Special Permit Fee: $150.00 – Hearing Required
Site Plan Fee: $150.00 – No Hearing Required

SPECIAL PERMIT/SITE PLAN APPLICATION

TOWN OF CORNWALL, CONNECTICUT
Cornwall Land-Use | Annex Office | 26 Pine Street Cornwall, CT 06753
860-672-4957 | landuse@cornwallct.gov

I. OWNER/APPLICANT INFORMATION

Name: Amber Construction & Design

Address of the proposed project: 12 Bolton Hill Road

Phone: 718 614 1706

Email: designbuild@amberconstruction.net

II. PROPOSED ACTIVITY/PROPOSED USE

Description of proposed project: Remodel of existing building with mudroom addition. Replacing old building with new 40x50 building for Residential ~~and~~ Commercial use

III. LOT LOCATION & DESCRIPTION:

Zone (check one): R-1___ R-3___ R-5___ GB___ CP

Is this property located in an overlay zone? If yes, circle applicable zone. Cornwall Plains AP FH HR

IV. PLOT PLAN/SITE PLAN:

Please attach a site plan/plot plan that indicates all aspects of the property that relate to the Site Plan/Special Permit. The ZEO reserves the right to request a property survey (A-2 quality prepared by a CT Licensed Surveyor) to determine compliance.

V. PROPERTY OWNER SIGNATURE:

(or attach authorization letter from property owner)

9/4/26
DATE SUBMITTED

PROJECT NARATIVE

This project proposes to restore the old Rumsey Hall Gymnasium to a Mixed-Use ***facility with an assembly space on the first floor and two residential/ studio*** *apartments on the second floor. The second part of the project is to construct a new Mixed-Use building within the footprint of the old Rumsey Hall Building that was on the front of the parcel. This building will have one commercial space and a residential apartment with two bedrooms. Upon investigation of the existing* ***subsurface sewage disposal system it was found that the system was not code*** *compliant due to a fading tank, sewer pipes that were failing and the leach fields were under tree growth. The proposed repair for this is 240 If of 4' high concrete leaching galleries and a new 2,000 gallon and 1,000 gallon septic tanks in series without baffles and with on effluent filter at the ultimate outlet with a rating of 2,000 gpd. The design basis for this repair can be found on sheet this sheet.*

The purpose of this letter is to provide an overview of the proposed renovation project at **12 Bolton Hill Road** and to describe the intended use of the building following completion of the work.

The project consists of the complete renovation and rehabilitation of the existing building into a mixed-use facility containing an assembly space on the first floor and two residential studio apartments on the second floor. The building will undergo a substantial structural, architectural, mechanical, electrical, and accessibility upgrade to bring the facility into compliance with current building, fire, health, and energy code requirements. Major improvements include complete replacement of the existing gymnasium floor structure, installation of new mechanical and electrical systems, accessibility upgrades including a vertical platform lift and ADA-compliant restrooms, replacement of windows and exterior doors, roof repairs, insulation upgrades, and construction of two studio apartments on the second floor. Existing septic infrastructure will also be repaired as necessary as part of the project.

The primary intended use of the first floor is as a community assembly space. The space is intended to accommodate activities such as wellness classes, yoga, educational **seminars, community gatherings, nonprofit events, private functions, and occasional** celebrations such as weddings or family events. The assembly area is designed as a flexible multi-purpose space that can accommodate a variety of community-oriented uses rather than a single commercial function.

A kitchen will be provided to support these assembly activities. The kitchen is intended as an accessory use to the assembly space and will primarily serve catered events, meal preparation for private functions, wellness programming, and limited food service associated with scheduled events. The kitchen is not intended to operate as a traditional full-service restaurant open to the general public, nor is the project intended to function as a destination restaurant with regular daily food service. Rather, food service will occur only in conjunction with scheduled events and activities taking place within the building.

The proposed project is intended to create a community gathering place that provides flexible space for educational, recreational, cultural, and social activities while preserving and repurposing the existing structure. The overall goal is to establish a code-compliant facility that supports community use while incorporating two residential apartments on the second floor.

We appreciate the opportunity to meet with the Health Department to review the project and discuss the proposed occupancy, kitchen operations, wastewater calculations, and any additional information necessary to facilitate the review process. We look forward to working collaboratively throughout the permitting process.

Thank you for your time and consideration. Sincerely,

David Gronningsater

Amber Construction & Design

Stormwater Operations and Management Plan
12 Bolton Hill Road
Cornwall, CT

The applicant proposes creating a mixed-use community on their parcel located at 12 Bolton Hill Road in Cornwall, CT. There is an existing 2,950-sf structure on-site that will be converted to a social space and residential apartments. A proposed house will be 2,800-sf and have a dedicated commercial office space for a design professional.

The proposed drainage for the rear portion of the development is sheetflow from the parking areas to the lawn areas and ultimately the woods. The roof drains from the existing structure will be run to daylight and have stone splash pad to reduce runoff velocities and prevent erosion. The front portion of the development is designed to sheetflow to an infiltration trench. This infiltration trench will also take the runoff from the roof of the proposed house and allow all runoff to infiltrate back into the ground to treat the water quality volume.

Silt fencing will be installed at the toe of slopes and in the areas of disturbances for all grading and fill slopes. A construction entrance is proposed to minimize the transport of sediment from the site during construction. Upon completion of grading and driveway installation all non-paved/building areas disturbed during construction will be covered with topsoil, seeded and mulched to establish a durable grass surface. All erosion control measures will remain in place until the grass surface is established.

The plan implements the best management practices described below and on the Site Plan and details.

A sediment and erosion plan is included on the project construction drawings which details measures necessary during construction. This Stormwater Operations and Maintenance Plan is prepared to address long-term maintenance of the site facilities to enhance stormwater quality.

The following annual inspections shall be performed. The inspection and maintenance shall be performed in the spring and fall of each year. Additional inspections shall be made after any large rainfall event (three inches of rain or more within a 24-hour period). The Owner of the property shall be responsible for the implementation of this plan.

1. Clean parking lot of any debris.
2. Inspect the stone splash pad at the roof leader outlet. Remove any accumulated debris, sediment, or vegetative growth. Replace any missing stone.
3. Inspect the infiltration trench. Remove any debris, sediment, and vegetative growth. Replace any missing stone.

Routing site maintenance shall be performed as follows to limit the pollutant loads into the stormwater systems.

