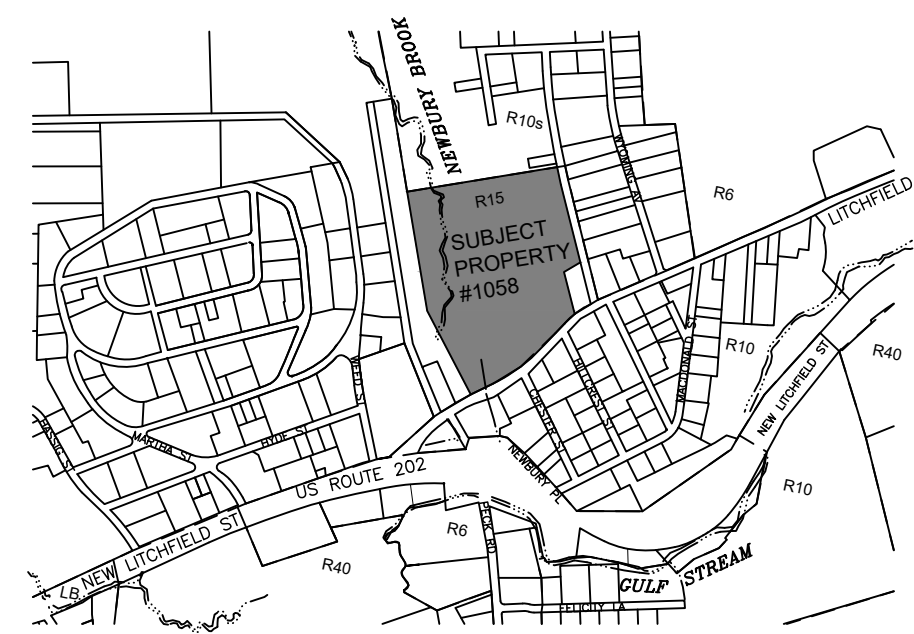


KEYSTONE PLACE AT NEWBURY BROOK

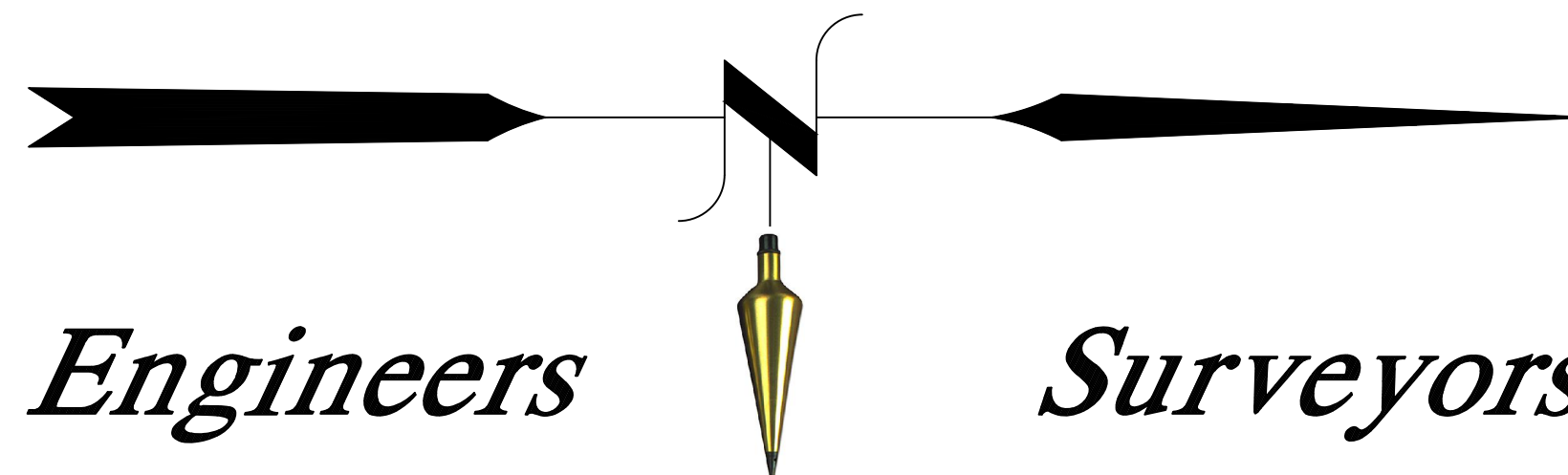
ADDITION PLANS



LOCATION MAP
SCALE: 1"=1000'

**1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT**

Hrica Associates LLC



Engineers

Surveyors

LIST OF DRAWINGS

SHEET	TITLE
C1	EXISTING CONDITIONS MAP
C2	DEMOLITION PLAN
C3	SITE GRADING PLAN
C4	SITE DRAINAGE & UTILITY PLAN
C5-C6	CONSTRUCTION NOTES AND DETAILS
C7-C8	SEDIMENT & EROSION CONTROL PLAN & NARRATIVE
C9	LANDSCAPE AND LIGHTING PLAN

Kenneth S. Hrica, PE, RLS
44 Maple View Trail
P.O. Box 1861
Litchfield, Connecticut 06759

860-567-2112 (business)
860-567-0491 (facsimile)
e-mail:
hricaassociates@optonline.net

JULY 12, 2022
Date

AUGUST 17, 2022
Latest Revision

**KEYSTONE PLACE
AT NEWBURY BROOK**
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
LIGHT POLE	☆
GAS VALVE	GV
WATER VALVE	WV
CATCH BASIN	CB
SANITARY MANHOLE	SM
UTILITY POLE W/ANCHOR	UP
BLDG. SETBACK LINE	—
EXISTING CONTOUR	310
EXISTING SPOT ELEVATION	311.5
TRAIL LINE	—
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—
STONEWALL	—
OVERHEAD WIRES	—
SOIL TYPE	LG

TC#4046

- GENERAL NOTES:
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - OWNER: TORRINGTON SENIOR LIVING, LLC
1132 WESTFIELD STREET
WEST SPRINGFIELD, MA 01089
 - ASSESSOR'S MAP 102 / BLOCK 06 / LOT 12
 - ZONE: R-15
 - REFER TO THE FOLLOWING MAP: "PROPERTY SURVEY OF LAND OWNED BY THE ESTATE OF ALICE I. BOOTH, LITCHFIELD STREET, TORRINGTON, CONNECTICUT", SCALE: 1"=50' DATED: JULY 2005, PREPARED BY: DAVID J. LITTLE L.S. #33303
 - REFER TO THE FOLLOWING MAPS: TC#48, 2639, 3260, 4046 ON FILE IN THE TORRINGTON LAND RECORDS.
 - PROPERTY IS SUBJECT TO A POSSIBLE EASEMENT IN FAVOR OF THE CITY OF TORRINGTON VOL. 653 PAGE 490
 - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
 - STONEWALLS AND FENCES MAY VARY FROM PRINCIPAL COURSES SHOWN.
 - ELEVATIONS BASED ON CGS DATUM PER "PROPERTY MAP FOR NEWBURY COMMONS, OWNER: THE ESTATE OF ALICE I. BOOTH, APPLICANT: CRICARR REALTY, LLC, LITCHFIELD STREET, TORRINGTON, CT, SCALE 1"=40', DATE: MARCH 9, 2007".
 - TOPOGRAPHY FROM FIELD SURVEY PERFORMED BY HRICA ASSOCIATES, LLC ON 2/22/22 TO T-2 STANDARDS.

SOIL TYPES

WETLANDS SOILS	LG - RIDGEBURY LEICESTER AND WHITMAN
NON-WETLANDS SOILS	W - WOODBRIDGE AND TISBURY
	S - SUTTON
	G - GLOUCESTER

N/F
GABRIEL C. SOUSA &
CHRISTOPHER J. JONES
VOL. 1230 / PG. 473

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-29 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

KENNETH S. HRICA P.E., L.S.
NOT VALID WITHOUT EMBOSSED SEAL

EXISTING CONDITIONS
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers Surveyors














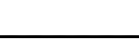


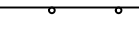
Kenneth S. Hrica, P.E., L.S. 860-567-2112 (business)
44 Maple View Trail 860-567-0491 (toll-free)
P.O. Box 1981 Litchfield, Connecticut 06759 e-mail: hriconassociates@optonline.net

DATE:	08/17/2022	MAP #:	0196 & 0586
SCALE:	1"=40 ft.	SHEET #:	C1
DRAWING:	150586	DRAWN BY:	TJS
PROJECT #:	15-0586	CHECKED BY:	KSH

