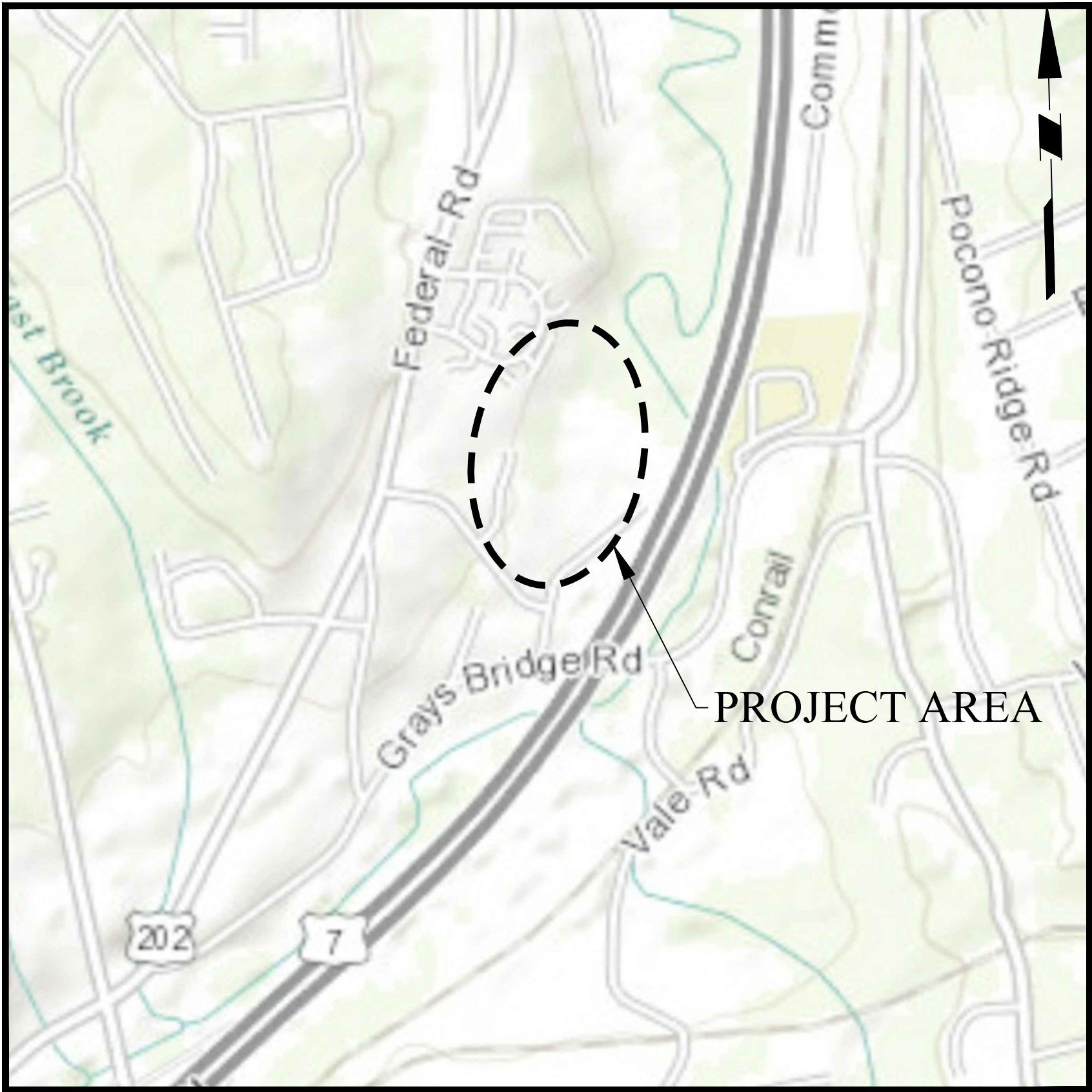


TOWN OF BROOKFIELD, CONNECTICUT
WATER POLLUTION CONTROL AUTHORITY

ROLLINGWOOD CONDOMINIUMS SEWER IMPROVEMENTS
IN
TOWN OF BROOKFIELD
FAIRFIELD COUNTY, CONNECTICUT



VICINITY MAP
SCALE: 1" = 1000'

DRAWING LIST		
SHEET NO.	PAGE NO.	DRAWING TITLE
CS001	1 OF 7	COVER SHEET
CU101	2 OF 7	UTILITY PLAN (1 OF 2)
CU102	3 OF 7	UTILITY PLAN (2 OF 2)
CU201	4 OF 7	SANITARY SEWER PROFILES
CE101	5 OF 7	SEDIMENT AND EROSION CONTROL PLAN (1 OF 2)
CE102	6 OF 7	SEDIMENT AND EROSION CONTROL PLAN (2 OF 2)
CS501	7 OF 7	DETAILS

OWNER:

ROLLINGWOOD CONDOMINIUM ASSOCIATION
100 POCONO ROAD
BROOKFIELD, CT 06804

AGENCY:


BROOKFIELD WATER POLLUTION CONTROL AUTHORITY
100 POCONO ROAD
BROOKFIELD, CT 06804

ENGINEER:

LANGAN, CT, INC.
707 WESTCHESTER AVENUE, SUITE 304
WHITE PLAINS, NY 10604

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ITEM IN ANY WAY.