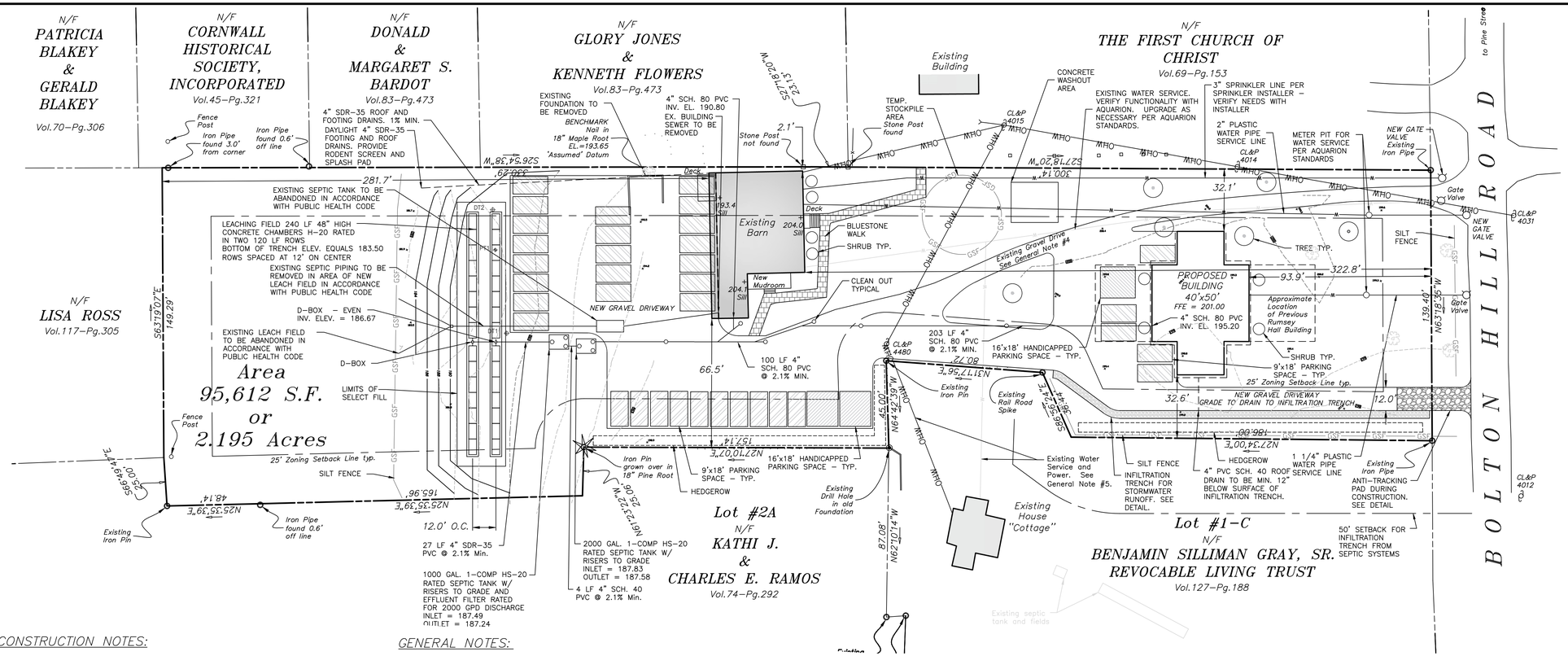
1. Daily debris and litter removal from the site will eliminate entry into the stormwater systems.
2. During winter snow removal and deicing operations, the use of salts shall be minimized, and used only in icy locations.

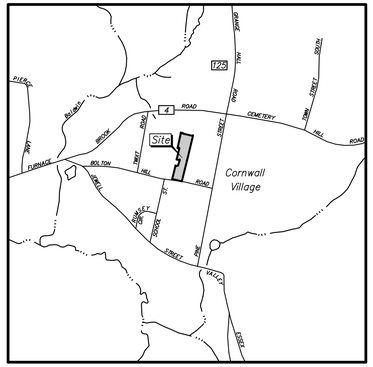
Important maintenance procedures include:

- Replace the top 6-inch layer of 2" stone when full of sediment.
- Keep a record of the average de-watering time to determine when maintenance is required.
- If complete failure is observed, perform a total rehabilitation by excavating the trench walls to expose clean soil, and replacing stone and geotextiles.

Perform the recommended Maintenance activities as follows:

Required Maintenance	Frequency
-Clear trash and debris from inlet	Monthly
-Remove trees, shrubs, or evasive vegetation	Every 6 months
-Ensure contributing area is stabilized	Monthly
-Inspect deposited sediment	Every 6 months
-Replace stone and geotextiles	When clogging or surface water is observed
-Perform total rehabilitation on infiltration trench	Upon observed failure





VICINITY MAP

Scale: 1"=1000'±

CONSTRUCTION NOTES:

1. All activities on this site shall follow procedures set forth in the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control prepared by the Council on Soil and Water Conservation in collaboration with the Connecticut Department of Energy and Environmental Protection as amended.
2. All erosion control devices shall be in–place prior to commencement of work.
3. The Contractor shall notify the Town's inland wetlands agent one week prior to construction in writing prior to commencement of work.
4. All necessary modifications arising from the Town's initial visit shall be addressed prior to commencement of work.
5. Inspection of sediment and erosion control devices shall be performed weekly and within 24 hours of a precipitation event greater than 0.5".
6. If any sediment control devices are found to be deficient or require maintenance all construction activities shall be suspended and recommence upon repair of such devices.
7. Building locations, driveways and septic systems shall be staked out by a licensed professional surveyor.
8. The Contractor shall verify existing conditions prior to the construction and notify all parties of discrepancies, conflicts, and/or missing topographic features.
9. All existing utility locations are from the best available information. The Contractor is responsible to verify all locations, dimensions, and elevations prior to construction. Call "Call Before You Dig" (1–800–922–4455) to field verify locations.
10. All proposed utilities shown on these drawings are preliminary and therefore subject to change. Final location(s) of utilities shall be determined by the appropriate utility company(ies) or municipal authority(ies), and based upon their review and approval.
11. KCC Consulting LLC accepts no responsibility for the accuracy of maps prepared by others.
12. There are no drinking wells within 75 feet of the proposed system.
13. This plan is schematic; Adjustments of the locations and elevations of the septic system may be necessary to conform to field conditions. Any changes in the design, if required, must be approved by both the Design Engineer and the Torrington Area Health District prior to implementation.
14. All construction methods and materials shall conform to the regulations of the Town of Cornwall and the Connecticut Public Health Code Technical Standards.
15. The septic system is for sanitary sewage disposal only. All stormwater runoff, cooling water, subsurface drainage, hazardous waste, etc. shall be excluded from the septic system.
16. Provide proper grading on site to divert surface stormwater runoff away from the buildings and septic system.
17. The Owner and/or Contractor shall be responsible for obtaining all necessary permits and approvals prior to the start of construction.
18. All plantings called out to be decided upon by owner and landscape designer. Plants shown on plan are schematic and final layout may vary.

GENERAL NOTES:

1. OWNER OF RECORD – OLD TOWN HALL LLC (Vol. 129–Pg. 239)
2. Map Reference: Zoning Location Survey provided by Timothy G. Wyllie Jr., Land Surveyor, Barkhamsted, Connecticut.
3. Boundary Information obtained from Map Entitled, "Zoning Location Survey Prepared for Amber Construction & Design #12 Bolton Hill Road Cornwall Village Cornwall, Connecticut" prepared by Timothy G. Wyllie Jr., Land Surveyor, Barkhamsted, Connecticut.
4. Refer to Vol.68–Pg.78 for 15' Right of Way in favor of Lot #1–C.
5. Refer to Vol.68–Pg.78 for Water, Electric and Telephone Line Easement in favor of Lot #1–C.
6. There are no drinking wells located within 75 feet of the proposed leaching area.

