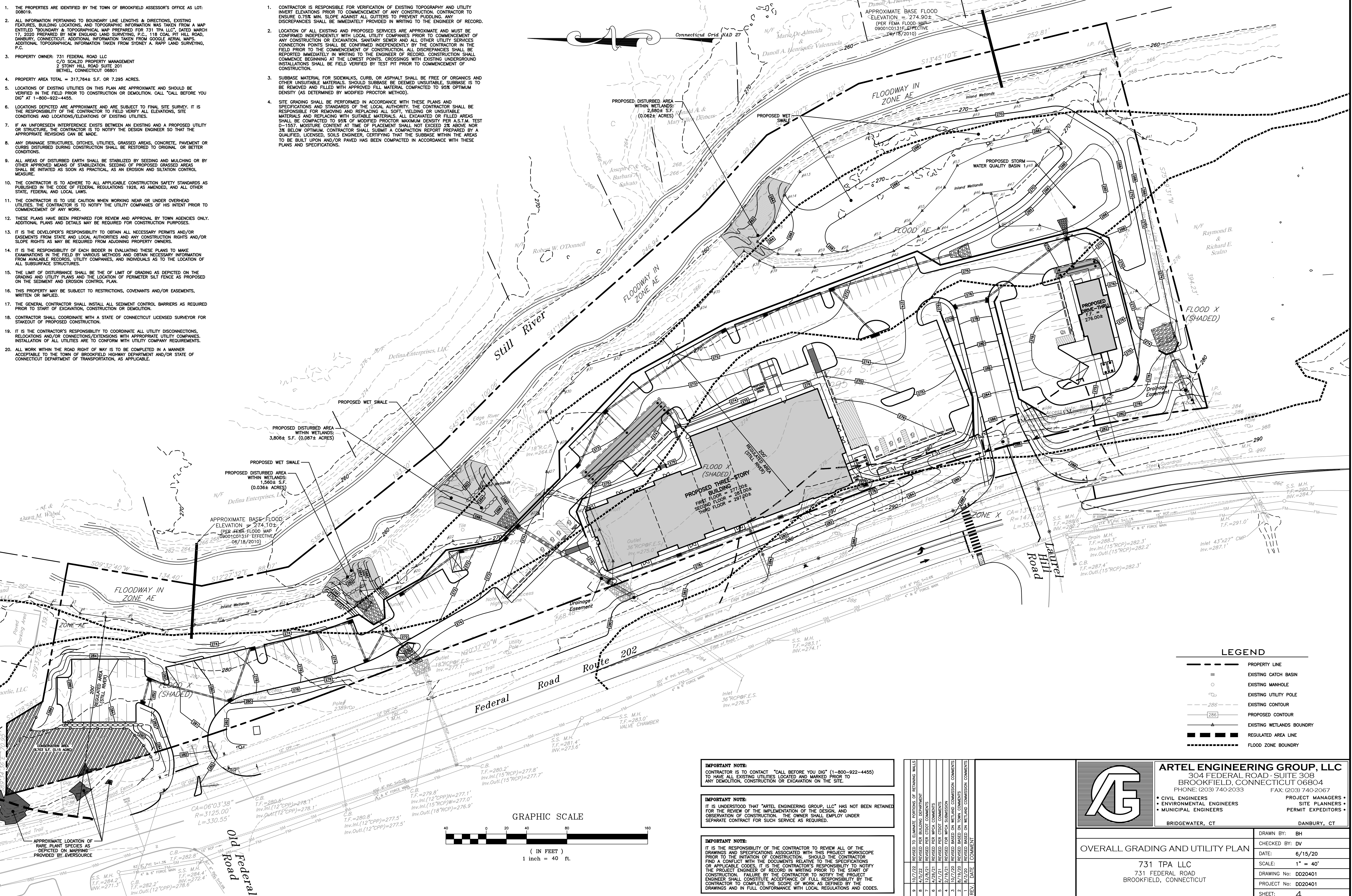


GENERAL NOTES

1. THE PROPERTIES ARE IDENTIFIED BY THE TOWN OF BROOKFIELD ASSESSOR'S OFFICE AS LOT: 008019.
2. ALL INFORMATION PERTAINING TO BOUNDARY LINE LENGTHS & DIRECTIONS, EXISTING FEATURES, BUILDING LOCATIONS, AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A MAP ENTITLED "BOUNDARY & TOPOGRAPHICAL MAP PREPARED FOR 731 TPA LLC, DATED MARCH 17, 2020 PREPARED BY NEW ENGLAND LAND SURVEYING, P.C., 118 COAL PIT HILL ROAD, DANBURY, CONNECTICUT. ADDITIONAL INFORMATION TAKEN FROM GOOGLE AERIAL MAPS. ADDITIONAL TOPOGRAPHICAL INFORMATION TAKEN FROM STONEY A. RAFF LAND SURVEYING, P.C.
3. PROPERTY OWNER: 731 FEDERAL ROAD LLC
C/O SCAZZO PROPERTY MANAGEMENT
2 STONY HILL ROAD SUITE 201
BETHEL, CONNECTICUT 06801
4. PROPERTY AREA TOTAL = 317,764± S.F. OR 7.295 ACRES.
5. LOCATIONS OF EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION OR DEMOLITION. CALL "BEFORE YOU DIG" AT 1-800-922-4455.
6. LOCATIONS DEPICTED ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS, SITE CONDITIONS AND LOCATIONS/ELEVATIONS OF EXISTING UTILITIES.
7. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED UTILITY OR STRUCTURE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
8. ANY DRAINAGE STRUCTURES, DITCHES, UTILITIES, GRASSED AREAS, CONCRETE, PAVEMENT OR CURBS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITIONS.
9. ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY SEEDING AND MULCHING OR BY OTHER APPROVED MEANS OF STABILIZATION. SEEDING OF PROPOSED GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL, AS AN EROSION AND SILTATION CONTROL MEASURE.
10. THE CONTRACTOR IS TO ADHERE TO ALL APPLICABLE CONSTRUCTION SAFETY STANDARDS AS PUBLISHED IN THE CODE OF FEDERAL REGULATIONS 1926, AS AMENDED, AND ALL OTHER STATE, FEDERAL, AND LOCAL LAWS.
11. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO COMMENCEMENT OF ANY WORK.
