APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION
CHAIRMAN/SECRETARY_____ DATE: _____
EXPIRATION DATE: _____

LAYOUT NOTES:

1) LAYOUT INFORMATION IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL LAYOUT INFORMATION. BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION FOR REVIEW AND CLARIFICATION.
2) BEFORE STARTING EACH PORTION OF WORK, THE CONTRACTOR SHALL COMPARE THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS, WITH ACTUAL FIELD CONDITIONS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES, IN WRITING. COMMENCEMENT OF WORK IN ANY AREA SIGNIFIES ACCEPTANCE OF EXISTING CONDITIONS SHOWN ON THE DRAWINGS AS BEING SUBSTANTIALLY CORRECT.
4) ALL CONCRETE SIDEWALKS SHALL PROVIDE A 6 INCH REVEAL WHEN ABUTTING PAVEMENT SURFACES UNLESS OTHERWISE NOTED FOR ADA COMPLIANCE. CONCRETE CURBING MAY BE USED FOR LANDSCAPE ISLANDS WHEN ABUTTING A SIDEWALK.
5) ALL EXPANSION JOINTS AND SCORE JOINTS SHALL BE FLUSH UNLESS NOTED OTHERWISE.

LEGEND – PROPOSED

- EDGE W/O CURB
- EDGE W/ CURB
- ZONE LIMITS
- STRIPING
- 1' CONTOUR
- 5' CONTOUR
- SANITARY UTILITY
- SANITARY FORCE MAIN
- WATER UTILITY
- ELECTRIC (BY OTHERS)
- SILT FENCE BARRIER
- STAKED HAY BALES
- CLEARING/CONSTRUCTION LIMITS
- 12 FT POLE AND LIGHT
- CATCH BASIN / DRAIN
- SANITARY MANHOLE
- SPOT GRADE
- HYDRANT

STOP (1) DO NOT ENTER (2) NO PARKING ANY TIME (3) SPEED LIMIT 10 (4)

COUNTRY CLUB LANE
BANNER LANE
BANNER ROAD
Pinehurst Lane
Augusta Drive
TENNIS COURTS
POOL
PUMP HOUSE
PRO SHOP
SECTION A
SECTION B
COMMUNITY CENTER REDEVELOPMENT (20 1-BEDROOM UNITS)
AREA OF POTENTIAL ⚠1 VISITOR PARKING (AS NECESSARY)
150 FT WELL RADIUS
PROPOSED LIGHT (TYP.)
FUTURE RESERVE PARKING ⚠1 (8 SPACES) CONSTRUCTED AS NEEDED.
BITUMINOUS PAVEMENT (TYP.)
⚠1 VISITOR PARKING (TYP. OF 4)
PAVED LEAK-OFF
CURB STOP (TYP.)
DETECTABLE WARNING ALONG PARKING
RAMP & 2'X2' PAVERS SEE ARCHTECTURAL DWGS.
⚠1 BOLLARD LIGHTING (TYP.)
INTEGRAL 5' CONCRETE SIDEWALK ALONG ROADWAY
5' CONCRETE SIDEWALK
NEW PEDESTRIAN RAMP
⚠1 VISITOR PARKING (AS NECESSARY)
RECONSTRUCT PARKING LOT
PROPOSED HYDRANT FOR FIRE SUPPRESSION TANK
SAWCUT AND SEAL AFTER PAVING (TYP.)
BITUMINOUS CONCRETE LIP CURB (TYP.)
REFUSE PAD SURROUNDED BY 6' WHITE PVC FENCE
REMOVE EXISTING PAVEMENT (TYP.)
TREE TO REMAIN
END BITUMINOUS CONCRETE LIP CURB
SAWCUT AND SEAL AFTER PAVING (TYP.)
REMOVE ISLAND AND CONSTRUCT NEW PARKING LOT ENTRANCE
PERMANENT PAVEMENT REPAIR (TYP.)
PERMANENT PAVEMENT REPAIR (TYP.)
100' UPLAND REVIEW AREA (TYP.)
EXISTING IRRIGATION POND