ZONING INFORMATION TABLE
ZONE: R–1 CORNWALL PLAINS OVERLAY ZONE

DESCRIPTION	ALLOWED	PROPOSED
MINIMUM LOT SIZE	20,000 SF	95,612 SF
MINIMUM BUILDABLE AREA	100'	49.7' (EX.)
MINIMUM LOT WIDTH	150'	99.7' (EX.)
MINIMUM FRONT YARD SETBACK	25'	93.9'
MINIMUM SIDE YARD SETBACK	25'	E=2.1' (EX.), W=32.6'
MINIMUM REAR YARD SETBACK	25'	281.7'
MAXIMUM BUILDING HEIGHT	45'	27'
MAXIMUM IMPERVIOUS COVERAGE	50% See Note 1	33616.6 SF = 35.2%
PARKING SPACES	37 Required	38

Note 1: Impervious Coverage for driveway/parking areas to be gravel.

Cornwall Village Center Overlay Zone — Allowed Uses

No.	Allowed use	Conditions / examples
1	**Public utility lines**	If subject to local jurisdiction
2	**Libraries**	
3	**Churches**	
4	**Educational, religious, or philanthropic uses**	Must be operated by a nonprofit corporation or governmental entity; correctional institutions are excluded
5	**Major home businesses**	
6	**Town- or nonprofit-sponsored affordable housing**	
7	**Bed-and-breakfast establishments**	Maximum of 15 rooms and a resident manager must be on the premises
8	**Uses generally compatible with the purpose and standards of the zone**	Includes, but is not limited to: professional, business, or financial offices; apartments; elderly housing; nursing homes, life-care or similar facilities; and artisans' studios or workshops
9	Mixed Use	Mixed-use property with residential, commercial/professional, and community/assembly uses distributed between two buildings on one parcel.

Building	Location	Room	Intended use	Type	Comments
Existing rear building	**First floor**	Main gathering room	Yoga, meetings, community gatherings, social events, and occasional small receptions	**Community / social / assembly**	Event frequency, occupancy, hours, sound, outdoor activity, traffic, and parking may be limited through approvals
Existing rear building	**First floor**	Kitchen and bar area	Food and beverage support for approved gatherings and events	**Accessory kitchen / bar**	Subordinate to the approved principal use; not intended as an independent restaurant, bar, or public food-service establishment
Existing rear building	**First floor**	Restrooms and accessibility improvements	Support facilities serving the assembly space	**Accessory support**	Includes two ADA bathrooms and an accessibility lift in the current concept
Existing rear building	**Second floor**	Studio apartment 1	Independent residential rental apartment	**Residential**	Studio unit with residential living facilities
Existing rear building	**Second floor**	Studio apartment 2	Independent residential rental apartment	**Residential**	Studio unit with residential living facilities
Proposed new front building	**First floor — front**	Commercial suite 1	Small commercial or professional tenant space	**Commercial / professional**	Potential compatible uses include professional, business, financial, medical, counseling, wellness, or artisan-type uses, subject to approval
Proposed new front building	**First floor — rear**	Residence: living, kitchen/dining and powder room	Private residential living area	**Residential**	Separate residential entrance at the rear; part of the same residence occupying the second floor
Proposed new front building	**Second floor**	Residence: two bedrooms, office, full bath and landing/storage	Private residential living area	**Residential**	Entire second floor is part of the residence extending from the rear first-floor area
Proposed new front building	**Full basement**	Mechanical and storage area	Building mechanicals, water/electrical systems, utilities and storage	**Accessory support**	Not intended as a separate tenant or public-use space
Overall concept: two buildings on one parcel with a coordinated mix of assembly/community, accessory, commercial/professional, and residential uses.					

LEGEND

PROPERTY LINE
STONE WALL
WIRE FENCE
OVERHEAD WIRES
WATER LINE
IRON PIN OR PIPE
SURVEY MONUMENT
DRILL HOLE
UTILITY POLE
SILT FENCE

Site Plan

12 Bolton Hill Road

PREPARED FOR

OLD TOWN HALL LLC

CORNWALL, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
1"=30'	SEPTEMBER 3, 2026	C–1	031–26–001

GRAPHIC SCALE (INCHES)
0 1 2 3 4

DATE	REVISIONS
10/3/26	TAHD COMMENTS
9/26/26	FINALIZE SEPTIC, UTILITIES, AND STORMWATER

KCC CONSULTING LLC
2 ROWLEY POND ROAD
WINSTED, CT. 06098
Phone: 860-309-3356
email: kcconsultingllc@proton.me

NOT VALID WITHOUT EMBOSSED OR INKED SEAL AND LIVE SIGNATURE

STATE OF CONNECTICUT · KYLE C. GRAY · 35684 · LICENSED PROFESSIONAL ENGINEER

(SEAL)

SUBSURFACE SEWAGE DISPOSAL SYSTEM SPECIFICATIONS:

1. All methods and materials used in the construction of the SSDS indicated on this plan shall conform to the latest provisions of the CT Public Health Code Regulations and Technical Standards for Subsurface Sewage Disposal Systems.
2. Fields shall be staked prior to construction to prevent further compaction of the existing soil.
3. Construction equipment is to stay off system area before and after installation.
4. Existing topsoil and unsuitable materials are to be removed from system area prior to placing fill. Existing ground to be scarified to a minimum of 6" prior to placing fill.
5. Fill in area of septic system shall be clean, bank-run sand or gravel meeting the following requirements:
   a. The fill shall not contain any material larger than three (3) inches
   b. Up to 45% of the dry weight of the representative sample may be retained on the #4 sieve. (This is the gravel portion of the sample)
   c. The material that passes the #4 sieve is then reweighed and the sieve analysis started.
   d. The remaining sample shall meet the following wet sieve gradation criteria:

Sieve	% Passing
#4	100%
#10	70% – 100%
#40	10% – 50% (See note)
#100	0% – 20%
#200	0% – 5%

   Note: Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 does not exceed 5%.
6. Installer shall provide the Health Department and design engineer with a Gradation Test report on the fill material. The sample for the Gradation Test shall be taken from the material, which is brought to site. A test report from "The Bank" is not sufficient.
7. Fill shall be placed in 6-8" lifts benched into existing slopes and compacted to 90% of the optimum density.
8. Septic system shall be installed after necessary fill has been placed and compacted.
9. Installer of septic system shall be responsible for the conformance of fill to gradation and compaction requirements.
10. All structures shall be clearly marked after construction.
11. Septic system shall be protected from siltation and erosion during and after construction.
12. Septic system shall shed water after completion.
13. Fill shall not be placed on frozen or muddy ground.
14. System shall not be installed in frozen fill. Installer shall protect fill at all times.
15. After the select septic system fill has been placed and compacted, two percolation tests on the in-situ select fill shall be performed by the design engineer prior to installing the leaching system.
16. The location of the septic system shall be staked by a licensed land surveyor prior to construction.
17. An As-Built drawing of the completed system shall be prepared by a registered land surveyor, under the direction of the design engineer, prior to covering.
18. The contractor shall notify the design engineer, 48 hours in advance of leaching area preparation and septic system installation in order to allow observation of work.
19. Septic Filter to be Orenco Systems FT0444-36 or approved equal.