12. THESE PLANS HAVE BEEN PREPARED FOR REVIEW AND APPROVAL BY TOWN AGENCIES ONLY. ADDITIONAL PLANS AND DETAILS MAY BE REQUIRED FOR CONSTRUCTION PURPOSES.
13. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS.
14. IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY COMPANIES, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
15. THE LIMIT OF DISTURBANCE SHALL BE THE LIMIT OF GRADING AS DEPICTED ON THE GRADING AND UTILITY PLANS AND THE LOCATION OF PERIMETER SILT FENCE AS PROPOSED ON THE SEDIMENT AND EROSION CONTROL PLAN.
16. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
17. THE GENERAL CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL BARRIERS AS REQUIRED PRIOR TO START OF EXCAVATION, CONSTRUCTION OR DEMOLITION.
18. CONTRACTOR SHALL COORDINATE WITH A STATE OF CONNECTICUT LICENSED SURVEYOR FOR STAKEOUT OF PROPOSED CONSTRUCTION.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITY DISCONNECTIONS, RELOCATIONS AND/OR CONNECTIONS/EXTENSIONS WITH APPROPRIATE UTILITY COMPANIES. INSTALLATION OF ALL UTILITIES ARE TO CONFORM WITH UTILITY COMPANY REQUIREMENTS.
20. ALL WORK WITHIN THE ROAD RIGHT OF WAY IS TO BE COMPLETED IN A MANNER ACCEPTABLE TO THE TOWN OF BROOKFIELD HIGHWAY DEPARTMENT AND/OR STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PUDDING. ANY DISCREPANCIES SHALL BE IMMEDIATELY PROVIDED IN WRITING TO THE ENGINEER OF RECORD.
2. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER OF RECORD. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE BUILT UPON AND/OR PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.



LEGEND

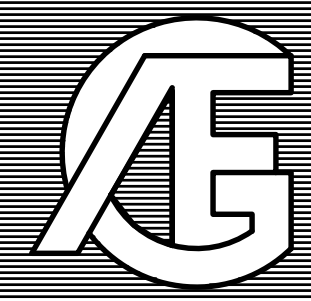
- PROPERTY LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING WETLANDS BOUNDARY
- REGULATED AREA LINE
- FLOOD ZONE BOUNDARY

IMPORTANT NOTE:
CONTRACTOR IS TO CONTACT "CALL BEFORE YOU DIG" (1-800-922-4455) TO HAVE ALL EXISTING UTILITIES LOCATED AND MARKED PRIOR TO ANY DEMOLITION, CONSTRUCTION OR EXCAVATION ON THE SITE.

