

**TOWN OF WATERTOWN  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
Wednesday, June 3, 2026, 6:30 p.m.  
Watertown Town Hall, Town Council Chambers  
61 Echo Lake Road**

1. **CALL TO ORDER** – Welcome to the meeting
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC PARTICIPATION**
5. **APPROVAL OF MINUTES**
  - a. Regular Meeting – April 1, 2026
6. **OLD BUSINESS**
  - a. **28 Riverside Street – Solli Engineering on behalf of Palm Coast Capital, LLC (Tractor Supply)** – Site plan modification to approved site plan #2025-05 to increase driveway grade, elevation of proposed development, and replace stormwater detention basin with an underground detention system. *Application received 4/1/26.*
  - b. **110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Petition for waiver of fees pursuant to Ordinance 36-4 Taft School, 110 Woodbury Road, Watertown, CT. *(Petition received 3/4/26).*
7. **CONTINUED PUBLIC HEARINGS**
  - a. **110 Woodbury Road – Stephanie Cummings, Esq. (Carmody) on behalf of the Taft School** – Site Plan / Special Permit for the construction of two new 45,000 ft<sup>2</sup> dormitories with associated site improvements to include landscaping, walkways, and stormwater management. *(Application received March 4, 2026, Public Hearing April 1, 2026).*

## 8. NEW BUSINESS

- a. **758 Litchfield Road – Elvis Methoxha** – 8-24 review for the sale of a town-owned parcel (MBL# 053-33A-009) for the construction of a new driveway with improved sightlines.
- b. **470 Straits Turnpike – Carmine Castiglione** – Permit extension request for a site plan / special permit approval for an age-restricted housing development to expire on 12/1/26. MBL# 152-256-003. *Approval initially granted on 12/1/21.*
- c. **178-184 Commercial Street – Bela Sztanko** – Zone change request from IR-80 → B-SC to allow for car sales and repairs. MBL# 159-045-122. *Application received 5/6/26.*
- d. **394 Sand Bank Road -Michael Jedd-** Farm stand with accessory parking and grading. MBL# 162-021-010.
- e. **3 Harvard Street-Napoli Associates, LLC** Application to establish Planned Development District (PDD). MBL# 133-213-004.
  - (a) Zone Change Application in accordance with Section 4.6.1 C and Section 8.6
  - (b) Application for Planned Development in accordance with Zoning Regulations Section 4.6.1(a) (Master Plan)
  - (c) Regulation Amendment Application in accordance with Regulations Section 4.6.D1.b and Section 8.5.1
- f. **401 Park Road – Dattco**– Site Plan modification for the installation of a new fuel tank on an existing concrete pad. MBL# 082-089-04B.

## 9. PLANNING

- a. Discussion of potential text amendment to allow bulk material storage in the IR-80 zoning district or the rezoning of parcels along Echo Lake Road from the IR-80 → IG-80 zoning district between Park Road and Rte. 8.

## 10. COMMUNICATIONS AND BILLS

- a. UCONN Extension Expanding Connecticut Agriculture through vacant lot activation and peri-urban Farmland Access linking.
- b. City of Waterbury Zoning Commission Notice of Proposed Zoning Amendment, Public Hearing June 24, 2026, for the purpose of permitting Religious Institutions by Special Permit in the Park Industrial District.

- c. Town of Woodbury Zoning Regulations text amendment Short-Term Rental - Public Hearing June 9, 2026.

**11. ADJOURNMENT**

- *Next Meeting Date: August 5, 2026*

Raymond Antonacci, Chairman  
Planning and Zoning Commission  
Town of Watertown, CT

6/03/2025

**THIS MEETING WILL BE AN IN-PERSON MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM FOR LISTEN ONLY. A LINK WILL BE POSTED ON THE DAY OF THE MEETING. PLEASE SEE [WWW.WATERTOWNCT.ORG](http://WWW.WATERTOWNCT.ORG) - UNDER THE CALENDAR OF MEETINGS**



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March 10, 2026

Town of Watertown  
Conservation Commission / Inland Wetland Agency  
61 Echo Lake Road  
Watertown, Connecticut 06795

**RE: Permit Modification Request – Application #2025-01  
Proposed Tractor Supply Company  
Proposed 0 Hillside Avenue (M/B/L: 124/180/1A)  
Watertown, Connecticut 06779**

Dear Commissioners:

On behalf of the Applicant, Palm Coast Capital, LLC, Solli Engineering, LLC is pleased to submit this request for a modification to the previously approved CC/IWA permit (Application #2025-01) for the proposed Tractor Supply Company development located at 0 Hillside Avenue in Watertown, Connecticut. The project was originally approved by the Conservation Commission / Inland Wetland Agency on February 13, 2025.

Since approval of the project, the site design has been refined to address grading and earthwork considerations associated with the overall development of the property. Specifically, the finished floor elevation of the proposed building has been increased by approximately 3.75 feet to reduce the overall earthwork required for the project and maintain the financial feasibility of the development. As a result of this adjustment, several related design changes were made, including:

- Increasing the slope of the entrance driveway from approximately 6% to 7%;
- Reducing and eliminating several previously proposed retaining walls;
- Adjusting surrounding site grading to better integrate the development with existing site conditions; and
- Replacing the previously approved surface infiltration basin with a subsurface chamber stormwater management system located along the proposed hillside adjacent to Riverside Street.

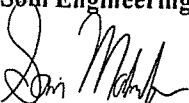
The revised stormwater management system continues to provide stormwater treatment, infiltration and attenuation in accordance with the Connecticut Stormwater Quality Manual while improving constructability within the revised grading configuration. The subsurface system will be located beneath a 3:1 vegetated slope, replacing the previously proposed surface basin.

Importantly, these modifications do not alter the previously approved limits of disturbance or impervious coverage within the 150-foot Upland Review Area of Steele Brook, and no additional impacts to regulated areas are proposed. Please find enclosed the following materials for your review:


- Cover Letter (10 copies)
- Revised Stormwater Report (3 copies)
- Revised Civil Plan Set (10 copies)

We respectfully request the Commission review the enclosed materials and confirm that the proposed modifications remain consistent with the intent of the previously approved permit. Should you have any questions or require additional information, please do not hesitate to contact our office. We appreciate the Commission’s continued assistance with this project and look forward to working with you.

Respectfully,  
Solli Engineering, LLC

  
Sam T. Malaffonte, PE  
Project Manager

Solli Engineering, LLC

  
Casey J. Burch  
Sr. Project Manager

Monroe, CT | West Hartford, CT | Quincy, MA | Charlotte, NC

www.SolliEngineering.com



March 24<sup>th</sup>, 2026

Town of Watertown Planning & Zoning Commission  
61 Echo Lake Road  
Watertown, Connecticut 06795

**RE: Site Plan Review Modification  
Approved Tractor Supply Company  
0 Hillside Avenue (M/B/L: 124/180/1A)  
Watertown, Connecticut 06779**

Dear Commissioners:

On behalf of the Applicant, Palm Coast Capital, LLC, Solli Engineering is pleased to submit this application for a Site Plan Review Modification for the previously approved Tractor Supply Company commercial development located at 0 Hillside Avenue (M/B/L: 124/180/1A) in Watertown, Connecticut.

Since approval of the project, the site design has been refined to address grading and earthwork considerations associated with the overall development of the property. Specifically, the finished floor elevation of the proposed building has been increased by approximately 3.75 feet to reduce the overall earthwork required for the project and maintain the financial feasibility of the development. As a result of this adjustment, several related design changes were made, including:

- Increasing the slope of the entrance driveway from approximately 6% to 7%;
- Reducing and eliminating several previously proposed retaining walls;
- Adjusting surrounding site grading to better integrate the development with existing site conditions; and
- Replacing the previously approved surface infiltration basin with a subsurface chamber stormwater management system located along the proposed hillside adjacent to Riverside Street.

The revised stormwater management system continues to provide stormwater treatment, infiltration and attenuation in accordance with the Connecticut Stormwater Quality Manual while improving constructability within the revised grading configuration. The subsurface system will be located beneath a 3:1 vegetated slope, replacing the previously proposed surface basin.

We respectfully submit the following materials for your review:

- Cover Letter (12 copies)
- Permitting Plan Set (12 full-size plan sets and 1 11x17 plan set)

Please review the enclosed materials at your earliest convenience. Should you have any questions or require additional information, do not hesitate to contact us. We look forward to discussing the revised plan with the Commission and respectfully request your consideration for approval to proceed with construction.

Respectfully,  
Solli Engineering, LLC

Sam T. Malaffronte, PE  
Asst. Project Manager

Solli Engineering, LLC

Casey J. Burch  
Sr. Project Manager

Solli Engineering, LLC

Kevin Solli, PE, PTOE  
Principal / Owner

Enclosures:

- Refer to bulleted list above

CC:

- Matthew Darling / Palm Coast Capital, LLC



Town of Watertown

Connecticut

06795

Town of Watertown  
Public Works Department  
Heminway School Town Hall  
61 Echo Lake Road  
Watertown, CT 06795  
(860) 945-5240  
Fax (860) 945-2707  
[www.watertownct.org](http://www.watertownct.org)

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: March 19, 2026

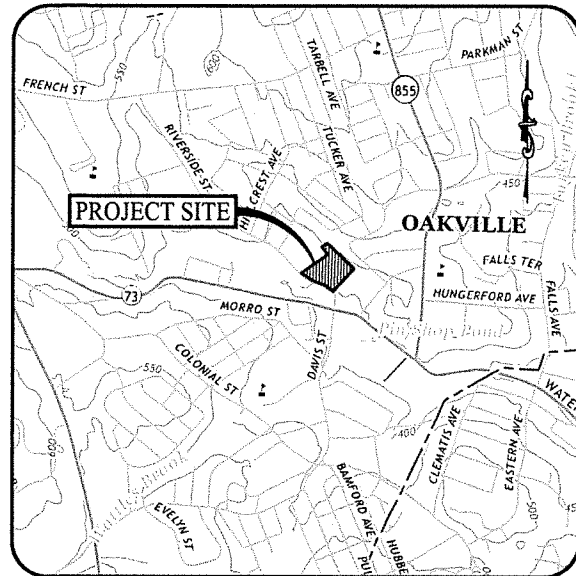
Subject: Palm Coast Capital LLC  
Proposed Tractor Supply Company Facility  
0 Hillside Avenue  
Oakville, CT

I have reviewed the latest Site Plans (23 sheets total) dated 05/23/25 as revised to 3/10/26, by Solli Engineering for the above referenced project. I have the following comments for your consideration:

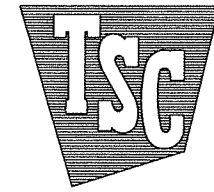
- 1) The revised Plans show an underground infiltration system in lieu of the previously approved water quality pond. Some issues with the new system are
  - a) The system installation is located on a severe existing slope, which is proposed to be graded at a 3:1 stabilized slope.
  - b) Of the nearest test borings to the proposed system, SE-8 revealed ledge at 4.2 feet: this is located in the shelf 45 feet north of the proposed infiltrators.
  - c) Two test pits/borings should be performed in the area of the system to check for ledge and mottling/groundwater. System bottom should be two feet above ledge or one foot above any encountered mottling.
  - d) The system grading should provide for a level five foot shelf on the downgradient side of the infiltrators to reduce the possibility of stormwater bleed out leading to eroding of the downslope.
  - e) The Stormwater System Detail on Sheet 2.22 should show the extent of the stone surrounding the units.

If you have any questions please let me know.

Cc: C. Allen  
C. Natusch  
K. Solli/Solli Engineering

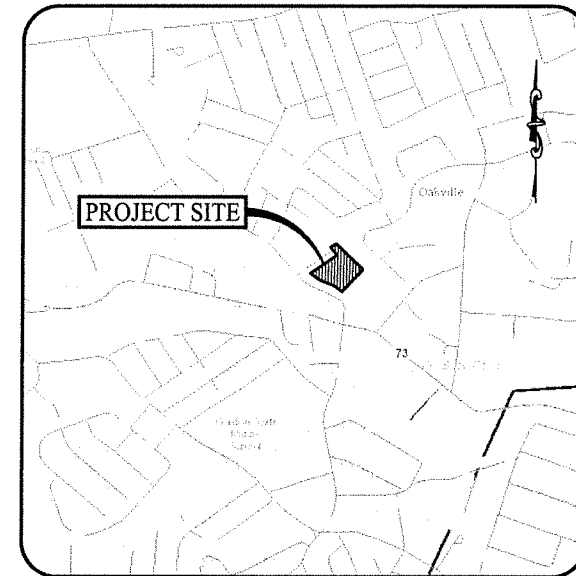


USGS MAP  
SCALE: 1" = 1,000'



# PROPOSED TRACTOR SUPPLY CO

0 HILLSIDE AVENUE  
WATERTOWN, CONNECTICUT  
(M/B/L: 124/180/1A)



LOCATION MAP  
SCALE: 1" = 1,000'

## CONSTRUCTION DRAWINGS

PREPARED FOR:

**PALM COAST CAPITAL, LLC**

805 GAMEWELL AVENUE  
MAITLAND, FLORIDA 32752

### OWNER

THE RENAISSANCE GALLERIA LLC  
83 PARK STREET  
WATERBURY, CONNECTICUT 06702

### APPLICANT

MATT DARLING / MANAGER  
PALM COAST CAPITAL, LLC  
805 GAMEWELL AVENUE  
MAITLAND, FLORIDA 32752

### PROPERTY INFORMATION

ADDRESS: 0 HILLSIDE AVENUE  
TOWN OF WATERTOWN  
CONNECTICUT 06779  
M/B/L: 124 / 180 / 1A  
AREA: 5.242± ACRES

### GEOTECHNICAL ENGINEER

JOSEPH W. KIDD, P.E.  
SOLLI ENGINEERING, LLC  
11 VANDERBILT AVENUE, SUITE 140  
NORWOOD, MASSACHUSETTS 02062  
(781) 352-8491

### WATERTOWN WATER & SEWER AUTHORITY

DAVID MCMAHON  
SUPERINTENDENT OF WATER & SEWER AUTHORITY  
717 FRENCH STREET  
OAKVILLE, CONNECTICUT 06779-1099  
(860) 945-5299  
MCMAHON@WATERWOWNCT.ORG

### ELECTRIC PROVIDER

EVERSOURCE  
1-800-246-2000

### GAS PROVIDER

EVERSOURCE  
1-800-246-2000

### SITE / CIVIL ENGINEER

KEVIN SOLLI, P.E., PTOE, CPESC, LEED AP BD+C  
(ENGINEER OF RECORD)  
LICENSE NO. 25759  
SOLLI ENGINEERING, LLC  
11 VANDERBILT AVENUE, SUITE 140  
NORWOOD, MASSACHUSETTS 02062  
(781) 352-8491

### LANDSCAPE DESIGNER

MARY BLACKBURN, P.L.A., C.A.P.  
SOLLI ENGINEERING, LLC  
11 VANDERBILT AVENUE, SUITE 140  
NORWOOD, MASSACHUSETTS 02062  
(781) 352-8491

### SURVEYOR OF RECORD

BYRAN P. NESTRIAK, P.E., L.S.  
LICENSE NO. 23556  
ACCURATE LAND SURVEYING, LLC  
15 RESEARCH DRIVE  
WOODBRIDGE, CONNECTICUT 06525  
(203) 881-8145

### ARCHITECT

GLEN P. OXFORD, AIA  
OXFORD ARCHITECTURE  
294 SIXTH DRIVE SUITE 200  
NASHVILLE, TENNESSEE 37204  
(615) 256-3455

### DRAWING LIST

CIVIL PLANS			
SHEET #	SHEET NAME	PLAN DATE	LATEST REVISION
0.00	COVER SHEET	05/23/25	03/10/26
1 OF 1	ALTA NPS LAND TITLE SURVEY	01/06/25	11/14/25
0.10	NOTES, LEGENDS, & ABBREVIATIONS	05/23/25	03/10/26
0.11	APPROVALS	05/23/25	03/10/26
0.12	ROUING LOGS	05/23/25	03/10/26
2.10	OVERALL SITE AREA MAP	05/23/25	03/10/26
2.11	SITE LAYOUT PLAN	05/23/25	03/10/26
2.12	SITE LAYOUT PLAN ENLARGEMENTS	05/23/25	03/10/26
2.21	GRADING & DRAINAGE PLAN	05/23/25	03/10/26
2.22	STORMWATER MANAGEMENT DETAILS	05/23/25	03/10/26
2.31	PHASE I SOIL EROSION & SEDIMENT CONTROL PLAN	05/23/25	03/10/26
2.32	PHASE II SOIL EROSION & SEDIMENT CONTROL PLAN	05/23/25	03/10/26
2.41	SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS	05/23/25	03/10/26
2.51	SITE UTILITY PLAN	05/23/25	03/10/26
2.52	UTILITY PROFILE & ENLARGEMENT	05/23/25	03/10/26
2.53	EV CHARGING PLAN	05/23/25	03/10/26
2.61	LANDSCAPE PLAN	05/23/25	03/10/26
2.62	LANDSCAPE DETAILS & NOTES	05/23/25	03/10/26
2.71	LIGHTING PLAN	05/23/25	03/10/26
3.01	CONSTRUCTION DETAILS	05/23/25	03/10/26
3.02	CONSTRUCTION DETAILS	05/23/25	03/10/26
3.03	CONSTRUCTION DETAILS	05/23/25	03/10/26
3.04	CONSTRUCTION DETAILS	05/23/25	03/10/26

PREPARED BY:



MONROE, CT | WEST HARTFORD, CT | NORWOOD, MA

3	05/10/26	CONSTRUCTION REV. #1
2	07/11/25	RETAINING WALL RFI
1	06/04/25	Plan Revisions - Staff Review
Rev. #:	Date	Description
Project: <b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A		
Sheet Title:	Sheet #:	
<b>COVER SHEET</b>	<b>0.00</b>	



**GENERAL NOTES**

- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2015, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
- THE SUBJECT SITE IS A SINGLE PARCELED PARCEL WITH A TOTAL AREA OF 1.242 ACRES. THE SITE IS LOCATED WITHIN THE 05V9D / 50V9D IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
- UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #19 (2024).

**SITE PLAN NOTES**

- PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE THE COMMENCEMENT OF WORK AT "911" OR 1-800-922-4451 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY AND SECURITY OF THE SITE DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER OF RECORD HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFETY METHODS OR MEANS OF THE WORK. JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNING AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS PROJECT.
- CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING AND SIDEWALKS ADJACENT TO THE BUILDING.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CTDOT) TRAFFIC DESIGN MANUAL. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB UNLESS OTHERWISE DETAILED OR NOTED.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
- PAVEMENT MARKING KEY:  
 4" SOLID SINGLE SOLID WHITE LINE  
 12" SSW/S 2" DOUBLE SOLID WHITE STOP BAR  
 4" DSW 4" DOUBLE SOLID YELLOW LINE  
 4" DSW 4" DOUBLE SOLID YELLOW LINE  
 10. PARKING SPACES SHALL BE STRIPED WITH 4" SSW/L HATCHED AREA SHALL BE STRIPED WITH 4" SSW/L AT A 45° ANGLE. 2" ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE AND WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.  
 11. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE ENGINEER OF RECORD. DURING CONSTRUCTION CONTRACTOR IS TO HAVE THE SITE MAINTAINED FREE OF ALL TRASH, LITTER, DEBRIS, AND OVERGROWN VEGETATION.  
 12. THE OWNER SHALL BE RESPONSIBLE TO HAVE THE SITE MAINTAINED FREE OF ALL TRASH, LITTER, DEBRIS, AND OVERGROWN VEGETATION.  
 13. PAVEMENT MARKINGS SHALL BE NOT APPLIED TYPE IN ACCORDANCE WITH CTDOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

**GRADING & DRAINAGE NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNING AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS PROJECT.
- UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE, AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "911" OR 1-800-922-4451 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING, OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER OF RECORD IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIMPACTED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OF RECORD OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
- ALL UTILITY WORK PROPOSED WITHIN THE TOWN OF WATERTOWN RIGHT-OF-WAY SHALL COMPLY WITH TOWN OF WATERTOWN DPW, CTDOT, UTILITY PROVIDER, AND ENGINEERING STANDARDS AND SPECIFICATIONS. PROPOSED UTILITY WORK WILL REQUIRE LANE CLOSURES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE CITY DEPARTMENTS PRIOR TO CONSTRUCTION.
- ALL DISTURBANCE TO TOWN, COUNTY, OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
- IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL STOP EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPLETION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO PAVING OPERATIONS COMMENCING.
- THE PROPOSED STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CONNECTICUT STORMWATER QUALITY MANUAL (CSQ) TO THE BEST EXTENT PRACTICABLE.
- ALL CATCH BASINS ARE TO BE INSTALLED WITH MINIMUM OF 4-FOOT SLUMPS WITH BOWLS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE WATER SERVICE SHALL BE IN COMPLIANCE WITH WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE SEWER SERVICE SHALL BE IN COMPLIANCE WITH THE TOWN OF WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE ELECTRIC SERVICE SHALL BE IN COMPLIANCE WITH UTILITY PROVIDER STANDARDS AND SPECIFICATIONS.
- ALL WORK ASSOCIATED WITH THE INSTALLATION OF THE GAS SERVICE SHALL BE IN COMPLIANCE WITH UTILITY PROVIDER STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING OF EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE-IN FEES REQUIRED BY UTILITY PROVIDERS.

**GENERAL TRAFFIC NOTES**

- DURING THE PROGRESS OF WORK, ALL ROADS SHALL REMAIN OPEN FOR THE PASSAGE OF TRAFFIC AND PEDESTRIANS AND SHALL NOT BE UNNECESSARILY OBSTRUCTED UNLESS AUTHORIZED BY THE AUTHORITY HAVING JURISDICTION OVER SAME. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF TRANSPORTATION (D.O.T.) TOWN PUBLIC WORKS DEPARTMENT, LOCAL POLICE AND STATE POLICE AS REQUIRED.
- WARNING SIGNS SHALL BE PROVIDED ALONG ALL ROADS WHERE WORK IS IN PROGRESS. THE CONTRACTOR SHALL NOTIFY AND MAKE ALL ARRANGEMENTS WITH THE D.O.T., TOWN PUBLIC WORKS DEPARTMENT, LOCAL POLICE AND STATE POLICE FOR DIRECTION OF TRAFFIC PAST THE EQUIPMENT, MACHINERY, OR CONSTRUCTION OPERATIONS. BARRICADES AND LIGHTS SHALL BE PROVIDED TO PROTECT TRAFFIC WHERE TRENCHES HAVE BEEN CUT IN ROAD SHOULDERS, WARNING SIGNS SHALL BE PLACED AT FREQUENT INTERVALS AND MAINTAINED UNTIL THE SIGNALER IS SAFE TO TRAVEL. ALL SUCH WORK AND OPERATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE D.O.T., PUBLIC WORKS DEPARTMENT, LOCAL POLICE AND STATE POLICE.

**819 CONSTRUCTION NOTES**

- ALL WORK WITHIN THE STATE RIGHT-OF-WAY WILL COMPLY WITH FORM #19, "THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION" WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS. IN ANY CASE WHERE THE CONSTRUCTION IS NOT SPECIFICALLY DETAILED IN THE FORM #19, THE WORK WILL BE COMPLETED AS DIRECTED BY THE ENGINEER OR DISTRICT PERMIT SECTION REPRESENTATIVE.
- REMOVAL OF PAVEMENT MARKINGS ALONG STATE ROADWAYS SHALL BE COMPLETED BY A NON-DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM #19 SECTION 12.11 AS REVISED.
- NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PASTE IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM #19 SECTION 12.11 AS REVISED.
- NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM #19 SECTION 12.09 AS REVISED. ALL SIGNS AND PAVEMENT MARKINGS INSTALLED WITHIN THE STATE RIGHT OF WAY MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST STATE OF CONNECTICUT CATALOG OF SIGNS AS REVISED.
- ANY DAMAGE TO THE EXISTING CURB, SIDEWALK OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.

**ABBREVIATIONS**

AS	ASBESTOS CEMENT
BC	BOTTOM OF CURB
CB	CATCH BASIN
CF	CUBIC FEET
CI	CAST IRON
CT	CONNECTICUT
D <sub>50</sub>	ROCK SIZE DIAMETER (50% OR SMALLER)
D-HOX	DISTRIBUTION BOX
DI	DUCTILE IRON
DMH	DRAINAGE MANHOLE
DNM	DOMESTIC
DOT	DEPARTMENT OF TRANSPORTATION
DPW	DEPARTMENT OF PUBLIC WORKS
(E)	EAST
ELFV	ELEVATION
EX	EXISTING
FLSD	FLAED END SECTION
FF	FINISHED FLOOR ELEVATION
FT	FEET
GAL	GALLON
GPA	GROSS FLOOR AREA
GPD	GALLONS PER DAY
GT	GREASE TRAP
UTD	GRADE TO DRAIN
H	HEIGHT
HDPB	HIGH DENSITY POLYETHYLENE
IN	INCHES
INVT	INVERT
LOD	LIMIT OF DISTURBANCE
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
(N)	NORTH
(NE)	NORTHEAST
(NW)	NORTHWEST
NAVD	NORTH AMERICAN VERTICAL DATUM
N/A	NOT APPLICABLE
ON-CENTER	ON-CENTER
PERM	PERMANENT
PER	PERFORATED
PROPOSED	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
(S)	SOUTH
(SE)	SOUTHEAST
(SW)	SOUTHWEST
(SCH)	SCHEDULE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FOOT
SMH	SEWER MANHOLE
SSEW	SANITARY SEWER
STRM	STORM
TC	TOP OF CURB
TF	TOP OF FRAME
TOT	TOTAL
TYP	TYPICAL
UG	UNDERGROUND SYSTEM
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
(W)	WEST

**LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINING LOT LINE
	ZONE LINE
	BUILDING SETBACK
	APPROXIMATE LOCATION OF WETLANDS/BROOK
	15FT UPLAND ACHIEVEMENT BUFFER
	EXISTING BUILDING LIMITS
	PROPOSED BUILDING
	SAWCUT PAVEMENT LINE
	GRANITE CURB
	CONCRETE CURB
	STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
	HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT
	CONCRETE SIDEWALK - HEAVY DUTY CONCRETE PAVEMENT
	ENVIRONMENTAL LAND USE RESTRICTION AREA
	PAVEMENT STRIPING - YELLOW
	PAVEMENT STRIPING - WHITE
	STANDARD AND ADA PARKING SPACES
	TRANSITION CURB
	MAJOR CONTOURS
	MINOR CONTOURS

	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	CONTOUR LABEL
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	GRADE TO DRAIN
	STORM DRAIN PIPE
	CATCH BASIN
	STORM MANHOLE
	RIP RAP
	SILT FENCE PROTECTION
	CONSTRUCTION FENCE
	SILT / COMPOST SOCK
	PROPOSED SILT SACK INLET PROTECTION
	CONSTRUCTION ENTRANCE
	BUILDING / STRUCTURE DEMOLITION
	BITUMINOUS CONCRETE PAVEMENT DEMOLITION / REMOVAL
	CURB REMOVAL
	WATER SERVICE / STORM / SANITARY SEWER PIPE REMOVAL
	UTILITY CONDUIT REMOVAL
	GUIDE RAIL / FENCE / ROCK WALL REMOVAL
	CONCRETE PAVEMENT DEMOLITION
	MAINTAINED SILT SACK INLET PROTECTION
	STORM / SANITARY STRUCTURE REMOVAL

**SIGN LEGEND**

	STOP SIGN
	819 CONNECTICUT PARKING SIGN
	819 CONNECTICUT PARKING SIGN

**ZONING COMPLIANCE TABLE**

ZONE:	SEALY OAKVILLE VILLAGE PLANNED DEVELOPMENT DISTRICT (SOV9DD)	REQUIREMENT	EXISTING CONDITIONS	PROPOSED 0 HILLSIDE AVENUE (M/B/L: 124/180/1A)	25 HILLSIDE AVENUE (M/B/L: 124/180/1)
ZONING REQUIREMENT (SOV9DD)					
MINIMUM DEVELOPMENT SIZE	4 ACRES	9,366 AC	24,815 SF (1,242 AC)	163,193 SF (4,134 AC)	N/A
MINIMUM FRONT YARD BUILDING SETBACK	35 FT	N/A	83 FT / 1114 FT	N/A	N/A
MINIMUM SIDE YARD BUILDING SETBACK	35 FT	N/A	1714 FT	N/A	N/A
MINIMUM REAR YARD BUILDING SETBACK	35 FT	N/A	2164 FT	N/A	N/A
MAXIMUM BUILDING HEIGHT	4 STORIES / 50 FT	N/A	< 40 FT	N/A	N/A
MAXIMUM OUTDOOR DISPLAY OF MERCHANDISE	35,000 SF	N/A	24,475 SF	N/A	N/A
MAXIMUM COMMERCIAL DENSITY	12,000 SF / ACRE	N/A	4,184 SF / ACRE	N/A	N/A

**PARKING SUMMARY**

PROPOSED DEVELOPMENT	GFA	REQUIREMENT	REQUIRED	PROVIDED
PROPOSED TRACTOR SUPPLY COMPANY	21,930 SF	1 SPACE / 250 SF	88	88
		TOTAL	88	88

03/10/26 CONSTRUCTION REV. #1

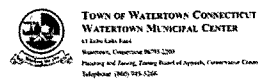
Rev. # Date Description

**SOLLI ENGINEERING**  
 MONTROE, CT | W. HARTFORD, CT | NORWOOD, MA  
 SOLLINGENGINEERING.COM  
 T: (203) 666-5451 | F: (203) 666-8665

Drawn By: OSK  
 Checked By: CJB  
 Approved By: KMS  
 Project #: 24202601  
 Plan Date: 05/23/25  
 Scale: NTS

Project:  
**PROPOSED TRACTOR SUPPLY**  
 0 HILLSIDE AVENUE  
 WATERTOWN, CONNECTICUT  
 M/B/L: 124/180/1A

Sheet Title: NOTES, LEGENDS, & ABBREVIATIONS  
 Sheet #: 0.10



**TOWN OF WATERTOWN CONNECTICUT**  
**WATERTOWN MUNICIPAL CENTER**  
 11 John Lane East  
 Watertown, Connecticut 06195-1200  
 Planning and Zoning, Zoning Board of Appeals, Commission Chairman Robert Whited Agency  
 Telephone: (860) 945-1206 Fax: (860) 945-1276

10/23/2015

10/23/2015  
 Main Drawing  
 Plans/Specifications, LLC  
 800 Connecticut Avenue  
 Middletown, CT 06457

Re: Site Plan Approval for construction of a 25,000 square foot commercial retail development at a 10.1-acre parcel, with associated parking, stormwater management facilities, outdoor storage, and public open space located in the South Hillside Village Planned Development District (SHPD) ZONE 12-1000A.

Dear Mr. Darling:

The Planning and Zoning Commission at a regular meeting held on April 1, 2015 approved a site plan application for a site located at 0 Hillside Avenue, Watertown, CT.

The text of the approved resolution can be found attached.

Please make note of the following information:

There is a 30-day appeal period following the Commission approval based on a publication of the notice of decision.

The Commission's notice of decision will be published on April 16, 2015.

After expiration of the 30-day appeal period, we will ask you to provide three paper copies of the record plan for our review.

The record plan must be a paper copy that includes all final revisions including a listing of the conditions of approval and signature block.

Your consultant should also provide the record plan drawing in electronic format compatible with the town's geographic information system.

After final review you will provide us with a copy of the record plan for signature of appropriate town officials.

11/2/15

Upon returning to you of the signed copy, you will file the record plan in the Town Clerk's Office. Please note there is a one-year deadline to complete the filing process after the expiration of the 30-day appeal period.

During this 30-day appeal period you can set up a presentation meeting to review the record plan and discuss with staff the limitations of the work.

The project business office upon the filing (1) in the town clerk's office and (2) in the town records, in accordance with the provisions of section 8-3d.

The project expires five years from the date of approval by April 5, 2020. You must complete all work associated with this project by then.

A zoning permit application shall be submitted to the zoning office and approved prior to the beginning of construction.

Please contact our office if you have any questions on how to proceed.

Sincerely,

*[Signature]*

Kevin Hatch  
 Assistant Zoning Enforcement Officer  
 City Clerk's Office

11/2/15

The text of the approved resolution is as follows:

Summary:

The applicant proposes construction of a 25,000 square foot commercial retail development for Tractor Supply Company on a 10.1-acre parcel on the corner of Hillside Street and Hillside Avenue. It will contain 180 parking spaces as well as loading facilities for truck transport in and out. It will also contain 1,275 square feet of outdoor storage area, 1,800 square feet of landscaped open space, 14,220 square feet of outdoor display area. The project will include associated driveway, landscaping, drainage basin, and signage.

Resolution:

WHEREAS the Watertown Planning and Zoning Commission (herein "Commission") received a Site Plan application for the Plan approval for construction of a 25,000 square foot commercial retail development at a 10.1-acre parcel, with associated parking, open space, outdoor display area, and stormwater management facilities as shown in plans filed;

Sheet #	Sheet Name	Designer	Original Plan Date	Latest Revision
0.00	Cover Sheet	Plans/Specifications, LLC	10/23/15	10/23/15
1.01	ALTERNATE LAND USE PLAN	Plans/Specifications, LLC	10/23/15	N/A
1.02	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.03	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.04	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.05	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.06	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.07	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.08	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.09	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.10	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.11	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.12	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.13	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.14	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.15	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.16	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.17	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.18	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.19	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.20	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.21	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.22	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.23	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.24	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.25	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.26	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.27	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
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1.40	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.41	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.42	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
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1.45	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.46	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.47	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.48	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
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1.96	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.97	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.98	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
1.99	Site Plan	Plans/Specifications, LLC	10/23/15	N/A
2.00	Site Plan	Plans/Specifications, LLC	10/23/15	N/A



11/2/15

**TOWN OF WATERTOWN SITE PLAN APPROVAL**

Sheet #	Sheet Name	Designer	Original Plan Date	Latest Revision
1.01	Grading & Erosion Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
1.02	Parking Area Engineering	Sub Engineering, LLC	10/23/15	10/23/15
1.03	Final Site Erosion & Sediment Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
1.04	Final Site Erosion & Sediment Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
1.05	Final Site Erosion & Sediment Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
1.06	Final Site Erosion & Sediment Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
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1.58	Final Site Erosion & Sediment Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
1.59	Final Site Erosion & Sediment Control Plan	Sub Engineering, LLC	10/23/15	10/23/15
1.60	Final Site Erosion &amp			

SOELLI ENGINEERING, LLC		PROJECT INFORMATION		DATE	
NO.	DEPTH (FEET)	TEST TYPE	TEST RESULT	TEST TYPE	TEST RESULT
1	0 - 1	...	...	...	...
2	1 - 2	...	...	...	...
3	2 - 3	...	...	...	...
4	3 - 4	...	...	...	...
5	4 - 5	...	...	...	...
6	5 - 6	...	...	...	...
7	6 - 7	...	...	...	...
8	7 - 8	...	...	...	...
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GEOTECHNICAL BORING LOGS PERFORMED BY SOLLI ENGINEERING, LLC  
REFER TO THE FULL GEOTECHNICAL REPORT FOR MORE INFORMATION PERTAINING TO SUBSURFACE CONDITIONS & GEOTECHNICAL RECOMMENDATIONS

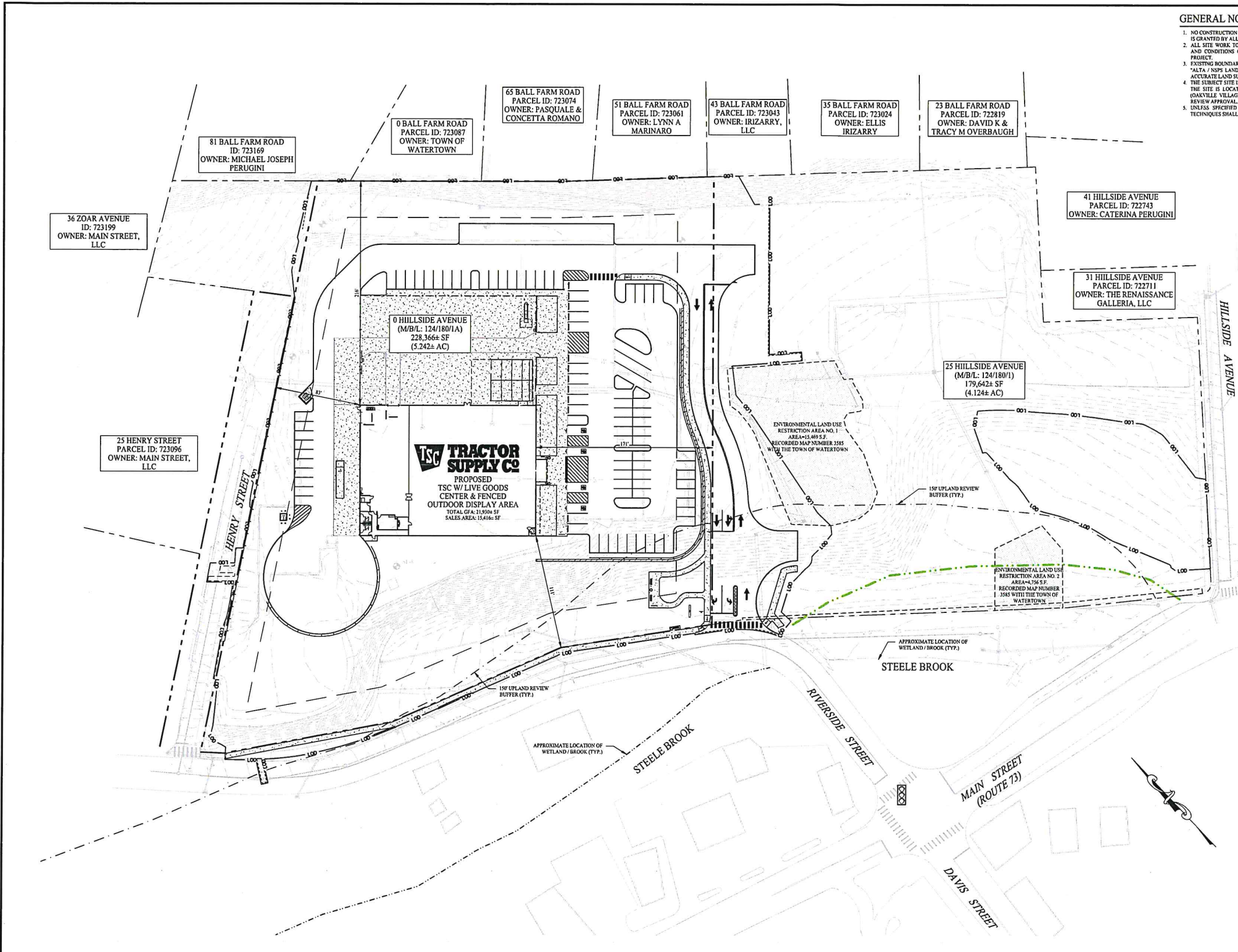
03/10/26 CONSTRUCTION REV. #1	
Rev. #	Date Description
 MONROE, CT   W. HARTFORD, CT   NORWOOD, MA SOELLIENGINEERING.COM T: (860) 886-9497   F: (203) 886-9695	
Drawn By:	FDS
Checked By:	CJB
Approved By:	KMS
Project #:	24202601
Plan Date:	05/23/25
Scale:	NTS
	
Project: <b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Short Title:	Sheet #:
BORING LOGS	0.12

SOELLI ENGINEERING, LLC - 100 Main Street, Suite 200, Monroe, CT 06468  
Tel: (860) 886-9497 | Fax: (203) 886-9695 | Email: info@solliengineering.com



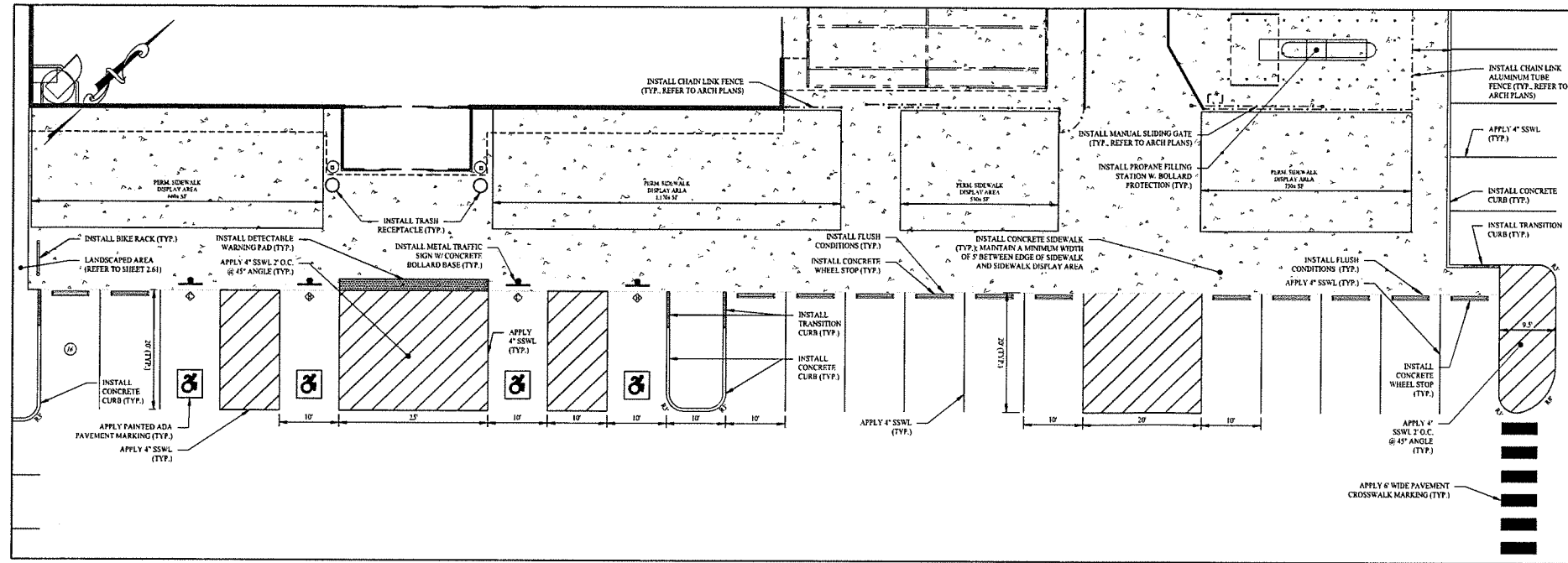
**GENERAL NOTES**

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED: JANUARY 8, 2021, 2024, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.24± ACRES. THE SITE IS LOCATED WITHIN THE OVPDD / SOVPDD IN THE TOWN OF WATERTOWN (GARDVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 819 (2024).



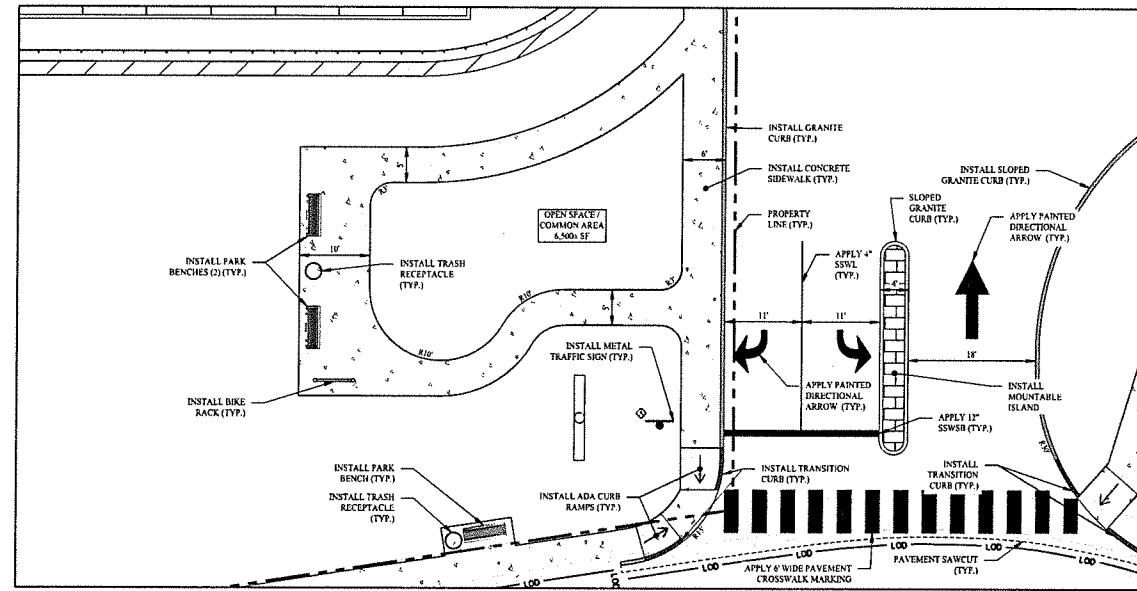
2			03/10/26	CONSTRUCTION REV. #1
1			06/04/25	Plan Revisions - Staff Review
Rev. #:	Date	Description		
Graphic Scale:				
<p><b>SOLLI ENGINEERING</b> MONTGOMERY, CT   W. HARTFORD, CT   NORWOOD, MA SOLLIENGINEERING.COM T: (203) 860-5455   F: (203) 860-5495</p>				
Drawn By:	OSK			
Checked By:	CJB			
Approved By:	KMS			
Project #:	24202501			
Plan Date:	05/23/25			
Scale:	1" = 40'	Project: <b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A		
Sheet Title:	OVERALL SITE LAYOUT MAP		Sheet #:	2.10

05/23/25, 2:28:42 PM - 2/2/25  
 S:\M\T\2025\24202501\24202501.dwg, 25, 06/04/25, 10:00 AM, KMS, 2/2/25, 2:28:42 PM



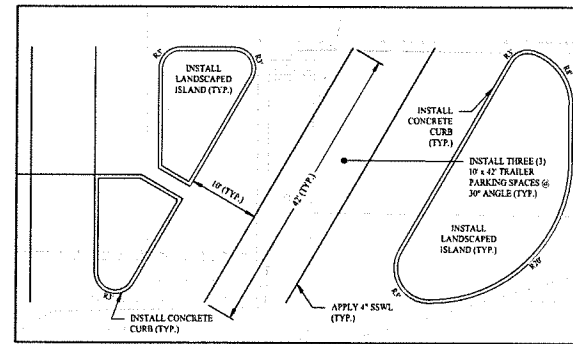
ACCESSIBLE PARKING AREA ENLARGEMENT

SCALE: 1" = 10'



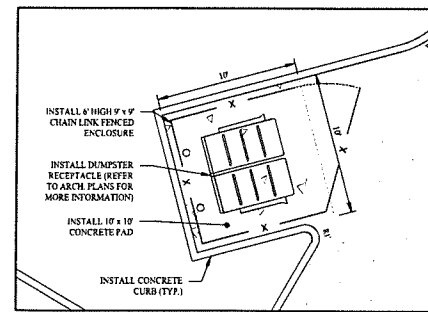
PROPOSED COMMON AREA / OPEN SPACE ENLARGEMENT

SCALE: 1" = 10'



ANGLED TRAILER SPACE ENLARGEMENT

SCALE: 1" = 10'



DUMPSTER ENLARGEMENT

SCALE: 1" = 5'

GENERAL NOTES

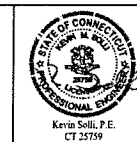
1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED AUGUST 19, 2024, SCALE: 1" = 40'. BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PARCEL WITH A TOTAL AREA OF 9.37+ ACRES SITE LOCATED IN THE PLANNED OAKVILLE CENTRAL BUSINESS (CZ) ZONING DISTRICT OF THE TOWN OF WATERTOWN, CONNECTICUT. RETAIL USES ARE PERMITTED THROUGH SPECIAL PERMIT REVIEW IN THE PLANNED COMMERCIAL ZONING DISTRICT.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 410 (2024).
6. REFER TO SHEET 2.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
7. REFER TO SHEET 2.11 FOR SITE PLAN LAYOUT.

2	03/10/24	CONSTRUCTION REV. #1
1	06/04/25	Plan Revisions - Staff Review
Rev. #:	Date	Description



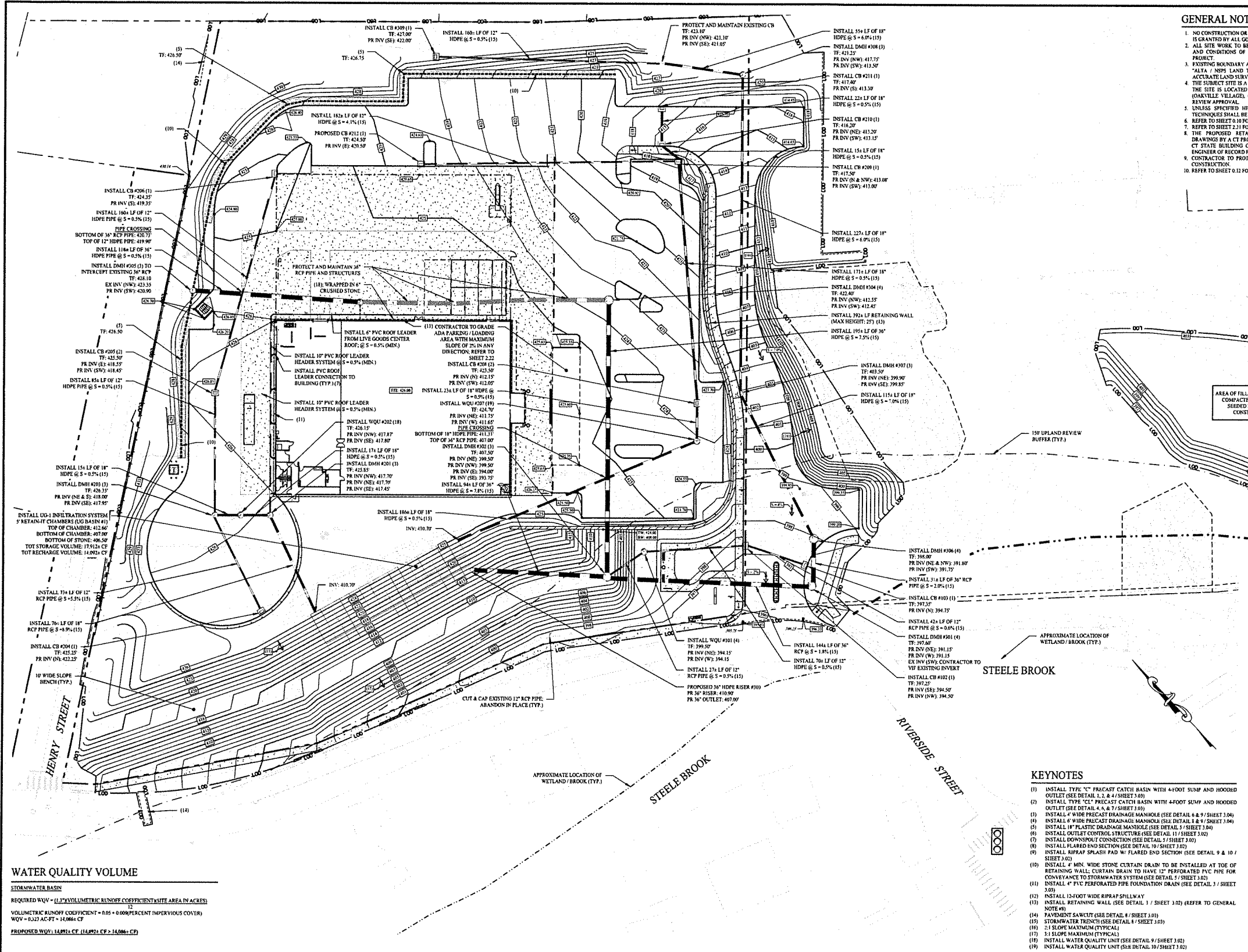
**SOLLI ENGINEERING**  
 MONROE, CT | W. HARTFORD, CT | BOKWOOD, MA  
 T: (203) 888-5453 | F: (203) 888-9655

Drawn By: OSK  
 Checked By: CJB  
 Approved By: KMS  
 Project #: 24202401  
 Plan Date: 05/23/25  
 Scale: 1" = 10'



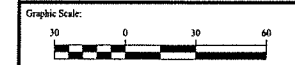
Project:  
**PROPOSED TRACTOR SUPPLY**  
 0 HILLSIDE AVENUE  
 WATERTOWN, CONNECTICUT  
 M/B/L: 124/180/1A

Sheet Title: **SITE LAYOUT PLAN ENLARGEMENTS**  
 Sheet #: **2.12**



- ### GENERAL NOTES
- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
  - ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
  - EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NPS LAND TITLE SURVEY", DATED: JANUARY 8, 2025, SCALE: 1" = 40', BY ACCRELAND SURVEYING, LLC.
  - THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 3.242+ ACRES. THE SITE IS LOCATED WITHIN THE OVPDD / SOVPDD IN THE TOWN OF WATERTOWN (GASVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
  - UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 195(2024).
  - REFER TO SHEET 0.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
  - REFER TO SHEET 2.11 FOR DEMOLITION OF EXISTING DRAINAGE STRUCTURES AND PIPING.
  - THE PROPOSED RETAINING WALLS REQUIRE DESIGN AND STAMPED WORKING DRAWINGS BY A CT PROFESSIONAL ENGINEER AND SHALL BE IN ACCORDANCE WITH THE CT STATE BUILDING CODE. ALL DESIGN AND PLANS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO THE CONSTRUCTION OF RETAINING WALLS.
  - CONTRACTOR TO PROTECT SUBSOILS BELOW THE ELEVATION OF 393.50 THROUGHOUT CONSTRUCTION.
  - REFER TO SHEET 0.12 FOR BORING LOG INFORMATION.

Rev. #	Date	Description
2	03/07/26	CONSTRUCTION REV. #1
1	07/11/25	RETAINING WALL RFI



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 SOLLIENGINEERING.COM  
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Drawn By: OSK  
 Checked By: STM  
 Approved By: KMS  
 Project #: 24202501  
 Plan Date: 05/23/25  
 Scale: 1" = 30'



Project:  
**PROPOSED TRACTOR SUPPLY**  
 0 HILLSIDE AVENUE  
 WATERTOWN, CONNECTICUT  
 M/B/L: 124/180/1A

Sheet Title:  
**GRADING & DRAINAGE PLAN**

Sheet #:  
**2.21**

- ### KEYNOTES
- INSTALL TYPE "C" PRECAST CATCH BASIN WITH 4-FOOT SUMP AND HOODED OUTLET (SEE DETAIL 1, 2, & 4 / SHEET 3.01)
  - INSTALL TYPE "CL" PRECAST CATCH BASIN WITH 4-FOOT SUMP AND HOODED OUTLET (SEE DETAIL 4, 4 & 7 / SHEET 3.03)
  - INSTALL 6" WIDE PRECAST DRAINAGE MANHOLE (SEE DETAIL 6 & 9 / SHEET 3.04)
  - INSTALL 6" WIDE PRECAST DRAINAGE MANHOLE (SEE DETAIL 8 & 9 / SHEET 3.04)
  - INSTALL 18" PLASTIC DRAINAGE MANHOLE (SEE DETAIL 5 / SHEET 3.04)
  - INSTALL OUTLET CONTROL STRUCTURE (SEE DETAIL 11 / SHEET 3.02)
  - INSTALL DOWNSPOUT CONNECTION (SEE DETAIL 5 / SHEET 3.02)
  - INSTALL FLARED END SECTION (SEE DETAIL 10 / SHEET 3.02)
  - INSTALL RIPRAP SPLASH PAD W/ FLARED END SECTION (SEE DETAIL 9 & 10 / SHEET 3.02)
  - INSTALL 4" MIN. WIDE STONE CURTAIN DRAIN TO BE INSTALLED AT TOE OF RETAINING WALL. CURTAIN DRAIN TO HAVE 12" PERFORATED PVC PIPE FOR CONVEYANCE TO STORMWATER SYSTEM (SEE DETAIL 5 / SHEET 3.02)
  - INSTALL 4" PVC PERFORATED PIPE FOUNDATION DRAIN (SEE DETAIL 3 / SHEET 3.02)
  - INSTALL 12-FOOT WIDE RIPRAP SPILLWAY
  - INSTALL RETAINING WALL (SEE DETAIL 1 / SHEET 3.02) (REFER TO GENERAL NOTE #9)
  - PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 3.01)
  - STORMWATER TRENCH (SEE DETAIL 1 / SHEET 3.03)
  - 2:1 SLOPE MAXIMUM (TYPICAL)
  - 3:1 SLOPE MAXIMUM (TYPICAL)
  - INSTALL WATER QUALITY UNIT (SEE DETAIL 9 / SHEET 3.02)
  - INSTALL WATER QUALITY UNIT (SEE DETAIL 10 / SHEET 3.02)

### WATER QUALITY VOLUME

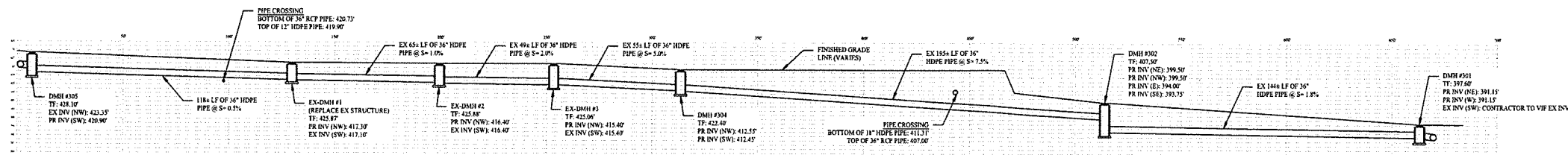
STORMWATER BASIN

REQUIRED WQV = (L<sup>3</sup>/V) \* (VOLUME METRIC RUNOFF COEFFICIENT) \* (SITE AREA IN ACRES)

VOLUME METRIC RUNOFF COEFFICIENT = 0.05 + 0.0006 PERCENT IMPERVIOUS COVER

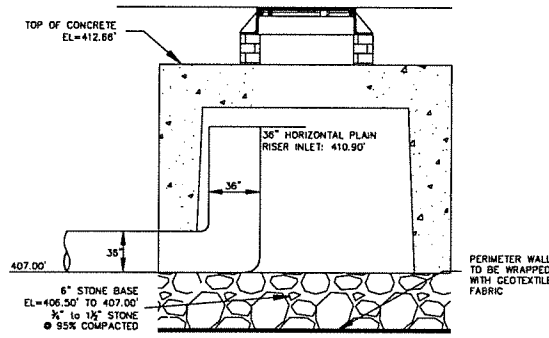
WQV = 0.323 AC-FT = 14,086 CF

PROPOSED WQV: 14,021 CF (14,021 CF > 14,086 CF)



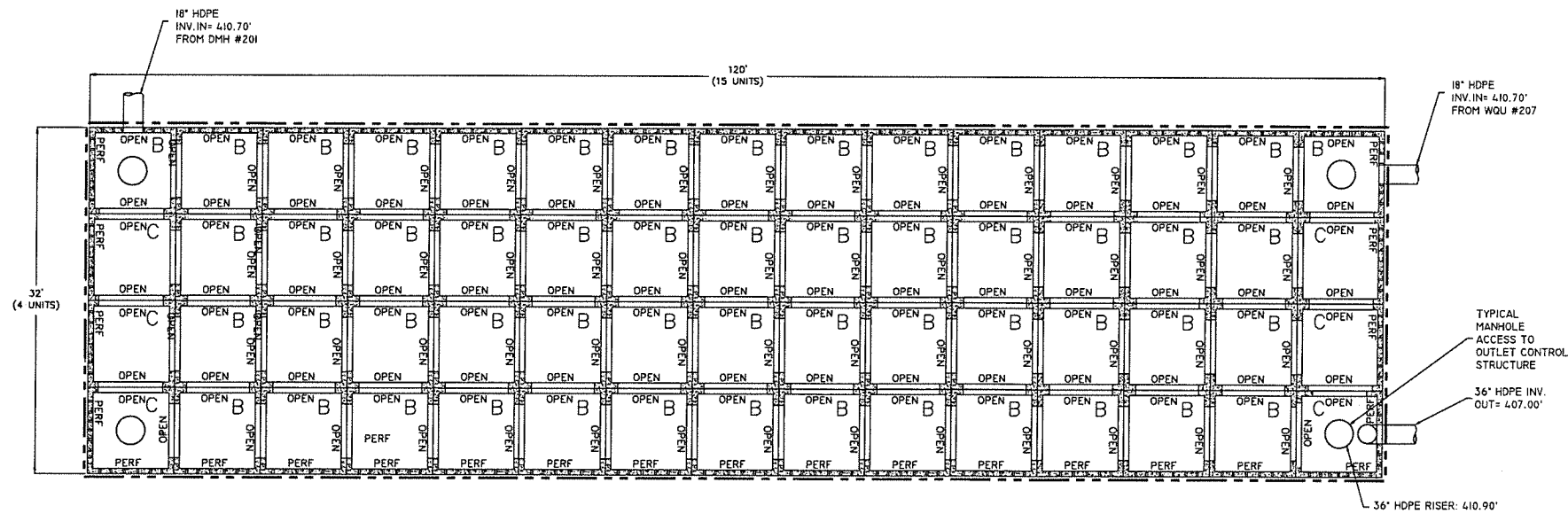
36" STORM PIPE SYSTEM PROFILE

V SCALE: 1" = 25' H SCALE: 1" = 25'



UG-1 STORMWATER SYSTEM RISER DETAIL

SCALE: NTS



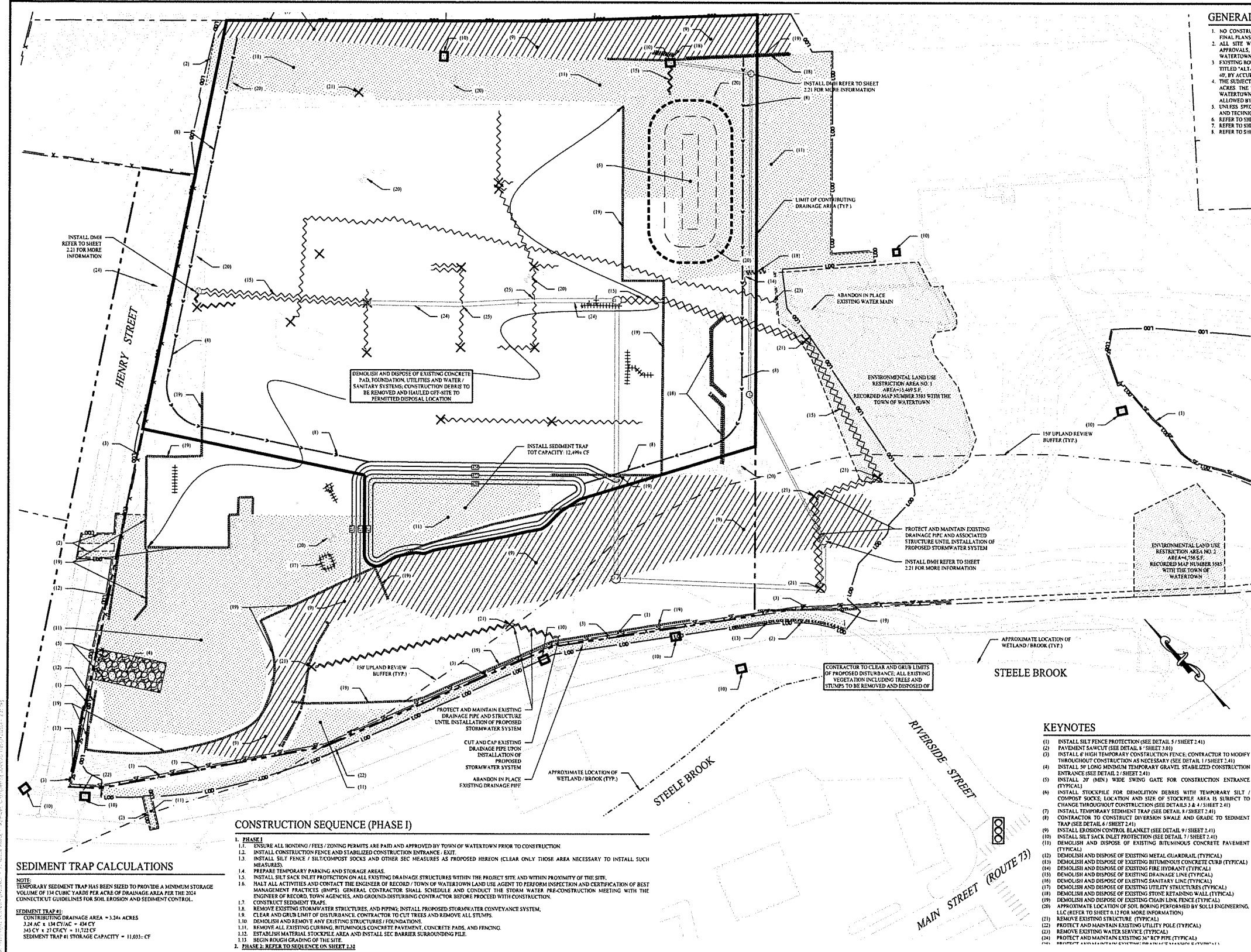
UG-1 STORMWATER SYSTEM DETAIL (RETAIN-IT 5' CONCRETE CHAMBERS OR APPROVED EQUAL)

SCALE: NTS

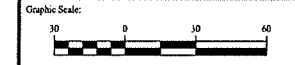
1	03/10/26	CONSTRUCTION REV. #1
Rev. #	Date	Description
Graphic Scale:		
 <b>SOLLI ENGINEERING</b> HARTFORD, CT   W. HARTFORD, CT   NORWOOD, MA SOLLIENGINEERING.COM T: (860) 486-9411   F: (203) 486-9411		
Drawn By:	ADH	 Kevin Solli, P.E. CT 25759
Checked By:	STM	
Approved By:	KMS	
Project #:	24202601	
Plan Date:	05/23/25	
Scale:	1" = 10'	
Project: <b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A		
Sheet Title:		Sheet #:
STORMWATER MANAGEMENT DETAILS		<b>2.22</b>

**GENERAL NOTES**

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA (NSP) LAND TITLE SURVEY", DATED JANUARY 8, 2023, SCALE: 1" = 20' BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 3.243 ACRES. THE SITE IS LOCATED WITHIN THE OPENED, SOFFORD IN THE TOWN OF WATERTOWN (DANVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 819 (2024).
6. REFER TO SHEET 610 FOR NOTES, LEGEND, AND ABBREVIATIONS.
7. REFER TO SHEET 212 FOR SOIL EROSION AND SEDIMENT CONTROL PHASE II.
8. REFER TO SHEET 241 FOR SEC NOTES AND DETAILS.



Rev. #	Date	Description
2	03/10/26	CONSTRUCTION REV. #1
1	06/04/25	Plan Revisions - Staff Review



**SOLLI ENGINEERING**  
 WINDSOR, CT | W. HARTFORD, CT | NORWOOD, MA  
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Drawn By:	FDS
Checked By:	STM
Approved By:	KMS
Project #:	24202601
Plan Date:	05/23/25
Scale:	1" = 30'



Project: **PROPOSED TRACTOR SUPPLY**  
 0 HILLSIDE AVENUE  
 WATERTOWN, CONNECTICUT  
 M/B/L: 124/180/1A

Sheet Title: **PHASE I SOIL EROSION & SEDIMENT CONTROL PLAN**

Sheet #: **2.31**

**CONSTRUCTION SEQUENCE (PHASE I)**

1. PHASE I
  - 1.1. ENSURE ALL BONDING / FEES / ZONING PERMITS ARE PAID AND APPROVED BY TOWN OF WATERTOWN PRIOR TO CONSTRUCTION.
  - 1.2. INSTALL CONSTRUCTION FENCE AND STABILIZED CONSTRUCTION ENTRANCE: EAST.
  - 1.3. INSTALL SILT FENCE / SILT/COMPOST SOCKS AND OTHER SEC MEASURES AS PROPOSED HEREON (CLEAR ONLY THOSE AREA NECESSARY TO INSTALL SUCH MEASURES).
  - 1.4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
  - 1.5. INSTALL SILT SACK INLET PROTECTION ON ALL EXISTING DRAINAGE STRUCTURES WITHIN THE PROJECT SITE AND WITHIN PROXIMITY OF THE SITE.
  - 1.6. HALT ALL ACTIVITIES AND CONTACT THE ENGINEER OF RECORD / TOWN OF WATERTOWN LAND USE AGENT TO PERFORM INSPECTION AND CERTIFICATION OF BEST MANAGEMENT PRACTICES (BMP). GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT THE STORM WATER PRE-CONSTRUCTION MEETING WITH THE ENGINEER OF RECORD, TOWN AGENCIES, AND GROUND-DISTURBING CONTRACTOR BEFORE PROCEED WITH CONSTRUCTION.
  - 1.7. CONSTRUCT SEDIMENT TRAPS.
  - 1.8. REMOVE EXISTING STORMWATER STRUCTURES, AND PIPING, INSTALL PROPOSED STORMWATER CONVEYANCE SYSTEM.
  - 1.9. CLEAR AND GRUB LIMIT OF DISTURBANCE. CONTRACTOR TO CLIP TREES AND REMOVE ALL STUMPS.
  - 1.10. DEMOLISH AND REMOVE ANY EXISTING STRUCTURES / FOUNDATIONS.
  - 1.11. REMOVE ALL EXISTING CURBING, BITUMINOUS CONCRETE PAVEMENT, CONCRETE PADS, AND FENCING.
  - 1.12. ESTABLISH MATERIAL STOCKPILE AREA AND INSTALL SEC BARRIER SURROUNDING FILE.
  - 1.13. BEGIN ROUGH GRADING OF THE SITE.
2. PHASE 2: REFER TO SEQUENCE ON SHEET 2.31

**SEDIMENT TRAP CALCULATIONS**

NOTE: TEMPORARY SEDIMENT TRAP HAS BEEN SIZED TO PROVIDE A MINIMUM STORAGE VOLUME OF 1/4 CUBIC YARDS PER ACRE OF DRAINAGE AREA PER THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

**SEDIMENT TRAP #1:**  
 CONTRIBUTING DRAINAGE AREA = 3.243 ACRES  
 3.24 AC x 134 CY/AC = 434 CY  
 343 CY x 27 CF/CY = 9232 CF  
 SEDIMENT TRAP #1 STORAGE CAPACITY = 11,033 CF

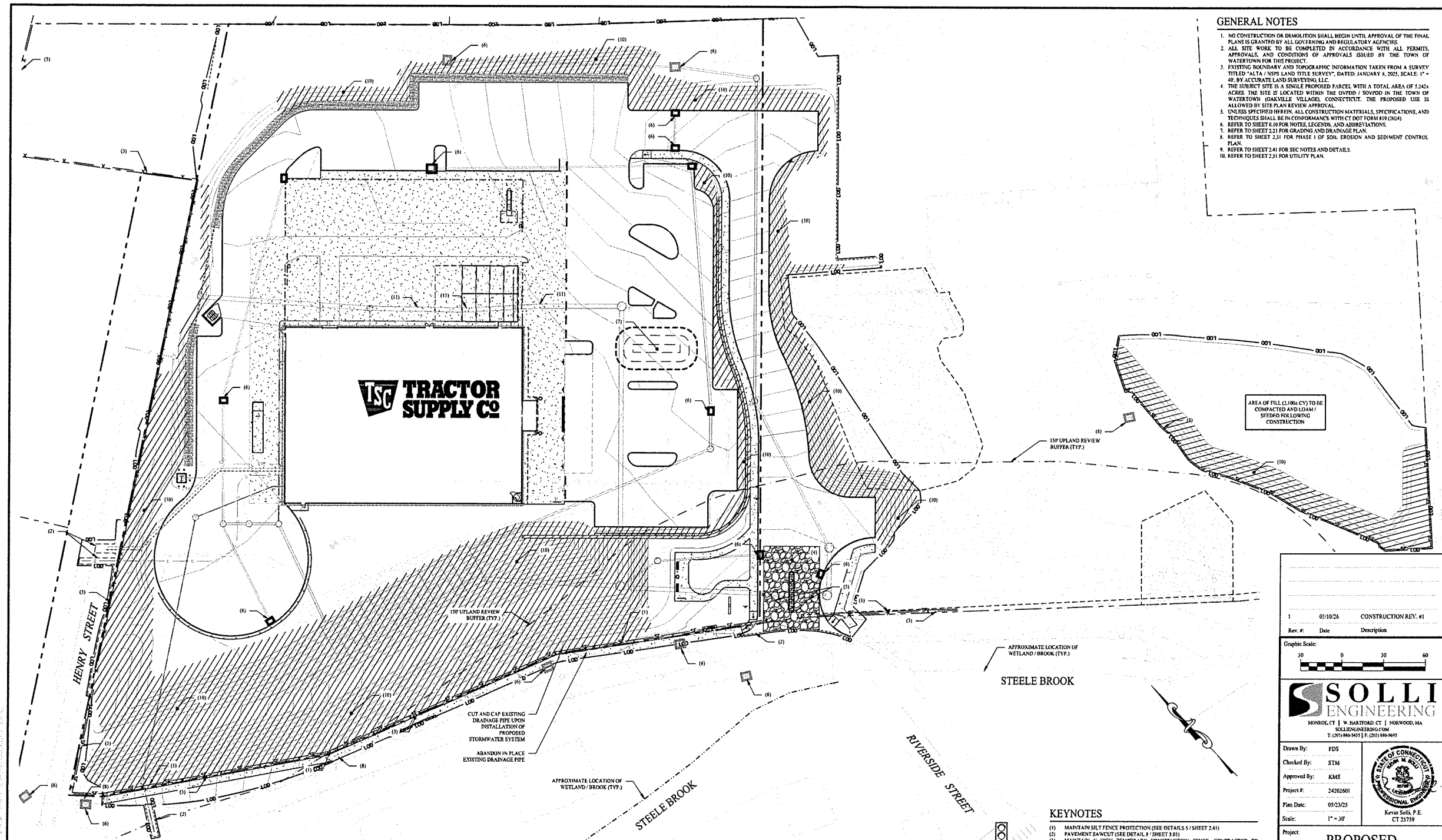
**KEYNOTES**

- (1) INSTALL SILT FENCE PROTECTION (SEE DETAIL 5 / SHEET 2.41)
- (2) PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 2.01)
- (3) INSTALL 4' HIGH TEMPORARY CONSTRUCTION FENCE. CONTRACTOR TO MODIFY THROUGHOUT CONSTRUCTION AS NECESSARY (SEE DETAIL 1 / SHEET 2.41)
- (4) INSTALL 30' LONG MINIMUM TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL 2 / SHEET 2.41)
- (5) INSTALL 20' (MIN) WIDE SWING GATE FOR CONSTRUCTION ENTRANCE (TYPICAL)
- (6) INSTALL STOCKPILE FOR DEMOLITION DEBRIS WITH TEMPORARY SILT / COMPOST SOCKS. LOCATION AND SIZE OF STOCKPILE AREA IS SUBJECT TO CHANGE THROUGHOUT CONSTRUCTION (SEE DETAILS 3 & 4 / SHEET 2.41)
- (7) INSTALL TEMPORARY SEDIMENT TRAP (SEE DETAIL 9 / SHEET 2.41)
- (8) CONTRACTOR TO CONSTRUCT DIVERSION SWALE AND GRADE TO SEDIMENT TRAP (SEE DETAIL 6 / SHEET 2.41)
- (9) INSTALL EROSION CONTROL BLANKET (SEE DETAIL 9 / SHEET 2.41)
- (10) INSTALL SILT SACK INLET PROTECTION (SEE DETAIL 7 / SHEET 2.41)
- (11) DEMOLISH AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT (TYPICAL)
- (12) DEMOLISH AND DISPOSE OF EXISTING METAL GUARDRAIL (TYPICAL)
- (13) DEMOLISH AND DISPOSE OF EXISTING BITUMINOUS CONCRETE CURB (TYPICAL)
- (14) DEMOLISH AND DISPOSE OF EXISTING FIRE HYDRANT (TYPICAL)
- (15) DEMOLISH AND DISPOSE OF EXISTING DRAINAGE LINE (TYPICAL)
- (16) DEMOLISH AND DISPOSE OF EXISTING SANITARY LINE (TYPICAL)
- (17) DEMOLISH AND DISPOSE OF EXISTING UTILITY STRUCTURES (TYPICAL)
- (18) DEMOLISH AND DISPOSE OF EXISTING STONE RETAINING WALL (TYPICAL)
- (19) DEMOLISH AND DISPOSE OF EXISTING CHAIN LINK FENCE (TYPICAL)
- (20) APPROXIMATE LOCATION OF SOIL BORING PERFORMED BY SOLLI ENGINEERING, LLC (REFER TO SHEET 612 FOR MORE INFORMATION)
- (21) REMOVE EXISTING STRUCTURE (TYPICAL)
- (22) PROTECT AND MAINTAIN EXISTING UTILITY POLE (TYPICAL)
- (23) REMOVE EXISTING WATER SERVICE (TYPICAL)
- (24) PROTECT AND MAINTAIN EXISTING 4" CP PIPE (TYPICAL)

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**GENERAL NOTES**

1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
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3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2025, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.242 ACRES. THE SITE IS LOCATED WITHIN THE OVPFD / SOVPFD IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 819 (2024).
6. REFER TO SHEET 2.31 FOR NOTES, LEGENDS, AND ABREVIATIONS.
7. REFER TO SHEET 2.31 FOR GRADING AND DRAINAGE PLAN.
8. REFER TO SHEET 2.31 FOR PHASE I OF SOIL EROSION AND SEDIMENT CONTROL PLAN.
9. REFER TO SHEET 2.41 FOR SEC NOTES AND DETAILS.
10. REFER TO SHEET 2.51 FOR UTILITY PLAN.



