GENERAL NOTES AND MAP REFERENCES

1. THIS PLAN WAS PREPARED UTILIZING INFORMATION FROM THE FOLLOWING MAP REFERENCES AND SHALL BE USED IN CONJUNCTION WITH THESE REFERENCED MAPS:

   A. SHEETS #1 AND #2 OF 4
   SUBDIVISION PLANS 1 AND 2
   STRATFORD CROSSING
   PREPARED FOR
   SUNLIGHT CONSTRUCTION, INC.
   44 LENOX ROAD
   AVON, CONNECTICUT
   SCALE: 1"=40'
   DATE: 9/17/13
   REVISED: 5/21/14
   Prepared by:
   DENNO LAND SURVEYING & CONSULTING, LLC
   2 TUNXIS ROAD, SUITE 210
   TARRIFVILLE, CONNECTICUT 06081

   HEREIN REFERRED TO AS "SUBDIVISION PLANS"

   B. SITE DEVELOPMENT PLAN(S), DWG #SD1 and #SD2
   PLAN AND PROFILE, DWG #RP2 and #SP1
   STRATFORD CROSSING
   SUNLIGHT CONSTRUCTION, INC.
   AVON, CONNECTICUT
   SCALES: (Miscellaneous)
   DATE: (Miscellaneous)
   REVISED TO: 6/18/14
   Prepared by:
   BUCK AND BUCK, LLC ENGINEERS
   HARTFORD, CONNECTICUT

   HEREIN REFERRED TO AS "DESIGN DRAWINGS"

   C. COMPILATION PLAN 1 (SHEET 1 OF 4)
   MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF
   SUNLIGHT CONSTRUCTION INC.
   & THE TOWN OF AVON
   HAYNES ROAD
   AVON, CONNECTICUT
   CL&P FILE #E4076
   SCALE: 1"=40'
   DATA: 7/17/14
   Prepared by:
   DENNO LAND SURVEYING & CONSULTING, LLC
   2 TUNXIS ROAD, SUITE 210
   TARRIFVILLE, CONNECTICUT 06081

   HEREIN REFERRED TO AS "COMPILATION PLAN"

2. SITE TOPOGRAPHY TAKEN FROM FIELD SURVEY BY DENNO LAND SURVEYING.

3. ZONE: R-30. DEVELOPMENT BEING DONE UNDER CLUSTER DEVELOPMENT.
   AREA OF 50 STRATFORD CROSSING (PARCEL 6470050): 28,533 SF = 0.655 ACRES.

4. ANY EXISTING UNDERGROUND STRUCTURES AND SERVICES ARE SHOWN IN AS NEAR TO THEIR CORRECT POSITIONS AS POSSIBLE. HOWEVER, ALL SUCH LOCATIONS ARE APPROXIMATE AND ALL SUCH STRUCTURES OR SERVICES MAY NOT BE SHOWN.

5. PROPERTY AND STREET LINE DATA SHOWN ON THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. PARCELS MAY BE SUBJECT TO EASEMENTS NOT SHOWN ON THIS SHEET. REFER TO SUBDIVISION PLANS FOR EXACT PROPERTY LINE, STREET LINE AND EASEMENT DATA.

CONSTRUCTION NOTES

1. PROVIDE THE FOLLOWING WHERE APPLICABLE:
   a. EROSION CONTROL AS REQUIRED.
   b. SHAKEDOWN PAD AT END OF DRIVEWAY (MINIMUM 4" THICK OF 2" STONE OVER FILTER FABRIC, 30' IN LENGTH)
   c. HAYBALE DRIVEWAY WHEN NOT IN USE.
   d. EROSION CONTROL AROUND CATCH BASINS.
   e. IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002, ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.

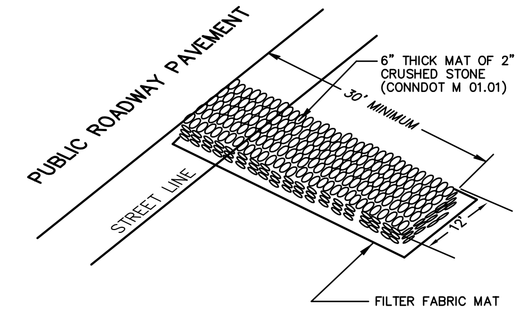
2. BASEMENT WINDOWS ARE NOT SHOWN. ADJUST GRADING AS REQUIRED TO PROVIDE ADEQUATE CLEARANCE BETWEEN WINDOW SILLS AND FINISHED GRADE OR PROVIDE WINDOW WELLS AND DRAINS TO PROTECT WINDOW OPENINGS.

