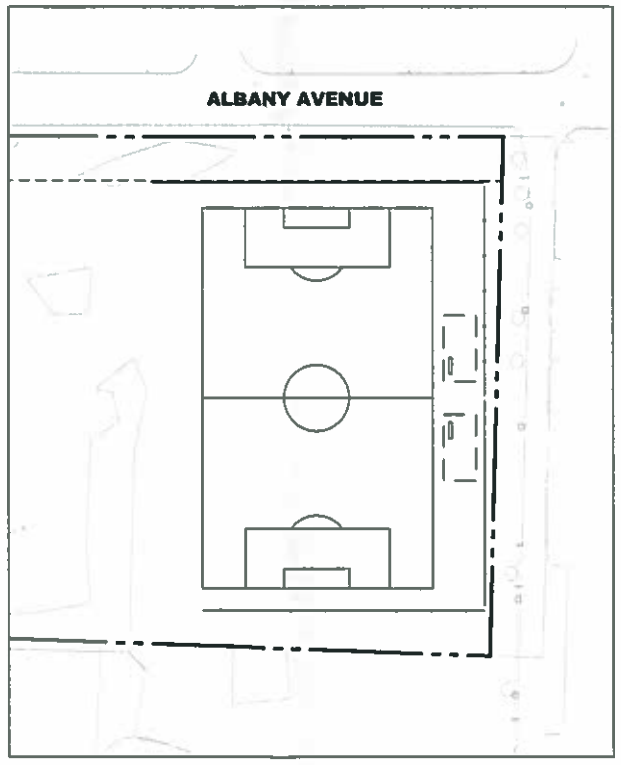
PROPOSED PRACTICE SOCCER FIELD

UNIVERSITY OF SAINT JOSEPH
1678 ASYLUM AVENUE
WEST HARTFORD, CONNECTICUT

SPECIAL USE PERMIT APPLICATION

LOCATION MAP

1" = 500'



PROJECT AREA

1"=80'

DRAWING LIST			
NUMBER	TITLE	DATE	REVISED
1 OF 1	COVER SHEET	05/19/17	-
	PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY	11/13/2013	-
C100	SITE & GRADING PLAN	05/19/17	-
C200	SOIL EROSION & SEDIMENT CONTROL PLAN & NOTES	05/19/17	-
C300	SITE DETAILS	05/19/17	-

RECEIVED
MAY 23 2017
PLANNING & ZONING DIVISION
Town of West Hartford, CT

OWNER
UNIVERSITY OF SAINT JOSEPH
1678 ASYLUM AVENUE
WEST HARTFORD, CT 06117
(860) 232-4571

SITE/CIVIL ENGINEER
LANGAN ENGINEERING, CT
LONG WHARF MARITIME CENTER
555 LONG WHARF DRIVE
NEW HAVEN, CT 06511
(203) 562-5771

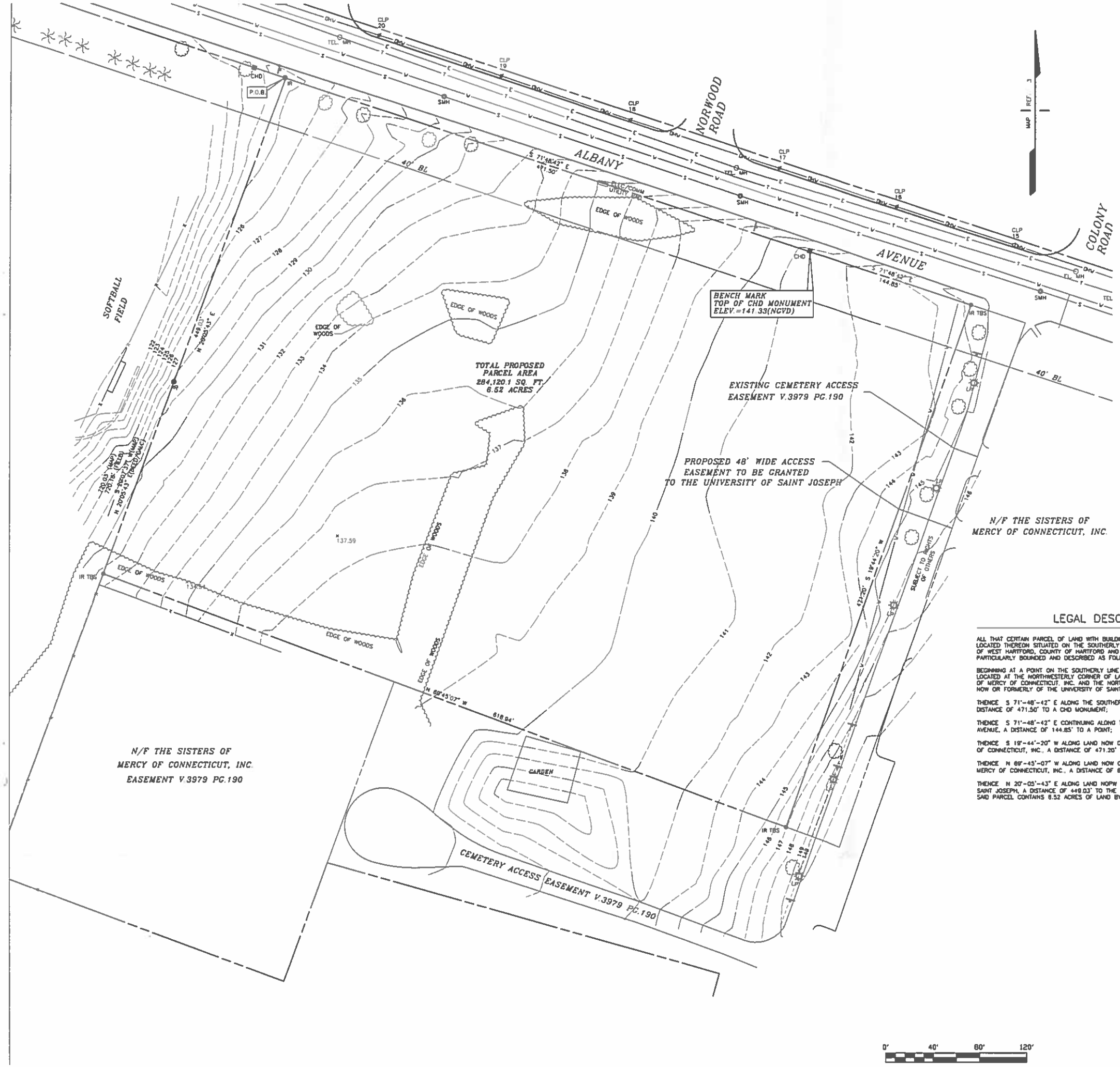
SURVEY
MEEHAN & GOODIN ENGINEERS-SURVEYORS
387 NORTH MAIN ST
MANCHESTER, CT 06042
(860)643-2520

