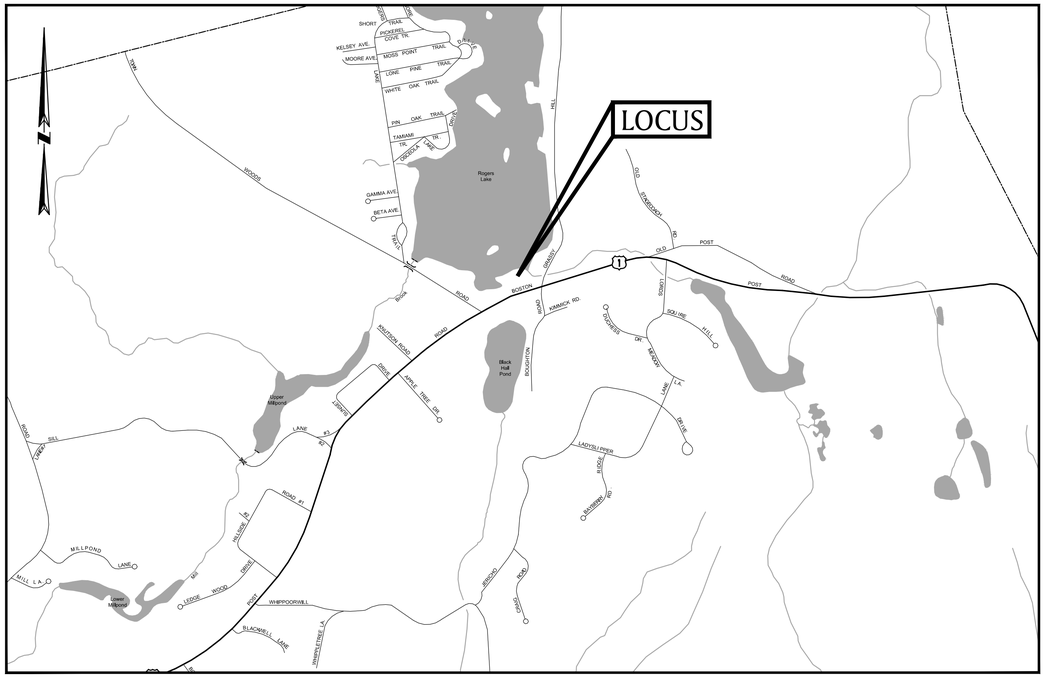
BOATHOUSE/HAINS
PARK IMPROVEMENTS

166 BOSTON POST ROAD
OLD LYME, CONNECTICUT

JULY 17, 2014

REVISED: AUGUST 18, 2014



LOCUS MAP

500 0 1000 2000 3000 feet

SCALE: 1" = 1000'±

INDEX OF DRAWINGS

PREPARED FOR:

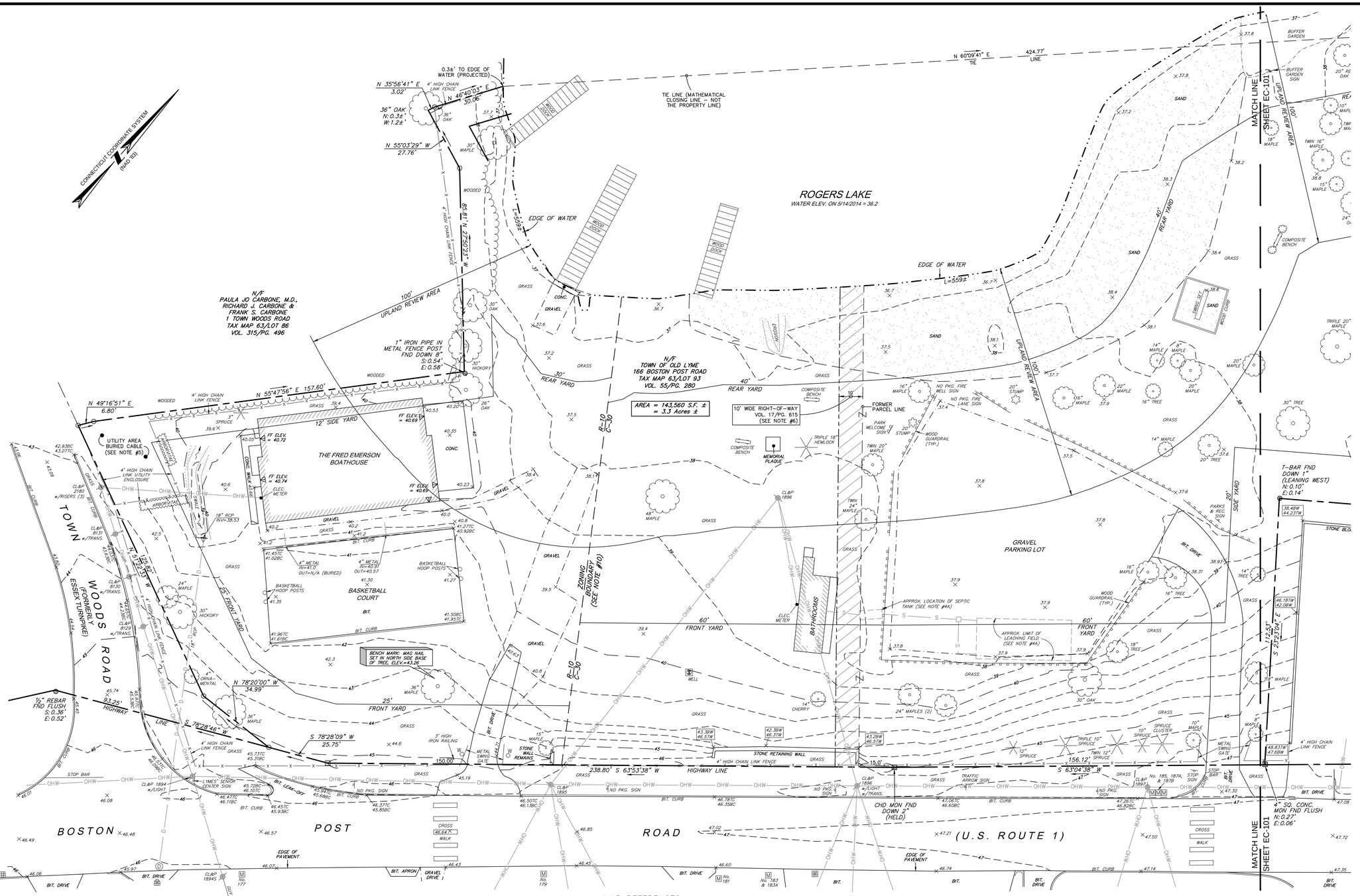
TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

PREPARED BY:

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

JOB NO: 83566.00 DWG NO:



SURVEYOR'S NOTES:

1. THIS SURVEY AND MAP HAVE 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 ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
   TYPE OF SURVEY: PROPERTY SURVEY
   BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
   CLASS OF HORIZONTAL ACCURACY: CLASS A–2
   CLASS OF TOPOGRAPHIC ACCURACY: CLASS T–2
   THE INTENT OF THIS SURVEY AND MAP: TO SUPPORT THE DESIGN OF SITE IMPROVEMENTS.
2. THE FIELD SURVEY WAS PERFORMED ON THE GROUND WITH AN EDM TOTAL STATION BY THE BSC GROUP IN MAY OF 2014. THE CONTOUR INTERVAL SHOWN IS 1–FOOT.
3. THE REFERENCE MERIDIAN (NORTH ARROW) SHOWN IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD '83) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. THE VERTICAL DATUM UTILIZED IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AS DETERMINED FROM GPS OBSERVATIONS.
4. EXISTING UTILITIES, WHERE DEPICTED HEREON, ARE APPROXIMATE. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION, OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS AND, COMMENCING DEMOLITION OR CONSTRUCTION. "CALL BEFORE YOU DIG" 1–800–922–4455.
   A) UNDERGROUND SEWAGE DISPOSAL SYSTEM FEATURES DEPICTED HEREON ARE BASED UPON RECORD INFORMATION PROVIDED TO THE BSC GROUP BY THE TOWN OF OLD LYME HEALTH DEPARTMENT.
5. EQUIPMENT OWNED AND OPERATED BY AT&T IS LOCATED WITHIN THE AREA INDICATED. NO INSTRUMENT INDICATING THIS APPARENT ENCUMBRANCE WAS RECOVERED IN THE COURSE OF THE LAND RECORD RESEARCH.
6. THE 10' WIDE RIGHT–OF–WAY (ROW) INDICATED IS APPURTENANT TO LAND NOW OR FORMERLY OF JOHN H. QUINLAN LOCATED ON THE SOUTHERLY SIDE OF BOSTON POST ROAD AS DESCRIBED IN A DEED FILED AT VOLUME 17, PAGE 615 OF THE TOWN OF OLD LYME LAND RECORDS. SAID ROW EXTENDS FROM BOSTON POST ROAD TO ROGERS LAKE AND INCLUDES "ONE BOAT PRIVILEGE" ON THE LAKE. THE ROW IS SUBJECT TO BE EXTINGUISHED UPON PAYMENT OF $300 TO THE OWNER OF THE APPURTENANT PROPERTY. THE CURRENT STATUS OF THE ROW IS UNCERTAIN AT THE TIME OF THIS SURVEY.
7. THE SUBJECT PROPERTY IS SUBJECT TO A ROW IN FAVOR OF LAND NOW OR FORMERLY OF BARBARA K. BUDGE AS DESCRIBED IN A DEED FILED AT VOLUME 34, PAGE 104 OF THE TOWN OF OLD LYME LAND RECORDS. NO MONUMENTATION FOR SAID ROW WAS RECOVERED IN THE COURSE OF THE FIELD SURVEY; ROW LINES DEPICTED HEREON ARE SCALED FROM MAP REFERENCE #4.
8. THE SUBJECT PROPERTY IS SUBJECT TO A RIGHT TO PASS AND RE–PASS IN FAVOR OF LAND NOW OR FORMERLY OF 180 BPR, LLC OVER LAND FORMERLY OF MINNIE A. GREENE FROM BOSTON POST ROAD TO ROGERS LAKE.
9. THE SUBJECT PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE SOUTHERN NEW ENGLAND TELEPHONE COMPANY AS DESCRIBED IN A DEED FILED IN THE TOWN OF OLD LYME LAND RECORDS AT VOLUME 53, PAGE 239.
10. THE ZONING BOUNDARY DEPICTED HEREON IS SCALED FROM TOWN OF OLD LYME G.I.S. MAPPING.