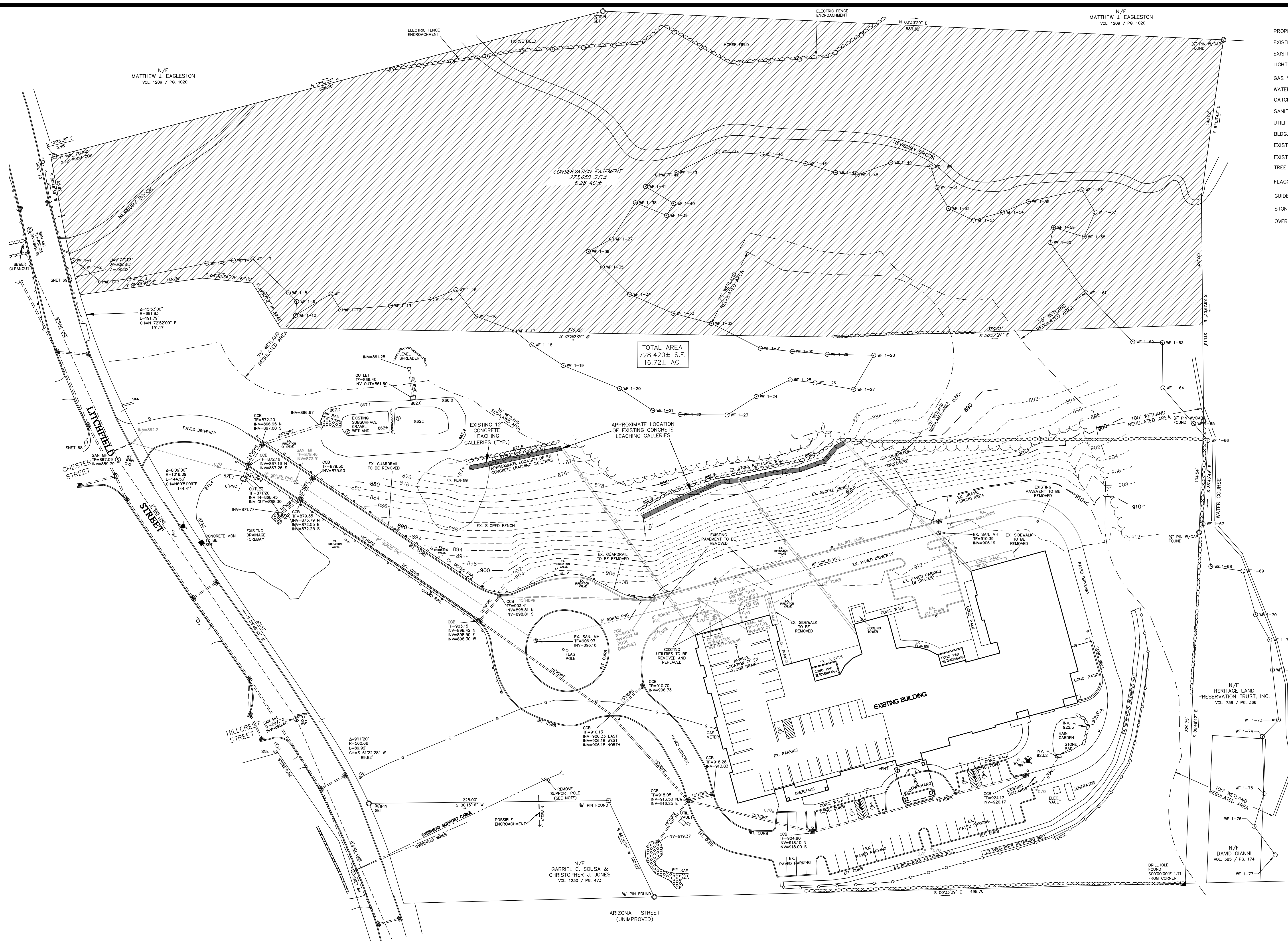
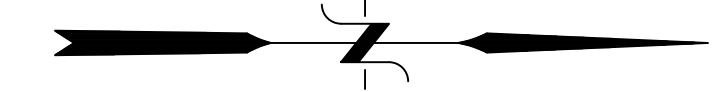
N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

LEGEND

- PROPERTY LINE 
- EXISTING MONUMENT 
- EXISTING IRON PIN OR PIPE 
- LIGHT POLE 
- GAS VALVE 
- WATER VALVE 
- CATCH BASIN 
- SANITARY MANHOLE 
- UTILITY POLE W/ANCHOR 
- BLDG. SETBACK LINE 
- EXISTING CONTOUR 
- EXISTING SPOT ELEVATION 
- TREE LINE 
- FLAGGED WETLANDS 
- GUIDE RAIL 
- STONEWALL 
- OVERHEAD WIRES 

TC#4046



DEMOLITION PLAN
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers **Surveyors**
 Kenneth S. Hrica, P.E./R.S. 860-567-2112 (business)
 44 Maple View Trail 860-567-0491 (toll-free)
 P.O. Box 1981 Torrington, CT 06779
 Litchfield, Connecticut 06759 e-mail: hricassoc@optonline.net

DATE: 08/17/2022 MAP #: 0196 & 0586
 SCALE: 1"=40 ft. SHEET #: C2
 DRAWING: 150586 DRAWN BY: TJS
 PROJECT #: 15-0586 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

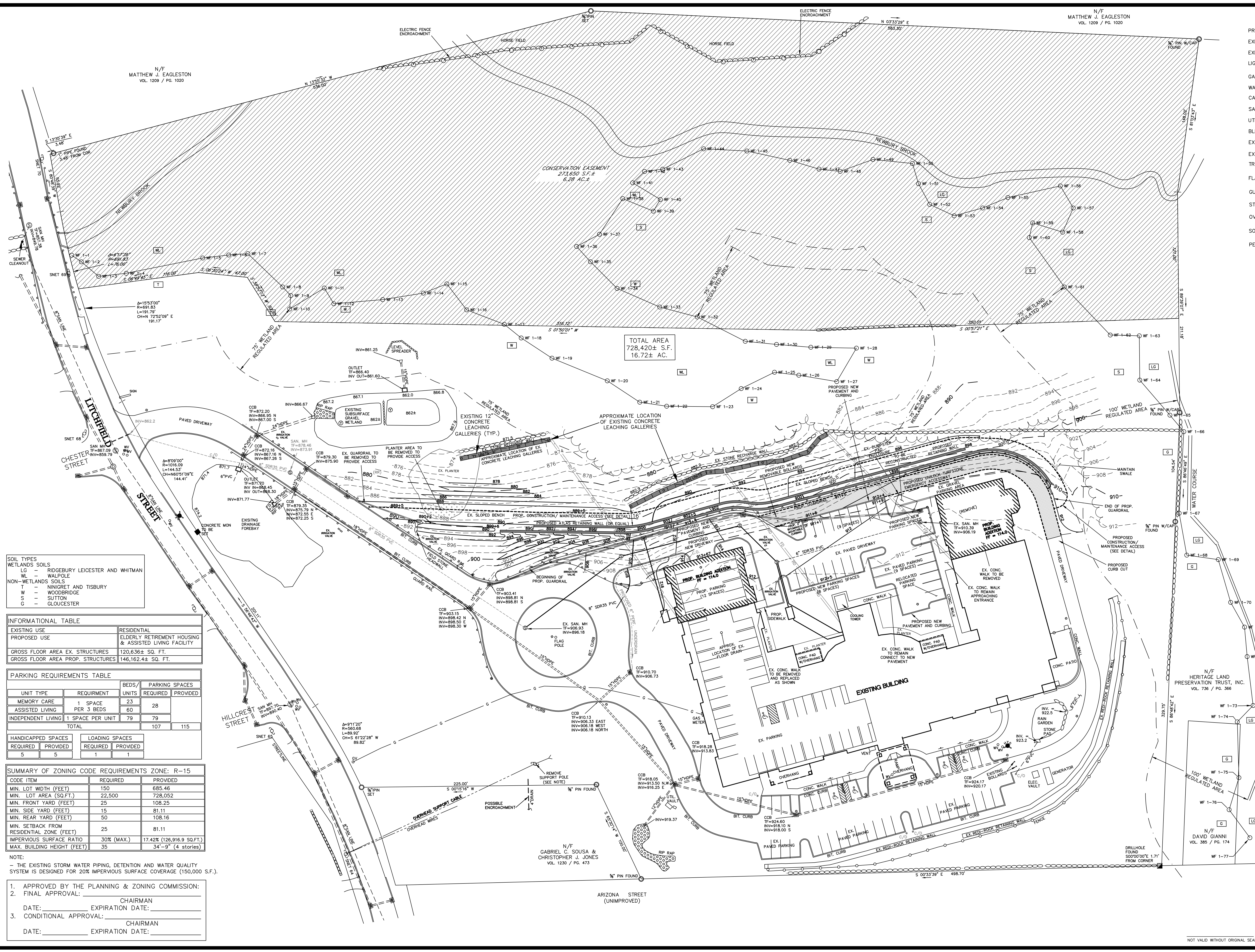
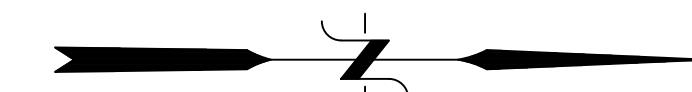
N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING IRON PIN OR PIPE
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CATCH BASIN
- SANITARY MANHOLE
- UTILITY POLE W/ANCHOR
- BLDG. SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- TREE LINE
- FLAGGED WETLANDS
- GUIDE RAIL
- STONEWALL
- OVERHEAD WIRES
- SOIL TYPE
- PERVIOUS PAVER ACCESS

TC#4046



SOIL TYPES

WETLANDS SOILS
 LG - RIDGEBURY LEICESTER AND WHITMAN
 WL - WALPOLE

NON-WETLANDS SOILS
 T - MININGROD AND TISBURY
 W - WOODBRIDGE
 S - SUTTON
 G - GLOUCESTER

INFORMATIONAL TABLE

EXISTING USE	RESIDENTIAL
PROPOSED USE	ELDERLY RETIREMENT HOUSING & ASSISTED LIVING FACILITY
GROSS FLOOR AREA EX. STRUCTURES	120,636± SQ. FT.
GROSS FLOOR AREA PROP. STRUCTURES	146,162.4± SQ. FT.

