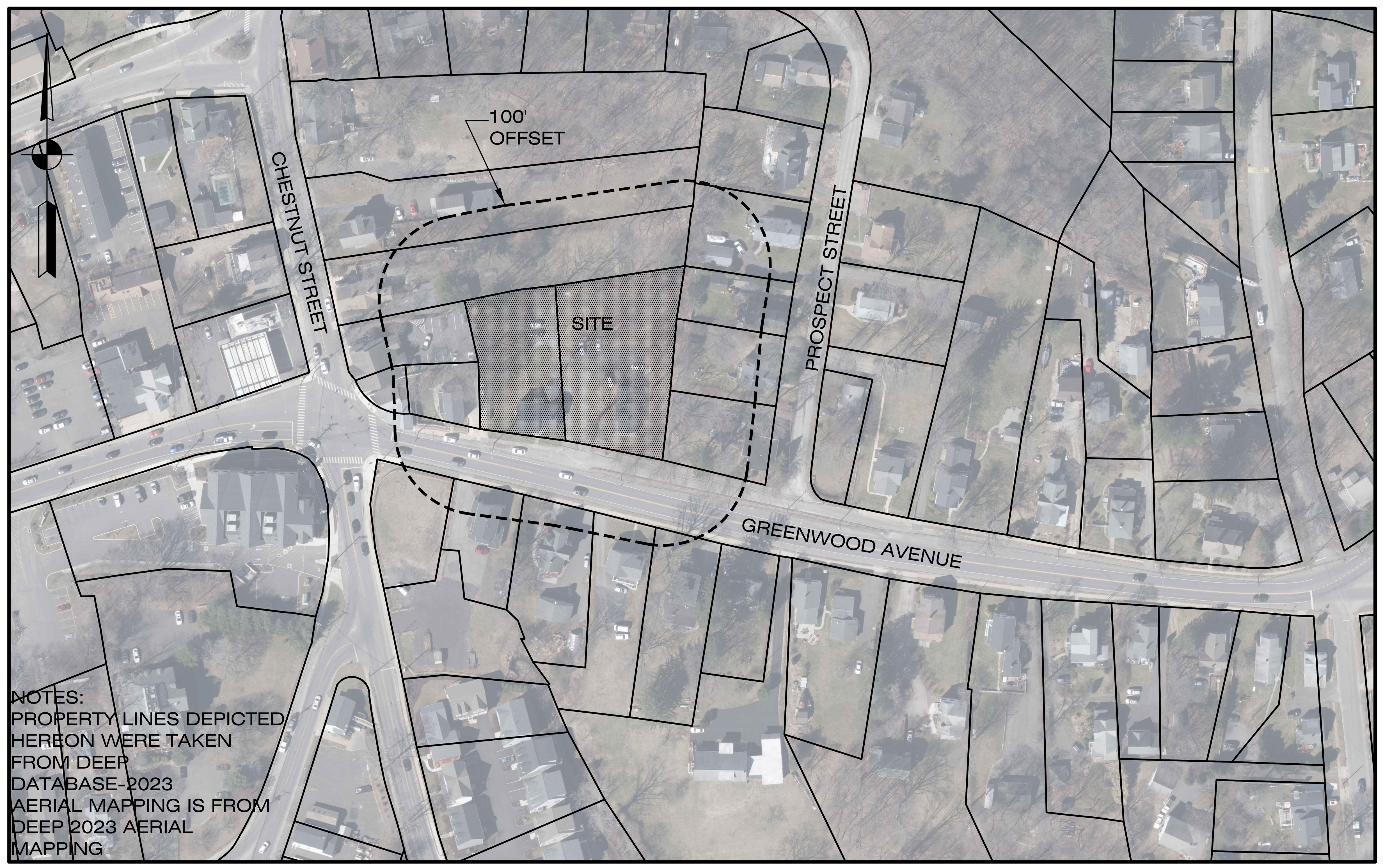
THE GREENWOOD APARTMENTS

ASSESSOR'S MAP 30, BLOCK 41 LOTS 12/13

67 & 69 GREENWOOD AVENUE
BETHEL, CONNECTICUT

PREPARED FOR:

67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC



VICINITY SKETCH
SCALE: 1" = 100'

SHEET INDEX

E-1	EXISTING CONDITIONS PLAN
S-1	SITE PARKING LAYOUT PLAN
S-2	SITE DEVELOPMENT PLAN
S-3	EROSION & SEDIMENT CONTROL PLAN
D-1	DETAILS
N-1	NOTES

For Architectural Drawings refer to Plans prepared by Seventy2 Architects

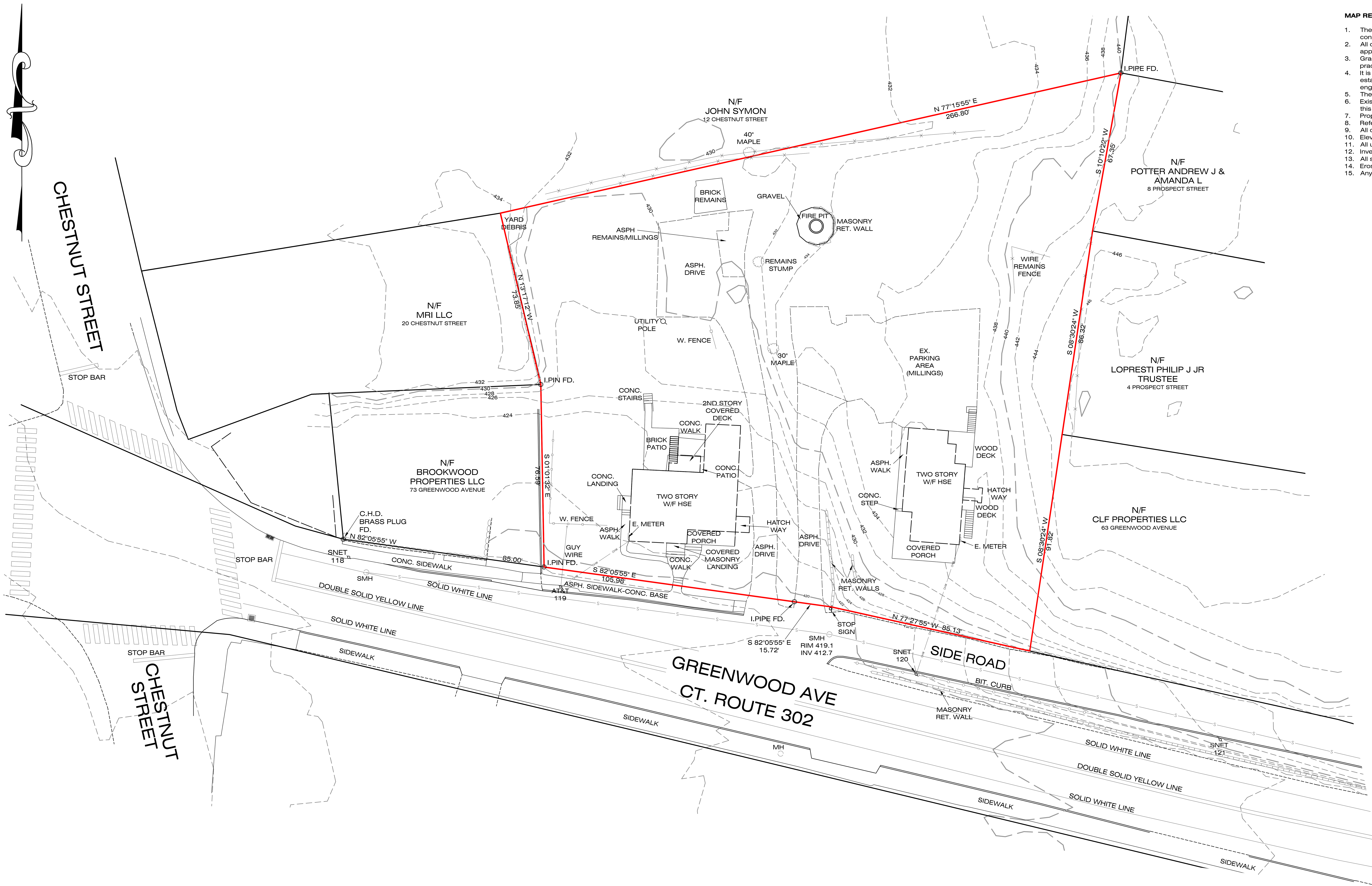
PROJECT TEAM

Civil Engineers & Land Surveyors
Stuart Somers Company, LLC
1211 Main Street South Southbury, CT 06488
203-264-8511 203-264-8508 fax
email:info@stuartsomersco.com

Seventy2 Architects
7 National Place
Dandbury, Connecticut 06810
203-791-8175

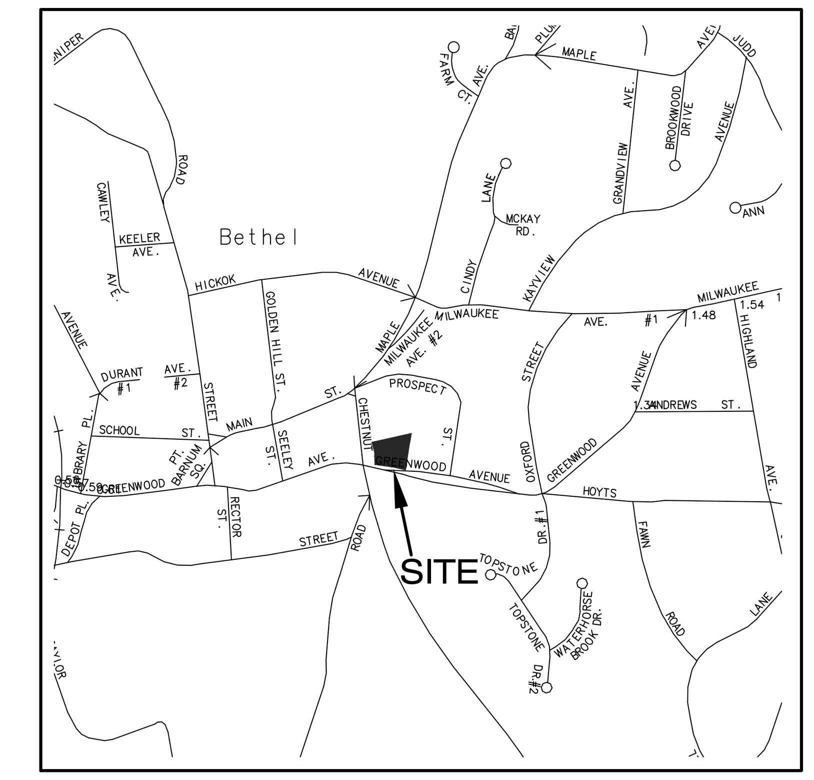
Landscape Architects
A2 Land Consulting
30 Rocky Hill Road
New Fairfield, Connecticut 06812
845-531-1504

DATE: 08-07-2025



MAP REFERENCE AND GENERAL NOTES

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and sewer installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing on site topography and site features are from a field survey performed by this office.
7. Proposed building will be served with public water and sewer system.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to the Town of Bethel standards.
10. Elevations refer to NAVD 88 datum.
11. All utilities to be installed underground.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. All storm sewer pipe shall be CPP unless approved otherwise by the public works.
14. Erosion control netting shall be utilized where deemed necessary.
15. Any retaining walls greater than 3 feet shall be designed by a structural engineer.