IMPORTANT NOTE:
IT IS UNDERSTOOD THAT "ARTEL ENGINEERING GROUP, LLC" HAS NOT BEEN RETAINED FOR THE REVIEW OF THE IMPLEMENTATION OF THE DESIGN, AND OBSERVATION OF CONSTRUCTION. THE OWNER SHALL EMPLOY UNDER SEPARATE CONTRACT FOR SUCH SERVICE AS REQUIRED.

IMPORTANT NOTE:
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REV.	DATE	COMMENT
1	07/20	REVISED BASED ON WETLAND COMMISSION COMMENTS
2	07/20	REVISED BASED ON WETLAND COMMISSION COMMENTS
3	07/20	REVISED BASED ON WETLAND COMMISSION COMMENTS
4	07/20	REVISED FOR WPCA SUBMISSION
5	07/20	REVISED FOR WPCA COMMENTS
6	07/20	REVISED FOR WPCA COMMENTS
7	07/20	REVISED PER CITOT COMMENTS
8	07/20	REVISED PER BUILDING DEPARTMENT
9	07/22	REVISED TO ELIMINATE PORTIONS OF RETAINING WALLS



ARTEL ENGINEERING GROUP, LLC
304 FEDERAL ROAD SUITE 308
BROOKFIELD, CONNECTICUT 06804
PHONE: (203) 740-2033 FAX: (203) 740-2067

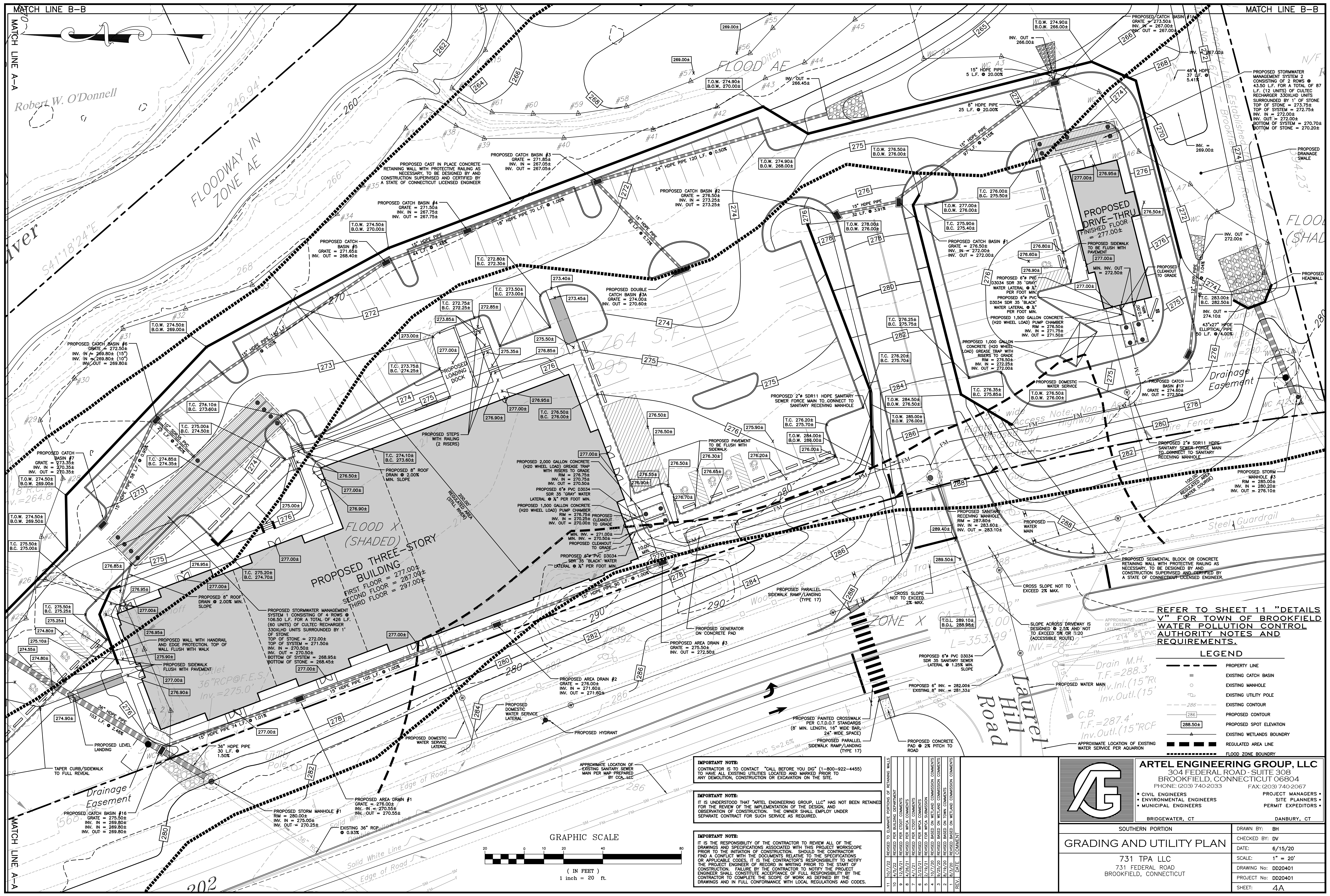
• CIVIL ENGINEERS PROJECT MANAGERS •
• ENVIRONMENTAL ENGINEERS SITE PLANNERS •
• MUNICIPAL ENGINEERS PERMIT EXPEDITORS •

