

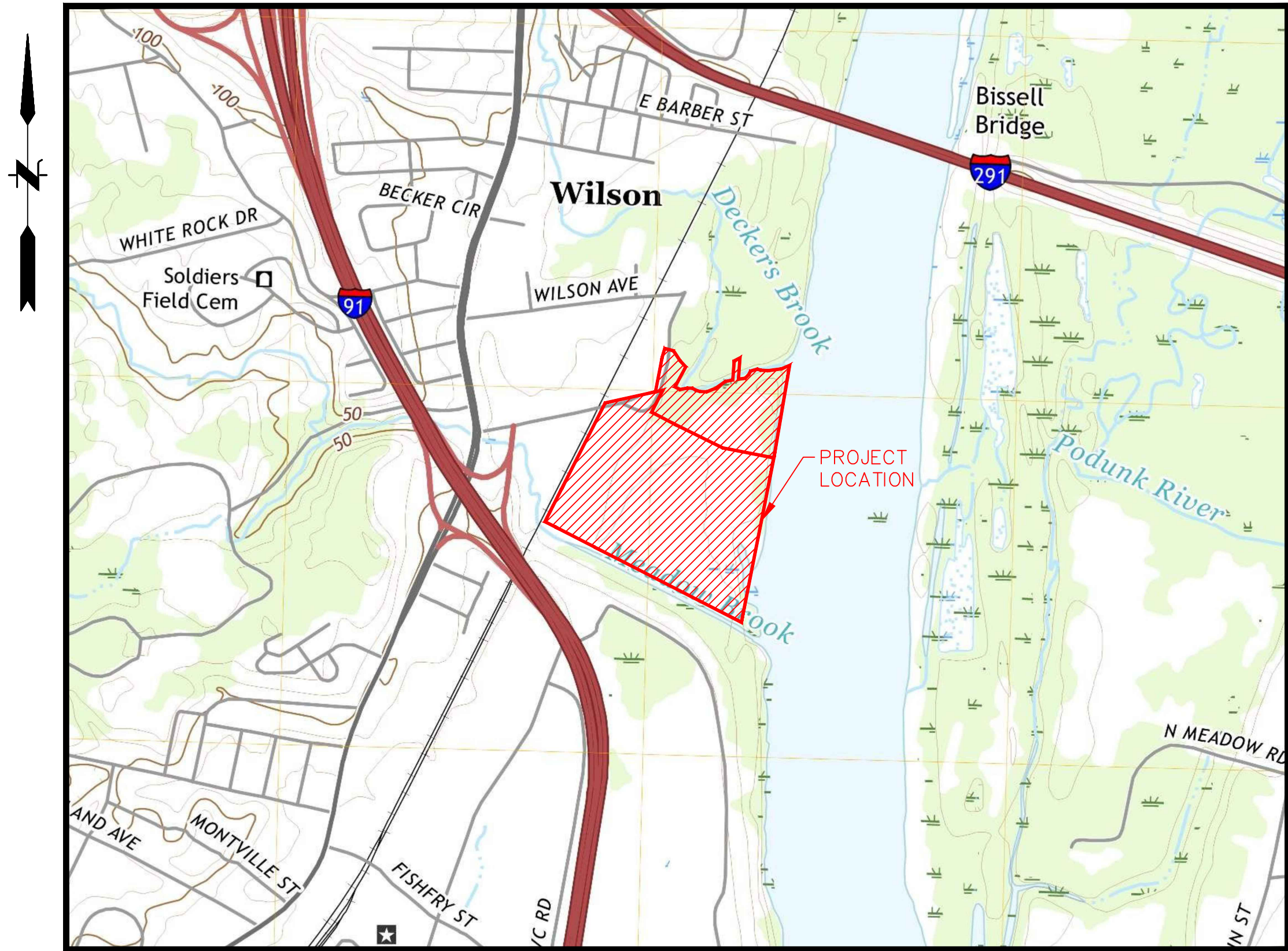
RIVERFRONT LAND DEVELOPMENT PROJECT

PHASES 1A, 1B, & 2A

228 LIEBERT ROAD · HARTFORD · CT
73 & 100 MEADOW ROAD · WINDSOR · CT
OCTOBER 20, 2025

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LOCATION MAP
SCALE: 1" = 1000'

PREPARED BY



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HARTFORD, CT 06103
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PREPARED FOR

RIVERFRONT RECAPTURE, INC.
50 COLUMBUS BOULEVARD
HARTFORD, CT 06106

PROJ. No.: 20170277.S10
DATE: 10/20/2025

GI-001

CIVIL GENERAL NOTES

GENERAL

1. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

2. DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.

3. PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.

4. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED AND CONDUCTED BY GIS MAPPING AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY FUSS & O'NEILL AUGUST 2021 AND AERIAL SERVICES PERFORMED BY ROBINSON AERIAL FEBRUARY 2019.

6. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAD83 HORIZONTAL AND NAVD88 VERTICAL DATUMS.

7. GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS AND ELEVATIONS WERE OBTAINED FROM FUSS & O'NEILL, INC.

8. WETLANDS:

8.1. CT/STATE INLAND WETLAND ONLY IS BELOW EL. 19 FEET; EXCLUDING FEDERAL WETLANDS.

8.2. CT/STATE INLAND WETLAND & FEDERAL WETLAND BORDERING MEADOW BROOK WERE DELINEATED BY FUSS & O'NEILL ON MARCH 9, 2020.

8.3. CT/STATE TIDAL WETLAND & FEDERAL WETLAND ALONG CT RIVER WAS DELINEATED BY TRC ON AUGUST 30, 2024.

8.4. CT/STATE TIDAL WATERCOURSE & FEDERAL WATER OF THE UNITED STATES IS THE CONNECTICUT RIVER

9. FLOODPLAIN ELEVATIONS:

RETURN PERIOD (YR)	EXISTING WSE (FT)	PROPOSED WSE (FT)
10	28.07	28.08
50	30.95	30.96
100	31.91	31.92
500	36.59	36.59

WORK RESTRICTIONS

1. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.

2. WORK IS RESTRICTED TO THE HOURS OF 7 A.M. TO 5 P.M. ON MONDAY THROUGH FRIDAY, UNLESS AUTHORIZED BY THE OWNER.

3. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE DURING FLOODED CONDITIONS AND THAT APPROPRIATE SITE STABILIZATION ACTIVITIES SHALL OCCUR PRIOR TO SIGNIFICANT WEATHER EVENTS.

3.1. THE CONTRACTOR SHALL MONITOR WEATHER CONDITIONS AND RIVER FORECASTS (WATER.NOAA.GOV) AND PERFORM NECESSARY MAINTENANCE OF EROSION CONTROL AND MEASURES AND OTHER APPROPRIATE SITE STABILIZATION ACTIVITIES PRIOR TO SIGNIFICANT RAIN/WEATHER EVENTS.

3.2. SIGNIFICANT RAINFALL EVENT: THE ACTIONS OUTLINED IN THE FLOOD CONTINGENCY PLAN (BELOW) SHALL BE PERFORMED FOR ANY SIGNIFICANT RAINFALL EVENT THAT OCCURS DURING CONSTRUCTION AT THE PROJECT SITE. FOR THE PURPOSE OF THIS PLAN, A "SIGNIFICANT RAINFALL EVENT" IS DEFINED AS A STORM IN WHICH MORE THAN 2.4 INCHES OF RAINFALL MAY OCCUR IN A ONE-HOUR PERIOD (THUNDER SHOWERS), OR MORE THAN 3.1 INCHES MAY FALL IN A 24-HOUR PERIOD (A STORM WITH POTENTIAL RETURN PERIOD OF AT LEAST 2 YEARS).

FLOOD CONTINGENCY PLAN

1. GENERAL DESCRIPTION

1.1. THIS FLOOD CONTINGENCY PLAN HAS BEEN PREPARED FOR THE PROPOSED CONSTRUCTION ACTIVITIES. THIS PLAN DESCRIBES THE MEASURES TO BE TAKEN DURING CONSTRUCTION TO HELP PROTECT LIFE AND PROPERTY AND PREVENT POLLUTION DURING SIGNIFICANT PRECIPITATION EVENTS. THE PROPOSED ACTIVITIES PROJECT AREA IS PRONE TO FLOODING.

1.2. THE CONTACT INFORMATION IN THIS PLAN REGARDING EMERGENCY SERVICE AGENCIES SHOULD BE REVIEWED IMMEDIATELY PRIOR TO THE ONSET OF CONSTRUCTION AND UPDATED AS NECESSARY. NO PROVISION WILL BE MADE FOR CONSTRUCTION FLOODING SINCE ANY CHANGES TO THE FLOODING DYNAMICS AS A RESULT OF THE PROJECT HAVE BEEN DEMONSTRATED BY HYDRAULIC MODELING TO BE NEGLIGIBLE.