AREA OF FILL (2,100+ CY) TO BE COMPACTED AND LOAM / STERILIZED FOLLOWING CONSTRUCTION

1	03/10/26	CONSTRUCTION REV. #1
Rev. #:	Date	Description



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Drawn By: PDS  
 Checked By: STM  
 Approved By: KMS  
 Project #: 24202601  
 Plan Date: 05/23/25  
 Scale: 1" = 30'



Project:  
**PROPOSED TRACTOR SUPPLY**  
 0 HILLSIDE AVENUE  
 WATERTOWN, CONNECTICUT  
 M/B/L: 124/180/1A

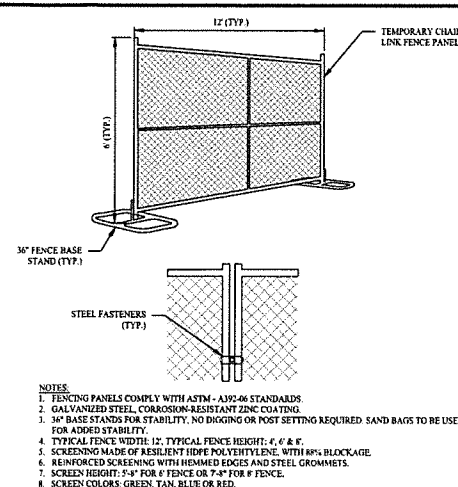
Sheet Title: PHASE II SOIL EROSION & SEDIMENT CONTROL PLAN  
 Sheet #: 2.32

**CONSTRUCTION SEQUENCE (PHASE II)**

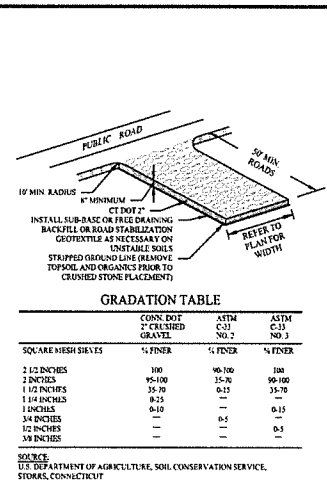
- I. PHASE II:**
- 1.1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
  - 1.2. INSTALL PROPOSED STORM DRAINAGE SYSTEM AND STRUCTURES (SEE SHEET 2.21).
  - 1.3. UPON INSTALLATION OF DRAINAGE STRUCTURES INLET PROTECTIONS TO BE INSTALLED.
  - 1.4. INSTALL UTILITIES AS SHOWN ON SHEET 2.51. UTILITIES TO BE CAPPED FOR FUTURE CONNECTIONS AS SHOWN ON HEREON. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS TO CONFIRM LAYOUT / PHASING.
  - 1.5. START CONSTRUCTION OF BUILDING PAD, PARKING AREAS, AND STRUCTURES.
  - 1.6. INSTALL CURBS.
  - 1.7. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
  - 1.8. PREPARE SITE FOR FINAL GRADING.
  - 1.9. CONSTRUCT CONCRETE PADS AND SIDEWALKS.
  - 1.10. INSTALL APPROPRIATE INLET PROTECTIONS PRIOR TO PAVING.
  - 1.11. PAVE AREAS SHOWN ON SITE LAYOUT PLAN, SEE SHEET 2.11.
  - 1.12. CONTRACTOR / CONSTRUCTION MANAGER TO COORDINATE WITH ENGINEER OF RECORD TO OBTAIN STABILIZED SITE STATUS.
  - 1.13. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION REPORT IS SIGNED BY THE CONSTRUCTION MANAGER AND SUBMITTED.

**KEYNOTES**

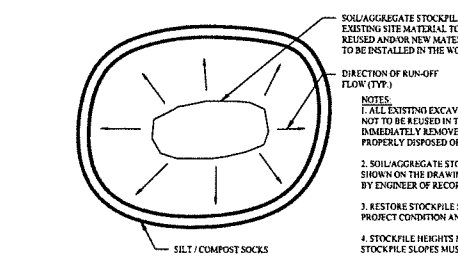
- (1) MAINTAIN SILT FENCE PROTECTION (SEE DETAILS 5 / SHEET 2.41)
- (2) PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 2.01)
- (3) MAINTAIN 6' HIGH TEMPORARY CONSTRUCTION FENCE, CONTRACTOR TO MOBILE THROUGHOUT CONSTRUCTION AS NECESSARY (SEE DETAIL 1 / SHEET 2.41)
- (4) INSTALL 30' LONG MINIMUM TEMPORARY GRAVEL STABILIZED CONSTRUCTION ENTRANCE. MAINTAIN CONSTRUCTION ENTRANCE UNTIL SITE IS PREPARED FOR PAVING OPERATIONS (SEE DETAIL 2 / SHEET 2.41)
- (5) INSTALL 20' (MIN) WIDE SWING GATE FOR CONSTRUCTION ENTRANCE (TYPICAL)
- (6) INSTALL SILT SACK INLET PROTECTION IN CATCH BASIN. MAINTAIN UNTIL SITE IS SEED STABILIZED BY ENGINEER OF RECORD (SEE DETAIL 7 / SHEET 2.41)
- (7) INSTALL STOCKPILE FOR DEMOLITION DEBRIS WITH TEMPORARY SILT / COMPOST SOCKS. LOCATION AND SIZE OF STOCKPILE AREA IS SUBJECT TO CHANGE THROUGHOUT CONSTRUCTION (SEE DETAILS 3 & 4 / SHEET 2.41)
- (8) PROTECT AND MAINTAIN EXISTING UTILITY POLE (TYPICAL)
- (9) REMOVE AND DISPOSE ACCUMULATED SEDIMENT FROM TRAP. SCARIFY BOTTOM OF TRAP PRIOR TO GRADING OF STORMWATER BASIN.
- (10) INSTALL TEMPORARILY STABILIZED WITH EROSION CONTROL BLANKETS ON ALL PROPOSED 3:1 (OR GREATER) SLOPES. CONSULT WITH ENGINEER OF RECORD AS NEEDED (SEE DETAIL 9 / SHEET 2.41)
- (11) PROTECT AND MAINTAIN EXISTING 36" RCP PIPE (TYPICAL)



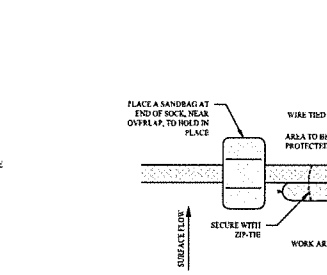
**1 TEMPORARY CONSTRUCTION FENCE DETAIL**  
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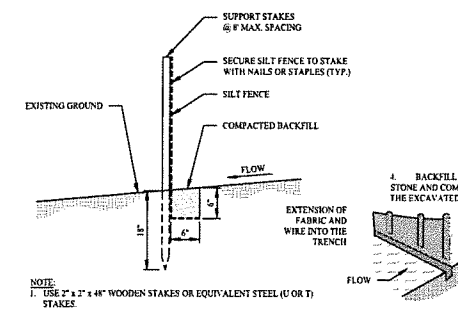
**2 CONSTRUCTION ENTRANCE**  
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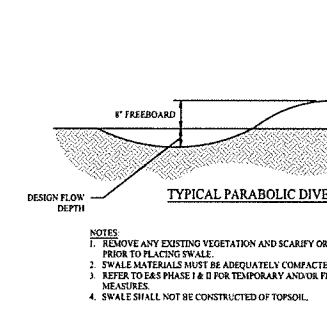
**3 MATERIALS STOCKPILE DETAIL**  
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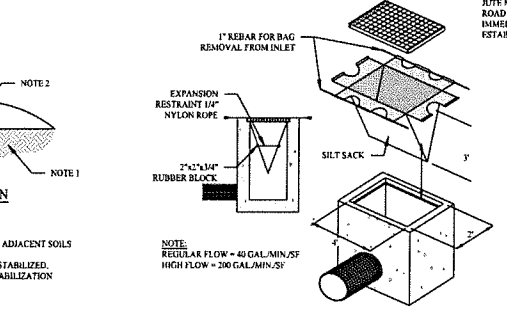
**4 SILT / COMPOST FILTER SOCK**  
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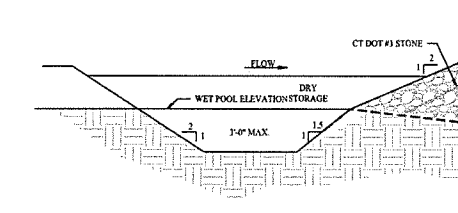
**5 SILT FENCE DETAIL**  
SCALE: NTS



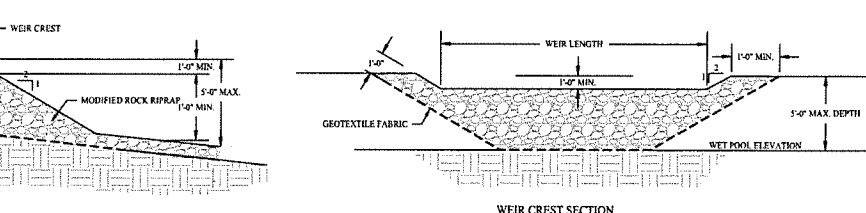
**6 DIVERSION SWALE DETAIL**  
SCALE: NTS



**7 SILT SACK DETAIL**  
SCALE: NTS



**8 TEMPORARY SEDIMENT TRAP DETAIL**  
SCALE: NTS



**9 WEIR CREST SECTION**  
SCALE: NTS

**SOIL EROSION & SEDIMENT CONTROL NOTES**

**SEDIMENT & EROSION CONTROL NARRATIVE**  
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

**CONSTRUCTION SCHEDULE**  
THE ANTICIPATED START DATE FOR CONSTRUCTION IS SPRING 2022 WITH COMPLETION ANTICIPATED BY SUMMER 2022. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

**CONTINGENCY EROSION PLAN**  
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE TOWN OF WATERDOWN AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

**OPERATION REQUIREMENTS**  
CLEARING, GRUBBING OR DEMOLITION OPERATIONS:  
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO THE START OF CLEARING, GRUBBING, AND DEMOLITION OPERATIONS.  
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING, OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER OF RECORD HAS INSPECTED AND APPROVED ALL INSTALLATIONS.  
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING, GRUBBING, AND DEMOLITION OPERATIONS SO AS NOT TO DISTURB SEDIMENTATION AND EROSION CONTROL DEVICES AS WELL AS EXISTING LANDSCAPED AREAS.  
4. FOLLOWING THE COMPLETION OF CLEARING, GRUBBING, AND DEMOLITION OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING, PROCESSED AGGREGATE STONE OR DISPERSED HAY AS SOON AS PRACTICAL.

**ROUGH GRADING OPERATIONS**  
1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.  
2. ALL STOCKPILED TOPSOIL SHALL BE SEED, MULCHED WITH HAY, AND ENCLOSED BY A SILT / COMPOST SOCKS.

**FILLING OPERATIONS**  
1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED AS DIRECTED BY THE ENGINEER OF RECORD, MUNICIPAL LAND USE AGENT AND AS SHOWN ON THIS PLAN.  
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREA, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 1% FINES PASSING THROUGH A #20 SIEVE (BANK RUN), AND SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.  
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS AND BASIN (IF APPLICABLE).

**PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS**  
1. SILT FENCES AND SILT / COMPOST SOCKS SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY TRAPS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE ENGINEER OF RECORD.

**FINAL GRADING AND PAVING OPERATIONS**  
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.  
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.

**PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.**

**AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEEDING, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER OF RECORD.**

**INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES**

**I. SILTATION FENCE:**  
A. DIG A SIX INCH TRENCH ON THE DOWNHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.  
B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE) AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.  
C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.  
D. BACKFILL THE TRENCH AND COMPACT.

**II. SILT SACK INLET PROTECTION:**  
A. REMOVE CATCH BASIN GRATE AND PROPERLY PLACE THE SILT SACK INTO THE FRAME OF THE CATCH BASIN.  
B. PLACE GRATE BACK ONTO FRAME AND ENSURE NO PORTIONS OF THE SILT SACK HAVE SAGGED INTO THE CATCH BASIN.  
C. ONCE GRATE IS PLACED BACK ONTO FRAME OBSERVE TO SEE IF SILT SACK IS INSTALLED IN A MANNER THAT WILL ALLOW FOR SEDIMENT TO BE FILTERED OUT DURING STORM EVENTS.

**III. SILT / COMPOST SOCKS:**  
A. FOR SILT / COMPOST FILTER SOCKS IN INCHES OR LESS IN DIAMETER, REMOVE STAKES SHALL BE 1 INCH BY 1 INCH AT 16-FOOT INTERVALS ON CENTER, AND OF A LENGTH THAT SHALL PROJECT INTO THE SOCK 1 FOOT LEAVING 3 INCHES TO 4 INCHES PROTRUDING ABOVE THE FILTER SOCK.  
B. TRENCHING IS NOT REQUIRED. SILT / COMPOST FILTER SOCKS SHALL BE PLACED OVER THE TOP OF GROUND WOODEN STAKES SHALL BE DRIVEN THROUGH THE CENTER OF THE FILTER SOCKS AT REGULAR INTERVALS TO ANCHOR THEM TO THE GROUND. ALTERNATIVELY, STAKES CAN BE PLACED ON THE DOWNSTREAM SIDE OF THE SOCK TO ENSURE OPTIMUM PERFORMANCE. HEAVY VEGETATION SHALL BE CUT DOWN OR REMOVED, AND EXTREMELY UNDEVELOP SURFACES SHALL BE GRADUED TO ENSURE THAT THE SILT / COMPOST FILTER SOCK UNIFORMLY CONTACTS THE GROUND SURFACE.

**IV. CONSTRUCTION ENTRANCE:**  
A. REMOVE ALL VEGETATION AND OTHER MATERIALS FROM THE FOUNDATION AREA, GRADE AND CROWN FOUNDATION FOR PORTIVE DRAINAGE.  
B. PLACE 1/2" STONE A MINIMUM OF 100 FEET ALONG THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD. AGGREGATE SHOULD BE PLACED AT LEAST 4" THICK.  
C. SILTATION FENCE OR OTHER INLET PROTECTION DEVICES SHALL BE PLACED BETWEEN STONE FILL AND EARTH SURFACE TO REDUCE THE MIGRATION OF SOIL PARTICLES FROM THE UNDERLYING SOIL INTO THE STONE AND VICE VERSA.  
D. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE RIPPED BENEATH THE ENTRANCE.  
E. FILTER FABRIC FENCE SHALL BE INSTALLED DOWN GRADIENT FROM THE CONSTRUCTION ENTRANCE IN ORDER TO CONTAIN ANY SEDIMENT-LADEN RUNOFF FROM THE ENTRANCE.

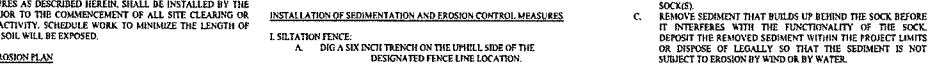
**OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES**

**I. SILTATION FENCE:**  
A. ALL SILTATION FENCES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DEGENERATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.  
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

**II. SILT SACK INLET PROTECTION:**  
A. ALL SILT SACK INLET PROTECTION DEVICES SHALL BE INSPECTED AT A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DEGENERATE SILT SACKS AND SACKS THAT APPEAR TO HAVE AN EXCESS OF SEDIMENT SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.  
B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM THE SILT SACKS WHEN THEY EXCEED A COUPLE INCHES OF SEDIMENT WITHIN THE CATCH BASIN.

**III. SILT / COMPOST SOCKS:**  
A. INSPECT SILT / COMPOST SOCKS AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM THAT GENERATES DISCHARGE.  
B. IF THE SILT / COMPOST SOCK WAS OVERTOPPED DURING A STORM EVENT, THE OPERATOR SHOULD CONSIDER INSTALLING AN ADDITIONAL FILTER SOCK ON TOP OF THE ORIGINAL, PLACING AN ADDITIONAL FILTER SOCK FURTHER UP THE SLOPE, OR USING ADDITIONAL MEASURES IN CONJUNCTION WITH THE SOCKS.  
C. REMOVE SEDIMENT THAT BUILDS UP BEHIND THE SOCK BEFORE IT INTERFERES WITH THE FUNCTIONALITY OF THE SOCK. DEPOSIT THE REMOVED SEDIMENT WITHIN THE PROJECT LIMITS OR DISPOSE OF LEGALLY SO THAT THE SEDIMENT IS NOT SUBJECT TO EROSION BY WIND OR WATER.  
D. REPAIR OR REPLACE SPLIT, TORN, OR UNRAVELING SOCKS. REPLACE BROKEN OR SPLIT STAKES SAGGING OR SLUMPING. COMPOST SOCKS MUST BE REPAIRED WITH ADDITIONAL STAKES OR REPLACED.  
E. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.  
F. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

**EROSION AND SEDIMENT CONTROL PLAN**  
1. SILT / COMPOST SOCKS WILL BE INSTALLED AT ALL CULVERT OUTLETS ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.  
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS, ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.  
3. CATCH BASINS WILL BE PROTECTED WITH SILT / COMPOST SOCKS. SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.  
4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.  
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.  
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.  
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED OR ADVISED BY THE ENGINEER OF RECORD OF RECORD OR BY LOCAL GOVERNING OFFICIALS.  
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.  
9. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.



**10 EROSION CONTROL BLANKET**  
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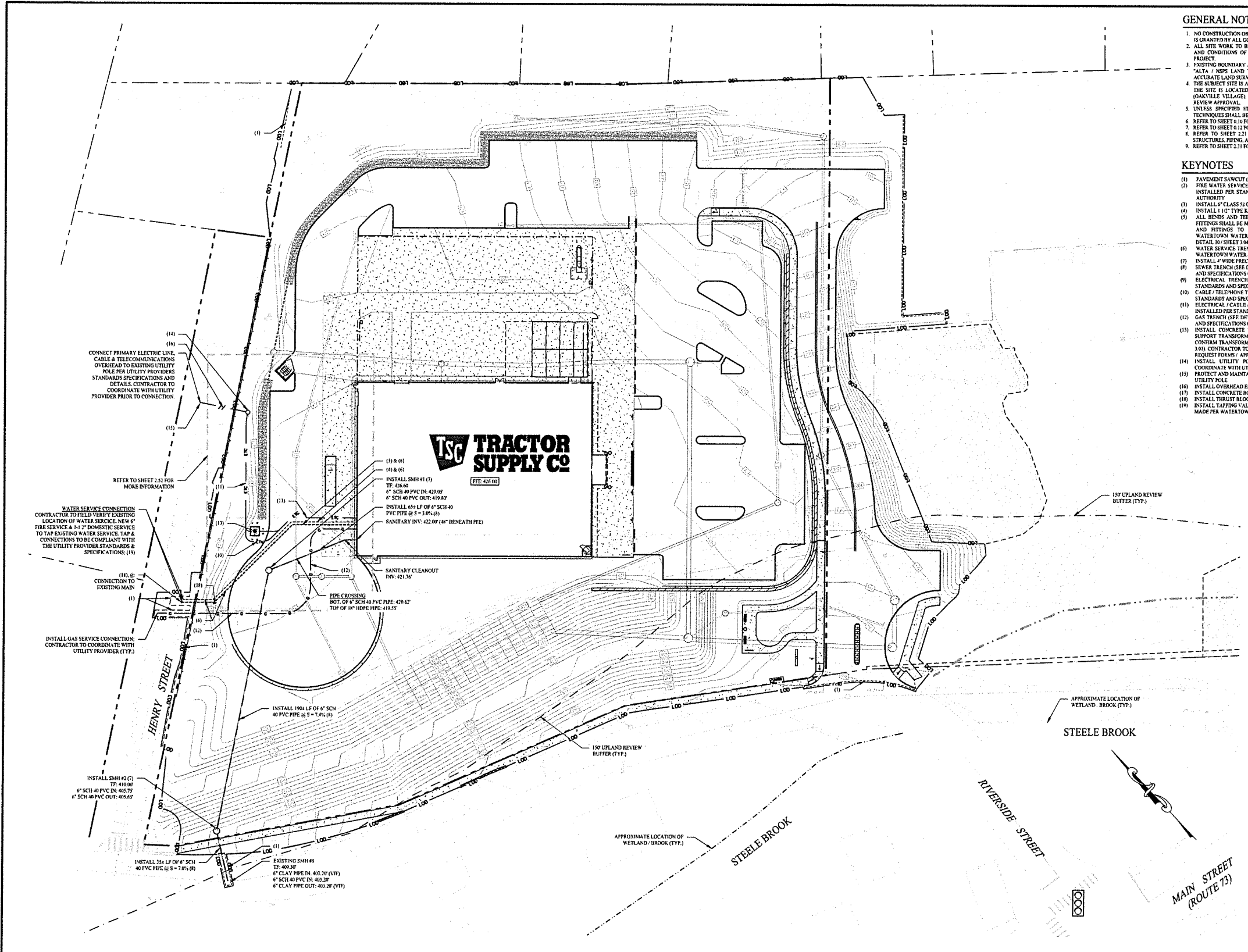
1 03/10/26 CONSTRUCTION REV. #1  
Rev. # Date Description

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Drawn By: FDS  
Checked By: STM  
Approved By: KMS  
Project #: 24203601  
Plan Date: 05/23/25  
Scale: NTS  
Kevin Solli, P.E.  
CT 23739

Project: **PROPOSED TRACTOR SUPPLY**  
0 HILLSIDE AVENUE  
WATERTOWN, CONNECTICUT  
M/B/L: 124/180/1A

Sheet Title: **SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS**  
Sheet #: **2.41**



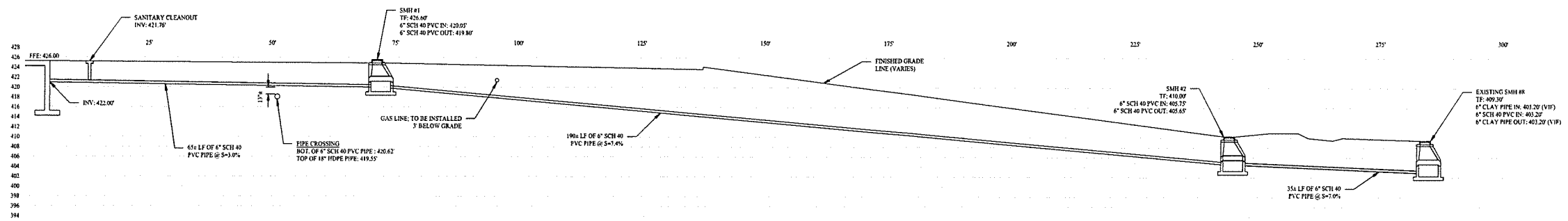
**GENERAL NOTES**

- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NPS LAND TITLE SURVEY", DATED JANUARY 8, 2023, SCALE: 1" = 40' BY ACCURATE LAND SURVEYING, LLC.
- THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.242+ ACRES. THE SITE IS LOCATED WITHIN THE OYDPA / SOVPOD IN THE TOWN OF WATERTOWN (OAKVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
- UNLESS SPECIFIED OTHERWISE, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM 419 (2014).
- REFER TO SHEET 0.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
- REFER TO SHEET 0.12 FOR GEOTECHNICAL BORING LOG INFORMATION.
- REFER TO SHEET 2.1 FOR INFORMATION REGARDING SITE GRADING AND DRAINAGE STRUCTURES, PIPING, AND TRENCHING.
- REFER TO SHEET 2.11 FOR DEMOLITION AND REMOVAL OF EXISTING UTILITIES.

**KEYNOTES**

- PAVEMENT SAWCUT (SEE DETAIL 8 / SHEET 3.01)
- FIRE WATER SERVICE CONNECTION. DOMESTIC SERVICE CONNECTION. SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- INSTALL 4" CLASS 50 CEMENT-LINED DI FIRE SERVICE (TYPICAL)
- INSTALL 1 1/2" TYPE K COPPER DOM WATER SERVICE (TYPICAL)
- ALL BENDS AND TEES TO BE INSTALLED WITH THRUST BLOCK SUPPORTS AND ALL FITTINGS SHALL BE NO RESTRAINT DEVICE (E.G. ENKA MEGALONG). ALL THRUST BLOCKS AND FITTINGS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS (SEE DETAIL 10 / SHEET 3.04)
- WATER SERVICE TRENCH (SEE DETAIL 11 / SHEET 3.04); SERVICE TO BE INSTALLED PER WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS
- INSTALL 4" WIDE PRECAST SANITARY MANHOLE (SEE DETAIL 1 & 2 / SHEET 3.04)
- SEWER TRENCH (SEE DETAIL 3 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- ELECTRICAL TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- CABLE / TELEPHONE TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- ELECTRICAL / CABLE / TELEVISION TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- GAS TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- INSTALL CONCRETE TRANSFORMER PAD & ASSOCIATED CONCRETE BOLLARDS TO SUPPORT TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO CONFIRM TRANSFORMER SIZE, LOCATION, AND MATERIALS (SEE DETAILS 5 & 6 / SHEET 3.01). CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO SUBMIT ANY SERVICE REQUEST FORMS / APPLICATIONS FOR TRANSFORMER ACQUISITION
- INSTALL UTILITY POLE. INSTALL GUY WIRE AS NECESSARY. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER (TYPICAL)
- PROTECT AND MAINTAIN EXISTING UTILITY POLE. PULL OVERHEAD LINES TO PROPOSED UTILITY POLE
- INSTALL OVERHEAD ELECTRICAL / TELEPHONE / CABLE UTILITY LINES (TYPICAL)
- INSTALL CONCRETE BOLLARDS (SEE DETAIL 6 / SHEET 3.01)
- INSTALL THRUST BLOCK SUPPORT (SEE DETAIL 10 / SHEET 3.04)
- INSTALL TAPPING VALVE AND SLEEVE (SEE DETAIL 13 / SHEET 3.04); CONNECTION TO BE MADE PER WATERTOWN WATER & SEWER AUTHORITY SPECIFICATIONS & STANDARDS

03/10/26 CONSTRUCTION REV. #1	
Rev. #:	Date: Description:
Graphic Scale: 0 30 60	
<p>SOLLI ENGINEERING MONROE, CT   W. HARTFORD, CT   NORWOOD, MA T: (203) 860-5455   F: (203) 860-9605</p>	
Drawn By: PDS	
Checked By: CJB	
Approved By: KMS	
Project #: 24002601	
Plan Date: 05/23/25	Scale: 1" = 30'
Project: PROPOSED TRACTOR SUPPLY 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title: SITE UTILITY PLAN	Sheet #: 2.51

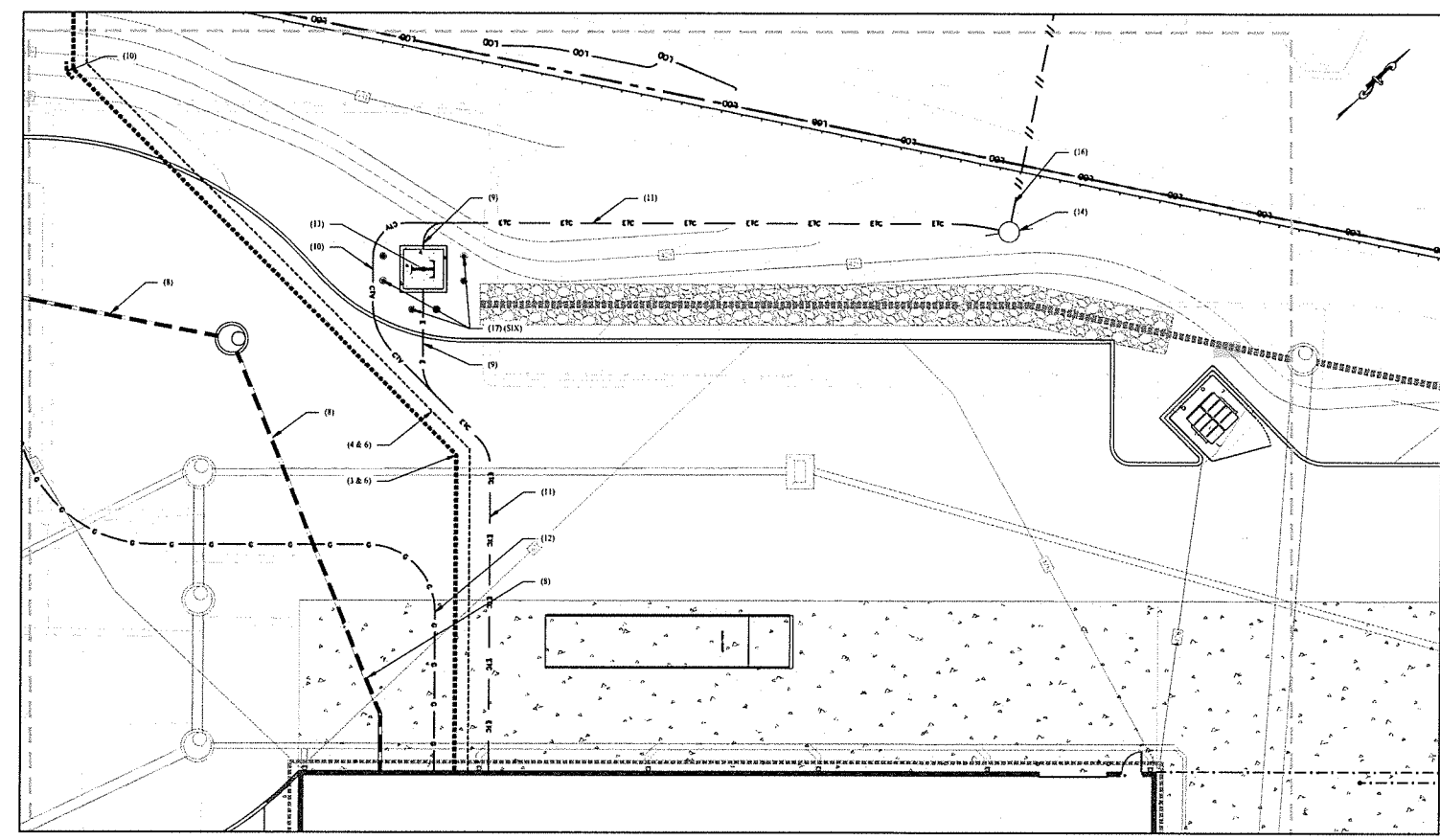


SANITARY DISPOSAL SYSTEM PROFILE

V SCALE: 1" = 10' / H SCALE: 1" = 10'

KEYNOTES

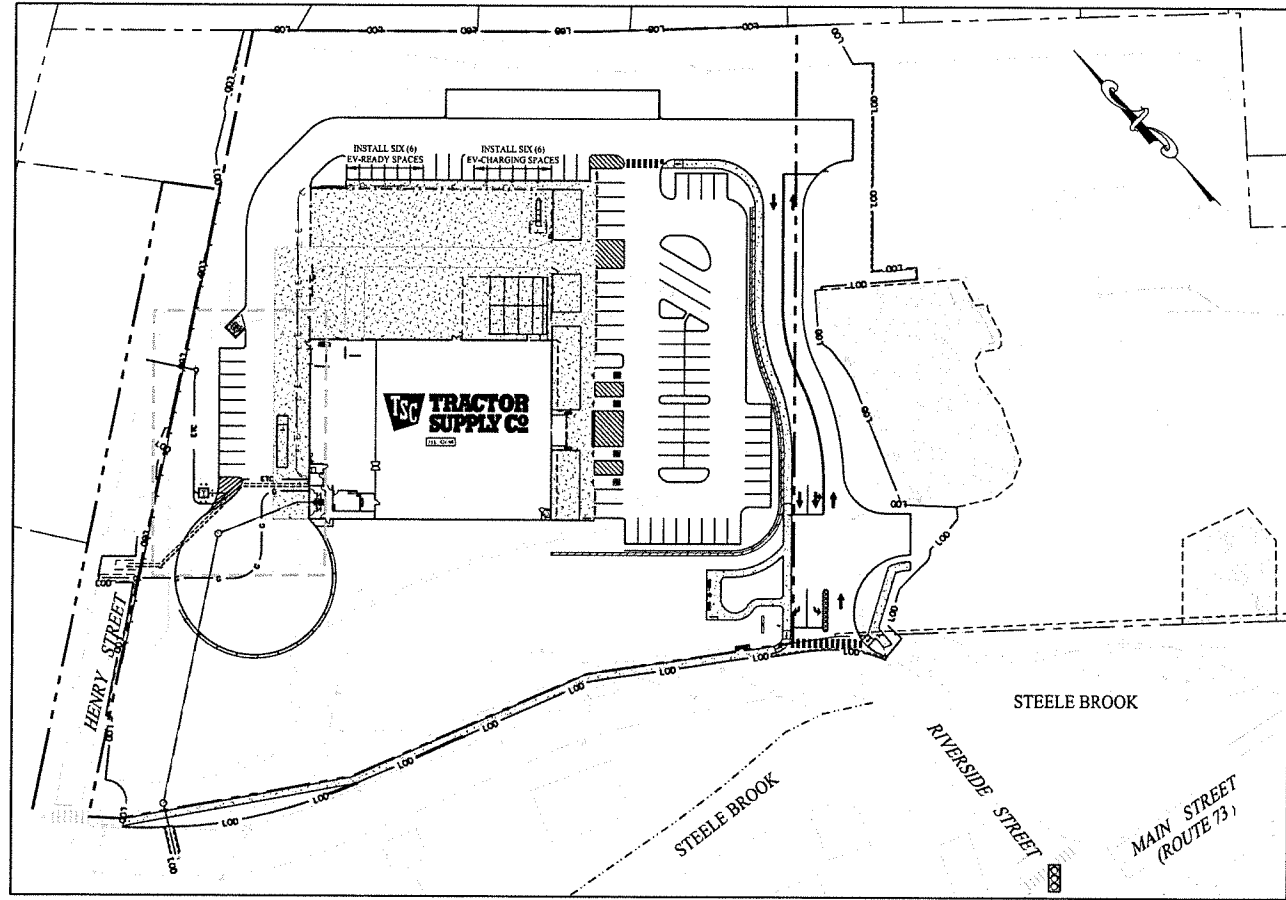
- (1) PAVEMENT SAWCUT (SEE DETAIL 4 / SHEET 3.01)
- (2) FIRE WATER SERVICE CONNECTION / DOMESTIC SERVICE CONNECTION; SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- (3) INSTALL 6" CLASS 52 CEMENT-LINED DI FIRE SERVICE (TYPICAL)
- (4) INSTALL 1 1/2" TYPE K COPPER DOM WATER SERVICE (TYPICAL)
- (5) ALL BENDS AND TEES TO BE INSTALLED WITH THURST BLOCK SUPPORTS AND ALL FITTINGS SHALL BE NO RESTRAINT DEVICES (E.G. EBAA MEGALUGS) ALL THURST BLOCKS AND FITTINGS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS (SEE DETAIL 10 / SHEET 3.04)
- (6) WATER SERVICE TRENCH (SEE DETAIL 11 / SHEET 3.04); SERVICE TO BE INSTALLED PER WATERTOWN WATER & SEWER AUTHORITY STANDARDS AND SPECIFICATIONS
- (7) INSTALL 4" WIDE PRECAST SANITARY MANHOLE (SEE DETAIL 1 & 2 / SHEET 3.04)
- (8) SEWER TRENCH (SEE DETAIL 3 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF WATERTOWN WATER & SEWER AUTHORITY
- (9) GAS TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (10) CABLE / TELEPHONE TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (11) ELECTRICAL / CABLE / TELEVISION TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (12) GAS TRENCH (SEE DETAIL 4 / SHEET 3.04); SERVICE TO BE INSTALLED PER STANDARDS AND SPECIFICATIONS OF UTILITY PROVIDER
- (13) INSTALL CONCRETE TRANSFORMER PAD & ASSOCIATED CONCRETE BOLLARDS TO SUPPORT TRANSFORMER; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO CONFIRM TRANSFORMER SIZE, LOCATION, AND MATERIALS (SEE DETAILS 3 & 6 / SHEET 3.01); CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER TO SUBMIT ANY SERVICE REQUEST FORMS / APPLICATIONS FOR TRANSFORMER ACQUISITION
- (14) INSTALL UTILITY POLE; INSTALL GUY WIRE AS NECESSARY; CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER (TYPICAL)
- (15) PROTECT AND MAINTAIN EXISTING UTILITY POLE; PULL OVERHEAD LINES TO PROPOSED UTILITY POLE
- (16) INSTALL OVERHEAD ELECTRICAL / TELEPHONE / CABLE UTILITY LINES (TYPICAL)
- (17) INSTALL CONCRETE BOLLARDS (SEE DETAIL 6 / SHEET 3.01)
- (18) INSTALL THURST BLOCK SUPPORT (SEE DETAIL 10 / SHEET 3.04)
- (19) INSTALL TAPPING VALVE AND SLEEVE (SEE DETAIL 11 / SHEET 3.04); CONNECTION TO BE MADE PER WATERTOWN WATER & SEWER AUTHORITY STANDARDS



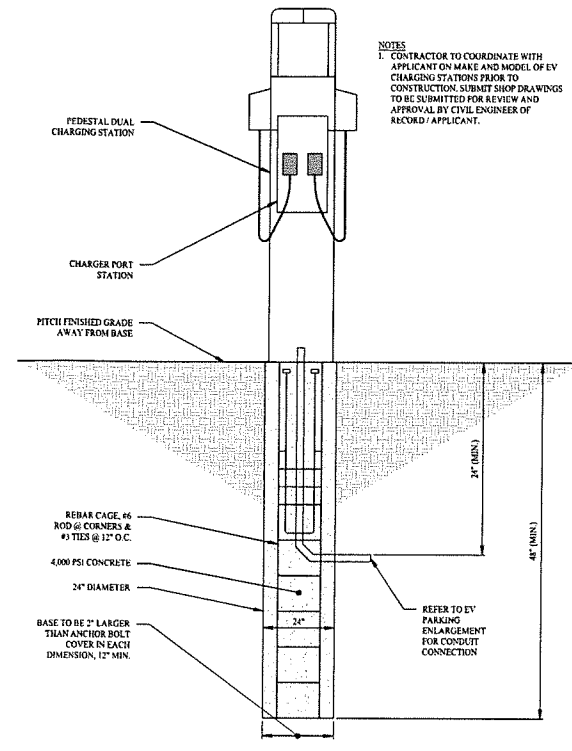
UTILITIES ENLARGEMENT

SCALE: 1" = 10'

03/10/26 CONSTRUCTION REV. #1	
Rev. #	Date Description
 MONROE, CT   W. HARTFORD, CT   SOKWOOD, MA SOLLIENGINEERING.COM T: (203) 880-5455   F: (203) 880-9495	
Drawn By:	PDS
Checked By:	CJB
Approved By:	KMS
Project #:	24202501
Plan Date:	05/23/25
Scale:	NTS
 Kevin Solli, P.E. CT 25779	
<b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title:	Sheet #:
UTILITY PROFILE & ENLARGEMENT	2.52



OVERALL SITE AREA MAP  
SCALE: 1" = 50'



TYPICAL LEVEL 2 EV CHARGER DETAIL  
SCALE: NTS

GENERAL NOTES

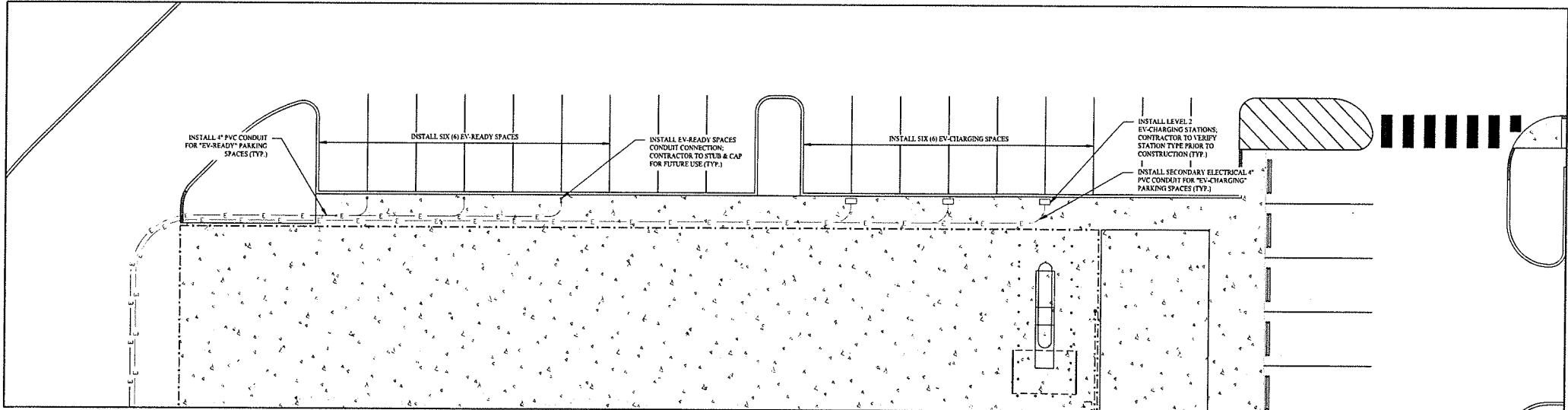
1. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
2. ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
3. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NSPS LAND TITLE SURVEY", DATED JANUARY 8, 2023, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
4. THE SUBJECT SITE IS A SINGLE PROPOSED PARCEL WITH A TOTAL AREA OF 5.24± ACRES. THE SITE IS LOCATED WITHIN THE OVPDD / SOVPDD IN THE TOWN OF WATERTOWN (DANVILLE VILLAGE), CONNECTICUT. THE PROPOSED USE IS ALLOWED BY SITE PLAN REVIEW APPROVAL.
5. UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #10 (2024).
6. REFER TO SHEET 0.10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	ADJOINING LOT LINE
---	LIMIT OF EASEMENT
---	SECONDARY ELECT. CONDUIT FOR EV CHARGING SPACES
---	4" PVC CONDUIT FOR "EV READY" SPACES

EV PARKING SUMMARY

PROPOSED DEVELOPMENT	TOTAL PARKING SPACES	EV-CHARGING SPACES	EV-READY SPACES	EV/TOTAL PARKING SPACE RATIO
PROPOSED TRACTOR SUPPLY COMPANY	88	6	6	13.83%



EV PARKING ENLARGEMENT  
SCALE: 1" = 10'

1 03/10/26 CONSTRUCTION REV. #1

Rev. # Date Description

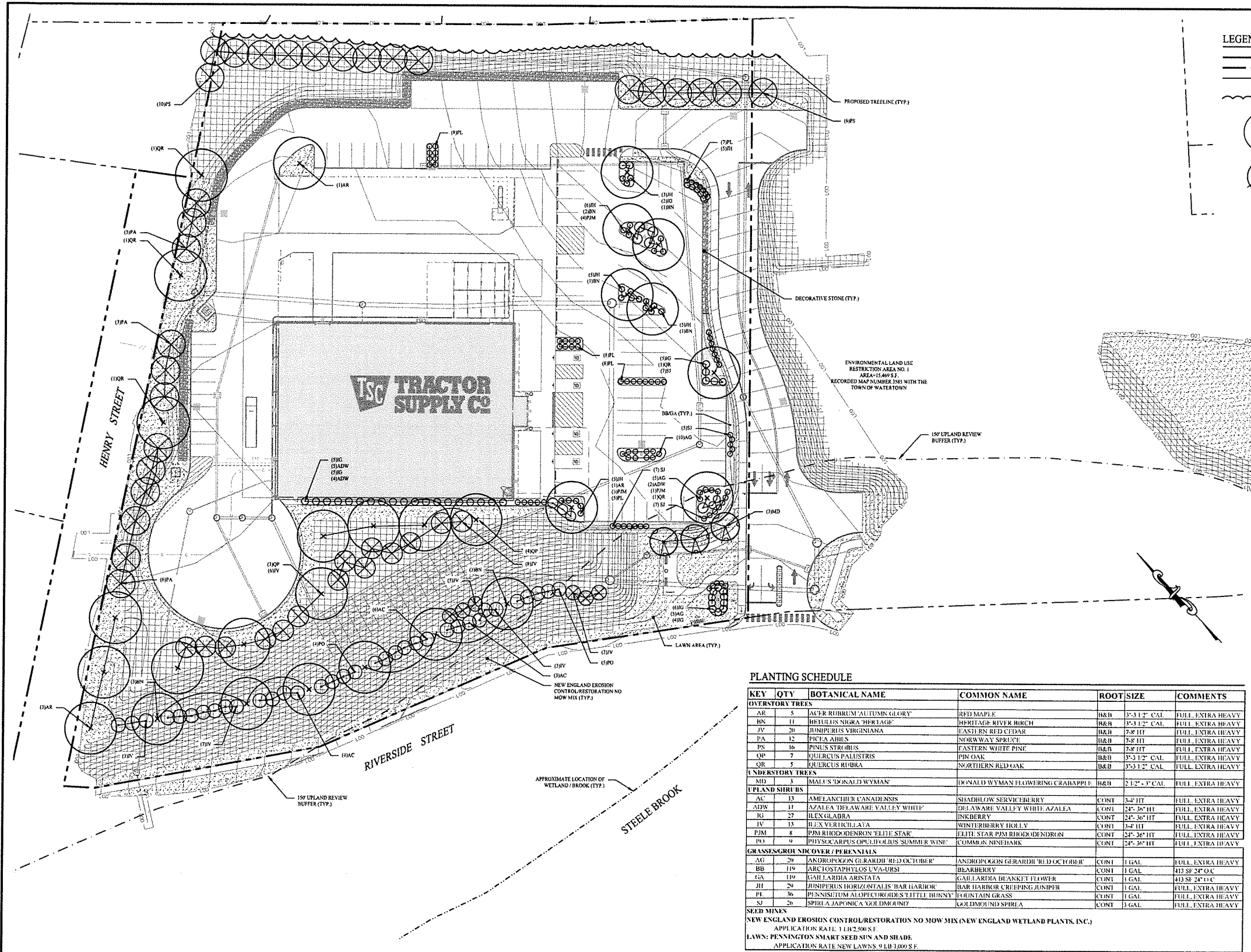
Graphic Scale: 0 10 20

**SOLLI ENGINEERING**  
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Drawn By: PDS  
Checked By: STM  
Approved By: KMS  
Project #: 24202501  
Plan Date: 05/23/25  
Scale: 1" = 10'

Project:  
**PROPOSED TRACTOR SUPPLY**  
0 HILLSIDE AVENUE  
WATERTOWN, CONNECTICUT  
M/B/L: 124/180/1A

Sheet Title: EV CHARGING PLAN  
Sheet #: 2.53



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- PROPOSED TREE LINE
- OVERSTORY TREE
- UNDERSTORY TREE
- EVERGREEN TREE
- SHRUBS & GROUNDCOVER
- BEARBERRY & GALLARDA GROUNDCOVER PLANTINGS
- LAWN
- NEW ENGLAND EROSION CONTROL RESTORATION NO MOW MIX
- DECORATIVE STONE

2 03/10/26 CONSTRUCTION REV. #1  
 1 06/04/25 Plan Revision - Staff Review  
 Rev. #: Date Description

Graphic Scale:  
 0 30 60

**SOLLI ENGINEERING**  
 MONROE, CT | W. HARTFORD, CT | NORWOOD, MA  
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 T: (203) 886-5455 | F: (203) 886-9665

Drawn By: MD  
 Checked By: MFB  
 Approved By: KMS  
 Project #: 24202601  
 Plan Date: 05/23/25  
 Scale: 1" = 30'

Mary Blackburn, P.L.A.  
 CT 1499

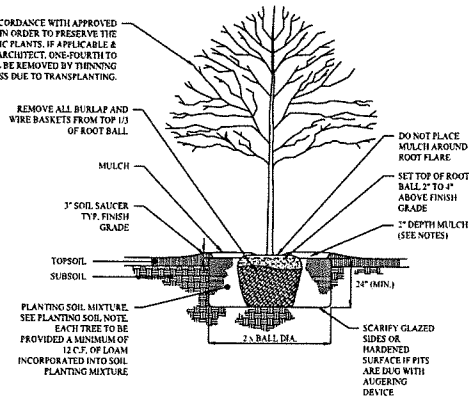
**PROPOSED TRACTOR SUPPLY**  
 0 HILLSIDE AVENUE  
 WATERTOWN, CONNECTICUT  
 M/B/L: 124/180/1A

Sheet Title: **LANDSCAPE PLAN**  
 Sheet #: **2.61**

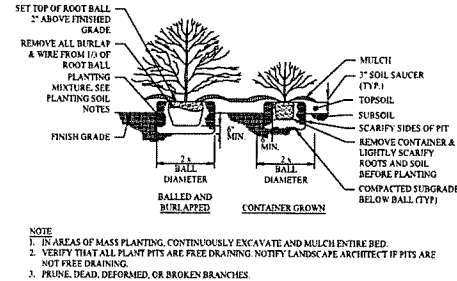
**PLANTING SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT SIZE	COMMENTS
<b>OVERSTORY TREES</b>					
AR	5	ACHER RUBRUM 'AUTUMN GLORY'	RED MAPLE	B&B 3'-3 1/2" CAL	FULL EXTRA HEAVY
HN	11	HEMULUS NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B 3'-3 1/2" CAL	FULL EXTRA HEAVY
JV	20	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B 7'-8" HT	FULL EXTRA HEAVY
PA	12	PICHA ABIES	NORWAY SPRUCE	B&B 7'-8" HT	FULL EXTRA HEAVY
PS	16	PINUS STROBUS	EASTERN WHITE PINE	B&B 7'-8" HT	FULL EXTRA HEAVY
QP	7	QUERCUS PALUSTRIS	PIN OAK	B&B 3'-3 1/2" CAL	FULL EXTRA HEAVY
QR	5	QUERCUS RUBRA	NORTHERN RED OAK	B&B 3'-3 1/2" CAL	FULL EXTRA HEAVY
<b>UNDERSTORY TREES</b>					
MD	3	MAUL'S 'DONALD WYMAN'	DONALD WYMAN FLOWERING GRAHAPPE	B&B 2 1/2" - 3" CAL	FULL EXTRA HEAVY
<b>UPLAND SHRUBS</b>					
AC	13	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	CONT 3'-2" HT	FULL EXTRA HEAVY
ADW	11	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT 2'-4" - 3'-6" HT	FULL EXTRA HEAVY
IG	27	ILEX GLABRA	INKBERRY	CONT 2'-4" - 3'-6" HT	FULL EXTRA HEAVY
IV	13	ILEX VERTICILLATA	WINTERBERRY HOLLY	CONT 3'-4" HT	FULL EXTRA HEAVY
PJM	8	PJM RHOD-ODENDRON 'ELITE STAR'	ELITE STAR PJM RHOD-ODENDRON	CONT 2'-4" - 3'-6" HT	FULL EXTRA HEAVY
PO	9	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	COMMON MINIHARK	CONT 2'-4" - 3'-6" HT	FULL EXTRA HEAVY
<b>GRASSES/GROUND COVER / PERENNIALS</b>					
AG	20	ANDROPOGON GERARDII 'RED OCTOBER'	ANDROPOGON GERARDII 'RED OCTOBER'	CONT 1 GAL	FULL EXTRA HEAVY
BB	119	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	CONT 1 GAL	413 SF 2" O.C.
GA	119	GALLARDA ARISTATA	GALLARDA BEANKEET FLOWER	CONT 1 GAL	413 SF 2" O.C.
JH	29	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT 1 GAL	FULL EXTRA HEAVY
PL	36	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	CONT 1 GAL	FULL EXTRA HEAVY
SJ	26	SPIRA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	CONT 3 GAL	FULL EXTRA HEAVY
<b>SEED MIXES</b>					
NEW ENGLAND EROSION CONTROL RESTORATION NO MOW MIX (NEW ENGLAND WETLAND PLANTS, INC.) APPLICATION RATE: 1.1 LB/2,500 SF					
LAWN: PENNINGTON SMART SEED SUN AND SHADE APPLICATION RATE NEW LAWNS: 9 LB/1,000 SF					

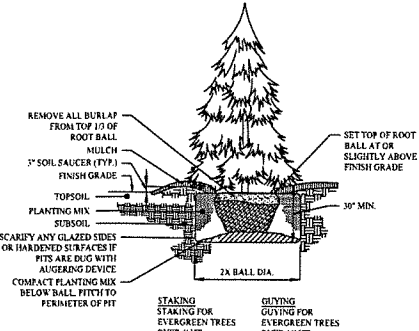
PRUNING SHALL BE IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS, IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT. ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.



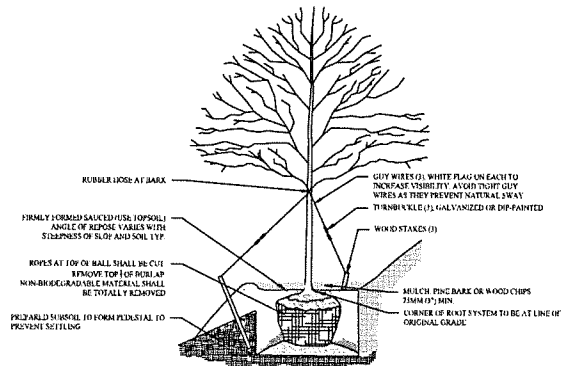
1 DECIDUOUS TREE PLANTING  
SCALE: NTS



2 SHRUB PLANTING  
SCALE: NTS



3 EVERGREEN TREE PLANTING  
SCALE: NTS



4 TREE SLOPE PLANTING  
SCALE: NTS

**GENERAL NOTES**

- NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
- ALL SITE WORK TO BE COMPLETED IN ACCORDANCE WITH ALL PERMITS, APPROVALS, AND CONDITIONS OF APPROVALS ISSUED BY THE TOWN OF WATERTOWN FOR THIS PROJECT.
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY TITLED "ALTA / NORS LAND TITLE SURVEY", DATED: AUGUST 19, 2024, SCALE: 1" = 40', BY ACCURATE LAND SURVEYING, LLC.
- THE SUBJECT SITE IS A SINGLE PARCEL WITH A TOTAL AREA OF 8.74 ACRES, SITE LOCATED IN THE PLANNED GAYVILLE CENTRAL BUSINESS (BC) ZONING DISTRICT OF THE TOWN OF WATERTOWN, CONNECTICUT. RETAIL USES ARE PERMITTED THROUGH SPECIAL PERMIT REVIEW IN THE PLANNED COMMERCIAL ZONING DISTRICT.
- UNLESS SPECIFIED HEREIN, ALL CONSTRUCTION MATERIALS, SPECIFICATIONS, AND TECHNIQUES SHALL BE IN CONFORMANCE WITH CT DOT FORM #19 (2024).
- REFER TO SHEET #10 FOR NOTES, LEGENDS, AND ABBREVIATIONS.
- REFER TO SHEET #11 FOR SITE PLAN LAYOUT.

**PLANTING SOIL NOTES**

- ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE.
- PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS:  
3 PARTS SCREENED TOPSOIL  
1 PART CLEAN WASHED COARSE SAND  
1 PART PEAT HUMUS  
5 LBS. SUPER PHOSPHATE PER CUBIC YARD OF MIX
- MYCORRHIZAL INOCULANT TO BE MIXED FOR TREE SAVERS TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-411-4651) OR APPROVED EQUAL.
- TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL.
- SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
- TOPSOIL MIX SHALL INCLUDE:  
3 PARTS SCREENED TOPSOIL  
1 PART SAND  
5 LBS. SUPER PHOSPHATE PER CU. YD. OF MIX
- TOPSOIL:  
A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LIMBS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.  
B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.  
C. MECHANICAL ANALYSIS  

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
1/2"	95-100
NO. 200	20-45

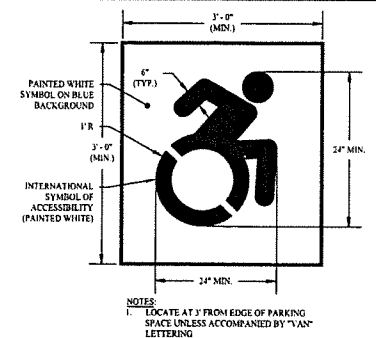
  
D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL-TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND NUTRIENT AND PLANT-NUTRIENT CONTENT OF TOPSOIL.  
E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

**PLANTING NOTES**

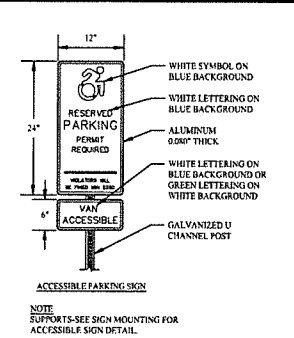
- BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE. CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
- ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
- THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
- CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
- CONTRACTOR SHALL BE FAMILIAR WITH THE SITE TO VERIFY ALL DIMENSIONS, GRADES, AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH, AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
- NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL RED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
- PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING, AND TREE WORK WITH OTHER TRADES RESPECT OTHER TRADES WORK AT ALL TIMES.
- CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES, OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
- CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
- VEGETATION TO BE REMOVED NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
- THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INTERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW, AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2009) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
- WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
- PERENNIALS, GROUNDCOVERS, AND GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED AND ALL PLANT MATERIAL SHALL BE ON SITE.
- PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
- MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 4" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
- ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.

1 03/18/26 CONSTRUCTION REV. #1	
Rev. #:	Date Description
<b>SOLLI ENGINEERING</b> MONROE, CT   W. HARTFORD, CT   NORWOOD, MA T: (203) 480-5475   F: (203) 480-4665	
Drawn By: MD	
Checked By: MFB	
Approved By: KMS	
Project #: 24202601	
Plan Date: 05/22/25	
Scale: NTS	
<b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title: LANDSCAPE DETAILS & NOTES	Sheet #: 2.62

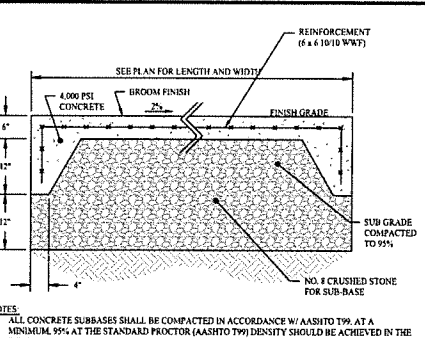




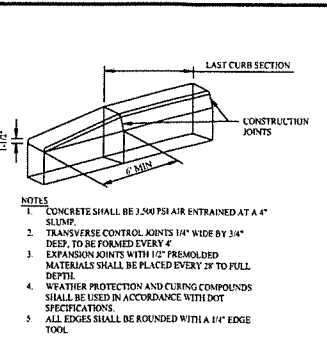
1 ACCESSIBLE PARKING SYMBOL  
SCALE: NTS



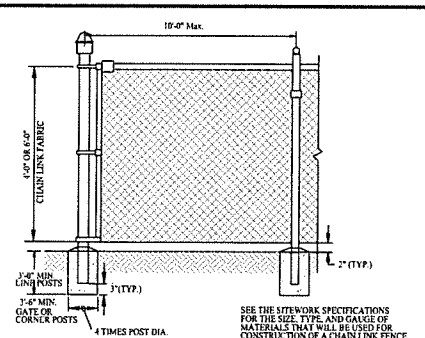
2 ACCESSIBLE SIGN DETAILS  
SCALE: NTS



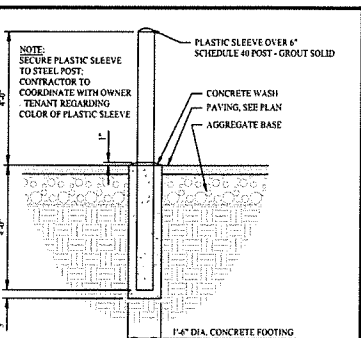
3 CONCRETE PAD / PAVEMENT DETAIL  
SCALE: NTS



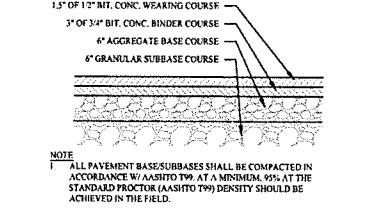
4 CURB TRANSITION DETAIL  
SCALE: NTS



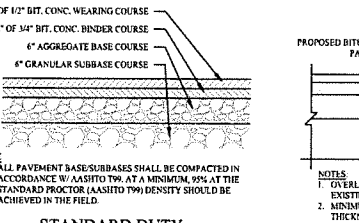
5 4' / 6' HIGH CHAIN LINK FENCE DETAIL  
SCALE: NTS



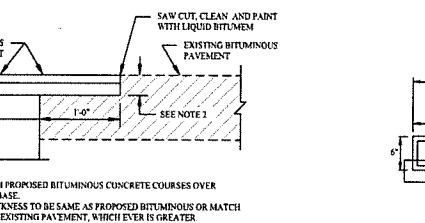
6 CONCRETE BOLLARD DETAIL  
SCALE: NTS



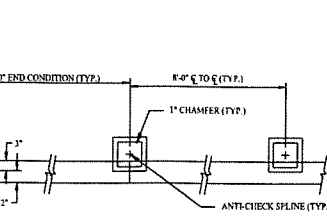
7 HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT  
SCALE: NTS



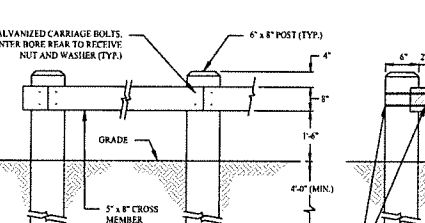
8 STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT  
SCALE: NTS



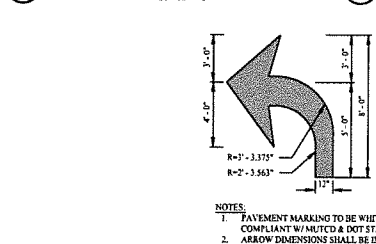
9 PAVEMENT MATCH TREATMENT (SAWCUT) DETAIL  
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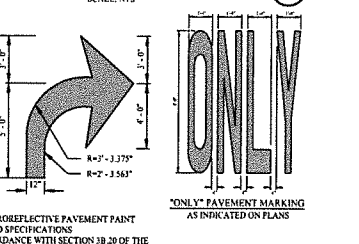
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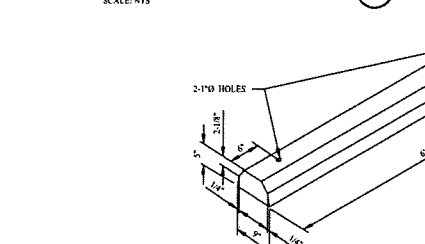
11 PAVEMENT ARROW DETAILS  
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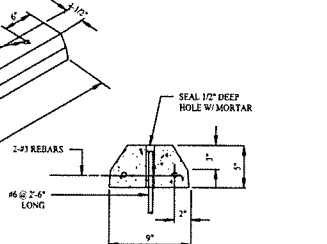
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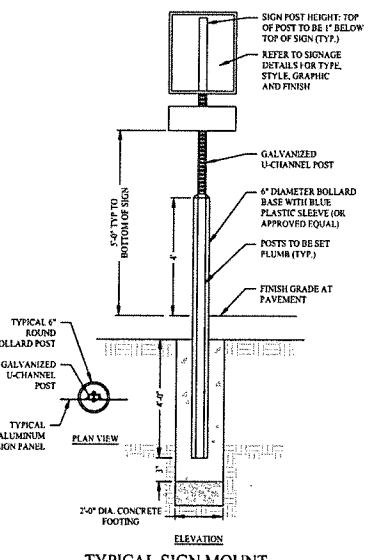
13 CONCRETE WHEEL STOP DETAIL  
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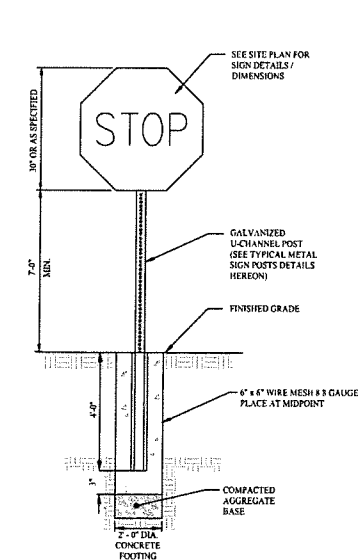
14 VERTICAL GRANITE CURB  
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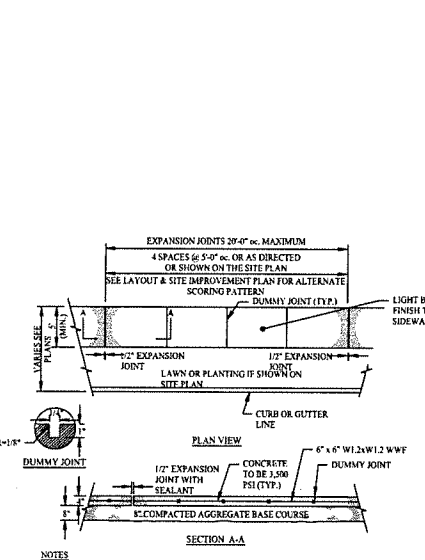
15 MOUNTABLE ISLAND DETAIL  
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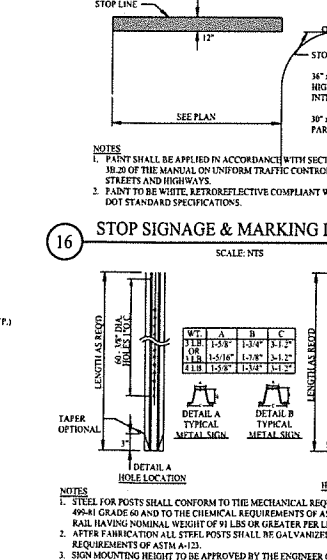
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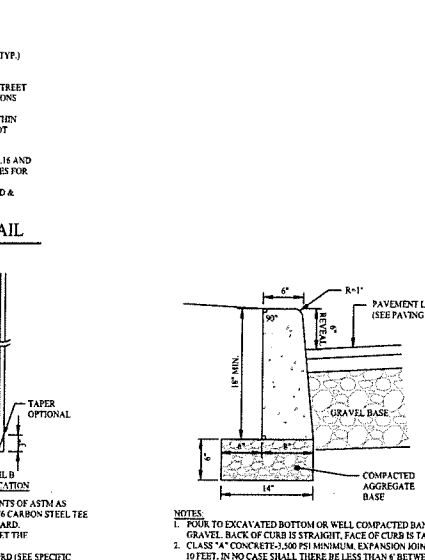
18 TYPICAL SIGN DETAIL  
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19 CONCRETE SIDEWALK DETAIL  
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20 TYPICAL METAL SIGN POSTS  
SCALE: NTS



21 CONCRETE CURB DETAIL  
SCALE: NTS

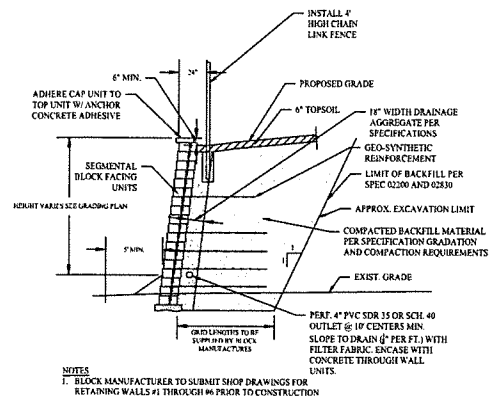
1	03/10/26	CONSTRUCTION REV. #1
Rev. #:	Date	Description

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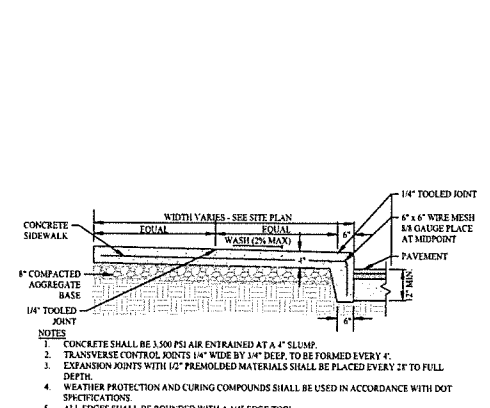
Drawn By: PDS  
Checked By: STM  
Approved By: KMS  
Project #: 2470260  
Plan Date: 05/23/25  
Scale: NTS

Project: **PROPOSED TRACTOR SUPPLY**  
0 HILLSIDE AVENUE  
WATERTOWN, CONNECTICUT  
M/B/L: 124/180/1A

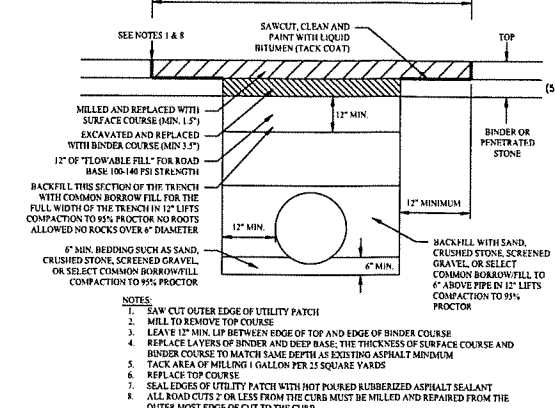
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Sheet #: **3.01**



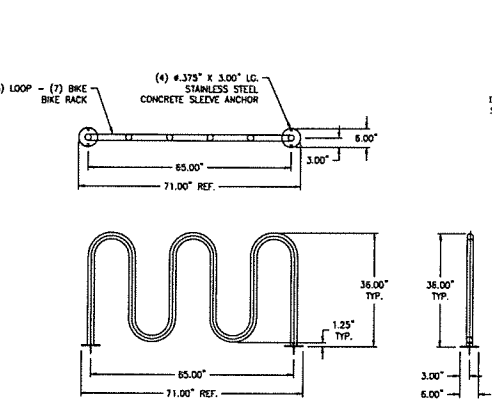
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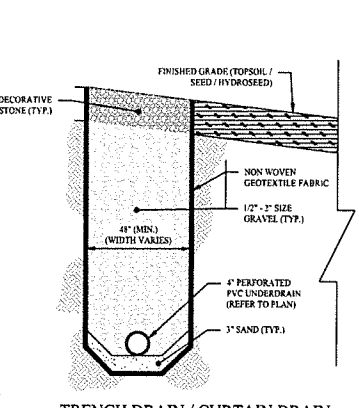
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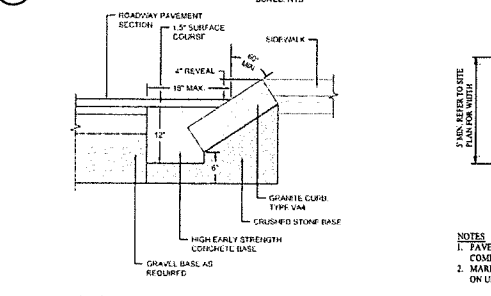
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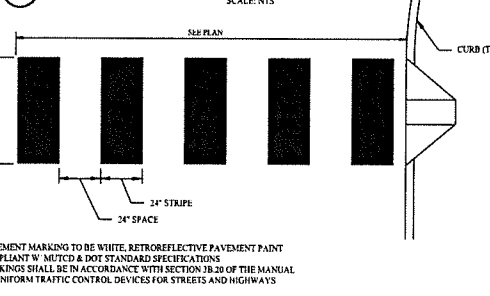
4 BIKE RACK DETAIL  
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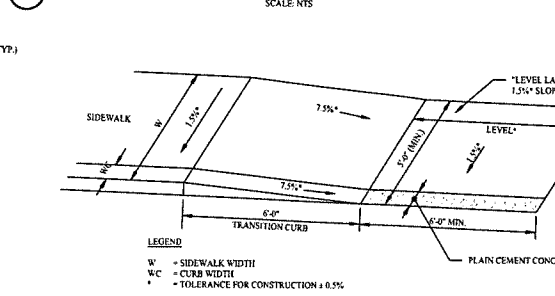
5 TRENCH DRAIN / CURTAIN DRAIN SECTION  
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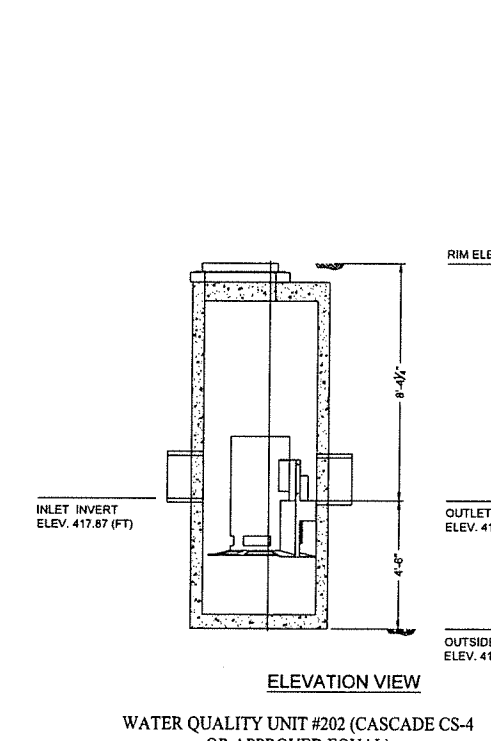
6 SLOPED GRANITE CURB DETAIL  
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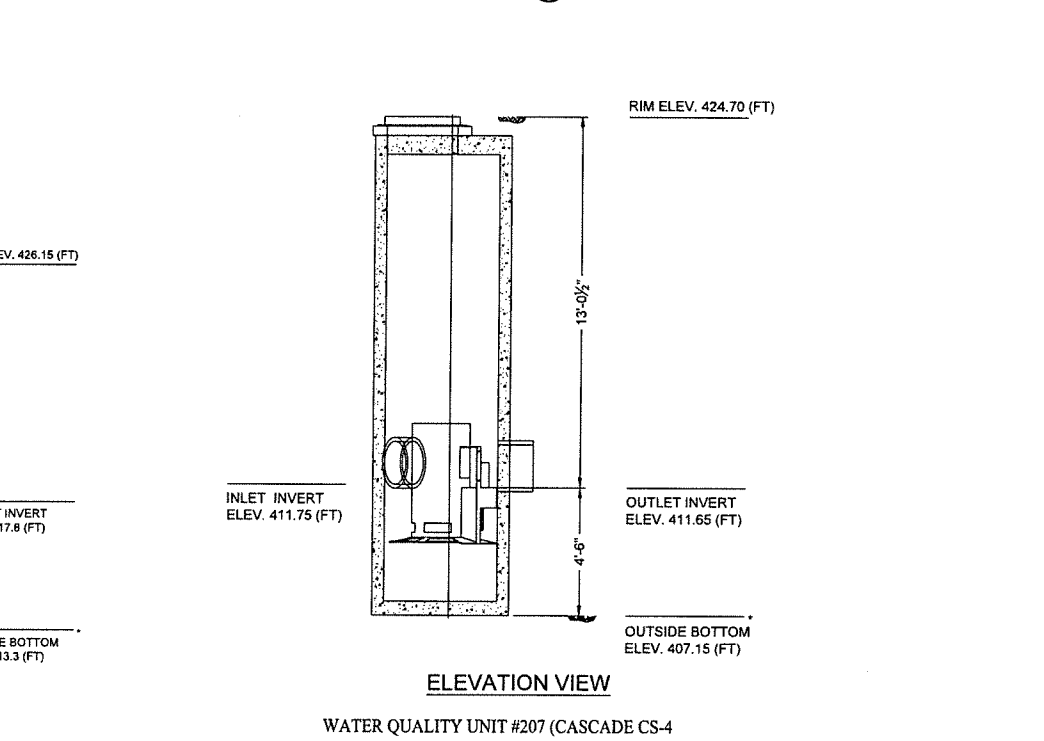
7 CROSSWALK MARKINGS DETAIL  
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8 ACCESSIBLE RAMP DETAIL  
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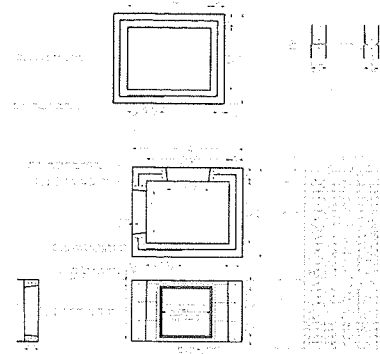


9 WATER QUALITY UNIT #202 (CASCADE CS-4 OR APPROVED EQUAL)  
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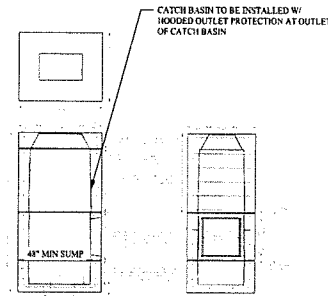


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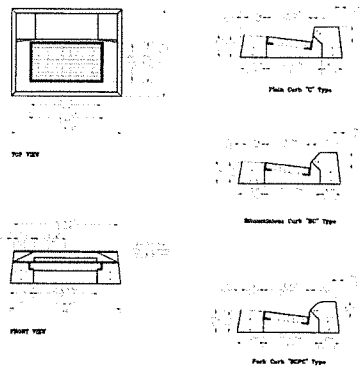
1 03/10/26 CONSTRUCTION REV. #1	
Rev. #	Date
<b>SOLLI ENGINEERING</b>	
MONTPELIER, CT   W. HARTFORD, CT   NORWOOD, MA SOLLIENGINEERING.COM T: (203) 680-5455   F: (203) 680-9895	
Drawn By: PDS	
Checked By: STM	
Approved By: KMS	
Project #: 24202401	
Plan Date: 05/23/25	
Scale: NTS	
Project: <b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title: CONSTRUCTION DETAILS	Sheet #: 3.02



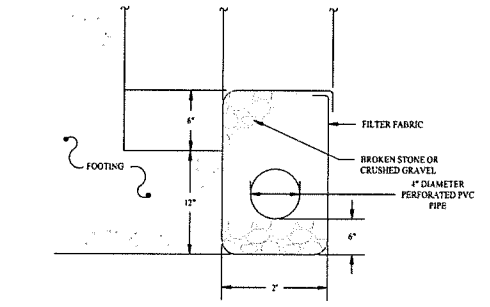
1 36"x48" STANDARD PRECAST CT DOT TYPE "C" CATCH BASIN  
SCALE: NTS  
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



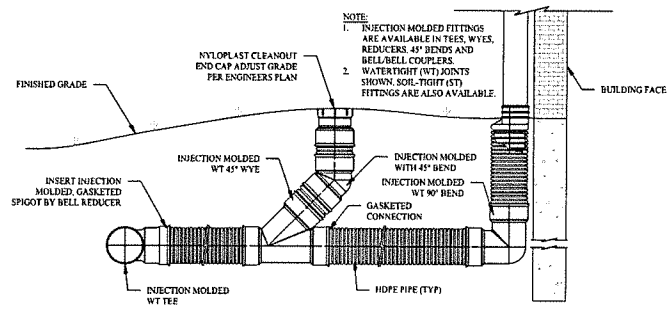
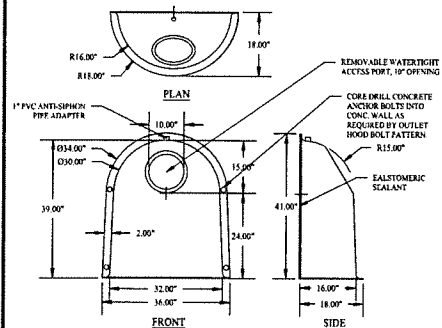
4 HOODED OUTLET  
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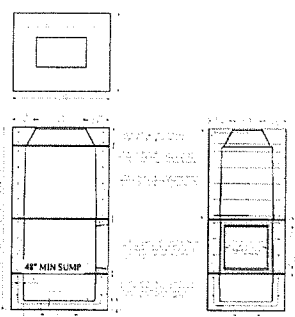
2 CTDOT STANDARD PRECAST CONCRETE CATCH BASIN TYPE "C" TOP  
SCALE: NTS  
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



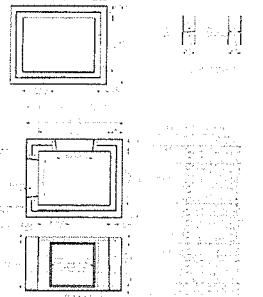
3 FOUNDATION DRAIN  
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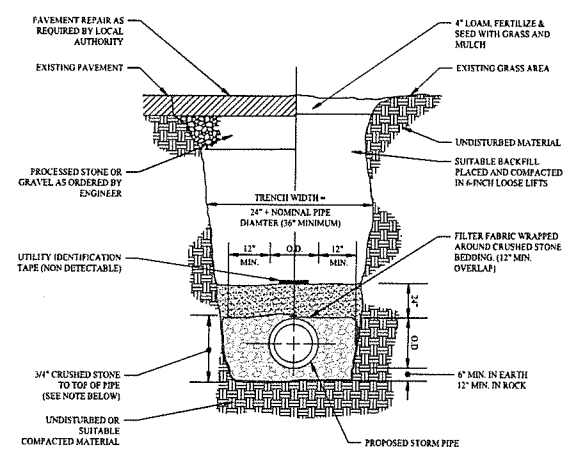
5 DOWNSPOUT CONNECTION DETAIL  
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6 36"x48" STANDARD PRECAST CT DOT TYPE "CL" CATCH BASIN  
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DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



7 CTDOT STANDARD PRECAST CONCRETE CATCH BASIN TYPE "CL" TOP  
SCALE: NTS  
DETAIL PROVIDED BY CONNECTICUT PRECAST CORPORATION



8 STORM TRENCH SECTION DETAIL  
SCALE: NTS

I 03/10/26 CONSTRUCTION REV. #1	
Rev. #:	Date Description
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Drawn By:	FDS
Checked By:	STM
Approved By:	KMS
Project #:	24202601
Plan Date:	05/23/25
Scale:	NTS
 Kevin Solli, P.E. CT 25759	
Project: <b>PROPOSED TRACTOR SUPPLY</b> 0 HILLSIDE AVENUE WATERTOWN, CONNECTICUT M/B/L: 124/180/1A	
Sheet Title:	Sheet #:
CONSTRUCTION DETAILS	<b>3.03</b>



Stephanie E. Cummings  
Partner  
Direct: 203-575-2649  
Fax: 203-575-2600  
SCummings@carmodylaw.com

50 Leavenworth Street  
P.O. Box 1110  
Waterbury, CT 06702

March 3, 2026

**VIA ELECTRONIC DELIVERY**

Town of Watertown  
Planning and Zoning Commission

**RE: 110 Woodbury Road, Watertown, Connecticut (the "Property")  
Petition for Waiver Pursuant to Ordinance 36-4(e)**

Our firm represents the owner (the "Applicant") of the Property. As you know, the Applicant has simultaneously submitted a Site Plan Approval/Special Permit application for the purpose of building two new dormitories on the Property. In connection therewith, the Applicant hereby petitions the Town of Watertown's (the "Town") Planning and Zoning Commission (the "Commission") to exercise its authority under Town Ordinance 36-4 (the "Ordinance") for a reduction in its Site Plan and Special Permit application fees from \$139,870 to no greater than \$35,000. The Applicant has separately paid its Conservation Commission review fees and its regulation amendment review fee. The Applicant will also be responsible for payment of any and all building permit fees.

