PLANNING & ZONING COMMISSION
Town of Canaan (Falls Village), Connecticut
Regular Meeting Minutes
October 22, 2026

Attendance

Members – In Person: ZEO Janell Mullen; Chairman Greg Marlowe; Vice Chair Stephen Koshland; Doug Cohn; Kathy Clark; Eileen Kinsella

Members via zoom: Tim Metzger; Kimberly Mahoney

Members Absent: Matthew Macchi

Alternate Members – Via Zoom: Mark Rosen

Seating of Alternates: Motion to seat Alternate Member Marc Rosen for Member Matthew Macchi. **Motion:** Koshland; **Second:** Clark; **Vote:** Unanimous

Also Present: Kyle Case, PE; Jesse Conklin; Harley Dean; Selectmen Kinsella and Jacobs and members of the public.

PUBLIC HEARING

Chairman Greg Marlowe called the public hearing to order at 6:33 PM. The legal notice was read by the ZEO.

A. Text Amendment - 166 Sand Road

Applicant Presentation

- Kyle Case, PE, presented a proposed text amendment to permit mixed-use development in the Light Industrial Zone by Special Permit. Benefits cited included increased development flexibility, continued Commission oversight, and consistency with planning goals.

Commission Discussion

- Discussion focused on amendment scope, consistency with planning goals, Commission review authority under the Special Permit process, and potential impacts near village areas.

Public Comment

- No public comments.

B. Subdivision - 166 Sand Road

Applicant Presentation

- The applicant proposed a three-lot subdivision. Existing buildings would remain, future development opportunities were identified, and a shared-access driveway easement was proposed. Septic feasibility had been reviewed by Torrington Area Health.

Commission Discussion

- Discussion addressed access easements, fire protection requirements, open-space provisions, utility and drainage considerations, survey and filing requirements, and requested plan revisions.

Public Comment- no public comments.

Close Public Hearing

Motion: Close the Public Hearing.
Moved: Eileen Kinsella; **Second:** Kathy Clark; **Vote:** Unanimous. Motion carried.

REGULAR MEETING

Chairman Greg Marlowe called the Regular Meeting to order at 7:09 PM.

1. Approval of Minutes

Motion: Approve the September 24, 2026 Regular Meeting Minutes.
Moved: Doug Cohn; **Second:** Kathy Clark; **Vote:** Approved, with Stephen Koshland abstaining. Motion carried.

2. Public Comments

- Discussion addressed Historic District coordination, the Commission's supporting role in POCD implementation, and opportunities for future collaboration.

3. New Business

A. Text Amendment - 166 Sand Road

Commission Discussion

- Commissioners reviewed and simplified the proposed amendment language, reaching consensus that mixed-use development should be permitted in the Light Industrial Zone by Special Permit.

Motion: Adopt the Text Amendment permitting mixed-use development in the Light Industrial Zone by Special Permit, effective November 1, 2026.
Moved: Stephen Koshland; **Second:** Eileen Kinsella; **Vote:** Roll call vote, unanimous. Motion carried.

B. Subdivision - 166 Sand Road

Commission Discussion

- The Commission reviewed fire protection provisions, fee-in-lieu of open-space dedication, easement requirements, filing requirements, and future access options.

Motion: Approve the subdivision application and plans as presented.
Moved: Stephen Koshland; **Second:** Eileen Kinsella.

Motion to Amend: Include acceptance of the fee-in-lieu of open-space dedication and incorporate the fire protection waiver into the approval.
Moved: Stephen Koshland; **Second:** Doug Cohn; **Vote:** Unanimous. Motion carried.

Vote on Main Motion as Amended: Roll call vote, unanimous. Motion carried.

C. Site Plan Modification - River Road Homes / Falls Village Housing Trust

Presentation

- Emily Jones, PE, presented revisions to the previously approved affordable housing development, including removal of garage parking, addition of surface parking, reconfiguration from five larger buildings to eight smaller buildings, updated stormwater calculations, and revised septic layouts. No increase in approved dwelling units or bedrooms was proposed.

Commission Discussion

- Discussion focused on parking adequacy, visitor parking, updated drainage calculations, compliance with zoning requirements, and confirmation that approved density and dwelling-unit counts remained unchanged.

- **Motion:** Approve the Site Plan Modification as presented.
  Moved: Stephen Koshland; **Second:** Doug Cohn; **Vote:** Unanimous. Motion carried.

4. Old Business

A. Dark Skies Implementation

- Stephen Koshland agreed to contact Adam Scher regarding next steps in implementation efforts.

5. Other Business

A. POCD Implementation Subcommittee Update

- The Commission is awaiting additional information from Northwest Hills COG regarding planning-related programs and initiatives.

B. Monthly Financial Report Review-see attached

- The monthly financial report was reviewed.

C. FY 2025-26 Annual Report

- The ZEO presented the draft FY 2025-26 Annual Report.

Motion: Approve and submit the FY 2025-26 Annual Report to the Town Clerk.
Moved: Stephen Koshland; **Second:** Eileen Kinsella; **Vote:** Unanimous. Motion carried.

6. Regulations Review

A. Village Business Zone Expansion Follow-Up

- The follow-up letter has been posted on the Town website. The Commission determined that a broad mailing was unnecessary at this time. The matter remains on hold pending additional state housing guidance and legislation.

7. ZEO Report

- The ZEO Report was received and reviewed- see attached

8. Public Comments and Official Correspondence

- A member of the public stated that the River Road Homes Site Plan Modification should have been delayed to allow additional public review and raised concerns regarding parking availability and emergency vehicle access. The Chairman responded that the application met zoning requirements and was within the Commission's approval authority.
- No official correspondence was reported.

9. Adjournment

Motion: Adjourn the meeting.
Moved: Eileen Kinsella; **Second:** Stephen Koshland; **Vote:** Unanimous. Motion carried.

The meeting adjourned at 8:17 PM.

Respectfully Submitted, Recording Secretary, Patti Fife

Attachments:

1. KCC Consulting, LLC Request for Text Amendment
2. P&Z Commission Financial Reports (July-September 2026)
3. FY 2025-26 Annual Report
4. ZEO Report
5. River Road Homes Revised Plans dated October 15, 2026

Motion / Action

Item	Motion / Action	Moved	Second	Result
Seating of Alternate	Seat Alternate Member Mark Rosen for absent member Matthew Macchi	Koshland	Clark	Unanimous, Passed
Approval of Minutes	Approve September 24, 2026 Regular Meeting Minutes	Cohn	Clark	Passed; Koshland abstained
Text Amendment – 166 Sand Road	Adopt mixed-use by Special Permit in Light Industrial Zone effective Nov. 1, 2026	Koshland	Kinsella	Roll Call, Unanimous
Subdivision – 166 Sand Road	Approve subdivision application and plans	Koshland	Kinsella	Approved as amended
Site Plan Modification – River Road Homes	Approve site plan modification as presented	Koshland	Cohn	Unanimous
FY 2025-26 Annual Report	Approve and submit Annual Report to Town Clerk	Koshland	Kinsella	Unanimous
Adjournment	Adjourn meeting at 8:17 PM	Kinsella	Koshland	Unanimous

Follow-Up

Responsible Party	Follow-Up
Stephen Koshland	Contact Adam Scher regarding Dark Skies implementation next steps
POCD Subcommittee	Obtain additional information from Northwest Hills COG regarding planning initiatives
Applicant – 166 Sand Road Subdivision	Complete easement, filing, and approval requirements as part of subdivision approval
Commission	Implement adopted Light Industrial Zone text amendment effective November 1, 2026

ZONING REPORT

Town of Canaan (Falls Village) **Planning and Zoning Commission**
108 Main Street| Falls Village, CT 06031

Prepared for and issued at the regular meeting on October 22, 2026

Zoning permits issued: *Online permit system Permitlink is now live for zoning permits*

1. 158 Warren Turnpike - 10' x 12' shed/accessory structure associated with Land Lab

2. 86 Sand Road - 10' x 12' pre fab shed on grade

Final Inspections:

1. 15 Cobble Road - deck on accessory structure -final zoning inspection

Zoning Inquiries:

1. Inquiry regarding online permitting system and pending permit for 74 Dublin Road

2. 62 Route 126 inquiry regarding "buildability" of the site

3. Thomas Mott inquiry regarding land in No. Canaan lot line modification -adjacent to Town of Canaan Line

4. Records request for all properties involving blight, code enforcement, illegal dumping, "neglected" properties - ZEO responded to note items outside of the authority of zoning and also a need to narrow the search with specificity

5. Records request from Stormwaterpros soliciting projects involving stormwater management. ZEO received this email in other towns and requested that the scope of the request be narrowed.

6. 60 Music Mountain - explanation to property owner involving process for permitting an accessory dwelling unit

7. 24 US 7 South - communication with property owner and CTDot regarding setback and the construction of a fence

8. 27 Lime Rock Station Road - zoning inquiries with questions involving ability to subdivision, process for developing the lot with an accessory structures, and the keeping of horses.

9. FVHT - communication in re River Road Home site modification and procedure for approval

10. 70 Railroad Street - review of map for proposed pool. Site plan needs modifications to comply with setback requirements.

11. 74 Dublin Road - call with Paul Bushey in re site plan and approval process for addition.

Misc:
1. Increased FOIA requests for marketing or other purposes rather than selective information seeking

2. Follow up inquiries regarding the filing associated with the re-subdivision. Awaiting the Open Space Agreement and the Shared Driveway Easement filing.

3. 68 Johnson Road - inquiry from Town Clerk involving the mapping of a driveway placement. ZEO suggested that the Road Foreman reviews it for approval since she is not the driveway issuing authority.

Public Ads:
Notice of Public Hearing -Text Amendment & Subdivision - 166 Sand Road

****Please use planningandzoning@canaanfallsvillage.org as my address email for all functions associated with Planning and Zoning and the Town of Falls Village.****

Respectfully submitted,
Janell M Mullen, Planning Consultant

KCC Consulting LLC

2 Rowley Pond Road
Winsted, CT. 06098

(860) 309-3356
kccconsultingllc@proton.me

September 21, 2026

Town of Canaan
Planning and Zoning Commission
108 Main Street,
Falls Village, CT 06031

RE: Text Amendment to Light Industrial Zone

Dear Mr. Chariman and Members of the Commission,

On behalf of 166 Sand Road LLC, please accept the enclosed application for a proposed amendment to the Town of Canaan Zoning Regulations. The proposed amendment would add mixed-use buildings as a Principal Use Allowed by Special Permit, subject to the requirement that a permitted business use occupy the first floor and residential uses be limited to the upper floor or floors.

Specifically, the applicant proposes adding the following use to the Principal Uses Allowed by Special Permit within the Light Industrial Zone:

> Mixed use buildings with a permitted business use on the first floor (either by being a business use that is a permitted principal use in the zone or that is a principal use allowed by special permit in the zone) and residential use(s) on the upper floor(s).

The purpose of this amendment is to provide additional flexibility for the productive use and redevelopment of properties within the Light Industrial Zone while preserving a business or commercial component at the ground-floor level. Rather than permitting exclusively residential buildings within the zone, the proposed amendment maintains a nonresidential first-floor use consistent with the uses otherwise authorized within the district.

Importantly, mixed-use development would not become a use permitted as of right under the proposed amendment. Each proposed mixed-use development would instead require Special Permit approval by the Planning and Zoning Commission. This would provide the Commission the opportunity to evaluate an individual proposal and its appropriateness for

KCC Consulting LLC

2 Rowley Pond Road
Winsted, CT. 06098

(860) 309-3356
kccconsultingllc@proton.me

the particular property in accordance with the applicable Special Permit requirements of the Zoning Regulations.

The amendment may also provide additional opportunities for the adaptive and economically productive use of existing buildings. Properties containing buildings with space suitable for commercial or other permitted business activity at street level, but with upper-floor areas that may not be necessary or desirable for the same use, could potentially accommodate residential occupancy while maintaining the intended nonresidential function of the property.

The proposed amendment is intentionally limited in scope. It does not eliminate the Light Industrial Zone's existing permitted uses or alter the ability of properties to be utilized for industrial and other nonresidential purposes. Instead, it adds an additional use that may be considered by the Commission on a case-by-case basis through the Special Permit process.

For these reasons, we respectfully request that the Planning and Zoning Commission consider the proposed text amendment and determine that allowing appropriately designed mixed-use buildings by Special Permit represents a reasonable addition to the uses available within the Light Industrial Zone.

Thank you for your consideration of this application.

Respectfully submitted,
KCC Consulting LLC

Kyle C. Case

Kyle C. Case, P.E.
Owner

over/under June 30, 2026 fiscal year.
Presented 10/13/26
no prior approval from BOS or BOF

FY 25/26 Line Item Transfers

Departments Over Spent

Line	Amount	Reason
1002-Town Hall Expenses	$ 5,710.30	Fuel oil usage and technology repairs
1003-Legal Expenses	$ 3,214.32	More town meetings then planned
1016-Health Insurance	$ 18,471.54	Employee who was entitled to single person plan decided to take the benefit
1018-Public Health	$ 0.36	TAHD payment over by $.36
1020-WM Surdam Building	$ 703.02	Fuel oil usage
1202-107 Main Street	$ 3,393.11	Change in accounting practices for income from rental
1203-35 Railroad Street	$ 1,599.01	Fuel oil usage
3001-Road Maintenance	$ 1,902.56	More overtime then expected
Total	$ 34,994.22	

Departments Under Spent

Line	Amount
1001-Selectman	$132.20
1004-Board of Assessors	$2,064.03
1007-Board of Finance	$6,602.25
1008-Tax Collector	$1,847.40
1009-Treasurer	$16.75
1010-Town Clerk	$4,315.36
1011-Planning & Zoning	$3,840.81
1012-Zoning BD of Appeals	$500.00
1014-Registrar of Voters	$9,017.86
1015-Insurance	$6,114.81
1017-Economic Development	$1.00
1019-Social Services	$2,695.21
1021-Street Lights	$1,068.77
1023-Fund for Non-Muni	$392.25
1024-Inland Wetlands	$250.00
1025-Debt Service Interest	$2,496.64

rest on back →

Town of Canaan
Profit & Loss Budget vs. Actual
July through September 2026

	Jul - Sep 26	Budget	$ Over Budget	% of Budget
1011 Planning & Zoning Comm				
1011-101 Zoning Enforce Officer	0.00	1.00	-1.00	0.0%
1011-104 Secretary	0.00	1,280.00	-1,280.00	0.0%
1011-107 Clerical Expenses	0.00	100.00	-100.00	0.0%
1011-201 Postage	35.90	100.00	-64.10	35.9%
1011-211 Misc	0.00	750.00	-750.00	0.0%
1011-401 Attorney	0.00	1,000.00	-1,000.00	0.0%
1011-403 Publication Exp	251.85	750.00	-498.15	33.58%
1011-473 Consultant/Eng	0.00	1,000.00	-1,000.00	0.0%
1011-801 Mileage	0.00	450.00	-450.00	0.0%
ZEO/Planner	3,900.00	26,160.00	-22,260.00	14.91%
Total 1011 Planning & Zoning Comm	4,187.75	31,591.00	-27,403.25	13.26%

Town of Canaan
Account QuickReport
July through September 2026

Type	Date	Num	Name	Memo	Split	Amount
1011 Planning & Zoning Comm						
1011-104 Secretary						
Paycheck	08/24/2026	dd	PATRICIA G FIFE		Payroll Account	0.00
Paycheck	09/14/2026	dd	PATRICIA G FIFE		Payroll Account	0.00
Total 1011-104 Secretary						0.00
1011-201 Postage						
Bill	09/21/2026		Elan Financial Servi...		Accounts Paya...	35.90
Total 1011-201 Postage						35.90
1011-403 Publication Exp						
Bill	09/08/2026		Hearst Media Servic...		Accounts Paya...	251.85
Total 1011-403 Publication Exp						251.85
ZEO/Planner						
Bill	08/03/2026	1411	Janell Mullen		Accounts Paya...	2,000.00
Bill	08/31/2026	1420	Janell Mullen Consul...		Accounts Paya...	1,900.00
Total ZEO/Planner						3,900.00
Total 1011 Planning & Zoning Comm						4,187.75
TOTAL						**4,187.75**

Town of Canaan (Falls Village) Planning & Zoning Commission
Annual Report FY 2025-2026

A continuing priority of the Planning & Zoning (P&Z) Commission during Fiscal Year 2025–2026 was implementation of the Plan of Conservation and Development (POCD). The POCD establishes goals, policies, and actionable strategies to guide the Town's planning and land-use decisions over the ten-year period from 2025 through 2035. To help advance this work, the Commission formed a subcommittee tasked with communicating the POCD's recommendations and implementation priorities to other Town boards and agencies.

