

LOCAL UTILITY PROVIDERS

1.

SOUTHINGTON WATER DEPT.  
WEST QUEEN STREET, P.O. BOX 111  
SOUTHINGTON, CT. 06489-0111  
(860) 628-5593  
(860) 621-0491
2.

SOUTHINGTON/PLAINVILLE HEALTH DEPT.  
JOHN WEICHSEL MUNICIPAL CENTER  
196 N. MAIN STREET  
SOUTHINGTON, CT 06489  
(860) 276-6275  
(860) 276-6277
3.

EVERSOURCE ELECTRIC  
(203) 352-5412
4.

EVERSOURCE GAS  
(203) 596-3071
5.

SOUTHERN NEW ENGLAND TELEPHONE  
(860) 725-1010  
(860) 549-1100
6.

SOUTHINGTON FIRE DEPARTMENT  
310 NORTH MAIN STREET  
SOUTHINGTON, CT 06489  
(860) 621-3202  
(860) 628-4049
7.

SOUTHINGTON HIGHWAY DEPT.  
DELLABITTA DRIVE  
SOUTHINGTON, CT. 06489  
(860) 276-9430  
(860) 276-9101
8.

TOWN ENGINEER  
JOHN WEICHSEL MUNICIPAL CENTER  
196 N. MAIN STREET  
SOUTHINGTON, CT 06489  
PHONE: (860) 276-6231  
FAX: (860) 628-8669
9.

TOWN PLANNER  
JOHN WEICHSEL MUNICIPAL CENTER  
196 N. MAIN STREET  
SOUTHINGTON, CT 06489  
PHONE: (860) 276-6248  
FAX: (860) 628-8669
10.

TOWN BUILDING DEPARTMENT  
JOHN WEICHSEL MUNICIPAL CENTER  
196 N. MAIN STREET  
SOUTHINGTON, CT 06489  
PHONE: (860) 276-6242  
FAX: (860) 628-8669
11.

TOWN SEWER DEPARTMENT  
JOHN WEICHSEL MUNICIPAL CENTER  
196 N. MAIN STREET  
SOUTHINGTON, CT 06489  
PHONE: (860) 276-6233  
FAX: (860) 628-8669
12.

POLICE DEPARTMENT  
69 LAZY LANE  
SOUTHINGTON, CT 06489  
PHONE: (860) 621-0103

STATE INFORMATION

1.

CONNECTICUT HIGHWAY DEPT.  
OFFICE OF SPECIAL SERVICES & PERMITS  
1107 CROMWELL AVENUE  
ROCKY HILL, CT 06067  
(860) 258-4541
2.

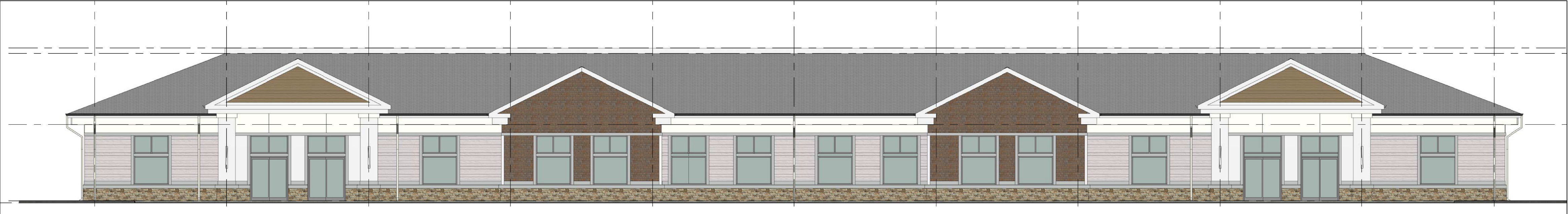
STATE D.E.P.  
79 ELM STREET  
HARTFORD, CT 06106  
(860) 424-3245

MISCELLANEOUS

1.

CALL BEFORE YOU DIG  
(800) 922-4455

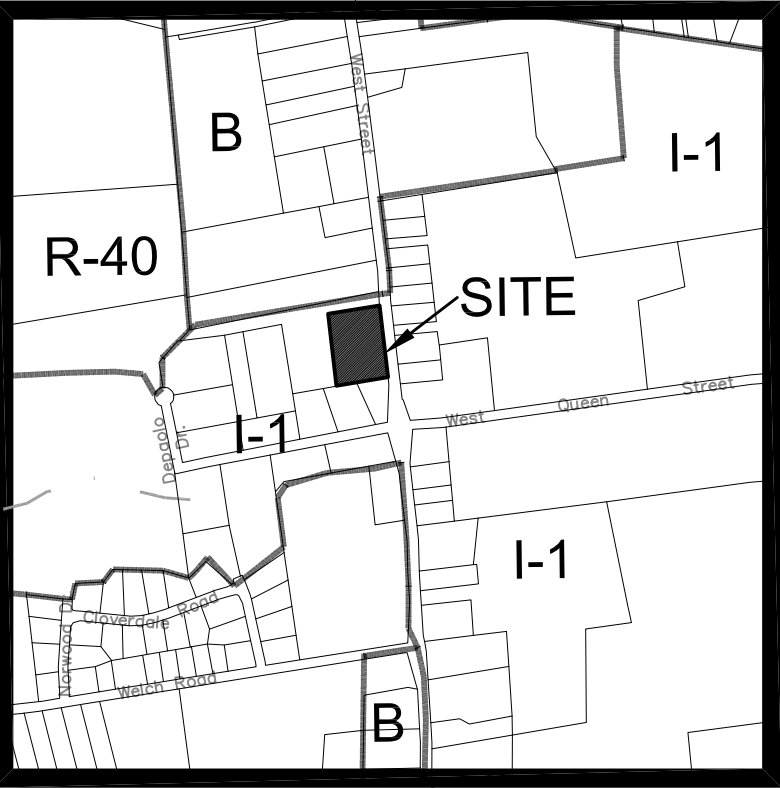
SITE PLANS PREPARED FOR  
STARLING PHYSICIANS



FRONT ELEVATION

LIST OF DRAWINGS

C-1	COVER SHEET	N.T.S.
E-1	EXISTING CONDITIONS MAP	30 SCALE
L-1	LAYOUT & LANDSCAPING PLAN	20 SCALE
G-1	GRADING & EROSION CONTROL PLAN	20 SCALE
D-1	STANDARD SITE DETAILS	N.T.S.
D-2	EROSION & SEDIMENTATION CONTROL DETAILS	N.T.S.
CHAMBERMAXX STORMWATER RETENTION SYSTEM STANDARD INSTALLATION DETAIL		
CHAMBERMAXX STORMWATER RETENTION SYSTEM STANDARD INSTALLATION DETAIL		



KEYMAP: SCALE: 1"=1000'

SITE CONSULTANTS

KRATZERT, JONES & ASSOC., INC.  
1755 MERIDEN-WATERBURY RD.  
P.O. BOX 337  
MILLDALE, CT 06467  
TEL. (860) 621-3638  
FAX (860) 621-9609  
EMAIL: info@kratzertjones.com  
www.kratzertjones.com

kratzert, jones & associates, inc.  
CIVIL ENGINEERS • LAND SURVEYORS • SITE PLANNERS  
BUILDING ENGINEERS

Disclaimer:  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. To meet the requirements of our professional liability insurance, the terms CERTIFICATE, CERTIFY, AND CERTIFICATION mean to the best information, knowledge, and belief of the engineer; and are not an unconditional certification, warranty or guarantee which are not covered under the policy.

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-4:		
REVISION-3:		
REVISION-2:		
REVISION:		
PROJECT:		
DB: MPT	SR: ---	DR: ---

kratzert, jones & associates, inc.  
CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS  
P.O. BOX 337  
1755 MERIDEN-WATERBURY RD.  
MILLDALE, CT 06467-0337  
PHONE: (860) 621-3638  
FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

COVER  
SHEET

for  
STARLING  
PHYSICIANS

#1908 WEST STREET  
SOUTHINGTON, CT

SCALE: N.T.S.

DATE: AUGUST 2, 2022

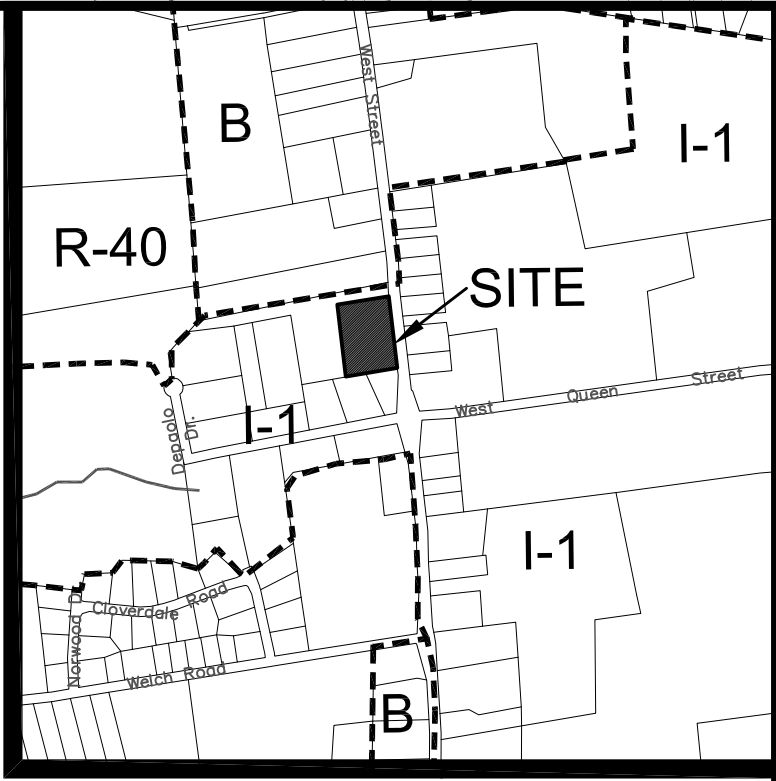
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INCHES ON ORIGINAL

KJA FILE NO. :

213-707

DRAWING NO. :

C-1



KEYMAP: SCALE: 1"=1000'

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION-7:		
REVISION-6:		
REVISION-5:		
REVISION-4:		
REVISION-3:		
REVISION-2:		
REVISION-1:		
PROJECT:	DB: MPT	SR: AQ
	DR: AT	

SEAL:  
SURVEY NOTES:  
THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS REVISED 2018-10-26 FOR USE BY THE REGULATIONS OF CONNECTICUT STATE AGENCIES. (CT SECTIONS 20-300b-1 TO 20-300b-20).

THE TYPE OF SURVEY PERFORMED IS AN: IMPROVEMENT LOCATION MAP.

BOUNDARY DETERMINATION IS BASED UPON: A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO A: CLASS A-2, T-2

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

James N. Sakonchick  
CT P.E. & L.S. #11302

kratzert, jones & associates, inc. KJA

CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS

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FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

EXISTING  
CONDITIONS  
MAP

for

STARLING  
PHYSICIANS

#1908 WEST STREET  
SOUTHINGTON, CT

SCALE: 1"=30'

DATE: AUGUST 2, 2022

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

213-707 E-1

MAP 131707-1908 WEST STREET SOUTHINGTON, CT  
DATE: SEP 01, 2022 10:00AM



ZONING TABLE	
ZONE - I-1 (SEWER & WATER)	REQUIRED
LOT AREA	20,000 SF
LOT FRONTAGE	100'
FRONT YARD SETBACK	40'
SIDE YARD SETBACK	15'
REAR YARD SETBACK	20'

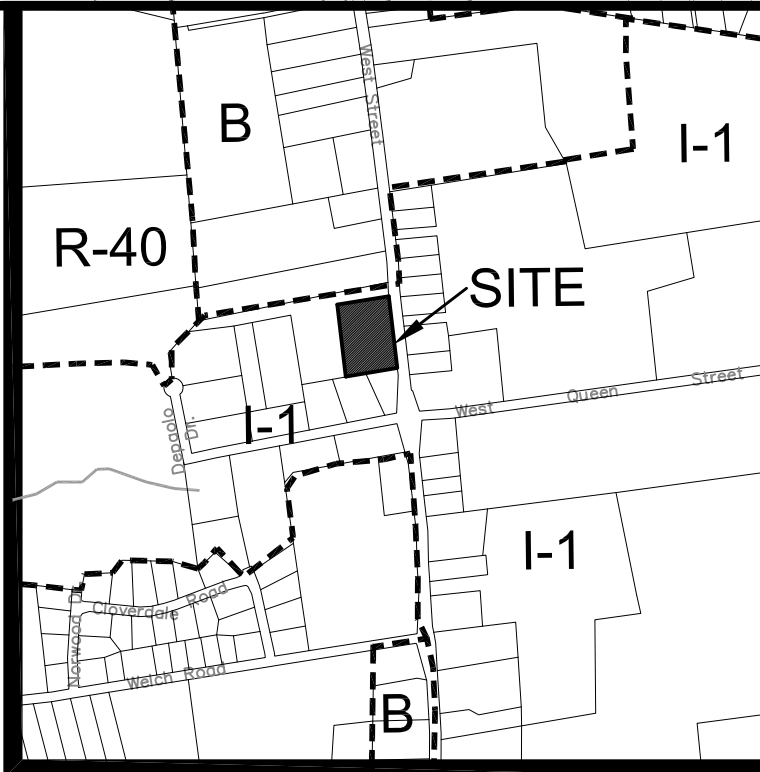
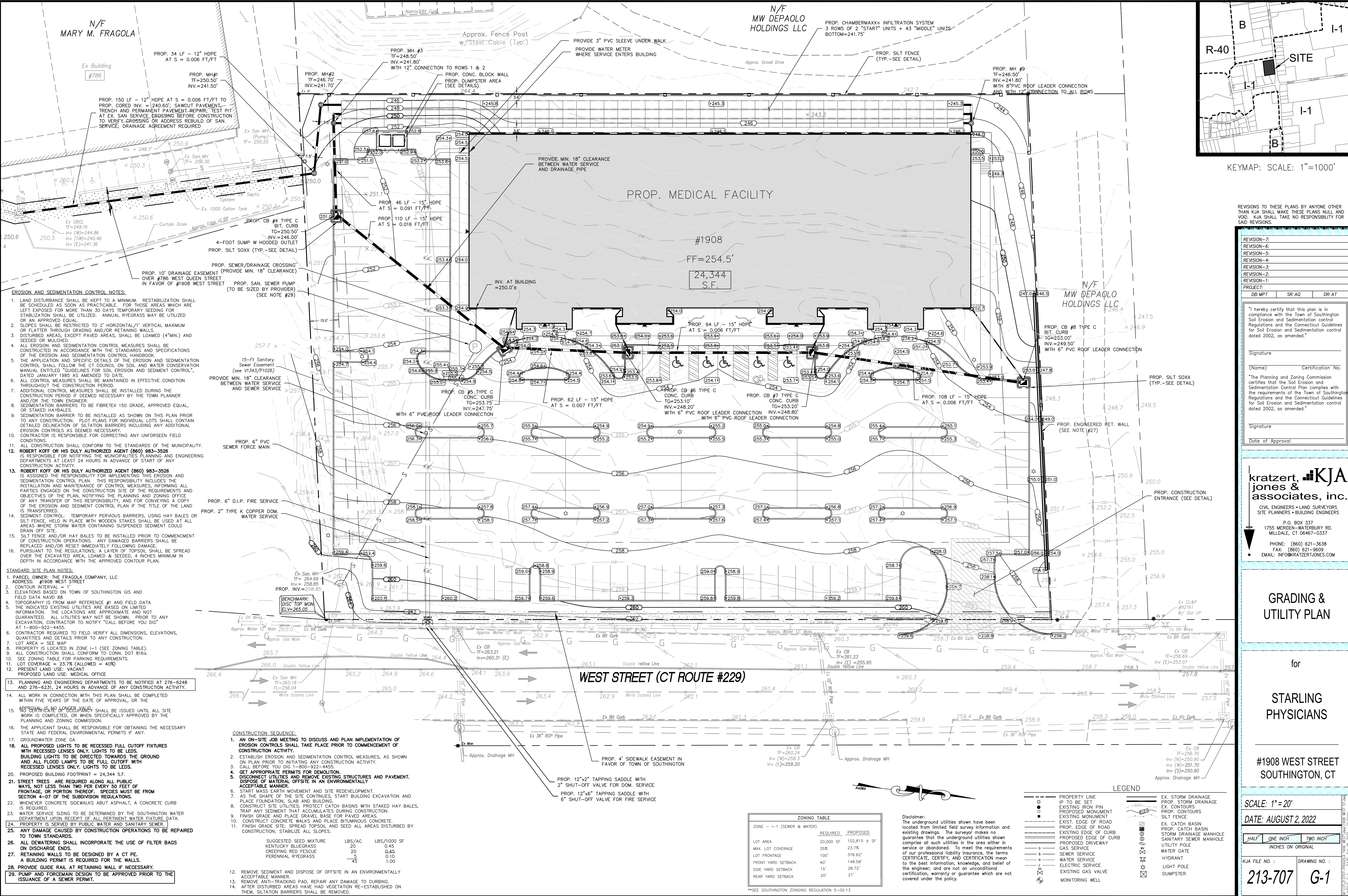
\*\*SEE SOUTHINGTON ZONING REGULATION 5-00.13