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ZONING INFORMATION		
	RESORT DISTRICT	PROPOSED
PROJECT AREA	405.57 AC.	
MIN. BUILDABLE LAND	333.21 AC.	
NUMBER UNITS PERMITTED	333 UNITS (APPROVED 2016)	
DENSITY	8 UNITS/BUILDABLE AC.	N/A
UNITS PER BUILDING	4	20
MIN. LOT AREA	1.0 AC.	N/A
MIN. LOT WIDTH	150 FT	N/A
MIN. FRONT YARD	30 FT	N/A
MIN. SIDE YARD	25 FT	N/A
MIN. REAR YARD	25 FT	N/A
BUILDING HEIGHT	35 FT	25 FT
BUILDING COVERAGE	10%	N/A
IMPERVIOUS COVERAGE	20%	N/A
MIN. PARKING REQUIRED	2 SPACES / UNIT	1.5 SPACES / UNIT (PLUS 4 VISITOR) = 34 ⚠

NO.	DATE	DESCRIPTION
1	7/20/21	REVISED PER VENTRES COMMENTS 7/1/21

REVISIONS

SUPV. S.R.M.
DESIGN R.E.B.
DRAWN R.E.B.
CHECKED S.R.M.
DATE 06/03/21

SCALE
1" = 40'

WMC CONSULTING ENGINEERS
WENGELL, McDONNELL & COSTELLO
87 HOLMES ROAD
NEWINGTON, CT 06111
(860) 667-9624

PREPARED FOR
LOFTS AT BLACK BIRCH LLC.
1 BANNER ROAD
EAST HADDAM, CT 06423

SITE LAYOUT PLAN
THE LOFTS AT BLACK BIRCH - COMMUNITY CENTER REDEVELOPMENT
BANNER LANE - EAST HADDAM, CONNECTICUT

D – BLACK BIRCH APTS – 07056.3 PD – 07056.30 –
SIZE PROJECT FILE NAME NUMBER REV.

SHEET 4
OF 13

APPROVED BY THE EAST HADDAM PLANNING AND ZONING COMMISSION
CHAIRMAN/SECRETARY_____ DATE: _____
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GRADING NOTES:

1) BEFORE STARTING EACH PORTION OF WORK, THE CONTRACTOR SHALL COMPARE THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS, WITH ACTUAL FIELD CONDITIONS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES, IN WRITING. COMMENCEMENT OF WORK IN ANY AREA SIGNIFIES ACCEPTANCE OF EXISTING CONDITIONS SHOWN ON THE DRAWINGS AS BEING SUBSTANTIALLY CORRECT.
2) AFTER CLEARING LIMITS AREA ESTABLISHED, THE AREA THAT IS NOT TO BE GRADED IS TO BE MARKED OUT. THE SITE WILL THEN BE EVALUATED TO DETERMINE IF ANY TREE(S) WARRANT PRESERVATION. ANY TREE(S) DESIGNATED FOR PRESERVATION SHALL BE PROPERLY PROTECTED TO THE DRIPLINE AND FLAGGED PRIOR TO SITE CLEARING.
3) SMOOTHLY BLEND ALL PROPOSED GRADES TO EXISTING CONDITION. ROUND OFF TOP AND TOE OF ALL SLOPES.
4) ALL GRADING SHALL BE PERFORMED TO ELIMINATE LOW POINTS AND DEPRESSIONS WHICH WOULD TRAP SURFACE WATER. CONTACT THE DESIGN ENGINEER IF CHANGES ARE WARRANTED.
5) MINOR GRADING REVISIONS ARE PERMITTED TO MEET FIELD CONDITIONS W/ THE APPROVAL OF THE DESIGN ENGINEER.
6) ALL HANDICAP PARKING SPACES, SEATING AREAS AND PASSENGER LOADING ZONES SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
7) THE CLEARING LIMIT LINE SHALL BE COINCIDENT W/ THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED.

