

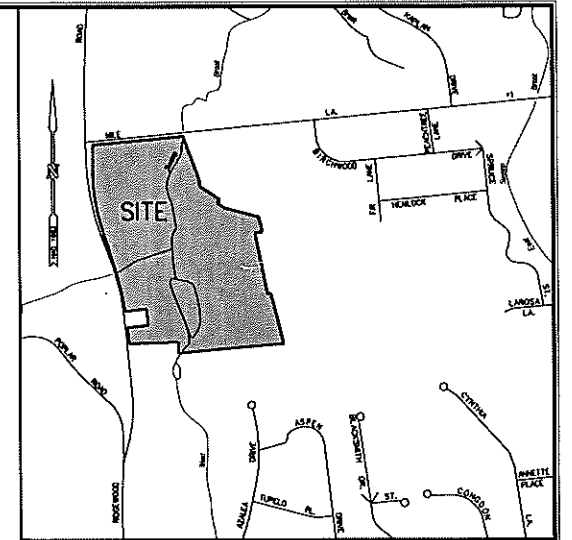
GENERAL NOTES

- PROPERTY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM MAP PREPARED BY MILONE & MACBROOM, INC. ENTITLED: PROPERTY SURVEY/ TOPOGRAPHIC SURVEY DRAWN AT A SCALE OF 1"=100', DATED FEBRUARY 8, 2018.
- NORTH ARROW AND BEARING AND DISTANCES ARE BASED UPON CONNECTICUT COORDINATE SYSTEM (NAD 1983).
- ELEVATIONS, CONTOURS, AND BENCHMARK ARE BASED UPON 1988.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4433. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- ELECTRICAL SERVICES SHALL BE OVERHEAD AND ALL UTILITY SERVICES ARE TO BE UNDERGROUND.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL, AND BE SEEDED WITH GRASS OR SOYBEANS, AS SHOWN ON THE PLANS.
- ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) UNLESS OTHERWISE INDICATED.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE CITY OF MIDDLETOWN'S REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INFRASTRUCTURE CONSTRUCTION, FORM 818 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED DURING CONSTRUCTION SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED STORAGE AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE CONTRACTOR MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) SEDIMENTATION CONTROL SYSTEMS UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

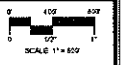
RIDGEWOOD ROAD SUBDIVISION

RIDGEWOOD ROAD AND MILE LANE MIDDLETOWN, CONNECTICUT

MAY 4, 2018 (IWWA / PZC SUBMISSION)
JUNE 19, 2018 (TOWN COMMENTS)

