Ryefield Village
A Planned Luxury Residential Community

Ryefield Hollow Drive
Bloomfield, Connecticut

Final Site Plan Approval
June 24, 2019
Revised thru August 5, 2022

DEVELOPMENT TEAM

Property Owner
Maulucci Brothers, LLC
69 Brown Street
Bloomfield, CT 06002

Applicant/Developer
K SFR Bloomfield, LLC
1140 Post Road
Fairfield, CT 06824

Civil and Traffic Engineer

Landscape Architect

Surveyor

LIST OF DESIGN DRAWINGS

Title Sheet
Master Plan
Layout Plan
Landscape Plan
Mitigation Area Plan
Grading & Drainage Plan
Soil Erosion & Sediment Control Plan
Utility Master Plan
Wetlands Impact Plan
Plan & Profile
Details and Notes
Notes
Certificates of Approval
Property / Limited Topography Survey

MA-1
LA-1 & LA-2
LS-1 thru LS-6
MI-1
GR-1 & GR-2
EC-1 & EC-2
UT-1 & UT-2
WI-1
PP-1 thru PP-5
SD-1 thru SD-7
NT-1 and NT-2
CA-1
PS-1

David S. Ziaks
PE #13336
NET LOT AREA CALCULATION

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING DISTRICT</td>
<td>PLR (Planned Luxury Residential)</td>
<td>PLR (Planned Luxury Residential)</td>
</tr>
<tr>
<td>LOT WIDTH</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. LOT AREA</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. FRONT YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. SIDE YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. REAR YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. LOT AREA</td>
<td>0 Acres</td>
<td>0 Acres</td>
</tr>
<tr>
<td>MIN. FRONT YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. SIDE YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>MIN. REAR YARD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>TOTAL LOT AREA</td>
<td>53.76 Acres</td>
<td>53.76 Acres</td>
</tr>
<tr>
<td>NET LOT AREA</td>
<td>0 Acres</td>
<td>0 Acres</td>
</tr>
<tr>
<td>REQUIRED</td>
<td>278.32 Feet</td>
<td>278.32 Feet</td>
</tr>
<tr>
<td>PROPOSED</td>
<td>0 Feet</td>
<td>0 Feet</td>
</tr>
<tr>
<td>MIN. BUILDING HEIGHT</td>
<td>35 Feet</td>
<td>35 Feet</td>
</tr>
<tr>
<td>MAX. BUILDING HEIGHT</td>
<td>35 Feet</td>
<td>35 Feet</td>
</tr>
<tr>
<td>MAX. BUILDING COVERAGE</td>
<td>100 Percent</td>
<td>100 Percent</td>
</tr>
<tr>
<td>35 Feet</td>
<td>100 Percent</td>
<td>100 Percent</td>
</tr>
<tr>
<td>25 Feet</td>
<td>75 Percent</td>
<td>75 Percent</td>
</tr>
<tr>
<td>20 Feet</td>
<td>50 Percent</td>
<td>50 Percent</td>
</tr>
</tbody>
</table>

SCHEDULE OF LOT AND BUILDING REQUIREMENTS

<table>
<thead>
<tr>
<th>UNIT TYPES</th>
<th>REQUIRED</th>
<th>PROPOSED</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Town Homes</td>
<td>22</td>
<td>225 required spaces</td>
<td>Two and one-half (2 1/2) parking spaces shall be required for each dwelling unit, located inside the structure or out</td>
</tr>
<tr>
<td>Multi-Family Housing</td>
<td>68</td>
<td>3.04 Spaces per unit or 222 Spaces</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Housing</td>
<td>68</td>
<td>2.5 Spaces per unit or 178 Spaces</td>
<td></td>
</tr>
<tr>
<td>1 or 2 Car Garage</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>1 Car Garage</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

PARKING TABULATION

<table>
<thead>
<tr>
<th>UNIT TYPES</th>
<th>REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Town Homes</td>
<td>1 or 2 Car Garage</td>
</tr>
<tr>
<td>Single Family Duplex Homes</td>
<td>1 Car Garage</td>
</tr>
</tbody>
</table>

LOCATION MAP

SCALE: 1" = 100
Provide Lawn Edging or Deep Spade Edge at transition from Mulch Planting Bed to Lawn Areas (typical).