BRIDGEWATER, CT DANBURY, CT

OVERALL GRADING AND UTILITY PLAN

731 TPA LLC
731 FEDERAL ROAD
BROOKFIELD, CONNECTICUT

DRAWN BY: BH
CHECKED BY: DV
DATE: 6/15/20
SCALE: 1" = 40'
DRAWING No: DD20401
PROJECT No: DD20401
SHEET: 4



MATCH LINE B-B

MATCH LINE B-B

MATCH LINE A-A

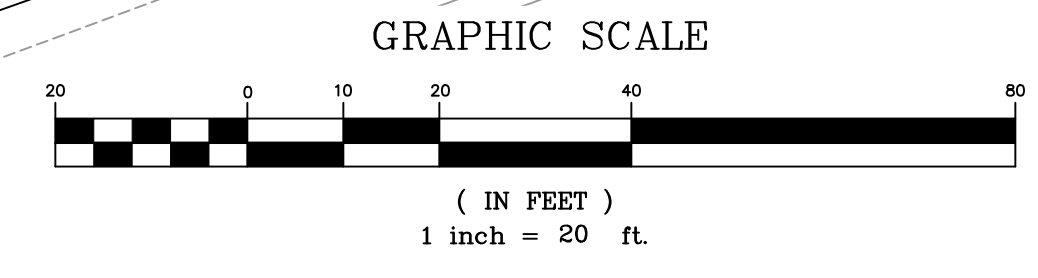
MATCH LINE A-A

Robert W. O'Donnell

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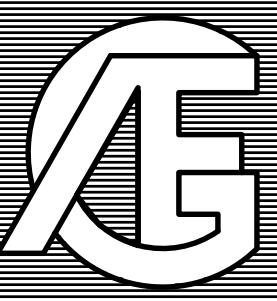
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REFER TO SHEET 11 "DETAILS V" FOR TOWN OF BROOKFIELD WATER POLLUTION CONTROL AUTHORITY NOTES AND REQUIREMENTS.

LEGEND

- PROPERTY LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING WETLANDS BOUNDARY
- REGULATED AREA LINE
- FLOOD ZONE BOUNDARY