SEWERS:

1. The sewer pipe from the house to the septic tank shall be 4" diameter Schedule 40 PVC water pipe in conformance with ASTM-1785 with rubber compression gasket joints (ASTM D-3139) or Solvent weld couplings/fittings using propert two step PVC solvent solution procedure or approved equal in conformance with the latest Health Code. The slope of the sewer pipe shall be a minimum of 0.25 inches per foot (1/4" per foot). The inverts and pipe length shown on the plan should be used for this project. The contractor shall install the pipe in an even trench and on a continuous slope.
2. The sewage distribution pipe from the tank to the distribution box and from d-box to d-box shall be 4" diameter solid SDR-35 PVC with compression gasket joints or approved equal in conformance with the latest Health Code. The pipe shall be laid in an even trench and on a continuous slope. The slope of this pipe shall be a minimum of 2.0% as shown in drawings.

DISTRIBUTION BOXES:

1. Distribution boxes shall be pre-cast concrete. Distribution boxes shall be set on a 12" layer of crushed stone to prevent differential settlement or heaving from frost. The D-box shall be oriented to provide for high-level overflow as shown by inverts on the plan.

LEACHING FIELD:

1. The bottom of each trench and the distribution pipes shall be level throughout the trench. The maximum deviation from level permitted for this operation is one-inch in seventy-five feet.
2. Stone used for the leaching field shall be one-inch (nominal) washed crushed or bank-run stone.
3. Sewage pipe used in the leaching field shall be four-inch diameter solid SDR-38 PVC in conformance with ASTM D-3350. The pipe shall be laid straight and all inverts shall be level and set to the elevations shown on the plan.
4. Leaching chambers shall be 48" H x 48" W x 96" L Galley Regular Leaching Chamber with a 38" invert as manufactured by United Concrete Products Inc., or equal. The pre-cast chambers shall be manufactured and installed with a minimum of 6" of cover. Distribution pipe must have a minimum four-inch diameter. Where leaching fields are to be under driveway and parking areas, the chambers shall be HS-20 rated.
5. A layer of filter fabric must be placed to cover the entire width and length of each trench.
6. The filter fabric provided shall be in conformance with the Connecticut Public Health Code, Regulations and Technical Standards for Subsurface Sewage Disposal Systems, Revised January 1, 2023 or as amended indicated in Appendix C.
7. In accordance with manufacturer's recommendations all inlets and outlets hall be mortared or sealed with an appropriate seal or gasket. The opening at the house shall be mortared once the pipes have bee in stalled.
8. Any drains shall be a minimum of 25 feet from any septic system component.

LOAM, SEED AND MULCH:

1. The following operations should be completed as soon as possible upon the completion of the fill slopes, septic systems and yard grading:
   a. Cover the entire area with a minimum of 4" of topsoil and rake to smooth entire area.
   b. Spread lime at the rate of 90 lbs. per 1,000 sq. ft.
   c. Spread 10-10-10 fertilizer at the rate of 7.5 lbs. per 1,000 sq. ft.
   d. Spread grass seed at the rate of 5 lbs. per 1,000 sq. ft.
   e. Spread mulch straw at the rate of 79-90 lbs per 1,000 sq. ft.

MISCELLANEOUS:

1. Water restrictive measures should be implemented (i.e. water saver toilet and shower head.)
2. Roof gutters shall not be tied into any part of the septic system or the footing drain discharge piping.
3. All water treatment systems shall not discharge to the subsurface sewage disposal system.
4. Owner is prohibited from discharging any future water system to the septic system.

SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN BASIS:

BASIS OF DESIGN SUBSURFACE SEWAGE DISPOSAL SYSTEM
Building 1: Event Space (207 people max) with (2) 1-Bedroom Apartments.
Building 2: 3 Bedroom House with 560 SF commercial office space for design professional.

"Prepared By: KCC Consulting LLC"

Event Space – 207 people
Residential – Number of Bedrooms: 5 Ea
Design Flow =
Event Space – Table No. 4 – 5 GPD per person = 5 GPD x 207 = 1035 GPD
Residential House – 3 Bedrooms – 150 GDP per BR = 450 GPD
Residential Apartments (Multi-Fam.) – 2 Bedrooms – 125 GPD per Bedroom = 250 GPD
Commercial Space – Table No. 4 – 560 SF/200 SF/emp = 2.8 emp x 20 GPD = 56 GPD
Total = 1035 + 450 + 250 + 56 = 1791 GPD
Septic Tank Size: Commercial – 2000 Gallons (Required)
Residential (Multi-Fam.) – 1250 Gallon (Required)
Use 2000 Gal & 1000 Gal in series with one effluent filter located at tank outlet to fields with 2000 GPD rating and no baffles in either tank,
Actual Percolation Rate: 3.47 Min. /Inch
Design Percolation Rate: Less than 10.1 Min./Inch
Depth to Restrictive Layer: 57"
Hydraulic Gradient: > 12.3 Ft./Ft.
Hydraulic Factor: 14
Flow Factor: 5 Bedroom Multifamily = 2.34
Non-residential = 1091/300 = 3.64
Total = 2.34 + 3.64 = 5.98
Percolation Factor: 1.0
MLSS Required: HFxFFxPF = 14 x 5.98 x 1.0 = 83.72 LF
MLSS Provided: 240 LF

Leaching Area Required: Residential = 5 Bedroom Multifamily = 495 + 137.5(2) = 770 SF
Commercial = (1035 + 56)/0.8 = 1368.75 SF
Total = 770 + 1368.75 = 2138.75 SF

System: 4' High 4' x 8' Concrete Galleries
240 LF x 9.2 SF/LF = 2208 SF > 2138.75 SF

SOIL TEST DATA:

In Attendance: 5/14/26
Jessica Cranney TAHD
Kyle Case KCC Consulting LLC
Matt Behrendt Excavator Operator

Deep Test No. 1

0" to 48" FILL
48" to 68" ORANGE/BROWN FINE SANDY LOAM
68" to 105" TAN/BROWN SAND
105" to 120" GRAY CLAY

ROOT DEPTH NONE
MOTTLES 105"
LEDGE DEPTH NONE
WATER NONE
DEPTH TO RESTRICTIVE LAYER = 105"

Deep Test No. 2

0" to 60" FILL
60" to 105" ORANGE/BROWN FINE SANDY LOAM
105" to 131" TAN/BROWN SAND

ROOT DEPTH NONE
MOTTLES NONE
LEDGE DEPTH NONE
WATER NONE
DEPTH TO RESTRICTIVE LAYER = NONE BUT ROCKY

PERCOLATION TEST DATA:

PERC. TEST. No. 1 – 5/14/26
DEPTH = 90"

Time	Water Depth	Water Drop
11:25	End Presoak 12"	N/A
11:28	10 1/4"	1 3/4"
11:31	9"	1 1/4"
11:34	8 1/4"	3/4"
11:37	7 1/4"	1"
11:40	6 3/8"	7/8"
11:43	5 1/2"	7/8"
11:46	4 3/4"	3/4"
11:49	4 1/4"	1/2"
11:52	3 5/8"	5/8"
11:55	2 7/8"	3/4"
11:58	2 1/2"	3/8"

PERC. RATE: 3.47 Min./Inch

PROJECT NARATIVE

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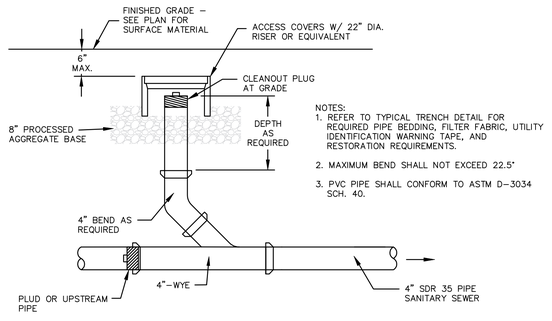
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Thank you for your time and consideration.