**I. The Ordinance**

The Town's Ordinance sets the filing fees associated with all land use submissions, which are collected for the stated purpose of, in relevant part, offsetting the expense of the Town's review, evaluation and processing of land use applications, including the costs for publication of legal notices and decisions, the preparation of meeting minutes, staff hourly wages, and overhead.

The Ordinance also provides for a method by which applicants may petition the Commission for reduction of application fees in situations where the "amount of the application fee is clearly excessive in relation to the cost to the town for reviewing and processing the application." This authority to reduce exorbitant fees is consistent with applicable law prohibiting the use of municipal fees to generate revenue, i.e. taxation. Put simply, an application fee cannot be a tax in disguise.

The fee schedule incorporated into the Ordinance provides the specific fees imposed for various land use applications. Here, the relevant fees are the fee for site plan review, special permits or special exceptions, legal fees, and third-party reviews and appraisals approved by the Commission. Importantly, legal fees and third-party review fees are paid directly by an applicant to the appropriate third-party and should not be included in determining if an application fee is excessive.

Notably, site plan review fees for non-residential uses are based on "value," a term that is not defined in either the Town's Zoning Regulations or the Ordinance. The Town has advised that "value" is intended to mean the estimated construction cost. Under the Ordinance, site plan review fees range from \$500 for a "value less than \$100,000" to "\$1,000 plus \$200 for each \$100,000 value" for values of more than \$500,000.

## **II. Application**

Here, the Applicant would be required to pay a site plan review fee of \$137,620, a special permit fee in the amount of \$2,250, and the State of Connecticut fee in the amount of \$60.00. Based on the below, such fees are in excess of what is necessary to offset municipal costs associated with the application, and, if required, would be in contravention to Connecticut law.

### **A. Past Practice**

The Commission has previously utilized its authority to reduce application fees, recognizing that the established fee structure resulted in a fee that would be considerably more than the associated expenses borne by the Town. In that situation, the Applicant's filing fee was reduced from \$35,500 to \$7,500. Here, the "value" of the current project is roughly four and one-half times (4.5x) the value of the prior project. The payment of \$35,000 is slightly more than 4.5x the \$7,500 fee, demonstrating consistency with regard to the reduction.

### **B. Estimated Costs Incurred**

The vast majority of the expenses expected to be incurred by the Town are related to staff salaries and wages. Other expenses, such as legal notice publication costs, are expected to be nominal. For example, similar legal notices published in the Republican American by the undersigned required payment of \$133.00 per publication. Here, we reasonably anticipate that there would be two legal notice publications, resulting in a fee of approximately \$266.00.

The Ordinance also permits fees to offset the cost of the recording and preparation of Commission meeting minutes directly related to a land use application. A review of the Town's adopted 2025-2026 budget shows that no monies were budgeted for a land use minutes' clerk. A review of prior year's budgetary allocations indicates that the Town planned to spend approximately \$200 per meeting for the preparation of minutes. As that \$200 figure includes preparation of minutes for the entire meeting, it is reasonable that the proportional fee would be far less than \$200 per meeting. Even presuming that half of each meeting was solely dedicated to the subject application, the total cost borne by the Town per meeting would be approximately \$100. Here, we anticipate the Commission will hold three meetings, resulting in a fee of approximately \$300.

The remainder of any application fee would be primarily used to offset municipal employees' salary and wages. Based on the adopted 2025-2026 budget, the total salary to be paid for both the Zoning Enforcement Officer ("ZEO") and the Assistant Zoning Officer ("AZE") is \$176,536. Here, even taking into account the nominal costs for publication and the preparation of the meeting minutes (which, as noted, is likely to be no more than \$600), the calculated \$139,870 fee, if collected, would underwrite nearly the entire yearly salaries of both the ZEO and AZEO. Certainly, the ZEO and AZEO will be responsible for conducting far more work on behalf of the Town than just the subject application and the costs associated with such other work cannot be shifted to the Applicant.

### **C. Comparators**

Other local municipalities have fee structures that would result in a significantly lower fee, even though the work undertaken by such other municipalities to review, evaluate, and process the application would be substantially the same as the work undertaken by the Town. By way of example, the same project in Cheshire would result in a total application fee of approximately \$4,800. The same site plan in Middlebury

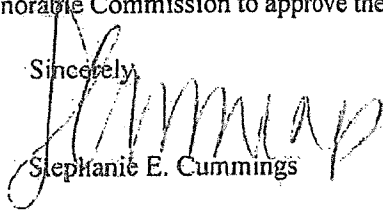
would result in a site plan fee of approximately \$6,750. The City of Waterbury requires a flat fee of \$600 for commission action.

**III. Conclusion**

Based on the totality of the above, a reduced application fee in an amount of no more than \$35,000 is sufficient to offset the Town's costs in reviewing, evaluating, and processing the subject application. As noted above, the costs borne by the Town are anticipated to be \$600 or less, leaving \$34,400 to offset wages of Town employees incurred in the application's review, evaluation, and processing. Additionally, any third-party cost, such as for a third-party review, would be independently paid by the Applicant, reducing any risk that such third-party reviews would dilute the benefit of the application fee.

Thus, a reduced fee is justified and appropriate and we ask this Honorable Commission to approve the same.

Sincerely,



Stephanie E. Cummings



# Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,  
Conservation Commission/Inland Wetland Agency

**Watertown Municipal Center**

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: [www.watertownct.org](http://www.watertownct.org)

## SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

### Applicant Information

Name: The Taft School Corporation

Address: 110 Woodbury Road, Watertown CT 06795-2100

Email: jodden@taftschool.org Phone #: (860) 945-7760

Print Name: Jake Odden, CFO

Signature of Applicant:  Date: \_\_\_\_\_

### Owner Information

Name: The Taft School

Address: 110 Woodbury Road, Watertown, CT 06795-2100

Email: jodden@taftschool.org Phone #: (860) 945-7760

Print Name: Jake Odden, CFO

Signature of Owner:  Date: \_\_\_\_\_

### Location of Property:

Address: 110 Woodbury Road, Watertown, CT 06795

Zone R-20/R10/R30 Non-conforming? Yes  No  Map 108A Block 60 Lot 1

### Description of Existing Use/ Property

Type Of Use Private Educational Facility

Size of Property: 165 ac

Number of Buildings/ Sq Ft approximately: 20 (footprints @ 312,771) approx. 858,567 gsf ex. total

Number of parking spaces: 255 existing spaces. 266 proposed (net +11)

Other important features: \_\_\_\_\_

Signage (# of signs & square feet) provide a cut sheet or sketch: No existing signage is being modified.

**Description of Proposed Use**

Uses: Addition of 2 new student dormitory structures.  
Number of Buildings/ Sq Ft approximately: 2 new buildings (10,545 sf footprint ea; 45,258 sf total ea.)  
Number of parking spaces: Net 11 additional parking spaces for a total of 266 on campus.  
Signage (# of signs & square feet) provide a cut sheet: No new signage is proposed.  
  
Number of Employees 5 new employees are estimated to result from this project.

**Professional Engineer/ Surveyor**

Name: Land Resource Consultants Engineering & Surveying, LLC  
Address: 160 West Street, Suite E  
Cromwell, CT 06416                      Attn: Henry Thomas, Principal LA  
Email: hthomas@lrccconsult.com  
Phone: 860-635-2877 x215

**Fees**

**An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.**

☛ Residential	\$250
☛ Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each \$100,000 value

Special permits or special exception (in addition to the application fee and site plan fee)

☛ Residential	\$150
☛ Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000

#### Section 8.4(B)(3)(a) Detailed Statement

This project is the creation of two new dormitories and integrated infrastructure on The Taft School Corporation's ("Taft") campus at 110 Woodbury Road, Watertown (the "Property"). The Property is 165.76 acres and is located within the R-20 district. It abuts residential uses in both the R-30 and the R-10 districts. Taft owns over twenty of the parcels abutting the Property. The Property is currently classified as a private school; no change is proposed to the existing use.

By way of background, Taft has been an integral part of the Watertown community since 1893. In fact, Watertown's Plan of Conservation and Development ("POCD") states that Taft "play[s] an active role in maintaining the integrity of Watertown's historic buildings." The POCD also indicates that Taft is the largest private institution in Watertown, and among the largest employers. Throughout its years in the community, Taft has opened its campus and facilities to schools and programs, such as inviting local schools and clubs to use its ice rink and playing fields. The Taft campus is also open to local families for sledding, walking and running. These shared amenities are in direct alignment with the POCD's objective of working with Taft to explore opportunities to share private athletic facilities and recreational fields.

As is detailed in the attached plans, Taft is proposing the construction of two dormitories, each 10,546 square feet, for use by both boarding students and day students. The total student population is not expected to change but the proportion of day to boarding students may shift. The architectural design of the two dormitories is consistent with existing campus architecture.

Ancillary to the construction of the two dormitories, Taft proposes various pedestrian paths connecting the buildings to the campus infrastructure, surrounded by landscaped lawn areas. Given that the dormitories will also house faculty members, Taft proposes creation of a one-way access drive, connecting the campus's main circle to the new dormitories. The access road will also connect to the existing power plant and will exit via an existing access point onto North Street. The project will be landscaped and lit in accordance with the submitted plans.

#### Section 8.4(B)(3)(b) Detailed Statement

*A(1) The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.*

The use of the Property is currently, and will remain, "private school". There is no anticipated change in the number of students or increase in vehicular traffic. No new campus access points are proposed. The proposed interior access drive will use existing means of ingress and egress from campus.

*A(2) The proposed use shall be of such location, size and characteristic that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and shall not be detrimental to the orderly development of adjacent properties in accordance with the zoning classifications of such properties.*

As is noted above, no new use is proposed in this submission. This proposal only seeks to add two buildings and related interior infrastructure to its existing campus. The buildings will be harmonious with the existing campus and are consistent with its existing use.

*B(1) The design elements of the proposed development are suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future nature of the neighborhood in which the use is located.*

The new dormitories and related infrastructure are designed to be harmonious with the existing campus buildings in both size and aesthetic, all of which will continue to be compatible with, and enhance, the nature of the surrounding neighborhood.

*B(2) The location, nature, and height of buildings, walls, and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.*

The location, nature, and height of the proposed dormitories and ancillary walls, fences, landscaping, and planned activities will all be consistent with existing buildings, structures, and uses of the Taft campus. The project will enhance surrounding areas.

*B(3) The proposed use or activity shall not have any adverse effect upon the neighboring area resulting from the use of signs, artificial illumination or any noise making device.*

The two proposed dormitories will not create any adverse impact on the surrounding neighborhood. Lighting plans have been submitted herewith providing all requisite detail. No modifications to signage is proposed.

*C(1) The design, location and specific details of the proposed use or activity shall not decrease "level of service," adversely affect safety in the streets nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.*

This project will not decrease any level of service or adversely impact street safety. No new means of ingress or egress are proposed. The amount of vehicular traffic is anticipated to be consistent with current traffic levels.

*C(2) Parking areas will be of adequate size for the particular use and shall be suitably screened from adjoining residential uses and entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.*

Three small parking areas will be installed along the proposed access drive, creating 24 parking spaces for use by faculty who reside in the new dormitories. The net increase in spaces above existing parking is 11 spaces. The parking areas are screened using trees and other natural borders. No new means of ingress or egress are proposed.

*C(3) Streets and other rights-of-way will be of such a size, condition and capacity (in terms of width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.*

The proposed internal access drive is of a size, condition, and capacity to adequately accommodate any traffic needs. It is anticipated that the primary use of the access drive will be by faculty who reside in the two proposed dormitories.

*D(1) The provisions for water supply, sewage disposal and storm water drainage conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and shall not unduly burden the capacity of such facilities.*

This project contemplates for thoughtful stormwater, sewage disposal and water supply to ensure that existing systems are not overburdened. Stormwater management systems as designed will reduce peak flows to natural drainage systems on and off-site.

*D(2) The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.*

Fire and police services will be able to easily access the two new dormitories by use of the proposed access drive.

*E(1) Appropriate consideration shall be given to the protection, preservation, and/or enhancement of natural resources and unique resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.*

The proposal is a modification of an existing use and is thoughtfully landscaped so as to create a diverse environment and support diverse flora, in turn creating a new habitat and foraging opportunity that does not currently exist.

*E(2) Suitable condition shall be given to whether the proposed development is appropriate given the types, terrain and characteristics of the land.*

The Property already supports similarly sized dormitories and other structures. The proposal of the two new dormitories is consistent therewith.

*E(3) Appropriate consideration shall be given to the protection, preservation, and/or enhancement of historic and archeologic resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve such resources and features.*

This project is in harmony with the historic elements of Watertown and Taft's campus. Moreover, per the POCD, Taft has been a driving force in preserving historic structures in the area.

*E(4) Appropriate consideration shall be given to the protection, preservation, and/or enhancement of scenic resources, including, where appropriate the use of conservation restrictions to protect and permanently preserve such resources and features.*

The landscaping and development of new walking paths, open to the Watertown community, will directly enhance the Town's scenic resources.

*F(1) Adequate provision has been made for the sustained maintenance of the proposed development (structures, streets, and other improvements).*

The project is designed to promote sustainable maintenance. By way of example, the creation of walking paths connecting the new dormitories to other areas of Taft's campus helps ensure that students and faculty do not create incidental and unmaintainable pathways.

*G(1) The proposed use or activity does not conflict with the purposes of the Regulations, as amended.*

The proposed development satisfies the purpose of the R-20 district, maintaining a suburban environment. The creation of two dormitories on an existing private school campus of over 165 acres is easily supported in the district.

*G(2) the proposed use or activity does not conflict with the achievement of the goals, objectives, policies, and recommendations of the Plan of Conservation and Development, as amended.*

This proposal aligns with the POCD. In fact, the POCD states, in relevant part, that “Taft School play(s) an active role in maintaining the integrity of Watertown’s historic buildings.” The POCD also identifies “private institutional” as an existing land use in Watertown.

*G(3) The proposed use or activity adequately addresses the health, safety, and welfare of the public, in general, and the immediate neighborhood in particular.*

The two proposed dormitories on an existing private school campus are consistent with health, safety, and welfare objectives for the immediate neighborhood.



**Town of Watertown**

**Connecticut**

**06795**

**Town of Watertown  
Public Works Department  
Heminway School Town Hall  
61 Echo Lake Road  
Watertown, CT 06795  
(860) 945-5240  
Fax (860) 945-2707  
www.watertownct.org**

To: Spencer Musselman, Administrator for Land Use and Building Services/ZEO

From: Paul Bunevich, Town Engineer

Date: January 30, 2026

Subject: The Taft School – Proposed Dormitory Project  
110 Woodbury Road  
Watertown, CT

I have reviewed the Boundary Survey (2 sheets) dated 7-31-08 by Fuss & O'Neill; and the Topographic Survey (9 sheets) dated 12-12-25, the Site Plans (7 sheets) dated January 21, 2026, and the Engineering Summary Report dated January 21, 2026 by LRC Engineering & Surveying, LLC for the above referenced project. I have the following comments for your consideration:

- 1) The project consists of two new dormitory buildings, associated access drives and parking, landscaping and underground infiltration and above ground bioswales for stormwater control and water quality treatment. The project site layout meets the Town Zoning regulations for access drives and parking areas.
- 2) The Engineering Summary Report states that the water quality volumes for the access drives and parking areas will be detained below the grate of the yard drains in the Stormwater Management Areas, but no calculations for the water quality volumes have been submitted with the report. In addition, if the underground infiltration system for the dormitory roof drain runoff treats a portion of the water quality volume, that should be denoted in the Report.
- 3) The Flow Rate Attenuation calculations reveal that, as required, the post development peak flows are well below the pre-existing flows; however, based on the NOAA Point Precipitation chart, the Design Rainfall Amount for the 2 year storm appears to be based on the 12 hour total of 2.98 inches instead of the 24 hour total of 3.55 inches. The two year flow calculations should be revised accordingly.

Further comments may be forthcoming based on the anticipated Applicant's response to the above comments. If you have any questions let me know.

Cc: C. Allen  
C. Natusch  
S. Cummings

# Natural Diversity Data Base Areas

WATERTOWN, CT

June 2025

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

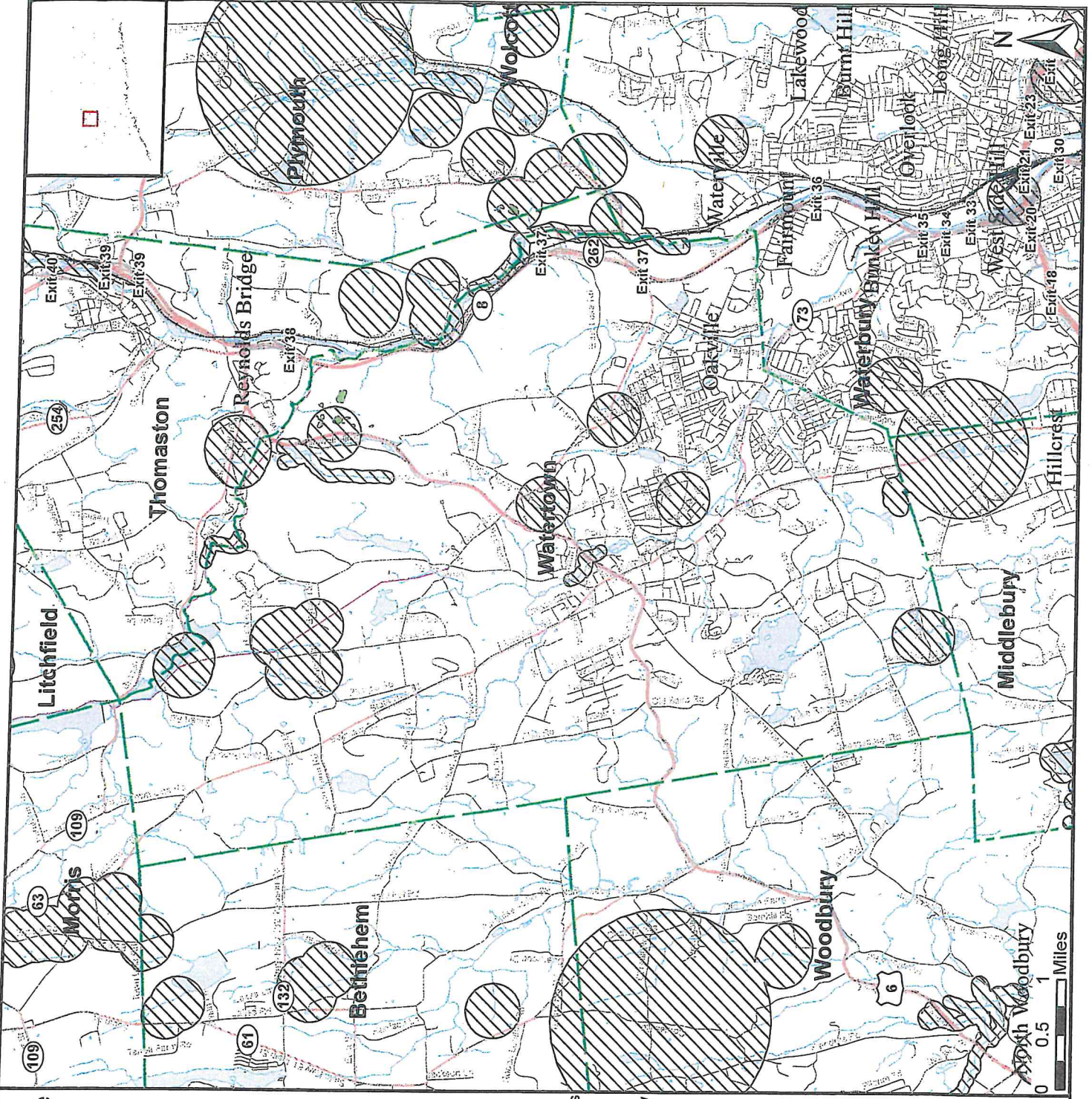
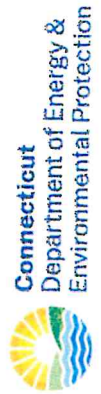
**NOTE:** This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas if the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPportal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDDB Areas.

**QUESTIONS:** Department of Energy and Environmental Protection (DEEP)  
79 Elm St, Hartford, CT 06106  
email: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)  
Phone: (860) 424-3011



Ronald Mayne  
DeBare Saunders  
5 The Green  
Watertown, CT 06795

March 23, 2026

Planning and Zoning Commission  
Town of Watertown, CT.

Due to a conflict of previous obligation, We. Can not attend the Planning public hearing on April 1, 2026

Please accept my comments as a neighbor of Taft School.

#1

Taft School should have the decision over its campus and at the same time, the Town should seek an agreement to development.

Building two new dormitories obviously means more students.

This also means more factuality.

Already there is need for additional factuality housing.

Taft has been acquiring house after house in the neighborhood, changing the 'fabric' of the neighborhood. The most recent 31 Woodbury Road.

There is the issue of town Real Estate Taxes,

Removing tax paying residential property off the tax role.

31 Woodbury Road resulted in a loss of \$ 8,900.00 in tax

Taft factuality do not participate in town activities or support the town, and do not add to the neighbor to neighbor fabric of the neighborhood.

#2

How will the construction trucks access the property?

is there an application for a side walk cut for direct access to the building site?

Rt. 6 has become overly trafficked with trucks and cars from early morning to

evening. Construction vehicles will add to an already hazardous intersection and damage to RT 6 road surface.

Personally, the granite foundation of my 100 years old fence footing has been negatively affected by the vibrations and rumblings of heavy trucks in recent years and now requires extensive shoring up.

*Thank you,  
Ronald Mayne*

March 28, 2026

Watertown Planning & Zoning Commission  
61 Echo Lake Rd.  
Watertown, CT 06795

Dear Planning & Zoning Commission,

Given that the Taft school project will move forward, after speaking to some residence of North Street we wanted to better understand how the school plans to address some of the typical considerations that come with a dormitory use in a residential setting.

For example, could you clarify what buffering and screening measures are being planned between the dormitory and neighboring properties? In similar projects, this often includes landscaping or fencing to maintain privacy and reduce direct visibility, so we would appreciate understanding what will be implemented here.

We would also be interested in how exterior lighting will be handled. Specifically, whether lighting will be directed and limited in a way that avoids spillover into adjacent homes, and whether there are any guidelines around overnight lighting levels.

Additionally, can you share how noise and activity expectations will be managed? With a higher concentration of residents, we assume there are typically defined quiet hours or restrictions on outdoor gatherings, and it would be helpful to understand what standards will apply in this case.

From a practical standpoint, the neighbors would also appreciate more detail on traffic and access plans and how additional vehicle activity will be managed to avoid impacting North Street.

A large concern to some North Street residents is the noise, air pollution and dust that we endured during the last construction. Trucks entered the construction site by going down a drive way between two Taft residences on North Street. At times construction vehicles were going by our residences at **5:00 am** including **Saturdays and Sundays**. Which means construction was also starting at 5:00 am. The dust was so bad we could not sit outside and enjoy the warmer weather.

Lastly, would you provide more information on the final placement, height, and setback considerations for the building, and how those decisions are being made in relation to neighboring homes?

We understand that developments like this should follow established guidelines and requirements, and we simply want to ensure we have a clear understanding of how those will be applied here given the proximity to existing residences.

Thank you for taking the time to read and consider the North Street residences concerns and also provide additional clarity.

Regards,

Diane Chere  
87 North Street  
Watertown, CT 06795

March 3, 2026

Watertown Planning & Zoning Commission  
61 Echo Lake Rd.  
Watertown, CT 06795

Dear Planning & Zoning Commission,

I am writing to oppose the proposed construction of new dormitories at The Taft School next to my home. The planned location backs directly up to my property on North Street, and I respectfully ask that the Committee deny this proposal as currently planned.

Placing multi-story dorm buildings directly behind a single-family home is not compatible with the surrounding residential area. This would significantly change the character of my property. Instead of open campus space, I would be facing the back of large student housing buildings with dramatically increased activity, lighting, and noise.

Dormitories are a more intense use than athletic fields. Students live there full-time, which brings extended hours of activity and general student life. That kind of use, right at a residential property line, creates a serious and *unfair impact on my home*.

The construction timeline (from April 2027 through August 2028 according to the Website) also means over a year of heavy equipment, noise, dust, and disruption. That burden would fall directly on my household.

I am also concerned about the long-term impact on my property value. A home directly next to dormitories is much less desirable than one next to traditional campus space.

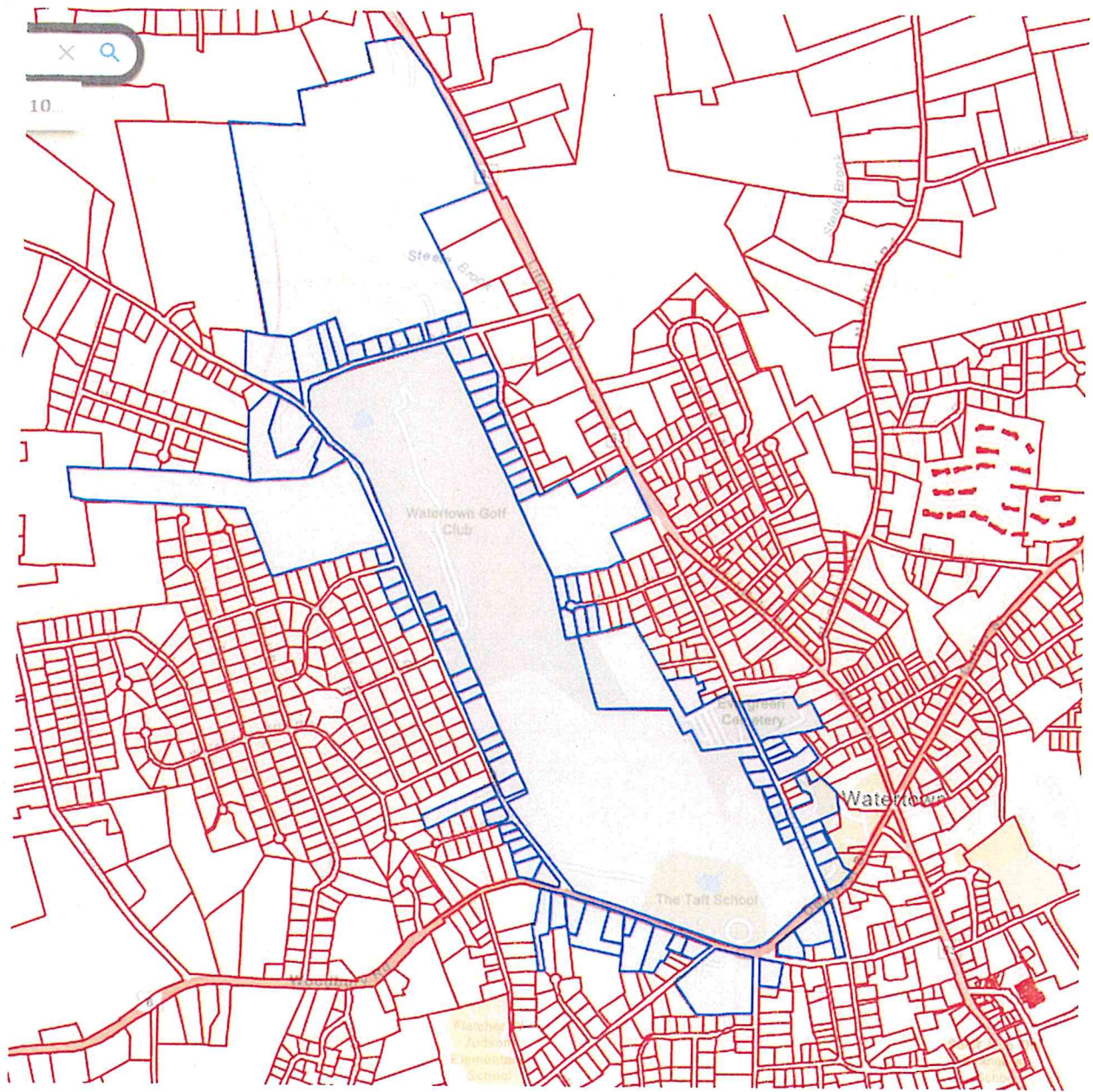
The school owns most of the surrounding properties, which leaves my home as one of the only independent residences directly affected by this decision. That places the full impact of this expansion on a single homeowner.

Given the size of the school's campus, I ask that the Committee require the dormitories to be located elsewhere on the property, away from the residential boundary.

Thank you for your consideration.

Respectfully submitted

Diane Chere  
87 North St.  
Watertown, CT 06795



150 ft

MBL	Owner Name	Owner Address	City, State	Zip Code
99 58 7	TAFT SCHOOL (Subject Property)	110 WOODBURY RD	WATERTOWN, CT	06795-2100
69 11 5A	94 WEST ROAD LLC	33 STRATHMORE RD	MIDDLEBURY, CT	06762
87 58 96	ALLEN HEATHER E	101 WALNUT ST	WATERTOWN, CT	06795
78 10E 5	ALTIMARANO ROBERT E & EDWIN P	293 GUERNSEYTOWN RD	WATERTOWN, CT	06795
78 58 41	ATTANASIO MATTHEW & ANGELA M	30 HICKORY LN	WATERTOWN, CT	06795
98A 59 5	ATWOOD KRISTINA	241 WOODBURY RD	WATERTOWN, CT	06795
69 11 5G	AURIO SANDRA M	186 WEST RD	WATERTOWN, CT	06795-1829
69 11 6B	BARBIERI ANTHONY J & CAROL L	134 WEST RD	WATERTOWN, CT	06795-1829
87 58 97	BRANDT TIMOTHY J & DIANA M	91 WALNUT ST	WATERTOWN, CT	06795
78 58 55	BROMLEY DAVID L JR & MARY BETH SURV	80 HICKORY LN	WATERTOWN, CT	06795
87 58 51	BROOKS CHRISTOPHER A TRUSTEE	116 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 58 10	CHERE DIANE E & GREGORY	87 NORTH ST W	WATERTOWN, CT	06795
99 58 10	CHERE DIANE E & GREGORY	87 NORTH ST W	WATERTOWN, CT	06795
87 58 95	CHIAPPALONE ROSENGRANT MARY	100 WALNUT ST	WATERTOWN, CT	06795
69 58 40	CIARLO ALFREDO	89 WEST RD	WATERTOWN, CT	06795-1833
99 56 15	COLLETTE ANN SPENCER	138 NORTH ST W	WATERTOWN, CT	06795
98 10 2	CONKLIN MARIAN TRUSTEE	10 TAFT CIRCLE	WATERTOWN, CT	06795
87 10E 4	CONWAY SHANNON I	281 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 57 13	COOPER GREGORY C	100 NORTH ST	WATERTOWN, CT	06795
77 10 49	DAVIS MELODY & DANNY	435 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 56 16	EVERGREEN CEMETERY	NORTH ST	WATERTOWN, CT	00000
99 58 13	EVERGREEN CEMETERY	183 NORTH ST	WATERTOWN, CT	06795
98 10 1	FINLEY TARA	105 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1840
99 57 9	FITZGERALD ANNE J AS TRUSTEE OF THE ANNE	36 NORTH ST	WATERTOWN, CT	06795
98A 59 6	FRENZEL VICKI	227 WOODBURY RD	WATERTOWN, CT	06795
98 10 20	FUSCO RICHARD & PATRICIA E	300 WOODBURY RD	WATERTOWN, CT	06795-2120
98A 59 9	GOETZ MICHAEL & STEPHANIE LAURO	199 WOODBURY RD	WATERTOWN, CT	06795
98A 59 11	GORSKI DAVID P & MICHELLE D	165 WOODBURY RD	WATERTOWN, CT	06795-2121
98 10 17	GRENIER ASHLEY L	71 GUERNSEYTOWN RD	WATERTOWN, CT	06795
99 58 9	GROVER AMELIA M	71 NORTH ST W	WATERTOWN, CT	06795
99 58 9	GROVER AMELIA M	71 NORTH ST W	WATERTOWN, CT	06795
78 58 53	HARTNETT BRENDAN	60 HICKORY LN	WATERTOWN, CT	06795
77 10 45A	HUNCHAREK THOMAS P & BALUTIS SUSAN M	5055 VT ROUTE 7A	SHAFTSBURY, VT	05262
77 11 5D	KASIDAS RAYMOND	255 ARTILLERY RD	MIDDLEBURY, CT	06762
99 56 13	KING JEAN C	126 NORTH ST	WATERTOWN, CT	06795-2125
99A 61 2	KINSELLA JOSEPH L & KINSELLA NANCY L	28 THE GREEN	WATERTOWN, CT	06795-2118
78 58 57	KUSAILA JOHN	112 HICKORY LN	WATERTOWN, CT	06795-1824
69 11 10	LABBE KEITH M & JOSEPHINE T	74 BREEZY KNOLL DR	WATERTOWN, CT	06795
77 11 7A	LEONARD LUCY N EST	10907 OLYMPIA DR	HOUSTON, TX	77042-2629
69 11 6A	MANCINI DAVID & AMY	120 WEST RD	WATERTOWN, CT	06795
87 58 42	MILLETTE JEFFREY & HEATHER	280 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1909
98A 59 10	MILO GREGORY & MARIA	181 WOODBURY RD	WATERTOWN, CT	06795
77 10 45	MIRANDO JOHN C JR & ALISON K	499 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1820
69 11 11	MOREHOUSE JOHN S & STANKIEWICZ NANCY	PO BOX 12	WATERTOWN, CT	06795-0012
78 10E 6	POINOW HOWARD G & SUSAN L	307 GUERNSEYTOWN RD	WATERTOWN, CT	06795
78 58 59	POLCARI JOHN T & DOROTHY	132 HICKORY LN	WATERTOWN, CT	06795
78 58 56	POLLETTA CARMINE & POLLETTA LINDA	96 HICKORY LN	WATERTOWN, CT	06795-1824
69 11 12	PORTELINHA ANTONIO	170 WEST RD	WATERTOWN, CT	06795
99 57 12	RICHMOND LINDA	92 NORTH ST	WATERTOWN, CT	06795-2106
78 10E 7	RINALDI ALBERTO & RITA	327 GUERNSEYTOWN RD	WATERTOWN, CT	06795
78 58 52	RODRIGUEZ JUAN G	44 HICKORY LN	WATERTOWN, CT	06795
78 58 60	ROSE DENNIS F & DONNA M	146 HICKORY LN	WATERTOWN, CT	06795-1824
99A 61 1	RUIZ STEPHEN J & JENNIFER A	153 DEFOREST ST	WATERTOWN, CT	06795
98 10 16	SALAMONE ELEANOR E	9 TAFT CIR	WATERTOWN, CT	06795-1808
98A 59 8	SMITH LISA M	211 WOODBURY RD	WATERTOWN, CT	06795
98 10 21	STATE OF CONNECTICUT	2800 BERLIN TPKE	NEWINGTON, CT	06111-4113
77 10 46	STATE OF CONNECTICUT	C/O BLK.ROCK ST.PARK	WATERTOWN, CT	00000
99 57 14	STAUB JOSEPH & RACHAEL	82 NORTH ST	WATERTOWN, CT	06795

98 10 18	SZWABA BRIGGIT	61 GUERNSEYTOWN RD	WATERTOWN, CT	06795
108A 60 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
98A 59 13	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
98A 59 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 50	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 57 8	TAFT SCHOOL	90 DEFOREST ST	WATERTOWN, CT	06795-2132
87 58 47	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 8	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 2	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 49	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 48	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 46	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
87 58 45	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 7	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 8	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 7	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT	06795-2100
78 58 30	TAFT SCHOOL CORP	110 WOODBURY RD	WATERTOWN, CT	06795-2100
99 58 11	TAFT SCHOOL CORPORATION	93 NORTH ST W	WATERTOWN, CT	06795
99 58 11	TAFT SCHOOL CORPORATION	93 NORTH ST W	WATERTOWN, CT	06795
99 57 11	TAFT SCHOOL CORPORATION	110 WOODBURY RD	WATERTOWN, CT	06795-2100
69 11 5H	THOMPSON CLARENCE & APRIL	194 WEST RD	WATERTOWN, CT	06795-1829
78 58 54	VENSEL BARBARA B TRUSTEE	70 HICKORY LN	WATERTOWN, CT	06795
99 57 10	VERONNEAU MARCEL	48 NORTH ST	WATERTOWN, CT	06795
99 57 10A	VERONNEAU MARCEL	60 NORTH ST	WATERTOWN, CT	06795
99 57 10	VERONNEAU MARCEL	48 NORTH ST	WATERTOWN, CT	06795
99 57 10A	VERONNEAU MARCEL	60 NORTH ST	WATERTOWN, CT	06795
87 58 42A	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
87 58 43	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
69 11 4	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
87 58 42B	WATERTOWN GOLF CLUB INC	246 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1819
99 56 12	WATERTOWN TENNIS CLUB	PO BOX 213	WATERTOWN, CT	06795-0213
99 56 14	WEINBERGER DEBORAH A	132 NORTH ST	WATERTOWN, CT	06795-2100
98 10 19	ZAPPONE LINDA	51 GUERNSEYTOWN RD	WATERTOWN, CT	06795-1817

HP

150

Page

150 FX

MBL	Owner Name	Owner Address	City State Zip Code
99A 63 1	TAFT SCHOOL CORPORATION THE	110 WOODBURY RD	WATERTOWN, CT, 067952100
108A 60 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
98A 59 13	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
98A 59 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99A 61 1	RUIZ STEPHEN J & JENNIFER A	153 DEFOREST ST	WATERTOWN, CT, 06795
98A 59 11	GORSKI DAVID P & MICHELLE D	165 WOODBURY RD	WATERTOWN, CT, 067952121
98A 59 10	MILO GREGORY & MARIA	181 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 9	GOETZ MICHAEL & STEPHANIE LAURO	199 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 8	SMITH LISA M	211 WOODBURY RD	WATERTOWN, CT, 06795
99A 61 2	KINSELLA JOSEPH L & KINSELLA NANCY L	28 THE GREEN	WATERTOWN, CT, 067952118
98A 59 6	FRENZEL VICKI	227 WOODBURY RD	WATERTOWN, CT, 06795
99A 61 5	TAFT SCHOOL CORPORATION	110 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 5	ATWOOD KRISTINA	241 WOODBURY RD	WATERTOWN, CT, 06795
98A 59 4	SHEEHAN JOSEPH F JR & MARGARET	257 WOODBURY RD	WATERTOWN, CT, 067952109
98A 59 2	NORMAN GEORGE B	271 WOODBURY RD	WATERTOWN, CT, 067952109
99 58 9	GROVER AMELIA M	71 NORTH ST W	WATERTOWN, CT, 06795
99 58 10	CHERE DIANE E & GREGORY	87 NORTH ST W	WATERTOWN, CT, 06795
87 58 50	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 56 13	KING JEAN C	126 NORTH ST	WATERTOWN, CT, 067952125
99 58 11	TAFT SCHOOL CORPORATION	93 NORTH ST W	WATERTOWN, CT, 06795
99 58 12	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
98 10 21	STATE OF CONNECTICUT	2800 BERLIN TPKE	NEWINGTON, CT, 061114113
98 10 20	FUSCO RICHARD & PATRICIA E	300 WOODBURY RD	WATERTOWN, CT, 067952120
99 57 8	TAFT SCHOOL	90 DEFOREST ST	WATERTOWN, CT, 067952132
98 10 19	ZAPPONE LINDA	51 GUERNSEYTOWN RD	WATERTOWN, CT, 067951817
99 57 9	FITZGERALD ANNE J AS TRUSTEE OF THE ANNE	36 NORTH ST	WATERTOWN, CT, 06795
98 10 18	SZWABA BRIGGIT	61 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
99 57 10	VERONNEAU MARCEL	48 NORTH ST	WATERTOWN, CT, 06795
98 10 17	GRENIER ASHLEY L	71 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
98 10 16	SALAMONE ELEANOR E	9 TAFT CIR	WATERTOWN, CT, 067951808
99 57 10A	VERONNEAU MARCEL	60 NORTH ST	WATERTOWN, CT, 06795
99 56 16	EVERGREEN CEMETERY	NORTH ST	WATERTOWN, CT, 00000
99 58 15B	SORENSEN ANNE L (EST OF)	205 NORTH ST W	WATERTOWN, CT, 06795
87 58 47	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 58 13	EVERGREEN CEMETERY	183 NORTH ST	WATERTOWN, CT, 06795
98 10 2	CONKLIN MARIAN TRUSTEE	10 TAFT CIRCLE	WATERTOWN, CT, 06795
98 10 1	FINLEY TARA	105 GUERNSEYTOWN RD	WATERTOWN, CT, 067951840
99 58 8	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 10 28	GREENE STEPHEN W & CARINE	115 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 51	BROOKS CHRISTOPHER A TRUSTEE	116 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
99 57 11	TAFT SCHOOL CORPORATION	110 WOODBURY RD	WATERTOWN, CT, 06795
99 58 1	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 58 2	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100

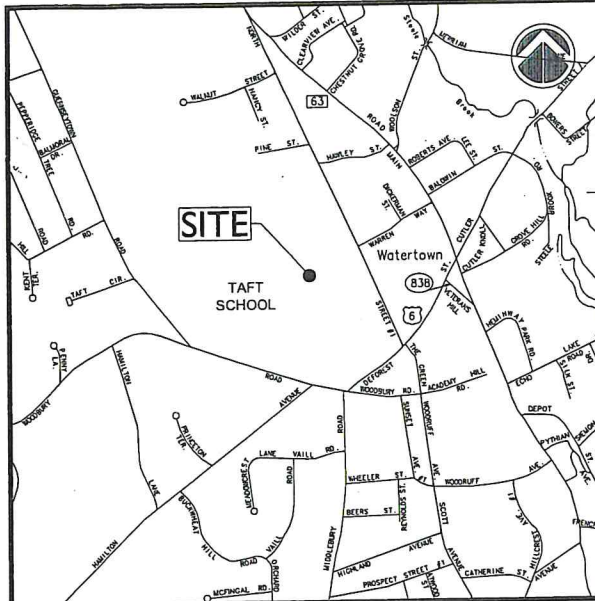
99 56 12	WATERTOWN TENNIS CLUB	PO BOX 213	WATERTOWN, CT, 067950213
87 58 49	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
99 56 14	WEINBERGER DEBORAH A	132 NORTH ST	WATERTOWN, CT, 067952125
99 56 15	COLLETTE ANN SPENCER	138 NORTH ST W	WATERTOWN, CT, 06795
87 58 48	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 58 46	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 58 45	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
87 10E 3	LANDQUIST SUSAN	269 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 96	ALLEN HEATHER E	101 WALNUT ST	WATERTOWN, CT, 06795
87 58 42A	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
87 58 97	BRANDT TIMOTHY J & DIANA M	91 WALNUT ST	WATERTOWN, CT, 06795
87 58 98	DEROUIN JEANNINE	81 WALNUT ST	WATERTOWN, CT, 06795
87 10E 4	CONWAY SHANNON I	281 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 42	MILLETTE JEFFREY & HEATHER	280 GUERNSEYTOWN RD	WATERTOWN, CT, 067951909
87 58 43	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
87 58 42B	WATERTOWN GOLF CLUB INC	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
78 10E 5	ALTIMARANO ROBERT E & EDWIN P	293 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
87 58 95	CHIAPPALONE ROSEGRANT MARY	100 WALNUT ST	WATERTOWN, CT, 06795
87 58 94	ROONEY PATRICK D & EILEEN E	90 WALNUT ST	WATERTOWN, CT, 06795
78 10E 6	POINOW HOWARD G & SUSAN L	307 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
78 10E 7	RINALDI ALBERTO & RITA	327 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
78 58 60	ROSE DENNIS F & DONNA M	146 HICKORY LN	WATERTOWN, CT, 067951824
78 58 59	POLCARI JOHN T & DOROTHY	132 HICKORY LN	WATERTOWN, CT, 06795
78 58 30	TAFT SCHOOL CORP	110 WOODBURY RD	WATERTOWN, CT, 067952100
77 10 46	STATE OF CONNECTICUT	C/O BLK.ROCK ST.PARK	WATERTOWN, CT, 00000
78 58 57	KUSAILA JOHN	112 HICKORY LN	WATERTOWN, CT, 067951824
77 10 49	DAVIS MELODY & DANNY	435 GUERNSEYTOWN RD	WATERTOWN, CT, 06795
78 58 56	POLLETTA CARMINE & POLLETTA LINDA	96 HICKORY LN	WATERTOWN, CT, 067951824
78 58 55	BROMLEY DAVID L JR & MARY BETH SURV	80 HICKORY LN	WATERTOWN, CT, 06795
77 10 45	MIRANDO JOHN C JR & ALISON K	499 GUERNSEYTOWN RD	WATERTOWN, CT, 067951820
78 58 54	VENSEL BARBARA B TRUSTEE	70 HICKORY LN	WATERTOWN, CT, 06795
77 10 45A	HUNCHAREK THOMAS P & BALUTIS SUSAN M	5055 VT ROUTE 7A	SHAFTSBURY, VT, 05262
78 58 53	HARTNETT BRENDAN	60 HICKORY LN	WATERTOWN, CT, 06795
78 58 52	RODRIGUEZ JUAN G	44 HICKORY LN	WATERTOWN, CT, 06795
78 58 41	ATTANASIO MATTHEW & ANGELA M	30 HICKORY LN	WATERTOWN, CT, 06795
99 58 7	TAFT SCHOOL	110 WOODBURY RD	WATERTOWN, CT, 067952100
69 11 12	PORTELINHA ANTONIO	170 WEST RD	WATERTOWN, CT, 06795
69 11 11	MOREHOUSE JOHN S & STANKIEWICZ NANCY	PO BOX 12	WATERTOWN, CT, 067950012
69 58 40	CIARLO ALFREDO	89 WEST RD	WATERTOWN, CT, 067951833
69 11 10	LABBE KEITH M & JOSEPHINE T	74 BREEZY KNOLL DR	WATERTOWN, CT, 06795
69 11 6B	BARBIERI ANTHONY J & CAROL L	134 WEST RD	WATERTOWN, CT, 067951829
77 11 7	MARLAK FRANCIS & SANDRA A	526 GUERNSEYTOWN RD	WATERTOWN, CT, 067951836
77 11 5D	KASIDAS RAYMOND	255 ARTILLERY RD	MIDDLEBURY, CT, 06762
69 11 6A	MANCINI DAVID & AMY	120 WEST RD	WATERTOWN, CT, 06795

69 11 5H	THOMPSON CLARENCE & APRIL	194 WEST RD	WATERTOWN, CT, 067951829
69 11 5G	AURIO SANDRA M	186 WEST RD	WATERTOWN, CT, 067951829
69 11 5A	94 WEST ROAD LLC	33 STRATHMORE RD	MIDDLEBURY, CT, 06762
69 11 4	WATERTOWN GOLF CLUB	246 GUERNSEYTOWN RD	WATERTOWN, CT, 067951819
77 11 7A	LEONARD LUCY N EST	10907 OLYMPIA DR	HOUSTON, TX, 770422629
69 11 5B	MANCINI ANTONIO	33 STRATHMORE RD	MIDDLEBURY, CT, 06762

# STUDENT DORMITORY PROJECT THE TAFT SCHOOL

110 Woodbury Road  
WATERTOWN, CONNECTICUT

CONSERVATION COMMISSION / INLAND WETLAND AGENCY APPLICATION



## VICINITY MAP

SCALE: 1"=1,000'

### OWNER / APPLICANT:

TAFT SCHOOL  
110 WOODBURY ROAD  
WATERTOWN, CT 06795-2100  
PHONE: 860.945.7760

### ARCHITECTURE:

VOITH & MACTAVISH ARCHITECTS LLP  
2401 WALNUT STREET, 6TH FLOOR  
PHILADELPHIA, PA 19103  
PHONE: 215.545.4544

### STRUCTURAL ENGINEER:

KEAST & HOOD  
1635 MARKET STREET #1705  
PHILADELPHIA, PA 19103  
PHONE: 215.625.0099

### MEP ENGINEER:

KOHLER RONAN CONSULTING ENGINEERS  
93 LAKE AVENUE  
DANBURY, CT 06810  
PHONE: 203.778.1017

### LANDSCAPE DESIGN:

TL STUDIO  
110 KING PHILIP ROAD UNIT 2A  
RUMFORD, RI 02916  
PHONE: 401.383.3574

### AV/IT/SECURITY

NVS  
1315 WALNUT STREET #900  
PHILADELPHIA, PA 19107  
PHONE: 215.751.1133

### LIGHTING DESIGN

O'DONOHUE LIGHTING  
1816 S. 2ND STREET  
PHILADELPHIA, PA 19148  
PHONE: 215.518.4788

### CIVIL ENGINEER:



- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants  
Engineering & Surveying, LLC

160 West Street, Suite E  
Cromwell, CT 06416  
(860) 635-2877

85 Civic Center Plaza, Suite 204  
Poughkeepsie NY 12601  
(845) 243-2880

www.lrcconsult.com



## LOCATION MAP

SCALE: 1"=200'

## INDEX OF DRAWINGS

	COVER SHEET
V01 & V02	BOUNDARY SURVEY
EX-1 THRU EX-9	TOPOGRAPHIC SURVEY
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L1.1	DORM 1 & 2 LAYOUT & MATERIAL PLAN
L1.2	MAIN CIRCLE LAYOUT & MATERIALS PLAN
L2.0	DORM 1 & 2 GRADING PLAN
L2.1	MAIN CIRCLE GRADING PLAN
L3.0	DORM 1 & 2 PLANTING PLAN
L3.1	MAIN CIRCLE PLANTING PLAN
L4.0	SECTIONS
A1.0	BASEMENT FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A1.4	FOURTH FLOOR PLAN
A1.5	ATTIC FLOOR PLAN
A1.6	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
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C1.2	DORM 1 & 2 DEMOLITION PLAN
C1.3	DORM 1 & 2 DEMOLITION PLAN
C2.1	DORM 1 & 2 DRAINAGE PLAN
C2.2	DORM 1 & 2 DRAINAGE PLAN
C2.3	DORM 1 & 2 DRAINAGE PLAN
C3.1	DORM 1 & 2 SITE UTILITIES PLAN
C3.2	DORM 1 & 2 SITE UTILITIES PLAN
C3.3	DORM 1 & 2 SITE UTILITIES PLAN
C4.1	DORM 1 & 2 SEDIMENTATION & EROSION CONTROL PLAN
C4.2	DORM 1 & 2 SEDIMENTATION & EROSION CONTROL PLAN
C4.3	DORM 1 & 2 SEDIMENTATION & EROSION CONTROL PLAN
C5.1	DORM 1 & 2 CONSTRUCTION DETAILS
C5.2	DORM 1 & 2 CONSTRUCTION DETAILS
C5.3	DORM 1 & 2 CONSTRUCTION DETAILS
C5.4	DORM 1 & 2 CONSTRUCTION DETAILS
LI-1.0	SITE LIGHTING PLAN
LI-1.1	NORTH SITE LIGHTING PLAN PHOTOMETRY
LI-1.2	SOUTH SITE LIGHTING PLAN PHOTOMETRY
LI-2.0	LIGHTING FIXTURE DETAILS

## ZONING SUMMARY TABLE

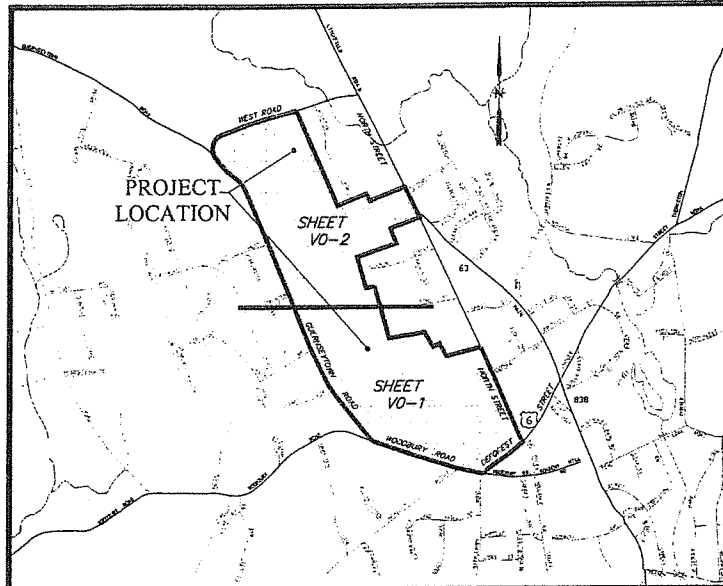
ZONING INFORMATION			
PARCEL SIZE	165.76 ACRES (Referenced from the town GIS)		
ASSESSOR'S LOCATION	MAP 99 BLOCK 58 LOT 7		
ZONING DISTRICT	R-20 DISTRICT		
PROPOSED USE	STUDENT DORMITORY PROJECT		
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	7,220,506 SF	7,220,506 SF
MINIMUM FRONTAGE	75 FT	3,309 FT	3,309 FT
BUILDING SETBACKS			
FRONT YARD	25 FT	36.4 FT	408.9 FT
SIDE YARD	20 FT	20 FT	186.1 FT
REAR YARD	50 FT	50 FT	872.9 FT
MAXIMUM BUILDING HEIGHT (FEET)	35 FT	**54 FT	**54 FT
MAXIMUM BUILDING HEIGHT (STORIES)	3	*	**
MAXIMUM BUILDING COVERAGE	15%	4.3%	4.6%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	25%	8.6%	9.5%

\* Received a variance for building height for the John L. Vogelstein Dormitory building  
\*\* A text amendment to the zoning regulations is proposed.

ISSUED TO LAND USE PERMITS:

01-21-2026

File Path: HDWGP05062023\2023\Survey\95023\2023\VO-1.dwg, Layout: Boundary Sh 1 Thu, Jul 31, 2008 - 2:55 PM User: DaveC  
 CTB: F & O STANDARD  
 LMAN: BND  
 MS VIEW: VO-1  
 UCS: WORLD



KEY MAP AND INDEX PLAN - N.T.S.

**MAP REFERENCES:**

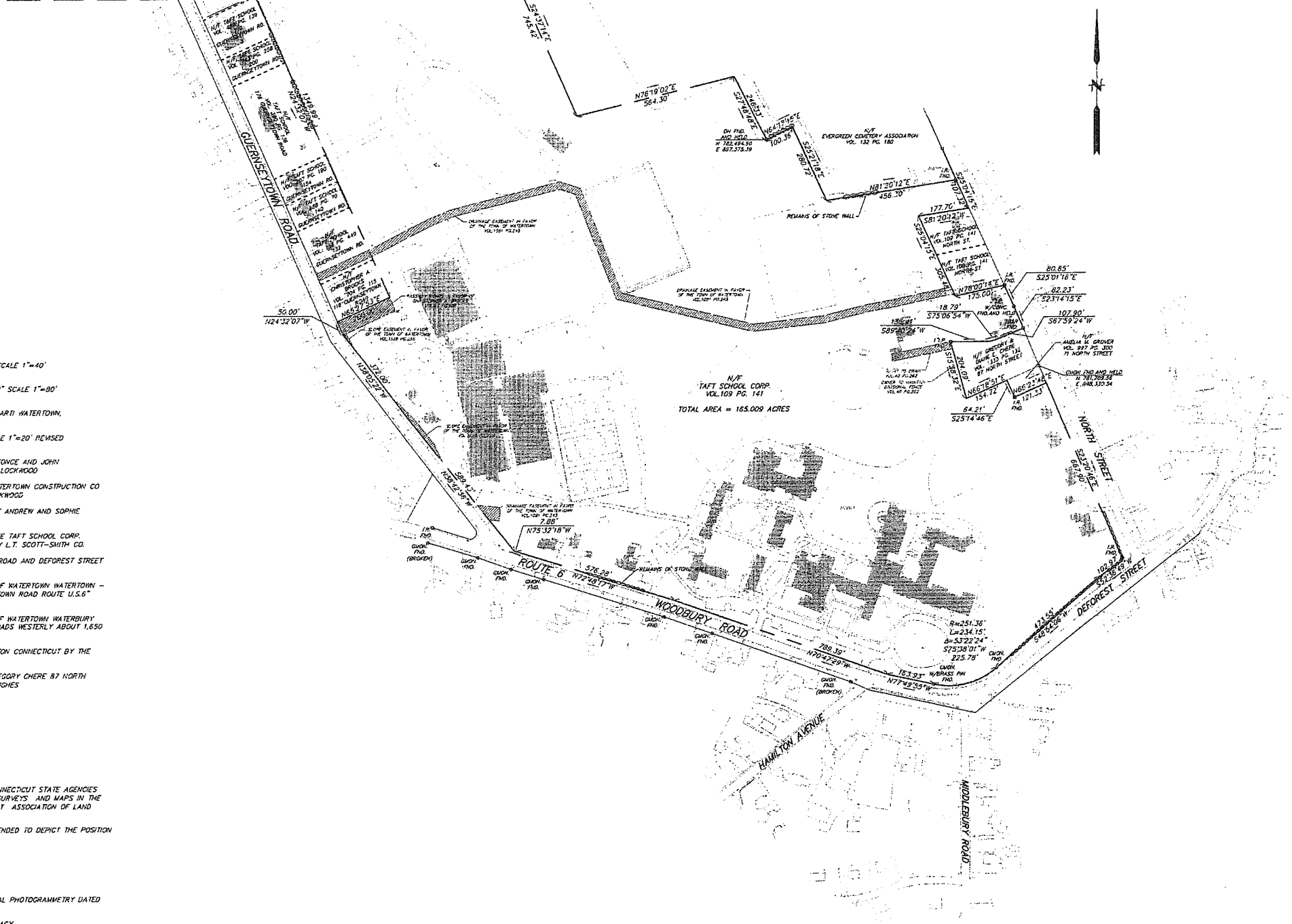
1. "PROPERTY OF HOWARD M. HICKOCK, WATERTOWN, CONN. SECTION NO. 1" SCALE 1"=40' DATE MARCH 28, 1923 BY BRONSON E. LOCKWOOD
2. "MAP OF LAND BELONGING TO MRS. ELLEN H. SCOVILL, WATERTOWN, CONN." SCALE 1"=80' DATE MARCH 1929 BY WILLIAM B. REYNOLDS
3. "MAP OF SECTION ONE CLOVERDALE BELONGING TO EDWARD & BERTHA MARTI WATERTOWN, CT." SCALE 1"=10' DATE APRIL 1949 BY ARTHUR N. WOOD
4. "PROPERTY OF OGIS AND DORIS W. SALVATORE, WATERTOWN, CONN." SCALE 1"=20' REVISED MARCH 1951 BY WILLIAM B. REYNOLDS
5. "PLAN OF WALNUT ACRES SECTION NO. 1 OWNED AND DEVELOPED BY ALFONCE AND JOHN KONTOUT, WATERTOWN, CONN." SCALE 1"=30' DATE NOVEMBER 1951 BY B.E. LOCKWOOD
6. "SECTION NO. 2 PLAN OF WALNUT ACRES OWNED AND DEVELOPED BY WATERTOWN CONSTRUCTION CO INC. WATERTOWN, CONN." SCALE 1"=50' DATE SEPTEMBER 1952 BY B.E. LOCKWOOD
7. "MAP REVISION A PORTION OF SECTION ONE-CLOVERDALE BEING LAND OF ANDREW AND SOPHIE KUSALA" SCALE 1"=50' DATE NOVEMBER 1952 BY HARRY G. OWENS, JR.
8. "SUBDIVISION PLAN LAND OF THE TAFT SCHOOL CORPORATION OWNER: THE TAFT SCHOOL CORP. 110 WOODBURY ROAD WATERTOWN, CONN." SCALE 1"=40' DATE JUNE 1976 BY L.T. SCOTT-SMITH CO.
9. "PORTION OF PROPERTY OF THE TAFT SCHOOL CORPORATION WOODBURY ROAD AND DEFOREST STREET WATERTOWN, CT." SCALE 1"=100' DATE 5/9/90 BY H.W. HART
10. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERTOWN WATERTOWN - WOODBURY ROAD FROM THE WOODBURY TOWN LINE EASTERLY TO GUERNSEYTOWN ROAD ROUTE U.S.6" SCALE 1"=40' DATE SEPTEMBER 28, 1934
11. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF WATERTOWN WATERTOWN WOODBURY ROAD FROM THE INTERSECTION OF THOMASTON & WATERTOWN ROADS WESTERLY ABOUT 1,650 FEET ROUTE U.S.6" SCALE 1"=40' DATE FEB. 14, 1934
12. "TOWN OF WATERTOWN MAP SHOWING LAND RELEASED TO BANK OF BOSTON CONNECTICUT BY THE STATE OF CONNECTICUT U.S. ROUTE 6" SCALE 1"=40' DATE JANUARY 1988
13. "ZONING LOCATION SURVEY - PROPOSED PREPARED FOR DIANE E. & GREGORY CHERE 87 NORTH STREET WATERTOWN, CT." NOVEMBER 6, 2004 SCALE 1"=20' BY DAVID A. HUGHES

**SURVEY NOTES:**

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTATION.
3. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.
4. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. HORIZONTAL DATUM IS BASED ON NAD 83.
6. PLANIMETRIC FEATURES PROVIDED BY JAMES W. SEWALL COMPANY AERIAL PHOTOGRAMMETRY DATED 6/12/2008
7. ABUTTING PROPERTY LINES ARE BASED ON CLASS D HORIZONTAL ACCURACY.
8. ALL MONUMENTATION LOCATED HAVE BEEN DEPICTED HEREON.

SEE SHEET VO-2

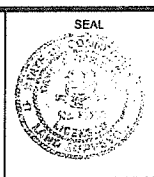
SEE SHEET VO-2



SEE SHEET VO-2 FOR LEGEND

No.	DATE	DESCRIPTION	BY

PROJ. MANAGER:	SEAL
CHIEF DESIGNER:	SEAL
REVIEWED BY:	
DATE:	



TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

*David A. Caricchio*  
 70036  
 DAVID A. CARICCHIO LICENSE No.

SCALE:	HORIZ.: 1" = 100'
	VERT.:
DATUM:	HORIZ.: NAD 83
	VERT.:

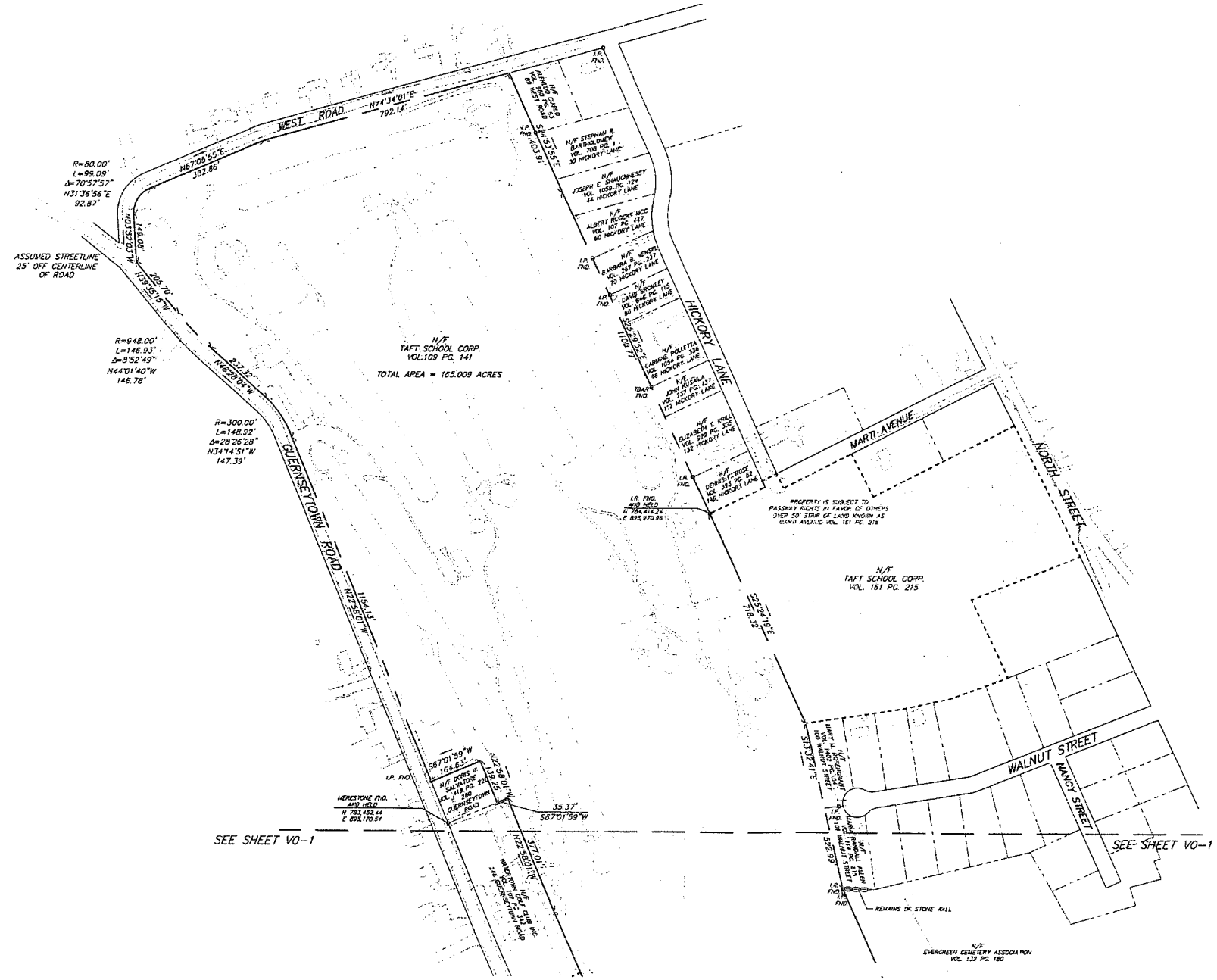
WWW.FandO.COM

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 Disciplines to Deliver

146 HARTFORD RD MANCHESTER, CT 06040 860.646.2469

BOUNDARY SURVEY  
 OF A PORTION OF THE  
 TAFT SCHOOL MAIN CAMPUS  
 110 WOODBURY ROAD WATERTOWN, CONNECTICUT

PROJ. No: 95023.V20
DATE: 7/31/08
<b>V0-1</b>



**LEGEND**

- UTILITY POLE
- SIGN
- GAS GATE
- LIGHT
- EXISTING IRON PIPE
- EXISTING MONUMENT
- TAFT SCHOOL PROPERTY INCLUDED IN THIS SURVEY
- - - TAFT SCHOOL PROPERTY NOT INCLUDED IN THIS SURVEY
- ABUTTING PROPERTY OWNERS
- STREET LINE
- EASEMENT LINE
- EDGE OF WATER
- TREELINE
- STONE WALL
- CHAIN LINK FENCE
- STOCKADE FENCE
- EASEMENT ON TAFT SCHOOL PROPERTY
- EXISTING BUILDING ON TAFT SCHOOL PROPERTY

**SURVEY NOTES:**

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
2. THE TYPE OF SURVEY PERFORMED IS A BOUNDARY SURVEY, AND IS INTENDED TO DEPICT THE POSITION OF THE BOUNDARIES WITH RESPECT TO ALL MONUMENTATION.
3. BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.
4. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. HORIZONTAL DATUM IS BASED ON NAD 83.
6. PLANIMETRIC FEATURES PROVIDED BY JAMES W. SEWELL COMPANY AERIAL PHOTOGRAMMETRY DATED 6/12/2008.
7. ABUTTING PROPERTY LINES ARE BASED ON CLASS D HORIZONTAL ACCURACY.
8. ALL MONUMENTATION LOCATED HAVE BEEN DEPICTED HEREON.

