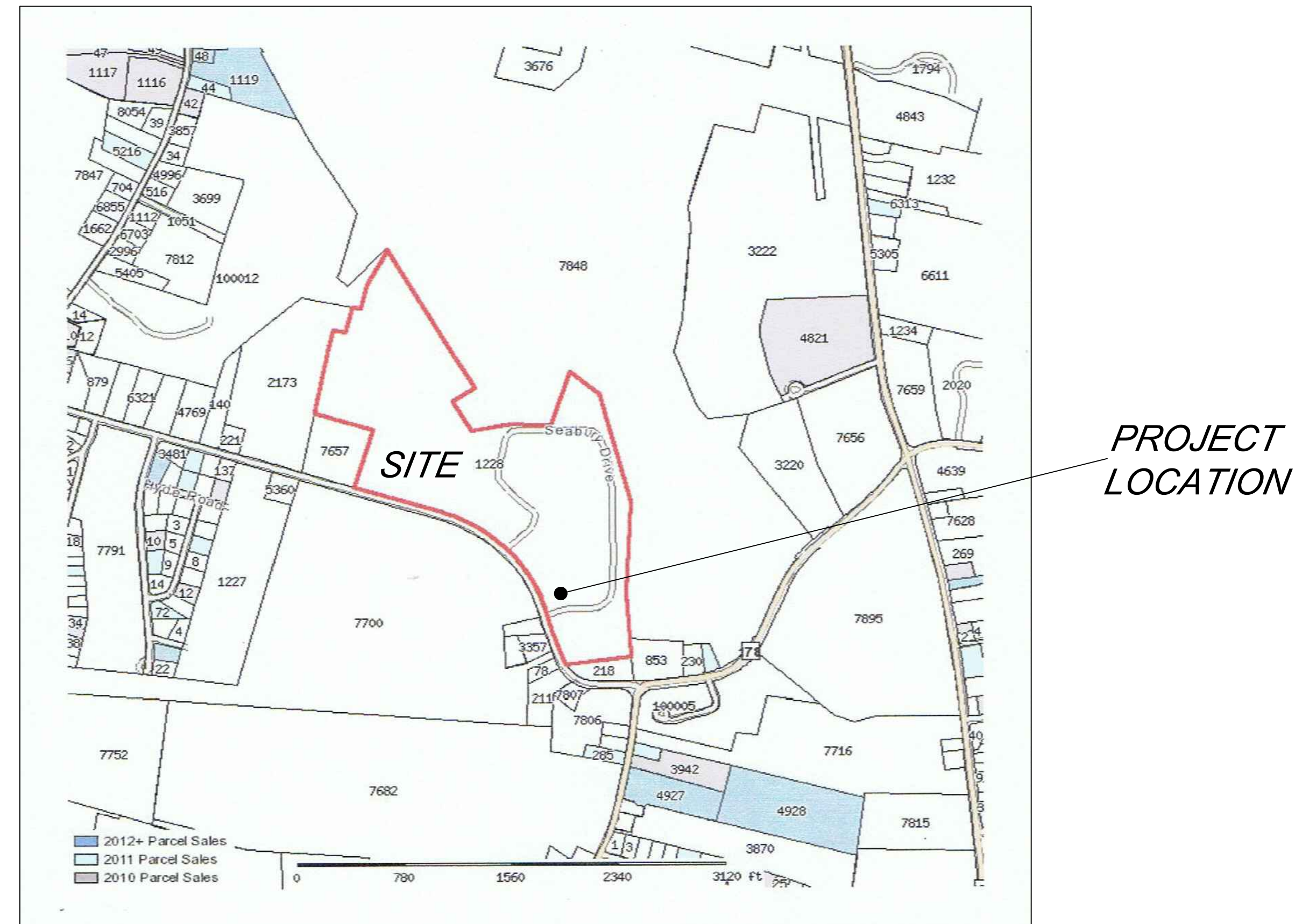


SEABURY

IL APARTMENT BUILDING EXPANSION 2024

CHURCH HOME OF HARTFORD, INC.

*200 Seabury Drive
Bloomfield, Connecticut 06002
October 28, 2024*



SITE LOCATION PLAN
SCALE: 1"=750'±

ARCHITECT:

*SFCS, Inc.
305 South Jefferson Street
Roanoke, Virginia
24011*

SURVEYOR:

*Dufour Surveying, LLC
575 North Main Street
Bristol, Connecticut
06010*

CIVIL ENGINEER:

*R. R. Hiltbrand Engineers & Surveyors, LLC
575 North Main Street
Bristol, Connecticut
06010*

*21 Copper Hill Road
Granby, Connecticut
06035*

LANDSCAPE ARCHITECT:

*Richter & Cegan Inc.
Avon Park North P.O. Box 567
8B Canal Court
Avon, Connecticut
06001*

LIST OF DRAWINGS:

INDEX SHEET

PARTIAL BOUNDARY SURVEY

TOPOGRAPHIC SURVEY ~ SHEET 1

SHEET LAYOUT & KEY ~ EXISTING CONDITIONS MAP

IMPROVEMENT LOCATION SURVEY - EXISTING CONDITIONS MAP ~ SHEETS 1 & 2

DEMOLITION PLAN

SITE LAYOUT PLAN

SITE GRADING & DRAINAGE PLAN

OVERALL SITE UTILITIES PLAN

SITE UTILITIES PLAN

EROSION & SEDIMENTATION CONTROL MEASURES - SITE PLAN ~ ES1 & ES2

EROSION & SEDIMENTATION CONTROL MEASURES - NOTES & DETAILS ~ ES3 & ES4

SITE DETAILS ~ SHEETS 1 - 3

CIRCULATION PLAN

DRAINAGE AREA MAP - PRE-DEVELOPED

DRAINAGE AREA MAP - POST DEVELOPED

SITE PLANTING PLAN

SITE PLANTING PLAN - ENLARGEMENTS

PLANTING SCHEDULE AND DETAILS

SITE LIGHTING ~ PHOTOMETRIC PLAN

SITE LIGHTING DETAILS

INDEX SHEET

LEGEND		Wetlands	
Monument Found		Existing Edge of Pavement	
I.Pipe\I.Pin Found		Exist. Minor Contour	382-----382
Man Hole		Exist. Major Contour	380-----380
Existing Catch Basin		Existing Treeline	
Proposed Catch Basin		Property Line	
Utility Pole		Proposed Grade	
Existing Spot Grade	x 570.72	Silt Fence	
Proposed Spot Grade			
Limit of Upland Review Area			

NET INCREASE IN IMPERVIOUS SURFACE
WITHIN THE AREA OF DEVELOPMENT:
14,088 FT² = 0.32 ACRES

ZONING TABLE (DISTRICT PEC)		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	30 ACRES	68.3 ACRES
MINIMUM LOT WIDTH	0 FT	2031.33 FT
MINIMUM FRONT YARD	0 FT	208.4 FT
MINIMUM SIDE YARD	35 FT	458.0 FT
MINIMUM REAR YARD	35 FT	316.2 FT
MAXIMUM BUILDING HEIGHT	35 FT	40' - 7.5**
MAXIMUM BUILDING STORIES	N/A	3
MAXIMUM BUILDING COVERAGE	N/A	8.42%

*MAY BE INCREASED TO 60 FEET AS PART OF COMMISSION REVIEW

PERMITTED DWELLING UNITS:

FIRST 30 ACRES AT 8 UNITS PER ACRE = 240 UNITS
EXPANSIONAL ACREAGE BEYOND 30 AT 4 UNITS PER ACRE = 38.3 x 4 = 153 UNITS
MAXIMUM UNITS PERMITTED BY ZONE = 370 UNITS

EXISTING INDEPENDENT LIVING UNITS = 251 UNITS
INDEPENDENT LIVING UNITS TO BE REMOVED = 7 UNITS
INDEPENDENT LIVING UNITS TO BE ADDED = 24 UNITS
TOTAL INDEPENDENT LIVING UNITS = 268 UNITS

PARKING TABLE			
	STANDARD	HANDICAP	TOTAL
EXISTING CONDITIONS	594 SPACES	28 SPACES	622 SPACES
	INCLUDES 69 SPACES IN EXISTING PARKING GARAGE		
REMOVED DUE TO CONSTRUCTION	-21 SPACES	-2 SPACES	-23 SPACES
PROPOSED NEW SPACES	50 SPACES	3 SPACES	53 SPACES
	INCLUDES PROPOSED 28 GARAGE PARKING SPACES		
TOTAL PROPOSED PARKING	623 SPACES	29 SPACES	652 SPACES
	INCLUDES 97 GARAGE PARKING SPACES		

N/F STATE OF CONNECTICUT
BLUE HILLS RESERVOIR #2
VOL 91 P 324

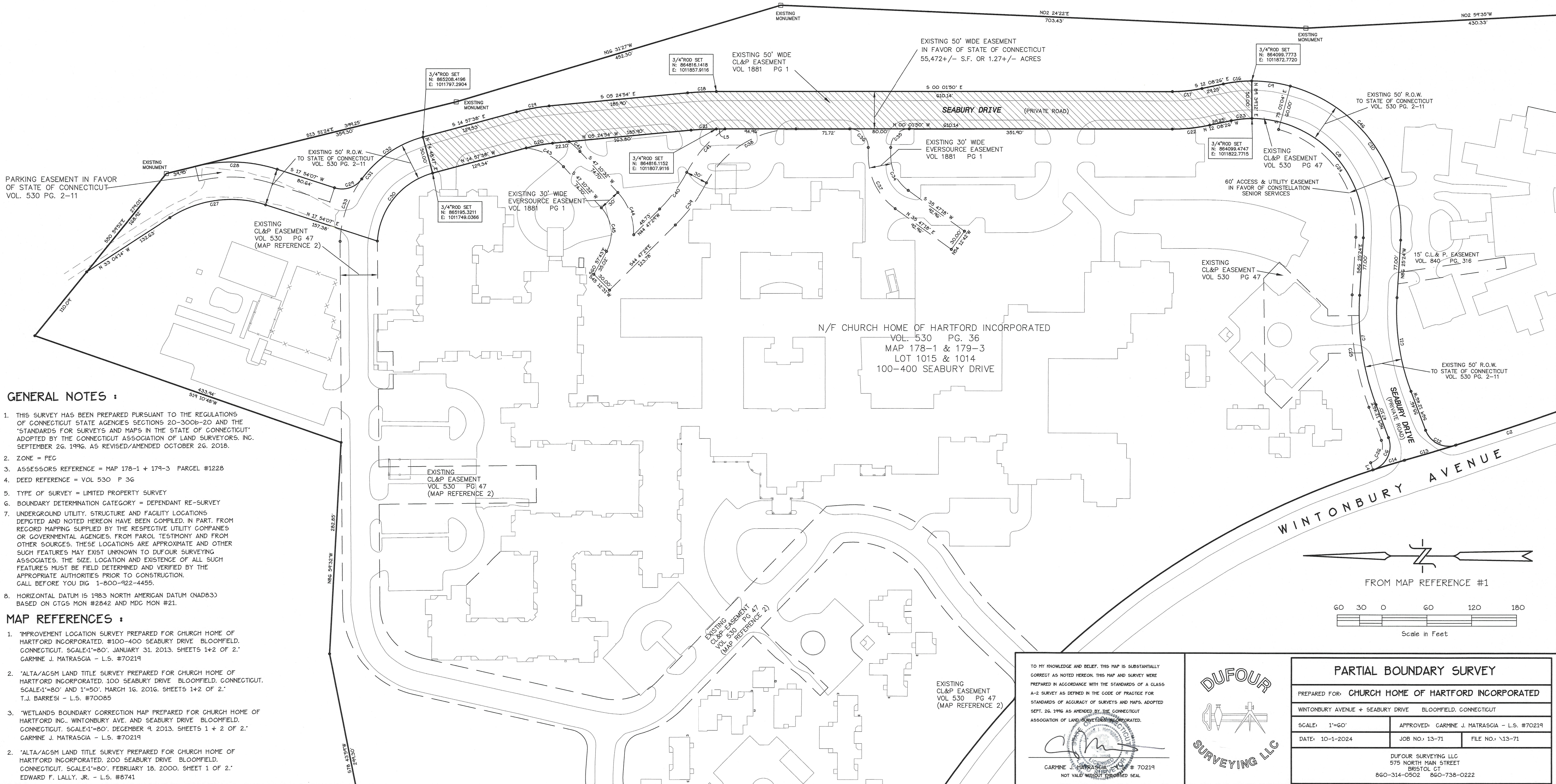
LINE DATA

No.	Bearing	Distance
L1	S11 08'43"W	8.54'
L2	NOG 33'37"W	14.97'
L3	S66 44'42"E	15.05'
L4	N71 05'00"E	10.00'
L5	S00 01'50"E	11.55'

CURVE DATA

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	97 14'38"	1131.00	1124.98	1083.56	S44 28'42"E
C2	04 55'53"	3357.77	284.00	288.91	S18 19'20"E
C3	02 01'52"	245.94	8.71	8.71	S21 48'12"E
C4	57 14'38"	1071.00	1070.03	1026.08	S44 28'42"E
C5	00 12'03"	3417.77	11.98	11.98	S15 57'25"E
C6	42 42'15"	33.00	53.34	47.76	S64 26'07"E
C7	24 21'50"	350.00	148.83	147.71	N81 23'41"E
C8	43 32'53"	150.00	244.91	218.60	N46 48'04"E
C9	14 57'19"	200.00	82.20	82.25	S67 30'20"W
C10	78 35'38"	200.00	274.34	253.34	S54 16'47"W
C11	24 21'50"	300.00	127.57	126.61	S81 23'41"W
C12	86 17'38"	33.00	44.71	45.14	S26 03'57"W
C13	01 13'24"	3357.77	71.78	71.77	N16 28'08"W
C14	02 13'36"	1131.00	43.95	43.95	N16 58'11"W
C15	67 04'21"	245.07	287.25	271.08	N56 24'04"W
C16	11 47'38"	187.00	38.44	38.42	S06 142'37"E
C17	12 06'36"	188.00	34.74	34.66	N06 05'08"W
C18	05 23'04"	412.00	38.72	38.70	S02 43'22"E
C19	09 32'43"	265.00	44.15	44.10	S10 11'16"E
C20	09 32'43"	215.00	35.82	35.78	S10 11'16"E
C21	05 23'04"	362.00	34.02	34.01	S02 43'22"E
C22	12 06'36"	238.00	50.30	50.21	N06 05'08"W
C23	11 48'20"	136.87	28.20	28.35	S06 14'27"E

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C24	78 35'38"	140.00	177.34	192.04	S54 16'46"W
C25	24 21'51"	360.00	153.08	151.93	N81 23'41"E
C26	42 41'12"	23.00	37.21	33.28	N64 29'36"W
C27	50 58'21"	150.00	133.45	124.04	S67 35'04"E
C28	31 45'31"	200.00	110.86	104.44	S02 01'23"W
C29	71 31'14"	33.00	41.19	38.57	N17 51'33"W
C30	71 23'16"	100.00	124.60	116.69	S71 23'16"E
C31	72 41'42"	150.00	140.32	177.80	S81 32'07"E
C32	38 25'56"	150.00	100.62	98.74	S34 24'14"E
C33	34 15'46"	150.00	84.70	88.37	S70 45'05"E
C34	54 10'52"	57.20	54.04	52.04	N62 52'44"E
C35	40 00'00"	25.00	34.27	35.36	S45 01'50"E
C36	40 00'00"	25.00	34.27	35.36	S44 58'10"W
C37	54 10'52"	87.20	82.46	79.42	N62 52'44"E
C38	62 11'04"	135.29	146.84	134.74	S31 07'24"E
C39	17 25'30"	230.64	70.16	64.89	N53 30'14"W
C40	17 25'30"	200.64	61.03	56.80	N53 30'14"W
C41	27 07'16"	168.29	78.24	77.51	S48 39'21"E
C42	10 14'01"	110.00	14.65	14.62	S42 03'32"W
C43	40 47'22"	80.00	56.45	55.76	S26 46'51"W
C44	44 16'01"	80.00	61.81	60.28	S69 18'53"W
C45	71 51'45"	50.00	58.68	62.71	S83 06'25"W
C46	43 32'53"	200.00	326.54	291.46	S46 48'09"W



GENERAL NOTES :

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. SEPTEMBER 26, 1996, AS REVISED/AMENDED OCTOBER 26, 2018.
2. ZONE = PEC
3. ASSESSORS REFERENCE = MAP 178-1 + 179-3 PARCEL #1228
4. DEED REFERENCE = VOL 530 P 36
5. TYPE OF SURVEY = LIMITED PROPERTY SURVEY
6. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY
7. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
8. HORIZONTAL DATUM IS 1983 NORTH AMERICAN DATUM (NAD83) BASED ON CTGS MON #2842 AND MDC MON #21.

MAP REFERENCES :

1. "IMPROVEMENT LOCATION SURVEY PREPARED FOR CHURCH HOME OF HARTFORD INCORPORATED, #100-400 SEABURY DRIVE BLOOMFIELD, CONNECTICUT, SCALE:1"=80', JANUARY 31, 2013, SHEETS 1+2 OF 2," CARMINE J. MATRASCHIA - L.S. #70219
2. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR CHURCH HOME OF HARTFORD INCORPORATED, 300 SEABURY DRIVE BLOOMFIELD, CONNECTICUT, SCALE:1"=80' AND 1"=50', MARCH 16, 2016, SHEETS 1+2 OF 2," T.J. BARRESI - L.S. #70085
3. "WETLANDS BOUNDARY CORRECTION MAP PREPARED FOR CHURCH HOME OF HARTFORD INC., WINTONBURY AVE. AND SEABURY DRIVE BLOOMFIELD, CONNECTICUT, SCALE:1"=80', DECEMBER 9, 2013, SHEETS 1 + 2 OF 2," CARMINE J. MATRASCHIA - L.S. #70219
2. "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR CHURCH HOME OF HARTFORD INCORPORATED, 200 SEABURY DRIVE BLOOMFIELD, CONNECTICUT, SCALE:1"=80', FEBRUARY 18, 2000, SHEET 1 OF 2," EDWARD F. LALLY, JR. - L.S. #8741

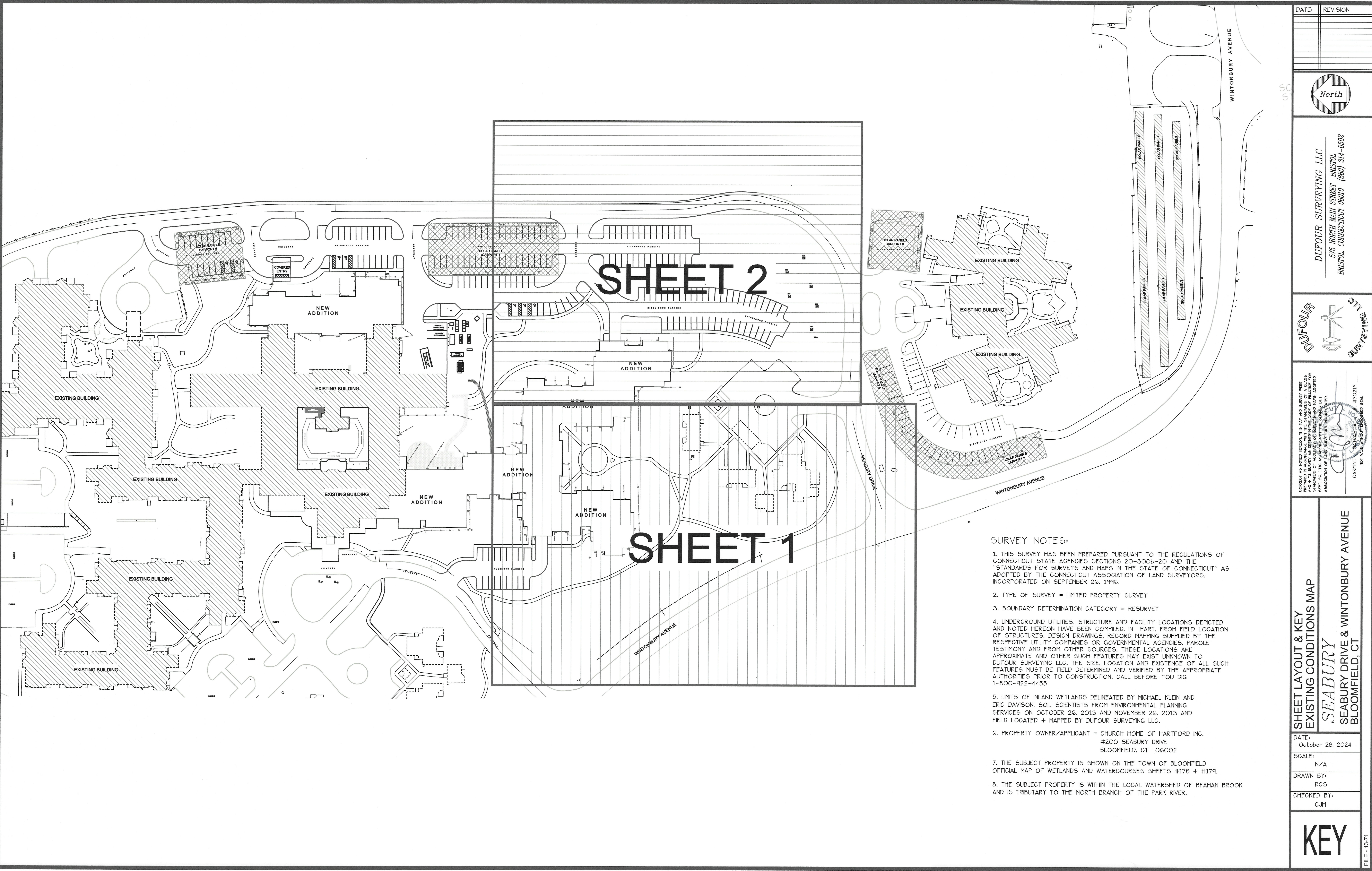
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INCORPORATED.

CARMINE J. MATRASCHIA, L.S. #70219
NOT VALID WITHOUT PROBESD SEAL

DUFOR
SURVEYING LLC

PARTIAL BOUNDARY SURVEY

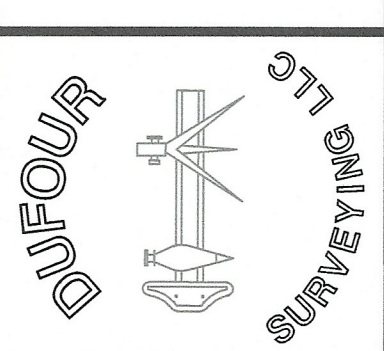
PREPARED FOR: CHURCH HOME OF HARTFORD INCORPORATED
WINTONBURY AVENUE + SEABURY DRIVE BLOOMFIELD, CONNECTICUT
SCALE: 1"=60' APPROVED: CARMINE J. MATRASCHIA - L.S. #70219
DATE: 10-1-2024 JOB NO.: 13-71 FILE NO.: 13-71
DUFOR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222



DATE:	REVISION



DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010 (860) 314-0502



CORRECT AS NOTED HEREON. THE MAP AND SURVEY WERE PREPARED AS A "LIMITED PROPERTY SURVEY" IN ACCORDANCE WITH THE STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.

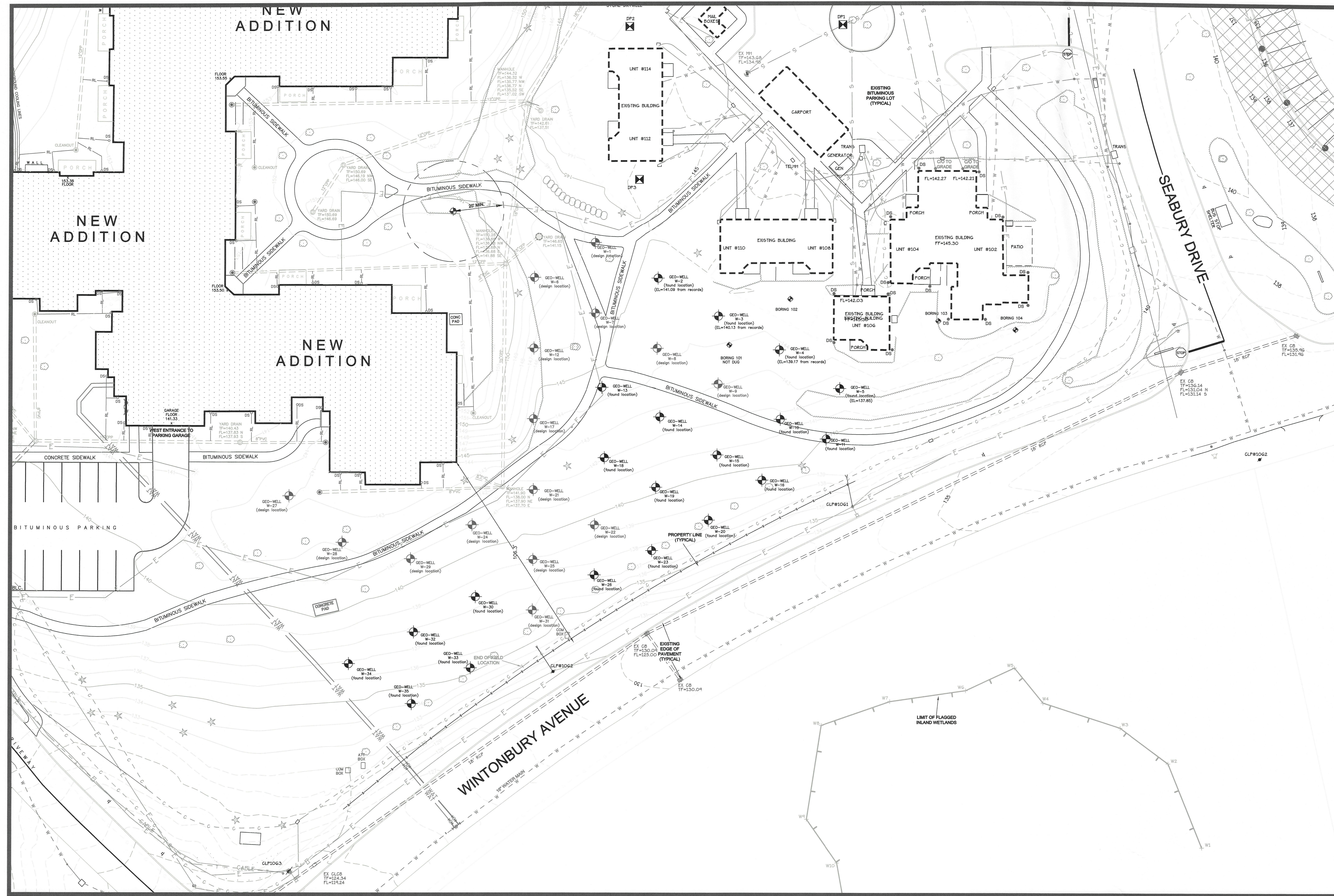
CARNE, J. M. #70219
NOT VALID WITHOUT PROFESSIONAL SEAL

- SURVEY NOTES:
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
 2. TYPE OF SURVEY = LIMITED PROPERTY SURVEY
 3. BOUNDARY DETERMINATION CATEGORY = RESURVEY
 4. UNDERGROUND UTILITIES, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM FIELD LOCATION OF STRUCTURES, DESIGN DRAWINGS, RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455
 5. LIMITS OF INLAND WETLANDS DELINEATED BY MICHAEL KLEIN AND ERIC DAVISON, SOIL SCIENTISTS FROM ENVIRONMENTAL PLANNING SERVICES ON OCTOBER 26, 2013 AND NOVEMBER 26, 2013 AND FIELD LOCATED + MAPPED BY DUFOUR SURVEYING LLC.
 6. PROPERTY OWNER/APPLICANT = CHURCH HOME OF HARTFORD INC.
#200 SEABURY DRIVE
BLOOMFIELD, CT 06002
 7. THE SUBJECT PROPERTY IS SHOWN ON THE TOWN OF BLOOMFIELD OFFICIAL MAP OF WETLANDS AND WATERCOURSES SHEETS #178 + #179.
 8. THE SUBJECT PROPERTY IS WITHIN THE LOCAL WATERSHED OF BEAMAN BROOK AND IS TRIBUTARY TO THE NORTH BRANCH OF THE PARK RIVER.