The P&Z continued to review and amend The Town of Falls Village (Canaan) Zoning Regulations in response to POCD recommendations and evolving land-use needs. Proposed zoning text amendments are subject to public hearings, providing opportunities for residents and other interested parties to review proposals and offer input. During the fiscal year, the Commission worked on substantive amendments addressing agricultural activities and accessory apartments.

The P&Z also reviewed several subdivision applications involving the creation of new lots, continuing its role in evaluating proposed land divisions for compliance with applicable subdivision regulations.

In addition to its Commission-level work, the P&Z agent continued to receive and review applications for residential improvements, including decks, sheds, additions, and other projects requiring zoning review. A total of **26 zoning permits** were issued administratively during the fiscal year.

The P&Z continues to make efforts to maintain regular communication and coordination with other Town boards and agencies. This collaborative approach supports the identification of shared priorities, coordination of municipal responsibilities, and implementation of planning initiatives that benefit the residents of Falls Village.

RIVER ROAD HOMES

PERMITTING SET - NOT FOR CONSTRUCTION

RIVER ROAD
FALLS VILLAGE, CT

OWNER
HABITAT FOR HUMANITY
PO BOX 1
SALISBURY, CT 06068

APPLICANT
FALLS VILLAGE HOUSING TRUST
P.O. BOX 424
FALLS VILLAGE, CT 06031

ENGINEER
CIVIL 1
43 SHERMAN HILL ROAD
SUITE D–101
WOODBURY, CT 06798

LANDSCAPE ARCHITECTURE
A2 LAND CONSULTING, LLC
30 ROCKY HILL ROAD
NEW FAIRFIELD, CT 06812

SURVEYOR
LAMB KIEFER LAND SURVEYORS
55 SELLECK HILL ROAD
SALISBURY, CT 06068

APPROVED BY THE FALLS VILLAGE
INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE FALLS VILLAGE
PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY (203) 266 - 0778 CONNECTICUT

MAY 29, 2020
LAST REVISED OCTOBER 15, 2026

SHEET NUMBER	DESCRIPTION
S 1.1	EXISTING CONDITIONS
C 1.1	SITE LAYOUT
C 2.1	GRADING & DRAINAGE PLAN
C 2.2	UTILITY PLAN
C 2.3	EROSION CONTROL PLAN
C 3.1	SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN
C 3.2	SEPTIC CROSS SECTIONS
C 3.3	SEPTIC DETAILS AND NOTES
C 4.1	WOODLAND CIRCLE PLAN & PROFILE
C 4.2	STORM DRAINAGE PROFILES
C 4.3	SIGHT LINE ANALYSIS
C 4.4	SIGHT LINE ANALYSIS
C 5.1	DETAILS
C 5.2	DETAILS
C 6.1	EROSION CONTROL NARRATIVE
P 1.1	PHOTOMETRIC PLAN

LEGEND

PROPERTY LINE
PROPOSED LOT LINE
EXISTING CONTOUR
EXISTING SPOT GRADE
TREE LINE
WETLAND LINE
100' WETLAND REGULATED AREA
WETLANDS FLAG
WETLANDS AREA
EXISTING WELL
EXISTING FENCE
EXISTING TREE

PARCEL "B" AREA = 438,786 SF (10.073 AC.)

PARCEL "A" AREA = 2,426,225 SF (55.698 AC.)

POND WATER EL:547.0 DATE:1-3-19

POND WATER EL:545.7 DATE:1-3-19

EX. HEAP OF STONES TOP LARGE BOULDER

EXISTING DITCH

EXISTING DIRT ACCESS WAY

EX. TREE (TYP.)

RIVER ROAD

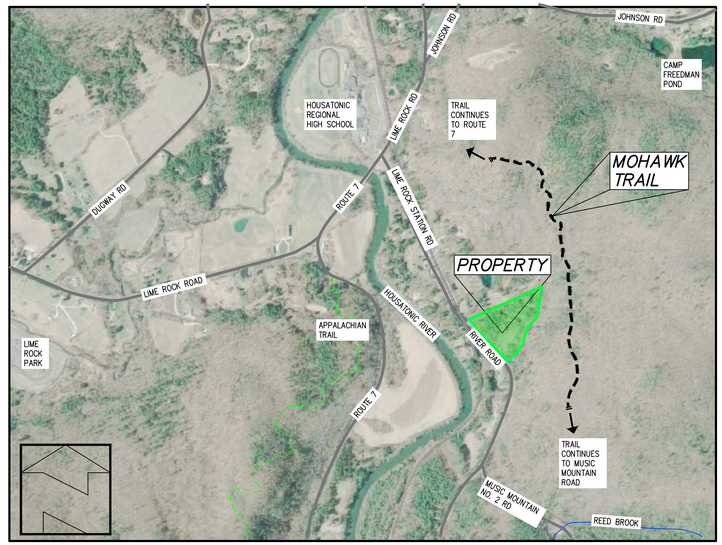
RAIL ROAD

HEAD WALL INV=548.04 (18"RCP)

HEAD WALL INV=546.55 (18"RCP)

HEAD WALL INV=539.64 (18"RCP)

HEAD WALL INV=539.14 (18"RCP)



VICINITY MAP

1000 0 500 1000 2000

1 inch = 1000 ft.

1 inch = 60 feet

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
1	8/6/20	REVISED PER ALLIED ENG.

PHASE:

PERMITTING SET SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

DATE: 05/29/2020	DRAWN BY: EJ
SCALE: 1"=60'	CHECKED BY: PBJ
JOB NO: 18-045	

DRAWING NAME:

EXISTING CONDITIONS

S 1.1

G:\1 PROJECTS\3500- 3900 Projects\3500\3565- FiNTI\Drawings\3565.dwg, 10/15/2026

"THIS PROJECT SITE PLAN APPROVAL IS CONTINGENT UPON THE SUCCESSFUL CREATION OF THE 10.7-ACRE LOT, AS DEPICTED."

APPROVED BY THE FALLS VILLAGE PLANNING & ZONING DEPARTMENT

Zoning Enforcement Officer _____ Date _____

APPROVED BY THE FALLS VILLAGE PLANNING & ZONING COMMISSION

Chairman/Secretary _____ Date _____

LEGEND

- PROPERTY LINE
- SEPTIC SYSTEM/BUILDING SETBACK LINE
- EXISTING TREE LINE
- WETLAND LINE
- 100' WETLAND REGULATED AREA
- WETLANDS FLAG
- WETLANDS AREA
- EXISTING WELL
- EXISTING FENCE
- EXISTING TREE
- PROPOSED WELL
- GRASS-LINED WATER QUALITY SWALE
- PROPOSED PAVEMENT/WALKWAYS
- PROPOSED BUILDING
- PROPOSED LAWN/CLEARED AREA
- EXISTING WOODED AREA TO REMAIN
- DECORATIVE POLE LIGHT (10' HEIGHT)
- STREET POLE LIGHT (12' HEIGHT)

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43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
1	8/6/20	REVISED PER ALLIED ENG.
2	6/3/21	REV WATER LAYOUT
3	2/14/24	REV WELL SITES
4	8/22/24	REV PER STATE HD
5	10/15/26	PZ RESUBMISSION

PHASE:

PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 -776 -8888 F 203 -772 -1365

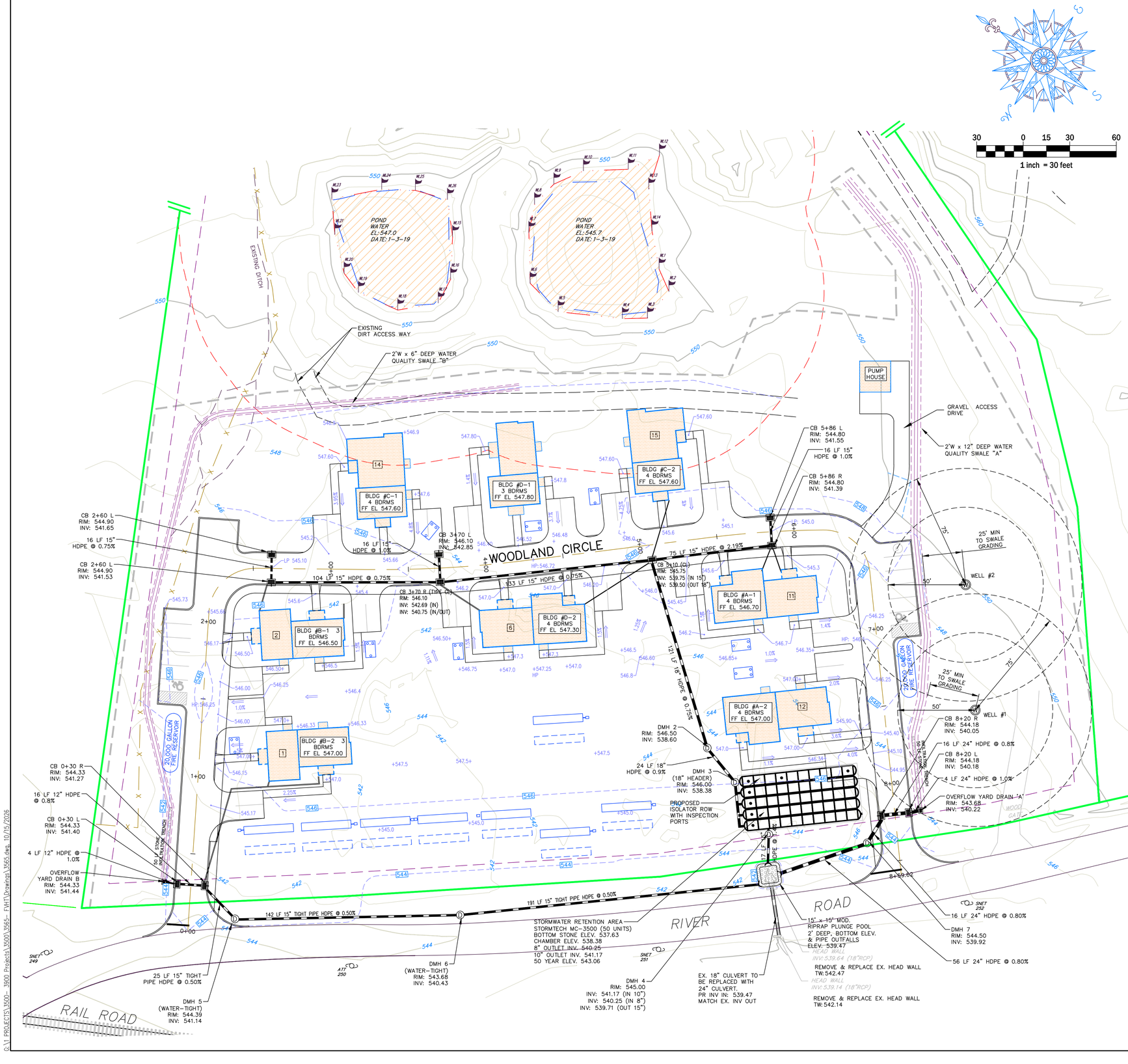
DATE: 05/29/2020	DRAWN BY: EJ
SCALE: 1"=30'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

SITE LAYOUT

C 1.1

G:\1 PROJECTS\3500 - 3900 Projects\3500\3565 - FWH1\Drawings\3565.dwg, 10/15/2026



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- +557.0 EXISTING SPOT GRADE
- PROPOSED CONTOUR
- +8.3 PROPOSED SPOT GRADE
- PROPOSED STORM SEWER
- PROPOSED ROOF LEADER DRAIN
- X — X EXISTING FENCE
- PROPOSED WELL
- GRASS-LINED WATER QUALITY SWALE
- LIMITS OF CLEARING/CONSTRUCTION
- PROPOSED PRIMARY SEPTIC AREA
- PROPOSED RESERVE SEPTIC AREA
- PROPOSED SEPTIC TANK
- PROPOSED STORMWATER RENOVATION AREA

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PHASE:

PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

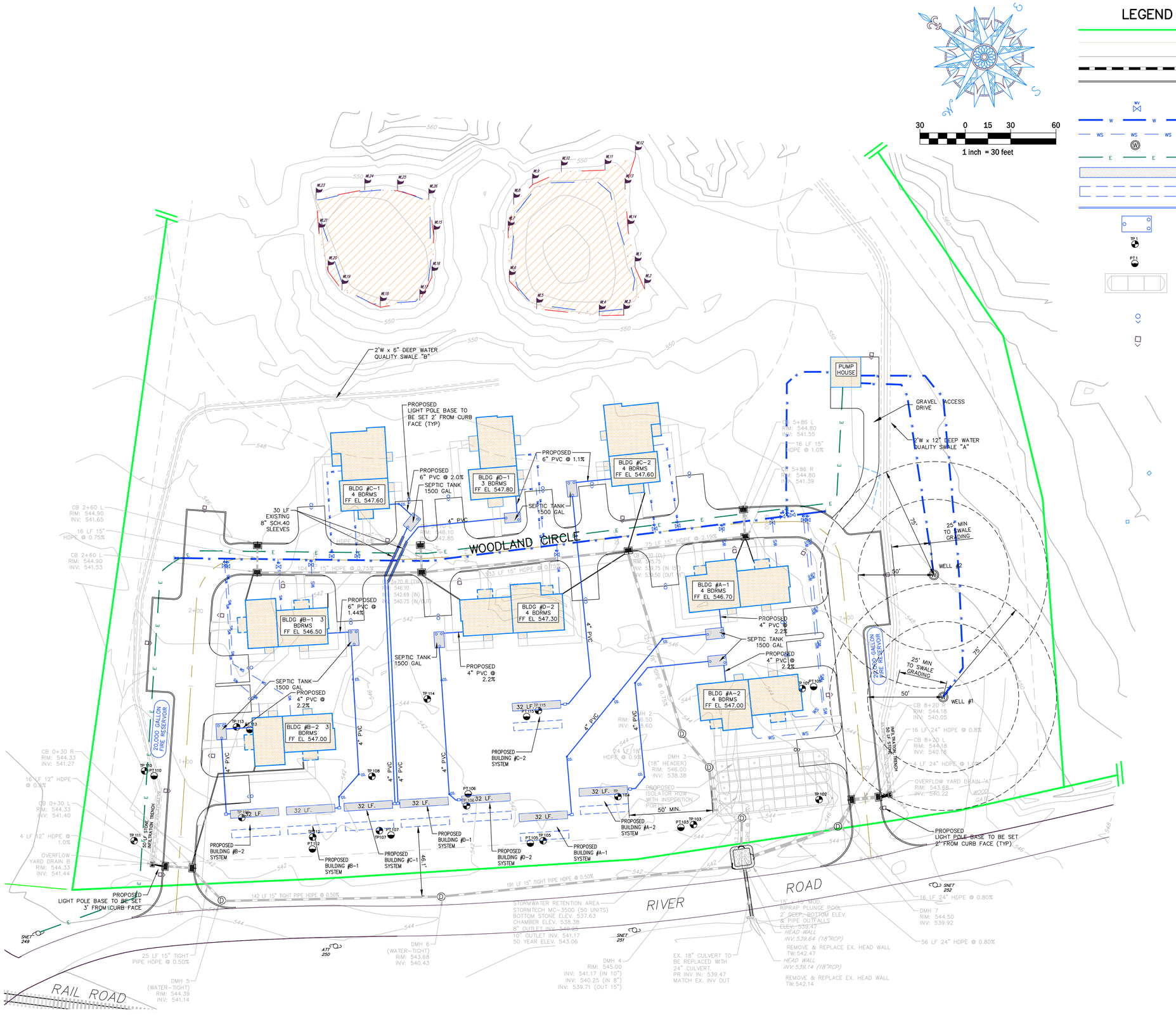
DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=30'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

GRADING & DRAINAGE PLAN

C 2.1

C:\1 PROJECTS\3500- 3900 Projects\3500\3565- FWT\Drawings\3565.dwg, 10/15/2026



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PHASE:

PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=30'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

UTILITY PLAN

C 2.2

G:\1 PROJECTS\3500- 3900 Projects\3500\3565- FVHT\Drawings\3565.dwg, 10/15/2026

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- +557.0 EXISTING SPOT GRADE
- PROPOSED CONTOUR
- +8.3 PROPOSED SPOT GRADE
- PROPOSED STORM SEWER
- PROPOSED WELL
- PROPOSED PRIMARY SEPTIC AREA
- PROPOSED RESERVE SEPTIC AREA
- PROPOSED SEPTIC TANK
- PROPOSED STORMWATER RENOVATION AREA
- SILT FENCE
- TEMPORARY SOIL STOCKPILE AREA
- CONSTRUCTION ENTRANCE/ ANTI-TRACKING PAD
- TEMPORARY DIVERSION DITCH
- LIMITS OF CLEARING/CONSTRUCTION
- BALED FILTER AND SILT SACK
- STAKED HAY BALES
- TST TEMPORARY SEDIMENT TRAP
- TEMPORARY WATER BAR/DIVERSION

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD
HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
1	8/6/20	REVISED PER ALLIED ENG.
2	6/3/21	REV WATER LAYOUT
3	2/14/24	REV WELL SITES
4	8/22/24	REV PER STATE HD
5	10/15/26	PZ RESUBMISSION

PHASE:

PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 -776 -8888 F 203 -772 -1365

DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=30'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

EROSION CONTROL
PLAN

C 2.3

C:\1 PROJECTS\3500- 3900 Projects\3500\3565- FW1\Drawings\3565.dwg, 10/15/2026

DESIGN DATA – BLDGS A & B

BUILDING # A1 4 BEDROOMS	BUILDING # A2 4 BEDROOMS	BUILDING # B1 3 BEDROOMS	BUILDING # B2 3 BEDROOMS
MIN. SIZE SEPTIC TANK: 1500 GAL.	MIN. SIZE SEPTIC TANK: 1500 GAL.	MIN. SIZE SEPTIC TANK: 1500 GAL.	MIN. SIZE SEPTIC TANK: 1500 GAL.
MIN. SIZE OF LEACHING AREA REQUIRED = 632.5 SF.	MIN. SIZE OF LEACHING AREA REQUIRED = 632.5 SF.	MIN. SIZE OF LEACHING AREA REQUIRED = 632.5 SF.	MIN. SIZE OF LEACHING AREA REQUIRED = 632.5 SF.
PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.	PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.	PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.	PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.