10/26/16	Revised per Inland Wetland Commission Comments	1.
Date	Description	No.
REVISIONS		



10/26/16
DATE SIGNED
CHARLES UTSCHIG, JR.
PROFESSIONAL ENGINEER CT Lic. No. 0019262



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Langan CT, Inc.
Langan International LLC
Collectively known as Langan

Project

ROLLINGWOOD
CONDOMINIUM
SEWER IMPROVEMENTS

TOWN OF BROOKFIELD
FAIRFIELD COUNTY CONNECTICUT

Drawing Title

COVER SHEET

Project No.
190011002

Date
AUGUST 5, 2016

Scale
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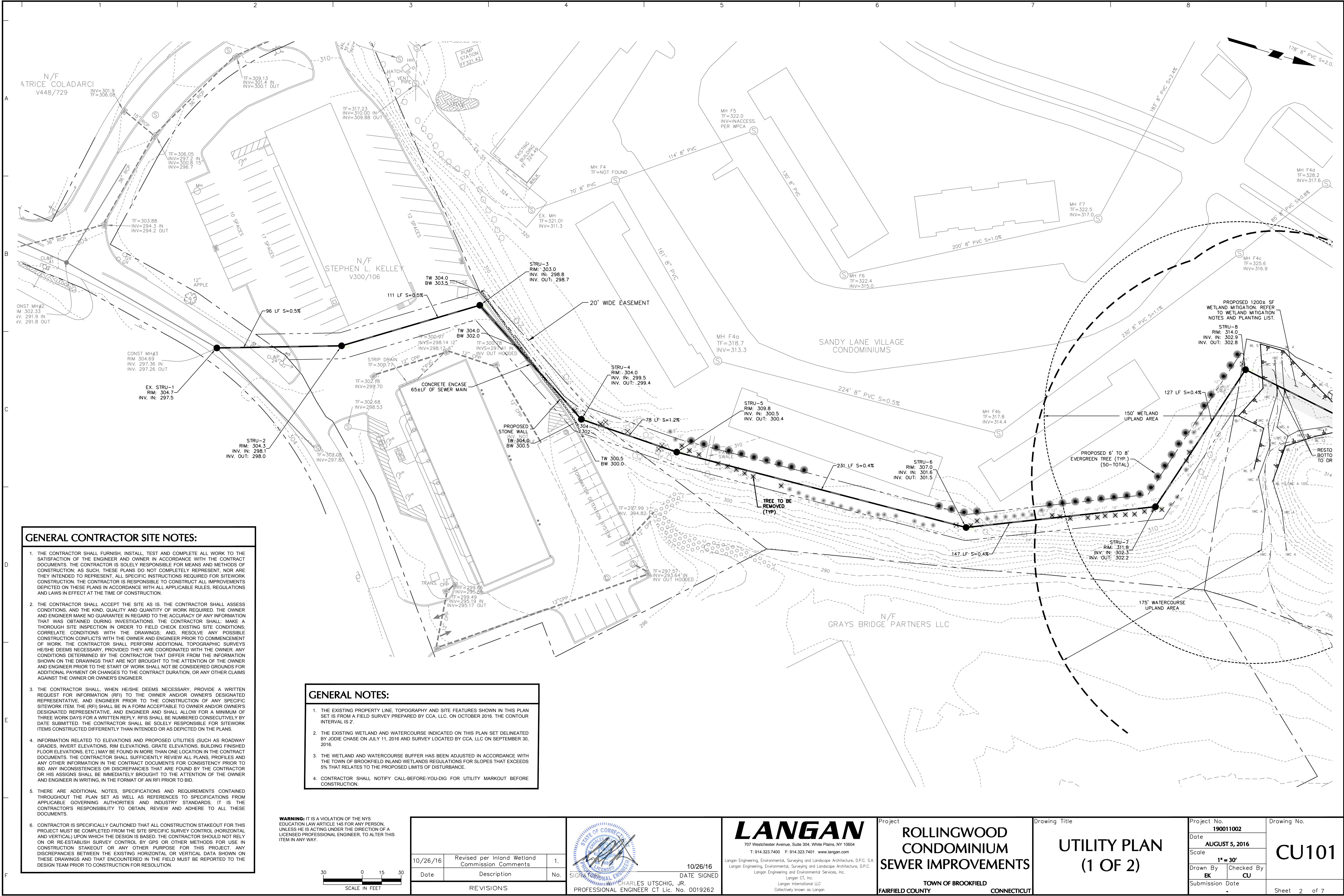
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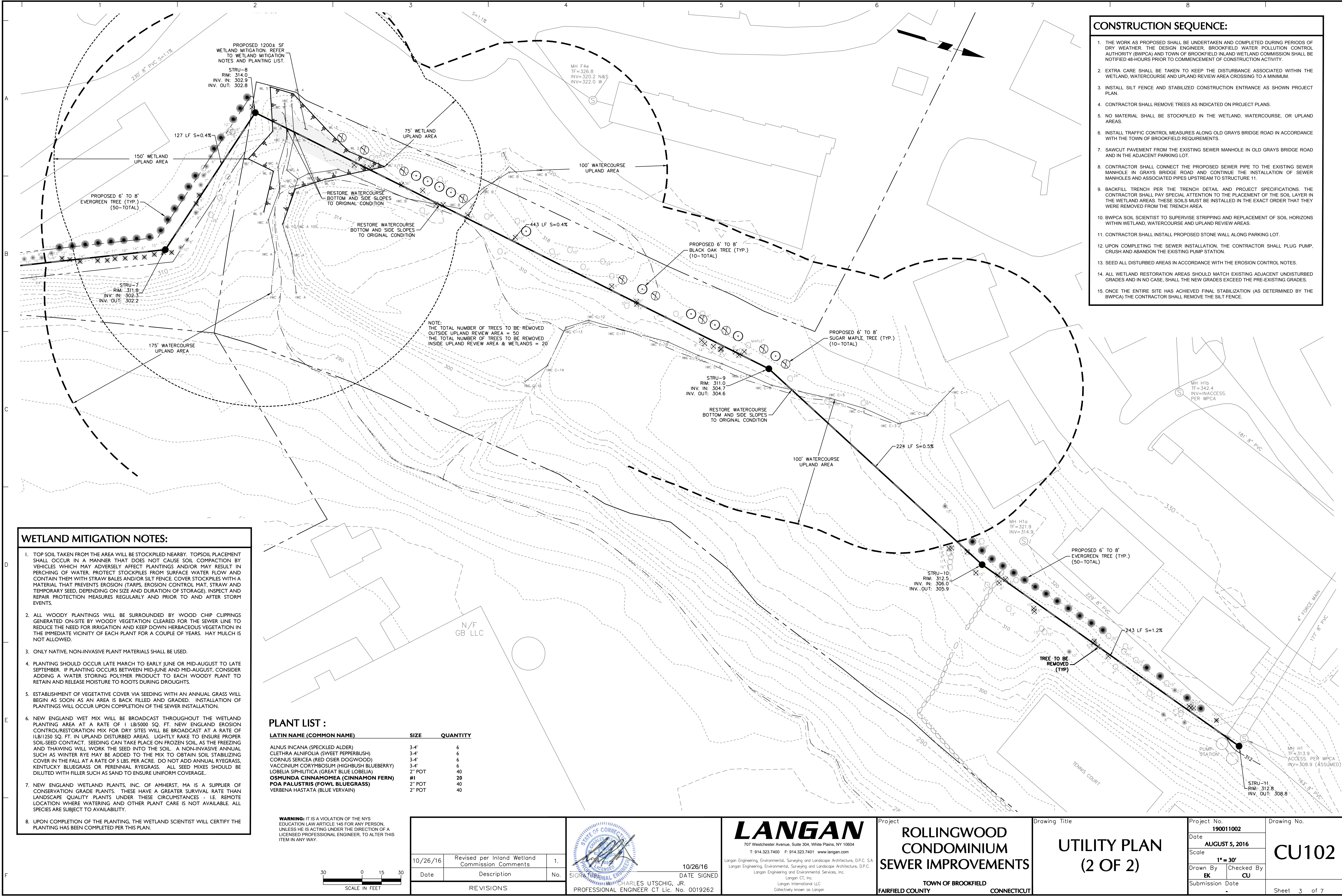
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Submission Date
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Drawing No.
CS001