RELEASE DATES	
DATE	ISSUED FOR
05/19/17	SPECIAL USE PERMIT APPLICATION

SITE INFORMATION

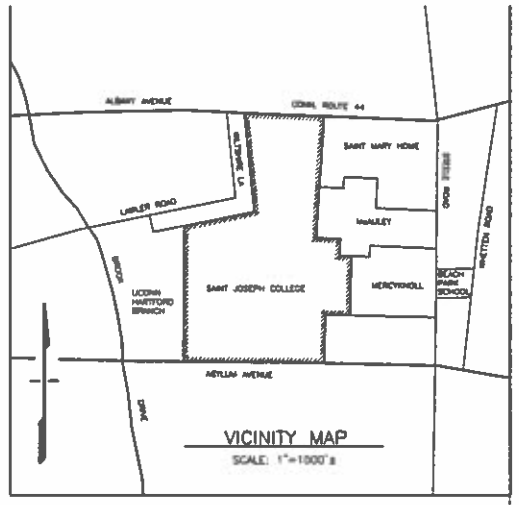
ADDRESS:	1678 ASYLUM AVENUE WEST HARTFORD, CT
PROPERTY ID:	01812 1678 0001
ZONE:	R-10 RESIDENTIAL

LANGAN



LEGEND

	PROPERTY LINE
S	SANITARY SEWER
E	ELECTRIC SERVICE
D	STORM DRAINAGE
W	WATER SERVICE
G	GAS SERVICE
WL	WETLANDS
97	EXISTING CONTOUR
x 102.34	EXISTING SPOT GRADE
TF	TOP OF FRAME
FL	FLOW LINE
	BUMPER CURB
	ABOVEGROUND ROOF LEADER
	UNDERGROUND ROOF LEADER
WG	WATER GATE
FF	FINISHED FLOOR
GG	GAS GATE
VT	VENT
CB	CATCH BASIN
	UTILITY MANHOLE(UNKNOWN)
	YARD DRAIN
	SIGN
STMH	STORM MANHOLE
SMH	SANITARY MANHOLE
LP	LIGHT POLE
GM	GAS METER
	PINE/EVERGREEN TREE
	DECIDUOUS TREE
EA	EDGE OF LANDSCAPED AREA
ECB	EMERGENCY CALL BOX
HYD	FIRE HYDRANT
BOR	SOIL BORING
CHD	CONN. HIGHWAY DEPARTMENT MONUMENT
IR	IRON ROD



LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND WITH BUILDINGS AND IMPROVEMENTS, IF ANY, LOCATED THEREON SITUATED ON THE SOUTHERLY SIDE OF ALBANY AVENUE IN THE TOWN OF WEST HARTFORD, COUNTY OF HARTFORD AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ALBANY AVENUE, WHICH POINT IS LOCATED AT THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THE SISTERS OF MERCY OF CONNECTICUT, INC. AND THE NORTHEASTERLY CORNER CORNER OF LAND NOW OR FORMERLY OF THE UNIVERSITY OF SAINT JOSEPH, THE LINES RUN;

THENCE S 71°-48'-42" E ALONG THE SOUTHERLY LINE OF ALBANY AVENUE, A DISTANCE OF 471.50' TO A CHD MONUMENT;

THENCE S 71°-48'-42" E CONTINUING ALONG THE SOUTHERLY LINE OF ALBANY AVENUE, A DISTANCE OF 144.85' TO A POINT;

THENCE S 18°-44'-20" W ALONG LAND NOW OR FORMERLY OF THE SISTERS OF MERCY OF CONNECTICUT, INC., A DISTANCE OF 471.20' TO A POINT;

THENCE N 69°-45'-07" W ALONG LAND NOW OR FORMERLY OF THE SISTERS OF MERCY OF CONNECTICUT, INC., A DISTANCE OF 618.94' TO A POINT;

THENCE N 20°-03'-43" E ALONG LAND NOW OPR FORMERLY OF THE UNIVERSITY OF SAINT JOSEPH, A DISTANCE OF 449.03' TO THE POINT OR PLACE OF BEGINNING; SAID PARCEL CONTAINS 6.52 ACRES OF LAND BY COMPUTATION.

GENERAL NOTES:

1. ALL MONUMENTATION DEPICTED HEREON WAS FOUND IN THE FIELD UNLESS OTHERWISE NOTED.

2. BASIS OF BEARINGS: MAP REFERENCE #3

3. CALL BEFORE YOU DIG 1-800-922-4455: EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES, AUGMENTED WITH FIELD LOCATION OF SOME STRUCTURES. THE LOCATIONS ARE ONLY APPROXIMATE AND THERE MAY BE ADDITIONAL UTILITIES WITHIN THE PROJECT AREA. PRIOR TO ON SITE ACTIVITIES, OTHER USES OF THIS PLAN, THE USER SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT AREA. THE UNDERSIGNED MAKES NO STATEMENT AS TO THE CONDITION OR SUITABILITY OF ANY UTILITY FOR ANY INTENDED USE.

4. VERTICAL DATUM IS BASED UPON TOWN OF WEST HARTFORD CONTROL DATA (NGVD 29).

5. UTILITIES AND OTHER IMPROVEMENTS DEPICTED OUTSIDE OF THE SURVEY LIMITS HEREON, WERE NOT FIELD VERIFIED. THIS INFORMATION WAS COMPILED FROM OTHER SOURCES,HAVE BEEN PROVIDED FOR GRAPHIC PURPOSES AND SHOULD NOT BE RELIED ON FOR ANYTHING OTHER THAN AN INVENTORY OF POSSIBLE LOCATIONS OF THOSE IMPROVEMENTS.

MAP REFERENCES:

REFERENCE IS MADE TO THE FOLLOWING MAPS OR SURVEYS FROM WHICH DATA WAS USED IN THE PREPARATION OF THIS SURVEY AND MAP:

1. MAP SHOWING BOUNDARY PLAN PREPARED FOR ST. JOSEPH COLLEGE,1678 ASYLUM AVENUE, WEST HARTFORD. DATE: 4-20-1992 SCALE: 1"= 100'. BY MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET, MANCHESTER,CT.