Map References:  
1. GRADING AND EROSION PLAN, THE FRAGOLA CORPORATION; 1906 WEST STREET SOUTHINGTON, CT; SCALE: 1"=20'; DATE: JUNE 18, 1996; BY KRATZERT, JONES & ASSOC. INC.; KJA MAP #23-44.  
2. MAP SHOWING PROPERTY TO BE DEEDED TO THE FRAGOLA CORPORATION BY LEONIDE G. & IRENE CHARETTE; WEST STREET, SOUTHINGTON, CT; SCALE: 1"=40'; DATE: MARCH 27, 1996; BY KRATZERT, JONES & ASSOCIATES, INC.  
3. WEST STREET AS-BUILT STA. 20+75 TO STA. 29+75; SHEET NO. C-7; WEST STREET, SOUTHINGTON, CT; HORIZ. SCALE 1"=40'; 8/17/04; BY TOWN OF SOUTHINGTON  
4. WEST STREET AS-BUILT STA. 29+75 TO STA. 35+0; SHEET NO. C-8; WEST STREET, SOUTHINGTON, CT; HORIZ. SCALE 1"=40'; 8/17/04; BY TOWN OF SOUTHINGTON  
5. TOWN OF SOUTHINGTON GIS

NOTES:  
1. PARCEL OWNER: THE FRAGOLA COMPANY, LLC  
2. AREA: 102,815 ± SQFT = 2.36 ACRE  
3. ADDRESS: #1908 WEST STREET  
4. ZONE: I-1 (SEWER & WATER)  
(SEE ZONING TABLE)  
5. CONTOUR INTERVAL = 1'  
6. ELEVATIONS BASED ON TOWN OF SOUTHINGTON GIS AND FIELD DATA NAVD 88  
7. TOPOGRAPHY IS FROM MAP REFERENCE #1 AND FIELD DATA  
8. THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.  
9. PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.

LEGEND	
---	PROPERTY LINE
○	IRON PIN TO BE SET
●	EXISTING IRON PIN
□	MONUMENT TO BE SET
■	EXISTING MONUMENT
⊙	EXISTING SANITARY MANHOLE
⊕	EXISTING STORM MANHOLE
⊗	EXISTING CATCH BASIN
☆	EXISTING LIGHT
⊗	EXISTING HYDRANT
⊗	EXISTING GAS VALVE
⊗	EXISTING WATER VALVE
⊗	EXISTING UTILITY POLE
---	EX. EDGE OF ROAD (CURBED)
---	EX. EDGE OF DRIVEWAY
---	EX. SANITARY SEWER LINE
---	EX. WATER LINE
---	EX. GUIDE RAIL
---	EX. CONTOUR





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REVISION-7:	
REVISION-6:	
REVISION-5:	
REVISION-4:	
REVISION-3:	
REVISION-2:	
REVISION-1:	
PROJECT:	
DR: MPT	SR: AQ
DR: AT	

"I hereby certify that this plan is in compliance with the Town of Southington Soil Erosion and Sedimentation Control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."

Signature \_\_\_\_\_  
(Name) \_\_\_\_\_ Certification No. \_\_\_\_\_  
"The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Southington Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."  
Signature \_\_\_\_\_  
Date of Approval \_\_\_\_\_

**kratzer, KJA jones & associates, inc.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS  
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MILLDALE, CT 06467-0337  
PHONE: (860) 621-3638  
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EMAIL: INFO@KRATZERTJONES.COM

## GRADING & UTILITY PLAN

for  
**STARLING PHYSICIANS**

#1908 WEST STREET  
SOUTHINGTON, CT

SCALE: 1"=20'  
DATE: AUGUST 2, 2022

HALF	ONE INCH	TWO INCH
INCHES ON ORIGINAL		

KJA FILE NO.:  
**213-707**

DRAWING NO.:  
**G-1**

ZONING TABLE		
ZONE - I-1 (SEWER & WATER)		
	REQUIRED	PROPOSED
LOT AREA	20,000 SF	102,815 ± SF
MAX. LOT COVERAGE	35%	23.7%
LOT FRONTAGE	100'	376.62'
FRONT YARD SETBACK	40'	148.58'
SIDE YARD SETBACK	15'	28.72'
REAR YARD SETBACK	20'	21'

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LEGEND	
PROPERTY LINE	EX. STORM DRAINAGE
IP TO BE SET	PROP. STORM DRAINAGE
EXISTING ROP PIN	EX. CONTOURS
PROPOSED MONUMENT	PROP. CONTOURS
EXIST. EDGE OF ROAD	PROP. CONTOURS
PROP. EDGE OF ROAD	PROP. CATCH BASIN
EXISTING EDGE OF CURB	PROP. DRAINAGE MANHOLE
PROPOSED EDGE OF CURB	SANITARY SEWER MANHOLE
PROPOSED DRIVEWAY	UTILITY POLE
GAS SERVICE	WATER GATE
SEWER SERVICE	HYDRANT
WATER SERVICE	LIGHT POLE
ELECTRIC SERVICE	DUMPSTER
EXISTING GAS VALVE	
MONITORING WELL	

- EROSION AND SEDIMENTATION CONTROL NOTES:**
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS PRACTICABLE. FOR THOSE AREAS WHICH ARE LEFT EXPOSED FOR MORE THAN 30 DAYS TEMPORARY SEEDING FOR STABILIZATION SHALL BE UTILIZED. ANNUAL RYEGRASS MAY BE UTILIZED OR AN APPROVED EQUAL.
  - SLOPES SHALL BE RESTRICTED TO 2' HORIZONTAL/1' VERTICAL MAXIMUM OR FLATTER THROUGH GRADING AND/OR RETAINING WALLS.
  - DISTURBED AREAS, EXCEPT PAVED AREAS, SHALL BE LOAMED (4" MIN.) AND SEEDED OR MULCHED.
  - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE EROSION AND SEDIMENTATION CONTROL HANDBOOK.
  - THE APPLICATION AND SPECIFIC DETAILS OF THE EROSION AND SEDIMENTATION CONTROL SHALL FOLLOW THE CT COUNCIL ON SOIL AND WATER CONSERVATION MANUAL ENTITLED "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED JANUARY 1985 AS AMENDED TO DATE.
  - ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
  - ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE TOWN PLANNER AND/OR THE TOWN ENGINEER.
  - SEDIMENTATION BARRIERS TO BE FIBRETEX 150 GRADE, APPROVED EQUAL, OR STAKED HAYBALES.
  - SEDIMENTATION BARRIER TO BE INSTALLED AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION. PLOT PLANS FOR INDIVIDUAL LOTS SHALL CONTAIN DETAILED DELINEATION OF SILTATION BARRIERS INCLUDING ANY ADDITIONAL EROSION CONTROLS AS DEEMED NECESSARY.
  - CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY UNFORESEEN FIELD CONDITIONS.
  - ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS OF THE MUNICIPALITY.
  - ROBERT KOFF OR HIS DULY AUTHORIZED AGENT (860) 983-3526** IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITIES PLANNING AND ENGINEERING DEPARTMENTS AT LEAST 24 HOURS IN ADVANCE OF START OF ANY CONSTRUCTION ACTIVITY.
  - ROBERT KOFF OR HIS DULY AUTHORIZED AGENT (860) 983-3526** IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENTATION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED.
  - SEDIMENT CONTROL: TEMPORARY PERVIOUS BARRIERS, USING HAY BALES OR SILT FENCE, HELD IN PLACE WITH WOODEN STAKES SHALL BE USED AT ALL AREAS WHERE STORM WATER CONTAINING SUSPENDED SEDIMENT COULD DRAIN OFF SITE.
  - SILT FENCE AND/OR HAY BALES TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. ANY DAMAGED BARRIERS SHALL BE REPLACED AND/OR RESET IMMEDIATELY FOLLOWING DAMAGE.
  - PURSUANT TO THE REGULATIONS, A LAYER OF TOPSOIL SHALL BE SPREAD OVER THE EXCAVATED AREA, LOAMED & SEEDED, 4 INCHES MINIMUM IN DEPTH IN ACCORDANCE WITH THE APPROVED CONTOUR PLAN.

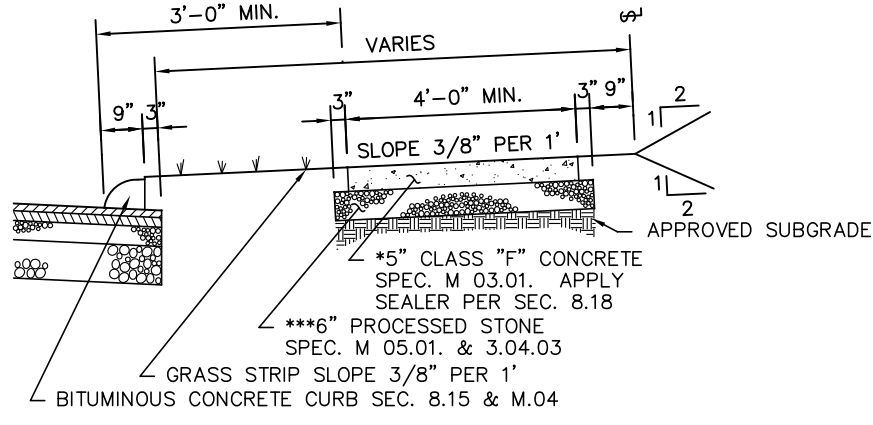
- STANDARD SITE PLAN NOTES:**
- PARCEL OWNER: THE FRAGOLA COMPANY, LLC  
ADDRESS: #1908 WEST STREET
  - CONTOUR INTERVAL = 1'
  - ELEVATIONS BASED ON TOWN OF SOUTHTONING GIS AND FIELD DATA MAID 88
  - TOPOGRAPHY IS FROM MAP REFERENCE #1 AND FIELD DATA
  - THE INDICATED EXISTING UTILITIES ARE BASED ON LIMITED INFORMATION. THE LOCATIONS ARE APPROXIMATE AND NOT GUARANTEED. ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY EXCAVATION, CONTRACTOR TO NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455.
  - CONTRACTOR REQUIRED TO FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES AND DETAILS PRIOR TO ANY CONSTRUCTION.
  - LOT AREA = SEE MAP
  - PROPERTY IS LOCATED IN ZONE I-1 (SEE ZONING TABLE).
  - ALL CONSTRUCTION SHALL CONFORM TO CONN. DOT B166.
  - SEE ZONING TABLE FOR PARKING REQUIREMENTS.
  - LOT COVERAGE = 23.7% (ALLOWED = 40%)
  - PRESENT LAND USE: VACANT  
PROPOSED LAND USE: MEDICAL OFFICE
  - PLANNING AND ENGINEERING DEPARTMENTS TO BE NOTIFIED AT 276-6248 AND 276-6231, 24 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.**
  - ALL WORK IN CONNECTION WITH THIS PLAN SHALL BE COMPLETED WITHIN FIVE YEARS OF THE DATE OF APPROVAL, OR THE EXPIRATION OF THE PERMIT, WHICHEVER IS EARLIER.
  - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL SITE WORK IS COMPLETED, OR WHEN SPECIFICALLY APPROVED BY THE PLANNING AND ZONING COMMISSION.
  - THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY STATE AND FEDERAL ENVIRONMENTAL PERMITS IF ANY.
  - GROUNDWATER ZONE GA
  - ALL PROPOSED LIGHTS TO BE RECESSED FULL CUTOFF FIXTURES WITH RECESSED LENSES ONLY. LIGHTS TO BE LEADS.
  - BUILDING LIGHTS TO BE DIRECTED TOWARDS THE GROUND AND ALL FLOOD LAMPS TO BE FULL CUTOFF WITH RECESSED LENSES ONLY. LIGHTS TO BE LEADS.
  - PROPOSED BUILDING FOOTPRINT = 24,344 S.F.
  - STREET TREES ARE REQUIRED ALONG ALL PUBLIC WAYS, NOT LESS THAN TWO FEET EVERY 50 FEET OF FRONTAGE, OR PORTION THEREOF. SPECIES MUST BE FROM SECTION 4-07 OF THE SUBDIVISION REGULATIONS.**
  - WHENEVER CONCRETE SIDEWALKS ABUT ASPHALT, A CONCRETE CURB IS REQUIRED.
  - WATER SERVICE SIZING TO BE DETERMINED BY THE SOUTHTONING WATER DEPARTMENT UPON RECEIPT OF ALL PERTINENT WATER FIXTURE DATA.
  - PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
  - ANY DAMAGE CAUSED BY CONSTRUCTION OPERATIONS TO BE REPAIRED TO TOWN STANDARDS.**
  - ALL DEWATERING SHALL INCORPORATE THE USE OF FILTER BAGS ON DISCHARGE ENDS.
  - RETAINING WALLS TO BE DESIGNED BY A CT PE. A BUILDING PERMIT IS REQUIRED FOR THE WALLS.
  - PROVIDE GUIDE RAIL AT RETAINING WALL IF NECESSARY.
  - PUMP AND FOREMAN DESIGN TO BE APPROVED PRIOR TO THE ISSUANCE OF A SEWER PERMIT.**

- CONSTRUCTION SEQUENCE:**
- AN ON-SITE JOB MEETING TO DISCUSS AND PLAN IMPLEMENTATION OF EROSION CONTROLS SHALL TAKE PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
  - ESTABLISH EROSION AND SEDIMENTATION CONTROL MEASURES, AS SHOWN ON PLAN PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY.
  - CALL BEFORE YOU DIG 1-800-922-4455.
  - GET APPROPRIATE PERMITS FOR DEMOLITION.
  - DISCONNECT UTILITIES AND REMOVE EXISTING STRUCTURES AND PAVEMENT. DISPOSE OF MATERIAL OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
  - START MASS EARTH MOVEMENT AND SITE REDEVELOPMENT.
  - AS THE SHAPE OF THE SITE CONTINUES, START BUILDING EXCAVATION AND PLACE FOUNDATION, SLAB AND BUILDING.
  - CONSTRUCT SITE UTILITIES; PROTECT CATCH BASINS WITH STAKED HAY BALES, TRAP ANY SEDIMENT THAT ACCUMULATES DURING CONSTRUCTION.
  - FINISH GRADE AND PLACE GRAVEL BASE FOR PAVED AREAS.
  - CONSTRUCT CONCRETE WALKS AND PLACE BITUMINOUS CONCRETE.
  - FINISH GRADE SITE; SPREAD TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION; STABILIZE ALL SLOPES.
  - REMOVE SEDIMENT AND DISPOSE OF OFFSITE IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.
  - REMOVE ANTI-TRACKING PAD, REPAIR ANY DAMAGE TO CURBING.
  - AFTER DISTURBED AREAS HAVE HAD VEGETATION RE-ESTABLISHED ON THEM, SILTATION BARRIERS SHALL BE REMOVED.

