

Sediment & Erosion Control Notes

- PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
- APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
- MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
- THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARINGS AND GRADINGS OF THE ENTIRE SITE SHALL BE AVOIDED.
- MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
- PREVENT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
- INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR THE 2008 EPA'S CONSTRUCTION GENERAL PERMIT.
- PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
- COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS, AND AIR QUALITY REQUIREMENTS INCLUDING DUST CONTROL.
- SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 7 TO ? THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN 7 TO ? THE HEIGHT.
- SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
- BMPs TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPs DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE BOARD. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THIS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
- SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
- FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
- A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIST POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
- ON THE CUT SIDE OF ROADS, DITCHES SHALL BE STABILIZED IMMEDIATELY WITH ROCK RIP-RAP OR OTHER NON-ERODIBLE LINERS, OR WHERE APPROPRIATE, VEGETATIVE MEASURES SUCH AS HYDRO-SEEDING OR JUTE MATTING.
- PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
- ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOIL, SEED, AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
- TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- PROPERLY MANAGE ON-SITE CONSTRUCTION AND WASTE MATERIALS.
- PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
- DUST SHALL BE CONTROLLED AT THE SITE.
- ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARINGS.
- IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND-COVER PRACTICES.

GENERAL NOTES

- Portions of the subject parcel are located within a 1% Annual Chance Flood (100 Year Flood). As shown on a plan entitled "Flood Insurance Rate Map Hartford County Connecticut (All Jurisdictions) Panel 254 of 675 Map Number 090800254, effective on 12/26/2009 Federal Emergency Management Agency National Flood Insurance Program. The FEMA Base Flood Elevation for this location is Elev 85.0 (NAVD 1985).
- Topographic information included on this plan is based partially upon information shown on Map References here and partially on Field Survey by PMPCA, LLC.
- Information on this drawing is referred to the following Databases:
HORIZONTAL = NAD 83
VERTICAL = NAVD 1985
- Major Streams, Ponds and Watercourses were located on site by field survey. Minor rivulets and isolated depressions were not located.
- Wetlands Boundaries shown are based upon field verification by REMA Ecological Services, LLC on March 26 & 28th, 2008 and Field Verified on December 26, 2017 by REMA Ecological Services, LLC. As shown on Map reference 12 Below by Alford Associates, 2008 & Betty Mae Hallerman 1264 Windsor Avenue, Windsor, CT, Scale 1"=40', March 1966 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 5011.
- Right of Way and Assessment Plan for Proposed Sanitary Sewers in a Portion of Island Road and Private Lands Windsor, CT Scale 1"=100', 5/21/01 Number 14275, May 1967, The Metropolitan District Commission-Bureau of Public Works.
- Assessment Plan for Sanitary Sewers in a Portion of Private Lands East of Windsor Avenue Windsor, CT Scale 1"=100', MDG Code 100 Windsor Avenue, Windsor, CT, Date: November 2010, Sheet 1 of 1 Metropolitan District, Hartford, Engineering & Planning.
- Property of Jean S. and Donald R. Burgess, Ho. 256 Windsor Avenue, Windsor, CT, Scale 1"=40', March 1966, by NM Alford, Civil Engineer Windsor, CT. Map is on file in the Windsor Land Records as Map Number 5241.
- Prepared for Loomis-Chaffee School, Batchelder & Island Roads, Windsor, CT sheet 1 of 1, Scale 1"=100', Date June 4, 1990, Revised 8-25-90 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 5241.
- Plan of Portion of Property of Clayton F. Chamberlin, Windsor, CT Scale: 1"=20' March 1921, H R Turner Civil Engineer, Windsor, CT. Scale 1"=100' June 30, 1915.
- Right of Way and Track Map, New York New Haven and Hartford Railroad operated by The New York New Haven Railroad Corporation from Hartford to Springfield Station 2168+00 to Station 2216+00 Town of Windsor, State of CT.
- Lot Line Revision Plan Prepared for the Loomis Institute 1228 & 1238 Windsor Avenue Windsor, CT Sheet 1 of 1, Scale 1"=50', March 1, 2018, Revised 4-20-18, by Alford Associates Inc., Civil Engineers.
- Alta NPS Land Title Survey Prepared for the Loomis Institute, Improvement Location Survey, 1228 & 1238 Windsor Avenue, 10, 16, 22, 28 & 32 Beckwith Road and 26 Island Road, scale 1"=50', March 1, 2018 by Alford Associates Inc., Civil Engineers.