2. MAP SHOWING SITE PLAN-UTILITIES AND EROSION CONTROL DRAWING NUMBER C-2, "AS-BUILT FROM N.C.I.". DATE: SEPT.14, 2000 SCALE: 1"= 40'. BY THE GEDDIS PARTNERSHIP, ARCHITECTURE PLANNING INTERIORS, 2023 SUMMER STREET, STAMFORD,CT.

3. SUBDIVISION PROPERTY OF SAINT JOSEPH COLLEGE, SAINT MARY HOME INCORPORATED, MERCYWOOD, INCORPORATED, A PORTION OF WHICH IS TO BR CONVEYED TO THE SISTERS OF MERCY OF CONNECTICUT INCORPORATED ALBANY AVENUE, STEELE ROAD, ASYLUM AVENUE, WEST HARTFORD, CT SCALE:1" = 100' DATE: JULY 22, 1982 BY: CLOSE, JENSEN & MILLER.

4. "SITE PLAN OF RESIDENCE HALLS FOR SAINT JOSEPH COLLEGE 1678 ASYLUM AVENUE WEST HARTFORD, C. DATE: DEC. 3, 2007 REVISED FEB. 8, 2008 SCALE AS NOTED BY MACCHI ENGINEERING CIVIL/STRUCTURAL, BEIMS ASSOCIATES, LLC MECHANICAL, ELECTRICAL PLUMBING AND FIRE PROTECTION, JCJ ARCHITECTURE, INC SHEETS: C-2.0 THUR 2.5 AND SE-1 AND SE-2. "

5. "WETLAND MAP AMENDMENT PLAN FOR SAINT JOSEPH COLLEGE 1678 ASYLUM AVENUE WEST HARTFORD, CT. SCALE: 1" = 40' DATE: 10-19-2007 REVISED: 10-22-2007, 11-16-2007, 11-20-2007 SHEET 1OF 2 AND 2 OF 2 BY: MEEHAN & GOODIN ENGINEERS-SURVEYORS, P.C. 387 NORTH MAIN STREET, MANCHESTER,CT

6. " LIMITED PROPERTY SURVEY FOR LAND OF SAINT MARY HOME INCORPORATED ALBANY AVENUE & STEELE ROAD TOWN OF WEST HARTFORD, HARTFORD COUNTY, CONNECTICUT SCALE: 1" = 50' DATE: 09-28-2012, BY: CLARENCE BLAIR ASSOCIATES, INC. "

7 " COMPILATION PLAN, OVERALL CAMPUS PLAN MERCY COMMUNITY HEALTH IN WEST HARTFORD, CONNECTICUT DATE: DEC. 11, 2007, REVISED TO 2-22-08, 4-04-08, 4-22-08, SCALE: 1" = 100' BY: ARCH CONSULTS, LTD. "

NOTES AND DECLARATIONS:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY FOR THE NORTHERLY AND WESTERLY LINES AND ORIGINAL FOR THE SOUTHERLY AND EASTERLY LINES , AND VERTICAL ACCURACY CONFORMS TO T-2, HORIZONTAL ACCURACY A-2.

NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF:

A PORTION OF THE PREMISES DEPICTED HEREON IS LOCATED WITHIN A FEDERAL FLOOD HAZARD ZONE AE AS SHOWN ON FEDERAL INSURANCE ADMINISTRATION MAP FOR COMMUNITY NUMBER 095082, PANEL NUMBER 0004C, DATED JUNE 4,1987. THE EXISTING ON SITE IMPROVEMENTS ARE LOCATED OUTSIDE THIS AREA.

THIS PLAN IS SUBSTANTIALLY CORRECT TO THE DEGREE INDICATED HEREON.

ROBERT DAHN L.L.S. #14831

REVISION	DATE

SEAL & SIGNATURE:

NOTE:
THIS DRAWING IS AN INSTRUMENT OF SERVICE OF AND REMAINS THE PROPERTY OF MEEHAN & GOODIN. IT IS TO BE USED ONLY FOR THIS SPECIFIC PROJECT AND SHALL NOT BE MODIFIED WITHOUT THE WRITTEN CONSENT OF MEEHAN & GOODIN. ANY UNAUTHORIZED MODIFICATIONS WILL INVALIDATE ALL SIGNATURES, CERTIFICATIONS AND DECLARATIONS CONTAINED HEREIN.

Meehan & Goodin
Engineers – Surveyors, P.C.
387 North Main Street, Manchester, CT 06042
(860) 643-2520 FAX (860) 649-8806

