

THE SHOPPES AT CHESHIRE SPECIAL DEVELOPMENT PLAN

GENERAL NOTES

- BOUNDARY INFORMATION IS BASED UPON AN A-2 PROPERTY SURVEY AND A CLASS T-3 TOPOGRAPHY PLAN PREPARED BY MILONE AND MACBROOM, INC. FOR TRI-STAR DEVELOPMENT, LLC & MILLER, NAPOLITANO, WOLFF, LLC AND DATED AUGUST 31, 2007. SEE PROPERTY SURVEY PLAN FOR ADDITIONAL INFORMATION ON MAPS REFERENCED. VERTICAL DATUM BASED ON NGVD 1929.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- INLAND WETLAND BOUNDARY WAS FLAGGED BY MILONE AND MACBROOM, INC. ON OCTOBER 2006 AS SHOWN ON PROPERTY SURVEY PLAN REFERENCED IN NOTE 1.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
- ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) UNLESS OTHERWISE INDICATED.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR35 UNLESS OTHERWISE INDICATED.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF CHESHIRE REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FROM 616 AND ADDENDUMS.
- ALL GUTTERS, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPROVED FLOOR DURING NON-WORK HOURS.
- THE PROPOSED BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- PERIMETER SWALES AND RESPECTIVE SILTATION BASINS SHALL BE COMPLETED AND RESTORED PRIOR TO PROCEEDING WITH OTHER SITE CONSTRUCTION.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

ROADWAY AND PARKING AREAS:

ALL OF THE FOLLOWING TASKS SHALL BE PERFORMED ONCE A YEAR AFTER THE LAST SNOWFALL HAS OCCURRED. ALL OF THE SAND AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF IN AN OFF-SITE LOCATION AND NOT IN THE WETLANDS.

- ROADWAY SHALL BE SWEEPED ANNUALLY TO CLEAN UP ROAD SAND THAT HAD BEEN APPLIED OVER THE WINTER MONTHS.
- AT THIS TIME THE ROADWAY SHOULDERS SHOULD BE CLEANED OF ACCUMULATED SAND. ANY AREAS THAT WERE DAMAGED BY FLOWING OR THAT HAVE BEEN ERODED BY STORM WATER SHALL BE REPAIRED WITH TOPSOIL AND SEED.

STORM DRAINAGE STRUCTURES:

ALL OF THE FOLLOWING TASKS SHALL BE PERFORMED ONCE A YEAR AFTER THE LAST SNOWFALL HAS OCCURRED EXCEPT WHERE NOTED. ALL OF THE SAND AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF IN AN OFF-SITE LOCATION AND NOT IN THE WETLANDS.

- AFTER THE ROADWAY HAS BEEN SWEEPED, THE CATCH BASINS SHALL BE VACUUMED OF ACCUMULATED SEDIMENT AND DEBRIS. STORM DRAINAGE MANHOLES SHALL BE INSPECTED FOR ANY ACCUMULATED SEDIMENT OR DEBRIS AND CLEANED AS REQUIRED. IF ANY OF THE STORM DRAINAGE STRUCTURES HAVE ANY STRUCTURAL DAMAGE, THEY SHALL BE REPAIRED AS REQUIRED.
- THE SEDIMENT CHAMBER UNITS SHALL BE INSPECTED TWICE ANNUALLY, TYPICALLY EARLY SPRING AND LATE FALL. SEDIMENT AND DEBRIS COLLECTED IN THE STRUCTURES SHALL BE REMOVED WHEN SEDIMENT REACHES ONE FOOT IN DEPTH OR AS REQUIRED BY MANUFACTURER.
- UNDERGROUND STORAGE AND INFILTRATION SYSTEMS SHALL BE INSPECTED TWICE ANNUALLY, TYPICALLY EARLY SPRING AND LATE FALL. ANY SEDIMENT OR DEBRIS COLLECTED IN THE STRUCTURES SHALL BE REMOVED.
- AFTER INSPECTION OF THE STORM DRAINAGE STRUCTURES, THE VEGETATED SWALES SHALL BE INSPECTED AND CLEARED OF ANY DEBRIS THAT HAS ACCUMULATED. THE GRASS-LINED SWALES SHALL BE MOWED, AT A MINIMUM, TWICE ANNUALLY TO DISCOURAGE THE GROWTH OF BRUSH WITHIN THE CHANNEL.
- THE GRAVEL DRIVEWAY AND WATER BARS LEADING TO THE STORMWATER MANAGEMENT BASIN SHALL BE INSPECTED FOR EROSION AND REPAIRED WITH COMPACTED PROCESSED STONE AS NEEDED.
- THE RIPRAP OUTLETS SHALL BE INSPECTED FOR ACCUMULATED SEDIMENT AND THE SEDIMENT REMOVED.