Sheet 1 of 7





- CONSTRUCTION SEQUENCE:**
1. THE WORK AS PROPOSED SHALL BE UNDERTAKEN AND COMPLETED DURING PERIODS OF DRY WEATHER. THE DESIGN ENGINEER, BROOKFIELD WATER POLLUTION CONTROL AUTHORITY (BWPCA) AND TOWN OF BROOKFIELD INLAND WETLAND COMMISSION SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
 2. EXTRA CARE SHALL BE TAKEN TO KEEP THE DISTURBANCE ASSOCIATED WITHIN THE WETLAND, WATERCOURSE AND UPLAND REVIEW AREA CROSSING TO A MINIMUM.
 3. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN PROJECT PLAN.
 4. CONTRACTOR SHALL REMOVE TREES AS INDICATED ON PROJECT PLANS.
 5. NO MATERIAL SHALL BE STOCKPILED IN THE WETLAND, WATERCOURSE, OR UPLAND AREAS.
 6. INSTALL TRAFFIC CONTROL MEASURES ALONG OLD GRAYS BRIDGE ROAD IN ACCORDANCE WITH THE TOWN OF BROOKFIELD REQUIREMENTS.
 7. SAWCUT PAVEMENT FROM THE EXISTING SEWER MANHOLE IN OLD GRAYS BRIDGE ROAD AND IN THE ADJACENT PARKING LOT.
 8. CONTRACTOR SHALL CONNECT THE PROPOSED SEWER PIPE TO THE EXISTING SEWER MANHOLE IN GRAYS BRIDGE ROAD AND CONTINUE THE INSTALLATION OF SEWER MANHOLES AND ASSOCIATED PIPES UPSTREAM TO STRUCTURE 11.
 9. BACKFILL TRENCH PER THE TRENCH DETAIL AND PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL PAY SPECIAL ATTENTION TO THE PLACEMENT OF THE SOIL LAYER IN THE WETLAND AREAS. THESE SOILS MUST BE INSTALLED IN THE EXACT ORDER THAT THEY WERE REMOVED FROM THE TRENCH AREA.
 10. BWPCA SOIL SCIENTIST TO SUPERVISE STRIPPING AND REPLACEMENT OF SOIL HORIZONS WITHIN WETLAND, WATERCOURSE AND UPLAND REVIEW AREAS.
 11. CONTRACTOR SHALL INSTALL PROPOSED STONE WALL ALONG PARKING LOT.
 12. UPON COMPLETING THE SEWER INSTALLATION, THE CONTRACTOR SHALL PLUG PUMP, CRUSH AND ABANDON THE EXISTING PUMP STATION.
 13. SEED ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL NOTES.
 14. ALL WETLAND RESTORATION AREAS SHOULD MATCH EXISTING ADJACENT UNDISTURBED GRADES AND IN NO CASE, SHALL THE NEW GRADES EXCEED THE PRE-EXISTING GRADES.
 15. ONCE THE ENTIRE SITE HAS ACHIEVED FINAL STABILIZATION (AS DETERMINED BY THE BWPCA) THE CONTRACTOR SHALL REMOVE THE SILT FENCE.

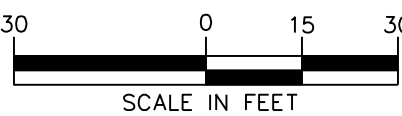
WETLAND MITIGATION NOTES:

1. TOP SOIL TAKEN FROM THE AREA WILL BE STOCKPILED NEARBY. TOPSOIL PLACEMENT SHALL OCCUR IN A MANNER THAT DOES NOT CAUSE SOIL COMPACTION BY VEHICLES WHICH MAY ADVERSELY AFFECT PLANTINGS AND/OR MAY RESULT IN PERCHING OF WATER. PROTECT STOCKPILES FROM SURFACE WATER FLOW AND CONTAIN THEM WITH STRAW BALES AND/OR SILT FENCE. COVER STOCKPILES WITH A MATERIAL THAT PREVENTS EROSION (TARPS, EROSION CONTROL MAT, STRAW AND TEMPORARY SEED, DEPENDING ON SIZE AND DURATION OF STORAGE). INSPECT AND REPAIR PROTECTION MEASURES REGULARLY AND PRIOR TO AND AFTER STORM EVENTS.
2. ALL WOODY PLANTINGS WILL BE SURROUNDED BY WOOD CHIP CLIPPINGS GENERATED ON-SITE BY WOODY VEGETATION CLEARED FOR THE SEWER LINE TO REDUCE THE NEED FOR IRRIGATION AND KEEP DOWN HERBACEOUS VEGETATION IN THE IMMEDIATE VICINITY OF EACH PLANT FOR A COUPLE OF YEARS. HAY MULCH IS NOT ALLOWED.
3. ONLY NATIVE, NON-INVASIVE PLANT MATERIALS SHALL BE USED.
4. PLANTING SHOULD OCCUR LATE MARCH TO EARLY JUNE OR MID-AUGUST TO LATE SEPTEMBER. IF PLANTING OCCURS BETWEEN MID-JUNE AND MID-AUGUST, CONSIDER ADDING A WATER STORING POLYMER PRODUCT TO EACH WOODY PLANT TO RETAIN AND RELEASE MOISTURE TO ROOTS DURING DROUGHTS.
5. ESTABLISHMENT OF VEGETATIVE COVER VIA SEEDING WITH AN ANNUAL GRASS WILL BEGIN AS SOON AS AN AREA IS BACK FILLED AND GRADED. INSTALLATION OF PLANTINGS WILL OCCUR UPON COMPLETION OF THE SEWER INSTALLATION.
6. NEW ENGLAND WET MIX WILL BE BROADCAST THROUGHOUT THE WETLAND PLANTING AREA AT A RATE OF 1 LB/5000 SQ. FT. NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES WILL BE BROADCAST AT A RATE OF 1LB/1250 SQ. FT. IN UPLAND DISTURBED AREAS. LIGHTLY RAKE TO ENSURE PROPER SOIL-SEED CONTACT. SEEDING CAN TAKE PLACE ON FROZEN SOIL, AS THE FREEZING AND THAWING WILL WORK THE SEED INTO THE SOIL. A NON-INVASIVE ANNUAL SUCH AS WINTER RYE MAY BE ADDED TO THE MIX TO OBTAIN SOIL STABILIZING COVER IN THE FALL AT A RATE OF 5 LBS. PER ACRE. DO NOT ADD ANNUAL RYEGRASS, KENTUCKY BLUEGRASS OR PERENNIAL RYEGRASS. ALL SEED MIXES SHOULD BE DILUTED WITH FILLER SUCH AS SAND TO ENSURE UNIFORM COVERAGE.
7. NEW ENGLAND WETLAND PLANTS, INC. OF AMHERST, MA IS A SUPPLIER OF CONSERVATION GRADE PLANTS. THESE HAVE A GREATER SURVIVAL RATE THAN LANDSCAPE QUALITY PLANTS UNDER THESE CIRCUMSTANCES - I.E. REMOTE LOCATION WHERE WATERING AND OTHER PLANT CARE IS NOT AVAILABLE. ALL SPECIES ARE SUBJECT TO AVAILABILITY.
8. UPON COMPLETION OF THE PLANTING, THE WETLAND SCIENTIST WILL CERTIFY THE PLANTING HAS BEEN COMPLETED PER THIS PLAN.

PLANT LIST :

LATIN NAME (COMMON NAME)	SIZE	QUANTITY
ALNUS INCANA (SPECKLED ALDER)	3-4'	6
CLETHRA ALNIFOLIA (SWEET PEPPERBUSH)	3-4'	6
CORNUS SERICEA (RED OSIER DOGWOOD)	3-4'	6
VACCINIUM CORYMBOSUM (Highbush Blueberry)	3-4'	6
LOBELIA SIPHILITICA (Great Blue Lobelia)	2" POT	40
OSMUNDA CINNAMOMEA (Cinnamon Fern)	#1	20
POA PALUSTRIS (Fowl Bluegrass)	2" POT	40
VERBENA HASTATA (Blue Vervain)	2" POT	40

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Project
ROLLINGWOOD CONDOMINIUM SEWER IMPROVEMENTS
TOWN OF BROOKFIELD
FAIRFIELD COUNTY CONNECTICUT

Drawing Title
UTILITY PLAN (2 OF 2)

Project No.
190011002

Date
AUGUST 5, 2016

Scale
1" = 30'