MAP REFERENCES:

1. "MAP SHOWING A PORTION OF THE PROPERTY OF TOWN OF OLD LYME, OLD LYME, CONNECTICUT, SCALE 1 INCH = 20 FEET, DATE APRIL 18, 1988", HENDRICKS ASSOCIATE, PROVIDED TO THE BSC GROUP BY THE TOWN OF OLD LYME
2. "HAINS PARK, TOWN OF OLD LYME, CONNECTICUT, SCALE 1"=30', APRIL, 1958", GEORGE T. DOUGLASS, ON FILE IN THE TOWN OF OLD LYME LAND RECORDS AS MAP #78
3. "SUB–DIVISION OF PROPERTY ON BOSTON POST ROAD, OLD LYME, CONN., FOR GERALDINE McCOY LAVIANA, SCALE 1"=40', JULY 1948", ERNEST L. DESHEFY, L.S., ON FILE IN THE TOWN OF OLD LYME LAND RECORDS AS MAP #58
4. "PLAN OF WECKLER PROPERTY, ROGER'S LAKE, SHOWING RIGHT OF WAY, SEPT 1936, SCALE 1"=40' ", HOLMES, P.E., L.S., ON FILE IN THE TOWN OF OLD LYME LAND RECORDS AS MAP #196
5. "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF OLD LYME, BOSTON POST ROAD FROM NEAR THE ESSEX TURNPIKE EASTERLY ABOUT 5,100 FEET ROUTE U.S. 1., SCALE 1"=40'0", SHEET NO. 1 OF 2, NUMBER 852, DATE FEB 28–1930", JOHN A. MacDONALD, STATE HIGHWAY COMMISSIONER

LEGEND:

- MONUMENT FOUND
- IRON PIPE/REBAR FOUND
- PROPERTY CORNER (CALCULATED)
- EASEMENT CORNER (CALCULATED)
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY ANCHOR
- MAIL BOX
- WOOD POST
- SIGN
- DOUBLE POST SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- TREE STUMP
- CONC. CONCRETE
- BIT. BITUMINOUS CONCRETE
- (R) RECORD INFORMATION
- INV. = 38.53 PIPE INVERT ELEVATION
- 40 MAJOR CONTOUR
- 39 MINOR CONTOUR
- 41.27 SPOT ELEVATION
- BRUSHLINE
- TREELINE
- HEDGE LINE
- EDGE OF WATER
- EDGE OF GRAVEL
- EDGE OF GRASS/PLANTED AREA
- SWALE
- SAND
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- STOCKADE/BOARD FENCE
- POST AND WIRE FENCE
- PICKET FENCE
- WOOD GUARDRAIL
- SANITARY LINE
- DRAIN LINE
- OVERHEAD WIRES

REPRODUCTIONS OF THIS PLAN ARE INVALID UNLESS THEY BEAR THE EMBOSSED SEAL OF THE UNDERSIGNED PROFESSIONAL.

STATE OF CONNECTICUT · KENNETH J. COOPER · No. 70047 · LICENSED LAND SURVEYOR

KENNETH J. COOPER, LS No.70047

BOATHOUSE/HAINS PARK IMPROVEMENTS

166 BOSTON POST ROAD

IN

OLD LYME
CONNECTICUT

EXISTING CONDITIONS PLAN

JULY 17, 2014

REVISIONS:

NO.	DATE	DESC.
1	8/18/14	(SEE REVISION NOTES)

PREPARED FOR:
TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

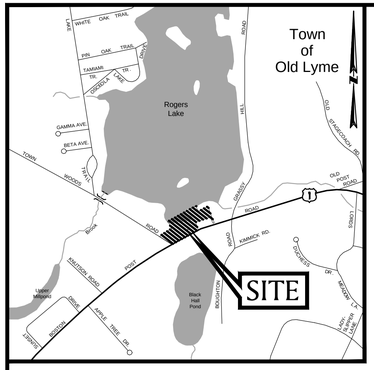
NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'
0 10 20 40 FEET

FILE: P:\8356601\SURVEY\DRAWINGS

DWG. NO: EC-100
JOB. NO: 83566.00



LOCUS MAP

SCALE: NONE

LEGEND:

- MONUMENT FOUND
- IRON PIPE/REBAR FOUND
- PROPERTY CORNER (CALCULATED)
- EASEMENT CORNER (CALCULATED)
- DRAIN MANHOLE
- CATCH BASIN
- UTILITY POLE
- GUY ANCHOR
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- WOOD POST
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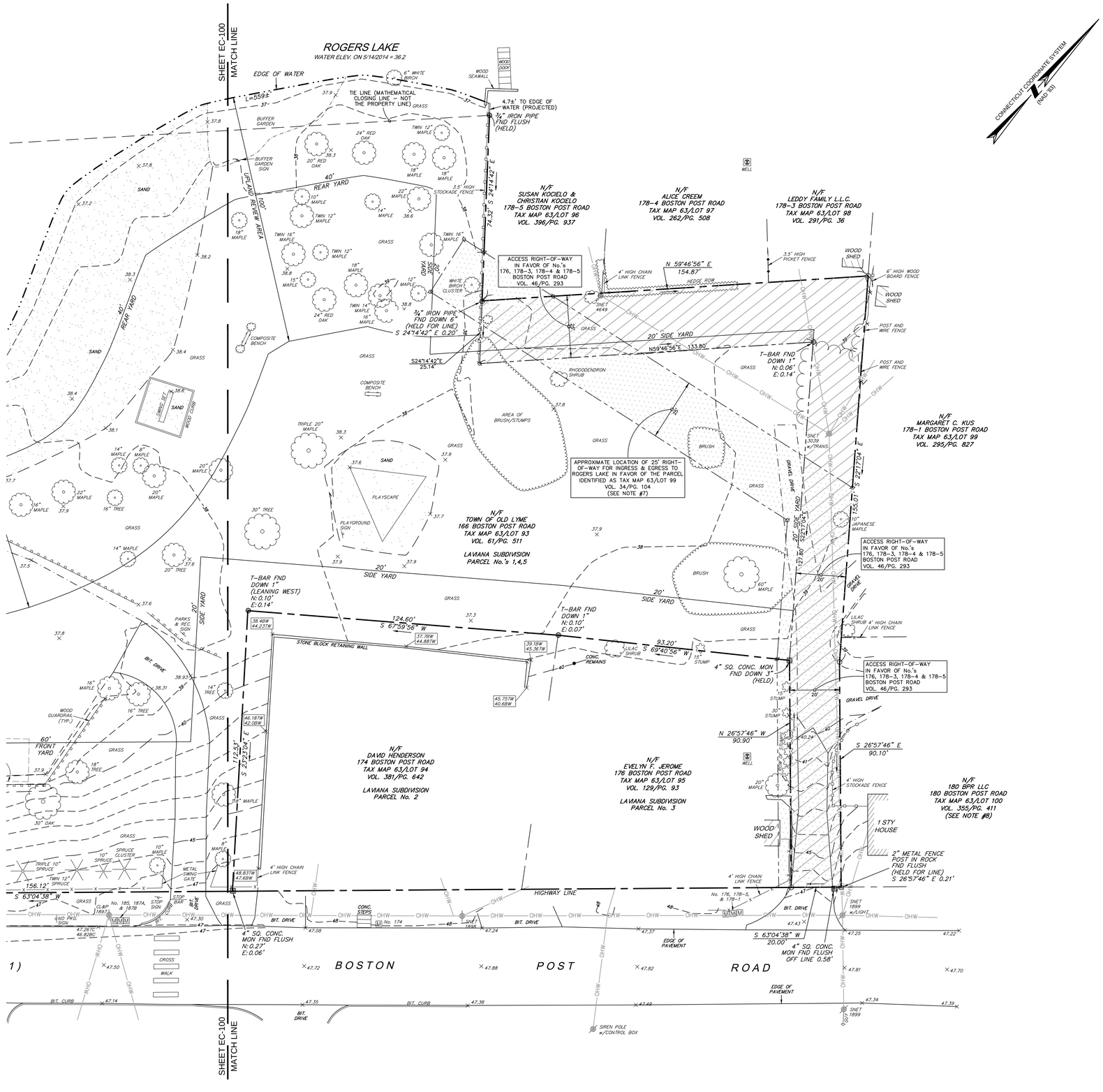
- OHW OVERHEAD WIRES