MAIL KIOSK PLANTINGS

UNIT FOUNDATION PLANTINGS - Units A and B

AMENITY SPACE PLANTINGS

UNIT FOUNDATION PLANTINGS - Units C and D
Provide Lawn Edging or Deep Spade Edge at transition from Mulch Planting Bed to Lawn Areas (typical).
WATER QUALITY BASINS PLANTING NOTES

PLANTING
1. For Water Quality Basins, plant specified wildflower/grass seed mixes at the specified rates. After lightly raking in seed, spread with a thin layer of hay mulch. Seed in spring if possible. For even spreading, mix in coarse sand, kitty litter, or oil absorbent. After the rains, lightly spread and water.
2. Plant shrubs (minimum 24 inch height), balled or potted, on basins' perimeters per the direction of Ecologist or Wetland Scientist.
3. Water and weed as needed during Establishment Period.
4. Overseed any bare patches larger than five feet in diameter during the first few growing seasons.

MONITORING
5. The Water Quality Basins shall be inspected by a Wetlands Professional, on the day following a rain event over 1.0 inches, during the first weekly inspection to ensure compliance with this Plan. Inspection is to occur within 48 hours of the rain event and enter the basin's water level must be documented at the time of the inspection. A brief affidavit that the Basin has been inspected and appears to comply with specifications shall be provided to the Town Wetlands Agent within one month of inspection. Only if problems are noted, such as excessive plant die-back, invasive species proliferation, bare earth areas, etc., shall a detailed report be provided to the Town's inland Wetlands and Watercourses Agency.

LONG-TERM MAINTENANCE NOTES
6. Periodically (not more frequently than once every two years) mow the upper slopes of Water Quality Basins above the elevation of the main outlet invert. Avoid planted shrubs and trees.
7. Woody species (i.e. shrubs) other than invasives may be allowed to colonize on Basin side slopes. However, trees should not be allowed to colonize the Basin's embankments. Man or hand pull any invasive shrubs or vine seedlings in early summer for the first three (3) growing seasons. Do not use herbicides, fungicides, or insecticides, unless an infestation of invasive species has occurred.
8. Periodically remove sediment build-up from Basin's forebay when accumulation is more than six (6) inches.
## Deciduous Shrubs

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creeping Jenny</td>
<td>Lysimachia nummularia</td>
<td>6 to 7 foot height</td>
<td>CR</td>
<td>50</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Winter King Hawthorn</td>
<td>Crataegus canadensis</td>
<td>2 to 2 1/2 inch caliper</td>
<td>W</td>
<td>15</td>
<td>WATER QUALITY BASIN LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Green Giant Japanese Stewartia</td>
<td>Stewartia pseudocamellia</td>
<td>2 Feet</td>
<td>#1 Container</td>
<td>6</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Little Goldstar Coneflower</td>
<td>Echinacea purpurea</td>
<td>2 Feet</td>
<td>#1 Container</td>
<td>6</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Shrub Chaste Tree</td>
<td>Vitis x labruscana 'Blue Star'</td>
<td>24 to 30 inch height</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Walker's Low Catmint</td>
<td>Nepeta racemosa 'Walker's Low'</td>
<td>6 to 7 foot height</td>
<td>#3 Container</td>
<td>20</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Evergreen Accent Shrubs

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Mature Height</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Serbian Spruce</td>
<td>Picea omorika</td>
<td>50 Feet</td>
<td>PS</td>
<td>12</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>White Spruce</td>
<td>Picea glauca</td>
<td>25 Feet</td>
<td>WS</td>
<td>18</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Bellamy White Oak</td>
<td>Quercus alba 'Bellamy'</td>
<td>14 to 18 inch caliper</td>
<td>Q</td>
<td>20</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Broadleaf Evergreen Shrubs