1.3. THE ACTIONS OUTLINED IN THIS FLOOD CONTINGENCY PLAN BELOW SHALL BE PERFORMED FOR ANY SIGNIFICANT RAINFALL EVENT THAT OCCURS DURING CONSTRUCTION AT THE PROJECT SITE. FOR THE PURPOSE OF THIS PLAN, A "SIGNIFICANT RAINFALL EVENT" IS DEFINED AS A STORM IN WHICH MORE THAN 2.4 INCHES OF RAINFALL MAY OCCUR IN A ONE-HOUR PERIOD (THUNDER SHOWERS), OR MORE THAN 3.1 INCHES MAY FALL IN A 24-HOUR PERIOD (A STORM WITH POTENTIAL RETURN PERIOD OF AT LEAST 2 YEARS).

2. FLOOD CONTINGENCY PROCEDURES

2.1. THE CONTRACTOR, WHO IS RESPONSIBLE FOR OVERSIGHT OF CONSTRUCTION ACTIVITIES AT THE SITE, IS RESPONSIBLE FOR IMPLEMENTING THIS PLAN. THE CONTRACTOR SHALL USE BEST EFFORTS TO NOTIFY THE OWNER OF ANY IMPENDING SIGNIFICANT RAINFALL EVENT OR ANY FLOODING EVENT AS SOON AS PRACTICABLE AND, IF POSSIBLE, NO LESS THAN TWENTY-FOUR (24) HOURS BEFORE THE ONSET OF PRECIPITATION.

2.2. THE OWNER IS:

RIVERFRONT RECAPTURE, INC.
50 COLUMBUS BOULEVARD, 1ST FLOOR
HARTFORD, CT 06106

CONTACT: MARC NICOL (860) 713-3131x334; MNICOL@RIVERFRONT.ORG
MICHAEL ZALESKI (860) 713-3131x331; MZALESKI@RIVERFRONT.ORG

2.3. THE CONTRACTOR SHALL THEN PERFORM THE FOLLOWING ACTIONS TO MINIMIZE THE POTENTIAL FOR DAMAGE TO DOWNSTREAM LIFE AND PROPERTY, AND/OR POLLUTION.

2.3.1. ALL CONSTRUCTION EQUIPMENT, TOOLS, HEAVY EQUIPMENT, VEHICLES, STORAGE CONTAINERS, ETC. SHALL BE RELOCATED TO UPLAND STORAGE AREAS OR AREAS PROTECTED FROM FLOODING. SUCH AREAS, IDENTIFIED BEFORE THE START OF CONSTRUCTION ACTIVITIES, SHALL BE LOCATED OUTSIDE OF FLOOD HAZARD AREAS, FLOOD PRONE AREAS, AND AREAS THAT MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW OF WATER DURING PRECIPITATION EVENTS.

2.3.2. ALL FUEL AND MAINTENANCE FLUIDS SHALL BE RELOCATED TO AN UPLAND STORAGE AREA. IF PRACTICABLE, THESE FLUIDS SHOULD BE PLACED IN AN ENCLOSED STRUCTURE; AT A MINIMUM, THEY SHALL BE COVERED WITH TARPS AND PLACED IN AN UPLAND STORAGE AREA THAT IS BERMED TO PREVENT RUN-ON OF SURFACE WATER. ALL WORK AREAS SHALL BE INSPECTED TO ENSURE THAT ITEMS UNDER CONSTRUCTION (E.G., ACCESS ROADS) ARE STABILIZED.

2.3.3. ALL WORK AREAS AND ANY STOCKPILES SHALL BE INSPECTED TO ENSURE THAT EROSION CONTROL MEASURES ARE IN PLACE AND IN SUCH CONDITION AS TO ALLOW THEIR PROPER FUNCTION DURING THE RAINFALL EVENT.

2.3.4. ACCESS TO ALL WORK AREAS SHALL BE CLOSED TO THE PUBLIC AND NON-ESSENTIAL WORK PERSONNEL.

2.3.5. ACCESS POINTS TO AREAS UNDER CONSTRUCTION SHALL BE BARRICADED AND POSTED AS BEING CLOSED DURING CONSTRUCTION.

2.3.6. IN ADDITION TO NOTIFYING THE OWNER, THE CONTRACTOR SHALL NOTIFY EMERGENCY SERVICE AGENCIES IF CONDITIONS ARE OBSERVED WHICH MAY POSE AN IMMINENT DANGER TO DOWNSTREAM RESIDENTS OR PROPERTY.

2.3.6.1. LOCAL FIRE AND/OR POLICE; TEL. 911

2.3.6.2. CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION INLAND WATER RESOURCES DIVISION TEL. (860) 424-3706

2.4. AS SOON AS PRACTICABLE AFTER A SIGNIFICANT RAINFALL EVENT OR SEVERE STORM, THE SITE SHOULD BE INSPECTED FOR DAMAGE CAUSED BY FLOODING.
- REGULATORY REQUIREMENTS
1. WITHIN LOCAL RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.

2. WITHIN STATE RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS AND ISSUED REVISIONS/SUPPLEMENTS.

3. BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

4. DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.

5. THIS PROJECT DISTURBS MORE THAN FIVE ACRES OF LAND AND FALLS WITHIN THE CONNECTICUT DEEP STORMWATER AND DEWATERING WASTEWATER FROM CONSTRUCTION ACTIVITIES GENERAL PERMIT PROCESS. THE CONTRACTOR MUST HAVE A COPY OF THIS GENERAL PERMIT ON SITE AT ALL TIMES. CONTRACTOR TO COORDINATE WITH OWNER TO COMPLETE PERMIT REGISTRATION SECTION.
- EROSION AND SEDIMENT CONTROL
1. INSTALL EROSION CONTROL MEASURES PRIOR TO STARTING ANY WORK ON THE SITE. REFER TO THE EROSION AND SEDIMENT CONTROL DRAWINGS.

2. IMPLEMENT ALL NECESSARY MEASURES REQUIRED TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE. PERFORM CORRECTIVE ACTION AS NEEDED FOR EROSION CLEANUP AND REPAIRS TO OFF SITE AREAS, IF ANY, AT NO COST TO OWNER.

3. INSPECT AND MAINTAIN EROSION CONTROL MEASURES PER THE SCHEDULE IN THE EROSION AND SEDIMENT CONTROL DRAWINGS. DISPOSE OF SEDIMENT IN AN UPLAND AREA. DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.

4. PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED.

5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT AND DEBRIS FROM TEMPORARY MEASURES.
- CONSTRUCTION LAYOUT
1. PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED CONSTRUCTION ENTRANCES AND ACCESS PATHS BEFORE START OF CONSTRUCTION.

2. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.

3. IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.

4. DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.

5. BOUNDS OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.

6. ELECTRONIC FILES OF THE CONTRACT DOCUMENTS (AUTOCAD 2018) WILL BE PROVIDED TO AWARDED BIDDER FOR INFORMATIONAL PURPOSES ONLY AND NOT AS AN END PRODUCT OR CONTRACT DOCUMENT TO ASSIST WITH CONSTRUCTION STAKEOUT.
- EARTHWORK
1. NOTIFY UTILITY LOCATOR SERVICE AT LEAST 72 HOURS BEFORE STARTING EXCAVATION. "CALL BEFORE YOU DIG" AT 1-800-922-4455.

2. STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA THAT ARE OUTSIDE THE REMEDIAL LIMITS IDENTIFIED ON THE DRAWINGS AND REMEDIAL ACTION PLAN. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.
- UTILITIES
1. THE TYPE, SIZE AND LOCATION OF DEPICTED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE, OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.

2. PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.
- SITE RESTORATION
1. PROVIDE 6 INCHES OF TOPSOIL AND SEED TO AREAS DISTURBED DURING CONSTRUCTION.

2. REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.

3. RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.
- EQUIPMENT AND EQUIPMENT O&M NOTES
1. ALL EQUIPMENT SHALL BE STORED OUTSIDE OF 100-YEAR FLOOD PLAIN AND WITHIN 100-FT OF ANY WETLAND OR WATERCOURSE WHEN NOT IN USE.

2. EQUIPMENT SHALL NOT BE MAINTAINED OR FUELED WITHIN WETLAND AREAS.

3. REMOVE ALL EQUIPMENT FROM WETLAND AREAS AND STORE IN SECURE UPLAND LOCATIONS DURING NON-WORK HOURS.

4. PROVIDE CRUSHED STONE AS SHOWN AND AS OTHERWISE NEEDED TO PROVIDE ACCESS PATHS.

5. CHEMICAL AND PETROLEUM PRODUCTS: CHEMICAL AND PETROLEUM PRODUCTS SHALL NOT BE STORED WITHIN THE 100-YEAR (ELEVATION 31.92) OR 500-YEAR FLOODPLAIN (ELEVATION 36.59). AS THE ENTIRE SITE IS CONTAINED WITHIN THE 500-YEAR FLOODPLAIN, STORE CHEMICAL AND PETROLEUM PRODUCTS CONTAINED WITHIN VEHICLES AND EQUIPMENT. REFUEL EQUIPMENT UTILIZING A MOBILE LUBE TRUCK OR FUEL DELIVERY SERVICE THAT IS DEMOBILIZED FROM THE SITE WHEN REFUELING IS COMPLETE. ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE MAINTENANCE AS NEEDED.
- NDBR NOTES
1. STATE LISTED THREATENED AND ENDANGERED PLANTS ARE PRESENT AT THE SITE. OWNER WILL MARK AREAS AND INSTALL PROTECTIVE FENCING (E.G. SNOW FENCING ON METAL STAKES) AROUND ALL KNOWN LOCATIONS. PROTECT IDENTIFIED AREAS FROM DISTURBANCE DURING CONSTRUCTION.