MAP REFERENCES

- Property of Clayton F. and Emma H. Chamberlin Windsor, CT Scale 1"=40' May 21, 1915, Henry Robinson Buck, Civil Engineer, Hartford, CT, Commission No. 4048. Map is on file in the Windsor Land Records as Map Number 1914.
- Map of Olney Gardens Property of Loomis Institute Windsor, CT Scale: 1"=40' June 1, 1967, Hayden L. Griswold CE. Map is on file in the Windsor Land Records as Map Number 578.
- Revision to Parcels A & B Prepared for Carlene Gabbit, 1250-1256 Windsor Avenue Windsor, CT, Scale 1"=40', Nov. 21, 1977, Revised 5-8-78, 4-17-83 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 4641.
- Lot Line Revision Plan Prepared for Leonard Hallerman, 205 & Betty Mae Hallerman 1264 Windsor Avenue, Windsor, CT, Scale 1"=40', March 1966 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 5011.
- Right of Way and Assessment Plan for Proposed Sanitary Sewers in a Portion of Island Road and Private Lands Windsor, CT Scale 1"=100', 5/21/01 Number 14275, May 1967, The Metropolitan District Commission-Bureau of Public Works.
- Assessment Plan for Sanitary Sewers in a Portion of Private Lands East of Windsor Avenue Windsor, CT Scale 1"=100', MDG Code 100 Windsor Avenue, Windsor, CT, Date: November 2010, Sheet 1 of 1 Metropolitan District, Hartford, Engineering & Planning.
- Property of Jean S. and Donald R. Burgess, Ho. 256 Windsor Avenue, Windsor, CT, Scale 1"=40', March 1966, by NM Alford, Civil Engineer Windsor, CT. Map is on file in the Windsor Land Records as Map Number 5241.
- Prepared for Loomis-Chaffee School, Batchelder & Island Roads, Windsor, CT sheet 1 of 1, Scale 1"=100', Date June 4, 1990, Revised 8-25-90 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 5241.
- Plan of Portion of Property of Clayton F. Chamberlin, Windsor, CT Scale: 1"=20' March 1921, H R Turner Civil Engineer, Windsor, CT. Scale 1"=100' June 30, 1915.
- Right of Way and Track Map, New York New Haven and Hartford Railroad operated by The New York New Haven Railroad Corporation from Hartford to Springfield Station 2168+00 to Station 2216+00 Town of Windsor, State of CT.
- Lot Line Revision Plan Prepared for the Loomis Institute 1228 & 1238 Windsor Avenue Windsor, CT Sheet 1 of 1, Scale 1"=50', March 1, 2018, Revised 4-20-18, by Alford Associates Inc., Civil Engineers.
- Alta NPS Land Title Survey Prepared for the Loomis Institute, Improvement Location Survey, 1228 & 1238 Windsor Avenue, 10, 16, 22, 28 & 32 Beckwith Road and 26 Island Road, scale 1"=50', March 1, 2018 by Alford Associates Inc., Civil Engineers.