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Height</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dense Spreading Yew</td>
<td>Taxus yew</td>
<td>6 to 7 foot height</td>
<td>DE</td>
<td>50</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Spreading and Mounding Junipers</td>
<td>Juniperus chinensis</td>
<td>12 Feet</td>
<td>J</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Shrub Oak</td>
<td>Quercus prinus</td>
<td>50 Feet</td>
<td>Q</td>
<td>18</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Exclamation Planetree

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Height</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exclamation Planetree</td>
<td>Platanus x acerifolia</td>
<td>50 Feet</td>
<td>PX</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Grasses

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue-Eyed Grass</td>
<td>Poa blanda</td>
<td>12 to 18 inch</td>
<td>BE</td>
<td>1</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Blue Grass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Kentucky Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Perennials

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue-Eyed Grass</td>
<td>Poa blanda</td>
<td>12 to 18 inch</td>
<td>BE</td>
<td>1</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Kentucky Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Evergreen matrix

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
<th>Symbol</th>
<th>Quantity</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Japanese Holly</td>
<td>Ilex crenata 'Hinoki'</td>
<td>6 Feet</td>
<td>JH</td>
<td>6</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Wintercreeper Euonymus</td>
<td>Euonymus fortunei 'Wintercreeper'</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

## Seed Types

<table>
<thead>
<tr>
<th>Seed Type</th>
<th>Mix</th>
<th>Application Rate</th>
<th>Landscape Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seed Type 1 - General Lawn</td>
<td>New England Meadow Park, Inc.</td>
<td>4 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Seed Type 2 - Conservation Mix</td>
<td>New England Erosion Control / Restoration Mix</td>
<td>4 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Seed Type 3 - Wetland</td>
<td>New England Wetland Plants, Inc.</td>
<td>3 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Seed Type 4 - Slope</td>
<td>New England Erosion Control / Restoration Mix</td>
<td>3 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>

##deciduous shrubs  

- | Common Name | Botanical Name | Size | Symbol | Quantity | Landscape Schedule |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Boneset</td>
<td>Eupatorium perfoliatum</td>
<td>2 to 3 Feet</td>
<td>#3 Container</td>
<td>25</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Blue-Eyed Grass</td>
<td>Poa blanda</td>
<td>12 to 18 inch</td>
<td>BE</td>
<td>1</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Kentucky Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Pale Purple Heart</td>
<td>Bidens cernua</td>
<td>2 to 3 Feet</td>
<td>#3 Container</td>
<td>20</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Blue-Eyed Grass</td>
<td>Poa blanda</td>
<td>12 to 18 inch</td>
<td>BE</td>
<td>1</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Kentucky Bluegrass</td>
<td>Poa pratensis</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
</tbody>
</table>

##flowering trees  

- | Common Name | Botanical Name | Size | Symbol | Quantity | Landscape Schedule |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Trident Maples</td>
<td>Acer buergerianum</td>
<td>2 to 3 Feet</td>
<td>#3 Container</td>
<td>25</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Star Magnolias</td>
<td>Magnolia stellata</td>
<td>2 to 3 Feet</td>
<td>#3 Container</td>
<td>25</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>White Oak</td>
<td>Quercus alba</td>
<td>25 Feet</td>
<td>WS</td>
<td>18</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Bellamy White Oak</td>
<td>Quercus alba 'Bellamy'</td>
<td>14 to 18 inch caliper</td>
<td>Q</td>
<td>20</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Exclamation Planetree</td>
<td>Platanus x acerifolia</td>
<td>50 Feet</td>
<td>PX</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
</tbody>
</table>