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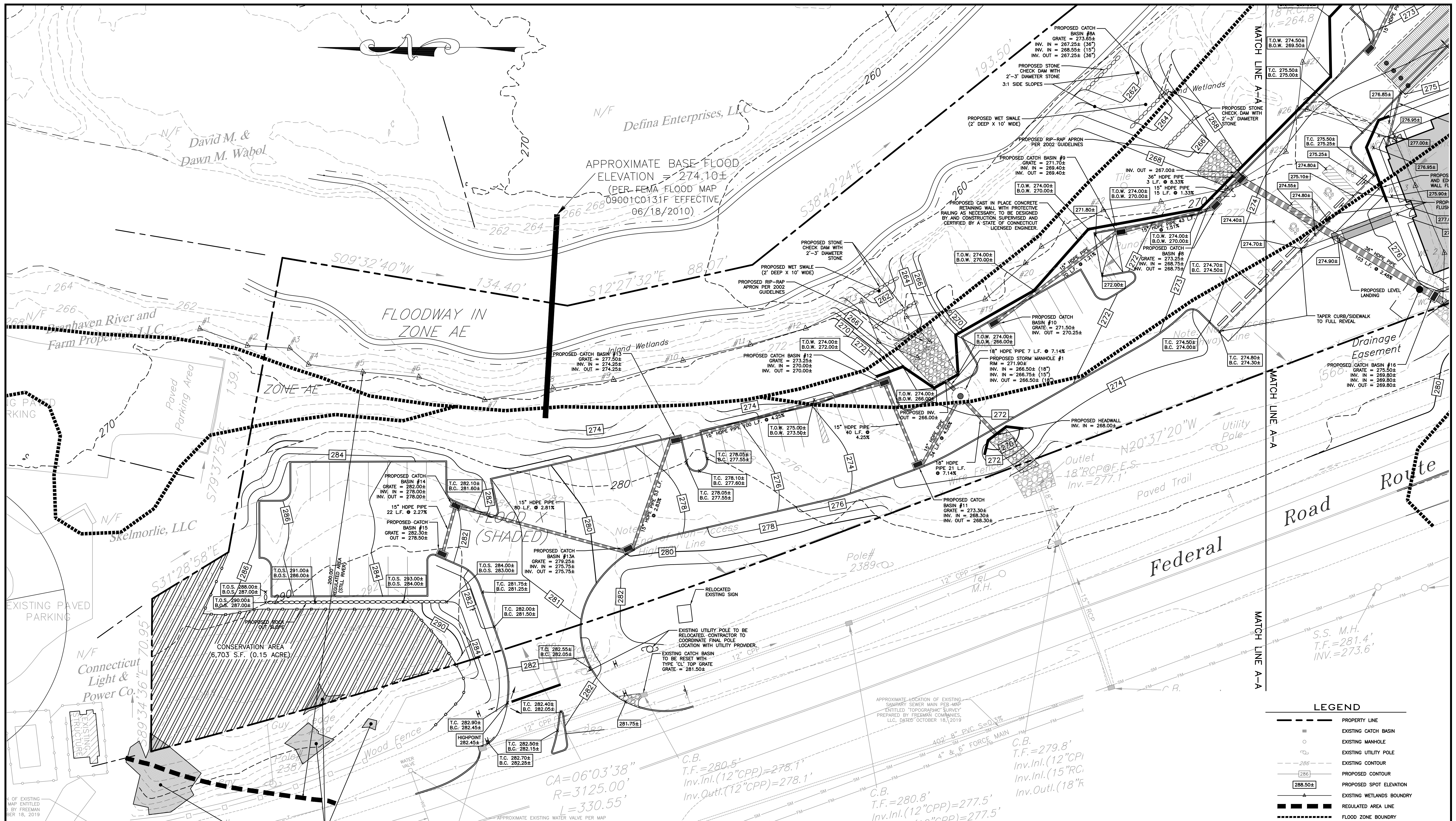
CIVIL ENGINEERS
 ENVIRONMENTAL ENGINEERS
 MUNICIPAL ENGINEERS

PROJECT MANAGERS
 SITE PLANNERS
 PERMIT EXPEDITORS

BRIDGEWATER, CT DANBURY, CT

SOUTHERN PORTION		DRAWN BY: BH	
GRADING AND UTILITY PLAN		CHECKED BY: DV	
731 TPA LLC 731 FEDERAL ROAD BROOKFIELD, CONNECTICUT		DATE: 6/15/20	
		SCALE: 1" = 20'	
		DRAWING No: DD20401	
		PROJECT No: DD20401	
		SHEET: 4A	

11	10/27/22	REVISED TO ELIMINATE PORTIONS OF RETAINING WALLS
10	10/24/22	REVISED PER BUILDING DEPARTMENT COMMENTS
9	10/20/22	REVISED PER CIVITOT COMMENTS
8	10/19/22	REVISED PER WPCA COMMENTS
7	10/17/22	REVISED PER CIVITOT COMMENTS
6	10/17/22	REVISED PER WPCA COMMENTS
5	10/17/22	REVISED PER WPCA COMMENTS
4	10/17/22	REVISED BASED ON WETLAND COMMISSION COMMENTS
3	10/17/22	REVISED BASED ON WETLAND COMMISSION COMMENTS
2	10/17/22	REVISED BASED ON TOWN COMMENTS
1	10/17/22	REVISED BASED ON TOWN COMMENTS
REV.	DATE	COMMENT