SHEET LAYOUT & KEY
EXISTING CONDITIONS MAP
SEABURY
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE:	October 28, 2024
SCALE:	N/A
DRAWN BY:	RCS
CHECKED BY:	CJM

KEY



DATE: October 28, 2024

SCALE: 1" = 20'

DRAWN BY: RCS

CHECKED BY: CJM

1

IMPROVEMENT LOCATION SURVEY
EXISTING CONDITIONS MAP

SEABURY
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED THEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND STANDARDS OF ACCURACY OF SURVEYING AND MAPS ADOPTED BY THE PROFESSION OF SURVEYING IN THE STATE OF CONNECTICUT. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

DUFOR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010 (860) 314-0502

GRAPHIC SCALE
1 inch = 20 Feet

North

FILE: 13-71

NOTE:
ANY EXPANSIONAL UNDERGROUND UTILITIES
ENCOUNTERED DURING CONSTRUCTION
NOT SHOWN ON THE DEMOLITION PLANS
SHALL BE BROUGHT TO THE ATTENTION
OF THE DESIGN ENGINEER IMMEDIATELY

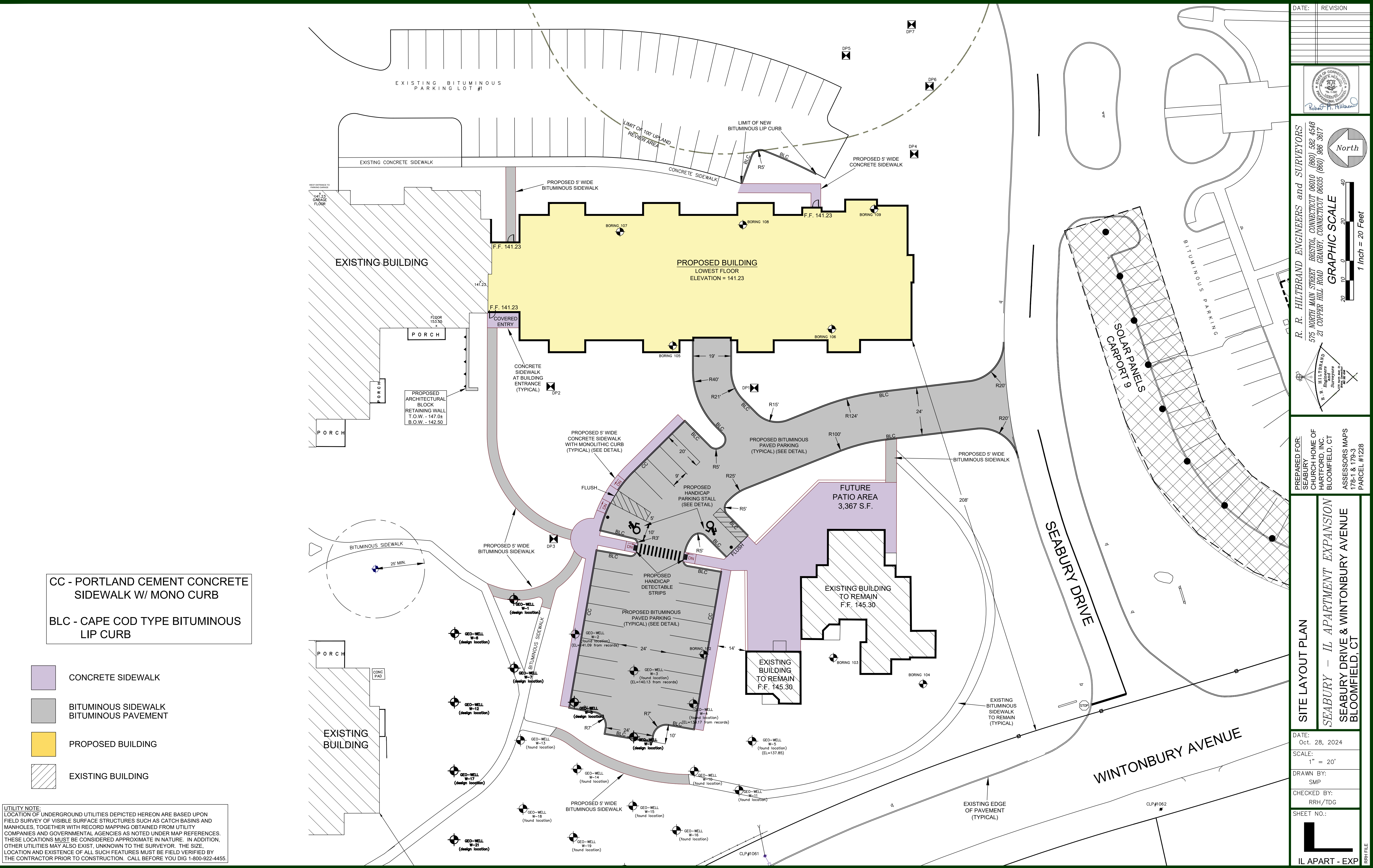
This detailed site plan illustrates the proposed 10-unit townhome development at 145.30, situated on a 1.0-acre lot. The plan shows the layout of the new townhome units, including their footprints, porches, and parking spaces. Key features include:

- Existing Structures:** Several existing buildings are shown, including a large existing building to be razed, a smaller existing building to remain, and a carport to be razed. Other existing structures include a 15' CPP, a 18' CPP, and a 12' CPP.
- Proposed Structures:** The new townhome units are shown with their respective footprints, porches, and parking spaces. The plan also shows the proposed location of a carport and a generator.
- Utilities:** The plan shows the location of various utilities, including water, gas, and electrical. It includes details on the relocation of existing utilities and the installation of new ones. Key utility features include:
 - Water:** Existing water lines, a water lateral to be removed, and a new water line to be installed.
 - Gas:** Existing gas lines, a gas line to be removed, and a new gas line to be installed.
 - Electrical:** Existing electrical lines, a transformer and generator to remain, and a new electrical line to be installed.
- Landscaping:** The plan shows the location of existing landscaping to be removed and new landscaping to be installed. It includes details on the removal of existing trees and the installation of new trees and shrubs.
- Other Features:** The plan includes details on the removal of existing structures, the installation of new structures, and the relocation of existing utilities. It also shows the location of a bench to be relocated and a sign to be removed.

The plan is a comprehensive technical drawing that provides a clear and detailed view of the proposed development and its relationship to the existing site conditions.

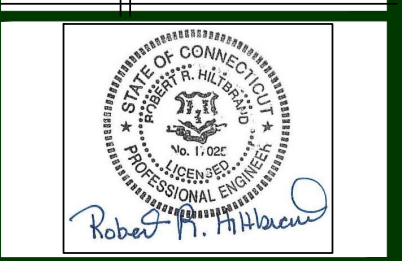
DATE: Oct. 28, 2024
SCALE: 1" = 20'
DRAWN BY: SMP
CHECKED BY: RRH/TDG
SHEET NO.:
DEMO
IL APART - EXP

RRH FILE



UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

DATE:	REVISION



R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET, BRISTOL, CONNECTICUT 06010 (860) 582 4548
21 COPPER HILL ROAD, GRANBY, CONNECTICUT 06035 (860) 986 3817

GRAPHIC SCALE
1 Inch = 20 Feet

North

PREPARED FOR:
SEABURY CHURCH HOME OF
HARTFORD, INC.
BLOOMFIELD, CT

ASSESSORS MAPS
178-1 & 179-3
PARCEL #1228

SITE LAYOUT PLAN
SEABURY - IL APARTMENT EXPANSION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

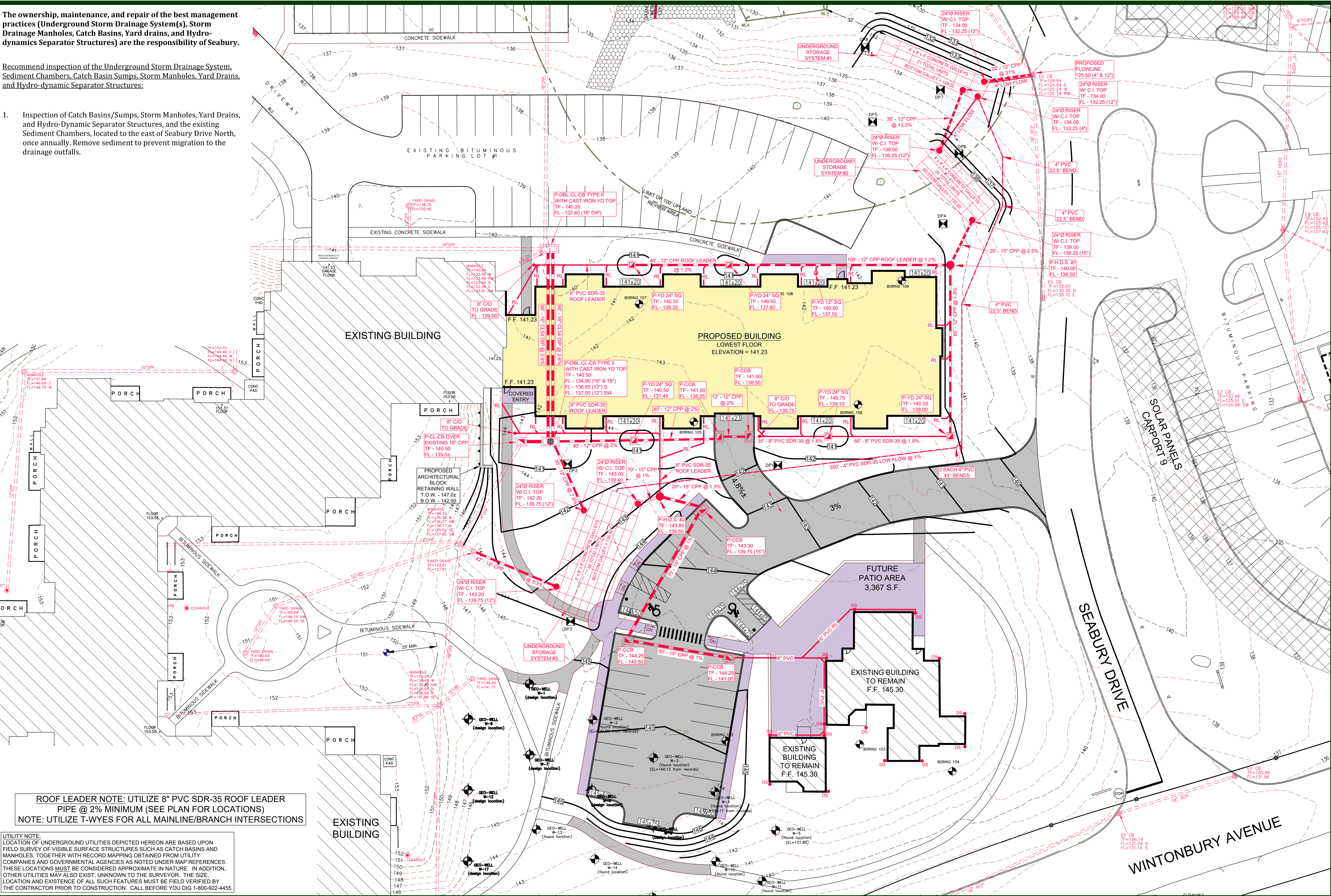
DATE: Oct. 28, 2024
SCALE: 1" = 20'
DRAWN BY: SMP
CHECKED BY: RRR/TDG
SHEET NO.:

IL APART - EXP

The ownership, maintenance, and repair of the best management practices (Underground Storm Drainage System(s), Storm Drainage Manholes, Catch Basins, Yard drains, and Hydro-dynamics Separator Structures) are the responsibility of Seabury.

Recommend inspection of the Underground Storm Drainage System, Sediment Chambers, Catch Basin Sumps, Storm Manholes, Yard Drains, and Hydro-dynamic Separator Structures:

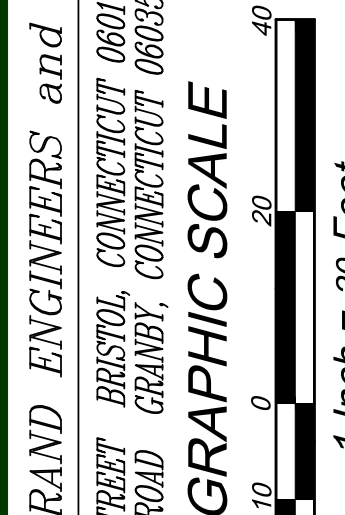
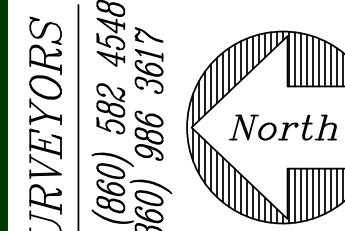
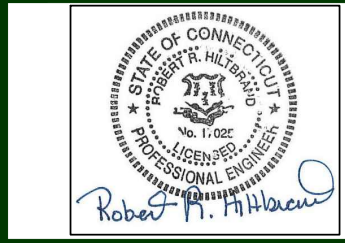
1. Inspection of Catch Basins/Sumps, Storm Manholes, Yard Drains, and Hydro-Dynamic Separator Structures, and the existing Sediment Chambers, located to the east of Seabury Drive North, once annually. Remove sediment to prevent migration to the drainage outfalls.



ROOF LEADER NOTE: UTILIZE 8" PVC SDR-35 ROOF LEADER
PIPE @ 2% MINIMUM (SEE PLAN FOR LOCATIONS)
NOTE: UTILIZE T-WYES FOR ALL MAINLINE/BRANCH INTERSECTIONS

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON
FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND
MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY
COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES.
THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION,
OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE,
LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY
THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

DATE: REVISION



R. R. HILTBAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010 (860) 582 4548
21 COPPER HILL ROAD
GRANBY, CONNECTICUT 06035 (860) 986 3617

PREPARED FOR:
SEABURY CHURCH HOME OF
HARTFORD, INC.
BLOOMFIELD, CT

SITE GRADING & DRAINAGE PLAN
SEABURY - IL APARTMENT EXPANSION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE:
Oct. 28, 2024

SCALE:
1" = 20'

DRAWN BY:
SMP

CHECKED BY:
RRH/TDG

SHEET NO.:



RRH FILE

SHEET NO.:
OU
ILAPART - EXP
RRH FILE

SANITARY SEWER NOTE:
CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF EXISTING SANITARY LATERALS FOR BUILDINGS TO REMAIN PRIOR TO INSTALLATION OF NEW SANITARY SEWER MAIN. INVERT ELEVATIONS IN PROPOSED MANHOLES MAY NEED TO BE ADJUSTED BASED UPON FIELD CONDITIONS. VERTICAL BENDS MAY BE REQUIRED ON EXISTING LATERALS.

The ownership, maintenance, and repair of the best management practices (Underground Storm Drainage System(s), Storm Drainage Manholes, Catch Basins, Yard drains, and Hydro-dynamics Separator Structures) are the responsibility of Seabury.

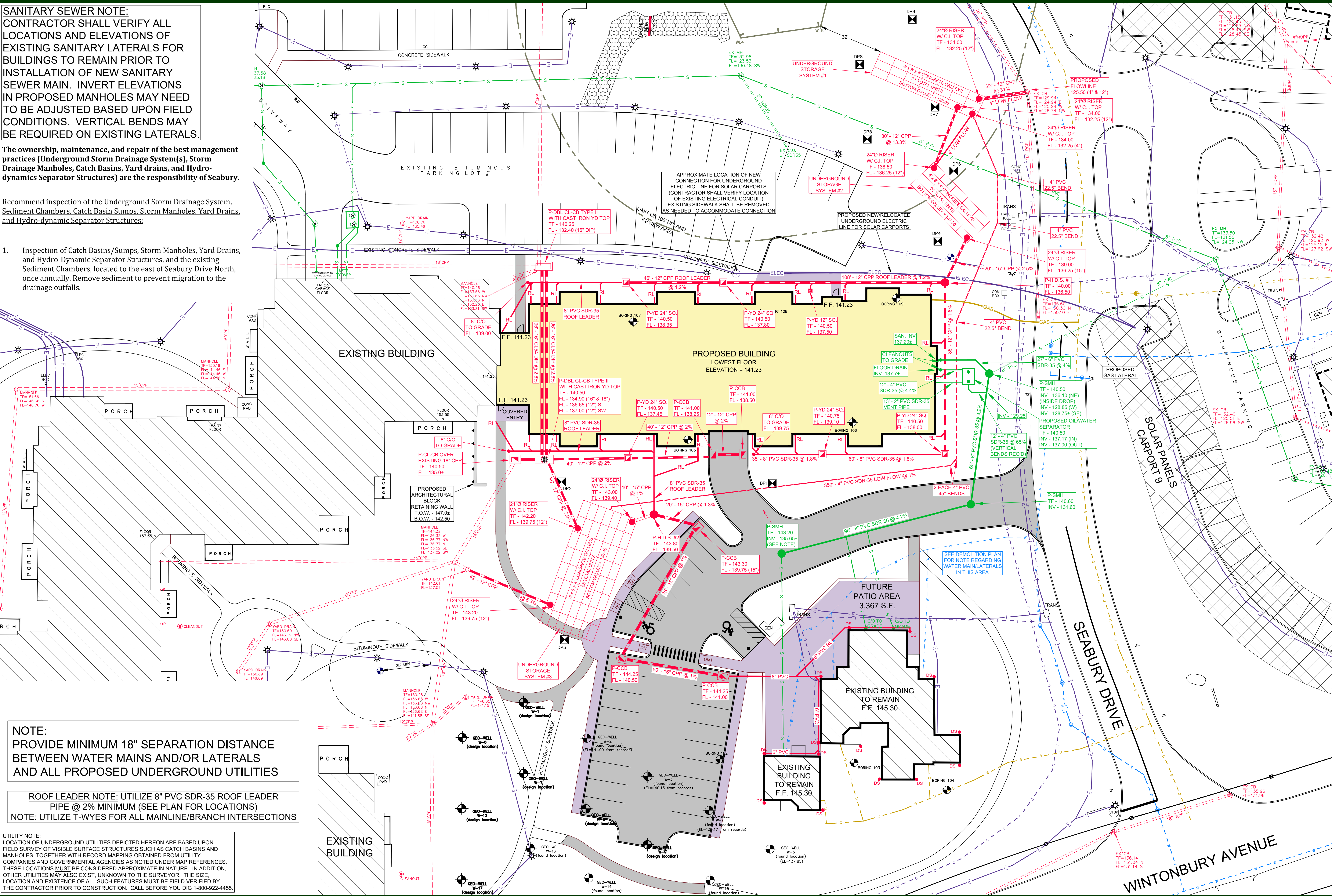
Recommend inspection of the Underground Storm Drainage System, Sediment Chambers, Catch Basin Sumps, Storm Manholes, Yard Drains, and Hydro-dynamic Separator Structures:

1. Inspection of Catch Basins/Sumps, Storm Manholes, Yard Drains, and Hydro-Dynamic Separator Structures, and the existing Sediment Chambers, located to the east of Seabury Drive North, once annually. Remove sediment to prevent migration to the drainage outfalls.

NOTE:
PROVIDE MINIMUM 18" SEPARATION DISTANCE BETWEEN WATER MAINS AND/OR LATERALS AND ALL PROPOSED UNDERGROUND UTILITIES

ROOF LEADER NOTE: UTILIZE 8" PVC SDR-35 ROOF LEADER PIPE @ 2% MINIMUM (SEE PLAN FOR LOCATIONS)
NOTE: UTILIZE T-WYES FOR ALL MAINLINE/BRANCH INTERSECTIONS

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.



DATE:	REVISION:
Oct. 28, 2024	

Robert M. Hillbrand

North

GRAPHIC SCALE
1" = 20' Feet

PREPARED FOR:
SEABURY CHURCH HOME OF HARTFORD, INC.
BLOOMFIELD, CT

ASSESSORS MAPS
178-1 & 179-3
PARCEL #1228

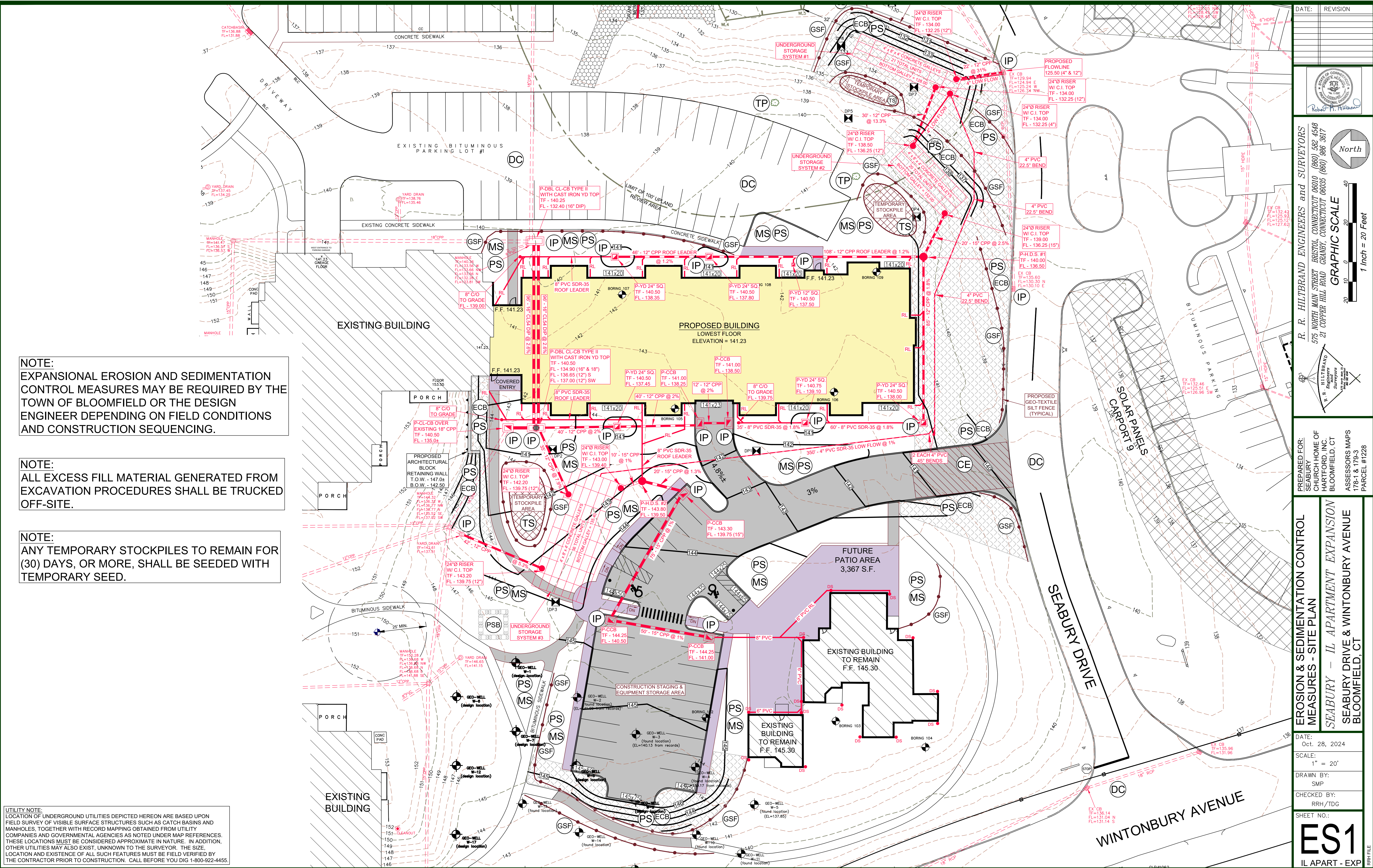
SITE UTILITIES PLAN
SEABURY - IL APARTMENT EXPANSION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

SCALE:
1" = 20'

DRAWN BY:
SMP

CHECKED BY:
RRH/TDG

SHEET NO.:
U
IL APART - EXP



NOTE:
EXPANSIONAL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY THE TOWN OF BLOOMFIELD OR THE DESIGN ENGINEER DEPENDING ON FIELD CONDITIONS AND CONSTRUCTION SEQUENCING.

NOTE:
ALL EXCESS FILL MATERIAL GENERATED FROM EXCAVATION PROCEDURES SHALL BE TRUCKED OFF-SITE.

NOTE:
ANY TEMPORARY STOCKPILES TO REMAIN FOR (30) DAYS, OR MORE, SHALL BE SEEDED WITH TEMPORARY SEED.

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DATE: Oct. 28, 2024

SCALE: 1" = 20'

DRAWN BY: SMP

CHECKED BY: RRRH/TDG

SHEET NO.: ES1

IL APART - EXP

RRH FILE

DATE: Oct. 28, 2024

SCALE: 1" = 20'

DRAWN BY: SMP

CHECKED BY: RRRH/TDG

SHEET NO.: ES1

IL APART - EXP

PREPARED FOR: SEABURY CHURCH HOME OF HARTFORD, INC. BLOOMFIELD, CT

ASSESSORS MAPS 178-1 & 179-3 PARCEL #1228

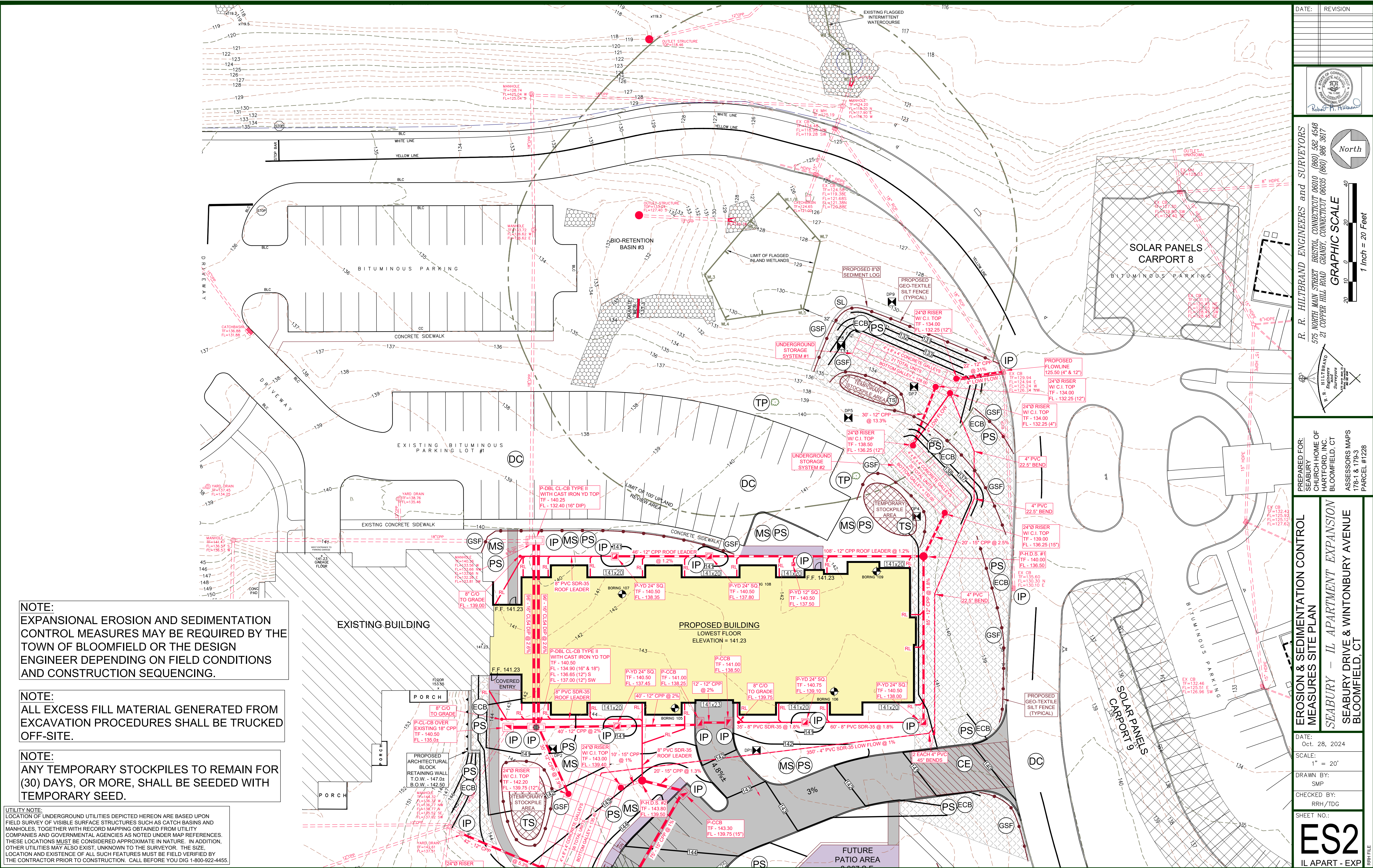
R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 582 4548

21 COPPER HILL ROAD GRANBY, CONNECTICUT 06035 (860) 986 3617

North

1 Inch = 20 Feet



NOTE:
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DATE: REVISION

North

R. R. HILTBRAND ENGINEERS and SURVEYORS

575 NORTH MAIN STREET
BRISTOL, CONNECTICUT 06010 (860) 582 4548
21 COPPER HILL ROAD
GRANBY, CONNECTICUT 06035 (860) 986 3617

PREPARED FOR:

SEABURY CHURCH HOME OF HARTFORD, CT

ASSESSORS MAPS 178-1 & 179-3 PARCEL #1228

EROSION & SEDIMENTATION CONTROL MEASURES SITE PLAN

SEABURY - IL APARTMENT EXPANSION

SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE:

Oct. 28, 2024

SCALE:

1" = 20'

DRAWN BY:

SMP

CHECKED BY:

RRH/TDG

SHEET NO.:

ES2

IL APART - EXP

CE 1. Construction Entrance (CE)
Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be kept clean at the end of each day. If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction entrance road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.

