11

CITY COUNCIL – CITY OF DANBURY

APPLICATION FOR EXTENSIONS OF

SANITARY SEWER MAIN ✓ WATER MAIN ✓

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

Located at (street address) PADANARAM RD. AND EASTWOOD RD.

Assessor's Lot No.: F07052

Zone: RA-20

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	____
		Number of 3 Bedroom Units	____
		Total Number of Units	42

Name of Property Owner: COTSWOLD OF DANBURY, LLC

Address: C/O DEVELOPMENT STRATEGIES, CO., 245 MAIN ST, WHITE PLAINS, NY 10601

Name of Applicant/Agent: ARTEL ENGINEERING GROUP, LLC

Address: 304 FEDERAL RD, SUITE 308, BROOKFIELD, CT 06804

Owner Telephone No.: 914 328 7200 Applicant Telephone No.: 203-740-2033

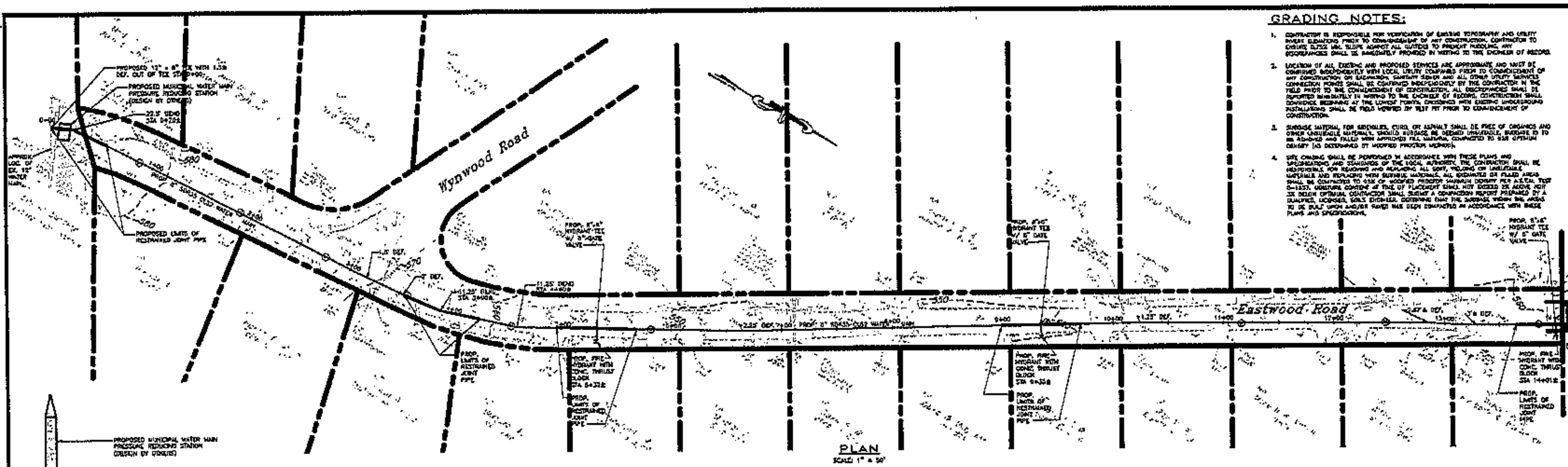
Signature of Property Owner Signature of Applicant/Agent