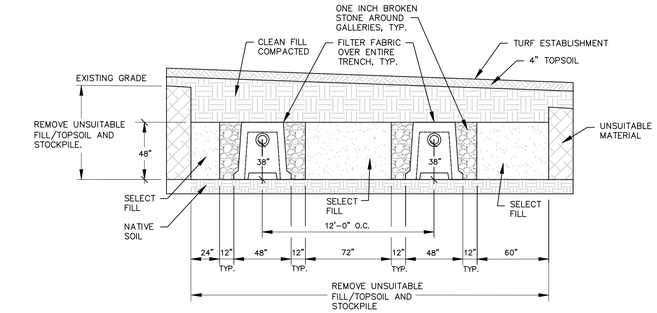
Sincerely,

David Gronningsater
Amber Construction & Design



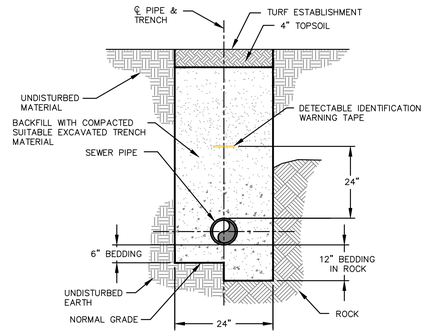
STANDARD CLEANOUT INSTALLATION

N.T.S.



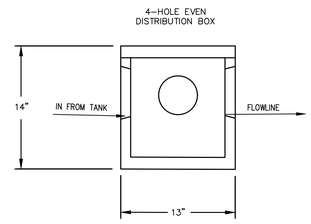
CONCRETE GALLEY LEACHING SYSTEM DETAIL

SCALE: 1" = 5'



TYPICAL SEWER TRENCH DETAIL

N.T.S.



TYPICAL DISTRIBUTION BOX DETAIL

N.T.S.

SSDS Notes & Details

12 Bolton Hill Road

PREPARED FOR

OLD TOWN HALL LLC

CORNWALL, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
AS NOTED	*SEPTEMBER 3, 2026*	C-2	*031-26-001*

GRAPHIC SCALE (INCHES)
0 1 2 3 4

DATE	REVISIONS
10/3/26	TAHD COMMENTS
9/26/26	FINALIZE SEPTIC, UTILITIES, AND STORMWATER

KCC CONSULTING LLC
2 ROWLEY POND ROAD
WINSTED, CT. 06098
Phone: 860-309-3356
email: kccconsultingllc@proton.me

NOT VALID WITHOUT EMBOSSED OR INKED SEAL AND LIVE SIGNATURE

STATE OF CONNECTICUT · K. C. CAMP · 35684 · LICENSED PROFESSIONAL ENGINEER

(SEAL)

EROSION AND SEDIMENT CONTROL NARRATIVE

A – PRINCIPLES:

The following general principles shall be maintained as an effective means of minimizing erosion and sedimentation during the development process

1. Stripping away any vegetation, regrading or other development shall be done in such a way as to minimize erosion.
2. Grading and development plans shall preserve salient natural features, keep cut and fill operations to a minimum, and insure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
3. Whenever feasible, natural vegetation shall be retained, protected and supplemented wherever indicated on the site development plan and/or landscape plan. Trees which are shown to remain shall be protected throughout the construction period and any damages caused by the CONTRACTOR shall be repaired immediately. Whenever trees are cut beyond the contract limit lines or if a tree cannot be saved due to the CONTRACTOR'S actions, due representation shall be granted to the OWNER OF RECORD equal to or exceeding the value of the loss. No work shall proceed until after damages have occurred until the OWNER OF RECORD has agreed to a remediation plan.
4. The disturbed area and the duration of exposure shall be kept to a practical minimum.
5. Disturbed soils shall be stabilized as quickly as possible.
6. Temporary vegetation and/or mulching shall be used to protect exposed critical areas and stockpiles during development when expected to be exposed in excess of fifteen (15) days.
7. The permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practical during construction.
8. Sediment in the runoff water shall be trapped until the disturbed areas are stabilized by the used of debris basins, sediment basins, silt traps or similar measures.
9. All lots, tracts or developments shall be graded to provide proper drainage away from buildings, without ponding unless the area is designed as a storm water recharge system. All drainage runoff shall be route to storm water collector systems.
10. Where drainage swales are used to diver surface water away from buildings, they shall be sodded or planted or rockline d. Type shall be planted or sodded unless indicated else wise on design plan.
11. Concentration of surface runoff shall be only permitted b piping and through drainage swales reinforced with structure protective measures or natural watercourse.
12. Excavation and Fills:
    a. Slopes created by cuts or fills shall not be steeper than 2:1 unless existing soil conditions are inspected by the ENGINEER, stabilized and reestablished by temporary or permanent seeding measures, as required during the development process and approved by the Local Authorities having Jurisdiction.
    b. Adequate provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surfaces of fills.
    c. Cut and fills shall not endanger adjoining property.
    d. All fills shall be compacted to provide stability of material and to prevent undesirable settlement. The fill shall be spread in a series of layers not exceeding loose lifts of twelve (12) inches in thickness and shall be compacted by a sheeps foot roller or other approved method after each layer is spread.
    e. Fills shall not encroach on natural watercourses, constructed channels, or regulated flood plains unless permitted by license or permit from authority having jurisdiction.
    f. Fills placed adjacent to natural watercourses, constructed channels, or regulated flood plains shall have suitable protection against erosion during periods of flooding.
    g. Grading shall not be done in such a way as to divert water onto the property of another landowner without their expressed written consent.
    h. During grading operations, necessary measures for dust control shall be exercised. Use of chemicals shall be prohibited.
13. Sedimentation and erosion control shall be implemented in accordance with the guidelines for Soil Erosion and Sedimentation Control, prepared by the State of Connecticut through the counsel on Soil and Water Conservation, latest revised edition. In addition to defining specific measures and locations for sediment and erosion controls to be used, the plan shall be considered flexible to allow additional controls to be implemented as site conditions change and localized drainage patterns are altered. It is the responsibility of the CONTRACTOR to contact the OWNER OF RECORD for remedial action when site conditions warrant additional protective measures.