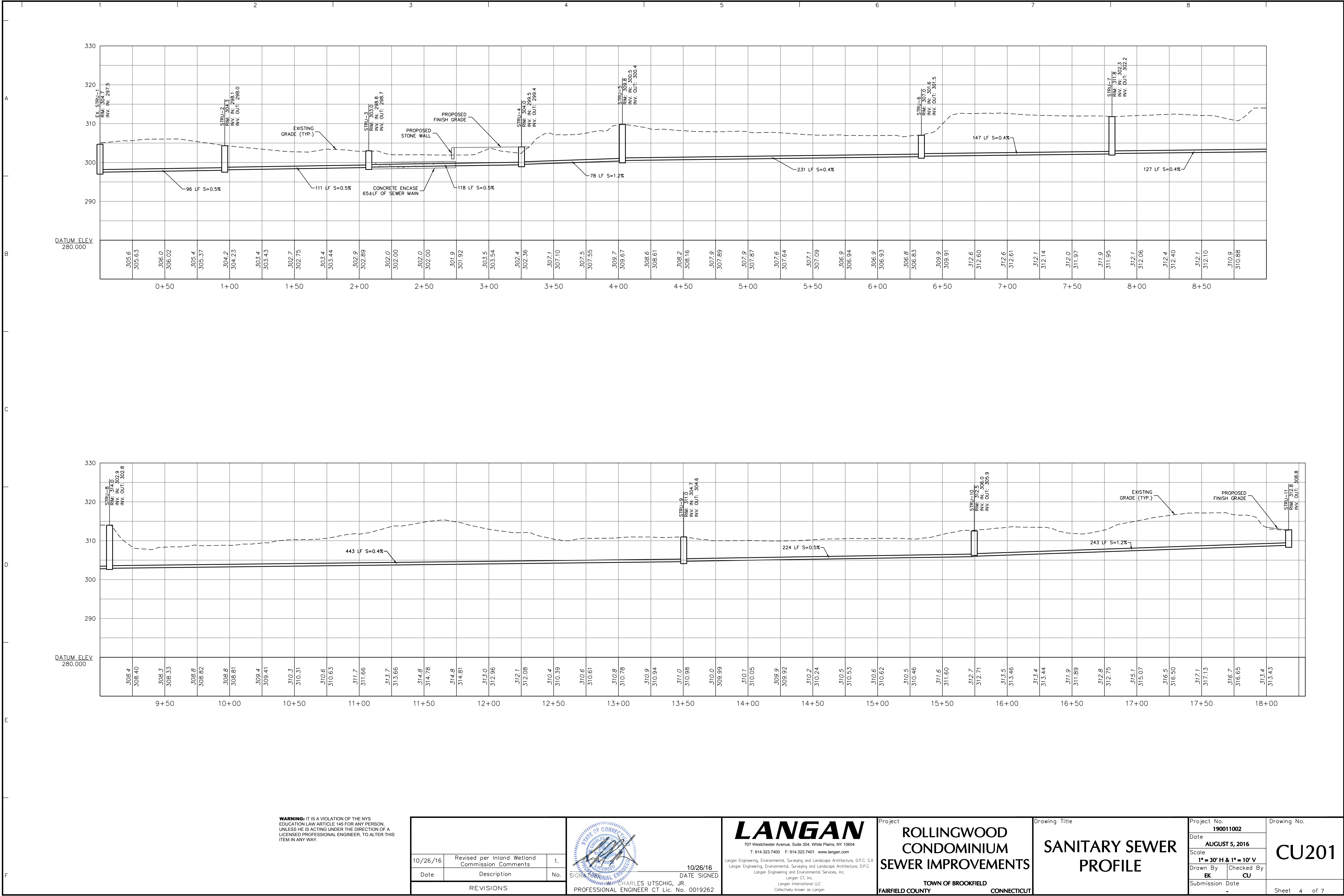
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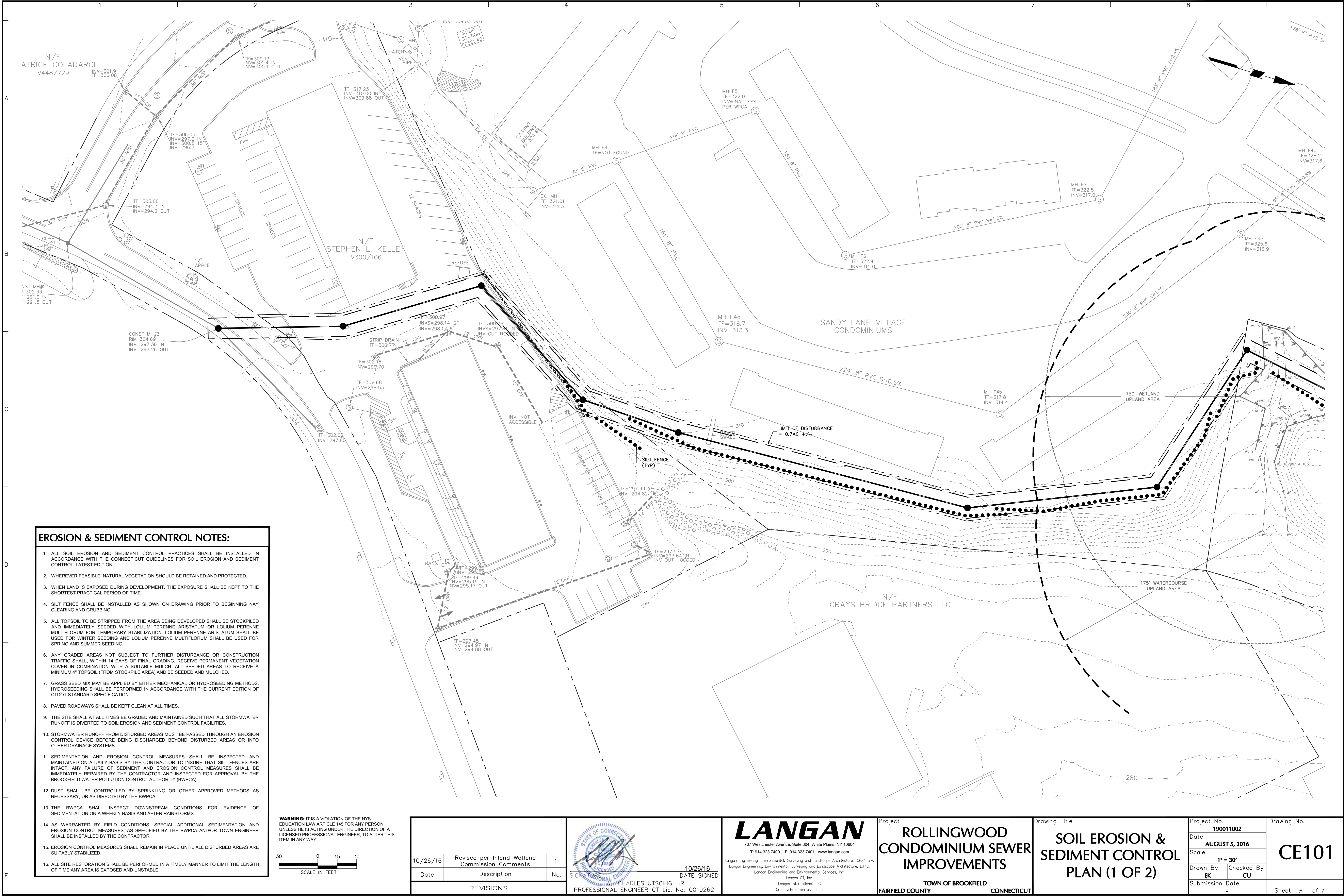
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Drawing No.
CU102