STATE OF CONNECTICUT KENNETH J. COOPER No. 70047 LICENSED LAND SURVEYOR

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166 BOSTON POST ROAD

IN

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CONNECTICUT

EXISTING CONDITIONS PLAN

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OLD LYME, CT 06371

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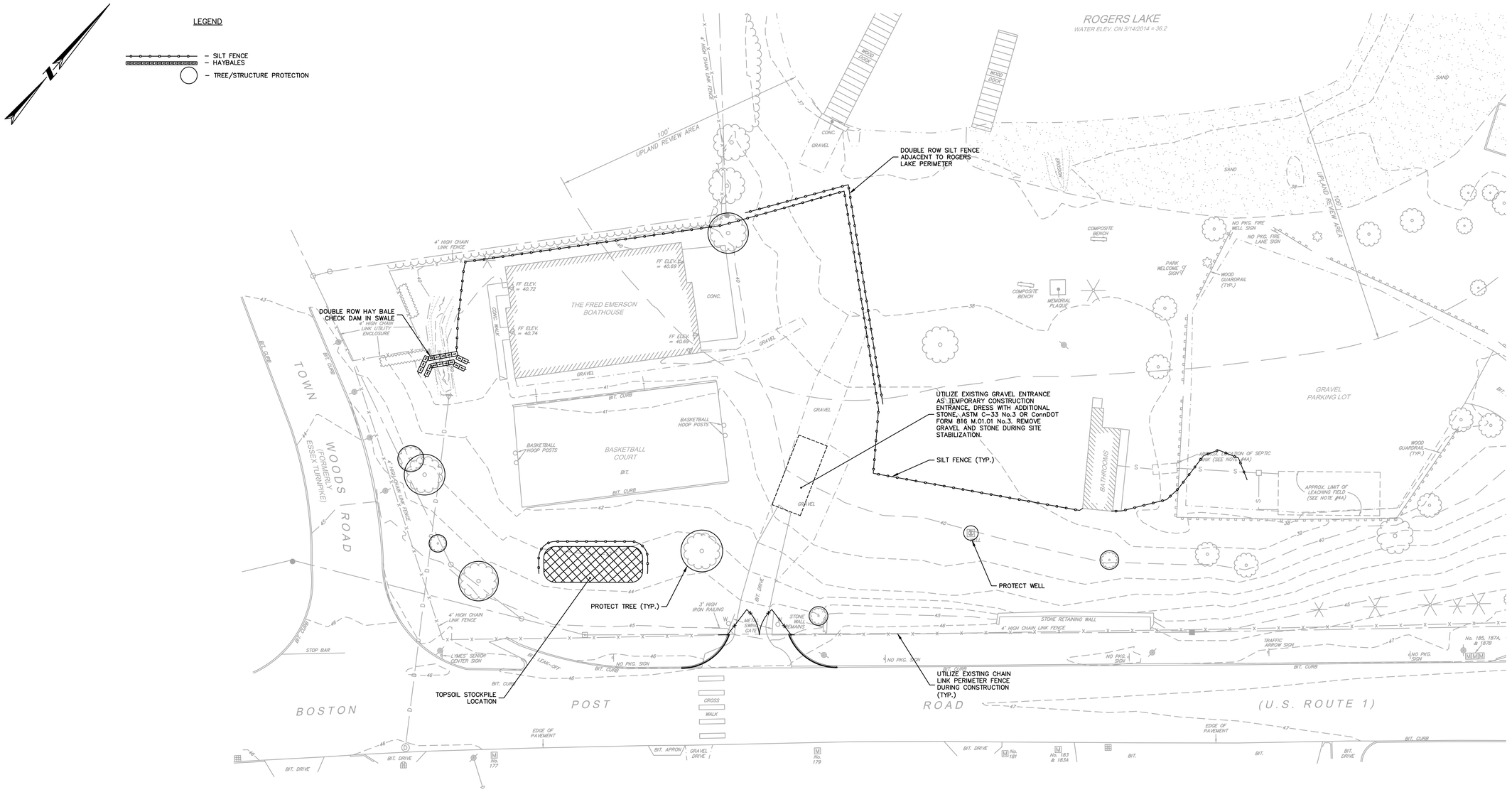
0 10 20 40 FEET

FILE:P:\8356601\SURVEY\DRAWINGS

DWG. NO: EC-101

JOB. NO: 83566.00



EROSION AND SEDIMENT CONTROL NOTES

1. CONSTRUCTION EROSION SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
2. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL (E&S) MEASURES SHOWN ON THIS PLAN ARE SHOWN IN A GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO THE RESOURCE AREAS AND PROPERTIES ADJACENT TO THE CONSTRUCTION SITE. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS AS DIRECTED BY THE ENGINEER AND/OR THE TOWN AGENT.
3. WEEKLY AND POST-RAIN (>0.1-INCH RAINFALL WITHIN 24 HOURS) INSPECTION SHALL BE CONDUCTED ON ALL E&S MEASURES BY THE CONTRACTOR.
4. AFTER EROSION AND SEDIMENTATION CONTROLS ARE IN PLACE, THE CONTRACTOR MAY STRIP SOILS AS REQUIRED. ALL STOCKPILED MATERIAL SHALL BE SUBJECT TO EROSION CONTROL DEVICES THAT SHALL INCLUDE A MINIMUM OF SILT FENCE AND STOCKPILE COVERS. OTHER METHODS MAY INCLUDE MULCHING OR OTHER METHODS THAT PREVENT EROSIVE CONDITIONS.
5. PROVIDE TEMPORARY SEEDING IN ALL EXPOSED SOIL AREAS WHERE WORK WILL BE SUSPENDED FOR LONGER THAN 30 DAYS. APPLY SEED AND MULCH WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK. WHEN SEEDING IS NOT POSSIBLE DUE TO SEASONAL WEATHER CONDITIONS OR OTHER FACTORS, PROVIDE TEMPORARY STRUCTURAL SOIL PROTECTION SUCH AS MULCH, WOODCHIPS, EROSION CONTROL MATTING, OR COMPOST.
6. DURING THE COURSE OF CONSTRUCTION, NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
7. ALL TEMPORARY SLOPES IN EXCESS OF 3(HOR) TO 1 (VERT) SHALL BE STABILIZED WITH JUTE MATTING, OR APPROVED EQUIVALENT.
8. THE CONSTRUCTION SITE SHALL BE CLEAN, WITHOUT ANY ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES. ALL NECESSARY PRECAUTIONS SHALL BE OBSERVED TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE, AS WELL AS THE ADHERENCE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE.
9. CONSTRUCTION ENTRANCE(S) TO BE LOCATED AS SHOWN ON THE PLANS, OR AS FIELD DIRECTED BY THE ENGINEER OR TOWN.
10. THE CONTRACTOR SHALL BE PREPARED AT ALL TIMES TO SWEEP ADJACENT ROADWAY AREAS IF MUD OR SOIL IS TRACKED ON TO THEM, OR AS DIRECTED BY THE TOWN.
11. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
12. DEWATERING SETTLING BASINS (SEE DETAIL) SHALL BE USED IF GROUND WATER IS ENCOUNTERED.
13. IF ENVIRONMENTAL CONDITIONS REQUIRE DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER TO KEEP THOSE SURFACES DAMP.
14. THIS PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH SPECIFICATION SECTION 01 1401 – "PRESERVATION AND RESTORATION" AND SECTION 01 5713 – "TEMPORARY EROSION AND SEDIMENTATION CONTROLS."