PARKING REQUIREMENTS TABLE

UNIT TYPE	REQUIREMENT	BEDS/ UNITS	PARKING SPACES REQUIRED	PROVIDED
MEMORY CARE	1 SPACE PER 3 BEDS	23	28	
ASSISTED LIVING	1 SPACE PER UNIT	79	79	
TOTAL		107	115	

HANDICAPPED SPACES		LOADING SPACES	
REQUIRED	PROVIDED	REQUIRED	PROVIDED
5	5	1	1

SUMMARY OF ZONING CODE REQUIREMENTS ZONE: R-15

CODE ITEM	REQUIRED	PROVIDED
MIN. LOT WIDTH (FEET)	150	685.46
MIN. LOT AREA (SQ.FT.)	22,500	728,052
MIN. FRONT YARD (FEET)	25	108.25
MIN. SIDE YARD (FEET)	15	81.11
MIN. REAR YARD (FEET)	50	108.16
MIN. SETBACK FROM RESIDENTIAL ZONE (FEET)	25	81.11
IMPERVIOUS SURFACE RATIO	30% (MAX.)	17.42% (126,916.9 SQ.FT.)
MAX. BUILDING HEIGHT (FEET)	35	34'-9" (4 stories)

NOTE:
 - THE EXISTING STORM WATER PIPING, DETENTION AND WATER QUALITY SYSTEM IS DESIGNED FOR 20% IMPERVIOUS SURFACE COVERAGE (150,000 S.F.).

- APPROVED BY THE PLANNING & ZONING COMMISSION:
- FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____
- CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

SITE GRADING PLAN
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers **Surveyors**

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 P.O. Box 1981
 Litchfield, Connecticut 06759

860-567-2112 (business)
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 e-mail: hricassoc@optonline.net

DATE:	08/17/2022	MAP #:	0196 & 0586
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PROJECT #:	15-0586	CHECKED BY:	KSH

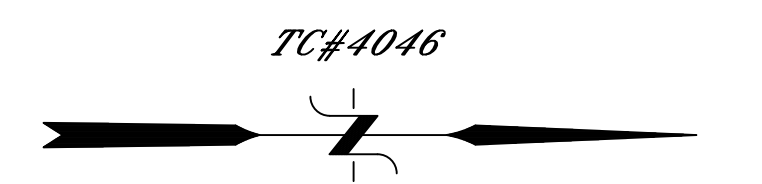
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N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

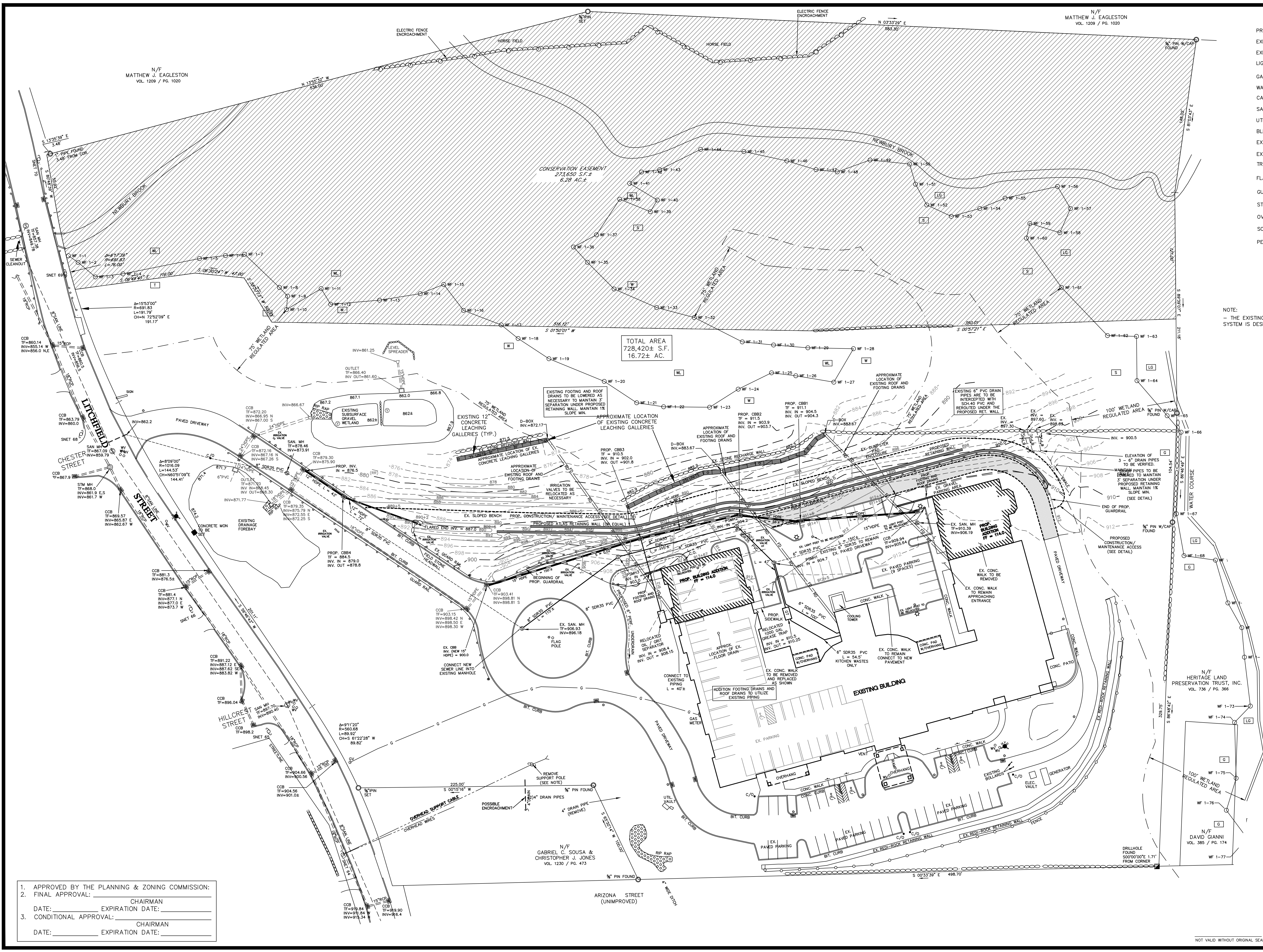
N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

LEGEND

- PROPERTY LINE
- EXISTING INFRASTRUCTURE
- EXISTING IRON PIN OR PIPE
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CATCH BASIN
- SANITARY MANHOLE
- UTILITY POLE W/ANCHOR
- BLDG. SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- TREE LINE
- FLAGGED WETLANDS
- GUIDE RAIL
- STONEWALL
- OVERHEAD WIRES
- SOIL TYPE
- PERVIOUS PAVER ACCESS



NOTE:
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2. FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____
3. CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

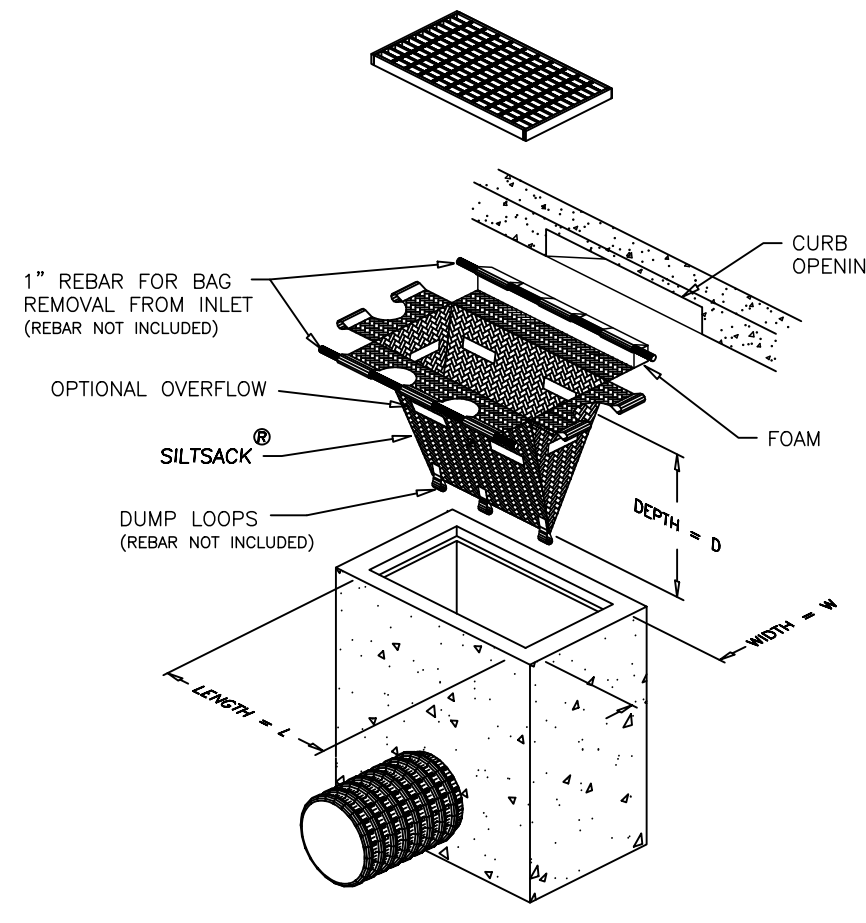
N/F
GABRIEL C. SOUSA &
CHRISTOPHER J. JONES
VOL. 1230 / PG. 473

