

Erosion and Sediment 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 GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
- MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
- DIVERT 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 ? 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 ? TO ? THE HEIGHT.
- SEDIMENTATION 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 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 ENTRANCES/EXISTING OFFTS 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 SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE UNDURBED.
- 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 90 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.

MAP REFERENCES

- Property of Clayton P. And Emma H. Chamberlin Windsor, CT Scale 1"=40' May 2, 1951, Henry Robbison Buck, Civil Engineer, Hartford, CT, Commission No. 4148. Map is on file in the Windsor Land Records as Map number 191-F.
- Map of Olney Gardens Property of Loomis Institute Windsor, CT Scale: 1"=40' June 1, 1967, Hayden L. Griswold C.E. Map is on file in the Windsor Land Records as Map Number 875.
- Relation to Parcels A & B Prepared for Carlene Gething, 1250-1256 Windsor Avenue Windsor, CT, Scale 1"=40', Nov. 21, 1977, Revised 5-8-78, 4-17-78 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 4641.
- Lot Line Revision Plan Prepared for Leonard Hellerman, DDS & Batty Mae Hellerman 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', Serial 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', MDC Code 100 Windsor Avenue, Windsor, Date: November 2010, Sheet 1 of 1 Metropolitan District, Hartford, Engineering & Planning.
- Property of Jean S. And Wendell R. Burgess Ho. 256 Windsor Avenue, Windsor, CT, Scale 1"=40' March 1966, by WM Alford, Civil Engineer Windsor, CT. Map is on file in the Windsor Land Records as Map Number 22201.
- Prepared for Loomis Chaffee School, Batchelder & Island Roads, Windsor, CT sheet 1 of 1, Scale 1"=100', Date June 4, 1990, Revised 6-25-90 by Alford Associates. Map is on file in the Windsor Land Records as Map Number 3643.
- Plan of Portion of Property of Clayton P. 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 and Hartford Railroad Company 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 41259 Windsor Avenue Windsor, CT Sheet 1 of 1, Scale 1"= 50', March 1, 2010, Revise 4-20-10, by Alford Associates Inc., Civil Engineers.
- Alta NEPS Land Title Survey, Prepared for the Loomis Institute, Improvement Location Survey, 1228 & 1258 Windsor Avenue, 10, 16, 22, 28 & 32 Beckwith Road and 26 Island Road, scale 1"=5', March 1, 2010 by Alford Associates Inc., Civil Engineers.

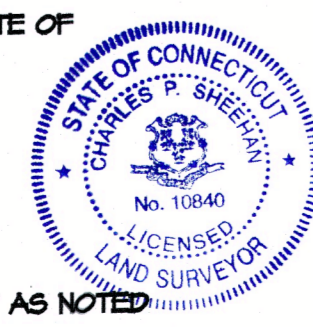
CERTIFICATION

THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-200-1 THROUGH 20-200-22, MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

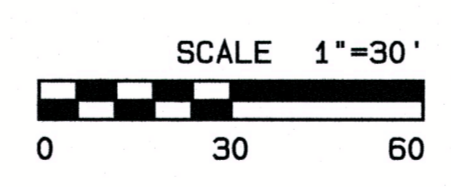
THE TYPE OF SURVEY, IMPROVEMENT LOCATION SURVEY, BOUNDARY DETERMINATION CATEGORY, DEPENDENT RESURVEY, HORIZONTAL ACCURACY, CONFORMS TO CLASS A-2, TOPOGRAPHIC SURVEY INFORMATION, CONFORMS TO CLASS T-2, VERTICAL ACCURACY, CONFORMS TO CLASS V-2.

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

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



PARCEL DATA FOR 1228 WINDSOR AVENUE
 Map T7 / Block 62 / Lot 8
 N/F Loomis Institute
 Volume 222 / Page 065
 Area-428,695.54SF (9.84 Acres)
 Zone: N2