- (TS) 3. **Temporary Seeding (TS)**
Inspect temporary seeding 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 for seed and mulch movement and rill erosion. Repair eroded areas as needed to control erosion with existing erosion controls or add additional erosion controls.

5. **Erosion Control Blanket (ECB)**
Inspect erosion control blanket at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater for failures. Re-install the blanket as necessary until entire site is stabilized.

- 7. Entrance and Dust Control Maintenance**
- Sweep paved apron at entrance to site weekly or as required. Any spillage on the Farmington River Turnpike by truck wheels shall be removed daily.
 - Dust control measures will be a daily activity when required. Water will be used to suppress dust from the haul road and general work area.
 - Clear drywells of silt and debris as needed.
 - To prevent airborne dust, excavation face area will be kept to a minimum. Topsoil to be stripped as excavation progresses and areas reclaimed immediately.

9. **Inlet Protection (IP)**
- a. Inspect the structure after each major rainfall for damage and deterioration. Repair damage immediately. (See Erosion and Sedimentation Control Details Sheet ES7).

- TP 11. Tree Protection (TP)**
The protection of desirable trees from mechanical and other injury during construction. (Note: See Landscaping Architectural Plans).



The site is located on Wintonbury Avenue, across from and westerly of the intersection of School Street (A.k.a. Conn. Route 178), in the Town of Bloomfield, Connecticut. The total site is 68.4 acres of which 27.6 acres are developed and 40.8 acres are undeveloped woodlands and field with inland wetland areas of 21.65 acres dispersed throughout. The main Independent Living building is located on the highest point of the property. The surrounding topography slopes away in all directions with shallow to moderate slopes of 3% to 8% slopes.

The upland soil types in the proposed area of development are Ludlow Silt Loam (40B) with slopes of 3-8% and Wethersfield Loam (87B) and (87C) with slopes of 3-8% & 8-15%.

This phase of the project consists of a new three-story, 24-unit independent living apartment building with a parking garage below and associated site work to accommodate the building and infrastructure construction. The addition is off of the previous Phase B South Wing immediately to the west of parking lot #1. The site work will include the excavation for the proposed addition, installation/relocation of underground utilities, three each stormwater detention systems, a new parking lot, and a new driveway to access the parking lot and the parking garage.

A. Installation of underground detention system(s) with associated grading (3,830 S.F. of proposed disturbance in the Upland Review Area).

Site-specific erosion and sedimentation control goals are to protect the inland wetland areas along the easterly boundary of the property and the small isolated inland wetland area adjacent to and west of Seabury Drive North. The final erosion control goal is to prevent sediment from entering into the existing drainage system which outlets to the southwest under Wintonbury Avenue.

1. 2002 Connecticut Guidelines for Erosion and Sediment Control
Conn. DEP Bulletin 34.
2.
 - a. Perimeter erosion & sedimentation control measures.
 - b. Slope stabilization.
3. 2024 Connecticut Storm Water Quality Manual, Conn. DEP.
 - a. Underground stormwater detention systems.
 - b. Hydro-Dynamic Separator sizing.

- a. Snow and ice management for safe pedestrian travel on-site.

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- a. Snow and ice management for safe pedestrian travel on-site.

- a. Obtain a permit from the Town of Bloomfield Inland Wetlands & Watercourses Commission.
- b. Obtain a permit from the Town of Bloomfield Planning & Zoning Commission.
 - a. Total site disturbance for this project is 68,650 S.F. or 1.58 acres, therefore, a registration is not required to be filed with the CT DEEP per the General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities as the total disturbed area is less than 5 Acres. (DEEP-WPED- GP-015).
- c. Obtain a permit from the Office of the State Traffic Administration (OSTA).
- d. The subject property is located within the local Watershed of Beaman Brook and is tributary to the north Branch of the Park River.
- e. The project is not within the Town of Bloomfield Flood Zone.
- f. The project is not within an Aquifer Protection Zone.
- g. The project is not within a FEMA Flood Zone.

- a. Limit of Inland Wetlands delineated by Michael Klein and Eric Davison, Soil Scientists from Environmental Planning Services on October 26, 2013 and November 26, 2013. Wetlands flags were field located by DuFour Surveying, L.L.C.
- b. Aerial topography prepared by Golden Aerial Survey, Inc. with supplemental field topography by DuFour Surveying, L.L.C.
- c. Civil-Site Engineering Plans and Drainage Computations prepared by R.R. Hiltbrand Engineers & Surveyors, L.L.C.
- d. Site Landscaping Plans prepared by Richter & Cegan Landscape Architects.
- e. Site Lighting Plan prepared by SFCS Architects.

- a. Keep land disturbances to a minimum by phasing/stabilizing areas of the project.
- b. Clean run-off from the roof water shall be attenuated through the underground drainage system and shall provide groundwater recharge adjacent to an isolated inland wetland area.
- c. Upslope drainage areas are minimized and clean water is separated topographically.
filled with the CT DEEP per the General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities as the total disturbed area is less than 5 Acres. (DEEP-WPED- GP-015).
- d. Obtain a permit from the Office of the State Traffic Administration (OSTA).
- e. The subject property is located within the local Watershed of Beaman Brook and is tributary to the north Branch of the Park River.

- Erosion and Sedimentation Control sequencing and measures will be accomplished in four (4) phases: (Note: The detailed construction sequencing and/or Sub-Phases shall be determined by the Site Contractor in coordination with the General Contractor and/or the Design Engineer).

1. Call Before you Dig 1-800-922-4455 or (*811).

2. Hold a Pre-Construction meeting with the General and Site Contractors, Design Engineer, and appropriate representative(s) from the Town of Bloomfield to discuss phasing, drainage, and the installation/maintenance of the erosion & sedimentation control measures.

1. Remove trees as shown on Demolition Plans unless otherwise revised at the Pre-Construction meeting.
2. Raze existing buildings, remove sidewalk, mailboxes, and carport.
3. Remove existing underground utilities as required, to include but not limited to, underground electric, domestic water, sanitary sewer, and natural gas.
4. Maintain and protect the existing generator and electrical transformer within grassed island located in the southwest corner of the existing parking lot.
5. Utilize the existing driveway to complete the above items.

1. Install construction project entrance, temporary fencing, and perimeter erosion control measures.
1. Strip topsoil and stockpile for the proposed parking lot.
2. Wrap loam stockpiles with geo-textile silt fence and stabilize with temporary seed and hay mulch.
3. Install parking lot with respective underground utilities.
Note: Area shall be utilized for construction staging.
5. Complete the remainder of the utility demolition as the site work progresses.
6. Notify representative from the Town of Bloomfield for site review prior to further construction.

1. Strip topsoil for within proposed building area and stockpile.
2. Wrap loam stockpiles with geo-textile silt fence and stabilize with temporary seed and hay mulch.
3. Install footings/foundation walls.
4. Install underground utilities within current construction area, backfill, and grade all embankments.
5. Commence relocation of the underground electric from the curved solar carport located at the Memory Center.
6. Install underground utilities per the Utility Plan.
7. Loam, permanent seed, and mulch all disturbed areas and adjacent embankments.

8. Strip topsoil for underground drainage system #1 & #2, and stockpile.
9. Wrap loam stockpiles with geo-textile silt fence and stabilize with temporary seed and hay mulch.
10. Install the drainage system and piping from the high-level overflow connection in Seabury Drive to Underground Storage System #1. Continue the installation of the distribution piping to Underground Drainage System #2 to include the piping for the low-level drain(s) and the piping to the proposed building for drains and roof leaders.
11. Install the double-grate catch basin located to the west of the existing parking lot #1 proceeding westerly to the double-grate catch basin located on the westside of the proposed building.
12. Install the drainage system and piping from the high-level overflow connection in Seabury Drive to Underground Storage System #3. Continue the installation of the distribution piping to include the piping for the low-level drain(s) and the piping to the proposed building for drains and roof leaders.

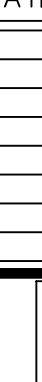
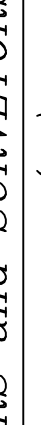
1. Install the remainder of the underground utilities per the Utility Plan, (Relocate gas line as shown).
2. Install subbase and base materials. Note: Compact shall be 95% per the Standard Proctor Test.
3. Install binder in all areas that are complete and ready for paving.
4. Grade and stabilize all embankments with loam, surface roughening, permanent seed, and the installation of erosion control blankets unless otherwise noted on the Erosion & Sedimentation Control measures Plan.
5. Install sidewalks, curbing and final pavement course in all areas that are complete and ready for paving.
6. Install retaining wall adjacent to westerly pedestrian entrance.
7. Maintain all erosion & sedimentation control measures throughout the project duration.
8. Remove erosion & sedimentation control measures once a permanent vegetated cover is established.

NOTE: DETAILS FOR EROSION & SEDIMENTATION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES ARE LOCATED ON ES PLAN, SHEETS **ES3** & **ES4**.

The ownership, maintenance, and repair of the best management practices (Underground Storm Drainage System(s), Storm Drainage Manholes, Catch Basins, Yard drains, and Hydrodynamics Separator Structures) are the responsibility of Seabury.

Recommend inspection of the Underground Storm Drainage System, Sediment Chambers, Catch Basin Sumps, Storm Manholes, Yard Drains, and Hydro-dynamic Separator Structures:

1. Inspection of Catch Basins/Sumps, Storm Manholes, Yard Drains, and Hydro-Dynamic Separator Structures, and the existing Sediment Chambers, located to the east of Seabury Drive North, once annually. Remove sediment to prevent migration to the drainage outfalls.

DATE: REVISION:	
PREPARED FOR: SEABURY CHURCH HOME OF HARTFORD INC. BLOOMFIELD, CT ASSESSORS MAPS 178-1 & 179-3 PARCEL #1228	 Robert A. Hillbrand R. R. HILTBRAND ENGINEERS and SURVEYORS 575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 982-4548 21 COPPER HILL ROAD GRANBY, CONNECTICUT 06035 (860) 986-3617   GRAPHIC SCALE 1 Inch = 20 Feet
EROSION & SEDIMENTATION CONTROL MEASURES - NOTES & DETAILS	SEABURY - IL APARTMENT EXPANSION SEABURY DRIVE & WINTONBURY AVENUE BLOOMFIELD, CT
DATE: Oct. 28, 2024 SCALE: 1" = 20' DRAWN BY: SMP CHECKED BY: RRH/TDG SHEET NO.:	ES3 IL APART - EXP PROFILE

DESIGN REFERENCE:

SEDIMENT & EROSION CONTROL BASED ON 2002 CONNECTICUT GUIDELINES
FOR SOIL EROSION AND SEDIMENT CONTROL D.E.P. BULLETIN 34 BY THE
CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

Erosion & Sediment Controls and Stabilization Practices

- a. Temporary seeding.
b. Mulching.
c. Stone Rip-rap.

During construction, sheet runoff from the site will be filtered through hay bale barriers and silt fences. All storm drain inlets shall be provided with barrier filters. Stone rip-rap shall be provided at the outlets of drainage pipe in which erosive velocities are encountered.

Off Site Vehicle Tracking

Stabilized construction entrances will be installed at all proposed entrances.
Installation, Maintenance and Inspection Procedures of Erosion & Sediment Controls

A. General–

These are the general inspection and maintenance practices that will be used to implement the plan.

- The smallest practical portion of the site will be denuded at one time.
- All erosion control measures will be inspected at least once a week and following any storm event of 0.25 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of the report.
- Built up sediment will be removed from the silt fence or hay bale barriers when it has reached one third the height of the of the fence or barrier.
- A maintenance inspection report will be made after each inspection.
- The contractor's site superintendent will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance report.
- R.R. Hiltbrand Engineers & Surveyors shall inspect the site on a periodic basis to assure compliance with the plan.

B. Filters –

1. Straw/ hay bales
- a. Sheet Flow Applications
1. Bales shall be placed in a single row , lengthwise on the contour, with the ends of the adjacent bales tightly abutting one another.
2. All bales shall be either wire bound or string tied. Bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
3. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built-up to (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
4. Each bale shall be securely anchored by at least two (2) stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes and rebars shall be driven deep enough into the ground to securely anchor the bales.
5. The gaps between bales shall be chinked (filled by wedging) with straw/hay to prevent water from escaping between the bales.
2. Silt Fence
- a. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements.

Physical Property Test Requirements

Filtering Efficiency ASTM 5.41 75% minimum

Grab Tensile Strength ASTM D4632 100lbs.

Elongation & Failure ASTM D4632 15%

Puncture Strength
ASTM 4833 50 lbs.

Flow Rate ASTM D4491 0.2gal./ft2/min.

Ultra-Violet Radiation Stability % ASTM D4355 70% after 500 hours of exposure

- b. The height of a silt fence shall not exceed thirty (30) inches above grade.
- c. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at the support posts, with a min. six (6) inch overlap, and securely sealed.
- d. Posts shall be spaced a maximum of ten (10) feet apart at the barrier location and driven securely into the ground (min. of 12 inches).
- e. A trench shall be excavated approximately six (6) inches wide and six (6) inches deep along the line of posts and upslope from the barrier.
- f. When 'standard strength' filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one inch long, tie wires or hog rings. The wire shall extend no more than 30 inches above the original ground surface.
- g. The 'standard strength' filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface.
- h. When 'extra strength' filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case the filter fabric is stapled or wired directly to the posts with all other provisions of item g applying.
- i. The trench shall be backfilled and the soil compacted over the filter fabric.
- j. Silt fences shall be removed when they have served their useful purpose, but not before the upslope areas have been permanently stabilized.

Sequence of Installation

Sediment barriers shall be installed prior to any soil disturbance of the contributing drainage area above them.

Maintenance

- a. Straw/ hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the ends, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
- b. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- c. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately (1/3) the height of the barrier.
- d. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

C. Mulching

1. Timing

In order for mulch to be effective, it must be in place prior to major storm events There are two (2) types of standards which shall be used to assure this.

- a. Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Massachusetts (508- 822- 0634), to have adequate warning of significant storms.

- b. Required mulching within a specified time period.

The time period can range from 14 to 21 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

2. Guidelines for winter mulch application.

When mulch is applied to provide protection over winter (past the growing season) it shall be at a rate of 6000 lb. of hay or straw per acre. A tackifier may be added to the mulch.

3. Maintenance

All mulches must be inspected periodically, in particular after rain storms, to check for erosion. If less than 90% of the soil surface is covered by mulch, EXPANSIONAL mulch shall be immediately applied.

D. Temporary Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10–10–10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

- a. Utilize annual rye grass at a rate of 40 lb./ acre.

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

3. Maintenance

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface shall be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

E. Permanent Grass Cover

1. Seedbed Preparation

Apply fertilizer at the rate of 300 lb. / acre of 10–10–10. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of (1) tons/ acre.

2. Seeding

- a. Utilize Creeping Red Fescue (Pennnlawn, Wintergreen)
Reatop (Strecker, Common)
Tall Fescue (Kentucky 31 or Smooth Bromegrass (Saratogo, Lincoln)
- Lbs./1,000 Sq. Ft.
.45
.10
.45
1.00

- b. Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.

- c. Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

F. Storm Drain Inlet Protection

1. Straw Bale Inlet Structure

- a. Bales shall be either wire bound or string tied with the bindings oriented around the sides rather than over and under the bales.
- b. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together.
- c. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of four (4) inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
- d. Each bale shall be securely anchored and held in place by at least two (2) stakes or rebars driven through the bale.
- e. Loose straw shall be wedged between bales to prevent water from entering between bales.

F. Stabilized Construction Entrance

1. Specifications

- a. Aggregate Size: Use two (2) inch stone. (Gradation Shall Be D.O.T. No. 3)

- b. Aggregate thickness: Not less than six (6) inches.

- c. Width: Ten (10) foot minimum, but not less than the full width of points where ingress or egress occurs.

- d. Length: As required, but not less than one hundred (50) feet.

- e. Geotextile: To be placed over the entire area to be covered with aggregate. Piping of surface water under entrance(s) shall be provided as required.

- f. Criteria for Geotextile: The fabrics shall be Trevia Spunbound 1135, Mifral 6000x, or equal.

2. Maintenance

The entrance(s) shall be maintained in a condition which will prevent tracking of sediment onto the public right-of-way. When washing is required, it shall be completed on an area stabilized with aggregate which drains into an approved sediment trapping device. All sediment shall be prevented from entering storm drains, ditches or waterways.

Timing of Controls/ Measures

As indicated in the sequence of Major Activities the hay bales and silt fences shall be installed prior to commencing any clearing, demolition or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Area(s) where construction activity temporarily ceases for more than twenty one (21) days will be stabilized with a temporary seed and mulch within fourteen (14) days of the last disturbance. Once construction activity ceases permanently in an area, silt fences and hay bale barriers will be removed once permanent measures are established.

Waste Disposal

- A. Waste Materials

All waste materials will be collected and stored in securely lidded receptacles. All trash and construction debris from the site will be deposited into a dumpster. No construction waste materials will be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal by the superintendent.

- B. Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be instructed in the practices by the superintendent.

- C. Sanitary Waste

All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor.

Spill Prevention

A. Material Management Practices

The following are the materials management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances during construction to storm water runoff:

Good Housekeeping:

The following good housekeeping practices will be followed on site during the construction project:

–An effort will be made to store only sufficient amounts of products to do the job.

–All materials stored on site will be stored in a neat, orderly manner in their proper (original if possible) containers and, if possible, under a roof or other enclosure.

–Manufacturer's recommendations for proper use and disposal will be followed.

–The site superintendent will inspect daily to ensure proper use and disposal of materials.

–Substances will not be mixed with one another unless recommended by the manufacturer.

–When ever possible all of a product will be used up before disposing of the container.

Hazardous Products:

The following practices will be used to reduce the risks associated with hazardous products:

–Products will be kept in their original containers unless they are not re-sealable

–Original labels and product safety data will be retained for important product information.

–Surplus product that must be disposed of will be discarded according to the manufacturer's recommended methods of disposal.

B. Product Specific Practices

The following product specific practices will be followed on site:

Petroleum Products:

All on site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt based substances used on site will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts directed by the specifications. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed or enclosed trailers. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Points:

All containers will be tightly sealed and stored when not required for use. Excess point will not be discharged to the storm sewer system but will be disposed of properly according to manufacturer's instructions or state and local regulations.

Concrete Trucks:

Concrete trucks will discharge and wash out surplus concrete or drum wash water in a contained area on site..

C. Spill Control Practices

In EXPANSION to good housekeeping and material management practices discussed in the previous section the following practices will be followed for spill prevention and cleanup:

–Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

–Materials and equipment necessary for spill cleanup will be kept in the material storage area on site. Equipment and materials will include but not limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic or metal trash containers specifically for this purpose.

–All spills will be cleaned up immediately after discovery.

–The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

–Spills of toxic or hazardous material will be reported to the appropriate state or local government agency, regardless of the size.

–The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring and how to cleanup the spill if it recurs. A description of the spill, its cause, and the cleanup measures will be included.

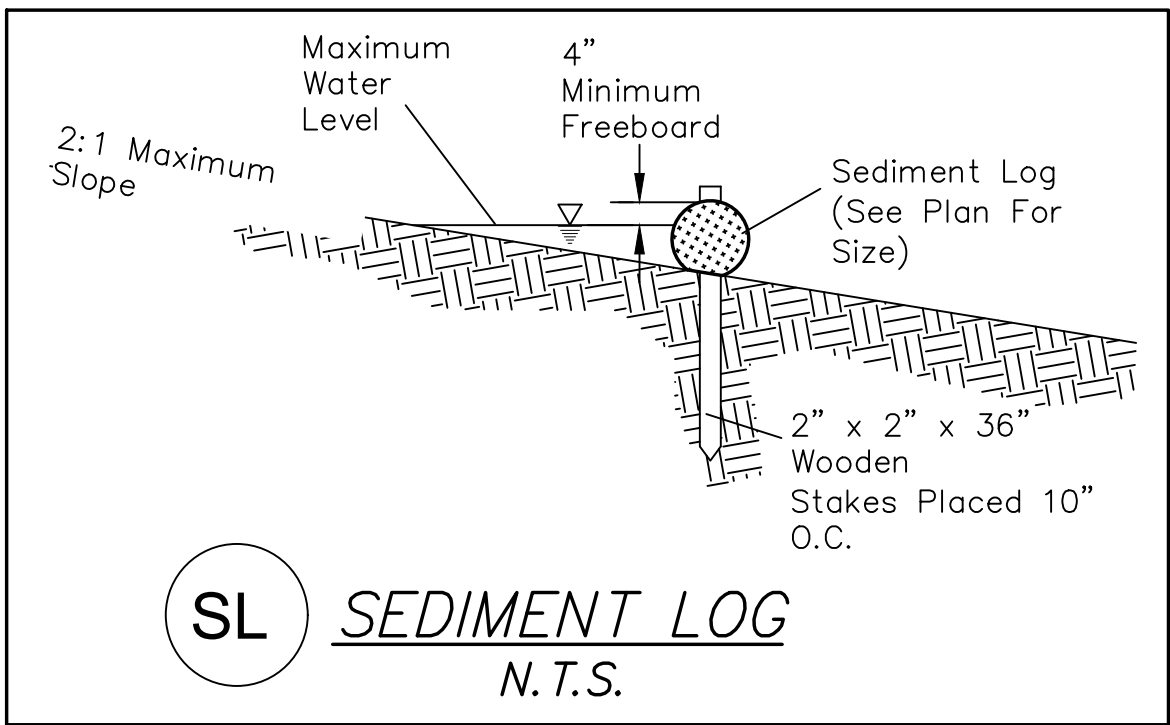
–The site superintendent responsible for day to day operations will be the spill prevention and cleanup coordinator.

The General Contractor(s) and/or Project Owner(s)

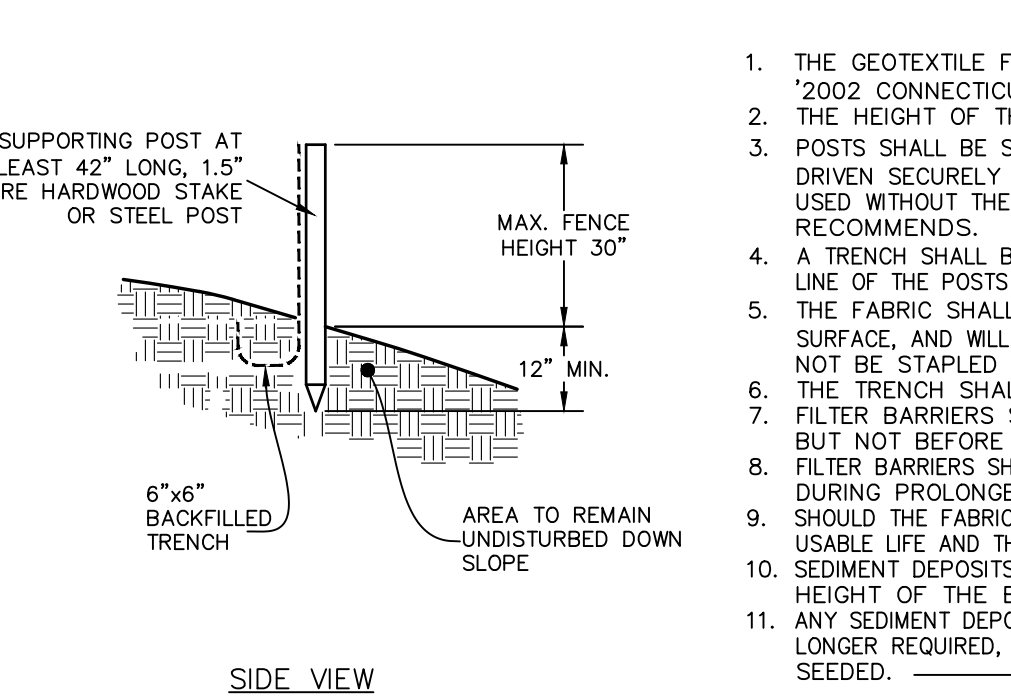
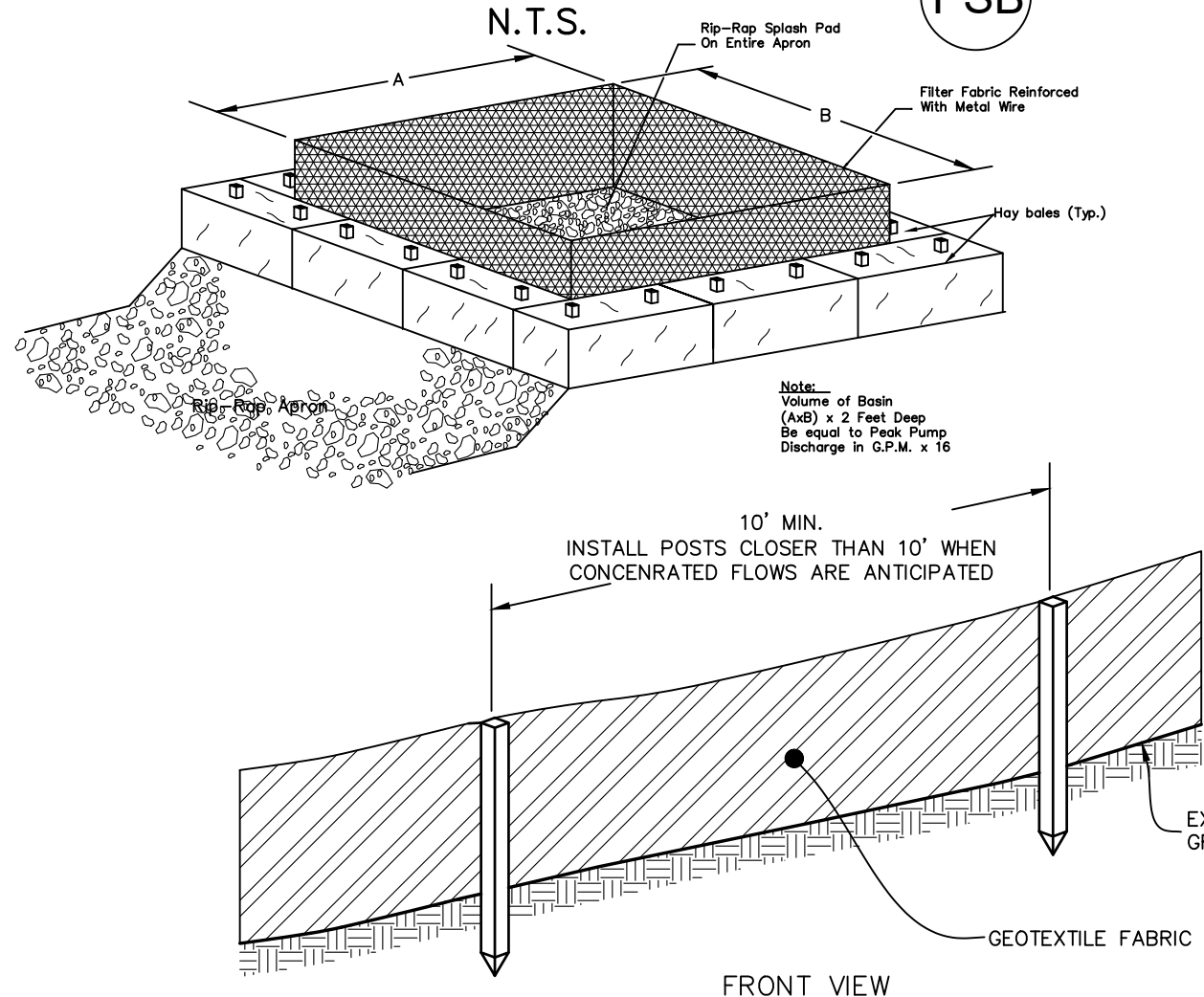
are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning office of any transfer of this responsibility, and for conveying a copy of the Sediment & Erosion Control Plan if the title to the land is transferred.