SUGGESTED SEED MIXTURE	LBS/AC	LBS/1000 SF
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

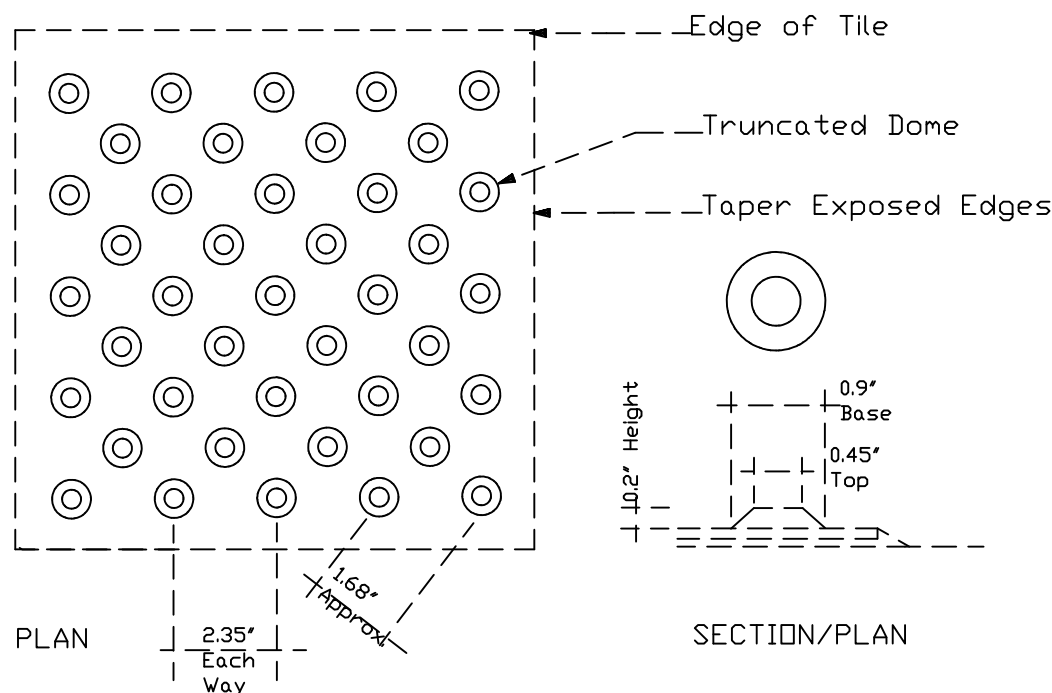
\*ALL CLASS CONCRETE SHALL CONTAIN 7% ENTRAINED AIR, 4000 P.S.I., MIX.  
ALL SPECS FROM CT HWY. STD. 816.  
CONTRACTION JOINTS EVERY FOUR (4) FEET.  
EXPANSION JOINTS EVERY TWENTY (20) FEET.

\*6" OF CONCRETE THROUGH DRIVEWAY (RESIDENTIAL).  
8" OF CONCRETE THROUGH DRIVEWAYS (INDUSTRIAL/BUSINESS).

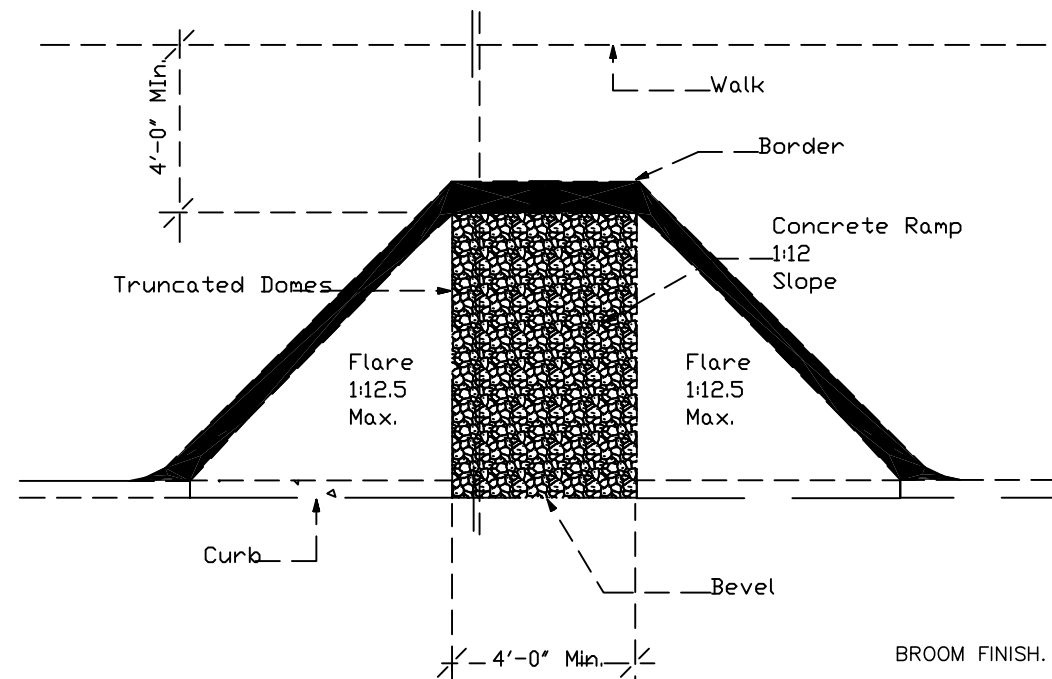


\*\*\*UNLESS OTHERWISE DIRECTED BY ENGINEER.  
\*\*IF SEPARATION BETWEEN GUTTER LINE AND FRONT EDGE OF WALK IS LESS THAN 3',  
TOWN ENGINEER MAY MODIFY TYPICAL SECTION BASED ON FIELD CONDITIONS AND  
CONCRETE CURB, CONCRETE D.W. RAMPS AND WIDER WALKS MAY BE REQUIRED.  
\*WIDTH OF WALK SHALL BE WIDENED TO MATCH FIELD CONDITIONS UNLESS MODIFIED  
BY TOWN ENGINEER BASED ON FIELD CONDITIONS.

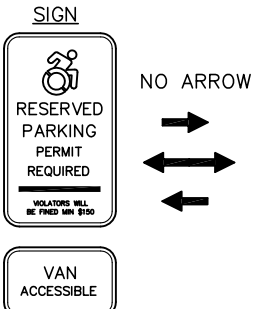
TYPICAL SIDEWALK SECTION (SOUTHINGTON)  
SEC. 9.21  
NOT FOR SUBDIVISIONS



TRUNCATED DOME TILE



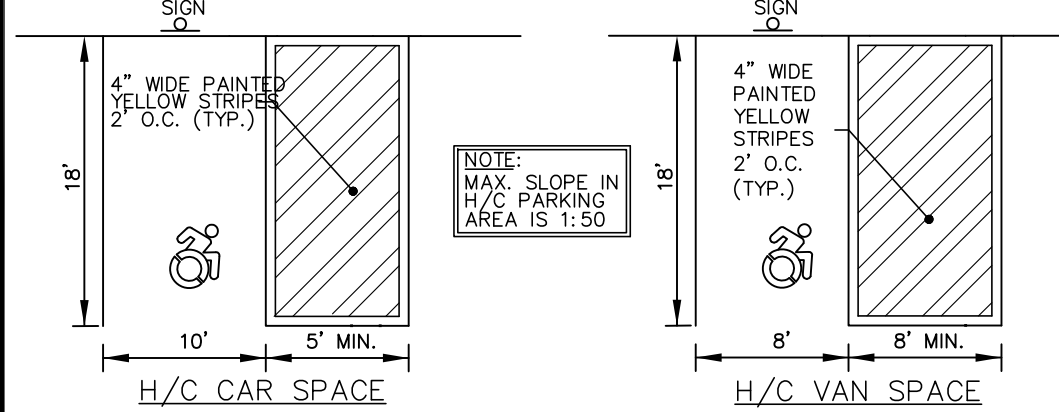
TRUNCATED DOME CURB RAMP



NO ARROW  
REGULATORY  
31-0629(P)  
31-0629(R)  
31-0629(D)  
31-0629(L)

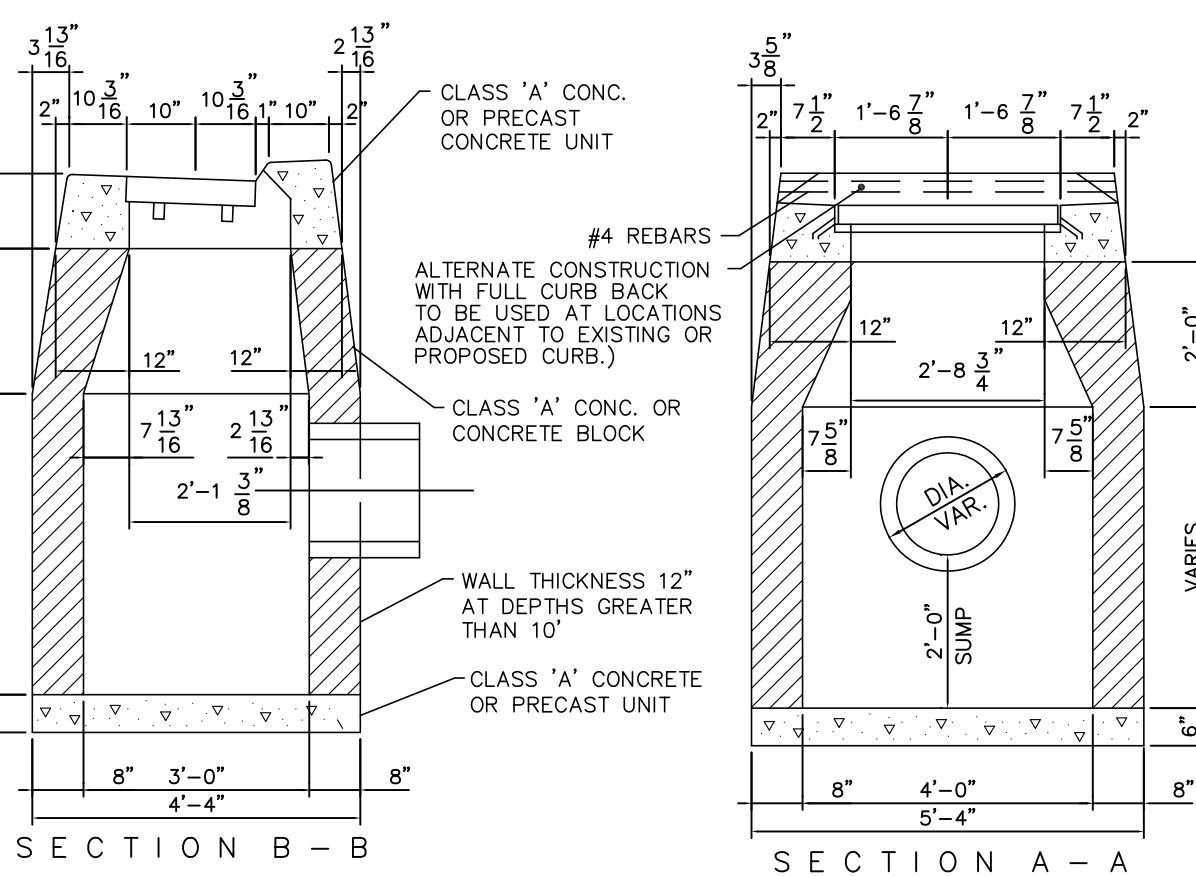
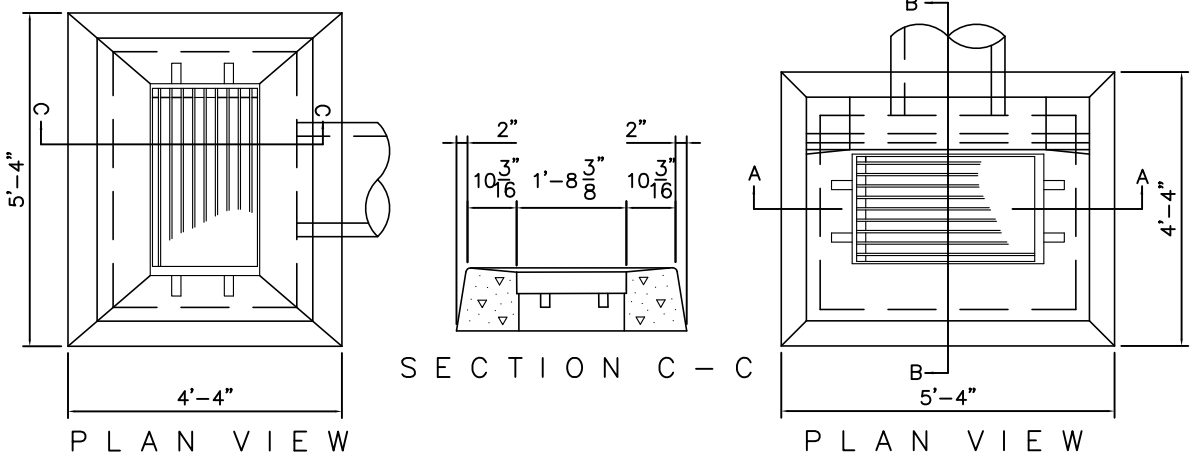
VAN  
ACCESSIBLE

http://www.ct.gov/dot/lib/dot/documents/atrafficsign/Catalog\_of\_Signs.pdf



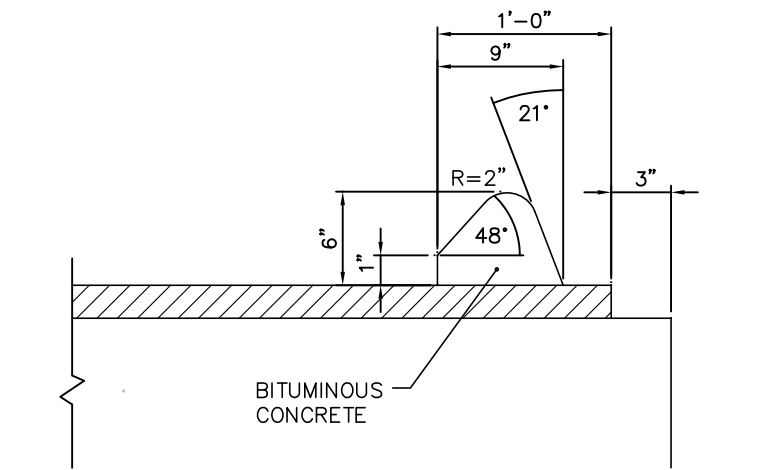
HANDICAPPED PARKING DETAIL  
N.T.S.