SEE SHEET VO-1 FOR MAP REFERENCES

No.	DATE	DESCRIPTION	BY
1			

PROJ. MANAGER:	
CHIEF DESIGNER:	
REVIEWED BY:	DATE

SEAL

TO MY KNOWLEDGE AND BELIEF, THESE MAPS ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

*David A. Caricchio*

DAVID A. CARICCHIO 70036  
LICENSE No.

SCALE:

HORIZ.: 1" = 100'

VERT.:

DATUM:

HORIZ.: NAD 83

VERT.:

GRAPHIC SCALE

WWW.FandO.COM

**FUSS & O'NEILL**  
Disciplines to Deliver

146 HARTFORD RD MANCHESTER, CT 06040 860.646.2459

BOUNDARY SURVEY  
OF A PORTION OF THE  
TAFT SCHOOL MAIN CAMPUS

110 WOODBURY ROAD WATERTOWN, CONNECTICUT

PROJ. No.: 95023.V20  
DATE: 7/31/08

**V0-2**

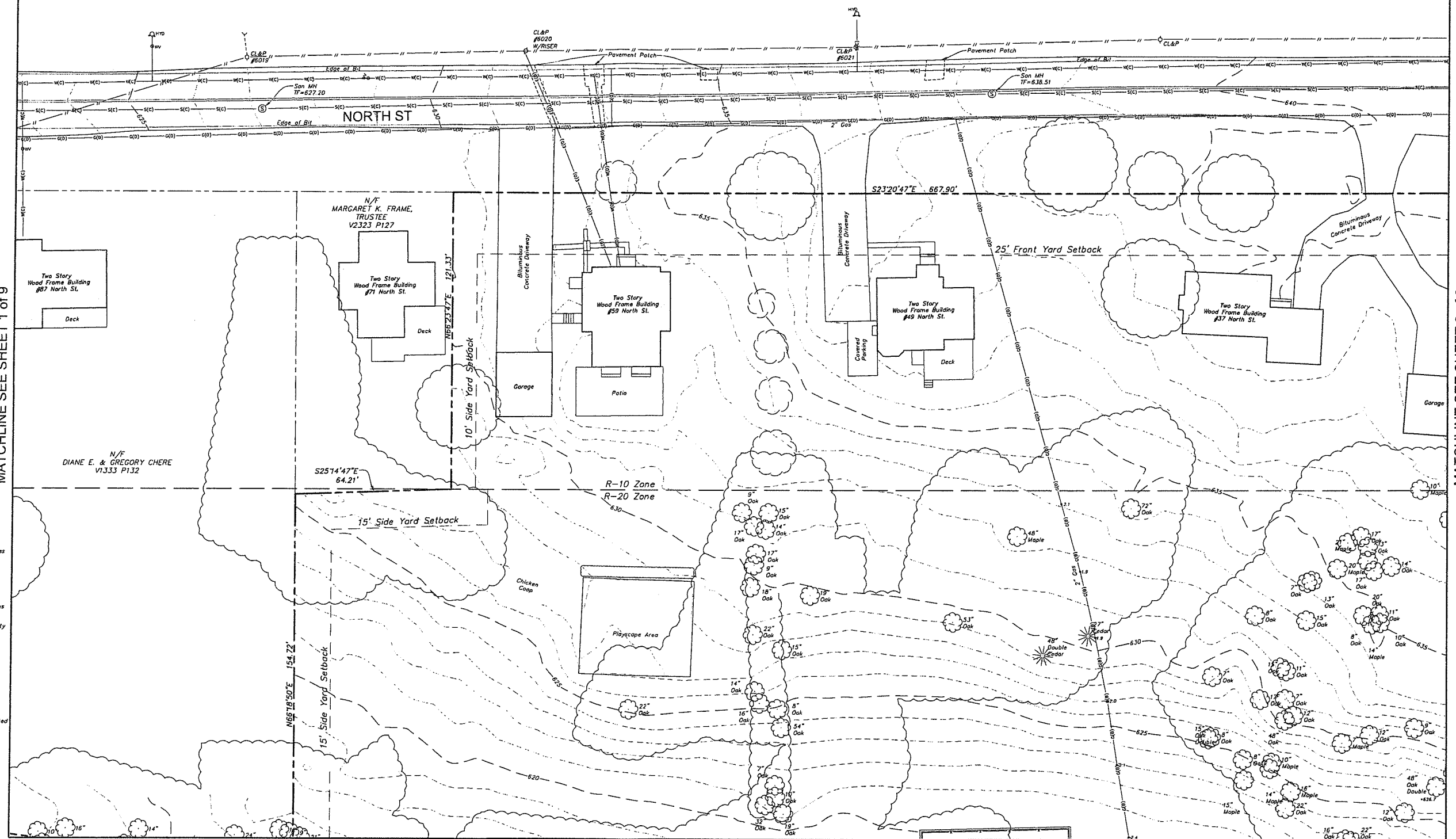


EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

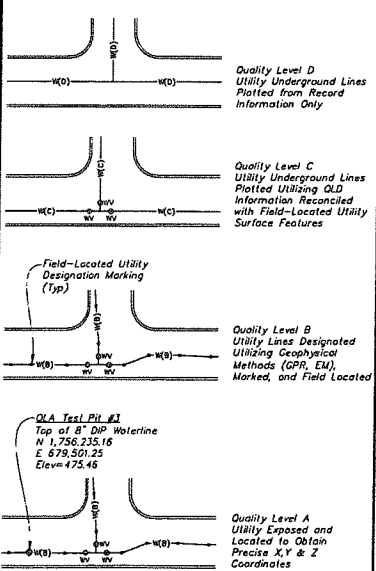
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Scale 1"=500'

MATCHLINE SEE SHEET 1 of 9

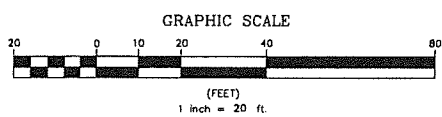
MATCHLINE SEE SHEET 3 of 9



**UTILITY QUALITY LEVELS**



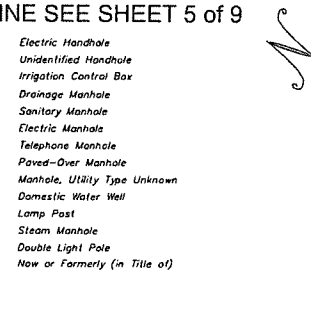
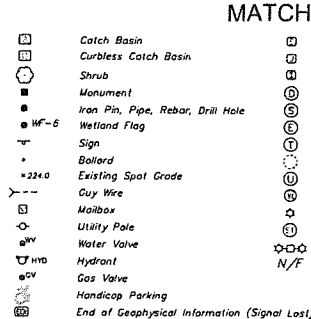
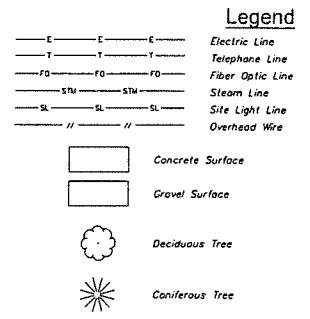
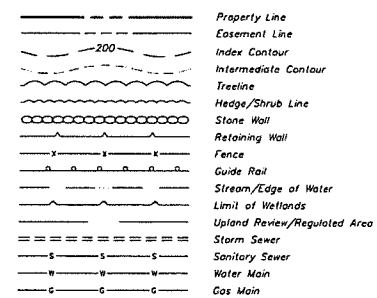
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Top of 8" DIP Waterline  
N 1,755.235.16  
E 678.501.25  
Elev= 475.46



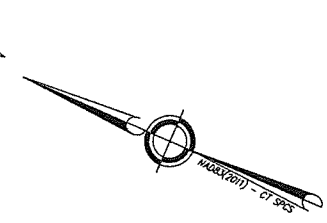
**Certification**

To my knowledge and belief this map is substantially correct as noted herein.

*John F. Wagenblatt*  
JOHN F. WAGENBLATT L.S. No. 17,791



MATCHLINE SEE SHEET 5 of 9



• Civil Engineering  
• Land Surveying  
• Landscape Architecture  
• Land Planning  
• Laser Scanning & BIM  
• Subsurface Utility Engineering

Land Resource Consultants  
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160 West Street, Suite 200  
Cromwell, CT 06416  
(860) 815-1277  
84 Civic Center Plaza, Suite 200  
Poughkeepsie, NY 12501  
(845) 243-2800  
www.lrc.com

**TOPOGRAPHIC SURVEY**

**Taft School**  
110 WOODBURY ROAD  
TOWN OF WATERTOWN  
LITCHFIELD COUNTY, CONNECTICUT

Design/Calc	JW	CAD File	EX24325801.dwg	Sheet No.	
Drawn	RM/RH	Project No.	24-3258	<b>EX-2</b>	
Checked	JW	Date	12/12/2025		
Approved	JW	Scale	1"=20'		

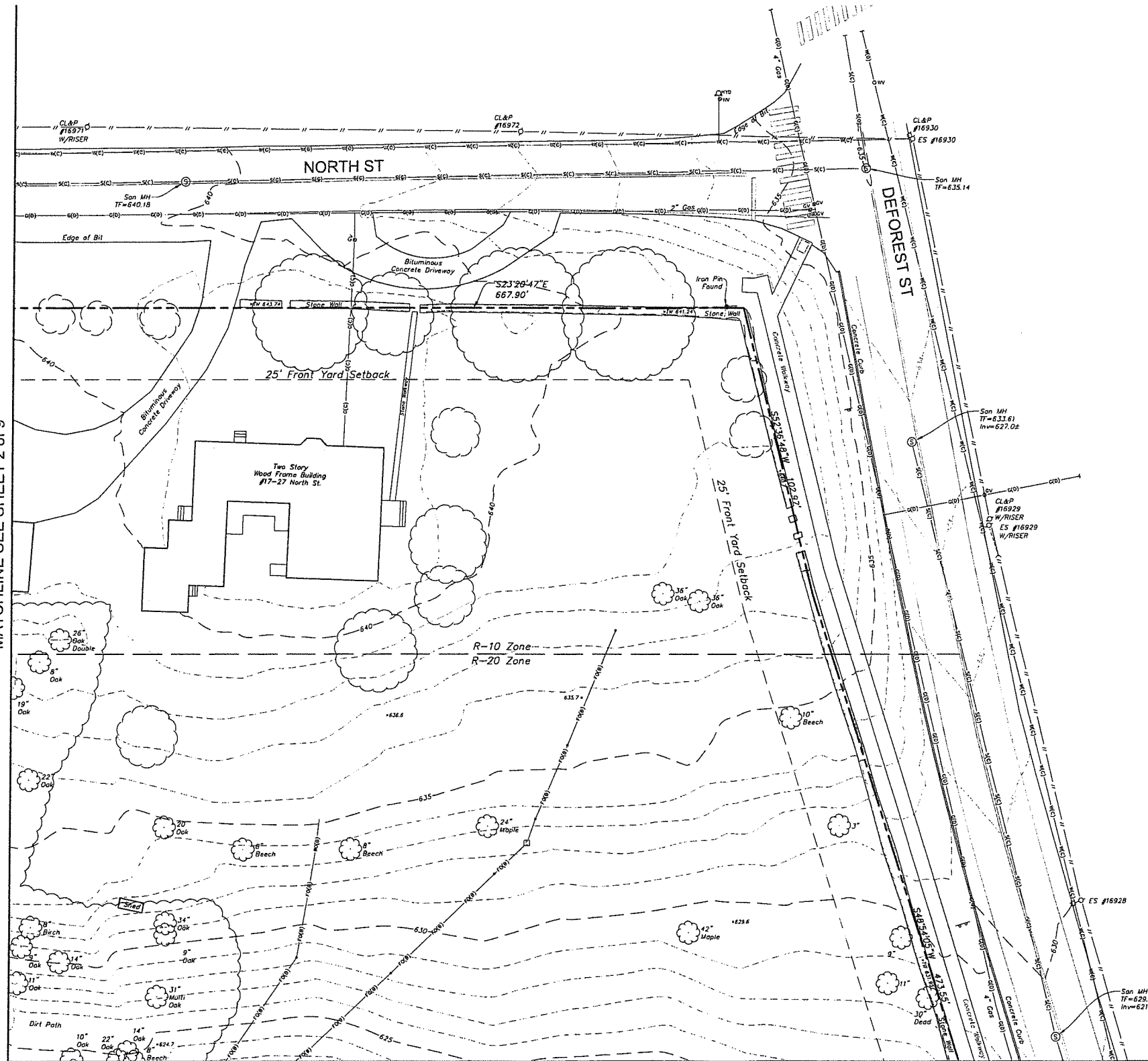
SEE SHEET EX-1 FOR MAP NOTES.

SHEET 2 OF 9

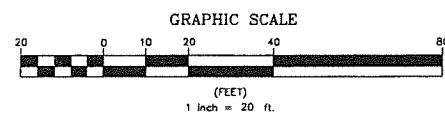
EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map  
Scale 1"=500'

MATCHLINE SEE SHEET 2 of 9



MATCHLINE SEE SHEET 6 of 9

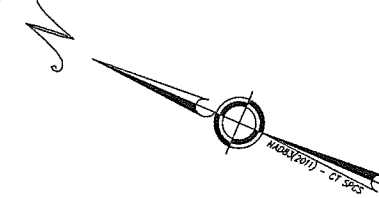


	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treenline
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main

**Legend**

	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire
	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree

	Catch Basin
	Curbless Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Wetland Flag
	Sign
	Ballard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Last)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)



**Certification**

To my knowledge and belief this map is substantially correct as noted hereon.

*John F. Wagenblatt*  
JOHN F. WAGENBLATT L.S. No. 17,791

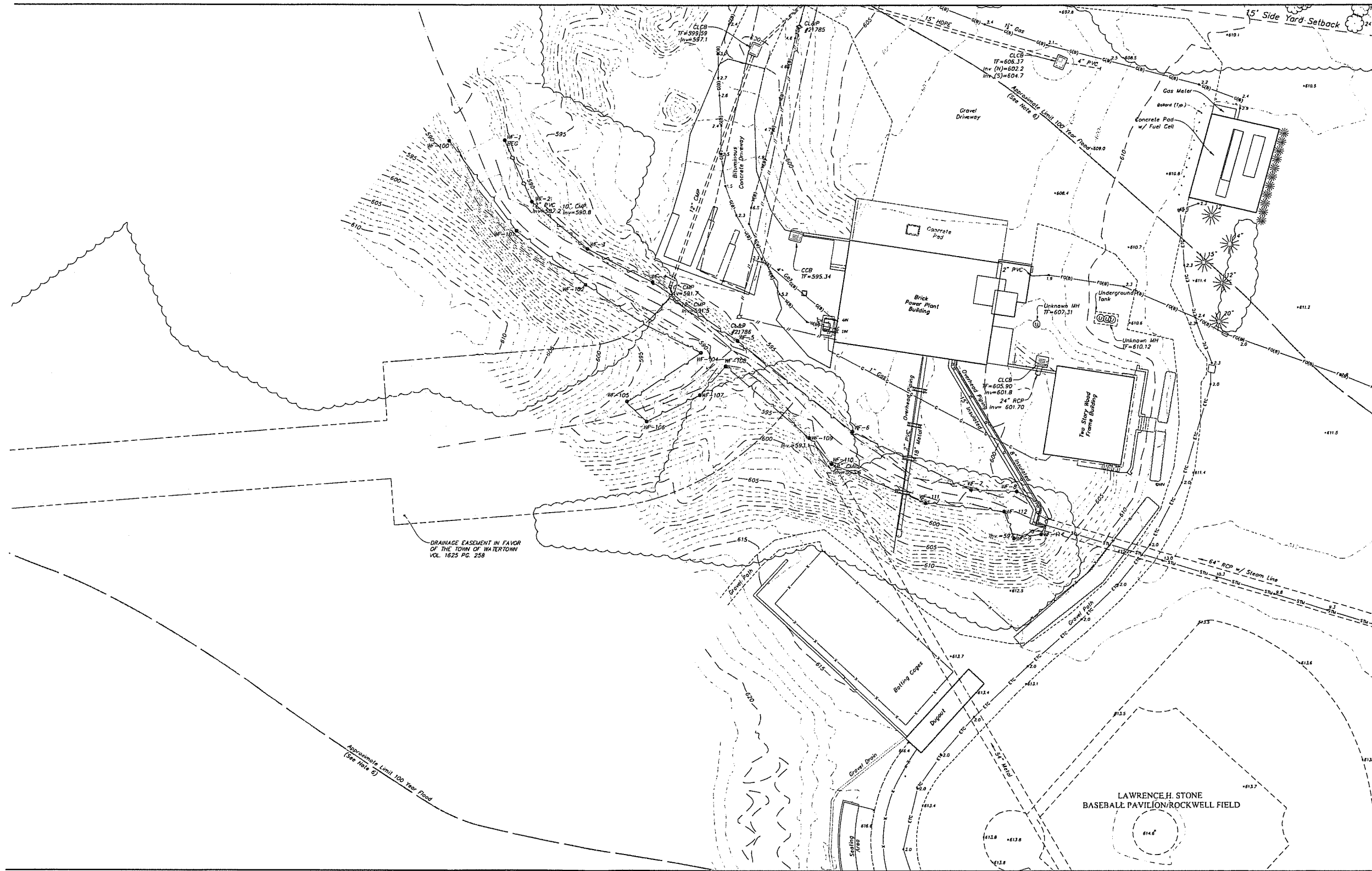


 LRC Land Resource Consultants Engineering & Surveying, LLC 160 Wood Street, Suite E Cheshire, CT 06418 (460) 635-3177 85 Civic Center Plaza, Suite 204 Poughkeepsie, NY 12601 (845) 242-2400 www.lrcsurvey.com	<b>TOPOGRAPHIC SURVEY</b> SHEET 2 OF 9	
	<b>Taft School</b> 110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT	
Design/Calc: JW Draw: RM/RN Checked: JW Approved: JW	CAD File: EX24325801.dwg Project No.: 24-3258 Date: 12/12/2025 Scale: 1"=20'	<b>EX-3</b>

SEE SHEET EX-1 FOR MAP NOTES

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map  
Scale 1"=500'

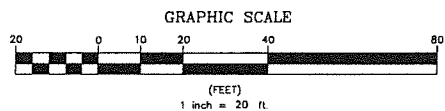


MATCHLINE SEE SHEET 5 of 9

DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF WATERTOWN VOL. 1625 PG. 259

Approximate Limit 100 Year Flood (See Note 2)

LAWRENCE H. STONE BASEBALL PAVILION/ROCKWELL FIELD



Certification  
To my knowledge and belief this map is substantially correct as noted hereon.

*John F. Wagenblatt*  
JOHN F. WAGENBLATT L.S. No. 17,791



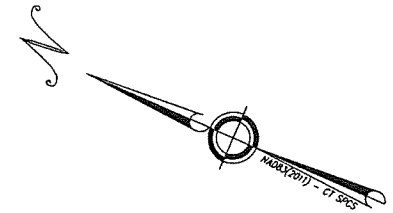
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	Easement Line
	Index Contour
	Intermediate Contour
	Trestle
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main

Legend

	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire
	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree

	Catch Basin
	Curbside Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Wetland Flag
	Sign
	Bollard
	Existing Spot Grade
	Guy Wire
	Mailbox
	Utility Pole
	Water Valve
	Hydrant
	Gas Valve
	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Bar
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)
	N/F

MATCHLINE SEE SHEET 7 of 9



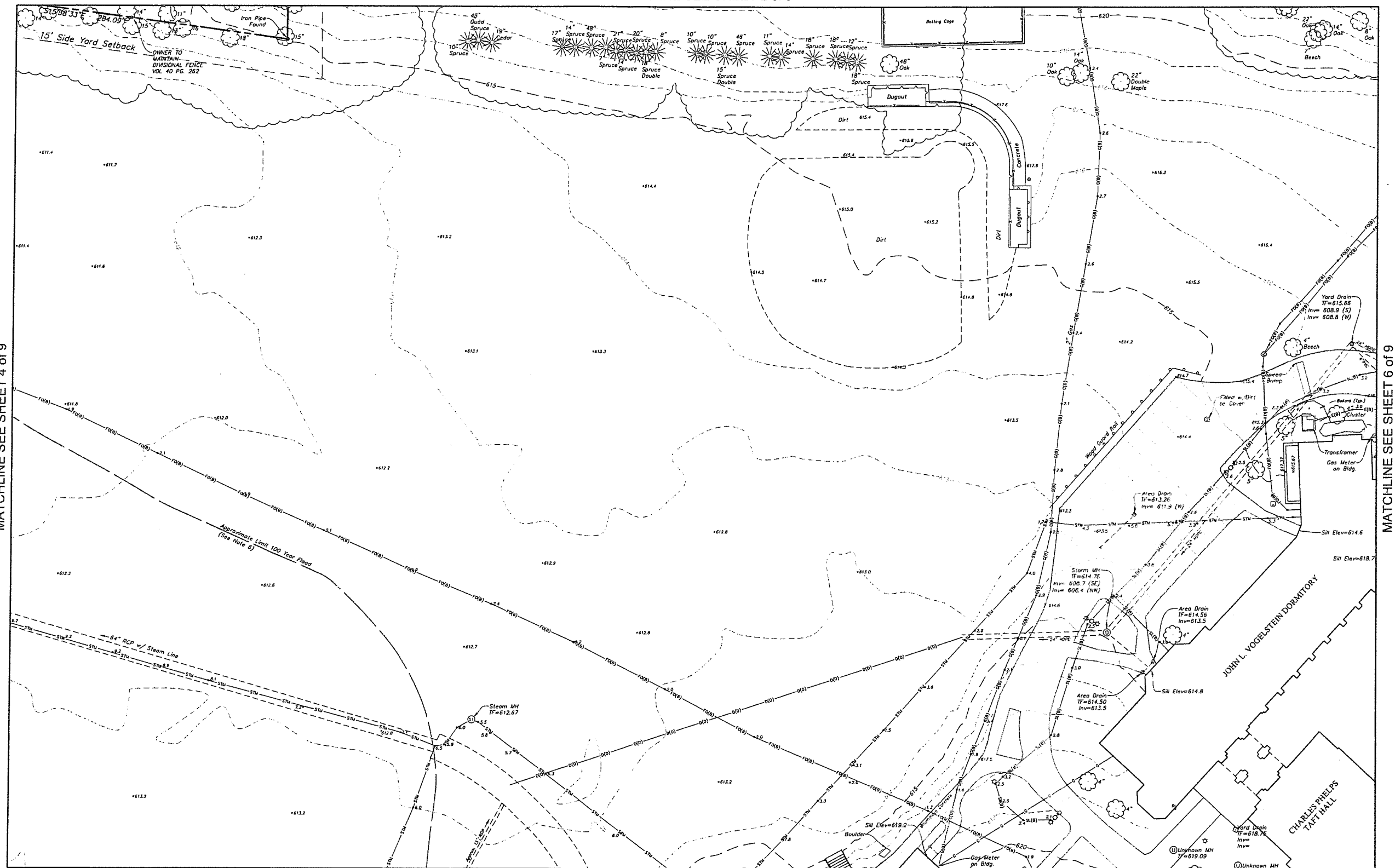
SEE SHEET EX-1 FOR MAP NOTES

		<b>TOPOGRAPHIC SURVEY</b>	
		SHEET 4 OF 9	
<b>Taft School</b>			
110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT			
<ul style="list-style-type: none"> <li>Civil Engineering</li> <li>Land Surveying</li> <li>Landscape Architecture</li> <li>Land Planning</li> <li>Laser Scanning &amp; BIM</li> <li>Subsurface Utility Engineering</li> </ul>		<b>Land Resource Consultants Engineering &amp; Surveying, LLC</b> 140 Wood Street, Suite E Cromwell, CT 06416 (860) 635-3577 85 Civic Center Plaza, Suite 204 Farmington, CT 06031 (860) 321-3900 www.lrcsurvey.com	
Design/Color: JW Drawn: RU/RH Checked: JH Approved: JW		CAD File: EX24325801.dwg Project No.: 24-3258 Date: 12/12/2025 Scale: 1"=20'	
Revisions:		<b>EX-4</b>	

MATCHLINE SEE SHEET 2 of 9

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map  
Scale 1"=500'

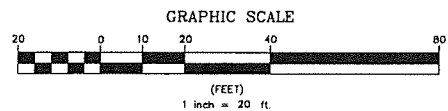


MATCHLINE SEE SHEET 4 of 9

MATCHLINE SEE SHEET 6 of 9

MATCHLINE SEE SHEET 8 of 9

SEE SHEET EX-1 FOR MAP NOTES.

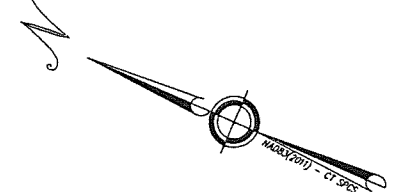


	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treeline
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Sanitary Sewer
	Water Main
	Gas Main

**Legend**

	Electric Line
	Telephone Line
	Fiber Optic Line
	Steam Line
	Site Light Line
	Overhead Wire

	Concrete Surface
	Gravel Surface
	Deciduous Tree
	Coniferous Tree
	Catch Basin
	Curbside Catch Basin
	Shrub
	Monument
	Iron Pin, Pipe, Rebar, Drill Hole
	Wellhead Flag
	Sign
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	Existing Spot Grade
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	Mailbox
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	Water Valve
	Hydrant
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	Handicap Parking
	End of Geophysical Information (Signal Lost)
	Electric Handhole
	Unidentified Handhole
	Irrigation Control Box
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Telephone Manhole
	Paved-Over Manhole
	Manhole, Utility Type Unknown
	Domestic Water Well
	Lamp Post
	Steam Manhole
	Double Light Pole
	Now or Formerly (in Title of)



**Certification**

To my knowledge and belief this map is substantially correct as noted herein.

*John F. Wagenblatt*  
 JOHN F. WAGENBLATT L.S. No. 17,791



**LRC**

- Civil Engineering
- Land Surveying
- Landscape Architecture
- Land Planning
- Laser Scanning & BIM
- Subsurface Utility Engineering

Land Resource Consultants  
 Engineering & Surveying, LLC

140 Wood Street, Suite E  
 Cromwell, CT 06416  
 (860) 813-2317  
 85 Civic Center Plaza, Suite 204  
 Fungliangville, NY 12501  
 (845) 242-2400  
 www.lrcinc.com

**TOPOGRAPHIC SURVEY**

SHEET 5 of 9

**TAFT SCHOOL**

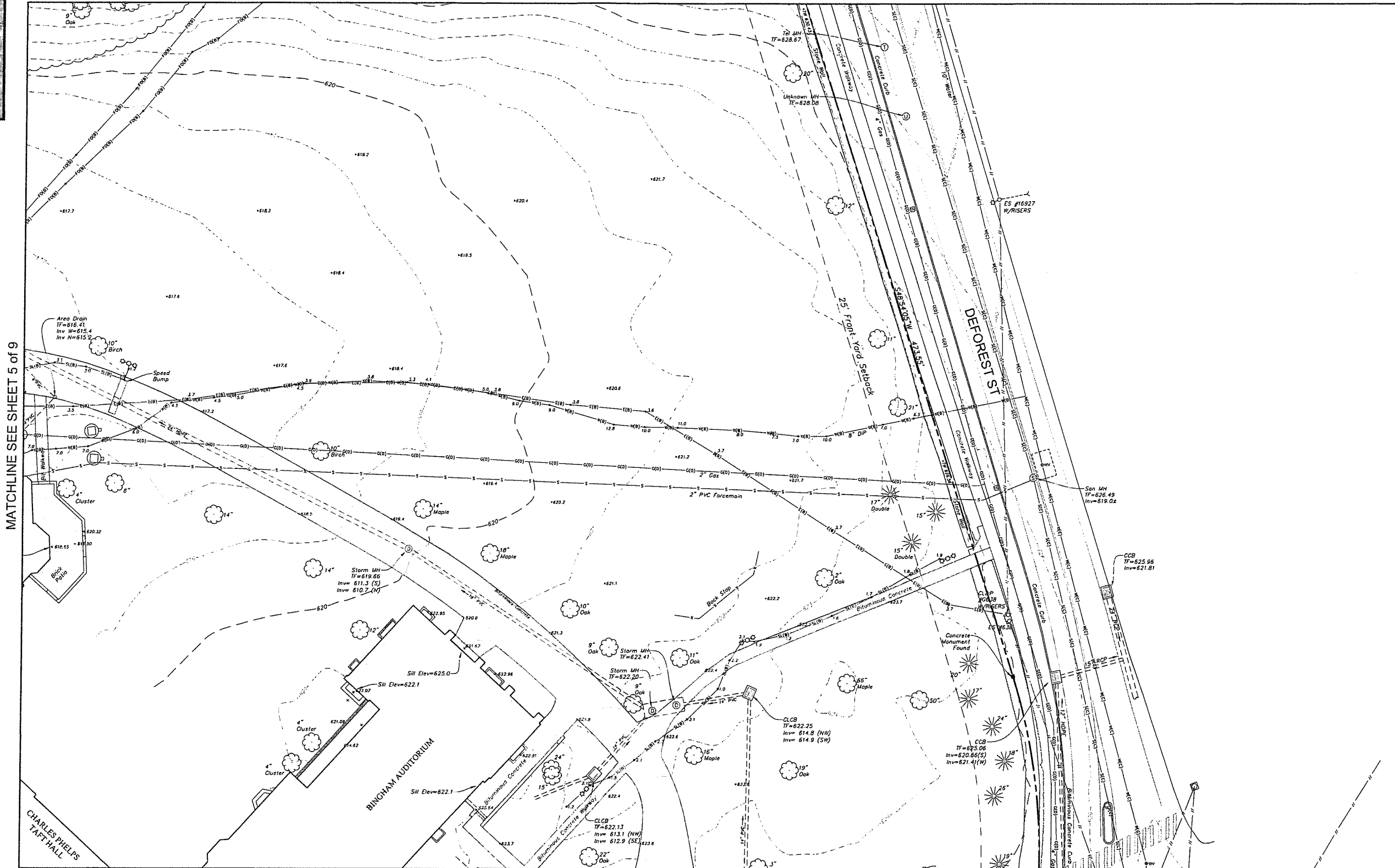
110 WOODBURY ROAD  
 TOWN OF WATERTOWN  
 LITCHFIELD COUNTY, CONNECTICUT

Design/Date	JW	CAD File	EX24325801.dwg	Sheet No.	
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Checked	JW	Date	12/12/2025		
Approved	JW	Scale	1"=20'		

MATCHLINE SEE SHEET 3 of 9

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

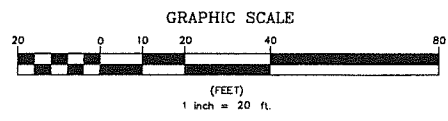
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Scale 1"=500'



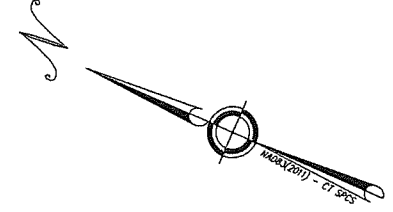
MATCHLINE SEE SHEET 5 of 9

MATCHLINE SEE SHEET 9 of 9

SEE SHEET EX-1 FOR MAP NOTES



<ul style="list-style-type: none"> <li>Property Line</li> <li>Easement Line</li> <li>Index Contour</li> <li>Intermediate Contour</li> <li>Treeline</li> <li>Hedge/Shrub Line</li> <li>Stone Wall</li> <li>Retaining Wall</li> <li>Guide Rail</li> <li>Stream/Edge of Water</li> <li>Limit of Wetlands</li> <li>Upland Review/Regulated Area</li> <li>Storm Sewer</li> <li>Sanitary Sewer</li> <li>Water Main</li> <li>Gas Main</li> </ul>	<ul style="list-style-type: none"> <li>Concrete Surface</li> <li>Gravel Surface</li> <li>Deciduous Tree</li> <li>Coniferous Tree</li> </ul>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Electric Line</li> <li>Telephone Line</li> <li>Fiber Optic Line</li> <li>Steam Line</li> <li>Site Light Line</li> <li>Overhead Wire</li> <li>Catch Basin</li> <li>Curbside Catch Basin</li> <li>Shrub</li> <li>Monument</li> <li>Iron Pin, Pipe, Rebar, Drill Hole</li> <li>Well Flag</li> <li>Sign</li> <li>Ballard</li> <li>Existing Spot Grade</li> <li>Guy Wire</li> <li>Mailbox</li> <li>Utility Pole</li> <li>Water Valve</li> <li>Hydrant</li> <li>Gas Valve</li> <li>Handicap Parking</li> <li>End of Geophysical Information (Signal Lost)</li> <li>Electric Handhole</li> <li>Unidentified Handhole</li> <li>Irrigation Control Box</li> <li>Drainage Manhole</li> <li>Sanitary Manhole</li> <li>Electric Manhole</li> <li>Telephone Manhole</li> <li>Paved-Over Manhole</li> <li>Manhole, Utility Type Unknown</li> <li>Domestic Water Well</li> <li>Lamp Post</li> <li>Steam Manhole</li> <li>Double Light Pole</li> <li>Now or Formerly (in Title of)</li> </ul>
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**Certification**  
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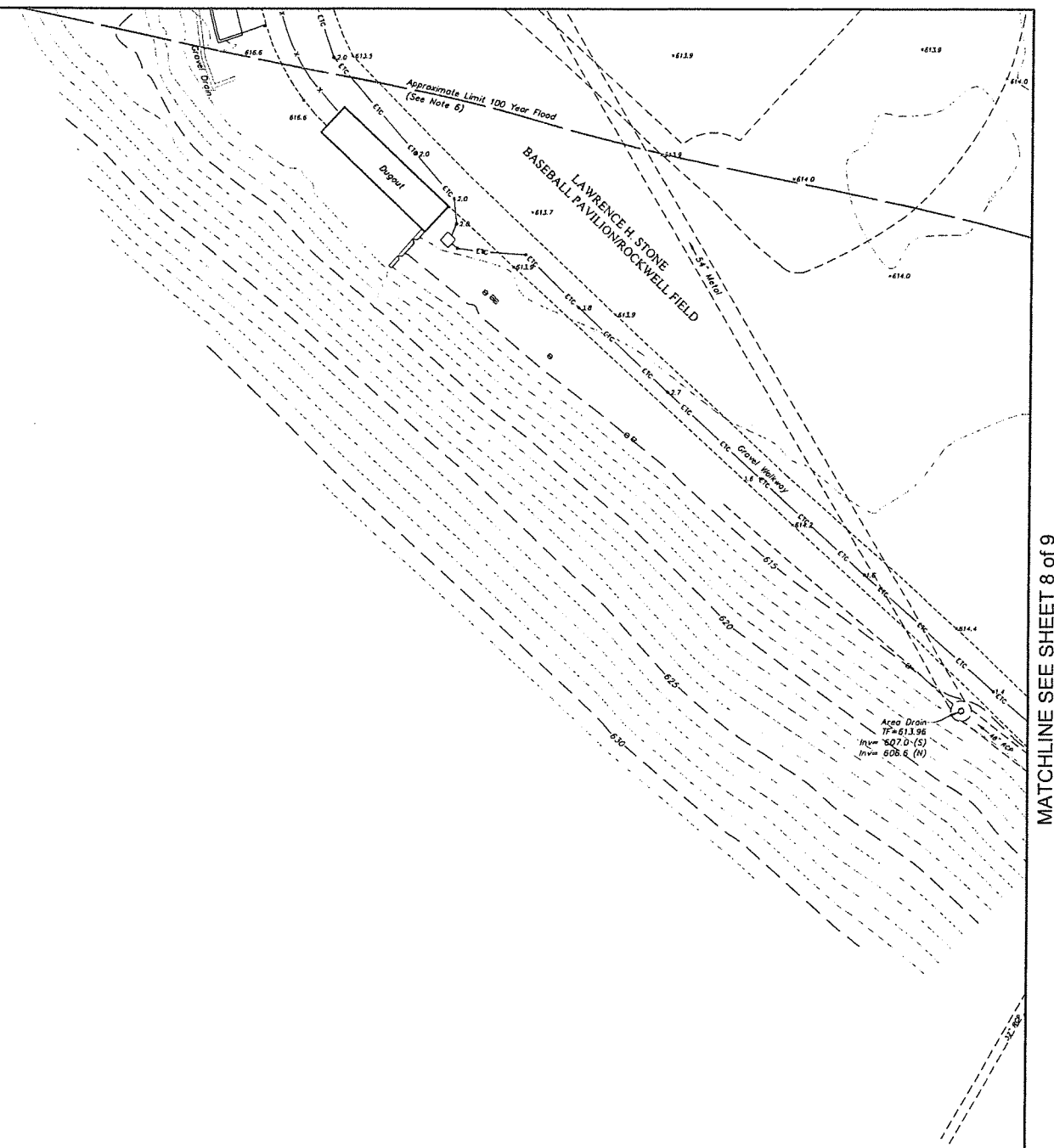
*John F. Wagenblatt*  
JOHN F. WAGENBLATT L.S. No. 17,791



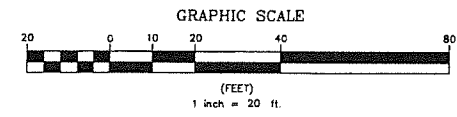
<p>• Civil Engineering • Land Surveying • Landscape Architecture • Land Planning • Laser Scanning &amp; BIM • Subsurface Utility Engineering</p> <p>Land Resource Consultants Engineering &amp; Surveying, LLC</p> <p>140 Wood Street, Suite E Canaan, CT 06416 (860) 834-3471 61 Civic Center Plaza, Suite 104 Foghtkops, NY 12061 (845) 243-3800 www.lrcsurvey.com</p>	<p><b>TOPOGRAPHIC SURVEY</b></p> <p>SHEET 6 OF 9</p> <p><b>TAFT SCHOOL</b></p> <p>110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT</p>	
	<p>Design/Calc: JW CAD File: EX24325801.dwg Sheet No:</p> <p>Drawn: RU/RN Project No: 24-3258</p> <p>Checked: JW Date: 12/12/2025</p> <p>Approved: JW Scale: 1"=20'</p>	<p>EX-6</p>

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map  
Scale 1"=500'



MATCHLINE SEE SHEET 8 of 9

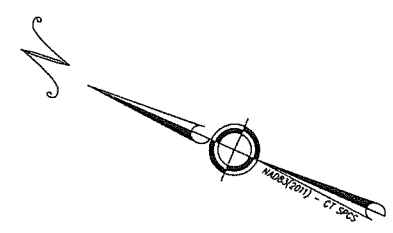


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*John F. Wagenblatt*  
JOHN F. WAGENBLATT L.S. No. 17,791

- Property Line
- Easement Line
- Index Contour
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- Treeline
- Hedge/Shrub Line
- Stone Wall
- Retaining Wall
- Fence
- Guide Rail
- Stream/Edge of Water
- Limit of Wetlands
- Upland Review/Regulated Area
- Storm Sewer
- Sanitary Sewer
- Water Main
- Gas Main

- Legend**
- Concrete Surface
  - Gravel Surface
  - Deciduous Tree
  - Coniferous Tree
  - Electric Line
  - Telephone Line
  - Fiber Optic Line
  - Steam Line
  - Site Light Line
  - Overhead Wire
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  - Lamp Post
  - Steam Manhole
  - Double Light Pole
  - Now or Formerly (in Title of)



SEE SHEET EX-1 FOR MAP NOTES.

**TOPOGRAPHIC SURVEY**  
SHEET 7 OF 9

**Taft School**  
110 WOODBURY ROAD  
TOWN OF WATERTOWN  
LITCHFIELD COUNTY, CONNECTICUT

Design/Calc	JW	CAD File	EX24325801.dwg	Sheet No.
Drawn	RU/RN	Project No.	24-3258	<b>EX-7</b>
Checked	JW	Date	12/12/2023	
Approved	JW	Scale	1"=20'	

**L.R.C.**  
• Civil Engineering  
• Land Surveying  
• Landscape Architecture  
• Land Planning  
• Laser Scanning & BIM  
• Subsurface Utility Engineering

**Land Resource Consultants Engineering & Surveying, LLC**  
140 West Street, Suite E  
Cromwell, CT 06416  
(860) 673-1277  
85 Citicorp Center Plaza, Suite 204  
Poughkeepsie, NY 12601  
(845) 542-2440  
www.lrcny.com

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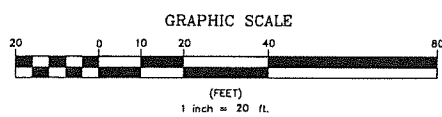
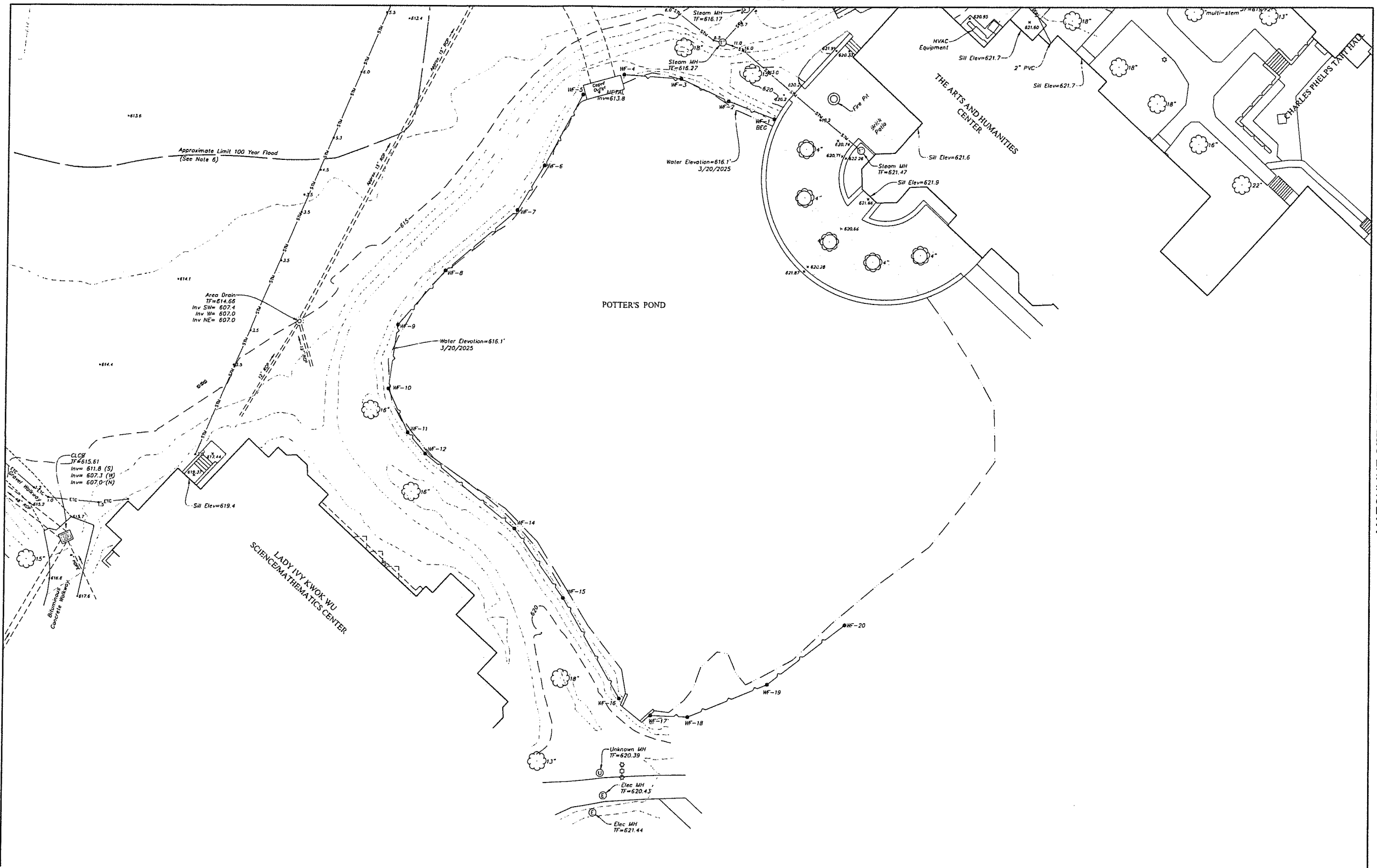
EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map  
Scale 1"=500'

MATCHLINE SEE SHEET 6 of 9

MATCHLINE SEE SHEET 7 of 9

MATCHLINE SEE SHEET 9 of 9



**Certification**

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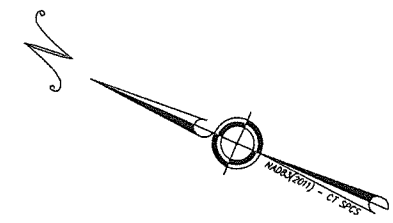
*John F. Wagenblatt*  
JOHN F. WAGENBLATT L.S. No. 17,791



- Property Line
- Easement Line
- Index Contour
- Intermediate Contour
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- Curbside Catch Basin
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- Manhole, Utility Type Unknown
- Domestic Water Well
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SEE SHEET EX-1 FOR MAP NOTES

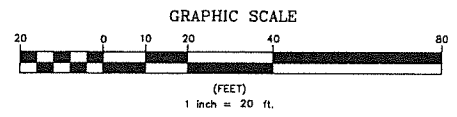
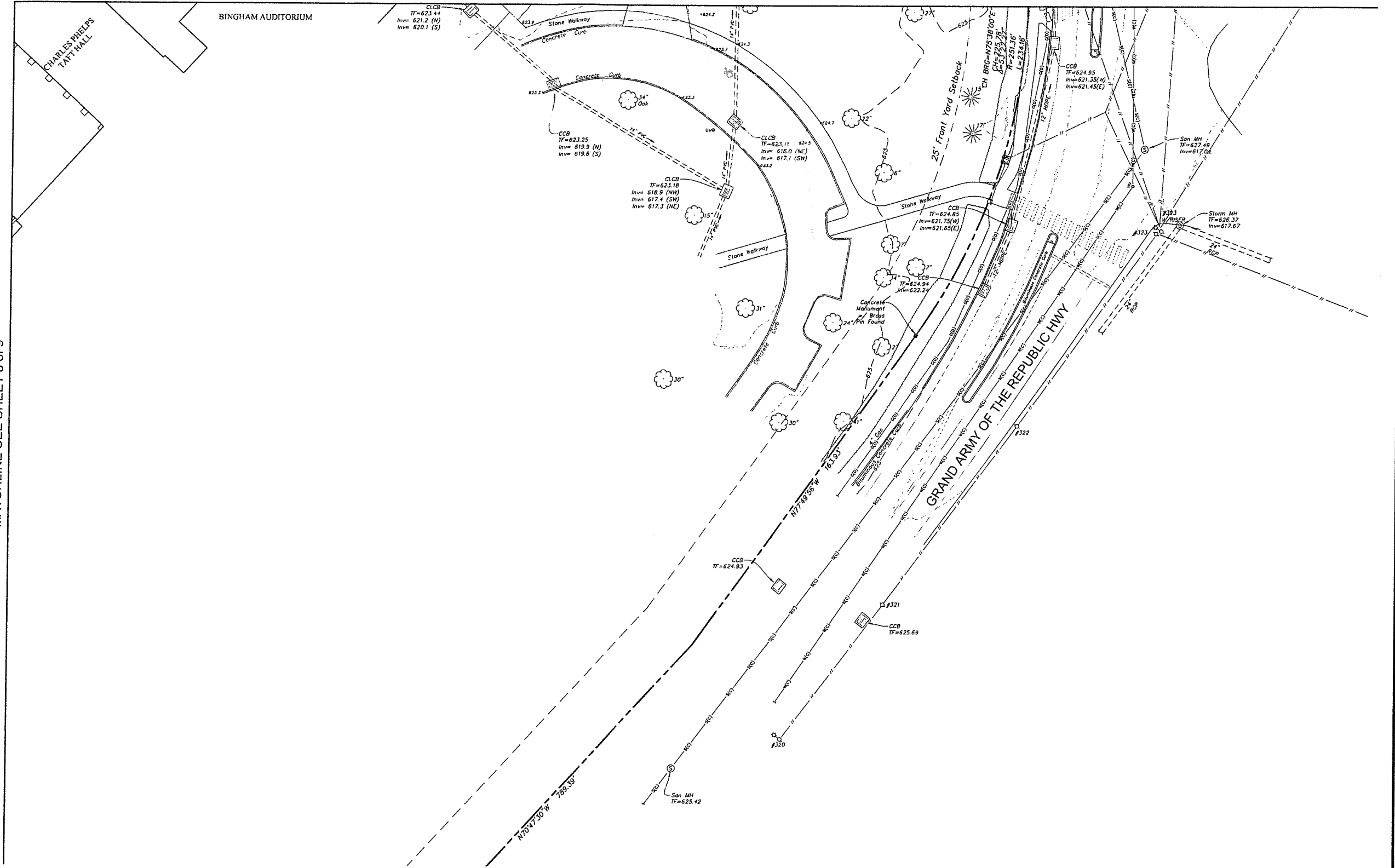
 LRC Land Resource Consultants Engineering & Surveying, LLC 140 Woodbury Road, Suite E Cromwell, CT 06416 (860) 651-2117 45 Cris. Ct. 2nd Floor, Suite 204 Poughkeepsie, NY 12601 (845) 242-2400 www.lrcinc.com	<b>TOPOGRAPHIC SURVEY</b> <small>SHEET 8 OF 9</small>																					
	<b>TAFT SCHOOL</b> 110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT																					
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Design/Calc	JW	CAD File	EX24325801.dwg	Sheet No.																		
Drawn	RM/RN	Project No.	24-3258	EX-8																		
Checked	JW	Date	12/12/2025																			
Approved	JW	Scale	1"=20'																			

EX-1	EX-2	EX-3
EX-4	EX-5	EX-6
EX-7	EX-8	EX-9

Key Map  
Scale 1"=500'

MATCHLINE SEE SHEET 8 of 9

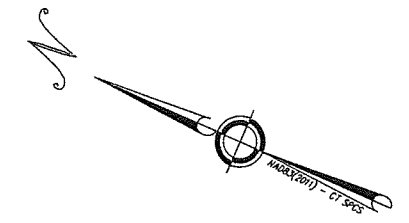
MATCHLINE SEE SHEET 6 of 9



	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treeline
	Hedge/Shrub Line
	Stone Wall
	Retaining Wall
	Fence
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	Stream/Edge of Water
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JOHN F. WAGENBLATT L.S. No. 17,791



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25 Civic Center Plaza, Suite 304  
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www.lrg-us.com

<b>TOPOGRAPHIC SURVEY</b>			
<b>TAFT SCHOOL</b>			
110 WOODBURY ROAD TOWN OF WATERTOWN LITCHFIELD COUNTY, CONNECTICUT			
Design/Colet	JW	CAD File	EX24325801.dwg
Drawn	RM/RN	Project No.	24-3258
Checked	JR	Date	12/12/2025
Approved	JW	Scale	1"=20'
			<b>EX-9</b>

SEE SHEET EX-1 FOR MAP NOTES.

SHEET 9 OF 9



**Student Dormitory  
The Taft School**

110 Waterbury Rd  
Watertown, CT 06795

**ARCHITECT**  
Voith & MacLavin Architects LLP  
2401 Walnut Street, 6th Floor  
Philadelphia, PA 19103  
phone 215-545-4544  
voithandmacLavin.com

**STRUCTURAL ENGINEER**  
Keast & Hood  
1635 Market St #1705  
Philadelphia, PA 19103  
phone 215-625-0099

**M&P ENGINEER**  
Kohler Roman Consulting Engineers  
93 Lake Ave  
Danbury, CT 06810  
phone 203-778-1017

**CIVIL ENGINEER**  
Land Resource Consultants Engineering  
& Surveying, LLC  
160 West St Suite E  
Cromwell, CT 06416  
phone 860-635-2877

**LANDSCAPE DESIGN**  
TL Studio  
110 King Philip Rd Unit 2A  
Rumford, RI 02916  
phone 401-383-3574

**AV / IT / SECURITY**  
NVS  
1315 Walnut St #900  
Philadelphia, PA 19107  
phone 215-751-1133

**LIGHTING DESIGN**  
O'Donohoe Lighting  
1816 S. 2nd St  
Philadelphia, PA 19148  
phone 215-518-4788

**ZONING SUBMISSION  
NOT FOR CONSTRUCTION**

Revision  
Date January 21, 2026  
Title Overall Landscape Plan

Scale 1" = 60'-0"  
Drawn By YZ.GS



Consultor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

**Student Dormitory  
The Taft School**

110 Waterbury Rd  
Watertown, CT 06795

**ARCHITECT**  
Voith & Mactavish Architects LLP  
2401 Walnut Street, 6th Floor  
Philadelphia, PA 19103  
phone 215-545-4544  
voithandmactavish.com

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**MEP ENGINEER**  
Kohler Ronan Consulting Engineers  
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phone 203-778-1017

**CIVIL ENGINEER**  
Land Resource Consultants Engineering  
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Cromwell, CT 06416  
phone 860-635-2877

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**AV / IT / SECURITY**  
NV5  
1315 Walnut St #900  
Philadelphia, PA 19107  
phone 215-751-1133

**LIGHTING DESIGN**  
O'Donohoe Lighting  
1816 S. 2nd St  
Philadelphia, PA 19148  
phone 215-518-4785

**ZONING SUBMISSION  
NOT FOR CONSTRUCTION**

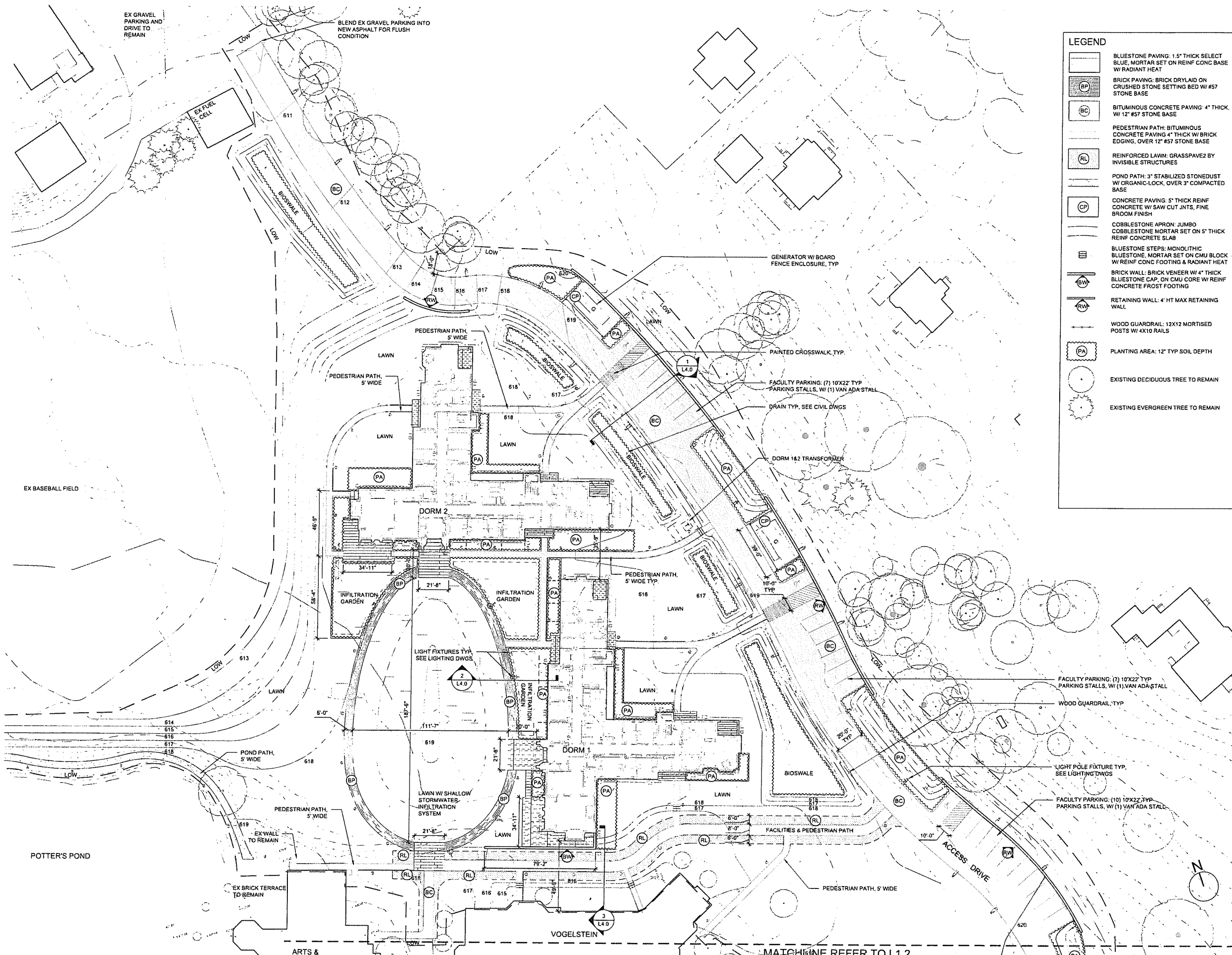
Revision  
Date January 21, 2026  
Title Dorm 162  
Layout & Material Plan

Scale 1" = 30'-0"  
Drawn By YZ, GS

Contractor to verify all dimensions in field and inform architect of any discrepancies before starting work.

**LEGEND**

- BLUESTONE PAVING: 1.5" THICK SELECT BLUE, MORTAR SET ON REINF CONC BASE W/ RADIANT HEAT
- BRICK PAVING: BRICK DRYLAIN ON CRUSHED STONE SETTING BED W/ #57 STONE BASE
- BITUMINOUS CONCRETE PAVING: 4" THICK, W/ 12" #57 STONE BASE
- PEDESTRIAN PATH: BITUMINOUS CONCRETE PAVING 4" THICK W/ BRICK EDGING, OVER 12" #57 STONE BASE
- REINFORCED LAWN: GRASSPAVE2 BY INVISIBLE STRUCTURES
- POND PATH: 3" STABILIZED STONEDUST W/ ORGANIC-LOCK, OVER 3" COMPACTED BASE
- CONCRETE PAVING: 5" THICK REINF CONCRETE W/ SAW CUT JN'TS, FINE BROOM FINISH
- COBBLESTONE APRON: JUMBO COBBLESTONE MORTAR SET ON 5" THICK REINF CONCRETE SLAB
- BLUESTONE STEPS: MONOLITHIC BLUESTONE, MORTAR SET ON CMU BLOCK W/ REINF CONC FOOTING & RADIANT HEAT
- BRICK WALL: BRICK VENEER W/ 4" THICK BLUESTONE CAP, ON CMU CORE W/ REINF CONCRETE FROST FOOTING
- RETAINING WALL: 4' HT MAX RETAINING WALL
- WOOD GUARDRAIL: 12X12 MORTISED POSTS W/ 4X10 RAILS
- PLANTING AREA: 12" TYP SOIL DEPTH
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN



MATCHLINE REFER TO L1.2

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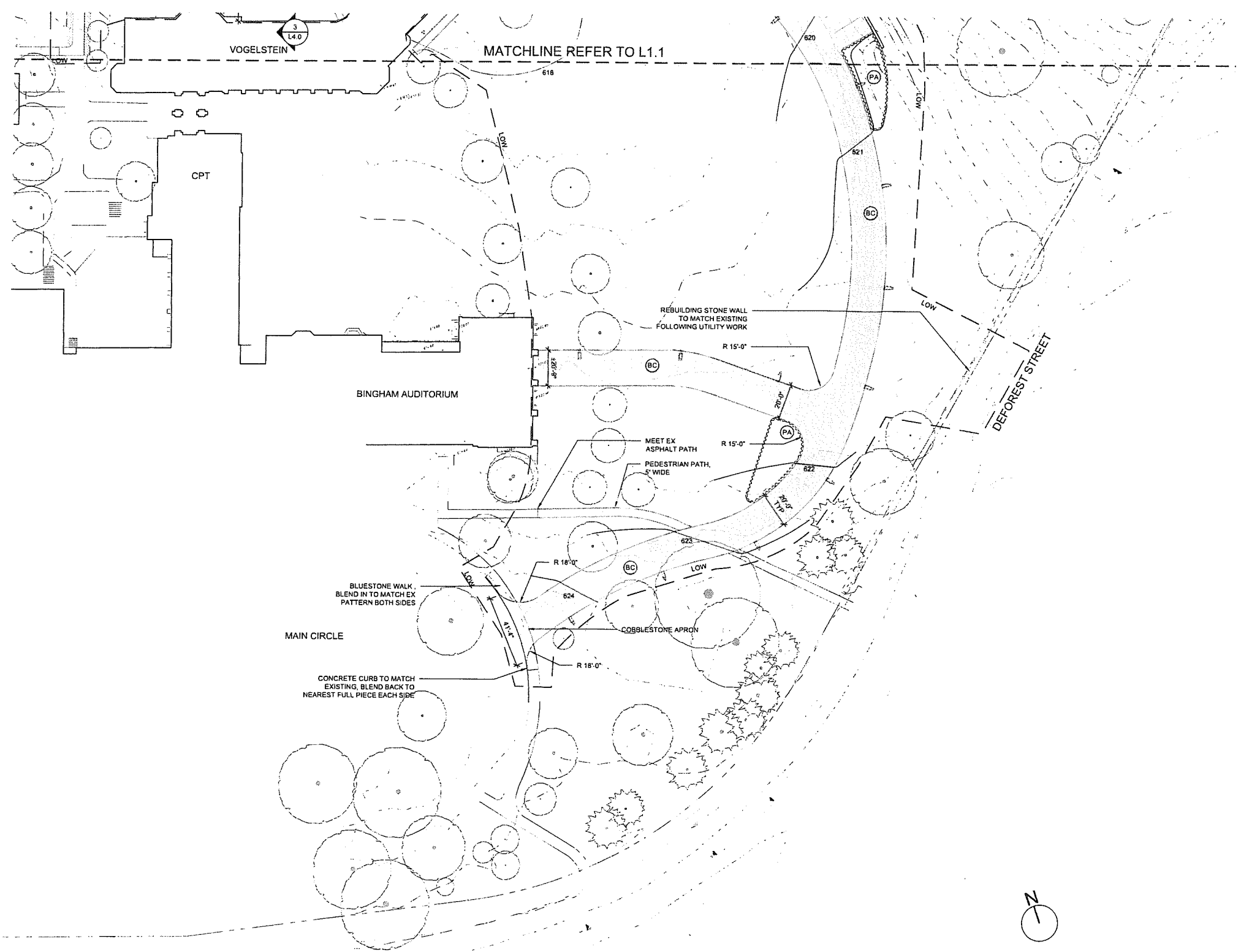
Revision  
Date January 21, 2026  
Title Main Circle  
Layout & Material Plan

Scale 1" = 30'-0"  
Drawn By YZ, GS

12

Contractor to verify all dimensions in field and inform  
Architect of any discrepancies before starting work.

LEGEND	
	BLUESTONE PAVING: 1.5" THICK SELECT BLUE, MORTAR SET ON REINF CONC BASE W/ RADIANT HEAT
	BRICK PAVING: BRICK DRYLAID ON CRUSHED STONE SETTING BED W/ #57 STONE BASE
	BITUMINOUS CONCRETE PAVING: 4" THICK, W/ 12" #57 STONE BASE
	PEDESTRIAN PATH: BITUMINOUS CONCRETE PAVING 4" THICK W/ BRICK EDGING, OVER 12" #57 STONE BASE
	REINFORCED LAWN: GRASSPAVE2 BY INVISIBLE STRUCTURES
	POND PATH: 3" STABILIZED STONEDUST W/ ORGANIC-LOCK, OVER 3" COMPACTED BASE
	CONCRETE PAVING: 5" THICK REINF CONCRETE W/ SAW CUT JNTS, FINE BROOM FINISH
	COBBLESTONE APRON: JUMBO COBBLESTONE MORTAR SET ON 5" THICK REINF CONCRETE SLAB
	BLUESTONE STEPS: MONOLITHIC BLUESTONE, MORTAR SET ON CMU BLOCK W/ REINF CONC FOOTING & RADIANT HEAT
	BRICK WALL: BRICK VENEER W/ 4" THICK BLUESTONE CAP, ON CMU CORE W/ REINF CONCRETE FROST FOOTING
	RETAINING WALL: 4' HT MAX RETAINING WALL
	WOOD GUARDRAIL: 12X12 MORTISED POSTS W/ 4X10 RAILS
	PLANTING AREA: 12" TYP SOIL DEPTH
	EXISTING DECIDUOUS TREE TO REMAIN
	EXISTING EVERGREEN TREE TO REMAIN



MATCHLINE REFER TO L1.1

CPT

BINGHAM AUDITORIUM

MAIN CIRCLE

DEFOREST STREET



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Revision  
Date January 21, 2026  
Title Dorm 162  
Grading Plan

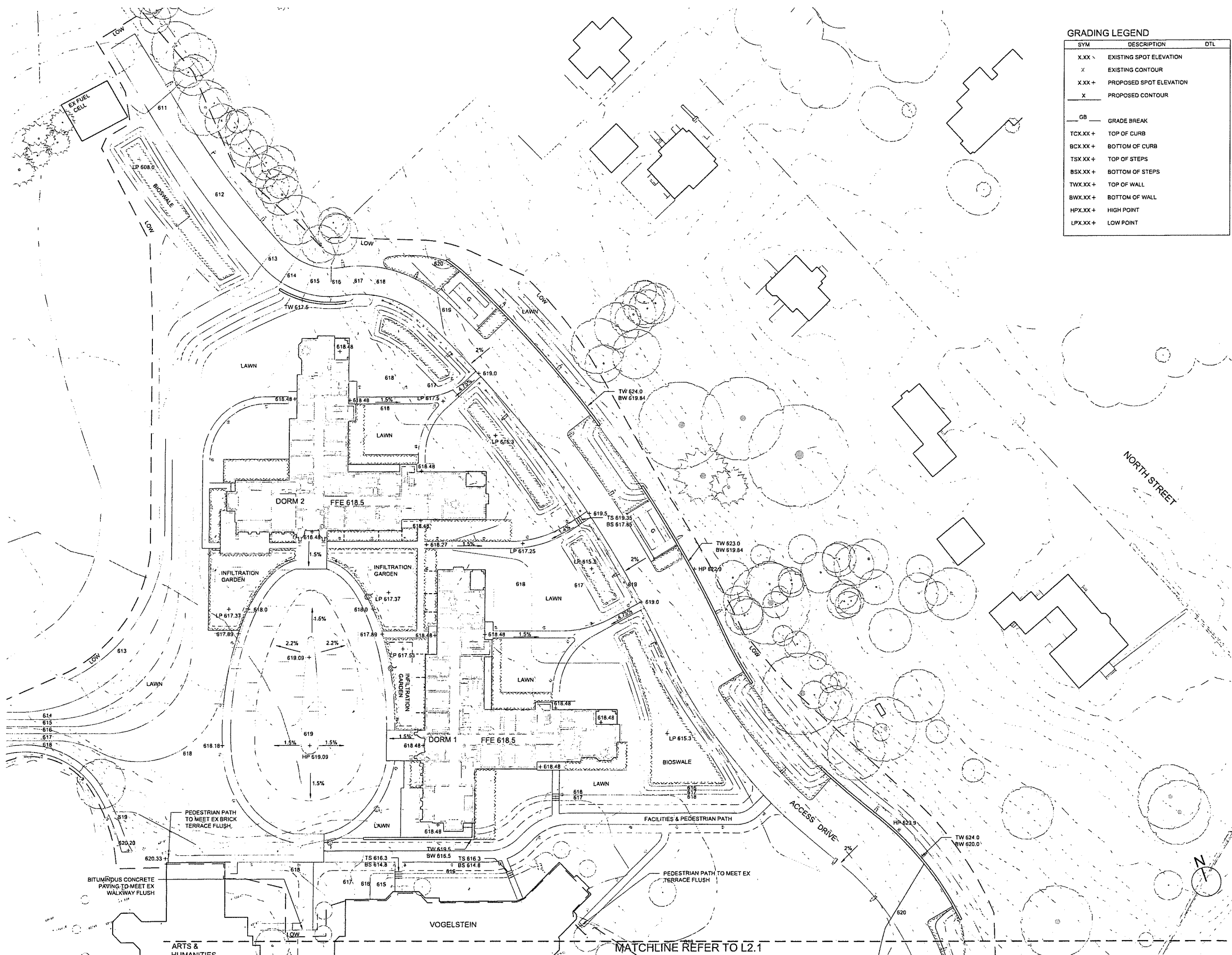
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2.0

Contractor to verify all dimensions in field and inform  
Architect of any discrepancies before starting work.

**GRADING LEGEND**

SYM	DESCRIPTION	DTL
X.XX	EXISTING SPOT ELEVATION	
X	EXISTING CONTOUR	
X.XX+	PROPOSED SPOT ELEVATION	
X	PROPOSED CONTOUR	
GB	GRADE BREAK	
TCX.XX+	TOP OF CURB	
BCX.XX+	BOTTOM OF CURB	
TSX.XX+	TOP OF STEPS	
BSX.XX+	BOTTOM OF STEPS	
TWX.XX+	TOP OF WALL	
BWX.XX+	BOTTOM OF WALL	
HPX.XX+	HIGH POINT	
LPX.XX+	LOW POINT	



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Revision  
Date January 21, 2026  
Title Main Circle Grading Plan

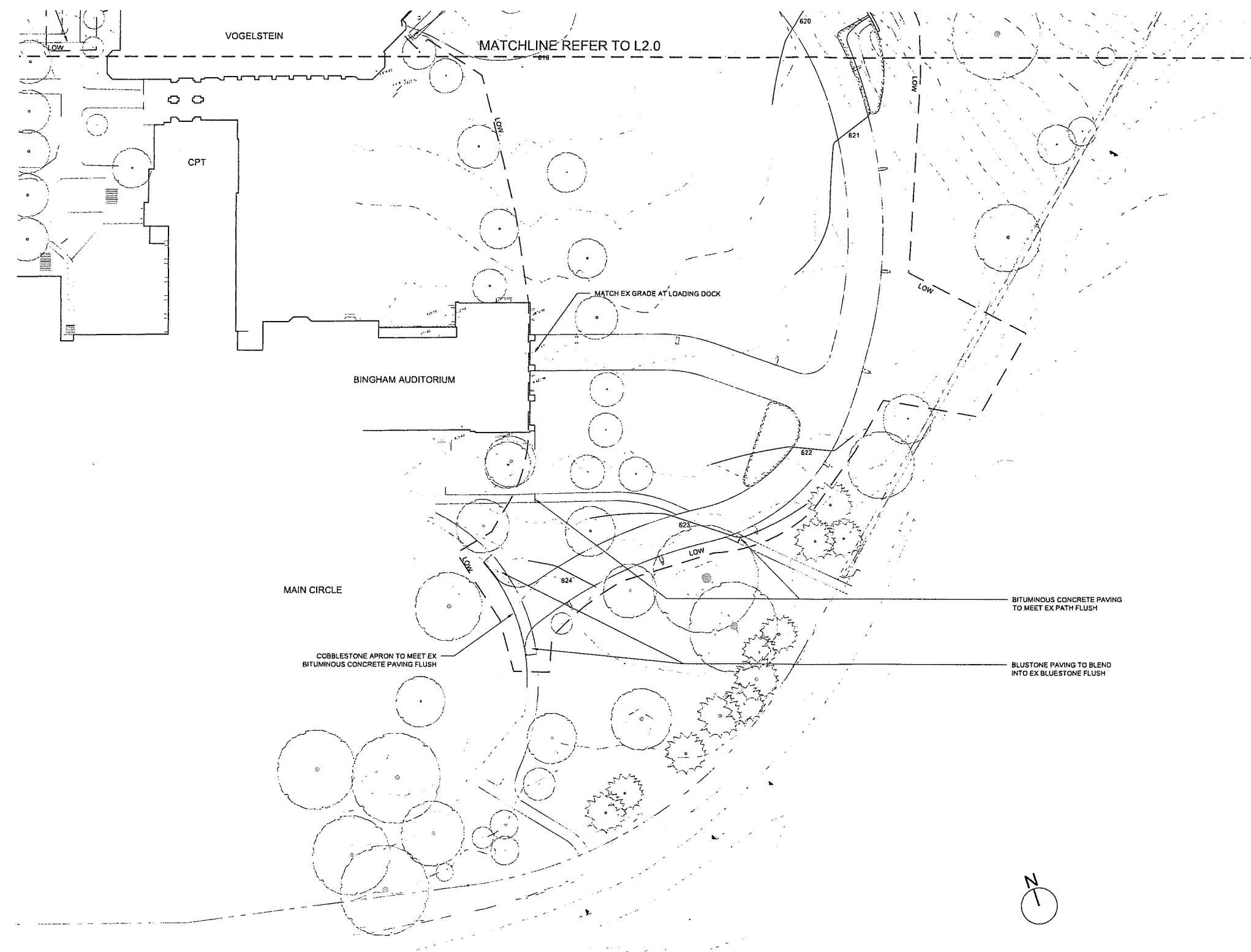
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Drawn By YZ, GS

2

Contractor to verify all dimensions in field and inform  
Architect of any discrepancies before starting work.