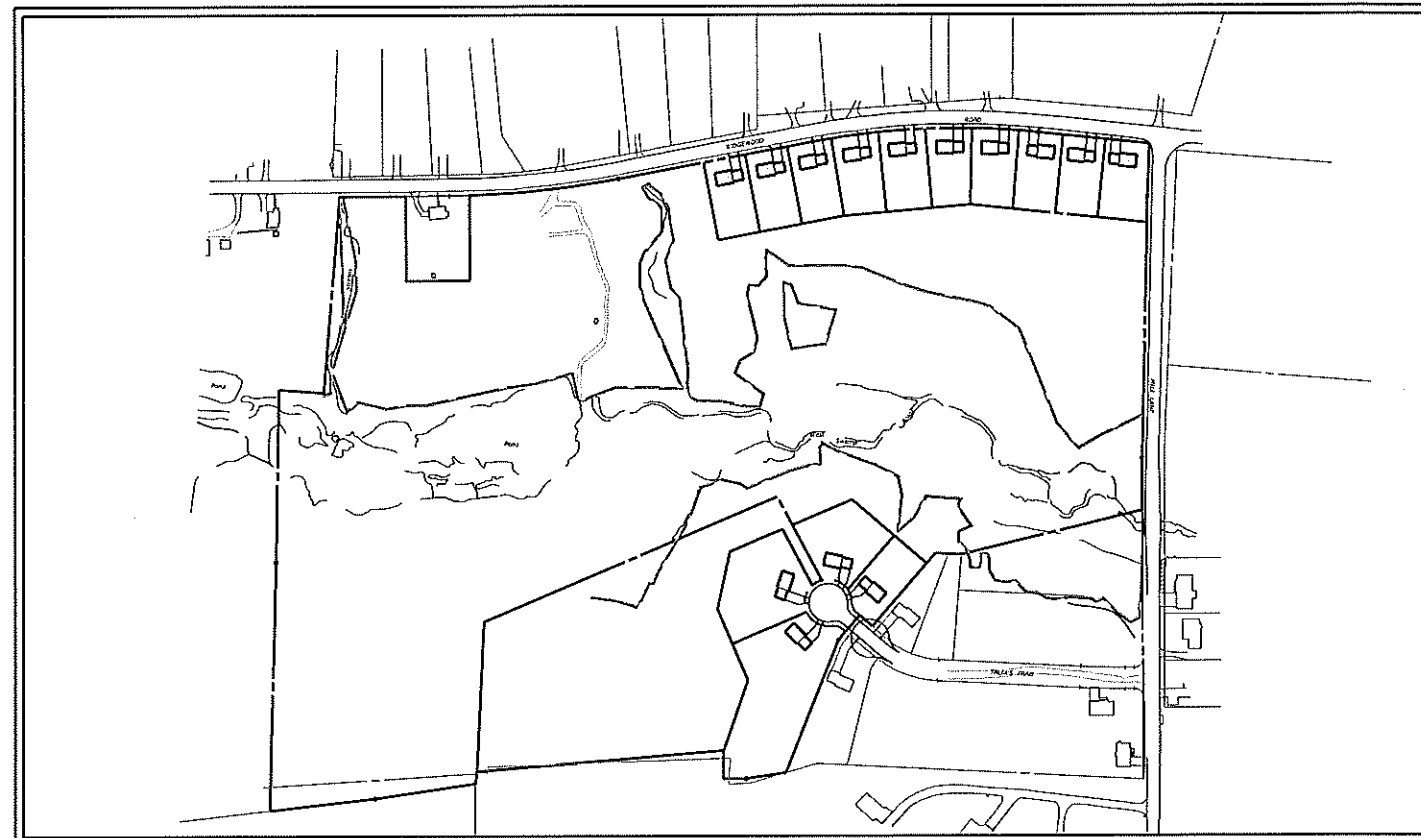


LOCATION MAP:



CONSTRUCTION SEQUENCE

- PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH CITY STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON REPRESENTING THE CONTRACTOR AND OWNER WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE AND A CITY CONTACT WILL BE ASSIGNED/DESIGNATED.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE OUT LIMIT OF DISTURBANCE NEEDED TO CONSTRUCT PROPOSED HOUSES, DRIVEWAYS, SITE GRADING AND VEGETATION TO BE RETAINED. NO CONSTRUCTION DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
- INSTALL CONSTRUCTION ENTRANCE PAD AS EACH LOT IS DEVELOPED.
- INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER OF DISTURBANCE AS EACH LOT IS DEVELOPED.
- CLEAR ONLY THE LIMITS NEEDED TO CONSTRUCT THE PROPOSED HOUSE, DRIVEWAY AND SITE GRADING. CHIP BRUSH, AND SLASH, STOCKPILE CHIPS AND REMOVE FROM SITE.
- DRIB PROPOSED DRIVEWAYS, BUILDING AREAS, AND SLOPES. STRIP AND STOCKPILE TOPSOIL, PLACE SEDIMENT FILTER FENCE AROUND STOCKPILES.
- COMMENCE BUILDING FOUNDATION WORK.
- TOPSOIL AND GRADE LOTS AS COMPLETED.
- REMOVE TEMPORARY SEDIMENTATION AND EROSION CONTROLS AFTER DISTURBED AREAS HAVE BEEN STABILIZED.



