(14)

BENJAMIN V. DOTO, III, P.E., LLC
CONSULTING CIVIL ENGINEER
E-MAIL: ben@dotocivil.com

248 MAIN STREET, SUITE 3A
DANBURY, CT 06810
PHONE: 203/743-3424
FAX: 203/743-3588

November 11, 2013

Mr. Joseph Cavo, President
City Council, City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810

Re: Water & Sewer Extension Request
Sawmill Road & Turner Road
Assessor's Lot No. A17007

Dear Mr. Cavo:

Please find enclosed a completed application and plan for the extension of water and sewer into the subject site.

This is a proposed development currently in the process of Site Plan Review/Approval. The property has access to both City water and sewer along its frontage. The proposal is to simply extend mains into the site to properly serve the proposed development.

Sincerely,

Benjamin V. Doto, III, P.E.

cc: RMS Companies

14-1

CITY COUNCIL – CITY OF DANBURY

APPLICATION FOR EXTENSIONS OF

SANITARY SEWER MAIN ✓ WATER MAIN ✓

11/11/2013
Date

The applicant submits for consideration an application for extension of sanitary sewer and/or water facilities for property

Located at (street address) Sawmill Road & Turner Road

Assessor's Lot No.: A17007

Zone: RMF-6

Intended Use: Retail ____ *Single Family Residential ____

Office ____ *Multiple Family Residential ✓

Mixed Use ____ Number of Efficiency Units ____

Industrial ____ Number of 1 Bedroom Units ____

Number of 2 Bedroom Units 70

Number of 3 Bedroom Units ____

Total Number of Units 70

Name of Property Owner: First Cut Holdings, LLC

Address: 70 West Street, Danbury, CT 06810

Name of Applicant/Agent: Benjamin V. Doto, III, P.E., LLC

Address: 248 Main Street, Ste. 3A, Danbury, CT 06810

Owner Telephone No.: 203-798-9100 ~~Applicant~~ AGENT Telephone No.: 203-743-3424