CATCH BASIN TYPE "C-I"  
N.T.S.

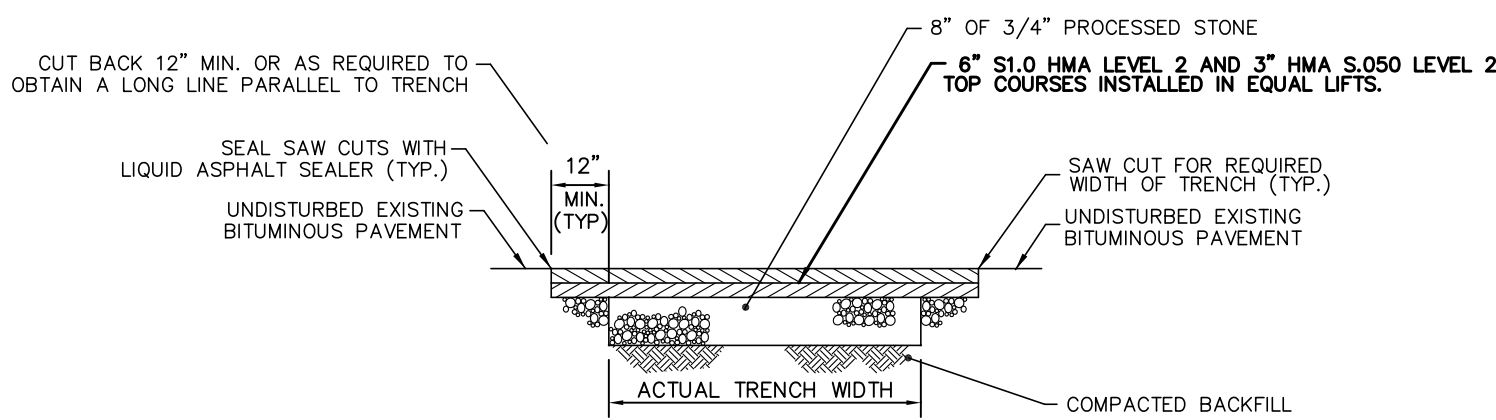


CATCH BASIN TYPE "C" DETAIL

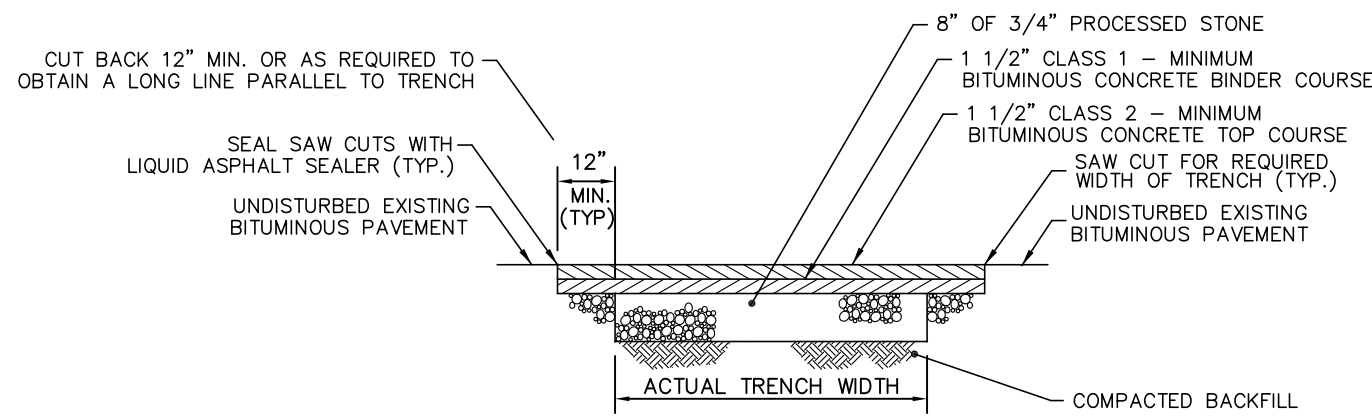
\*ALL CATCH BASINS SHALL BE TO D.O.T. STANDARD PER FORM  
816 (AS AMENDED). NO UNNECESSARY KNOCKOUTS WILL BE ALLOWED.



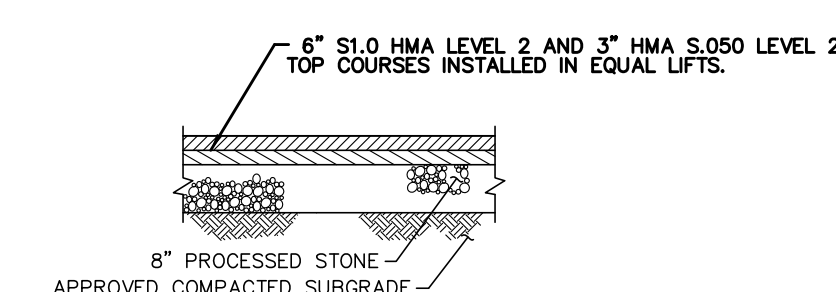
BITUMINOUS CONCRETE LIP CURBING  
N.T.S.



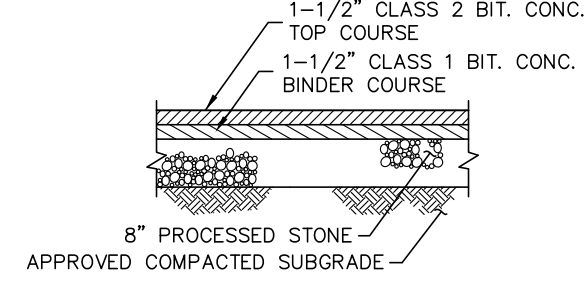
PERMANENT PAVEMENT REPAIR DETAIL  
(FOR STATE ROADWAYS)  
N.T.S.



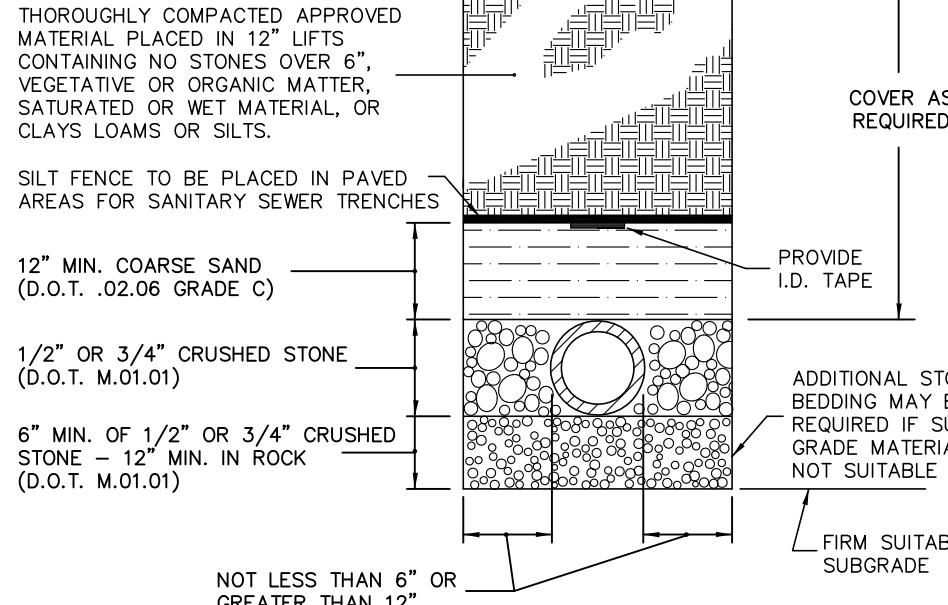
PERMANENT PAVEMENT REPAIR DETAIL  
(FOR EXISTING IN-SITE PAVEMENT)  
N.T.S.



MINIMUM PAVEMENT SECTION  
(FOR STATE ROADWAYS)  
N.T.S.  
(SEE D.O.T. FORM 816 AS AMENDED)

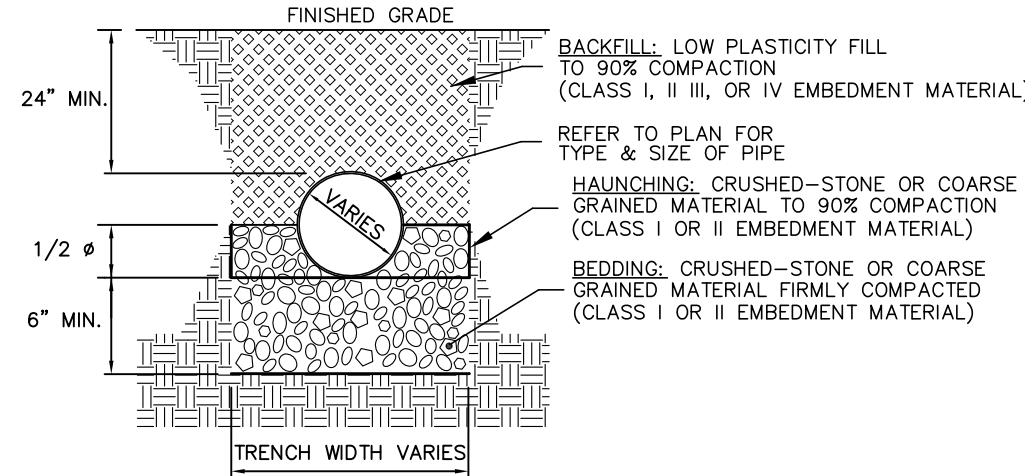


MINIMUM PAVEMENT SECTION  
(FOR INTERIOR DRIVEWAYS  
AND PARKING IN SITE)  
N.T.S.  
(SEE D.O.T. FORM 816 AS AMENDED)



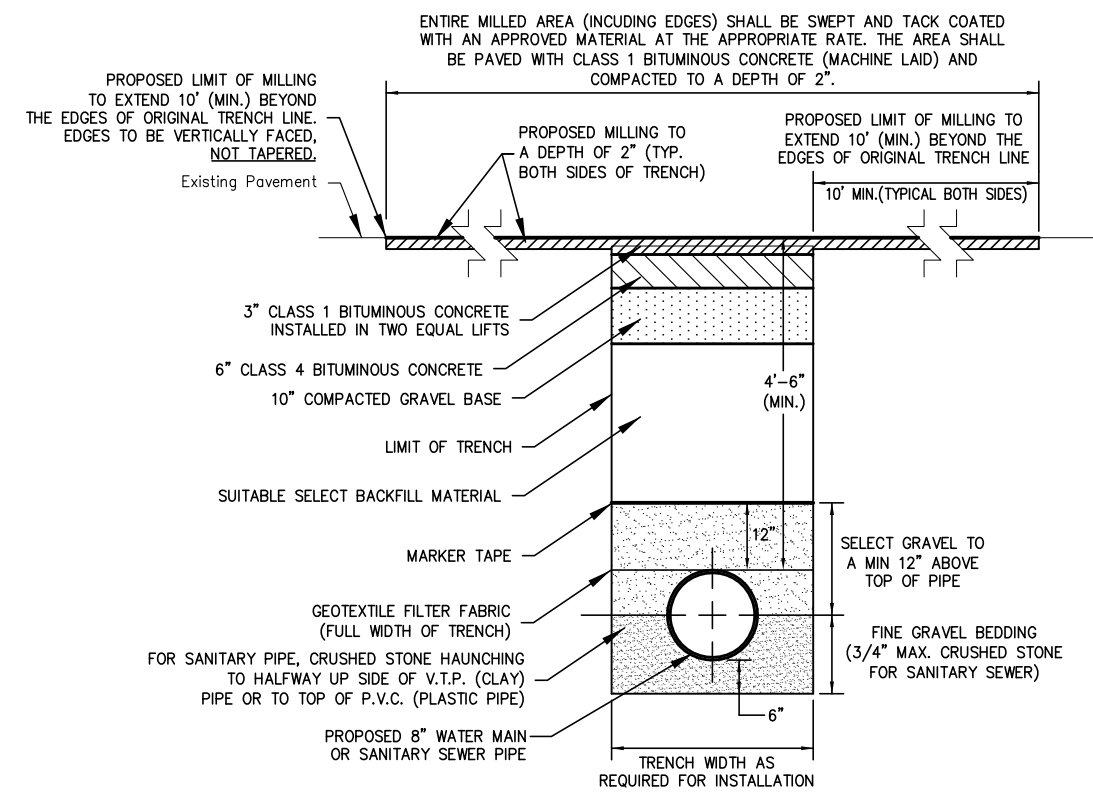
TYPICAL TRENCH FOR ALL UTILITIES  
N.T.S.

CLASS I: ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN-GRADED, WITH LITTLE OR NO FINES (1/4" TO 1 1/2" IN SIZE).  
CLASS II: CLEAN, COARSE-GRAINED MATERIALS, SUCH AS GRAVEL, COARSE SANDS, AND GRAVEL/SAND MIXTURES (1 1/2" IN SIZE).  
CLASS III: COARSE-GRAINED MATERIALS WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN 50% OF CLASS III MATERIALS (1 1/2" MAX SIZE).  
CLASS IV: FINE-GRAINED MATERIALS, SUCH AS FINE SAND AND SILTS, CONTAINING 50% OR MORE CLAY OR SILT. SOILS CLASSIFIED AS CLASS I/II (ML OR CL) HAVE MEDIUM TO LOW PLASTICITY AND ARE NOT RECOMMENDED IN THE EMBEDMENT ZONE. SOILS CLASSIFIED AS CLASS I/II (MH OR CH) HAVE HIGH PLASTICITY AND ARE NOT RECOMMENDED FOR EMBEDMENT MATERIALS.