Contingency Erosion Plan

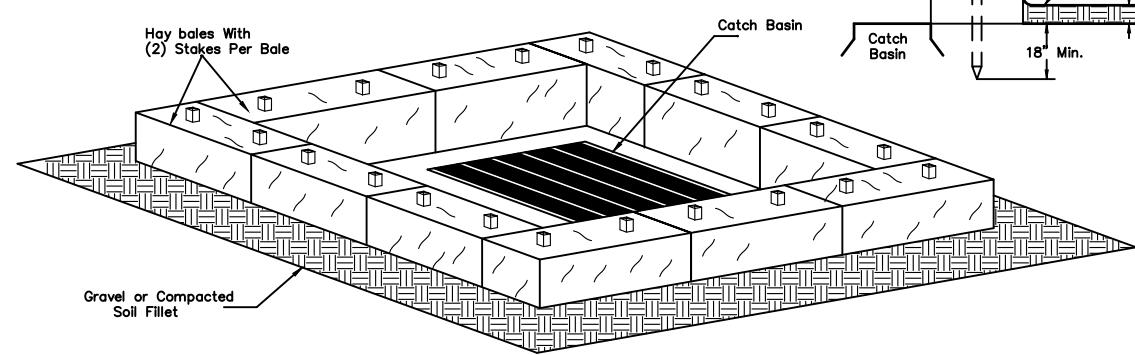
Should unforeseen erosion or sedimentation problems arise, the design engineer of record, (R.R. Hiltbrand Engineers & Surveyors) and the local enforcement agent shall be notified immediately. An inspection of the affected area(s) shall be promptly performed. A remedial action plan shall be formulated with the local enforcement agent's approval. The site contractor shall then implement the recommended course of action which has been determined by both the engineer and local enforcement agent.



TEMPORARY SEDIMENT BASIN FOR DEWATERING DISCHARGE



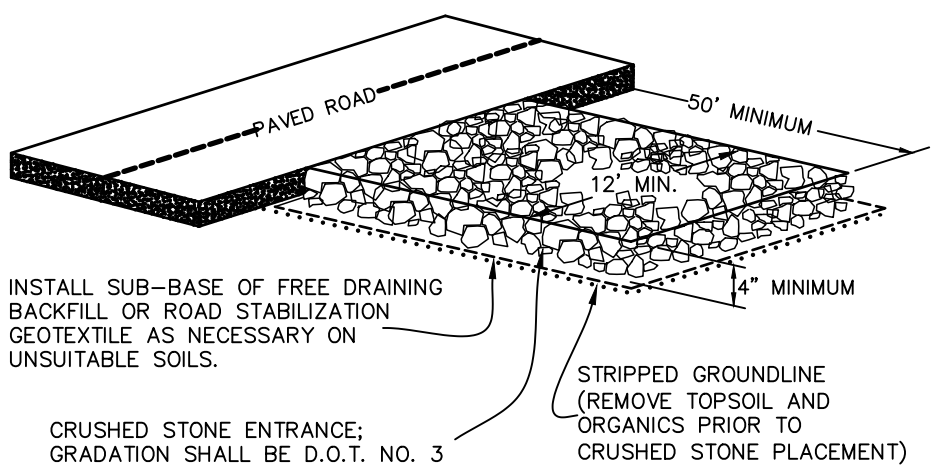
HAYBALE INLET PROTECTION



IF CONTRACTOR WISHES TO UTILIZE FILTREX SOCKS IN LIEU OF GEO-TEXTILE SILT FENCE, COORDINATION AND APPROVAL SHALL BE REQUIRED BY THE DESIGN ENGINEER.

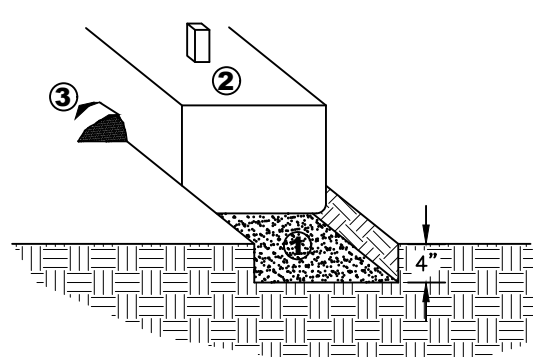
Responsible Person:

Mike Oakes
Seabury - Vice President of Environmental Services
700 Seabury Drive - Bloomfield, CT 06002
860-878-8236



CONSTRUCTION ENTRANCE n.t.s.

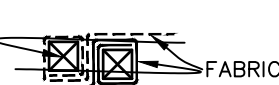
1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH. PLACE HAYBALE & STAKE FIRST STAKE AT ANGLE TOWARDS
2. FIRST HAYBALE. STAKES ARE 18" MIN. INTO GROUND.
3. BACKFILL & COMPACT EXCAVATED FILL ALONG HAY BALE.
4. WEDGE LOOSE HAY BETWEEN BALES.



PLACEMENTand CONSTRUCTION OF HAY BALE BARRIER

N.T.S.

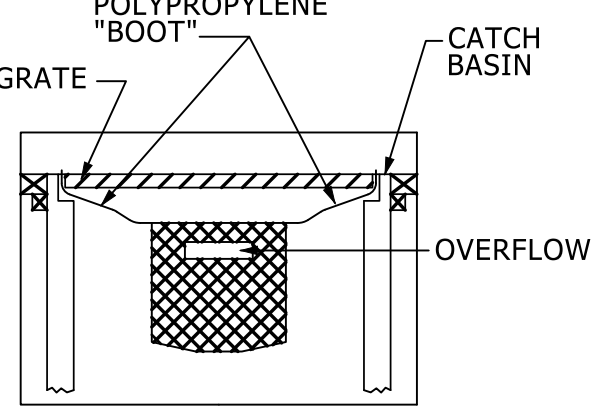
DETAIL FOR FENCE JOINT



- * POSITION POSTS TO OVERLAP AS SHOWN ABOVE. MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN
- * DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE GSF

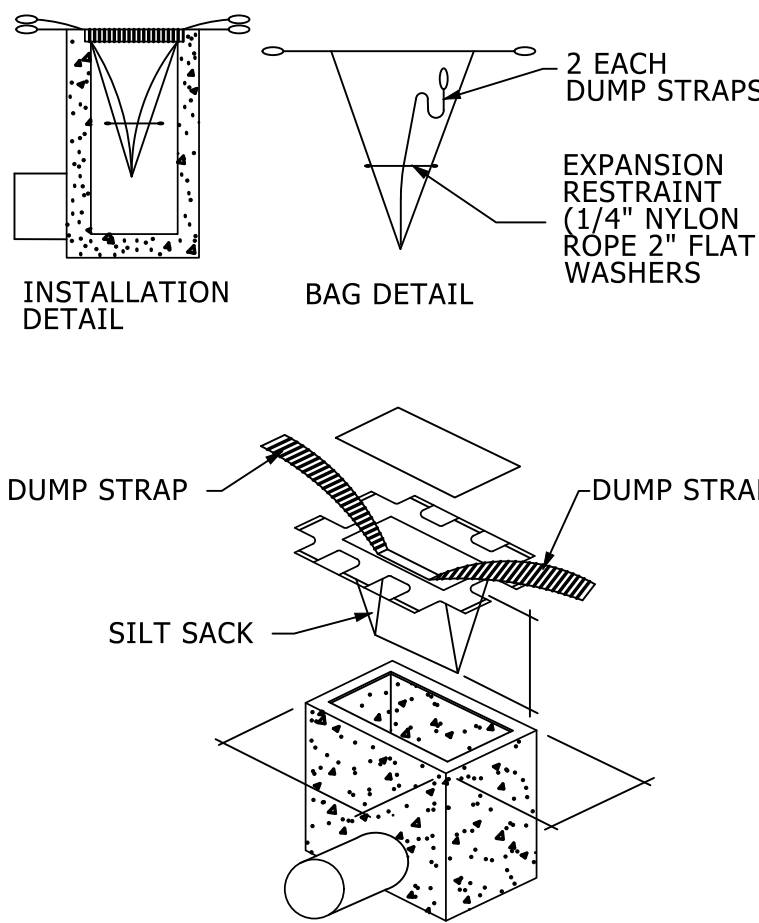
1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE '2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL'.
2. THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 30 INCHES ABOVE GRADE.
3. POSTS SHALL BE SPACED A MAXIMUM OF (10) FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MIN. 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL BE AS THE MANUFACTURER RECOMMENDS.
4. A TRENCH SHALL BE EXCAVATED APPROX. (6) INCHES WIDE BY (6) INCHES DEEP ALONG THE LINE OF THE POSTS AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH RECOMMENDATIONS.
5. THE FABRIC SHALL NOT EXTEND MORE THAN (30) INCHES ABOVE THE ORIGINAL GROUND SURFACE, AND WILL EXTEND A MINIMUM OF (8) INCHES INTO THE TRENCH. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
7. FILTER BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSHILL SURFACE HAS BEEN PERMANENTLY STABILIZED.
8. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
10. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
11. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.



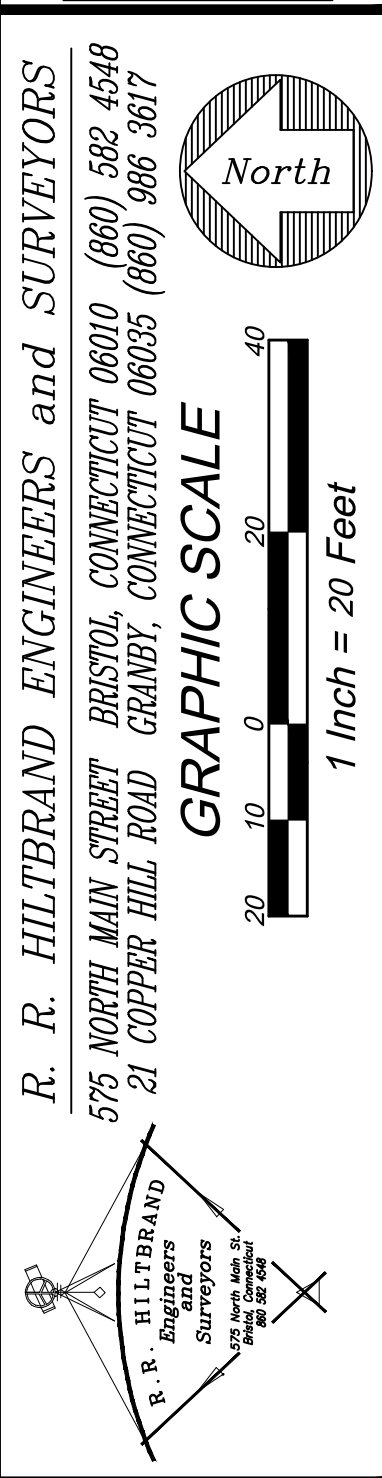
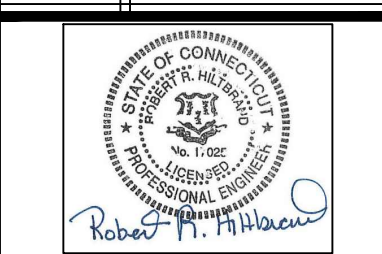
NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO 'STREAMGUARD' AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR 'SILTSACK' AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC. (800-444-6636). CLEAN FILTER AS NEEDED.

SILT SACK INLET PROTECTION

N.T.S.



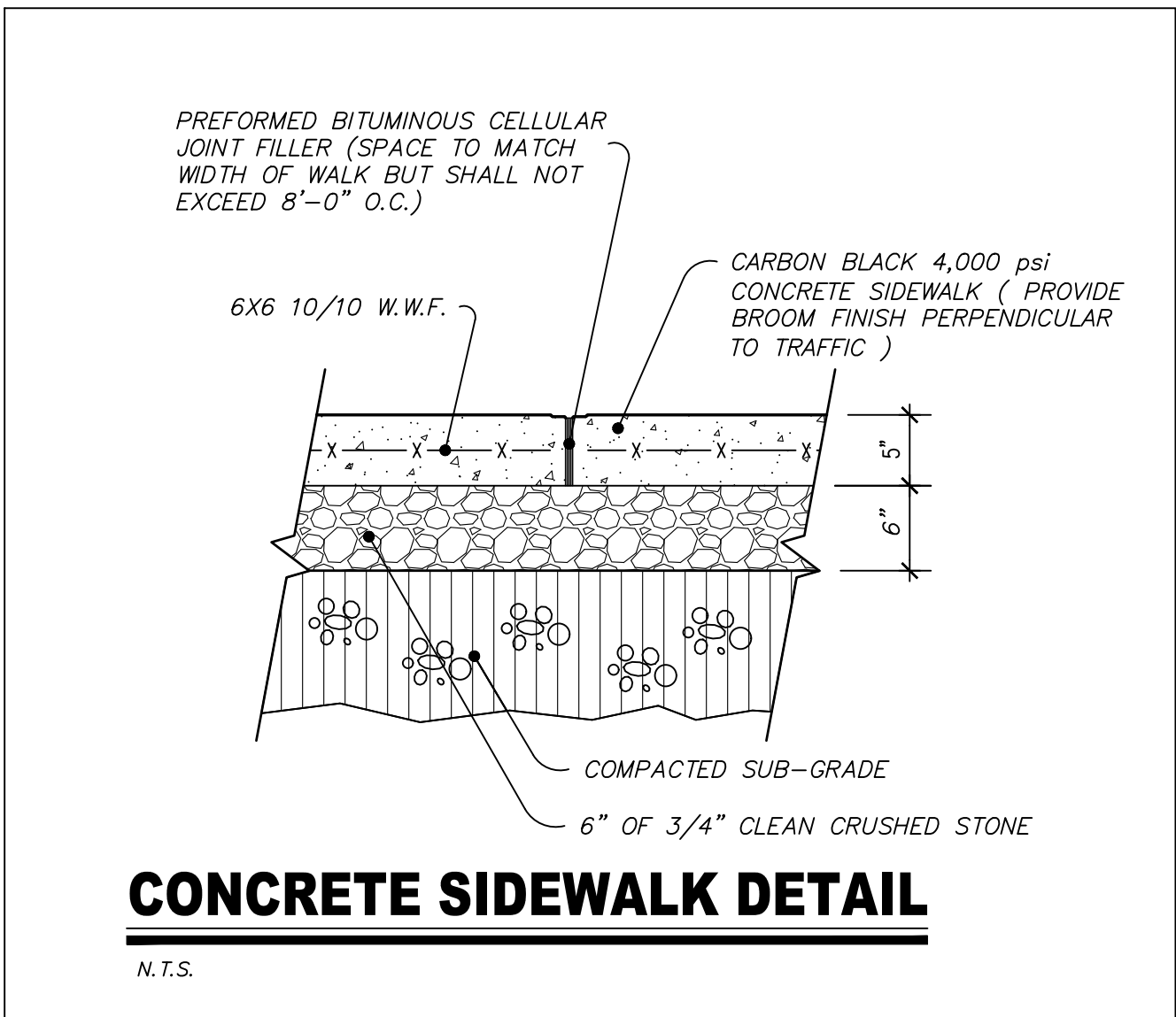
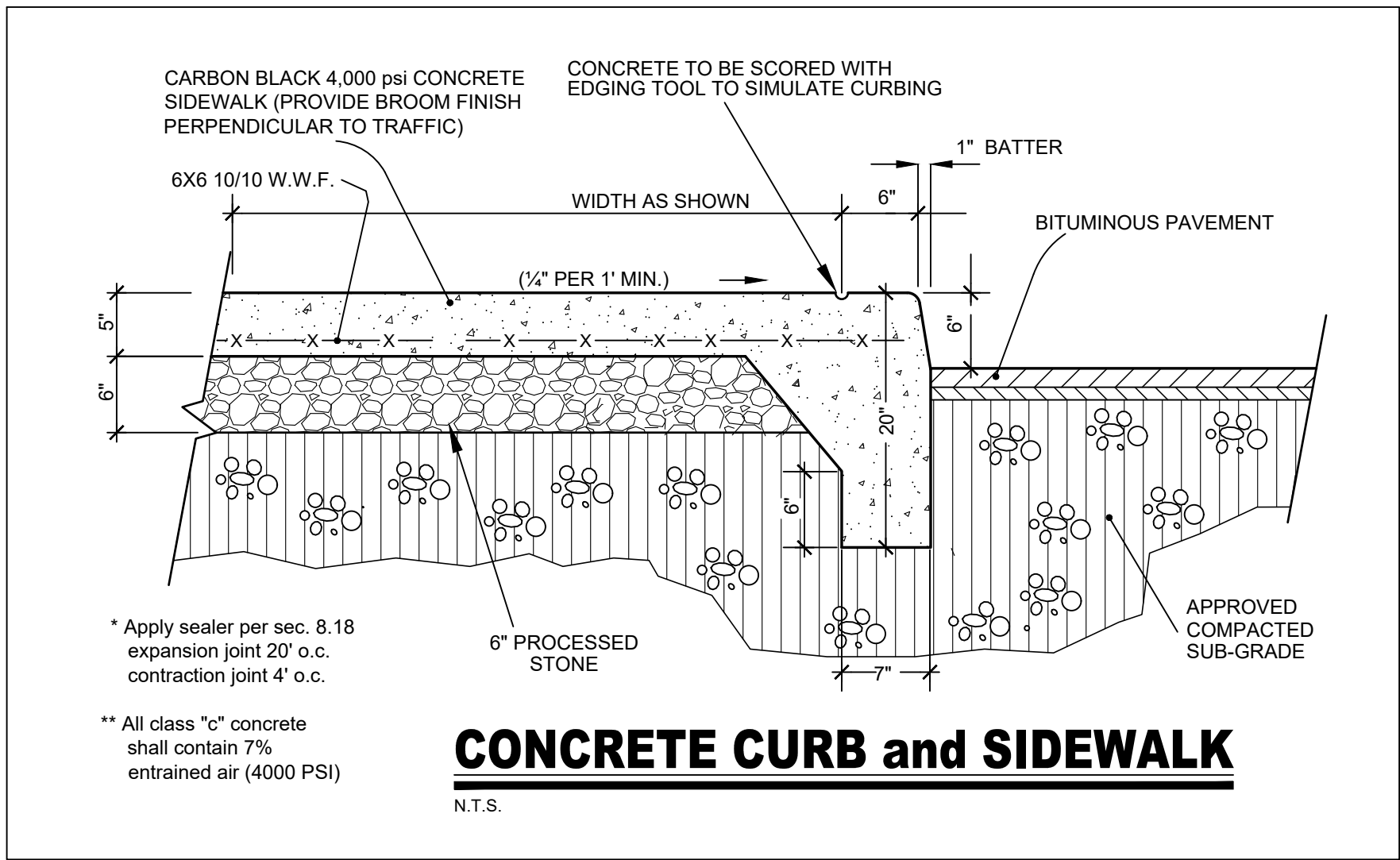
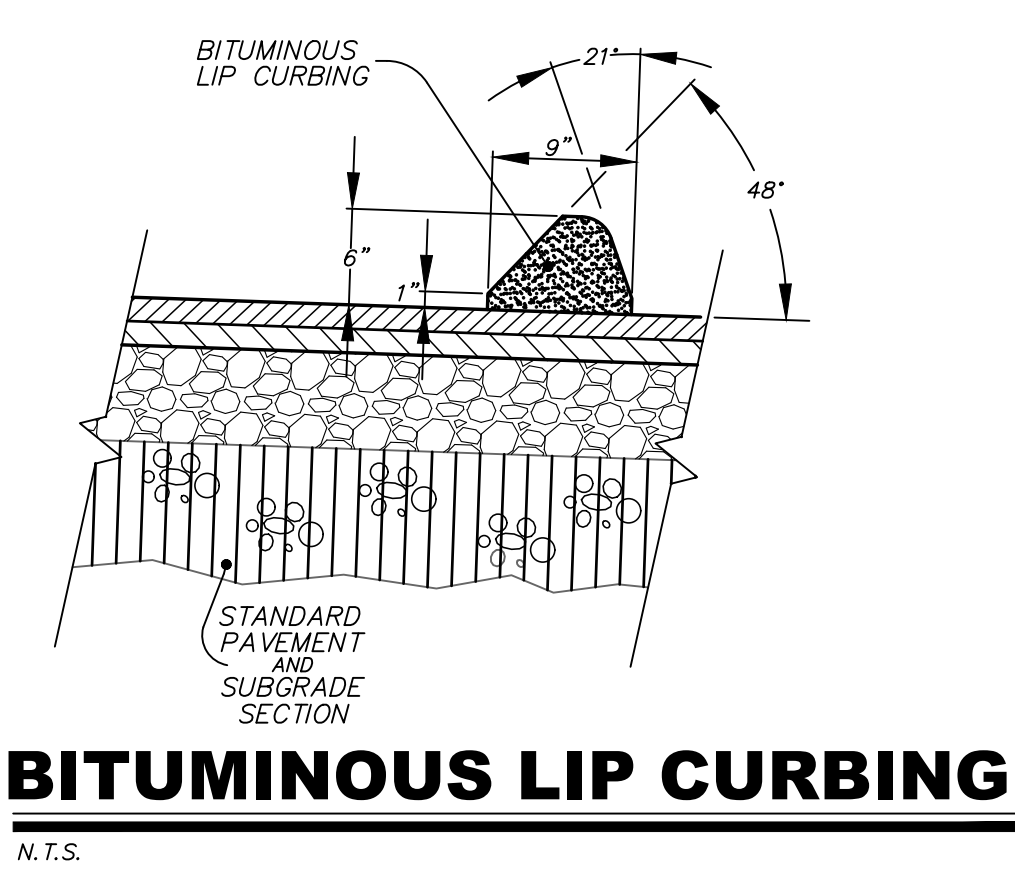
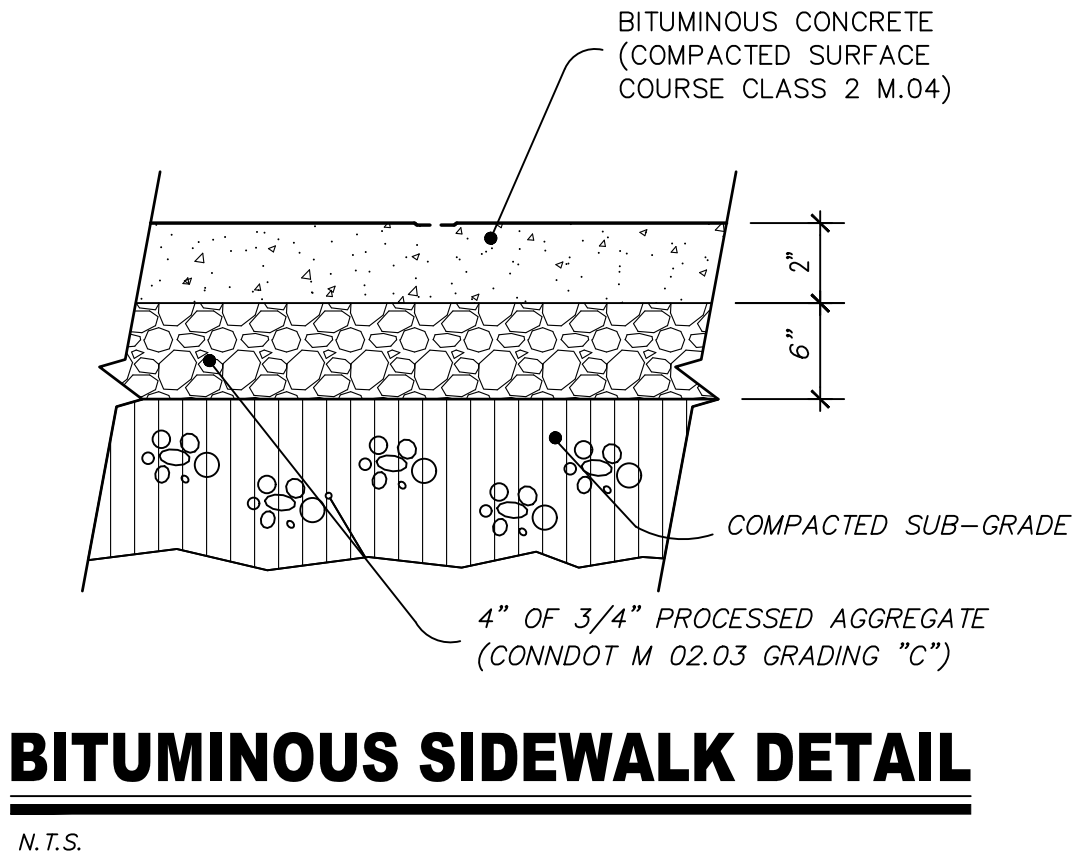
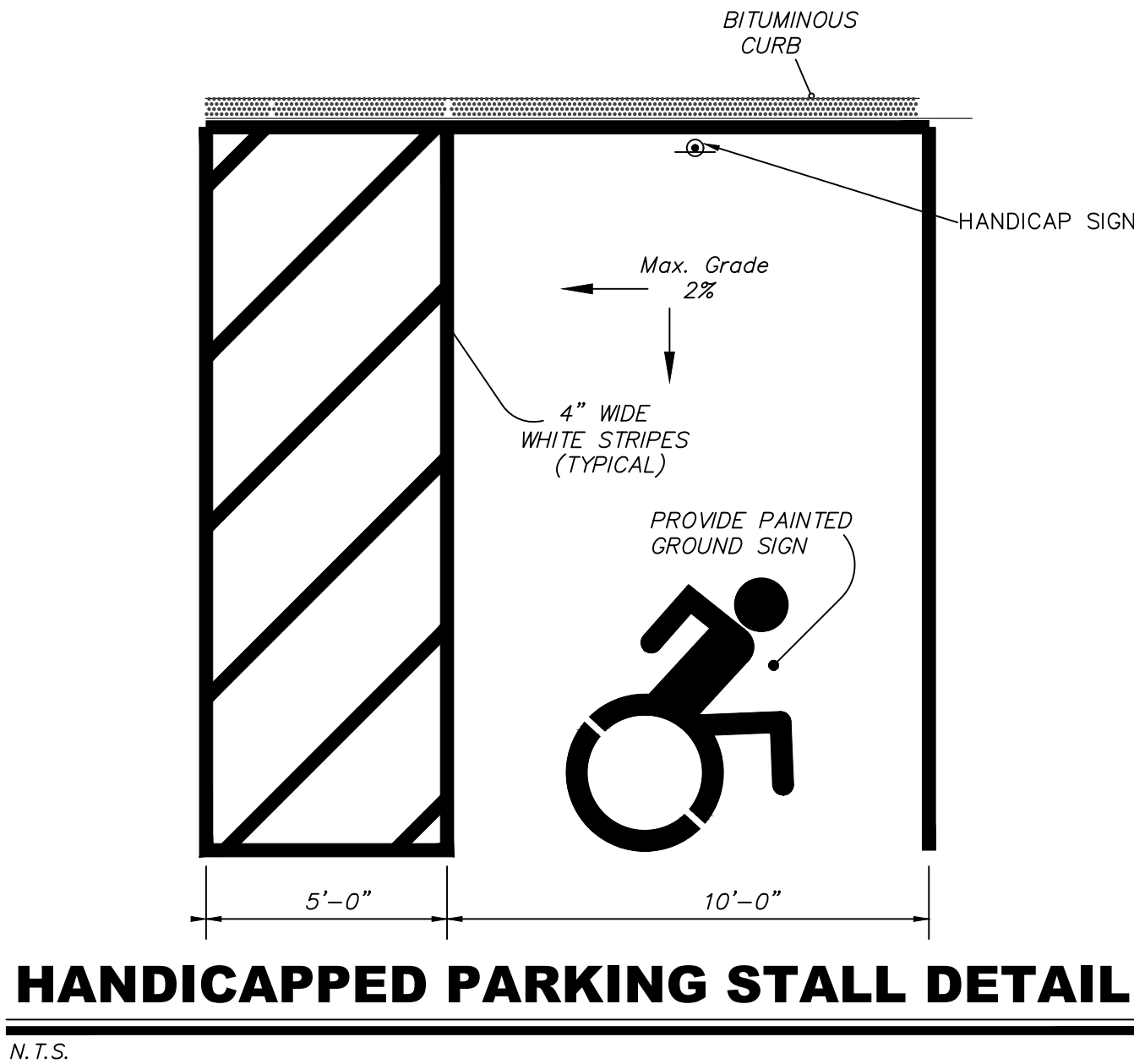
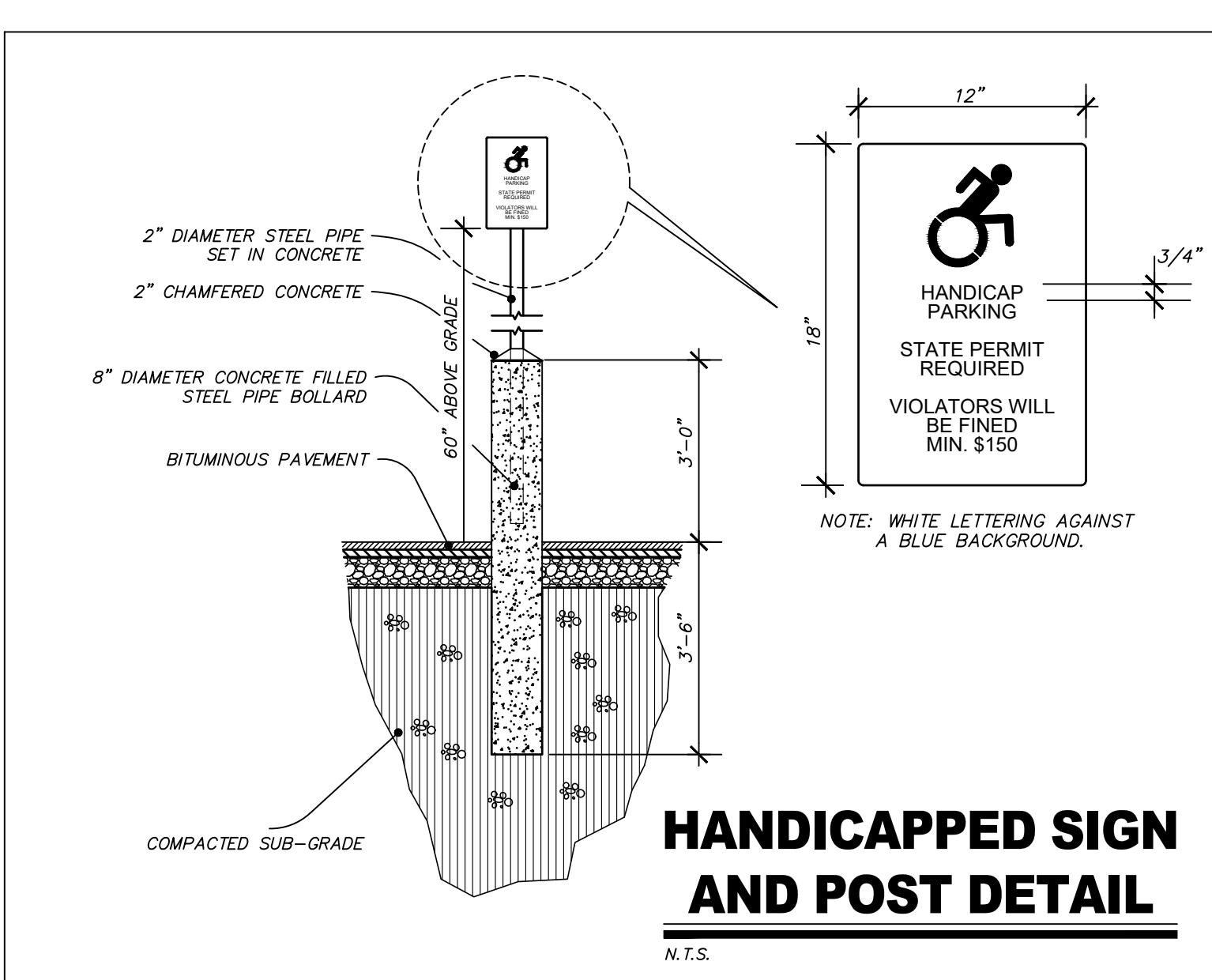
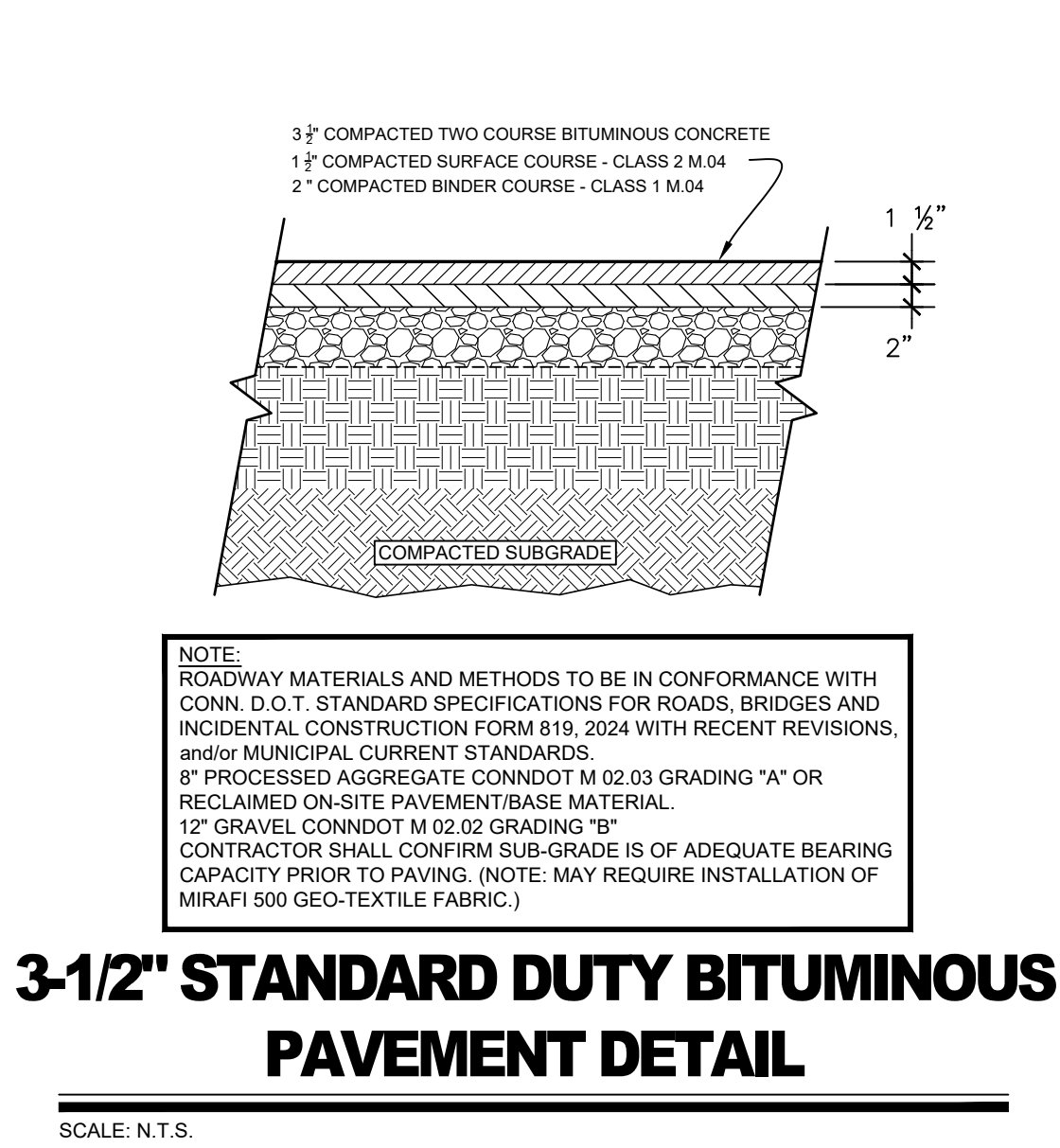
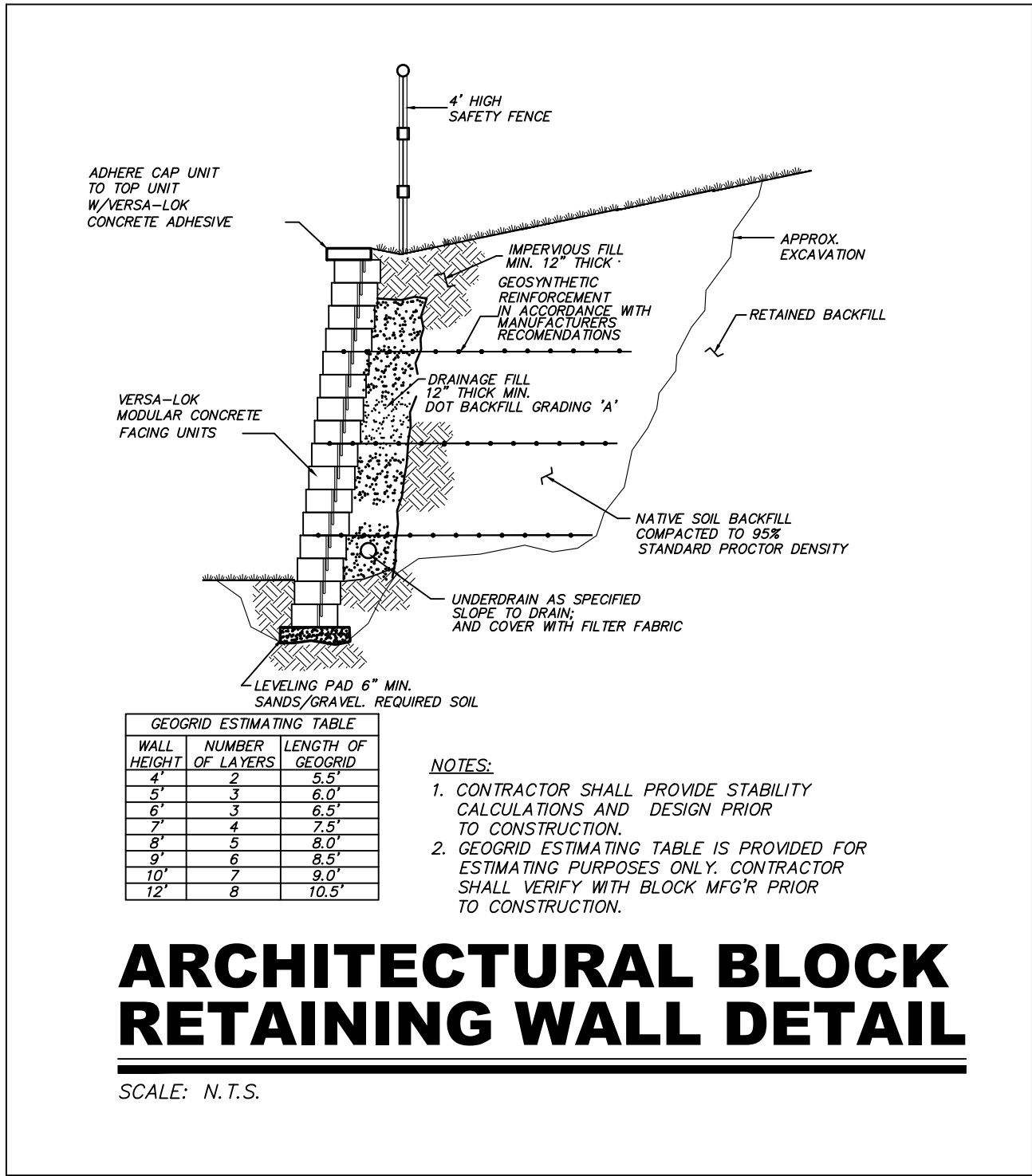
DATE:	REVISION
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EROSION & SEDIMENTATION CONTROL MEASURES - NOTES & DETAILS
SEABURY - IL APARTMENT EXPANSTION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE:	Oct. 28, 2024
SCALE:	1" = 20'
DRAWN BY:	SMP
CHECKED BY:	RRH/TDG
SHEET NO.:	