Signature of Property Owner
its managing member

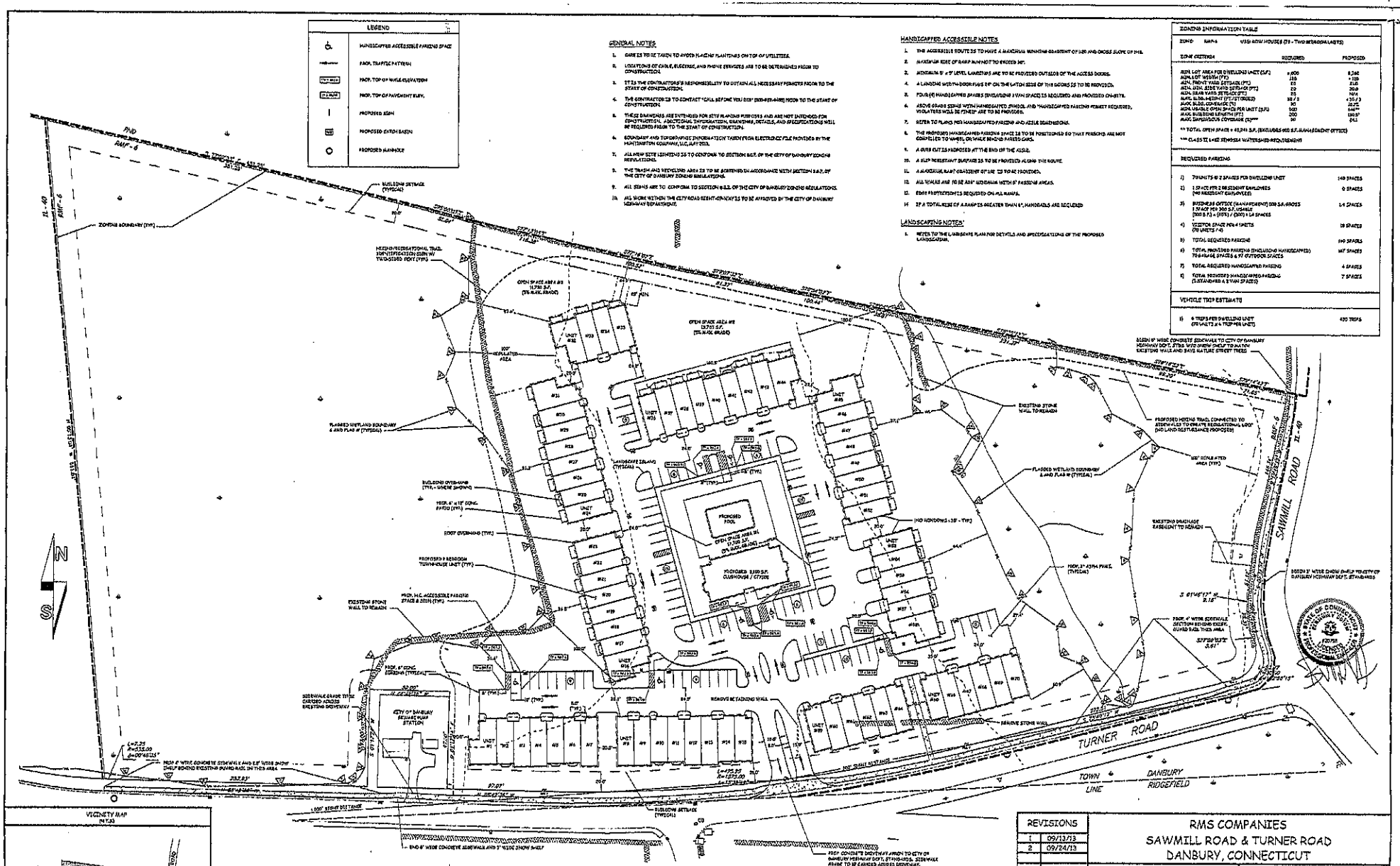
Signature of Applicant/Agent

***APPLICANT MUST SEE *CITY ENGINEER* PRIOR TO SUBMITTING APPLICATION.** ___

PLEASE NOTE: 3 copies of schematic or preliminary engineering plans are required to be submitted with this application.

PLEASE SEE ATTACHED INSTRUCTIONS.

Revised July 2013



GENERAL NOTES

1. CARE IS TO BE TAKEN TO AVOID PLACING PLANTINGS ON TOP OF UTILITIES.
2. LOCATIONS OF CABLE, ELECTRIC, AND PHONE SERVICES ARE TO BE DETERMINED PRIOR TO CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (800-922-4455) PRIOR TO THE START OF CONSTRUCTION.
5. THESE DRAWINGS ARE INTENDED FOR SITE PLANNING PURPOSES AND ARE NOT INTENDED FOR CONSTRUCTION. ADDITIONAL INFORMATION, DRAWINGS, DETAILS, AND SPECIFICATIONS WILL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM ELECTRONIC FILE PROVIDED BY THE MONTANTON COMPANY, LLC, JULY 2013.
7. ALL NEW SITE LIGHTING IS TO CONFORM TO SECTION 6.6.F. OF THE CITY OF DANBURY ZONING REGULATIONS.
8. THE TRASH AND RECYCLING AREA IS TO BE SCREENED IN ACCORDANCE WITH SECTION 5.6.D. OF THE CITY OF DANBURY ZONING REGULATIONS.
9. ALL SIGNS ARE TO CONFORM TO SECTION 6.6.D. OF THE CITY OF DANBURY ZONING REGULATIONS.
10. ALL WORK WITHIN THE CITY ROAD RIGHT-OF-WAY IS TO BE APPROVED BY THE CITY OF DANBURY HIGHWAY DEPARTMENT.