## evergreen matrix  

- | Common Name | Botanical Name | Size | Symbol | Quantity | Landscape Schedule |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Japanese Holly</td>
<td>Ilex crenata 'Hinoki'</td>
<td>6 Feet</td>
<td>JH</td>
<td>6</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
<tr>
<td>Wintercreeper Euonymus</td>
<td>Euonymus fortunei 'Wintercreeper'</td>
<td>24 to 30 inch</td>
<td>#3 Container</td>
<td>15</td>
<td>LANDSCAPE SCHEDULE</td>
<td></td>
</tr>
</tbody>
</table>

##seed types  

- | Seed Type | Mix | Application Rate | Landscape Schedule |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Seed Type 1 - General Lawn</td>
<td>New England Meadow Park, Inc.</td>
<td>4 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Seed Type 2 - Conservation Mix</td>
<td>New England Erosion Control / Restoration Mix</td>
<td>4 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Seed Type 3 - Wetland</td>
<td>New England Wetland Plants, Inc.</td>
<td>3 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
<tr>
<td>Seed Type 4 - Slope</td>
<td>New England Erosion Control / Restoration Mix</td>
<td>3 lbs per Acre</td>
<td>LANDSCAPE SCHEDULE</td>
</tr>
</tbody>
</table>
WETLAND SOILS per Soil Report
Scitico, Shaker and Maybird soils
Scarboro muck
Raypol silt loam

UPLAND SOILS per Soil Report
Weathersfield Loam
Tisbury silt loam

See the On-Site Soil Investigation & Wetlands Delineation Report, dated August 14, 2019 prepared by REMA Ecological Services, LLC for additional information.
STA=16+99.80 163.93 FS

"PULL" PIPE AS REQUIRED

STA=20+30.00 160.90 FS

STA=22+20.00 161.00 FS

Ryefield Village Drive

DEVELOPER                            DATE
TOWN ENGINEER                        DATE
FIRE HYDRANT APPROVAL
FIRE MARSHAL                         DATE

ALL FIRE HYDRANTS ARE TO BE PUBLIC FOR SEWER AND WATER MAIN APPROVAL

MDC CODE:
WATER: R-20018.01
SEWER: R-20018.02
PULL PIPE AS REQUIRED

SECRET POND DRIVE
HIDDEN VALLEY DRIVE

DEVELOPER
TOWN ENGINEER
FIRE MARSHAL
FOR SEWER AND WATER MAIN APPROVAL

MDC CODE:
WATER: R-20018.01
SEWER: R-20018.02
ALL FIRE HYDRANTS ARE TO BE PUBLIC FOR SEWER AND WATER MAIN APPROVAL

MDC CODE:
- WATER: R-20018.01
- SEWER: R-20018.02

RYEFIELD VILLAGE DRIVE (FIRE LANE)
Ryfleld Village
Level Spreader Design

<table>
<thead>
<tr>
<th>Outlet ID</th>
<th>Q (CFS)</th>
<th>Do (FT)</th>
<th>La</th>
<th>W</th>
</tr>
</thead>
<tbody>
<tr>
<td>PESA1</td>
<td>2.79</td>
<td>1.25</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>PESB1</td>
<td>3.09</td>
<td>1.25</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>PESC1</td>
<td>3.00</td>
<td>1.25</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>PESD1</td>
<td>1.90</td>
<td>1.25</td>
<td>13</td>
<td>17</td>
</tr>
<tr>
<td>PESK1</td>
<td>5.50</td>
<td>1.25</td>
<td>17</td>
<td>11</td>
</tr>
</tbody>
</table>

