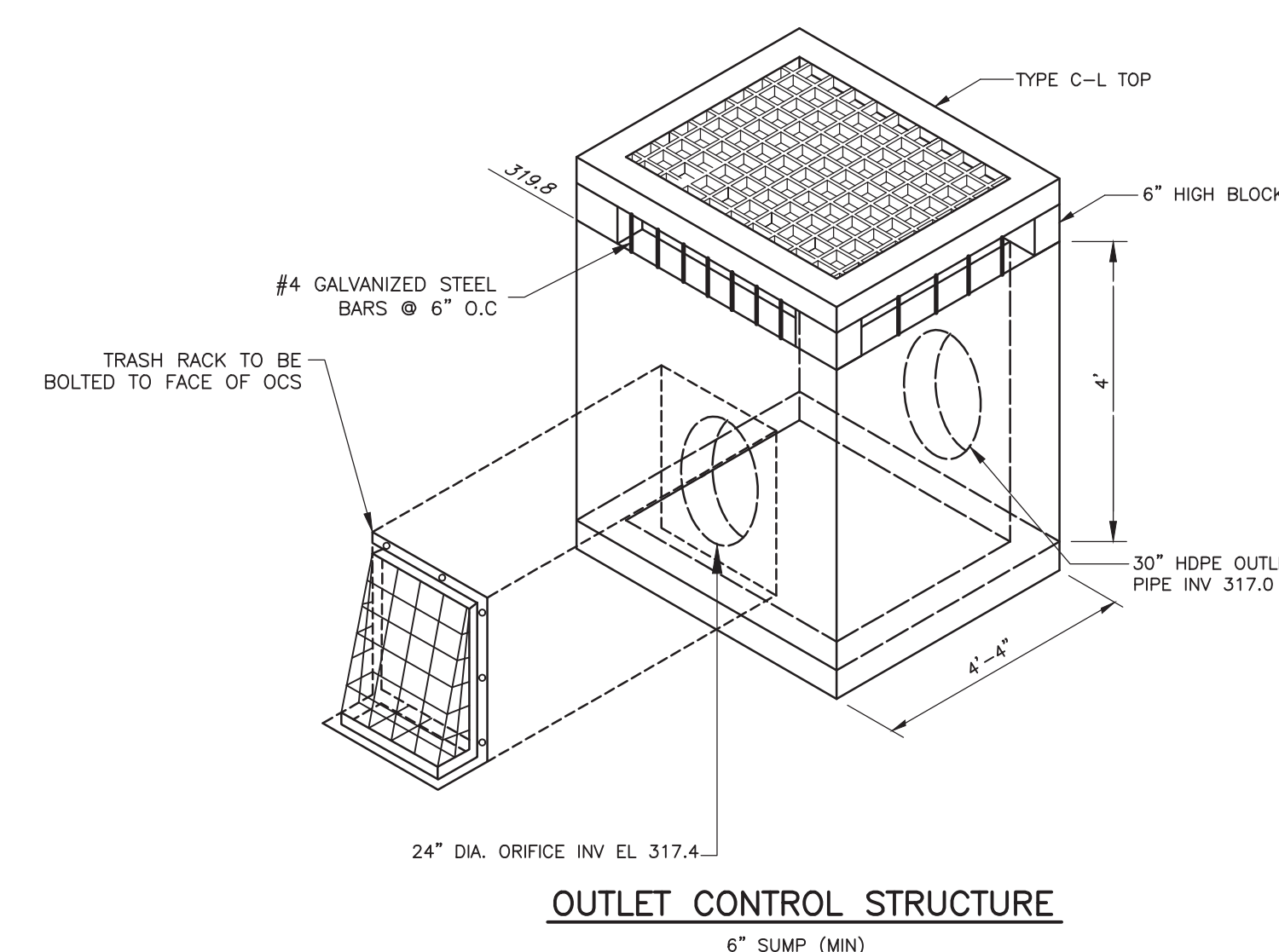
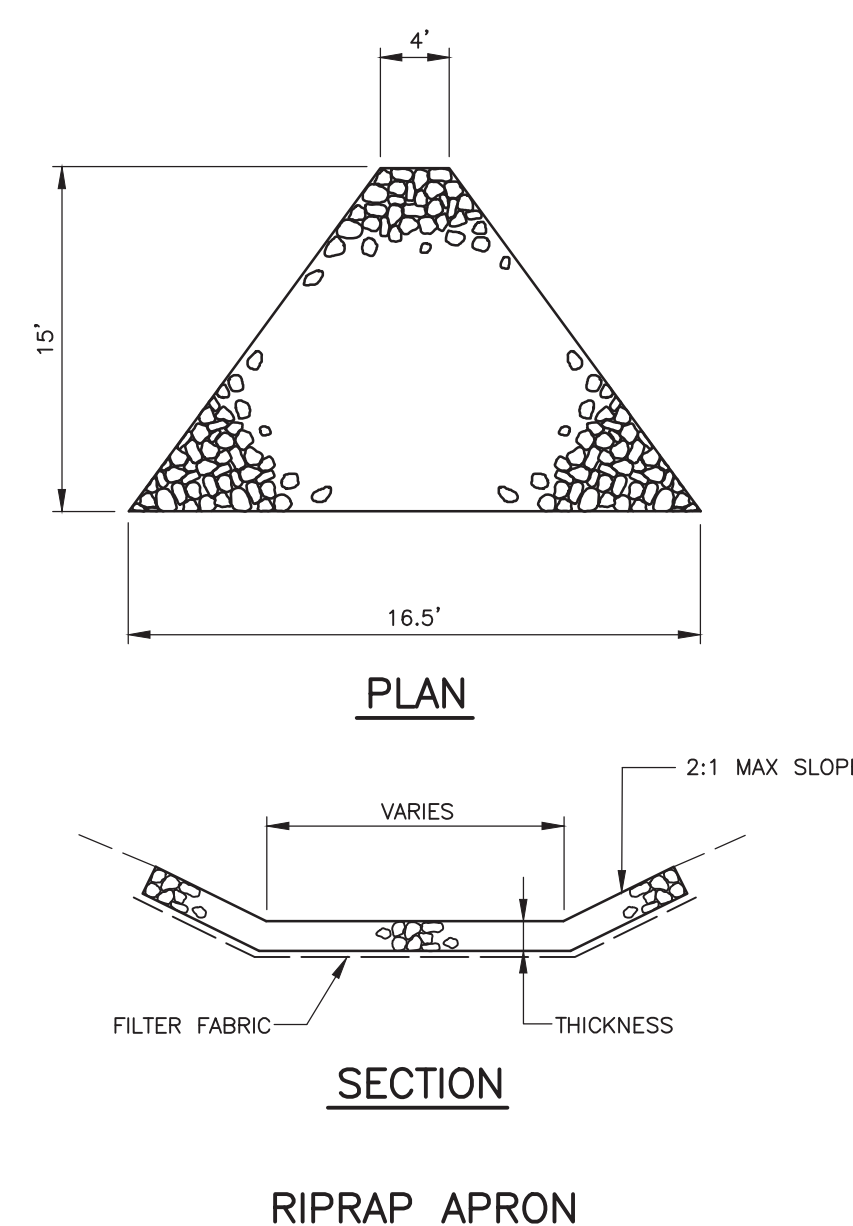