HANDICAPPED ACCESSIBLE NOTES

1. THE ACCESSIBLE ROUTE IS TO HAVE A MAXIMUM RUNNING GRADIENT OF 1:20 AND CROSS SLOPE OF 1:48.
2. MAXIMUM RISE OF RAMP RUN NOT TO EXCEED 30".
3. MINIMUM 5' x 5' LEVEL LANDINGS ARE TO BE PROVIDED OUTSIDE OF THE ACCESS DOORS.
4. A LANDING WITH DOOR PULL 24" ON THE LATCH SIDE OF THE DOORS IS TO BE PROVIDED.
5. FOUR (4) HANDICAPPED SPACES (INCLUDING 1 VAN SPACE) IS REQUIRED AND PROVIDED ON-SITE.
6. ABOVE GRADE SIGNS WITH HANDICAPPED SYMBOL AND "HANDICAPPED PARKING PERMIT REQUIRED, VIOLATORS WILL BE FINED" ARE TO BE PROVIDED.
7. REFER TO PLANS FOR HANDICAPPED PARKING AND AISLE DIMENSIONS.
8. THE PROPOSED HANDICAPPED PARKING SPACE IS TO BE POSITIONED SO THAT PERSONS ARE NOT CONFINED TO WHEEL OR WALK BEHIND PARKED CARS.
9. A CURB CUT IS PROVIDED AT THE END OF THE AISLE.
10. A SLIP RESISTANT SURFACE IS TO BE PROVIDED ALONG THE ROUTE.
11. A MAXIMUM RAMP GRADIENT OF 1:20 TO BE PROVIDED.
12. ALL WALKS AND TO BE 48" MINIMUM WITH 5' PASSING AREAS.
13. EDGE PROTECTION IS REQUIRED ON ALL RAMPS.
14. IF A TOTAL RISE OF A RAMP IS GREATER THAN 6", HANDRAILS ARE REQUIRED

LANDSCAPING NOTES*

1. REFER TO THE LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS OF THE PROPOSED LANDSCAPING.

ZONING INFORMATION TABLE

ZONE: RM-6 USE: ADW HOUSE (79 - TWO BEDROOM UNITS)

ZONE CRITERIA	REQUIRED	PROPOSED
MIN. LOT AREA PER DWELLING UNIT (S.F.)	8,000	8,260
MIN. LOT WIDTH (FT)	100	+100
MIN. FRONT YARD SETBACK (FT)	50	50.0
MIN. SIDE YARD SETBACK (FT)	20	20.0
MIN. REAR YARD SETBACK (FT)	20	20.0
MAX. BLDG. HEIGHT (FT/STORIES)	35 / 3	+35 / 3
MAX. BLDG. COVERAGE (%)	30	25.2%
MIN. USABLE OPEN SPACE PER UNIT (S.F.)	500	546**
MAX. BUILDING LENGTH (FT)	200	180.0'
MAX. IMPERVIOUS COVERAGE (%)***	50	54.1

** TOTAL OPEN SPACE = 40,241 S.F. (EXCLUDES 600 S.F. MANAGEMENT OFFICE)

*** CLASS II LAKE KENOSIA WATERSHED REQUIREMENT

REQUIRED PARKING

1)	79 UNITS @ 2 SPACES PER DWELLING UNIT	148 SPACES
2)	1.5 SPACE PER 2.00 EMPLOYEES (NO RESIDENT EMPLOYEES)	0 SPACES
3)	BUSINESS OFFICE (MANAGEMENT) 600 S.F. GROSS 1 SPACE PER 300 S.F. USABLE [600 S.F. x (80%) / (300)] = 1.6 SPACES	1.6 SPACES
4)	VISITOR SPACE PER 4 UNITS (79 UNITS / 4)	19 SPACES
5)	TOTAL REQUIRED PARKING	169 SPACES
6)	TOTAL PROVIDED PARKING (INCLUDING HANDICAPPED) 166 REGULAR SPACES & 7 HANDICAPPED SPACES	167 SPACES
7)	TOTAL REQUIRED HANDICAPPED PARKING	4 SPACES
8)	TOTAL PROVIDED HANDICAPPED PARKING (1 STANDARD & 2 VAN SPACES)	7 SPACES

VEHICLE TRIP ESTIMATE

9)	6 TRIPS PER DWELLING UNIT (79 UNITS X 6 TRIPS PER UNIT)	470 TRIPS

WATERSHED NOTES

1. THE ENTIRE SITE IS LOCATED WITHIN THE CLASS II LAKE KENOSIA WATERSHED.
2. PORTIONS OF THE SITE ARE LOCATED WITHIN THE THE CLASS II LAKE KENOSIA ENVIRONMENTALLY SENSITIVE AREA.
3. ALL ON-SITE CATCH BASIN FRAMES ARE TO BE STENCILLED WITH "NO DUMPING - SENSITIVE WATERSHED".