3. ADJUST GRADING AS REQUIRED TO PROVIDE A MINIMUM OF 8" FROM FINISHED GRADE TO STRUCTURAL WOOD.

4. ALL FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

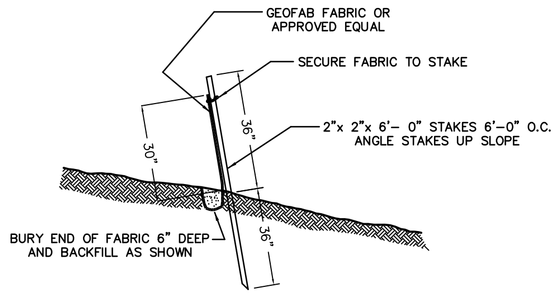
5. UTILITY SERVICES AS SHOWN MAY BE ALTERED BASED ON FIELD LOCATIONS OF SERVICE STUBS.

6. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND DETAILS OF THE TOWN OF AVON AND CTDOT FORM 816. CONSTRUCTION SHALL ALSO CONFORM TO THE CONDITIONS OF SUBDIVISION AND INLAND WETLANDS APPROVALS FROM THE TOWN OF AVON COMMISSIONS.



DETAIL – ANTI-TRACKING PAD CONSTRUCTION ENTRANCE

NO SCALE



SILT FENCE DETAIL

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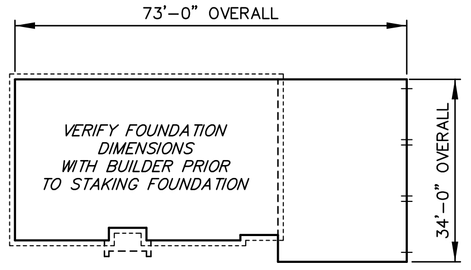
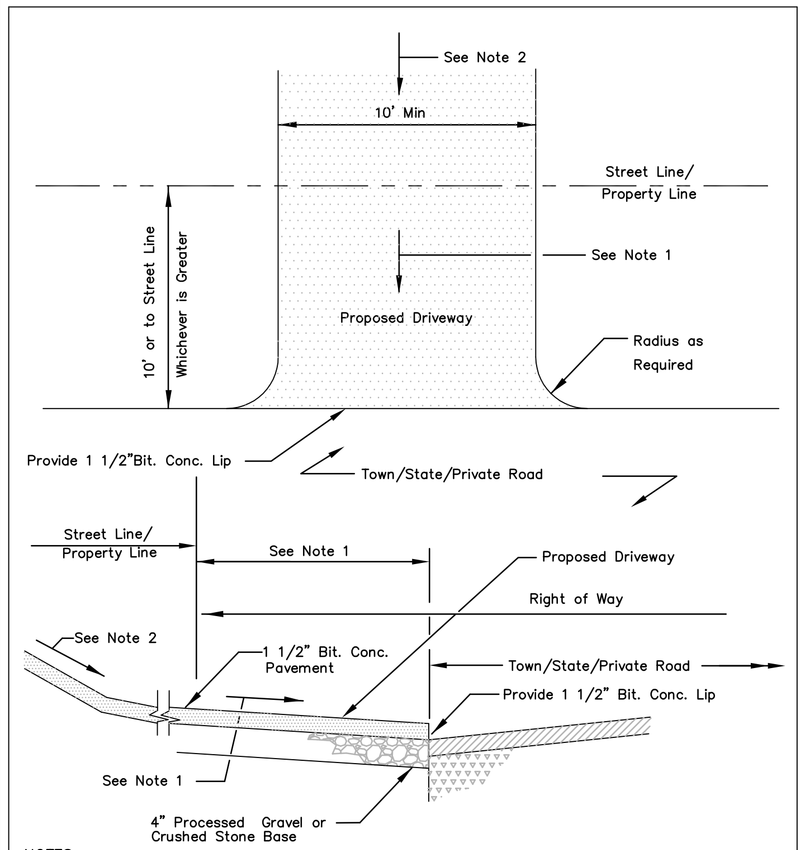