**GRADING LEGEND**

SYM	DESCRIPTION	DTL
X.XX \	EXISTING SPOT ELEVATION	
X	EXISTING CONTOUR	
X.XX+	PROPOSED SPOT ELEVATION	
X	PROPOSED CONTOUR	
GB	GRADE BREAK	
TCX.XX+	TOP OF CURB	
BCX.XX+	BOTTOM OF CURB	
TSX.XX+	TOP OF STEPS	
BSX.XX+	BOTTOM OF STEPS	
TWX.XX+	TOP OF WALL	
BWX.XX+	BOTTOM OF WALL	
HPX.XX+	HIGH POINT	
LPX.XX+	LOW POINT	



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Revision  
Date January 21, 2026  
Title Dorm 152  
Planting Plan

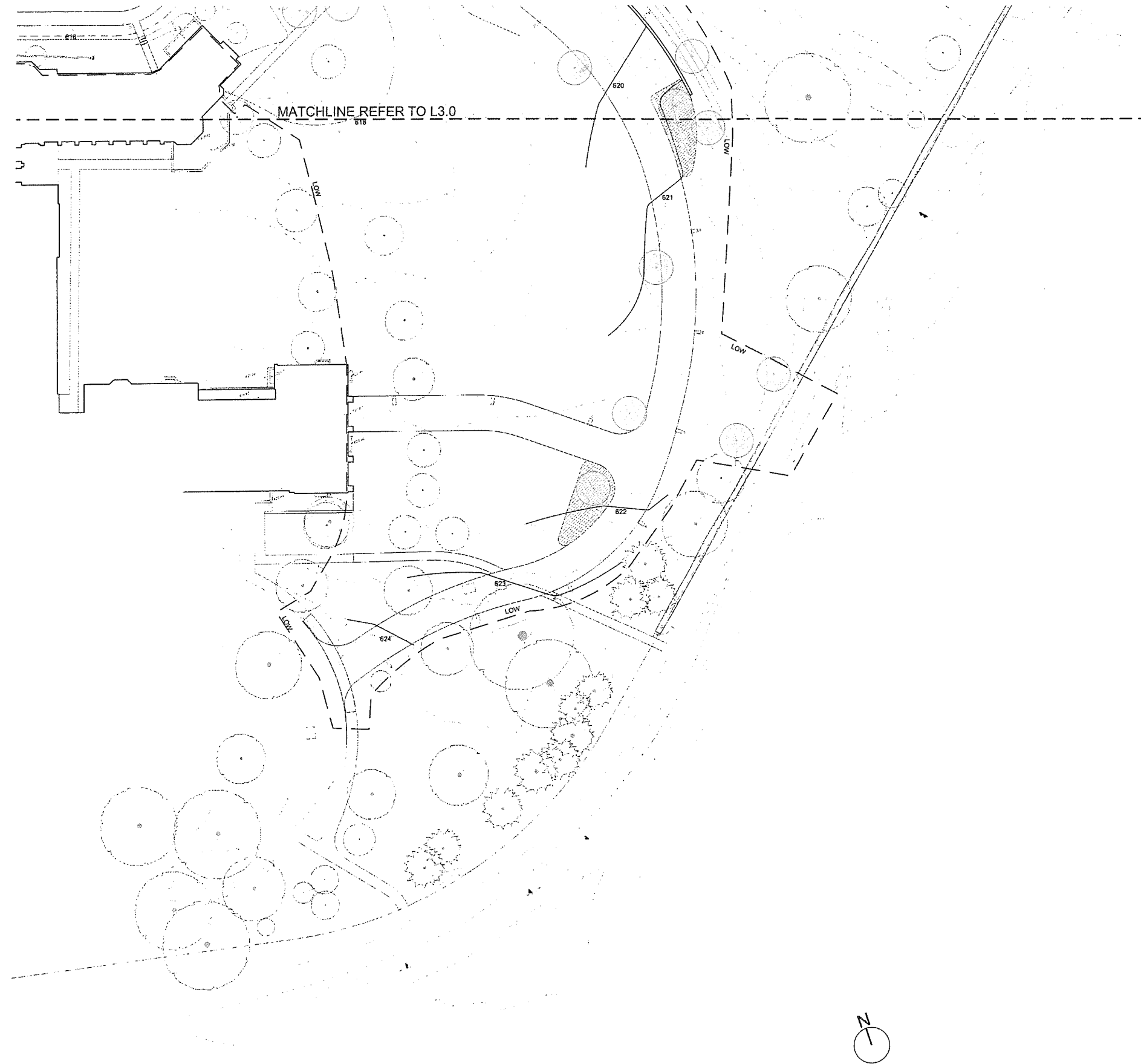
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SYMBOL	TYPE	SPECIES
	DECIDUOUS TREE 5-6" CAL (61)	Acer saccharum Liriodendron tulipifera Quercus alba Quercus rubra Tilia americana Ulmus americana 'Princeton'
	EVERGREEN TREE 8-10' HT (12)	Ilex opaca Juniperus virginiana Pinus resinosa Pinus strobus
	DECIDUOUS TREE 3-3.5" CAL (32)	Acer rubrum Betula alleghaniensis Nyssa sylvatica
	FLOWERING TREE 8-10' HT (56)	Amelanchier Cercis canadensis Cornus florida Magnolia virginiana
	INFILTRATION GARDEN PLANT MATERIAL	Arcostaphylos uva-ursi Aronia melanocarpa Carex pensylvanica Dennstaedtia punctilobula Ostrya virginiana Polystichum acrostichoides
	BIOSWALE PLANT MATERIAL	Aronia melanocarpa Eutrochium purpureum Ilex verticillata Panicum virgatum
	SHRUB & GROUNDCOVER	Carex pensylvanica Ilex verticillata Liriope spicata Pachysandra terminalis Rhus aromatica 'Gro-Low'



MATCHLINE REFER TO L3.1



SYMBOL	TYPE	SPECIES
	DECIDUOUS TREE 5-6' CAL (61)	<i>Acer saccharum</i> <i>Liriodendron tulipifera</i> <i>Quercus alba</i> <i>Quercus rubra</i> <i>Tilia americana</i> <i>Ulmus americana</i> 'Princeton'
	EVERGREEN TREE 8-10' HT (12)	<i>Ilex opaca</i> <i>Juniperus virginiana</i> <i>Pinus resinosa</i> <i>Pinus strobus</i>
	DECIDUOUS TREE 3-3.5' CAL (32)	<i>Acer rubrum</i> <i>Betula alleghaniensis</i> <i>Nyssa sylvatica</i>
	FLOWERING TREE 8-10' HT (56)	<i>Amelanchier</i> <i>Cercis canadensis</i> <i>Cornus florida</i> <i>Magnolia virginiana</i>
	INFILTRATION GARDEN PLANT MATERIAL	<i>Arctostaphylos uva-ursi</i> <i>Aronia melanocarpa</i> <i>Carex pensylvanica</i> <i>Dennstaedtia punctilobula</i> <i>Ostrya virginiana</i> <i>Polystichum acrostichoides</i>
	BIOSWALE PLANT MATERIAL	<i>Aronia melanocarpa</i> <i>Eutrochium purpureum</i> <i>Ilex verticillata</i> <i>Panicum virgatum</i>
	SHRUB & GROUNDCOVER	<i>Carex pensylvanica</i> <i>Ilex verticillata</i> <i>Liriope spicata</i> <i>Pachysandra terminalis</i> <i>Rhus aromatica</i> 'Gro-Low'

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Revision  
Date January 21, 2026  
Title Main Circle  
Planting Plan

Scale 1" = 30'-0"  
Drawn By YZ, GS

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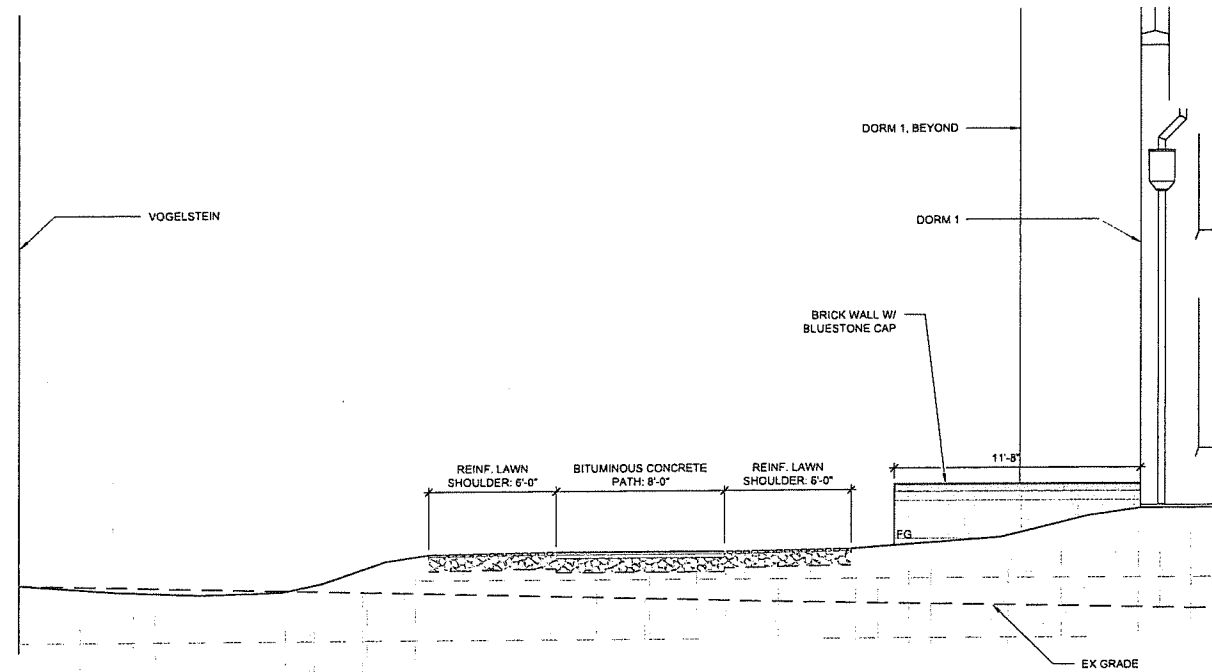
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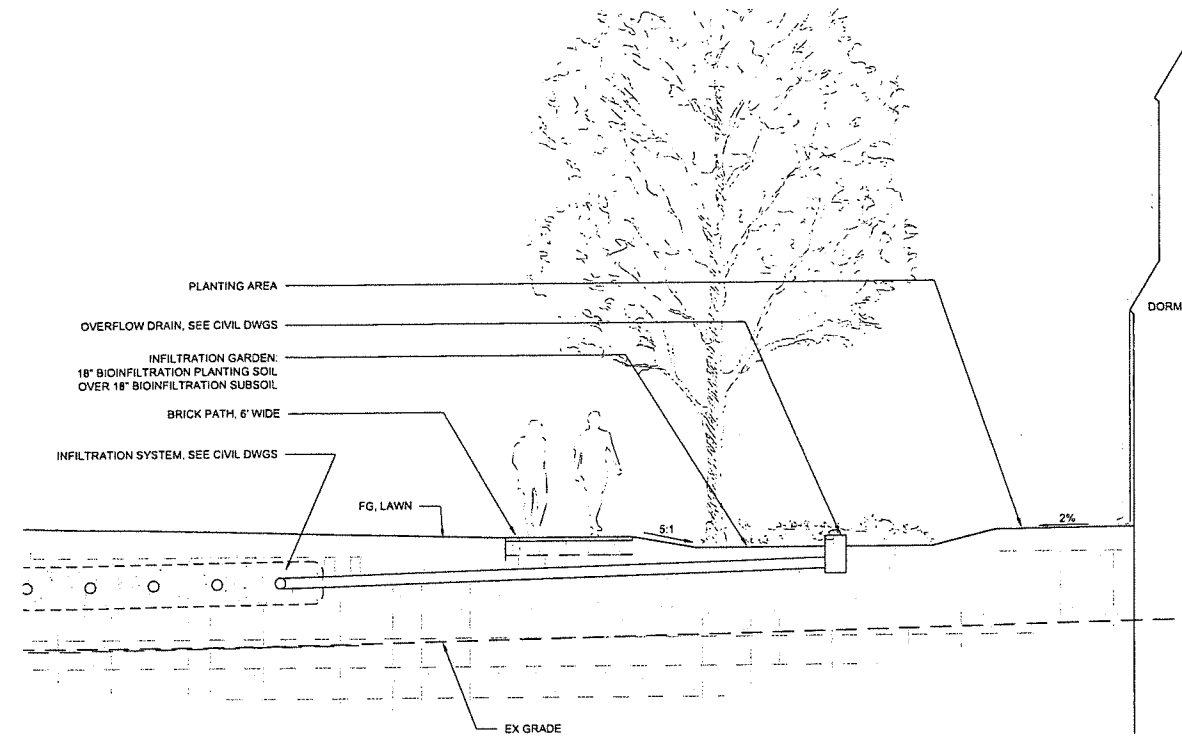
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Revision  
Date January 21, 2026  
Title Sections

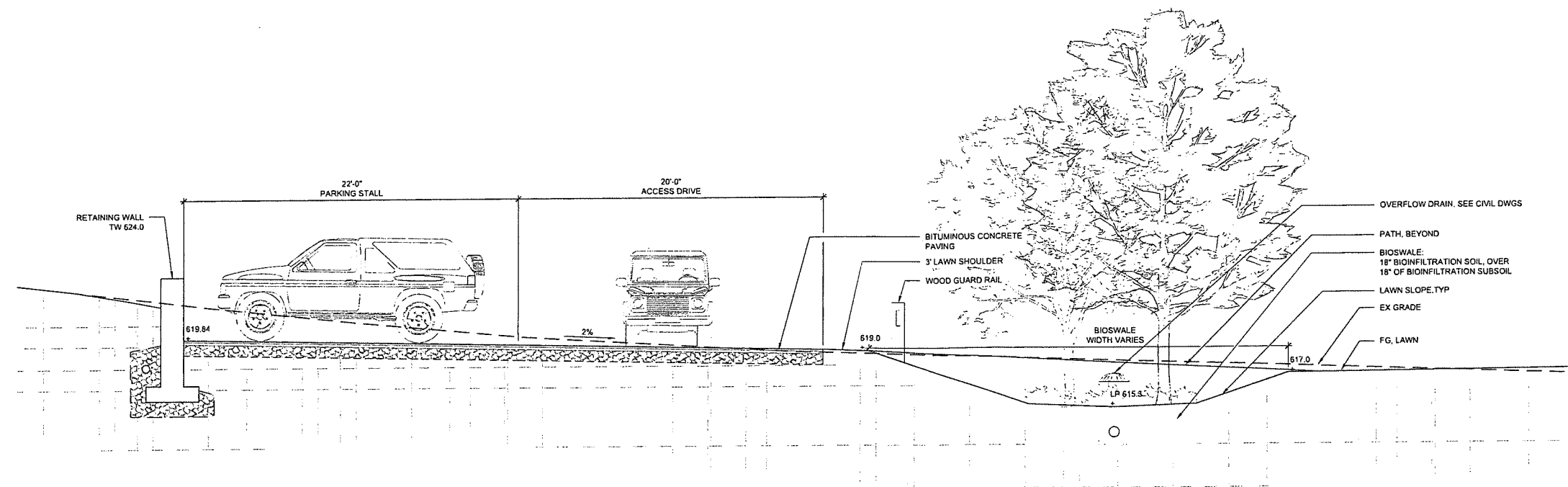
Scale As Noted  
Drawn By YZ, GS



3 PATH W/ REINFORCED LAWN SHOULDER  
1/4"=1'-0"



2 INFILTRATION GARDEN SECTION  
1/4"=1'-0"



1 BIOSWALE & DRIVEWAY SECTION  
1/4"=1'-0"

4.0

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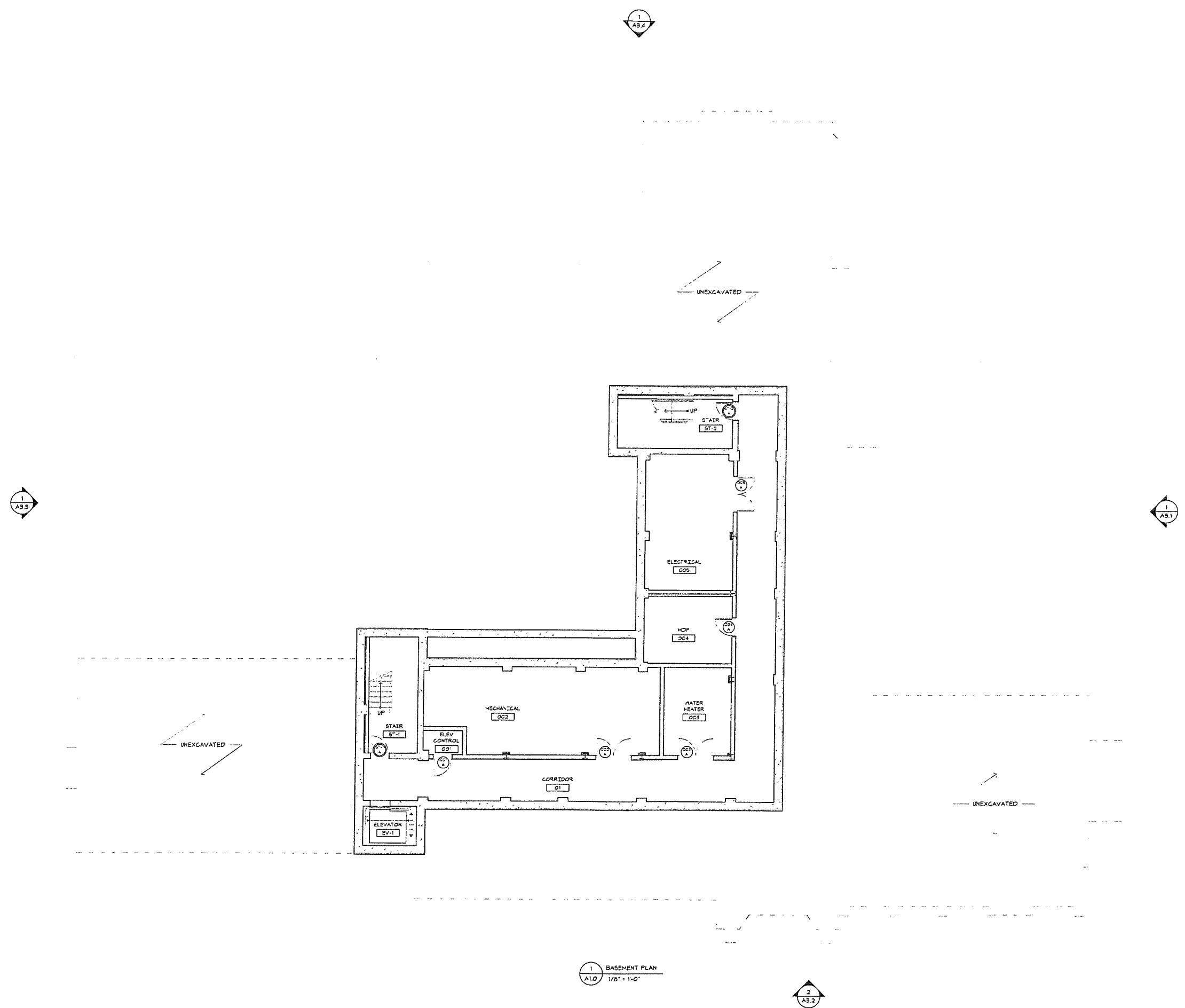
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Revision  
Date January 21, 2026  
Title BASEMENT FLOOR  
PLAN  
Scale As indicated  
Drawn By RPD, JT, JPS

A1.0

Contractor to verify all dimensions in field and inform  
Architect of any discrepancies before starting work



1 BASEMENT PLAN  
A1.0 1/8" = 1'-0"

2  
A3.2

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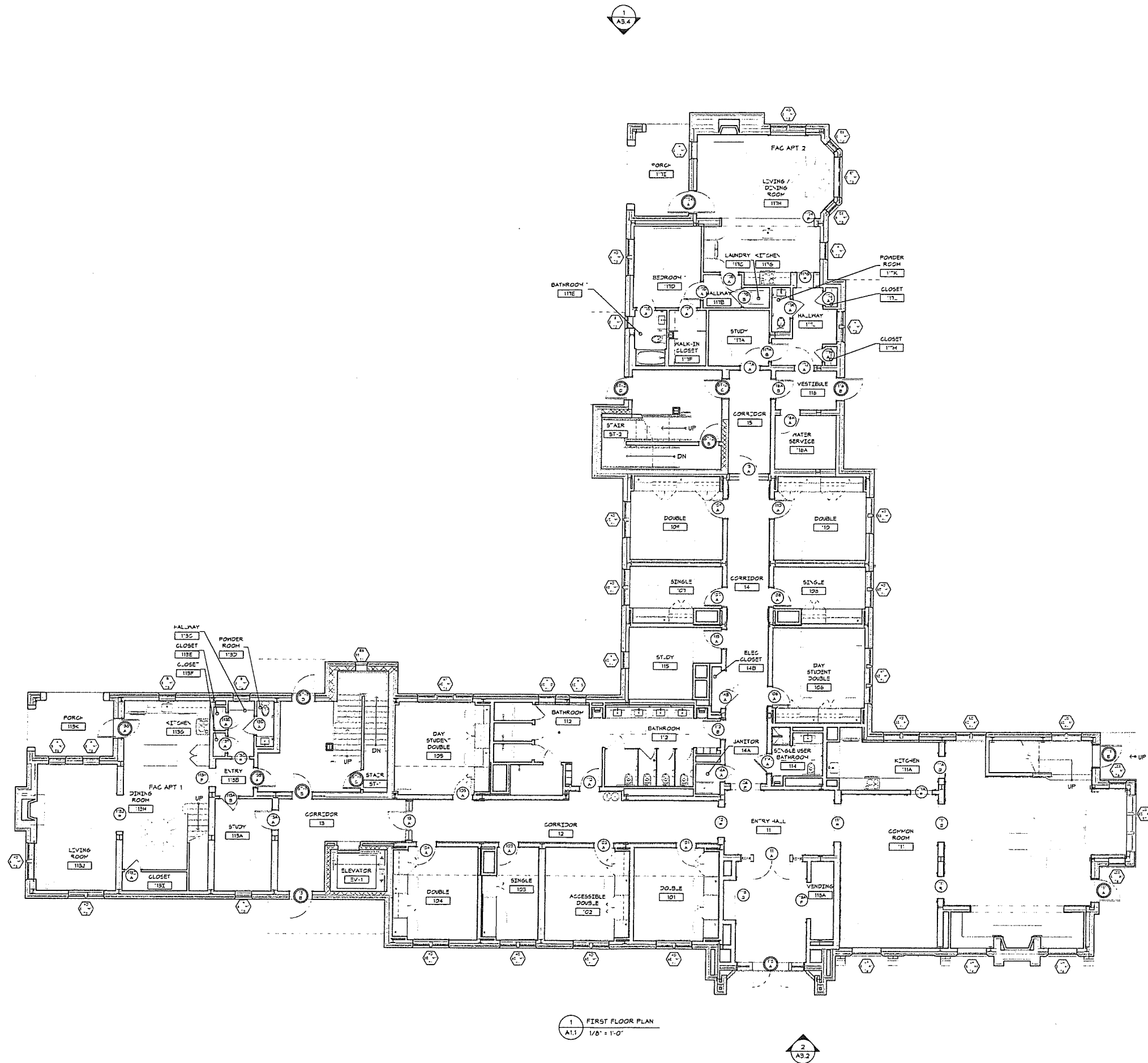
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Revision  
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Title FIRST FLOOR PLAN

Scale As indicated  
Drawn By RPD, JT, JPS

**A1.1**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



1 FIRST FLOOR PLAN  
A1.1  
1/8" = 1'-0"

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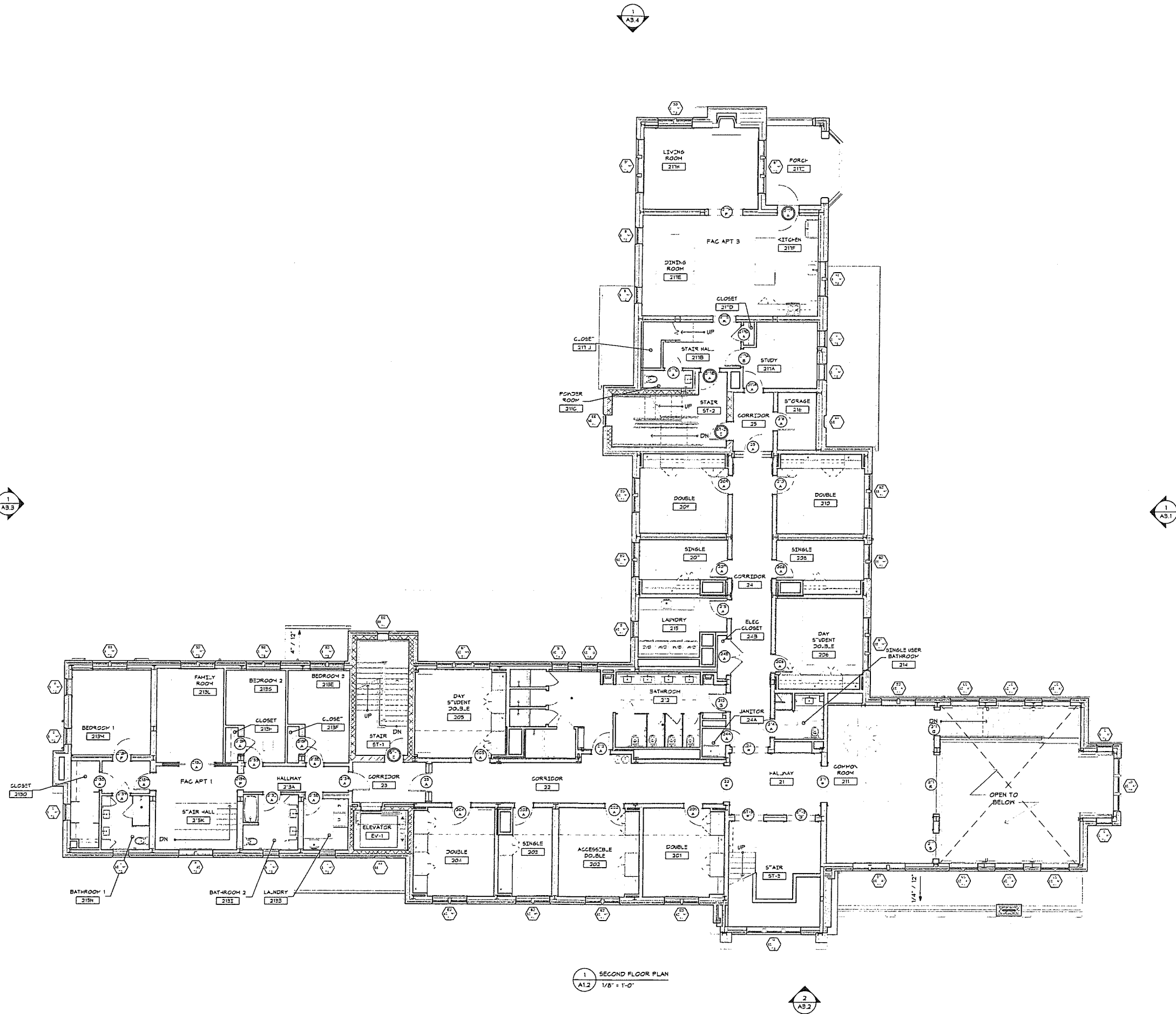
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Revision  
Date January 21, 2026  
Title SECOND FLOOR PLAN  
Scale As indicated  
Drawn By RPD, JT, JPS

A1.2

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



1 SECOND FLOOR PLAN  
A1.2 1/8" = 1'-0"



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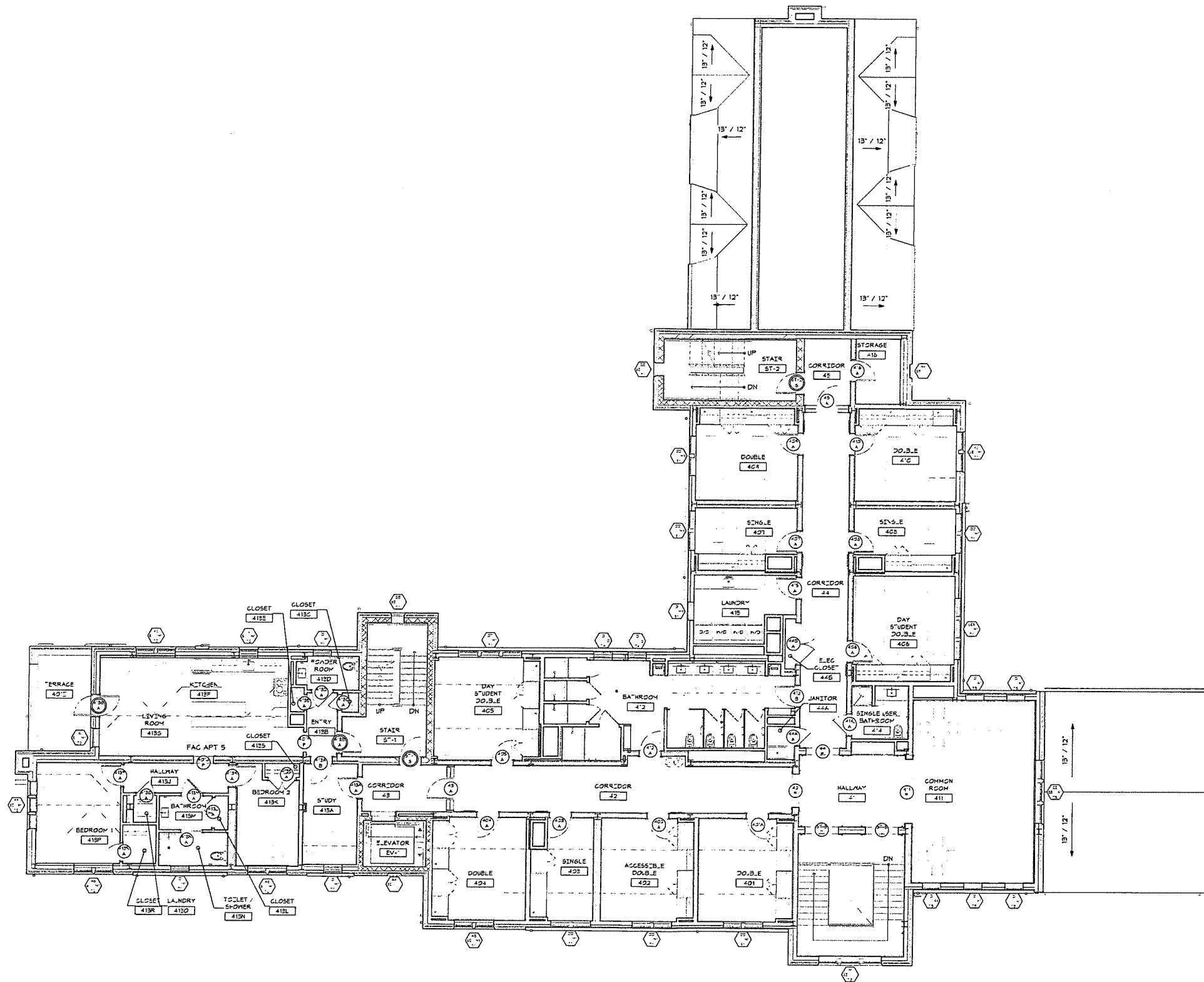
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ZONING SUBMISSION  
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Revision  
Date January 21, 2026  
Title FOURTH FLOOR PLAN  
Scale As indicated  
Drawn By RPD, JT, JPS

A1.4

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



1 FOURTH FLOOR PLAN  
A1.4 1/8" = 1'-0"



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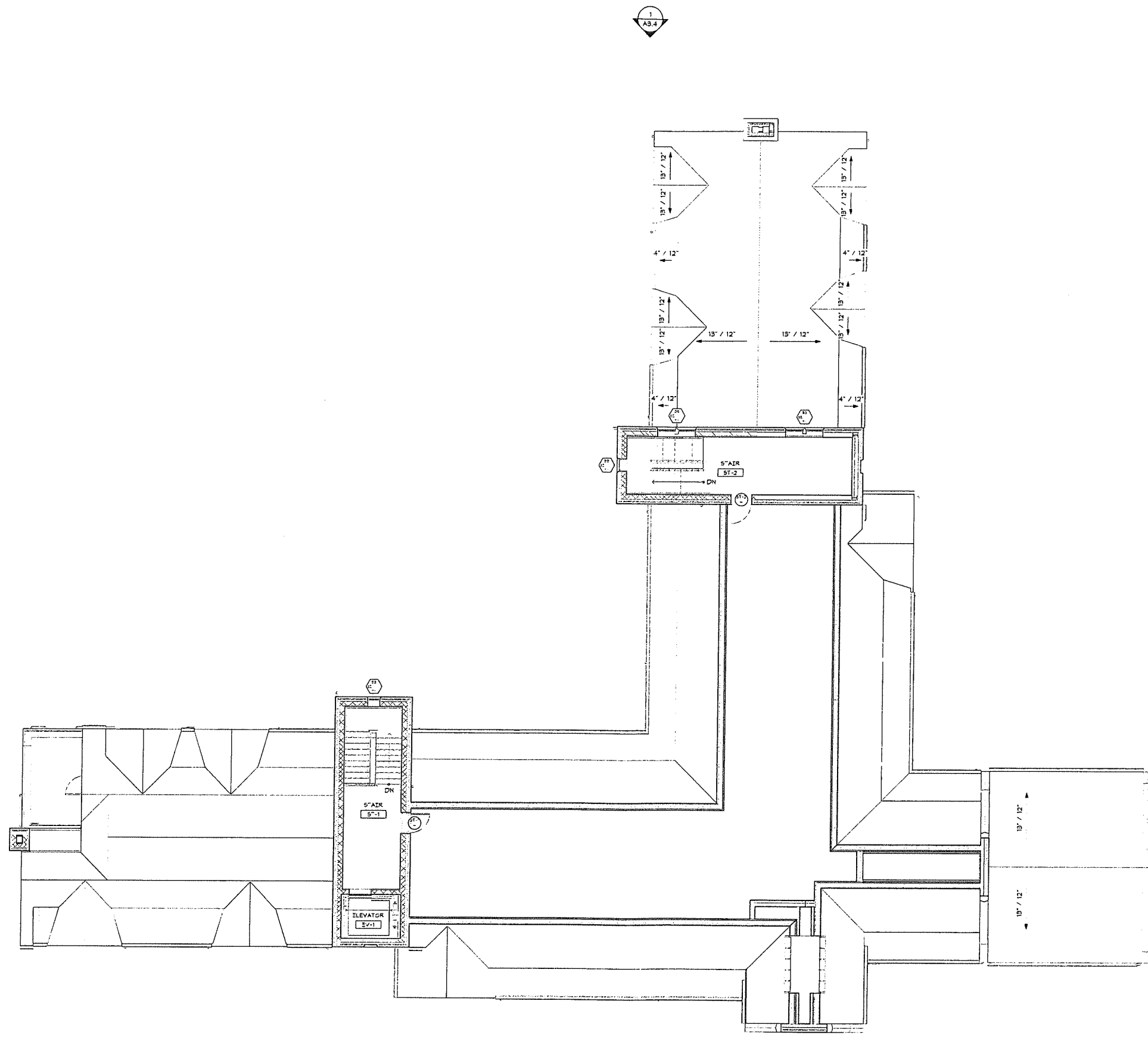
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Revision  
Date January 21, 2026  
Title ATTIC FLOOR PLAN

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Drawn By RPD, JT, JPS

A1.5

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



1 ATTIC PLAN  
A1.5 1/8" = 1'-0"



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Revision  
Date January 21, 2026  
Title ROOF PLAN

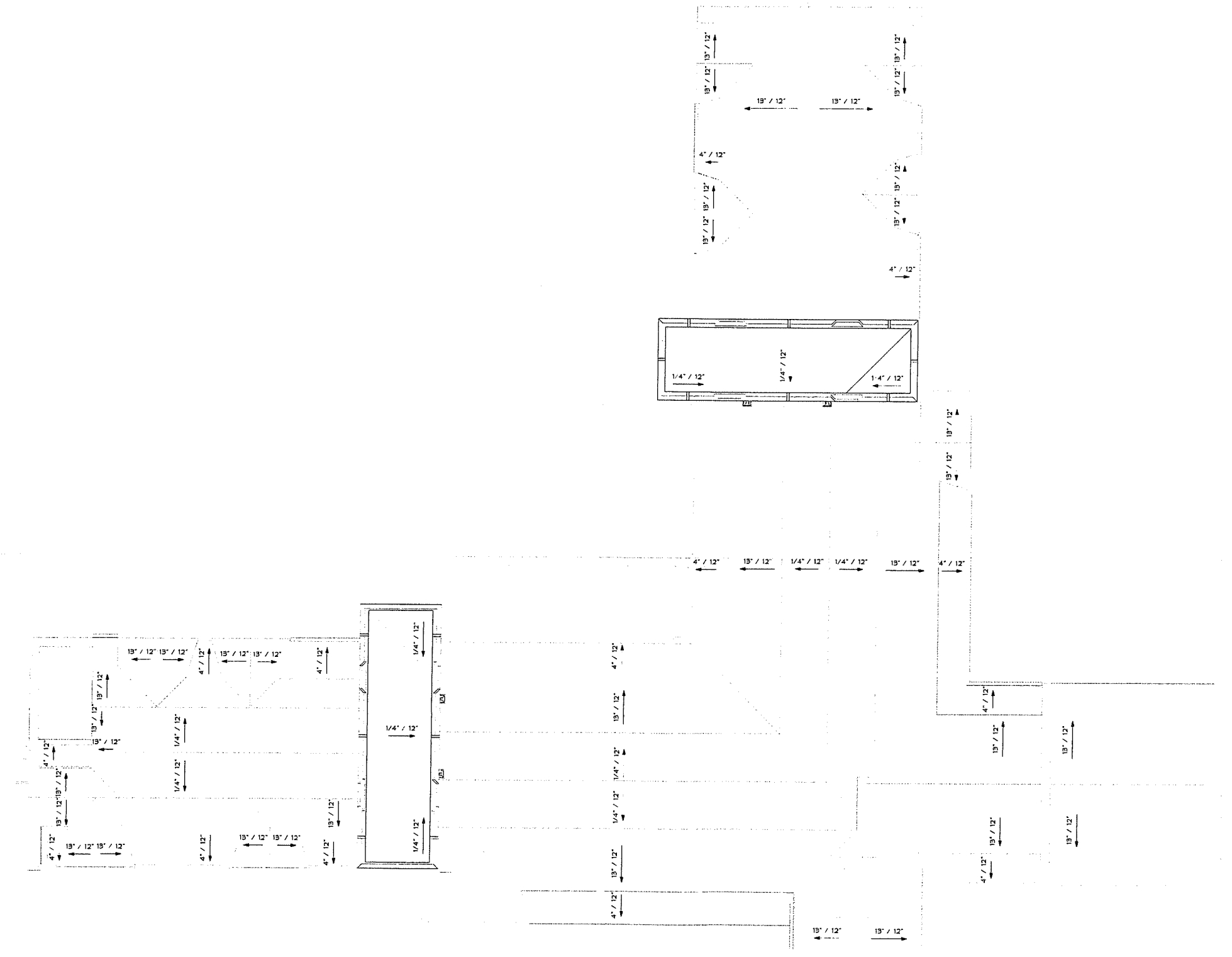
Scale As indicated  
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A1.6

Contractor to verify all dimensions on field and inform Architect of any discrepancies before starting work



1 ROOF PLAN  
A1.6 1/8" = 1'-0"



**GENERAL NOTE:**  
 FINISH FLOOR ELEVATION OF THE FIRST FLOOR (0'-0") IS AT 818.5'. REFER TO CIVIL & LANDSCAPE DRAWINGS

**EXTERIOR ENVELOPE NOTES:**

- DOORS: PROVIDE 2 1/4" STAINED MAHOGANY STILE-AND-RAIL DOORS W/ PANEL PATTERN AS SHOWN. INCLUDE STAINED WOOD MULLIONS AND TRANSOMS WHERE INDICATED. PROVIDE FAUX LEADED GLAZING AT LITES WHERE SHOWN. HARDWARE TO BE STEEL HISTORIC REPLICA.
- WINDOWS: THERMALLY BROKEN STEEL CASEMENT WINDOWS WITH FAUX LEADED GLAZING. BASIS OF DESIGN: HOPE'S.
- BRICK VENEER: MATCH COLOR AND AGGREGATE OF BRICK USED ON CHARLES PHELPS TAFT HALL.

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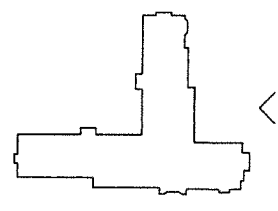
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**A3.1**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



1 SOUTH ELEVATION  
 A3.1 1/8" = 1'-0"



**GENERAL NOTE:**  
 FINISH FLOOR ELEVATION OF THE FIRST FLOOR (0'-0") IS AT 618.5'. REFER TO CIVIL & LANDSCAPE DRAWINGS

**EXTERIOR ENVELOPE NOTES:**

1. DOORS: PROVIDE 2 1/4" STAINED HAWGANY STILE-AND-RAIL DOORS W/ PANEL PATTERN AS SHOWN. INCLUDE STAINED WOOD MULLIONS AND TRANSOMS WHERE INDICATED. PROVIDE FAUX LEADED GLAZING AT LITES WHERE SHOWN. HARDWARE TO BE STEEL HISTORIC REPLICA.
2. WINDOWS: THERMALLY BROKEN STEEL CASEMENT WINDOWS WITH FAUX LEADED GLAZING. BASIS OF DESIGN: HOPES
3. BRICK VENEER: MATCH COLOR AND AGGREGATE OF BRICK USED ON CHARLES PHELPS TAFT HALL.

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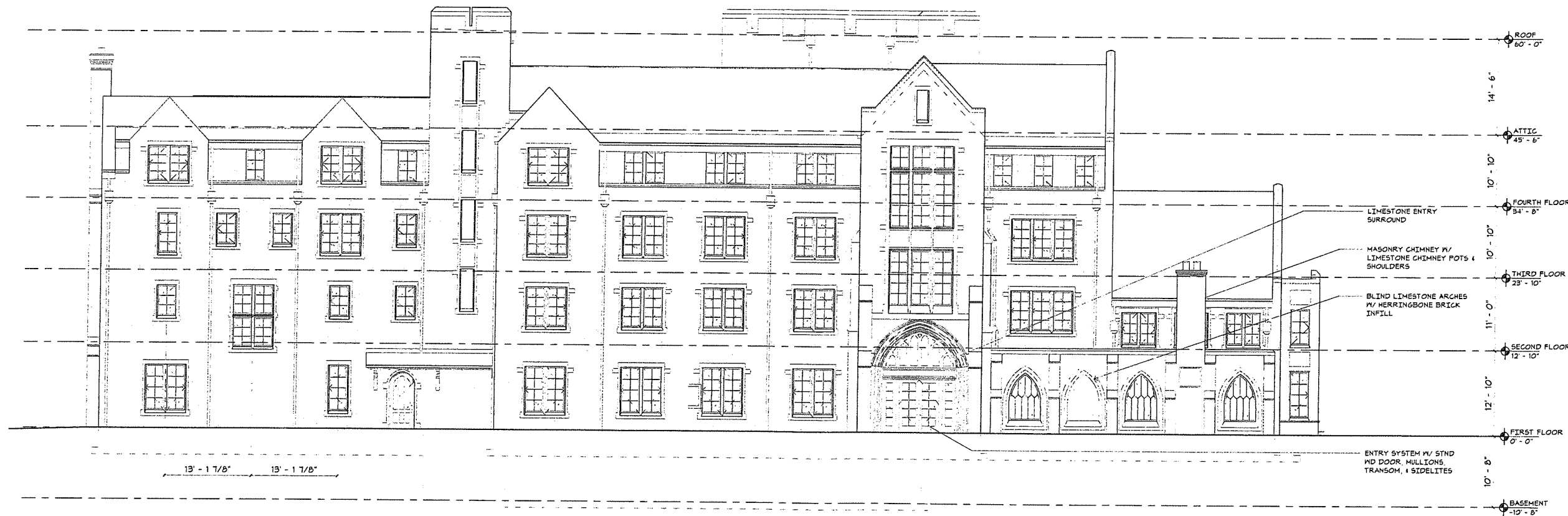
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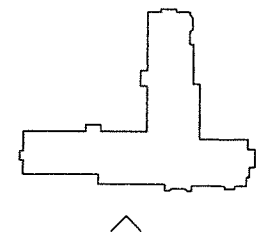
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**A3.2**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



2 WEST ELEVATION  
 A3.2 1/8" = 1'-0"



**GENERAL NOTE:**  
 FINISH FLOOR ELEVATION OF THE FIRST FLOOR  
 (0'-0") IS AT 618.5'. REFER TO CIVIL & LANDSCAPE  
 DRAWINGS

**EXTERIOR ENVELOPE NOTES:**

1. DOORS: PROVIDE 2 1/4" STAINED MAHOGANY  
 STILE-AND-RAIL DOORS W/ PANEL PATTERN AS  
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2. WINDOWS: THERMALLY BROKEN STEEL CASEMENT  
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 DESIGN: HOPE'S.
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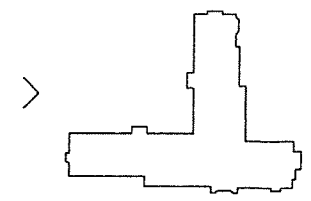
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**A3.3**

Contractor to verify all dimensions in field and inform  
 Architect of any discrepancies before starting work



1 NORTH ELEVATION  
 A3.3 1/8" = 1'-0"



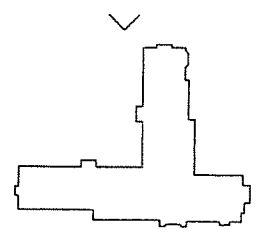
GENERAL NOTE:  
FINISH FLOOR ELEVATION OF THE FIRST FLOOR  
(0'-0") IS AT 616.5'. REFER TO CIVIL & LANDSCAPE  
DRAWINGS

**EXTERIOR ENVELOPE NOTES:**

- DOORS: PROVIDE 2 1/4" STAINED MAHOGANY  
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DESIGN: HOPE'S.
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1 EAST ELEVATION  
A3.4 1/8" = 1'-0"



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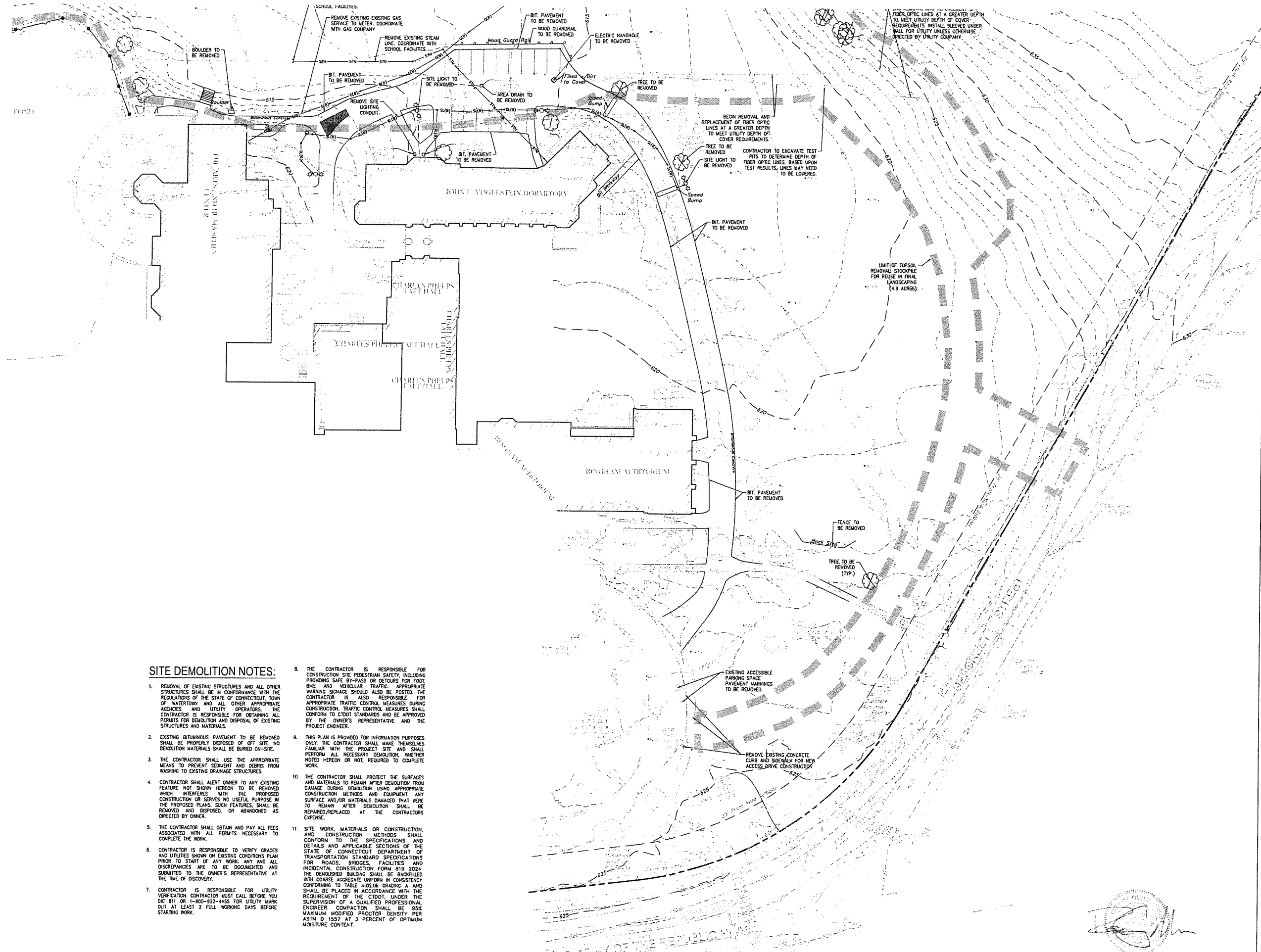
Revision  
Date January 21, 2026  
Title ELEVATIONS

Scale As indicated  
Drawn By RPD, JT, JPS

**A3.4**

Contractor to verify all dimensions in field and inform  
Architect of any discrepancies before starting work





**SITE DEMOLITION NOTES:**

- REMOVAL OF EXISTING STRUCTURES AND ALL OTHER STRUCTURES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE STATE OF CONNECTICUT, TOWN OF WATERTOWN AND ALL OTHER APPROPRIATE AGENCIES AND UTILITY OPERATORS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES AND MATERIALS.
- EXISTING BITUMINOUS PAVEMENT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. NO DEMOLITION MATERIALS SHALL BE BURIED ON-SITE.
- THE CONTRACTOR SHALL USE THE APPROPRIATE MEANS TO PREVENT SEDIMENT AND DEBRIS FROM WASHING TO EXISTING DRAINAGE STRUCTURES.
- CONTRACTOR SHALL ALERT OWNER TO ANY EXISTING FEATURE NOT SHOWN HEREON TO BE REMOVED WHICH INTERFERES WITH THE PROPOSED CONSTRUCTION OR SERVES NO USEFUL PURPOSE IN THE PROPOSED PLANS. SUCH FEATURES SHALL BE REMOVED AND DISPOSED, OR ABANDONED AS DIRECTED BY OWNER.
- THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
- CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
- CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION. CONTRACTOR MUST CALL BEFORE YOU DIG 811 OR 1-800-922-4455 FOR UTILITY MARK OUT AT LEAST 2 FULL WORKING DAYS BEFORE STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SITE PEDESTRIAN SAFETY, INCLUDING PROVIDING SAFE BY-PASS OR DETOURS FOR FOOT, BIKE AND VEHICULAR TRAFFIC. APPROPRIATE WARNING SIGNAGE SHOULD ALSO BE POSTED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR APPROPRIATE TRAFFIC CONTROL MEASURES DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL CONFORM TO CDOT STANDARDS AND BE APPROVED BY THE OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER.
- THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL MAKE THEMSELVES FAMILIAR WITH THE PROJECT SITE AND SHALL PERFORM ALL NECESSARY DEMOLITION, WHETHER NOTED HEREON OR NOT, REQUIRED TO COMPLETE WORK.
- THE CONTRACTOR SHALL PROTECT THE SURFACES AND MATERIALS TO REMAIN AFTER DEMOLITION FROM DAMAGE DURING DEMOLITION USING APPROPRIATE CONSTRUCTION METHODS AND EQUIPMENT. ANY SURFACE AND/OR MATERIALS DAMAGED THAT WERE TO REMAIN AFTER DEMOLITION SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE.
- SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 819 2024. THE DEMOLISHED BUILDING SHALL BE BACKFILLED WITH COARSE AGGREGATE UNIFORM IN CONSISTENCY CONFORMING TO TABLE M.02.06 GRADING AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CDOT. UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER, COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.

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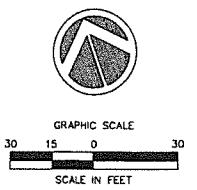
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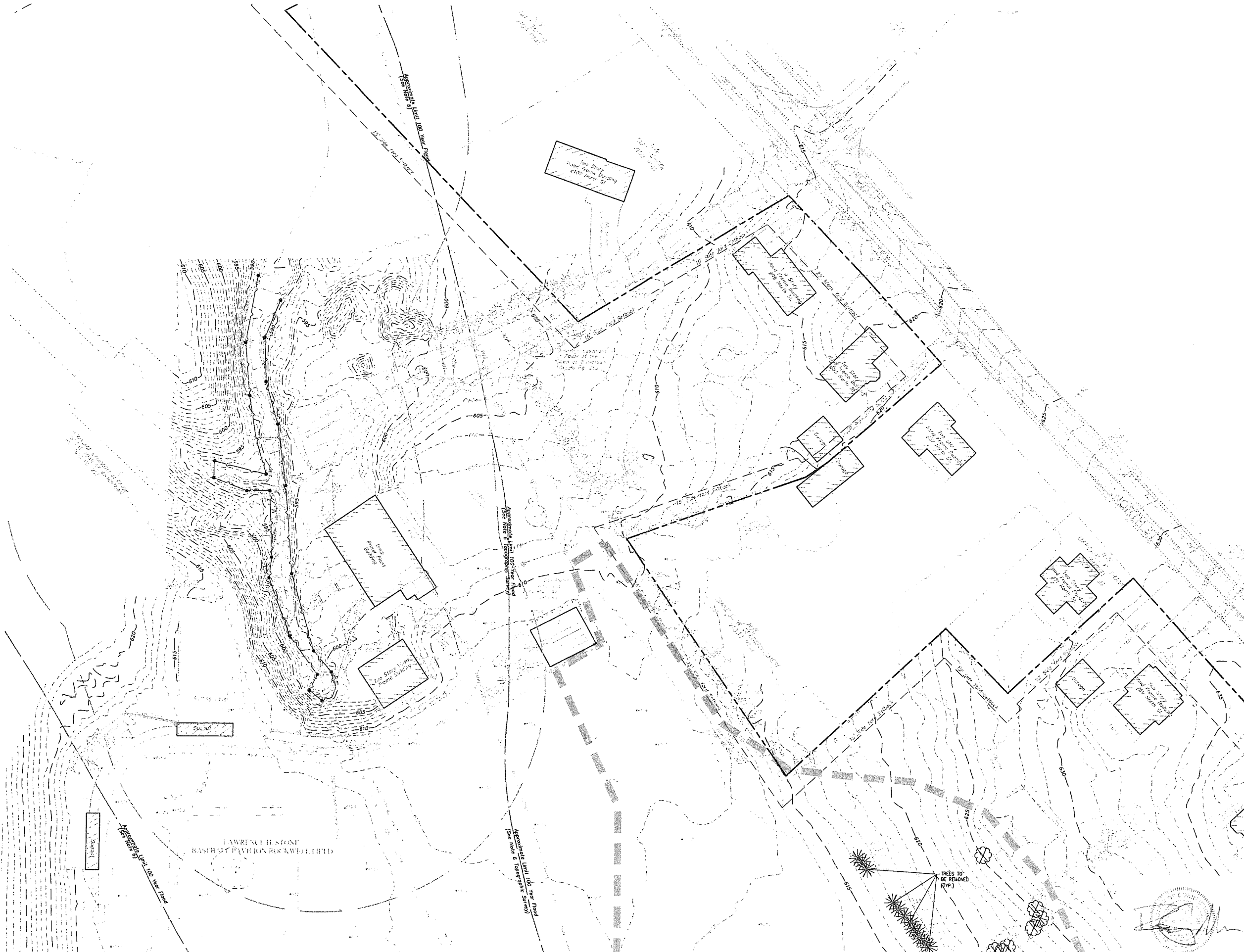


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Revision  
 Date January 21, 2026  
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 DEMOLITION PLAN  
 Scale 1"=30'  
 Drawn By HT/RR

**C1.2**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



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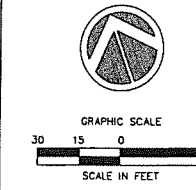
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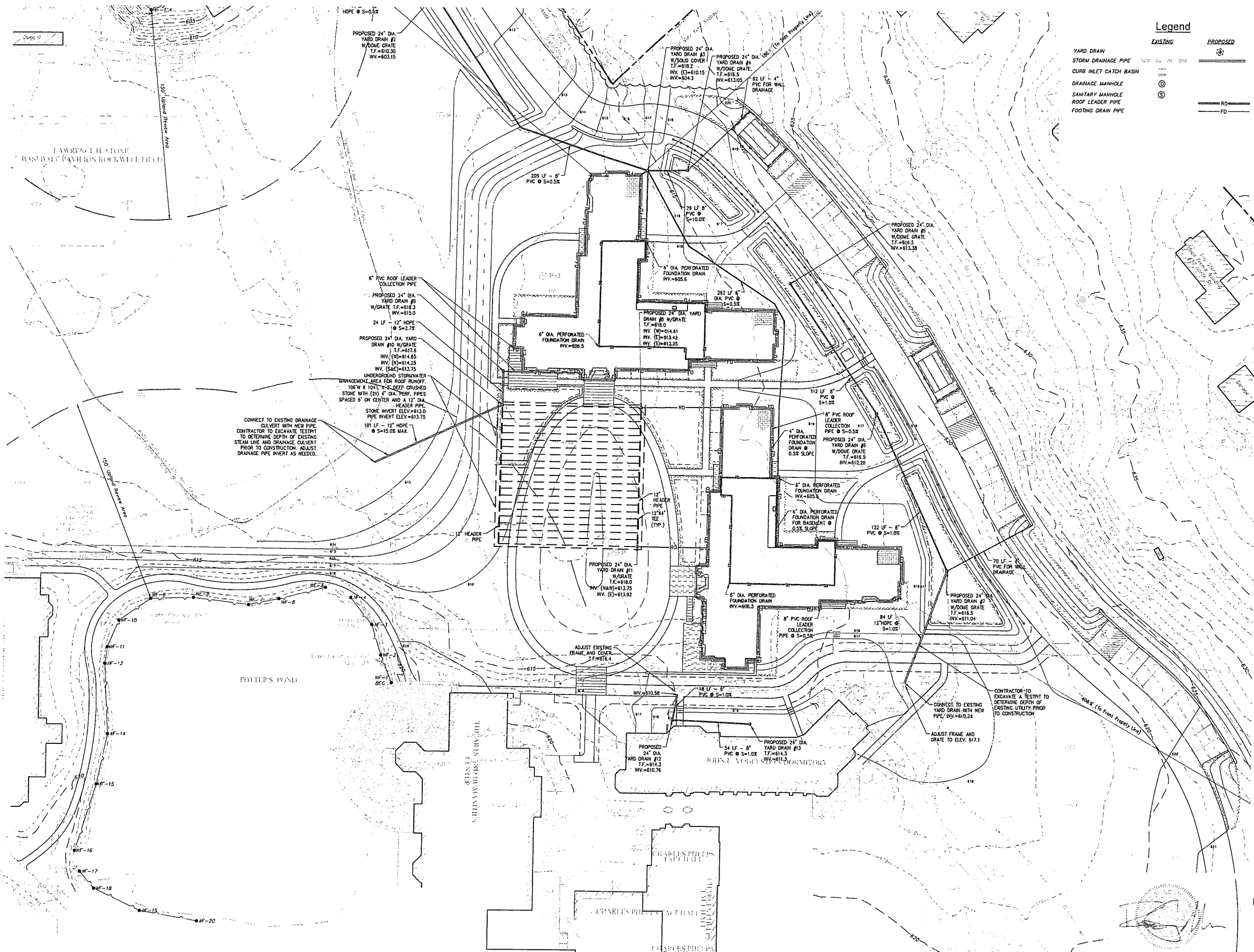
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 DEMOLITION PLAN  
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**C1.3**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



**Legend**

EXISTING	PROPOSED
YARD DRAIN	YARD DRAIN
STORM DRAINAGE PIPE	STORM DRAINAGE PIPE
CURB INLET CATCH BASIN	CURB INLET CATCH BASIN
DRAINAGE MANHOLE	DRAINAGE MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
ROOF LEADER PIPE	ROOF LEADER PIPE
FOOTING DRAIN PIPE	FOOTING DRAIN PIPE

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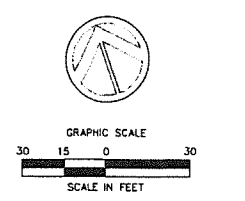
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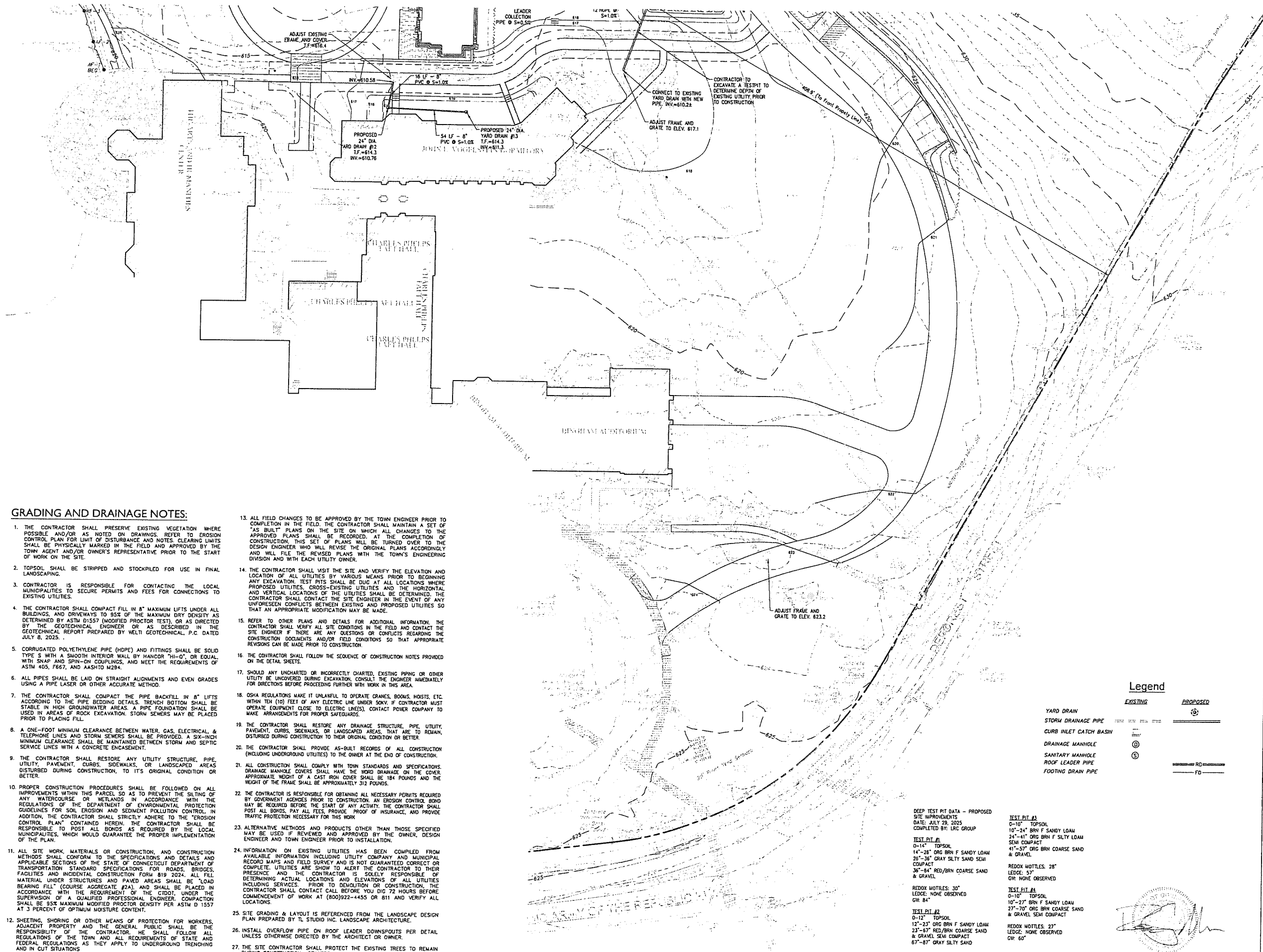
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 Title DORM 1 & 2 - DRAINAGE PLAN  
 Scale 1"=30'  
 Drawn By HT/RR

**C2.1**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



**GRADING AND DRAINAGE NOTES:**

- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND NOTES. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN AGENT AND/OR OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK ON THE SITE.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL BUILDINGS, AND DRIVEWAYS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR AS DESCRIBED IN THE GEOTECHNICAL REPORT PREPARED BY WELTI GEOTECHNICAL, P.C. DATED JULY 8, 2025.
- CORRUGATED POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE SOLID TYPE S WITH A SMOOTH INTERIOR WALL BY HANCOR "H-O", OR EQUAL WITH SNAP AND SPIN-ON COUPLINGS, AND MEET THE REQUIREMENTS OF ASTM 405, F867, AND AASHTO M284.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
- A ONE-FOOT MINIMUM CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, & TELEPHONE LINES AND STORM SEWERS SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM AND SEPTIC SERVICE LINES WITH A CONCRETE ENCASEMENT.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO ITS ORIGINAL CONDITION OR BETTER.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION FORM 819 2024. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE "LOAD BEARING FILL" (GRADE AGGREGATE #2A), AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- SHEETING, SHORING OR OTHER MEANS OF PROTECTION FOR WORKERS, ADJACENT PROPERTY AND THE GENERAL PUBLIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL FOLLOW ALL REGULATIONS OF THE TOWN AND ALL REQUIREMENTS OF STATE AND FEDERAL REGULATIONS AS THEY APPLY TO UNDERGROUND TRENCHING AND IN CUT SITUATIONS.

- ALL FIELD CHANGES TO BE APPROVED BY THE TOWN ENGINEER PRIOR TO COMPLETION IN THE FIELD. THE CONTRACTOR SHALL MAINTAIN A SET OF "AS BUILT" PLANS ON THE SITE ON WHICH ALL CHANGES TO THE APPROVED PLANS SHALL BE RECORDED. AT THE COMPLETION OF CONSTRUCTION, THIS SET OF PLANS WILL BE TURNED OVER TO THE DESIGN ENGINEER WHO WILL REVISE THE ORIGINAL PLANS ACCORDINGLY AND WILL FILE THE REVISED PLANS WITH THE TOWN'S ENGINEERING DIVISION AND WITH EACH UTILITY OWNER.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED UTILITIES, CROSS-EXISTING UTILITIES AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOSTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS, THAT ARE TO REMAIN, DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH TOWN STANDARDS AND SPECIFICATIONS. DRAINAGE MANHOLE COVERS SHALL HAVE THE WORD DRAINAGE ON THE COVER. APPROXIMATE WEIGHT OF A CAST IRON COVER SHALL BE 184 POUNDS AND THE WEIGHT OF THE FRAME SHALL BE APPROXIMATELY 312 POUNDS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. AN EROSION CONTROL BOND MAY BE REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, DESIGN ENGINEER AND TOWN ENGINEER PRIOR TO INSTALLATION.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE OF DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 OR 811 AND VERIFY ALL LOCATIONS.
- SITE GRADING & LAYOUT IS REFERENCED FROM THE LANDSCAPE DESIGN PLAN PREPARED BY TL STUDIO INC. LANDSCAPE ARCHITECTURE.
- INSTALL OVERFLOW PIPE ON ROOF LEADER DOWNSPOUTS PER DETAIL UNLESS OTHERWISE DIRECTED BY THE ARCHITECT OR OWNER.
- THE SITE CONTRACTOR SHALL PROTECT THE EXISTING TREES TO REMAIN DURING CONSTRUCTION ACTIVITIES.