SUGGESTED CONSTRUCTION SEQUENCE

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH THE TOWN PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION FENCING (SEE DETAIL).
4. STRIP ALL TOPSOIL WITHIN THE CONSTRUCTION LIMITS. STOCKPILE ALL TOPSOIL IN AN APPROVED AREA AND SECURE WITH EROSION AND SEDIMENT CONTROLS.
5. SAWCUT, DEMOLISH, AND REMOVE COURT, BOATHOUSE, AND ASSOCIATED SITE APPURTENANCES AS INDICATED ON THIS PLAN.
6. INSTALL NEW SANITARY FACILITIES AS INDICATED ON THE SITE PLAN.
7. EXCAVATE TO ROUGH GRADE AREAS ASSOCIATED WITH THE NEW BOATHOUSE, BASKETBALL COURT, ENTRANCE DRIVE.
8. CONSTRUCT BOATHOUSE.
9. PREPARE SUBGRADE FOR CONCRETE PAD AND REINFORCED TURF AREA AT THE ENTRANCE TO THE BOATHOUSE.
10. PREPARE SUB-BASE, SLOPES, AND ANY OTHER AREAS OF DISTURBANCE FOR FINAL GRADING.
11. PLACE, GRADE AND COMPACT THE PROCESSED AGGREGATE BASE FOR THE CONCRETE PAD, BASKETBALL COURT, AND ENTRANCE DRIVE.
12. TOPSOIL AND GRADE IN ALL SLOPE AREAS TO WITHIN TWO (2) FEET OF THE PROPOSED CURB/EDGE OF PAVEMENT.
13. INSTALL CONCRETE PAD AND BASKETBALL COURT
14. INSTALL FIRST COURSE OF BITUMINOUS CONCRETE.
15. INSTALL TURF REINFORCEMENT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
16. CONSTRUCT OTHER SITE IMPROVEMENTS.
17. INSTALL THE FINAL COURSE OF BITUMINOUS CONCRETE PAVEMENT.
18. AFTER SITE IS STABILIZED IN ACCORDANCE WITH THE APPLICABLE E&S MEASURES, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS.

NOTE: THE CONTRACTOR MAY MODIFY THE SUGGESTED CONSTRUCTION SEQUENCE SHOWN ABOVE, PROVIDED A REVISED SEQUENCE IS SUBMITTED FOR REVIEW AND APPROVED BY THE ENGINEER AND/OR TOWN.

REVISION NOTES (8/18/2014):

THE FOLLOWING UPDATES WERE MADE TO THIS PLAN ON OR BEFORE THE DATE SPECIFIED:
1. INCREASED THE SIZE OF THE TREE PROTECTION MEASURES
2. REFERENCED THE RELEVANT SPECIFICATION SECTIONS ASSOCIATED WITH THE PLAN.

WILLIAM G. WALTER, PE No.23146

BOATHOUSE/HAINS PARK IMPROVEMENTS

166 BOSTON POST ROAD

IN

OLD LYME
CONNECTICUT

EROSION & SEDIMENTATION CONTROL PLAN

JULY 17, 2014

REVISIONS:

NO.	DATE	DESC.
1	8/18/14	(SEE REVISION NOTES)

PREPARED FOR:
TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'
0 10 20 40 FEET

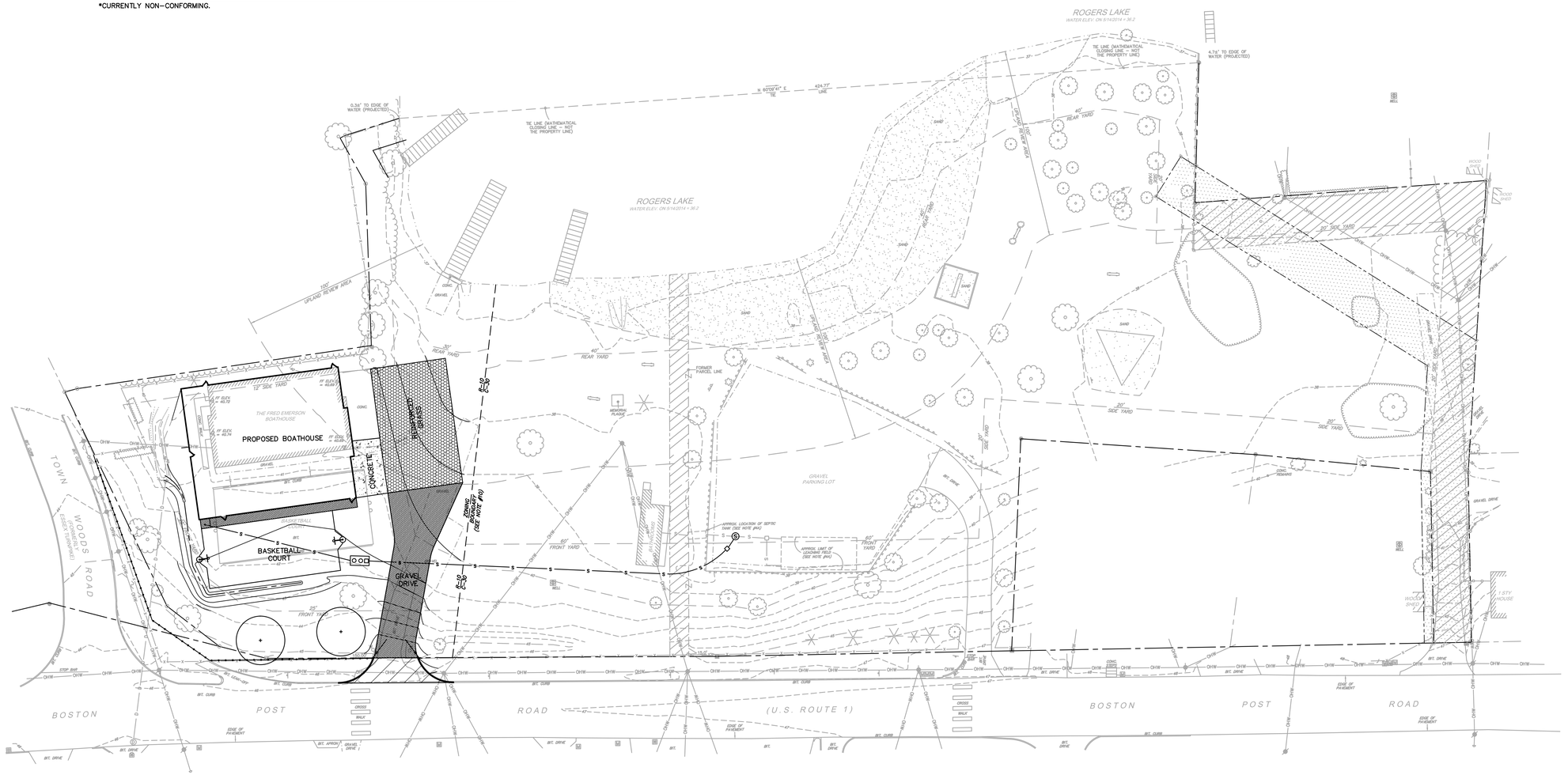
FILE: P:\8356600\CIVIL_DRAWINGS

DWG. NO: C-100

JOB. NO: 83566.00

ZONING TABLE						
ZONE: R-10 & C-30 USE: PARK	REQUIRED		EXISTING		PROPOSED	
	R-10	C-30	R-10	C-30	R-10	C-30
MIN LOT AREA (s.f.)	10,000	30,000	33,000	110,750	33,000	110,750
MIN LOT WIDTH	75 FT	150 FT	98 FT	296 FT	98 FT	296 FT
MAX LOT COVERAGE	25%	20%	9.6%	0.4%	17.6%	0.4%
FRONT YARD SETBACK	25 FT	60 FT	54 FT	48 FT*	36 FT	48 FT*
SIDE YARD SETBACK	12 FT	20 FT	8 FT*	90 FT	8 FT*	90 FT
REAR YARD SETBACK	30 FT	40 FT	45 FT	73 FT	45 FT	73 FT
MAX BUILDING/STRUCTURE HEIGHT	24 FT	35 FT	18 FT	12 FT	35 FT	12 FT
MAX FLOOR AREA	25%	20%	9.6%	0.0%	17.8%	0.0%
MAX TOTAL GROUND COVERAGE	30%	NA	23%	0.4%	27.8%	0.4%
SET BACK FROM RESIDENTIAL/RURAL	NA	40 FT	NA	NA	NA	NA

*CURRENTLY NON-CONFORMING.