UTILITY & DRAINAGE
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

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e-mail: hricassoc@optonline.net

DATE: 08/17/2022 MAP #: 0196 & 0586
SCALE: 1"=40 ft. SHEET #: C4
DRAWING: 150586 DRAWN BY: TJS
PROJECT #: 15-0586 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL



SILTSACK® SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

REGULAR FLOW SILTSACK®
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

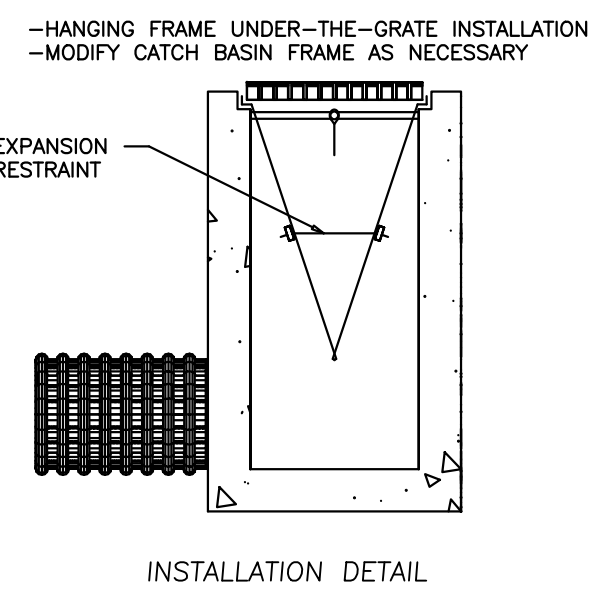
PROPERTIES	TEST METHOD	UNITS	VALUES
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS	
GRAB TENSILE ELONGATION	ASTM D-4632	25 %	
PUNCTURE	ASTM D-4633	100 LBS	
MULLEN BURST	ASTM D-3786	800 PSI	
TRAPEZOID TEAR	ASTM D-4533	120 LBS	
UV RESISTANCE	ASTM D-4355	80 %	
APPARENT OPENING SIZE	ASTM D-4491	40 US SIEVE	
FLOW RATE	ASTM D-4491	45 GAL/MIN/50 FT	
PERMITTIVITY	ASTM D-4491	0.55 SEC -1	

HI-FLOW SILTSACK®
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

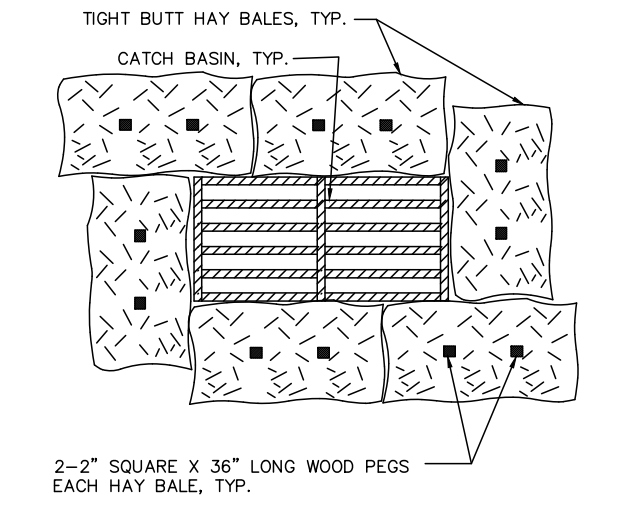
PROPERTIES	TEST METHOD	UNITS	VALUES
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS	
GRAB TENSILE ELONGATION	ASTM D-4632	25 %	
PUNCTURE	ASTM D-4633	135 LBS	
MULLEN BURST	ASTM D-3786	430 PSI	
TRAPEZOID TEAR	ASTM D-4533	45 LBS	
UV RESISTANCE	ASTM D-4355	90 %	
APPARENT OPENING SIZE	ASTM D-4491	25 US SIEVE	
FLOW RATE	ASTM D-4491	200 GAL/MIN/50 FT	
PERMITTIVITY	ASTM D-4491	1.3 SEC -1	

OIL-ABSORBANT SILTSACK®
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

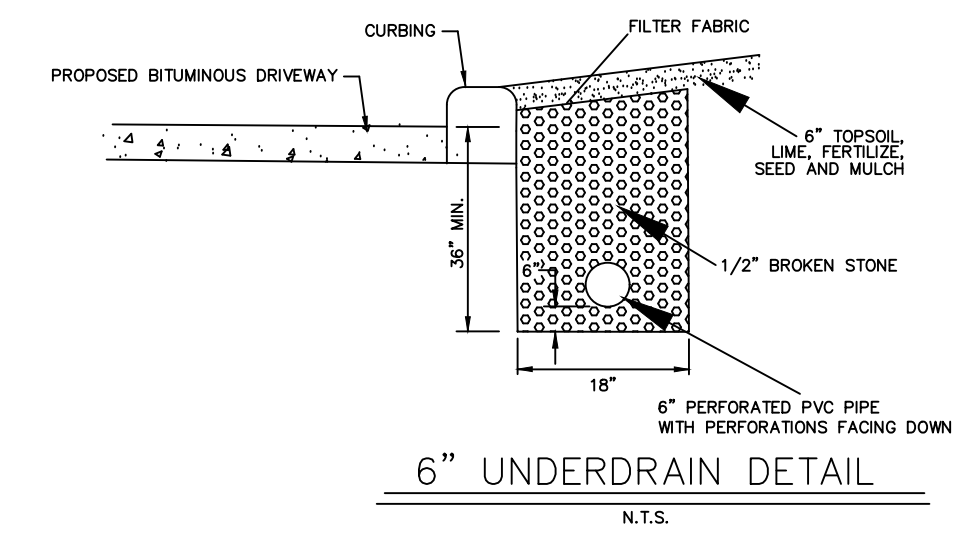
DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PELLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK WITH A WOVEN PELLOW INSERT.



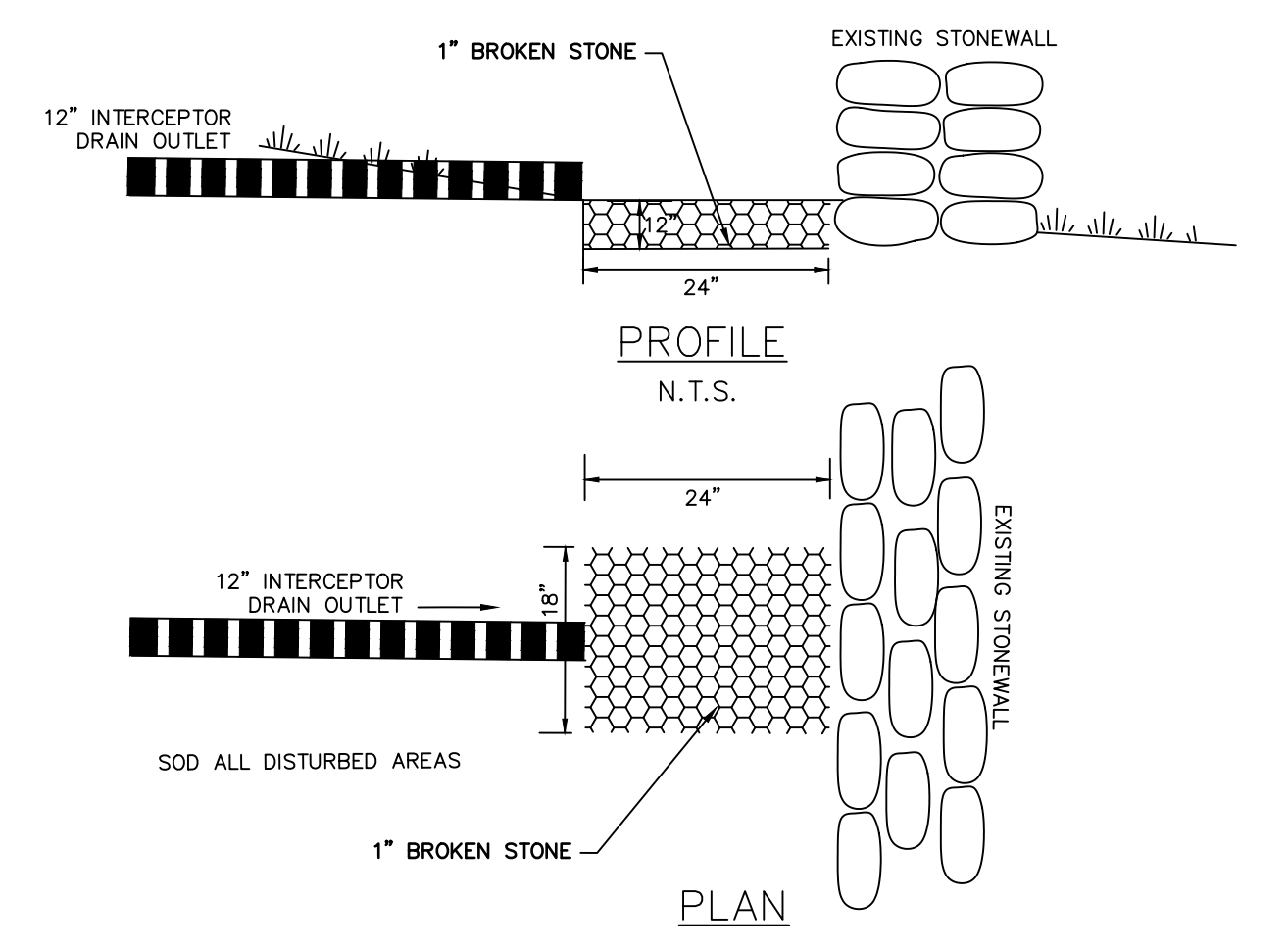
SILTSACK CATCH BASIN SEDIMENT CAPTURE DEVICE