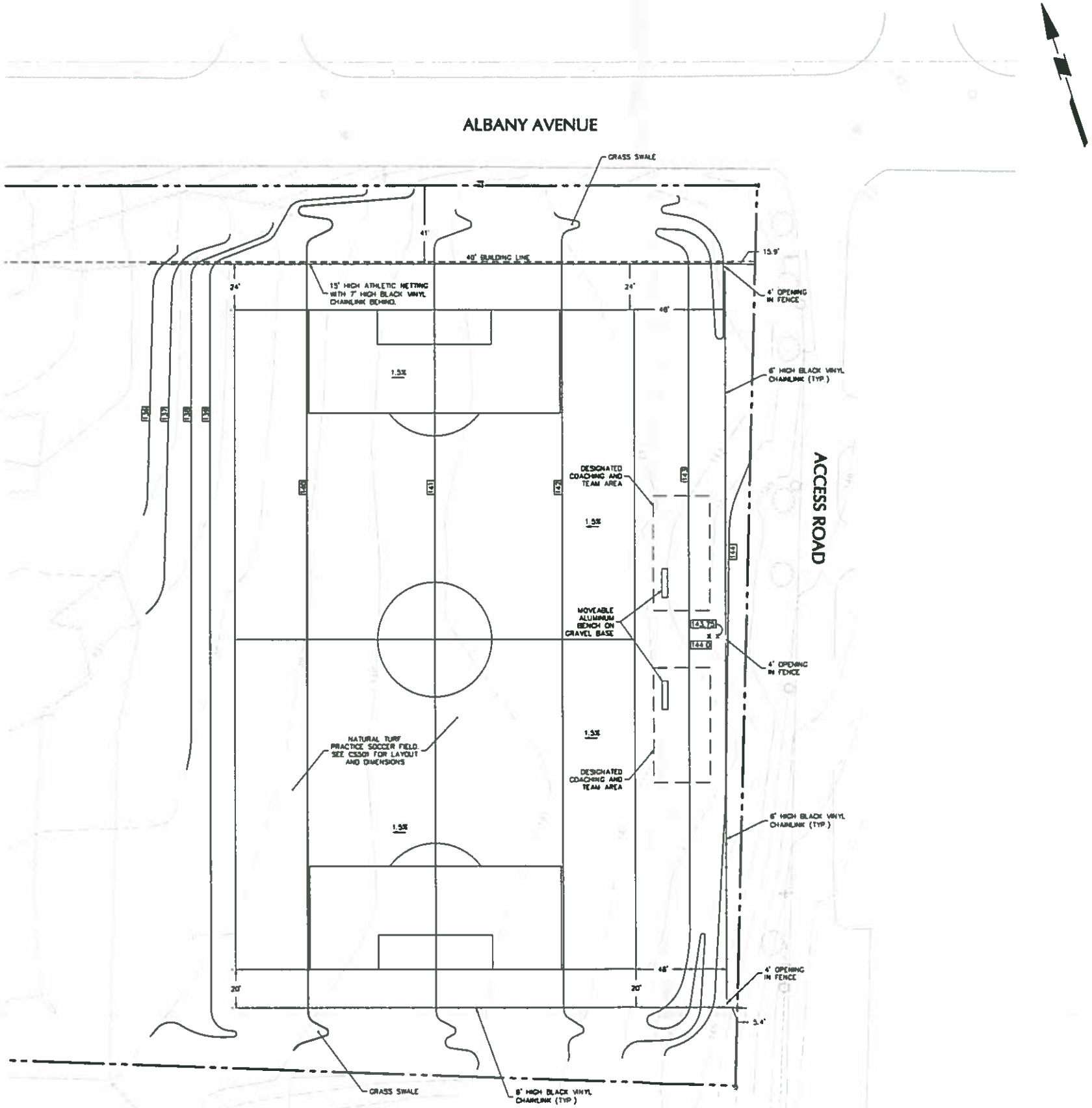
PLAN PREPARED FOR

UNIVERSITY OF SAINT JOSEPH

1678 ASYLUM AVENUE WEST HARTFORD, CONN.

PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" = 40'	DESIGN: RED	PROJECT: 13-182	ACAD: 13182.DWG



KEY MAP

NOT TO SCALE

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN OBTAINED FROM SURVEY TITLED "PLANS PREPARED FOR UNIVERSITY OF SAINT JOSEPH PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY" BY MEEHAN & GOODIN DATED NOVEMBER 13, 2013.
2. ACCORDING TO FEMA MAP TITLED "FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT" PANEL: 361 OF 675, MAP NUMBER 09003C0361F, EFFECTIVE DATE SEPTEMBER 26, 2008. THE SITE FALLS WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
CHAINLINK FENCE		
CONTOUR		
SPOT ELEVATION		
PLAYERS' BENCH		

Date	Description	No.

REVISIONS

CHRISTOPHER CARDANY
PROFESSIONAL ENGINEER CT Lic. No. PEN 21995

LANGAN
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Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. f.k.a. Langan Engineering, Environmental, Surveying and Landscape Architecture, P.C.
Langan Engineering and Environmental Services, Inc.
Langan CT, Inc.
Langan International LLC
Subsidiary entities of Langan