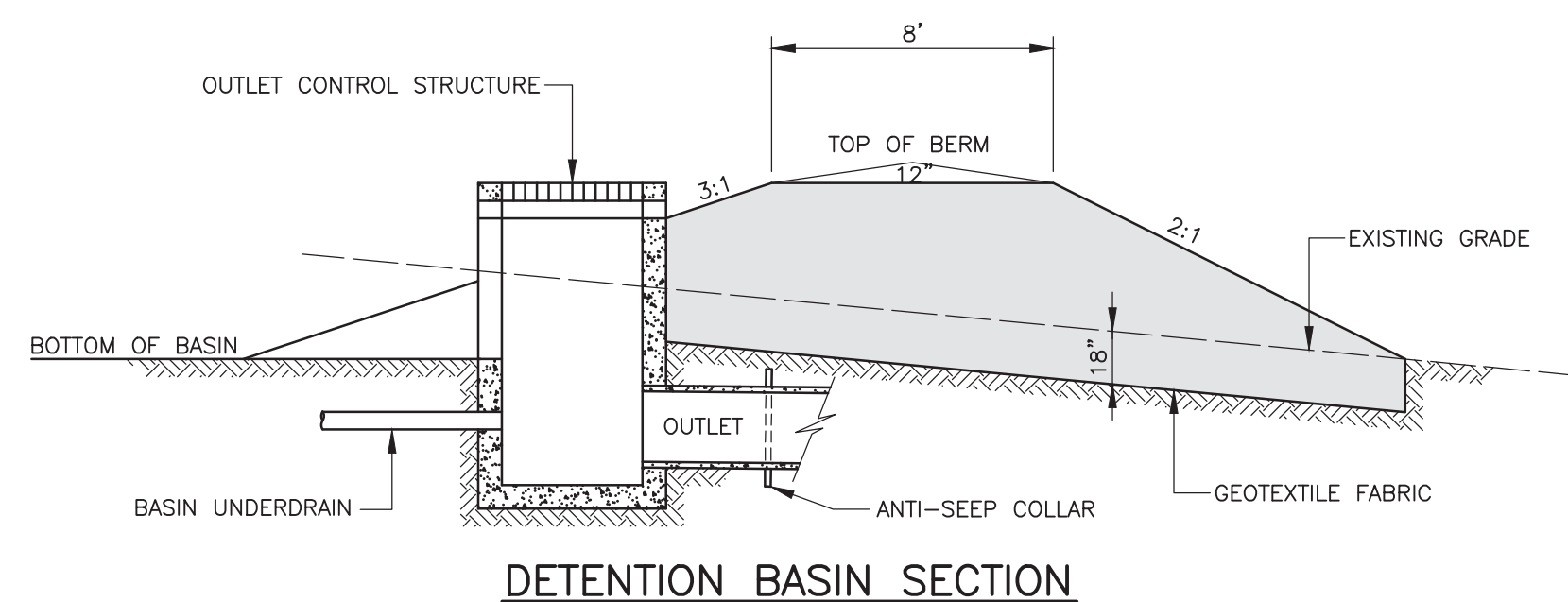
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TITLE