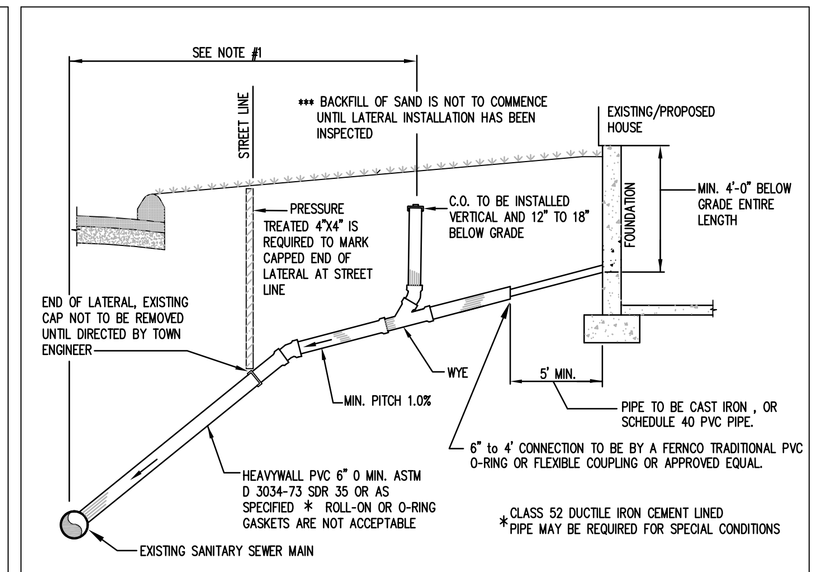
FOUNDATION PLAN

SCALE: 1"=20'



NOTES:
1. REQUIRED GRADE OF +1% TO +5% IN CUT OR FILL AREAS TO BE MAINTAINED FOR A DISTANCE OF 10FT. FROM GUTTER LINE OR TO THE STREET LINE, WHICHEVER IS GREATER OR AS DIRECTED BY THE TOWN ENGINEER.
2. MAXIMUM ALLOWABLE GRADE IS 14% AT ANY POINT ON THE DRIVEWAY, OUTSIDE OF THE RIGHT-OF-WAY.
3. ALL MATERIALS ARE TO MEET THE REQUIREMENTS OF THE CONNECTICUT D.O.T. STANDARDS, FORM 816 AS AMENDED.