**Legend**

EXISTING	PROPOSED
YARD DRAIN	⊕
STORM DRAINAGE PIPE	---
CURB INLET CATCH BASIN	⊖
DRAINAGE MANHOLE	⊙
SANITARY MANHOLE	⊕
ROOF LEADER PIPE	---
FOOTING DRAIN PIPE	---

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 Keast & Hood  
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 phone (215) 625-0099  
 keasthood.com

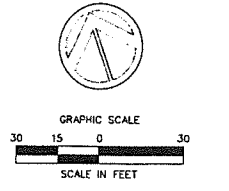
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 kohleronan.com

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 nvs.com

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 Philadelphia, PA 19148  
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**ZONING SUBMISSION**  
**NOT FOR CONSTRUCTION**  
 Revision  
 Date January 21, 2025  
 Title DORM 1 & 2 - DRAINAGE PLAN  
 Scale 1"=30'  
 Drawn By HT/RR

**C2.2**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

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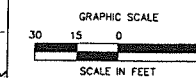
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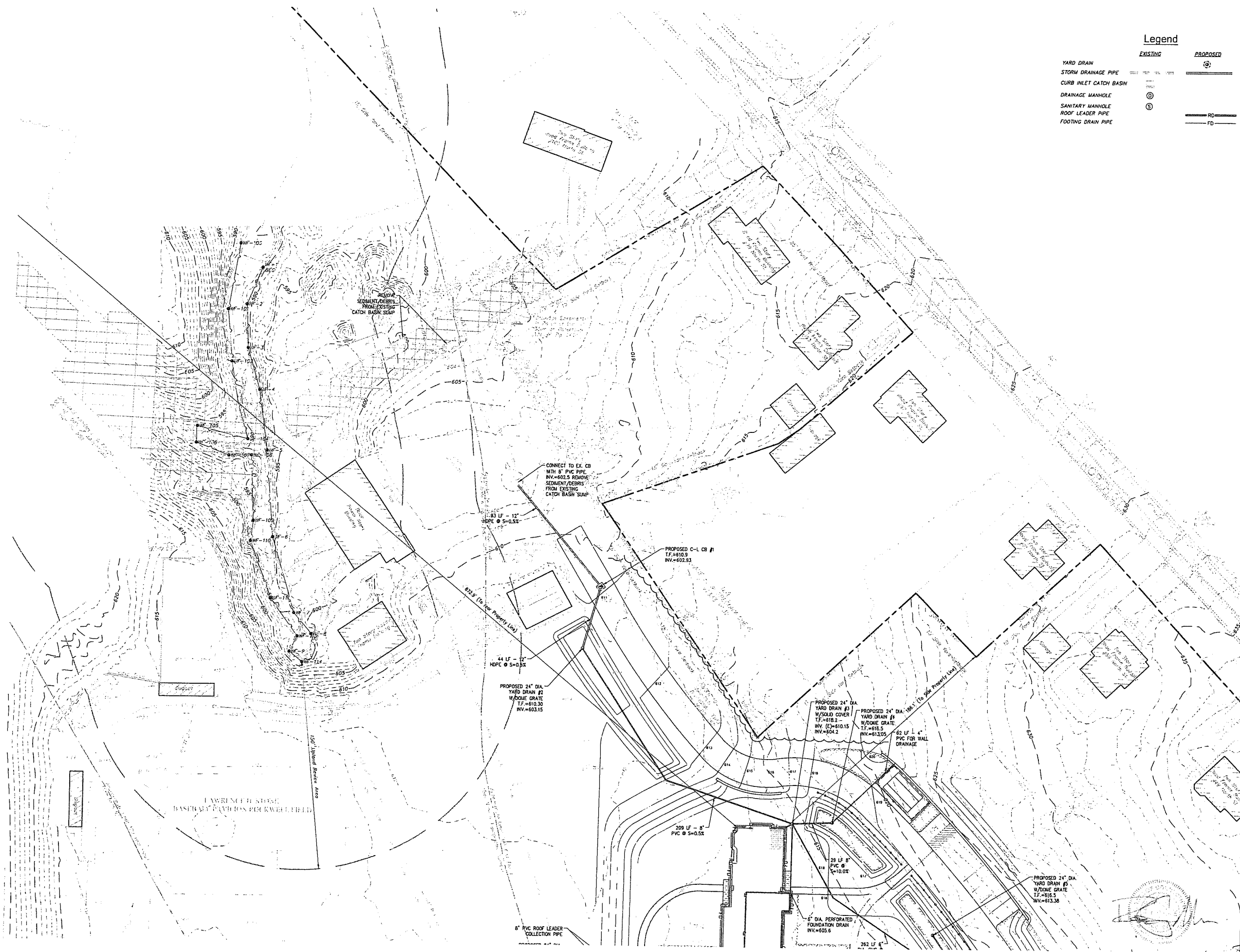


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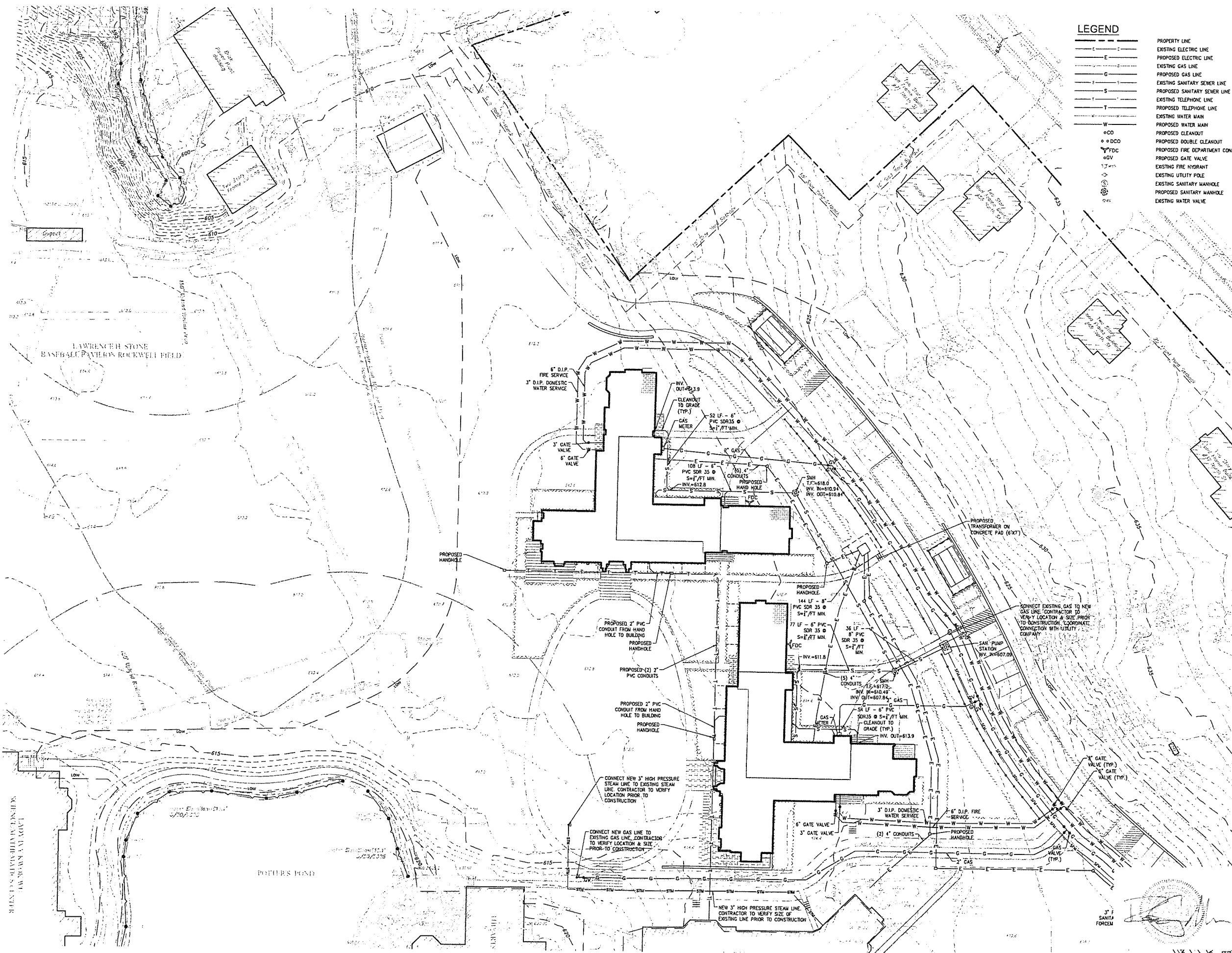
C2.3

CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD AND INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK



**Legend**

	EXISTING	PROPOSED
YARD DRAIN	---	---
STORM DRAINAGE PIPE	---	---
CURB INLET CATCH BASIN	---	---
DRAINAGE MANHOLE	⊙	⊙
SANITARY MANHOLE	⊙	⊙
ROOF LEADER PIPE	---	---
FOOTING DRAIN PIPE	---	---



**LEGEND**

---	PROPERTY LINE
---	EXISTING ELECTRIC LINE
---	PROPOSED ELECTRIC LINE
---	EXISTING GAS LINE
---	PROPOSED GAS LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED TELEPHONE LINE
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
○	PROPOSED CLEANOUT
○	PROPOSED DOUBLE CLEANOUT
○	PROPOSED FIRE DEPARTMENT CONNECTION
○	PROPOSED GATE VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING UTILITY POLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	EXISTING WATER VALVE

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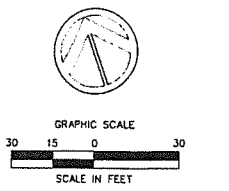
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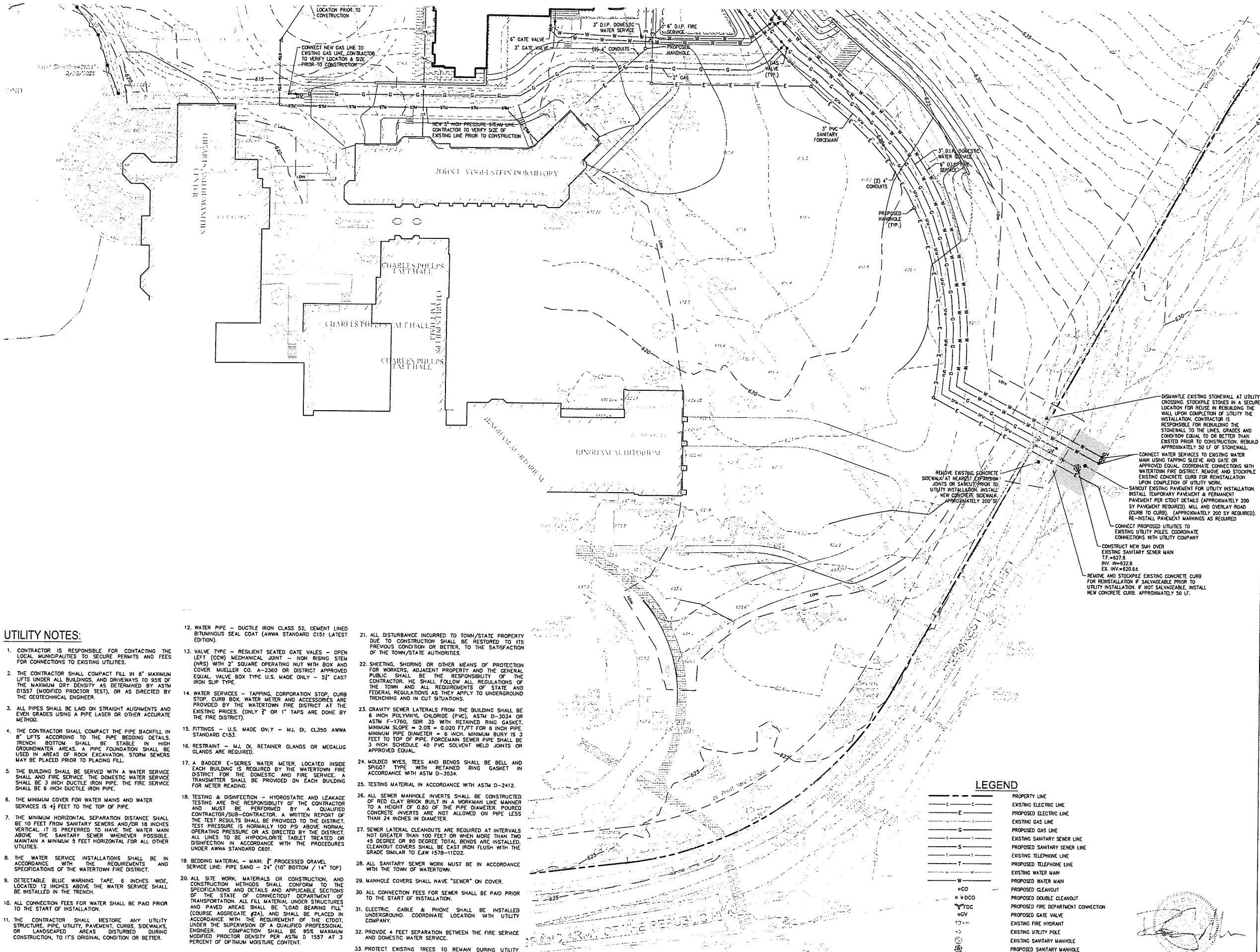
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**C3.1**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



**UTILITY NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL BUILDINGS, AND DRIVEWAYS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
- THE BUILDING SHALL BE SERVED WITH A WATER SERVICE SHALL AND FIRE SERVICE. THE DOMESTIC WATER SERVICE SHALL BE 3 INCH DUCTILE IRON PIPE. THE FIRE SERVICE SHALL BE 6 INCH DUCTILE IRON PIPE.
- THE MINIMUM COVER FOR WATER MAINS AND WATER SERVICES IS 4 1/2 FEET TO THE TOP OF PIPE.
- THE MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE 10 FEET FROM SANITARY SEWERS AND/OR 18 INCHES VERTICAL. IT IS PREFERRED TO HAVE THE WATER MAIN ABOVE THE SANITARY SEWER WHENEVER POSSIBLE. MAINTAIN A MINIMUM 5 FEET HORIZONTAL FOR ALL OTHER UTILITIES.
- THE WATER SERVICE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE WATERTOWN FIRE DISTRICT.
- DETECTABLE BLUE WARNING TAPE, 6 INCHES WIDE, LOCATED 12 INCHES ABOVE THE WATER SERVICE SHALL BE INSTALLED IN THE TRENCH.
- ALL CONNECTION FEES FOR WATER SHALL BE PAID PRIOR TO THE START OF INSTALLATION.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO ITS ORIGINAL CONDITION OR BETTER.
- WATER PIPE - DUCTILE IRON CLASS 52, CEMENT LINED BITUMINOUS SEAL COAT (AWWA STANDARD C151 LATEST EDITION).
- VALVE TYPE - RESILIENT SEATED GATE VALVES - OPEN LEFT (CCW) MECHANICAL JOINT - NON RISING STEM (NRS) WITH 2" SQUARE OPERATING NUT WITH BOX AND COVER. MUELLER CO. A-2360 OR DISTRICT APPROVED EQUAL. VALVE BOX TYPE U.S. MADE ONLY - 51" CAST IRON SLIP TYPE.
- WATER SERVICES - TAPPING, CORPORATION STOP, CURB STOP, CURB BOX, WATER METER AND ACCESSORIES ARE PROVIDED BY THE WATERTOWN FIRE DISTRICT AT THE EXISTING PRICES. (ONLY 3/4" OR 1" TAPS ARE DONE BY THE FIRE DISTRICT).
- FITTINGS - U.S. MADE ONLY - M.J. DI, CL350 AWWA STANDARD C153.
- RESTRAINT - M.J. DI, RETAINER GLANDS OR MEGALUG GLANDS ARE REQUIRED.
- A BADGER E-SERIES WATER METER, LOCATED INSIDE EACH BUILDING IS REQUIRED BY THE WATERTOWN FIRE DISTRICT FOR THE DOMESTIC AND FIRE SERVICE. A TRANSMITTER SHALL BE PROVIDED ON EACH BUILDING FOR METER READING.
- TESTING & DISINFECTION - HYDROSTATIC AND LEAKAGE TESTING ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE PERFORMED BY A QUALIFIED CONTRACTOR/SUB-CONTRACTOR. A WRITTEN REPORT OF THE TEST RESULTS SHALL BE PROVIDED TO THE DISTRICT. TEST PRESSURE IS NORMALLY 100 PSI ABOVE NORMAL OPERATING PRESSURE OR AS DIRECTED BY THE DISTRICT. ALL LINES TO BE HYPOCHLORITE TABLET TREATED OR DISINFECTION IN ACCORDANCE WITH THE PROCEDURES UNDER AWWA STANDARD C601.
- BEDDING MATERIAL - MAIN: 7" PROCESSED GRAVEL SERVICE LINE: PIPE SAND - 24" (10" BOTTOM / 14" TOP)
- ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE "LOAD BEARING FILL" (COURSE AGGREGATE #2A), AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- ALL DISTURBANCE INCURRED TO TOWN/STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE TOWN/STATE AUTHORITIES.
- SHEETING, SHORING OR OTHER MEANS OF PROTECTION FOR WORKERS, ADJACENT PROPERTY AND THE GENERAL PUBLIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL FOLLOW ALL REGULATIONS OF THE TOWN AND ALL REQUIREMENTS OF STATE AND FEDERAL REGULATIONS AS THEY APPLY TO UNDERGROUND TRENCHING AND IN CUT SITUATIONS.
- GRAVITY SEWER LATERALS FROM THE BUILDING SHALL BE 6 INCH POLYVINYL CHLORIDE (PVC), ASTM D-3034 OR ASTM F-1760, SDR 35 WITH RETAINED RING GASKET. MINIMUM PIPE DIAMETER = 5 INCH. MINIMUM BURY IS 3 FEET TO TOP OF PIPE. FORCEMAIN SEWER PIPE SHALL BE 3 INCH SCHEDULE 40 PVC SOLVENT WELD JOINTS OR APPROVED EQUAL.
- MOLDED WYES, TEES AND BENDS SHALL BE BELL AND SPIGOT TYPE WITH RETAINED RING GASKET IN ACCORDANCE WITH ASTM D-3034.
- TESTING MATERIAL IN ACCORDANCE WITH ASTM D-2412.
- ALL SEWER MANHOLE INVERTS SHALL BE CONSTRUCTED OF RED CLAY BRICK BUILT IN A WORKMAN LIKE MANNER TO A HEIGHT OF 0.80 OF THE PIPE DIAMETER. POURED CONCRETE INVERTS ARE NOT ALLOWED ON PIPE LESS THAN 24 INCHES IN DIAMETER.
- SEWER LATERAL CLEANOUTS ARE REQUIRED AT INTERVALS NOT GREATER THAN 100 FEET OR WHEN MORE THAN TWO 45 DEGREE OR 90 DEGREE TOTAL BENDS ARE INSTALLED. CLEANOUT COVERS SHALL BE CAST IRON FLUSH WITH THE GRADE SIMILAR TO E&W 1578-11C02.
- ALL SANITARY SEWER WORK MUST BE IN ACCORDANCE WITH THE TOWN OF WATERTOWN.
- MANHOLE COVERS SHALL HAVE "SEWER" ON COVER.
- ALL CONNECTION FEES FOR SEWER SHALL BE PAID PRIOR TO THE START OF INSTALLATION.
- ELECTRIC, CABLE & PHONE SHALL BE INSTALLED UNDERGROUND, COORDINATE LOCATION WITH UTILITY COMPANY.
- PROVIDE 4 FEET SEPARATION BETWEEN THE FIRE SERVICE AND DOMESTIC WATER SERVICE.
- PROTECT EXISTING TREES TO REMAIN DURING UTILITY INSTALLATION.

**LEGEND**

- PROPERTY LINE
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING TELEPHONE LINE
- PROPOSED TELEPHONE LINE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING CLEANOUT
- PROPOSED CLEANOUT
- EXISTING DOUBLE CLEANOUT
- PROPOSED DOUBLE CLEANOUT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
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- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING WATER VALVE

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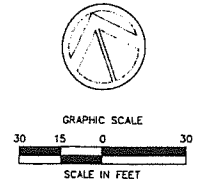
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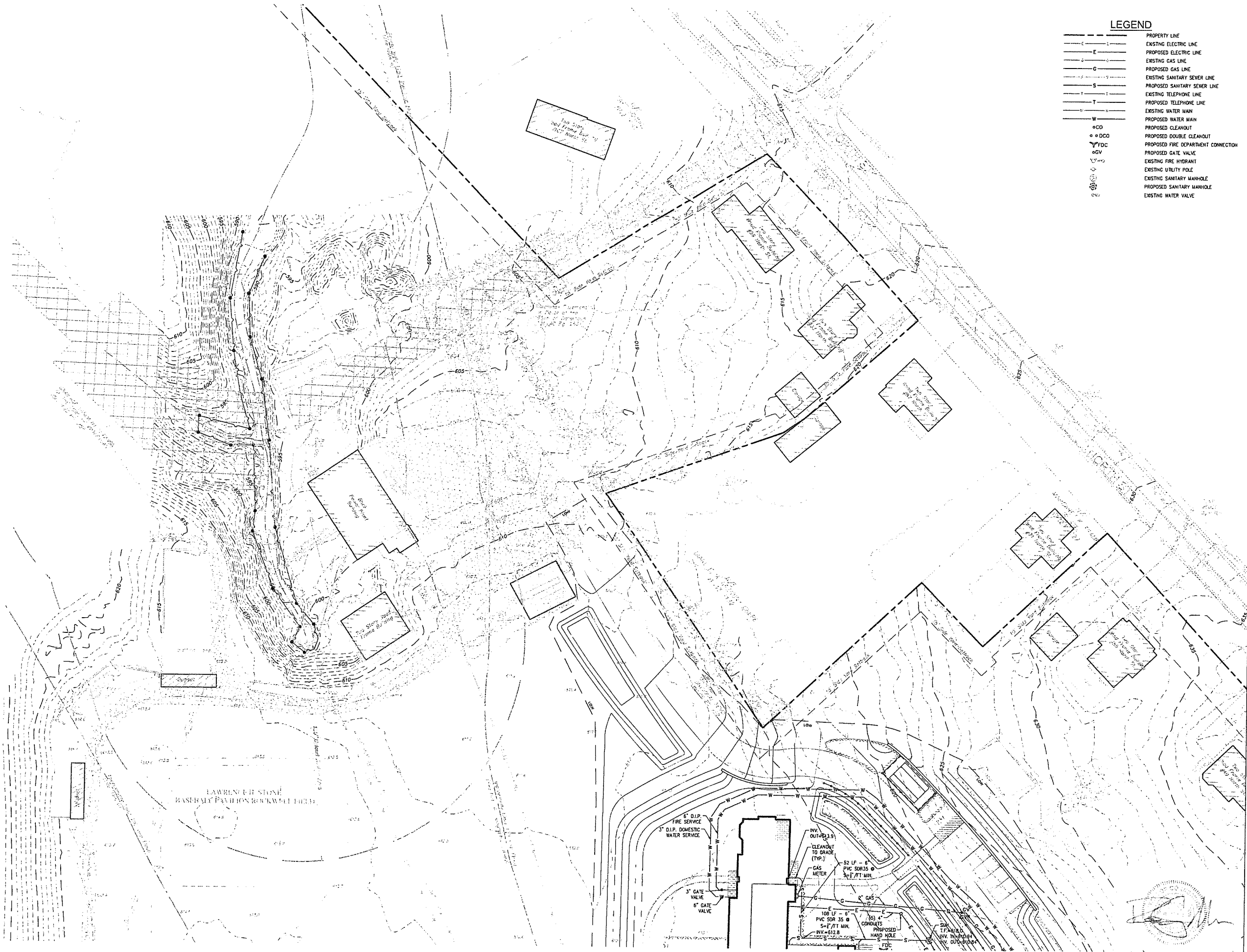


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Revision  
 Date: January 21, 2026  
 Title: DORM 1 & 2  
 SITE UTILITIES PLAN  
 Scale: 1"=30'  
 Drawn By: HT/RR

**C3.2**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.



**LEGEND**

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---	EXISTING ELECTRIC LINE
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---	PROPOSED GAS LINE
---	EXISTING SANITARY SEWER LINE
---	PROPOSED SANITARY SEWER LINE
---	EXISTING TELEPHONE LINE
---	PROPOSED TELEPHONE LINE
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
○	PROPOSED CLEANOUT
○	PROPOSED DOUBLE CLEANOUT
---	PROPOSED FIRE DEPARTMENT CONNECTION
○	PROPOSED GATE VALVE
○	EXISTING FIRE HYDRANT
○	EXISTING UTILITY POLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED SANITARY MANHOLE
○	EXISTING WATER VALVE

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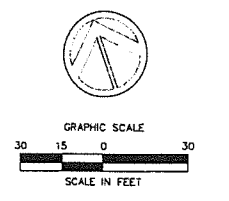
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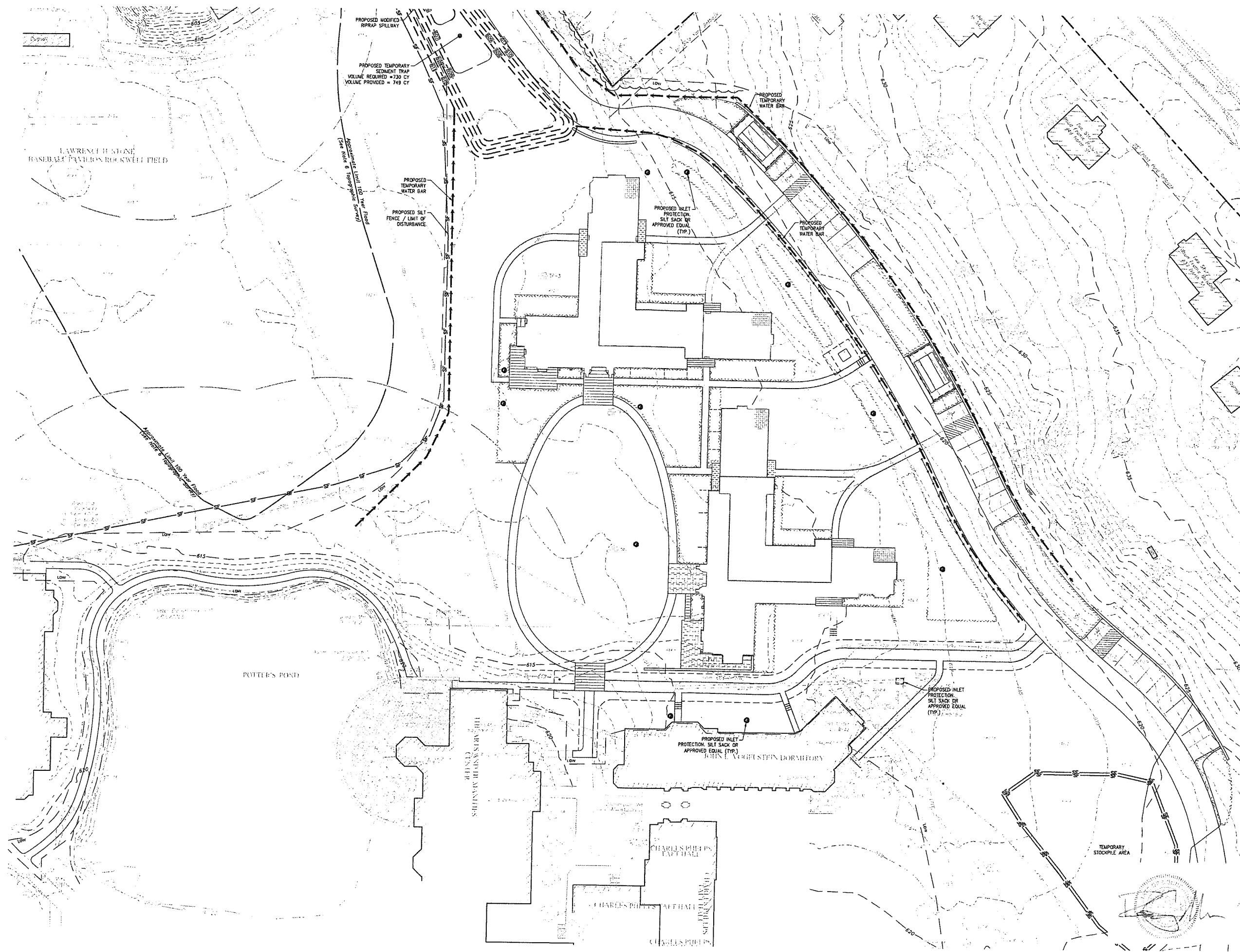


**ZONING SUBMISSION**  
 NOT FOR CONSTRUCTION

**Revision**  
 Date: January 21, 2026  
 Title: DORM 1 & 2  
 Scale: 1"=30'  
 Drawn By: HT/RR

**C3.3**

Consider to verify all dimensions in field and return Architect of any discrepancies before starting work.



**Student Dormitory**  
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 110 Woodbury Rd  
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 fax 215-545-3299  
 voithandmactavish.com

**STRUCTURAL ENGINEER**  
 Kasel & Hood  
 1635 Market St #1705  
 Philadelphia, PA 19103  
 phone (215) 625-0099  
 kaselhood.com

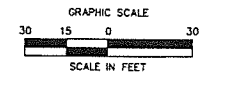
**MEP ENGINEER**  
 Kohler-Ronan Consulting Engineers  
 93 Lake Ave  
 Danbury, CT 06810  
 phone (203) 778-1017  
 kohler-ronan.com

**CIVIL ENGINEER**  
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 phone (860) 635-2877  
 lrcconsult.com

**LANDSCAPE DESIGN**  
 TL Studio  
 110 King Philip Road Unit 2A  
 Rumford, RI 02916  
 phone (401) 383-3574  
 tlstudioinc.com

**AVIT/SECURITY**  
 NV5  
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 Philadelphia, PA 19107  
 phone (215) 751-1133  
 nv5.com

**LIGHTING DESIGN**  
 O'Donoghue Lighting  
 1816 S. 2nd Street  
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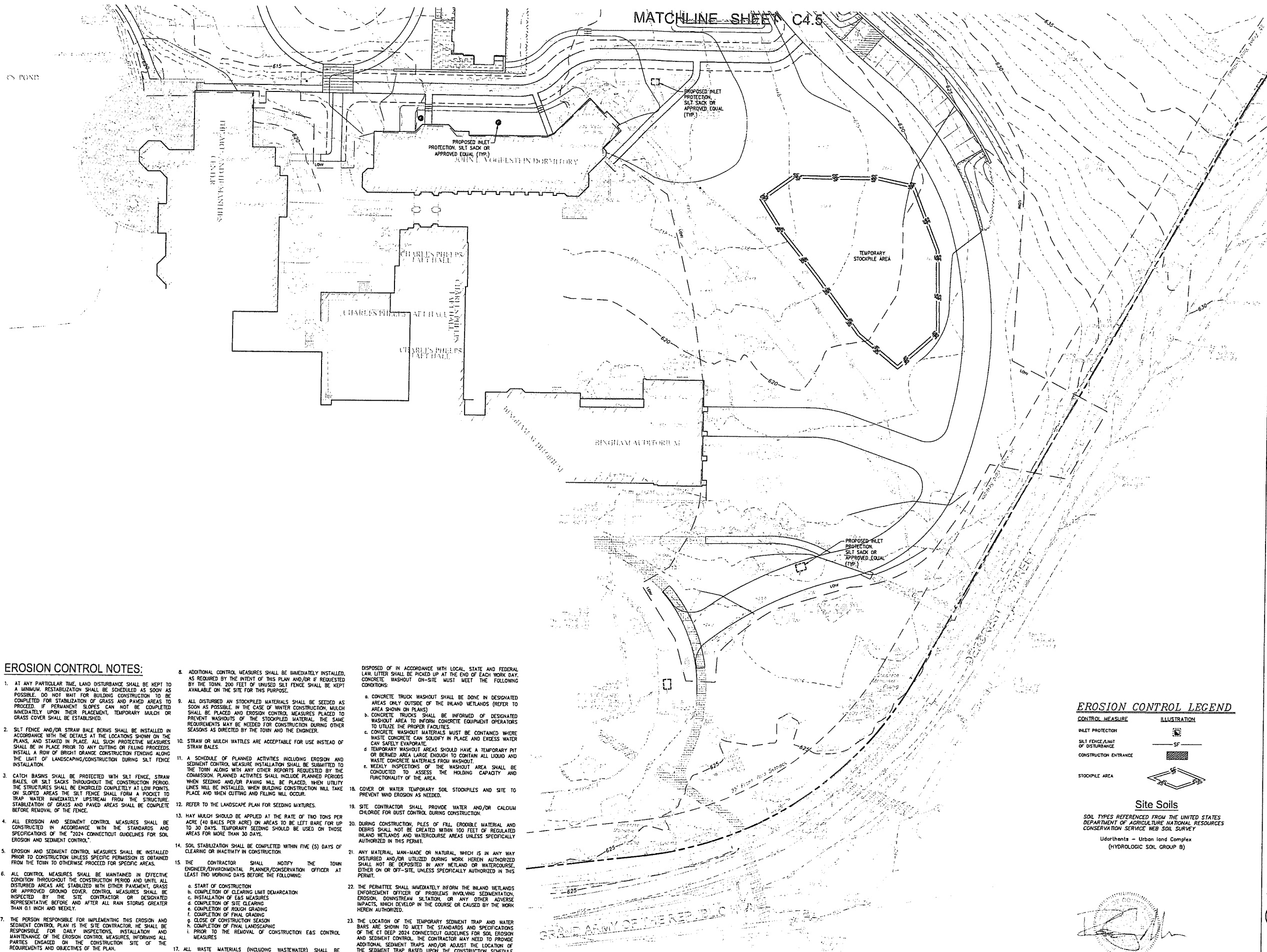


**ZONING SUBMISSION**  
**NOT FOR CONSTRUCTION**  
 Revision  
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 Scale 1"=30'  
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**C4.1**

Contractor to verify all dimensions on field and inform Architect of any discrepancies before starting work.

CS POND



EROSION CONTROL NOTES:

- 1. AT ANY PARTICULAR TIME, LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM...
2. SILT FENCE AND/OR STRAW BALE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS...
3. CATCH BASINS SHALL BE PROTECTED WITH SILT FENCE, STRAW BALES, OR SILT SACKS...
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION UNLESS SPECIFIC PERMISSION IS OBTAINED FROM THE TOWN TO OTHERWISE PROCEED FOR SPECIFIC AREAS.
6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH EITHER PAVEMENT, GRASS OR APPROVED GROUND COVER...
7. THE PERSON RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN IS THE SITE CONTRACTOR...
8. ADDITIONAL CONTROL MEASURES SHALL BE IMMEDIATELY INSTALLED, AS REQUIRED BY THE INTENT OF THIS PLAN AND/OR IF REQUESTED BY THE TOWN...
9. ALL DISTURBED AN STOCKPILED MATERIALS SHALL BE SEEDED AS SOON AS POSSIBLE...
10. STRAW OR MULCH WATLES ARE ACCEPTABLE FOR USE INSTEAD OF STRAW BALES.
11. A SCHEDULE OF PLANNED ACTIVITIES INCLUDING EROSION AND SEDIMENT CONTROL MEASURE INSTALLATION SHALL BE SUBMITTED TO THE TOWN...
12. REFER TO THE LANDSCAPE PLAN FOR SEEDING MIXTURES.
13. MAY MULCH SHOULD BE APPLIED AT THE RATE OF TWO TONS PER ACRE (40 BALES PER ACRE) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS...
14. SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER/ENVIRONMENTAL PLANNER/CONSERVATION OFFICER AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:
a. START OF CONSTRUCTION
b. COMPLETION OF CLEARING LIMIT DEMARCATION
c. INSTALLATION OF E&S MEASURES
d. COMPLETION OF SITE CLEARING
e. COMPLETION OF ROUGH GRADING
f. COMPLETION OF FINAL GRADING
g. CLOSE OF CONSTRUCTION SEASON
h. COMPLETION OF FINAL LANDSCAPING
i. PRIOR TO THE REMOVAL OF CONSTRUCTION E&S CONTROL MEASURES.
17. ALL WASTE MATERIALS (INCLUDING WASTEWATER) SHALL BE

- DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORK DAY. CONCRETE WASHOUT ON-SITE MUST MEET THE FOLLOWING CONDITIONS:
a. CONCRETE TRUCK WASHOUT SHALL BE DONE IN DESIGNATED AREAS ONLY OUTSIDE OF THE INLAND WETLANDS (REFER TO AREA SHOWN ON PLANS)
b. CONCRETE TRUCKS SHALL BE INFORMED OF DESIGNATED WASHOUT AREA TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
c. CONCRETE WASHOUT MATERIALS MUST BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
d. TEMPORARY WASHOUT AREAS SHOULD HAVE A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT.
e. WEEKLY INSPECTIONS OF THE WASHOUT AREA SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE AREA.
18. COVER OR WATER TEMPORARY SOIL STOCKPILES AND SITE TO PREVENT WIND EROSION AS NEEDED.
19. SITE CONTRACTOR SHALL PROVIDE WATER AND/OR CALCIUM CHLORIDE FOR DUST CONTROL DURING CONSTRUCTION.
20. DURING CONSTRUCTION, PILES OF FILL, ERODIBLE MATERIAL AND DEBRIS SHALL NOT BE CREATED WITHIN 100 FEET OF REGULATED INLAND WETLANDS AND WATERCOURSE AREAS UNLESS SPECIFICALLY AUTHORIZED IN THIS PERMIT.
21. ANY MATERIAL, MAN-MADE OR NATURAL, WHICH IS IN ANY WAY DISTURBED AND/OR UTILIZED DURING WORK HEREIN AUTHORIZED SHALL NOT BE DEPOSITED IN ANY WETLAND OR WATERCOURSE, EITHER ON OR OFF-SITE, UNLESS SPECIFICALLY AUTHORIZED IN THIS PERMIT.
22. THE PERMITTEE SHALL IMMEDIATELY INFORM THE INLAND WETLANDS ENFORCEMENT OFFICER OF PROBLEMS INVOLVING SEDIMENTATION, EROSION, DOWNSTREAM SILTATION, OR ANY OTHER ADVERSE IMPACTS, WHICH DEVELOP IN THE COURSE OR CAUSED BY THE WORK HEREIN AUTHORIZED.
23. THE LOCATION OF THE TEMPORARY SEDIMENT TRAP AND WATER BARS ARE SHOWN TO MEET THE STANDARDS AND SPECIFICATIONS OF THE CT DEEP 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. THE CONTRACTOR MAY NEED TO PROVIDE ADDITIONAL SEDIMENT TRAPS AND/OR ADJUST THE LOCATION OF THE SEDIMENT TRAP BASED UPON THE CONSTRUCTION SCHEDULE AND SCIENCE. THE CONTRACTOR SHALL REFER TO THE GUIDELINES FOR GUIDANCE.

EROSION CONTROL LEGEND

Table with 2 columns: CONTROL MEASURE and ILLUSTRATION. Includes symbols for Inlet Protection, Silt Fence/Limit of Disturbance, Construction Entrance, and Stockpile Area.

Site Soils
SOIL TYPES REFERENCED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY
Urban/Urbans - Urban land Complex (HYDROLOGIC SOIL GROUP B)

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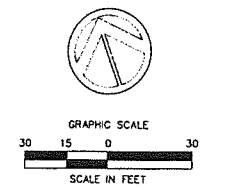
MEP ENGINEER
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lrconsult.com

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C4.2

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Cromwell, CT 06416  
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lrcpsnllc.com

LANDSCAPE DESIGN

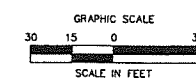
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tlstudioinc.com

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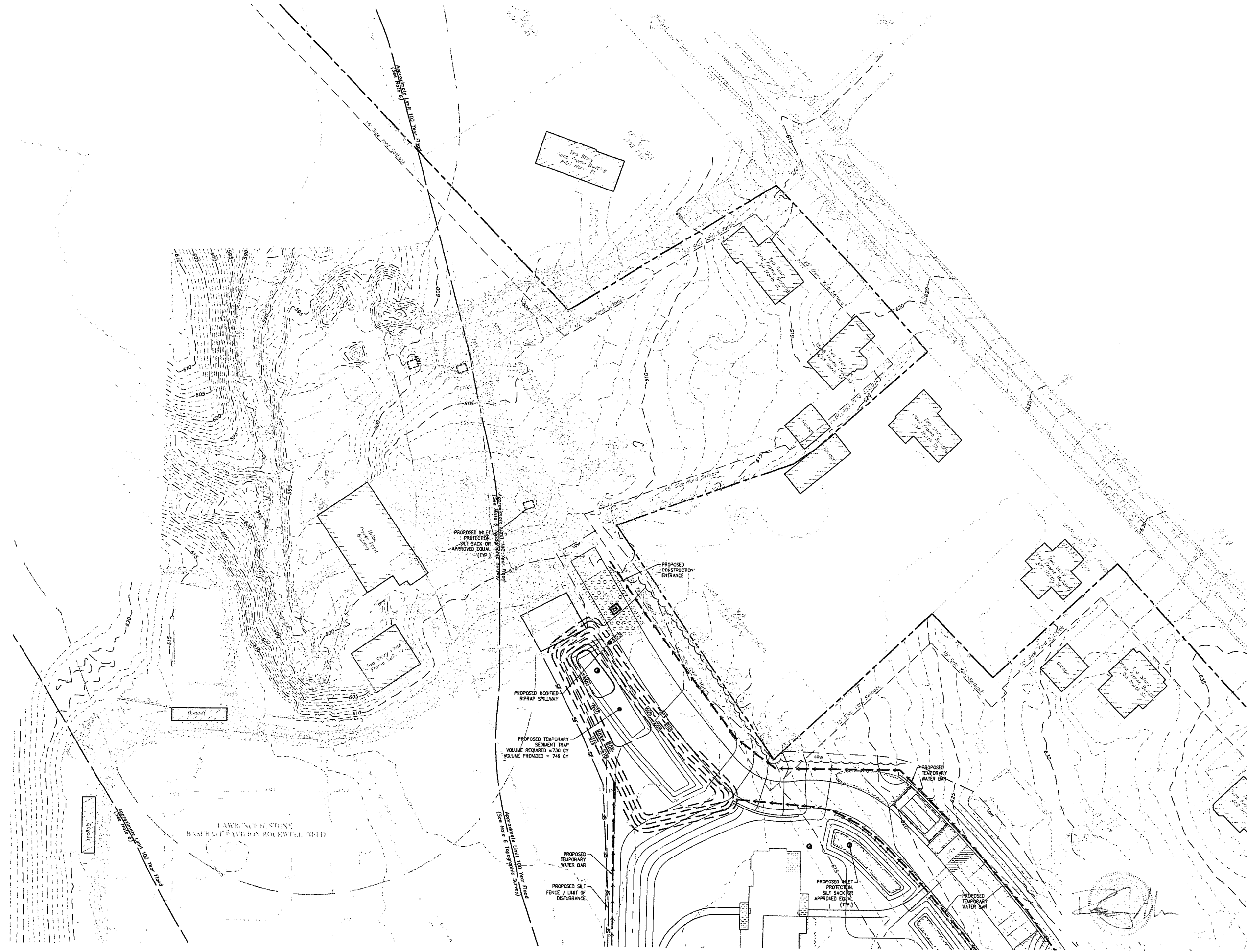
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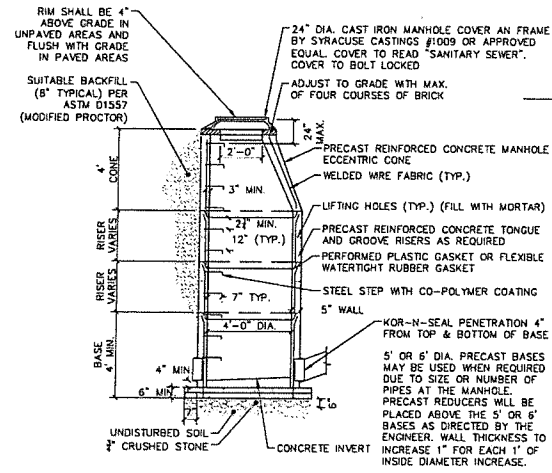
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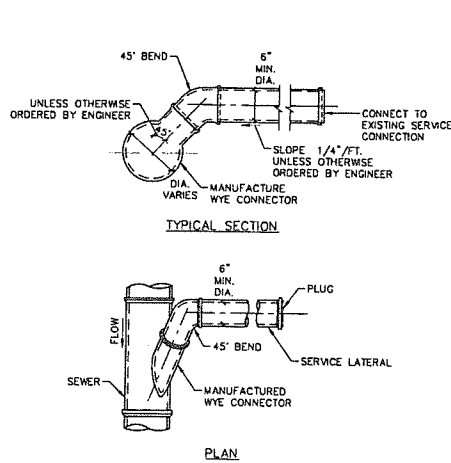
C4.3

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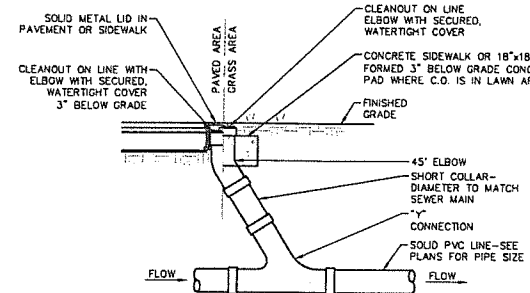


**SANITARY SEWER MANHOLE DETAIL**  
SCALE: NOT TO SCALE

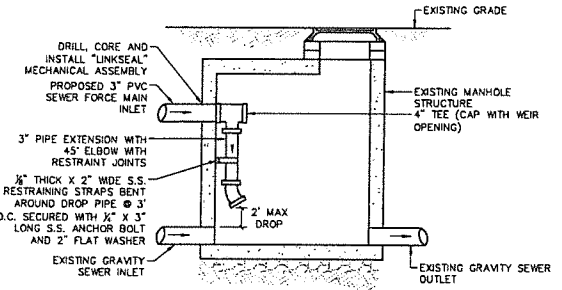


**SANITARY SERVICE LATERAL CONNECTION DETAIL**  
SCALE: NOT TO SCALE

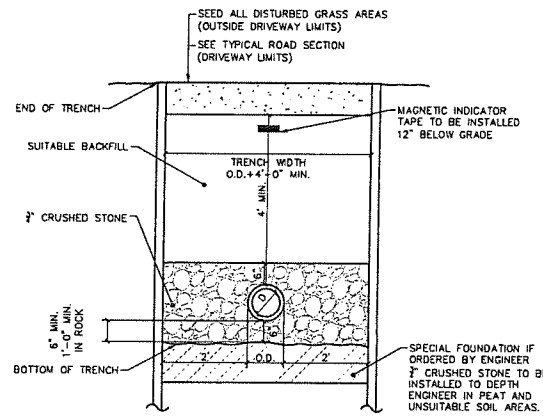
- NOTES:**
- CLEANOUTS SHALL BE INSTALLED AT 50' INTERVALS OR ANY CHANGE IN DIRECTION.
  - ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H-20 LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
  - ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.



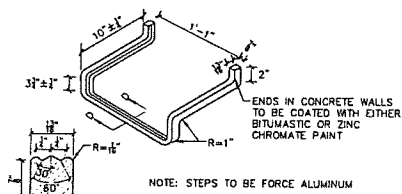
**SINGLE SEWER CLEANOUT DETAIL**  
SCALE: NOT TO SCALE



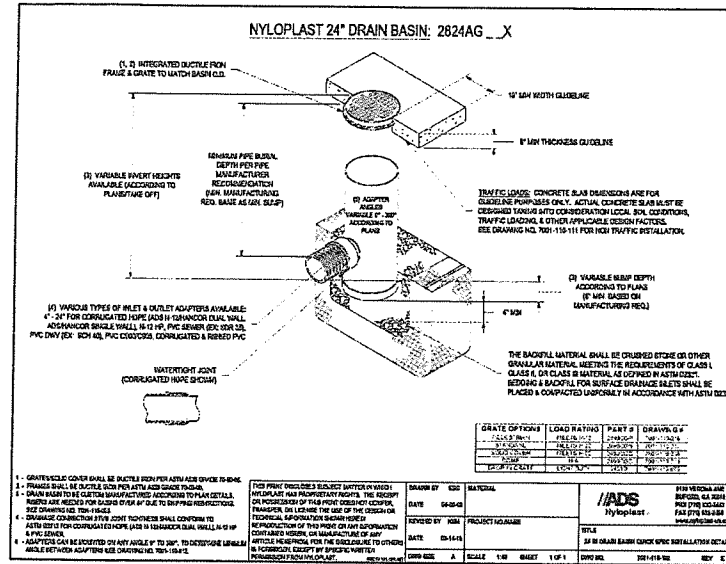
**PROPOSED FORCE MAIN TO EXISTING GRAVITY SEWER MANHOLE CONNECTION DETAIL**  
NOT TO SCALE



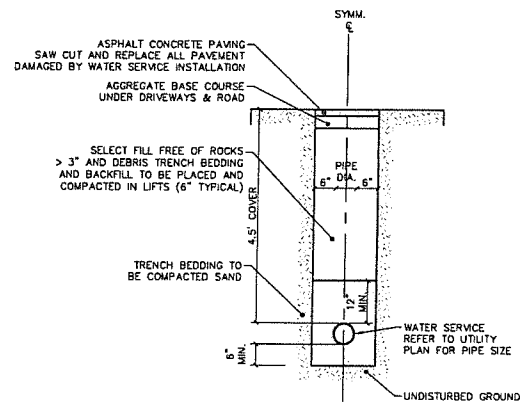
**SANITARY SEWER TRENCH DETAIL**  
SCALE: NOT TO SCALE



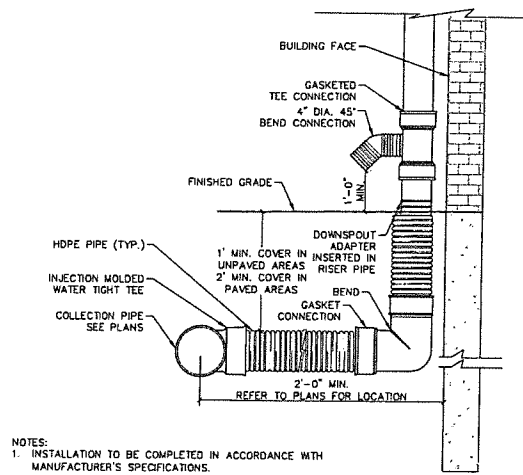
**STANDARD MANHOLE STEP DETAIL**  
SCALE: NOT TO SCALE



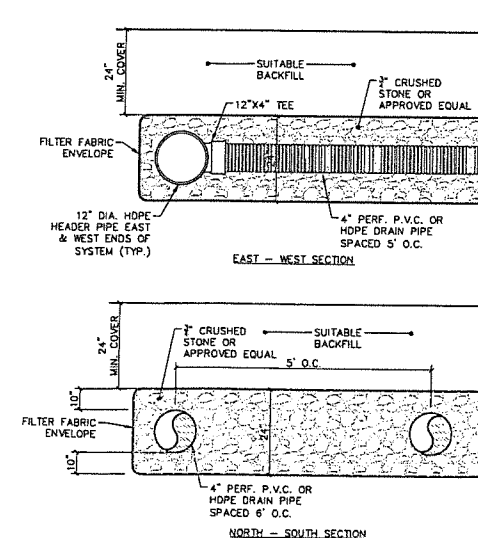
# Sign Legend



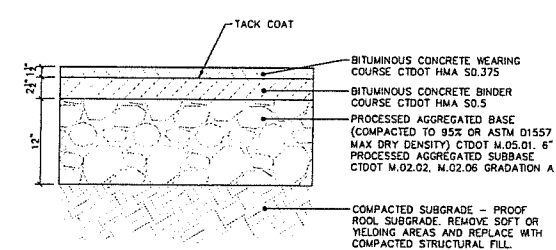
**WATER SERVICE TRENCH DETAIL**  
SCALE: NOT TO SCALE



**ROOF LEADER COLLECTION PIPE OVERFLOW DETAIL**  
NOT TO SCALE



**UNDERGROUND STORMWATER MANAGEMENT AREA DRAINAGE DETAIL**  
NOT TO SCALE



**BITUMINOUS CONCRETE ACCESS DRIVE DETAIL**  
NOT TO SCALE

## Student Dormitory

### The Taft School

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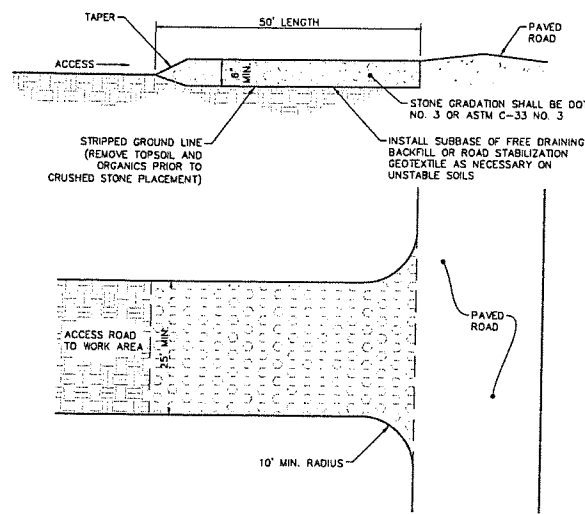
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#### NOT FOR CONSTRUCTION

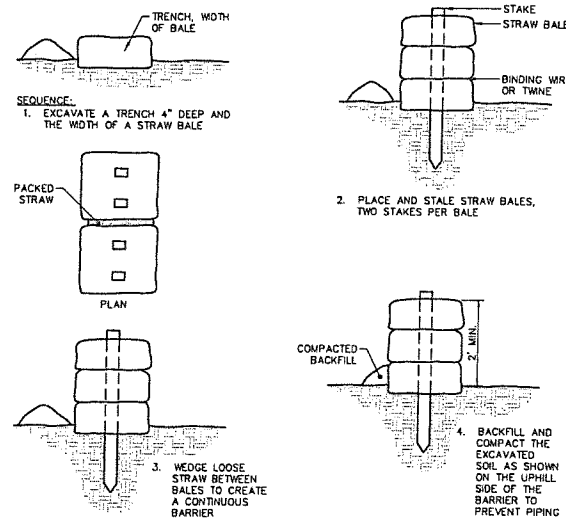
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C5.1

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

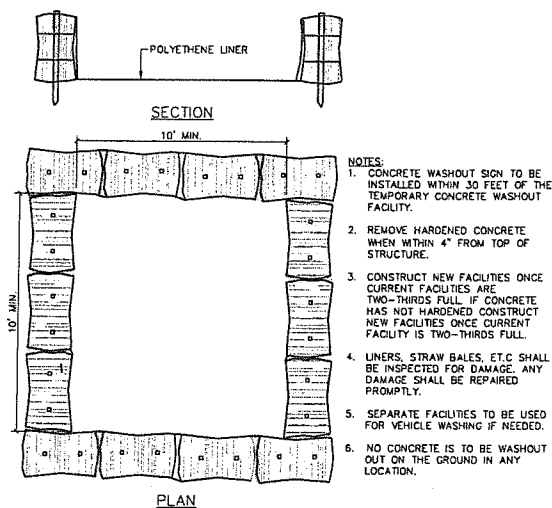


CONSTRUCTION ENTRANCE DETAIL  
NOT TO SCALE

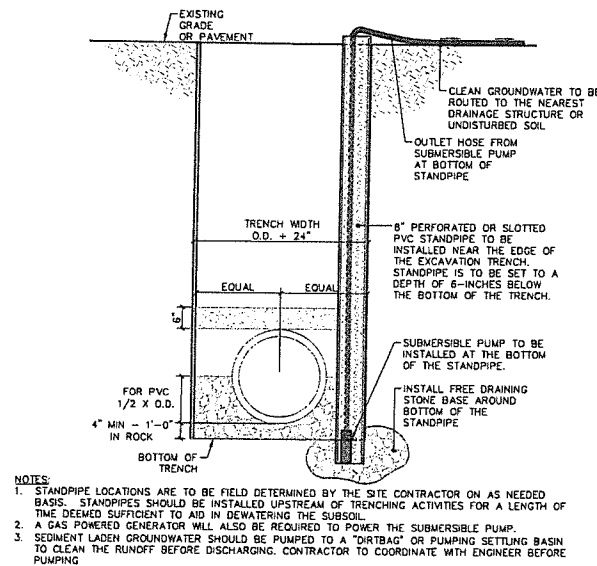


PLACEMENT AND CONSTRUCTION OF HAYBALE BARRIER  
NOT TO SCALE

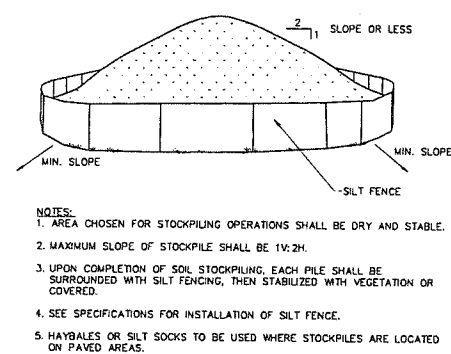
SEDIMENTATION CONTROL BARRIER WITH STRAW BALE  
NOT TO SCALE



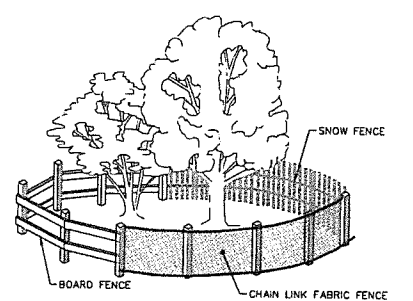
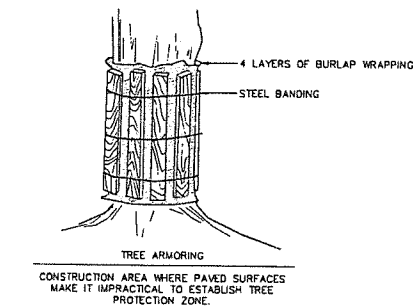
ABOVE-GROUND TEMPORARY CONCRETE WASHOUT DETAIL  
NOT TO SCALE



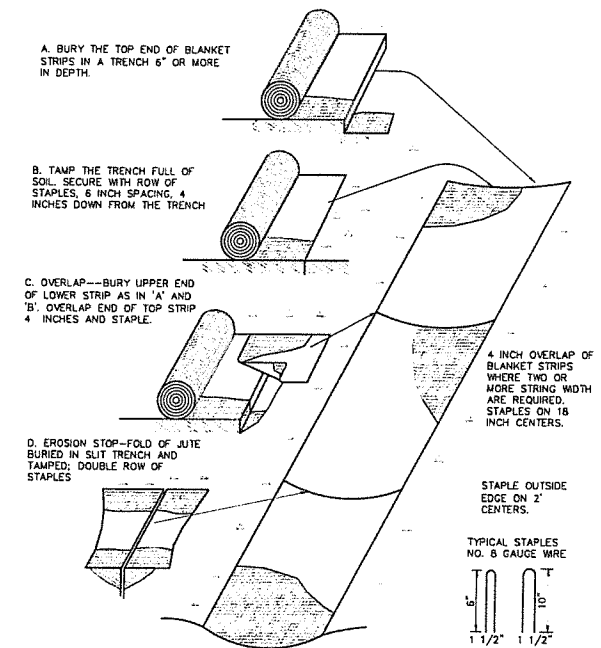
SUGGESTED TRENCH DEWATERING PRACTICE DETAIL  
NOT TO SCALE



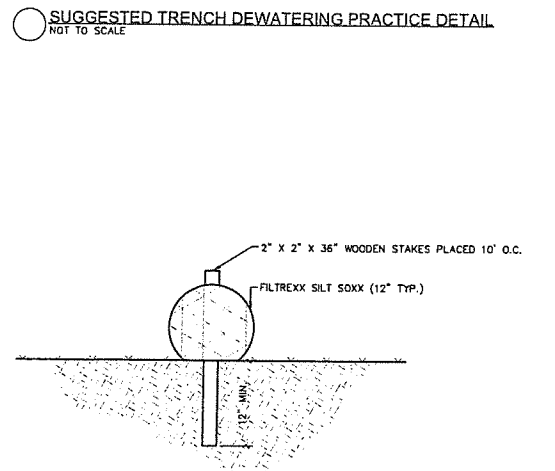
MATERIALS STOCKPILE DETAIL  
NOT TO SCALE



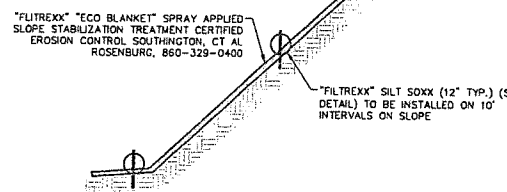
FENCING AT TREE PROTECTION ZONES  
INSTALL ONE OF THE FENCE TYPES (MIN. FENCE HT. 42") NOTED ABOVE UNLESS SPECIFICALLY INDICATED ON PLANS. MAY BE INSTALLED CONTINUOUSLY AROUND GROUPS OF TREES TO REMAIN.



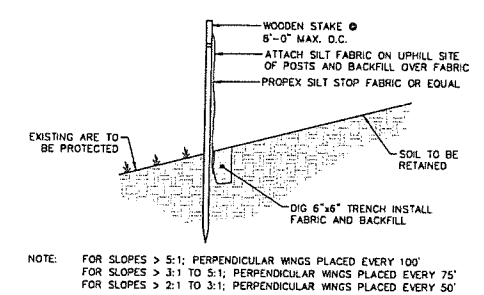
EROSION CONTROL BLANKET DETAIL  
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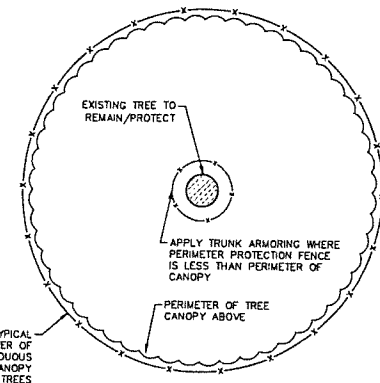
FILTREXX SILT SOCK DETAIL  
NOT TO SCALE



"ECOBANKET" SLOPE STABILIZATION DETAIL  
NOT TO SCALE



SILT FENCE DETAIL  
NOT TO SCALE



TREE PROTECTION DETAIL  
NOT TO SCALE

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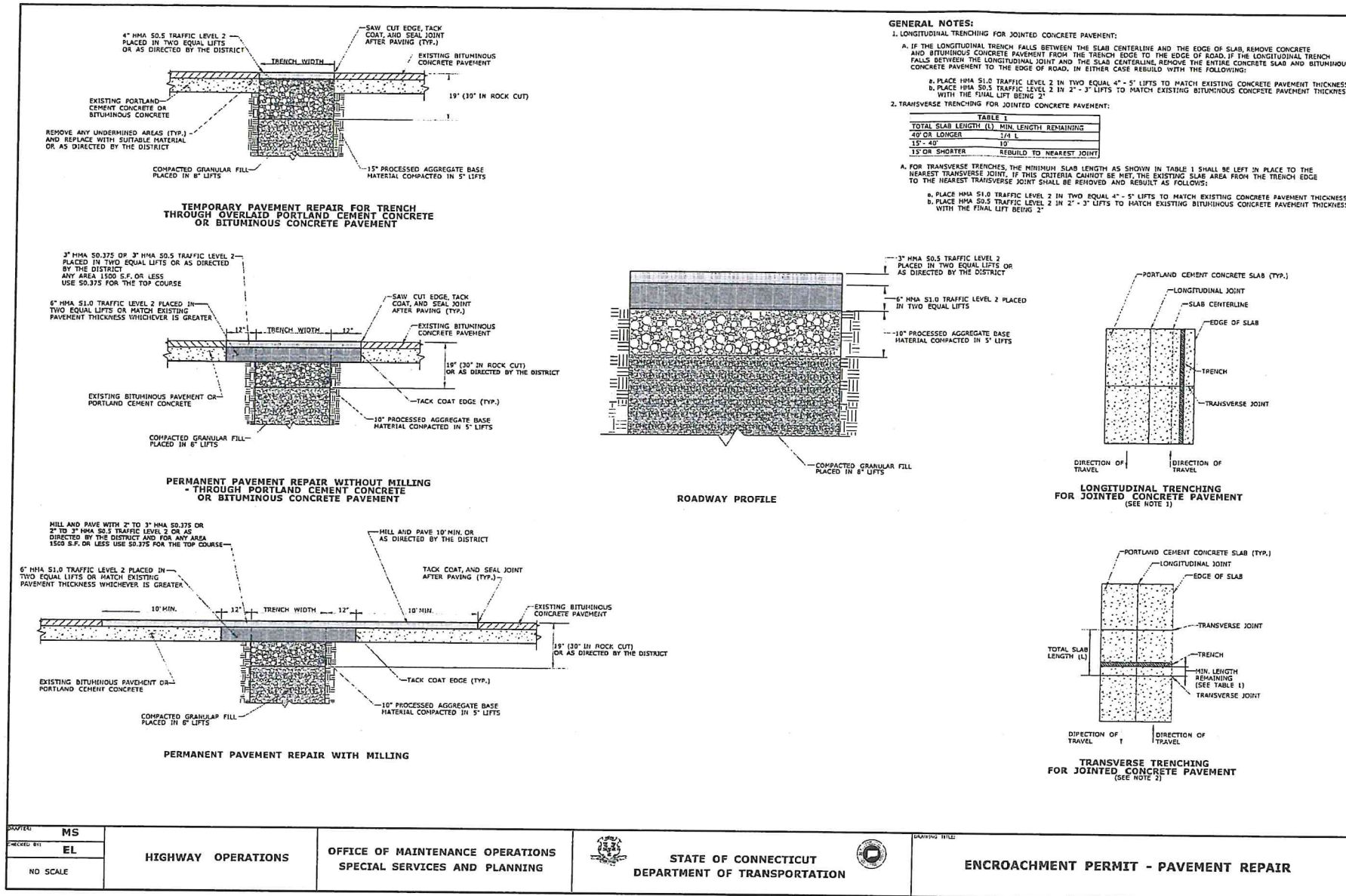
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C5.2

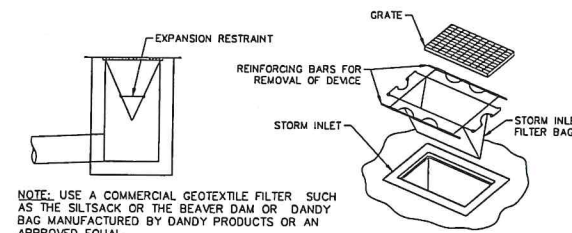
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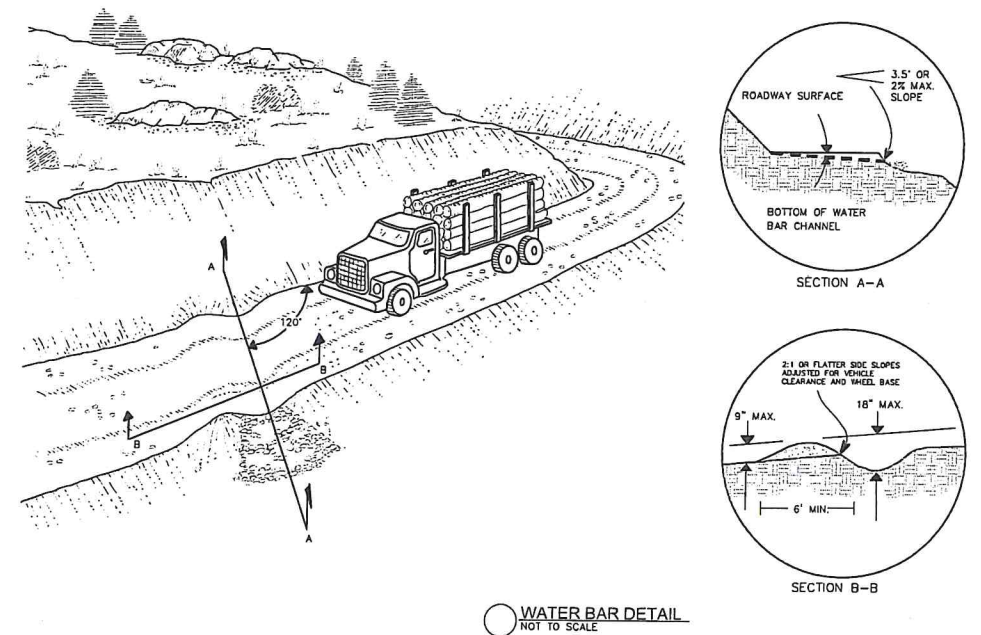
### UTILITY INSTALLATIONS UNDER ENCROACHMENT PERMITS

Work performed within the Connecticut Department of Transportation's right-of-way paved roadway should be in compliance with the Standard Specifications for Roads, Bridges, Facilities and Incidental Construction; including all supplements and revisions, Encroachment Permit-Pavement Repair Drawing and other applicable standards.

<b>Bituminous Concrete:</b> Section 4.06	3" HMA 50.5 TRAFFIC LEVEL 2, PLACED IN TWO EQUAL LIFTS OR AS DIRECTED BY THE PERMIT INSPECTOR
	6" HMA 51.0 TRAFFIC LEVEL 2, PLACED IN TWO EQUAL LIFTS OR MATCH EXISTING PAVEMENT OR PORTLAND CEMENT CONCRETE THICKNESS, WHICHEVER IS GREATER <i>Minimum of 92% Compaction</i>
<b>Processed Aggregate Base:</b> Section 3.04 Spec. M.05.01	10" PROCESSED AGGREGATE BASE MATERIAL COMPACTED IN 5" LIFTS <i>Minimum of 95% Compaction</i>
<b>Compacted Granular Fill:</b> Section 2.14 Spec. M.02.02	PLACE IN 8" LIFTS OR AS DIRECTED BY THE PERMIT INSPECTOR <i>Minimum of 95% Compaction</i>
<b>Bedding Material:</b> Spec. M.08.03	Apex 1 foot of Bedding Cover
	Bedding <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="font-weight: bold; font-size: 12px;">MAIN</span> </div> Bedding/Stone



○ SILT SACK DETAIL  
NOT TO SCALE



Student Dormitory  
The Taft School  
110 Woodbury Rd  
Watertown, CT 06795

ARCHITECT  
Voth & Mactavish Architects LLP  
2401 Walnut Street, 8th Floor  
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fax 215-545-3299  
vothandmactavish.com

STRUCTURAL ENGINEER  
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1635 Market St #1705  
Philadelphia, PA 19103  
phone (215) 625-0099  
keasthood.com

MEP ENGINEER  
Kohler Ronan Consulting Engineers  
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Danbury, CT 06810  
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kohleronan.com

CIVIL ENGINEER  
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160 West Street Suite E  
Cromwell, CT 06416  
phone (860) 635-2877  
lrcconsult.com

LANDSCAPE DESIGN  
TL Studio  
110 King Philip Road Unit 2A  
Rumford, RI 02916  
phone (401) 383-3574  
tlstudioinc.com

AVIATION SECURITY  
NV5  
1315 Walnut St #800  
Philadelphia, PA 19107  
phone (215) 751-1133  
nv5.com

LIGHTING DESIGN  
O'Donoghue Lighting  
1816 S. 2nd Street  
Philadelphia, PA 19148  
phone (215) 518-4788

ZONING SUBMISSION  
NOT FOR CONSTRUCTION  
Revision  
Date January 21, 2026  
Title DORM 1 & 2 -  
CONSTRUCTION DETAILS  
Scale AS NOTED  
Drawn By HT/RR



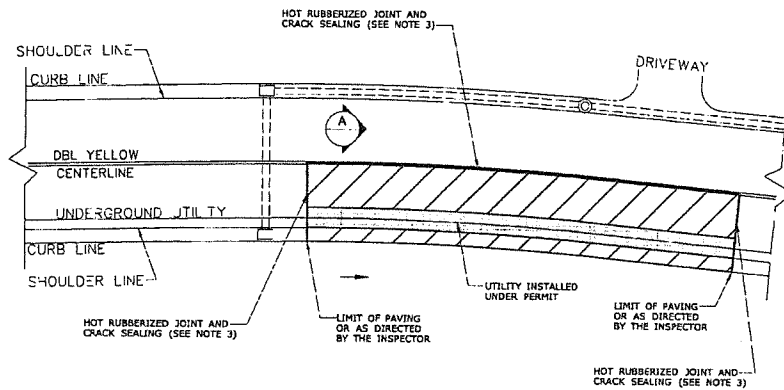
C5.3

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

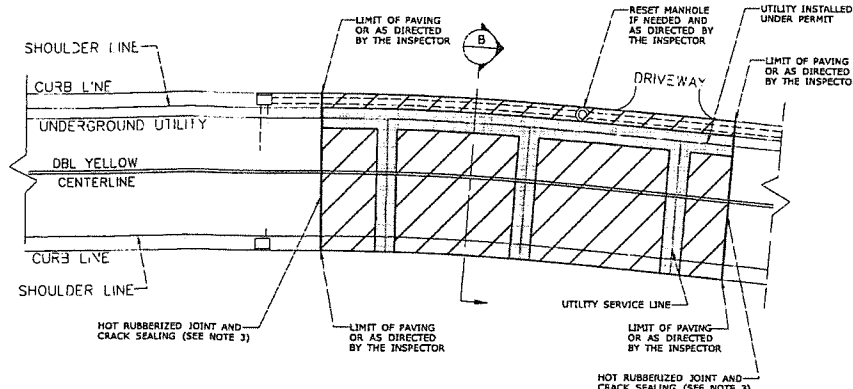
C5.4

GENERAL NOTES:

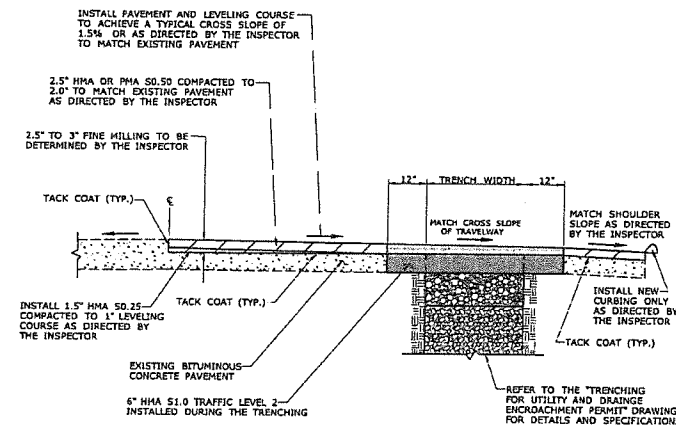
- FOR SUPERELEVATED SECTIONS OF ROADWAY LEVELING COURSES SHOULD ONLY BE INSTALLED IF NEEDED AND AS DIRECTED BY THE INSPECTOR.
- FOR SHORT RUNS OF TRENCHING, LEVELING COURSES SHOULD ONLY BE INSTALLED IF NEEDED AND AS DIRECTED BY THE INSPECTOR.
- HOT RUBBERIZED JOINT AND CRACK SEALING SHALL BE USED TO SEAL JOINTS AND SHALL BE APPLIED TO ALL JOINTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION SO AS TO PROVIDE A UNIFORM COVERAGE AND AVOID EXCESS BLEEDING ONTO THE NEWLY PLACED PAVEMENT.
- THE TOP FINISHED COURSE SHALL NOT VARY MORE THAN 1/4" ON SURROUNDING PAVEMENT SURFACES AND STRUCTURES OR AS OTHERWISE DIRECTED AND ACCEPTED BY THE PERMIT INSPECTOR.



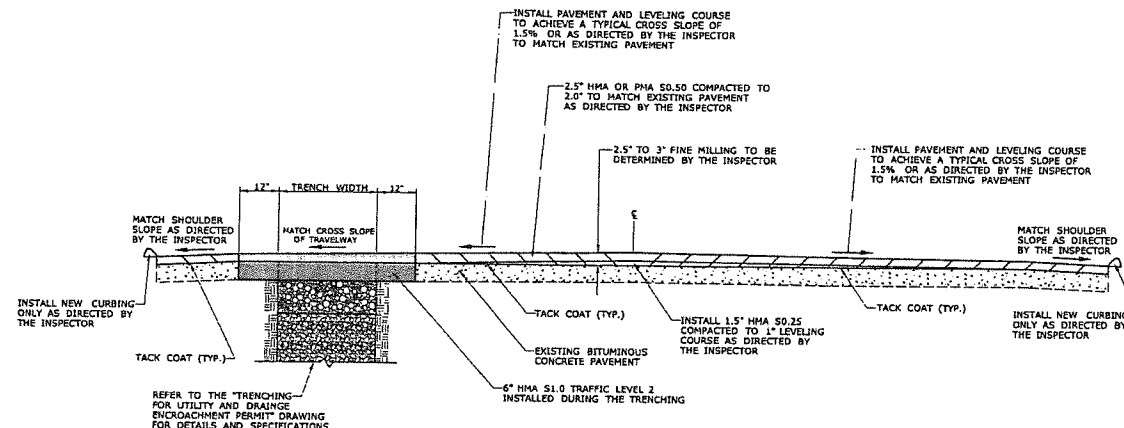
PLAN MILLING AND PAVE CURB TO CENTERLINE



PLAN MILLING AND PAVE CURB TO CURB



SECTION A



SECTION B

DRAWN BY: MS  
CHECKED BY: GS  
NO SCALE

HIGHWAY OPERATIONS

OFFICE OF MAINTENANCE OPERATIONS



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION



DRAWING TITLE: ENCROACHMENT PERMIT - CURB TO CURB PAVEMENT MILLING AND PAVING

1.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management area, rain gardens and the stormwater conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of inland wetlands and surface water bodies.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a full uniform, perennial vegetative cover has been established or equivalent stabilization measures such as the use of mulches or geotextiles have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point. Additionally, visual inspections should be performed after every rain event of 0.5 inches or more in 24-hours for the lifetime of the permanent stormwater control measures.

At the time of final stabilization, the Owner's Engineer shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. At this point, the Owner is responsible for the following:

- The project construction shall disturb between one and five acres and adhere to the erosion and sediment control land use regulations of the municipality in which the construction activity is conducted. No registration to CTDEEP is required provided that a land use commission of the municipality reviews and issues a written approval.
- Identify all the permanent stormwater management structures that have been constructed. Land Owner shall familiarize himself with the maintenance requirements for the stormwater management area and the stormwater conveyance system components included herein.
- Certify that the permanent structures have been constructed in accordance with the approved plans

and manufacturer's recommendations and requirements.

The Land Owner shall undertake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the Land Owner, must be aware of the operation and maintenance of the stormwater conveyance system and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance performed after rain events of 0.5 inches or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and of a minimum of twice per year (April 1st and Nov 1st). Inspections and maintenance should be performed as described below within this section.

1.1. Inspection

Overall Site Inspection

The overall site, embankments, vegetation and stormwater conveyance system components including stormwater management area, outlet structure, outlet pipes, catch basin sumps, rain gardens, culverts and swales should be inspected after every major rain event of 0.5 inch or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and twice per year (April 1st and Nov 1st). The inspections should include but are not limited to:

- Density and condition of vegetation and ground cover.
- Erosion, differential settlement or cracking of embankment.
- Bulging or sliding of toe of embankments.
- Sedimentation of on-site or downstream water bodies.
- Sedimentation of culverts or swales.
- Sedimentation of lawn areas, paved areas, or catch basin sumps. Parking Area Surface Cleaning - All paved parking areas shall be swept annually between April 1st and July 1st.
- Damage or fatigue of storm sewer structures or associated components.
- Accumulation of sediment and debris at paved

catch basin grates. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot. Hooded outlets shall be visually inspected for damage. Repair or replace as necessary.

1.2. Maintenance

Overall Site Maintenance

Maintaining vegetative and structural measures for soil protection is necessary to keep the storm water conveyance system functioning properly. Maintenance should occur after every major rain event of 0.5 inch or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and twice per year (April 1st and Nov 1st), and should include but is not limited to:

Seasonal Maintenance

- Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowings depending on the growth rate.
- Accumulation of litter and debris should be removed during each mowing or sweep operation. Parking Area and Access Drive Surface Cleaning - All paved parking areas shall be swept annually between April 1st and July 1st.
- Structural components of the storm sewer system such as culverts (including sumps) which require repair or replacement, should be addressed immediately following identification. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot. Outlet control structures shall be inspected annually between May 1st and September 15th. Debris and sediment within the structures shall be removed annually.

4. Swale and drainageway maintenance will include periodic mowing, occasional spot reseeding and weed control. Weeds and woody plants should be eradicated or cut back since they reduce the efficiency of the drainageway.

Winter Maintenance

- Remove snow and ice from catch basin grates and rain gardens.
- Snow removed from paved areas should not be piled at rain gardens or on the catch basin grates.
- Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of sand environmentally friendly products should be kept to a minimum. Environmentally friendly products shall consist of calcium magnesium acetate, calcium chloride or magnesium chloride.
- Sand used for deicing should be clean, coarse material free of fines, silt, and clay.
- Materials used for deicing should be removed during the early spring by sweeping and/or vacuuming. Parking Area Surface Cleaning - All paved parking areas shall be swept annually between April 1st and July 1st.

CONSTRUCTION TIME SCHEDULE

- The construction of the proposed site improvements required on the lot will take approximately 12 months to complete. Start construction as soon as possible (Summer 2026).
- All erosion control measures shall be in place and inspected prior to start of construction.
- STOCKPILE AREAS: Loom and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for final installation. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.