2. PRIOR TO WORK ON SITE ATTEND AN EDUCATIONAL SESSION AT THE PRECONSTRUCTION MEETING WITH A QUALIFIED HERPETOLOGIST. THIS ORIENTATION AND EDUCATIONAL SESSION SHOULD CONSIST OF AN INTRODUCTORY MEETING PROVIDING PHOTOS OF HERPETOFAUNA THAT MAY BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, INCLUDING EASTERN BOX TURTLES.

3. ON A DAILY BASIS INSPECT THE WORK AREA; STAGING, STORAGE, AND STOCKPILE AREAS; AND ACCESS ROADS EACH MORNING FOR EASTERN BOX TURTLES, EASTERN PAINTED TURTLES, AND SNAPPING TURTLES PRIOR TO ANY WORK BEING DONE. KEEP A RECORD OF INSPECTIONS, INCLUDE THE FOLLOWING:

a. DATE

b. BRIEF DESCRIPTION OF WORK AREA

c. QUANTITY OF TURTLES ENCOUNTERED

d. VERIFICATION ENCOUNTERED TURTLES WERE RELOCATED FROM THE WORK AREA

e. INSPECTOR NAME AND INSPECTOR SIGNATURE

f. CONDITION OF EXCLUSIONARY FENCING, INCLUDING BUT NOT LIMITED TO REPORTING TEARS OR BREACHES IN THE FABRIC AND ACCUMULATION LEVELS OF SEDIMENT AND MAINTENANCE COMPLETED.
4. INSTALL EXCLUSIONARY FENCING AT THE LIMITS OF DISTURBANCE. EXCLUSIONARY FENCES SHALL BE AT LEAST 20-INCHES ABOVE GRADE, INSTALLED 6-INCHES BELOW SURFACE GRADE, AND BE REGULARLY MAINTAINED (AT LEAST BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS) TO SECURE ANY GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET TURTLES PASS THROUGH. DO NOT USE NETTED MATERIALS AS EXCLUSIONARY FENCING. GEOTEXTILE SILT FENCE IS AN ACCEPTABLE EXCLUSIONARY FENCING PRODUCT.

4.1. IN AREAS WHERE THE SILT FENCE CANNOT BE BURIED, THE FENCING SHOULD BE PLACED WITH AN UNBURIED FLAP FACING AWAY FROM THE CONSTRUCTION AREA AND COVERED WITH SIX INCHES OF CRUSHED STONE.

5. INSTALL EXCLUSIONARY FENCING AT ALL STAGING, STORAGE, AND STOCKPILE AREAS.

6. MAINTAIN SURPLUS EXCLUSIONARY FENCING ONSITE FOR ONGOING MAINTENANCE.

6.1. INSPECT EXCLUSIONARY FENCING DAILY AND FOLLOWING STORM EVENTS OF 0.25 INCH OR GREATER FOR TEARS OR BEACHES IN THE FABRIC AND ACCUMULATION LEVELS OF SEDIMENT

6.2. REPAIR COMPROMISED AREAS OF SILT FENCE IMMEDIATELY.
7. ALL CONSTRUCTION PERSONNEL WORKING ON THE PROJECT MUST BE APPRISED OF THE SPECIES (EASTERN BOX TURTLE, EASTERN PAINTED TURTLE, AND SNAPPING TURTLE) DESCRIPTION AND THE POSSIBLE PRESENCE OF A LISTED SPECIES, AND INSTRUCTED TO RELOCATE TURTLES FOUND INSIDE WORK AREAS OR NOTIFY THE APPROPRIATE AUTHORITIES TO RELOCATE INDIVIDUALS.

8. ANY TURTLES ENCOUNTERED WITHIN THE IMMEDIATE WORK AREAS; STAGING, STORAGE, AND STOCKPILE AREAS; AND ACCESS ROADS SHALL BE CAREFULLY MOVED TO AN ADJACENT AREA OUTSIDE OF THE EXCLUDED AREA AND FENCING SHOULD BE INSPECTED TO IDENTIFY AND CLOSE OFF ACCESS POINT.

9. IN AREAS WHERE SILT FENCE IS USED FOR EXCLUSION, IT SHALL BE REMOVED AS SOON AS THE AREA IS STABLE TO ALLOW FOR REPTILE AND AMPHIBIAN PASSAGE TO RESUME.
- CONSTRUCTION SEQUENCE:
- THE GENERAL CONSTRUCTION SEQUENCING FOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
- PHASE 1A (NOVEMBER 2025):
1. INSTALL EROSION CONTROLS AS NECESSARY TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS.

2. DISPOSE OF STUMPS THAT REMAIN DUE TO PREVIOUSLY CONDUCTED REMOVAL OF TREES AT STOCKPILES.

3. REMOVE STOCKPILES H/I, K, AND W, AND DISPOSE OF THE MATERIAL AT A FACILITY PERMITTED TO ACCEPT THE MATERIAL.

4. ADJACENT TO PILE K, EXCAVATE AND REMOVE MATERIAL FROM THE GROUND SURFACE DOWN TO A DEPTH OF 2 FEET AT BORING LOCATIONS SB-15R AND SB-15, (SEE SKETCH BELOW).

5. STOCKPILES H/I AND K CONTAIN DEBRIS COMPRISED OF METAL, SINGLE USE PLASTIC, CANS, BRICK, ASPHALT FRAGMENTS, AND CLOTH. SHOULD SELECTED DISPOSAL FACILITY REQUIRE IT, SEPARATE DEBRIS GREATER THAN 6 INCHES AND DISPOSE OF IT SEPARATELY.
- PHASE 1B (DECEMBER 2025):
1. INSTALL EROSION CONTROLS AS NECESSARY TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS.

2. INSTALL TURTLE EXCLUSION FENCING.

3. UTILIZE REUSABLE SOIL FROM CENTRAL COVER AREA TO ESTABLISH MINIMUM ELEVATIONS AT CONTRACTOR LAYDOWN AREA.

4. EXCAVATE AND BACKFILL REMEDIAL AREAS

5. ESTABLISH TEMPORARY STOCKPILES OF IMPACTED SOILS
- PHASE 2A (DECEMBER 2025 TO JUNE 2026):
4. INSTALL EROSION CONTROLS AS NECESSARY TO CONTROL STORMWATER RUNOFF, DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLANS.

7. INSTALL TURTLE EXCLUSION FENCING.

8. EXCAVATE ENHANCEMENT INLAND WETLAND AREA.

9. EXCAVATE CENTRAL COVE AREA, MITIGATION TIDAL WETLAND, AND PYGMYWEED BENCHES.

10. TRANSPLANT SPECIES (SHORT-ANNEED MEADOW-FOXTAIL, GEORGIA BULRUSH, CATTAIL SEDGE), BY OWNER.

11. FILL AND REGRADE NORTHWEST AREA ADJACENT TO AMTRAK ROW.

12. ESTABLISH PLANTINGS WITHIN ENHANCEMENT INLAND AND MITIGATION TIDAL WETLAND AREAS, BY OWNER.

13. TRANSPLANT PYGMYWEED TO NEW BENCHES, BY OWNER.
- WHEREVER PRACTICABLE, SITE CONSTRUCTION ACTIVITIES SHALL BE PHASED TO AVOID THE DISTURBANCE OF OVER FIVE ACRES AT ONE TIME BY EXCAVATING/FILLING TO GRADE AND IMPLEMENTING STABILIZATION METHODS.
- RIVERFRONT LAND DEVELOPMENT PROJECT