EXISTING TREE PROTECTION DETAIL
REMOVABLE WATERTIGHT ACCESS PORT, 6" OPENING

1" PVC ANTI-SIPHON PIPE ADAPTER
Any conditions of approval by other local regulatory agencies such as the Zoning Board or Town Engineer may be imposed at the discretion of the various agencies and may be incorporated into the permit. Any approved exterior lighting shall not be directed onto abutting properties or roadways. All construction of site improvements must be in accordance with Town of Bloomfield standards and local regulations. Any excess excavated material must be disposed of in a suitable manner and location which was previously filled, or one that may contain soil types of questionable stability. The use, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency. Any approved exterior lighting shall not be directed onto abutting properties or roadways. All construction of site improvements must be in accordance with Town of Bloomfield standards and local regulations. Any excess excavated material must be disposed of in a suitable manner and location which was previously filled, or one that may contain soil types of questionable stability. The use, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The applicant shall schedule a preconstruction meeting with the Wetlands Agent, developer, general contractor and any site work contractor prior to the start of any construction, tree clearing or ground disturbance. The applicant shall provide a topographic map of the area to be developed, including the location of all wetlands, watercourses, and upland review areas on this lot. No disturbed soils shall remain un-stabilized for more than 30 days. Stabilization is the establishment of vegetation or surface amendments necessary to control erosion and sediment transport. All construction access points into the site from paved roads or parking areas shall have a construction entrance/anti-tracking pad installed, at least 50 feet in length and wide enough for two-way equipment traffic. A Town of Bloomfield R.O.W. permit is required for any work within the Town rights-of-ways, easements or stormwater management systems. Watercourses Commission and may require a revised permit. In accordance with Section 25-113, the developer shall submit to the Wetlands Agent a list of all vegetation within 100 feet of all wetlands, watercourses, or upland review areas, including the species and size of each tree. All trees to be saved and protected. The clearing of trees shall be done by an arborist with a valid arborists license. Trees to remain in place include: trees with a diameter at breast height of 12 inches or greater, tree species that are rare or endangered in the United States, and trees that are a part of a remnant stand. Trees to be removed include: trees with a diameter at breast height of 12 inches or less, trees that are a part of a forest stand, and trees that are not part of a remnant stand. All construction of site improvements must be in accordance with Town of Bloomfield standards and local regulations. Any excess excavated material must be disposed of in a suitable manner and location which was previously filled, or one that may contain soil types of questionable stability. The use, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The applicant/developer shall submit a copy of any Construction Documents, bid plans or specifications, or any information provided to the contractor for the construction of the proposed development. All such information shall not conflict with the requirements of the approved permit plans. Any disturbed soils shall remain un-stabilized for more than 30 days. Stabilization is the establishment of vegetation or surface amendments necessary to control erosion and sediment transport. All construction access points into the site from paved roads or parking areas shall have a construction entrance/anti-tracking pad installed, at least 50 feet in length and wide enough for two-way equipment traffic. A Town of Bloomfield R.O.W. permit is required for any work within the Town rights-of-ways, easements or stormwater management systems. Watercourses Commission and may require a revised permit. In accordance with Section 25-113, the developer shall submit to the Wetlands Agent a list of all vegetation within 100 feet of all wetlands, watercourses, or upland review areas, including the species and size of each tree. All trees to be saved and protected. The clearing of trees shall be done by an arborist with a valid arborists license. Trees to remain in place include: trees with a diameter at breast height of 12 inches or greater, tree species that are rare or endangered in the United States, and trees that are a part of a remnant stand. Trees to be removed include: trees with a diameter at breast height of 12 inches or less, trees that are a part of a forest stand, and trees that are not part of a remnant stand. All construction of site improvements must be in accordance with Town of Bloomfield standards and local regulations. Any excess excavated material must be disposed of in a suitable manner and location which was previously filled, or one that may contain soil types of questionable stability. The use, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

Any approved exterior lighting shall not be directed onto abutting properties or roadways. All construction of site improvements must be in accordance with Town of Bloomfield standards and local regulations. Any excess excavated material must be disposed of in a suitable manner and location which was previously filled, or one that may contain soil types of questionable stability. The use, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

Any approved exterior lighting shall not be directed onto abutting properties or roadways. All construction of site improvements must be in accordance with Town of Bloomfield standards and local regulations. Any excess excavated material must be disposed of in a suitable manner and location which was previously filled, or one that may contain soil types of questionable stability. The use, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.