Project

UNIVERSITY OF ST. JOSEPH PRACTICE SOCCER FIELD

ALBANY AVENUE

WEST HARTFORD CONNECTICUT

Drawing Title

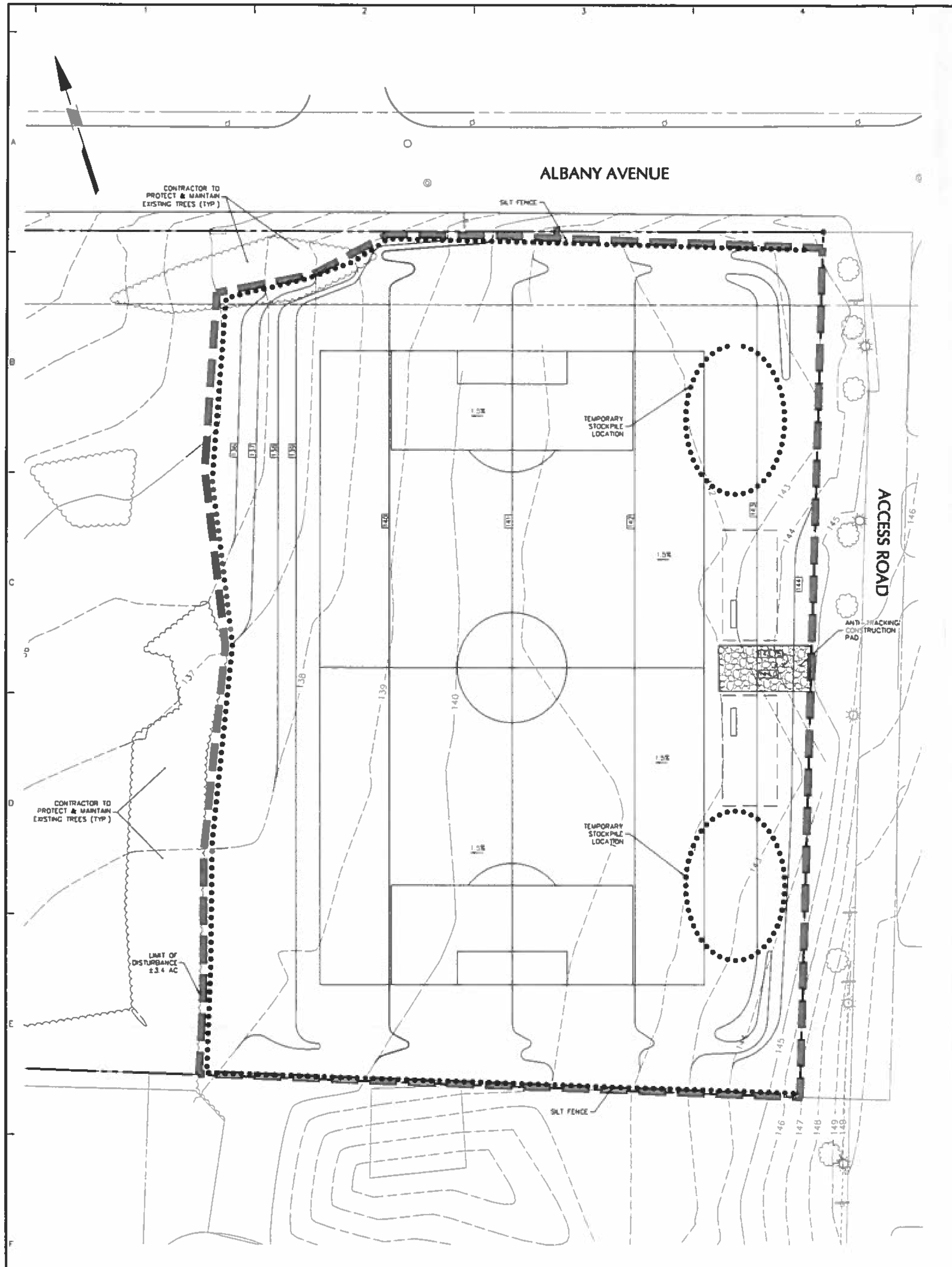
SITE & GRADING PLAN

Project No. 140135201	Drawing No. C100
Date 05/19/17	
Scale 1"=30'	
Drawn By AMC / Checked By CPC	
Submission Date 05/19/17	

30 0 15 30
SCALE IN FEET

PROJECT NO. 140135201

LANGAN



SOIL EROSION-SEDIMENT CONTROL NOTES

PROPOSED DEVELOPMENT

1. CONSTRUCTION WILL INCLUDE EARTHWORK FOR A PROPOSED PRACTICE SOCCER FIELD. ALL DEMOLITION DEBRIS AND SOIL REMOVAL RELATED TO CONSTRUCTION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES.
2. THE DETAILED EROSION AND SEDIMENT CONTROL MEASURES ARE SHOWN ON THIS DRAWING. THE PROPOSED MEASURES HAVE BEEN DESIGNED TO PREVENT THE MIGRATION OF SOIL SEDIMENT FROM THE SITE.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE SOIL AND SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY AND THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO START OF DEMOLITION AND CONSTRUCTION AND DISTURBANCE OF SITE CONTRIBUTORY DRAINAGE AREAS. THE OWNER OR ITS CONTRACTOR SHALL INSPECT, REPAIR AND REMOVE ALL SEDIMENT AND EROSION CONTROL DEVICES. AS INDICATED HEREIN. ALL EARTH CHANGES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
3. DISPOSAL OF COLLECTED SEDIMENT SHALL BE MADE TO AREA DESIGNATED BY THE OWNER'S SOIL ENGINEER.
4. FILTER FABRIC/SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
5. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING/LANDSCAPED AREAS SHALL BE REMOVED FROM THE SITE IMMEDIATELY, IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW. ALL TOPSOIL TO BE USED IN LANDSCAPED AREAS SHALL BE STORED/STOCKPILED IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAW STANDARDS.
6. ALL AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.
7. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVED ROADWAYS, ON AND OFF-SITE, WHICH MUST BE KEPT FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHOD.
9. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
10. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED PERIODICALLY TO REMOVE BUILT-UP SILT.
11. SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2'-0" OVER ITS TOTAL AREA OR TO 70% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
12. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
13. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE EARTH CHANGE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
14. THE CONTRACTOR SHALL CORRECT ANY OMISSIONS, ERRORS, OR FIELD OPERATIONS IMMEDIATELY AND IN ACCORDANCE WITH THE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
15. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.
16. SOIL EROSION AND SEDIMENT CONTROLS MUST BE INSPECTED BY THE ZONING ENFORCEMENT OFFICER BEFORE WORK MAY COMMENCE.
17. THE PROPERTY OWNER AND/OR HIS/HER AGENTS MUST MAINTAIN (REPAIR/REPLACE), WHEN NECESSARY, THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

TEMPORARY STABILIZATION

SEDIMENT DISPOSAL AREAS AND TOPSOIL STOCKPILES NOT SCHEDULED FOR CONSTRUCTION ACTIVITIES WITHIN THIRTY (30) DAYS OF DISTURBANCE SHALL BE STABILIZED AS FOLLOWS:

A. SOIL AMENDMENTS AS NECESSARY
B. ANNUAL RYE GRASS SEEDING APPLIED AT A RATE OF NOT LESS THAN 1 LB PER 1,000 SF
C. MULCH ALL NEWLY SEEDED AREAS WITHIN 80 LBS OF SALT HAY OR SMALL GRAIN STRAW PER 1,000 SF.
D. BETWEEN OCTOBER 15 AND MARCH 15, WHEN DISTURBED AREAS ARE SCHEDULED FOR IMMEDIATE LANDSCAPING THEY MAY BE MULCHED AND SEEDED PER ITEM C ABOVE.

PERMANENT STABILIZATION

REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION METHODS + PROPOSED SEED MIXES.

A. PERMANENT VEGETATION IS TO BE SEEDED OR SODDED ON ALL DISTURBED LAND AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. AMEND SOIL AS NEEDED PRIOR TO PERMANENT SEEDING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER COMPLETION OF AN EARTH CHANGE OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. ALL DISTURBED AREAS, STOCKPILES OF FILL OR EXCAVATED MATERIAL SHALL BE STABILIZED IN SUCH A MANNER AS NOT TO CAUSE UNREASONABLE HAZARD TO PERSONS OR PROPERTY.
B. MATERIALS SPECIFICATION: LAWN + MEADOW AREAS
   (i) SOIL — ANY SOIL HAVING A pH OF FOUR OR LESS CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE INCHES OF SOIL HAVING A pH OF FIVE OR MORE PRIOR TO SEED BED PREPARATION.
C. MULCHING SHALL BE DONE AT THE RATE OF SEVENTY TO NINETY POUNDS (70-90 LBS) PER 1,000 SQUARE FEET WITH UNROTTED SALT HAY.
D. LIQUID MULCH BINDERS MUST BE USED TO ANCHOR SALT HAY, HAY OR STRAY MULCHES.
   (i) APPLICATIONS SHOULD BE HEAVIER AT EDGES WHERE WIND CATCHES THE MULCH IN VALLEYS AND AT CREATED BANKS. REMAINDER OF AREA SHOULD BE UNIFORM IN APPEARANCE.
   (ii) USE ONE OF THE FOLLOWING: SYNTHETIC OR ORGANIC BINDERS. BINDERS SUCH AS CURASOL DCA-70, PETRO SET, TERRA TACH, HYDRO MULCH AND AEROSPRAY MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER OF ANCHOR MULCH MATERIALS. BINDERS CONTAINING PETROLEUM PRODUCTS SHALL NOT BE USED.