B – RESPONSIBILITY FOR THE PLAN

1. The responsibility for implementing and maintaining the Sedimentation and Erosion Control Plan rests with the OWNER OF RECORD where any development of the parcels fives cause to erosion and sedimentation. It is also to be said the the OWNER OF RECORD shall be held responsible for informing all concerned of the plan and seeing that the plan becomes a part of teh deed in the event the title of the property is transferred. The costs of all drainage erosion and sedimentation control measures will therefore rest with the OWNER OF RECORD.
2. Whenever sedimentation is caused by stripping vegetation and/or grading, it shall be the responsibility of the person, corporation, or other entity having responsibility to remove sedimentation from all lower properties, drainage systems and watercourses and to repair any damage at their expense as quickly as possible.
3. Maintenance of all drainage facilities and watercourses within any subdivision or land development shall be the responsibility of the OWNER OF RECORD, until they are accepted by the Municipalities. All control measures will be maintained in an effective condition throughout the construction period. Surface inlets shall be kept open and free if sediment and debris. The system shall be checked after every major storm and sediment shall be disposed of at an approved location consistent with the plan.
4. Maintenance of drainage facilities or watercourses originating and completely on private property shall be the responsibility of the OWNER OF RECORD to their point of open discharge at the property line or at a communal watercourse within the property.
5. No person, corporation or other entity shall block, impede the flow of, alter, construct any structure or deposit any material or thing or commit any act which affects normal or flood flow in any communal stream or watercourse without having obtained prior approval from the Winchester Inland Wetlands Commission.
6. An adequate right–of–way and/or easement shall be provided for all drainage facilities and watercourses which are proposed either for acceptance by the Municipalities or provided other property owners for the convenience of the OWNER OF RECORD.

C – GENERAL CONDITIONS FOR SEQUENCE OF CONSTRUCTION

The tentative sequence of construction events are as follows and activities noted by a "(Capital Letter)" may occur concurrently. Reference is made to Site Plans for project specific phasing details.

1. Conduct a preconstruction meeting with the OWNER OF RECORD, Contractor, and Local and State agencies having jurisdiction over the project.
2. Field stakeout the limits of all activities and install, at a minimum, a snow fence along construction limit lines along environmentally sensitive and tree protection areas. Silt fencing may be substituted where it coincides with this line, but only as approved by the OWNER OF RECORD. (A)
3. Install silt fence along all sides contiguous to wetlands, watercourses and property owner by others affected by the work. Refer to Site Plans. (A)
4. After each rain storm monitor the sedimentation and erosion control structures, which ma include rip rap channels, sediment basins, plunge pools, etc. Routinely remove sediment during construction to an approved site location when controls exceed one half (½) their capacity. (A)
5. Clear vegetation within project limits, except trees designated to remain or in question, as shown on the plans. The decision of how questionable trees are to be treated shall rest with the OWNER OF RECORD and coordinated through the local agency having jurisdiction as construction progresses. All trees and shrubs less that 6" in diameter, and not to remain, shall be chipped and stored on site for mulch. (A)
6. Install temporary drainage dewatering devices and dirt bags as necessary to capture and minimize sediment migration during trench operations. (A)
7. Remove stumps and dispose of at a bulky waste site approved by the ENGINEER and local official having jurisdiction. Disposal of stumps within burial pits on site shall be prohibited. (B)
8. Install sanitary sewer system, backfill trenches, and provide other temporary structural controls as necessary to capture and minimize sediment migration. (C)
9. If blasting is required for any cuts, all proposed work is to be coordinated with all local officials having jurisdiction. The contractor is required to secure all permits for blasting operations in accordance with local and state regulations and conduct a pre–bast survey of surrounding properties. Rock spoil is to be disposed of in an appropriate manner as teh site plan may show or as locally permitted. (C).
10. Install a six inch (6") deep crushed stone anti–tracking pad as detailed and dimensioned on the drawings. At the end of each working day or as required, accumulated soil is to be swept from existing streets. (B)
11. Strip top soil and subsoil materials as required and stockpile them on site in an area that will not effect the building construction and not adversely impact any down gradient wetlands. Stockpiles may be relocated to meet job conditions but shall not adversely impact down gradient wetlands. Locations are subject to the ENGINEER'S approval. Provide temporary erosion controls on the downside slopes of all stockpiles. (B)
12. Install silt sock barriers, retention basins, sediment traps, riprap swales, and other structural controls as necessary to capture and minimize sediment migration. (C)
13. Excavate unsuitable materials within limits of proposed utilities. Proof roll to 95% compaction. Refill with select material per details and install temporary pavement. (C)
14. Conduct all rough cuts and fills for driveways, utilities, and landscaped areas, making sure that all fill material is free of brush, rubbish, large boulders, logs, stumps, and other objectionable materials. (C)
15. Provide temporary seeding measures on all exposed soil which were damaged due to construction activities, are outside of construction traffic zones, and are not to be permanently restored or for a period in excess of thirty (30) days. Seeding and seedbed preparation are as specified herein or as indicated on the Site Plan. (C)
16. Excavate and complete remaining drainage if required. Install silt sack sediment barriers at any catch basins installed. (D)
17. Upon completion of cuts and fill to subgrade, buildings, electric, telephone, cable, gas, and water systems can be installed. (D)
18. Bring proposed driveway to pavement subgrade with processed aggregate base. Refer to details. (D)
19. Complete final subgrading for all grassed areas and landscaped areas. Prepare subgrades for placing a minimum of six inches of topsoil. Place topsoil only when permanent seeding and landscaping can follow within a reasonable time frame. (E)
20. Exercise final landscaping plan and permanent seeding to provide long–term stabilization.
21. Complete final paving of driveway with top course. (E)
22. Clean and remove silt from within any and all drainage structures installed and dispose of materials at an approved site.
23. Remove temporary measures once permanent measures have matured as approved by the Municipality's enforcement officer.
24. Conduct a final inspection with MUNICIPALITY and applicable state agencies to identify deficiencies and establish punch list; complete same to the satisfaction of the MUNICIPALITY.

D – SEEDING AND PLANTING REQUIREMENTS

1. Seedbed Preparation: Fine grade and rake surface to remove stones larger than 2" in diameter. Install needed erosion control devices such as surface water diversions. Grade stabilization structures, sediment basins or drainage channels to maintain grassed areas. Apply limestone at a rate of 90 lbs / 1000 square feet unless otherwise required according to soil test results. Apply 10–10–10 fertilizer at a rate of 7.5 lbs / 1000 square feet. Work lime and fertilizer into soil uniformly before seeding.
2. Seed Application: Apply grass mixtures at rates specified by hand, cyclone seeder or hydroseeder. Increase seed mixture by 10% if hydroseeder is used. Lightly drag or roll the seeded surface to cover seed. Seeding for selected fine grasses should be done between April 1 and June 1 or between August 15 and October 15. If seeding cannot be done during these times, repeat mulching procedure below until seeding can take place or seed with a quick germinating seed mixture to stabilize slopes. A quick germinating seed mixture (Domestic Rye) can be applied between June 15 and August 15 as approved by the LANDSCAPE ARCHITECT OR ENGINEER.
3. Mulching: Immediately following seeding, mulch the seeded surface with straw or wood fiber at at rate of 11.5 to 2 tons / acre except as otherwise specified elsewhere. Mulches should be free of weeds and coarse matter. Temporary mulches shall be anchored down on slopes in excess of 3% and with channels of concentrated flows.
4. Grass Seed Mixtures:

Temporary Covers		Permanent Covers	
Perennial Rye Grass	.20 lbs / Ac	Creeping Red Fescue	.20 lbs / Ac
Annual Rye Grass	.20 lbs / Ac	Canada Bluegrass	.20 lbs / Ac

Substitutions equal to or better than that specified may be permitted based on the local availability of seed mixtures and season conditions when approved by the LANDSCAPE ARCHITECT or ENGINEER.