The developer shall be responsible for obtaining and complying with the recommendations of a Civil Engineer prior to the start of any construction of any site which was previously filled, or one that may contain soil types of questionable stability. The eight, storage, or disposal of any materials not in accordance with what is shown on the plans shall be the sole responsibility of the developer and may require a revised permit. The plans alone are not sufficient to indicate any approvals from other regulatory agencies such as the DEP or other federal agency.
In general, the overall project will follow the sequence below:

1. Complete rough grading and road box cut.
2. Install drainage and underground utilities.
3. Construct temporary or permanent roads.
4. Install curbing.
5. Install road base.
6. Install pavement.
7. Construct sidewalks.
8. Install lighting and other miscellaneous structures.
9. Install temporary sediment traps.
10. Establish temporary vegetation planting.

Sediment Control

1. All areas to be stabilized immediately and all exposed slopes shall be seeded with grass and/or erosion control blankets.
2. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
3. Haybales shall be placed in such a manner so as to divert flows.
4. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
5. Construct a permanent or temporary stone check dam across the drainage ditch or channel as required to contain the disturbed areas long enough to allow a majority of the sediment to settle out.
6. Haybales must be replaced periodically.
7. Stockpile shall be seeded if it remains in place for more than 30 days.
8. Barriers and erosion control measures shall be installed and maintained in accordance with the plan, specifications, and erosion and sediment control control notes.
9. All work and materials to conform to Town of Bloomfield Standard Specifications, C.K.D. T.O. 918. An examination, sealed, certified utility company specifications, and the details shown on these plans, as applicable.
10. Site utilities are to be installed underground and all exposed slopes shall be seeded with grass and/or erosion control blankets.
11. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
12. Haybales shall be placed in such a manner so as to divert flows.
13. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
14. Complete final clearing of storm sewer systems.

Erosion and Sediment Control Measures

1. Deposit all cuttings and topsoil in an approved disposal area immediately after the removal.
2. Work is to be performed only with the use of adequate methods of erosion and sediment control, as approved by the town.
3. Erosion and sediment control measures shall be installed and maintained in accordance with the plan, specifications, and erosion and sediment control control notes.
4. All work and materials to conform to Town of Bloomfield Standard Specifications, C.K.D. T.O. 918. An examination, sealed, certified utility company specifications, and the details shown on these plans, as applicable.
5. Site utilities are to be installed underground and all exposed slopes shall be seeded with grass and/or erosion control blankets.
6. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
7. Haybales shall be placed in such a manner so as to divert flows.
8. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
9. Complete final clearing of storm sewer systems.

In general, the overall project will follow the sequence below:

1. Complete rough grading and road box cut.
2. Install drainage and underground utilities.
3. Construct temporary or permanent roads.
4. Install curbing.
5. Install road base.
6. Install pavement.
7. Construct sidewalks.
8. Install lighting and other miscellaneous structures.
9. Install temporary sediment traps.
10. Establish temporary vegetation planting.

Sediment Control

1. All areas to be stabilized immediately and all exposed slopes shall be seeded with grass and/or erosion control blankets.
2. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
3. Haybales shall be placed in such a manner so as to divert flows.
4. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
5. Construct a permanent or temporary stone check dam across the drainage ditch or channel as required to contain the disturbed areas long enough to allow a majority of the sediment to settle out.
6. Haybales must be replaced periodically.
7. Stockpile shall be seeded if it remains in place for more than 30 days.
8. Barriers and erosion control measures shall be installed and maintained in accordance with the plan, specifications, and erosion and sediment control control notes.
9. All work and materials to conform to Town of Bloomfield Standard Specifications, C.K.D. T.O. 918. An examination, sealed, certified utility company specifications, and the details shown on these plans, as applicable.
10. Site utilities are to be installed underground and all exposed slopes shall be seeded with grass and/or erosion control blankets.
11. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
12. Haybales shall be placed in such a manner so as to divert flows.
13. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
14. Complete final clearing of storm sewer systems.