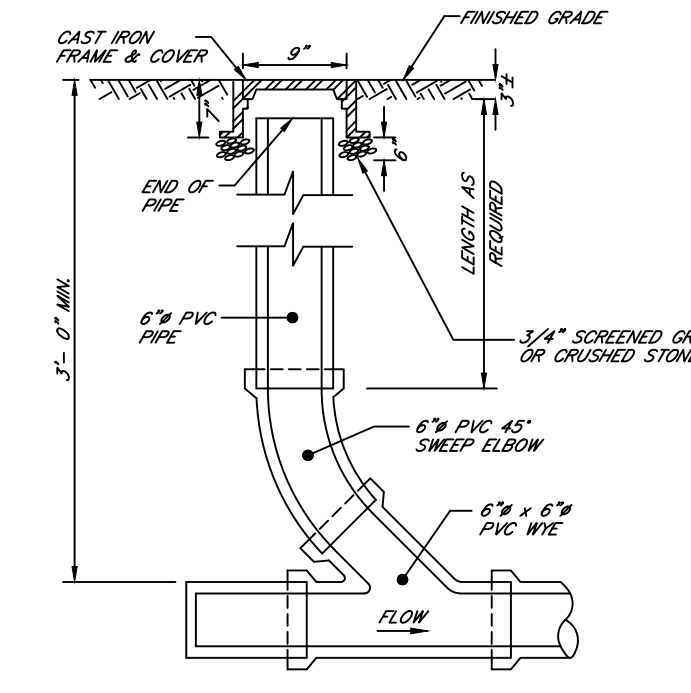
TYPICAL DETAIL - PLAN VIEW
EROSION CONTROL AT CATCH BASIN
N.T.S.



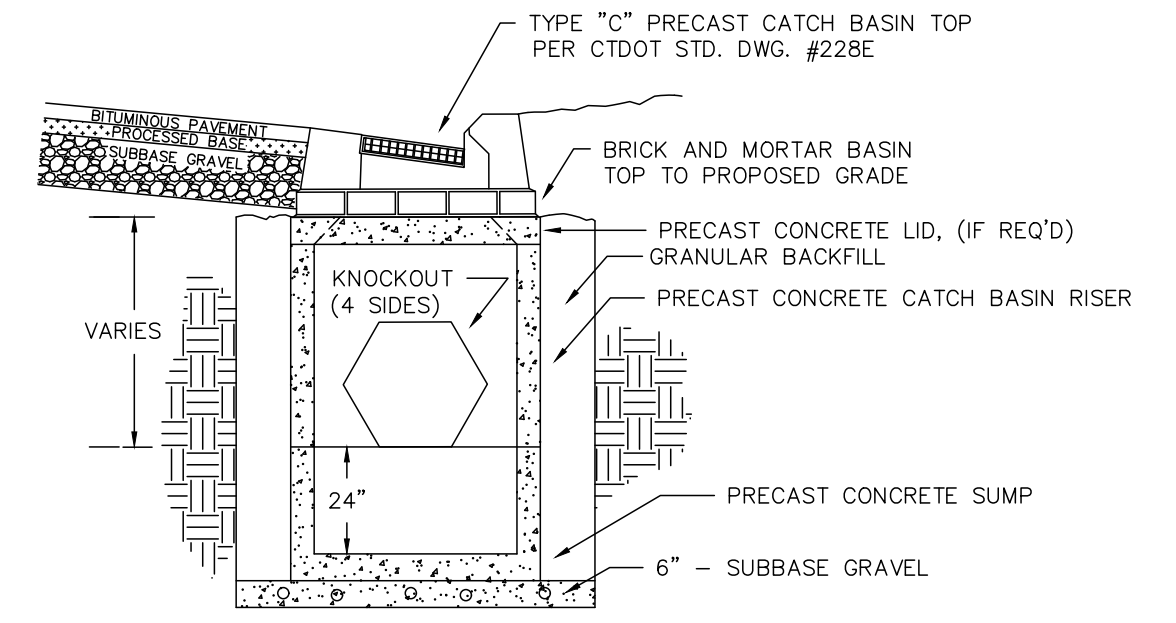
6" UNDERDRAIN DETAIL
N.T.S.



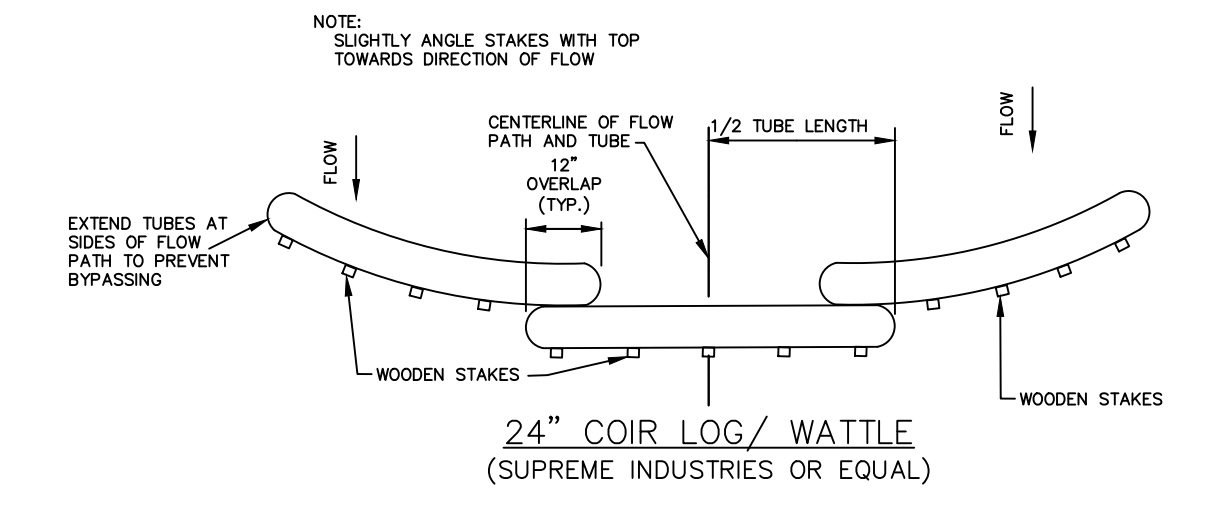
OUTLET INTO STONEWALL DETAIL
N.T.S.



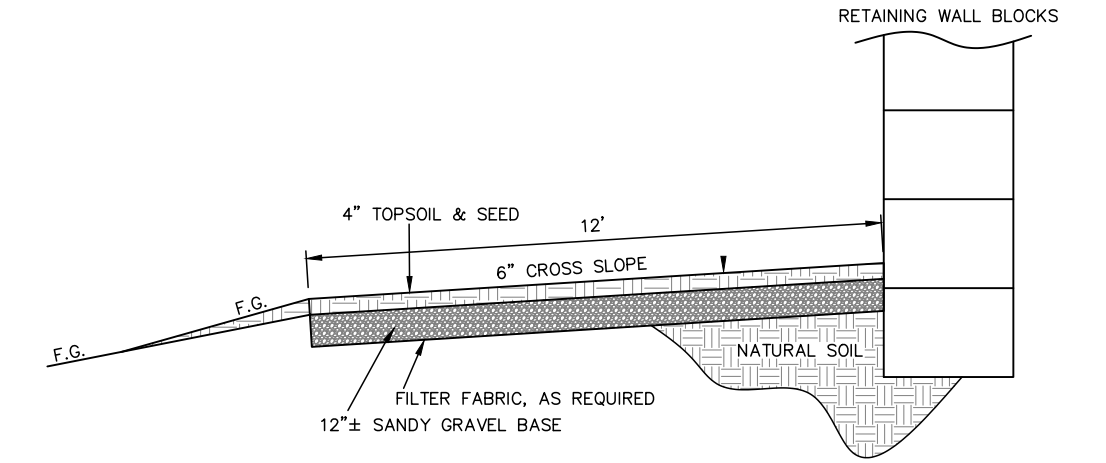
UNDERDRAIN CLEANOUT DETAIL
N.T.S.