PROJECT SITE VICINITY MAP:



GENERAL CONSTRUCTION NOTES

- SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE CITY'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
- INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
- THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS, WETLANDS, OR SURROUNDING PROPERTIES.
- A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

PROJECT DATA

EXISTING ZONE:	R-15 (WATER AND SEWER AVAILABLE)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING LOT AREA:	38.415 ACRES
DIMENSIONAL CRITERIA	REQ'D/PERMITTED PROPOSED/PROVIDED
LOT AREA	15,000 S.F. >15,000 S.F.
LOT SETBACKS	
FRONT YARD	25' > 25'
SIDE YARD	10' MIN. SUM OF 30' > 10'
REAR YARD	30' > 30'
MINIMUM LOT AREA	15,000 S.F. > 15,000 S.F.
MINIMUM LOT WIDTH	100 FT. >100 FT.
MAXIMUM BUILDING COVERAGE	25% <25%
MAXIMUM BUILDING HEIGHT	3 STORIES OF 30' <36'
MINIMUM OPEN SPACE	10%=5.64 ACRES ±8 AC.



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PREPARED BY:

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OWNER:
OLD COLONY OF WALLINGFORD, LLC
273 NORTH COLONY STREET, SUITE 2
WALLINGFORD, CT 06492

APPLICANT
SUNWOOD DEVELOPMENT CORPORATION
273 NORTH COLONY STREET, SUITE 2
WALLINGFORD, CT 06492

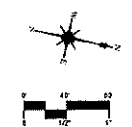
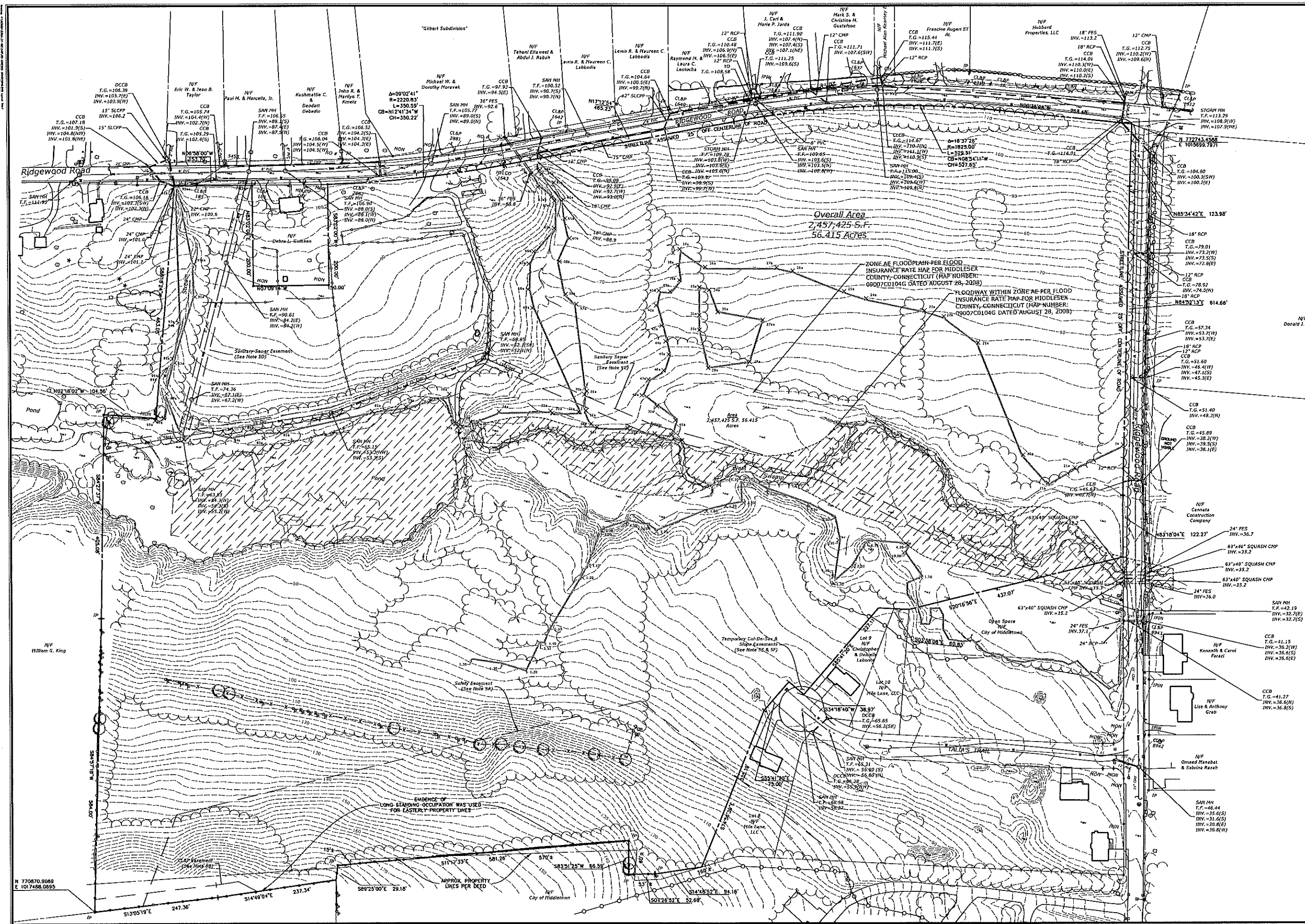
PROPERTY
RIDGEWOOD ROAD
MAP-LOT: 10-0028
LOT AREA: ±54 ACRES