VICINITY MAP

SCALE: 1"=1000'

LEGEND

EXISTING DRAINAGE
LIMIT OF INLAND WETLANDS
LIMIT OF INLAND WETLANDS
PROPOSED FOOTING DRAIN
PROPOSED ROOF DRAIN
PROPOSED CURTAIN DRAIN
PROPOSED WELL
BUILDING SETBACK LINES
WETLANDS REVIEW AREA LIMIT
PROPERTY LINE
HEDGE
STONEWALL
METAL FENCE
WOOD FENCE
TEST HOLE
PERCOLATION TEST
TEST HOLE
EXISTING WELL
UTILITY POLE
HYDRANT
SYNTHETIC FILTER BARRIER
GRADE TO DRAIN
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING TREE LINE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Charles S Spath Jr., L.S. #70056

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT –
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION

REVISIONS

EXISTING CONDITIONS

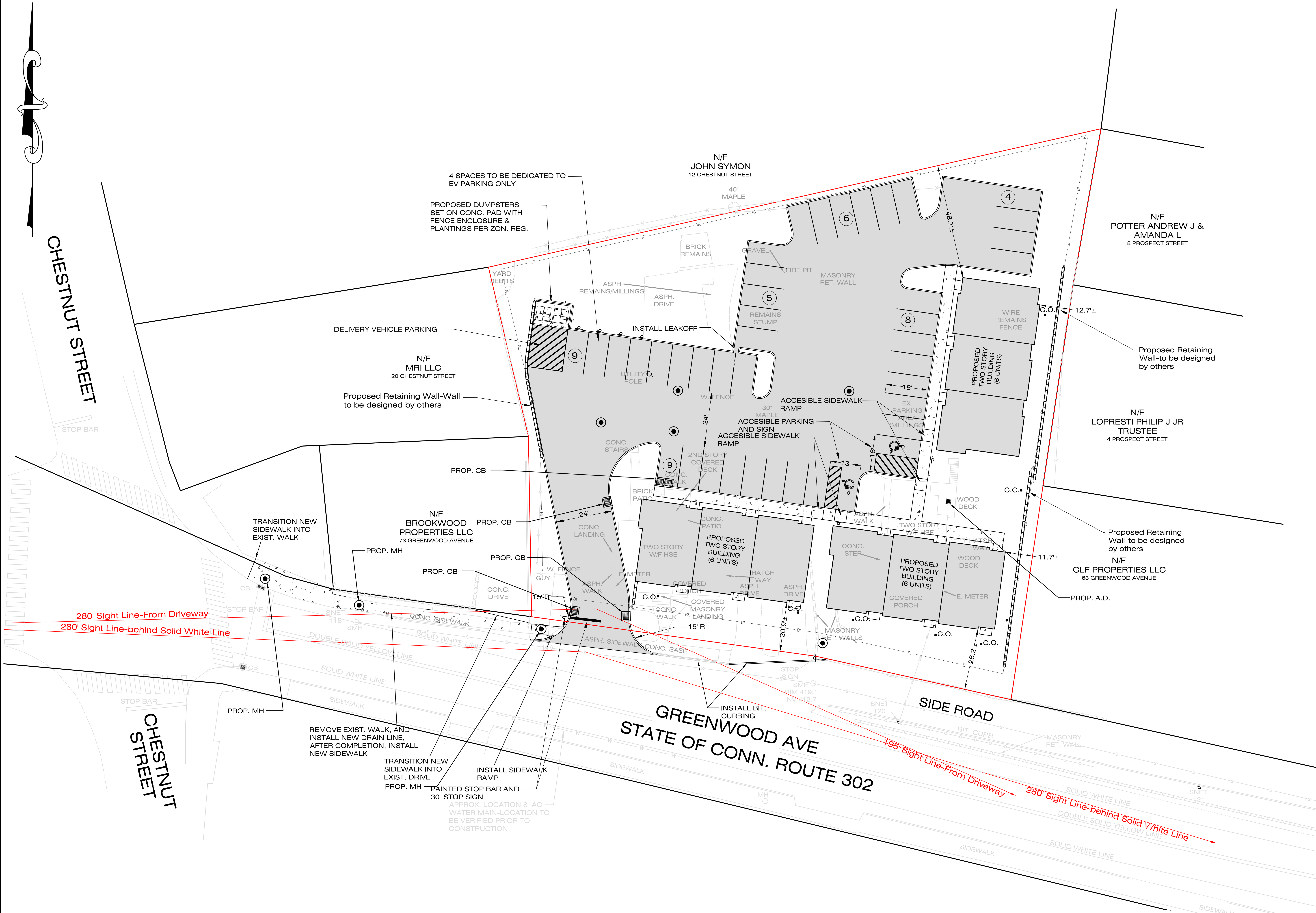
PREPARED FOR
67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC
ASSESSOR'S MAP 30, BLOCK 41, LOT 12/13
67/69 GREENWOOD AVE.
BETHEL, CONNECTICUT

20 0 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
08-07-2025	1"=20'	JJM/MSR	2290	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1211 Main Street South
Southbury, Connecticut 06488
Phone:203.264.8511 Fax:203.264.8508
email:info@stuartsomersco.com

E/1



MAP REFERENCE AND GENERAL NOTES

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and sewer installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing on site topography and site features are from a field survey performed by this office.
7. Proposed building will be served with public water and sewer system.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to the Town of Bethel standards.
10. Elevations refer to NAVD 88 datum.
11. All utilities to be installed underground.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. All storm sewer pipe shall be CPP unless approved otherwise by the public works.
14. Erosion control netting shall be utilized where deemed necessary.
15. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

PARKING CALCULATIONS:

Description	Spaces
1-2 Bedroom Condominiums = 2 Spaces per Unit x 18 units	36
Parking Spaces required for the Visitors .25 per Unit x 18 =	5
TOTAL REQUIRED SPACES =	41
TOTAL PROVIDED SPACES =	41

Includes 2 ADA Compliant Spaces
Includes 4 EV Parking Spaces

ZONING DATA - GREENWOOD AVENUE

	ALLOWABLE	PROVIDED
ZONE TOD		
PRINCIPAL BUILDING:		
SETBACK - FRONT YARD	10' MIN.	20.9'+/-
SETBACK - REAR YARD	2' MIN.	48.7'+/-
SETBACK - SIDE YARD	5' MIN.	11.7'+/-
LOT COVERAGE - BUILDINGS	70% MAX.	17.1%

LEGEND

- EXISTING DRAINAGE
- LIMIT OF INLAND WETLANDS
- LIMIT OF INLAND WETLANDS
- PROPOSED FOOTING DRAIN
- PROPOSED ROOF DRAIN
- PROPOSED CURTAIN DRAIN
- PROPOSED WELL
- BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- METAL FENCE
- WOOD FENCE
- TEST HOLE
- PERCOLATION TEST
- TEST HOLE
- EXISTING WELL
- UTILITY POLE
- HYDRANT
- PROPOSED CATCH BASIN
- SYNTHETIC FILTER BARRIER
- GRADE TO DRAIN
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREE LINE

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION

REVISIONS

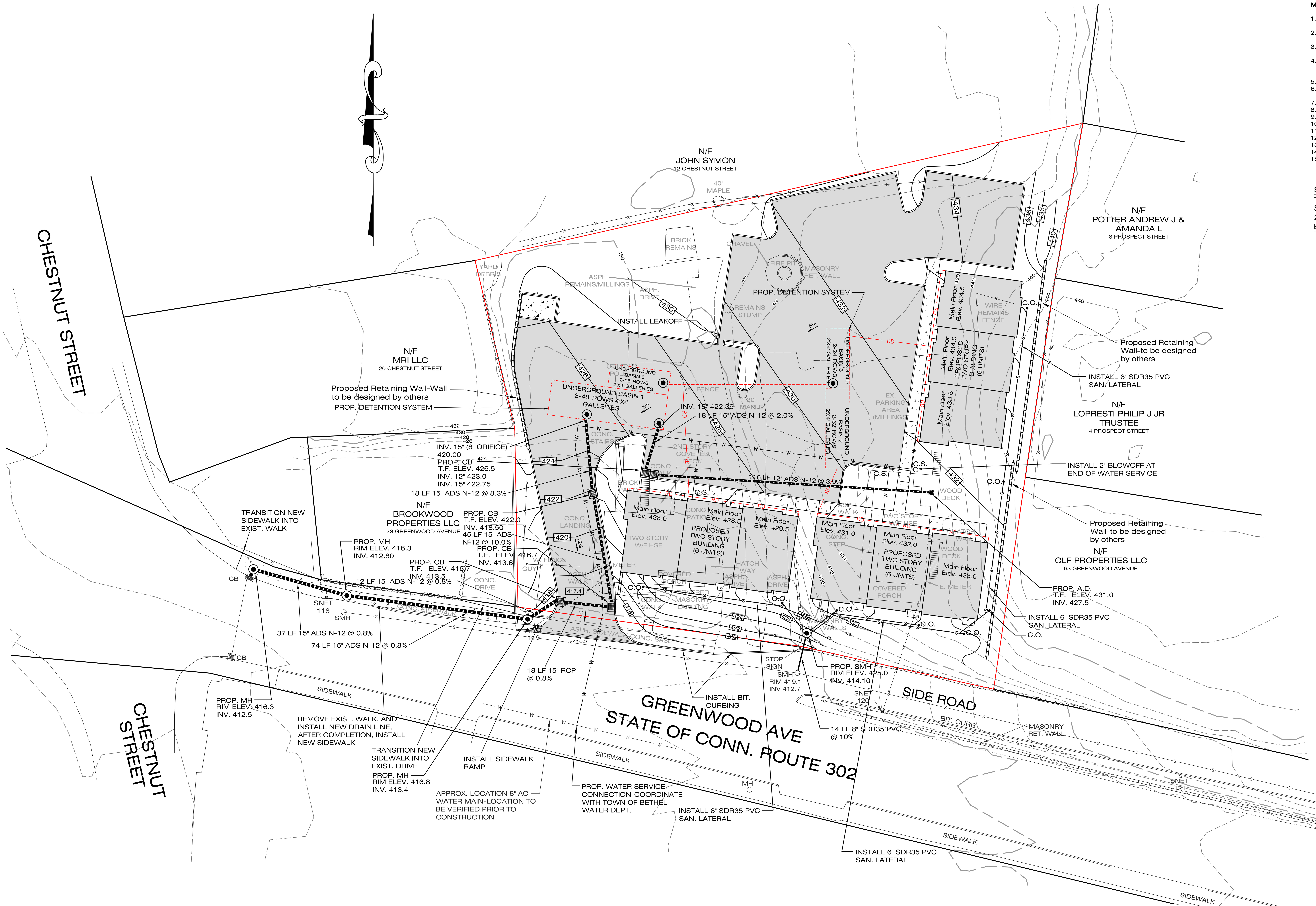
FOR REVIEW AND APPROVAL
NOT FOR CONSTRUCTION