CIVIL GENERAL NOTES

RIVERFRONT RECAPTURE INC.
228 LIBERT ROAD, HARTFORD, CONNECTICUT
73 & 100 MEADOW ROAD, WINDSOR, CONNECTICUT

PROJ. No.: 20170277.S10
DATE: 10/20/2025

C-001

DESIGNER REVIEWER

DESCRIPTION

DATE

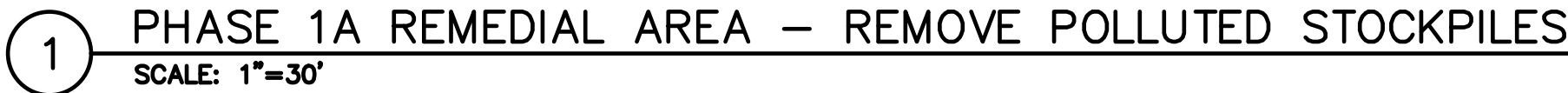
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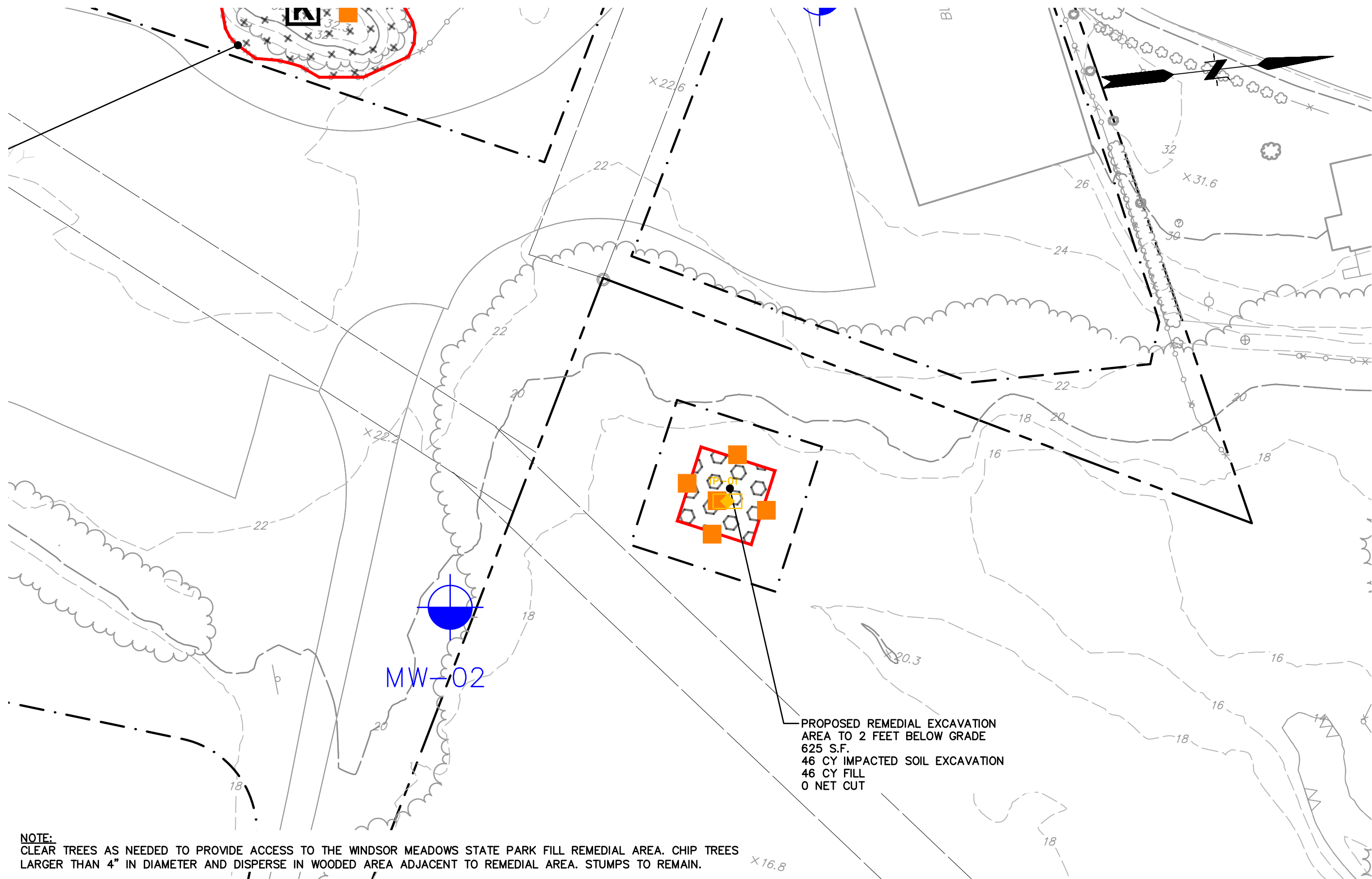
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FUSS & O'NEILL

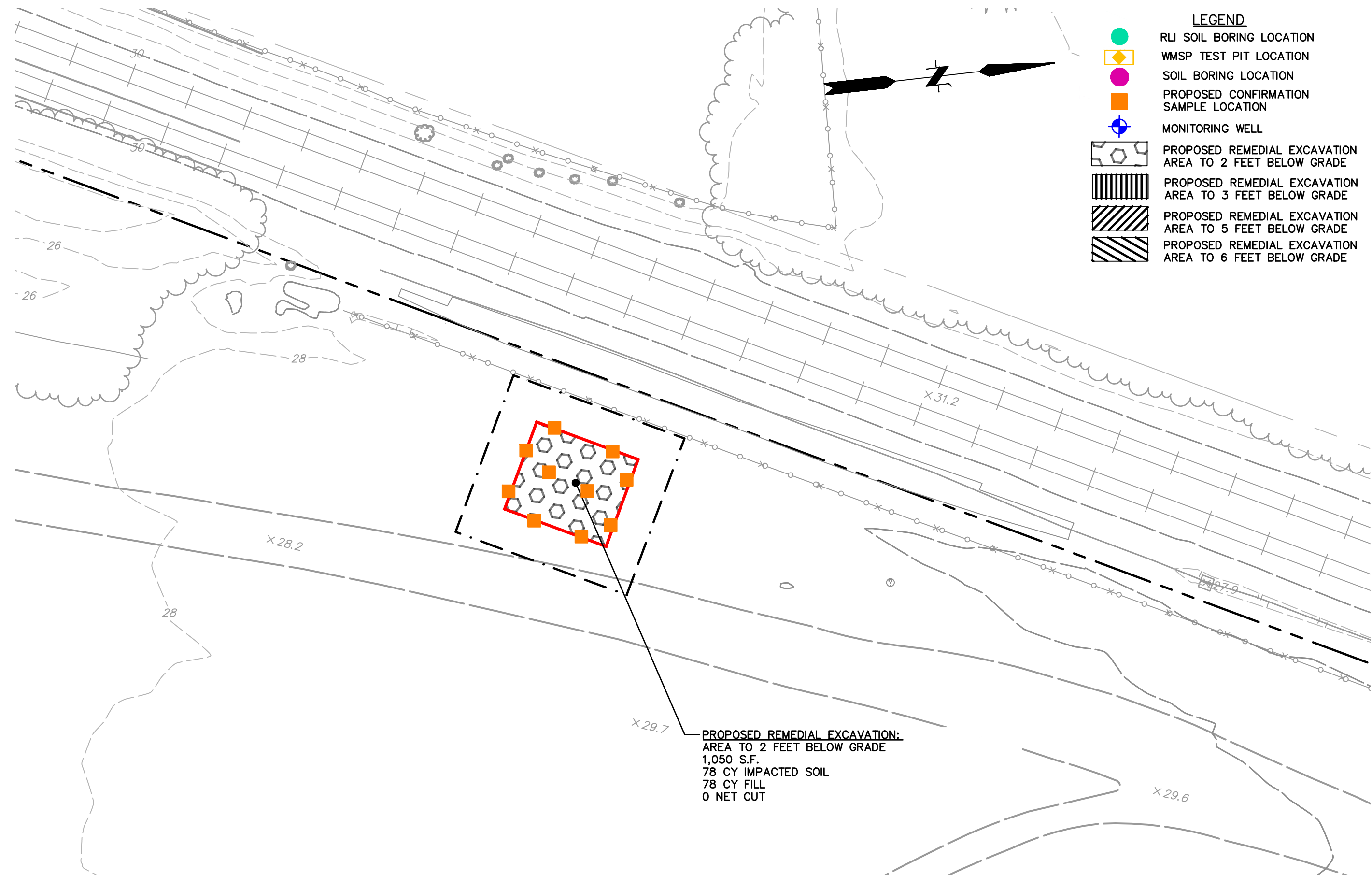
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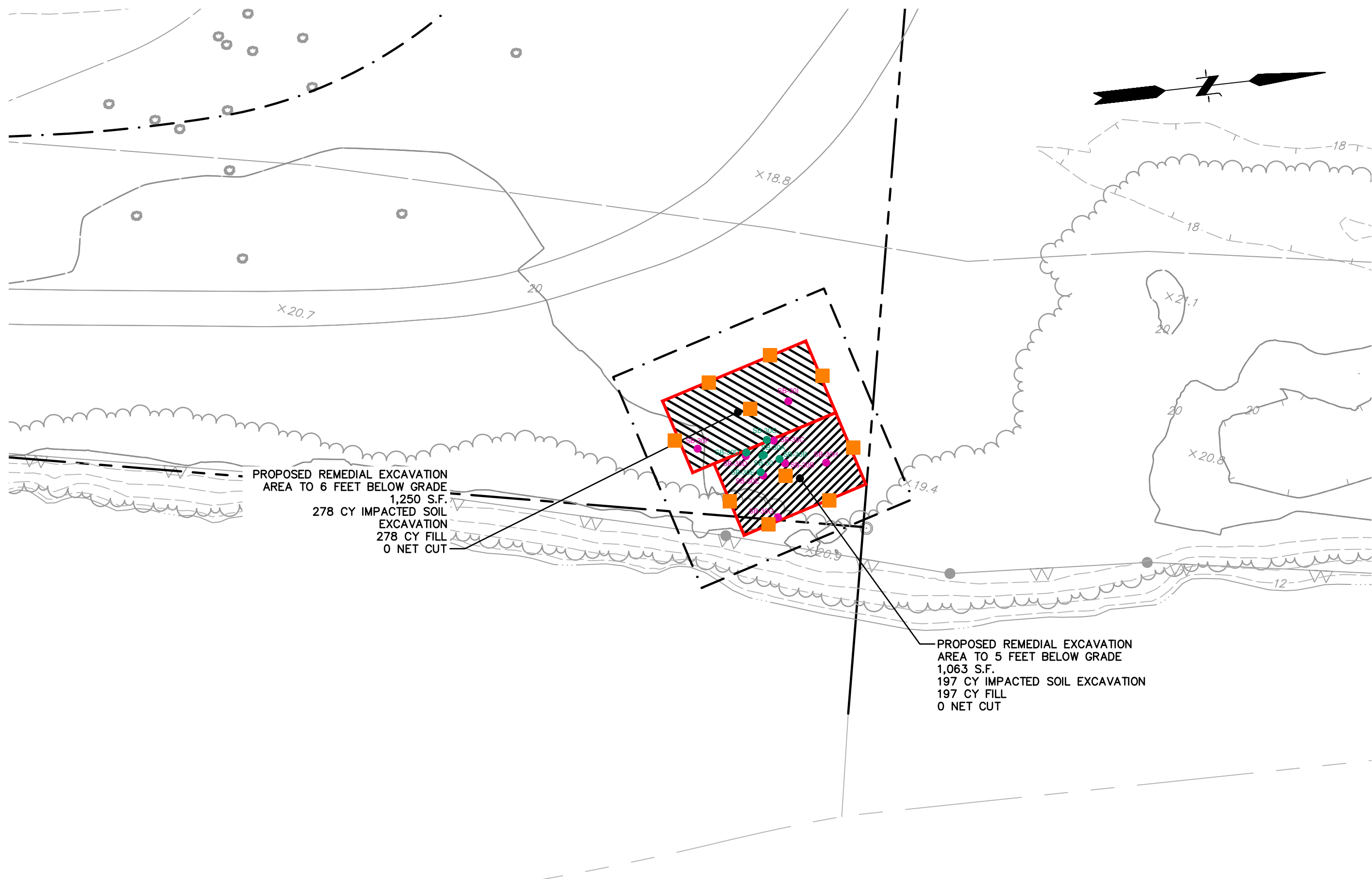
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1 PHASE 1B REMEDIAL AREA – WINDSOR MEADOWS STATE PARK FILL AREA
SCALE: 1"=30'