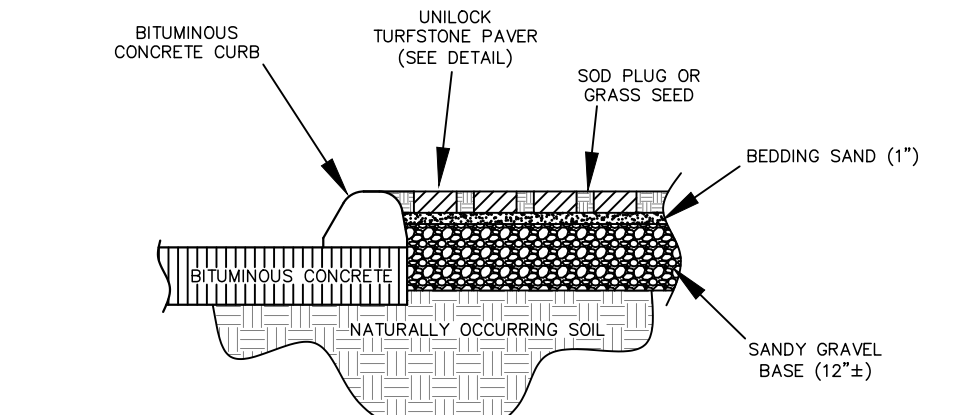
DETAIL - PRECAST CATCH BASIN
WITH TYPE "C" CATCH BASIN TOP
SCALE 1/4"=1'-0"



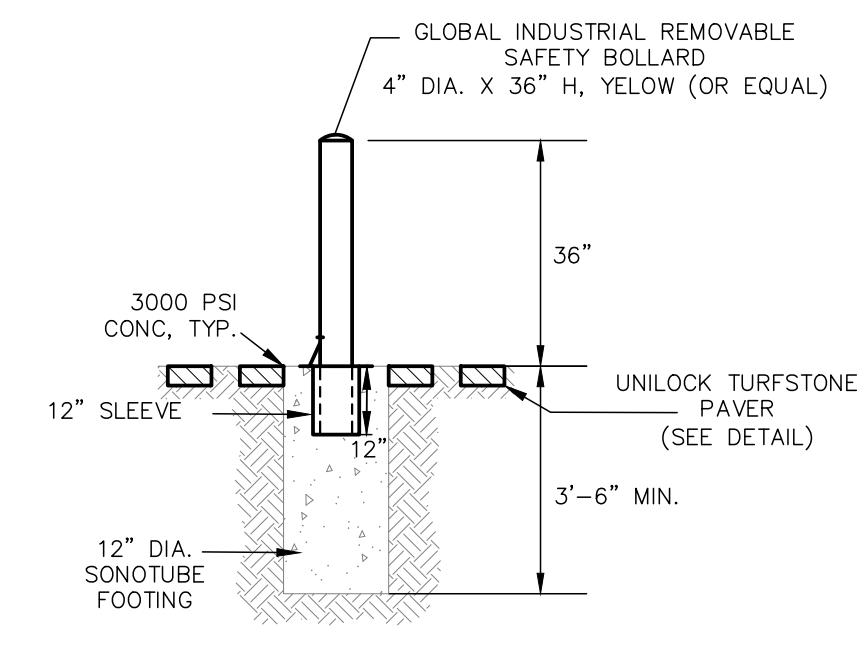
24" COIR LOG/WATTLE
(SUPREME INDUSTRIES OR EQUAL)



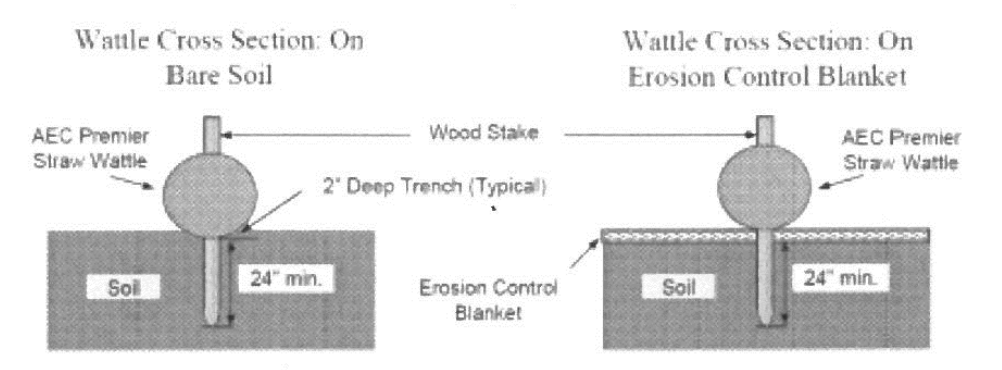
CONSTRUCTION/MAINTENANCE ACCESS DRIVE
N.T.S.



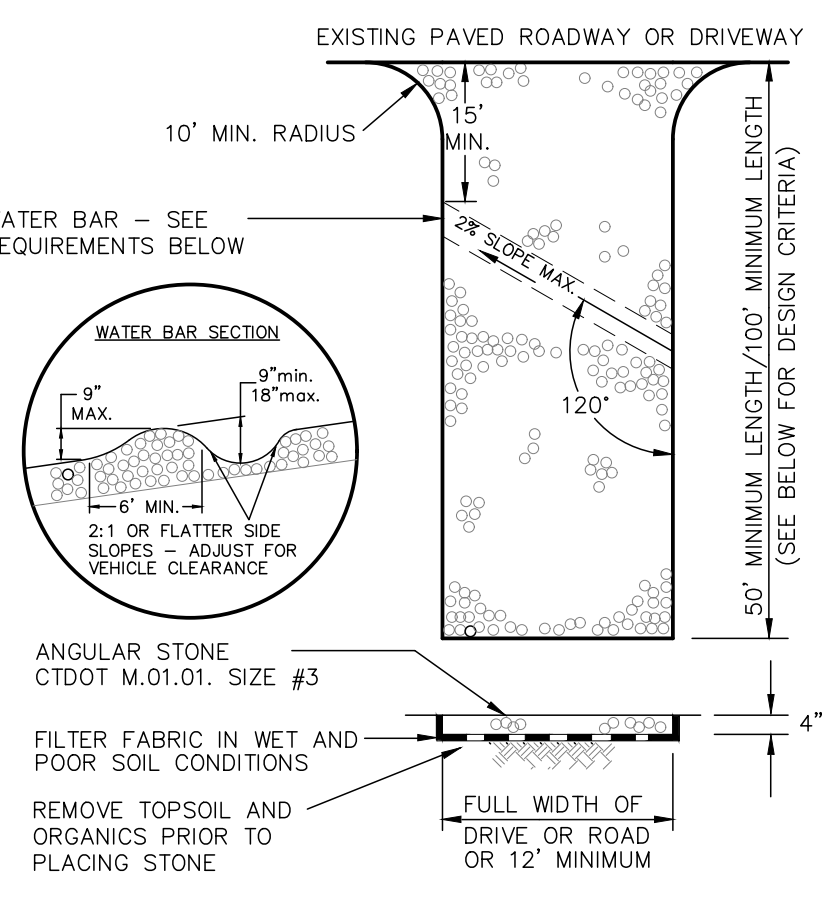
UNILOCK TURFSTONE EMERGENCY
ACCESSWAY ABUTTING CURBING
N.T.S.



REMOVABLE BOLLARD
N.T.S.