Sheet 3 of 7





- EROSION & SEDIMENT CONTROL NOTES:**
1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 2. WHEREVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
 3. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
 4. SILT FENCE SHALL BE INSTALLED AS SHOWN ON DRAWING PRIOR TO BEGINNING NAY CLEARING AND GRUBBING.
 5. ALL TOPSOIL TO BE STRIPPED FROM THE AREA BEING DEVELOPED SHALL BE STOCKPILED AND IMMEDIATELY SEEDED WITH LOLIUM PERENNE ARISTATUM OR LOLIUM PERENNE MULTIFLORUM FOR TEMPORARY STABILIZATION. LOLIUM PERENNE ARISTATUM SHALL BE USED FOR WINTER SEEDING AND LOLIUM PERENNE MULTIFLORUM SHALL BE USED FOR SPRING AND SUMMER SEEDING.
 6. ANY GRADED AREAS NOT SUBJECT TO FURTHER DISTURBANCE OR CONSTRUCTION TRAFFIC SHALL, WITHIN 14 DAYS OF FINAL GRADING, RECEIVE PERMANENT VEGETATION COVER IN COMBINATION WITH A SUITABLE MULCH. ALL SEEDED AREAS TO RECEIVE A MINIMUM 4" TOPSOIL (FROM STOCKPILE AREA) AND BE SEEDED AND MULCHED.
 7. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF CTDOT STANDARD SPECIFICATION.
 8. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
 9. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
 10. STORMWATER RUNOFF FROM DISTURBED AREAS MUST BE PASSED THROUGH AN EROSION CONTROL DEVICE BEFORE BEING DISCHARGED BEYOND DISTURBED AREAS OR INTO OTHER DRAINAGE SYSTEMS.
 11. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR TO INSURE THAT SILT FENCES ARE INTACT. ANY FAILURE OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND INSPECTED FOR APPROVAL BY THE BROOKFIELD WATER POLLUTION CONTROL AUTHORITY (BWPCA).
 12. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE BWPCA.
 13. THE BWPCA SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 14. AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES, AS SPECIFIED BY THE BWPCA AND/OR TOWN ENGINEER SHALL BE INSTALLED BY THE CONTRACTOR.
 15. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE SUITABLY STABILIZED.
 16. ALL SITE RESTORATION SHALL BE PERFORMED IN A TIMELY MANNER TO LIMIT THE LENGTH OF TIME ANY AREA IS EXPOSED AND UNSTABLE.