LEGEND

EXISTING		PROPOSED
---	STREET LINE	---
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	MAJOR CONTOUR	---70---
---	MINOR CONTOUR	---68---
---	SPOT GRADE	+70.5
---	TREE LINE	---
---	TREE/SHRUB	---
---	STONEWALL	---
---	CHAIN LINK FENCE	---
---	SITE LIGHT	---
---	HYDRANT	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	EXISTING CATCH BASIN	---
---	EXISTING MANHOLE/YARD DRAIN	---
---	SANITARY FORCE MAIN	---
---	SANITARY SEWER W/MANHOLE	---
---	STORM DRAIN W/CATCH BASIN	---
---	WATER MAIN	---
---	GAS MAIN	---
---	ELECTRIC LINE	---
---	ELECTRIC, TELEPHONE, CABLE	---
---	UTILITY POLE	---
---	TRAFFIC SIGN	---
---	IRON PIPE	---
---	MONUMENT	---
---	EDGE OF PAVEMENT W/CURB	---
---	AREA/YARD DRAIN	---

LIST OF DRAWINGS

NAME	TITLE
---	TITLE SHEET
1	EXISTING CONDITIONS PLAN
2	OVERALL SITE DEVELOPMENT PLAN
3-4	SITE DEVELOPMENT PLAN
5	SANITARY SEWER PLAN & PROFILE
6	ROADWAY & UTILITY PLAN & PROFILE
7	SEDIMENT AND EROSION CONTROL PLAN
8	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
9	SITE DETAILS
10-11	CITY OF MIDDLETOWN STANDARD DETAILS
1 OF 1	SUBDIVISION MAP
1 OF 1	PROPERTY SURVEY / TOPOGRAPHIC SURVEY