ES4
IL APART - EXP



SEABURY SOIL TEST DATA
STORM DRAINAGE SYSTEM
Date: 8/1/2024 & 9/23/2024

DP1
0-9" TS
9-30" LB VFSL
30-112" RB GRAV. C. SI TILL W/LG.COBBLES
R-64" M-30" NO GW/REF.

DP2
0-9" TS
9-110" RB GRAV. C. SI TILL W/LG.COBBLES
R-22" (FEW-57") M-30" NO GW/REF.
[NOTE: ENCOUNTERED SA. FILL, FILTER FABRC, & 3/4" CRUSHED STONE AT 32-60"]

DP3
0-9" TS
9-38" RB GRAV. C. SI TILL W/LG.COBBLES
38-78" RB CSE GRAV. C SI TILL W/LG.COBBLES
78-90" LENSE RB CSE SA. & GRAV. (SATURATED)
90-120" RB/G C. SI TILL
R-32" M-36" GW SEEP. -78" NO REF.

DP4
0-26" TS/FILL
26-40" OB GVFSL
40-96" RB C LOAMY SA TILL
R-40" M-60" GW SEEP. - 60" NO REF.

DP5
0-10" TS
10-50" GB C LOAMY SA TILL (DAMP @ 56")
50-98" GB C LOAMY SA TILL
R-27" M-56" NO GW/REF.

DP6
0-10" TS
10-48" RB SI FILL MATERIAL (FIP)
48-102" GB C LOAMY SA TILL
R-48" M-48" NO GW/REF.

DP7
0-10" TS
10-36" RB SI FILL MATERIAL (FIP)
36-80" GB C LOAMY SA TILL (DAMP)
R-36" M-36" NO GW/REF.

DP8
0-10" TS
10-30" RB MISC. COMMON FILL MATERIAL
30-38" TS
38-49" OB GVFSL (FIP)
49-78" GB C LOAMY SA TILL
R-20" M-49" NO GW/REF.

DP9
0-9" TS
9-20" RB MISC. COMMON FILL MATERIAL
20-29" OB GVFSL (FIP)
29-79" RB/GB C LOAMY SA TILL
R-15" (FEW-48") M-29" NO GW/REF.

NOTE:
ALL SANITARY SEWER AND WATER DETAILS SHALL BE OBTAINED FROM THE MDC. ALL INSTALLATIONS SHALL CONFORM TO MDC STANDARDS AND SPECIFICATIONS.

DATE: REVISION

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET BRISTOL, CONNECTICUT 06010 (860) 588 4548
21 COPPER HILL ROAD GRANBY, CONNECTICUT 06035 (860) 986 3817

SEABURY - IL APARTMENT EXPANSION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