NOTE: ALL NAMES GIVEN ABOVE ARE REGISTERED TRADE NAMES. THIS DOES NOT CONSTITUTE A RECOMMENDATION OF THESE TO THE EXCLUSION OF OTHER PRODUCTS.

D. FILL MATERIAL SHALL BE FREE FROM DEBRIS, PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN THREE INCHES IN MAXIMUM DIMENSION.
E. CONSTRUCTION AREAS SHALL BE PERIODICALLY SPRAYED WITH WATER UNTIL THE SURFACE IS WET TO CONTROL THE GENERATION OF DUST.
F. ALL REVISIONS AFTER APPROVAL HAS BEEN GRANTED SHALL BE FORWARDED TO THE APPROPRIATE DISTRICT FOR REVIEW.
G. THE LOCAL GOVERNING AUTHORITY SHALL RECEIVE WRITTEN NOTIFICATION SEVENTY TWO HOURS BEFORE THE START OF ANY CONSTRUCTION.
H. SEEDBED PREPARATION:
   (i) TOPSOIL SHOULD BE A MINIMUM OF SIX INCHES DEEP (LIGHTLY COMPACTED) BEFORE SEEDING.
   (ii) TOPSOIL SHALL BE TESTED PER LANDSCAPE PLAN PRIOR TO SEEDING.
   (iii) WORK SOIL AMENDMENTS INTO SOIL AS NECESSARY AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
   (iv) REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.
   (v) INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

CONTINGENCY SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

19. THE GENERAL CONTRACTOR WILL DESIGNATE PERSONNEL FOR 24 HOUR EMERGENCY RESPONSE IN THE EVENT OF SEVERE WEATHER AND INCREASED POTENTIAL FOR SEVERE EROSION.
20. THE GENERAL CONTRACTOR IS REQUIRED TO MAINTAIN ON SITE OR HAVE THE ABILITY TO RETRIEVE WITHIN 12 HOURS THE FOLLOWING MATERIALS IN THE EVENT THAT THERE ARE DEFICIENCIES IN THE SESC MEASURES:
   A. 25% OF THE INSTALLED LENGTH OF SILT FENCE
   B. EQUIVALENT TONNAGE OF STONE FOR STABILIZATION OF 2 STABILIZATION ENTRANCES. STONE COULD BE USED FOR SLOPE REPAIRS, ENERGY DISSIPATER ENHANCEMENTS, ETC.
   C. HEAVY EQUIPMENT CAPABLE OF TRENCHING/EXCAVATING LARGE AREAS TO DIVERT AND CONTROL RUNOFF IN A CONTROLLED MANNER.
   D. HAVE DESIGNATED A HYDRO-SEED CONTRACTOR CAPABLE OF RESPONDING TO THE SITE WITHIN 12 HOURS
21. ANY STUMP GRINDINGS OR WOOD CHIPS GENERATED ON-SITE SHOULD BE RETAINED FOR USE TO BACK UP SILT FENCES.

INFILTRATION BASIN NOTES

22. CONSTRUCTION OF THE BASINS SHOULD TAKE PLACE AT OR NEAR THE END OF THE DEVELOPMENT CONSTRUCTION.
23. PRIOR TO SITE GRADING, THE AREA OF THE INFILTRATION PRACTICES SHOULD BE ROPED OFF AND FLAGGED TO PREVENT SOIL COMPACTION BY HEAVY EQUIPMENT.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	— — —	— — —
CONTOUR	136	131
SPOT ELEVATION	X 137.59	131.5
SILT FENCE		●●●●●●
LIMIT OF DISTURBANCE		▬ ▬ ▬
ANTI-TRACKING PAD		

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN OBTAINED FROM SURVEY TITLED "PLANS PREPARED FOR UNIVERSITY OF SAINT JOSEPH PROPERTY/BOUNDARY AND TOPOGRAPHIC SURVEY" BY MEEHAN & GOODIN DATED NOVEMBER 13, 2013.
2. ACCORDING TO FEMA MAP TITLED "FLOOD INSURANCE RATE MAP HARTFORD COUNTY, CONNECTICUT" PANEL: 361 OF 675, MAP NUMBER 09003C0361F, EFFECTIVE DATE SEPTEMBER 26, 2008, THE SITE FALLS WITHIN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CONSTRUCTION SEQUENCE

1. CONSTRUCTION BEGINS - SUMMER 2017.
2. NOTIFY ALL APPROPRIATE TOWN DEPARTMENTS PRIOR TO CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH ALL APPROVALS.
3. FLAG LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE PRE-CONSTRUCTION MEETING.
4. HOLD PRE-CONSTRUCTION MEETING. REMEMBER TO NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455)
5. PLACE CRUSHED STONE ANTI-TRACKING CONSTRUCTION PAD.
6. CLEAR, GRUB, STRIP AND STOCKPILE TOPSOIL FROM CONSTRUCTION AREA.
7. EXCAVATE SITE CUTS AND PLACE COMPACTED FILLS IN ACCORDANCE WITH THE GRADING PLAN
8. COMPLETE FINAL GRADING.
9. INSTALL SEED IN ALL DISTURBED AREAS.
10. UPON TURF ESTABLISHMENT, REMOVE ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES.
11. OBTAIN ALL REQUIRED SIGN-OFFS FROM ALL APPROPRIATE TOWN DEPARTMENTS.
12. END CONSTRUCTION - SUMMER 2018

30 0 15 30
SCALE IN FEET

Date	Description	No.