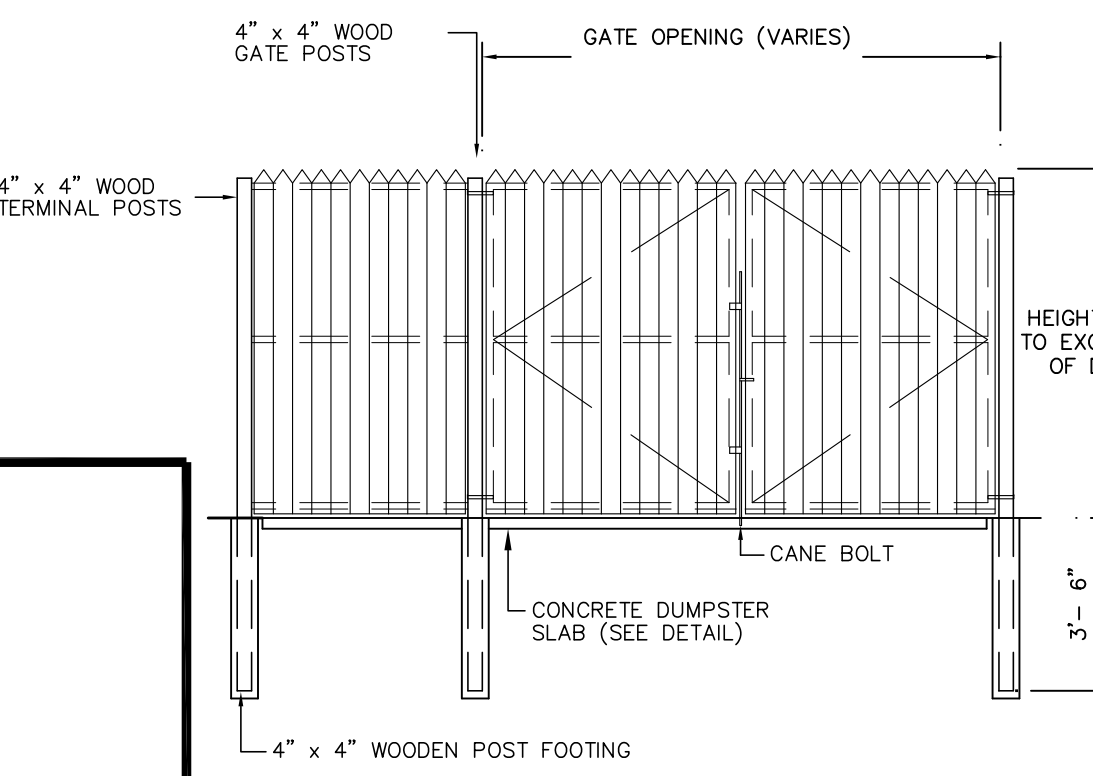
H.D.P.E. PIPE  
EMBEDMENT DETAIL  
N.T.S.

(SEE ASTM D-2321 FOR COMPLETE REFERENCE)

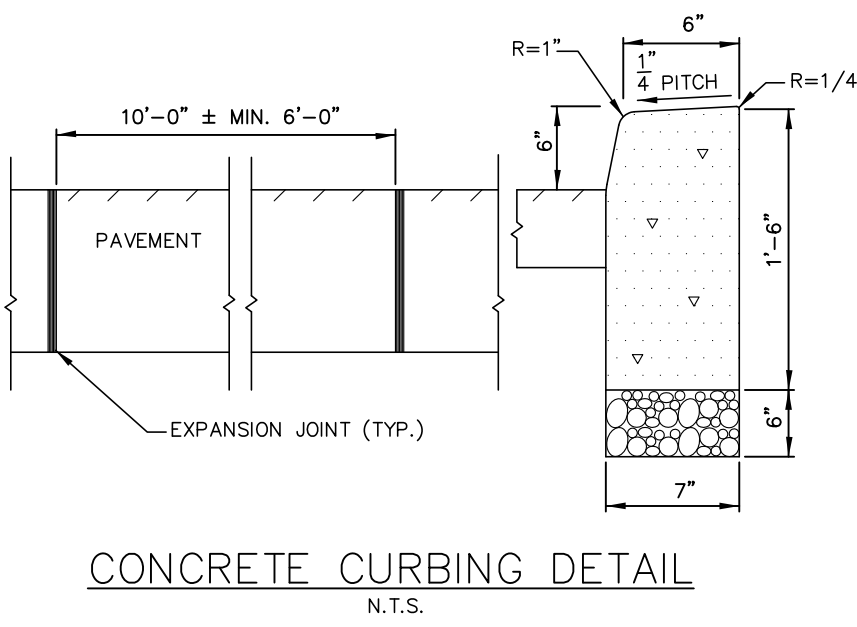


PERMANENT TRENCH PAVEMENT REPLACEMENT DETAIL  
(FOR STATE ROADWAYS)  
N.T.S.

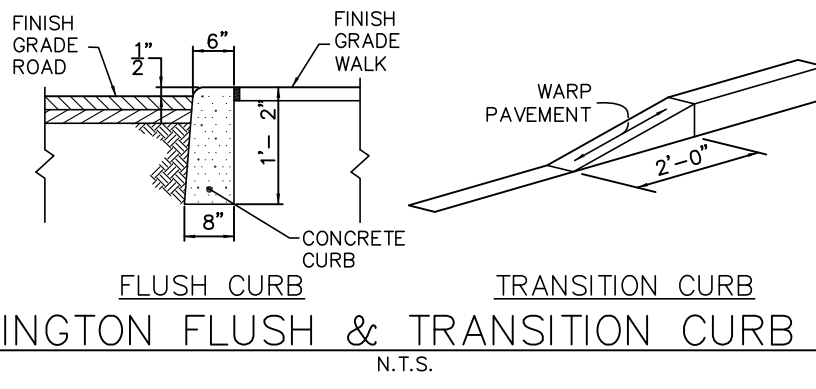
NOTES:  
1.) ALL EDGES MUST BE TACK COATED WITH THE SURFACE JOINTS SEALED.  
2.) CRUSHED STONE SHALL BE ENTIRELY WRAPPED IN FABRIC IN TRAVELED WAYS OR AS DIRECTED BY THE W.P.C.A.  
3.) SEWER TRENCH WIDTH = I.D. PIPE + 2'



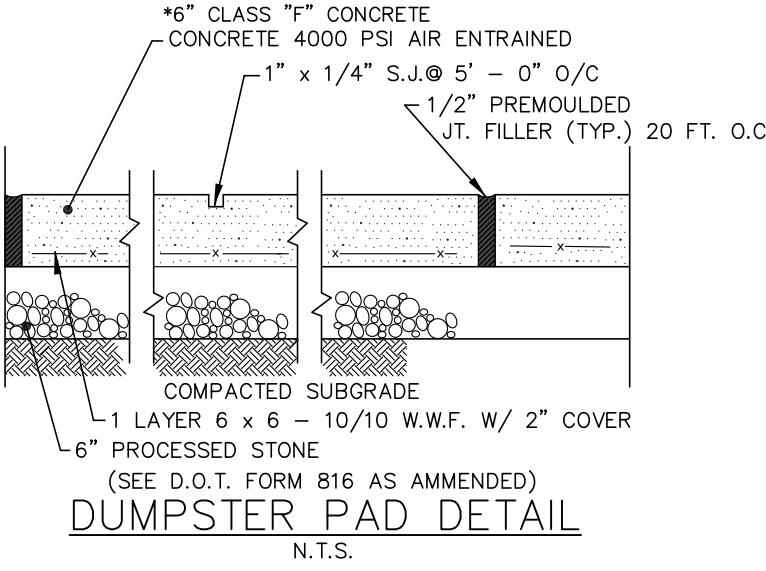
DUMPTER ENCLOSURE DETAIL  
N.T.S.



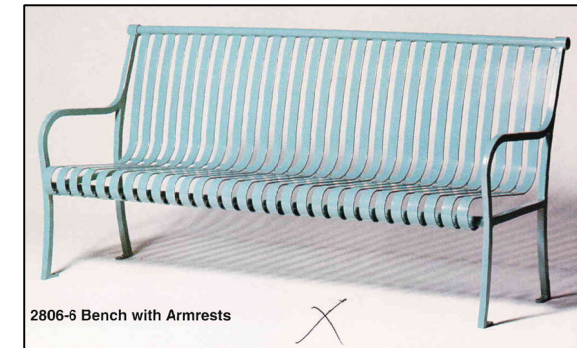
CONCRETE CURBING DETAIL  
N.T.S.



FLUSH CURB & TRANSITION CURB DETAIL  
N.T.S.

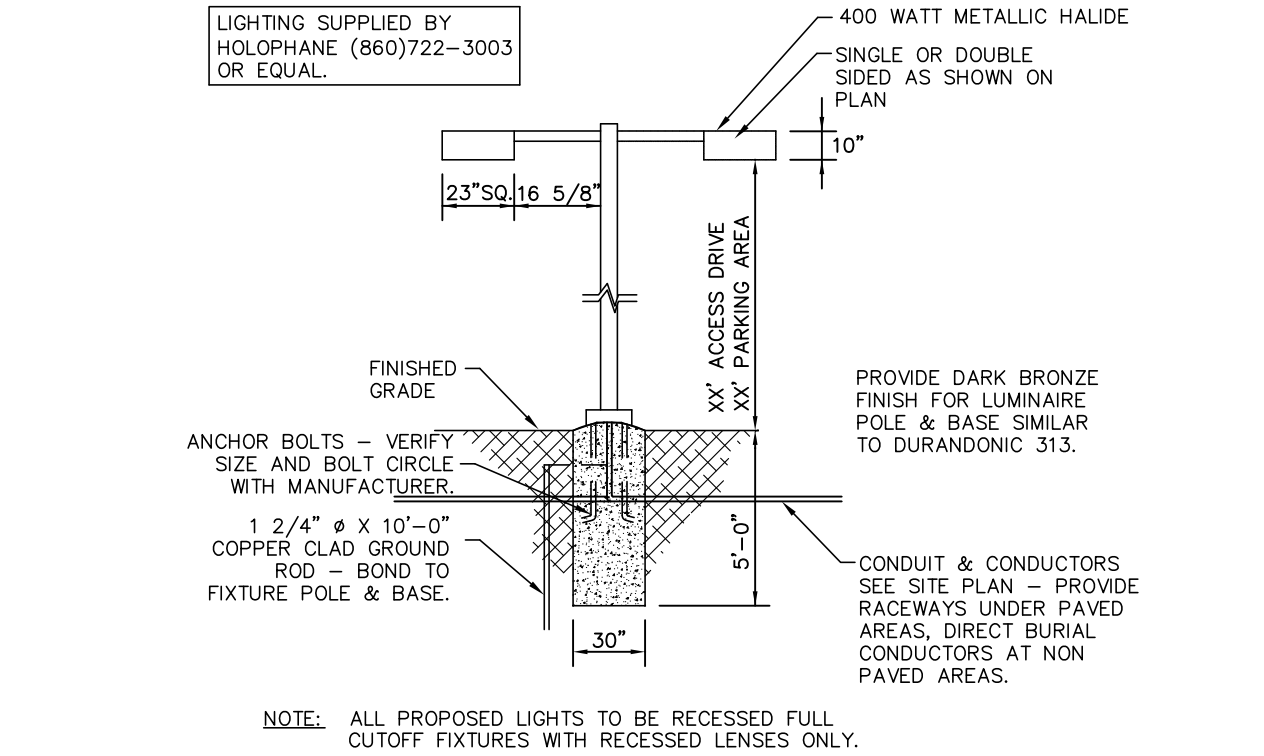


DUMPTER PAD DETAIL  
N.T.S.

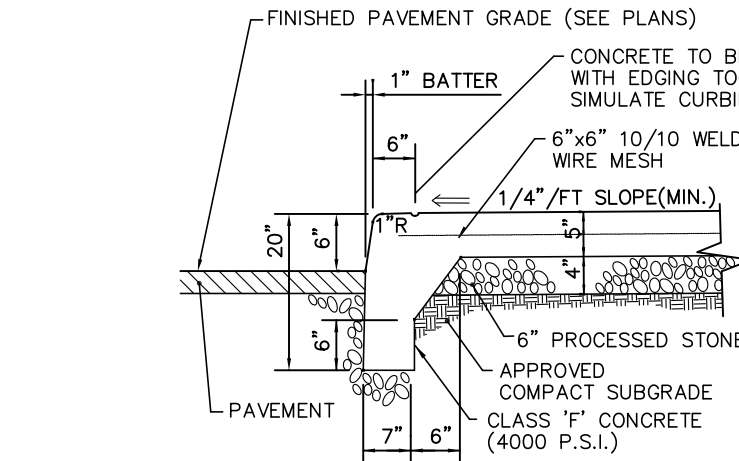


BENCHES  
N.T.S.

NOTE: OR APPROVED EQUAL



SIGHT LIGHTING POLE W/FULL CUT OFF LUMINAIRE  
N.T.S.



CONCRETE CURB AND SIDEWALK DETAIL  
N.T.S.