COUNTRY CLUB LANE
TENNIS COURTS
1 RESET CB AND GRATE
CB TO REMAIN
REGRADE AS NECESSARY
TO CAPTURE RUNOFF
PAVED LEAK OFF TO CB
PROPOSED TYPE 'C' CB #3
TF. 349.6
INV. 344.8±
FUTURE RESERVE PARKING 1
(8 SPACES)
CONSTRUCTED AS NEEDED.
4" DIP FIRE PROTECTION
PROPOSED 20,000 GAL.
FIRE SUPPRESSION TANK
& HYDRANT ASSEMBLY
150 FT WELL RADIUS
BANNER LANE
PUMP HOUSE
20K GAL
ALL DRAINAGE PIPES
SHALL BE CLEANED AND
VIDEO INSPECTED PRIOR
TO CONSTRUCTION
POOL
COMMUNITY CENTER REDEVELOPMENT
(20 1-BEDROOM UNITS)
REMOVE EXISTING CB
INSTALL STORMWATER QUALITY UNIT
W/ INTERNAL BYPASS
TF. 344.5
INV. 339.17
±20' - 15" HDPE @ 2.5%
PROPOSED TYPE 'C' CB #1
TF. 343.7
INV. 338.5±
1 PROPOSED DUPLEX GRINDER PUMP
PLUG EXISTING SAN. LATERAL
SECTION B
SMH TO REMAIN
BULKHEAD 6" PVC INVERT
PROPOSED 1-1/2" PE FORCE MAIN
TEST PIT AT WATER MAIN
ENSURE 4' MIN. COVER
INSULATE AS NECESSARY
PROPOSED DOUBLE TYPE 'C' CB #5
TF. 348.7
INV. 345.0
±20' - 15" HDPE @ 2.5%
PROPOSED TYPE 'C' CB #4
TF. 349.0
INV. 344.5
RESET GATE VALVES
AS NECESSARY (TYP.)
CONVERT CB TO DMH #2
TF. 352.5±
CB AND PIPE TO REMAIN
±5' - 15" HDPE @ 2.0%
PROPOSED DMH #1
TF. 349.5
INV. 344.4±
INSTALL NEW TYPE 'C' CB #2
TF. 347.5
INV. MATCH EXIST.
REPLACE TYPE 'C' CB
FRAME AND GRATE CB #6
TF. 346.3±
REPLACE TYPE 'C' CB
FRAME AND GRATE CB #7
TF. 346.2±
PERMANENT PAVEMENT REPAIR (TYP.)
Pinehurst Lane
SECTION A
Augusta Dr
BANNER ROAD
PRO SHOP
PROPOSED 1-1/2" PE FORCE MAIN
DISTRIBUTION BOX
INV. TBD
INV. TBD
±XX' - 4" PVC @ 1.0%
PROPOSED 5,000 GAL. SEPTIC TANK
TF. TBD
INV. TBD
±XX' - 4" PVC @ 1.0%
DISTRIBUTION BOX
INV. TBD
INV. TBD
DISTRIBUTION BOX
INV. TBD
INV. TBD
100' HIGH CAPACITY
INFILTRATORS
(TYP. OF 4 ROWS)
INV. TBD
EXISTING IRRIGATION
POND
100' UPLAND REVIEW
AREA (TYP.)

GRAPHIC SCALE
40 0 20 40 80 160
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SITE GRADING, DRAINAGE & UTILITY PLAN
THE LOFTS AT BLACK BIRCH - COMMUNITY CENTER REDEVELOPMENT
BANNER LANE - EAST HADDAM, CONNECTICUT

SIZE	PROJECT	FILE NAME	NUMBER	REV.
D	BLACK BIRCH APTS	07056.3 PD	07056.30	

SHEET 6
OF 13