LEGEND

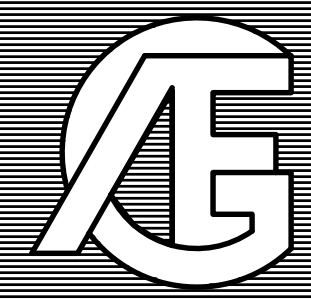
- PROPERTY LINE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- ⊙ EXISTING UTILITY POLE
- - - EXISTING CONTOUR
- - - 286
- ▭ PROPOSED CONTOUR
- ▭ 288.50±
- ▭ PROPOSED SPOT ELEVATION
- ▭ EXISTING WETLANDS BOUNDARY
- ▭ REGULATED AREA LINE
- ▭ FLOOD ZONE BOUNDARY

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REV.	DATE	COMMENT
8	10/27/22	REVISED TO ELIMINATE PORTIONS OF RETAINING WALL
7	10/27/22	REVISED PER BUILDING DEPARTMENT
6	10/27/22	REVISED PER CDDOT COMMENTS
5	10/27/22	REVISED FOR WPC SUBMISSION
4	10/27/22	REVISED FOR WPC SUBMISSION
3	10/27/22	REVISED BASED ON WETLAND COMMISSION COMMENTS
2	10/27/22	REVISED BASED ON TOWN COMMENTS
1	10/27/22	REVISED BASED ON WETLAND COMMISSION COMMENTS
		REV. DATE COMMENT



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PROJECT MANAGERS •
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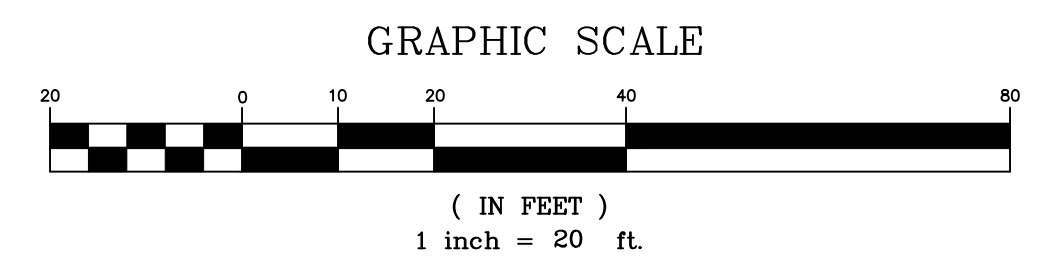
BRIDGEWATER, CT DANBURY, CT

GRADING AND UTILITY PLAN

731 TPA LLC
731 FEDERAL ROAD
BROOKFIELD, CONNECTICUT

NORTH PORTION

DATE: 6/15/20
SCALE: 1" = 20'
DRAWING No: DD20401
PROJECT No: DD20401
SHEET: 4B



OF EXISTING MAP ENTITLED "BROOKFIELD STREETScape PHASE II" DATED 5/10/2018 PREPARED BY FREEMAN COMPANIES, LLC

APPROXIMATE LOCATION OF RARE PLANT SPECIES AS SHOWN ON MAP ENTITLED "BROOKFIELD STREETScape PHASE II" DATED 5/10/2018 PREPARED BY FREEMAN COMPANIES, LLC

APPROXIMATE EXISTING WATER VALVE PER MAP ENTITLED "BROOKFIELD STREETScape PHASE II" DATED 5/10/2018 PREPARED BY FREEMAN COMPANIES, LLC

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MAIN PER MAP ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY FREEMAN COMPANIES, LLC, DATED OCTOBER 18, 2019

CA=06°03'38"
R=3125.00'
L=330.55'

C.B. T.F.=280.5'
Inv.Inl.(12"CPP)=278.1'
Inv.Outl.(12"CPP)=278.1'

C.B. T.F.=280.8'
Inv.Inl.(12"CPP)=277.5'
Inv.Outl.(12"CPP)=277.5'

C.B. T.F.=279.8'
Inv.Inl.(12"CP)=279.8'
Inv.Inl.(15"RC)=279.8'
Inv.Outl.(18"R)=279.8'

C.B. T.F.=282.8'