LEGEND

BIT	– BITUMINOUS PAVEMENT
PL	– PROPERTY LINE
BCLC	– BITUMINOUS CONCRETE LIP CURB
R&D	– REMOVE AND DISPOSE OF
	– LIMIT OF WORK
	– PROPERTY LINE
	– SETBACK LINE
	– CURBING
	– CHAIN-LINK FENCE
	– DRAINAGE SWALE FLOW PATH
	– REINFORCED TURF
	– CONCRETE PAD
	– BITUMINOUS CONCRETE APRON
	– GRAVEL

REVISION NOTES (8/18/2014):

THE FOLLOWING UPDATES WERE MADE TO THIS PLAN SET ON OR BEFORE THE DATE SPECIFIED:

1. MODIFIED THE LOCATION OF THE SEPTIC TANK/PUMP CHAMBER TO CONFORM TO CTDPH STANDARDS

WILLIAM G. WALTER, PE No.23146

BOATHOUSE/HAINS PARK IMPROVEMENTS

166 BOSTON POST ROAD

IN

OLD LYME
CONNECTICUT

OVERALL SITE PLAN

JULY 17, 2014

REVISIONS:

NO.	DATE	DESC.
1	8/18/14	(SEE REVISION NOTES)

PREPARED FOR:

TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 30'

0 15 30 60 FEET

FILE: P:\8356600\CIVIL_DRAWINGS

DWG. NO: C-200

JOB. NO: 83566.00

TEST PIT DATA (4–14–14)

BY: TOWN OF OLD LYME

TEST PIT #1

DEPTH: 89"

MATERIAL: 0"–32" TOPSOIL;
32"–54" ORANGE BROWN LOAM SAND;
52"–89" MEDIUM–COARSE SAND AND GRAVEL WITH COBBLES;

GW: SEEPS AT 75"; MOTTLES AT 68".

PERC. TEST DATA (4–14–14)

BY: BSC GROUP

PERC. TEST #1

DEPTH: 22"

PRESOAK: 11:00 AM – 12:00 PM

TIME:	DEPTH (IN.):
12:20	0
12:30	4
12:40	7
12:50	9
1:00	11
1:10	13
1:20	14.5

PERC. RATE: 1–10 MIN/IN

EXISTING SEPTIC SYSTEM CAPACITY

MLSS

- NOT REQUIRED – RESTRICTIVE LAYER > 60"

EXISTING CAPACITY

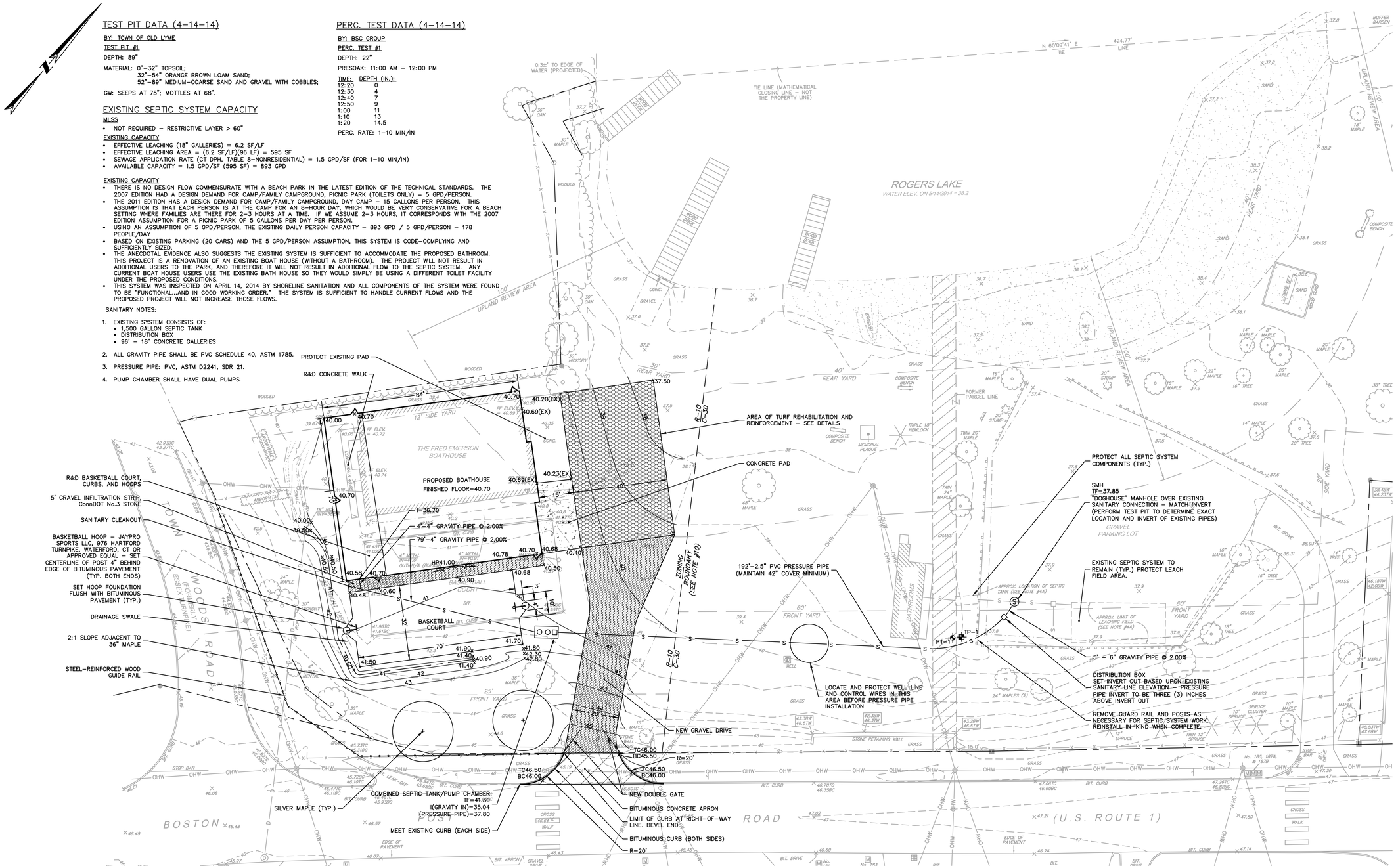
- EFFECTIVE LEACHING (18" GALLERIES) = 6.2 SF/LF
- EFFECTIVE LEACHING AREA = (6.2 SF/LF)(96 LF) = 595 SF
- SEWAGE APPLICATION RATE (CT DPH, TABLE 8–NONRESIDENTIAL) = 1.5 GPD/SF (FOR 1–10 MIN/IN)
- AVAILABLE CAPACITY = 1.5 GPD/SF (595 SF) = 893 GPD

EXISTING CAPACITY

- THERE IS NO DESIGN FLOW COMMENSURATE WITH A BEACH PARK IN THE LATEST EDITION OF THE TECHNICAL STANDARDS. THE 2007 EDITION HAD A DESIGN DEMAND FOR CAMP/FAMILY CAMPGROUND, PICNIC PARK (TOILETS ONLY) = 5 GPD/PERSON.
- THE 2011 EDITION HAS A DESIGN DEMAND FOR CAMP/FAMILY CAMPGROUND, DAY CAMP – 15 GALLONS PER PERSON. THIS ASSUMPTION IS THAT EACH PERSON IS AT THE CAMP FOR AN 8–HOUR DAY, WHICH WOULD BE VERY CONSERVATIVE FOR A BEACH SETTING WHERE FAMILIES ARE THERE FOR 2–3 HOURS AT A TIME. IF WE ASSUME 2–3 HOURS, IT CORRESPONDS WITH THE 2007 EDITION ASSUMPTION FOR A PICNIC PARK OF 5 GALLONS PER DAY PER PERSON.
- USING AN ASSUMPTION OF 5 GPD/PERSON, THE EXISTING DAILY PERSON CAPACITY = 893 GPD / 5 GPD/PERSON = 178 PEOPLE/DAY
- BASED ON EXISTING PARKING (20 CARS) AND THE 5 GPD/PERSON ASSUMPTION, THIS SYSTEM IS CODE–COMPLYING AND SUFFICIENTLY SIZED.
- THE ANECDOTAL EVIDENCE ALSO SUGGESTS THE EXISTING SYSTEM IS SUFFICIENT TO ACCOMMODATE THE PROPOSED BATHROOM. THIS PROJECT IS A RENOVATION OF AN EXISTING BOAT HOUSE (WITHOUT A BATHROOM). THE PROJECT WILL NOT RESULT IN ADDITIONAL USERS TO THE PARK, AND THEREFORE IT WILL NOT RESULT IN ADDITIONAL FLOW TO THE SEPTIC SYSTEM. ANY CURRENT BOAT HOUSE USERS USE THE EXISTING BATH HOUSE SO THEY WOULD SIMPLY BE USING A DIFFERENT TOILET FACILITY UNDER THE PROPOSED CONDITIONS.
- THIS SYSTEM WAS INSPECTED ON APRIL 14, 2014 BY SHORELINE SANITATION AND ALL COMPONENTS OF THE SYSTEM WERE FOUND TO BE "FUNCTIONAL...AND IN GOOD WORKING ORDER." THE SYSTEM IS SUFFICIENT TO HANDLE CURRENT FLOWS AND THE PROPOSED PROJECT WILL NOT INCREASE THOSE FLOWS.