5. Planting Notes:
    a. All materials shall be inspected, approved and site located by the LANDSCAPE ARCHITECT or ENVIRONMENTAL SUPERVISOR. All plant materials are to be inspected for defects or damage before planting. Substandard materials shall be returned to and replaced by the CONTRACTOR. Acceptable plants are to be planted per the specifications of the landscaping plan. It is the responsibility of the GENERAL CONTRACTOR to provide safekeeping and maintenance of the plants and vegetation cover for the duration of the site construction activity. Once planted, all machinery shall avoid planted areas which should be demarcated clearly by flagged field stakes. Provisions for regular watering and inspections shall be made by the NURSERY CONTRACTO for the duration of the plant's first year in the ground and all plants which do not survive shall be replaced at the CONTRACTORS expense.
    b. All plant material placement is subject to field adjustment in response to other site conditions. These adjustments shall be at the discretion of the ARCHITECT, LANDSCAPE ARCHITECT, SITE SUPERVISOR or ENVIRONMENTALIST.
    c. All plant materials are subject to replacement by suitable alternatives per agreement between OWNER OF RECORD, LANDSCAPE ARCHITECT, or ENGINEER, NURSERY CONTRACTOR and appropriate agencies.

E – REGULATORY COMPLIANCE

1. The OWNER OF RECORD shall be responsible for retaining a Licensed Professional Engineer or Certified Soil Erosion & Sediment Control Specialist to inspect the site periodically in accordance with the CTDEEP guidelines. Monitoring reports shall be prepared and filed with the OWNER OF RECORD, contractor, the City Planning Office, and Inland–Wetland office of the Municipality.
2. The Applicant shall be responsible for obtaining all local permits and approvals required from the Zoning Commission, including Inland Wetland Commission and any necessary agencies and departments to satisfy the regulations of the Municipality.

OPERATION AND MAINTENANCE PLAN FOR INFILTRATION TRENCH

The applicant proposes creating a mixed–use community on their parcel located at 12 Bolton Hill Rood in Cornwall, CT. There is an existing 2,950–sf structure on–site that will be converted to a social space and residential apartments. A proposed house will be 2,800–sf and have a dedicated commercial office space for a design professional.

The proposed drainage for the rear portion of the development is sheetflow from the parking areas to the lawn areas and ultimately the woods. The roof drains from the existing structure will be run to daylight and have stone splash pad to reduce runoff velocities and prevent erosion. The front portion of the development is designed to sheetflow to an infiltration trench. This infiltration trench will also take the runoff from the roof of the proposed house and allow all runoff to infiltrate back into the ground to treat the water quality volume.

Silt fencing will be installed at the toe of slopes and in the areas of disturbances for all grading and fill slopes. A construction entrance is proposed to minimize the transport of sediment from the site during construction. Upon completion of grading and driveway installation all non–paved/building areas disturbed during construction will be covered with topsoil, seeded and mulched to establish a durable grass surface. All erosion control measures will remain in place until the grass surface is established.

The plan implements the best management practices described below and on the Site Plan and details.

A sediment and erosion plan is included on the project construction drawings which details measures necessary during construction. This Stormwater Operations and Maintenance Plan is prepared to address long–term maintenance of the site facilities to enhance stormwater quality.

The following annual inspections shall be performed. The inspection and maintenance shall be performed in the spring and fall of each year. Additional inspections shall be made after any large rainfall event (three inches of rain or more within a 24–hour period). The Owner of the property shall be responsible for the implementation of this plan.

1. Clean parking lot of any debris.
2. Inspect the stone splash pad at the roof leader outlet. Remove any accumulated debris, sediment, or vegetative growth. Replace any missing stone.
3. Inspect the infiltration trench. Remove any debris, sediment, and vegetative growth. Replace any missing stone.

Routing site maintenance shall be performed as follows to limit the pollutant loads into the stormwater systems.

1. Daily debris and litter removal from the site will eliminate entry into the stormwater systems.
2. During winter snow removal and deicing operations, the use of salts shall be minimized, and used only in icy locations.

Important maintenance procedures include:

- Replace the top 6–inch layer of 2" stone when full of sediment.
- Keep a record of the average de–watering time to determine when maintenance is required.
- If complete failure is observed, perform a total rehabilitation by excavating the trench walls to expose clean soil, and replacing stone and geotextiles.

Perform the recommended Maintenance activities as follows:

Required Maintenance	Frequency
–Clear trash and debris from inlet	Monthly
–Remove trees, shrubs, or evasive vegetation	Every 6 months
–Ensure contributing area is stabilized	Monthly
–Inspect inlet for deposited sediment	Every 6 months
–Replace stone and geotextiles	When clogging or surface water is observed
–Perform total rehabilitation on infiltration trench	Upon observed failure

E & S NARRATIVE

12 Bolton Hill Road

PREPARED FOR

OLD TOWN HALL LLC

CORNWALL, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
AS NOTED	SEPTEMBER 3, 2026	C–3	031–26–001

GRAPHIC SCALE (INCHES)

0 1 2 3 4

10/3/26	ADD STORMWATER MAINTENANCE & OPERATIONS PLAN
9/26/26	FINALIZE SEPTIC, UTILITIES, AND STORMWATER
DATE	REVISIONS

KCC CONSULTING LLC

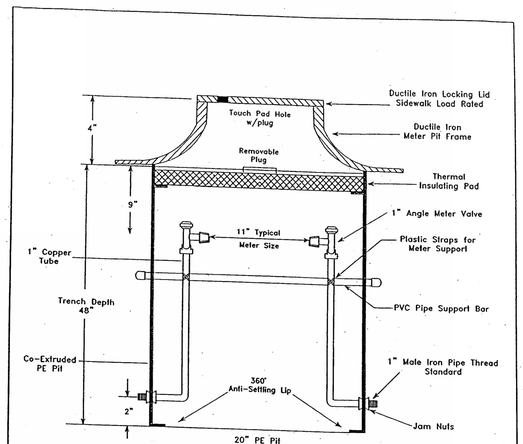
2 ROWLEY POND ROAD
WINSTED, CT. 06098

Phone: 860-309-3356
email: kccconsultingllc@proton.me

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STATE OF CONNECTICUT · KYLE C. CASE · 35684 · LICENSED PROFESSIONAL ENGINEER

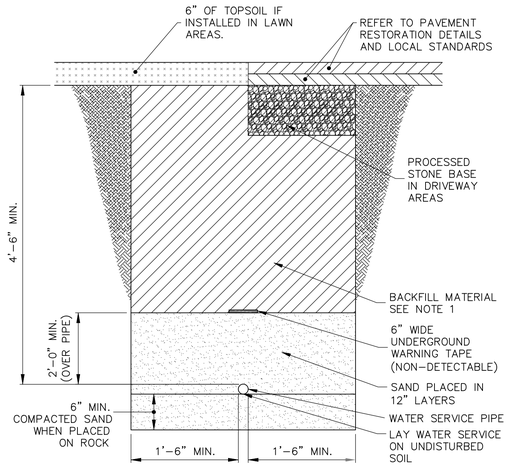
(SEAL)