DESIGN DATA – BLDGS C & D

BUILDING # C1 4 BEDROOMS	BUILDING # C2 4 BEDROOMS	BUILDING # D1 3 BEDROOMS	BUILDING # D2 4 BEDROOMS
MIN. SIZE SEPTIC TANK: 1500 GAL.	MIN. SIZE SEPTIC TANK: 1500 GAL.	MIN. SIZE SEPTIC TANK: 1500 GAL.	MIN. SIZE SEPTIC TANK: 1500 GAL.
MIN. SIZE OF LEACHING AREA REQUIRED =660 SF.	MIN. SIZE OF LEACHING AREA REQUIRED =660 SF.	MIN. SIZE OF LEACHING AREA REQUIRED =660 SF.	MIN. SIZE OF LEACHING AREA REQUIRED =660 SF.
PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.	PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.	PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.	PRIMARY LEACHING AREA PROVIDED: 25 LF OF GST 6236 26.2 SF/LF TOTAL AREA OF 655 SF.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER VALVE
- PROPOSED WATER LINE
- PROPOSED 2" OR 6" WATER SERVICE
- PROPOSED WELL
- PROPOSED PRIMARY SEPTIC AREA
- PROPOSED RESERVE SEPTIC AREA
- PROPOSED SOIL LINE – GRAVITY
- PROPOSED SEPTIC TANK
- PROPOSED SEPTIC TANK
- DEEP TEST PIT LOCATION WITH NUMBER
- PERC TEST LOCATION WITH NUMBER
- PROPOSED STORMWATER RENOVATION AREA

INVERT ELEVATIONS BLDG A1

HOUSE CONNECTION	543.70
SEPTIC TANK–IN	543.44
SEPTIC TANK – OUT	543.19
D–BOX INV	542.00
LEACHING TRENCH INV.	542.00
BOTTOM OF UPPER TRENCH	539.00

INVERT ELEVATIONS BLDG A2

HOUSE CONNECTION	544.00
SEPTIC TANK–IN	543.75
SEPTIC TANK – OUT	544.50
D–BOX INV	542.00
LEACHING TRENCH INV.	542.00
BOTTOM OF UPPER TRENCH	539.00

INVERT ELEVATIONS BLDG B1

HOUSE CONNECTION	543.50
SEPTIC TANK–IN	543.30
SEPTIC TANK – OUT	543.05
D–BOX INV	541.90
LEACHING TRENCH INV.	541.90
BOTTOM OF TRENCH	538.90

INVERT ELEVATIONS BLDG B2

HOUSE CONNECTION	544.00
SEPTIC TANK–IN	543.60
SEPTIC TANK – OUT	543.35
D–BOX INV	541.90
LEACHING TRENCH INV.	541.90
BOTTOM OF TRENCH	538.90

INVERT ELEVATIONS BLDG C1

HOUSE CONNECTION	544.60
SEPTIC TANK–IN	544.25
SEPTIC TANK – OUT	544.00
D–BOX INV	541.40
LEACHING TRENCH INV.	542.00
BOTTOM OF UPPER TRENCH	539.00

INVERT ELEVATIONS BLDG C2

HOUSE CONNECTION	544.60
SEPTIC TANK–IN	544.35
SEPTIC TANK – OUT	544.10
D–BOX INV	542.60
LEACHING TRENCH INV.	542.60
BOTTOM OF UPPER TRENCH	539.60

INVERT ELEVATIONS BLDG D1

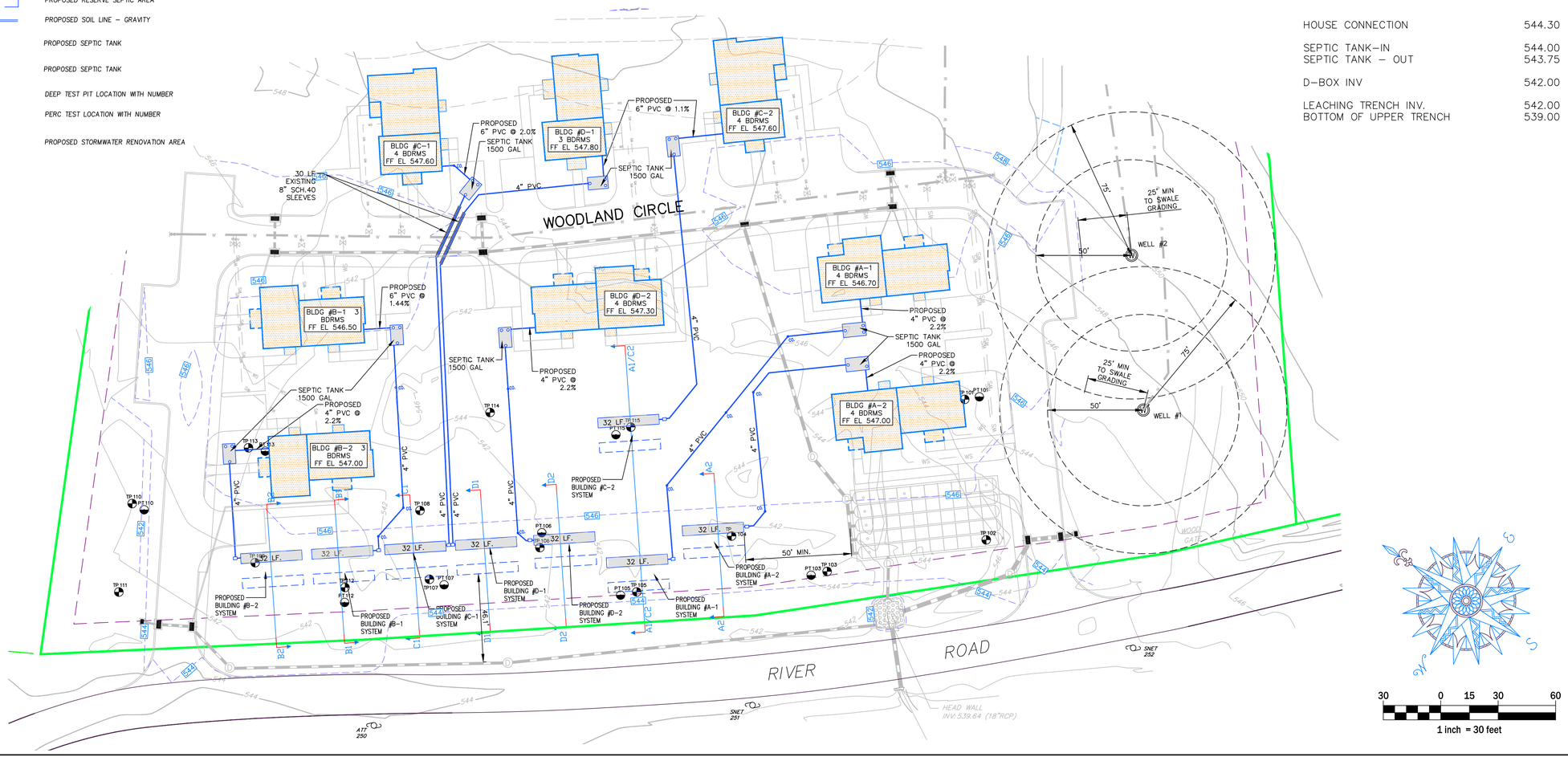
HOUSE CONNECTION	544.80
SEPTIC TANK–IN	544.69
SEPTIC TANK – OUT	544.44
D–BOX INV	542.00
LEACHING TRENCH INV.	542.00
BOTTOM OF UPPER TRENCH	539.00

INVERT ELEVATIONS BLDG D2

HOUSE CONNECTION	544.30
SEPTIC TANK–IN	544.00
SEPTIC TANK – OUT	543.75
D–BOX INV	542.00
LEACHING TRENCH INV.	542.00
BOTTOM OF UPPER TRENCH	539.00

DESIGN CALCULATIONS

1) MULTI–FAMILY SYSTEMS ARE DESIGNED FOR A MINIMUM OF FOUR BEDROOMS. THIS CALCULATION APPLIES TO ALL BUILDINGS WITHIN THE DEVELOPMENT.
2) MINIMUM SIZE SEPTIC TANK SHALL BE 1500 GALLONS AS REQUIRED BY THE STATE HEALTH CODE.
3) SYSTEM IS DESIGNED BASED ON A PERCOLATION RATE OF 1" IN LESS THAN 10 MINUTES.
4) MINIMUM SIZE OF LEACHING AREA REQUIRED BY THE STATE HEALTH CODE IS 632.5 SF AS CALCULATED:
   – 495 SF FOR THE FIRST 3 BEDROOMS
   – 137.5 SF FOR THE 4TH BEDROOM
5) THE SIZE OF EACH PRIMARY LEACHING AREA PROVIDED IS 25 LINEAR FEET OF GEOMATRIX GST 6236 WITH AN EFFECTIVE LEACHING AREA OF 26.2 S.F./L.F. FOR A TOTAL EFFECTIVE LEACHING AREA OF 655 SF PER BUILDING.
6) UNRESTRICTIVE RECEIVING SOIL DEPTHS ARE GREATER THAN 60" – MLSS NEED NOT BE CONSIDERED



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203 ·776 ·8888 F 203 ·772 ·1365

DATE: 05/29/20	DRAWN BY: EJ
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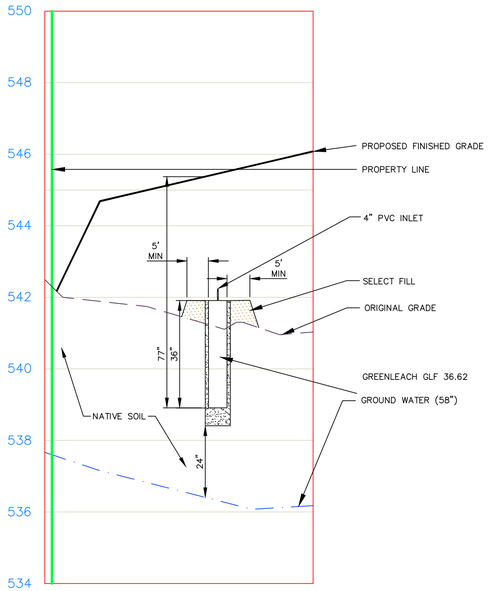
JOB NO: 18-045	

DRAWING NAME:

SUBSURFACE SEWAGE DISPOSAL SYSTEM

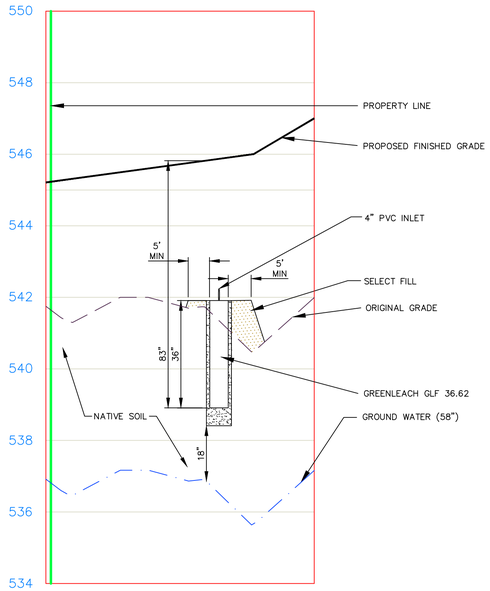
C 3.1

G:\1 PROJECTS\3500– 3900 Projects\3500\3565– FVH1\Drawings\3565.dwg, 10/15/2026



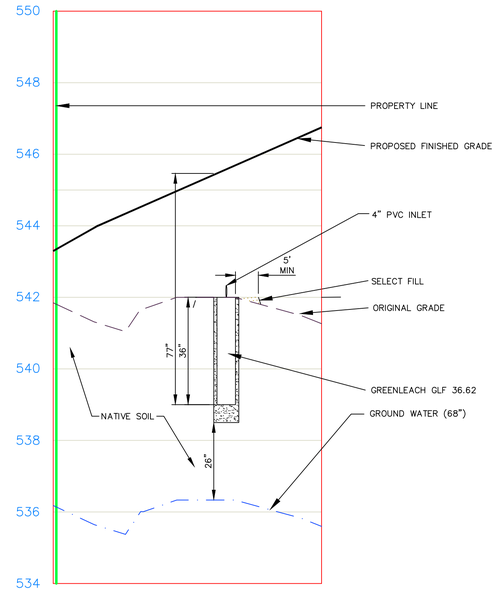
SECTION B–2

SCALE: 1"=20' HOR.
1"= 2' VER.



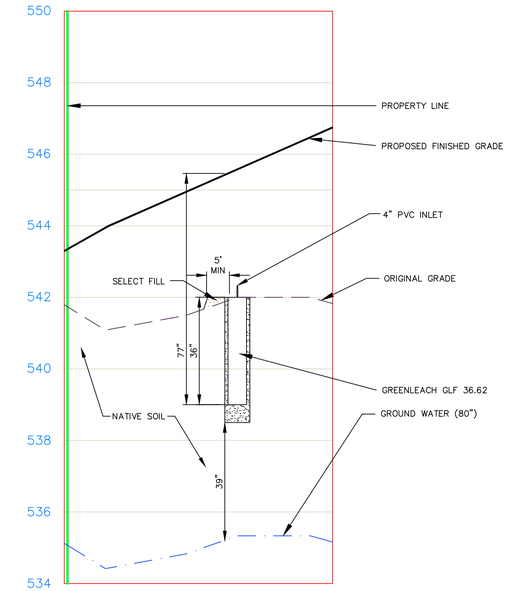
SECTION B–1

SCALE: 1"=20' HOR.
1"= 2' VER.



SECTION C–1

SCALE: 1"=20' HOR.
1"= 2' VER.



SECTION D–1

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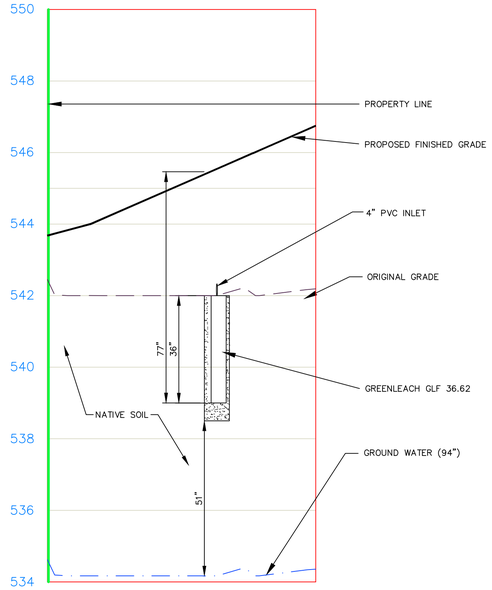
1"= 2' VER.