SANITARY NOTES:

1. EXISTING SYSTEM CONSISTS OF:
   - 1,500 GALLON SEPTIC TANK
   - DISTRIBUTION BOX
   - 96' – 18" CONCRETE GALLERIES
2. ALL GRAVITY PIPE SHALL BE PVC SCHEDULE 40, ASTM 1785.
3. PRESSURE PIPE: PVC, ASTM D2241, SDR 21.
4. PUMP CHAMBER SHALL HAVE DUAL PUMPS



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	– REINFORCED TURF
	– CONCRETE PAD
	– BITUMINOUS CONCRETE APRON
	– GRAVEL

NOTES:

1. CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" (1–800–922–4455) AND VERIFY UTILITY MARK–OUT PRIOR TO THE INITIATION OF ANY SITE DISTURBANCE.
2. IMPLEMENTING WORKER SAFETY AND/OR HEALTH PROTOCOLS THAT ADDRESS COMPLIANCE WITH RULES, LAWS, AND REGULATIONS PERTAINING TO CONSTRUCTION SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFICATION OF THE LOCATION AND NATURE OF ALL SUBSURFACE UTILITIES AT THE PROJECT WHICH MAY BE AFFECTED BY THE WORK. COORDINATE WITH RESPECTIVE UTILITY OWNERS AND PERFORM VERIFICATION OF TYPE, LOCATION AND INVERTS AS REQUIRED.
4. THE LOCATIONS OF EXISTING SITE FEATURES AS SHOWN HAVE BEEN OBTAINED FROM MAPS, SURVEYS, FIELD INSPECTIONS, AND OTHER AVAILABLE INFORMATION. THEY MUST BE CONSIDERED APPROXIMATE BOTH TO LOCATION, SIZE, AND AS–BUILT CONDITION AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL FIELD CONDITIONS.
5. THE DIMENSIONS SHOWN ON THE PLANS, INCLUDING THE INTENDED DIMENSIONS OF THE WORK, MAY VARY FROM ACTUAL EXISTING CONDITIONS IN THE FIELD. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AS WELL AS OTHER DIMENSIONS HE MAY DEEM APPROPRIATE TO FACILITATE THE COMPLETION OF THE WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL BE RESTORED WITH FOUR (4) INCHES OF LOAM, SEEDED, FERTILIZED, AND MULCHED. PROVIDE ADDITIONAL EROSION CONTROLS AS REQUIRED.
7. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE REMOVED AND TO REMAIN BEFORE COMMENCING ANY WORK.
8. ALL SITE IMPROVEMENTS WHICH ARE TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING SITE ELEMENTS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK. CONTRACTOR SHALL RESTORE DAMAGED AREAS INCLUDING VEGETATIVE AREAS TO REMAIN, INCLUDING THE REPLACEMENT OF DAMAGED TREES BASED ON THE LANDSCAPE ARCHITECT'S ASSESSMENT OF THE DAMAGE.
10. THE CONTRACTOR MAY LEAVE THE EXISTING EXTERIOR CONCRETE PAD IN PLACE, TO BE REUSED AS A PORTION OF THE NEW FACILITY.
11. THE FINISH FLOOR ELEVATION OF THE PROPOSED BOATHOUSE WILL BE THE SAME AS THE EXISTING FINISH FLOOR. THE CONTRACTOR MAY REUSE PORTIONS OF THE EXISTING SLAB, AS APPROPRIATE, AS PART OF THE PROPOSED SLAB. THE CONTRACTOR SHALL REMOVE EXISTING ABOVE–GRADE FOUNDATION WALLS, AS REQUIRED TO BE ABLE TO CONSTRUCT THE PROPOSED SLAB AS DESIGNED BY THE ARCHITECT/STRUCTURAL ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND UNDERSTAND WHICH PORTIONS OF THE EXISTING SLAB/FOUNDATION WALLS NEED TO BE REMOVED, PRIOR TO SUBMITTING HIS BID. ANY QUESTIONS THE CONTRACTOR HAS REGARDING REUSE OF THE EXISTING SLAB SHALL BE SUBMITTED DURING THE BID PROCESS. IF THE CONTRACTOR WISHES TO REUSE PORTIONS OF THE EXISTING BOATHOUSE SLAB HE SHALL SUBMIT HIS CONSTRUCTION PLAN AND ASSUMPTIONS AS PART OF HIS BID. IF THESE ARE NOT SUBMITTED WITH THE BID, THE TOWN WILL ASSUME HE PLANS ON REPLACING, IN FULL, THE EXISTING SLAB.
12. BITUMINOUS PAVEMENT SHALL CONFORM WITH CONNDOT "CLASS 2" IN ACCORDANCE WITH CONNDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 816, 2004, AS SUPPLEMENTED (SEE WWW.CT.GOV/DOT/CWP/VIEW.ASP?A=1400&Q=434650).
13. CURBING SHALL CONFORM WITH CONNDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 816, 2004, BITUMINOUS CONCRETE LIP CURB: 8.15.
14. CONCRETE SHALL BE IN ACCORDANCE WITH CONNDOT STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 816, 2004, 9.21, EXCEPT ALL CONCRETE SHALL BE "CLASS F".
15. ALL SLOPES IN LAWN AREAS SHALL BE 3(H):1(V) MINIMUM, UNLESS OTHERWISE NOTED.

REVISION NOTES (8/18/2014):

THE FOLLOWING UPDATES WERE MADE TO THIS PLAN ON OR BEFORE THE DATE SPECIFIED:

1. MODIFIED THE LOCATION OF THE SEPTIC TANK/PUMP CHAMBER TO CONFORM TO CTDPH STANDARDS.
2. MODIFIED THE METHODOLOGY FOR THE DETERMINATION OF THE EXISTING SEPTIC CAPACITY BASED ON THE LATEST EDITION OF THE TECHNICAL STANDARDS.

AGENTS OF THE COMMISSION AND THE GENERAL PUBLIC (WHEN ACCOMPANIED BY AN AGENT OF THE COMMISSION) ARE AUTHORIZED TO INSPECT THE LAND ASSOCIATED WITH THIS PROJECT AT ANY REASONABLE TIME DURING THE PENDENCY OF THE INLAND WETLAND APPLICATION AND FOR THE LIFE OF THE PERMIT

WILLIAM G. WALTER, PE No.23146

BOATHOUSE/HAINS PARK IMPROVEMENTS

166 BOSTON POST ROAD

IN

OLD LYME
CONNECTICUT

SITE PLAN

JULY 17, 2014

REVISIONS:

NO.	DATE	DESC.
1	8/18/14	(SEE REVISION NOTES)

PREPARED FOR:

TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: 1" = 20'

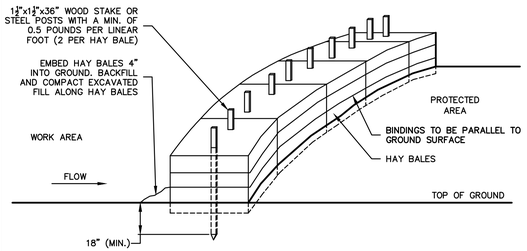
0 10 20 40 FEET

FILE:P:\8356600\CIVIL_DRAWINGS

DWG. NO:

JOB. NO: 83566.00

C-201

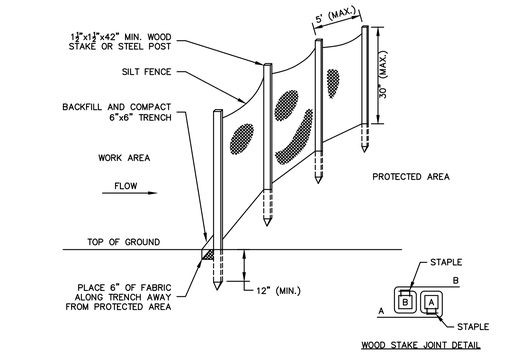


GENERAL NOTES

1. HAY BALES SHALL BE MADE OF HAY OR STRAW WITH 40 POUND MIN. WEIGHT AND 120 POUND MAX. WEIGHT HELD TOGETHER BY TWINE OR WIRE.
2. PLACE HAY BALES ON CONTOUR AND WING THE LAST HAY BALES UP SLOPE SO THAT THE TOP OF THE LAST SEVERAL HAY BALES ARE HIGHER THAN THE LINE OF HAY BALES.
3. DRIVE FIRST STAKE IN EACH BALE TOWARD THE PREVIOUSLY LAID BALE TO FORCE THEM TOGETHER.
4. PUT ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER EACH 100 FEET.