***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 March 2011



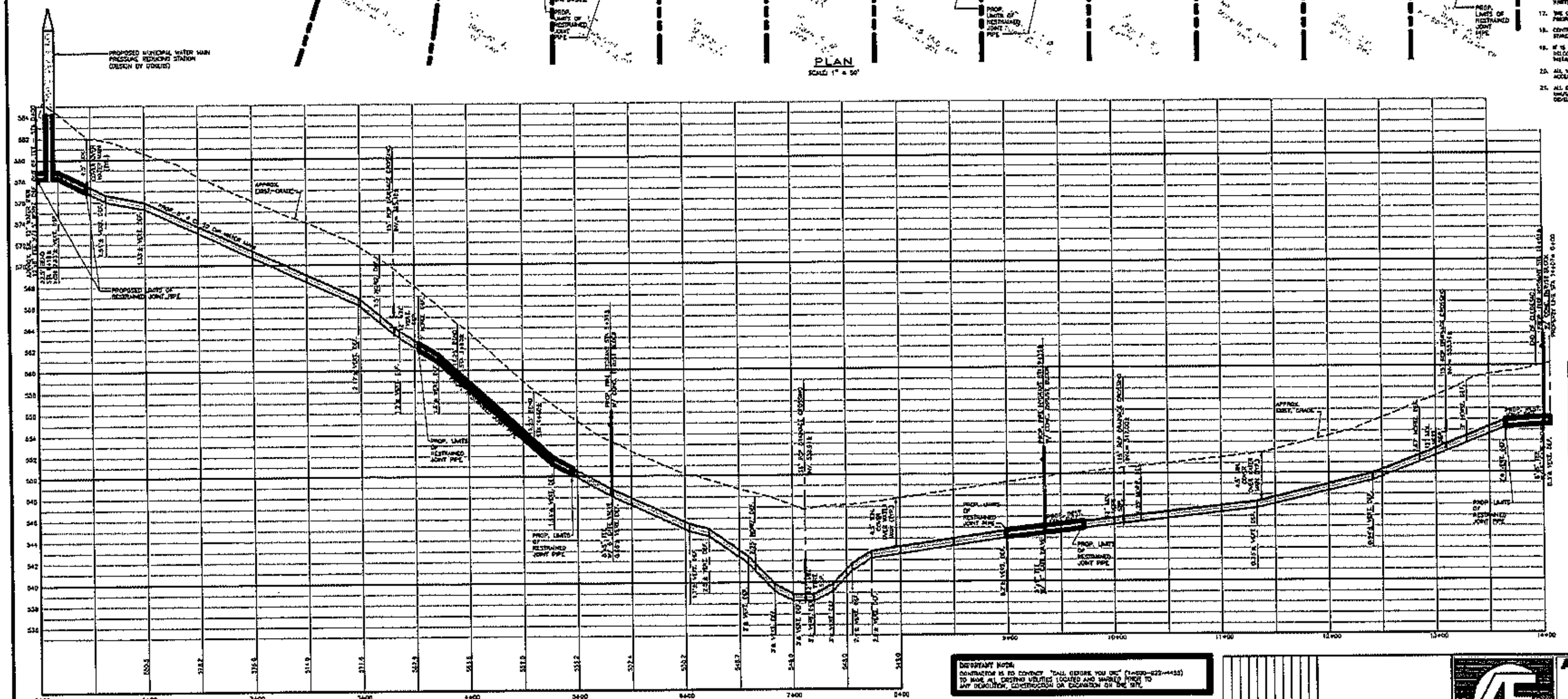
PLAN
SCALE: 1" = 30'

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL CURBS TO PREVENT PUDDLING. ANY DISCREPANCIES SHALL BE IMMEDIATELY PROVIDED IN WRITING TO THE ENGINEER OF RECORD.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE BUILT UPON AND/OR PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