SITE PARKING LAYOUT PLAN
PREPARED FOR
67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC
ASSESSOR'S MAP 30, BLOCK 41, LOT 12/13
67/69 GREENWOOD AVE.
CONN. ROUTE 302
BETHEL, CONNECTICUT

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
08-07-2025	1"=20'	JJM/MSR	2290	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1211 Main Street South
Southbury, Connecticut 06488
Phone:203.264.8511 Fax:203.264.8508
email:info@stuartsomersco.com

S/1



MAP REFERENCE AND GENERAL NOTES

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and sewer installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing on site topography and site features are from a field survey performed by this office.
7. Proposed building will be served with public water and sewer system.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to the Town of Bethel standards.
10. Elevations refer to NAVD 88 datum.
11. All utilities to be installed underground.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. All storm sewer pipe shall be CPP unless approved otherwise by the public works.
14. Erosion control netting shall be utilized where deemed necessary.
15. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

SANITARY SEWER ANALYSIS
18 Single Bedroom Units
Sewer Flow Estimate: 100 gpd per 1 BR Unit (per "A Plan for Bethel, 2016, Sanitary Sewer Analysis, p. 115)
Estimated Daily Sewage Flows: 18 * 100 = 1800 gpd

LEGEND

EXISTING DRAINAGE	BUILDING SETBACK LINES	TEST HOLE
LIMIT OF INLAND WETLANDS	WETLANDS REVIEW AREA LIMIT	PERCOLATION TEST
LIMIT OF INLAND WETLANDS	PROPERTY LINE	TEST HOLE
PROPOSED FOOTING DRAIN	HEDGE	EXISTING WELL
PROPOSED ROOF DRAIN	STONEWALL	UTILITY POLE
PROPOSED CURTAIN DRAIN	METAL FENCE	HYDRANT
PROPOSED WELL	WOOD FENCE	

PROPOSED CATCH BASIN
SYNTHETIC FILTER BARRIER
GRADE TO DRAIN
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING TREE LINE

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY.

I hereby declare that the grading shown hereon is substantially correct.

John J. Mack P.E. CT No. 15515

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT –
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION

REVISIONS

FOR REVIEW AND APPROVAL
NOT FOR CONSTRUCTION

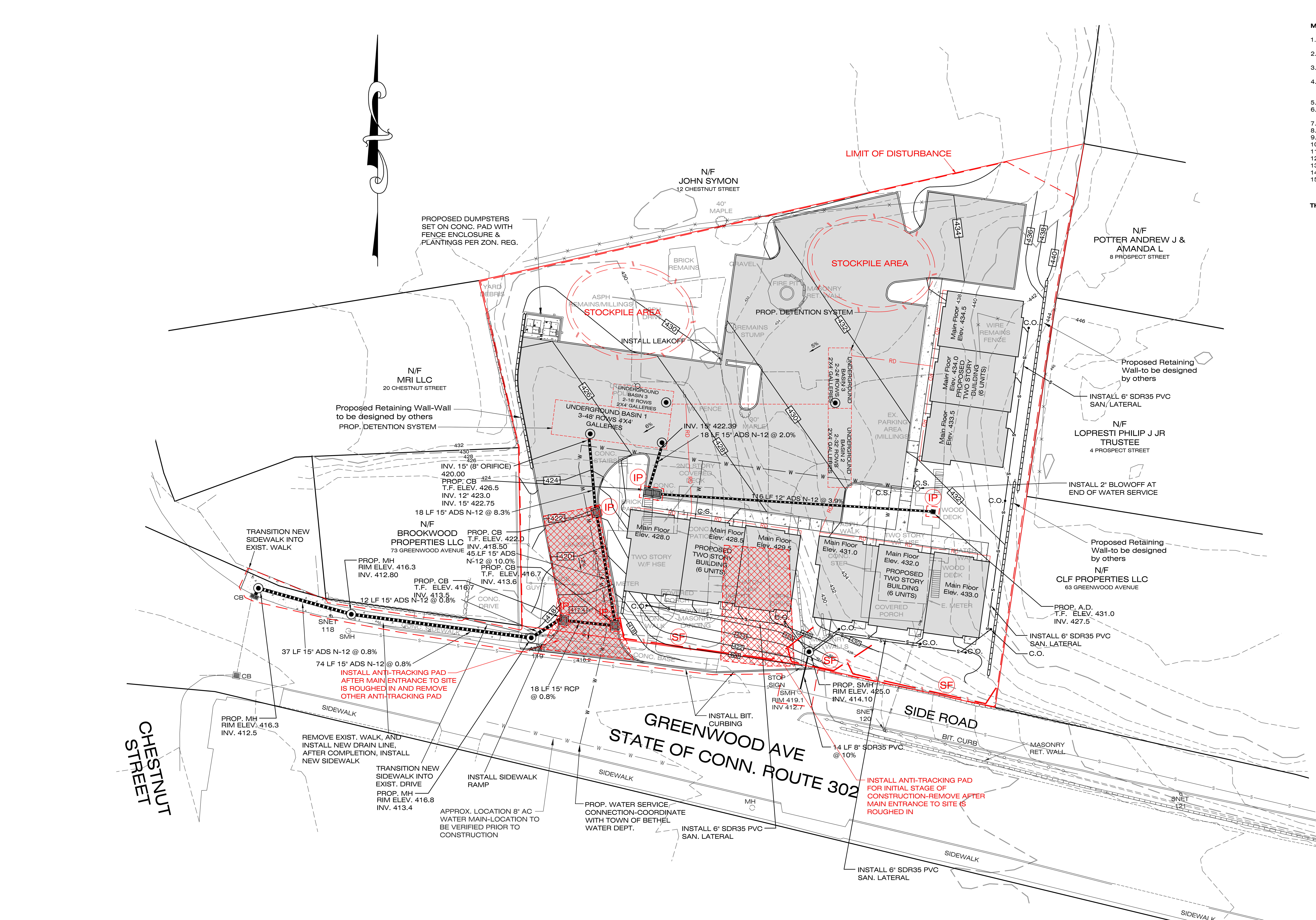
SITE DEVELOPMENT PLAN
PREPARED FOR
67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC
ASSESSOR'S MAP 30, BLOCK 41, LOT 12/13
67/69 GREENWOOD AVE.
CONN. ROUTE 302
BETHEL, CONNECTICUT

20 0 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
08-07-2025	1"=20'	JJM/MSR	2290	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1211 Main Street South
Southbury, Connecticut 06488
Phone:203.264.8511 Fax:203.264.8508
email:info@stuartsomersco.com

S/2



MAP REFERENCE AND GENERAL NOTES

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and sewer installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The location of underground utilities, if any, is unknown.
6. Existing on site topography and site features are from a field survey performed by this office.
7. Proposed building will be served with public water and sewer system.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to the Town of Bethel standards.
10. Elevations refer to NAVD 88 datum.
11. All utilities to be installed underground.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. All storm sewer pipe shall be CPP unless approved otherwise by the public works.
14. Erosion control netting shall be utilized where deemed necessary.
15. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

THE FOLLOWING GENERAL SPECIFICATIONS WILL ALSO BE ADHERED TO:

1. Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.
2. Hay bale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes. clogged, or decomposing hay bales shall be replaced immediately.
3. Culvert discharge areas will be protected with rip-rap channels. Energy dissipaters will be provided as necessary.
4. Catch basins will be protected with crushed stone, hay bale filters, or silt sacks (as appropriate) throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "Guidelines for Soil Erosion and Sediment Control" of the State of Connecticut, as amended.
6. Erosion and sediment control measures will be installed prior to construction whenever possible.
7. All control measures will be maintained in effective condition throughout the construction period.
8. Additional control measures will be installed during construction if necessary or required.
9. The responsibility for implementing the erosion and sediment control plan will rest with the owner, who is also responsible for informing all concerned of the requirements of the plan, for notifying the planning administration of any transfer of responsibility and for seeing that a copy of the site plan accompanies the title to the land be transferred.

LEGEND

EXISTING DRAINAGE	BUILDING SETBACK LINES	TEST HOLE
LIMIT OF INLAND WETLANDS	WETLANDS REVIEW AREA LIMIT	PERCOLATION TEST
LIMIT OF INLAND WETLANDS	PROPERTY LINE	TEST HOLE
PROPOSED FOOTING DRAIN	HEDGE	EXISTING WELL
PROPOSED ROOF DRAIN	STONEWALL	UTILITY POLE
PROPOSED CURTAIN DRAIN	METAL FENCE	HYDRANT
PROPOSED WELL	WOOD FENCE	

PROPOSED CATCH BASIN	INLET PROTECTION
SYNTHETIC FILTER BARRIER	
GRADE TO DRAIN	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
EXISTING TREE LINE	

I HEREBY CERTIFY THAT THE SOIL EROSION CONTROL PLAN CONFORMS TO THE MINIMUM STANDARDS OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2023), AS AMENDED

JOHN J. MACK P.E. CT No. 15515

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT –
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION

REVISIONS

FOR REVIEW AND APPROVAL
NOT FOR CONSTRUCTION

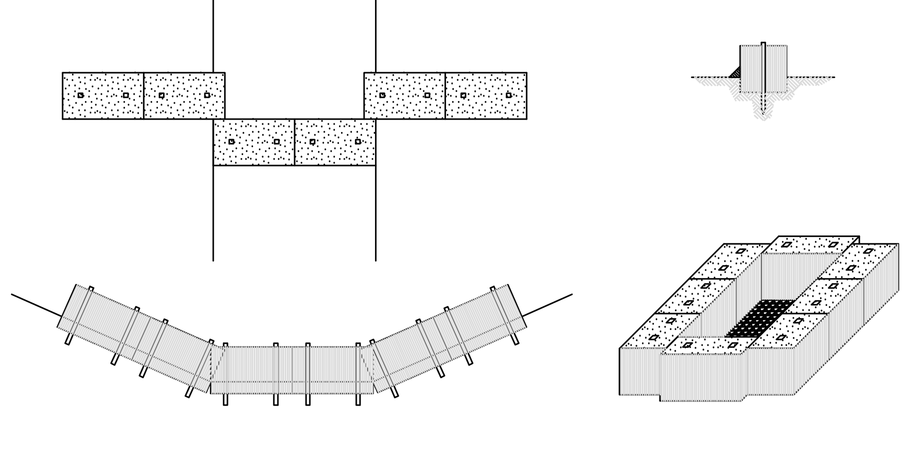
EROSION & SEDIMENT CONTROL PLAN

PREPARED FOR
67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC
ASSESSOR'S MAP 30, BLOCK 41, LOT 12/13
67/69 GREENWOOD AVE.
CONN. ROUTE 302
BETHEL, CONNECTICUT