2 PHASE 1B REMEDIAL AREA – RLI-MW-03
SCALE: 1"=30'



3 PHASE 1B REMEDIAL AREA – NORTHERN END OF RIVERBANK BERM
SCALE: 1"=30'

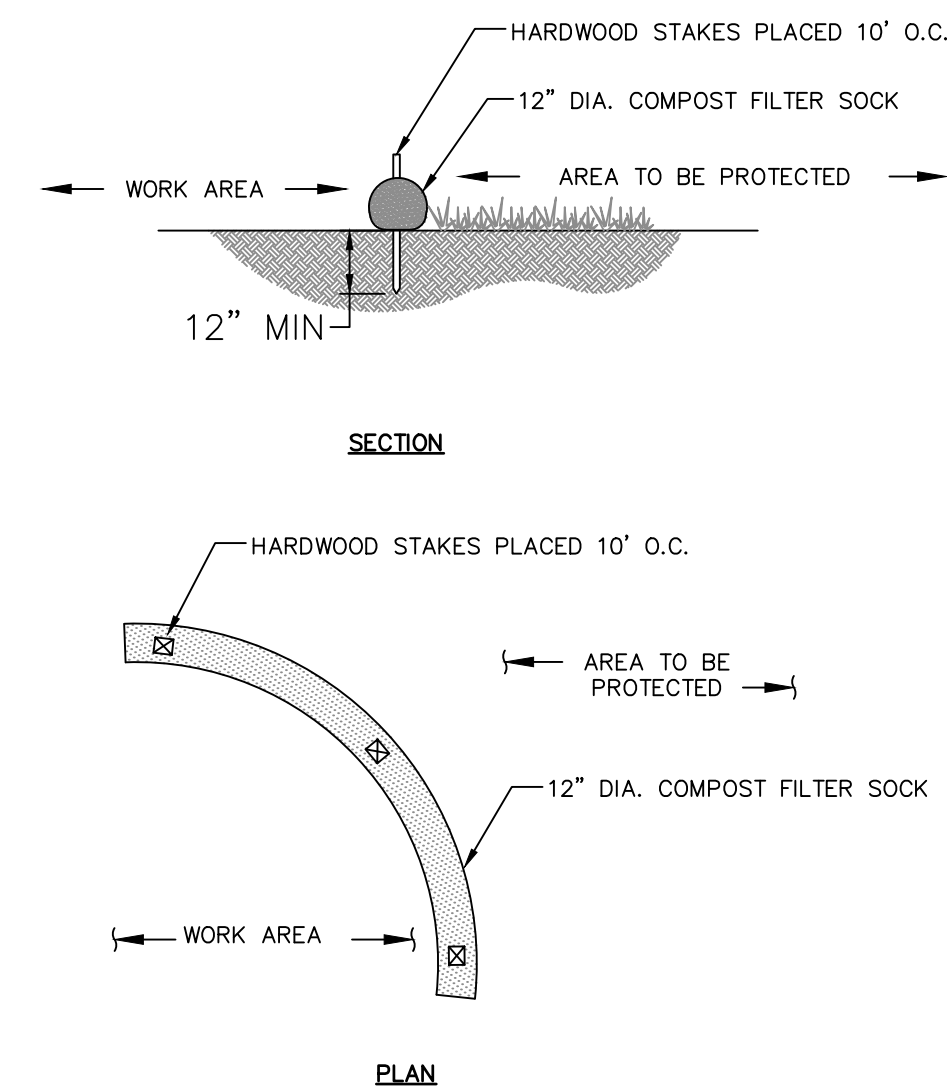