REVISIONS

CHRISTOPHER CARDANY
PROFESSIONAL ENGINEER CT Lic. No. PEN 21995

LANGAN

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Project
UNIVERSITY OF ST. JOSEPH PRACTICE SOCCER FIELD
ALBANY AVENUE
WEST HARTFORD CONNECTICUT

Drawing Title
SOIL EROSION & SEDIMENT CONTROL PLAN & NOTES

Project No. 140135201	Drawing No. C200
Date 05/19/17	
Scale 1"=30'	
Drawn By AMC / Checked By CPC	
Submission Date 05/19/17	

PROJECT NO. 140135201
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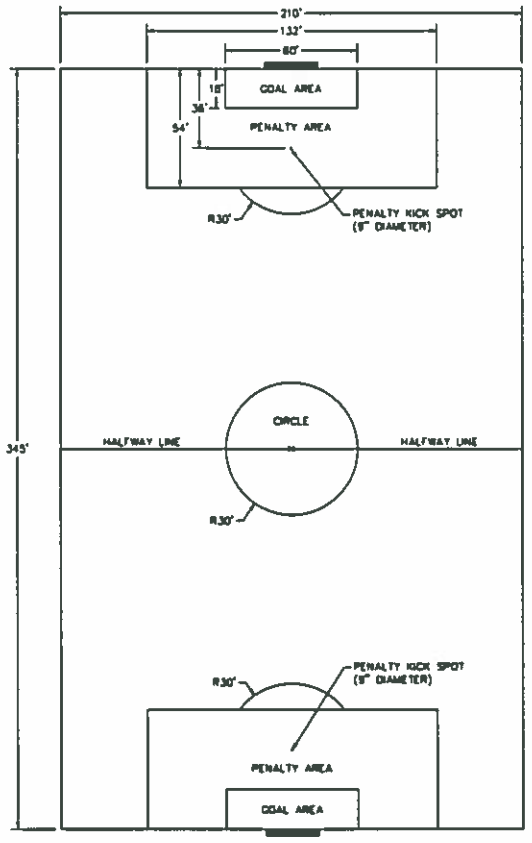


REFERENCE: NATIONAL COLLEGIATE ATHLETIC ASSOCIATION RULE BOOK, RULE 1: FIELD OF PLAY

1 SOCCER FIELD LAYOUT
NTS

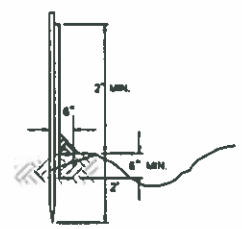
SEED MIX: JONATHAN GREEN - PRO-GREEN "DURA-TURF ATHLETIC FIELD"

30%	TOMBSTONE TALL FESCUE
25%	TAOS TALL FESCUE
25%	STANTON PERENNIAL RYEGRASS
10%	MOOD CHEWING FESCUE
10%	APPALACHIAN KENTUCKY BLUEGRASS

NOTES:
1. SEED AT A RATE OF 50 LBS. / 8,000 SF
2. ONCE TURF IS ESTABLISHED, AERATE FIELDS TWICE PER YEAR: ONCE IN MAY AND ONCE IN SEPTEMBER
3. FERTILIZE WITH ORGANIC FERTILIZER WHEN POSSIBLE, OR WITH WATER-SOLUBLE NITROGEN FERTILIZER, UP TO THREE TIMES PER YEAR APPLYING FERTILIZER AT THE FOLLOWING RATES:
   MAY 1-15: 1 LB./1,000 SF
   SEPT. 1-15: 1-1.5 LBS./ 1,000 SF
   NOV. 1-15*: 1-1.5 LBS./1,000 SF

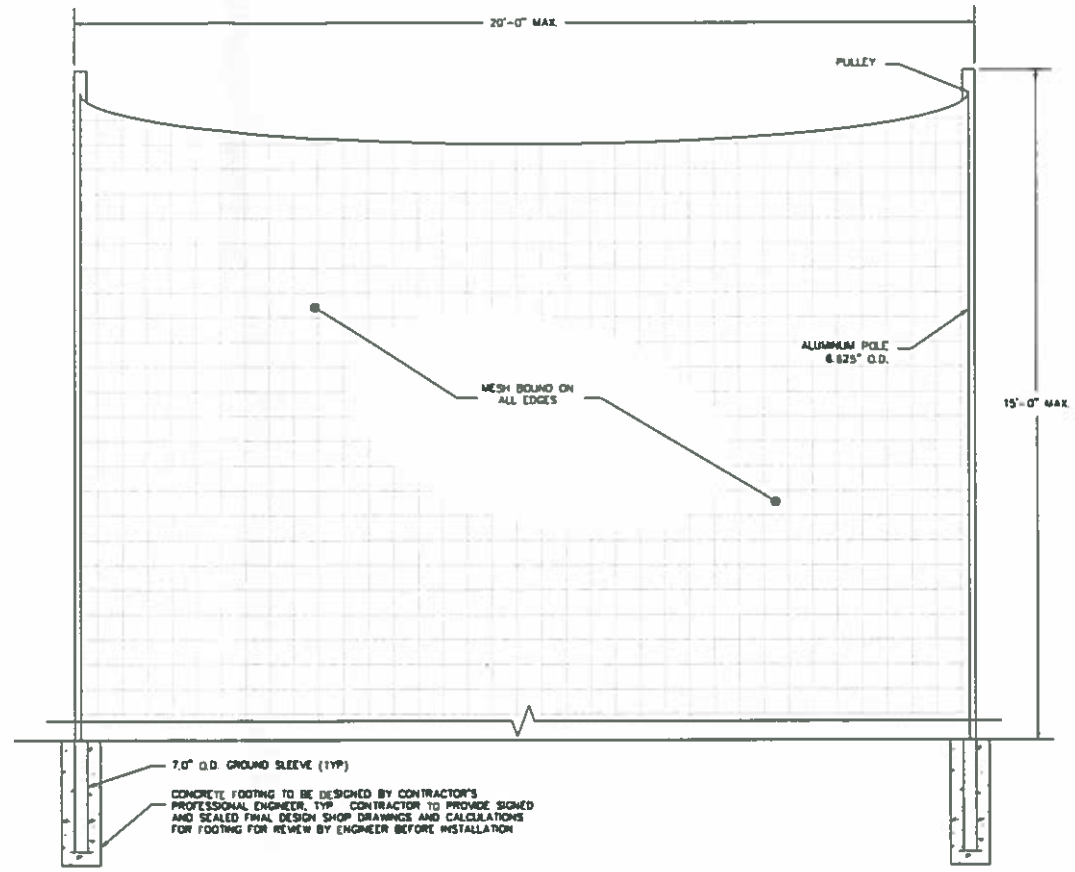
* FINAL APPLICATION MADE PRIOR TO SOIL FREEZING

2 SEED MIX
NTS



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 6" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.
3. SECURE FILTER FABRIC WITH DRAWSTRING TO POST WITH METAL FASTENERS AND REINFORCEMENT BETWEEN FASTENER AND FABRIC.
4. SILT FENCE STAKES SHALL BE 1.5" X 1.5" SQUARE HARDWOOD POSTS.