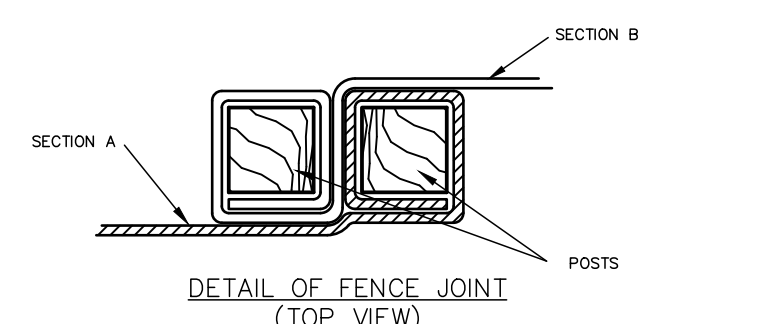


AEC PREMIER STRAW WATTLES®
Staking Pattern Guide

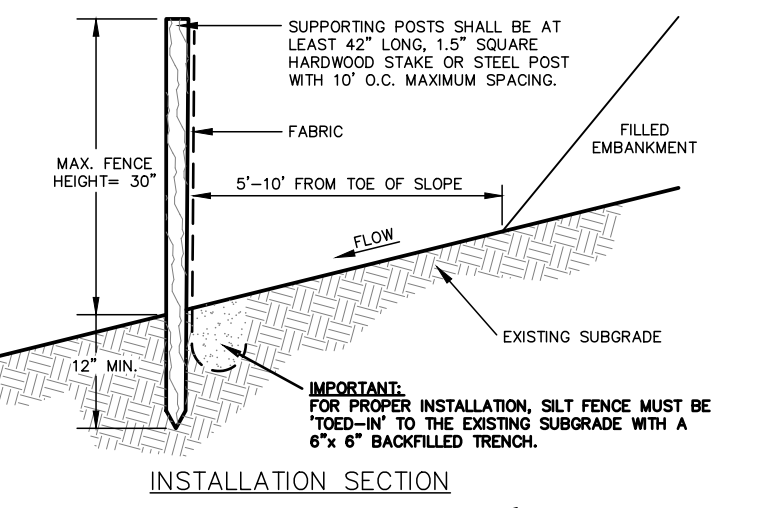


(CE) ANTI-TRACKING PAD
CONSTRUCTION ENTRANCE
N.T.S.

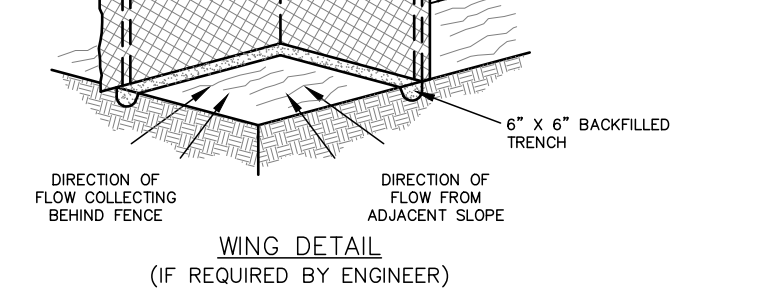
REFERENCE: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.



DETAIL OF FENCE JOINT
(TOP VIEW)



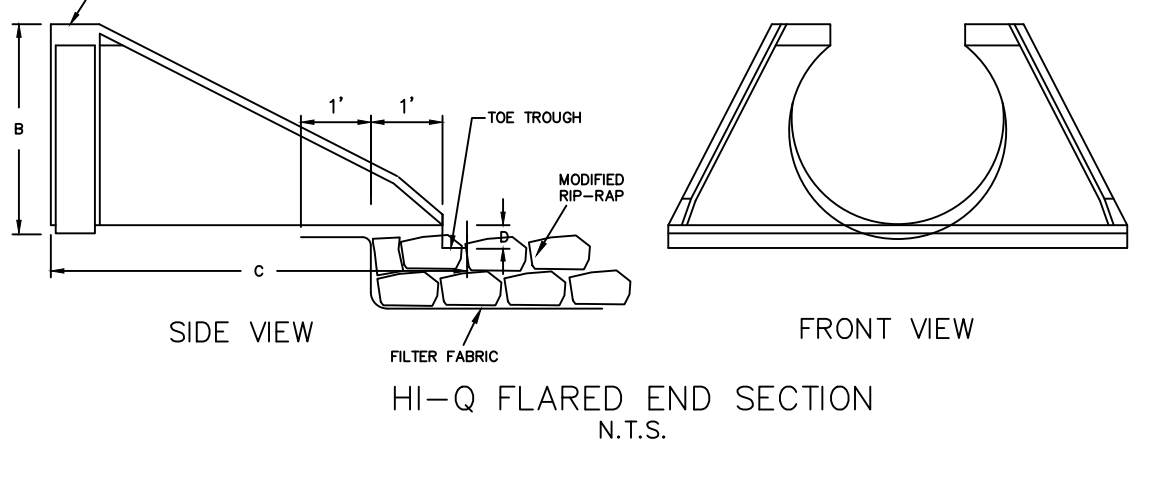
INSTALLATION SECTION
N.T.S.



GEOSYNTHETIC SILT FENCE DETAIL
N.T.S.

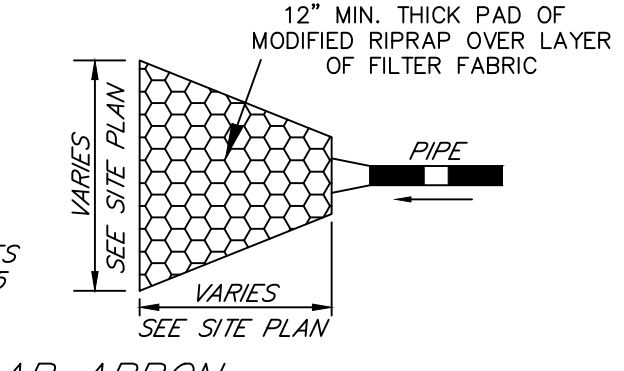
PIPE DIMENSIONS

DIMENSION	10/12	15	18	24	30	36
A	42	41	49	59 1/2	88	88
B	14 1/2	19	22	26	36	43
C	33	34	43	48	63 1/2	66 1/2
D	6	6	6	6	6	6

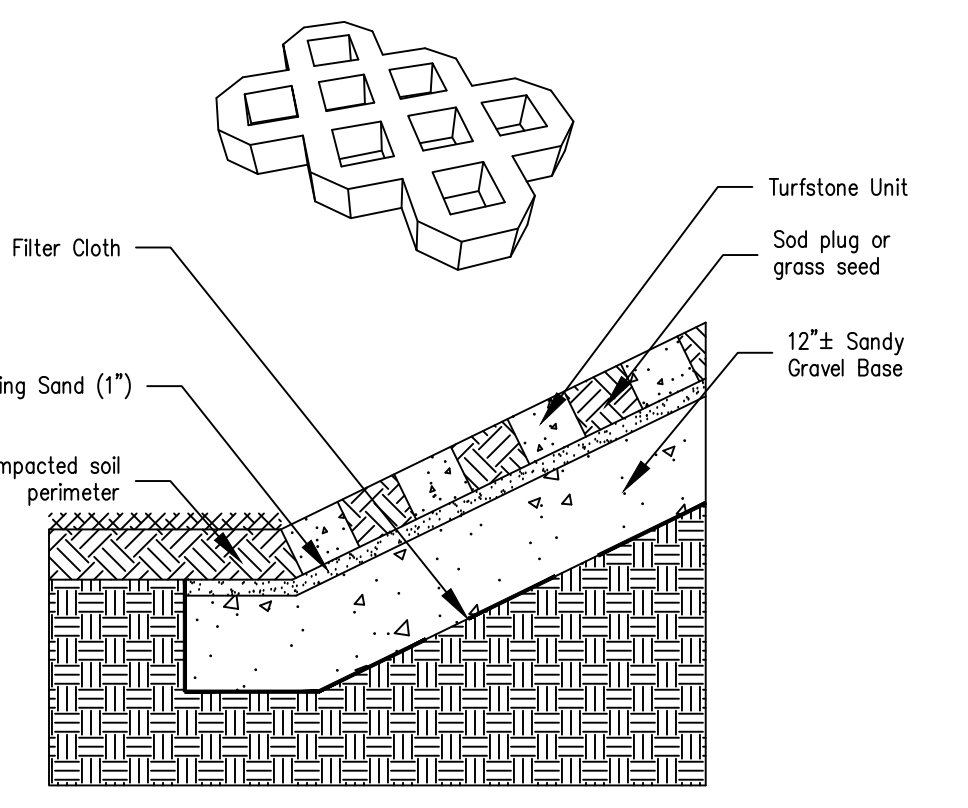


HI-Q FLARED END SECTION
N.T.S.

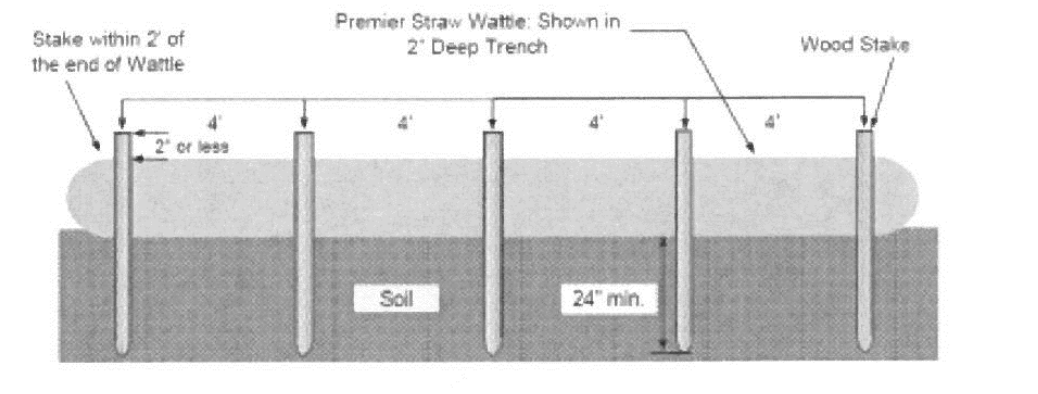
PAD NOTES:
- SIDE SLOPES SHALL BE 2:1 OR FLATTER.
- THERE SHALL BE NO OVERFALL AT THE END OF THE APRON OR AT THE END OF THE PIPE.
- NO BENDS OR CURVES AT THE INTERSECTION OF THE PIPE AND APRON WILL BE PERMITTED.
- RIPRAP MUST MEET THE GRADATION SPECIFIED BY SECTION M.02.06 OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS & BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 815, 1995 AS AMENDED.