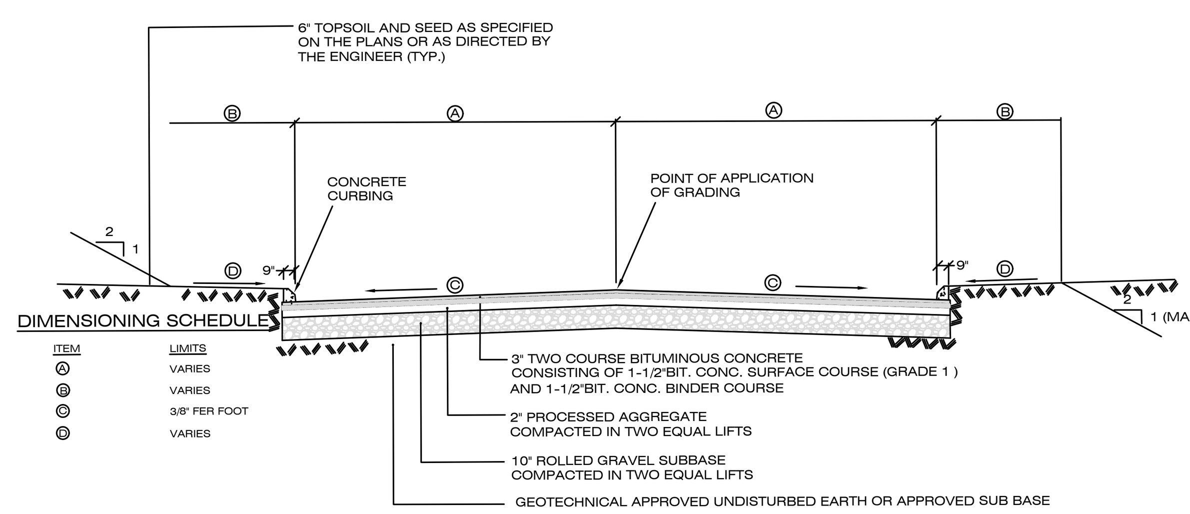
DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
08-07-2025	1"=20'	JJM/MSR	2290	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1211 Main Street South
Southbury, Connecticut 06488
Phone:203.264.8511 Fax:203.264.8508
email:info@stuartsomersco.com

S/3

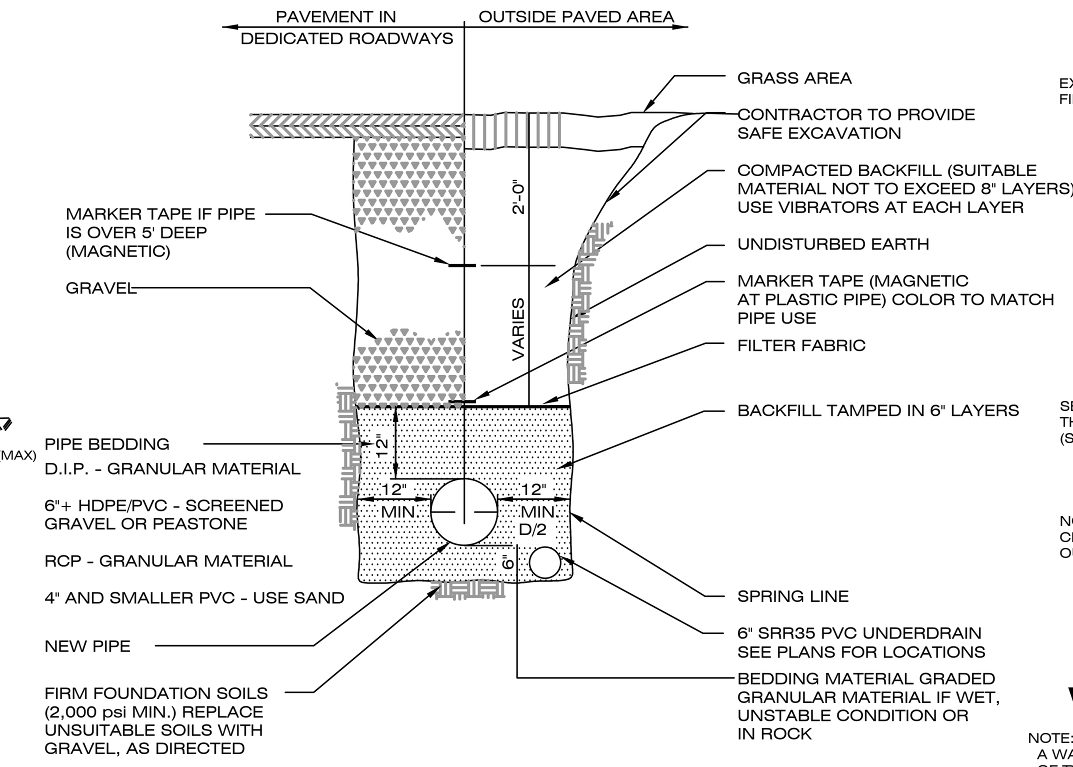


HAYBALE BARRIER

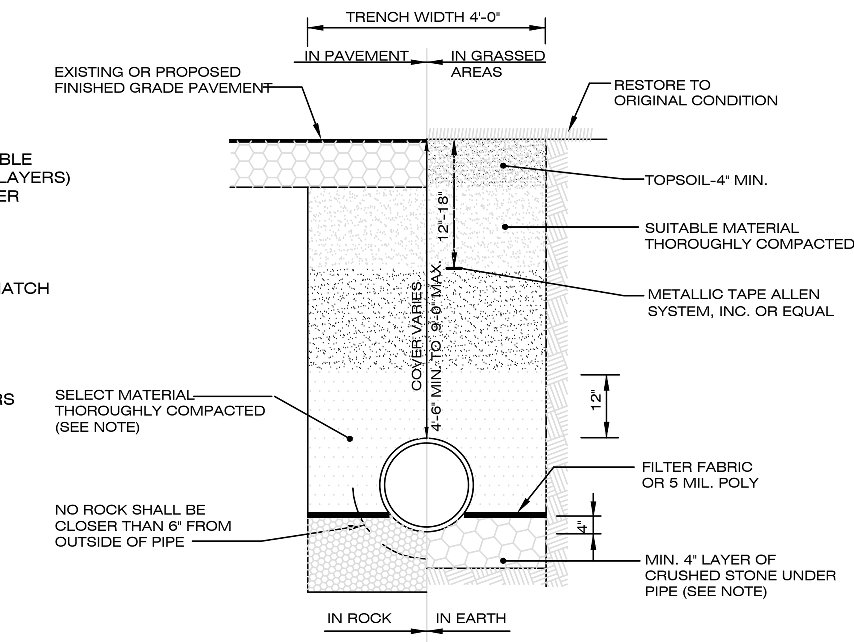


TYPICAL DRIVE CROSS SECTION DETAIL

NOT TO SCALE

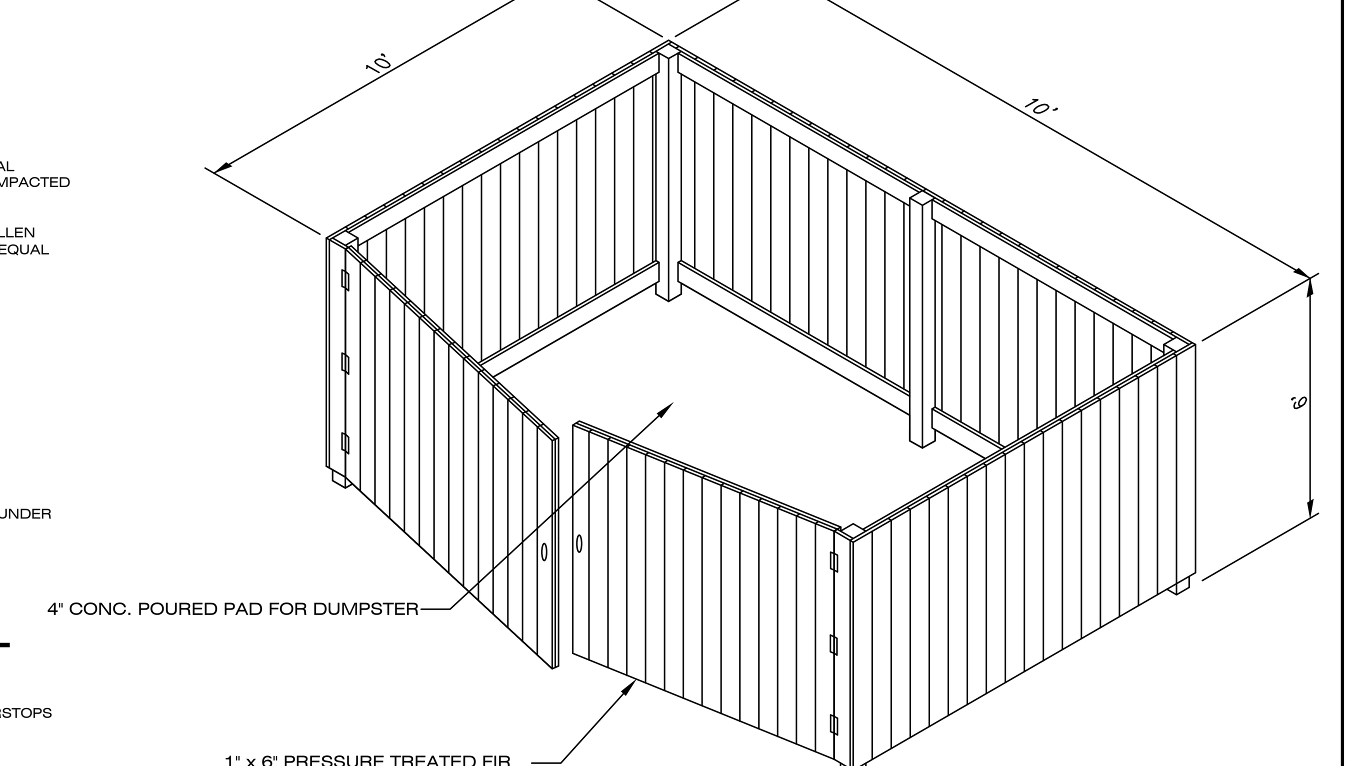


TYPICAL GRAVITY PIPE TRENCH

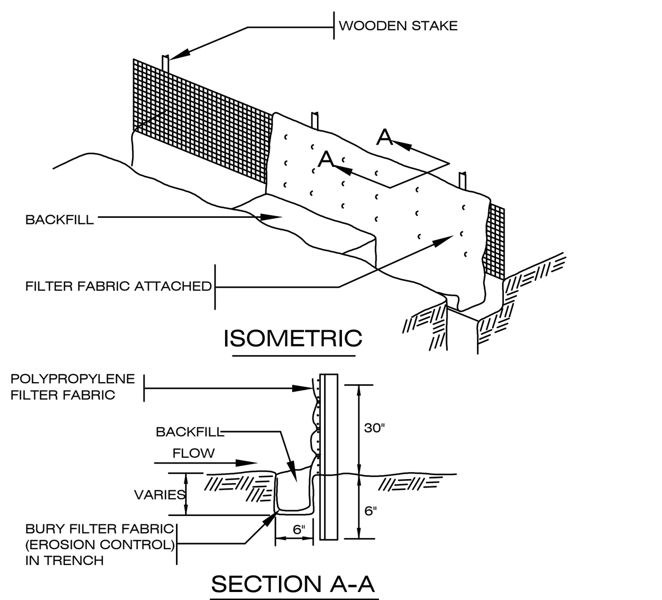


WATER LINE TRENCH DETAIL

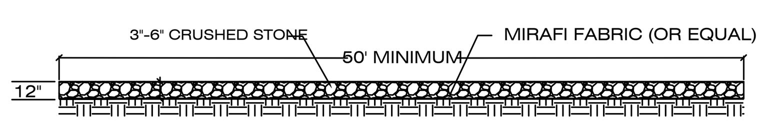
NOTE:
A WATERSTOP OF DEAD SAND SHALL BE PLACED AT ALL JOINTS AND FITTINGS TO A DISTANCE OF TWELVE (12) INCHES BEYOND EACH JOINT (IN BOTH DIRECTIONS). THE DEAD SAND IS TO BE PLACED TO THE SAME HEIGHT AS THE GRAVEL OR STONE BEDDING PLACED BETWEEN THE WATERSTOPS