PREPARED FOR:
SEABURY CHURCH HOME OF HARTFORD, INC. BLOOMFIELD, CT

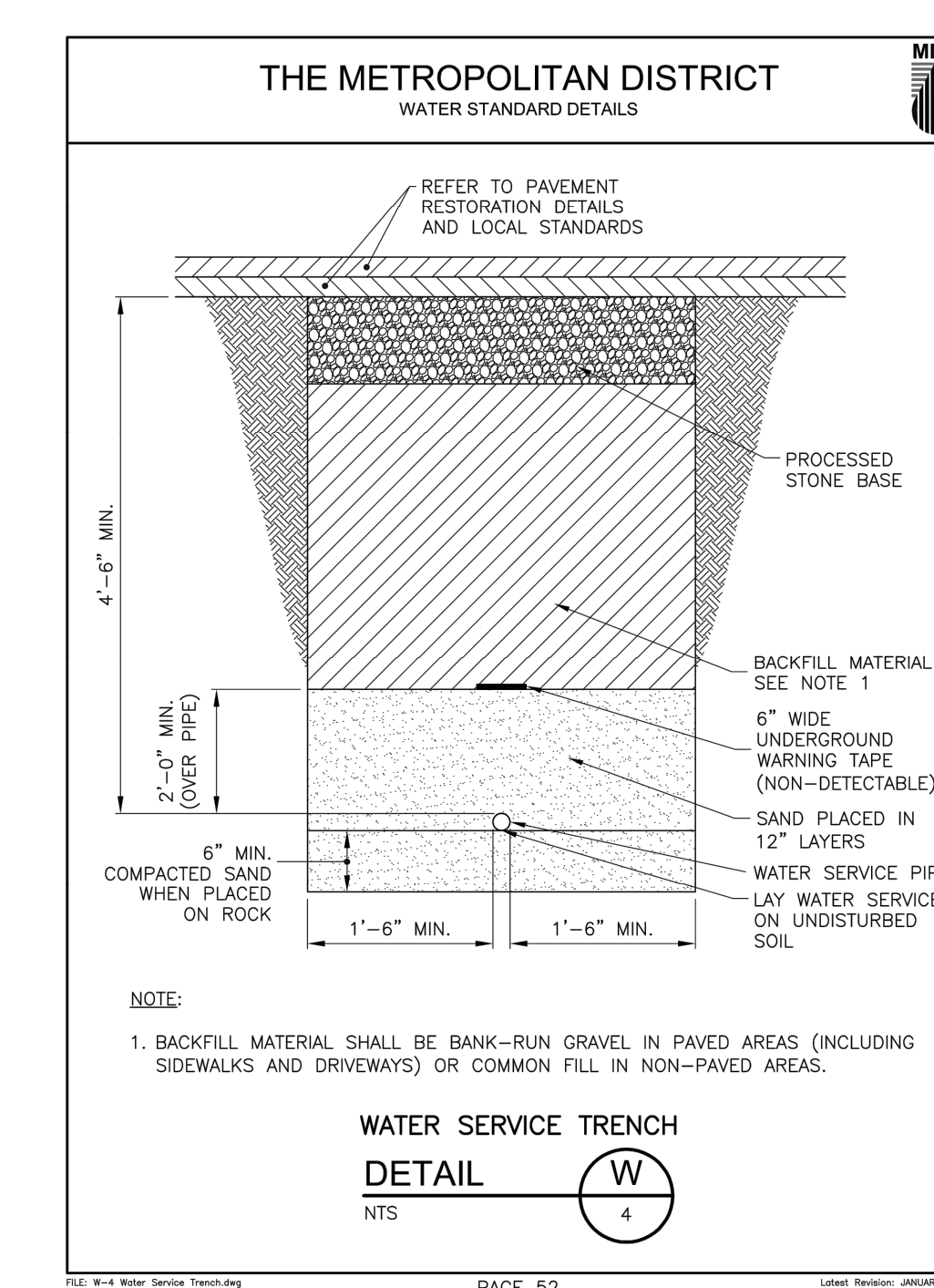
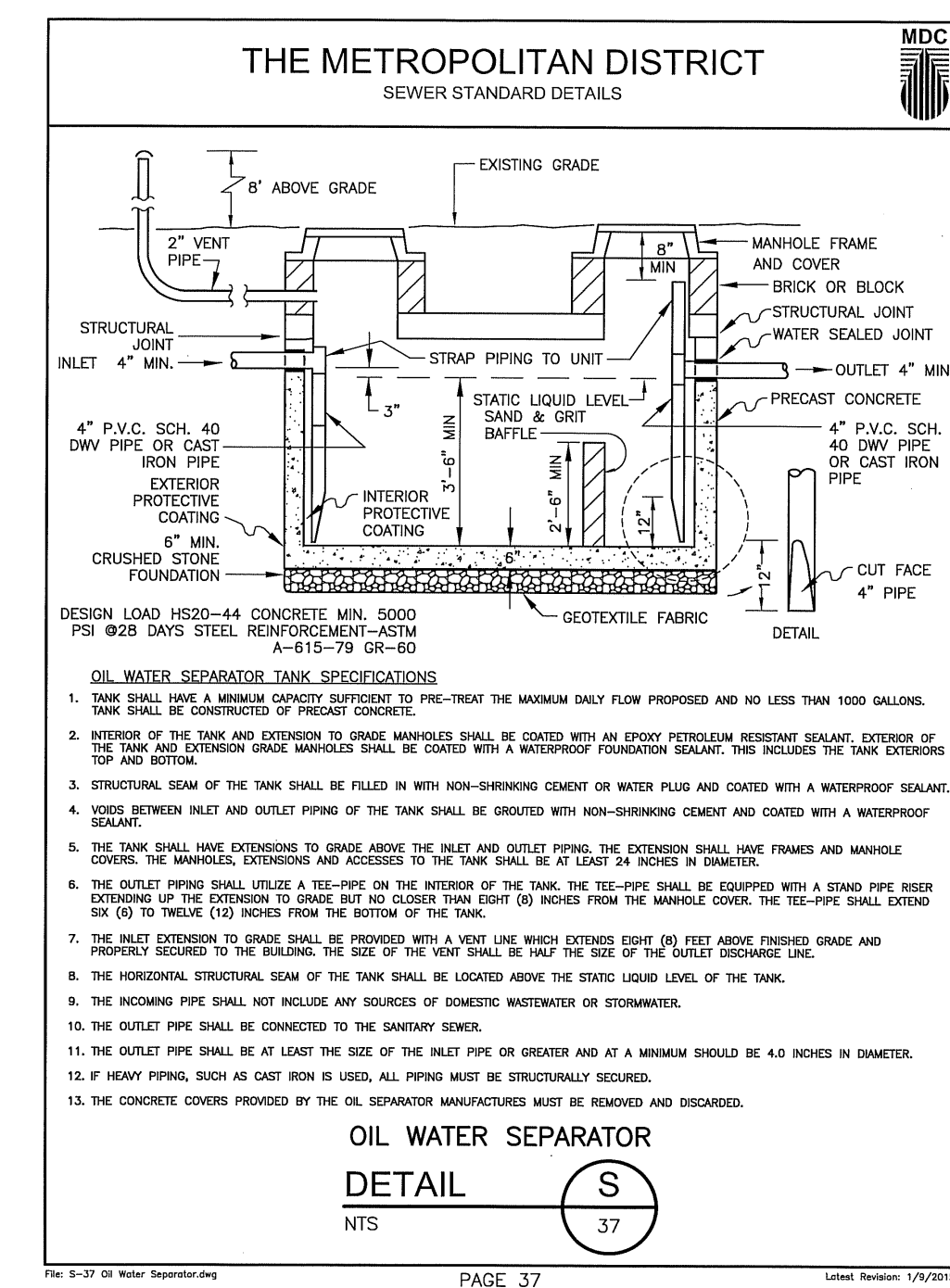
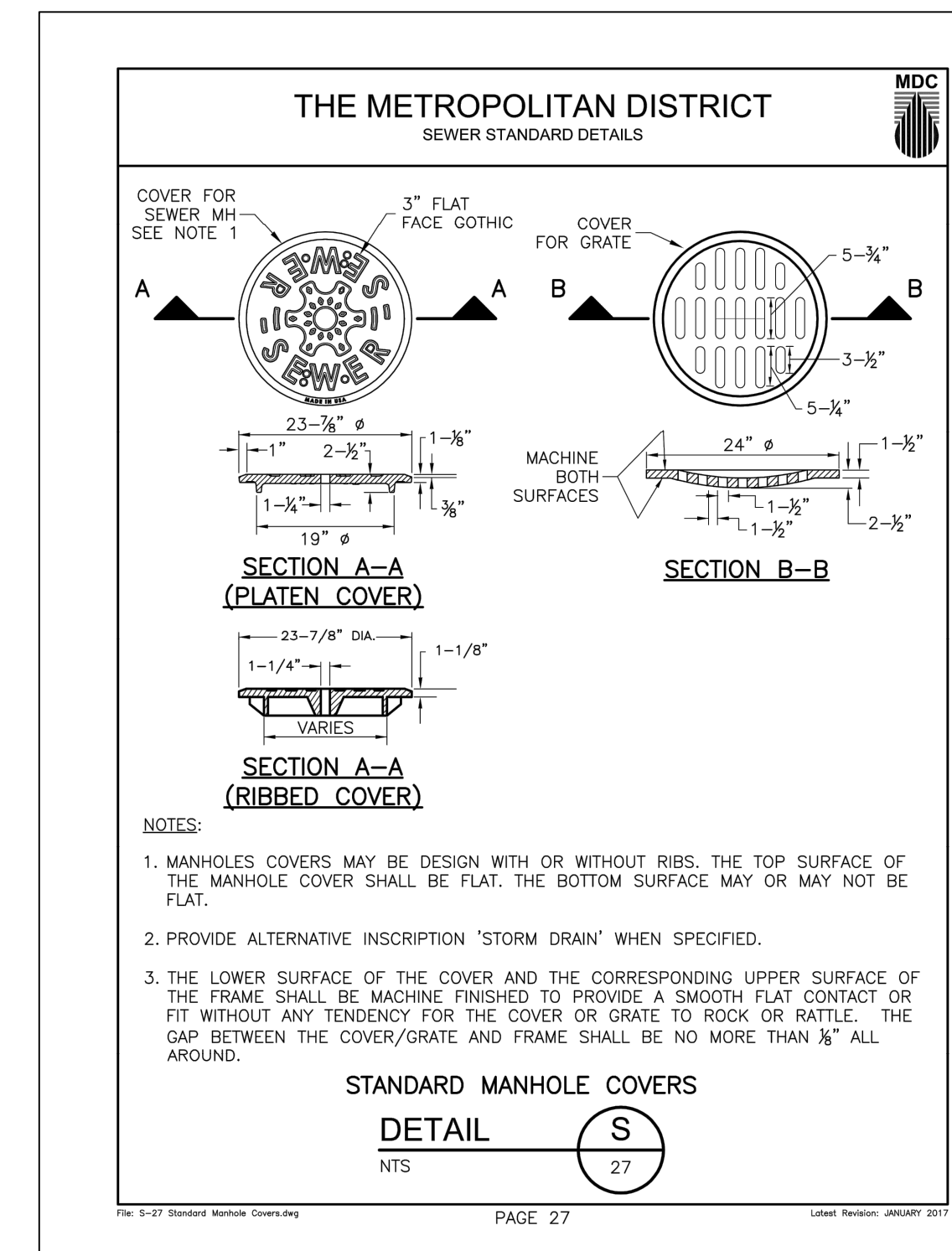
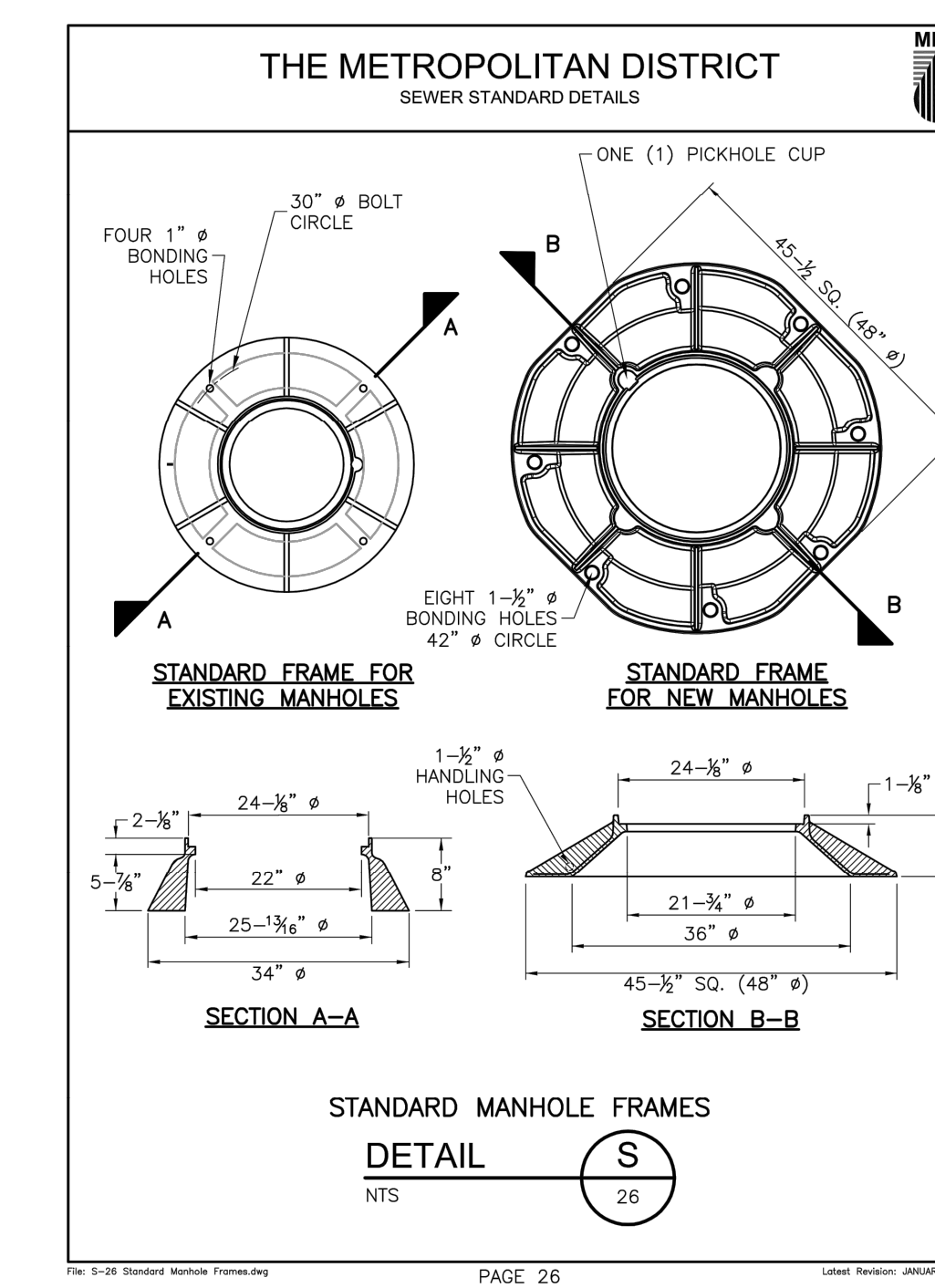
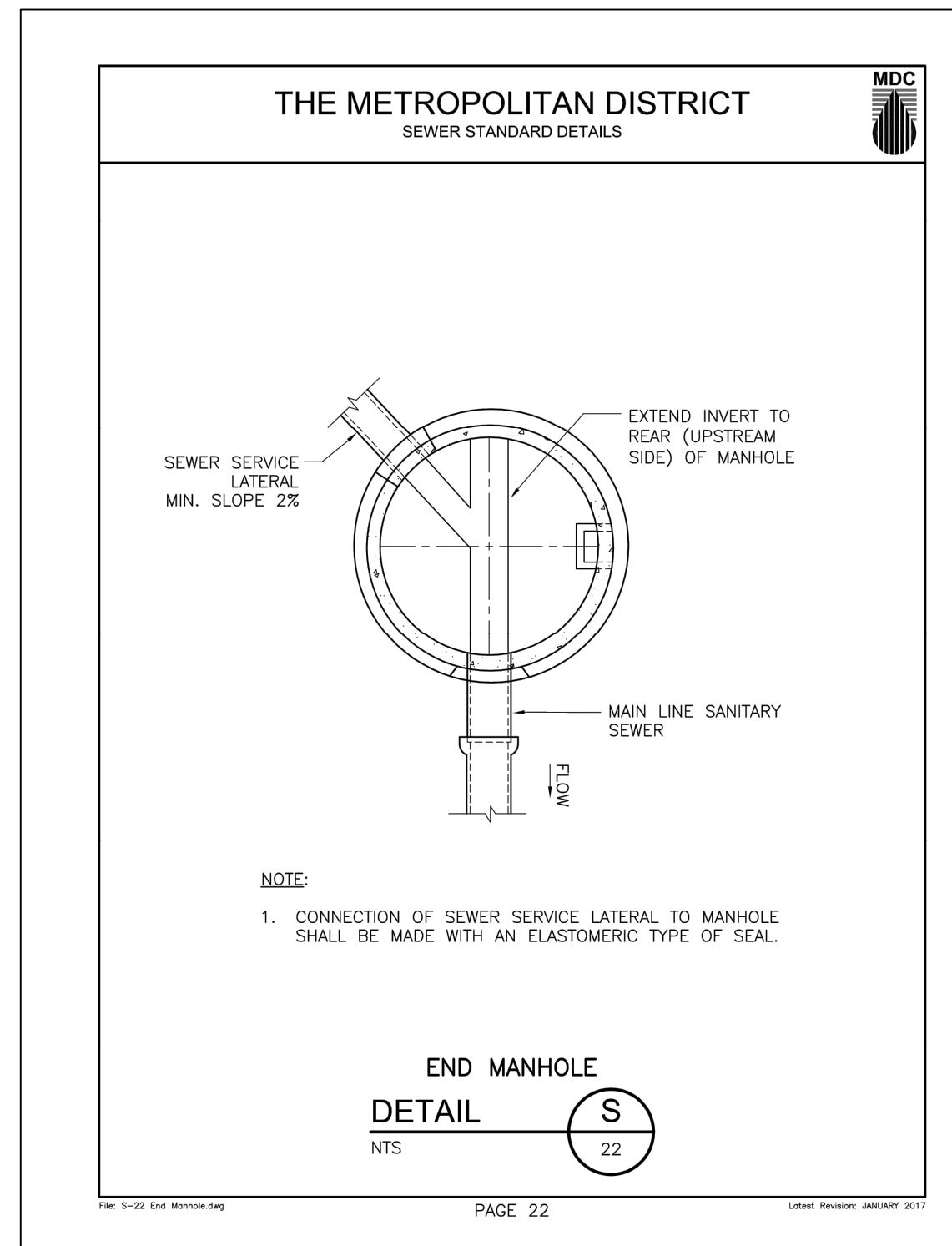
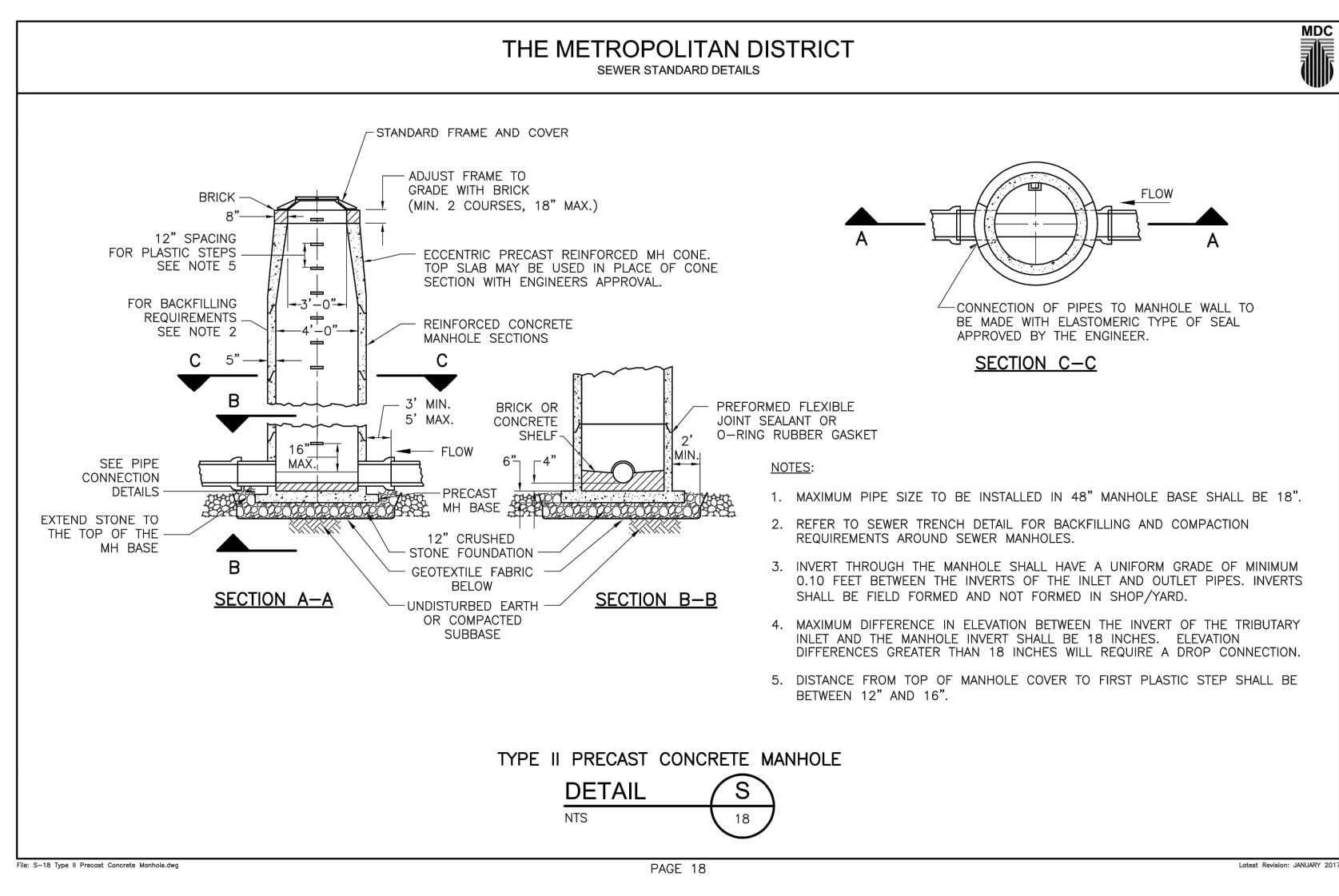
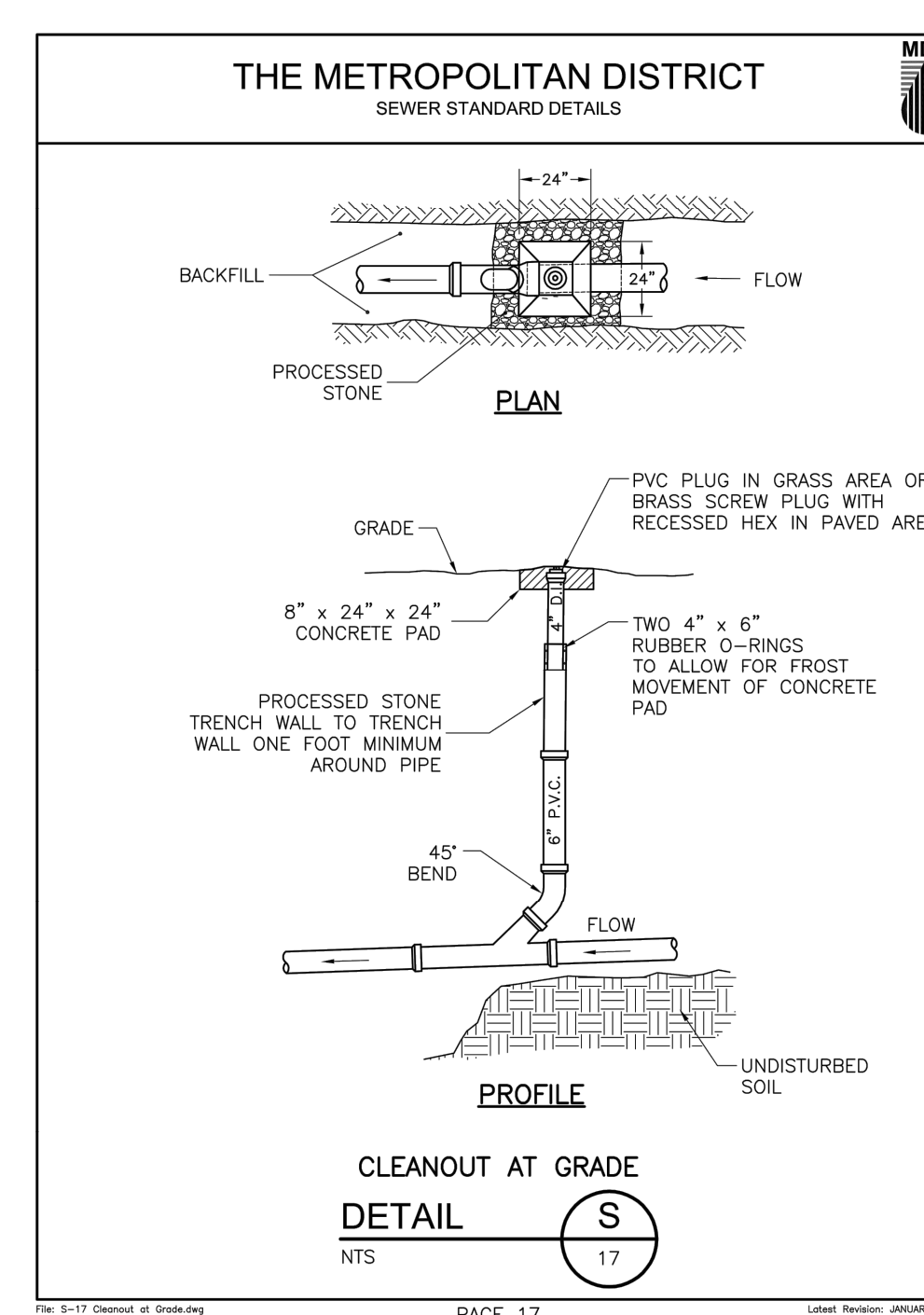
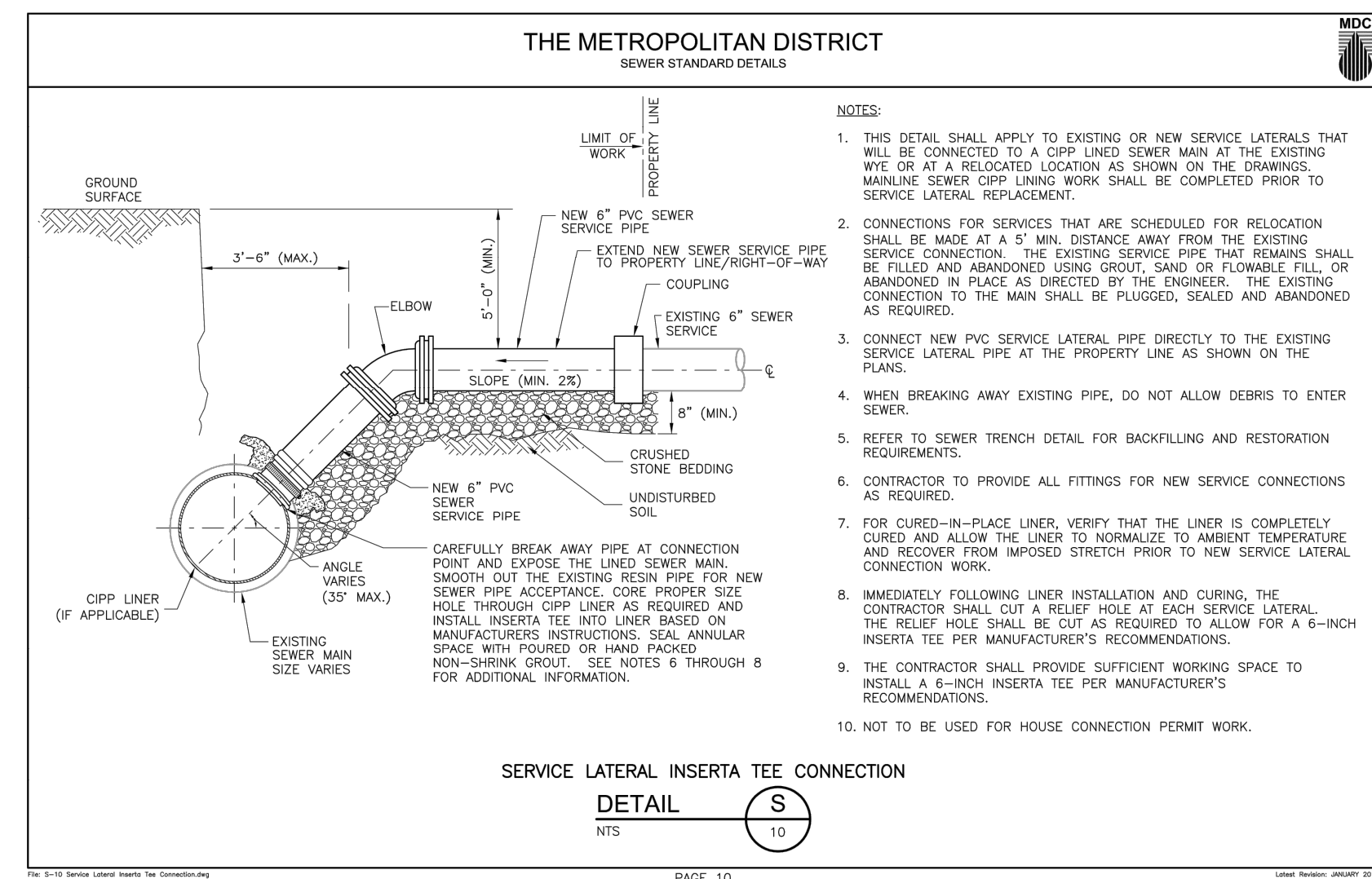
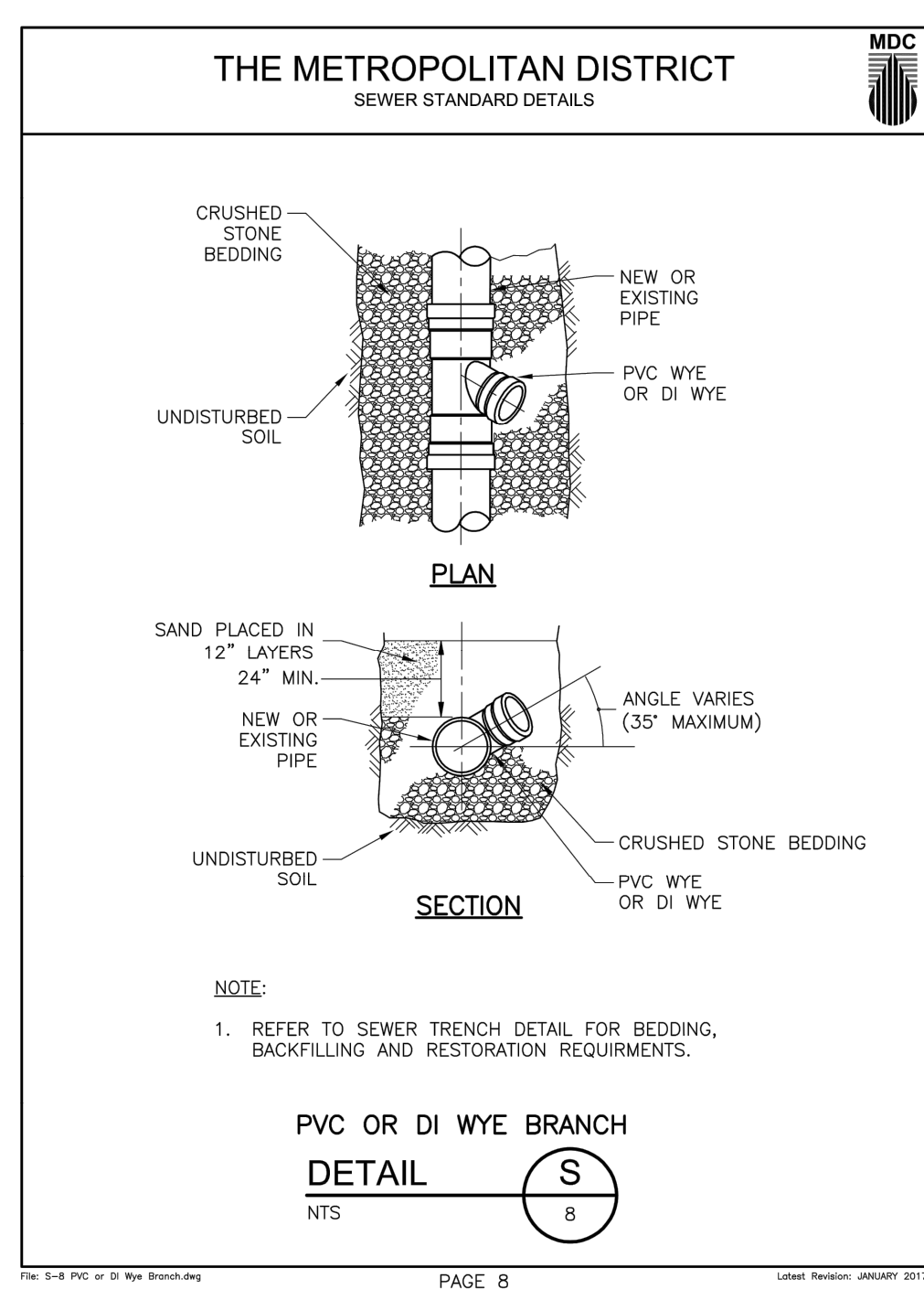
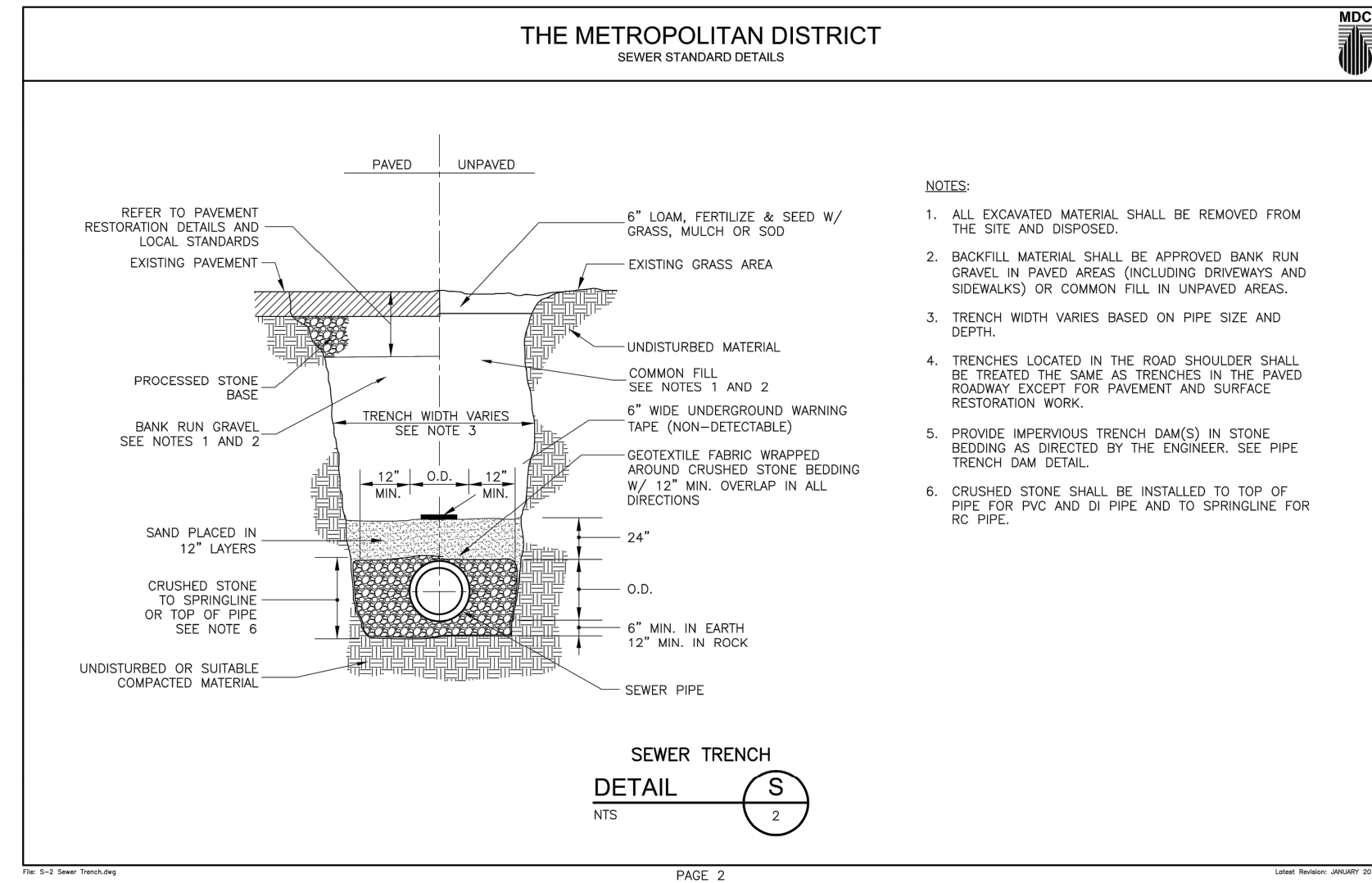
ASSESSORS MAPS 178-1 & 179-3 PARCEL #1228

SITE DETAILS (SHEET 1 OF 3)

DATE: Oct. 28, 2024
SCALE: 1" = 20'
DRAWN BY: SMP
CHECKED BY: RRH/TDG
SHEET NO.: D1
IL APART - EXP

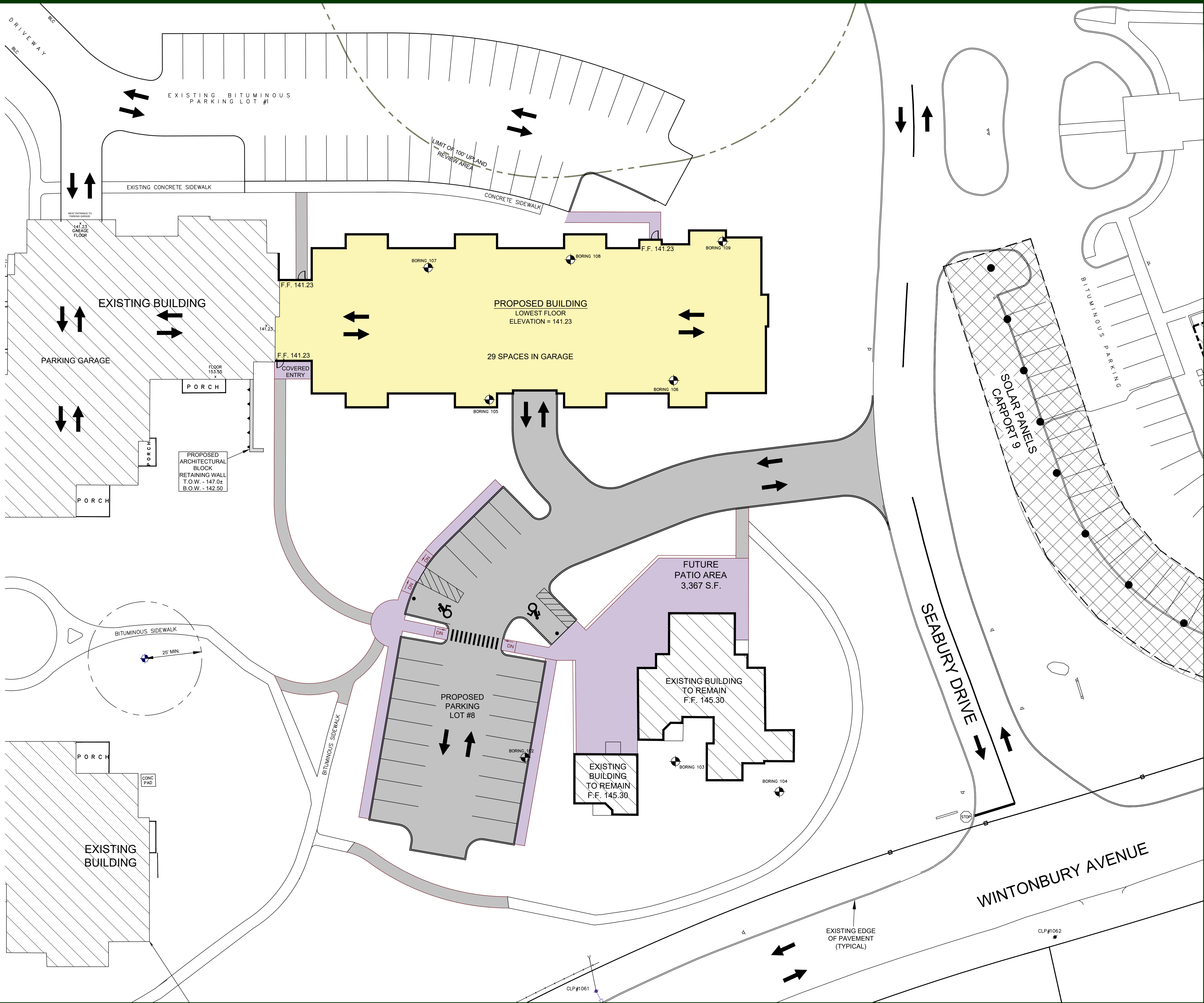
North

GRAPHIC SCALE
20 0 20 40
1 Inch = 20 Feet



NOTE:
ALL SANITARY SEWER AND WATER DETAILS SHALL BE
OBTAINED FROM THE MDC. ALL INSTALLATIONS SHALL
CONFORM TO MDC STANDARDS AND SPECIFICATIONS.