HAY BALE BARRIER

SCALE: NONE
EC-106-CT



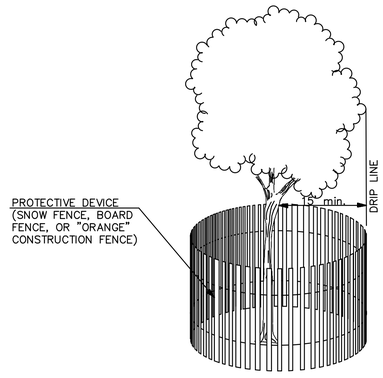
WOOD STAKE JOINT DETAIL

GENERAL NOTES

1. FOR SLOPE & SWALE INSTALLATIONS, EXTEND FENCE OP SLOPE SUCH THAT BOTTOM ENDS OF FENCE WILL BE HIGHER THAN THE TOP OF THE LOWEST PORTION OF FENCE.
2. FOR FENCE INSTALLED ON LEVEL TERRAIN INSTALL WING SECTIONS PERPENDICULAR TO MAIN BARRIER AT 50'-100' INTERVALS.

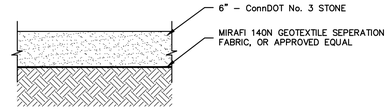
SILT FENCE BARRIER

SCALE: NONE
EC-107



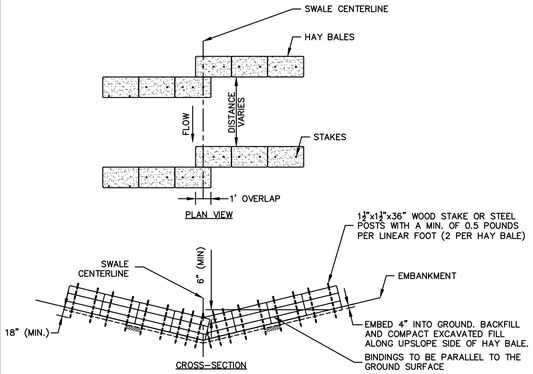
TREE PROTECTION

SCALE: NONE
EC-116-CT



GRAVEL STRIP

SCALE: NONE

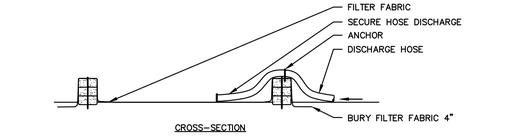


GENERAL NOTES

1. THIS CHECK DAM SHALL BE INSTALLED IN A DRAINAGE SWALE WITH BED WIDTHS OF 2 FEET OR LESS.
2. THE DISTANCE BETWEEN HAY BALE CHECK DAMS SHALL BE DETERMINED BY THE SLOPE OF THE SWALE. CHECK DAMS SHALL BE SET AT EVERY 2 FOOT DROP IN SWALE ELEVATION.
3. INSTALL 3 STAKES PER HAY BALE IN THE (2) TWO CENTER HAY BALES WITHIN SWALE BED AREAS.

HAY BALE CHECK DAM (NARROW SWALE)

SCALE: NONE
EC-110-CT

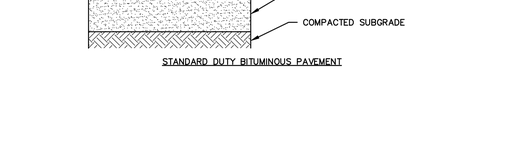


GENERAL NOTES

1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS.
2. THE BASIN TO BE SIZED ACCORDING TO: CUBIC FEET OF STORAGE = PUMP DISCHARGE RATE(gpm) x 16.
3. SIZE SHOWN ON PLANS SHALL BE ADJUSTED AS REQUIRED FOR THE ACTUAL PUMPING RATE.

DEWATERING HAY BALE BASIN (TYPE 1)

SCALE: NONE
EC-114-CT

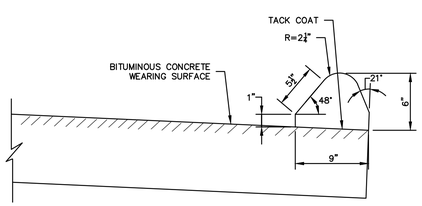


STANDARD DUTY BITUMINOUS PAVEMENT

NOTE: USE THE SAME SECTION FOR THE BITUMINOUS BASKETBALL COURT.

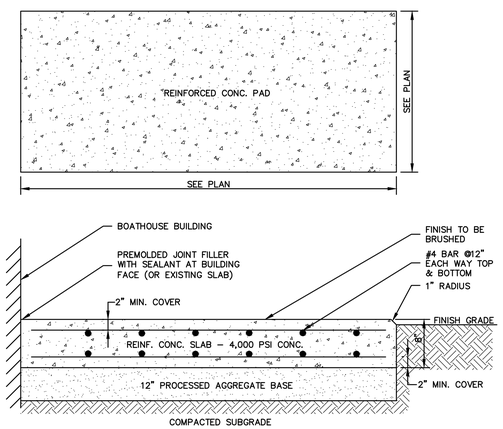
BITUMINOUS CONCRETE PAVEMENT

SCALE: NONE
PVT-101-CT



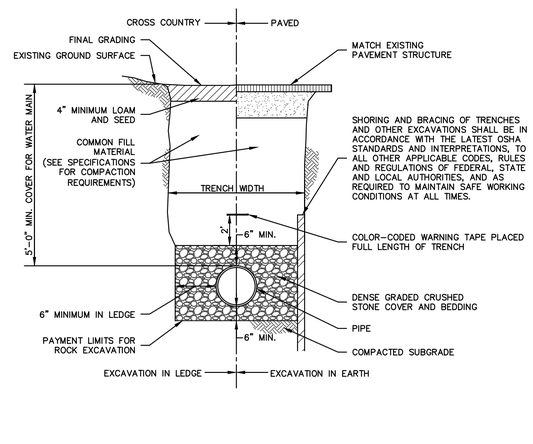
6" BITUMINOUS CONCRETE LIP CURBING

SCALE: NONE
CRB-103-CT



REINFORCED CONCRETE PAD

SCALE: NONE
PVT-107-CT



TYPICAL PIPE TRENCH SECTION

SCALE: NONE
UTY-103-CT

REVISION NOTES (8/18/2014):

THE FOLLOWING UPDATES WERE MADE TO THIS PLAN SET ON OR BEFORE THE DATE SPECIFIED:
1. INCREASED THE MINIMUM SIZE OF PERIMETER TREE PROTECTION.

WILLIAM G. WALTER, PE No.23146

BOATHOUSE/HAINS PARK IMPROVEMENTS

166 BOSTON POST ROAD
IN
OLD LYME
CONNECTICUT

DETAILS

JULY 17, 2014

REVISIONS:

NO.	DATE	DESC.
1	8/18/14	(SEE REVISION NOTES)

PREPARED FOR:
TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: AS NOTED

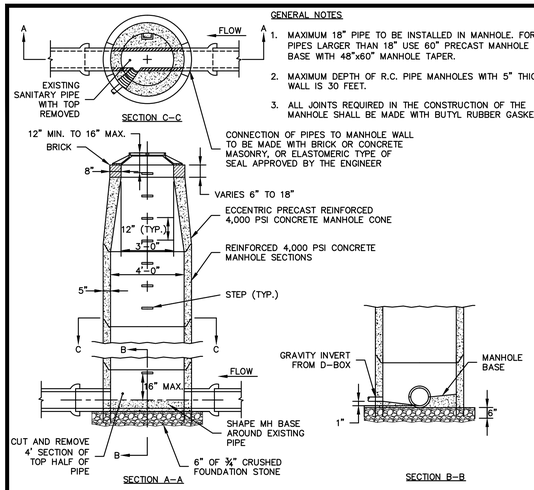
FILE: CIVIL/DRAWINGS/DET.DWG

DWG. NO: C-300

JOB. NO: 83566.00

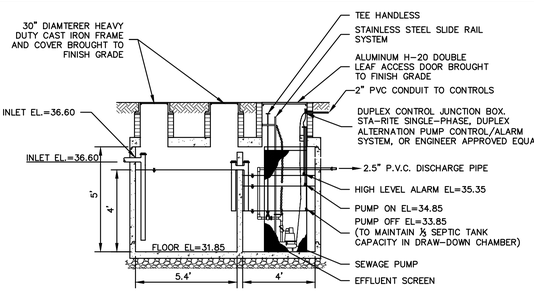
GENERAL NOTES

1. MAXIMUM 18" PIPE TO BE INSTALLED IN MANHOLE. FOR PIPES LARGER THAN 18" USE 60" PRECAST MANHOLE BASE WITH 48"x60" MANHOLE TAPER.
2. MAXIMUM DEPTH OF R.C. PIPE MANHOLES WITH 5" THICK WALL IS 30 FEET.
3. ALL JOINTS REQUIRED IN THE CONSTRUCTION OF THE MANHOLE SHALL BE MADE WITH BUTYL RUBBER GASKETS.