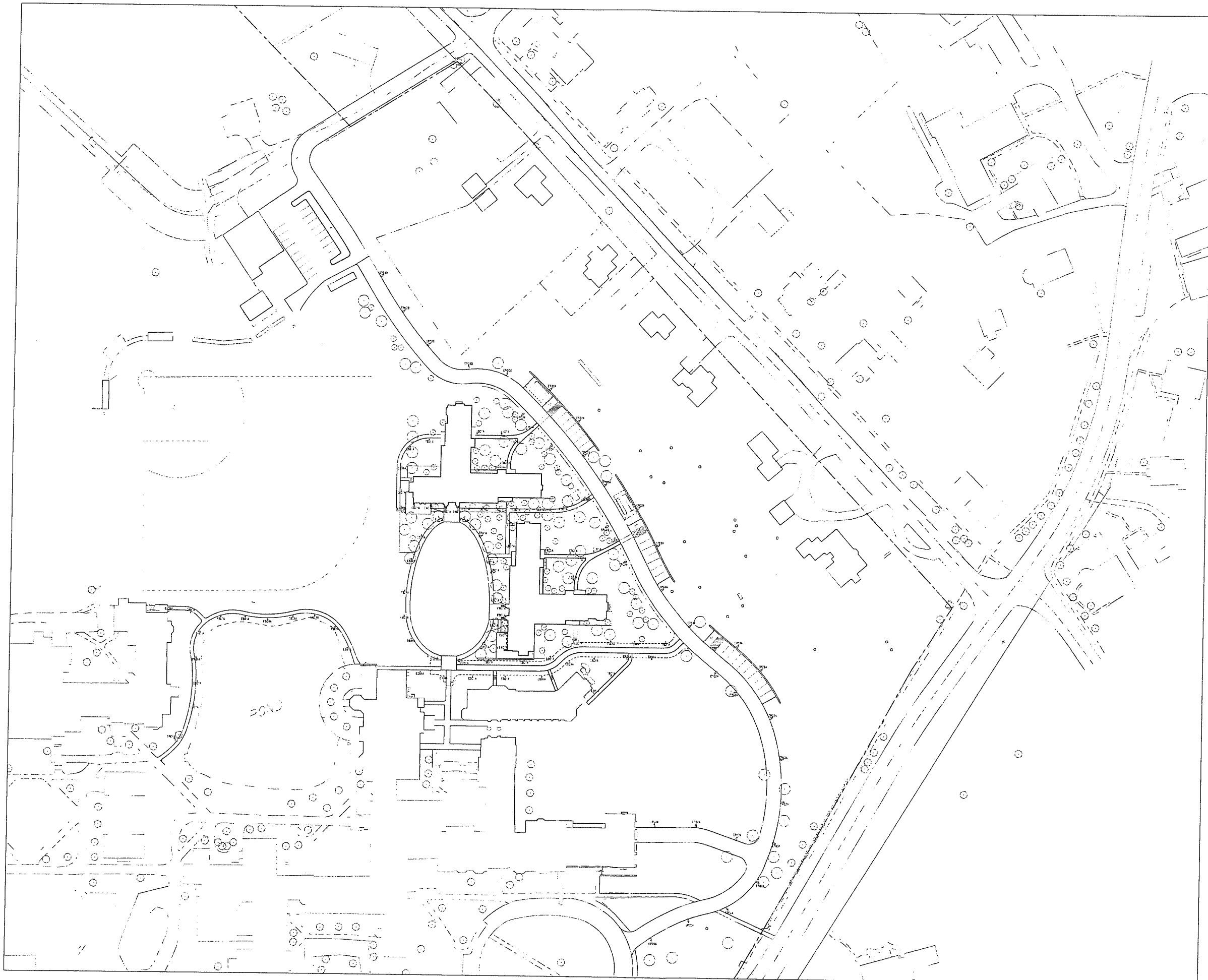
CONSTRUCTION SEQUENCE

- Contact the Town of Watertown at least 48 hours prior to commencement of construction activities.
- Clear and grub the area for building, access drive and parking area construction. Stockpile topsoil.
- Install construction entrance.
- Install silt fence around perimeter of the project, limit of disturbance.
- Stockpile topsoil to re-use in final landscaping.
- Install double row of silt fence around stockpile areas.
- Construct temporary sediment trap and water bars for use during construction.
- Begin site grading for the construction of the buildings.
- Begin construction of buildings, access drive, parking area and quad area storm drainage.
- Install proposed utilities, septic system & well.
- Install bituminous concrete binder course, concrete and bituminous concrete curb.
- Install guiderail.
- Place topsoil, seed, fertilizer and mulch in accordance with the permanent seeding schedule on all disturbed areas, install landscaping.
- Install pavement markings and signage.
- Erosion and sediment control measures shall be removed following stabilization of the site.

WETLANDS APPLICATION DATA

- The project consists of the construction of a two residential dorm buildings, parking areas, access drive, site lighting, storm drainage, utilities and landscaping for the campus.
- The drainage system consists of yard drains, pipes, an underground stormwater management system for the roof water runoff and an excavated stormwater management area for parking area and access drive runoff. The systems are designed to accommodate the increase in runoff from the proposed development due to the change in surface coverage (grass to impervious or woods to impervious). The systems are designed to attenuate the proposed stormwater runoff to resemble the pre-development flow characteristics for all of the storms analyzed (2, 10, 25 and 100 year).
- The wetlands were delineated by David Lord and field located by Land Resource Consultants Engineering & Engineering LLC.
- The project area contains approximately 6.37 acres of land. An area of inland wetlands exists adjacent to the project area (existing pond) equals 41,242 square feet (0.95 acres). The upland review area disturbance for the proposed site grading and the construction of a walking path equals 32,615 square feet (0.75 acres).





**Student Dormitory  
The Taft School**

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**MEP ENGINEER**  
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**CIVIL ENGINEER**  
Land Resource Consultants Engineering  
& Surveying, LLC  
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Cromwell, CT 06416  
phone 860-635-2877

**LANDSCAPE DESIGN**  
TL Studio  
110 King Philip Rd Unit 2A  
Rumford, RI 02916  
phone 401-383-3574

**AV / IT / SECURITY**  
NVS  
1315 Walnut ST #900  
Philadelphia, PA 19107  
phone 215-751-1133

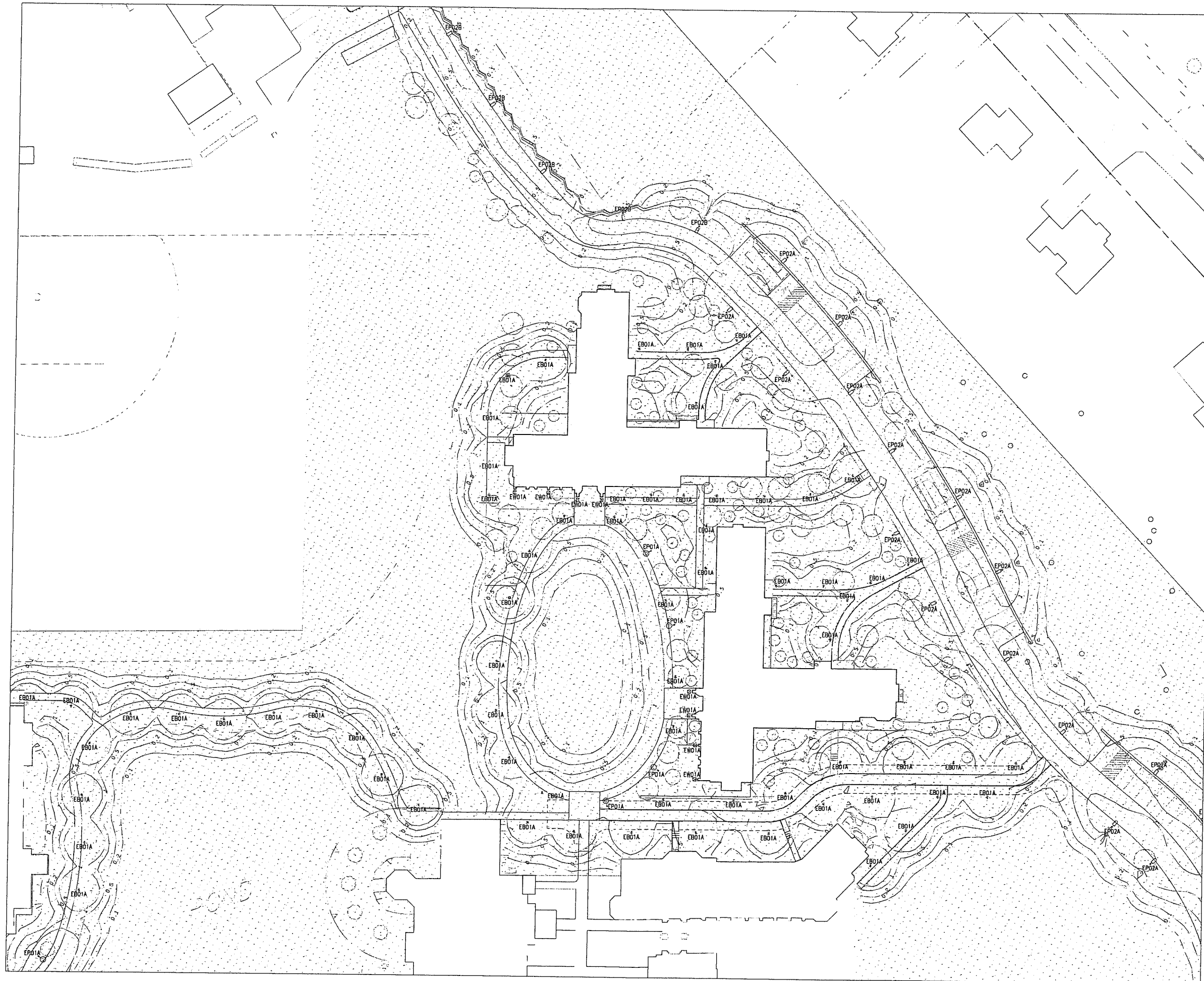
**LIGHTING DESIGN**  
O'Donohoe Lighting  
1816 S. 2nd St  
Philadelphia, PA 19148  
phone 215-518-4788

**REVISIONS**  
NEW FOR CONSTRUCTION  
Revision  
Date January 21, 2026  
Title Site Lighting Plan

Scale 1" = 60'-0"  
Drawn By JOD

**LI-1.0**

Contractor to verify all dimensions on field and advise Architect of any discrepancies before starting work



**Student Dormitory  
The Taft School**

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**LIGHTING DESIGN**  
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phone 215-518-4788

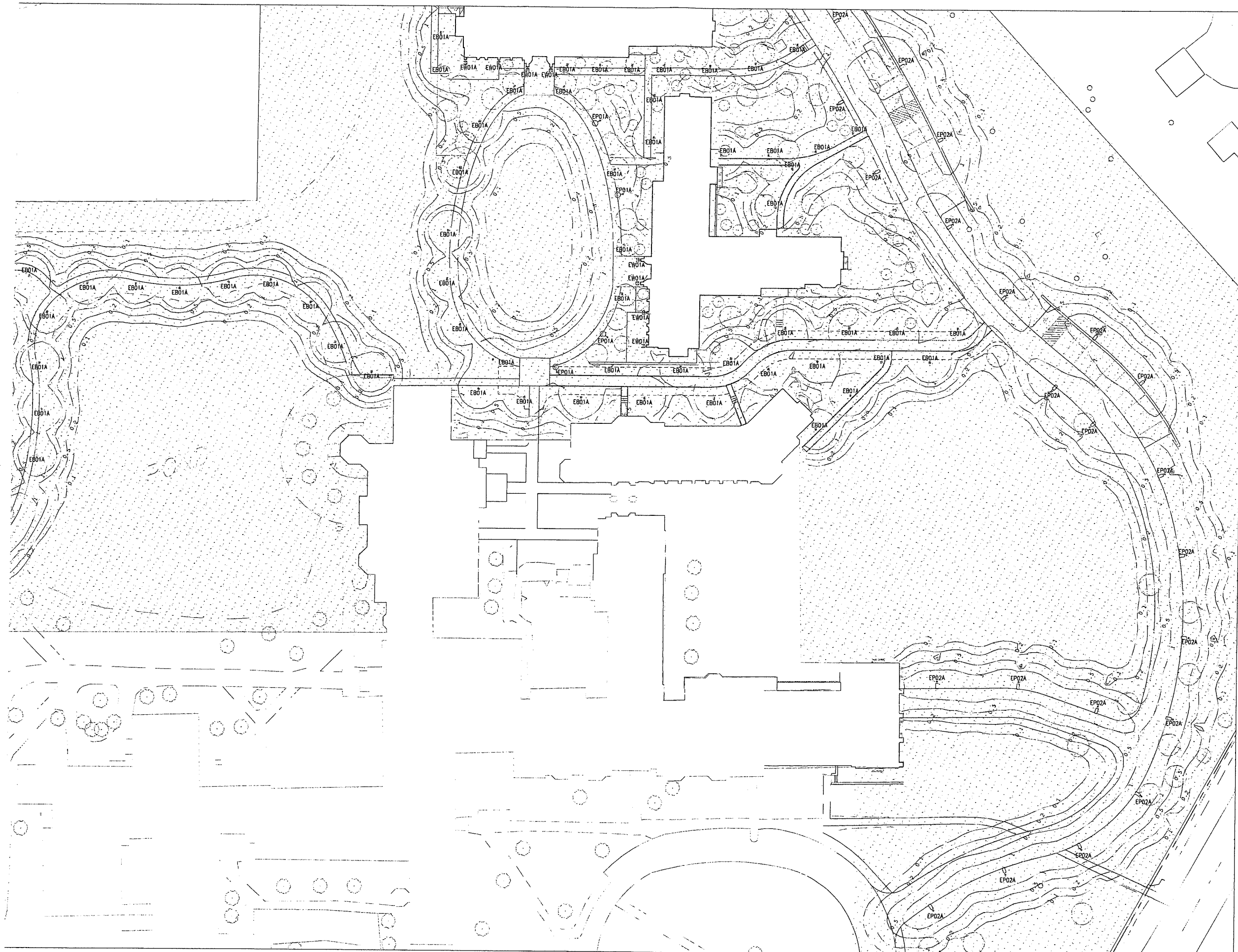
**REVISION SUBMISSION  
NOT FOR CONSTRUCTION**

Revision	Date	Title
	January 21, 2026	North Site Lighting Plan Photometry

Scale 1" = 30'-0"  
Drawn By JOD

**LI-1.1**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work



**Student Dormitory  
The Taft School**

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& Surveying, LLC  
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Philadelphia, PA 19107  
phone 215-751-1133

LIGHTING DESIGN  
O'Donohue Lighting  
1816 S. 2nd St  
Philadelphia, PA 19148  
phone 215-518-4788

REVISIONS  
DATE DESCRIPTION  
January 21, 2026  
South Site  
Lighting Plan  
Photometry

Scale 1" = 30'-0"  
Drawn By JOD

**LI-1.2**

Contractor to verify all dimensions in field and inform Architect of any discrepancies before starting work.

**INDEX+**

ERO1A (1 of 2)

PERFORMANCE: 100% CRI, 100% LF, 100% THD

INDEX+

Order Guide - INDEX+

Index+	Bollard Height	Distribution	Wattage	CC1	Finish	Voltage	Controls	Accessories
16	360	SW	27K	AM	UNV	NA	SE	
33	270	SW	3K	IG	I20V	0-10V	BABAA	
XX	180	13W	35K	IR		ELV		
	180	18W	4K	BK				
	90		5K	WH				
				CC				
				WG				

REVISION 14 06/25

Order Guide - INDEX+

ERO1A (2 of 2)

INDEX+

Index+	Bollard Height	Distribution	Wattage	CC1	Finish	Voltage	Controls	Accessories
16	360	SW	27K	AM	UNV	NA	SE	
33	270	SW	3K	IG	I20V	0-10V	BABAA	
XX	180	13W	35K	IR		ELV		
	180	18W	4K	BK				
	90		5K	WH				
				CC				
				WG				

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (1 of 3) we-ef

Description

Part Class: ASP530 LED-127-4308 / DA1-500 Pole Bracket-9004 / AML-2-12-50-125-9004 / NXOFM2-1R1D

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (2 of 3) we-ef

Configurations

Light Solution	Part ID	Light Source	Delivered Lumens	Rated Input Power	CR	Height (ft)
[M] Full Pole Mount	127425	LED-127-4308-1R1D	4308	27W	90	12.0
	127426	LED-127-4308-2R1D	8616	54W	90	12.0
	127427	LED-127-4308-3R1D	12924	81W	90	12.0
	127428	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127429	LED-127-4308-1R1D	4308	27W	90	12.0
	127430	LED-127-4308-2R1D	8616	54W	90	12.0
	127431	LED-127-4308-3R1D	12924	81W	90	12.0
	127432	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127433	LED-127-4308-1R1D	4308	27W	90	12.0
	127434	LED-127-4308-2R1D	8616	54W	90	12.0
	127435	LED-127-4308-3R1D	12924	81W	90	12.0
	127436	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127437	LED-127-4308-1R1D	4308	27W	90	12.0
	127438	LED-127-4308-2R1D	8616	54W	90	12.0
	127439	LED-127-4308-3R1D	12924	81W	90	12.0
	127440	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127441	LED-127-4308-1R1D	4308	27W	90	12.0
	127442	LED-127-4308-2R1D	8616	54W	90	12.0
	127443	LED-127-4308-3R1D	12924	81W	90	12.0
	127444	LED-127-4308-4R1D	17232	108W	90	12.0

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (3 of 3) we-ef

Mounting Accessories

Wall and pole brackets DA

Bracket	Part ID	CR	CR	CR	CR	CR	CR
DA1-500 Pole Bracket	9004	27W	54W	81W	108W	135W	162W

REVISION 14 06/25

EP02A / EPO2B (1 of 2)

Aluminum pole Round Fixed Top High EPA

EP02A / EPO2B (2 of 2)

Part Class: EP02A / EPO2B-127-4308 / DA1-500 Pole Bracket-9004 / AML-2-12-50-125-9004 / NXOFM2-1R1D

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (1 of 6) we-ef

Description

Part Class: ASP530 LED-127-4308 / DA1-500 Pole Bracket-9004 / AML-2-12-50-125-9004 / NXOFM2-1R1D

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (2 of 6) we-ef

Configurations

Light Solution	Part ID	Light Source	Delivered Lumens	Rated Input Power	CR	Height (ft)
[M] Full Pole Mount	127445	LED-127-4308-1R1D	4308	27W	90	12.0
	127446	LED-127-4308-2R1D	8616	54W	90	12.0
	127447	LED-127-4308-3R1D	12924	81W	90	12.0
	127448	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127449	LED-127-4308-1R1D	4308	27W	90	12.0
	127450	LED-127-4308-2R1D	8616	54W	90	12.0
	127451	LED-127-4308-3R1D	12924	81W	90	12.0
	127452	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127453	LED-127-4308-1R1D	4308	27W	90	12.0
	127454	LED-127-4308-2R1D	8616	54W	90	12.0
	127455	LED-127-4308-3R1D	12924	81W	90	12.0
	127456	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127457	LED-127-4308-1R1D	4308	27W	90	12.0
	127458	LED-127-4308-2R1D	8616	54W	90	12.0
	127459	LED-127-4308-3R1D	12924	81W	90	12.0
	127460	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127461	LED-127-4308-1R1D	4308	27W	90	12.0
	127462	LED-127-4308-2R1D	8616	54W	90	12.0
	127463	LED-127-4308-3R1D	12924	81W	90	12.0
	127464	LED-127-4308-4R1D	17232	108W	90	12.0

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (6 of 6) we-ef

Mounting Accessories

Wall and pole brackets DA

Bracket	Part ID	CR	CR	CR	CR	CR	CR
DA1-500 Pole Bracket	9004	27W	54W	81W	108W	135W	162W

REVISION 14 06/25

EP02A / EPO2B

TYPE	DESCRIPTION	MANF	CAT. NO.	WATTS	VOLTS	APERTURE	HEIGHT	LUMINAIRE MTG. HEIGHT	FULL CUT OFF
ERO1A	EXTERIOR DECORATIVE WARM WHITE H.O. LED FULL CUT-OFF BOLLARD WITH 180° DISTRIBUTION. INTEGRAL 0-10V DIMMING DRIVER, 9W-FIXTURE LOW VOLTAGE MODULE AND RADIO MODULE. REFER TO LANDSCAPE DOCS FOR MTG. DETAILS. FINISH TO BE CONFIRMED BY ARCHITECT.	HUBBELL	INDEX+42-180-18W-3K-BK-UNV-0-10V-SB / NXFM-LV / NXFM2-H-BK	18W	208V	5 7/8" Diam.	42" H	3'	YES
EP01A	EXTERIOR DECORATIVE WARM WHITE H.O. FULL CUT-OFF LED FIXTURE W/ TYPE III MEDIA DISTRIBUTION. INTEGRAL 0-10V DIMMING DRIVER, 7-PIN TWIST-LOCK RECEPTACLE ON 12' POLE W/ GFI ELEC. OUTLET. BLACK FINISH ON ALL ITEMS. PROVIDE STEP-DOWN TRANSFORMER & VOLTAGE BARRIER AS ROD.	WEEF / HUBBELL	ASP530-LED-127-4316 / DA1-500 Pole Bracket-9004 / AML-2-12-50-125-9004 / NXOFM2-1R1D	48W	208V	22" Diam.	11.81' H	12'	YES
EP02A	EXTERIOR DECORATIVE WARM WHITE H.O. FULL CUT-OFF LED FIXTURE W/ ASYMMETRICAL DISTRIBUTION. 0-10V DIMMING DRIVER, 7-PIN TWIST-LOCK RECEPTACLE ON 16' POLE W/ GFI ELEC. OUTLET. BLACK FINISH ON ALL ITEMS.	BEGA / HUBBELL	877938-K3-BLK / B16RFT1-BLK / NXOFM2-1R1D	23.6W	208V	11 1/2" X 23 7/8"	4 1/4" X 16"		YES
EP02B	EXTERIOR DECORATIVE WARM WHITE H.O. FULL CUT-OFF LED FIXTURE W/ ASYMMETRICAL DISTRIBUTION. INTERNAL HOUSE SIDE SHIELD. 0-10V DIMMING DRIVER, 7-PIN TWIST-LOCK RECEPTACLE ON 16' POLE W/ GFI ELEC. OUTLET. BLACK FINISH ON ALL ITEMS.	BEGA / HUBBELL	877938-K3-HSS-BLK / B16RFT1-BLK / NXOFM2-1R1D	23.6W	208V	11 1/2" X 23 7/8"	4 1/4" X 16"		YES
EW01A	EXTERIOR DECORATIVE WALL MOUNTED WARM WHITE HIGH OUTPUT LED FULL CUT-OFF SCENCE WITH FORWARD THROW DISTRIBUTION, 0-10V DIMMING DRIVER, 7-PIN TWIST-LOCK RECEPTACLE. WALL BRACKET ARM AND BLACK FINISH ON ALL ITEMS.	WEEF / HUBBELL	ASP530-LED-127-4308 / DA1-500 Wall Bracket-9004 / NXOFM2-1R1D	27W	120V	22" Diam.	11.81' H	9'	YES

Fixture schedule

EW01A

Street and Area Lighting

EW01A (3 of 6) we-ef

Configurations

Light Solution	Part ID	Light Source	Delivered Lumens	Rated Input Power	CR	Height (ft)
[M] Full Pole Mount	127465	LED-127-4308-1R1D	4308	27W	90	12.0
	127466	LED-127-4308-2R1D	8616	54W	90	12.0
	127467	LED-127-4308-3R1D	12924	81W	90	12.0
	127468	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127469	LED-127-4308-1R1D	4308	27W	90	12.0
	127470	LED-127-4308-2R1D	8616	54W	90	12.0
	127471	LED-127-4308-3R1D	12924	81W	90	12.0
	127472	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127473	LED-127-4308-1R1D	4308	27W	90	12.0
	127474	LED-127-4308-2R1D	8616	54W	90	12.0
	127475	LED-127-4308-3R1D	12924	81W	90	12.0
	127476	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127477	LED-127-4308-1R1D	4308	27W	90	12.0
	127478	LED-127-4308-2R1D	8616	54W	90	12.0
	127479	LED-127-4308-3R1D	12924	81W	90	12.0
	127480	LED-127-4308-4R1D	17232	108W	90	12.0

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (4 of 6) we-ef

Configurations

Light Solution	Part ID	Light Source	Delivered Lumens	Rated Input Power	CR	Height (ft)
[M] Full Pole Mount	127481	LED-127-4308-1R1D	4308	27W	90	12.0
	127482	LED-127-4308-2R1D	8616	54W	90	12.0
	127483	LED-127-4308-3R1D	12924	81W	90	12.0
	127484	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127485	LED-127-4308-1R1D	4308	27W	90	12.0
	127486	LED-127-4308-2R1D	8616	54W	90	12.0
	127487	LED-127-4308-3R1D	12924	81W	90	12.0
	127488	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127489	LED-127-4308-1R1D	4308	27W	90	12.0
	127490	LED-127-4308-2R1D	8616	54W	90	12.0
	127491	LED-127-4308-3R1D	12924	81W	90	12.0
	127492	LED-127-4308-4R1D	17232	108W	90	12.0
[M] Pole Mount	127493	LED-127-4308-1R1D	4308	27W	90	12.0
	127494	LED-127-4308-2R1D	8616	54W	90	12.0
	127495	LED-127-4308-3R1D	12924	81W	90	12.0
	127496	LED-127-4308-4R1D	17232	108W	90	12.0

REVISION 14 06/25

ASP530 LED

Street and Area Lighting

EW01A (6 of 6) we-ef

Mounting Accessories

Wall and pole brackets DA

Bracket	Part ID	CR	CR	CR	CR	CR	CR
DA1-500 Pole Bracket	9004	27W	54W	81W	108W	135W	162W

REVISION 14 06/25

Student Dormitory  
The Taft School

110 Waterbury Rd  
Watertown, CT 06795

ARCHITECT  
Voth & MacLavin Architects LLP  
2401 Walnut Street, 6th Floor  
Philadelphia, PA 19103  
phone 215-543-4544  
vothandmaclavish.com

STRUCTURAL ENGINEER  
Keast & Hood  
1635 Market St #705  
Philadelphia, PA 19103  
phone 215-625-0099

MEP ENGINEER  
Kohler Ronan Consulting Engineers  
93 Lake Ave  
Danbury, CT 06810  
phone 203-778-1017

CIVIL ENGINEER  
Land Resource Consultants Engineering  
& Surveying, LLC  
160 West St Suite E  
Cromwell, CT 06416  
phone 860-635-2877

LANDSCAPE DESIGN  
TL Studio  
110 King Philip Rd Unit 2A  
Rumford, RI 02916  
phone 401-383-3574

AV / IT / SECURITY  
NVS  
1315 Walnut St #900  
Philadelphia, PA 19107  
phone 215-731-1133

LIGHTING DESIGN  
O'Donoghue Lighting  
1816 S. 2nd St  
Philadelphia, PA 19148  
phone 215-518-4788

ZINC SUPPLY, LTD  
ARCHITECTS  
Revision:  
Date: January 21, 2026  
Title: Lighting Fixture Details

Scale: As Noted  
Drawn By: JOD

LI-2.0

Construction to refer to all dimensions in field and work  
to refer to all dimensions in field and work

04/30/2026 (Revised)

**Re: Request for Municipal Review – Proposed Alternate Driveway Entrance and Corridor Safety Improvements**

To the Planning and Zoning Commission and Honorable Members of the Board:

I respectfully submit this request pursuant to Connecticut General Statutes §8-24 for municipal review and approval regarding the proposed use of a small, currently unused, non-conforming portion of town-owned land adjacent to my property for the purpose of constructing a safer alternate driveway entrance and improving roadway sightline conditions.

This proposal is driven primarily by safety considerations affecting not only my property, but also the traveling public along this section of roadway.

---

## **1. Existing Conditions and Safety Concerns**

The current driveway configuration presents several ongoing safety challenges:

### **A. Excessive Steepness**

The existing driveway has a significant grade, creating difficult and potentially hazardous conditions, particularly during winter months.

### **B. Drainage and Ice Formation**

Due to natural topography and stormwater patterns, runoff follows the driveway downward toward the main roadway. During freezing conditions, water accumulates and forms ice at the driveway entrance.

This creates a dangerous condition where vehicles may be unable to safely stop prior to entering the roadway.

### **C. Snow Removal Constraints**

The steep slope complicates snow removal operations.

- Plowing uphill reduces effectiveness and safety.

- Snow displacement options are limited and may result in snow being pushed toward neighboring properties or the state roadway.
- Accumulated snow and ice further exacerbate winter driving hazards.

#### **D. Limited Sightline Visibility**

The current driveway entrance location presents restricted horizontal visibility when exiting onto the main road.

Limited sight distance reduces reaction time for both exiting vehicles and approaching traffic, creating potential conflict points along the corridor.

Collectively, these conditions represent an ongoing roadway safety concern.

---

## **2. Proposed Improvements**

The proposed alternate driveway entrance would:

- Significantly reduce driveway grade
- Improve drainage flow and minimize ice formation
- Allow safer and more manageable snow removal
- Improve ingress and egress geometry
- Enhance overall roadway safety

In addition to relocating the driveway, the proposal includes tapering back the corner of the existing roadway corridor to improve horizontal sightline visibility along this stretch of road.

This adjustment is not solely intended to benefit my property. By modifying the corridor edge and improving visibility geometry, the design enhances sightlines for both adjacent properties as well as motorists traveling in either direction.

Improving corridor sightline conditions increases reaction time, reduces turning conflicts, and promotes safer roadway function overall.

---

### **3. Community and Public Safety Benefit**

This proposal represents a proactive effort to improve roadway safety conditions for:

- Residents
- Adjacent property owners
- Passing motorists
- Emergency vehicles

Recent visibility concerns along this section of roadway have underscored the importance of maximizing sightline clarity and minimizing preventable hazards. This application reflects a forward-looking approach to improving safety conditions along the corridor.

The intent of this request is not merely to improve private access, but to implement a safer roadway configuration that benefits the broader community.

---

### **4. Hardship and Practical Constraints**

The hardship associated with the existing driveway is tied to:

- Natural topography
- Existing roadway alignment
- Drainage patterns
- Current driveway placement

The small portion of unused town-owned land identified in this application represents the least intrusive and most practical solution to correct these conditions.

To my knowledge, the subject municipal parcel is currently unused and non-conforming, and the proposal does not interfere with any existing public use.

---

## **5. Applicant Commitments**

I am prepared to:

- Obtain all required local and state permits
  - Fund all engineering, construction, and associated costs
  - Maintain the driveway improvements at my expense
  - Enter into any necessary agreements required by the Town
  - Ensure compliance with all applicable safety and engineering standards
- 

## **6. Consideration of Municipal Parcel Value**

The portion of town-owned land associated with this application is a small, non-conforming parcel that, to my understanding, has been appraised at approximately \$7,000 and is not currently utilized for any active municipal purpose.

As part of this proposal, I am requesting consideration for the conveyance of this parcel for nominal value. This request is based on the substantial private investment required to implement the proposed improvements, which extend beyond the benefit of my property alone.

The estimated costs associated with this project include:

- Approximately \$12,000 for driveway relocation and construction
- Over \$25,000 in corridor and sightline improvements that enhance visibility and safety for adjacent properties and the traveling public
- Approximately \$8,000 already incurred for engineering, surveying, and application-related expenses

These costs total approximately \$45,000, all of which are being funded privately, with no financial contribution from the Town or the State.

The proposed improvements provide measurable public benefits, including enhanced roadway safety, improved sightline geometry, and reduced winter hazard conditions. These are improvements that, absent this proposal, could otherwise require municipal attention or funding in the future.

Additionally, incorporation of the parcel into my property will result in an increase in the overall assessed value of the property, thereby contributing to future property tax revenue for the Town.

Given the limited independent utility of the parcel and the extent of privately funded public safety improvements associated with this proposal, I respectfully request that the Town consider conveyance of the parcel for nominal consideration.

---

## **Conclusion**

For the reasons outlined above, I respectfully request favorable consideration under §8-24 for the proposed use of the identified municipal land to construct the alternate driveway entrance and implement corridor sightline improvements.

In addition, I respectfully request consideration for the conveyance of the associated municipal parcel for nominal value, in light of the substantial privately funded improvements and the resulting public safety benefits.

The proposal materially enhances roadway safety, reduces winter hazards, improves sightline geometry, and contributes to safer overall roadway conditions for the community.

Thank you for your time and consideration. I look forward to addressing any questions the Commission or Board may have.

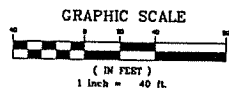
Respectfully submitted,

Elvis

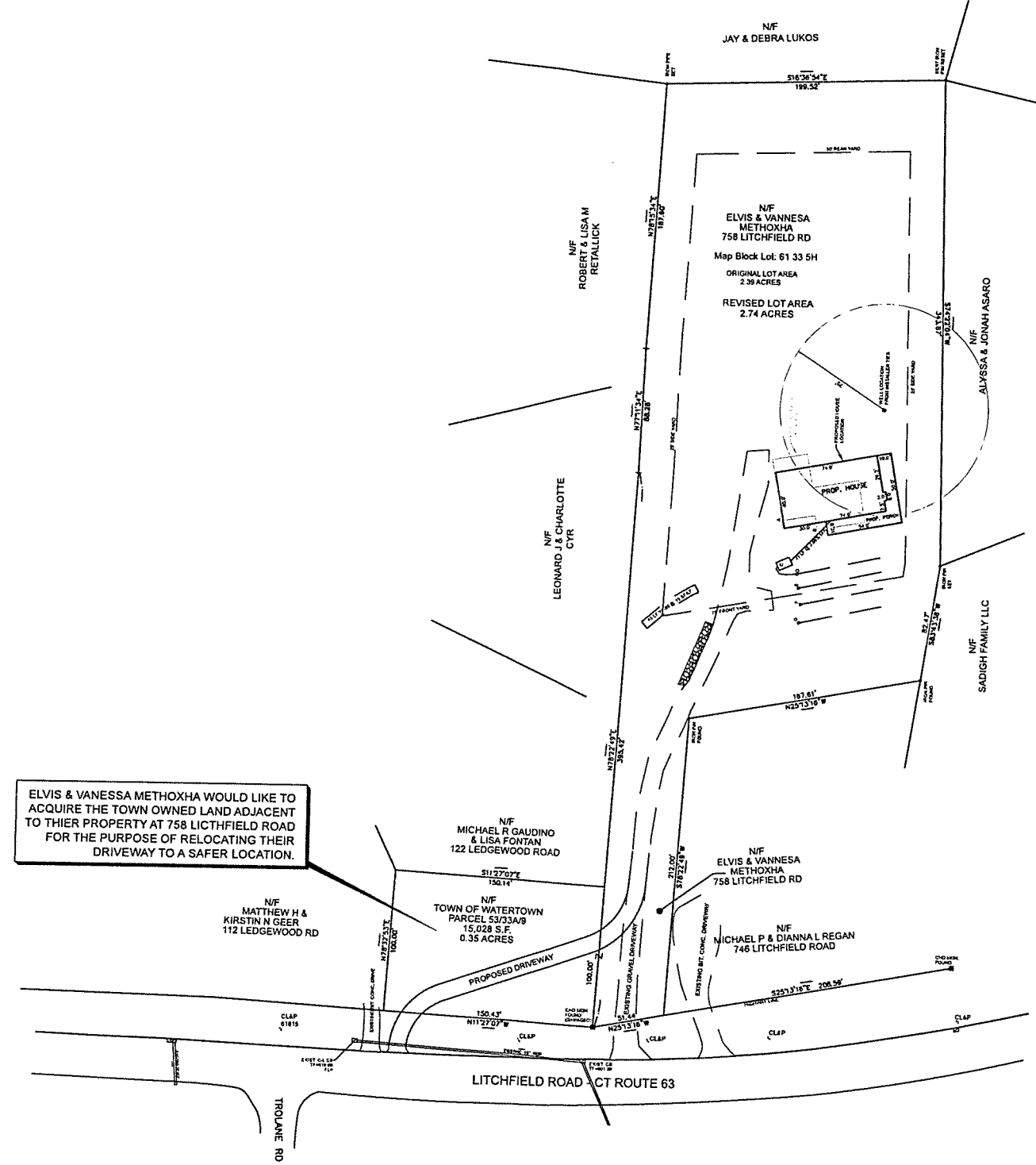
758 Litchfield Road, Watertown, CT

860-302-8187





ELVIS & VANESSA METHOXHA WOULD LIKE TO ACQUIRE THE TOWN OWNED LAND ADJACENT TO THEIR PROPERTY AT 758 LITCHFIELD ROAD FOR THE PURPOSE OF RELOCATING THEIR DRIVEWAY TO A SAFER LOCATION.



TYPE OF SURVEY: ZONING LOCATION  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 CLASS OF ACCURACY: A-2  
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR THE STATE OF CONNECTICUT PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019

**PRELIMINARY**  
 WILLIAM T. CLARK L.S. #71080

PRELIMINARY  
 PARCEL MERGER MAP  
 758 LITCHFIELD ROAD - PARCEL 61/33/5H  
 & PARCEL 53/33A/9 (TOWN OF WATERTOWN)  
 PREPARED FOR  
 ELVIS & VANESSA METHOXHA  
 WATERTOWN, CONNECTICUT

CLARK LAND SURVEYING, LLC  
 128 TUNNIS ROAD  
 BRISTOL, CONN. 06010  
 (860)-967-8590  
 TODD@CLARKLS.BIZ  
 DATE: 2-27-2026 SCALE: 1"=40' MAP NO. 2025-104-M

**Carmine Castiglione**  
294 Shuttle Meadow Rd  
Southington, Ct. 06489  
[Castiglione2@aol.com](mailto:Castiglione2@aol.com)  
(860) 878 1845

4/22/2026

Town Of Watertown  
Planning & Zoning Commission  
Watertown Municipal Center  
61 Echo Lake Rd.  
Watertown Ct. 06795

Subject: Request for Extension of Approval –  
Garden Brook Estates (Parcel ID 152 256 3)  
470 Straits Turnpike  
Watertown Ct. 06795

Dear Members of the Planning & Zoning Commission,

I hope this letter finds you well. I am writing to respectfully request an extension of the approval previously granted by the Zoning Commission for the 9 duplex Aged Restricted Housing at the above location.

Due to unforeseen costs and other issues, we have been unable to commence or complete the work within the originally allotted time frame. We remain committed to completing the project and we are actively working toward fulfilling all requirements.

Therefore, I respectfully request the maximum extension available to us an extension to allow us sufficient time to proceed without requiring a re-application or re-hearing.

Please let me know if any additional documentation or attendance at an upcoming meeting is required in support of this request. I would be happy to comply with any further steps necessary.

Thank you for your time and consideration. I appreciate your support and understanding, and I look forward to continuing to work cooperatively with the Town.

Sincerely,  
**Carmine Castiglione, Owner**

To whom this may concern,

Hello, I would like your assistance in getting the appropriate approvals for the following.

I just purchased the property located at 178-184 Commercial St. in Watertown.

The property has long been vacant and overgrown. We plan to bring it back to life and improve the appearance of the grounds and the building to match the rest of the neighborhood.

Currently it is in IR80 Zoning, which does not permit our intended use.

I would like to change the zoning to BSC that allows car sales or repair at this location.

The building is in the same neighborhood as all the car dealerships in Watertown, so this wouldn't be a departure from the current use and feel of the surrounding businesses.

Crab Tree Toyota has a body shop facility adjacent to this property at 158 Commercial Street. There are multiple other car related businesses on Commercial Street, including the Volkswagen and Volvo dealerships along with several body shops.

We have a well established Car repair business in Oakville, at 11 Falls Avenue and we intend to relocate our facility to Commercial St.

Our business is centered around Porsche race cars and a small percentage of street cars.

We restore, maintain and fabricate race cars. We also design and build car components.

We are a licensed auto repair business in good standing with the state of Connecticut.

We are a small family owned and operated business and provide employment to a handful of local people, we ourselves are long time Watertown residents, trying to improve our town.

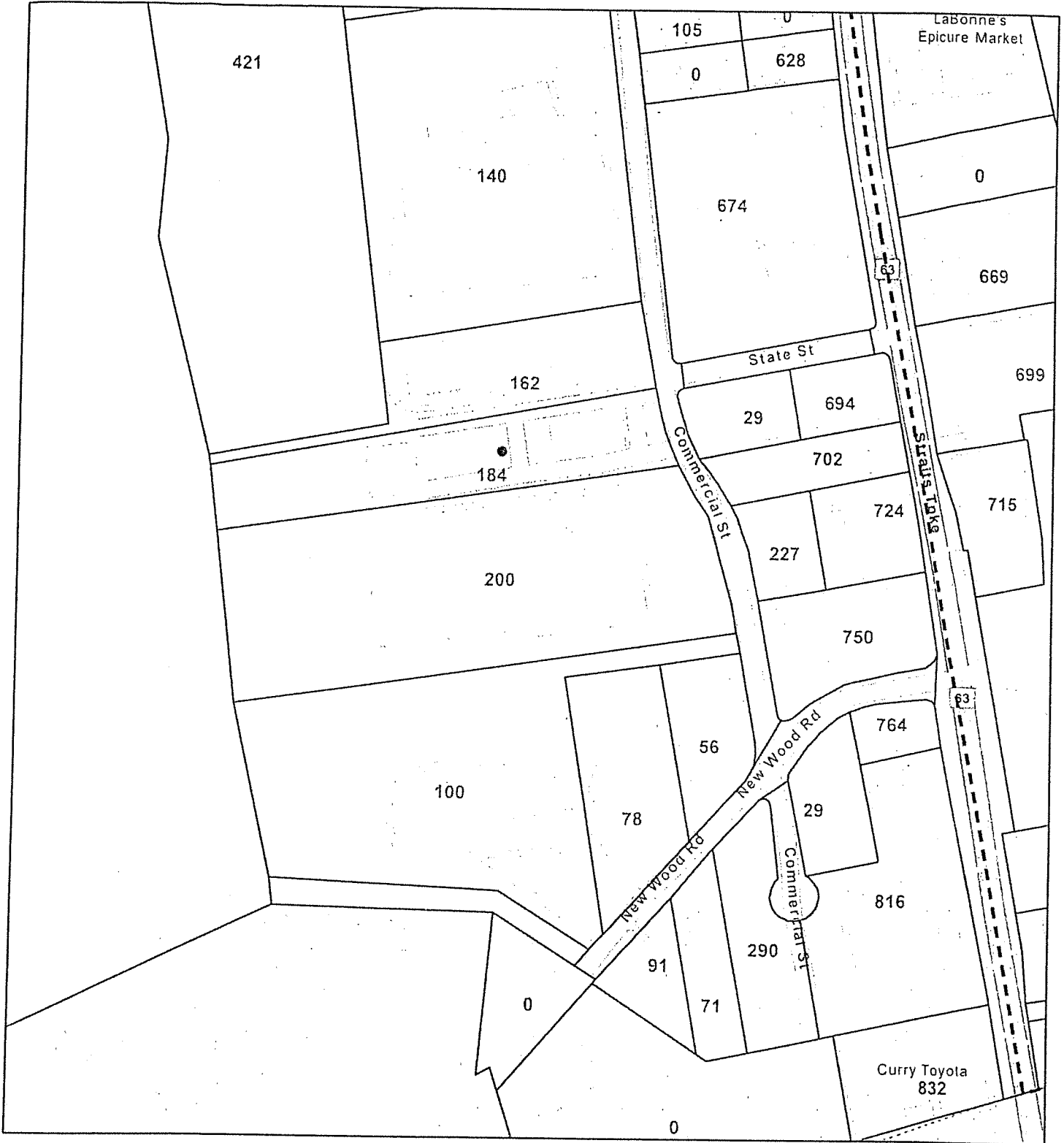
I would appreciate your help with this matter

Thank you!



Best regards,

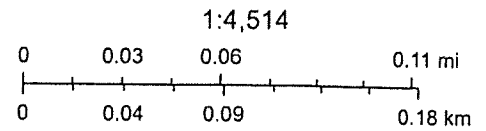
Bela Sztanko.

# Watertown CT, Web Map

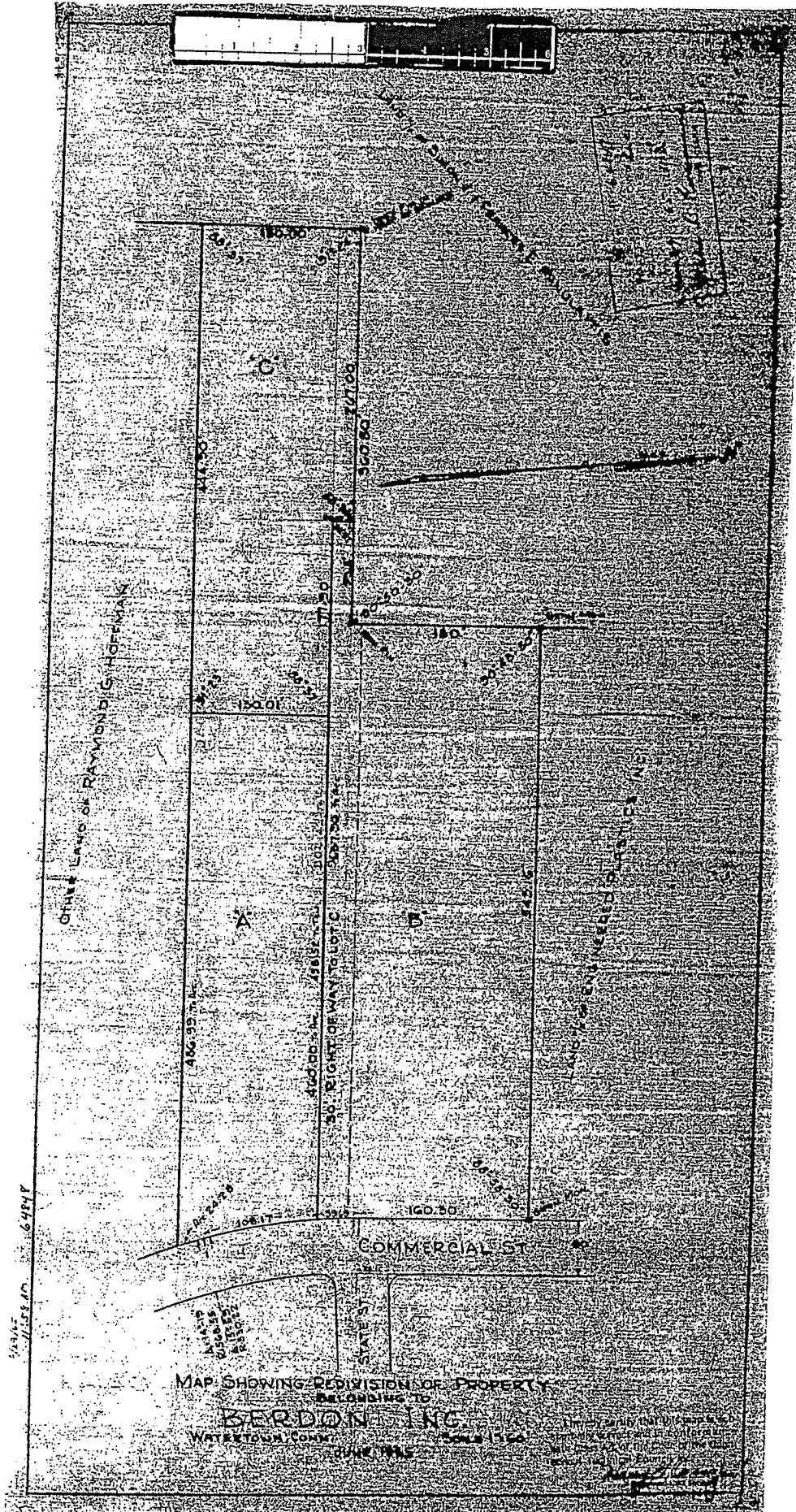


4/28/2026, 4:08:55 PM

-  Parcel Polygons
-  Oakville Boundary







Receipt # 93208



**BK: 2389 PG: 636**  
Instr #: 2026-143110  
03/30/2026 11:35:33 AM  
3 Pages  
DEED  
Lisa Dalton, Town Clerk

Local Conveyance Tax: 1375  
State Conveyance Tax: 6875

RETURN TO:  
Bela Sztanko  
215 Hopkins Rd  
Watertown, CT 06795

### TRUSTEE'S DEED

Terry D. Vitale, Trustee of the Donald N. Vitale Trust Agreement dated February 10, 1992, duly qualified as trustee, whose address is 340 Sunset Drive, #1002, Fort Lauderdale, FL 33301 ("Grantor") for consideration paid grants to 178-184 Commercial Street, LLC a Connecticut limited liability company, whose address is 215 Hopkins Road, Watertown, CT 06795 ("Grantee") with TRUSTEE'S COVENANTS, all that certain piece or parcel of land together with all improvements thereon and appurtenances thereto as more particularly described on Exhibit A attached hereto and made a part hereof ("Premises").

**SAID PREMISES ARE ALSO CONVEYED SUBJECT TO, AND GRANTOR'S COVENANT HEREINABOVE SET FORTH EXCLUDES ANY OBLIGATION WITH RESPECT TO, THE FOLLOWING:**

1. Any and all provisions of any ordinance, municipal regulation, or public or private law; any declarations, restrictions, covenants, matters and easements of record; any state of facts which an accurate survey or personal inspection of the Premises might reveal; water and sewer use charges; Watertown fire district taxes; Taxes of the Town of Waterford on the List of October 1, 2025, and thereafter which Grantee herein assumes and agrees to pay.
2. Grant in favor of the New Milford Power Company dated May 22, 1903 and recorded in Volume 32 at Page 430, as modified by instrument dated November 19, 1915 and recorded in Volume 43 at Page 262 further modified by instrument dated August 9, 1917 and recorded in Volume 43 at Page 267, and as further modified by instrument dated June 5, 1918 and recorded in Volume 43 at Page 543 of the Watertown land records.
3. Drainage easement as set forth in a deed dated February 11, 1941 and recorded in Volume 95 at page 312 of the Watertown land records.
4. Permanent Easement in favor of the Connecticut Light and Power Company dated July 18, 1960 and recorded in Volume 136 at Page 279 of the Watertown land records.
5. Building line restrictions as set forth in a deed dated January 9, 1962 and recorded in Volume 140 at Page 132 of the Watertown land records.
6. Notice of Contest of Easement by Prescription and Notice of Building Encroachment by W.I.D.E. LLC dated September 15, 2009 and recorded in Volume 1672 at Page 197 of the Watertown land records.
7. Notes, notations, facts easements, encroachments and conditions as shown on Map No. 3480 on file in the office of the Watertown Town Clerk.



Exhibit A  
Legal Description of Premises

FIRST PIECE

ALL THAT CERTAIN piece or parcel of land with all improvements thereon situated on the westerly side of Commercial Street, in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot "A" on map entitled "Map Showing Redivision of Property belonging to Berdon, Inc., Watertown, Conn., Scale 1 in = 60 ft, June 1965", Harry G. Owens, Jr., Surveyor on file in the Office of the Watertown Town Clerk as Map No. 1293.

Said parcel is bounded as follows:

NORTHERLY: 460.00 feet by Lot "9" as shown on said Map;  
EASTERLY: 132.45 feet by Commercial Street, so-called;  
SOUTHERLY: 486.99 feet by land now or formerly of Raymond G. Hoffman;  
WESTERLY: 130.01 feet by Lot "C" as shown on said Map.

SECOND PIECE.

ALL THAT CERTAIN piece or parcel of land with all improvements thereon situated on the westerly side of Commercial Street, in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot "C" on map entitled "Map Showing Redivision of Property belonging to Berdon, Inc., Watertown, Conn., Scale 1 in = 60 feet, June, 1965" Harry G. Owens, Jr., Surveyor on file in the Office of the Watertown Town Clerk as Map No. 1293.

Said parcel is described and bounded as follows:

Commencing at a point in the northerly line of Lot "A" as shown on above-mentioned map. Said point being 460.00 feet westerly from the westerly street line of Commercial Street as measured along said northerly line of Lot "A", thence Southerly forming an interior angle of 88° 37' 130.01 feet to a point; thence westerly forming an interior angle of 91° 23' 444.90 feet to a point; thence northerly forming an interior angle of 88° 37' 150.00 feet to an iron pin in a heap of stones; thence east forming an interior angle of 91° 24' 267.00 feet; thence southerly forming an interior angle of 88° 36' 20.07 feet; thence easterly forming an exterior angle of 88° 37' 177.90 feet to the point of beginning.

Bounded:

NORTHERLY: by land now or formerly of Simon J. and Frances E. Panulaitis and by Lot "B" as shown on said Map, each in part;  
EASTERLY: by Lot "B" and by Lot "A" each in part;  
SOUTHERLY: by land now or formerly of Raymond G. Hoffman;  
WESTERLY: by land now or formerly of Simon J. and Frances E. Panulaitis.  
TOGETHER WITH Passway Rights over 30' passway across Lot "B" as shown on said map

Received for Record  
03/30/2026 11:35:33 AM  
Attest: *Sian Dalton*  
Town Clerk, Watertown CT



# Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,  
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: [www.watertownct.org](http://www.watertownct.org)

## SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

### Applicant Information

Name: Michael Jedd / Katencuskas Farm

Address: ~~159~~ 159 Sand bank rd Watertown

Email: Katencuskas farm@gmail.com Phone #: 860 483 2135

Print Name: Michael Jedd

Signature of Applicant: [Signature] Date: 5/22/26

### Owner Information

Name: Michael Jedd member

Address: ~~159~~ 159 Sand bank rd Watertown

Email: Katencuskas farm@gmail.com Phone #: 860 483 2135

Print Name: Michael Jedd

Signature of Owner: [Signature] Date: 5/22/26

### Location of Property:

Address: 394 Sand bank rd

Zone R-70 Non-conforming?  Yes / No Map 162 Block 21 Lot 10

### Description of Existing Use/ Property

Type Of Use agriculture

Size of Property: 17.93

Number of Buildings/ Sq Ft approximately: 1 building 240 sq'

Number of parking spaces: 5 (4 + 1 HC)

Other important features: \_\_\_\_\_

Signage (# of signs & square feet) provide a cut sheet or sketch: none

**Description of Proposed Use**

Uses: agriculture Retail

Number of Buildings/ Sq Ft approximately: 1 - 240 sq ft

Number of parking spaces: 4 + 1 HC

Signage (# of signs & square feet) provide a cut sheet: none

Number of Employees no family only

**Professional Engineer/ Surveyor**

Name: Barry Giordano

Address: 19 Terrel Farm Rd

Email: \_\_\_\_\_

Phone: 203 266 6760

**Fees**

**An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.**

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each \$100,000 value

**Special permits or special exception (in addition to the application fee and site plan fee)**

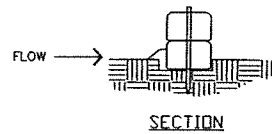
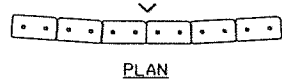
Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000



**ZONING TABLE**

ZONE	REQUIRED	PROVIDED
R-70		
FRONT YARD SETBACK LINE	50.00	57.7'
SIDE YARD SETBACKLINE	35.00	84.5'
REAR YARD SETBACK LINE	35.00	500' +
MAXIMUM BUILDING COVERAGE	15 %	
MAXIMUM BUILDING HEIGHT	35.0'	15.0'

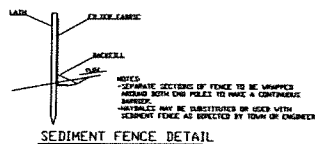
**LOT AREA**  
17.93 ± ACRES



**HAY BALE SEDIMENT BARRIER**  
NOT TO SCALE

- EXCAVATE 4" DEEP TRENCH FOR LENGTH OF BALES.
  - PLACE AND STAKE BALES. TWO (2) STAKES PER BALE.
  - WEDGE LOOSE STRAW BETWEEN BALES.
  - BACKFILL AND COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF BARRIER.
- INSPECT BALES AFTER EACH STORM EVENT.
  - REMOVE ACCUMULATED SEDIMENT FROM BALES WHEN IT REACHES 1/2 THE HEIGHT OF THE BARRIER.

N.T.S.



**EROSION & SEDIMENTATION CONTROL**

EROSION & SEDIMENTATION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENTATION CONTROL DEP BULLETIN 34.

**LEGEND**

- ANTI TRACKING AREA
- SILT FENCE
- EDGE OF TRAVELWAY
- EDGE OF WOODS
- + W 1 WETLANDS FLAG & NUMBER
- STONE WALL
- DTP DEEP TEST PIT
- Pf PERCOLATION TEST
- + 100.0 EXISTING GRADE
- EXISTING CONTOUR
- PROPOSED RET. WALL
- PROPOSED SWALE
- 100.0+ PROPOSED GRADE
- 100.0 PROPOSED CONTOUR
- C.O. CLEAN OUT

**WETLANDS/WATERCOURSE DISTURBANCE**

TOTAL DRAINAGE COURSE EFFECTED BY THIS PLAN IS 0± L.F.  
TOTAL INLAND WETLANDS AREA EFFECTED BY THIS PLAN IS 0.0 S.F.  
TOTAL UPLAND REGULATED AREA EFFECTED BY THIS PLAN IS 0± S.F.

**PROPOSED USE**

THIS SITE PLAN IS PREPARED FOR A 240 S.F FARM STAND BUILDING THE BUILDING WILL INCLUDE A 120 SF WALK-IN FREEZER

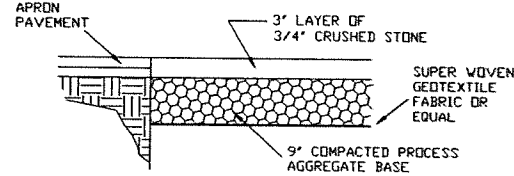
**VEHICULAR TRAFFIC STATEMENT**

BASED UPON CALCULATIONS 2,350 CUBIC YARDS OF MATERIAL WILL BE EXCAVATED AND RELOCATED/STORED ON SITE.  
APPROXIMATELY 145 TRUCK LOADS WILL BE NEEDED TO MOVE AROUND THE FARM PROPERTY.  
180 CY. OF MATERIAL WILL BE HAULED/IMPORTED TO COMPLETE THE BASE AND TOP COURSE.  
APPROXIMATELY 15 TRUCK LOADS WILL BE NEEDED TO HAUL THE PROPOSED BASE AND TOP COURSE MATERIAL.

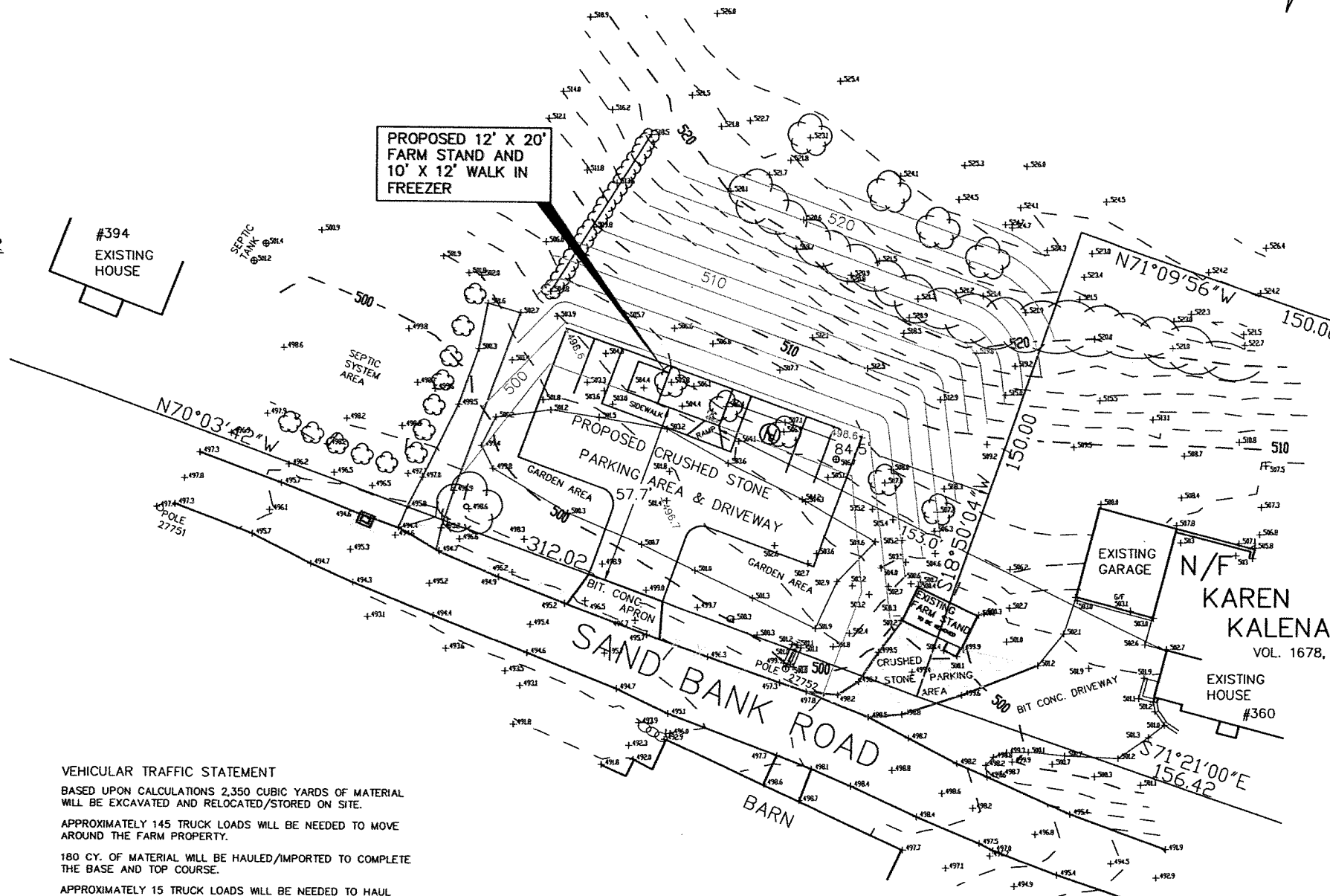
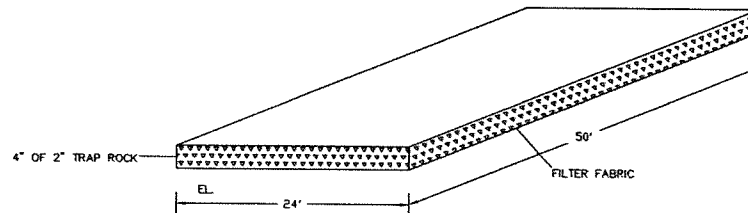
**WETLANDS/WATERCOURSE DISTURBANCE**

TOTAL DRAINAGE COURSE EFFECTED BY THIS PLAN IS 0± L.F.  
TOTAL INLAND WETLANDS AREA EFFECTED BY THIS PLAN IS 0.0 S.F.  
TOTAL UPLAND REGULATED AREA EFFECTED BY THIS PLAN IS 0± S.F.

**PARKING LOT SURFACE DETAIL**  
N.T.S.



**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.



**EROSION AND SEDIMENTATION CONTROL NARRATIVE**

**Construction Sequence**

- Start and Completion Dates:  
Start Date: SUMMER 2026  
Completion: FALL 2026
- Obtain all permits
- Notify "Call Before You Dig" for utility marking.
- Notify all applicable town officials of start date.
- Install sediment fence at the toe of all proposed cut/fill slopes and as shown on the site plans and install construction entrance.
- Remove existing farm stand building.
- Clear and grub all areas of excavation and fill under proposed construction.
- Excavate material from site.
- Remove excavation material from site during excavation and deposit material in different locations on the farm.
- Excavate site to proper subgrade.
- Install retaining wall.
- Install footing and foundations for new farm stand building
- Place and compact process stone base for parking areas.
- Place 3/4" crushed stone parking lot surface.
- Place 1.5" of class I bituminous pavement for apron.
- Place 1.5" of class II bituminous pavement for apron.
- Place topsoil along top side of retaining wall & project edges.
- Topsoil to be fertilized, seeded and mulched immediately.
- Remove sedimentation controls when vegetation is established, as each phase is ready.

**General Requirements**

- Erosion and sedimentation control measures to be installed at the toe of slopes or as shown on the plans.
- All measures to be installed prior to ground disturbance.
- Topsoil to be stripped, stockpiled and seeded in all areas of proposed grading.
- Erosion control measures to be maintained throughout the construction process until disturbed areas are stabilized.
- Additional control measures may be necessary.
- The owner of record / contractor shall be responsible for the installation and maintenance of erosion controls.
- The responsible person in charge is: record site contractor.
- All erosion and sedimentation controls to be installed in accordance with the 2002 CT Guidelines for Erosion and Sediment Control.

**Maintenance of Erosion Controls**

- Erosion controls to be maintained throughout the construction process.
- All measures to be checked weekly and / or prior to predicted rainfall.
- All measures to have silt removed prior to predicted rainfall or as required.
- All silt to be disposed of outside of any construction areas such as roadways, driveways, septic areas and dwellings.
- All silt to be disposed of in a proper manner.

**Dust Control**

The purpose of dust control is to prevent blowing and movement of dust from exposed soil surfaces, and reduce the presence of dust which may cause off-site damage.  
Possible Methods:  
a. Water  
The exposed soil surface should be moistened periodically with adequate water to control dust.  
b. Calcium Chloride  
Place loose dry granules through a spreader at a rate that will keep the surface moist. This method to be used when other methods are not practical.

Maintenance  
Temporary methods to be repeated as needed to accomplish control.

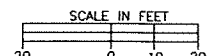
**GENERAL NOTES:**

APPLICANT/OWNER/DEVELOPER MICHAEL G. JEDD  
159 SAND BANK ROAD  
WATERTOWN, CT 06795  
Phone 860-483-2135

- Lot Address: 360 SAND BANK ROAD, WATERTOWN, CT
- Zoning district: R70 ZONE
- Lot Area: 17.93 Acres
- Boundary information based on field survey by Gary Giordano PE LS
- Topographic information based on a survey by Gary Giordano PE LS
- All construction to conform to Town and State of Connecticut specifications.
- All utilities to be installed underground.
- Refer to the site plans for other information related to this project.
- The Contractor shall be responsible for securing all required permits and notifying the Town departments and the engineer for inspections.
- The Contractor shall be responsible for providing maintenance, all testing, cleaning, disinfection necessary to obtain final acceptance by the City.
- Notify "CALL BEFORE YOU DIG" at 1-800-922-4455

**SITE PLAN SHOWING KALENAUSKAS FARM FARM STAND RELOCATION**  
394 SAND BANK ROAD  
WATERTOWN CONNECTICUT

SCALE 1" = 20' MAY 14, 2026



GARY GIORDANO PROFESSIONAL ENGINEER & LAND SURVEYOR, LLC  
19 TERRELL FARM RD. BETHLEHEM CT  
(203)-266-6760

NOT VALID UNLESS EMBOSSED SEAL AFFIXED HEREDON  
GARY GIORDANO P.E., L.S. 15161

FRANKLIN G. PILICY\*  
[FPilicy@prwpc.com](mailto:FPilicy@prwpc.com)

BENJAMIN A. SAAVEDRA\*  
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KARA J. SUMMA  
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**PILICY & RYAN, P.C.**

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[JJudd@prwpc.com](mailto:JJudd@prwpc.com)

DONALD J. RINALDI, AS OF COUNSEL  
*\*Also Admitted in MA*

**May 26, 2026**

SENT VIA HAND DELIVERY

Planning & Zoning Commission  
Town of Watertown  
61 Echo Lake Road  
Watertown, CT 06795

**RE: Napoli Associates LLC  
3 Harvard Street, Watertown, CT  
Applications to Establish Planned Development District ("PDD")  
(Regulations Section 4.6)**

Planning & Zoning Commission:

Napoli Associates, LLC ("Applicant") is the record owner of 3 Harvard Street, Oakville, CT ("Property").

Enclosed please find the following three (3) Applications to establish a PDD:

1. Zone Change Application in accordance with Regulations Section 4.6.1.C and Section 8.6;
2. Application for Planned Development District in accordance with Zoning Regulations Section 4.6.1(a) ("Master Plan");
3. Regulation Amendment Application in accordance with Regulations Section 4.6.D.1.b and Section 8.5.1.

If you have any questions or concerns, please contact the undersigned at your convenience.

PILICY & RYAN, P.C.

Franklin G. Pilicy, Esq.

FRANKLIN G. PILICY\*  
[FPilicy@prwpc.com](mailto:FPilicy@prwpc.com)

BENJAMIN A. SAAVEDRA\*  
[BSaavedra@prwpc.com](mailto:BSaavedra@prwpc.com)

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**PILICY & RYAN, P.C.**

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[JChappell@prwpc.com](mailto:JChappell@prwpc.com)

DONALD J. RINALDI, AS OF COUNSEL  
*\*Also Admitted in MA*

May 22, 2026

SENT VIA HAND DELIVERY

Planning & Zoning Commission  
Town of Watertown  
61 Echo Lake Road  
Watertown, CT 06795

**RE: Regulation Amendment in Accordance with Regulations Section 4.6.D.1.b,  
Regulations, Section 8.5.1**

**Napoli Associates LLC, 58 Pleasant Drive, Southbury, CT 06488  
("Applicant")**

**3 Harvard Street, Oakville ("Subject Property")**

Watertown Planning & Zoning Commission,

This Regulation Amendment Application is filed in accordance with Section 4.6.D.1.b  
and Section 8.5.1.

**Attached please find:**

1. Survey
2. Metes and Bounds Description
3. Proposed HOVPDD Regulation.

This Regulations Amendment is filed as part of the application proceedings for a PDD, in  
accordance with the Master Plan Application being filed the same date. In addition, the Zone  
Change Application is also being filed the same date.

If you have questions or concerns, please contact the undersigned at your earliest convenience.

PILICY & RYAN, P.C.

By: FR  
Franklin G. Pilicy

**HARVARD OAKVILLE VILLAGE PLANNED DEVELOPMENT DISTRICT  
{"HOVPDD"}**

PURPOSE: The purpose of the **HOVPDD** shall be to accommodate the redevelopment of the 3 Harvard Street Property located in the Oakville Center. The goal is to provide for the redevelopment of the existing building to accommodate twelve (12) residential dwellings.

The goal is to provide for the orderly redevelopment of the property. The redevelopment will compliment and integrate with the Oakville Center Community. The goal is to provide additional housing opportunities in accordance with the comprehensive plan of development.

The HOVPDD shall apply to the following Real Property:

“All that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot #29, #30, #31 and #32 as shown on map entitled “Map of Property of Phyllis W. Monterose, Harvard St. – Yale St.- Main St. Watertown, Conn.” Dated June 18, 1992, prepared by Mattson Associates. Also being the same premises being shown as Lot #29, #30, #31 and #32 as shown on map entitled “MAP OF THE DAVIS HOMESTEAD LOCATED IN THE VILLAGE OF OAKVILLE WATERTOWN, CONN.” Dated June 13, 1902, Scale One Inch = 40 feet, prepared by Office of A.J. Patton, Surveyor, and recorded as Map No. 38 in the Watertown Town Clerk’s Office. Said premises being known as 3 Harvard Street, Oakville, Connecticut.”

PERMITTED USES: The following uses may be permitted subject to the Site Plan approval and compliance with the qualifying standards and other provisions of the POD Regulation.

- a. Twelve (12) Residential Dwelling Units

APARTMENT SUMMARY FIRST FLOOR (Revised 9-9-25)

Apartment 1	2 bedrooms	1 bath	958 sq. ft.
Apartment 2	2 bedrooms	1 bath	956 sq. ft.
Apartment 3	2 bedrooms	1 bath	1030 sq. ft.
Apartment 4	2 bedrooms	1 bath	1075 sq. ft.
Apartment 5	2 bedrooms	1 bath	956 sq. ft.
Apartment 6	2 bedrooms	1 bath	958 sq. ft.

APARTMENT SUMMARY SECOND FLOOR (Revised 9-9-25)

Apartment 7	2 bedrooms	1 bath	958 sq. ft.
Apartment 8	2 bedrooms	1 bath	956 sq. ft.
Apartment 9	2 bedrooms	1 bath	1100 sq. ft.
Apartment 10	2 bedrooms	1 bath	1145 sq. ft.
Apartment 11	2 bedrooms	1 bath	956 sq. ft.
Apartment 12	2 bedrooms	1 bath	958 sq. ft.

Attached please find preliminary draft of proposed PDD for the redevelopment of 3 Harvard Street. I will be updating the Application documents in anticipation of filing applications to be on the Agenda for the June 03, 2026 Planning and Zoning Commission Meeting. The May 06, 2026 Meeting of the Planning and Zoning Commission was cancelled due to lack of Quorum. I would like to get this Application filed on or before May 20 or May 21, 2026.

Accordingly we will need twelve (12) copies of the Survey and twelve (12) copies of the Site Plan.

FRANKLIN G. PILICY\*  
[FPilicy@prwpc.com](mailto:FPilicy@prwpc.com)

BENJAMIN A. SAAVEDRA\*  
[BSaavedra@prwpc.com](mailto:BSaavedra@prwpc.com)

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**PILICY & RYAN, P.C.**

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[JChappell@prwpc.com](mailto:JChappell@prwpc.com)

DONALD J. RINALDI, AS OF COUNSEL  
*\*Also Admitted in MA*

May 22, 2026

SENT VIA HAND DELIVERY

Planning & Zoning Commission  
Town of Watertown  
61 Echo Lake Road  
Watertown, CT 06795

**RE: Zone Change Application in Accordance with Regulations Section 4.6.1.C  
and Section 8.6**

**Napoli Associates LLC, 58 Pleasant Drive, Southbury, CT 06488  
("Applicant")**

**3 Harvard Street, Oakville ("Subject Property")**

Watertown Planning & Zoning Commission,

This Zone Change Application is filed in accordance with Section 4.6.1.C and Section 8.6.

**Attached please find:**

1. Survey
2. Copy of Assessor Card
3. Copy of Deed
4. **Statement of Consistency with the Town of Watertown Plan of Conservation and Development, effective January 19, 2018 ("Plan")**

The Plan encourages development in areas with existing infrastructure and near transportation. The Plan calls for expansion of housing opportunities and choices (Plan Page 3-1).

The Plan calls for Expanded Housing Opportunities and design choices to accommodate a variety of household types and needs. (State of Connecticut Growth Management Principal, Plan Page 3-3).

The Plan recommends evaluating ways to make the zoning regulations less restrictive for multi-family developments in addition, the expansion of housing options for the Town's growing senior population is a priority of the Plan. (Watertown POCD Consistency Analysis, Plan Page 3-3).

The center of Oakville is categorized as a growth area. Growth areas are outlined in the regional future land use plan, generally aligned with the village density and medium density residential future land use categories. Such area is capable of accommodating such growth. Water and sewer infrastructure is provided, transit services are available (Growth Areas, Plan Page 3-4)

Goal 4: Diversify Watertown's Housing Stock to Support a Range of Incomes, Family Sizes, and Ages. Objective 4-1: Modify zoning and policies to encourage diversity and variety of housing to respond to Watertown's changing demographic trends. While Watertown's overall population has been stable over the last decade, there have been dramatic shifts in household composition that in turn impact demand for different types of housing. Compared to a decade ago, Watertown has fewer families with children, more people living alone, and more elderly residents. Watertown should continue diversify its housing stock in order to respond to these recent demographic changes. The Plan does not recommend expanding multi-family residential zones. However, consideration should be given to small scale multi-family "infill" developments and multi-family dwelling units in mixed-use settings. (Plan Page 4-11)

Consider modifying the zoning regulations to permit multi-family developments on properties less than three acres in size (Objective 4-1 Strategies and Action Items, Plan Page 4-11).

### **Subject Property**

Location: 3 Harvard Street

Former Use: Retail

Map Block Lot: 133 213 4

Lot Area: .480 Acres

Zone: BC

**Project Narrative**

The proposed OVRPDD proposes 12 apartments:

**Apartment Summary First Floor**

Apartment 1	2 bedrooms	1 bath	958 sq. ft.
Apartment 2	2 bedrooms	1 bath	956 sq. ft.
Apartment 3	2 bedrooms	1 bath	1030 sq. ft.
Apartment 4	2 bedrooms	1 bath	1075 sq. ft.
Apartment 5	2 bedrooms	1 bath	956 sq. ft.
Apartment 6	2 bedrooms	1 bath	958 sq. ft.

\* Apartment areas and configuration are subject to change. Areas are based on 'living areas' and exclude interior walls. Figures are approximate.

**Apartment Summary Second Floor**

Apartment 7	2 bedrooms	1 bath	958 sq. ft.
Apartment 8	2 bedrooms	1 bath	956 sq. ft.
Apartment 9	2 bedrooms	1 bath	1100 sq. ft.
Apartment 10	2 bedrooms	1 bath	1145 sq. ft.
Apartment 11	2 bedrooms	1 bath	956 sq. ft.
Apartment 12	2 bedrooms	1 bath	958 sq. ft.

\* Apartment areas and configuration are subject to change. Areas are based on 'living areas' and exclude interior walls. Figures are approximate.