SECTION D–2

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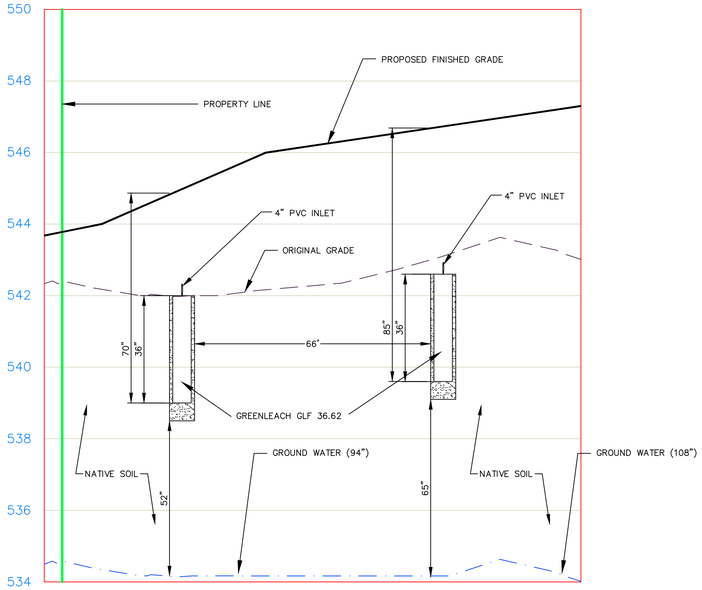
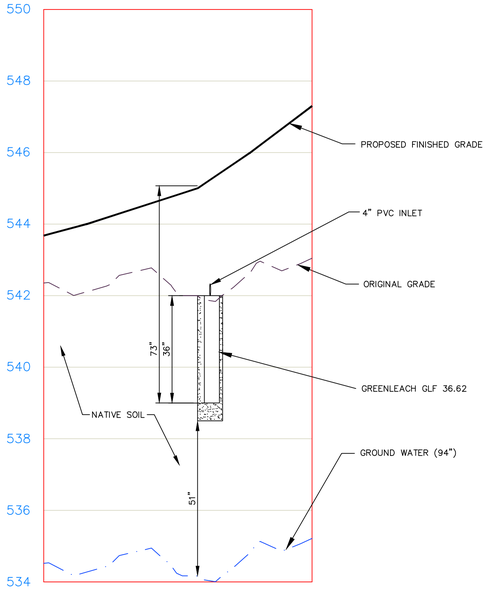
1"= 2' VER.



SECTION A–1 THROUGH C–2

SCALE: 1"=20' HOR.
1"= 2' VER.



SECTION D–2

SCALE: 1"=20' HOR.
1"= 2' VER.

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DATE: 05/29/20	DRAWN BY: EJ
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DRAWING NAME:

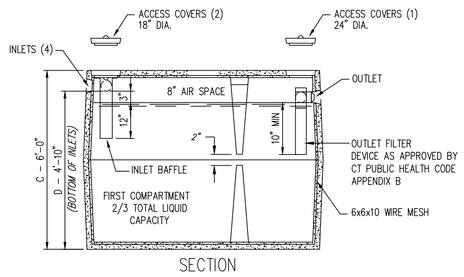
SEPTIC
CROSS SECTIONS

C 3.2

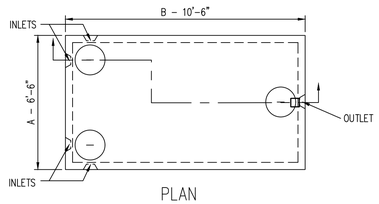
G:\1 PROJECTS\3500– 3900 Projects\3500\3565– FVH1\Drawings\3565.dwg, 10/15/2026

GENERAL SEPTIC NOTES

1. PROPERTY LINE SURVEY INFORMATION PROVIDED BY LAMB KIEFER ASSOCIATES AND TOPOGRAPHIC PROVIDED BY CIVIL1.
2. ALL CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM IS TO BE IN ACCORDANCE WITH THE STANDARDS OF THE TORRINGTON AREA HEALTH DISTRICT (TAHD) AND THE STATE OF CONNECTICUT DEPARTMENT OF HEALTH, PUBLIC HEALTH CODE SECTION 19-13-B103A THROUGH 19-13-B103F.
3. ALL PIPING BETWEEN HOUSE AND SEPTIC TANKS SHALL BE FOUR INCHES(4") WITH A MINIMUM PITCH OF ¼" PER FOOT OR SIX INCHES (6") IN DIAMETER WITH A MINIMUM PITCH OF ⅛" PER FOOT. MATERIALS MAY BE CAST IRON (HUBLESS OR BELL AND SPIGOT) ASTM A74, DUCTILE IRON ANSI A21.51, PVC SCHEDULE 40, ASTM D 1785, ATSM D 2665, EXTRA STRENGTH PVC AWWA C-900 100 PSI MIN, DUCTILE IRON AND A 21.51, OR PVC ASTM 7 1760. MINIMUM SLOPE SHALL BE ¼" PER FOOT.
4. THE SEPTIC TANK SHALL BE MANUFACTURED BY CONNECTICUT PRECAST, INC., OR APPROVED EQUAL. (SEE DESIGN DATA CHART ON SHEET 5.1 FOR TANK MINIMUM SIZES.
5. SEPTIC TANK SHALL BE INSTALLED SUCH THAT THE ACCESS COVERS ARE ACCESSIBLE WITHIN SIX INCHES OF THE FINISHED GRADE. IF THE DESIGN REQUIRES THAT AN ACCESS MANHOLE BE CONSTRUCTED DUE TO THE DEPTH OF THE TANK, IT SHALL BE PLACED OVER THE INLET, OUTLET AND CENTER BAFFLES AND EXTENDED TO WITHIN TWELVE INCHES OF FINISHED GROUND LEVEL.
6. ALL PIPING BETWEEN THE SEPTIC TANK AND LEACHING AREA SHALL BE TIGHT JOINTED FOUR INCH DIAMETER PVC ASTM D-3034. PIPE SHALL BE SET ON A MINIMUM SLOPE OF 1/8" PER FOOT.
7. DISTRIBUTION BOXES SHALL BE CONCRETE DISTRIBUTION BOXES AS MANUFACTURED BY CONNECTICUT PRECAST, OR APPROVED EQUAL. ALL DISTRIBUTION BOXES SHALL BE 4" HIGH LEVEL OVERFLOW UNLESS OTHERWISE NOTED. ALL DISTRIBUTION BOXES SHALL BE SET ON A MINIMUM OF SIX INCHES OF COMPACTED GRAVEL OR SIX INCHES OF 1" CRUSHED STONE.
8. BEFORE CONSTRUCTION ACTIVITIES COMMENCE ON THE SITE, THE LEACHING AREA SHALL BE DELINEATED TO PROTECT THE AREA FROM DAMAGE DUE TO EROSION OR COMPACTION.
9. ALL PIPING WITHIN 25 FEET OF A CURTAIN DRAIN OR FOOTING DRAIN SHALL CONFORM TO TABLE 2C OF THE TECHNICAL STANDARDS FOR THE DESIGN AND CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS PURSUANT TO SECTION 19-13-B103.
10. RESERVE AREA NEED NOT BE PREPARED AT THIS TIME, BUT WILL REQUIRE A DESIGN SYSTEM PREPARED BY A LICENSED PROFESSIONAL ENGINEER IF REQUIRED TO BE USED IN THE FUTURE.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO THE ENGINEER WHO SHALL HAVE FINAL SAY AS TO ACTUAL DIMENSIONS AND ELEVATIONS TO BE USED.
12. ALL OTHER DISTURBED AREAS SHALL BE LOAMED AND SEEDED AS SOON AS PRACTICABLE.
13. LEACHING AREAS SHALL BE PROTECTED AT ALL TIMES FROM SURFACE WATER RUNOFF BY APPROPRIATE GRADING. SURFACE WATER RUNOFF SHALL NOT BE PERMITTED TO ENTER ANY PART OF THE LEACHING SYSTEM.
14. THERE ARE NO WELLS WITHIN 150' OF THE PROPOSED SEPTIC SYSTEM.
15. THERE ARE NO SEPTIC SYSTEMS WITHIN 75' OF THE PROPOSED WELL.
16. GARBAGE GRINDERS ARE NOT RECOMMENDED FOR USE WITH SUBSURFACE SEWAGE DISPOSAL SYSTEMS. IF A GARBAGE GRINDER IS TO BE INSTALLED, THE SIZE OF THE SEPTIC TANK MUST BE INCREASED BY 250 GALLONS IN ACCORDANCE WITH SECTION 19-13-B103 OF THE CONNECTICUT PUBLIC HEALTH CODE.
17. THE SEPTIC TANK IS SIZED ASSUMING A LARGE CAPACITY TUB (OVER 100 GALLONS) IS NOT USED. IF A LARGE CAPACITY TUB IS TO BE INSTALLED, THE SIZE OF THE SEPTIC TANK MUST BE INCREASED IN ACCORDANCE WITH SECTION 19-13-B103 BY:
    250 GALLONS FOR A TUB WITH 100 – 200 GALLON CAPACITY
    500 GALLONS FOR A TUB WITH A CAPACITY GREATER THAN 200 GALLONS.
18. DISCHARGE WASTEWATER FROM WATER TREATMENT SYSTEMS (e.g. WATER SOFTENERS, IRON OR MANGANESE REMOVAL FILTERS) TO SUBSURFACE SEWAGE DISPOSAL SYSTEM IS PROHIBITED. ON-SITE WATER TREATMENT WASTEWATER DISPOSAL SYSTEMS SHALL HAVE A MINIMUM 10 FEET OF SEPARATION DISTANCE FROM SUBSURFACE SEWAGE DISPOSAL SYSTEM AND SHALL BE DESIGNED IN ACCORDANCE WITH DEEP GUIDANCE OR GENERAL PERMIT.



SECTION



PLAN

CAPACITY gallons	DIMENSIONS (inches)				EFFLUENT FILTER
	A	B	C	D	
1500	6'-6"	10'-6"	6'-0"	4'-10"	POLYLOK PL-122
2000	6'-6"	10'-6"	7'-6"	6'-4"	POLYLOK PL-122
2500	6'-6"	11'-11"	7'-0"	5'-8"	POLYLOK PL-122

NOTES:

1. TWO COMPARTMENT SEPTIC TANKS TO BE CONNECTICUT PRECAST INC., OR APPROVED EQUAL.
2. CONCRETE 4,000 PSI @ 28 DAYS.
3. WALLS: 6" THICK, TOP: 6" THICK(8" FOR 2500 GAL.), BOTTOM: 6" THICK.
4. ALL COVERS TO ACCEPT RISER SECTIONS.
5. SHIPLAP JOINTS SEALED WITH BUTYL RUBBER.
6. EFFLUENT FILTERS TO BE POLYLOK INC., OR APPROVED EQUAL.
7. TANKS, RISERS AND COVERS TO BE H20 LOAD RATED.

TWO COMPARTMENT H-20 SEPTIC TANKS

N.T.S.

INSPECTIONS

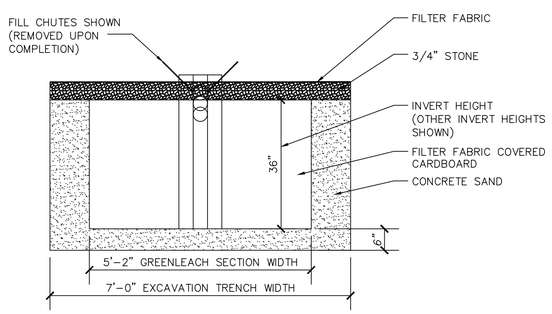
1. THE CONTRACTOR IS RESPONSIBLE TO HAVE THE CONSTRUCTION OF THE SUBSURFACE DISPOSAL SYSTEM INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AT THE FOLLOWING STAGES OF CONSTRUCTION:
   A. FOLLOWING REMOVAL OF TOPSOIL AND PRIOR TO PLACEMENT OF FILL
   B. AFTER PLACEMENT OF SEPTIC TANK, DISTRIBUTION BOXES, PIPE STONE AND FILTER FABRIC BUT PRIOR TO BACKFILLING.
   C. FOLLOWING FINE GRADING, SEEDING AND MULCHING.
2. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE ABOVE INSPECTIONS WITH THE TORRINGTON AREA HEALTH DISTRICT (TAHD).
3. A LICENSED PROFESSIONAL ENGINEER SHALL PERFORM THREE PERCOLATION TEST IN THE SELECT FILL AFTER PLACEMENT. THE PERCOLATION RATE IN THE SELECT FILL SHALL BE AT LEAST AS FAST AS THE NATURALLY OCCURRING MATERIAL UNDERNEATH.
4. TO ENSURE THAT THE SELECT FILL PLACED ON THE SITE MEETS THE GRADATION REQUIRED BY THE PUBLIC HEALTH CODE A LICENSED PROFESSIONAL ENGINEER SHALL COLLECT A SAMPLE OF THE SELECT FILL AT THE SITE AND WILL ARRANGE FOR A SIEVE ANALYSIS TO BE PERFORMED. IT IS STRONGLY SUGGESTED THAT A SAMPLE OF THE SELECT FILL BE TESTED ONE WEEK PRIOR TO THE INSTALLATION OF THE SYSTEM.
5. AN AS-BUILT PLAN SHALL BE SUBMITTED ALONG WITH A STATEMENT BY A PROFESSIONAL ENGINEER STATING THAT THE SYSTEM AS INSTALLED SUBSTANTIALLY MEETS THE INTENT OF THE APPROVED DESIGN PLANS TO THE TORRINGTON AREA HEALTH DISTRICT (TAHD).

FILL REQUIREMENTS

1. LARGE GRAIN SIZE LIMITS – FILL PLACED FOR THE LEACHING AREA SHALL CONTAIN NO MATERIAL LARGER THAN THE 3" SIEVE. THE FILL SHOULD ALSO CONTAIN NO MORE THAN 45% GRAVEL (MATERIAL BETWEEN THE NO. 4 AND 3" SIEVES).
2. SMALL GRAIN SIZE LIMITS – FILL LESS GRAVEL PLACED FOR THE LEACHING AREA SHALL COMPLY WITH THE FOLLOWING GRADATION:

SIEVE	% PASSING (WET)	% PASSING (DRY)
NO. 4	100	100
NO. 10	70 – 100	70 – 100
NO. 40	10 – 50	10 – 75
NO. 100	0 – 20	0 – 5
NO. 200	0 – 5	0 – 2.5

NOTE: PERCENT PASSING THE NO. 40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF PERCENT PASSING THE NO. 100 SIEVE DOES NOT EXCEED 10% AND THE NO. 200 SIEVE DOES NOT EXCEED 5%. THE SIEVE ANALYSIS MUST BE APPROVED BY THE DESIGN ENGINEER OR THE LOCAL HEALTH DEPARTMENT.
3. THE FOLLOWING SEQUENCE SHALL BE USED FOR PLACING FILL.
A. REMOVE ALL VEGETATION AND DEBRIS FROM AREA TO RECEIVE FILL. REMOVE LARGE STONES FROM SURFACE.
B. REMOVE TOPSOIL FROM AREA TO RECEIVE FILL AND STOCKPILE AWAY FROM SYSTEM AREA FOR FUTURE USE.
C. SCARIFY SURFACE WITH A MACHINE WORKING PARALLEL TO THE CONTOURS.
D. FILL SHALL BE PLACED AT THE EDGE OF THE LEACHING AREA AND PUSHED ONTO THE SCARIFIED AREA.
4. FILL SHALL BE PLACED IN 12" LIFTS AND COMPACTED TO 90 – 95% MODIFIED OPTIMUM DENSITY BY ASTM 1557 METHOD "C" UNTIL THE REQUIRED ELEVATION IS OBTAINED.
5. SELECT FILL SHALL EXTEND A DISTANCE OF FIVE FEET IN ALL DIRECTIONS FROM ANY PORTION OF THE LEACHING TRENCHES, HOWEVER WHERE THE PRIMARY SYSTEM IS ADJACENT TO THE RESERVE AREA, THE SELECT FILL MUST BE INCREASED TO 10 FEET.