DETAILS

SHEET NUMBER

5.5



DIMENSIONS

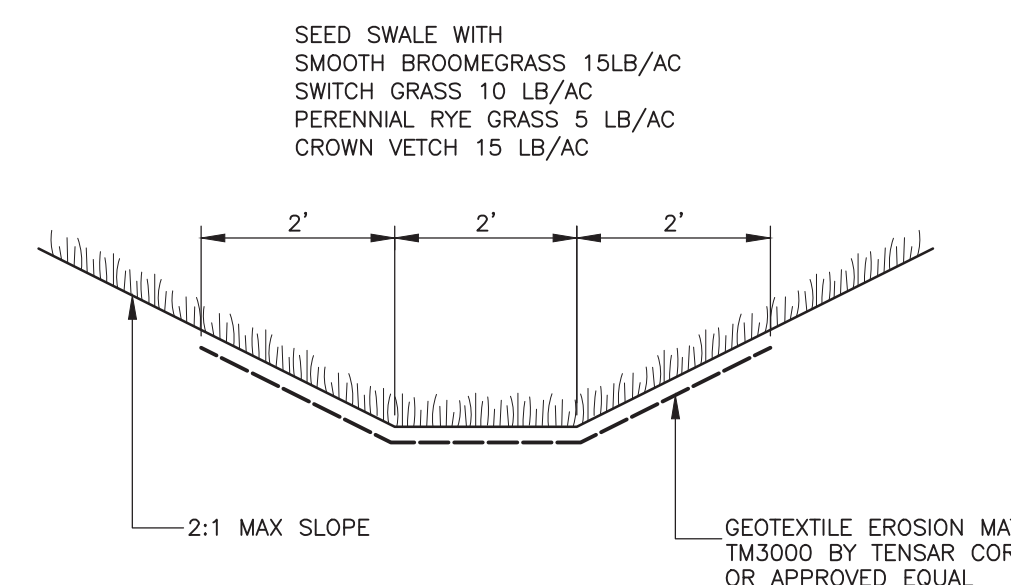
- A: 3.0'
- B: 1.0'
- C: 3.0'
- D: 3'
- E: 3'
- F: 3'
- G: 1.25'
- H: 1.25'

MATERIALS

BAR STOCK: #4 GALVANIZED STEEL
HOLE SIZE: 1/2"
COATING: ANTI-RUST

NOTE: HORIZONTAL BARS TO BE PLACED INSIDE OF VERTICAL BARS.