PRECAST SANITARY SEWER MANHOLE

SCALE: NONE
SWR–102–CT

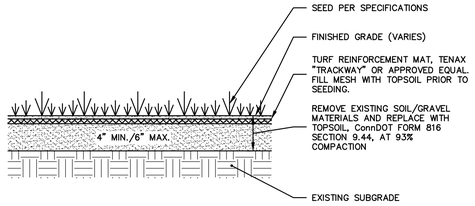


NOTES

1. COMBINED TANK, PUMP CHAMBER AND PUMP SHALL CONFORM TO CT DPH REQUIREMENTS.
2. INTERNAL DIMENSIONS OF TANK CHAMBER PORTION ARE 5'Wx5.4'Lx5'H. PUMP CHAMBER PORTION WILL BE 5'Wx4'Lx5'H.
3. PUMP COVERS SHALL BE H–20 LOADED.
4. PUMP SHALL BE SET ON BOTTOM OF CHAMBER INSIDE SCREENED VAULT/EFFLUENT SCREEN. SCREEN SHALL BE ORENCO SYSTEMS EFFLUENT SCREEN, MODEL #ES24A – HEIGHT: 60", OR EQUAL.
5. TANK SHALL HAVE EMERGENCY BACKUP PUMP OF THE SAME MAKE AND MODEL AS PRIMARY.
6. PUMP SHALL BE "STA–RITE" SERIES SCS, MODEL #S3954SES. ½ HP, 130 GPM, 1550 RPM [CHRISTIAN MASTERS – WE GOT PUMPS, 1–610–842–4996], OR EQUAL.

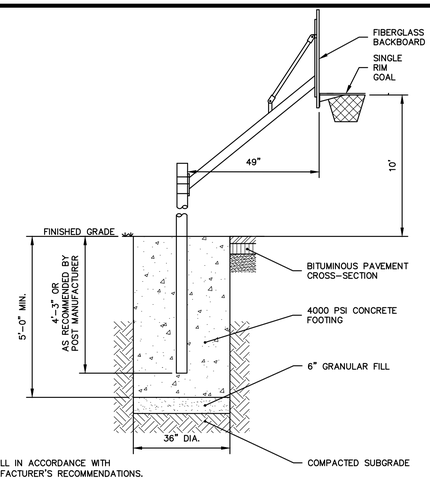
1,000–GALLON COMBINED CONCRETE SEPTIC TANK/DUAL PUMP CHAMBER

SCALE: NONE



REINFORCED TURF

SCALE: NONE



NOTE:

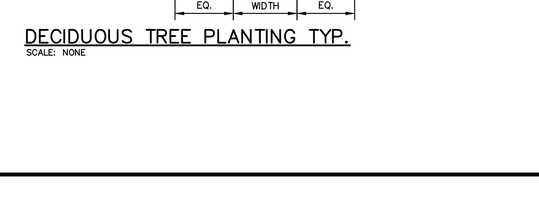
1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

BASKETBALL HOOP AND POST

SCALE: NONE

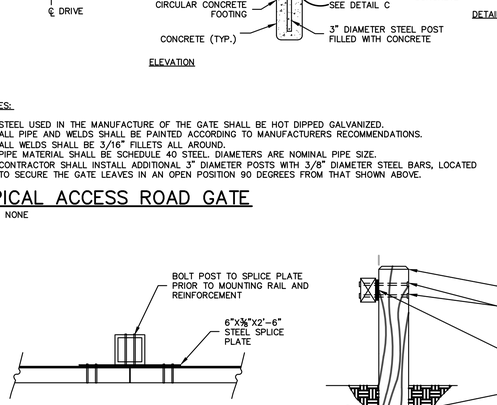
DRAINAGE SWALE

SCALE: NONE



GRAVEL DRIVEWAY

SCALE: NONE
PVT–105–CT

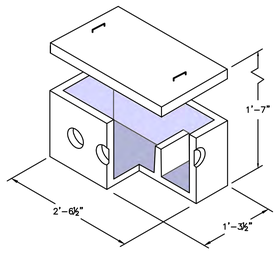


NOTES:

1. STEEL USED IN THE MANUFACTURE OF THE GATE SHALL BE HOT DIPPED GALVANIZED.
2. ALL PIPE AND WELDS SHALL BE PAINTED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
3. ALL WELDS SHALL BE 3/16" FILLETS ALL AROUND.
4. PIPE MATERIAL SHALL BE SCHEDULE 40 STEEL. DIAMETERS ARE NOMINAL PIPE SIZE.
5. CONTRACTOR SHALL INSTALL ADDITIONAL 3" DIAMETER POSTS WITH 3/8" DIAMETER STEEL BARS, LOCATED TO SECURE THE GATE LEAVES IN AN OPEN POSITION 90 DEGREES FROM THAT SHOWN ABOVE.

TYPICAL ACCESS ROAD GATE

SCALE: NONE



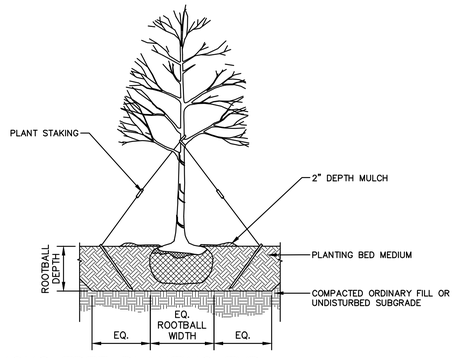
NOTES

1. BOX SHALL BE OLD CASTLE PRECAST MODEL DB–5 WITH BAFFLE, OR ENGINEER APPROVED EQUAL

DISTRIBUTION BOX

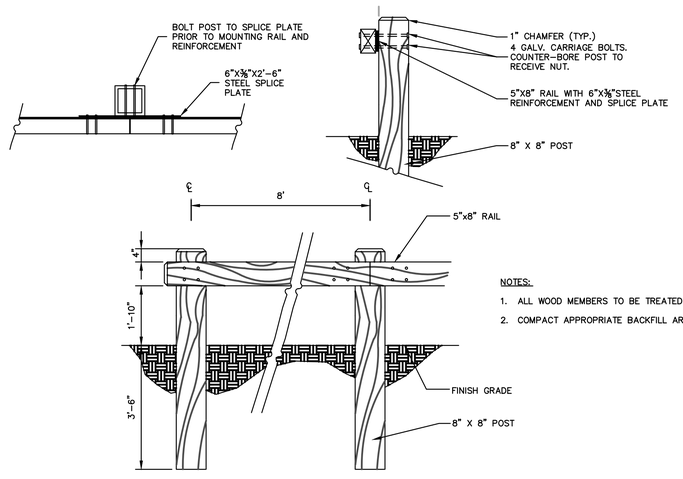
SCALE: NONE

NOTES:
1. PLANT TREE WITH ROOT FLARE 1" ABOVE FINISHED GRADE AFTER SETTLEMENT
2. 2" DEPTH MULCH (KEEP MULCH 1" FROM TRUNK) TAPER MULCH FROM 2" DEPTH AT EDGE OF ROOT BALL TO 0" DEPTH AT ROOT FLARE
3. TREE SHALL HAVE STRAIGHT TRUNK AND SINGLE LEADER, TREES WITH DOUBLE LEADER TRUNKS WILL NOT BE ACCEPTED.
4. DO NOT CUT LEADER
5. SET TREE PLUMB
6. FLOOD SAUCER TWICE DURING FIRST 24 HOURS AFTER PLANTING.
7. TREE PIT TO BE 3 TIMES WIDTH OF ROOT BALL OR 10' DIA. MINIMUM
8. SYNTHETIC BURLAP IS UNACCEPTABLE.
9. LOOSE OR CRACKED ROOTBALLS WILL NOT BE ACCEPTED FOR PLANTING
10. REMOVE TOP 2/3 OF WIRE BASKETS



DECIDUOUS TREE PLANTING TYP.

SCALE: NONE



NOTES:

1. ALL WOOD MEMBERS TO BE TREATED PER AASHTO M133.
2. COMPACT APPROPRIATE BACKFILL AROUND EACH POST.

STEEL–REINFORCED WOOD GUIDE RAIL

SCALE: NONE

WILLIAM G. WALTER, PE No.23146

BOATHOUSE/HAINS PARK IMPROVEMENTS

166 BOSTON POST ROAD

IN

OLD LYME
CONNECTICUT

DETAILS

JULY 17, 2014

REVISIONS:

NO.	DATE	DESC.
1	8/18/14	(SEE REVISION NOTES)

PREPARED FOR:
TOWN OF OLD LYME
52 LYME STREET
OLD LYME, CT 06371

NINA CUCCIO PECK
ARCHITECTURE & INTERIORS

BSC GROUP
300 Winding Brook Drive
Glastonbury, Connecticut 06033
860 652 8227

SCALE: AS NOTED

FILE: CIVIL/DRAWINGS/DET.DWG
DWG. NO: C-301
JOB. NO: 83566.00