NOTE: APPLY SEALER TO ALL CONCRETE SURFACES PER SEC. 8.18

SIGN 'A'



SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
18X12	NONE	1	0.080

SIGN 'B'



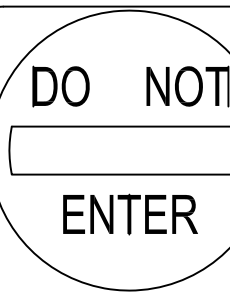
SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
18X12	NONE	1	0.080

SIGN 'C'



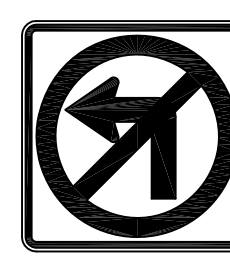
AREA (SF)	SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
3.31	24	31-0536	1	0.080

SIGN 'D'



SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
30	31-1109	1	0.080

SIGN 'E'



SIZE (INCHES)	CONN. D.O.T. #	POSTS	ALUM. THK.
24X24	31-1603	1	0.080

REVISIONS TO THESE PLANS BY ANYONE OTHER THAN KJA SHALL MAKE THESE PLANS NULL AND VOID. KJA SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

REVISION:	DATE:	BY:	SR:	DR:
REVISION-1:				
REVISION-2:				
REVISION-3:				
REVISION-4:				
REVISION-5:				
PROJECT:	213707			
DB:				
SR:				
DR:				
MPT				

NOT ALL DETAILS ON THIS PLAN MAY BE APPLICABLE

James N. Sakonchick  
CT P.E. & L.S. #11302

kratzer, jones & associates, inc.  
CIVIL ENGINEERS • LAND SURVEYORS  
SITE PLANNERS • BUILDING ENGINEERS  
P.O. BOX 337  
1755 MERIDEN-WATERBURY RD.  
MILDALE, CT 06467-0337  
PHONE: (860) 621-3638  
FAX: (860) 621-9609  
EMAIL: INFO@KRATZERTJONES.COM