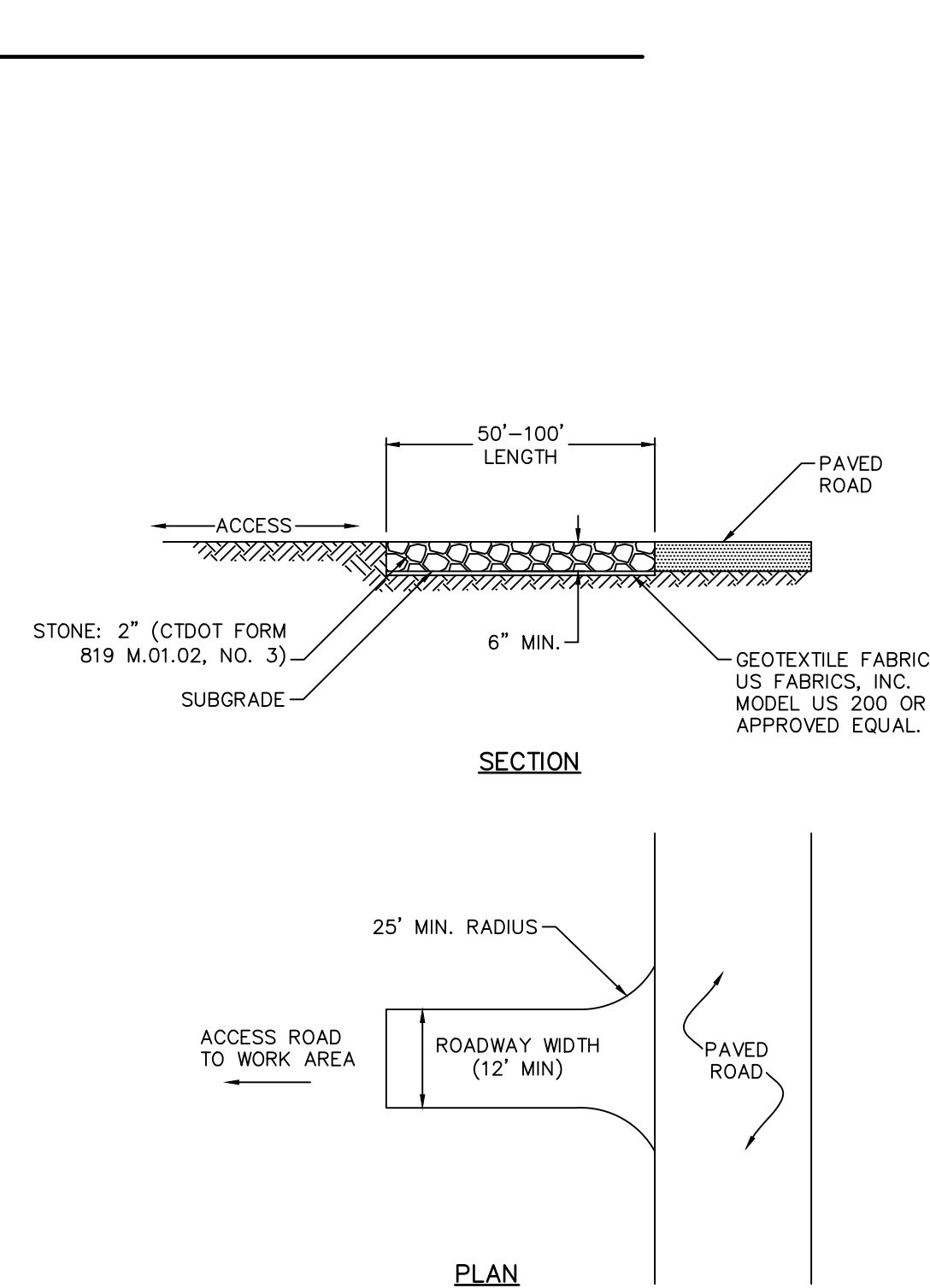
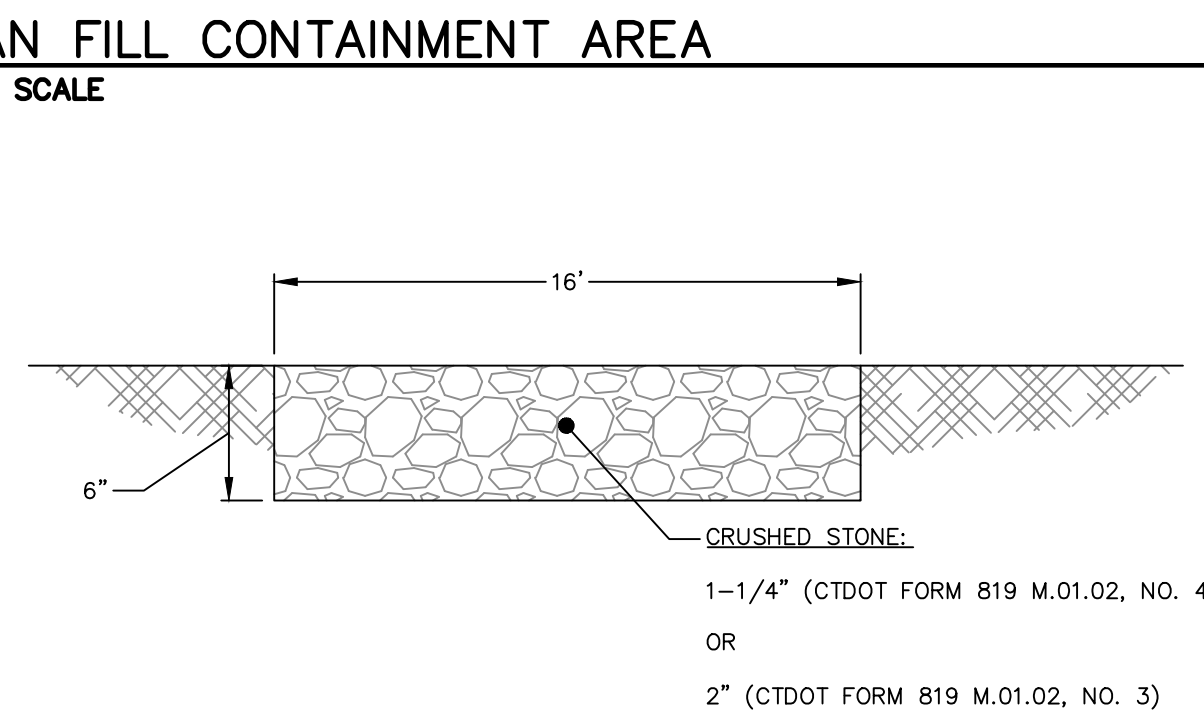
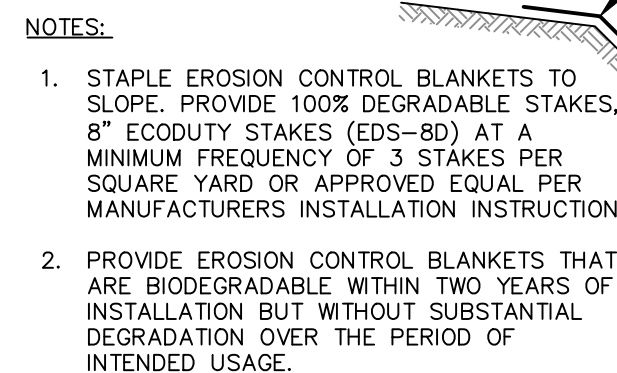
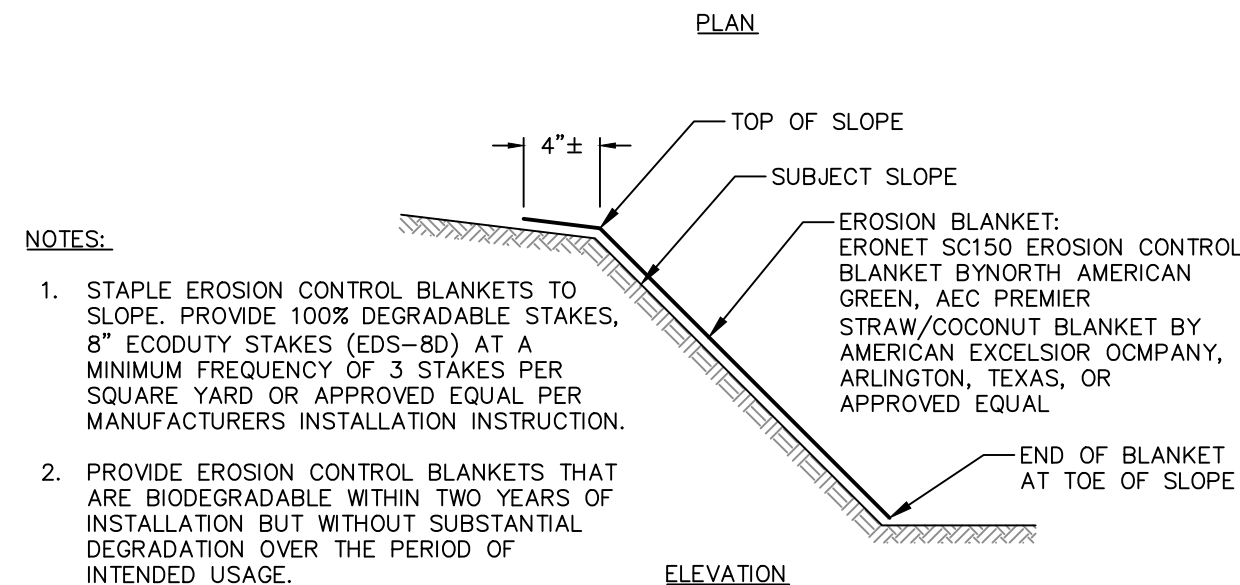
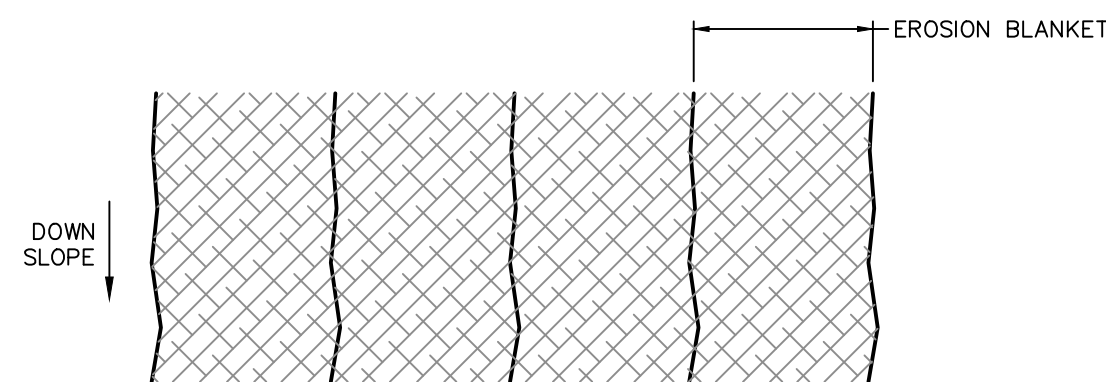