GLF 36-62

GREENLEACH SYSTEM SECTION – END VIEW

SOIL TESTING RESULTS – DEEP TESTS

Deep Test Pit #101 Feb 11, 2019
0–14" Topsoil
14–38" Orange Brown Fine Sandy Loam
38–106" Medium Course Sand and Gravel
No Mottling
No Groundwater
No Ledge
Roots to 72"

Deep Test Pit #102 Feb 11, 2019
0–24" Silty Fill
24–30" Original Topsoil
30–40" Orange Brown Sandy Loam
40–99" Medium Course Sand and Gravel
No Mottling
No Groundwater
No Ledge

Deep Test Pit #103 Feb 11, 2019
0–4" Topsoil
4–36" Light Brown Fine Sand & Silt
36–102" Tan Fine Sand & Silt
No Mottling
No Groundwater
No Ledge
Roots to 74"

Deep Test Pit #104 Feb 11, 2019
0–4" Topsoil
4–56" Tan Fine Sand & Silt
56–100" Orange Brown Fine Sand & Silt
No Mottling
Groundwater 94"
No Ledge
Roots to 80"

Deep Test Pit #105 Feb 11, 2019
0–12" Topsoil
12–36" Fill
36–44" Original Topsoil
44–96" Medium–Course Sand & Gravel
No Mottling
Groundwater 94"
No Ledge
Roots to 56"

Deep Test Pit #106 Feb 11, 2019
0–7" Topsoil
7–98" Tan Fine Sand & Silt
No Mottling
Groundwater 94"
No Ledge
Roots to 76"

Deep Test Pit #107 Feb 11, 2019
0–16" Topsoil / Fill
16–26" Orange Brown Fine Sandy Loam
26–88 Medium–Course Sand & Gravel
No Mottling
Groundwater 80"
No Ledge
Roots to 70"

Deep Test Pit #108 Feb 11, 2019
0–4" Topsoil
4–89" Medium–Course Sand & Gravel
No Mottling
Groundwater 68"
No Ledge

Deep Test Pit #109 Feb 11, 2019
0–10" Topsoil
10–18" Orange Brown Fine Sandy Loam
18–82" Medium–Course Sand & Gravel
No Mottling
Groundwater 58"
No Ledge
Roots 65"

Deep Test Pit #110 Feb 11, 2019
0–9" Topsoil
9–18" Orange Brown Fine Sandy Loam
18–88" Medium–Course Sand & Gravel
No Mottling
Groundwater 52"
No Ledge
Roots 62"

Deep Test Pit #111 Feb 11, 2019
0–20" Topsoil
20–74" Medium–Course Sand & Gravel
No Mottling
Groundwater 62"
No Ledge

Deep Test Pit #112 Feb 11, 2019
0–6" Topsoil
6–64" Medium–Course Sand & Gravel
64–100" Grey Compact Fine Sand & Silt
Mottling 64"
Groundwater 62"
No Ledge

Deep Test Pit #113 Feb 11, 2019
0–4" Topsoil
4–20" Brown Fine Sandy Loam
20–84" Medium–Course Sand & Gravel
No Mottling
Groundwater 65"
No Ledge
Roots 65"

Deep Test Pit #114 Feb 11, 2019
0–2" Topsoil
2–24" Brown Fine Silty Loam
24–64" Fine Sand
64–90" Medium–Course Sand & Gravel
No Mottling
Groundwater 88"
No Ledge
Roots 65"

Deep Test Pit #115 Feb 11, 2019
0–2" Topsoil
2–47" Tan Fine Sand & Silt
47–113" Orange Brown Fine Sand & Silt
No Mottling
Groundwater 108"
No Ledge
Roots 84"

SOIL TESTING RESULTS – PERC TESTS

Percolation Test #101 Feb 11, 2019
Depth of Hole: 26–39" Presoak: 10:20
Time Reading
10:31 5–1/2"
10:32 7–3/4"
10:33 9–1/8"
10:34 10–1/4"
10:35 11"
10:36 11–1/2"
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #103 Feb 11, 2019
Depth of Hole: 36–52" Presoak: 1:30
Time Reading
2:40 5–3/8"
2:42 7–1/2"
2:44 8–7/8"
2:46 10–1/2"
2:48 11–3/4"
2:50 13"
2:52 14–1/4"
2:54 15–1/2"
2:56 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #105 Feb 11, 2019
Depth of Hole: 48–63" Presoak: 9:55
Time Reading
10:15 6–1/2"
10:16 8–1/4"
10:17 9–5/8"
10:18 10–5/8"
10:19 11–5/8"
10:20 12"
10:21 12–1/2"
10:22 13"
10:23 13–1/2"
10:24 13–3/4"
10:25 14"
10:26 14–3/8"
10:27 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #106 Feb 11, 2019
Depth of Hole: 20–35" Presoak: 11:00
Time Reading
11:58 6–3/4"
12:00 9"
12:02 10–1/4"
12:04 11"
12:06 11–7/8"
12:08 12–3/8"
12:10 13"
12:12 13–1/2"
12:14 13–3/4"
12:16 14–1/4"
12:18 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #107 Feb 11, 2019
Depth of Hole: 24–37" Presoak: 11:00
Time Reading
11:48 5"
11:49 6–7/8"
11:50 8–1/8"
11:51 9–3/8"
11:52 10–1/8"
11:53 10–7/8"
11:54 11–5/8"
11:55 12"
11:56 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #112 Feb 11, 2019
Depth of Hole: 24–39" Presoak: 12:20
Time Reading
12:40 5–1/2"
12:45 7–3/4"
12:50 9–1/4"
12:55 10"
1:00 10–5/8"
1:05 11–1/4"
1:10 11–5/8"
1:15 12"
1:20 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #110 Feb 11, 2019
Depth of Hole: 28–41" Presoak: 1:15
Time Reading
1:25 5–1/2"
1:30 Dry
1:30 5–1/2"
1:32 9–7/8"
1:34 12–1/4"
1:36 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #113 Feb 11, 2019
Depth of Hole: 28–41" Presoak: 1:15
Time Reading
1:26 6–1/4"
1:31 11"
1:36 13"
1:37 Dry
Percolation Rate = Less Than 10 minutes per inch

Percolation Test #115 Feb 11, 2019
Depth of Hole: 30–48" Presoak: 1:15
Time Reading
1:48 4–1/2"
1:53 5–3/4"
1:58 6–5/8"
2:03 7–1/2"
2:08 8–1/8"
2:13 9"
2:18 9–5/8"
2:23 10–1/4"
2:28 11"
2:33 11–1/2"
2:38 12–1/8"
2:43 12–3/4"
2:48 13–1/4"
Percolation Rate = Less Than 10 minutes per inch

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CIVIL 1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES
RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
1	8/6/20	REVISED PER ALLIED ENG.
2	6/3/21	REV WATER LAYOUT
3	2/14/24	REV WELL SITES
4	8/22/24	REV PER STATE HD
5	10/15/26	PZ RESUBMISSION

PHASE:
PERMITTING SET

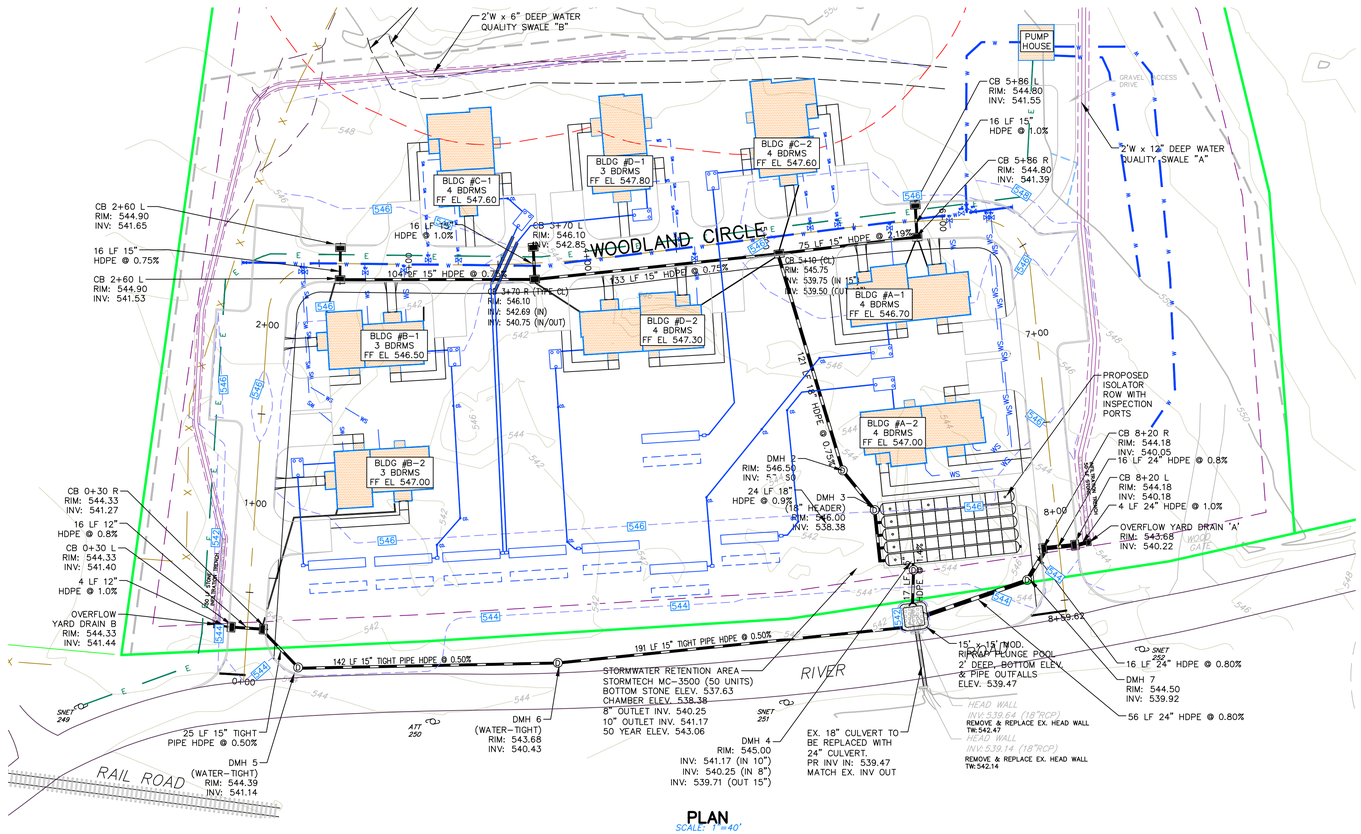
PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

DATE: 05/29/20	DRAWN BY: EJ
SCALE: N.T.S.	CHECKED BY: CJ
JOB NO: 18-045	

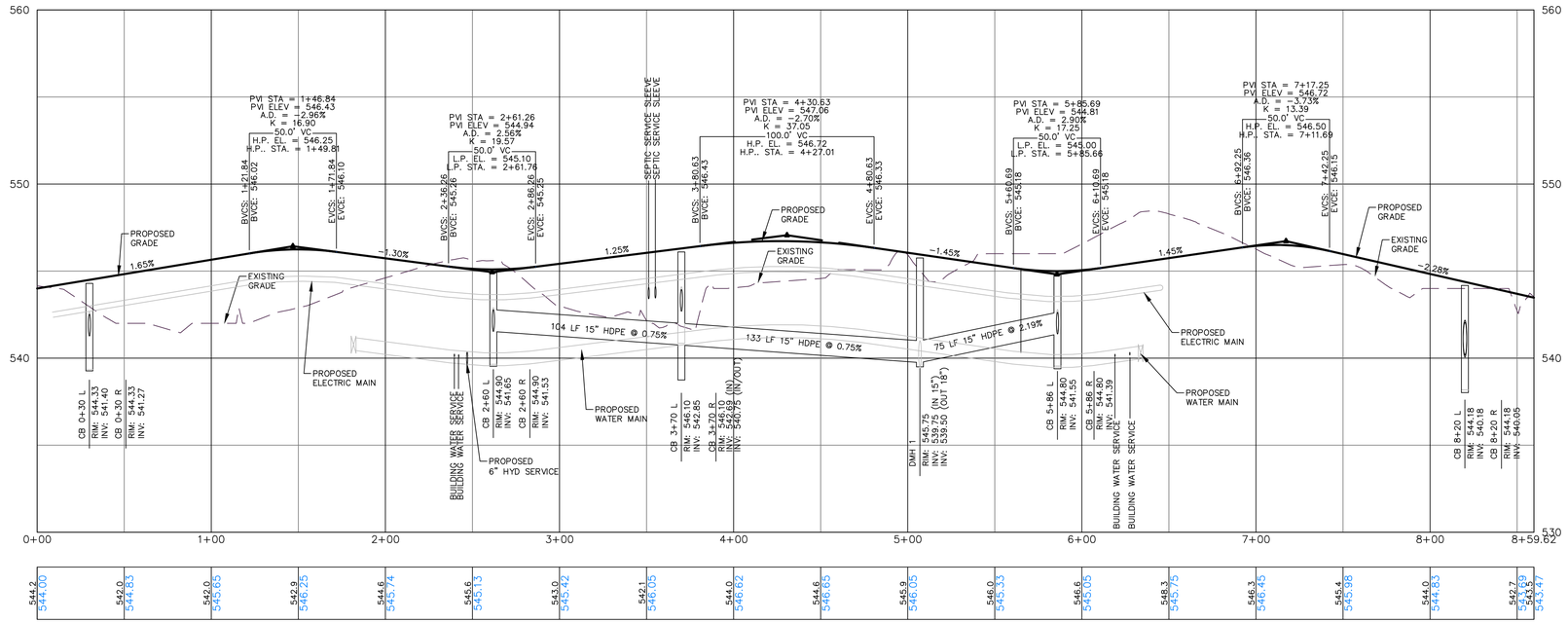
DRAWING NAME:
SEPTIC DETAILS AND NOTES

C 3.3

Q:\1 PROJECTS\3500- 3900 Projects\3500\3565- FVH110\Drawings\3565.dwg, 10/15/2026



PLAN
SCALE: 1"=40'



WOODLAND CIRCLE CENTERLINE PROFILE
SCALE: 1"=40' HOR.
1" = 4' VER.

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CIVIL C1
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43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
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PHASE:

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DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=40'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

WOODLAND CIRCLE PLAN & PROFILE

C 4.1

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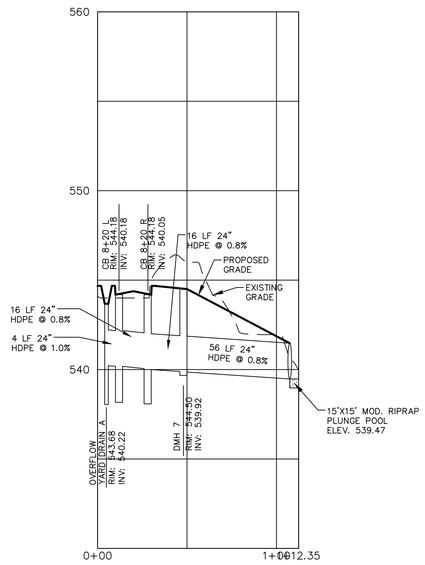
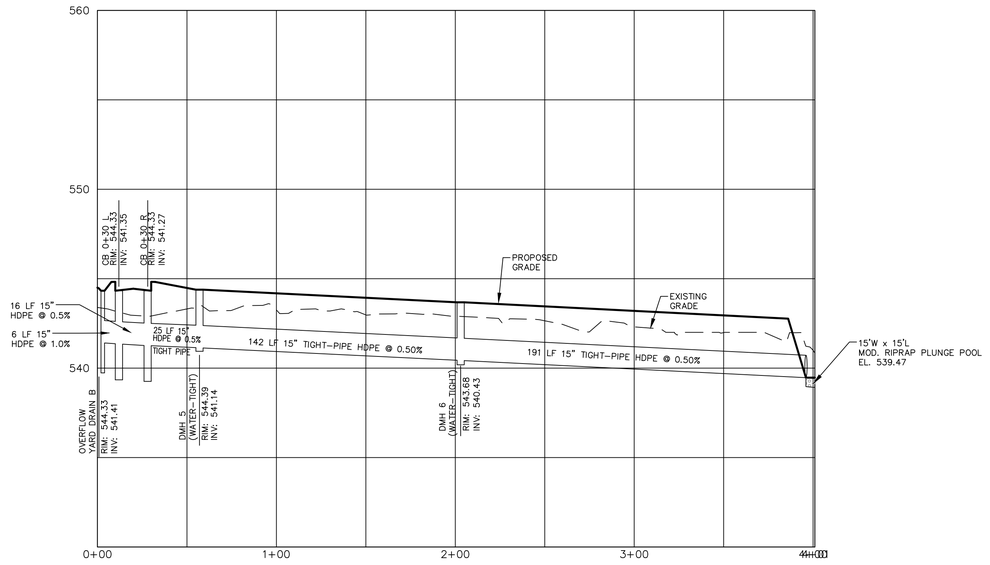


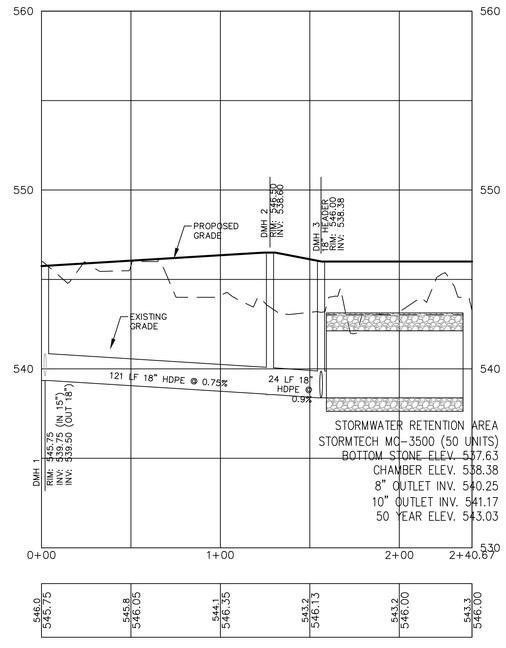
WATER QUALITY SWALE 'A' TO OUTLET

SCALE: 1"=40' HOR.
1" = 4' VER.