MANUFACTURER	MODEL #
Water & Sewer Specialties	AQUARSPEC1"PITCOMP
Ford-Associated Supply	PS BHC 488-20-48
McDonald	80-448WWPP 44 x 24
Mueller-CPPCO	330RS1854FFBN
Depth of Bury	52" as per drawing
Pit Size	20"
Meter Size	1" or can be plumbed to reduce and accomodate 3/4", 5/8x3/4" or 5/8x1/2" meter
Pit Material	Co-molded wall with insulated middle section. Black exterior with white interior UV degredation protected. Nominal wall thickness (min,) 1/2".
Meter Box Cover is Ductile Iron with 15" non-recessed DI lid	
Solid lids or lids with 1-3/4" hole are available for Reader "Touch Pads"	
Smooth wall interior/exterior. Vertical Crush exceeds 20,000 lb.	
360° anti-settling lip and thermal insulating pack internal shelf.	

AQUARION Water Company

Standard 1" Meter Pit



NOTE:

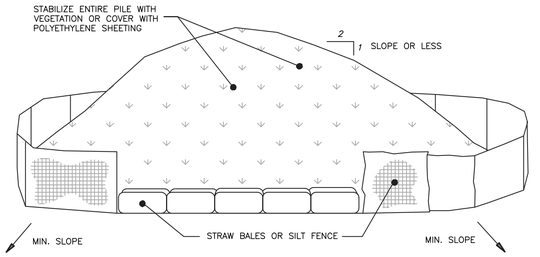
1. BACKFILL MATERIAL SHALL BE BANK-RUN GRAVEL IN PAVED AREAS (INCLUDING SIDEWALKS AND DRIVEWAYS) OR COMMON FILL IN NON-PAVED AREAS

WATER SERVICE TRENCHING DETAIL

N.T.S.

NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED WITH POLYETHYLENE SHEETING.
4. TO BE USED WHERE TOPSOIL IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOILS THAT ARE DRAUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS), STONEY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACIDIC. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS, PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.
5. TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, NONVEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABALIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS AND REQUIRED PERIOD OF USE.
6. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS

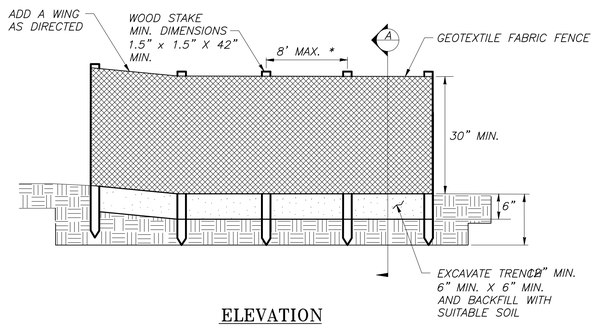


TEMPORARY STOCK PILE AREA

N.T.S.

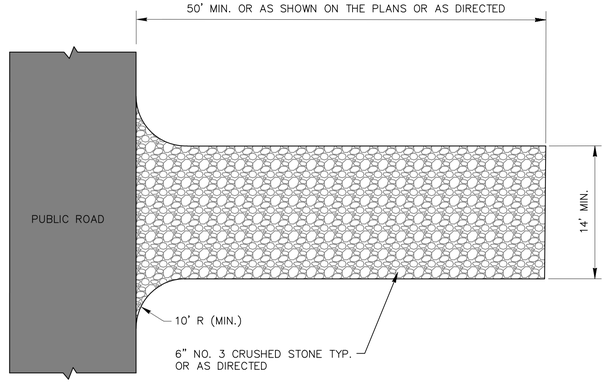
SEDIMENT CONTROL SYSTEM

INSTALL THE WING WHEN THE FENCE IS MORE THAN 4' FROM THE TOE OF SLOPE AND THE FENCE LINE GRADIENT IS 5% OR MORE



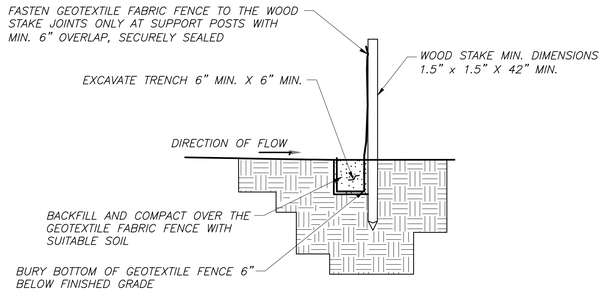
ELEVATION

* FOR SLOPES STEEPER THAN 2:1 USE A 5' POST SPACING OR AS DIRECTED BY THE ENGINEER



ANTI-TRACKING PAD DETAIL

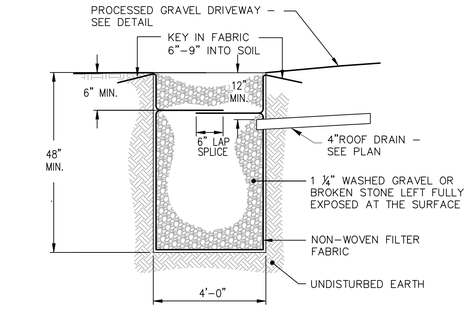
N.T.S.



SECTION A

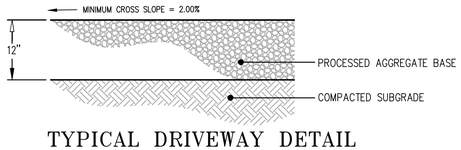
NOTES:

1. *GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POSTS.*
2. *ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE FABRIC SHALL BE SECURELY FASTENED TO A COMMON POST BY WRAPPING EACH END OF THE FABRIC AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.*



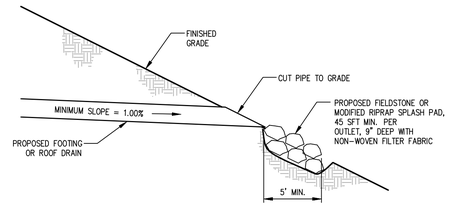
TYPICAL INFILTRATION TRENCH

N.T.S.



TYPICAL DRIVEWAY DETAIL

N.T.S.



PIPE DRAIN OUTLET DETAIL

N.T.S.

MISCELLANEOUS DETAILS

12 Bolton Hill Road

PREPARED FOR

OLD TOWN HALL LLC

CORNWALL, CONNECTICUT

SCALE	DATE	SHEET NO.	JOB NO.
AS NOTED	*SEPTEMBER 3, 2026*	C-4	*031-26-001*

GRAPHIC SCALE (INCHES)

0 1 2 3 4

DATE	REVISIONS
10/3/26	REVISE INFILTRATION TRENCH DETAIL
9/26/26	FINALIZE SEPTIC, UTILITIES, AND STORMWATER

KCC CONSULTING LLC
2 ROWLEY POND ROAD
WINSTED, CT. 06098
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(SEAL)