DUMPSTER ENCLOSURE & PAD

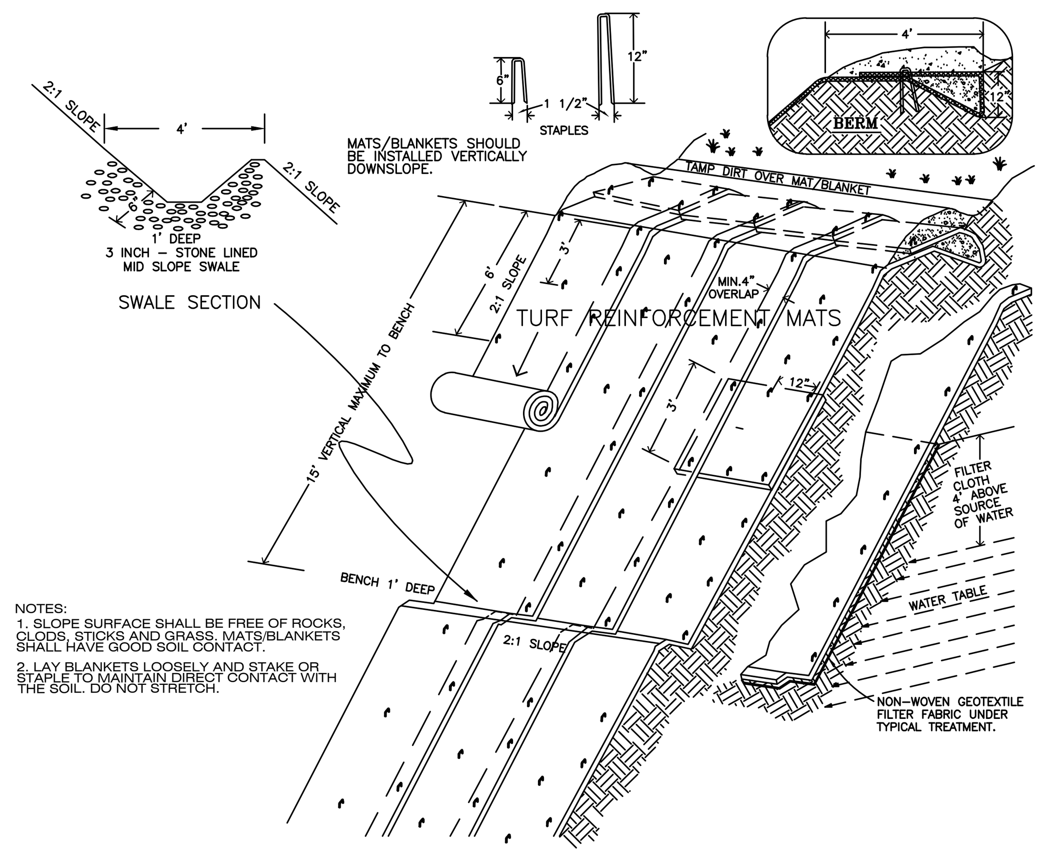


FILTER FABRIC FENCE DETAIL



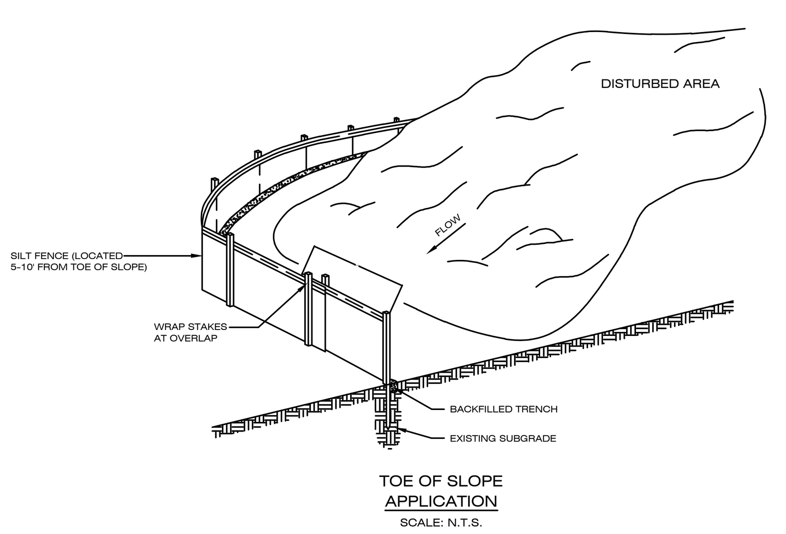
ANTI-TRACKING APRON

PROFILE VIEW - NTS.

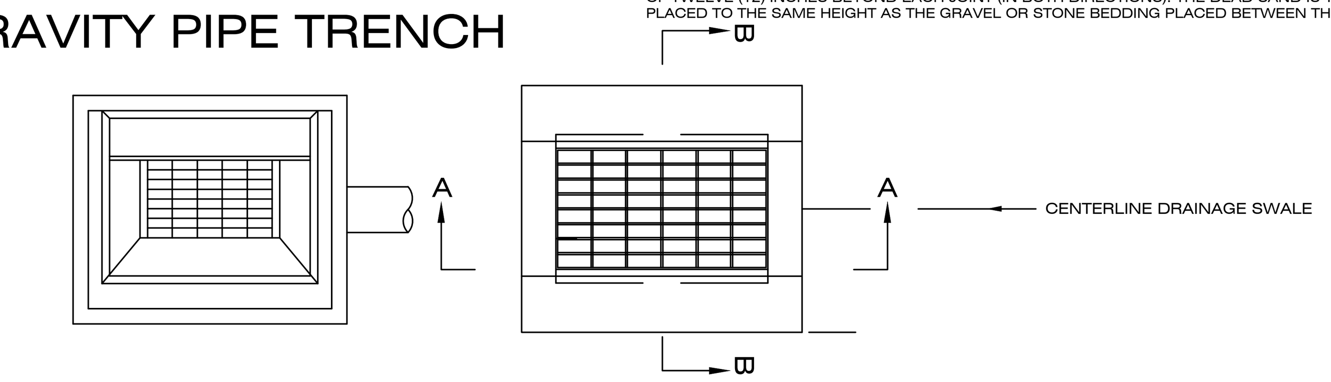


TYPICAL SLOPE STABLIZATION
EROSION MAT/BLANKETS &
SLOPE INSTALLATION

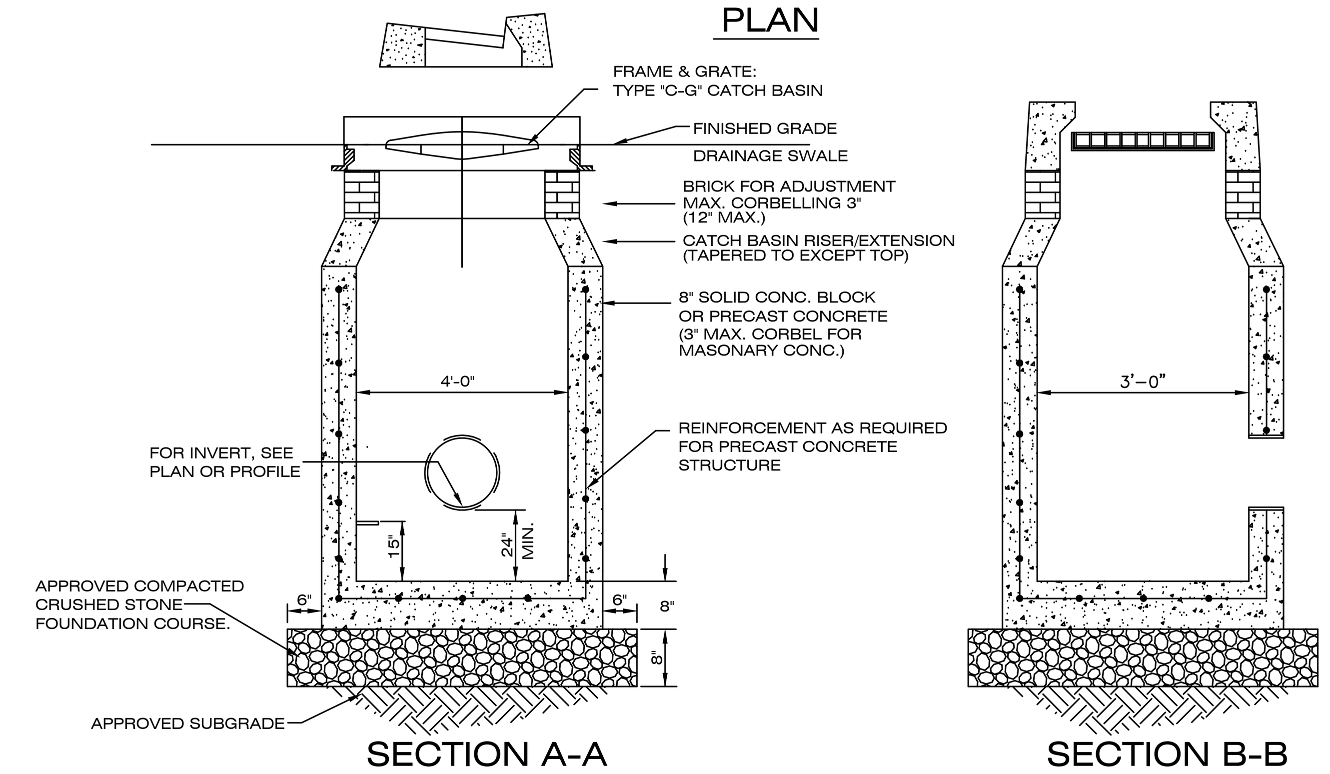
ISOMETRIC VIEW



PLACEMENT & CONSTRUCTION OF A
SILT FENCE (FILTER FENCE)