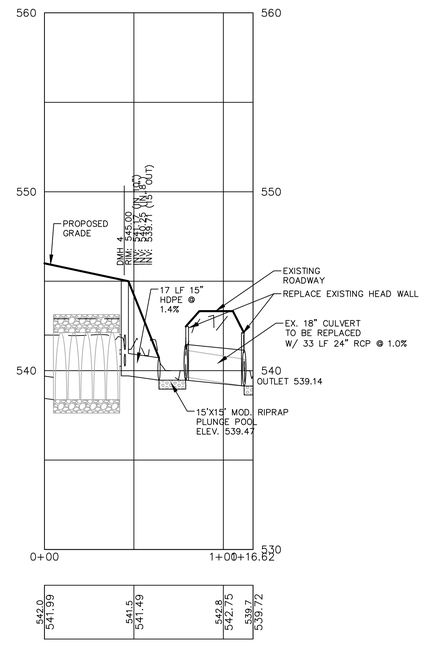
WATER QUALITY SWALE 'B' TO OUTLET

SCALE: 1"=40' HOR.
1" = 4' VER.



DMH 1 TO STORMWATER RENOVATION AREA

SCALE: 1"=40' HOR.
1" = 4' VER.



STORMWATER RENOVATION AREA TO CULVERT OUTLET

SCALE: 1"=40' HOR.
1" = 4' VER.

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CIVIL C1

CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
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5	10/15/26	PZ RESUBMISSION

PHASE:

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PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

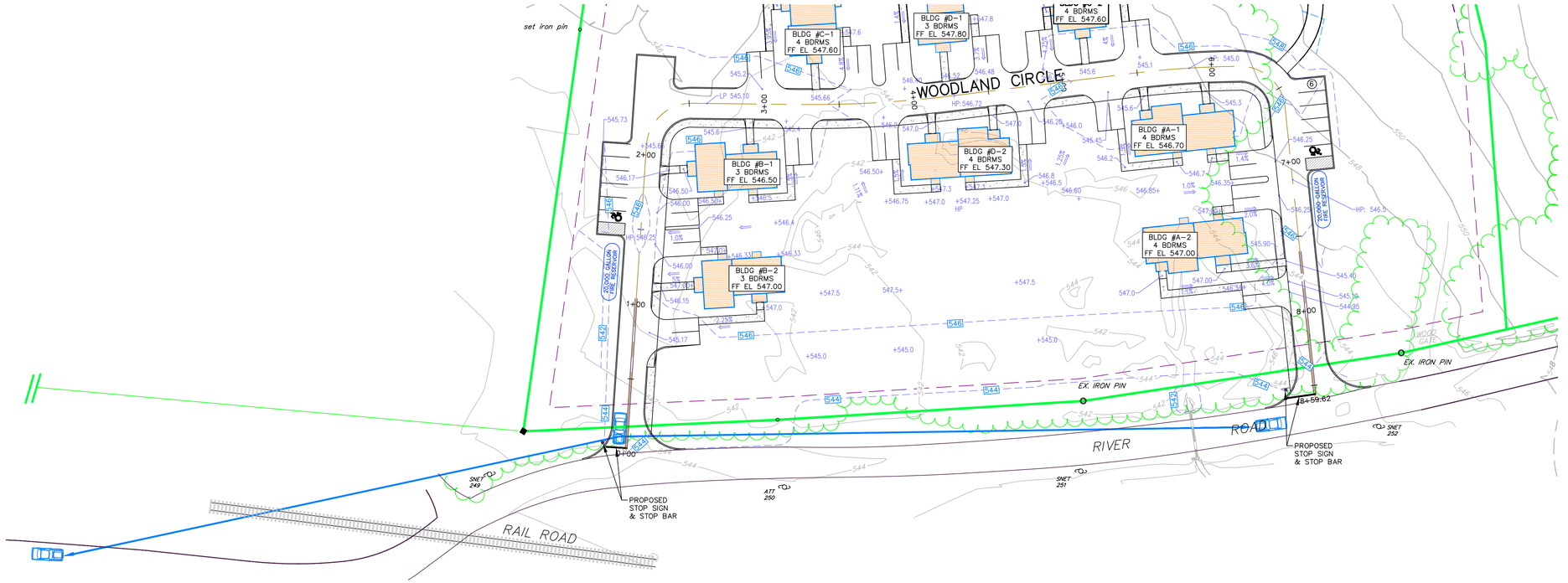
DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=40'	CHECKED BY: EJ
JOB NO: 18-045	

DRAWING NAME:

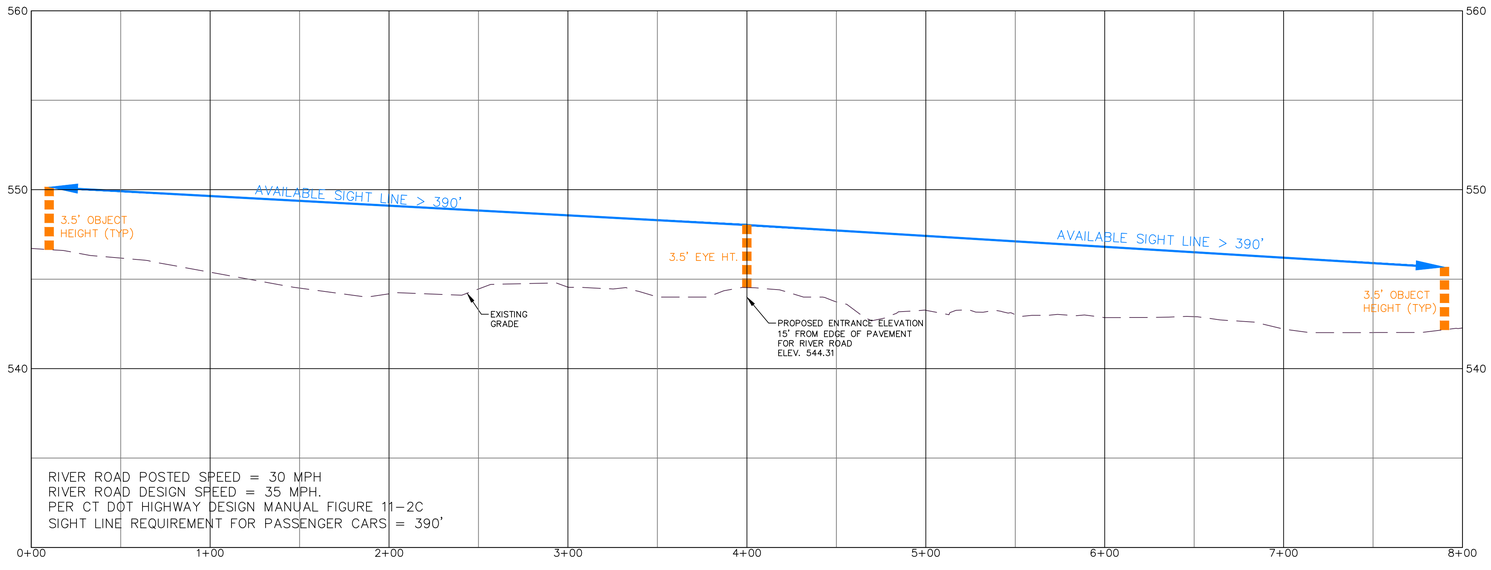
STORM DRAINAGE PROFILES

C 4.2

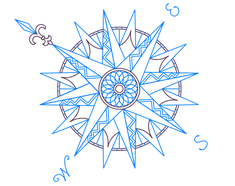
Q:\1 PROJECTS\3500- 3900 Projects\3500\3565- FVH1\Drawings\3565.dwg, 10/15/2026



PLAN
SCALE 1" = 40'



INTERSECTION SIGHT DISTANCE PROFILE – NORTH DRIVEWAY
1" = 40' HOR.
1" = 4' VER.



40 0 20 40 80
1 inch = 40 feet

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

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PHASE:

PERMITTING SET

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• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

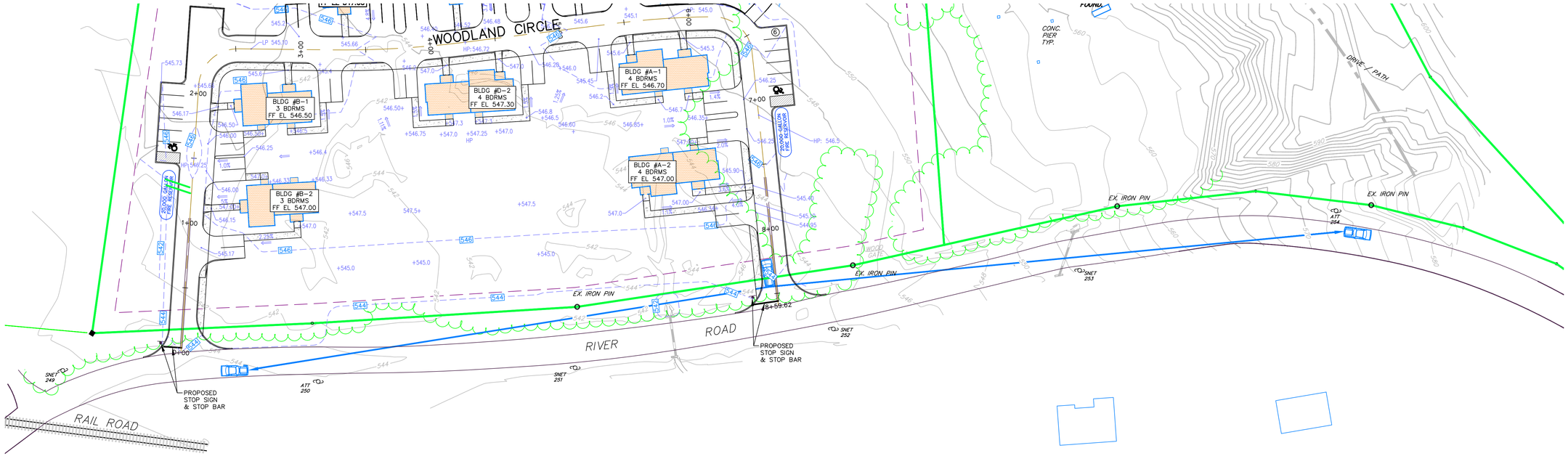
DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=40'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

SIGHT LINE ANALYSIS

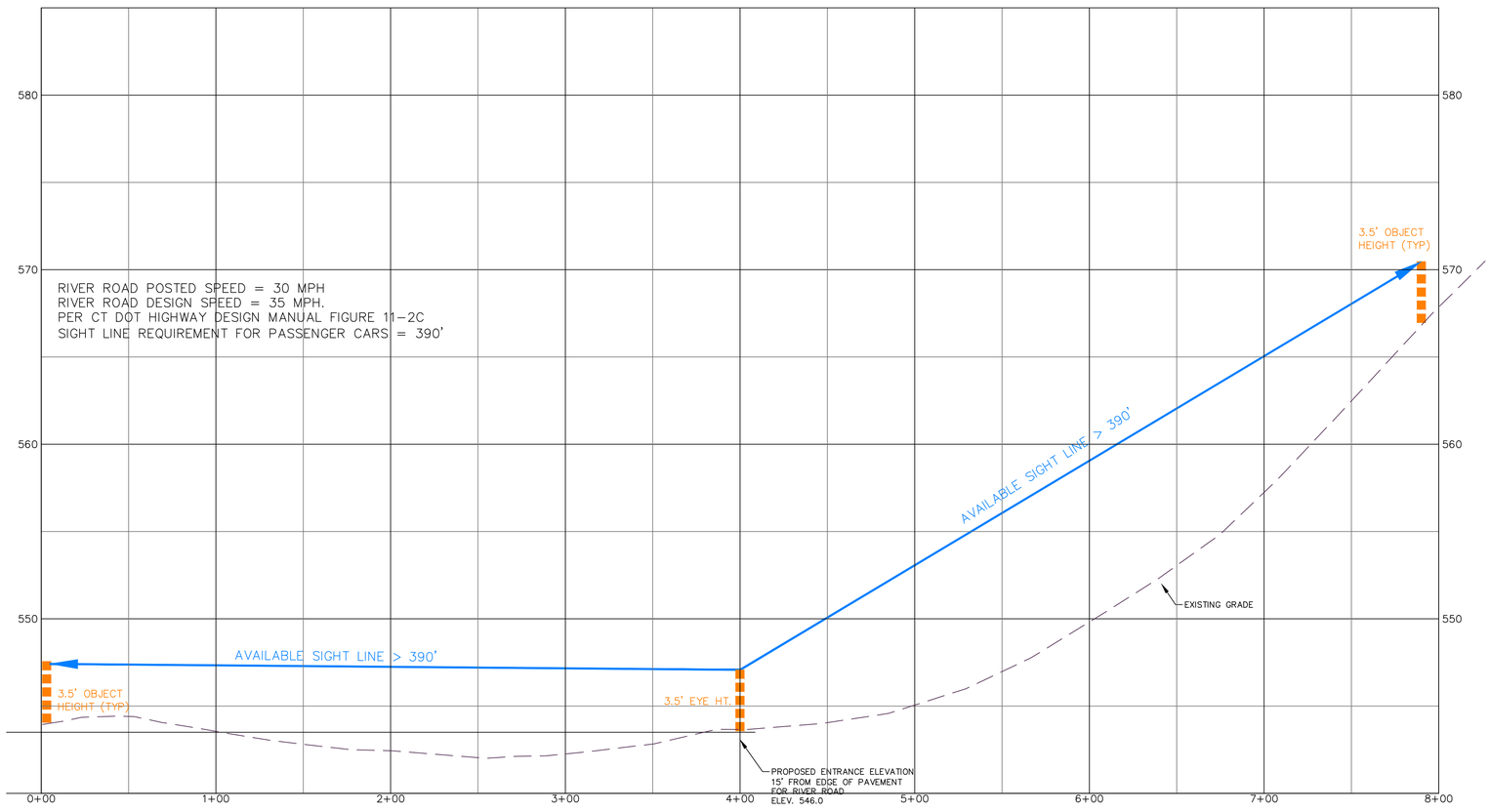
C 4.3

C:\1 PROJECTS\3500- 3900 Projects\3500\3565- FHATI\Drawings\3565.dwg, 10/15/2026



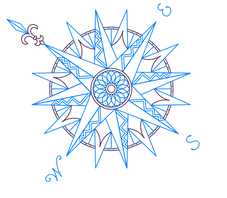
PLAN

SCALE 1" = 40'



INTERSECTION SIGHT DISTANCE PROFILE – SOUTH DRIVEWAY

1" = 40' HOR.
1" = 4' VER.