This Zone Change Application is filed as part of the application proceedings for a PDD, in accordance with the Master Plan Application being filed the same date. In addition, the Regulation Amendment Application is also being filed the same date.

If you have questions or concerns, please contact the undersigned at your earliest convenience.

PILICY & RYAN, P.C.

By: Pil  
Franklin G. Pilicy

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2023.



Information on the Property Records for the Municipality of Watertown was last updated on 2/20/2025.

## Property Summary Information

Parcel Data And Values Building ▾ Outbuildings Sales Permits

### Parcel Information

Location:	3 HARVARD ST	Property Use:	Retail	Primary Use:	Retail Store
Unique ID:	000194	Map Block Lot:	133 213 4	Acres:	0.4800
490 Acres:	0.00	Zone:	BC	Volume / Page:	2212/ 39
Developers Map / Lot:		Census:	3604		

### Value Information

	Appraised Value	Assessed Value
Land	95,000	66,500
Buildings	526,500	368,550
Detached Outbuildings	22,400	15,680

	Appraised Value	Assessed Value
Total	643,900	450,730

### Owner's Information

#### Owner's Data

NAPOLI ASSOCIATES LLC  
58 PLEASANT DR  
SOUTHURY, CT 06488

[Back To Search](#)

[View Field Card](#)

[Print View](#)

Information Published With Permission From The Assessor

Location: **3 HARVARD ST** Map Id: **133 213 4** Zone: **BC** Date Printed: **2/21/2025**  
 Neighborhood: **C140** Last Update: **2/20/2025**

Owner Of Record: **NAPOLI ASSOCIATES LLC** Sales Type: **Warranty Deed** Valid: **No** State Price: **635,000**  
 Volume/Page: **2212/0039** Date: **9/10/2021** Exempt: **No**

Address: **58 PLEASANT DR, SOUTH BURY, CT 06488**  
 HARVARD STREET LLC  
 KENECTICUT HARDWARE LLC

Permit Number	Date	Permit Description
50217	7/16/2002	
50205	7/16/2002	

Permit Number	Date	Permit Description
1220/0028	7/28/2003	
0937/0024	3/1/1999	

Supplemental Data		Appraised Value
Census/Tract	3604	Total Land Value 95,000
Dev Map ID	194	Total Building Value 526,500
GIS ID		Total Outldg Value 22,400
Route		Total Market Value 643,900
District		
Utilities	Sewer, Public Water	

Land Type	Acres	490	Code	Quantity	Value
Primarv Site	0.48	0.00	22-Commercial Building	1.00	368,550
			21-Commercial Land	0.48	66,500
			25-Commercial Outbuilding	2.00	15,680
<b>Total</b>	<b>0.4800</b>	<b>0.00</b>			<b>95,000</b>

Assessment History (Prior Years as of Oct 1)					
	2025	2024	2023	2022	2021
Land	66,500	66,500	66,500	66,100	66,100
Building	368,550	368,550	368,550	356,800	356,800
Outbuilding	15,680	15,680	15,680	8,400	8,400
<b>Total</b>	<b>450,730</b>	<b>450,730</b>	<b>450,730</b>	<b>431,300</b>	<b>431,300</b>

Application Date: **0.00** Expiration Date: **0**  
 Comments: **DESTROYED BY FIRE RAISED 7/24/02 PRORATE 2018 KENECTICUT TRUE VALUE 35 X 80 CINDERBLOCK WHS, 18 FT CEILING HEIGHT 2018 IAV**  
 Revaluation Date: **10/1/2023**

Unique ID: 000194

Location: 3 HARVARD ST

Unit

**Commercial Building Description**

Building Use	Retail	Area/Qty	6448
Class	Wood Frame		6448
Overall Condition	Average/Good		6448
Construction Quality	C		
Stories	1.40		
Year Built	2003		
Remodel			
Percent Complete	100		
GLA			<b>6448</b>

**Description**

Base Value	6448
Central Air	6448
Wet Sprinklers	6448

**Basement**

Basement Area	0
---------------	---

**HVAC**

Heating Type	Forced Hot Air	Yr Blt	2003	Area/Qty	2800
Fuel Type	Natural Gas				
Cooling Type	Central		2003		542

**Floors**

Floors	Vinyl Tile/Concrete
--------	---------------------

**Walls**

Walls	Masonry/Drivwall
-------	------------------

**Wall Height**

Wall Height	
-------------	--

**Exterior Walls**

Exterior Walls	Vinyl Siding/Concrete Bloc
----------------	----------------------------

**Roof Type**

Roof Type	Asphalt
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**Roof Cover**

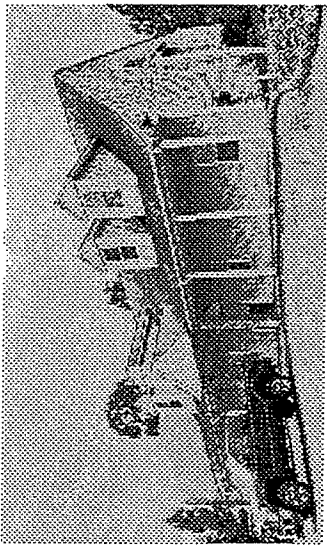
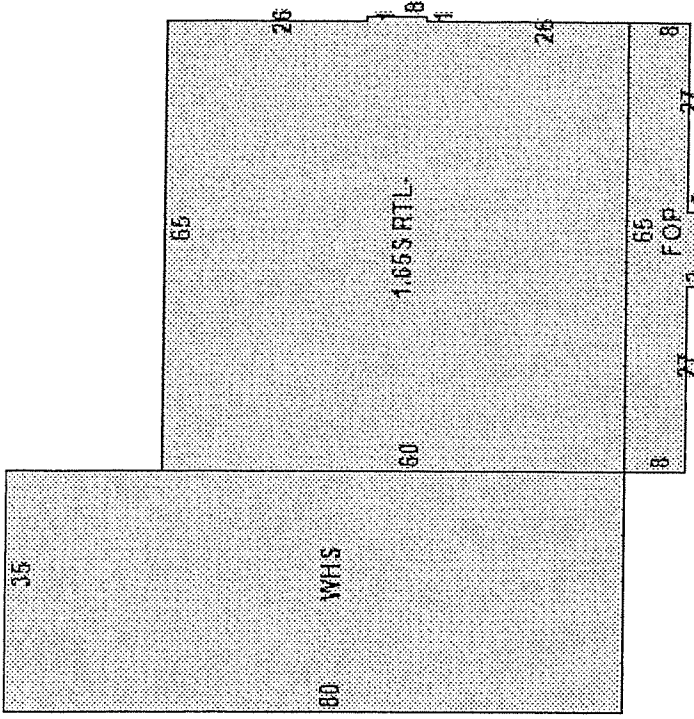
Roof Cover	Gable
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**Special Features**

Special Features	8662
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**Sprinklers**

Sprinklers	Wet
------------	-----



**Attached Component Computations**

Type	Year	Condition	Area/Qty
Lights in W/PL	2003	Average	3
Paving	1955	Average	10000

**Detached Component Computations**

Type	Year	Condition	Area/Qty
Lights in W/PL	2003	Average	3
Paving	1955	Average	10000

Return To:  
Carmody Torrance Sandak & Hennessey LLP  
707 Summer Street  
Stamford, CT 06901

**STATUTORY FORM WARRANTY DEED**

GRANTOR, **HARVARD STREET, LLC**, a Connecticut Limited Liability Company having its principal place of business at 61 Keefe Street, Waterbury, CT 06706, for the consideration of SIX HUNDRED THIRTY-FIVE THOUSAND AND 00/100 (\$635,000.00) DOLLARS, grants to GRANTEE, **NAPOLI ASSOCIATES, LLC**, a Connecticut Limited Liability Company having its principal place of business at 58 Pleasant Drive, Southbury, CT 06488, all that certain property known as **3 Harvard Street** situated in the Town of Watertown (Oakville), County of Litchfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

*The remainder of this page intentionally left blank; signature page to follow:*

CONVEYANCE TAX RECEIVED  
STATE \$ 7937.50  
TOWN \$ 1587.50  
WATERTOWN TOWN CLERK



**SCHEDULE A  
LEGAL DESCRIPTION**

**3 Harvard Street  
Oakville (Watertown), Connecticut**

All that certain piece or parcel of land, with the buildings and improvements thereon, situated in the Town of Watertown, County of Litchfield and State of Connecticut, being shown as Lot #29, #30, #31 and #32 as shown on map entitled "Map of Property of Phyllis W. Monterose, Harvard St. - Yale St. - Main St. Watertown, Conn." Dated June 18, 1992, prepared by Mattson Associates. Also being the same premises being shown as Lot #29, #30, #31 and #32 as shown on map entitled "MAP OF THE DAVIS HOMESTEAD LOCATED IN THE VILLAGE OF OAKVILLE WATERTOWN, CONN." Dated June 13, 1902, Scale One Inch = 40 feet, prepared by Office of A.J. Patton, Surveyor, and recorded as Map No. 38 in the Watertown Town Clerk's Office.

Said premises being known as 3 Harvard Street, Oakville, Connecticut.

Said premises are further subject to:

1. Building Lines, if established, and any and all provisions of any zoning or planning ordinance, wetland law or regulations and any and all provisions of any ordinance, regulation or public or private law, municipal, state or federal.
2. Grantee herein assumes and agrees to pay real estate taxes on the Grand List of October 1, 2020, first half due July 1, 2021 paid, second half due January 1, 2022, together with subsequent years not yet due and payable.
3. Notice of Variance granted by the Town of Watertown Zoning Board of Appeals dated October 3, 2002 and recorded May 6, 2003 in Volume 1192, Page 305 of the Watertown Land Records.

RECEIVED FOR RECORD  
Sep 10, 2021 01:02:10P  
Lisa M. Dalton  
TOWN CLERK  
WATERTOWN, CT

FRANKLIN G. PILICY\*  
[FPilicy@prwpc.com](mailto:FPilicy@prwpc.com)

BENJAMIN A. SAAVEDRA\*  
[BSaavedra@prwpc.com](mailto:BSaavedra@prwpc.com)

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**PILICY & RYAN, P.C.**

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DONALD J. RINALDI, AS OF COUNSEL  
*\*Also Admitted in MA*

May 22, 2026

SENT VIA HAND DELIVERY

Planning & Zoning Commission  
Town of Watertown  
61 Echo Lake Road  
Watertown, CT 06795

**RE: Application for Planned Development District in Accordance with Zoning Regulations Section 4.6.1(a.) ("MASTER PLAN")**

**Napoli Associates LLC, 58 Pleasant Drive, Southbury, CT 06488 ("Applicant")**

**3 Harvard Street, Oakville ("Subject Property")**

**Date of preliminary discussion with Planning and Zoning Commission: 03/05/2025**

**Proposed Planned Development District is Oakville Village Residential PDD ("OVRPDD")**

Watertown Planning and Zoning Commission:

This Application shall constitute the overall MASTER PLAN for the proposed OVRPDD.

Section 4.6A Purpose: This Section of the Regulations is intended to permit modification of the strict application of the standards and provisions of these Regulations to accomplish the purposes set forth below:

1. Enable the development or redevelopment of specific areas in accordance with an overall Master Plan for such area in accordance with the Plan of Conservation and Development adopted in accordance with CGS Section 8-23, as may be amended.

2. Be flexible in order to allow for innovative design techniques, accommodate unique uses and/or encourage creative approaches to development or redevelopment.
3. Promote economic development in appropriate locations which will help meet community needs and be compatible with the community.
4. Result in a development that demonstrates a high regard for design and that is compatible with the historic cultural, and geographic qualities of Watertown.

**Statement of Consistency with the Town of Watertown Plan of Conservation and Development, effective January 19, 2018 (“Plan”)**

The Plan encourages development in areas with existing infrastructure and near transportation. The Plan calls for expansion of housing opportunities and choices (Plan Page 3-1).

The Plan calls for Expanded Housing Opportunities and design choices to accommodate a variety of household types and needs. (State of Connecticut Growth Management Principal, Plan Page 3-3).

The Plan recommends evaluating ways to make the zoning regulations less restrictive for multi-family developments in addition, the expansion of housing options for the Town’s growing senior population is a priority of the Plan. (Watertown POCD Consistency Analysis, Plan Page 3-3).

The center of Oakville is categorized as a growth area. Growth areas are outlined in the regional future land use plan, generally aligned with the village density and medium density residential future land use categories. Such area is capable of accommodating such growth. Water and sewer infrastructure is provided, transit services are available (Growth Areas, Plan Page 3-4)

Goal 4: Diversify Watertown’s Housing Stock to Support a Range of Incomes, Family Sizes, and Ages. Objective 4-1: Modify zoning and policies to encourage diversity and variety of housing to respond to Watertown’s changing demographic trends. While Watertown’s overall population has been stable over the last decade, there have been dramatic shifts in household composition that in turn impact demand for different types of housing. Compared to a decade ago, Watertown has fewer families with children, more people living alone, and more elderly residents. Watertown should continue diversify its housing stock in order to respond to these recent demographic changes. The Plan does not recommend expanding multi-family residential zones. However, consideration should be given to small scale multi-family “infill” developments and multi-family dwelling units in mixed-use settings. (Plan Page 4-11)

Consider modifying the zoning regulations to permit multi-family developments on properties less than three acres in size (Objective 4-1 Strategies and Action Items, Plan Page 4-11).

**Subject Property**

Location: 3 Harvard Street

Former Use: Retail

Map Block Lot: 133 213 4

Lot Area: .480 Acres

Zone: BC

**Project Narrative**

The proposed OVRPDD proposes 12 apartments:

**Apartment Summary First Floor**

Apartment 1	2 bedrooms	1 bath	958 sq. ft.
Apartment 2	2 bedrooms	1 bath	956 sq. ft.
Apartment 3	2 bedrooms	1 bath	1030 sq. ft.
Apartment 4	2 bedrooms	1 bath	1075 sq. ft.
Apartment 5	2 bedrooms	1 bath	956 sq. ft.
Apartment 6	2 bedrooms	1 bath	958 sq. ft.

\* Apartment areas and configuration are subject to change. Areas are based on 'living areas' and exclude interior walls. Figures are approximate.

**Apartment Summary Second Floor**

Apartment 7	2 bedrooms	1 bath	958 sq. ft.
Apartment 8	2 bedrooms	1 bath	956 sq. ft.
Apartment 9	2 bedrooms	1 bath	1100 sq. ft.
Apartment 10	2 bedrooms	1 bath	1145 sq. ft.
Apartment 11	2 bedrooms	1 bath	956 sq. ft.
Apartment 12	2 bedrooms	1 bath	958 sq. ft.

\* Apartment areas and configuration are subject to change. Areas are based on 'living areas' and exclude interior walls. Figures are approximate.

**SITE PLAN – ATTACHED**

**Architectural attached**

NAPOLI ASSOCIATES, LLC

By: Franklin G. Pilicy  
Franklin G. Pilicy,



**MASTER PLAN & SITE PLAN**

FOR

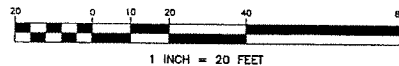
**#3 HARVARD STREET  
OAKVILLE, CT**

PREPARED FOR  
**NAPOLI ASSOCIATES, LLC**

PREPARED BY

DAVID A. HUGHES  
PROFESSIONAL ENGINEER & LAND SURVEYOR  
57 NORWAY STREET  
OAKVILLE, CT 06779 (B6D) 681-7483

MAY 15, 2025  
SCALE: 1" = 20'



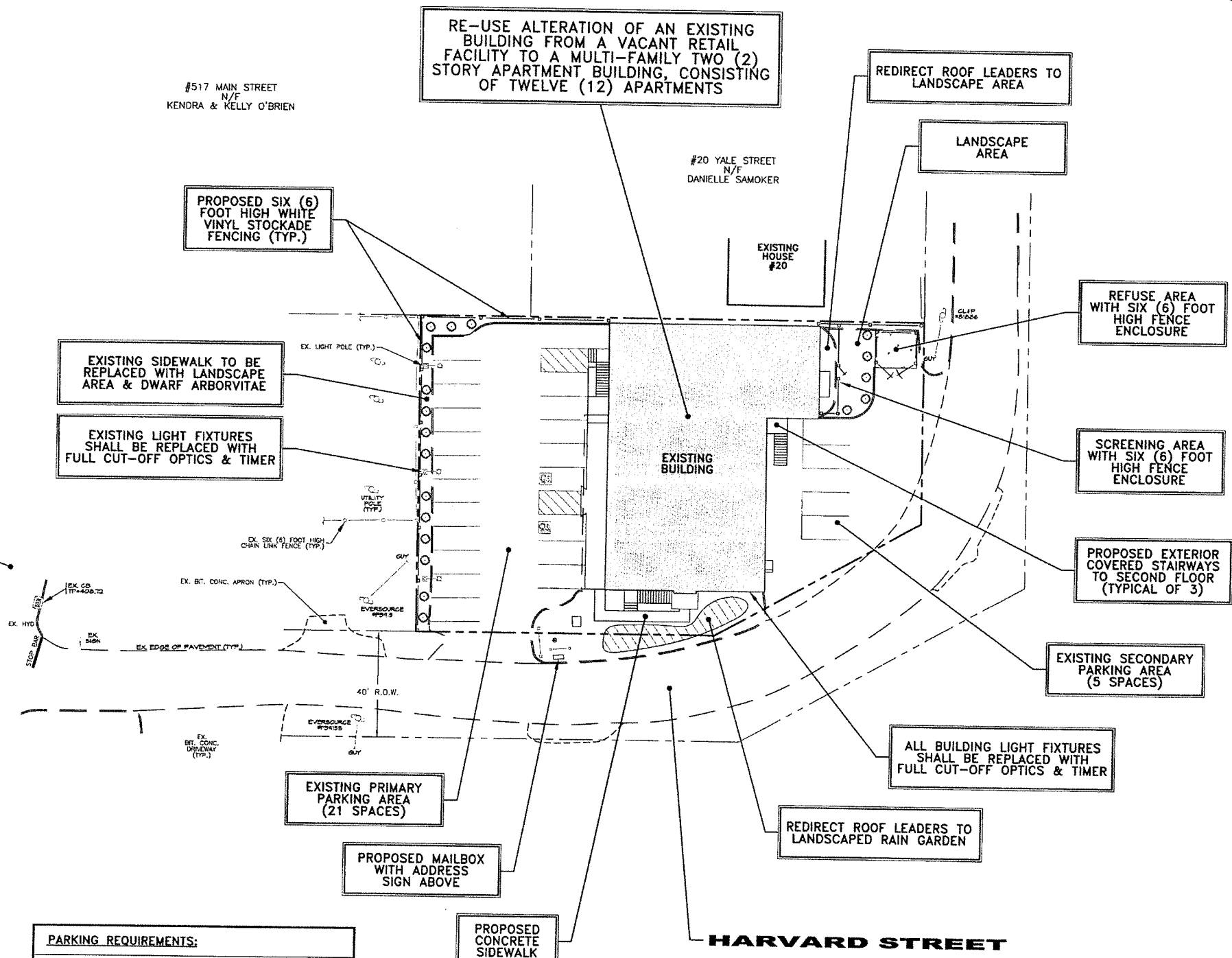
MAIN STREET  
N/F  
CONNECTICUT LIGHT & POWER COMPANY

**MAIN STREET**

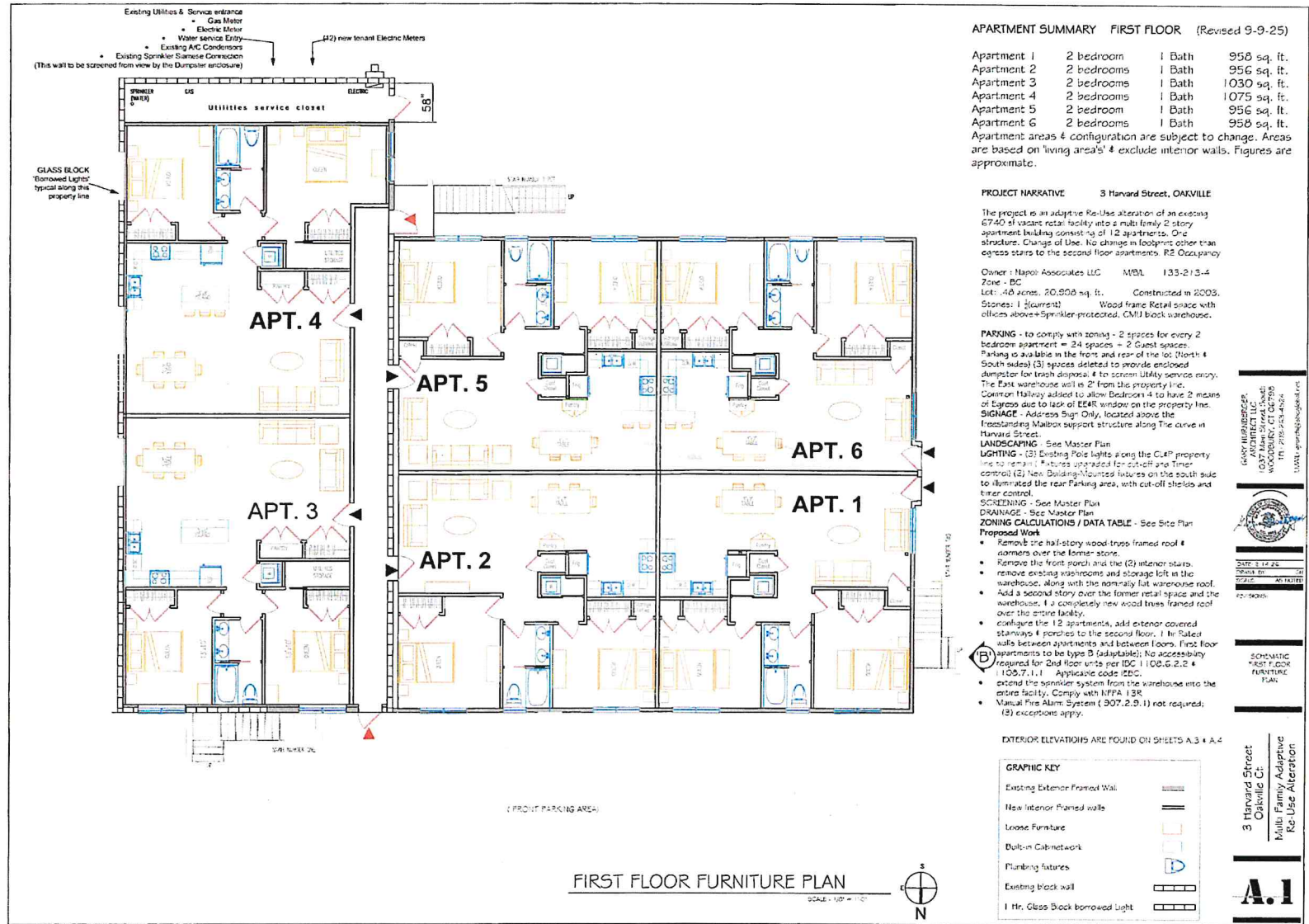
1. PROPOSED ZONE IS (PDD) PLANNED DEVELOPMENT DISTRICT.
2. UNDERLYING ZONE IS: (B-C) OAKVILLE CENTRAL BUSINESS DISTRICT.
3. PRESENT USE: VACANT RETAIL/COMMERCIAL.
4. PROPOSED USE: MULTI-FAMILY DWELLING.

ZONING DATA			
ZONE IS (B-C) - OAKVILLE CENTRAL BUSINESS DISTRICT			
	REQUIRED	EXISTING	PROPOSED - PDD
MINIMUM LOT AREA	NO MINIMUM	21,308 SF	21,308 SF
MINIMUM LOT FRONTAGE	NO MINIMUM	279.53'	279.53'
<b>MINIMUM FRONT YARD SETBACK:</b>			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	5.8'	NO MINIMUM
ABUTTING A RESIDENTIAL DISTRICT	NO MINIMUM	N/A	N/A
<b>MINIMUM REAR YARD SETBACK:</b>			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	2.0'	1.5'
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
<b>MINIMUM SIDE YARD SETBACK:</b>			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	62.8'	40'
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
ALLOWABLE PROJECTION	2'	N/A	2'
MINIMUM BUILDING SEPARATION	5'	N/A	N/A
<b>MINIMUM PARKING/LOADING SETBACKS</b>			
FRONT YARD:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	0'	NO MINIMUM
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
SIDE AND REAR YARD:			
ABUTTING A NON-RESIDENTIAL DISTRICT	NO MINIMUM	2'	NO MINIMUM
ABUTTING A RESIDENTIAL DISTRICT	35'	N/A	N/A
BUILDING COVERAGE	75%	34.6%	40%
IMPERVIOUS COVERAGE	90%	90.1%	90%
MAXIMUM FLOOR AREA RATIO	2.0	0.32	0.70
MAXIMUM BUILDING HEIGHT (IN STORIES)	4	1	2
MAXIMUM BUILDING HEIGHT (IN FEET)	50'	28'	38'

PARKING REQUIREMENTS:	
Refer to Parking and Loading Basic Provisions per Section 6.2, of the Watertown Zoning Regulations.	
RESIDENTIAL PARKING SPACE CALCULATION:	
1.) TWO BEDROOM DWELLING UNITS (2 SPACES/UNIT)	
2.) TWELVE, TWO BEDROOM DWELLING UNITS PROPOSED = 24 SPACES	
TOTAL # OF SPACES REQUIRED = 24	
TOTAL # OF SPACES PROVIDED = 26 (INCLUDING 2 H/C)	



*[Handwritten signature]*



**APARTMENT SUMMARY FIRST FLOOR (Revised 9-9-25)**

Apartment 1	2 bedroom	1 Bath	958 sq. ft.
Apartment 2	2 bedrooms	1 Bath	956 sq. ft.
Apartment 3	2 bedrooms	1 Bath	1030 sq. ft.
Apartment 4	2 bedrooms	1 Bath	1075 sq. ft.
Apartment 5	2 bedroom	1 Bath	956 sq. ft.
Apartment 6	2 bedrooms	1 Bath	958 sq. ft.

Apartment areas & configuration are subject to change. Areas are based on living areas & exclude interior walls. Figures are approximate.

**PROJECT NARRATIVE 3 Harvard Street, OAKVILLE**

The project is an adaptive Re-Use alteration of an existing 6740 sq vacant retail facility into a multi family 2 story apartment building consisting of 12 apartments. One structure. Change of Use. No change in footprint other than access stairs to the second floor apartments. R2 Occupancy

Owner: Harlow Associates LLC MBL 133.213-4  
 Zone - BC  
 Lot: .48 acres, 20,800 sq. ft. Constructed in 2003.  
 Stories: 1 (hours) Wood frame Retail space with offices above+sprinkler-protected. CMU block warehouse.

**PARKING** - to comply with zoning - 2 spaces for every 2 bedroom apartment = 24 spaces = 2 Guest spaces. Parking is available in the front and rear of the lot (North & South sides) (3) spaces deleted to provide enclosed dumpster for trash disposal. # to screen utility service entry. The front warehouse will be 2' from the property line. Common Hallway added to allow Bedroom # to have 2 means of Egress due to lack of EEAR window on the property line.

**SIGNAGE** - Address Sign Only, located above the freestanding mailbox support structure along the curve in Harvard Street.

**LANDSCAPING** - See Master Plan

**LIGHTING** - (3) Existing Pole lights along the CMU property line to remain. # fixtures upgraded for cut-off and timer control (2) New Dangling-Mounted fixtures on the south side to illuminate the rear parking area, with cut-off shades and timer control.

**SCREENING** - See Master Plan

**DRAINAGE** - See Master Plan

**ZONING CALCULATIONS / DATA TABLE** - See Site Plan

- Proposed Work**
- Remove the half-story wood-truss framed roof & columns over the former store.
  - Remove the front porch and the (2) interior stairs.
  - remove existing washrooms and storage loft in the warehouse, along with the non-ally but warehouse roof.
  - Add a second story over the former retail space and the warehouse. It is completely new wood truss framed roof over the entire facility.
  - configure the 12 apartments, add exterior covered stairways & porches to the second floor. 1 hr. rated walls between apartments and between floors. First floor apartments to be type B (adaptable); No accessibility required for 2nd floor units per IDG 1100.G.2.2 & 100.7.1.1. Application code: R2C.
  - extend the sprinkler system from the warehouse into the entire facility. Comply with NFPA 13R.
  - Manual Fire Alarm System (307.2.3.1) not required; (3) exceptions apply.

EXTERIOR ELEVATIONS ARE FOUND ON SHEETS A.3 & A.4

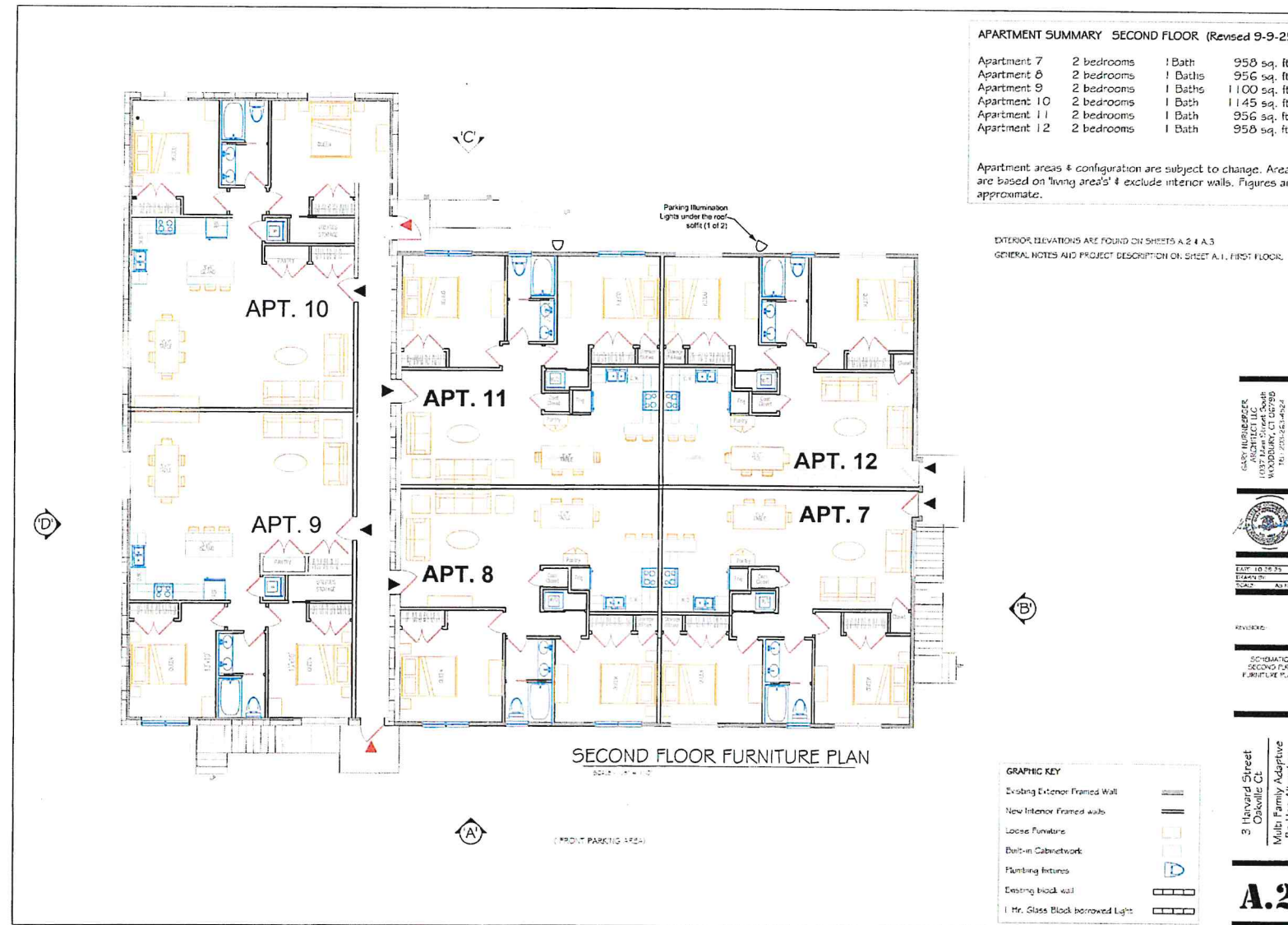
EVERETT ENGINEERING  
 ARCHITECTS & ENGINEERS  
 1027 Main Street  
 WOODBRIDGE, CT 06798  
 TEL: 203.263.4324  
 FAX: 203.263.4324  
 www.everett-engineering.com



SCHEMATIC  
 FIRST FLOOR  
 FURNITURE  
 PLAN

3 Harvard Street  
 Oakville Ct  
 Multi Family Adaptive  
 Re-Use Alteration

**A.1**



**APARTMENT SUMMARY SECOND FLOOR (Revised 9-9-25)**

Apartment 7	2 bedrooms	1 Bath	958 sq. ft.
Apartment 8	2 bedrooms	1 Bath	956 sq. ft.
Apartment 9	2 bedrooms	1 Bath	1100 sq. ft.
Apartment 10	2 bedrooms	1 Bath	1145 sq. ft.
Apartment 11	2 bedrooms	1 Bath	956 sq. ft.
Apartment 12	2 bedrooms	1 Bath	958 sq. ft.

Apartment areas & configuration are subject to change. Areas are based on 'living areas' & exclude interior walls. Figures are approximate.

EXTERIOR ELEVATIONS ARE FOUND ON SHEETS A.2 & A.3  
GENERAL NOTES AND PROJECT DESCRIPTION ON SHEET A.1, FIRST FLOOR.

**GRAPHIC KEY**

Existing Exterior Framed Wall	
New Interior Framed walls	
Loose Furniture	
Built-in Cabinetwork	
Plumbing fixtures	
Existing brick wall	
1 Hr. Glass Block borrowed Light	

DAVID WUNDERLICH  
ARCHITECT  
1037 Main Street, Suite  
WOODBRIDGE, CT 06798  
TEL: (203) 361-1824  
WWW.DWARCHITECT.COM



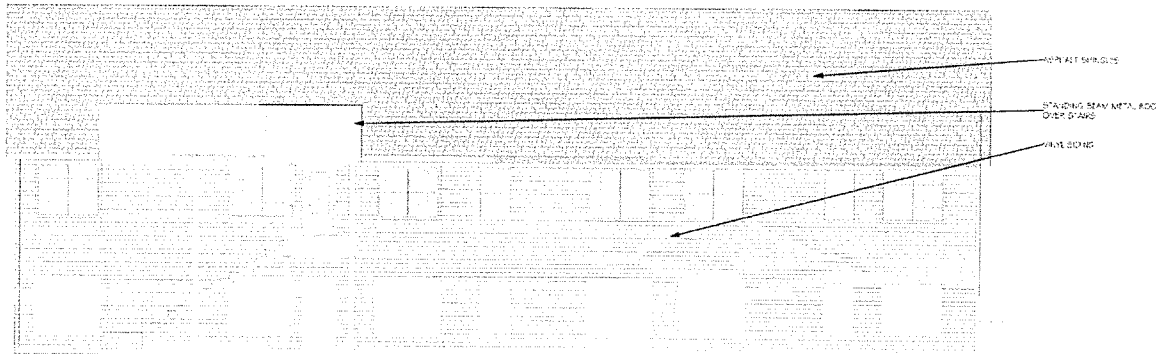
DATE: 10-25-25  
SCALE: AS SHOWN

REVISION:

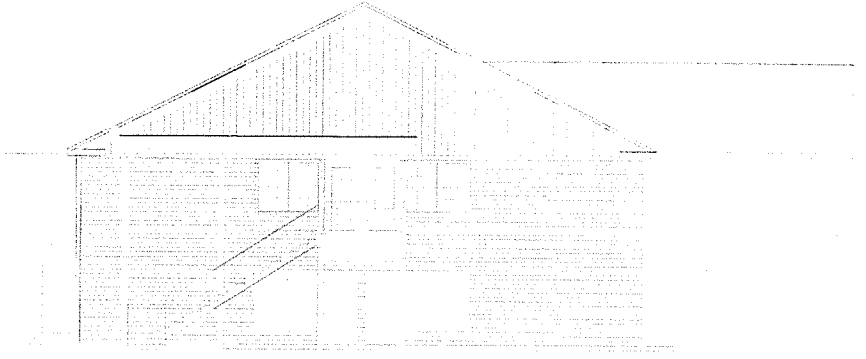
SCHEMATIC SECOND FLOOR FURNITURE PLAN

3 Harvard Street  
Oakville, Ct  
Multi-Family Adaptive  
Re-Use Alteration

**A.2**



**ELEVATION 'A'**  
North Side SCALE: 1/8" = 1'-0"



**ELEVATION 'B'**  
West Side SCALE: 1/8" = 1'-0"

CAPRI ARCHITECTURE  
1037 Main Street, South  
Windsor, CT 06098  
Tel: 860-743-2054  
Tel: 860-743-2054



DATE: 11/11/11  
DRAWN BY: JG  
CHECKED BY: JG

REVISIONS:

EXTENSION  
ELEVATIONS

3 Harvard Street  
Oakville Ct  
Multi Family Adaptive  
Re-Use Alteration

**A.3**





# Town of Watertown Connecticut

Planning and Zoning, Zoning Board of Appeals,  
Conservation Commission/Inland Wetland Agency

Watertown Municipal Center

61 Echo Lake Road

Watertown, CT 06795

Telephone: (860) 945-5266

Website: [www.watertownct.org](http://www.watertownct.org)

## SITE PLAN APPROVAL (SA) / SPECIAL PERMIT (SP)

### Applicant Information

Name: DATCO INC.

Address: 401 PARK RD. WATERTOWN CT 06795

Email: dan.durty@datco.com Phone #: ~~860-959~~

Print Name: DANIEL DURTY (959) 666-8852

Signature of Applicant:  Date: 5/29/2006

### Owner Information

Name: DATCO INC.

Address: 583 SOUTH STREET NEW BRITAIN CT 06051

Email: dan.durty@datco.com Phone #: (959) 666-8852

Print Name: DANIEL DURTY 5/29/2006

Signature of Owner:  Date: ~~(959) 666-8852~~

### Location of Property:

Address: 401 PARK RD. WATERTOWN CT 06795

Zone IR200 Non-conforming? Yes / No Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

### Description of Existing Use/ Property

Type Of Use BUS GARAGE / MAINTENANCE

Size of Property: 200,087 SQ. FT 4.59 ACRES

Number of Buildings/ Sq Ft approximately: 1

Number of parking spaces: 20+

Other important features: 6 BAYS

Signage (# of signs & square feet) provide a cut sheet or sketch: SIGN AT STREET

**Description of Proposed Use**

Uses: ADDING PRE-OWNED FUEL TANK, WITH MAINT CREW FOR LABOR

Number of Buildings/ Sq Ft approximately: # N/A

Number of parking spaces: N/A

Signage (# of signs & square feet) provide a cut sheet: N/A

Number of Employees 10

**Professional Engineer/ Surveyor**

Name: COLE

Address: 876 SOUTH MAIN ST. PLANTSVILLE CT 06479

Email: \_\_\_\_\_

Phone: (860) 698 4484

**Fees**

An additional \$60 State fee must be added to all application costs per Public Act 92-235 Section (4) enacted by the Connecticut State Legislature.

Residential	\$250
Multi-family dwellings or Non- residential use	
Value less than \$100,000	\$500
Value \$100,000 to \$500,000	\$1,000
Value more than \$500,000	\$1,000 plus \$200 for each
\$100,000 value	

Special permits or special exception (in addition to the application fee and site plan fee)

Residential	\$150
Non-Residential	\$250
Excavation of fill materials	
Less than 1,000 cubic yards	\$500
1,000 to 49,999 cubic yards	\$1,000
50,000 to 99,999 cubic yards	\$2,000
100,000 or more cubic yards	\$4,000



## Expanding Connecticut Urban Agriculture through Vacant Lot Activation and Peri Urban Farmland Access Linking



### Goal:

The goal of this collaborative project is to expand Connecticut urban agriculture through vacant lot activation and peri-urban farmland access.

### Collaboration:

UConn & Partners will research, design, & implement a process to connect urban farmers with underutilized land.

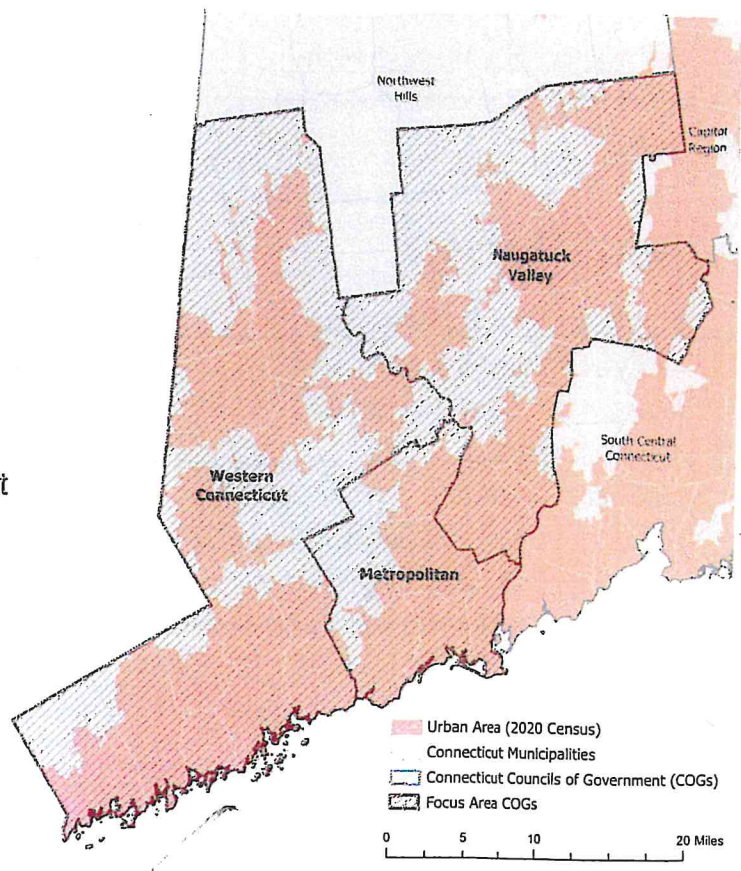
### Project Focus Area:

Urban and peri-urban areas in municipalities within the three Southwestern Connecticut Councils of Government (COG):

- Metropolitan COG
- Naugatuck Valley COG
- Western COG

### Need:

Interest in urban farming is growing in Connecticut but the high cost of real estate, competition with development, and challenges with navigating Connecticut's patchwork of town requirements, makes it difficult for urban farmers to secure land access. The tools and assistance developed by this project, could help municipalities prioritize vacant lots for agricultural and develop land leases with urban farmers.



### Vacant Lot Activation Project Area – Southwestern Connecticut

# Expanding Connecticut Urban Agriculture through Vacant Lot Activation and Peri Urban Farmland Access Linking

## Benefits of Urban Agriculture:

### Food security and access:

- Increased access
- Improved nutrition
- Increased self-sufficiency

### Economic benefits:

- Job creation
- Income generation
- Reduced food costs

### Social benefits:

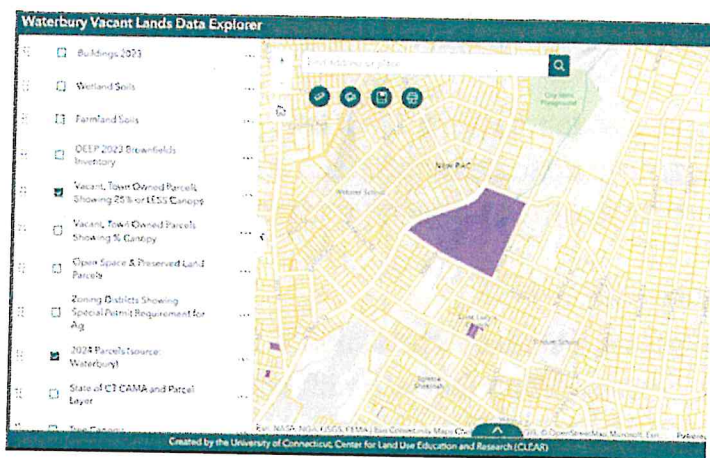
- Community building
- Education & learning
- Physical & mental health
- Access to nature
- Enhanced community resilience

### Environmental benefits:

- Reduced carbon footprint
- Composting & waste reduction
- Improved air quality
- Biodiversity enhancement
- Urban heat island mitigation

## Project Partners:

- University of Connecticut
- Connecticut Farmland Trust
- Aspetuck Land Trust (ALT)
- Land for Good
- Urban Farmers
- Naugatuck Valley, Metropolitan, and Western Connecticut Councils of Government
- Land use and environmental consultants
- The CT Land Conservation Council (CLCC)
- Land trusts and state agencies



Draft GIS mapping tool for vacant lot identification

## Project Process:

This project relies on a strong partnership and community input. Currently the project team is seeking municipal interest. The next phase will be to work with municipal staff and others connected to identified urban lots with potential for urban agricultural use and to gather input from surrounding community members.

## Project Contacts:

- Jacqueline Kowalski, UConn Extension, [jacqueline.kowalski@uconn.edu](mailto:jacqueline.kowalski@uconn.edu)
- Jiff Martin, UConn Extension, [jiff.martin@uconn.edu](mailto:jiff.martin@uconn.edu)
- David Dickson, UConn CLEAR, [david.dickson@uconn.edu](mailto:david.dickson@uconn.edu)
- Eliza Paterson, UConn Extension, [ftv25005@uconn.edu](mailto:ftv25005@uconn.edu)

The University of Connecticut complies with all applicable federal and state laws regarding non-discrimination, equal opportunity and affirmative action, including the provision of reasonable accommodations for persons with disabilities. Extension program participants with disabilities may request reasonable accommodations to address limitations resulting from a disability. For more information, please contact the UConn Extension Civil Rights Liaison at [extensioncivilrights@uconn.edu](mailto:extensioncivilrights@uconn.edu).

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**THE CITY OF WATERBURY, ZONING COMMISSION**

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**DATE:** APRIL 27, 2026  
**TO:** MUNICIPALITIES ADJOINING WATERBURY  
**FROM:** CITY OF WATERBURY, CITY PLANNING DEPARTMENT  
**RE:** NOTICE OF PROPOSED ZONING REGULATION AMENDMENT

MAILED CERTIFIED/RETURN RECEIPT

APR 28 2026  
CITY OF WATERBURY  
CITY PLANNING DEPARTMENT  
235 GRAND STREET  
WATERBURY, CT 06702  
APR 28 2026 11:15  
CITY CLERK

In accordance with the Connecticut General Statutes, you are hereby notified that the Zoning Commission of the City of Waterbury will hold a public hearing to consider amendments to the Zoning Regulations for the City of Waterbury. The description of the proposed amendments as well as the date time and location of the public hearing is noted below.

**WATERBURY ZONING COMMISSION**  
**NOTICE OF PUBLIC HEARING**

**Date:** Wednesday, June 24, 2026  
**Time:** 7:00 PM  
**Place:** Aldermanic Chambers, 2<sup>nd</sup> Floor, Waterbury City Hall,  
235 Grand Street, Waterbury, CT 06702


The application is as follows:

**PL 2026-0097 - Zoning Regulation Amendment** – proposed revisions to the City of Waterbury Zoning Regulations to: 1) Amend Article 4, Section 4.08 (Master Use Table) and 2) Amend Article 10, Section 10.15.02 (Applicability) for the purpose of permitting “Religious Institutions” by Special Permit in the Park Industrial “IP” Zoning District. Applicant: Waterbury Islamic Cultural Center. Location: Applicability within Park Industrial “IP” Districts.

A copy of the petition is enclosed.

Copies of the petition are also on file and available for public inspection in the Office of the City Plan Department, 185 South Main Street, Waterbury, Connecticut 06706.

ATTEST:



Robert J. Nerney, AICP  
City Planner

PL2026-0097



CITY OF WATERBURY  
ZONING COMMISSION  
PETITION TO AMEND THE  
ZONING MAP OR REGULATIONS

Page 1  
Zoning Amendment 6-1-15  
Received by

APR 21 2026

City Plan Dept.

Fee: \$ 660.00  
Includes \$60 State Fee

Application is hereby made pursuant to Section 11.12 of the Zoning Regulation, City of Waterbury for an amendment to the zoning map or the text of the zoning regulations.

**PROPERTY INFORMATION:**

ADDRESS:	269 Brookside Road
MAP-BLOCK- LOT:	98-863-21

DATE: 04-21-2026

**APPLICANT:**

Name:	Waterbury Islamic Cultural Center, Inc.
Address:	269 Brookside Road
City, State, Zip	Waterbury, CT 06708
Phone:	203.233.9422
Fax:	
Email	Sid Elahmad <saedt@hotmail.com>

**PROPERTY OWNER:**

Name:	Same
Address:	
City, State, Zip	
Phone:	
Fax:	
Email	

Property Owners Signature: [Signature] Date: 04/21/2026  
 (Certifies authorization for application and permission to enter the property in connection with the application)  
 If the proposed zone change area contains multiple parcels, please attach as many SUPPLEMENTAL INFORMATION SHEET(s) as necessary to identify all parcels.

Applicants Signature: [Signature] Date: 4/21/26

**REQUESTED AMENDMENT:**

**MAP AMENDMENT**

Existing Zoning District		Proposed Zoning District	
What is the area of the land subject to the change?	Acres		Square Feet

Is the area subject to the change within 500 feet of a municipal boundary? Yes  No

Does the area subject to the change about the proposed zoning district? Yes  No

**REGULATION TEXT AMENDMENT**

Section Numbers subject to amendment:			
\$	\$	\$ 4.08	\$ 10.15.02
\$	\$	\$	\$



## LAND USE & CONSERVATION COUNSEL

PETER S. OLSON  
ATTORNEY AT LAW  
polson@luacc.com  
Mobile: 203.521.6789

April 21, 2026

Michael Hayden  
Chair, Zoning Commission of the City of Waterbury  
185 South Main Street, 5th floor  
(1 Jefferson Square)  
Waterbury, CT 06706

Received by

APR 21 2026

City Plan Dept.

RE: 269 Brookside Road  
Proposed Zoning Text Amendments  
Section 4.08 Master Use Table, Religious Institutions  
Section 10.15.02, Religious Institutions, Applicability  
Application for Special Permit and Site Plan

Dear Mr. Hayden:

This firm represents the applicant, Waterbury Islamic Cultural Center, Inc. in the above-captioned matters. We are pleased to submit these applications for your consideration

### 1. Application for Zoning Text Amendment

We proposed to amend (a) the Master Use Table set forth in Section 4.08, as it pertains to Religious Institutions, to allow Religious Institutions in the IP Zoning District as a special permit use and (b) Section 10.15.02, to reflect this change.

This will align the treatment of religious institutions in your zoning regulations with the treatment of other large land uses in the IP Zoning District, such as Entertainment Uses and Large Venue Event Facilities, both allowed in the district by special permit.

We had previously submitted an application for zone map amendment, but withdrew it upon consultation with your staff and believe this is a better direction for this proposed use.

### 2. Application for Special Permit and Site Plan

We have submitted an application for Special Permit and Site Plan for use of the Property as a Religious Institution. These applications presume the Commission acts on the zone text amendment in a positive manner.

*Legal representation for property owners, municipalities and developers.*

CHESTNUT LAW LLC  
275 Greenwood Avenue • Bethel, Connecticut 06801  
203.297.6070 • Facsimile 203.297.6071

<http://www.lucan.com>



The building on the Property is an existing industrial structure, which is proposed to be repurposed. We do not propose any new construction or external site improvements. As such, we have submitted a zoning location survey to demonstrate that the proposed use will comply with the requirements of the zoning regulations, particularly as to parking.

I would appreciate it if you would please accept these applications and schedule them for a public hearing.

Should you have any questions, please feel free to give me a call.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Peter S. Olson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Peter S. Olson

PSO/sib



Received by

APR 21 2026

City Plan Dept.

LAND USE APPLICATION AUTHORIZATION

Date: 03/30/26

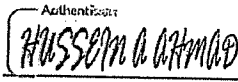
I, the undersigned, hereby grant full authorization and permission to Peter S. Olson, attorney at law, and the law firm known as Land Use & Conservation Counsel, to prepare, submit and pursue land use applications and appeals on my behalf, as owner of the following property and/or the applicant:

269 Brookside Road

This authorization shall include, inter alia, the following authorizations and responsibilities to act on my behalf: (a) to sign applications, appeal forms and related documents; (b) to sign letters to Boards, Commissions, or other municipal agencies; (c) to conduct meetings with staff; (c) to represent my interests in front of Boards, Commissions or other municipal agencies; and (d) to grant extensions and withdraw applications.

This authorization shall expire only upon final approval or other termination of all related land use applications, or unless terminated in writing by my.

Waterbury Islamic Cultural Center Inc

By 

Hussein Ahmad

President

Date: 03/30/26



CITY OF WATERBURY, CONNECTICUT  
ZONING REGULATIONS

ARTICLE 4  
PERMITTED  
USES

APR 21 2026

City Plan Dept.

USE CATEGORIES	RS 12	RS	RL	RM	RH	RO	CN	CO	CA	CG	CBD	IG	IL	IP	STANDARDS
Automobile and Marine Craft Trade									ZP	SP		ZP	ZP	ZP	
Commercial Outdoor Recreation	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP		SP	SP	SP	10.13
Office Uses					SP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
Medical Office						ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	SP	
General Purpose Hospital Campus															10.14
Inpatient Clinic					SP	SP	SP	SP	SP	SP					
Community Facilities	SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP				
Day Care Center		SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	SP	ZP	ZP	
Schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP				
Business and Trade Schools						SP	SP	SP	SP	SP	SP	ZP	ZP	ZP	
Colleges or Universities															10.14
Religious Institutions	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP		ZP		10.15
Essential Public Services	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	
Parks and Open Areas	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	

Received by

APR 21 2026

City Plan Dept.

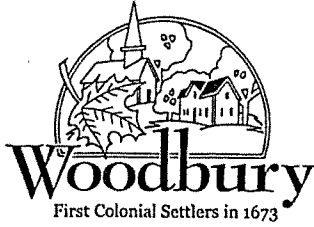
**PROPOSED ZONING TEXT AMENDMENT  
 WATERBURY ISLAMIC CULTURAL CENTER, INC.  
 269 BROOKSIDE ROAD  
 IP ZONING DISTRICT**

**Section 4.08 Master Use Table**

USE CATEGORIES	RS I2	RS	RL	RM	RH	RO	CN	CO	CA	CG	C	IG	IL	IP	STANDARDS
Religious Institutions	SP	SP	SP	SP	SP	ZP	ZP	ZP	ZP	ZP	ZP		ZP	SP	10.15

**10.15.02 Applicability**

Religious Institutions, including but not necessarily limited to churches, synagogues, temples and other places of worship, may be permitted in the RS-12, RS, RL, RM, and RH Districts subject to Special Permit approval and, in the RO, CN, CO, CA, CG, CBD, and IL Districts subject to Zoning Permit approval, and in the IP District subject to Special Permit approval. In all cases such uses are subject to applicable District Development and General Use Standards and the Special Use Standards of this Section.



# Town of Woodbury

## Land Use Office

281 Main Street South

Woodbury, CT 06798

203.263.3467 • [www.woodburyct.org](http://www.woodburyct.org)

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<b>TO</b>	Town Clerk of the Town of Bethlehem Town Clerk of the Town of Middlebury Town Clerk of the Town of Roxbury Town Clerk of the Town of Southbury Town Clerk of the Town of Washington Town Clerk of the Town of Watertown	Cert Mail # 9589 0710 5270 3771 4528 84 Cert Mail # 9589 0710 5270 3771 4528 91 Cert Mail # 9589 0710 5270 3771 4528 46 Cert Mail # 9589 0710 5270 3771 4528 53 Cert Mail # 9589 0710 5270 3771 4528 60 Cert Mail # 9589 0710 5270 3771 4528 77
<b>FROM</b>	Town of Woodbury Zoning Commission	
<b>DATE</b>	May 4, 2026	
<b>SUBJECT</b>	26-ZC-0009 Notice pursuant to CGS §8-7d(f) Zoning Commission Zoning Regulations Text Amendment Short-Term Rental	

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**NOTICE** is hereby issued from the Town of Woodbury Zoning Commission in accordance with Connecticut General Statutes §8-7d(f) of the attached pending Zoning Regulations Amendment regarding the proposed regulation of Short-Term Rentals within the Town of Woodbury.

The Zoning Commission will hold a Public Hearing on this matter on Tuesday, June 9, 2026, in the Senior/Community Center located at 265 Main Street South, Woodbury CT, beginning at 7:00 PM or soon after.

Up to the close of the public hearing, interested persons may provide verbal and/or written commentary. Complete application information is available for public viewing in the Woodbury Land Use Office.

Town of Woodbury Land Use Office  
(203) 263-3467  
[SKunz@woodburyct.org](mailto:SKunz@woodburyct.org)

2026 MAY -7 AM 11:52  
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TOWN CLERK

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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### 1. AMEND Section 2.2 Definitions, Appendix A to ADD the following new definitions.

#### Short-Term Rental

Any portion or the entirety of a single-family dwelling that is rented, leased or otherwise assigned for compensation, direct or indirect, in currency or in kind, for occupancy by transient guests for a term of thirty (30) consecutive calendar days or less. The term "Short-Term Rental" does not include, and such use shall not be permitted or conducted within the following:

- Buildings not designated for use as a single-family dwelling
- Multifamily dwellings
- Designated affordable housing dwellings
- Planned Residential Development
- Residential apartment dwelling units approved in the following Zoning Districts:
  - Main Street Design (MSD) District
  - Middle Quarter (MQ) District
  - Middle Quarter Residential Transition (MQ-H) Sub-District
- Properties or buildings in the following Zoning Districts:
  - Garden Apartment (GA) District
  - Planned Industrial (PI) District
  - Earth Excavation (EE) District
  - Middle Quarter Residential Transition (MQ-H) Sub-District
- Bed and Breakfast
- Country Inn
- Motel or Hotel

#### Short-Term Rental, Hosted

A short-term rental where both the owner, who is the resident occupant, and a short-term rental transient guest are both present on the premises and overnight during the short-term rental period.

#### Short-Term Rental, Unhosted

A short-term rental where the owner who is the resident occupant is not present on the premises with the transient guest during the short-term rental period.

#### Transient Guest

A person who rents, leases, stays or otherwise occupies a room or rooms in a hotel, bed-and-breakfast, country inn, or short-term rental.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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### **2. AMEND Section 4.3 to add a new Subsection 4.3.8: Short-Term Rental.**

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#### **4.3.8 Short-Term Rental**

The accessory short-term rental of a single-family home with a Certificate of Occupancy in good standing is permitted subject to the following supplemental standards:

##### **4.3.8.1 Intent and Purpose**

- A. Intent. It is the intent to accommodate those who want the option to rent their residential single-family dwellings on a short-term basis, while establishing appropriate requirements to mitigate challenges that short-term rentals may have on neighborhoods and the larger community. Where and how permitted, short-term rentals shall be classified and permitted solely as an accessory use, not a principal use such as a commercial investment property.
- B. Purpose. The Zoning Commission has determined it is in the best interest of the Town and its residents to restrict and regulate the rental of a single-family dwelling unit for terms shorter than thirty (30) consecutive days because such use has the potential to negatively impact residential neighborhoods and the town by allowing effectively commercial transient lodging uses in buildings and areas where commercial uses are not typically permitted. In addition, short-term rentals can lead to a reduction in the affordable housing supply by removing dwelling units from the market and driving up demand for the limited remaining housing supply. This can result in fewer available residential dwelling units, particularly affordable housing options, and increased prices or rents for those units. The Woodbury Plan of Conservation and Development's overarching vision seeks to maintain and enhance Woodbury's rural residential character and identity. Residents overwhelmingly cite the Town's "*rural character, natural resources, historic properties and cultural assets*" as what they value most. Other notable focal points include the need for careful control of noise, light pollution, incompatible land uses, traffic congestion and limitations on non-residential development in keeping with the rural character of the Town. As such, the restrictions and requirements imposed herein further the Town's goals and objectives of the Plan of Conservation and Development and promote the protection of the health, safety and welfare of the Town and its residents.

##### **4.3.8.2 Presumptive Evidence**

The existence of any of the following shall create a rebuttable presumption that a property is being utilized as a short-term rental:

- A. The property is offered for rent, lease or other assignments on a short-term rental website, including but not limited to Airbnb, HomeAway, VRBO or similar websites.
- B. The property is offered for rent, lease or other assignments using any other advertising mechanism for a period of fewer than thirty (30) consecutive calendar days.

##### **4.3.8.3 Permit Required**

- A. A revocable approval to operate a short-term rental, subject to a special permit and site plan approval by the Zoning Commission, shall be required.
- B. It shall be unlawful to use, establish, maintain, operate, rent, lease, assign, or advertise for rent, lease or assignment, any property or portion thereof as a short-term rental within the Town of Woodbury without first having obtained a short-term rental permit for such purpose in accordance with provisions of these Regulations.
- C. The failure or refusal to obtain a short-term rental permit consistent with these standards shall be deemed a violation of these Regulations.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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- D. The following types of short-term rentals shall be permitted upon the issuance of an applicable short-term rental permit, subject to the standards and requirements of this section:
  - i. Unhosted short-term rental as defined in these Regulations.
  - ii. Hosted short-term rental as defined in these Regulations.
- E. All applications for a short-term rental permit shall disclose the names of all persons or other ownership entities with any percentage of fee-simple ownership of the property upon which the short-term rental is proposed, as well as the name of the person from said ownership that will be the resident occupant if hosted. Primary and backup emergency contacts shall also be disclosed.
- F. All owners of a property holding a short-term rental permit shall be equally responsible for the operation and maintenance of the short-term rental and associated property, as well as for compliance with these short-term rental permit standards and the terms and conditions of an approved short-term rental permit.
- G. A short-term rental permit is a privilege, not a right and failure to comply with the standards of this section or the terms and conditions of a short-term rental permit can result in penalties and other remedies enforced in accordance with the standards and procedures set forth in these Regulations, as well as revocation, suspension, or nonrenewal of a short-term rental permit.
- H. No owner shall be eligible for a short-term rental permit during the first two (2) years of their ownership of the subject premises.
- I. No owner (individually or collectively) may hold more than one (1) short-term rental permit at any given time.
- J. A short-term rental permit shall be valid for a period of two (2) years. An application for renewal shall be required to be submitted sixty (60) days prior to the expiration date to continue to operate and shall demonstrate compliance with any intervening changes to these Regulations, the Code of the Town of Woodbury, the State Building Code and all other applicable federal, state and local codes, regulations or laws.
- K. Any short-term rental permit that has lapsed shall require a new application.
- L. A short-term rental permit shall not be transferable to a different property or new owner.
- M. The safety of a short-term rental shall be entirely the responsibility and liability of the owner, and the Town of Woodbury shall assume no such liability by virtue of issuing a short-term rental permit or of regulating such short-term rental use.

#### 4.3.8.4 Restricted Use

- A. The use of a short-term rental as defined by these Regulations shall be an accessory use of an approved single-family dwelling for which a Certificate of Occupancy has been issued and remains in good standing.
- B. No short-term rental contract shall be for a term of less than two (2) consecutive calendar days.
- C. No short-term rental use shall occur on a vacant lot.
- D. No more than one (1) single-family dwelling unit on a property shall be permitted to be utilized as a short-term rental. Where there is more than one (1) single-family dwelling unit, including but not limited to accessory dwellings, on a property, one of the dwelling units shall be maintained as the owner's dwelling (owner-occupied – not rented).
- E. Any requirement or condition of use as required and established by these Regulations and/or any standing permit for an accessory apartment regarding owner occupancy, shall also remain in full force and effect with the issuance of a short-term rental permit.
- F. Multifamily dwellings and any other permitted use not meeting the definition of short-term rental shall not be used as a short-term rental.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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### 4.3.8.5 Occupancy Standards

- A. Short-term rental permit number. Each approved short-term rental shall be assigned a permit number, which shall be conspicuously posted within the short-term rental and in all print and online advertisements and listings.
- B. Contacts.
  - i. Contact information (name, address, phone and email) for the owner and any representative responsible shall be disclosed in all applications for a short-term rental permit and shall be included in all rental agreements and maintained prominently within the short-term rental.
  - ii. Any changes to the disclosed contact information shall be provided in writing to the Building Official, Fire Marshal, and ZEO within thirty (30) days of any changes of the individuals disclosed.
  - iii. There shall be a twenty-four (24) hour primary and backup contact person responsible for the maintenance of the property for the duration of the short-term rental period.
  - iv. All contact persons shall be eighteen (18) years of age or older and shall be capable of responding to an emergency or complaint at the property in a timely manner, not to exceed one (1) hour.
  - v. A short-term rental shall provide the ability for the transient guests to make emergency telephone calls.
- C. Guest register. A guest register shall be maintained listing the names and addresses, dates, and length of stay of all transient guests.
- D. Unaccompanied minors shall not be permitted in a short-term rental.
- E. Short-term rental bedrooms.
  - i. All bedrooms shall be inside the designated short-term rental dwelling unit and shall not include non-habitable structures, garages, storage sheds or barns, tents or tent platforms, treehouses, outdoor areas, temporary structures or recreational vehicles.
  - ii. All bedrooms shall be of a minimum size and configuration as otherwise required and approved pursuant to the standing Certificate of Occupancy for the dwelling.
  - iii. No short-term rental shall result in an increase in the total number of permitted bedrooms within the dwelling served by the septic disposal capacity of the premises. The total number of bedrooms shall be limited to those currently approved in accordance with the standing Certificate of Occupancy.
  - iv. All approved bedrooms shall be identified on the floor plans required with an application for a short-term rental permit.
  - v. There shall be no more than two (2) transient guests, not including minor children under the age of twelve (12), per bedroom.
  - vi. There shall be no kitchen or cooking facilities or appliances in any bedroom.
- F. Renter rules and obligations. Each rental contract shall include a “Renter Good Neighbor Informational Packet” that includes at minimum the following information (a copy shall also be maintained prominently within the short-term rental):
  - Renters shall be provided primary and backup point of contact information.
  - Renters shall observe maximum allowed occupancy standards.
  - Renters shall be provided a map showing the property boundaries and designated off-street parking areas. All parking shall only occur in approved designated locations on the property.
  - Renters shall not trespass on adjoining private property.
  - Renters shall be considerate of the homes and residents of the surrounding neighborhood.
  - Renters shall not create a disturbance perceptible off property and will observe quiet hours from 10:00 pm through 7:00 am.
  - Renters shall be responsible for and comply with pet rules.
  - Renters shall be made aware of the location of fire extinguishers and provided a copy of the emergency exit egress plan.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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- Renters shall be made aware of the location and proper use of trash receptacles.
- Renters shall be provided with instructions for any interior or exterior recreational fires in fireplaces, fire pits or wood stoves, which must be attended and meet state and town permit requirements.
- Renters shall not be permitted to use the short-term rental for any use inconsistent with or which is non-compliant with the short-term rental permit.
- Renters shall not use the short-term rental for public or private parties, events or commercial use.
- Renters shall not use the premises for any outdoor camping.
- Renters shall be provided with instructions for the use of any pool or hot tub, including explanation of the use of required barrier, barrier latches, alarms, electrical disconnect, and other safety components.

### 4.3.8.6 Operational Standards

- A. Short-term rental use shall be essentially invisible to the neighborhood, shall not create a nuisance (i.e., noise, odors, trespass, lighting, etc.), shall not be detrimental to the aesthetic quality of the residence or its neighborhood, and shall not interfere with the quality of life in the neighborhood.
- B. External structural alterations or site improvements that change the residential character of the lot upon which a short-term rental is located are prohibited (examples of such prohibited alterations include the addition of a commercial-like parking lot, exterior lighting, signage, or similar changes not customarily incidental to the principal residential use of the premises).
- C. There shall be no recreational vehicles, campers or similar located on the property in conjunction with a short-term rental use unless such are incidental, not used as living quarters while on the premises, adequate on-site parking for such exists as demonstrated on the approved Parking Plan required by these standards, and such is also compliant with §7.4 of these Regulations.
- D. Signs. No on or off-site signs advertising the property as a short-term rental shall be permitted.
- E. Short-term rental use is meant to provide temporary lodging in a residential setting and is not to be rented or used for other purposes involving the gathering or assembly of persons, including but not limited to the following:
  - Activities involving persons above the number of permitted guests/renter occupants.
  - Weddings, receptions, anniversaries, reunions, parties, concerts, or similar gatherings.
  - Banquets, fundraisers, retreats, business seminars, or other such events sponsored by a business, institutional entity, non-profit organization, or other such entity.
  - Filming and photo shoots.
  - Loudspeakers.
  - Activities resulting in perceptible off-site impact to other properties, such as loud or disruptive noise, lighting, trespass, or lewd behavior.
- F. Food service. No food service or restaurant use may be operated. A hosted short-term rental may provide prepared meals to occupant transient guests only, subject to applicable food service licensing and permitting.
- G. Commercial services. No commercial services shall be provided.
- H. On-site recreational facilities. Use of on-site recreational facilities shall be limited to the use by the host and the short-term rental transient guests only. It shall be unlawful for an owner to offer for use, rent or lease, or advertise for use, rent or lease, any portion of the residential property, such as pool or hot tub rentals, party or yard rentals, or sport court rentals for recreational use separate from a permitted short-term rental use by the transient guests.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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### 4.3.8.7 Code Compliance

- A. Each property with an approved short-term rental permit shall post the property street number at the road and on the dwelling building consistent with Article IV of Chapter 121 of the Code of the Town of Woodbury, as may be amended from time to time.
- B. Operation of a short-term rental shall comply with all applicable federal, state and local codes, ordinances, regulations and laws.
- C. Short-term rental use shall only be permitted in those portions of a structure covered by a valid Certificate of Occupancy.
- D. At all times, clear visible paths of egress and properly functioning windows and doors in all livable spaces of the dwelling shall be maintained.
- E. All short-term rental units shall have primary and secondary means of egress in compliance with the Certificate of Occupancy for the dwelling, including properly functioning windows and doors.
- F. Working smoke detectors shall be installed and maintained in each bedroom and one additional detector on each floor, and as otherwise required in compliance with the Certificate of Occupancy for the dwelling.
- G. Working carbon monoxide detectors as required per the State Building Code shall be installed and maintained.
- H. A short-term rental shall provide an ABC fire extinguisher on each floor and in the kitchen, which shall be inspected prior to each separate occupancy and no less than monthly to ensure extinguishers are fully charged. A written record shall be maintained and made available to the Building Official, Fire Marshal and ZEO upon request.
- I. Emergency evacuation procedures shall be posted in each bedroom and kitchen within a short-term rental.

### 4.3.8.8 Inspections

- A. A proposed short-term rental shall be inspected by the Building Official, Fire Marshal and ZEO within thirty (30) days of submission of an application to the Zoning Commission and prior to any permit renewal application, to determine compliance with these short-term rental standards and requirements.
- B. The Building Official, Fire Marshal and ZEO in enforcement of the provisions of these Regulations, the State Building Code, and other applicable codes, ordinances, regulations and laws are authorized to make or cause to be made subsequent inspections to determine continued compliance and condition of a short-term rental to safeguard the health, safety, and welfare of the public.
- C. A short-term rental shall be subject to and must pass a yearly fire/safety inspection. The report of said inspection shall be attached to any application for renewal.
- D. A short-term rental determined not to be complying shall be discontinued until it has been reinspected and found in compliance and shall be subject to a reinspection fee.
- E. Failure to comply with a scheduled inspection may result in denial of a short-term permit or renewal permit.

### 4.3.8.9 Application Requirements

In addition to other applicable application requirements set forth in these Regulations, an application for short-term rental permit shall include the following:

- A. Statement authorizing the Building Official, Fire Marshal and ZEO to inspect the property to ensure compliance with all requirements and standards contained within these Regulations, the State Building Code, and other applicable codes, ordinances, regulations and laws.
- B. Property owner and twenty (24) hour emergency contact information (name, address, affiliation, phone and email), including owner disclosure as required in §4.3.8.3E above.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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- C. Parking Plan.
  - i. A parking plan identifying adequately located, sized and constructed off-street parking shall be provided. Parking shall be designed, provided and maintained in accordance with the standards for off-street parking as otherwise regulated in these Regulations.
  - ii. Required minimum number of off-street parking spaces shall be determined by the Zoning Commission.
  - iii. Spaces within a garage (or other enclosed structure) shall not be counted as off-street parking spaces unless the garage is available for transient guest parking or are those designated to the owner of a hosted short-term rental.
  - iv. Parking spaces shall be defined and constructed with an all-weather surface.
  - v. Parking shall not be permitted on any part of the lawn of the property.
  - vi. Parking on the street and outside of approved designated locations shall be prohibited.
- D. Floor Plans. Floor Plans drawn to scale shall be provided detailing at minimum the following:
  - i. Identification of general floor layout, room usage and identification of all bedrooms and bathrooms, including identification of the maximum number of persons to be accommodated in each bedroom not to exceed the maximum number permitted by these standards.
  - ii. For a hosted short-term rental, identification of the number of bedrooms occupied by the owner residents of the dwelling and the total number of bedrooms proposed for short-term rental use.
  - iii. Identification of the means of egress from the dwelling and from each bedroom.
  - iv. A safety/egress plan shall be posted in the rental unit in a visible location and on the back of each bedroom door.
- E. Solid waste. Facilities to handle solid waste, including recycling, shall be detailed and made available to the transient guests and shall be shown to be easily accessible, secure and screened from adjacent properties. Such facilities shall include details for routine refuse removal utilizing wildlife resistant and secure containment.
- F. House Rules. A copy of the Renter Rules and Obligations and required “Renter Good Neighbor Informational Packet” as required in §4.3.8.5F above shall be provided.

### 4.3.8.10 Violations, Revocation, Suspension and Nonrenewal

- A. Violation of any provisions of a short-term rental permit or the standards in this section may result in revocation, suspension or nonrenewal of the short-term rental permit and the owner shall be subject to enforcement and penalties set forth in these Regulations.
- B. Operation of a short-term rental without a permit shall also be subject to enforcement and penalties set forth in these Regulations.
- C. The Zoning Commission may revoke or suspend an existing permit or deny a permit renewal upon the finding of one or more of the following criteria:
  - i. The permit was issued in error or based on false or misleading information.
  - ii. The premises Certificate of Zoning Compliance and/or Certificate of Occupancy have been suspended or revoked.
  - iii. The permit holder is in violation of any provision of its short-term rental permit or these standards.
  - iv. An unresolved violation existed beyond the time provided to remedy.
  - v. The subject premises were rented for transient occupancy while the associated short-term rental permit was lapsed, suspended, or revoked.
  - vi. The Building Official, Fire Marshal or ZEO was barred entry to the property after proper notification or was otherwise subjected to unreasonable interference during an inspection or enforcement investigation conducted pursuant to these Regulations.

# TOWN OF WOODBURY ZONING COMMISSION

## ZONING REGULATIONS TEXT AMENDMENT – SHORT-TERM RENTAL

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- D. Effect of revocation.
  - i. Where a permit is revoked based upon false information or misrepresentation, the permit holder shall be barred from applying for any new short-term rental permit for a period of twelve (12) months.
  - ii. If a short-term rental permit is revoked, no application for a new permit will be accepted for filing until the applicant has remedied the conditions that formed the basis of the revocation to the satisfaction of the Zoning Commission. Once remedied, the applicant will have to apply for a new permit and pay the fee as in the case of an original application.

### **3. AMEND Section 5.1.4 to ADD a new Subsection G to authorize Short-Term Rental.**

- G. Short-Term Rental, as defined by these Regulations, in accordance with Section 4.3.8.