TOWN OF AVON	
60 WEST MAIN STREET AVON,CONN.	
ENGINEERING DEPT.	
TYPICAL DRIVEWAY SECTION	
SCALE: NONE	DATE: 6-2-11



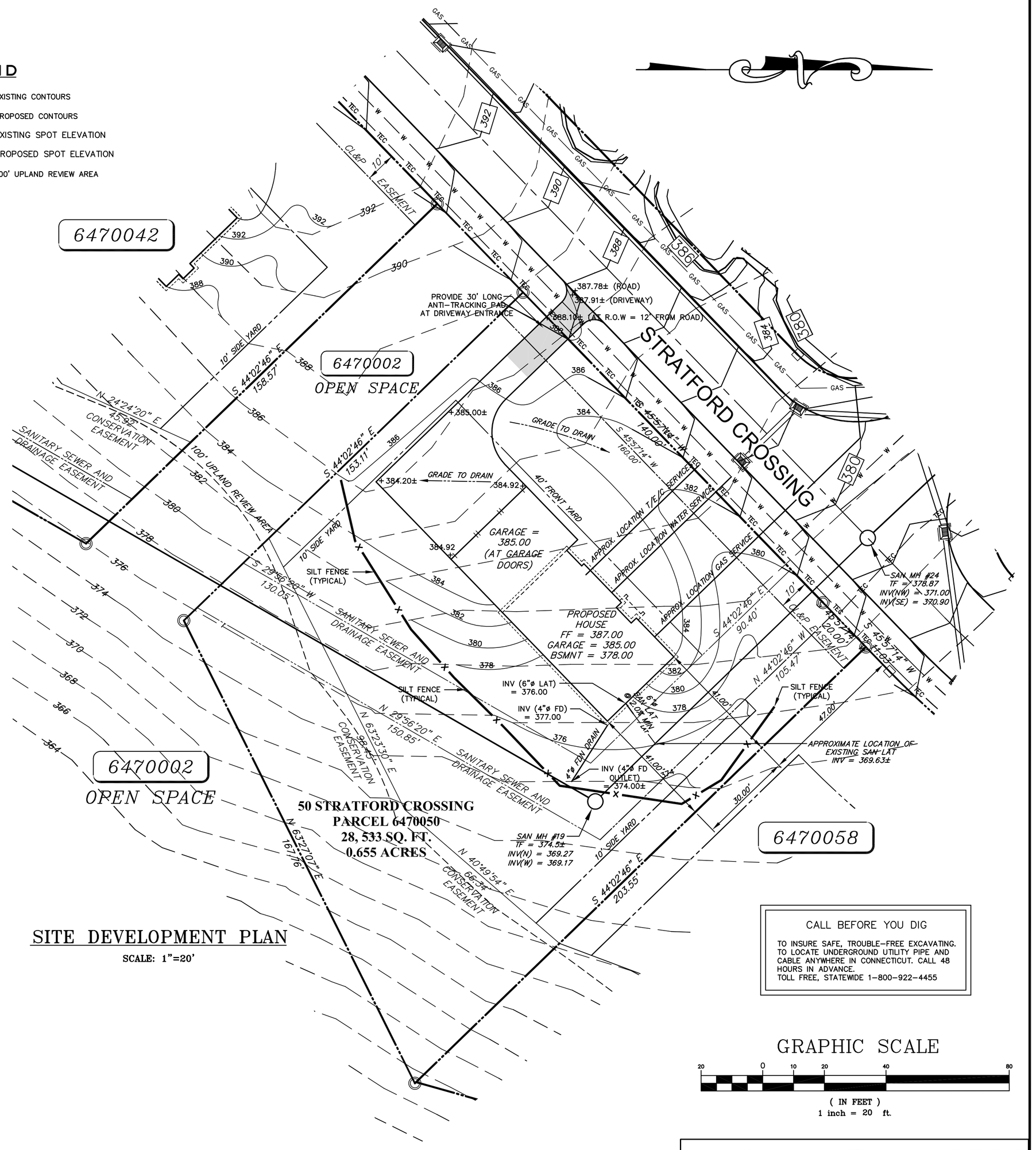
LATERAL CONNECTION NOTES

1) CLEAN OUT OR STRUCTURE IS REQUIRED WITHIN THE FIRST 100' FROM THE MAIN AND EVERY 100 LINEAR FEET THEREAFTER
2) CHANGES IN DIRECTION IN EXCESS OF 45 SHALL HAVE A CLEANOUT OR STRUCTURE PROVIDED
3) SEE "TYPICAL TRENCH AND BEDDING DETAIL" FOR BACKFILL AND BEDDING REQUIREMENTS
4)ACTUAL LOCATION OF CLEANOUTS SHALL BE AS DIRECTED BY THE TOWN ENGINEER
5)THE TOWN ENGINEER RESERVES THE RIGHT TO CHANGE REQUIREMENTS TO MEET SPECIAL CONSIDERATIONS
6)IF THE ADJACENT UP STREAM MANHOLE TOP OF FRAME ELEVATION IS HIGHER THAN THE FIRST FLOOR ELEVATION OF THE BUILDING A BACK WATER VALVE WILL BE REQUIRED. A BACKWATER VALVE IS RECOMMENDED FOR ALL SEWER LATERAL CONNECTIONS.
7) ALL CLEANOUTS SHALL BE FITTED WITH AN EXTERNAL TYPE END CAP.
8) CONNECTIONS LESS THAN 4' IN DEPTH WILL REQUIRE RIDGED FOAM INSULATION AS DIRECTED.

TOWN OF AVON	
60 WEST MAIN STREET AVON,CONN.	
ENGINEERING DEPT.	
TYPICAL HOUSE LATERAL	
SCALE: NONE	DATE: 2-22-00

LEGEND

310	EXISTING CONTOURS
310	PROPOSED CONTOURS
x 332.3	EXISTING SPOT ELEVATION
+332.0	PROPOSED SPOT ELEVATION
100' UPLAND REVIEW AREA	100' UPLAND REVIEW AREA



SITE DEVELOPMENT PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Poirier Homes LLC
Custom Homes and Designs

REVISED	SITE DEVELOPMENT PLAN	SCALE 1"=20'
	FOR POIRIER HOMES, LLC	DATE 3/23/15
	50 STRATFORD CROSSING	COMM. NO. 9730-17
	AVON, CONNECTICUT	
	BUCK & BUCK, LLC ENGINEERS HARTFORD, CONNECTICUT	DRAWING NO. 1 of 1
DRAWN BY: D E E CHECKED BY: D E E	THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION EXCEPT UNDER THE SUPERVISION OF THE ENGINEER	

S:\9730Dwg\9730-17 - Stratford Crossing\Poirier Homes - 50 Stratford.dwg 3/23/2015 4:47:20 PM EDT