40 0 20 40 80

1 inch = 40 feet

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CIVIL 1

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43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

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PHASE:

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NEW HAVEN, CONNECTICUT 06510
203 -776 -8888 F 203 -772 -1365

DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=40'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

SIGHT LINE ANALYSIS

C 4.4

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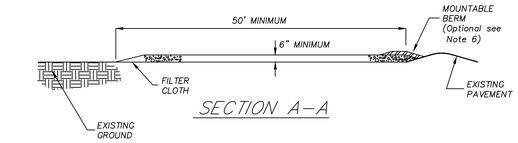
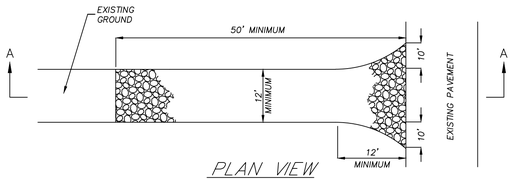


SECTION A–A

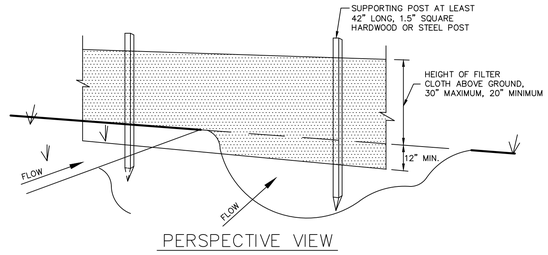


PLAN VIEW

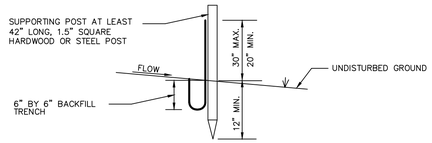
NOTES:

1. STONE SIZE – USE 1" – 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – TO BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE



PERSPECTIVE VIEW



SECTION

CONSTRUCTION NOTES FOR SILT FENCE

1. EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SIDE OF THE FENCE LOCATION.

2. DRIVE SUPPORT POSTS ON THE DOWN SLOPE SIDE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND.

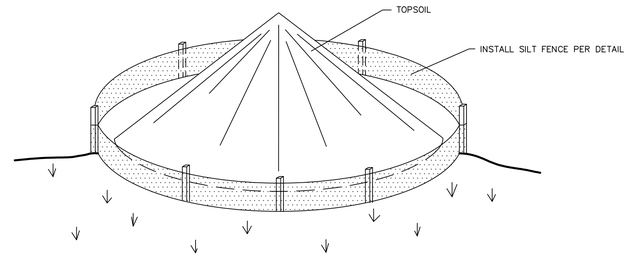
3. STAPLE OR SECURE THE GEOTEXTILE TO THE SUPPORT POSTS PER MANUFACTURER'S INSTRUCTIONS SUCH THAT AT LEAST 6 INCHES OF GEOTEXTILE LIES WITHIN THE TRENCH.

4. BACKFILL THE TRENCH WITH TAMPED SOIL OR AGGREGATE OVER THE GEOTEXTILE.

POSTS: 1.5" SQUARE HARDWOOD OR STEEL

FILTER CLOTH: MIRAFI 100X, ENVIROFENCE OR APPROVED EQUAL

SILT FENCE DETAIL

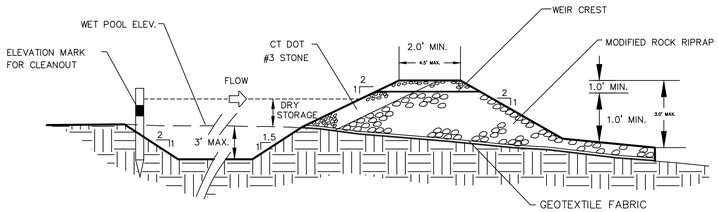


STOCKPILE MANAGEMENT PER 2002 CT GUIDELINES FOR E & S CONTROL:

1. LOCATE STOCKPILE SO THAT NATURAL DRAINAGE IS NOT OBSTRUCTED.
2. DIVERT RUNOFF WATER AWAY FROM OR AROUND THE STOCKPILE.
3. INSTALL A GEOTEXTILE SILT FENCE OR HAY BALE BARRIER AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM PROPOSED TOE OF THE SLOPE.
4. THE SIDE SLOPES OF STOCKPILED MATERIAL SHOULD BE NO STEEPER THAN 2:1.
5. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
6. AFTER STOCKPILE HAS BEEN REMOVED, THE SITE SHOULD BE GRADED AND PERMANENTLY STABILIZED.

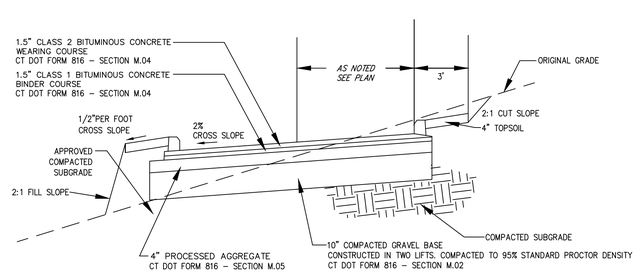
TEMPORARY TOPSOIL STOCKPILE

N.T.S.



TEMPORARY SEDIMENT TRAP

N.T.S



TYPICAL DRIVEWAY & PARKING CROSS SECTION

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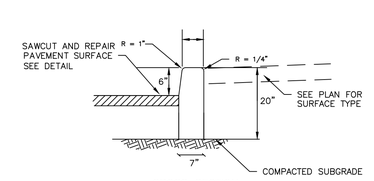
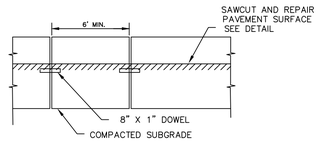


CROSS SECTION

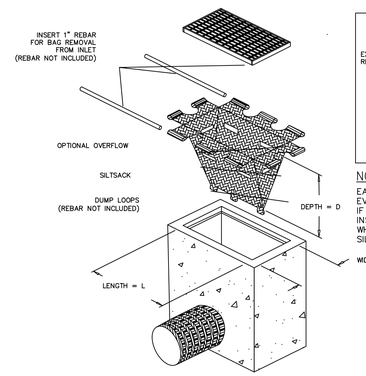


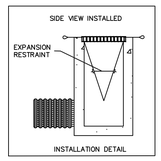
LONGITUDINAL SECTION

NOTES
1. CONCRETE FOR CURB SHALL BE 5000 PSI WITH 5–7% AIR ENTRAINMENT
2. ALL GAPS AND JOINTS OF 1/2" OR GREATER SHALL BE FILLED WITH MORTAR.
3. MANUFACTURED TO CT D.O.T. SPECIFICATIONS.
4. 2 X 6" LG#5 REBAR CONNECTING PINS.

PRE–CAST CONCRETE CURB

N.T.S.



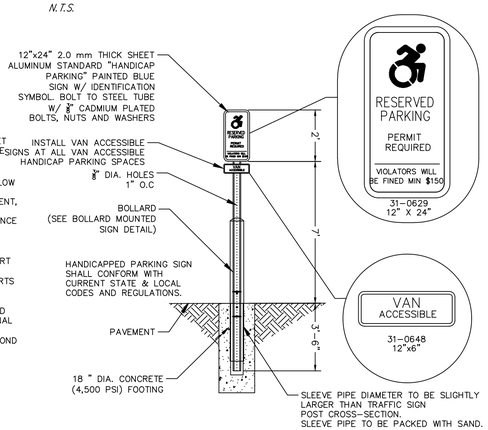


NOTE:
EACH SILT SACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT.
IF NO MAJOR EVENTS, SILT SACK SHOULD BE INSPECTED EVERY 2–3 WEEKS.
WHEN RESTRAINT CORD IS NO LONGER VISIBLE, SILT SACK IS FULL AND SHOULD BE EMPTIED.

SILT SACK DETAIL

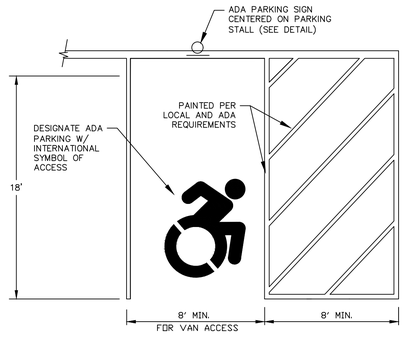
N.T.S.

NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THESIGNS CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".
2. ALL POSTS SHALL BE EMBEDDED 4'–6" MINIMUM BELOW GRADE.
3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123–78 (OR LATEST REVISED).
4. POSTS SHALL BE BREAKAWAY TYPE II TWO–PIECE U–POST OR OTHER BREAKAWAY STRUCTURAL SUPPORT HARDWARE AS NOTED IN THE LATEST EDITION OF AASHTO'S "SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES, AND TRAFFIC SIGNALS."
5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.



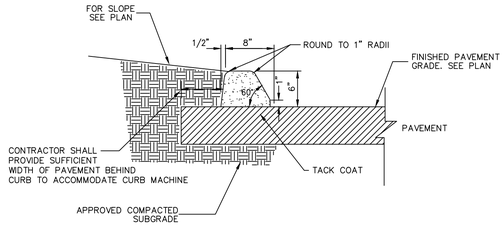
ADA ACCESSIBLE PARKING SIGN

N.T.S



ADA ACCESSIBLE PARKING STALL STRIPING

N.T.S



BITUMINOUS CURB DETAIL

N.T.S.

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES

RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
1	8/6/20	REVISED PER ALLIED ENG.
2	6/3/21	REV WATER LAYOUT
3	2/14/24	REV WELL SITES
4	8/22/24	REV PER STATE HD
5	10/15/26	PZ RESUBMISSION

PHASE:

PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

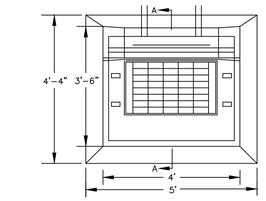
DATE: 05/29/20	DRAWN BY: EJ
SCALE: N.T.S.	CHECKED BY: EJ
JOB NO: 18–045	

DRAWING NAME:

DETAILS

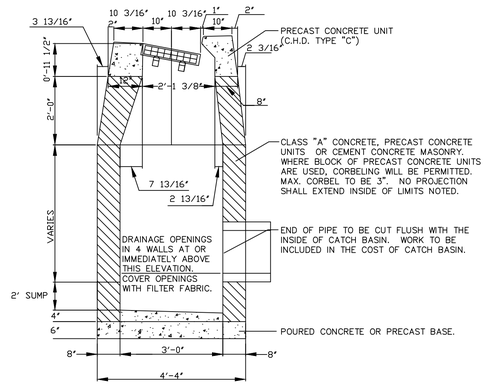
C 5.1

G:\1 PROJECTS\3500– 3900 Projects\3500\3565– FVMTL\Drawings\3565.dwg, 10/15/2026



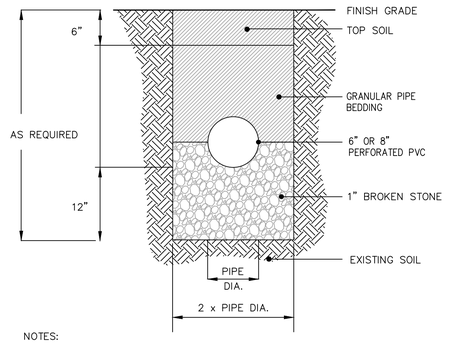
PLAN VIEW

NOTE:
1. WALLS OF ALL CATCH BASINS OVER 10' DEEP SHALL BE INCREASED TO 12" THICKNESS.
2. SUMPS MAY BE REQUIRED AT LOCATIONS SPECIFIED BY THE TOWN ENGINEER.
3. BACKFILL BASINS WITH GRAVEL. LEAVE WEEP JOINTS AT LEVELS ABOVE TOP OF PIPE.



SECTION A–A

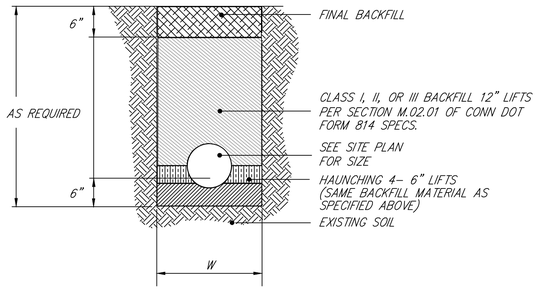
STANDARD TYPE "C" CATCH BASIN



NOTES:
1. PERFORATED PIPE TO HAVE MINIMUM PITCH OF 1%.

PERFORATED PIPE BEDDING DETAIL

N.T.S.

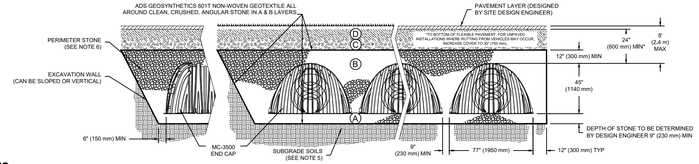


STORM PIPE BEDDING DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43* 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43* 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #1 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:
1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

MC-3500 STANDARD CROSS SECTION — DATE: 11/19/14 — DRAWN: JLM — CHECKED: JLM — PROJECT #: — SHEET 1 OF 1

STORMTECH MC–3500 CROSS SECTION

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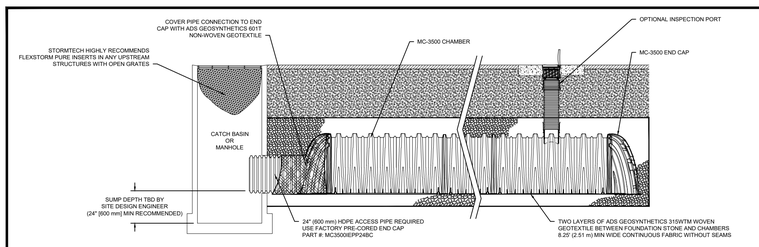


MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

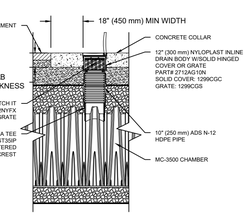
STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



MC-3500 INSPECTION PORT DETAIL
NTS

MC-4500 ISOLATOR ROW DETAILS — DATE: 11/19/14 — DRAWN: JLM — CHECKED: JLM — PROJECT #: — SHEET 1 OF 1

STORMTECH ISOLATOR ROW AND INSPECTION PORT

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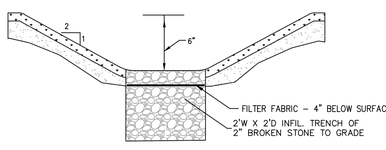
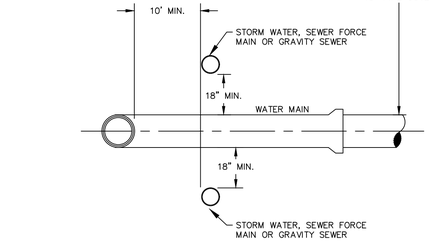


NOTE:
AREA ADJACENT TO CHANNEL TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL

GRASS INFILTRATION SWALE

N.T.S.



WATER PIPE CROSSING

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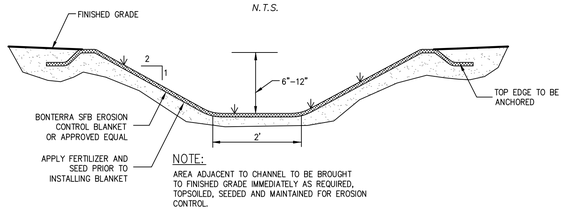
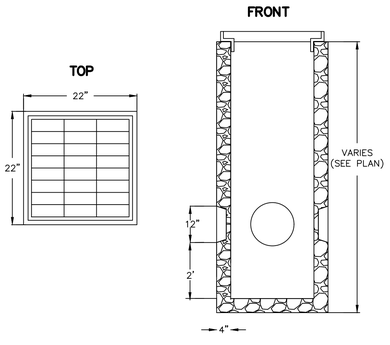


NOTE:
AREA ADJACENT TO CHANNEL TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED, TOPSOILED, SEEDED AND MAINTAINED FOR EROSION CONTROL.

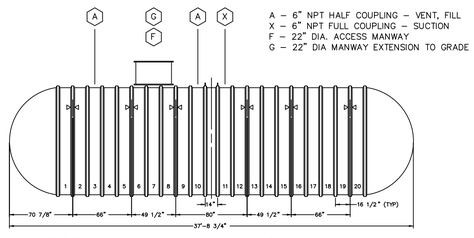
GRASS DRAINAGE SWALE

(N.T.S.)



YARD DRAIN DETAIL

N.T.S



A – 6" NPT HALF COUPLING – VENT, FILL
X – 6" NPT FULL COUPLING – SUCTION
F – 22" DIA. ACCESS MANWAY
G – 22" DIA MANWAY EXTENSION TO GRADE

FIRE PROTECTION WATER STORAGE TANK

XERXES – 20,000 GALLON
10' DIAMETER
SINGLE WALL TANK

1. HOLD DOWN STRAPS AND TURNBUCKLE ASSEMBLIES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS BASED UPON THE SOIL CONDITIONS.
2. TANKS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE MANUFACTURER'S CURRENT SPECIFICATIONS AND PUBLISHED INSTALLATION PROCEDURES
3. CONNECTIONS, HYDRANTS, MAINTENANCE PORTS AND ANY OTHER HARDWARE FOR TANK SHALL CONFORM TO TOWN OF WATERTOWN STANDARDS.