SCALE 1" = 40'

VICINITY MAP
(N.T.S.)

OWNER OF RECORD	APPROVED BY:
FIRST CITY HOLDINGS, LLC 79 WEST STREET DANBURY, CT 06810	DATE:

REVISIONS	
1	09/13/13
2	09/24/13

RMS COMPANIES
SAWMILL ROAD & TURNER ROAD
DANBURY, CONNECTICUT

SCALE: 1" = 40' | DRAWN BY: bvd
DATE: July 30, 2013 | APPROVED BY: bvd

SITE PLAN

Benjamin V. Doto, III, P.E., LLC
248 Main St., Suite 3A, Danbury, CT 06810

DRAWING NUMBER: C01

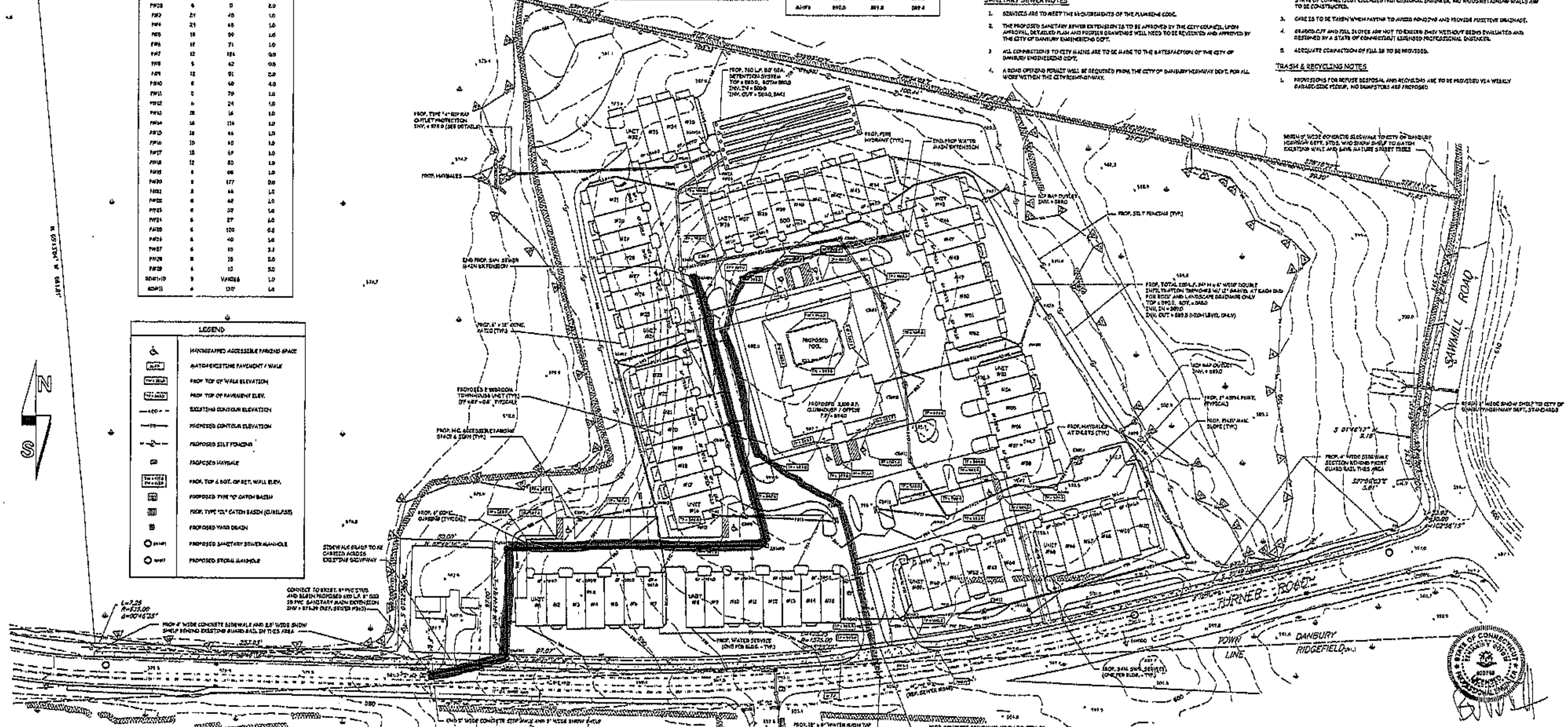
SANITARY SEWER STRUCTURE TABLE			
I.D.	T.F.	INV. IN	INV. OUT
SMH#1	587.8	577.16	577.06
SMH#2	586.0	580.45	580.35
SMH#3	593.4	581.64	581.54
SMH#4	587.6	–	582.81