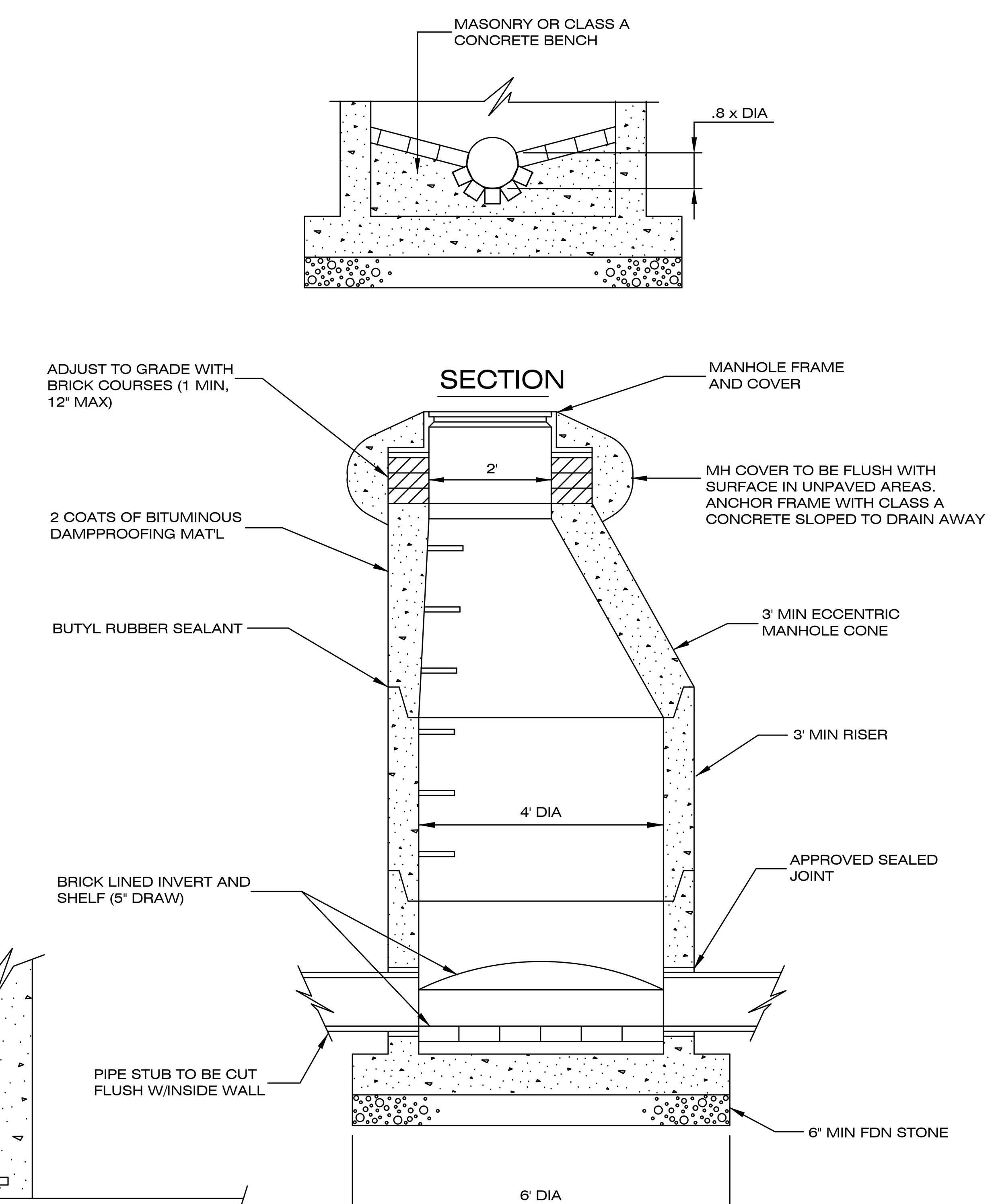


PLAN

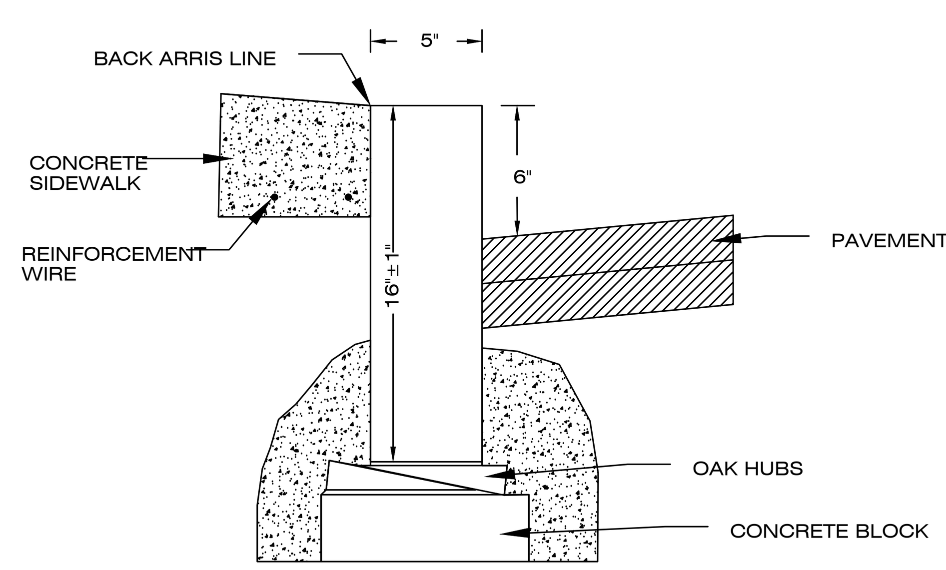


TYPE "C-G" & "C" CATCH BASIN

with Sump

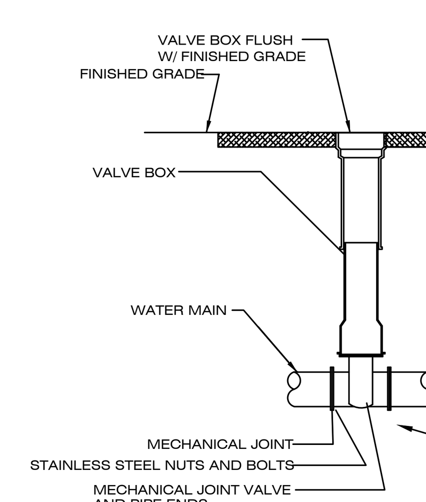


SANITARY MANHOLE

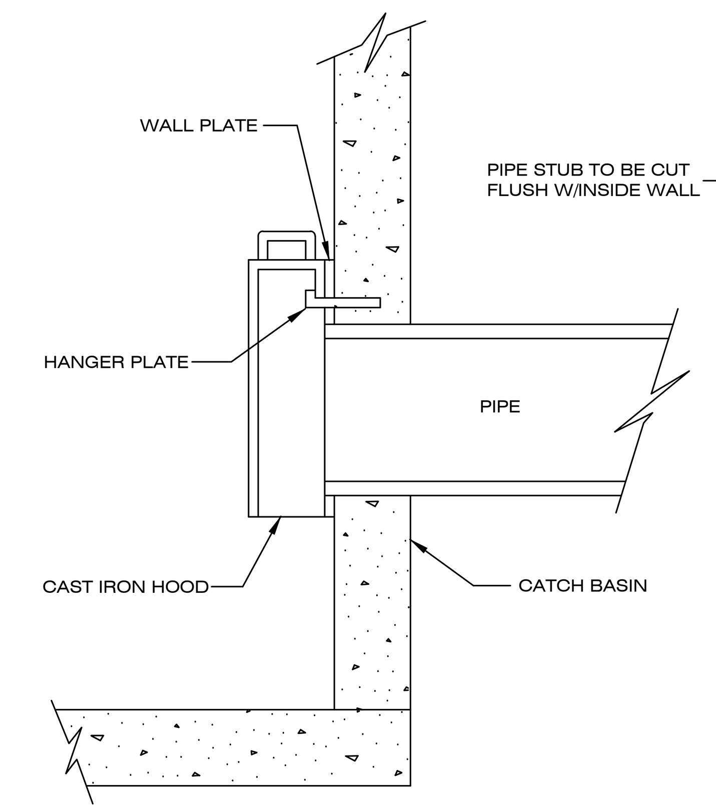


TYPICAL GRANITE CURBING

NOT TO SCALE

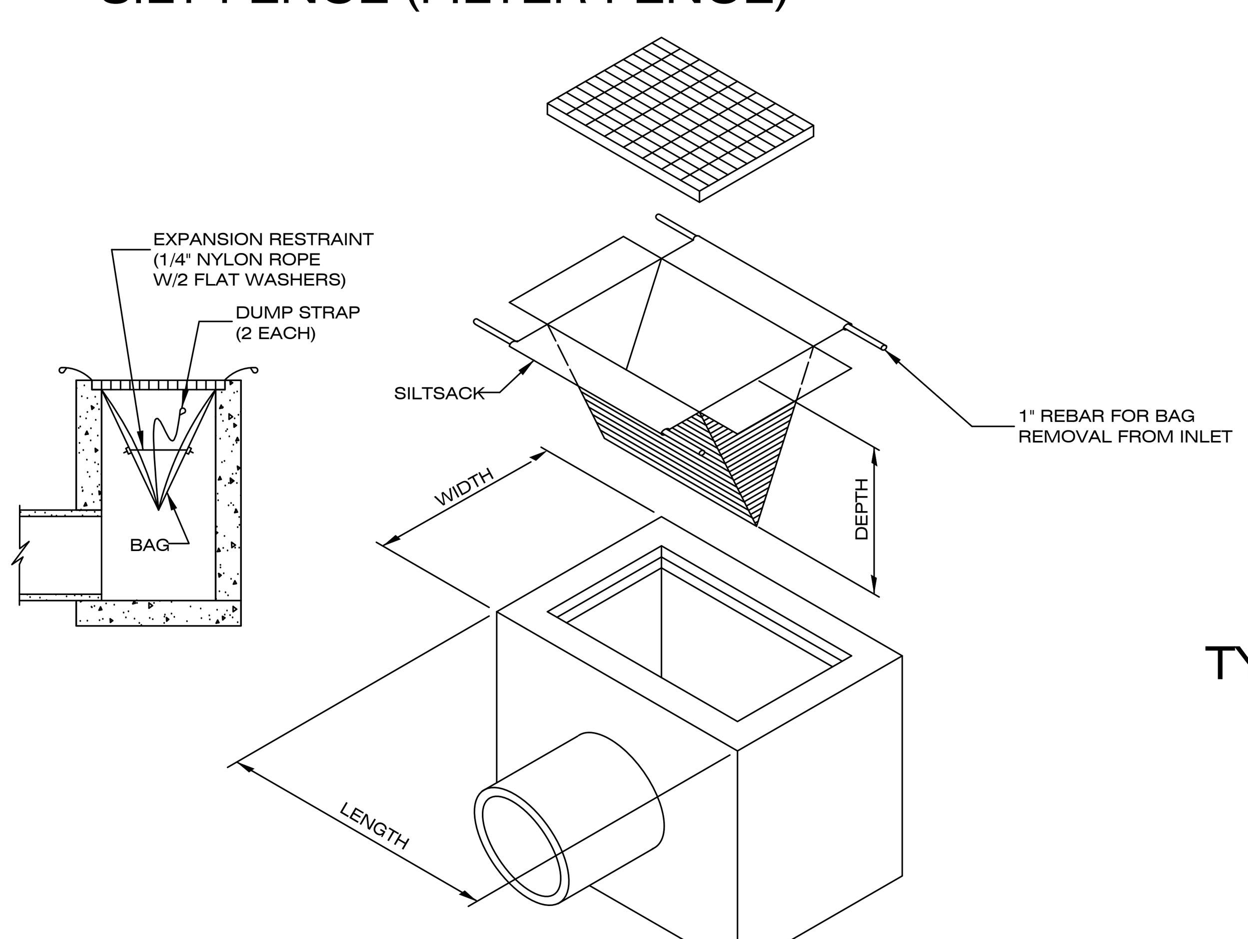


VALVE BOX DETAIL

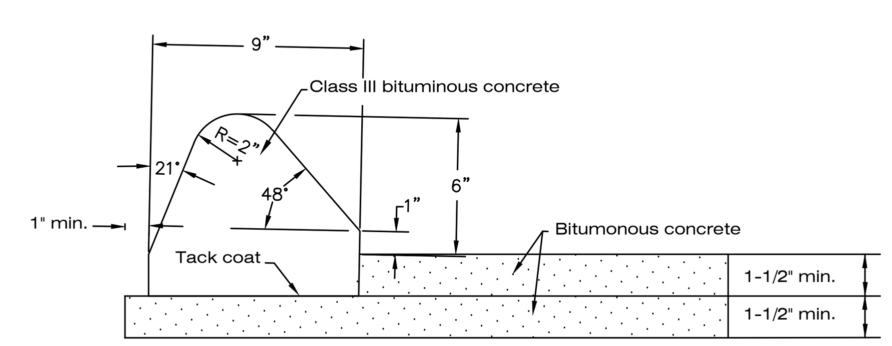


HOODED CATCH BASIN

FOR REVIEW AND APPROVAL
NOT FOR CONSTRUCTION

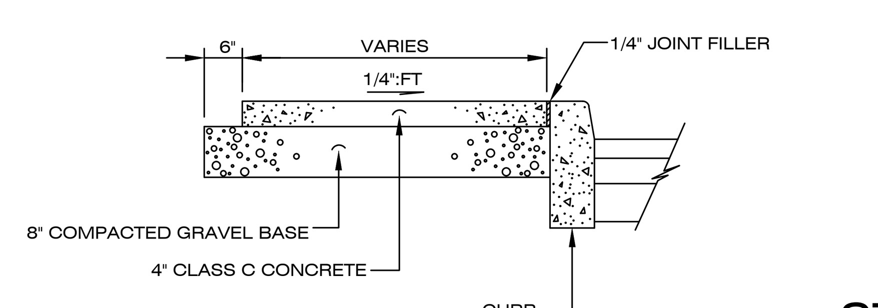


SEDIMENT CONTROL AT INLET

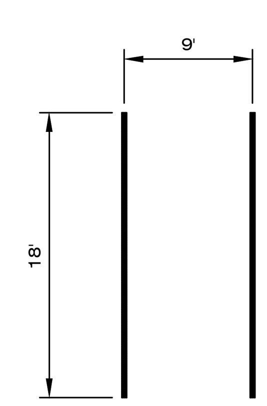


TYPICAL BITUMINOUS CURB DETAIL

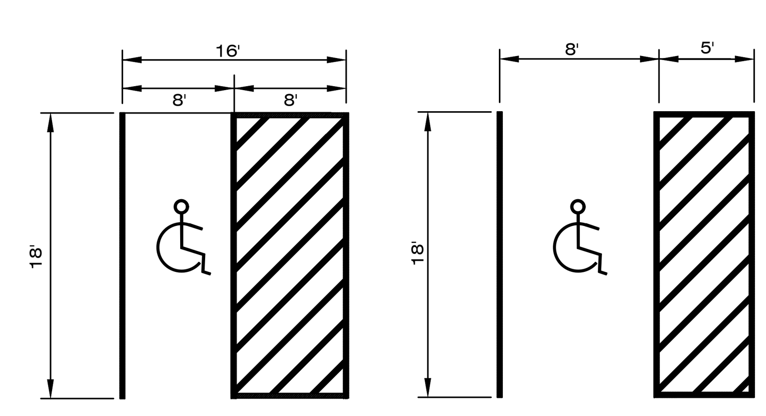
N.T.S.



CONCRETE SIDEWALK



STANDARD PARKING



HANDICAP PARKING

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION
REVISIONS		

DETAILS
PREPARED FOR
67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC
ASSESSOR'S MAP 30, BLOCK 41, LOT 12/13
67/69 GREENWOOD AVE.
CONN. ROUTE 302
BETHEL, CONNECTICUT

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
08-07-2025	AS NOTED	JJM/MSR	2290	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1211 Main Street South
Southbury, Connecticut 06488
Phone:203.264.8511 Fax:203.264.8508
email:info@stuartsomersco.com

D/1

GENERAL PRINCIPLES

The following general principles shall be observed as effective means of minimizing erosion and sedimentation during the development process.

1. Functional completion of storm water sediment basins, if required shall precede mass excavation of contributing areas.
2. Detention basin shall immediately be converted for use as temporary sediment basins if required. The developer shall be responsible for regulating outlet control gate valves before, during, and after storm events, and during dewatering activities. Filter mediums will be replaced as needed, and sediment accumulations will be removed periodically.
3. Sediment basin capacity shall be provided at the rate of 134 cubic yards per watershed acre.
4. A stockpile of sediment and erosion control materials shall be kept on-site (under cover) during the construction period. This shall include 150 hay bales, 300 stakes, 300 l.f. silt fence, 50 c.y. crushed stone, two rolls of erosion control blanket, two regular flow silt sacks, 200# rye grass seed, one roll non-woven filter fabric.
5. Erosion control blankets will be installed on steep cut and fill slopes per manufacturers specifications. North American Green model SC-150 (or approved equal) is to used unless otherwise specified. North American Green coconut fiber matting is required in critical areas where a vertical drop across an "unbenched" slope exceeds fifteen feet.
6. Runoff shall be prevented from concentrating over significant distances by the use of water bars, rolling dips, and check dams.
7. After roads or driveways are boxed out, and drainage structures installed, if required, the catch basin grates shall be elevated, with crushed stone filters to intercept & filter gutter flow, thereby reducing scour potential.
8. Dewatering pump hoses (if necessary) shall discharge into a sediment basin, staked hay bale enclosure that is draped with filter cloth, and or, into a properly sized dirt bag (depending upon flow volumes).
9. Silt sacks shall be used in catch basins that are at grade, and have the potential to receive sediment from site work, lots under construction, or mud tracking.
10. Soil stockpiles shall be protected by silt fence, and be seeded with rye.
11. Driveways serving rear lots (with the greatest potential for erosion) will be stabilized with gravel at the time that foundations are constructed. Water bars will be installed on these driveways frequently enough to prevent rill and gully erosion.
12. Temporary seeding and mulching of disturbed areas shall conform to the "Connecticut Guidelines for Soil Erosion & Sediment Control", as amended.
13. Wood chips shall be stockpiled from clearing, and shall be used as mulch.
14. Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.
15. Grading and development plans shall preserve salient natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
16. Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.
17. The undisturbed area and the duration of exposure shall be kept to a practical minimum.
18. Disturbed soils shall be stabilized as quickly as possible.
19. Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 21 days.
20. The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.
21. Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the use of debris basins, sediment basins, silt traps or similar measures.
22. All lots, tracts or developments shall be graded to provide proper drainage away from buildings and all land within a development shall be graded to drain and dispose of surface water without ponding.
23. Where drainage swales are used to divert surface waters away from buildings, they shall be sodded or planted.
24. Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses.
25. Roadways shall be kept clean by daily sweeping.
26. Sedimentation barriers and sumps shall be cleaned when 1/2 full, or they fail to function properly.
27. Excavation and Fills:
    - A. Slopes created by cuts or fills shall not be steeper than 2:1 unless stated otherwise shall be restabilized by temporary or permanent measures, as required during the development process.
    - B. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.
    - C. Cut and fills shall not endanger adjoining property.
    - D. All fill shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers each not exceeding twelve (12) inches in thickness and shall be compacted by a sheeps foot roller or other approved method after each layer is spread.
    - E. Fill shall not encroach on natural watercourses, constructed channels or regulated flood plain areas, unless permitted by license or permit from authority having jurisdiction.
    - F. Fill placed adjacent to natural watercourses, constructed channels or flood plains shall have suitable protection against erosion during periods of flooding.
    - G. Grading shall not be done in such a way as to divert water onto the property of another landowner without their expressed written consent.
    - H. During grading operations, necessary measures for dust control shall be exercised.
28. Sedimentation and erosion control shall be implemented in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control, as amended.

RESPONSIBILITY FOR THE PLAN

1. The responsibility for implementing and maintaining the Erosion and Sedimentation Control Plan rests with the DEVELOPER, where any development of the parcel gives cause to erosion and sedimentation. It is also to be said that the DEVELOPER shall be held responsible for informing all concerned regarding responsibility of the plan and seeing that the plan becomes a part of the deed in the event the title of the property is transferred. The costs of all drainage, erosion and sedimentation control measures will therefore rest with the DEVELOPER.
    - A. Soil erosion & sediment control inspections are required within 24 hrs. after every rainfall exceeding 0.5",or on a minimum weekly basis in conformance with CONN. DEEP Storm Water Discharge Permit Requirements.
    - B. Planting of the Detention Basin, Rain Gardens, Bio-Retention Swales, if any, is the responsibility of the Developer during Construction.
    - C. The Developer is responsible for the installation of Soil Erosion Control including silt fence, erosion control mat installation, and any other soil erosion control devices deemed necessary by the Town Engineer, Zoning Enforcement Officer or the Public Works Director of the local municipality.
2. Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.
3. Maintenance of all drainage facilities and watercourses within the land development shall be the responsibility of the DEVELOPER until they are accepted by the Town. All control measures will be maintained in effective condition throughout the construction period. Surface inlets shall be kept open and free of sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.
4. It shall be the responsibility of any person, corporation or other entity engaging in any act on or near a stream, watercourse or swale or upon the flood plain or right-of-way thereof to maintain as nearly as possible in its present state that same stream, watercourse, swale, flood plain or right-of-way during the pendency of the activity and to return it to its original or equal condition after such activity is completed.
5. Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the DEVELOPER to their point of open discharge at the property line or at a communal watercourse within the property.
6. No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Town.
7. An adequate right-of-way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Town or provided by other property owners for the convenience of the OWNER.