[illegible]



- CONCRETE SIDEWALK
- BITUMINOUS SIDEWALK
BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- EXISTING BUILDING

UTILITY NOTE:
LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED UPON FIELD SURVEY OF VISIBLE SURFACE STRUCTURES SUCH AS CATCH BASINS AND MANHOLES, TOGETHER WITH RECORD MAPPING OBTAINED FROM UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AS NOTED UNDER MAP REFERENCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. IN ADDITION, OTHER UTILITIES MAY ALSO EXIST, UNKNOWN TO THE SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

DATE:	REVISION
Oct. 28, 2024	

R. R. HILTBRAND ENGINEERS and SURVEYORS
575 NORTH MAIN STREET, BRISTOL, CONNECTICUT 06010 (860) 582 4548
21 COPPER HILL ROAD, GRANBY, CONNECTICUT 06035 (860) 986 3617

PREPARED FOR:
SEABURY CHURCH HOME OF HARTFORD, INC.
BLOOMFIELD, CT

ASSESSORS MAPS
178-1 & 179-3
PARCEL #1228

CIRCULATION PLAN
SEABURY – IL APARTMENT EXPANSION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE: Oct. 28, 2024
SCALE: 1" = 20'
DRAWN BY: SMP
CHECKED BY: RRH/TDG
SHEET NO.:

PLANTING LEGEND

EXISTING TREES TO REMAIN

DECIDUOUS SHADE TREE

DECIDUOUS ORNAMENTAL TREE

SHRUB MASSING

GROUNDCOVER/PERENNIAL

SEEDED LAWN

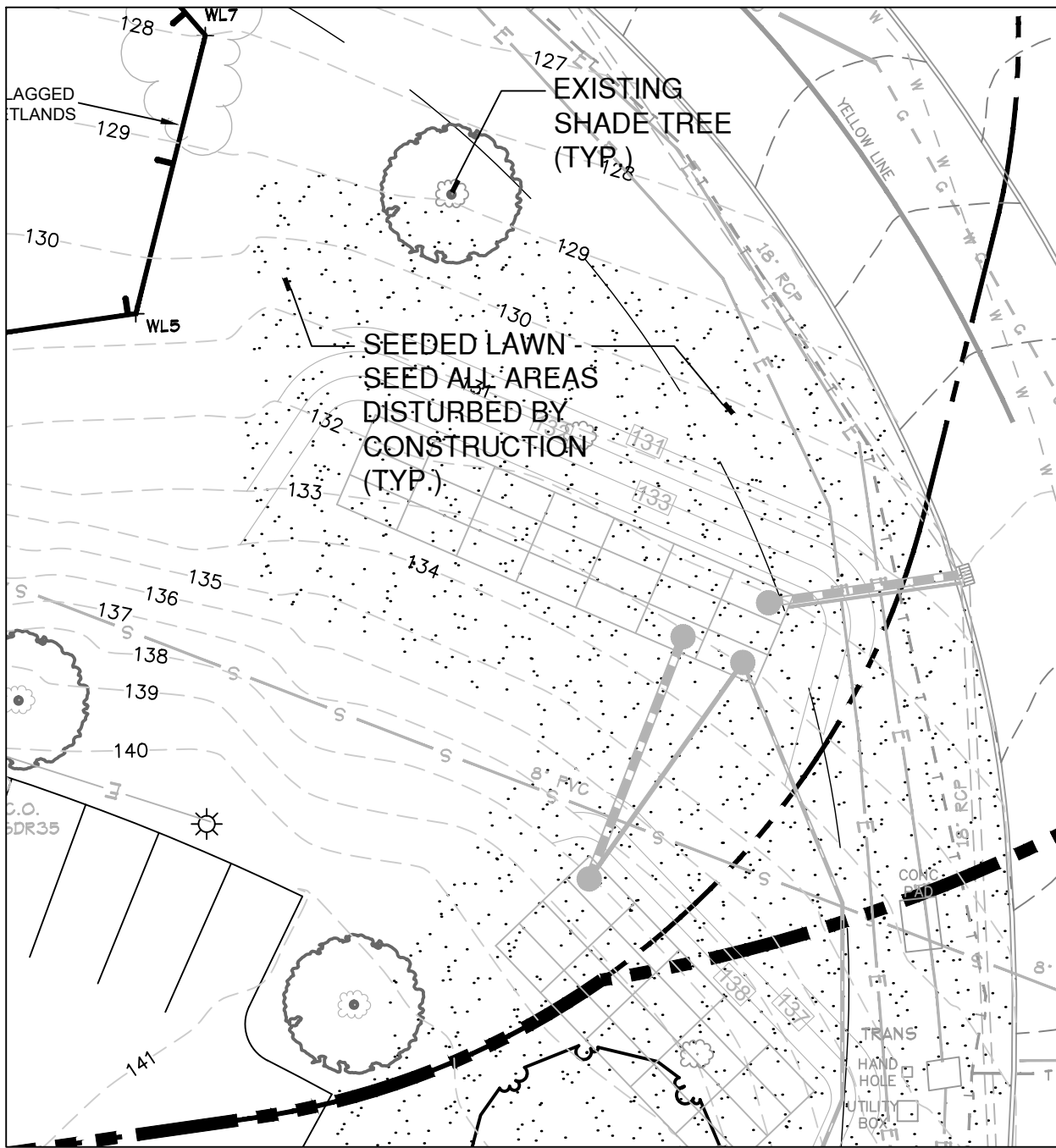
RE-PLANTED SLOPE PLANTINGS

MULCH BED

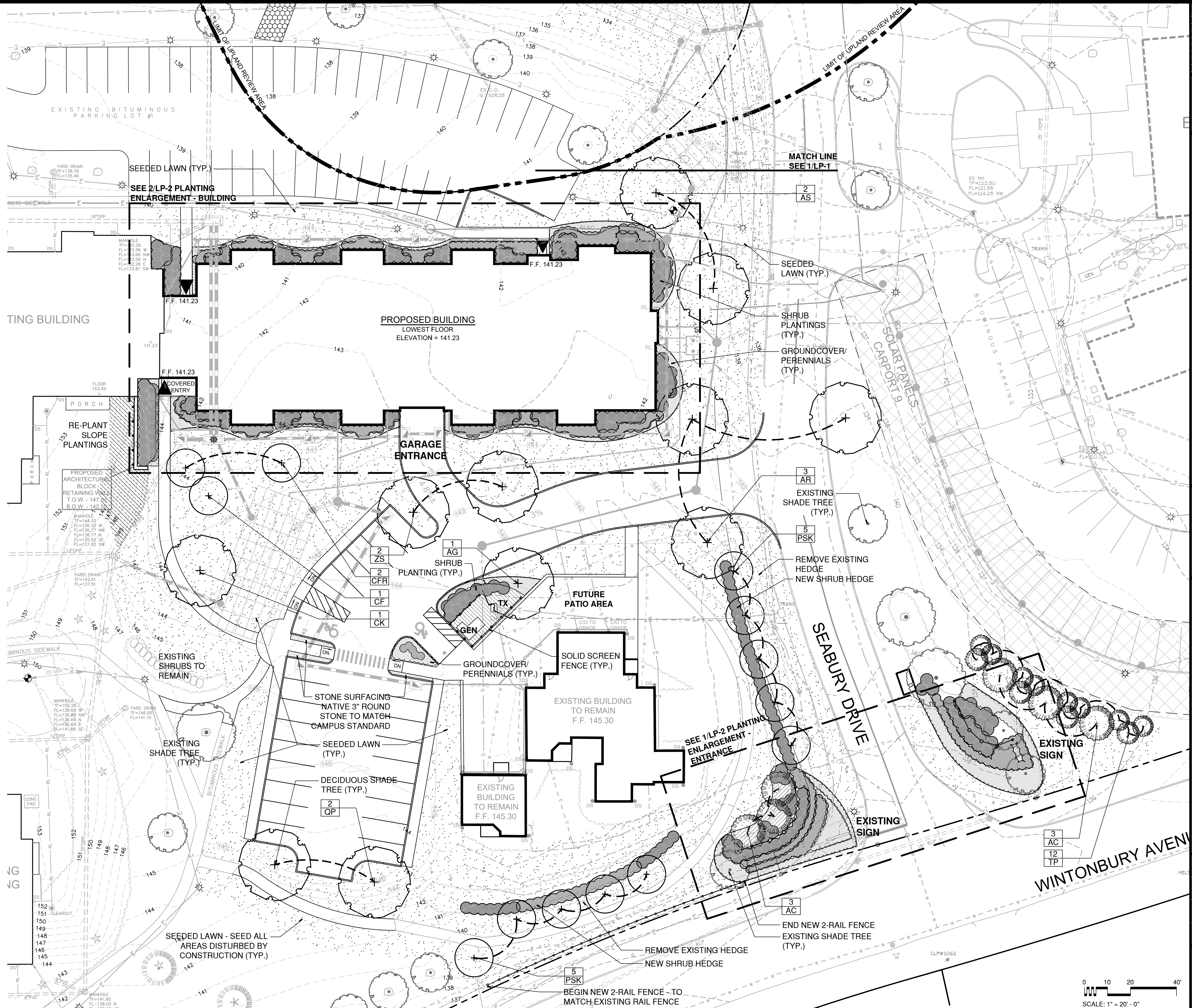
STONE SURFACING

SITE PLANTING NOTES

- ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOPSOILED WITH PLANTING SOIL TO A DEPTH OF 6" AND SEEDED.
- ALL PLANT BEDS TO BE TOP SOILED WITH PLANTING SOIL TO A DEPTH OF 18".
- MULCH ALL NEW PLANT BEDS TO ACHIEVE A 3" DEPTH (AFTER SETTLEMENT) FOR TREES AND SHRUBS, AND A 2" DEPTH (AFTER SETTLEMENT) FOR PERENNIAL AND GROUNDCOVER BEDS. MULCH FOR SAUCERS AND PLANTING AREAS TO BE DOUBLE GROUNDED SHREDDED BARK MULCH.
- ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO THE RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY AND APPROVED BY THE LANDSCAPE ARCHITECT.
- REFER TO LP-3 FOR PLANT SCHEDULE, PLANTING DETAILS, AND LANDSCAPE DETAILS.



1



DATE: REVISION

North

STATE OF CONNECTICUT
NOTARY PUBLIC
MICHAEL A. GREGG
NO. 465

Richter & Cegan Inc.
88 CANAL COURT P.O. BOX 567
AVON, CT 06001
PHONE: 860-678-0669

LANDSCAPE ARCHITECT

PREPARED FOR:
SEABURY CHURCH HOME OF
HARTFORD, INC.
BLOOMFIELD, CT

ASSESSORS MAPS
178-1 & 178-3
PARCEL #1228

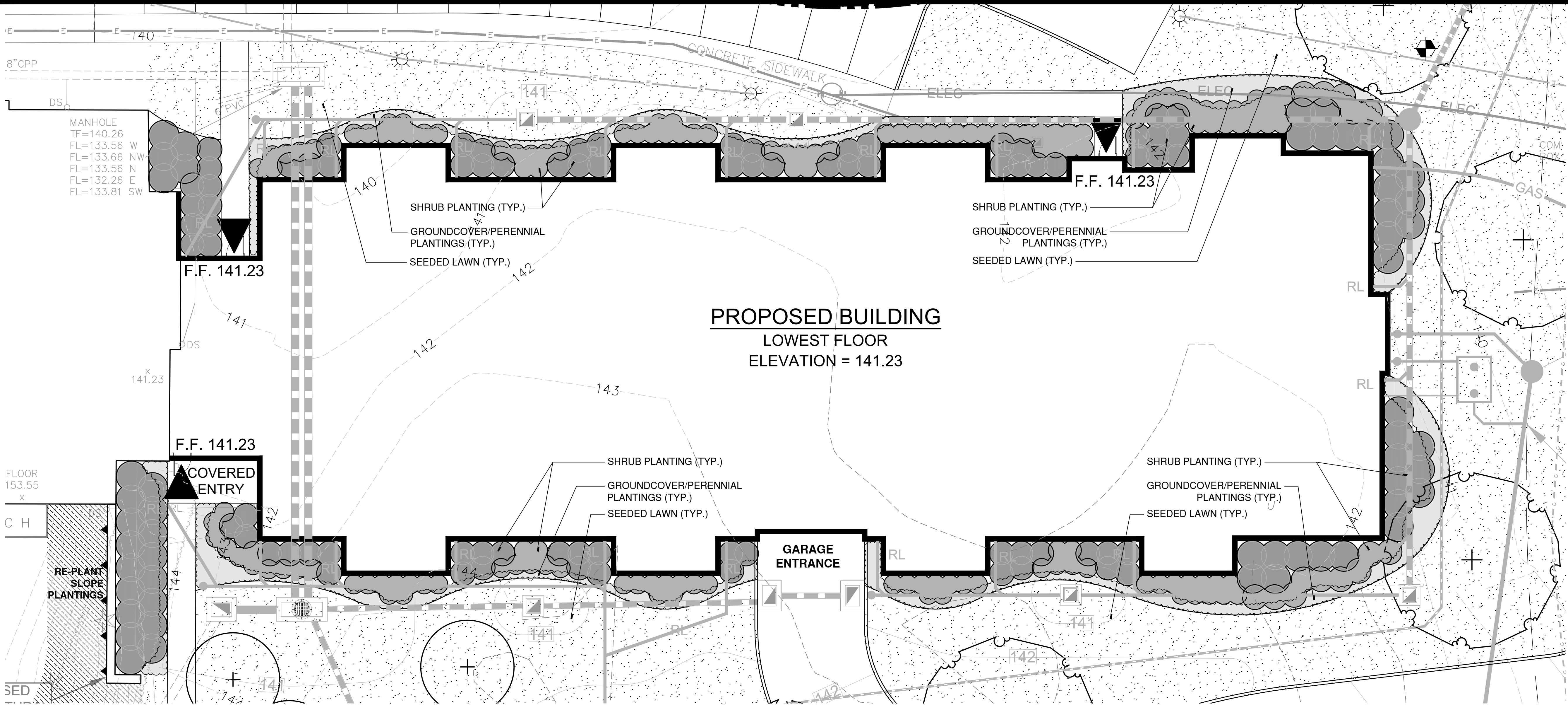
SITE PLANTING PLAN
SEABURY - IL APARTMENT ADDITION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE: OCTOBER 28, 2024
SCALE: 1" = 20'
DRAWN BY:
CHECKED BY:
SHEET NO.: X of X

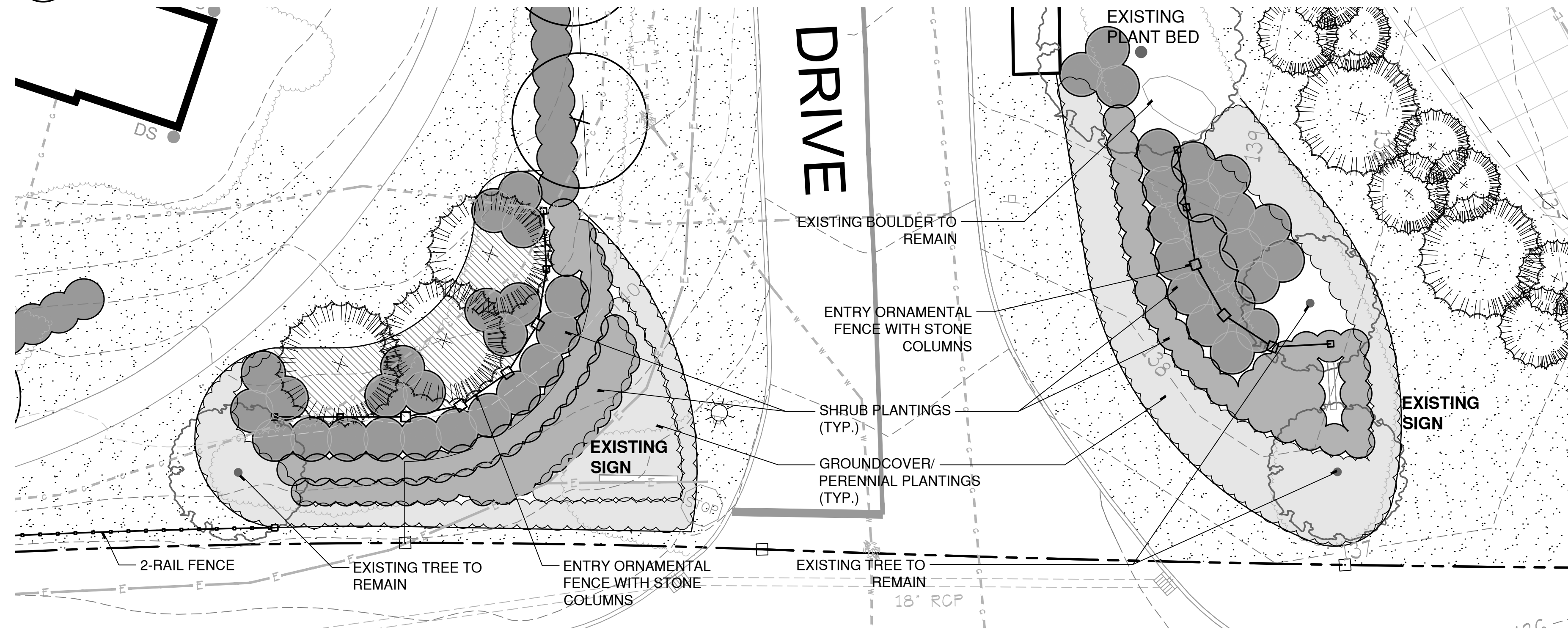
LP-1
IL APART - EXP

SCALE: 1" = 20' - 0"

0 10 20 40'



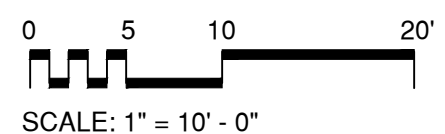
2 PLANTING ENLARGEMENT - BUILDING



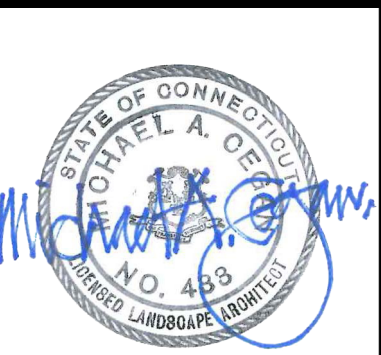
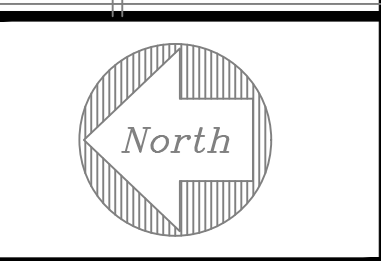
1 PLANTING ENLARGEMENT - ENTRANCE

SITE PLANTING - ENLARGEMENTS NOTES

1. REFER TO LP-1 FOR PLANTING LEGEND AND NOTES.
2. REFER TO LP-3 FOR PLANT SCHEDULE, PLANTING DETAILS, AND LANDSCAPE DETAILS



DATE	REVISION



Richter & Cegan Inc.
LANDSCAPE ARCHITECT
88 CANAL COURT P.O. BOX 567
AVON, CT 06001
PHONE: 860-678-0669

PREPARED FOR:
SEABURY CHURCH HOME OF
HARTFORD, INC.
BLOOMFIELD, CT
ASSESSORS MAPS
178-1 & 178-3
PARCEL #1228

SITE PLANTING PLAN - ENLARGEMENTS
SEABURY - IL APARTMENT ADDITION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

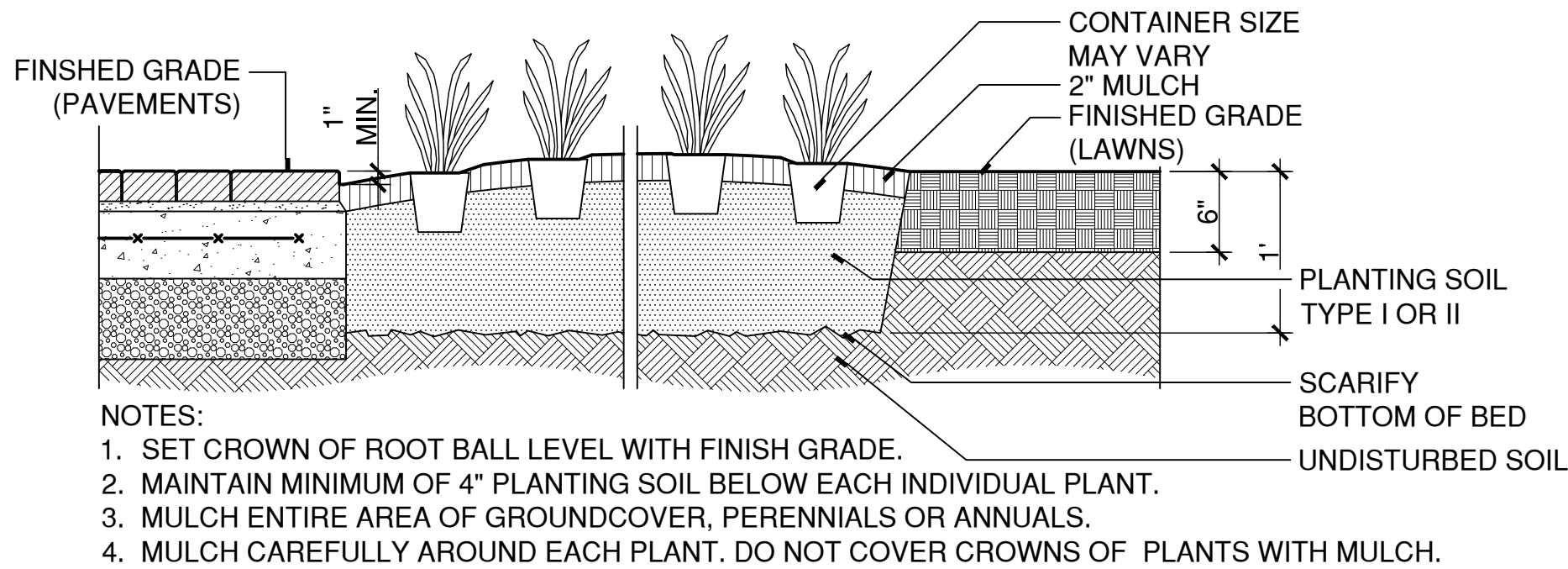
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OCTOBER 28, 2024
SCALE:
1" = 10'
DRAWN BY:
CHECKED BY:

SHEET NO.: X of X

LP-2
IL APART - EXP

RC FILE 24018-LP2.dwg

PLANT SCHEDULE						
CATEGORY	SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES	AC	ABIES CONCOLOR	CONCOLOR FIR	6	6-7' HT.	B&B
	AR	ACER RUBRUM 'RED POINTE'	RED POINTE RED MAPLE	3	3-3 1/2" CAL	B&B, UNIFORM, HIGH BRANCHED TO 6'
	AS	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2	3-3 1/2" CAL	B&B
	AG	ACER GRISEUM	PAPERBARK MAPLE	1	3-3 1/2" CAL	B&B
	CK	CLADRASTIS KENTUCKEA	YELLOWWOOD	1	3-3 1/2" CAL	B&B
	CF	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1	3-3 1/2" CAL	B&B
	CFR	CORNUS FLORIDA VAR. RUBRA	PINK FLOWERING DOGWOOD	2	3-3 1/2" CAL	B&B
	PSK	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	5	3-3 1/2" CAL	B&B
	QP	QUERCUS PALUSTRIS	PIN OAK	2	4-4 1/2" CAL	B&B
	TP	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	12	6-7' HT.	B&B
	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2	4-4 1/2" CAL	B&B, UNIFORM, HIGH BRANCHED TO 6'
SHRUBS (DECIDUOUS) (QTY: 244)	CA	CLETHRA ALNIFOLIA VARIETIES	DWARF SUMMERSWEET		24-30"	CONTAINER
	FG	FOTHERGILLA GARDENII VARIETIES	DWARF FOTHERGILLA		18-24"	B&B OR CONTAINER
	HP	HYDRANGEA PANICULATA VARIETIES	PANICLE HYDRANGEAS		24-30"	CONTAINER
	HQ	HYDRANGEA QUERCIFOLIA VARIETIES	OAKLEAF HYDRANGEAS		24-30"	CONTAINER
	IV	ITEA VIRGINICA VARIETIES	VIRGINIA SWEETSPIRE		18-24"	CONTAINER
	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY		30-36"	CONTAINER
	RA	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC		24-30"	CONTAINER
	VD	VIBURNUM VARIETIES	VIBURNUMS		24-30"	B&B OR CONTAINER
SHRUBS (EVERGREEN) (QTY: 250)	AZ	AZALEA VARIETIES	AZALEAS		24-30"	B&B OR CONTAINER
	BM	BUXUS VARIETIES	BOXWOOD		24-30"	B&B OR CONTAINER
	IC	ILEX CRENATA VARIETIES	JAPANESE HOLLY		24-30"	B&B OR CONTAINER
	IG	ILEX GLABRA VARIETIES	INKBERRY HOLLY		24-30"	B&B OR CONTAINER
	JH	JUNIPERUS HORIZONTALIS VARIETIES	CREEPING JUNIPERS		24-30" SPD	B&B OR CONTAINER
	KL	KALMIA LATIFOLIA VARIETIES	MOUNTAIN LAUREL		24-30"	B&B OR CONTAINER
	MD	MICROBIOTA DECUSSATA	RUSSIAN CYPRESS		24-30" SPD	B&B OR CONTAINER
	RH	RHODODENDRON VARIETIES	RHODODENDRONS		24-30"	B&B OR CONTAINER
PERENNIALS AND GROUNDCOVERS (QTY: 1,450)	TMD	TAXUS X MEDIA 'DENSIFORMIS'	DWARF SPREADING YEW		24-30"	B&B OR CONTAINER
	as	ASTER VARIETIES	ASTERS	#1 CONT.	18" O.C.	
	cak	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	18" O.C.	
	he	HEMEROCALLIS VARIETIES	DAYLILYS	#1 CONT.	18" O.C.	
	ho	HOSTA VARIETIES	HOSTAS	#1 CONT.	30" O.C.	
	ir	IRIS VARIETIES	IRIS	#1 CONT.	18" O.C.	
	lm	LIRIOPE MUSCARI 'BIG BLUE'	LILY TURF	#1 CONT.	15" O.C.	
	pt	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	GREEN SHEEN SPURGE	4" CONT.	12" O.C.	
	pah	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#1 CONT.	24" O.C.	
	pa	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1 CONT.	18" O.C.	
	rf	RUDBECKIA VARIETIES	BLACK-EYED SUSAN	#1 CONT.	18" O.C.	
	sa	SALVIA VARIETIES	MEADOW SAGE	#1 CONT.	24" O.C.	
	ss	SCHIZACHYRIUM SCOPARIUM VARIETIES	LITTLE BLUESTEM	#1 CONT.	18" O.C.	
	tc	TIARELLA CORDIFOLIA VARIETIES	FOAMFLOWER	#1 CONT.	18" O.C.	
	vm	VINCA MINOR	PERIWINKLE	2 YR ROOTED CUTTING	6" O.C.	