Erosion and Sediment Control Measures

1. Deposit all cuttings and topsoil in an approved disposal area immediately after the removal.
2. Work is to be performed only with the use of adequate methods of erosion and sediment control, as approved by the town.
3. Erosion and sediment control measures shall be installed and maintained in accordance with the plan, specifications, and erosion and sediment control control notes.
4. All work and materials to conform to Town of Bloomfield Standard Specifications, C.K.D. T.O. 918. An examination, sealed, certified utility company specifications, and the details shown on these plans, as applicable.
5. Site utilities are to be installed underground and all exposed slopes shall be seeded with grass and/or erosion control blankets.
6. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
7. Haybales shall be placed in such a manner so as to divert flows.
8. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
9. Complete final clearing of storm sewer systems.

In general, the overall project will follow the sequence below:

1. Complete rough grading and road box cut.
2. Install drainage and underground utilities.
3. Construct temporary or permanent roads.
4. Install curbing.
5. Install road base.
6. Install pavement.
7. Construct sidewalks.
8. Install lighting and other miscellaneous structures.
9. Install temporary sediment traps.
10. Establish temporary vegetation planting.

Sediment Control

1. All areas to be stabilized immediately and all exposed slopes shall be seeded with grass and/or erosion control blankets.
2. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
3. Haybales shall be placed in such a manner so as to divert flows.
4. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
5. Construct a permanent or temporary stone check dam across the drainage ditch or channel as required to contain the disturbed areas long enough to allow a majority of the sediment to settle out.
6. Haybales must be replaced periodically.
7. Stockpile shall be seeded if it remains in place for more than 30 days.
8. Barriers and erosion control measures shall be installed and maintained in accordance with the plan, specifications, and erosion and sediment control control notes.
9. All work and materials to conform to Town of Bloomfield Standard Specifications, C.K.D. T.O. 918. An examination, sealed, certified utility company specifications, and the details shown on these plans, as applicable.
10. Site utilities are to be installed underground and all exposed slopes shall be seeded with grass and/or erosion control blankets.
11. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
12. Haybales shall be placed in such a manner so as to divert flows.
13. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
14. Complete final clearing of storm sewer systems.

Erosion and Sediment Control Measures

1. Deposit all cuttings and topsoil in an approved disposal area immediately after the removal.
2. Work is to be performed only with the use of adequate methods of erosion and sediment control, as approved by the town.
3. Erosion and sediment control measures shall be installed and maintained in accordance with the plan, specifications, and erosion and sediment control control notes.
4. All work and materials to conform to Town of Bloomfield Standard Specifications, C.K.D. T.O. 918. An examination, sealed, certified utility company specifications, and the details shown on these plans, as applicable.
5. Site utilities are to be installed underground and all exposed slopes shall be seeded with grass and/or erosion control blankets.
6. Erosion control blankets will remain in place for a minimum of 30 days after construction or until growth is established.
7. Haybales shall be placed in such a manner so as to divert flows.
8. Remove erosion controls after disturbed areas are landscaped and mulched or new vegetation is established.
9. Complete final clearing of storm sewer systems.
June 10, 2022
Kronos Point Capital, LLC / GRT, LLC
31850 Via Maria #200
Dana Point, CA 92629

Re: Special Permit, Revised Master Plan – 21 & 35 ViaField Circle Drive

To: William A. Miller

Please be advised that, at a meeting held on April 28, 2022, the Dana Point Town Planning and Zoning Commission (the "Commission") granted a Special Permit (the "Special Permit") to Kronos Point Capital, LLC ("Kronos") for the proposed development of 21 ViaField Circle Drive (the "Project") in accordance with the terms of the Special Permit.

In accordance with the terms of the Special Permit, Kronos has been granted permission to develop the Project in accordance with the provisions of the Dana Point City Code and the Dana Point Development Code (the "Code"). The Special Permit also includes certain conditions and requirements, which are outlined in the Special Permit.

If you have any questions, please call the Planning Office at 949-243-3100.

Sincerely yours,

Richard M. Steinhoff, AICP
Director of Planning and Economic Development

cc: Dawn Zulaikha, M.A., Research & Planning