GENERAL NOTES

1. PROPERTY IS IDENTIFIED BY THE CITY OF DANBURY ASSESSOR'S OFFICE AS LOT F07002
2. ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES, AND BUILDING LOCATIONS WAS TAKEN FROM A MAP ENTITLED "WETLANDS LOCATION MAP PREPARED FOR COTSWALD OF DANBURY" DATED AUGUST 25, 2010 AND REVISED JULY 21, 2011, PREPARED BY NEW ENGLAND LAND SURVEYING P.C., RIDING COMMONS – 118 COAL PIT HILL ROAD, DANBURY, CONNECTICUT.
3. PROPERTY OWNER: COTSWALD OF DANBURY
   C/O DEVELOPMENT STRATEGIES CO
   425 MAIN STREET SUITE 120
   WHITE PLAINS, NEW YORK 10601
4. PROPERTY AREA = 74.13 ACRES OR 3,229,174± S.F.
5. LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455.
6. LOCATIONS DEPICTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
7. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
8. ANY DRAINAGE STRUCTURES, DITCHES, UTILITIES, GRASSED AREAS, CONCRETE, PAVEMENT OR CURBS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
9. ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY OTHER APPROVED MEANS OF STABILIZATION. SEEDING OF PROPOSED GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL, AS AN EROSION AND SILTATION CONTROL MEASURE.
10. THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL AND LOCAL LAWS.
11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
12. THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY CITY AGENCIES ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
13. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.
14. IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
15. THE LIMIT OF DISTURBANCE SHALL BE THE OF LIMIT OF GRADING AS DEPICTED ON THE GRADING AND UTILITY PLANS AND THE LOCATION OF PERIMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
16. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
17. THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
18. CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES. INSTALLATION OF ALL UTILITIES ARE TO CONFORM WITH UTILITY COMPANY REQUIREMENTS.
20. ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED IN A MANNER ACCEPTABLE TO THE CITY OF DANBURY HIGHWAY DEPARTMENT.
21. ALL EXISTING UTILITIES ON SITE ARE TO BE EVALUATED FOR CONDITION AND, IF DEEMED UNSUITABLE, ARE TO BE REMOVED AND/OR ABANDONED IN A MANNER ACCEPTABLE TO THE DEVELOPER, REVIEW AGENCIES AND PROFESSIONAL CONSULTANTS.



OFF-SITE WATER MAIN PROFILE
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

MINIMUM SEPARATION DISTANCES			
[illegible]	[illegible]	[illegible]	[illegible]
SEWER	WATER	TEN FEET (10')	(18") EIGHTEEN INCHES
SEWER	CATCH BASIN	FIVE FEET (5')	–
SEWER	GAS	FIVE FEET (5')	(12") TWELVE INCHES
SEWER	ELECTRIC	FIVE FEET (5')	(12") TWELVE INCHES
SEWER	CABLE TV	FIVE FEET (5')	(12") TWELVE INCHES
SEWER	TELEPHONE	FIVE FEET (5')	(12") TWELVE INCHES
WATER	SEWER	TEN FEET (10')	(18") EIGHTEEN INCHES
WATER	STORM SEWER PIPE	TWO FEET (2')	(12") TWELVE INCHES
WATER	CATCH BASIN	TWO FEET (2')	–
WATER	GAS	FIVE FEET (5')	(12") TWELVE INCHES
WATER	ELECTRIC	FIVE FEET (5')	(12") TWELVE INCHES
WATER	CABLE TV	FIVE FEET (5')	(12") TWELVE INCHES
WATER	TELEPHONE	FIVE FEET (5')	(12") TWELVE INCHES

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE

IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

REV.	DATE	COMMENTS
1	[illegible]	ISSUED FOR PLANNING REVIEW

ARTEL ENGINEERING GROUP, LLC
304 FEDERAL ROAD - SUITE 305
BROOKFIELD, CONNECTICUT 06804
PHONE: (203) 740-[illegible] FAX: (203) 740-[illegible]