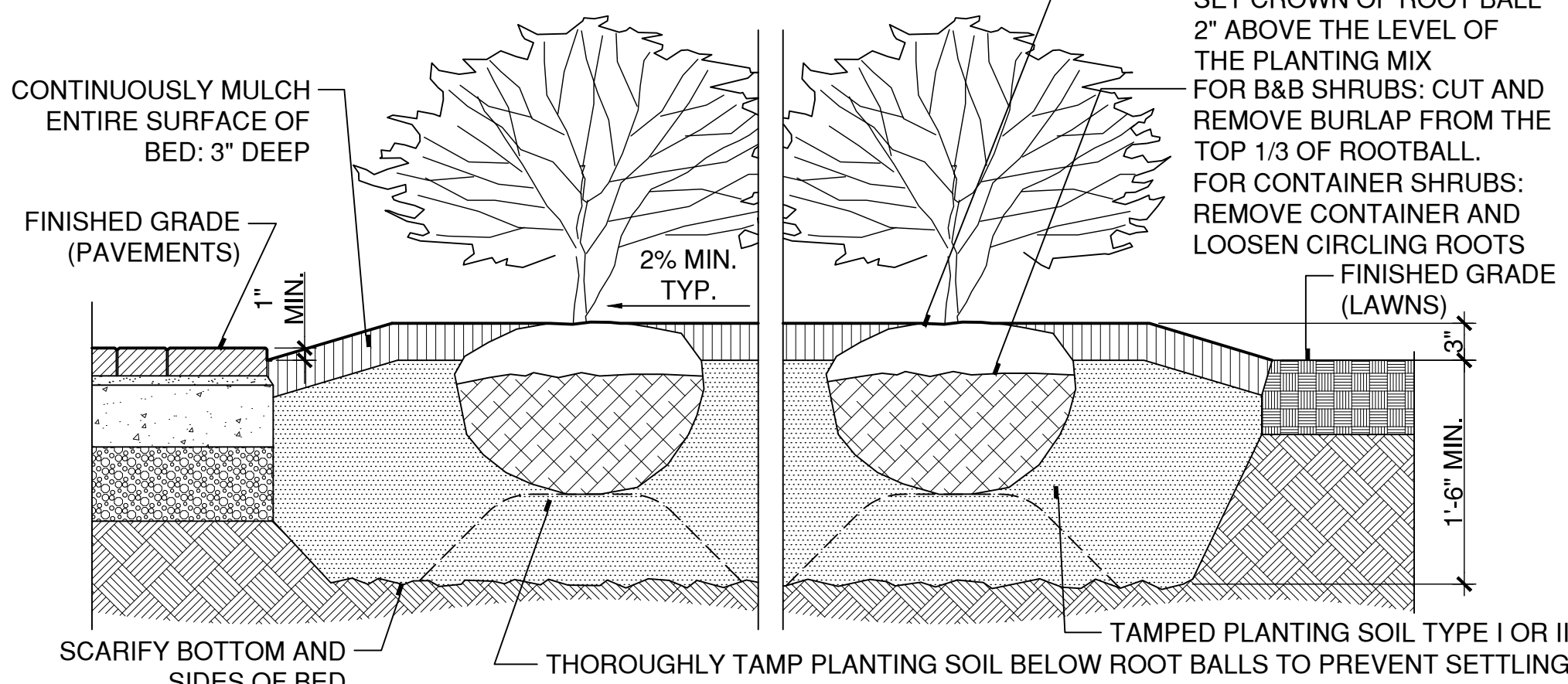


GROUNDCOVERS / PERENNIALS

3 CONTINUOUS PLANTING BED

SCALE: N.T.S.

329300-C.DWG



2 CONTINUOUS PLANTING BED FOR SHRUBS

SCALE: N.T.S.

329300-B.DWG



NEW SOLID SCREEN FENCE TO MATCH EXISTING SOLID SCREEN FENCE

6 SOLID SCREEN FENCE

N.T.S.



NEW RAIL FENCE TO MATCH EXISTING 2-RAIL FENCE

5 2-RAIL FENCE

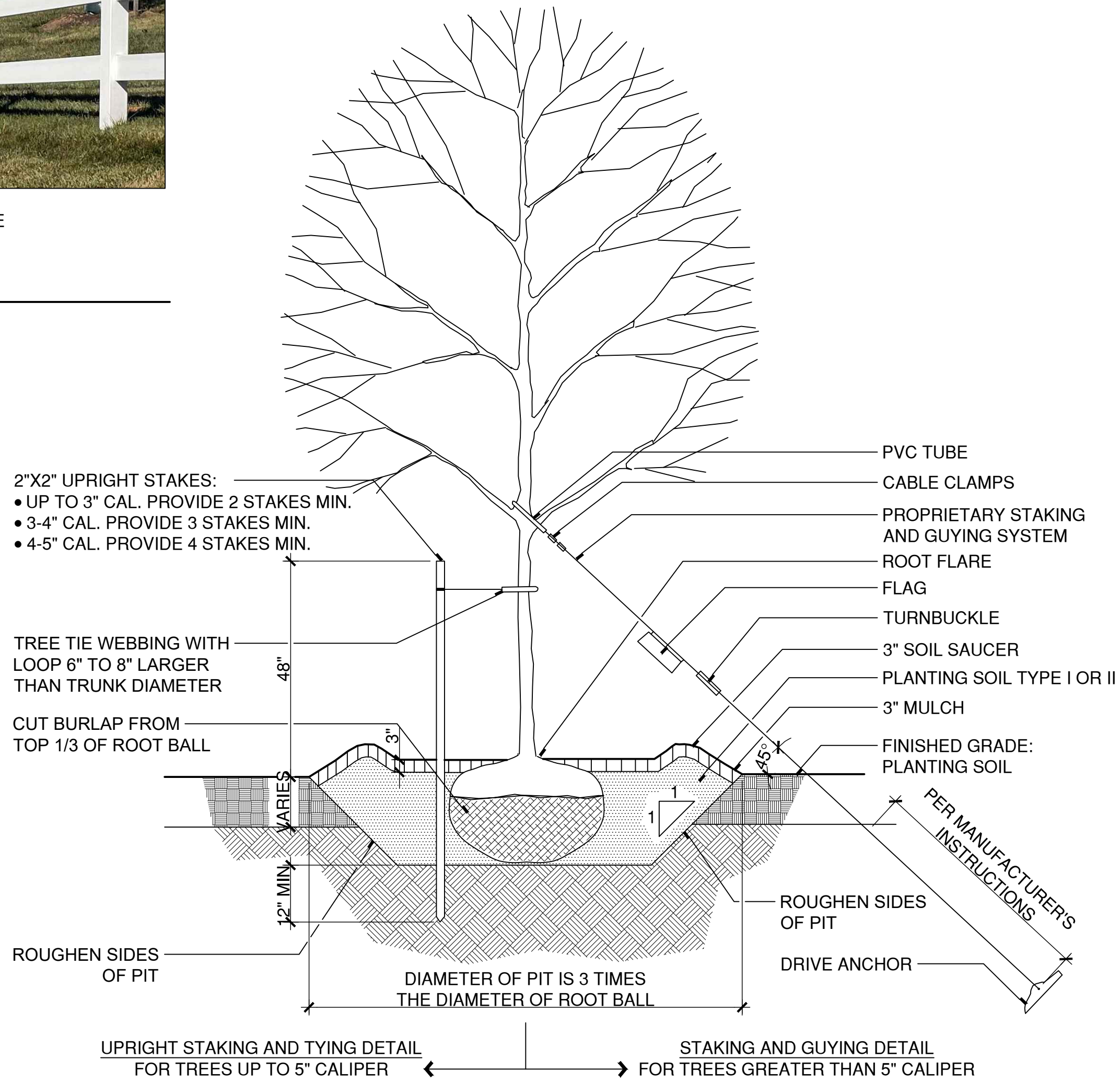
N.T.S.



NEW ORNAMENTAL PICKET FENCE TO MATCH EXISTING ORNAMENTAL PICKET FENCE

4 ENTRY ORNAMENTAL FENCE WITH STONE COLUMNS

N.T.S.

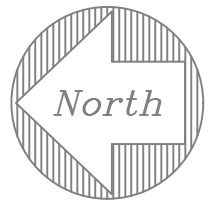


1 TREE PLANTING WITH TRUNK STABILIZATION

SCALE: N.T.S.

X:\PROJECT NUMBER\PROJECT STAGE\DETAILS\329300-A.DWG

DATE:	REVISION



Richter & Cegan Inc.
LANDSCAPE ARCHITECT
88 CANAL COURT P.O. BOX 567
AVON, CT 06001
PHONE: 860-678-0669

PREPARED FOR:
SEABURY CHURCH HOME OF
HARTFORD, INC.
BLOOMFIELD, CT
ASSESSORS MAPS
178-1 & 178-3
PARCEL #1228

PLANT SCHEDULE AND DETAILS
SEABURY - IL APARTMENT ADDITION
SEABURY DRIVE & WINTONBURY AVENUE
BLOOMFIELD, CT

DATE:
OCTOBER 28, 2024
SCALE:
AS NOTED
DRAWN BY:
CHECKED BY:
SHEET NO.: X of X
LP-3
IL APART - EXP

10/22/2024 2:13:30 PM Autodesk Docs//24107.00 - Seabury - IL Apartment Building Expansion/24107.00 - Seabury - IL Expansion - ELECTRICAL Central.rvt

1 SITE PHOTOMETRIC PLAN

EP1.1 1" = 20'-0"



Schedule							
Symbol	Label	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF Input Power
21		Lithonia Lighting	MRV LED P3 SR4 30K INVOCT	MRV LED WITH P3 PERFORMANCE PACKAGE 300K AND 180-DEGREE OPTIC TYPE	1	4377	39.31
OL1		National Lighting Solutions LLC	WL-1173-32L-63-40K	Decorative formed aluminum housing with internal specular directional reflectors and right rectangular glass lenses	1	5617	54
EXIST		National Lighting Solutions LLC	WL-1173S-32L-63-40K	Decorative formed aluminum housing with internal specular directional reflectors and right rectangular glass lenses	1	5455	54

Statistics						
Description	Symbol	Avg	Max	Max/Mn	Avg/Mn	Min
EXTERIOR EXITS	+	10.9 fc	15.5 fc	2.4:1	1.7:1	6.5 fc
PARKING SITE	+	1.0 fc	29.9 fc	N/A	N/A	0.0 fc
EXTERIOR EXITS	+	7.1 fc	15.2 fc	30.4:1	14.2:1	0.9 fc

PLAN NOTES

GENERAL NOTES

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE



IL APARTMENT ADDITION

SFCs

SFCs Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcscorp.com

DESIGNER : D. MCGILL	DRAWN : NAD
ARCHITECT : S. COCHRANE	CHECKED : JSK
ENGINEER : NAD	APPROVED : JSK
NO.	REVISION DESCRIPTION DATE

DRAWING TITLE

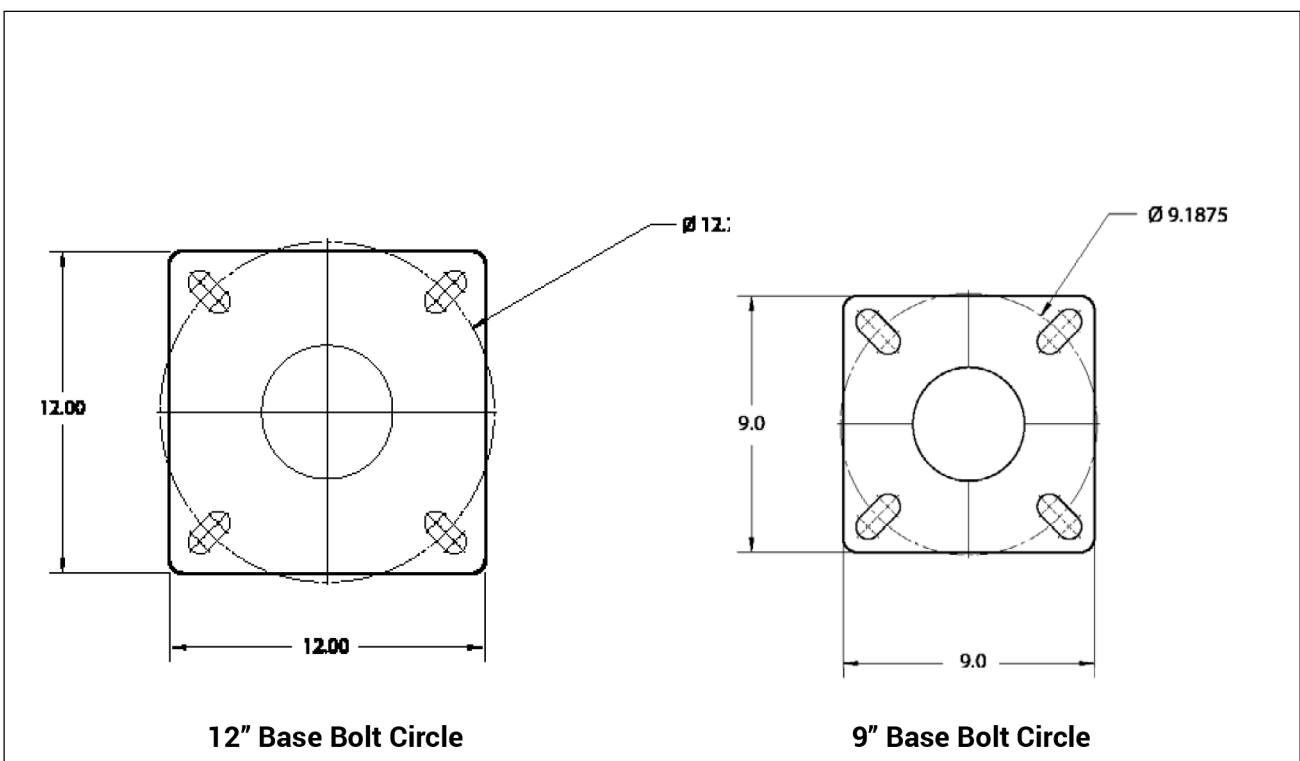
SITE LIGHTING PHOTOMETRIC PLAN

DATE: AUGUST 15, 2024

DRAWING

COMM. NO. 24107.00

EP1.1



POLE EPA DATA										
Maximum EPA (ft) Allowable										
POLE HEIGHT	POLE DIA.	SIZE	BASE PLATE	BOLT CIRCLE BOLTS	BOLTS	80 Mph	90 Mph	100 Mph		
10'	4" O.D.	120	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	10.4	7.9	6.1		
12	4" O.D.	120	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	8.2	6.1	4.6		
12	4" O.D.	150	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	11.7	8.8	6.6		
14	4" O.D.	120	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	7.2	4.9	2.9		
14	5" O.D.	150	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	10.1	7.6	5.6		
15	4" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	9.7	7.5	5.7		
15	5" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	14.9	11.7	8.9		
16	4" O.D.	120	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	8.4	6.1	4.5		
16	5" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	13.3	10.5	7.7		
18	4" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	6.3	3.7	1.8		
18	5" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	11.8	8.6	6.5		
20	4" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	12.5	8.3	5.4		
20	5" O.D.	180	8" Sq. x 3/4"	9 3/16"	3/4" x 30"	9.9	7.1	5.1		
22	5" O.D.	180	12" Sq. x 1"	12 1/2"	1" x 36"	12.8	11.5	9.8		
25	5" O.D.	180	12" Sq. x 1"	12 1/2"	1" x 36"	10.4	8.5	7.1		

NLS LIGHTING 19500 S. Rancho Way Ste. 105, Rancho Dominguez CA 90220
Call Us Today (310) 341-2037 nslighting.com

PRODUCT SPECIFICATIONS

DIMENSION WIL

A 42.5 in

B 16.75 in

EPA WEIGHT

2.87*2

29 lbs

701 Kinghill Place, Carson, CA 90746
Call Us Today (310) 341-2037

nslighting.com

PRODUCT SPECIFICATIONS

ELECTRICAL

• 120-277 Volts (UNV) or 347-480 Volts (HV)

• 0-10V dimming driver

• Driver power factor at maximum load is $\geq .95$, THD maximum load is 15%

• LED Drivers Ambient Temp. Min is -40°C and Ambient Temp. Max ranges from 50°C to 55°C and, in some cases, even higher. Consult the factory for evaluation by providing the future catalog string before quoting and specifying it.

• All internal wiring UL certified for 600 VAC and 105°C

• CRI 70, 80 or 90

• Color temperatures: Amber, 2700, 3000K, 3500K, 4000K, 5000K

• Surge Protection: 20KA supplied as standard.

FINISH

• 2.5 mils electrostatic powder coat.

• NLS Light's standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

LISTINGS

• Certified to UL 1598

• UL E750

• CSA C22.2 No. 250.0

BUY AMERICAN OPTION

While all of the NLS Lighting products listed in this document qualify for the Buy American Act of 1938, we reserve the right to change our listings without notice.

OPTIONAL BACK BOX (BBW)

Height: 4" (102 mm)

Width: 5.12" (130 mm)

Depth: 1.12" (28 mm)

Weight: 1.8 lbs (817 g)

ORDERING INFORMATION

MRW LED

Series

Performance Package

Color Temperature

Distribution

Voltage

Mounting

Options

Finish (Required)

EMERGENCY BATTERY OPERATION

The emergency battery backup (E2WVC & E2WNV options) is integral to the luminaire. No external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product.

All E2WVC & E2WNV configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time until power is lost, provided it is not overpowered by high and fluctuating in open space with no major obstructions.

The examples below show luminaires of 5 ft average and 0.1 ft minimum of the P1 power package Type IV product in emergency mode.

DECORATIVE POLE BASES 100 + 200

POLES + BASES

DPB-100

DPB Category: Pathway, Residential or Commercial projects.

Base Material: Two-piece decorative cast aluminum. Marine grade copper-free aluminum. Base plate 10" OD. Measures 36.5" tall x 17" OD wide.

Finish: 5 Millimeters rich textured powder coat finish. Custom color match, including Polina Verde and Weathered Brown.

Compatible Pole: Round Straight Steel (RSSP) or Round Straight Aluminum (RSAP) poles in 4", 5", 6" or 7" OD in 7 or 11 gauge. Consult factory for fluted options.

Project Name:

Type:

Cat #

Pole Dim.

Color

Decorative Pole Base 100 (DPB-100)

4" Round (R)

Bronze (BRZ)

5" Round (R)

White (WHT)

6" Round (R)

Silver (SVR)

7" Round (R)

Green (GRN)

8" Round (R)

Black (BLK)

9" Round (R)

Custom (CG)

DPB-200

DPB Category: Pathway, Residential or Commercial projects.

Base Material: Two-piece decorative cast aluminum. Marine grade copper-free aluminum. Base plate 10" OD. Measures 36.5" tall x 17" OD wide.

Finish: 5 Millimeters rich textured powder coat finish. Custom color match, including Polina Verde and Weathered Brown.

Compatible Pole: Round Straight Steel (RSSP) or Round Straight Aluminum (RSAP) poles in 4", 5", 6" or 7" OD in 7 or 11 gauge. Consult factory for fluted options.

Project Name:

Type:

Cat #

Pole Dim.

Color

Decorative Pole Base 200 (DPB-200)

4" Round (R)

Bronze (BRZ)

5" Round (R)

White (WHT)

6" Round (R)

Silver (SVR)

7" Round (R)

Green (GRN)

8" Round (R)

Black (BLK)

9" Round (R)

Custom (CG)

ROUND STRAIGHT FLUTED POLE

POLES + BASES

POLE

Shall be Straight Aluminum 6063 alloy Extrusion. Poles have ground bolt welded inside hand hole opposite side of the pole extrusion. Pole Extrusion is corrugated to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is constructed of 3" x 5" rectangular aluminum tubing, which is welded to pole shaft for added strength.

ANCHOR BASE

Manufactured from Aluminum. The Base Plate is 3/4" thick for poles 10 to 20 feet.

COATING

All poles have minimum 3mm powder coat finish. All poles are sandblasted prior to powder coat application.

ANCHORAGE

All anchor bolts are fully hot dipped galvanized and come with two galvanized nuts and washers per bolt.

BASE COVER, HAND HOLE COVER AND POLE CAP

All poles come with removable polymer pole cap installed. All poles caps are black finish. All base covers are made of Aluminum and powder coated to match the pole. Hand Hole covers are provided with internal bridge support and also powder coated to match pole finish.

Project Name:

Type:

RSPF

10

4R

.125

9BC

SGL

BLK

3430

T3R

Cat #

Height

Pole Dim.

Size

Base Pattern

Orient

Color

Bolts

Enhancements

Round Straight Fluted Pole (RSPF)

10' (30)

4" Round (R)

.125

9BC

SGL

BLK

3430

T3R

12' (36)

4" Round (R)

.125

9BC

SGL

BLK

3430

T3R

14' (42)

4" Round (R)

.125

9BC

SGL

BLK

3430

T3R

16' (48)

4" Round (R)

.125

9BC

SGL

BLK

3430

T3R

18' (54)

4" Round (R)

.125

9BC

SGL

BLK

3430

T3R

20' (60)

4" Round (R)

.125

9BC

SGL

BLK

3430

T3R

PRODUCT SPECIFICATIONS

WILSHIRE LUMEN DATA CHART

PART NUMBER

T3 LUMENS

T3 LM/W

T5 LUMENS

T5 LM/W

Watts

WL-16L-40-2767

1902

91

1849

88

21

WL-16L-40-2768

1791

85

1731

82

21

WL-16L-40-2769

1680

81

1656

78

21

WL-16L-40-2770

2056

98

1999

95

21

WL-16L-40-2771

1909

91

1856

88

21

WL-16L-40-2772

2056

98

1999

95

21

WL-16L-40-2773

2222

106

2160

103

21

WL-16L-40-2774

2056

98

1999

95

21

WL-16L-40-2775

2222

106

2160

103

21

WL-16L-40-2776

2772

99

2716

97

28

WL-16L-40-2777

2772

104

2828

101

28

WL-16L-40-2778

2922

108

2980

105

29

WL-20L-35-2767

3267

99

3201

97

33

WL-32L-35-40K7

3432

104

3393

101

33

WL-32L-35-40K8

3594

108

3551

105

33

WL-32L-35-40K9

3756

99

3728

97

34

WL-32L-34-40K7

3616

104

3454

101

34

WL-32L-35-40K7

3802

108

3620

105

34

WL-48L-35-2767

5049

99

4947

97

51

WL-48L-35-40K7

5304

104

5151

101

51

WL-48L-35-40K8

5568

108

5462

105

51

WL-48L-35-40K9

5820

99

5760

97

50

WL-48L-34-40K7

6220

104

6080

101

60

WL-48L-35-40K7

6480

108

6340

105

60

Lumen Maintenance Data

Ambient Temperature

Drive Current

L70 Hours*

L70 Hours**

30,000 Hours*

30,000 Hours**

50,000 Hours*

50,000 Hours**

25°C

Up to 700mA

50,000

173,000

95.7%

91.6%

89.6%

82.1%

*Reported extrapolations per IESNA TM-21

**Projected extrapolations per IESNA TM-21

LED KELVIN RANGE

AMBER 585-600 nm

2700K 70 CRI

3000K 70 CRI

3500K 80 CRI

4000K 70 CRI

5000K 70 CRI

Color

Peak Wavelength (nm)

Dominant or Dominant Range (nm)

Minimum

Maximum

Amber

585

600

MRW LED Architectural Wall Sconce

OMER

Height: 18" (457 mm)

Width: 9" (228 mm)

Depth: 1.8 lbs (817 g)

OPTIONAL BACK BOX (BBW)

Height: 4" (102 mm)

Width: 5.12" (130 mm)

Depth: 1.12" (28 mm)

ORDERING INFORMATION

MRW LED

Series

Performance Package

Color Temperature

Distribution

Voltage

Mounting

Options

Finish (Required)

EMERGENCY BATTERY OPERATION

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All E2WVC & E2WNV configurations include an independent secondary driver with an integral relay to immediately detect AC power loss.

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The examples below show luminaires of 5 ft average and 0.1 ft minimum of the P1 power package Type IV product in emergency mode.

WILSHIRE ARCHITECTURAL LIGHTING

POLE

Shall be Straight Aluminum 6063 alloy Extrusion. Poles have ground bolt welded inside hand hole opposite side of the pole extrusion. Pole Extrusion is corrugated to Anchor Base by welding internal to pole shaft and external to pole shaft. Hand Hole reinforcement is constructed of 3" x 5" rectangular aluminum tubing, which is welded to pole shaft for added strength.

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Project Name:

Type:

Cat #

Pole Dim.

Color

Decorative Pole Base 100 (DPB-100)

4" Round (R)

Bronze (BRZ)

5" Round (R)

White (WHT)

6" Round (R)

Silver (SVR)

7" Round (R)

Green (GRN)

8" Round (R)

Black (BLK)

9" Round (R)

Custom (CG)

DPB-200

DPB Category: Pathway, Residential or Commercial projects.

Base Material: Two-piece decorative cast aluminum. Marine grade copper-free aluminum. Base plate 10" OD. Measures 36.5" tall x 17" OD wide.

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Compatible Pole: Round Straight Steel (RSSP) or Round Straight Aluminum (RSAP) poles in 4", 5", 6" or 7" OD in 7 or 11 gauge. Consult factory for fluted options.

Project Name:

Type:

Cat #

Pole Dim.

Color

Decorative Pole Base 200 (DPB-200)

4" Round (R)

Bronze (BRZ)

5" Round (R)

White (WHT)

6" Round (R)

Silver (SVR)

7" Round (R)

Green (GRN)

8" Round (R)

Black (BLK)

9" Round (R)

Custom (CG)

DESIGN DEVELOPMENT SET

NOT FOR CONSTRUCTION

PROJECT TITLE

Seabury

IL APARTMENT ADDITION

SFCs

Architecture Engineering Planning Interiors

305 South Jefferson Street

Ranoke, Virginia 24011.2003

540.344.6664 • Fax 540.343.6925

www.sfcsc.com

DESIGNER : D. MCGILL

DRAWN : NAD

ARCHITECT : S. COCHRANE

CHECKED : JSK

ENGINEER : NAD

APPROVED : JSK

NO. REVISION DESCRIPTION DATE

DRAWING SITE

LIGHTING DETAILS

DATE: AUGUST 15, 2024

DRAWING

COMM. NO. 24107.00

EP1.2