STANDARD  
SITE  
DETAILS

for  
STARLING  
PHYSICIANS

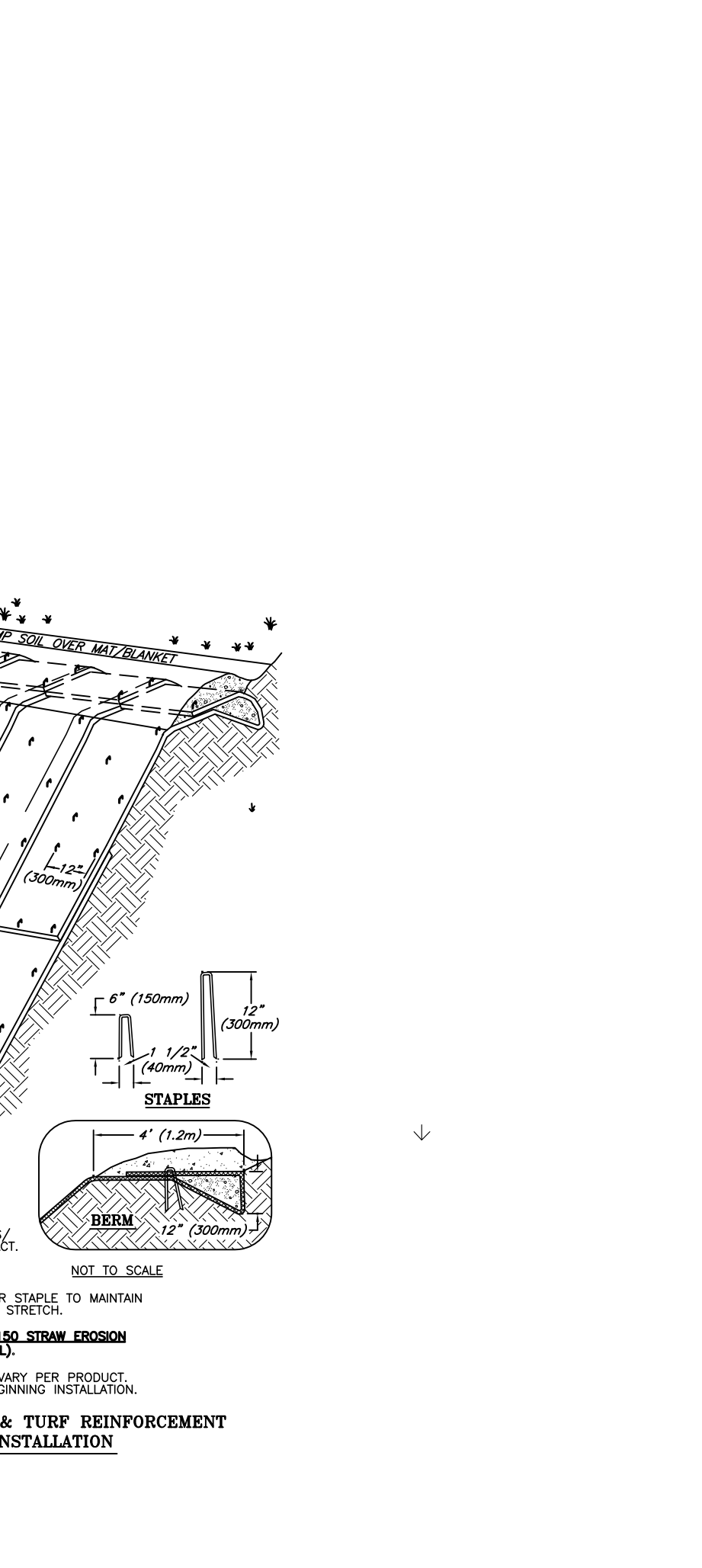
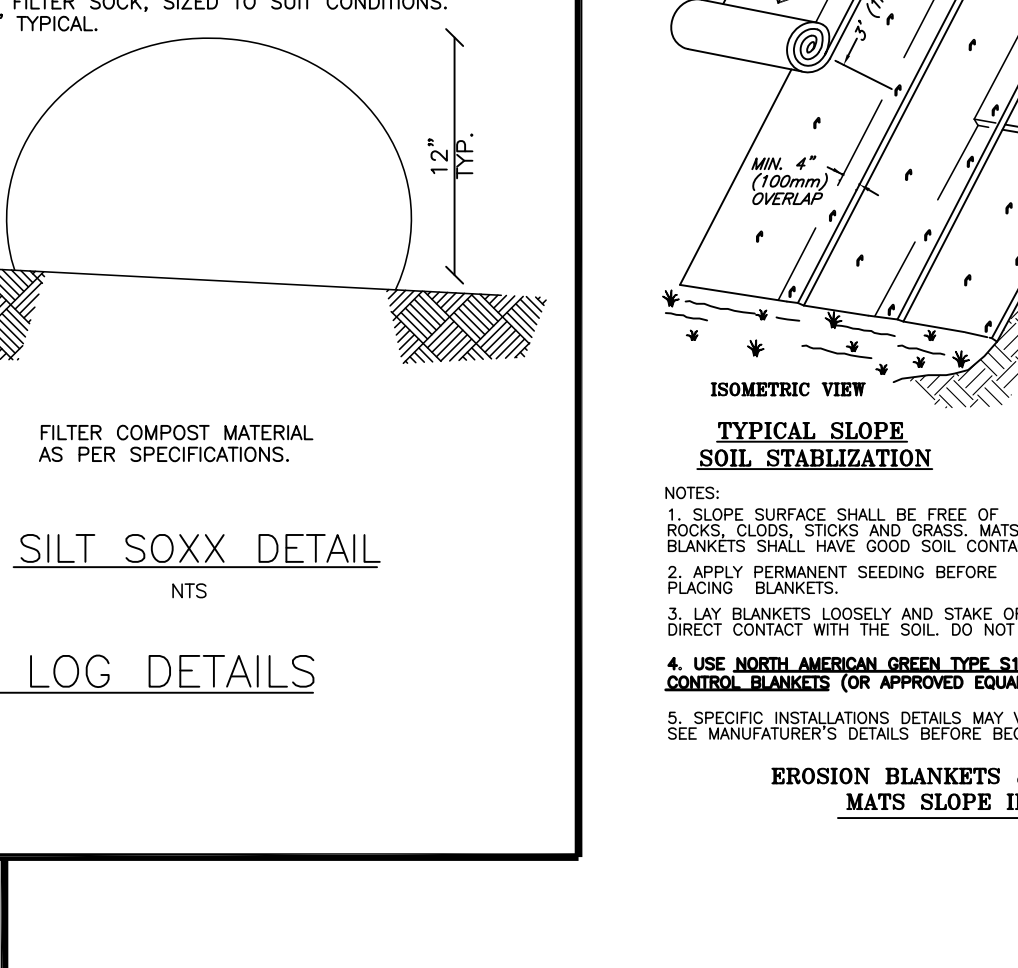
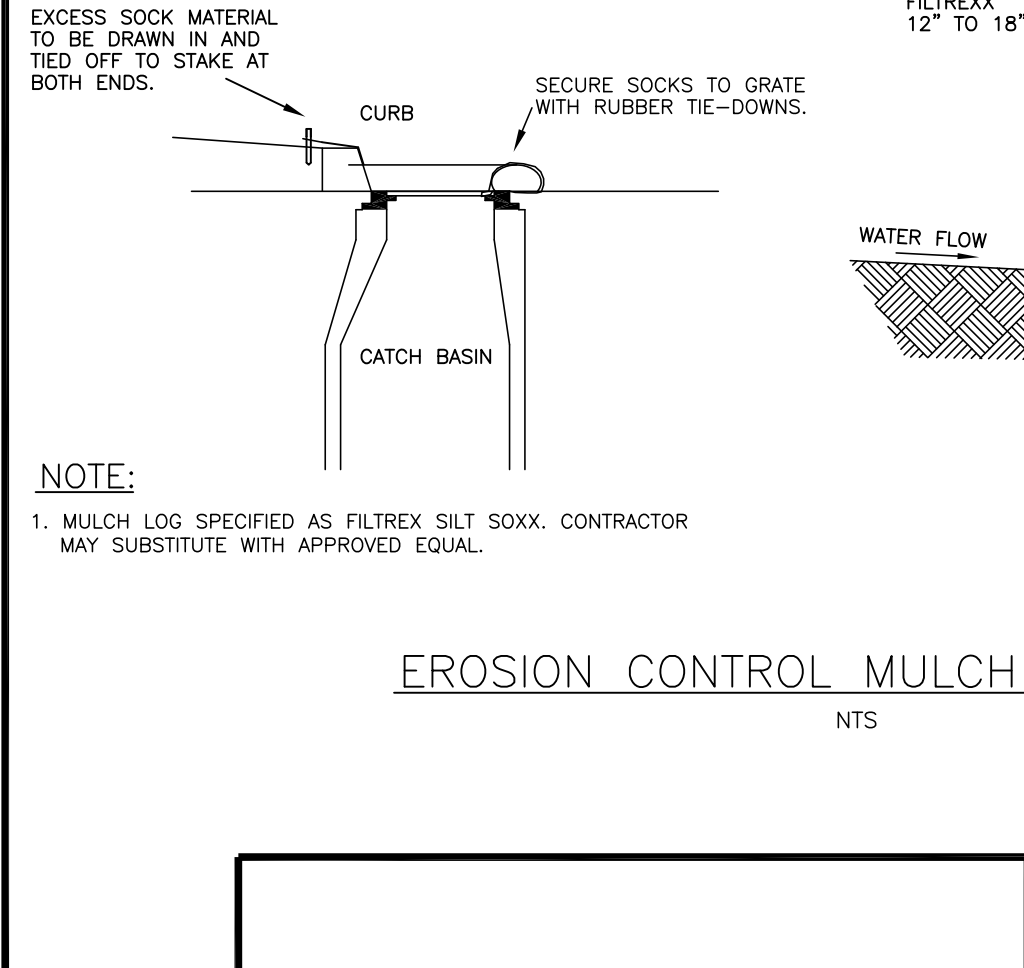
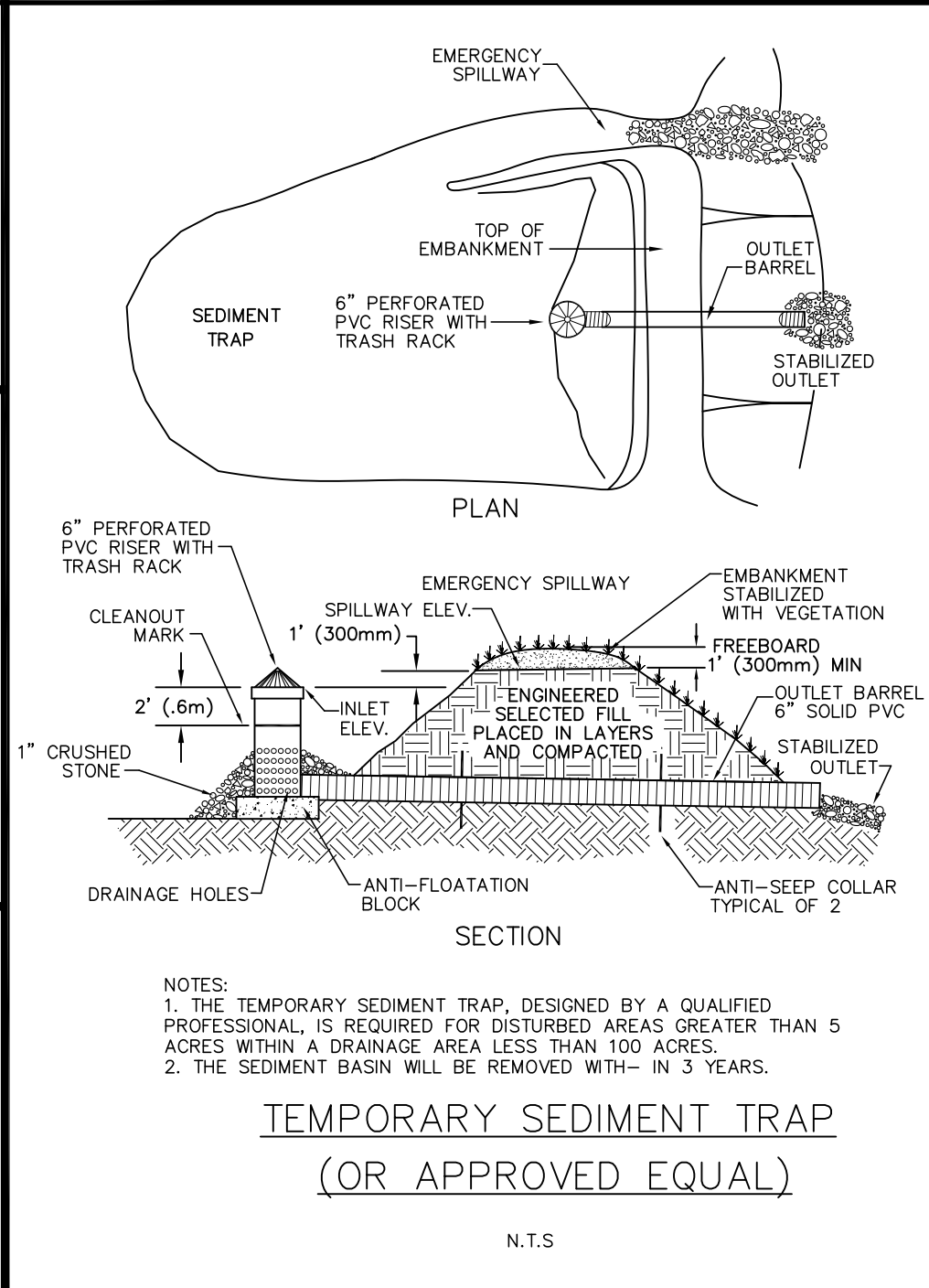
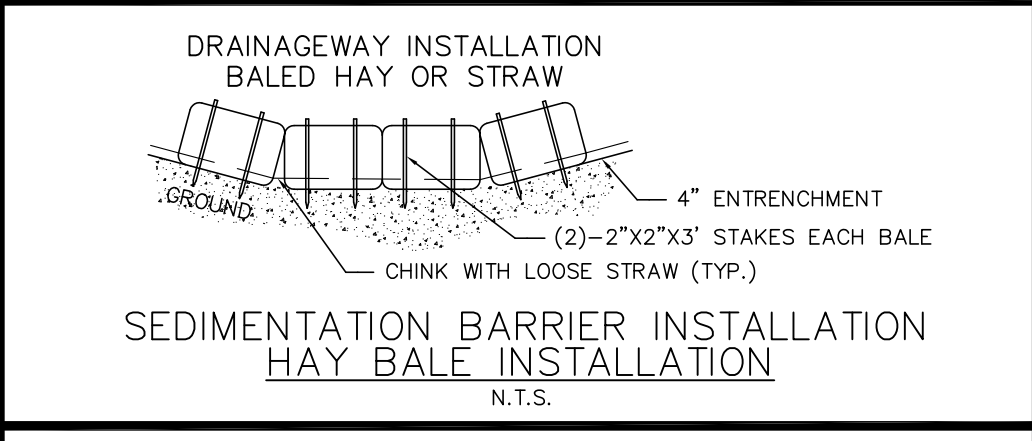
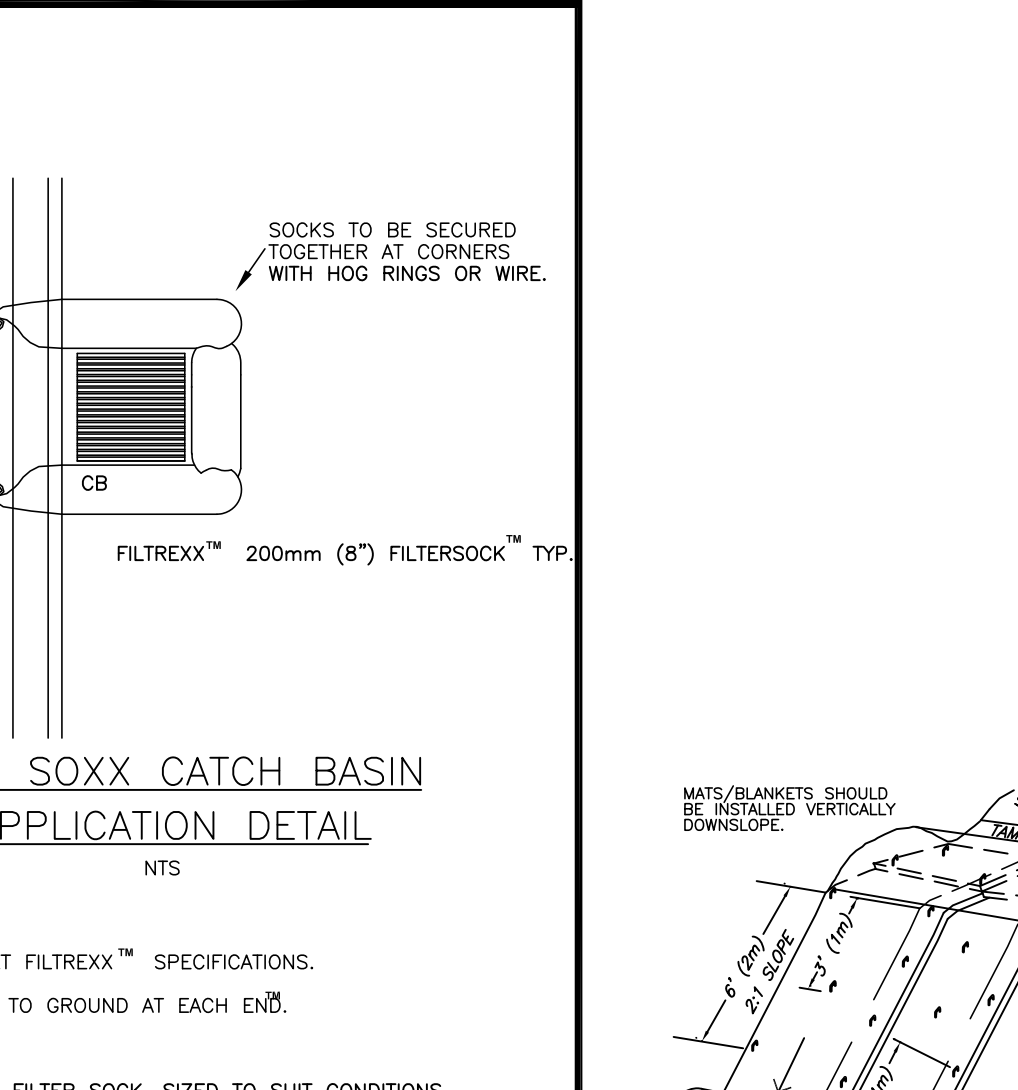
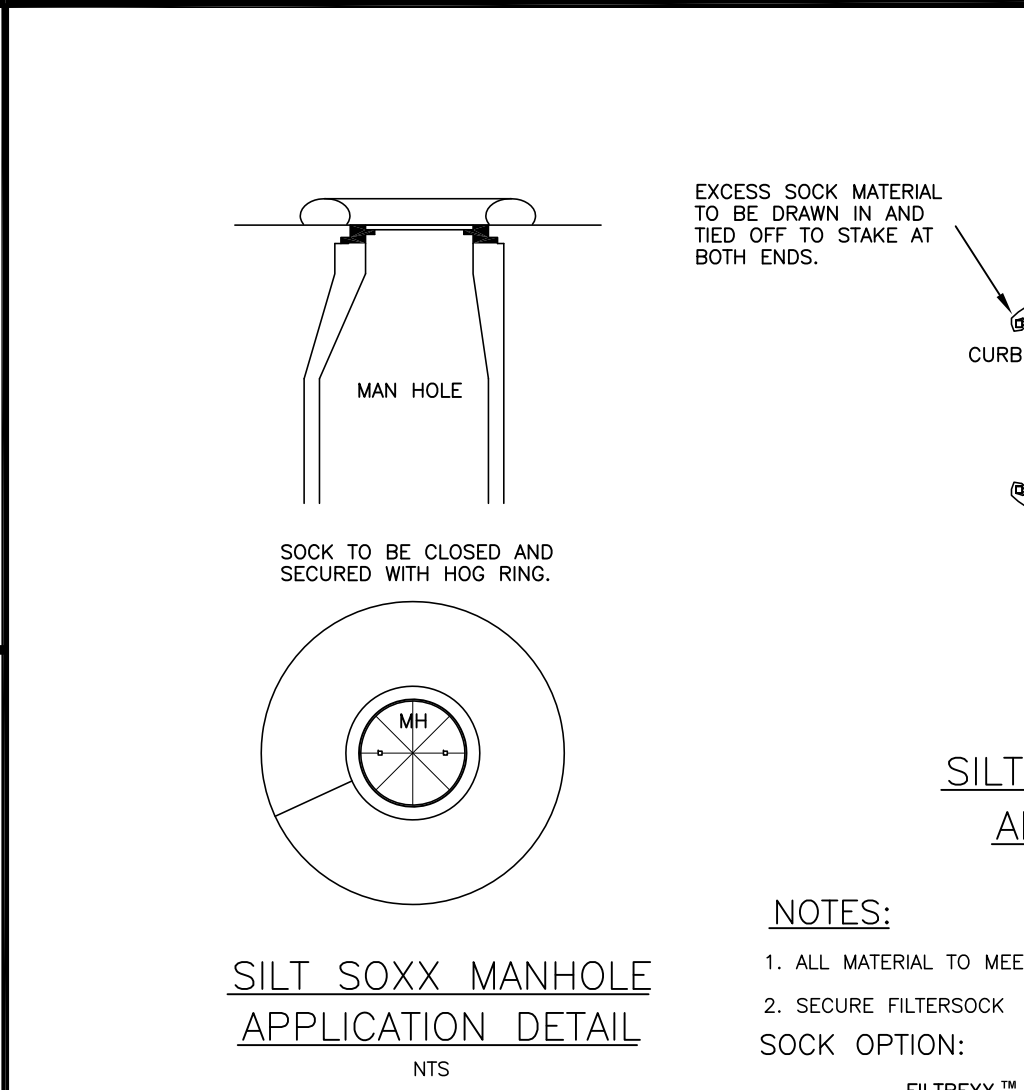
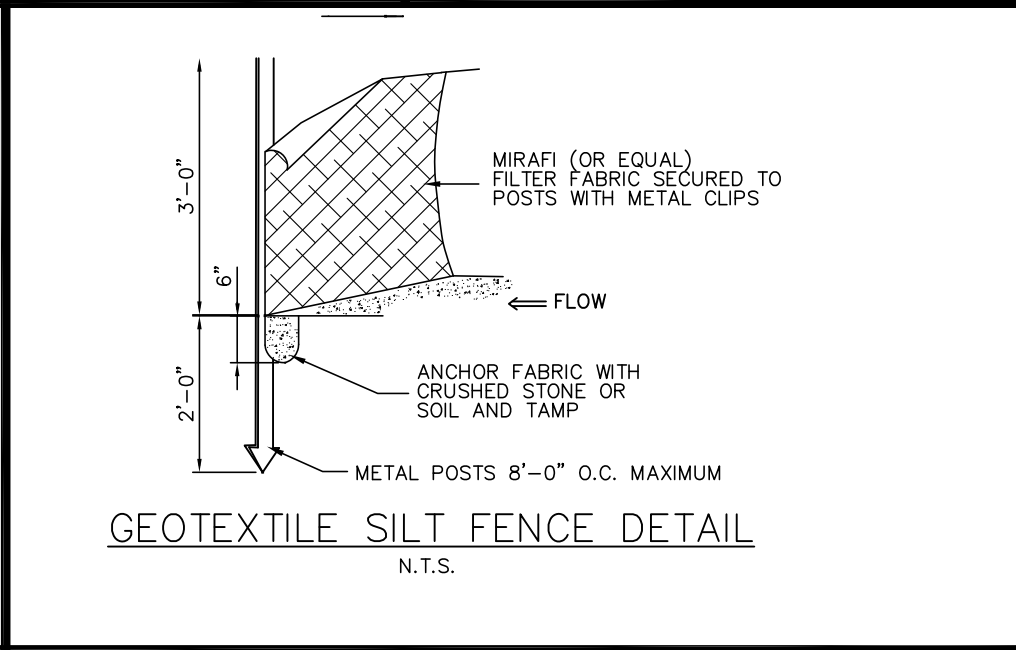
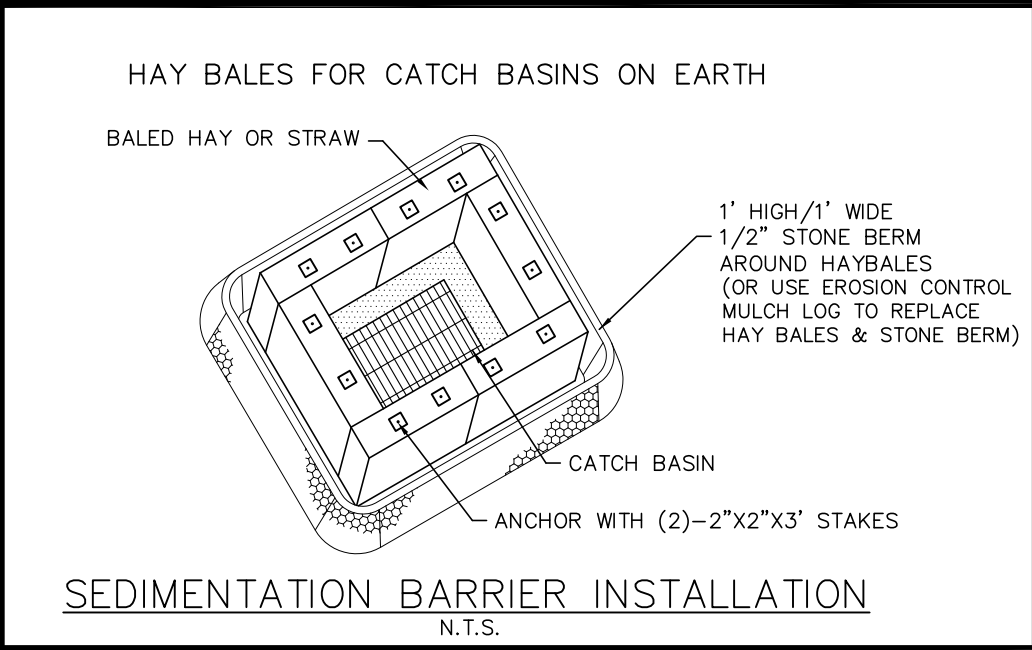
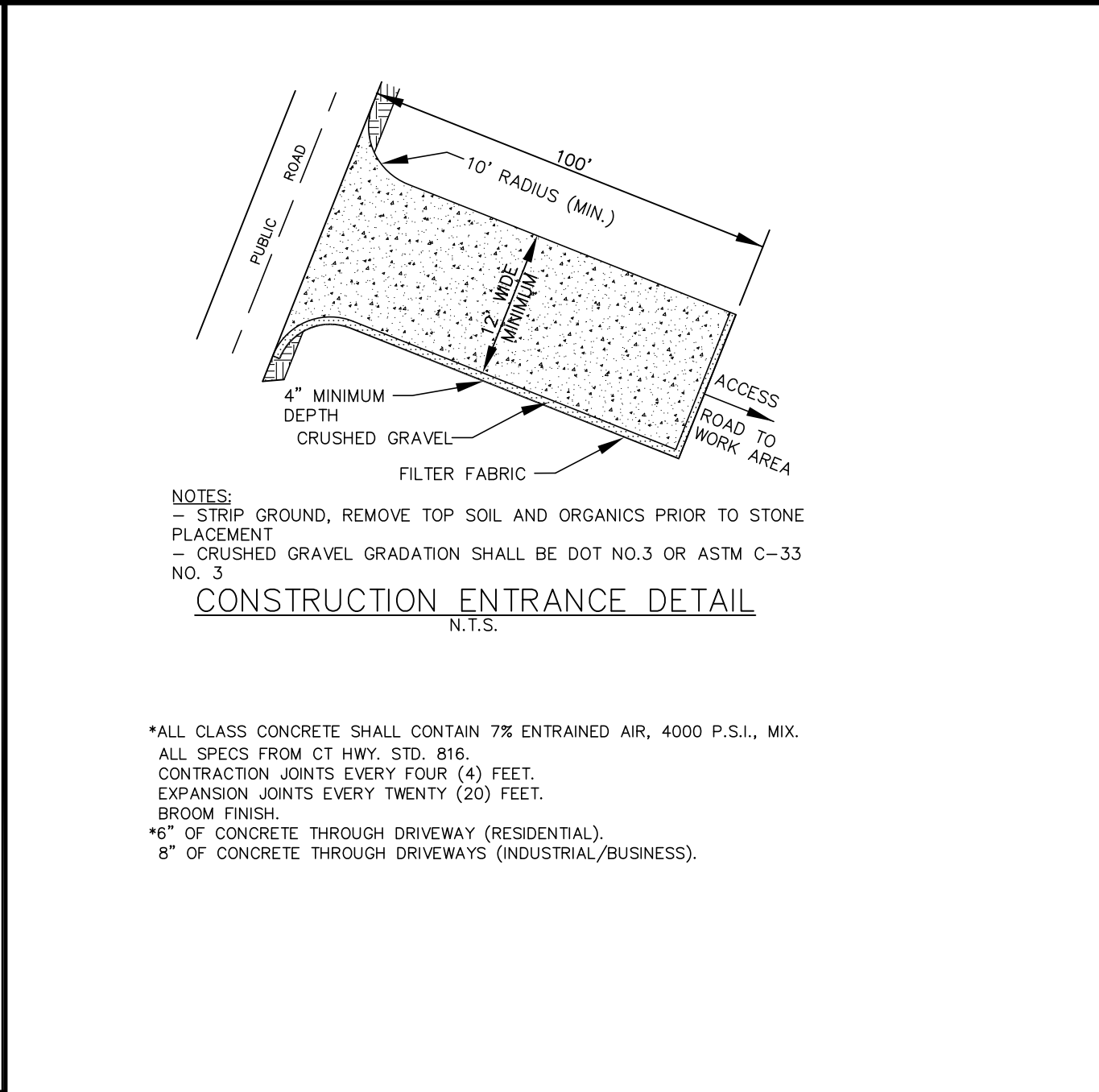
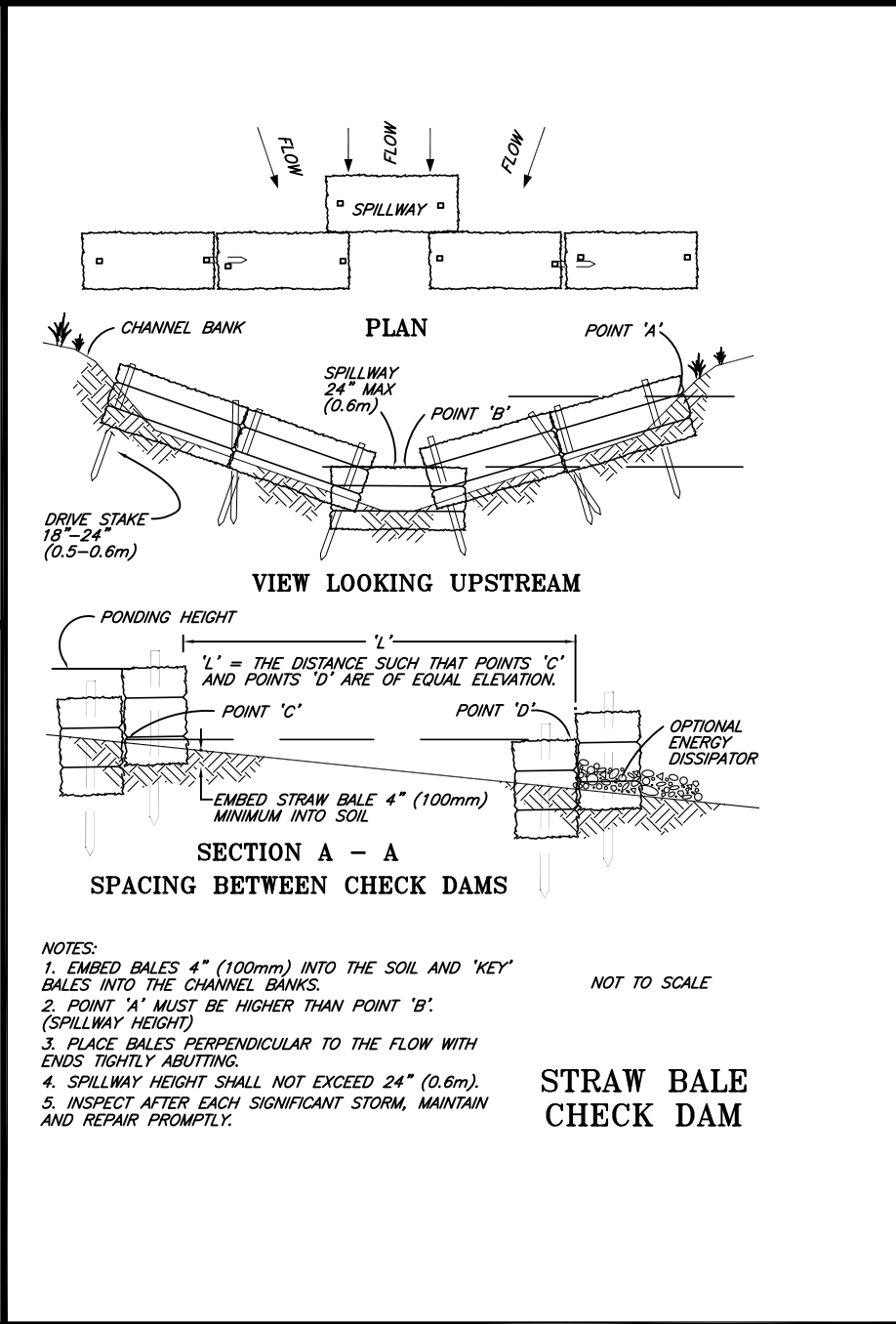
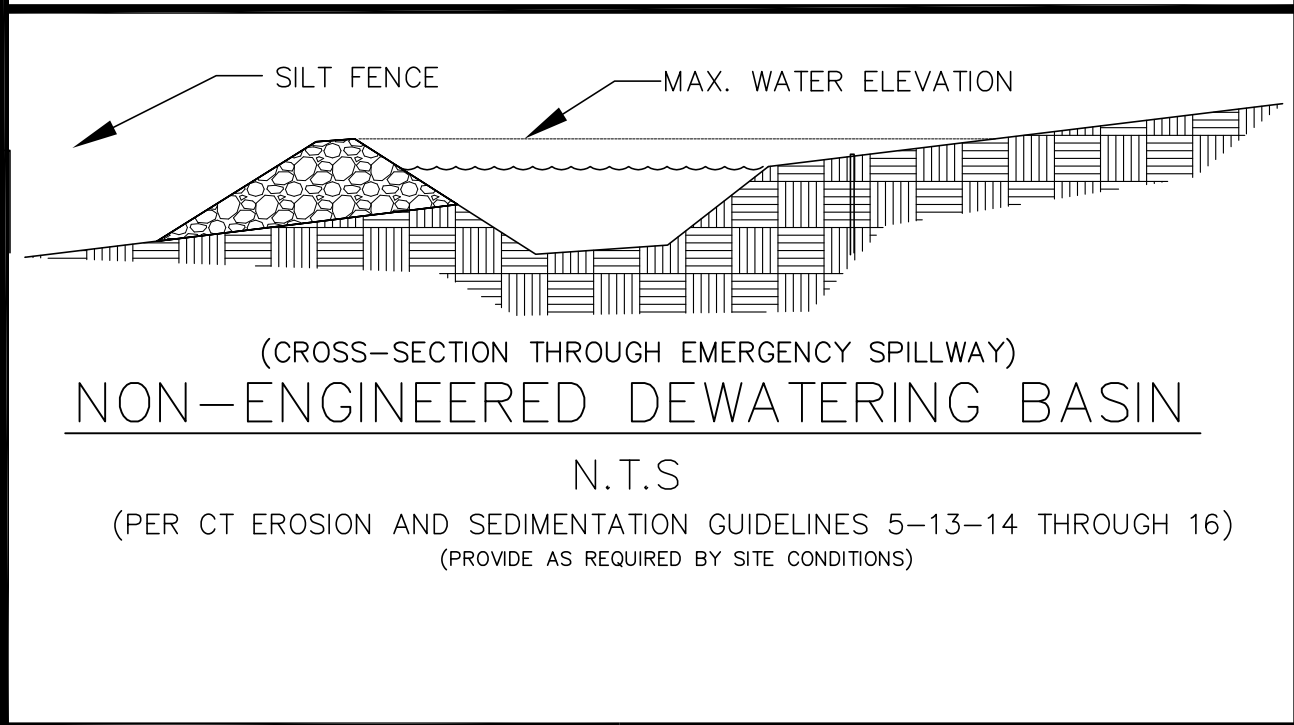
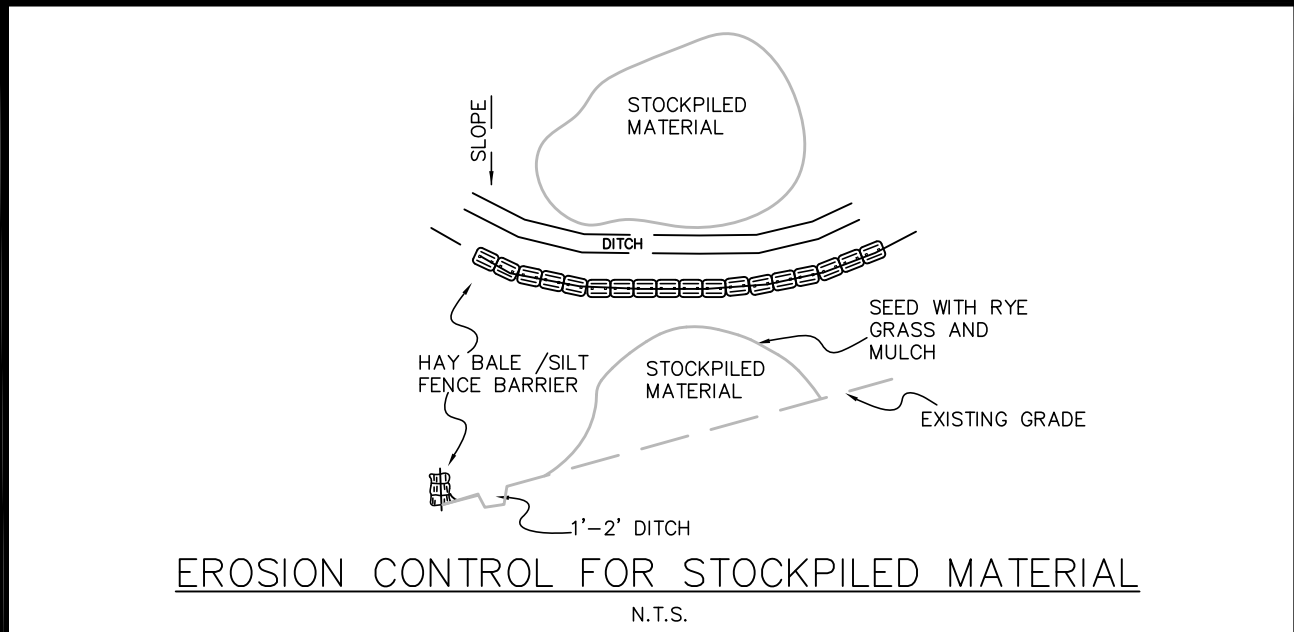
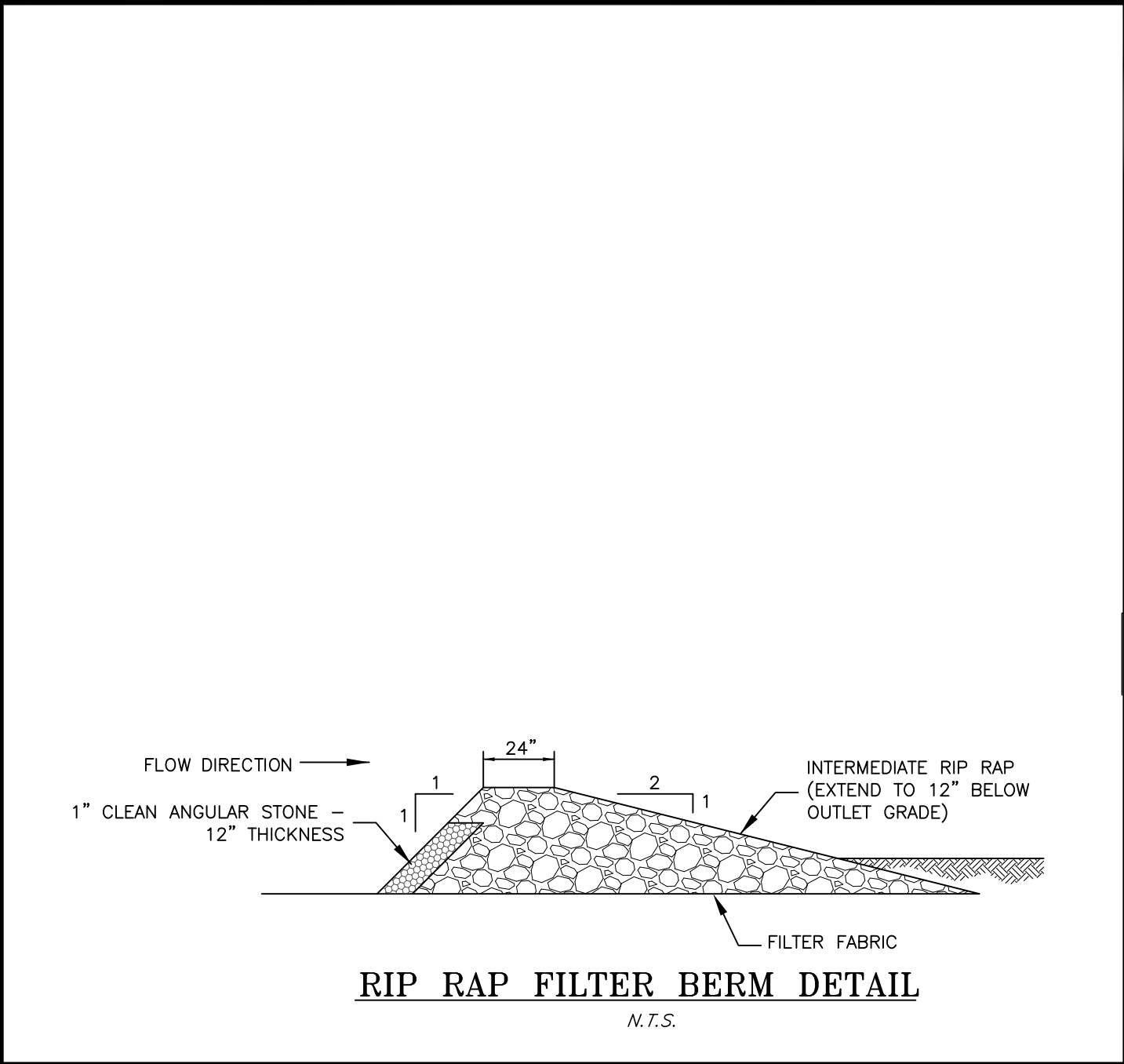
#1908 WEST STREET  
SOUTHINGTON, CT