The following general specifications will also be adhered to:

1. Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.
2. Hay bale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes. clogged, or decomposing hay bales shall be replaced immediately.
3. Culvert discharge areas will be protected with rip-rap channels. Energy dissipaters will be provided as necessary.
4. Catch basins will be protected with crushed stone, hay bale filters, or silt sacks (as appropriate) throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "Guidelines for Soil Erosion and Sediment Control" of the State of Connecticut, as amended.
6. Erosion and sediment control measures will be installed prior to construction whenever possible.
7. All control measures will be maintained in effective condition throughout the construction period.
8. Additional control measures will be installed during construction if necessary or required.
9. The responsibility for implementing the erosion and sediment control plan will rest with the developer of record, who is also responsible for informing all concerned of the requirements of the plan, for notifying the planning administration of any transfer of responsibility and for seeing that a copy of the plan accompanies the subdivision plan should the title to the land be transferred.

LONG TERM MONITORING AND MAINTENANCE PLAN:

The regular and perpetual maintenance of the catch basins, rain gardens, hydrodynamic separators and the underground concrete detention units are the responsibility and obligation of the Owner.

1. Catch Basins - All catch basin sumps shall be inspected and cleaned when sediment accumulations fill up three-quarter of the sump's capacity. This inspection by the Owners representative shall occur every Spring, between April 15th, and June 30th, with the actual cleaning to be accomplished prior to September 15th.
2. Underground Concrete Detenion Units - The underground units shall be inspected and cleaned when sediment accumulations in these units are compromising the performance of the units to percolate the stormwater out of the bottoms of the units. This inspection by the Owners representative shall occur every Spring, between April 15th, and June 30th., with the actual cleaning to be accomplished prior to September 15th.
3. Twice a year, in the spring and fall, the parking areasswept to remove any accumulated sediments/fines from these areas.
4. A maintenance schedule/report should be maintained by the Owner. This schedule/report shall be available to the town for their review and records upon request.

SEEDING AND PLANTING REQUIREMENTS

1. Seedbed Preparation - Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 2 tons/Ac. or 90 lbs/1000 SQ.FT unless otherwise required according to soil test results. Apply fertilizers with 10-10-10 at a rate of 300 lbs/Ac. or 7.5 lbs/1000 SQ.FT. At least 50 % of nitrogen from organic sources. Work lime and fertilizer into soil uniformly to a depth of 4" with a whisk, spring tooth harrow or other suitable equipment following the contour lines.
2. Seed Application - Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseed is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 through August 15 as approved by the Architect or Engineer.
3. Mulching - Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac (80#/1,000s.f.), except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Spread mulch by hand or mulch blower. Punch mulch into soil surface with track machine or disk harrow set straight up. Mulch material should be "tucked" approximately 2"-3" into the soil surface. Chemical mulch binders or netting, in combination with the straw, hay or wood fibers, will be used where difficult slopes do not allow harrowing by machines.
4. Grass Seed Mixtures

Temporary Covers		Permanent Covers	
Perennial rye grass	20 lbs/Ac.	Creeping Red Fescue	40 lbs/Ac.
Annual rye grass	20 lbs/Ac.	Canada Bluegrass	20 lbs/Ac.

5. A minimum of 5 inches of topsoil shall be spread over all cut and fill areas.

SEQUENCE OF CONSTRUCTION AND SPECIFICATIONS:

1. Permittee shall notify Town of Bethel Planning & Zoning office of scheduled date for commencement of any construction activities, and verify that all inland wetland approval conditions have been satisfied and that the wetland permit has actually been issued, with appropriate bonds posted.
2. A licensed land surveyor shall field stake approved clearing and construction limits, rough building box.
3. A field meeting shall be convened between the permittee, contractor, wetlands agency's designated agent, Town Engineer, and Engineer of record to review and concur upon sequence, timing, materials and specifications of proposed drainage improvements, and soil erosion & sediment control measures. Suitable soil stockpile locations shall be agreed upon at this time.
4. Obtain tree removal permits from tree warden (if required) and establish perimeter siltation fencing where shown - prior to any grubbing or excavation. Woodchips shall be retained on-site for use as mulch, and to buttress silt fences in sensitive areas.
5. Place, grade & compact granular fill material over first 50' of driveway and stabilize construction entrance with filter fabric and crushed stone per detail.
6. Install remainder of silt fencing where shown, reinforcing with wire (or highvisibility safety fence) in critical areas, or where directed by the engineer of record, or Town of Bethel inspector.
7. Remove remainder of trees within approved construction limits. Grub and remove stumps from premises (do not bury on-site).
8. Obtain foundation permits, and commence mass excavation for driveway, foundations, storm water 'Retain It' basins and onsite rain gardens.
9. Immediately after the detention 'Retain It' structures (or approved equal) and rain garden have been installed, haybales shall be secured in front of the outlet oriface to slow and filter runoff. These filter systems shall be maintained in effective condition throughout the construction period, and as with all soil erosion and sediment control measures, cleaned, and or replaced as necessary, or directed. Riverside Road shall also be kept clean by regular sweeping.
10. Construct foundations, storm water structures, and required pipe systems.
11. In order to maintain site stability, suitable gravel base material will be graded over driveways, and waterbars installeded (if necessary).
12. After building department approval, backfill foundation(s), and furnish as-built foundation(s) surveys necessary for framing permit.
13. Install crushed stone, silt fence, or staked haybale checkdams, and waterbars, where shown or otherwise necessary to control runoff from the driveways and parking areas.
14. Broadcast temporary seed & mulch in accordance with the mixtures and application rates of the "Connecticut Guidelines for Soil Erosion & Sediment Control", as amended, over any disturbed area not intended to be disturbed for a period of two weeks or more. A schedule of construction activities shall be furnished by the contractor upon request, in order to assess compliance.
15. The sewer lines shall be installed in conformance with the approved plan, and the Water & Sewer Authority and/or Bethel Health District requirements.
16. Any wells that exist, shall be properly abandoned in accordance with the Connecticut Health Codes and proper permits filed with the Bethel Health District.
17. Water services are to be installed per the requirements of the water company.
18. Topsoil shall be placed (to original depths), seed, and mulch applied, and sediment filters cleaned.
19. Prior to seeking a certificate of occupancy, all mitigation activities and plantings shall be completed to the satisfaction of the Town of Bethel.
20. If the project is to be phased, prior to the start of a subsequent phase, all of prior phase work shall be completed and stabilized.

EROSION CONTROL MAT INSTALLATION

Channel Applications:

1. Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the blanket in a 6" (15.2 cm) deep by 6" (15.2 cm) wide trench with approximately 12" (30 cm) of blanket extended beyond the up-slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12"(30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staple/stakes spaced approximately 12" (30 cm) apart across the width of the blanket.
3. Roll center blanket in direction of water flow in bottom of channel. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional DOT System[TM], staples/stakes should be place through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive blankets end over end (shingle style) with a 4"-6"(10-15cm) overlap. Use a double row of staples staggered 4"(10cm) apart and 4"(10cm) on center to secure blankets.
5. Full length edge of blankets at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep by 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent blankets must be overlapped approximately 2" - 5" (5 - 10 cm) (depending on blanket type) and stapled to ensure proper seam alignment. Place the edge of the overlapping blanket (blanket being installed on top) even with the colored Seam Stitch[TM] on the blanket being overlapped.
7. In high flow channel applications, a staple check slot is recommended at 30 - 40 ft (9 m - 12 m)intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of channel.
8. The terminal end of the blankets must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15cm) deep by 6" (15cm) wide trench. Backfill and compact the trench after stapling. Refer to manufactures staple guide for correct staple pattern.
9. Hay Bales: Place as ordered to provide for temporary control of erosion or pollution or both. Stake with the required stakes. Upon acceptance of the contract, the bales shall be left in place unless released to the contractor.
10. ADJUSTING: If any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately. Maintain areas mulched or matted, until the vegetation becomes established. Remove or level and grade to the extent required to present a sightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

Slope Applications

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECPs extended beyond the up-slope portion of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECPs back over seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECPs.
3. Roll the RECPs (A.) down or (B.) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT System®, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECPs must be stapled with approximately 2" to 5" (5 cm to 12.5 cm) overlap, depending on RECP type.
5. Consecutive RECPs spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire width of the RECP.
6. In loose soil conditions, the use of staple or stake lengths greater than 6" may be necessary to properly secure the RECPs.

NOTES

1. These plans are for review by governmental agencies only and are not to be used for construction.
2. All construction methods, materials and sewer installations are to conform to all applicable local and state regulations.
3. Grading to be according to applicable regulations a normal standards of good practice.
4. It is the Contractor's responsibility to verify all on site and off site field conditions and establish that no changes have occurred since the issuance of this plan. The design engineer is to be notified of any field conditions which conflict with this plan.
5. The underground utilities shown, if any, have been located from field survey information and/or from existing drawings by others as noted hereon. The engineer/surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Stuart Somers Co., LLC further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. Stuart Somers Co., llc makes no certification as to the condition or suitability of the underground utilities for any intended use.
6. Existing site features and topographic survey are from field surveys performed by our office and others. Additional topographic data was taken from the Conn. DEEP LIDAR 2016 elevation data and is based on NAVD 88.
7. The Existing and proposed buildings will be served with public sewers and water.
8. Refer to soil erosion control plans for all erosion control information.
9. All construction to be done to Town of Bethel standards.
10. All utilities to be installed underground, unless otherwise noted or directed.
12. Inverts for all culverts and flared ends to be modified if necessary by field conditions.
13. The Bethel Public Works department may require the installation of under drains during construction as necessary.
14. All storm sewer pipe shall be CPP (ADS N-12 pipe or approved equal) unless approved otherwise by the Public Works.
15. Erosion control netting shall be utilized where deemed necessary.
16. All driveways are proposed at or under 10%.
17. Any retaining walls greater than 3 feet shall be designed by a structural engineer.

SOIL EROSION CONTROL CONTACTS:

APPLICANT: 67 GREENWOOD PROPERTY, LLC
& 69 GREENWOOD PROPERTY, LLC

SITE MONITOR: STUART SOMERS CO., LLC
1211 MAIN STREET SOUTH
SOUTHBURY, CT 06488
(203) 264-8511

CONTRACTOR: TO BE DETERMINED

FOR REVIEW AND APPROVAL

NOT FOR CONSTRUCTION

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT -
"CALL BEFORE YOU DIG" 1-800-922-4455

NO.	DATE	DESCRIPTION

REVISIONS

NOTES
PREPARED FOR
67 GREENWOOD PROPERTY, LLC &
69 GREENWOOD PROPERTY, LLC
ASSESSOR'S MAP 30, BLOCK 41, LOT 12/13
67/69 GREENWOOD AVE.
CONN. ROUTE 302
BETHEL, CONNECTICUT

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE #:
08-07-2025	AS NOTED	JJM/MSR	2290	XXXX

STUART SOMERS CO., LLC
Consulting Engineers & Surveyors
1211 Main Street South
Southbury, Connecticut 06488
Phone:203.264.8511 Fax:203.264.8508
email:info@stuartsomersco.com

N/1