STORM SEWER STRUCTURE TABLE			
I.D.	T.F.	INV. IN	INV. OUT
CB#1	588.0	580.4	580.3
MH#1A	586.5	579.0 (3) 4" 584.3 (1) 8"	579.8
MH#1	589.6	581.4 (3) 584.0 (4)	581.3
CB#2	589.0	582.1	582.0
MH#2	588.5	582.9	582.8
MH#3	591.5	583.7	583.6
CB#3	587.0	–	584.0
CB#4	591.0	584.0	583.9
CB#5	592.1	584.5	584.4
CB#6	593.8	–	587.3
YD#1	592.0	–	588.8
CB#7	589.0	583.4	583.3

STORM SEWER STRUCTURE TABLE			
I.D.	T.F.	INV. IN	INV. OUT
WQ#1	589.5	579.5	579.4
CB#8	591.0	584.7	584.6
CB#9	591.5	585.5	586.4
CB#10	591.5	586.5	586.2
CB#11	592.0	587.0	586.9
MH#4	591.0	587.7 (W) 588.7 (S)	587.6
CB#12	593.5	588.4	588.3
MH#5	595.9	591.4	591.3
CB#13	593.0	590.7	590.6
YD#2	593.0	589.5	589.4
MH#6	594.5	590.0	589.9
CB#14	595.0	–	590.8
MH#7	590.0	589.7	589.6
MH#8	590.0	589.5	589.4

PIPING TABLE			
I.D.	DIA. (IN.)	LENGTH (FT.)	SLOPE (%)
P#1	15	140	1.0
P#2	15	80	1.0
P#2A	4 (TYPICAL)	9	2.0
P#2B	6	0	2.0
P#3	24	45	1.0
P#4	24	65	1.0
P#5	18	59	1.0
P#6	18	71	1.0
P#7	12	124	0.5
P#8	5	42	0.5
P#9	12	91	2.0
P#10	8	60	4.0
P#11	8	79	1.0
P#12	6	24	1.0
P#13	12	16	1.0
P#14	18	116	1.0
P#15	18	66	1.0
P#16	15	60	1.0
P#17	15	67	1.0
P#18	12	80	1.0
P#19	8	66	1.0
P#20	8	177	0.8
P#21	8	66	1.0
P#22	6	42	1.0
P#23	6	32	1.0
P#24	6	27	1.0
P#25	6	100	0.6
P#26	6	40	1.0
P#27	6	15	[illegible]
P#28	8	15	0.6
P#29	6	12	5.0
SDW#1-10	6	VARIES	1.0
SDW#11	6	130'	1.0

LEGEND	
♿	HANDICAPPED ACCESSIBLE PARKING SPACE
	MATCH EXISTING PAVEMENT / WALK
	PROP. TOP OF WALK ELEVATION
	PROP. TOP OF PAVEMENT ELEV.
	EXISTING CONTOUR ELEVATION
	PROPOSED CONTOUR ELEVATION
	PROPOSED SILT FENCING
	PROPOSED HAYBALE
	PROP. TOP & BOT. OF RET. WALL ELEV.
	PROPOSED TYPE "C" CATCH BASIN
	PROP. TYPE "CL" CATCH BASIN (CURBLESS)
	PROPOSED YARD DRAIN
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE



STORM DRAINAGE NOTES

1. THE INSTALLATION OF THE STORM WATER MANAGEMENT SYSTEM IS TO BE DONE UNDER THE SUPERVISION OF A LICENSED STATE OF CONNECTICUT PROFESSIONAL ENGINEER.
2. AFTER CONSTRUCTION, THE ENGINEER IS TO SUBMIT THE CITY WRITTEN CERTIFICATION THAT THE SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN.
3. THE STORM WATER MANAGEMENT SYSTEM IS PRIVATE. REGULAR MAINTENANCE BY THE PROPERTY OWNER WILL BE CRUCIAL TO ITS CONTINUED OPERATION.
4. ALL PORTIONS OF THE STORM WATER MANAGEMENT SYSTEM INSTALLED IN PARKING/DRIVEWAYS AREAS ARE TO BE CAPABLE OF HANDLING H-20 LOADS.
5. DISCHARGES ARE TO BE PROPERLY STABILIZED.
6. ALL STORM SEWER PIPE 12" AND GREATER IS TO BE SMOOTH-LINED HDPE CORRUGATED PLASTIC PIPE UNLESS OTHERWISE NOTED.
7. ALL STORM SEWER PIPE 10" AND LESS IS TO BE SDR 35 PVC PIPE UNLESS OTHERWISE NOTED.
8. WQ#1 IS TO BE A VORTECHNICS MODEL 5000 OR APPROVED EQUAL.
9. ALL CATCH BASIN FRAMES ARE TO BE STENCILED WITH "SENSITIVE WATERSHED - NO DUMPING".

SANITARY SEWER NOTES

1. SERVICES ARE TO MEET THE REQUIREMENTS OF THE PLUMBING CODE.
2. THE PROPOSED SANITARY SEWER EXTENSION IS TO BE APPROVED BY THE CITY COUNCIL. UPON APPROVAL, DETAILED PLAN AND PROFILE DRAWINGS WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF DANBURY ENGINEERING DEPT.
3. ALL CONNECTIONS TO CITY MAINS ARE TO BE MADE TO THE SATISFACTION OF THE CITY OF DANBURY ENGINEERING DEPT.
4. A ROAD OPENING PERMIT WILL BE REQUIRED FROM THE CITY OF DANBURY HIGHWAY DEPT. FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY.

WATER NOTES

1. SERVICES ARE TO MEET THE REQUIREMENTS OF THE PLUMBING CODE AND THE WATER DEPARTMENT RULES AND REGULATIONS.
2. SERVICES ARE TO MEET THE REQUIREMENTS OF THE PLUMBING CODE.
3. THE PROPOSED WATER MAIN EXTENSION IS TO BE APPROVED BY THE CITY COUNCIL. UPON APPROVAL, DETAILED PLAN AND PROFILE DRAWINGS WILL NEED TO BE REVIEWED AND APPROVED BY THE CITY OF DANBURY ENGINEERING DEPT.
4. ALL CONNECTIONS TO CITY MAINS ARE TO BE MADE TO THE SATISFACTION OF THE CITY OF DANBURY ENGINEERING DEPT.
5. A ROAD OPENING PERMIT WILL BE REQUIRED FROM THE CITY OF DANBURY HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY.

GRADING NOTES

1. CONSTRUCTION AND / OR GRADING RIGHTS FROM ADJACENT PROPERTY OWNERS ARE TO BE ACQUIRED IF WARRANTED.
2. RETAINING WALLS GREATER THAN THREE (3) FEET IN HEIGHT ARE NOT PROPOSED. ANY WALLS GREATER THAN 3' HIGH ARE TO BE DESIGNED BY AND CONSTRUCTED UNDER THE SUPERVISION OF A STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER. NO WOOD RETAINING WALLS ARE TO BE CONSTRUCTED.
3. CARE IS TO BE TAKEN WHEN PAVING TO AVOID PONDING AND PROVIDE POSITIVE DRAINAGE.
4. GRADED CUT AND FILL SLOPES ARE NOT TO EXCEED 2H:1V WITHOUT BEING EVALUATED AND DESIGNED BY A STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER.
5. ADEQUATE COMPACTION OF FILL IS TO BE PROVIDED.