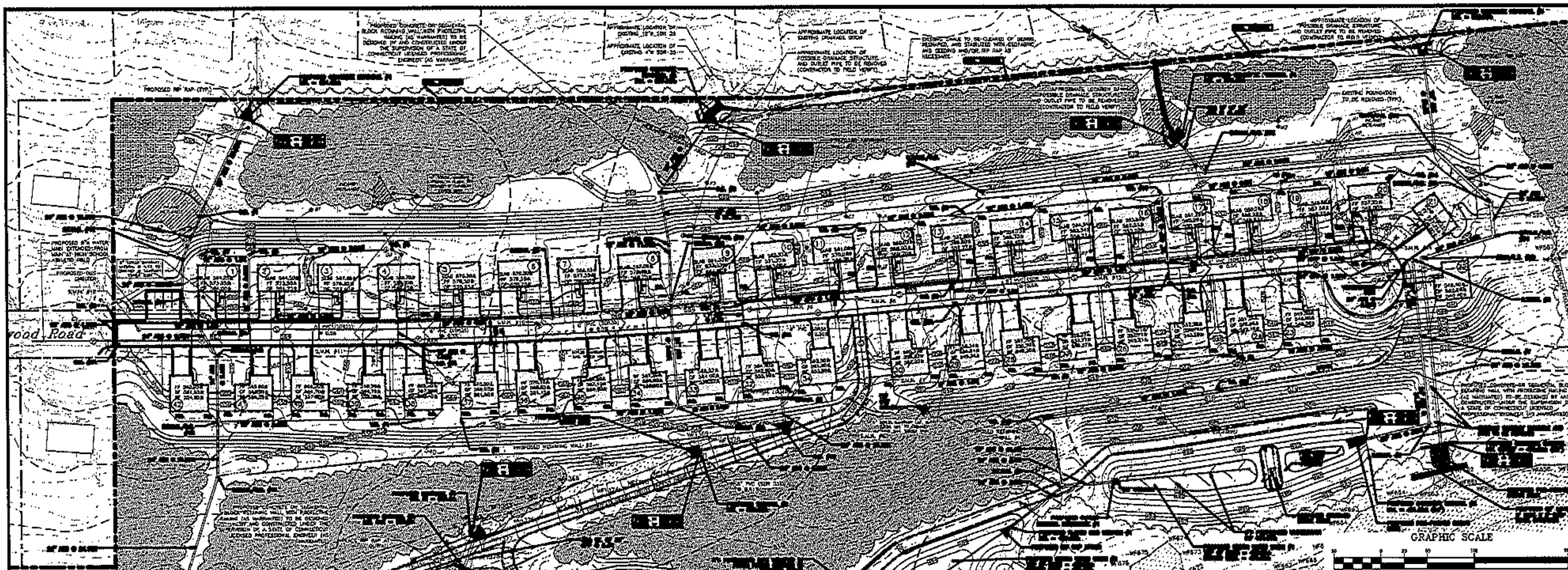
- CIVIL ENGINEERS • ENVIRONMENTAL ENGINEERS • MUNICIPAL ENGINEERS
- PROJECT MANAGERS • SITE PLANNERS • PERMIT EXPEDITORS

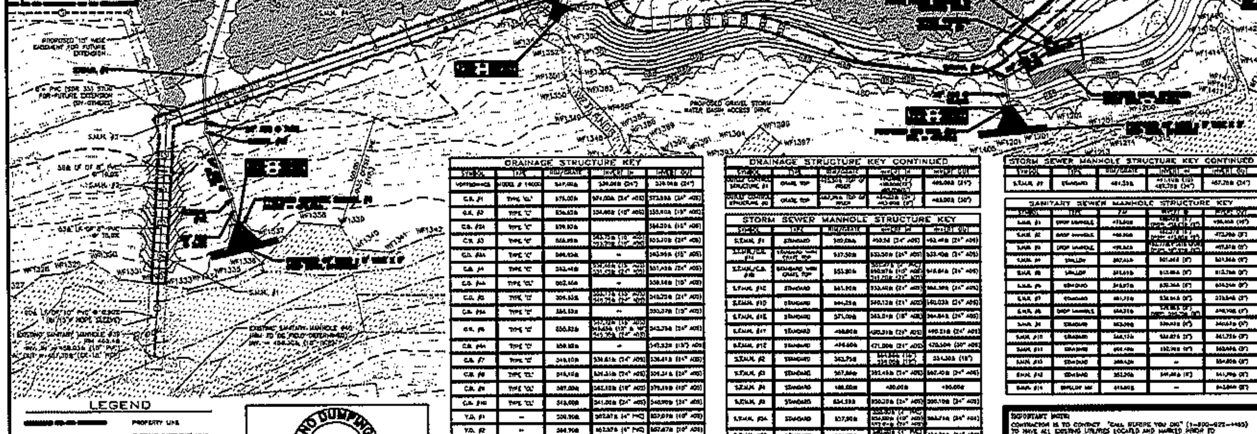
BRIDGEWATER, CT — DANBURY, CT

OFF-SITE
WATER MAIN
PLAN AND PROFILE
CLUSTER DEVELOPMENT
HEATHERWOOD ACRES
PADANARAM ROAD AND EASTWOOD ROAD
DANBURY, CONNECTICUT