2 SILT FENCE
NTS

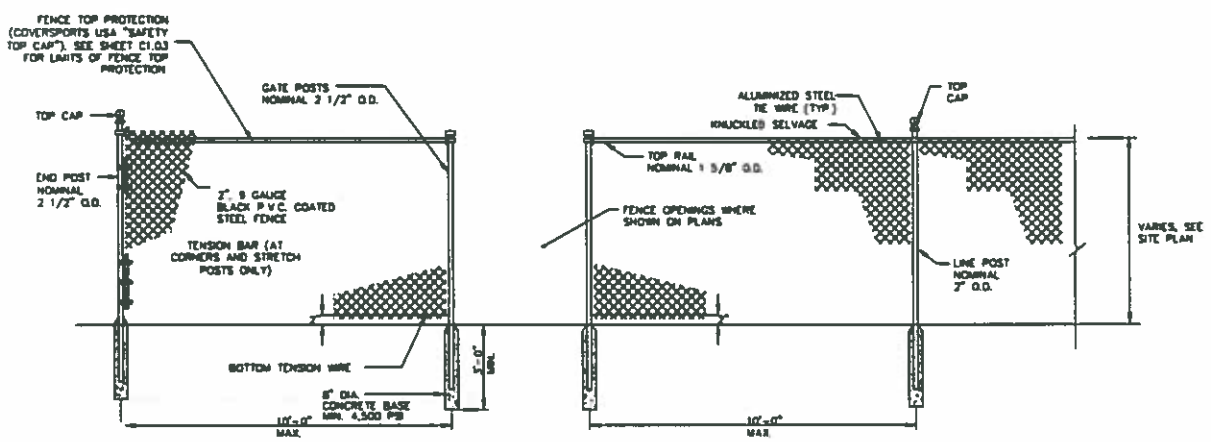


NOTES FOR SAFETY NETTING SYSTEM
1. ATHLETIC NETTING TO BE STORMGUARD NETTING BY SPORTSFIELD SPECIALTIES OR APPROVED EQUAL.
2. ATHLETIC NETTING TO BE PROVIDED ON TOP OF CHAINLINK FENCE ALONG ALBANY AVENUE.
3. ALL POSTS AND GROUND SLEEVES TO BE PROVIDED IN A BLACK POWDER COATED FINISH.
4. SYSTEM TO BE FURNISHED WITH CLEAR OR BLACK COATED CABLE RUNS ALONG THE TOP AND BOTTOM PROVIDING TENSION AND REDUCING NET SAG.
5. TO BE FURNISHED WITH A ROPE STORAGE CLEAT AND PULLEYS TO ASSIST IN RAISING AND LOWERING THE NET.
6. POSTS TO BE INSTALLED VERTICALLY AND SLIDE INTO AND OUT OF THE GROUND SLEEVES FOR EASY ASSEMBLY OR TAKEDOWN FOR OFF-SEASON STORAGE.

3 ATHLETIC NETTING
NTS

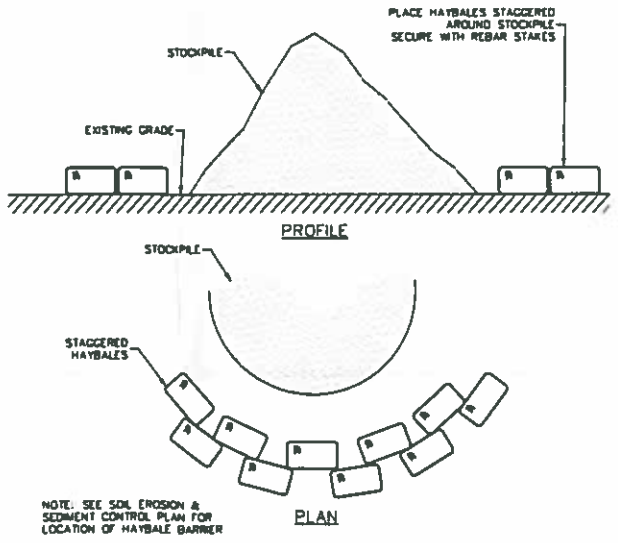
AS MANUFACTURED BY SPORTSFIELD SPECIALTIES, INC. OR APPROVED EQUAL.

4 PORTABLE BENCH
NTS



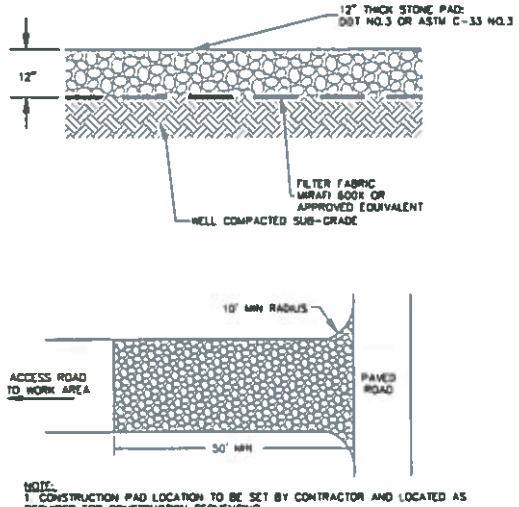
NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE CIVIL ENGINEER ILLUSTRATING THE HEIGHTS & LAYOUT OF FENCING REQUIRED FOR THE PROJECT. SHOP DRAWINGS SHALL INCLUDE MANUFACTURER CUTS AND SPECIFICATIONS.
2. FENCE MATERIAL TO BE BLACK VINYL.

5 BLACK VINYL CHAINLINK FENCE
NTS



NOTE: SEE SOIL EROSION & SEDIMENT CONTROL PLAN FOR LOCATION OF HAYBALE BARRIER

6 STOCKPILE WITH HAYBALES
NTS



NOTE:
1. CONSTRUCTION PAD LOCATION TO BE SET BY CONTRACTOR AND LOCATED AS REQUIRED FOR CONSTRUCTION SEQUENCING

7 ANTI-TRACKING CONSTRUCTION PAD
NTS

Date	Description	No.
REVISIONS		

CHRISTOPHER CARDANY
PROFESSIONAL ENGINEER CT Lic. No. PEN 21995

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Langan International LLC
Scheldebouw Langan LLC

Project
UNIVERSITY OF ST. JOSEPH PRACTICE SOCCER FIELD
ALBANY AVENUE
WEST HARTFORD CONNECTICUT

Drawing Title
SITE DETAILS

Project No. 140135201	Drawing No. C300
Date 05/19/17	
Scale N.T.S.	
Drawn By AMC / Checked By CPC	
Submission Date 05/19/17	