TRASH & RECYCLING NOTES

1. PROVISIONS FOR REFUSE DISPOSAL AND RECYCLING ARE TO BE PROVIDED VIA WEEKLY GARAGE-SIDE PICKUP. NO DUMPSTERS ARE PROPOSED.

SEDIMENT AND EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AS AMENDED.
2. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE CITY PRIOR TO COMMENCEMENT OF ANY WORK, INCLUDING PRE-CONSTRUCTION CLEARING AND GRUBBING.
3. ALL CONTROL MEASURES SHALL BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
5. NO CONTROL MEASURES SHOULD BE REMOVED WITHOUT APPROVAL OF THE CITY.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE CITY OR ITS AUTHORIZED AGENT.
7. THE LIMITS OF GRADING AND DISTURBANCE, AS SHOWN ON THE PLANS, SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF CLEARING SHALL REMAIN TOTALLY UNDISTURBED.
8. ANY CONTROL MEASURES RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT IMMEDIATELY REMOVED, AND ALL DAMAGED CONTROL MEASURES SHALL BE REMOVED AND REPLACED.
9. ALL CATCH BASINS LOCATED DOWN GRADIENT OF THE SITE SHALL BE PROTECTED BY PLACING FILTER FABRIC BENEATH THE GRATE UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
10. ALL NEW AND EXISTING CATCH BASINS LOCATED ON THE SITE SHALL BE PROTECTED BY PLACING FILTER FABRIC BENEATH THE GRATE UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
11. ALL SEDIMENT SHALL BE IMMEDIATELY REMOVED FROM NEW AND EXISTING DRAINAGE STRUCTURES AND PIPING IMPACTED BY THE PROPOSED CONSTRUCTION.
12. SEDIMENT REMOVED FROM CONTROL MEASURES AND DRAINAGE FACILITIES SHALL BE DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH STATE AND LOCAL REGULATIONS.
13. ALL DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS POSSIBLE. SEED MIXTURES USED SHALL CONFORM TO THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, AS AMENDED.
14. THE PLANTING SEASONS FOR THE SPECIFIED SEED MIXTURE SHALL BE AS DEFINED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, AS AMENDED, UNLESS DIRECTED OTHERWISE BY THE TOWN. OUTSIDE OF THESE SPECIFIED DATES, AREAS WILL BE STABILIZED WITH HAY BALE CHECK DAMS, FILTER FABRIC, OR WOOD CHIP MULCH AS REQUIRED TO CONTROL EROSION.
15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT NO DRAINAGE FROM CITY ROADS ENTER THE SITE DURING OR AFTER CONSTRUCTION UNLESS IT IS CALLED FOR IN THE DESIGN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. THE CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
17. TEMPORARY STOCKPILING OF CONSTRUCTION MATERIALS SHALL ONLY BE ALLOWED IN THE LOCATION SHOWN ON THE PLANS. STOCKPILE AREAS SHALL BE FULLY ENCLOSED BY A SILT FENCE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENTATION CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE CITY OF ANY TRANSFER OF THIS RESPONSIBILITY.

REVISIONS	
1	09/13/13
2	09/24/13

RMS COMPANIES
SAWMILL ROAD & TURNER ROAD
DANBURY, CONNECTICUT

SCALE: 1" = 30' | DRAWN BY: bvd
DATE: July 30, 2013 | APPROVED BY: bvd

GRADING & UTILITY PLAN

Benjamin V. Doto, III, P.E., LLC
248 Main St., Suite 3A, Danbury, CT 06810

DRAWING NUMBER: C02

PROP. H_2O PROP. SWR

14-3