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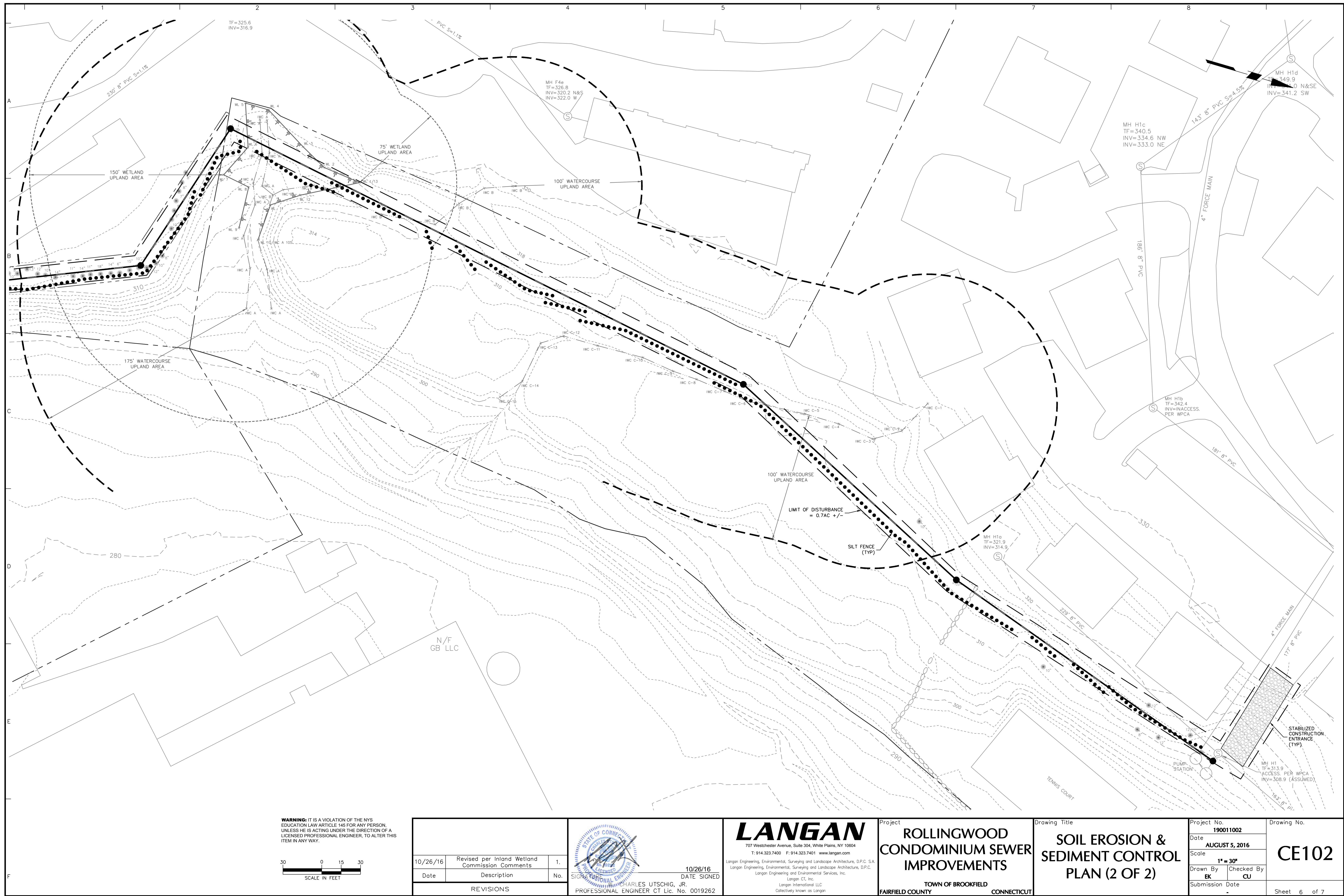
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DATE SIGNED		
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CHARLES UTSCHIG, JR.		
PROFESSIONAL ENGINEER CT Lic. No. 0019262		

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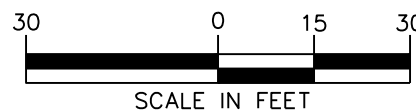
Project
ROLLINGWOOD CONDOMINIUM SEWER IMPROVEMENTS
TOWN OF BROOKFIELD
FAIRFIELD COUNTY CONNECTICUT

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN (1 OF 2)

Project No. 190011002	Drawing No. CE101
Date AUGUST 5, 2016	
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Submission Date -	Sheet 5 of 7



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ROLLINGWOOD CONDOMINIUM SEWER IMPROVEMENTS

TOWN OF BROOKFIELD
FAIRFIELD COUNTY CONNECTICUT

Drawing Title

**SOIL EROSION &
SEDIMENT CONTROL
PLAN (2 OF 2)**

Project No.	
190011002	
Date	
AUGUST 5, 2016	
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1" = 30'	
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Submission Date	
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Drawing No.

CE102

Sheet 6 of 7