SCALE: AS NOTED  
DATE: AUGUST 2, 2022

HALF ONE INCH TWO INCH  
INCHES ON ORIGINAL

KJA FILE NO. : DRAWING NO. :

213-707 D-1



NOTES:  
- STRIP GROUND, REMOVE TOP SOIL AND ORGANICS PRIOR TO STONE PLACEMENT  
- CRUSHED GRAVEL GRADATION SHALL BE DOT NO.3 OR ASTM C-33 NO. 3  
- ALL CLASS CONCRETE SHALL CONTAIN 7% ENTRAINED AIR, 4000 P.S.I., MIX.  
ALL SPECS FROM CT HWY. STD. 816.  
CONTRACTION JOINTS EVERY FOUR (4) FEET.  
EXPANSION JOINTS EVERY TWENTY (20) FEET.  
BROOM FINISH.  
- 6" OF CONCRETE THROUGH DRIVEWAY (RESIDENTIAL).  
- 8" OF CONCRETE THROUGH DRIVEWAYS (INDUSTRIAL/BUSINESS).

REVISION:		
REVISION:		
REVISION:		
REVISION:		
REVISION-2:		
REVISION-1:		
PROJECT: 213707		
DB:	SR:	DR:
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## EROSION & SEDIMENTATION CONTROL DETAILS

for

**STARLING PHYSICIANS**

#1908 WEST STREET  
SOUTHINGTON, CT