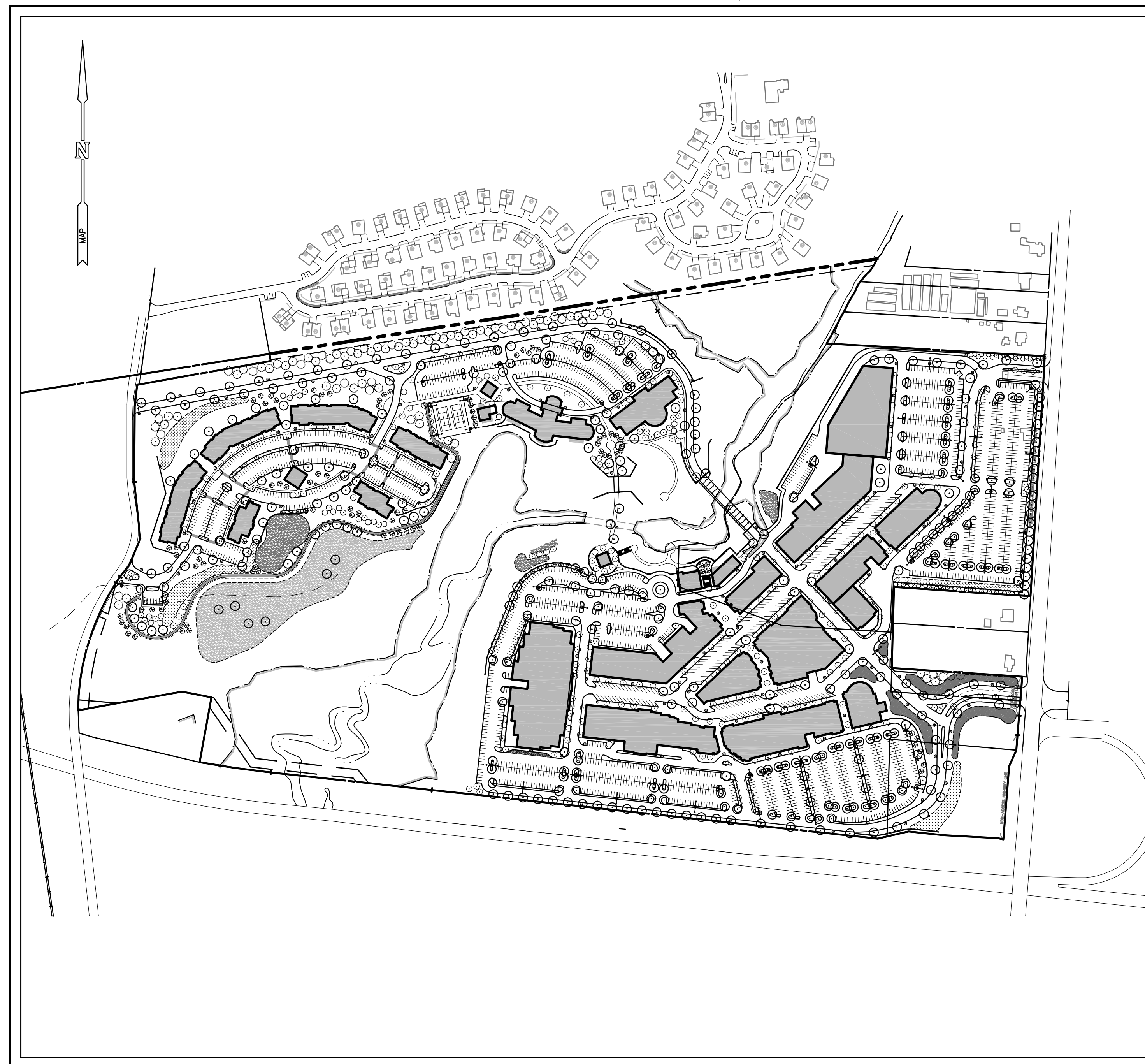
STORMWATER MANAGEMENT BASINS:

ALL OF THE FOLLOWING TASKS SHALL BE PERFORMED ONCE A YEAR AFTER THE LAST SNOWFALL HAS OCCURRED EXCEPT WHERE NOTED. ALL OF THE SAND AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF IN AN OFF-SITE LOCATION AND NOT IN THE WETLANDS.

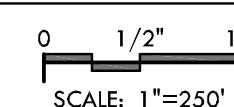
- THE SIDE SLOPES AND DAM EMBANKMENTS OF THE STORMWATER MANAGEMENT BASINS ARE TO BE MOWED A MINIMUM OF TWICE ANNUALLY TO DISCOURAGE GROWTH OF UNWANTED WOODY VEGETATION.
- THE SEDIMENT FORE BAYS SHALL BE CLEANED WHEN THE SEDIMENT REACHES ONE FOOT IN DEPTH. THE MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE. SEDIMENT REMOVAL WILL LIKELY BE NEEDED EVERY FIVE YEARS FOR BASINS THAT COLLECT ROAD DRAINAGE, BUT WILL VARY BASED ON SEVERAL FACTORS.
- A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED BY THE OPERATOR AND BE AVAILABLE FOR INSPECTION.
- NO DUMPING OF ANY DEBRIS INCLUDING BUT NOT LIMITED TO GRASS CLIPPINGS, LEAVES, BRUSH, AND COMPOST MATERIAL SHALL OCCUR WITHIN THE STORMWATER MANAGEMENT BASINS.
- A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND SHOULD BE APPLIED USING PRUDENT APPLICATION PROCEDURES. THE STORMWATER MANAGEMENT BASIN SHALL BE MOWED, AT A MINIMUM, TWICE ANNUALLY TO DISCOURAGE THE GROWTH OF BRUSH WITHIN THE BASIN. VEGETATION IN THE LOWER PORTION OF THE BASIN SHALL BE INSPECTED FOR INVASIVE PLANT SPECIES OR OTHER UNWANTED GROWTH AND MAINTENANCE SHALL BE COMPLETED AS NEEDED.
- THE OUTLET STRUCTURE CONTROLLING THE WATER EXITING THE STORMWATER MANAGEMENT BASIN SHALL BE MAINTAINED TO ALLOW FOR UNOBSTRUCTED FLOW THROUGH ITS FLOW CONTROL OPENINGS. OBSTRUCTIONS IMPEDING FLOW THROUGH THE LOW-FLOW ORIFICE, V-NOTCH, EMERGENCY OVERFLOW, AND OUTLET PIPE SHALL BE REMOVED.
- THE OWNER SHALL MAINTAIN A COPY OF THE DESIGN PLANS, AS-BUILT PLANS, AND THE ENGINEERING REPORT AS REFERENCE TOOLS PROVIDING DETAILED INFORMATION ABOUT THE INTENT, DESIGN, AND FUNCTION OF THE STORMWATER MANAGEMENT BASIN AS WELL AS THE STORM DRAINAGE SYSTEM DISCHARGING TO THE STORMWATER MANAGEMENT BASIN.
- BIORETENTION WATER QUALITY BASINS ARE LIKELY TO REQUIRE ONLY SEASONAL LANDSCAPE MAINTENANCE ONCE ALL DISTURBED AREAS LEADING TO THE BASIN HAVE PERMANENT VEGETATIVE COVER ESTABLISHED.
- FOR ADDITIONAL INFORMATION REGARDING REGULAR MAINTENANCE FOR THE STORMWATER MANAGEMENT SYSTEM, PLEASE SEE THE 2004 DEP CONNECTICUT STORMWATER QUALITY MANUAL, AS AMENDED.