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES
RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
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3	2/14/24	REV WELL SITES
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PHASE:
PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 •776 •8888 F 203 •772 •1365

DATE: 05/29/20	DRAWN BY: CJ
SCALE: N.T.S.	CHECKED BY: CJ
JOB NO: 18–045	

DRAWING NAME:
DETAILS

C 5.2

Q:\1 PROJECTS\3500– 3900 Projects\3500\3565– FWH1\Drawings\3565.dwg, 10/15/2026

GENERAL PRINCIPLES

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

Stripping away of vegetation, regrading or other development shall be done in such a way as to minimize erosion.

Grading and development plans shall preserve important 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.

Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan.

The undisturbed area and the duration of exposure shall be kept to a practical minimum.

Disturbed soils shall be stabilized as quickly as possible.

Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development when expected to be exposed in excess of 7 days.

The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.

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.

All lots, tracts or developments shall be final graded to provide proper drainage away from buildings and dispose of it without ponding, and all land within a development shall be graded to drain and dispose of surface water without ponding.

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical. Not more than 5 acres will be disturbed at any one time.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

Haybale filters will be installed at all outlets and along the toe of slope of all critical cut and fill slopes.

All control measures will be maintained in effective condition throughout the construction period.

The responsibility for implementing the erosion and sediment control plan will rest with the developer of record. He acknowledges that he is responsible for informing all concerned of the requirements of the plan and for notifying the planning administration of any transfer of responsibility.

Additional control measures will be installed during construction if necessary or required.

Concentration of surface runoff shall be only permitted by piping and/or through drainage swales or natural watercourses.

Excavation and Fills ——

Slopes created by cuts or fills shall not be steeper than 2:1 unless noted specifically on the plans and shall be restabilized by temporary or permanent measures, as required during the development process. Erosion control blankets will be used on slopes in the vicinity of wetlands regulated areas and on additional slopes as needed.

Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.

Cuts and fills shall not endanger adjoining property.

All fills 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 mechanical roller or other approved method after each layer is spread.

Fills shall not encroach on natural watercourses, constructed channels or regulated flood plain areas, unless permitted by license or permit from authority having jurisdiction.

Fills placed adjacent to natural watercourses, constructed channels or flood plains shall have suitable protection against erosion during periods of flooding.

Grading shall not be done in such a way as to divert water onto the property of another landowner without their express written consent.

During grading operations, necessary measures for dust control shall be exercised.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (2002) — State of Connecticut DEEP Bulletin 34.

DEVELOPER OF RECORD: FALLS VILLAGE HOUSING TRUST. (860) 307–7306

FILL MATERIAL & COMPACTION REQUIREMENTS

1. Fill material shall be free of brush, rubbish, large rocks, logs, stumps, building debris and other objectionable material that would interfere with, or prevent construction of, satisfactory fills, where embankments are to be constructed on slopes steeper than 3:1. Deeply scarify the existing slope or cut into steps before filling is begun.

2. Place and compact all fill in layers not exceeding 1 foot in thickness. No fill should be placed on surfaces of snow, ice or frozen or unstable surfaces. If fill placement is not completed within 1 day, then install temporary erosion and sediment controls such as a temporary fill berm to redirect runoff water away from the unstable slope until fill placement resumes.

3. No frozen material is to be incorporated into the fill envelope. Material shall be placed in horizontal layers in 12 inch loose lifts and each layer compacted. During construction, the surface of the material shall be sloped to drain. The material shall be free from lenses, pockets, streaks, or layers of material differing substantially in texture or gradation from the surrounding material.

4. The moisture content of the material shall be controlled to meet the necessary requirements of compaction. When necessary, moisture shall be added by the use of approved sprinkling equipment. Water shall be added uniformly and each layer shall be thoroughly disked or harrowed to provide proper mixing. Any layer found too wet for compaction shall be allowed to dry before rolling. Placing or rolling of materials will not be permitted during or immediately after rainfalls which increase the moisture content beyond the limit of satisfactory compaction.

5. The material shall be brought up uniformly and its top shall be kept graded and sloped so that a minimum of rain water will be retained thereon. Compacted material damaged by runoff shall be replaced immediately by the contractor.

6. Material shall be compacted to 95% of the standard proctor density at or near optimum moisture content and by the compaction equipment specified herein. The compaction equipment shall traverse the entire surface of each layer of material. Approved tamping rollers shall be used for compacting. The contractor shall demonstrate the effectiveness of the roller by actual soil compaction test results of the soil with laboratory work performed by an approved soil testing laboratory. Compaction tests shall include modified proctor and nuclear density tests made at the Engineer's discretion.

EARTHWORK QUANTITY ESTIMATE FOR WETLANDS REGULATED AREAS

Total Activity in Wetlands	0 SF = 0 AC.
FILL : 0 CY	
CUT : 0 CY	
Total Activity in 100' Regulated Area	18,985 SF = 0.44 AC.
FILL : 620 CY	
CUT : 0 CY	

RESPONSIBILITY FOR THE PLAN

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. The DEVELOPER shall be held responsible for informing all concerned regarding responsibility of the plan.

The responsibility of all drainage, erosion and sedimentation control measures will therefore rest with the DEVELOPER.

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.

Maintenance of all drainage facilities and watercourses within any 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.

It shall be the responsibility of any person, corporation or other entity engaging in any act on or near any 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 for the duration of the activity and to return it to its original or equal condition after such activity is completed.

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.

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.

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.

SEEDING AND PLANTING REQUIREMENTS

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 SF 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 SF. At least 50% of the nitrogen shall be from organic sources. Work lime and fertilizer into soil uniformity to a depth of 4" with a whisk, springtooth harrow or other suitable equipment following the contour lines.

Seed Application
Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder 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 Engineer.

Mulching
Immediately following seeding, mulch the seeded surface with straw, hay or wood fiber at a rate of 1.5 to 2 tons/Ac. 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.

Grass Seed Mixtures

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

IN CASE OF AN EMERGENCY (e.g. severe flooding, rains, or other environmental problems): THE PARTY RESPONSIBLE AND THE TOWN'S WEO SHALL BE NOTIFIED.

EMERGENCY CONTACT: JANDI HANNA, FALLS VILLAGE HOUSING TRUST. (860) 307–7306

CONSTRUCTION SEQUENCE FOR STORM DRAINAGE SYSTEM

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Install drainage, starting with the infiltration bed as show on the Site Plans. Stormwater from the site shall not be introduced into the infiltration bed until the site has been stabilized in order to prevent sedimentation into the infiltration beds.

Stormtech system installation shall be according to manufacturer specifications, and shall follow this general sequence:

Excavate bed and prepare subgrade per construction plans.

Place non–woven geotextile over prepared soils and up excavation walls.

Place clean, crushed, angular stone foundation with a min. thickness specified in the plans. Compact to achieve a flat surface.

Install manifolds and lay out woven scour geotextile at inlet rows at each inlet end cap. Place continuous piece (no seams) along entire length of isolator row in two layers.

Align the first chamber and end cap of each row with inlet pipes. Contractor may choose to postpone stone placement around end chambers and leave ends of rows open for easy inspection of chambers during the backfill process.

Continue installation of chambers per manufacturer specifications.

Backfill chambers evenly and in no greater than 12" lifts per manufacturer recommendations.

Upon completion of backfill, the remaining fill material and pavement can be installed over the system.

The remaining storm drainage pipe system will now be installed starting with the culvert replacement in River Road. Haybales shall be placed around the catch basins to stop silt from entering the drainage system. Silt Sacks shall be placed in basins at roadway low points, stations 2+60 and 5+86. Haybales shall also be placed in a semi–circular pattern around the discharge end of the drainage pipe to collect any silt that may temporarily enter the drainage system during construction. The haybales around the catch basins shall be kept in place until the roadway is paved and the haybales around the discharge end of the pipes shall be maintained until the area has sufficient ground cover to control erosion.

Install underground utilities, water service laterals and finalize connections to on–site wastewater renovation system after excavation for proposed foundations and additions.

Clean all silt from drainage structures after installation of final landscaping.

After completion of construction care shall be taken to remove all temporary erosion & sediment control measures. All areas that were disturbed shall be regraded and vegetation shall be reestablished. Of particular importance is restoration of the temporary disturbance areas in and adjacent to the wetlands boundary.

MAINTENANCE PLAN FOR STORM DRAINAGE SYSTEM

CATCH BASINS, MANHOLES, AND PIPING, :

Annual:

Sweeping of the roadway shall be completed on an annual basis. This will help minimize sediment loading to the storm drainage system.

Catch basins, manholes, and storm drainage piping will be inspected on an annual basis. Any floatables, trash, debris or sediment build up shall be removed by a licensed contractor.

The on–site catch basins, manholes and stormwater renovation areas and all aspects of the storm drainage system must be maintained in good working condition in accordance with the intent of these site plans.

STORMTECH INFILTRATION BEDS AND ISOLATOR ROWS:

The StormTech MC–3500 subsurface infiltrators shall be inspected and maintained per the manufacturer Operations & Maintenance manuals that can be found on the manufacturer website.

This includes semi–annual inspections for the first year post–constructions, and at least annual inspections thereafter.

Maintenance and cleanout shall be performed by a licensed contractor if/when the average depth of sediment exceeds 3" through the isolator row.

RESPONSIBILITY:
The land owner will be responsible for the long term maintenance of the storm drainage system as listed above. Maintenance reports indicating that the system has been maintained in accordance with the intent of the plan shall be submitted to the Town Land Use Offices at a minimum on an annual basis after the maintenance & inspections have occurred.

CONSTRUCTION SEQUENCE

THE SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS:

Field stakeout the limits of all construction activities.

Haybales and/or siltation fence and other erosion control features will be placed as shown on the enclosed plan prior to the start of any construction.

Remove stumps and vegetation from the area of construction.

Install the anti–tracking pad as shown on the plan. At the end of each working day any accumulated silt shall be swept from the existing town roads.

Install proposed water quality swales to be used as–clean water interceptor swales during construction.

Install temporary sediment traps as necessary during construction.

Strip and stockpile topsoil and subsoil material at the locations shown on the plans.

The cuts and fills will be made and all slopes loamed, seeded and mulched.

The underground fire suppression storage tanks and dry hydrants shall now be installed.

The drainage will now be installed starting with the Stormwater Infiltration System, outlet pipe, and plunge pool near River Road. Haybales shall be placed around the catch basins and silt sacks shall be installed in the catch basins to stop silt from entering the drainage system.

The culvert across River Road shall be installed in cooperation with the Public Works department. The headwalls on both the inlet and outlet sides of River Road shall be repaired or replaced as required by the Public Works department.

The gravel around the catch basin rim shall be graded to ensure that no water enters the catch basin until pavement is installed. Use additional water bars to divert surface runoff away from catch basins, if necessary. The haybales around the catch basins shall be kept in place until the road is paved and the area has sufficient ground cover to control erosion.

The septic tanks, leaching fields, d–boxes, and distribution piping will now be installed.

Place gravel on road.

The building slabs will be excavated and the slab constructed.

The area surrounding the building slab will be final graded.

Install underground utilities.

Water breaks will be installed to control lateral runoff along both sides of the proposed driveway prior to paving.

Haybale sediment check dams will be installed to control lateral runoff along both sides of the proposed road prior to paving.

Pave road.

Provide temporary seeding measures on all exposed soils which were damaged due to construction activities and are not to be permanently restored or are outside of construction traffic zones for a period in access of 30 days.

Seed all disturbed areas.

Clean all silt from drainage structures.

The starting time for the construction is unknown, however the time limit for the site construction and building is approximately 270 days.

The following general specifications will also be adhered to:

Land disturbance will be kept to a minimum. Restabilization will be scheduled as soon as practical.

Haybale filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes.

Culvert discharge areas will be protected with riprap channels. Energy dissipaters will be provided as necessary.

Catch basins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.

All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the Guidelines for Erosion and Sediment Control (2002) of the State of Connecticut.

Erosion and sediment control measures will be installed prior to construction whenever possible.

All control measures will be maintained in effective condition throughout the construction period.

Additional control measures will be installed during construction if necessary or required.

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CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
WOODBURY, CONNECTICUT

PROJECT:

RIVER ROAD HOMES
RIVER ROAD
FALLS VILLAGE
TOWN OF CANAAN, CT 06031

ISSUE	DATE	DESCRIPTION
1	8/6/20	REVISED PER ALLIED ENG.
2	6/3/21	REV WATER LAYOUT
3	2/14/24	REV WELL SITES
4	8/22/24	REV PER STATE HD
5	10/15/26	PZ RESUBMISSION

PHASE:
PERMITTING SET

PAUL B. BAILEY
• ARCHITECT •
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 ·776 ·8888 F 203 ·772 ·1365

DATE: 03/01/19	DRAWN BY: EJ
SCALE: NTS	CHECKED BY: EJ
JOB NO: 18-045	

DRAWING NAME:
EROSION CONTROL NARRATIVE

C 6.1

C:\1 PROJECTS\3500– 3900 Projects\3500\3565– FVHT\Drawings\3565.dwg, 10/15/2026

LEGEND

PROPERTY LINE

SEPTIC SYSTEM/BUILDING SETBACK LINE

EXISTING TREE LINE

WETLAND LINE

WETLANDS FLAG

WETLANDS AREA

EXISTING WELL

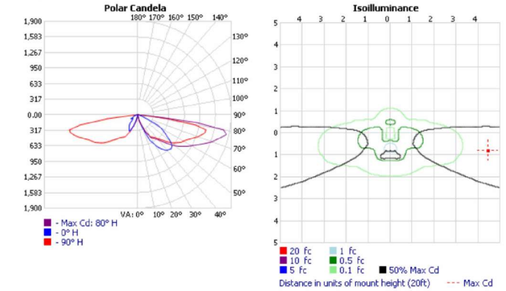
PROPOSED WELL

PROPOSED FULL CUTOFF DECORATIVE POLE MOUNTED LIGHT FIXTURE 10' HIGH
(AMERICAN ELECTRIC REVOLUTION 247CL-P101-30K-R2-HSS OR APPROVED EQUAL)

PROPOSED FULL CUTOFF STREET LIGHT POLE MOUNTED LIGHT FIXTURE 12' HIGH
(LITHONIA D-SERIES SIZE 1 DSX-1-LED-P1-30K-70CRI-BLC3 OR APPROVED EQUAL)

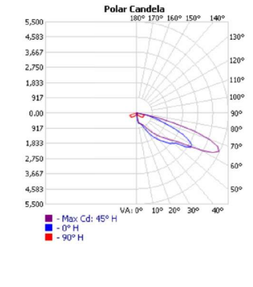
OUTDOOR PHOTOMETRIC REPORT
CATALOG: 247CL P101 30K R2

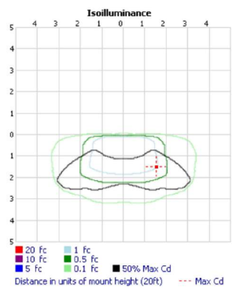
Test #:	ISF 22428BP2
Test Lab:	SCALED PHOTOMETRY
Catalog:	247CL P101 30K R2
Description:	247CL American Revolution LED Full Cutoff, P101 Performance Package, 3000K CCT, R2 Distribution
Series:	Series 247CL LED - Full Cutoff
Lamp Output:	Total luminaire Lumens: 2447.2, absolute photometry *
Input Wattage:	20
Luminous Opening:	Rectangle (L: 9", W: 9")
Max Cd:	1,848.8 at Horizontal: 80°, Vertical: 77.5°
Roadway Class:	LONG, TYPE III

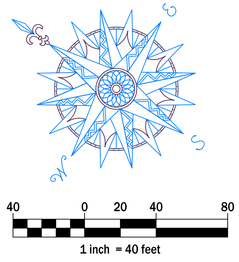


OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSX1 LED P1 30K 70CRI BLC3

Test #:	ISF 222045P58
Test Lab:	SCALED PHOTOMETRY
Catalog:	DSX1 LED P1 30K 70CRI BLC3
Description:	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Extreme Backlight Control
Series:	D-Series Area Size 1
Lamp Output:	Total luminaire Lumens: 5300.4, absolute photometry *
Input Wattage:	50.9
Luminous Opening:	Rectangle (L: 12.96", W: 13.68")
Max Cd:	5,442.7 at Horizontal: 45°, Vertical: 65°
Roadway Class:	SHORT, TYPE III







40 0 20 40 80

1 inch = 40 feet

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PROJECT:

RIVER ROAD HOMES

RIVER ROAD
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PERMITTING SET

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203 ·776 ·8888 F 203 ·772 ·1365

DATE: 05/29/20	DRAWN BY: EJ
SCALE: 1"=40'	CHECKED BY: CJ
JOB NO: 18-045	

DRAWING NAME:

PHOTOMETRIC STUDY

P 1.1

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