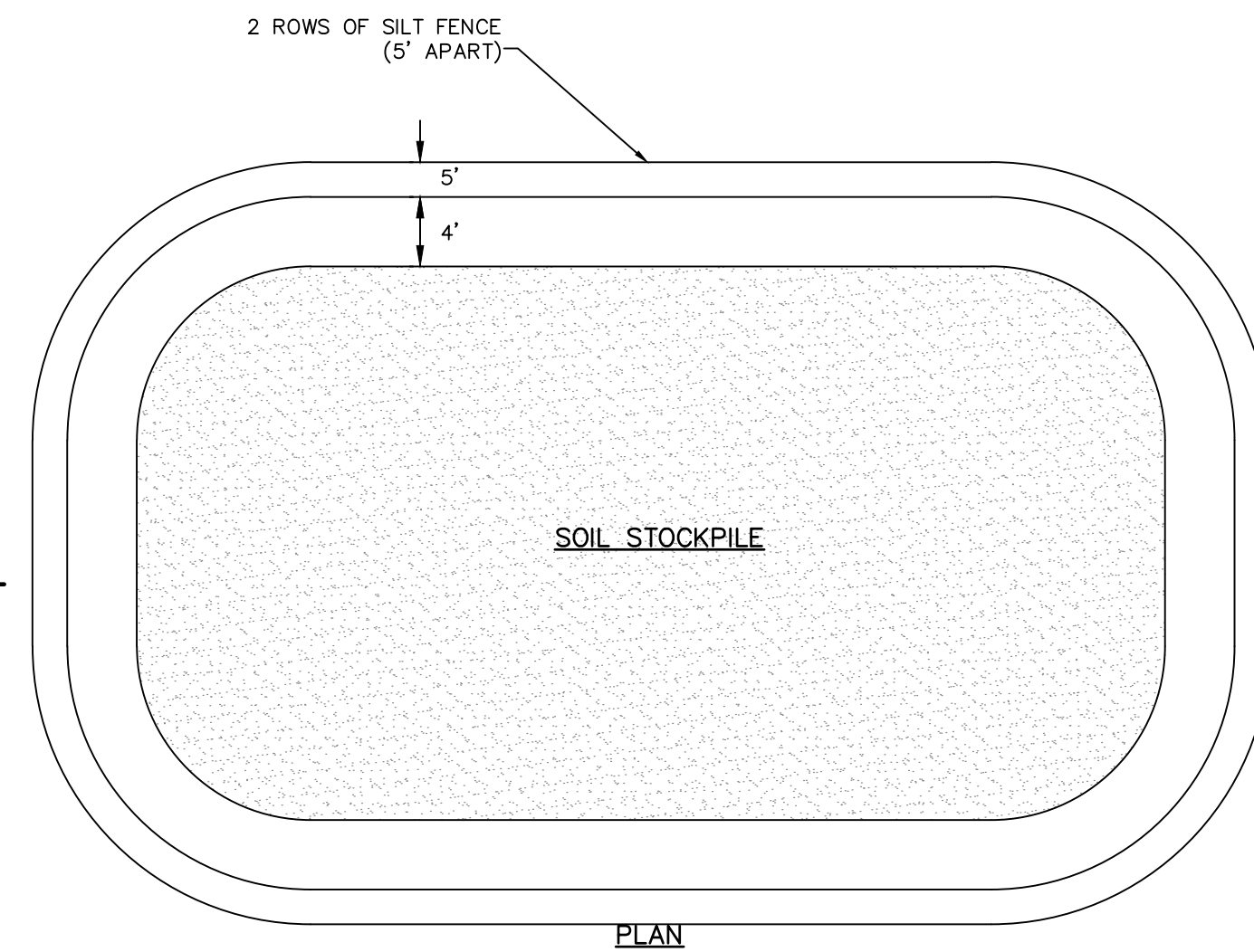
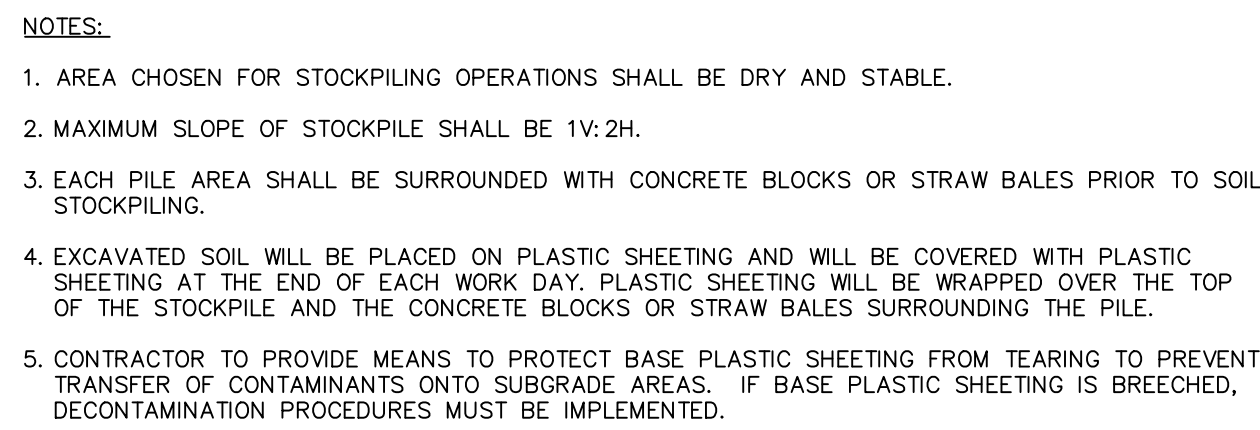
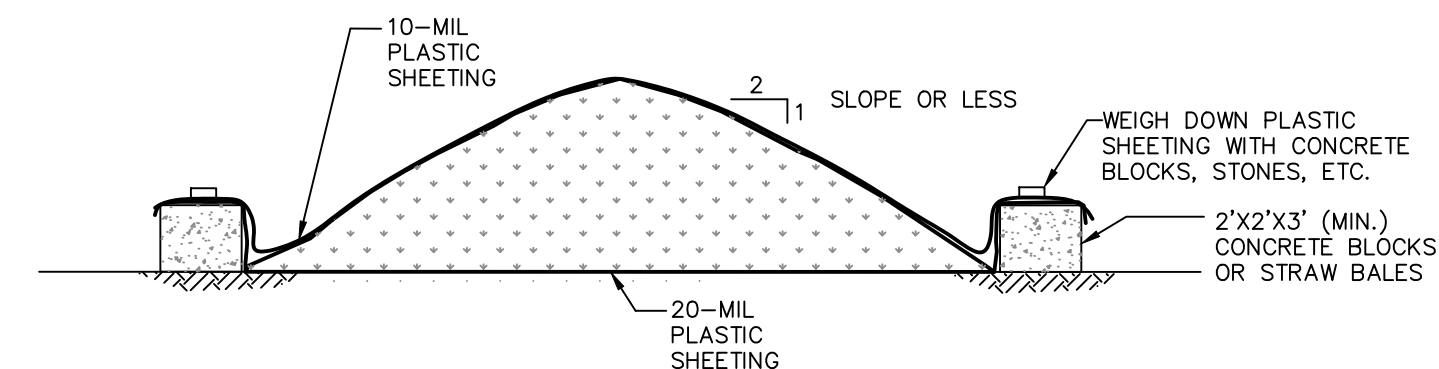
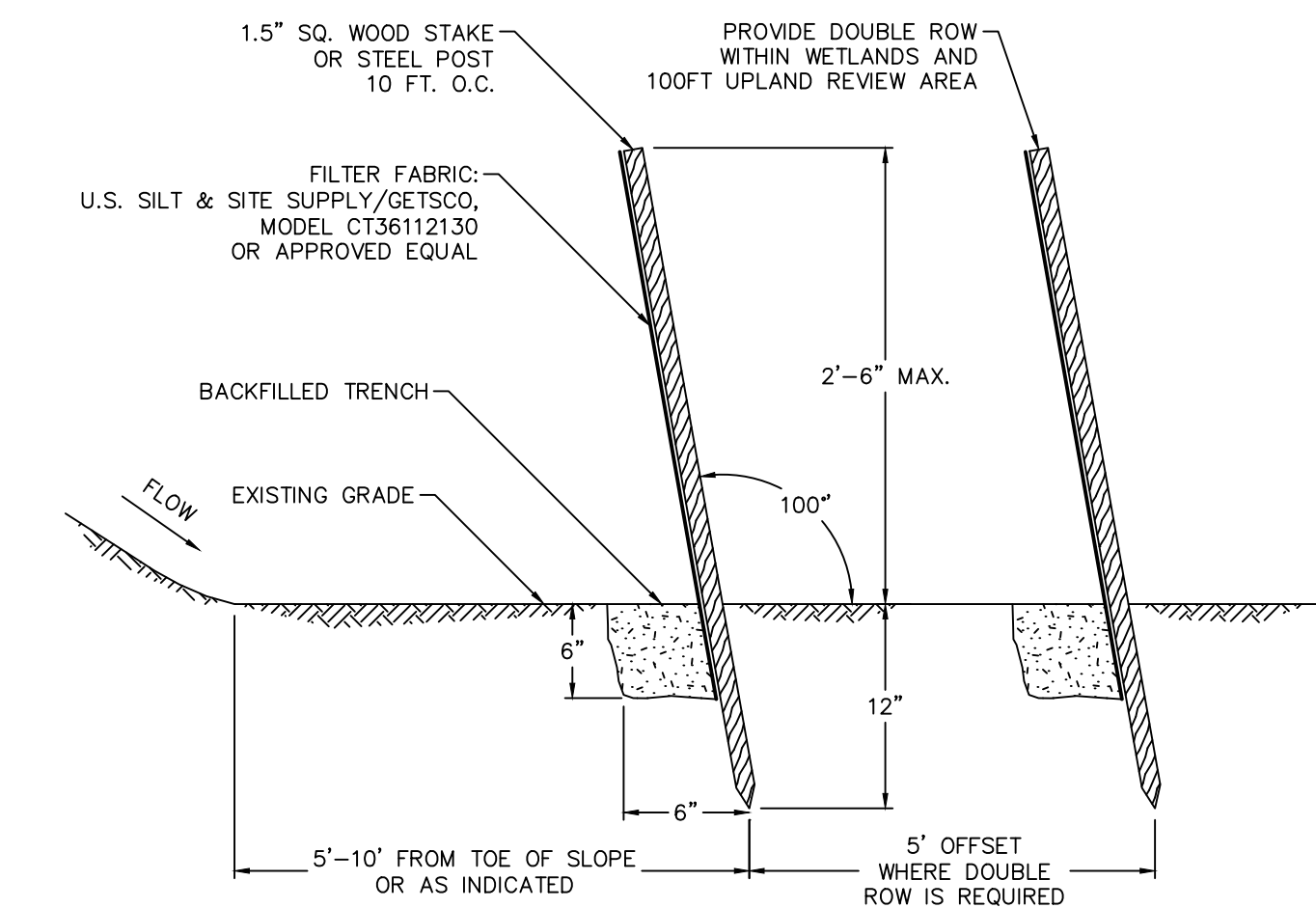