HIGHLAND AVENUE (ROUTE 10) CHESHIRE CONNECTICUT REGULATORY SUBMISSION

JULY 20, 2007
REVISED: AUGUST 13, 2007
REVISED: SEPTEMBER 7, 2007
REVISED: OCTOBER 10, 2007



PROJECT SITE VICINITY MAP:



OWNER

TRI-STAR DEVELOPMENT LLC &
MILLER, NAPOLITANO, WOLFF LLC
C/O BERBLUM & GREENBERG
142 TEMPLE STREET
NEW HAVEN, CT 06510

APPLICANT

CHESHIRE ROUTE 10 LLC
C/O W/S DEVELOPMENT ASSOCIATES LLC
1330 BOYLSTON STREET
CHESTNUT HILL, MA 02467

PROJECT DATA

DIMENSIONAL CRITERIA	REQ'D/PERMITTED	PROPOSED/ PROVIDED
EXISTING ZONE:	INTERCHANGE ZONE (IC)	
PROPOSED USE:	INTERCHANGE SPECIAL DEVELOPMENT DISTRICT (I-C.S.D.D.)	
MINIMUM LOT AREA	1,306,800 SQ.FT (±30 AC)	4,655,975.49 SQ.FT (±107 AC)
MINIMUM LOT WIDTH	300'	±546'
MINIMUM LOT FRONTAGE	60'	±550'
MINIMUM SETBACK FROM STREET LINE	60' MIN.	±60'
MINIMUM SETBACK FROM SIDE LINE	50' MIN.	±50'
MINIMUM SETBACK FROM REAR LINE	50' MIN.	±50'
MAXIMUM HEIGHT OF STRUCTURE	50'/65' ±	±65'
LANDSCAPED SPACE, UNDISTURBED AREAS, LAWN, WATERCOURSES AND OTHER NON-IMPERVIOUS AREAS	40% OF SITE SHALL BE DEVELOPED AS LANDSCAPED AREAS	±40%
MAXIMUM BEDROOMS PER DWELLING UNIT	2 BEDROOMS	2 BEDROOMS
TOTAL COMMERCIAL FLOOR AREA	N/A	639,250 SF
TOTAL RESIDENTIAL FLOOR AREA	N/A	255,700 SF
MAXIMUM ALLOWED RESIDENTIAL FLOOR AREA	<40% OF COMMERCIAL FLOOR AREA 639,250 SF x .4 ALLOWED RFA = 255,700	±40% ±255,700
PARKING SPACES	COMMERCIAL: 4 SPACES/ 1000 SF FLOOR AREA: 639,250 SF SPACES REQ'D: 2,557 RESIDENTIAL: 1.5 SPACES/ 2 BEDROOM UNIT 160 UNITS SPACES REQ'D: 240 TOTAL REQ'D: 2,797 SPACES	2,797 SPACES

- 1-691 shall not be considered a street line, pursuant to Section 32, Schedule B, Dimensional Requirements, Footnote #3.
- Any increase to the existing height limitation of 50' for the I-C Zone must be accompanied by additional setback requirements of two feet for each one foot of structure height for that portion of any of any building in excess of 50 feet in height.

LIST OF DRAWINGS

- TITLE SHEET
- SITE MAP (ZONE CHANGE MAP)
- SITE MAP (TOPOGRAPHIC)
- SITE MAP (ABBUTERS LIST)
- SITE PLAN - EXISTING CONDITIONS
- SITE PLAN - LAYOUT & LANDSCAPING
- SITE PLAN - GRADING DRAINAGE AND UTILITIES
- SITE PLAN - DEEP POOL ENLARGEMENT
- SITE PLAN - STORMWATER MANAGEMENT
- REGULATED ACTIVITIES PLAN
- SITE PLAN - SEDIMENT & EROSION CONTROL
- SITE PLAN - SEDIMENT & EROSION CONTROL
- SEDIMENT & EROSION CONTROL DETAILS
- SITE DETAILS
- SITE DETAILS
- VEHICULAR TIMBER BRIDGE PLAN & DETAILS
- PEDESTRIAN TIMBER BRIDGE PLAN & DETAILS
- PROPERTY SURVEY (SUBMITTED AS SEPARATE DRAWING)



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