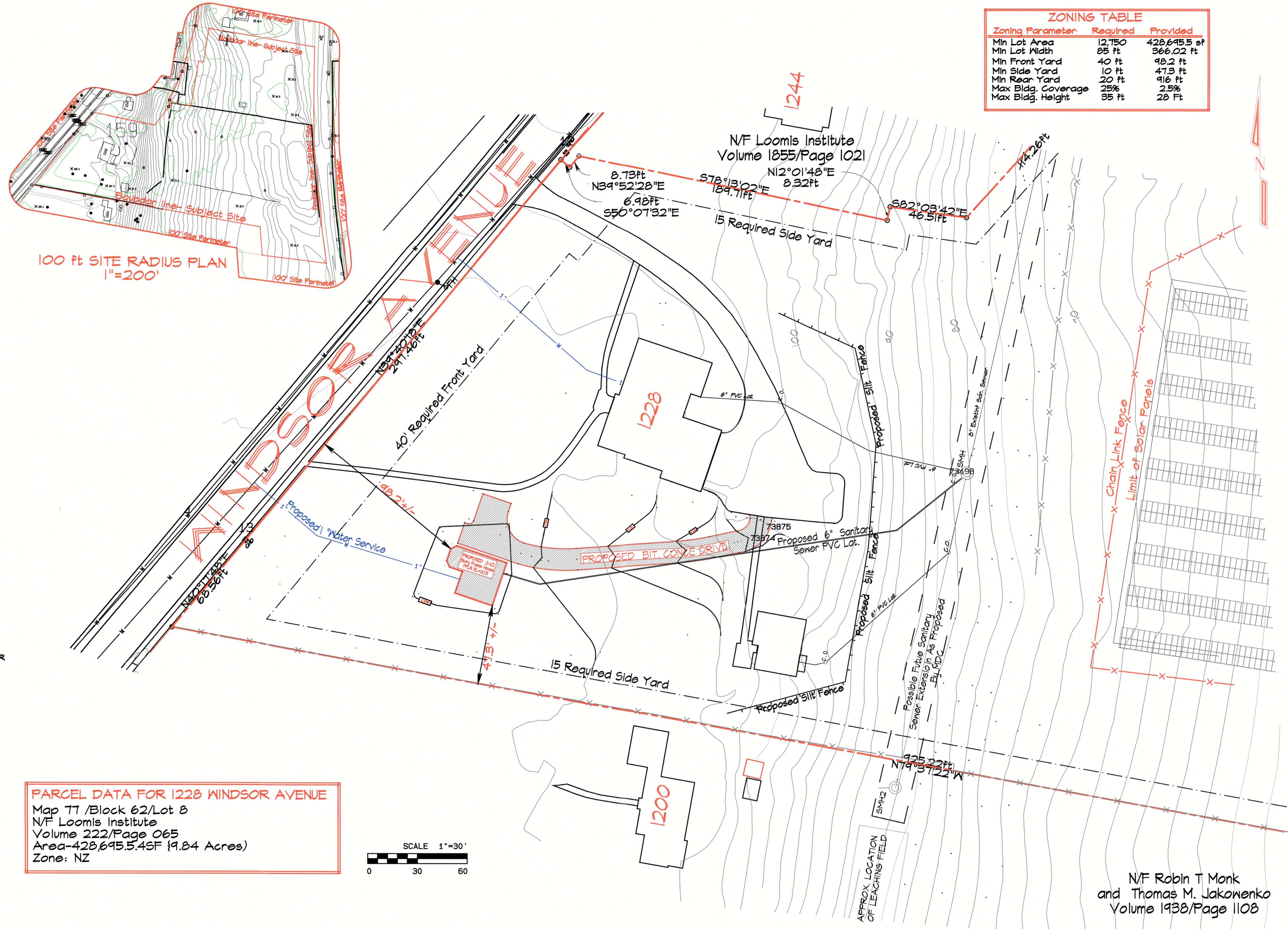


GENERAL NOTES

- Portions of the subject parcel are located within a 1% Annual Chance Flood (100 Year Flood). As shown on a plan entitled "Firm Flood Insurance Rate Map-Hartford County Connecticut (All Jurisdictions) Panel 354 of 675 Map Number 040002854F, effective on 04/26/2009 Federal Emergency Management Agency, National Flood Insurance Program. The FEMA Base Flood Elevation for this location is Elev 55.0 (NAVD 488).
- 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 1983
 VERTICAL = NAVD 1988
- Major Streams, Ponds and Watercourses were located on site by field survey. Minor rivulets and isolated depressions were not located.
- Metlands Boundaries shown are based upon field verification REMA Ecological Services, LLC on March 26 & 28th, 2008 and Filed Verified on December 26, 2017 by REMA Ecological Services, LLC. As shown on Map reference 12 Below by Alford Associates
- Street lines and Utility information extrapolated from AutoCAD file of field survey Prepared by Alford Associates, Island Road Project.
- Utility information and conditions are based on recorded information and may be incomplete. CBYD is to be notified in accordance with CT GenS Statutes in order to field delineate actual utility locations prior to any excavation.

Assessors Address of Parcel	Owners Address
1272, 1278&1284 Windsor Avenue	The Loomis Institute
1286 61244 Windsor Avenue	The Loomis Institute
1245 Windsor Avenue	Barbara J. Jarvis West
26 Island Road	The Loomis Institute
1235 Windsor Avenue	Kathleen G. Cunningham
1221 Windsor Avenue	Samuel G. Garro, In Trust
1217 Windsor Avenue	Mark E. & Brigette E. Harrington
1203 Windsor Avenue	Suzanne E. Plover-Lanza
1194 Windsor Avenue	Ryan J. Tetreau and Christina M Rizzo
1186 Windsor Avenue	Todd D. & Heather B. Habbersang
1200 Windsor Avenue	Thomas M. Jakowenko & Robin Monk
Rail Road ROW	National Railroad

ZONING TABLE		
Zoning Parameter	Required	Provided
Min Lot Area	12,750	428,695.5 sf
Min Lot Width	85 ft	366.02 ft
Min Front Yard	40 ft	48.2 ft
Min Side Yard	10 ft	47.3 ft
Min Rear Yard	20 ft	41.6 ft
Max Bldg. Coverage	25%	2.5%
Max Bldg. Height	35 ft	28 ft

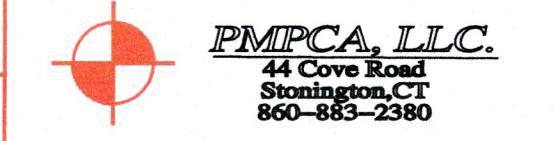


N/F Robin T Monk and Thomas M. Jakowenko
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Property of Loomis Chaffee School

1228 WINDSOR AVENUE
 Windsor, CT

Proposed Site of Facility Housing Units Plot Plan



REVISIONS		
NO	DESCRIPTION	DT
L	Add Utilities, Driveway & Proposed Grades	02/23

Designed By	CP	Project No.	NA
Drawn By	CP	Sheet No.	One
Checked By	KCX	Scale:	
Approved By	CP	Notes	
		Date:	6-14-23