DRAWN BY:	DK
CHECKED BY:	DV
DATE:	5/10/13
SCALE:	AS NOTED
DRAWING No:	0010462
PROJECT No:	0010462
SHEET:	7C

11-1





GENERAL NOTES

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2. ALL INFORMATION PERTAINING TO BOUNDARY LINE LOCATIONS & DIRECTIONS, EXISTING FEATURES, AND BUILDING LOCATIONS WAS TAKEN FROM A MAP ENTITLED "WETLANDS LOCATION MAP PREPARED FOR COTSWALD OF DANBURY" DATED AUGUST 25, 2010 AND REVISED JULY 21, 2011, PREPARED BY NEW ENGLAND LAND SURVEYING P.C., ROBBINS COMMONS – 110 COAL PIT HILL ROAD, DANBURY, CONNECTICUT.
3. PROPERTY OWNER: COTSWALD OF DANBURY, C/O DEVELOPMENT STRATEGIES CO, 475 MAIN STREET SUITE 120, WHITE PLAINS, NEW YORK 10601
4. PROPERTY AREA = 74.15 ACRES OR 3,229,978± S.F.
5. LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "CALL BEFORE YOU DIG" AT 1-800-922-4455.
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GRADING NOTES:

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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING INTERMITTENT WATERCOURSE AND WETLANDS FLAGGING AS LOCATED BY MATT POPP OF ENVIRONMENTAL LAND SOLUTIONS, BY OTTO THEAL OF SOIL AND WETLAND SCIENCE, LLC, AND HENRY MOELLER OF SOILS CONSULTING SERVICE AND WETLAND FLAGS WERE FIELD LOCATED BY NEW ENGLAND LAND SURVEYING, P.C.
- WETLANDS LINE

NO DUMPING – DRAINS TO RIVER

REQUIRED CATCH BASIN MARKINGS

DRAINAGE STRUCTURE KEY

SYMBOL	TYPE	RIM/GRATE	INVERT IN	INVERT OUT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

DRAINAGE STRUCTURE KEY CONTINUED

SYMBOL	TYPE	RIM/GRATE	INVERT IN	INVERT OUT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

STORM SEWER MANHOLE STRUCTURE KEY

SYMBOL	TYPE	RIM/GRATE	INVERT IN	INVERT OUT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

STORM SEWER MANHOLE STRUCTURE KEY CONTINUED

SYMBOL	TYPE	RIM/GRATE	INVERT IN	INVERT OUT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SANITARY SEWER MANHOLE STRUCTURE KEY

SYMBOL	TYPE	RIM/GRATE	INVERT IN	INVERT OUT
SAN. #9	[illegible]	[illegible]	[illegible]	[illegible]
SAN. #10	[illegible]	[illegible]	[illegible]	[illegible]
SAN. #11	[illegible]	[illegible]	[illegible]	[illegible]
SAN. #12	[illegible]	[illegible]	–	[illegible]
SAN. #13	[illegible]	[illegible]	[illegible]	[illegible]
SAN. #14	[illegible]	[illegible]	–	[illegible]

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REV.	DATE	COMMENT
3	11/22/12	UPDATED FOR PLANNING SUBMISSION
2	4/10/12	PLANNING COMMISSION SUBMISSION
1	3/8/12	REVISED LAYOUT

ARTEL ENGINEERING GROUP, LLC
304 FEDERAL ROAD – SUITE 308
BROOKFIELD, CONNECTICUT 06804
PHONE (203) 740-8088 FAX (203) 740-8087
• CIVIL ENGINEERS • ENVIRONMENTAL ENGINEERS • MUNICIPAL ENGINEERS
PROJECT MANAGERS • SITE PLANNERS • PERMIT EXPEDITORS •
BRIDGEWATER, CT DANBURY, CT

GRADING & UTILITY PLAN

CLUSTER DEVELOPMENT
HEATHERWOOD ACRES
PADANARAM ROAD AND EASTWOOD ROAD
DANBURY, CONNECTICUT

DRAWN BY:	DK
CHECKED BY:	DV
DATE:	11/9/12
SCALE:	1" = 50'
DRAWING No:	DB10402
PROJECT No:	DB10402
SHEET:	6

11-2