Abutting Owners within 100 ft Radius of Olney Park

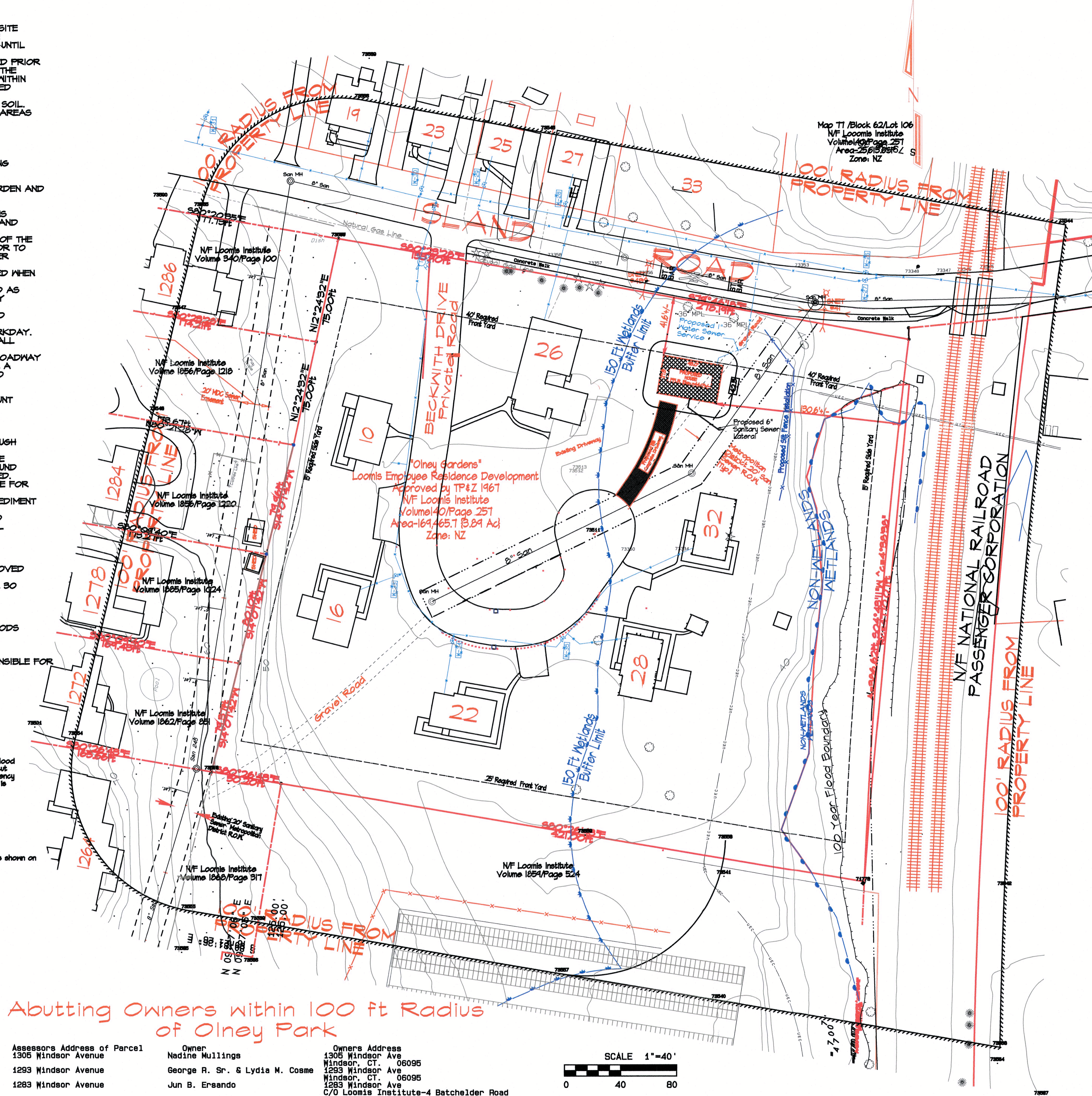
Assessors Address of Parcel	Owner	Owner's Address
1305 Windsor Avenue	Nadine Mullings	1305 Windsor Ave Windsor, CT. 06095
1293 Windsor Avenue	George R. Sr. & Lydia M. Coase	1293 Windsor Ave Windsor, CT. 06095
1289 Windsor Avenue	Jun B. Ersando	683 Windsor Ave C/O Loomis Institute-4 Batchelder Road Windsor, CT. 06095
1285 Windsor Avenue	The Loomis Institute	4 Batchelder Road Windsor, CT. 06095
1278 Windsor Avenue	The Loomis Institute	4 Batchelder Road Windsor, CT. 06095
1275 Windsor Avenue	Conroy Family Irrevocable Trust	1275 Windsor Ave Windsor, CT. 06095
1272 Windsor Avenue	Suzanne Winsatt, Trustee	4 Batchelder Road Windsor, CT. 06095
10 & 16 Beckwith Drive	The Loomis Institute	4 Batchelder Road Windsor, CT. 06095
23 Island Road	ADC Corporation	C/O Loomis Institute-4 Batchelder Road Windsor, CT. 06095
19 Island Road	The Loomis Institute	4 Batchelder Road Windsor, CT. 06095
503 Broad Street	Albert DeChiara, Jr., Trustee	C/O Loomis Institute-4 Batchelder Road Windsor, CT. 06095

ZONING TABLE

Zoning Parameter	Required	Provided
Min Lot Area	12,750	127,072 sf +/-
Min Lot Width	85 ft	74.87 ft *
Min Front Yard	40 ft	42 ft
Min Side Yard	15ft	180.6 ft
Min Rear Yard	25 ft	317 ft
Max Bldg. Coverage	25%	7.2%
Max Bldg. Height	35 ft	28 Ft

ZONING DATA FOR "OLNEY GARDENS"

"Olney Gardens-Loomis Employee Residences"
 N/F Loomis Institute
 Volume 140/Page 257
 Area-169,465.7F {3.89}
 Zone: NZ



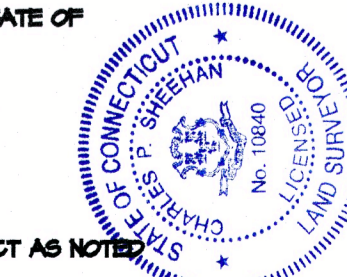
CERTIFICATION

THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-20 THROUGH 20-300a-22, MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY, IMPROVEMENT LOCATION SURVEY, BOUNDARY DETERMINATION CATEGORY, DEPENDENT RESURVEY, HORIZONTAL ACCURACY, CONFORMS TO CLASS A-2. TOPOGRAPHIC SURVEY INFORMATION CONFORMS TO CLASS T-2. VERTICAL ACCURACY, CONFORMS TO CLASS V-2.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CHARLES F. SHEEHAN, R.L.S. NO. 10840



REVISIONS

NO	DESCRIPTION	Date
1	Remove 1282T Proposal	8/4/23
2	Add Proposed Contour	8/4/23
3	Add Abutting Owners	9/18/23

Property of Loomis Chaffee School

Olney Gardens Island/Beckwith Roads Windsor, CT

Proposed Faculty Housing Unit Wetlands Permit Plan

Designed By: [Signature]

Drawn By: [Signature]

Checked By: [Signature]

Approved By: [Signature]

Project No: NA

Sheet No: One

Scale: As Noted

Date: 7-8-23

PMPCA, LLC
 44 Cove Road
 Southington, CT
 860-583-2300