TRASH RACK
HALLA INDUSTRIES
PART #AG4830BF-3
(OR APPROVED EQUAL)



Specifications

- Must be independently tested to the 2013 NIDEP Laboratory Protocol and 2013 ETV Canada protocol (ISO 14024:2016). Separator must be sized based on this data.
- Any testing performed by the manufacturer is unacceptable to demonstrate an alternate equal.
- Field Testing is unreliable, site and storm specific, and subject to compounding equipment and analytical errors and therefore is unacceptable as verification of an alternate equal. TARP verification as per NIDEP is testing consistent with the 2013 NIDEP laboratory protocol.
- The separator must be designed based on the following criteria:

Flow Criteria	
Water Quality Flow Rate cfs (L/s)	
Peak Design Flow Rate cfs (L/s)	

TSS Removal Criteria	
Annual TSS Removal (%)	
NIDEP/ETV Canada TSS	
OK110 Sand	
City of Toronto	
Other	

Notes:

- Headloss K factor of 1.04 for hydraulic gradeline calculations.
- Sump depths shown are typical. Additional depth can be added as required.
- Multiple inlet pipes allowed.
- Drops allowed.
- Inlet invert elevations should be the same or higher than the outlet invert elevation. Inlet can be up to 12" (300 mm) lower than outlet if pretreatment area is omitted but 12" (300 mm) must be added to sump depth to maintain overall treatment volume.
- Solid Cover shown. HydroStorm can be designed with an inlet grate if required.
- Oil capacities given are spill capacities.
- Sediment depths are maximum holding capacities and not recommended capacities for regular maintenance.
- Capacities are rounded down to nearest 5 gal or ft3 (1L or 0.1 m3 for metric units).
- Base Extensions not provided on standard units larger than the HS 6. Extensions can be provided if required due to groundwater/buoyancy concerns at the request of the engineer of record.
- HS4 to HS6 models require one frame and cover. HS7 to HS12 models require two covers.

HydroStorm Components

- A. Perforated Scur Plate
- B. Outlet Disk
- C. Pretreatment Disk
- D. Pretreatment Grate
- E. Inlet Chamber
- F. Bu-Fix Weirs
- G. Frame and Cover (1-2)
- H. Inlet and Outlet Pipes
- I. Structure Diameter
- J. Base Extension (HS4 - HS6)
- K. Sump Depth

HydroStorm by Hydroworks, LLC
U.S. Patent No. 10,710,907
www.hydroworks.com
888-290-7900

HydroStorm Dimensions / Capacities						
Model	Diameter Ft (m)	Sump Depth Ft (m)	Inlet Chamber Diam. Ft (m)	Max. Pipe Ft (m)	Oil Spill Volume gal (L)	Sediment Volume cu ft (m3)
HS 3	3 (0.9)	3 (0.9)	1.5 (0.45)	18 (4.5)	40 (155)	10 (0.35)
HS 4	4 (1.2)	4 (1.2)	2 (0.6)	24 (6.0)	95 (375)	30 (0.85)
HS 5	5 (1.5)	5 (1.5)	2.5 (0.8)	30 (7.5)	165 (635)	60 (1.8)
HS 6	6 (1.8)	6 (1.8)	3 (0.9)	36 (9.0)	270 (1030)	110 (3.2)
HS 7	7 (2.1)	6.5 (2.0)	3.5 (1.0)	42 (10.5)	410 (1560)	160 (4.6)
HS 8	8 (2.4)	7 (2.1)	4 (1.2)	48 (12.0)	615 (2330)	220 (6.2)
HS 10	10 (3.0)	9 (2.7)	5 (1.5)	60 (15.0)	1130 (4285)	465 (13.1)
HS 12	12 (3.6)	11 (3.3)	6 (1.8)	72 (18.0)	1875 (7100)	835 (23.7)

STORMWATER TREATMENT UNIT

GRASS SWALE