4 PHASE 1B REMEDIAL AREA – SOUTHERN END OF RIVERBANK BERM
SCALE: 1"=30'

LEGEND	
	RLI SOIL BORING LOCATION
	WMSP TEST PIT LOCATION
	SOIL BORING LOCATION
	PROPOSED CONFIRMATION SAMPLE LOCATION
	MONITORING WELL
	PROPOSED REMEDIAL EXCAVATION AREA TO 2 FEET BELOW GRADE
	PROPOSED REMEDIAL EXCAVATION AREA TO 3 FEET BELOW GRADE
	PROPOSED REMEDIAL EXCAVATION AREA TO 5 FEET BELOW GRADE
	PROPOSED REMEDIAL EXCAVATION AREA TO 6 FEET BELOW GRADE

SEAL		DESIGNER REVIEWER	
SCALE: HORZ.: 1"=30'		DATE	
VERT.: -		DESCRIPTION	
DATING: -		No.	
VERT.: -		GRAPHIC SCALE	
0 15' 30' 60'		FUSS & O'NEILL	
ONE FINANCIAL PLAZA, 15th FLOOR		RIVERFRONT LAND DEVELOPMENT PROJECT	
HARTFORD, CT 06103		SITE PREPARATION	
860.662.2469		ENLARGEMENTS - PHASE 1B	
www.fuss.com		RIVERFRONT RECAPTURE, INC.	
		228 LIBERTY ROAD, HARTFORD, CONNECTICUT	
		73 & 100 MEADOW ROAD, WINDSOR, CONNECTICUT	
PROJ. No.: 20170277.S10		CP-402	
DATE: 10/20/2025			





- EROSION & SEDIMENT CONTROL NOTES

- CONSTRUCTION STANDARDS – CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MOST RECENT EDITION OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (BY THE COUNCIL ON SOIL AND WATER CONSERVATION IN COLLABORATION WITH THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION). ALL MEASURES SHALL BE MAINTAINED AND UPGRADED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
2. PLAN IMPLEMENTATION – IMPLEMENT THIS EROSION AND SEDIMENT CONTROL PLAN. THIS IMPLEMENTATION INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES UNTIL PERMANENT STABILIZATION IS ACHIEVED, INFORMING ALL SUBCONTRACTORS OF THE REQUIREMENTS AND OBLIGATIONS OF THE EROSION AND SEDIMENT CONTROL PLAN. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN TO THE NEW OWNER IF THE TITLE OF THE LAND IS TRANSFERRED PRIOR TO ACHIEVING PERMANENT STABILIZATION.
3. INSTALLATION SCHEDULE – INSTALL THE CONSTRUCTION ENTRANCE BEFORE CONSTRUCTION TRAFFIC INTO AND OUT OF THE PROJECT AREA BEGINS. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO STUDY REMOVAL. DURING CONSTRUCTION, INSTALL ADDITIONAL CONTROL MEASURES DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER, HIS AGENTS OR AGENTS OF THE MUNICIPALITY.
4. FUGITIVE DUST – CONTROL FUGITIVE DUST USING WATER SPRAYS ON SOIL SURFACES, SWEEPING PAVED AREAS, TEMPORARY WINDBREAKS OR NON-ASPHALTIC SOIL TACKIFIERS.
5. STRAW BALE LIFE SPAN – INSTALL STRAW BALES WHERE PROTECTION AND EFFECTIVENESS IS REQUIRED FOR LESS THAN 90 DAYS. OTHERWISE, INSTALL SILT FENCE.
6. STOCKPILES – ENCLOSE STOCKPILES OF ERODIBLE SOIL WITH A STRAW BALE OR SILT FENCE BARRIER. THE SIDE SLOPES OF ERODIBLE STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES THAT ARE NOT TO BE USED WITHIN 14 DAYS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEY ARE FORMED.
7. TOE OF SLOPE – ESTABLISH AN EROSION CONTROL BARRIER (SILT FENCE OR STRAW BALE RAINFALL) APPROXIMATELY 5 TO 10 FEET FROM THE PROPOSED TOE OF THE CUT OR FILL AREA PRIOR TO BEGINNING EARTHWORK.
8. SEDIMENT REMOVAL – SEDIMENT REACHING $\frac{1}{2}$ THE HEIGHT OF THE EROSION CONTROL BARRIER SHALL BE REMOVED. REMOVE AND DISPOSE OF SEDIMENT IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
9. SOIL STABILIZATION SCHEDULE – APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE. APPLY TEMPORARY SOIL STABILIZATION MEASURES IF FINAL GRADING IS TO BE DELAYED MORE THAN 14 DAYS.
10. TEMPORARY SEEDING – TEMPORARILY SEED ERODIBLE SOILS THAT WILL BE EXPOSED GREATER THAN 1' BUT LESS THAN 12 MONTHS WITHIN THE FIRST 7 DAYS OF SUSPENDING GRADING OPERATIONS. APPLY LIME AT A RATE OF 90 LBS/1000 SQ. FT. APPLY 10-10-10 FERTILIZER AT A RATE OF $\frac{7}{8}$ LBS/1000 SQ. FT. APPLY PERENNIAL RYE GRASS AT A RATE OF 2 LBS/1000 SQ. FT. TO A DEPTH OF $\frac{1}{4}$ INCH. OPTIMUM SEEDING DATES ARE MARCH 15 TO JULY 1 AND AUGUST 1 TO OCTOBER 15. MULCH FOR SEED APPLICATION WITHIN THE FIRST 7 DAYS. MULCH SHALL BE APPLIED EVENLY SUCH THAT IT PROVIDES 80%-95% SOIL COVERAGE. MULCH FOR SEED APPLIED OUTSIDE OF THE OPTIMUM SEEDING DATES SHALL BE APPLIED EVENLY SUCH THAT IT PROVIDES 95%-100% COVERAGE.
11. INSPECTION – THE OWNER SHALL SECURE THE SERVICES OF A QUALIFIED SOIL AND EROSION CONTROL PROFESSIONAL OR QUALIFIED PROFESSIONAL ENGINEER TO VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS SPECIFICATION ARE PROPERLY INSTALLED AND MAINTAINED. THESE INSPECTIONS SHALL BE NOT LESS FREQUENTLY THAN WEEKLY AND WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. FOLLOWING THESE MAINTENANCE, A WRITTEN REPORT SHALL BE PREPARED, INFORMING THE OWNER OR HIS AGENT NOT LESS FREQUENTLY THAN WEEKLY AND NOT LESS FREQUENTLY THAN MONTHLY OF OBSERVATIONS, MAINTENANCE, AND CORRECTIVE ACTIVITIES UNDERTAKEN.

RIVERFRONT LAND DEVELOPMENT PROJECT CONSTRUCTION DETAILS RIVERFRONT RECAPTURE, INC. 228 LIEBERT ROAD, HARTFORD, CONNECTICUT 73 & 100 MEADOW ROAD, WINDSOR, CONNECTICUT	 ONE FINANCIAL PLAZA, 15th FLOOR HARTFORD, CT 06103 860.646.2469 www.firdo.com	SCALE: HORIZ.: _____ VERT.: _____ DATUM: HORIZ.: _____ VERT.: _____	SEAL
		No. _____ DATE _____	DESIGNER REVIEWER _____