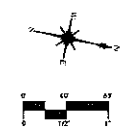
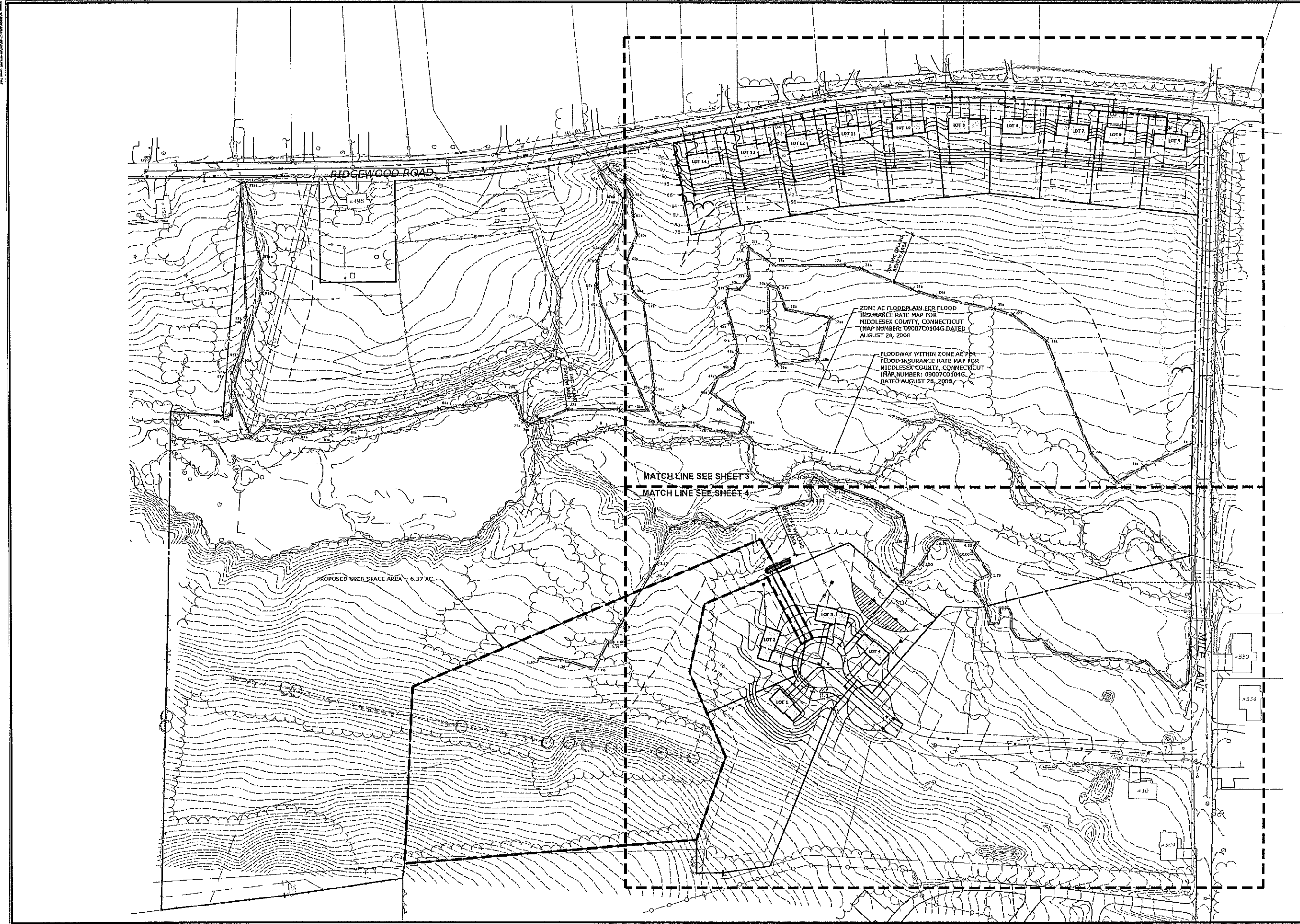


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DESCRIPTION	DATE	BY	DATE	
			REV	CHK
TOWN COMMENTS				

EXISTING CONDITIONS PLAN
RIDGEWOOD ROAD SUBDIVISION
 RIDGEWOOD ROAD AND MILE LANE
 MIDDLETOWN, CONNECTICUT

DJK	CEH	DJK
DRAWN	CHECKED	CHECKED
SCALE 1"=80'		
DATE MAY 4, 2018		
PROJECT NO. 2363-37		
SHEET NO. 1		



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DESCRIPTION TOWN COMMENTS	DATE	BY	CEP
			CEP

OVERALL SITE DEVELOPMENT PLAN
 RIDGEWOOD ROAD SUBDIVISION
 RIDGEWOOD ROAD AND MILE LANE
 MIDDLETOWN, CONNECTICUT

CEP DESIGNED	CEP DRAWN	DJK CHECKED
SCALE 1"=80'		
DATE MAY 4, 2018		
PROJECT NO. 2363-37		
SHEET NO.		

2