TYPICAL RIPRAP APRON
NOT TO SCALE



UNILOCK® TURFSTONE®
SLOPE SURFACE
CROSS SECTION
SCALE 1"=1'-0"



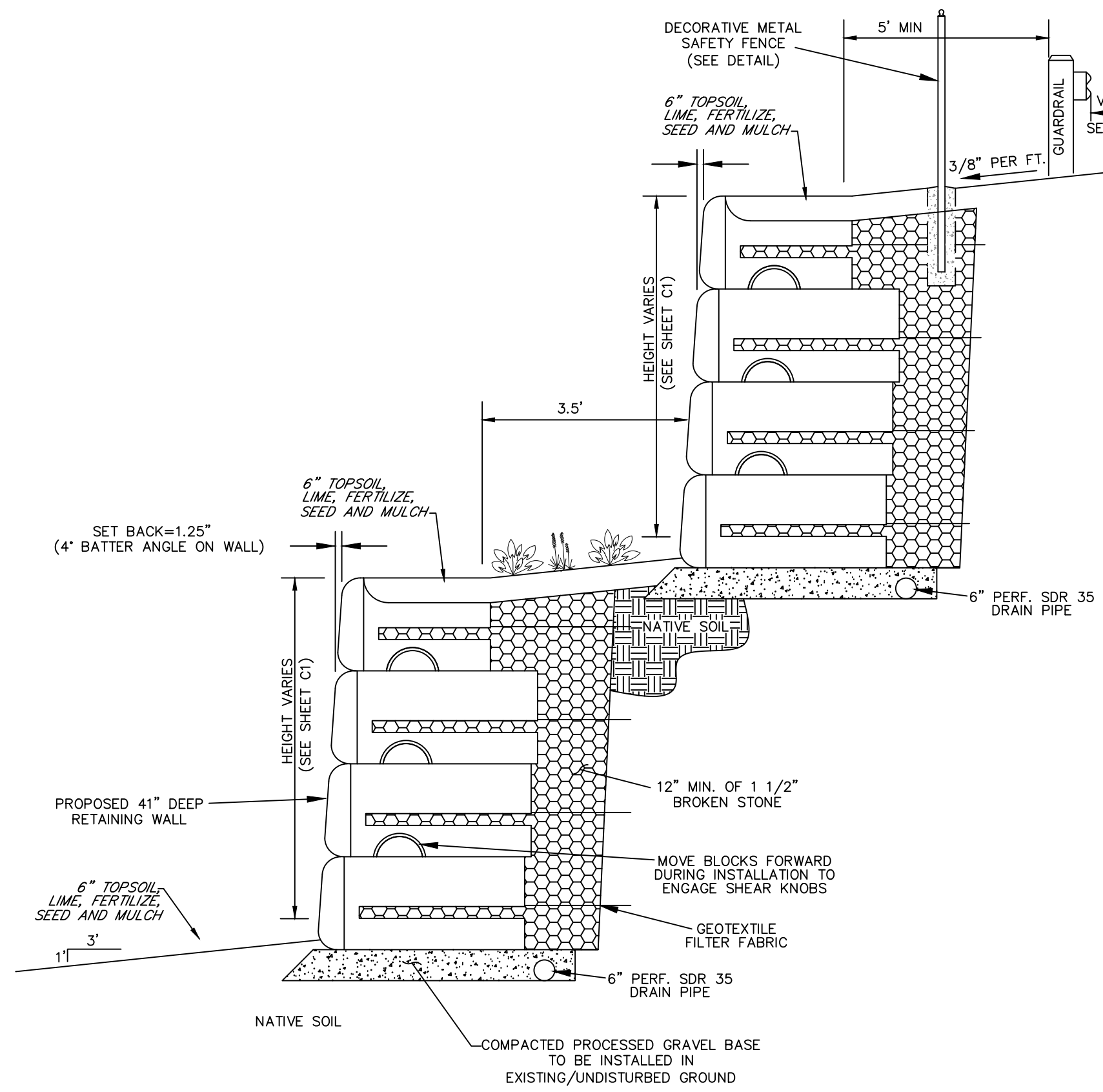
SILT SACK - COIR LOG (WATTLE) INSTALLATION DETAIL
N.T.S.

CONSTRUCTION NOTES & DETAILS
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

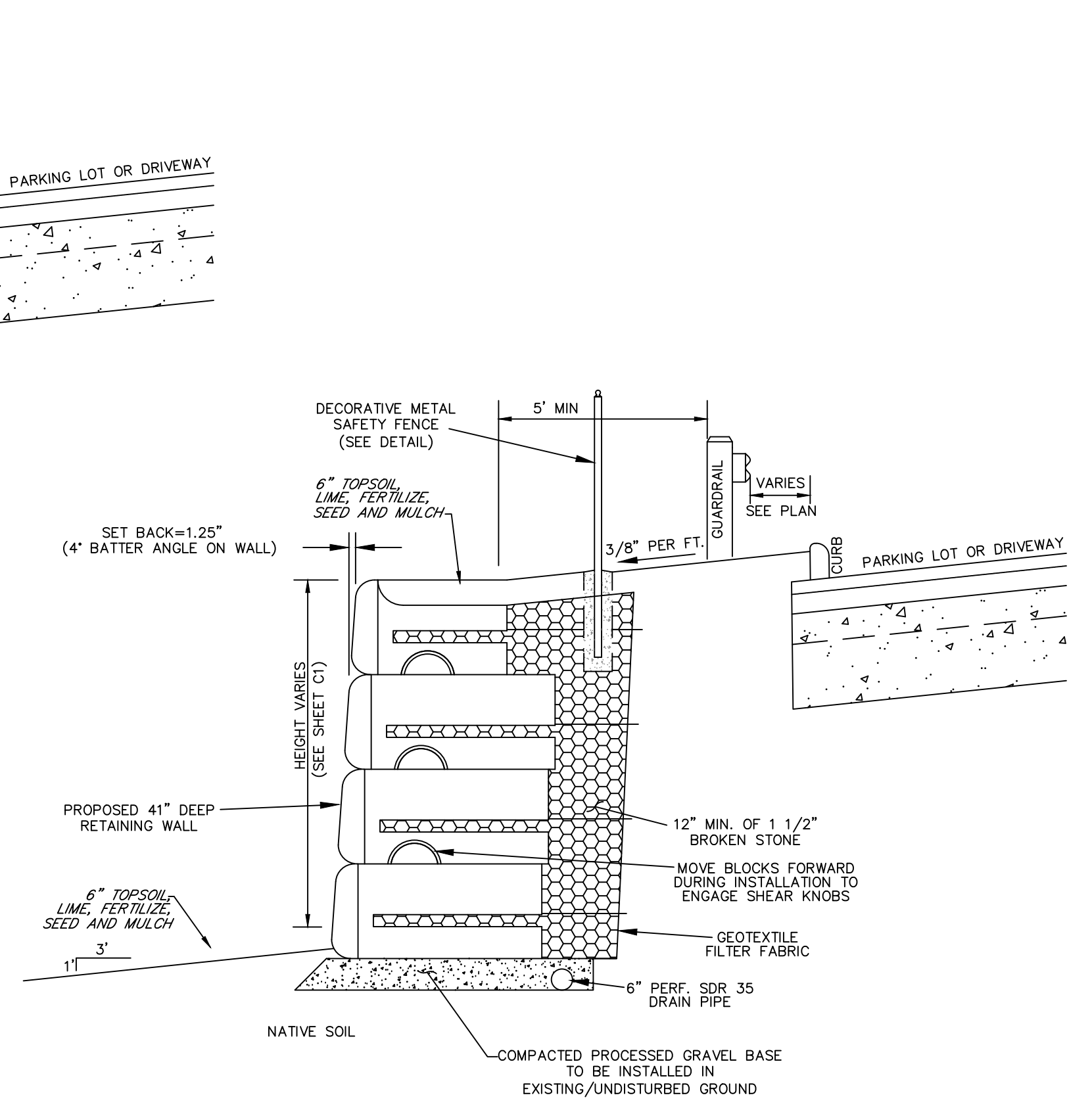
Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, P.E., R.L.S.
44 Maple View Trail
P.O. Box 1981
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-0491 (toll-free)
e-mail: hricassociates@optonline.net

DATE:	08/17/2022	MAP #:	N/A
SCALE:	N/A	SHEET #:	C5
DRAWING:	150586	DRAWN BY:	TJS
PROJECT #:	15-0586	CHECKED BY:	KSH

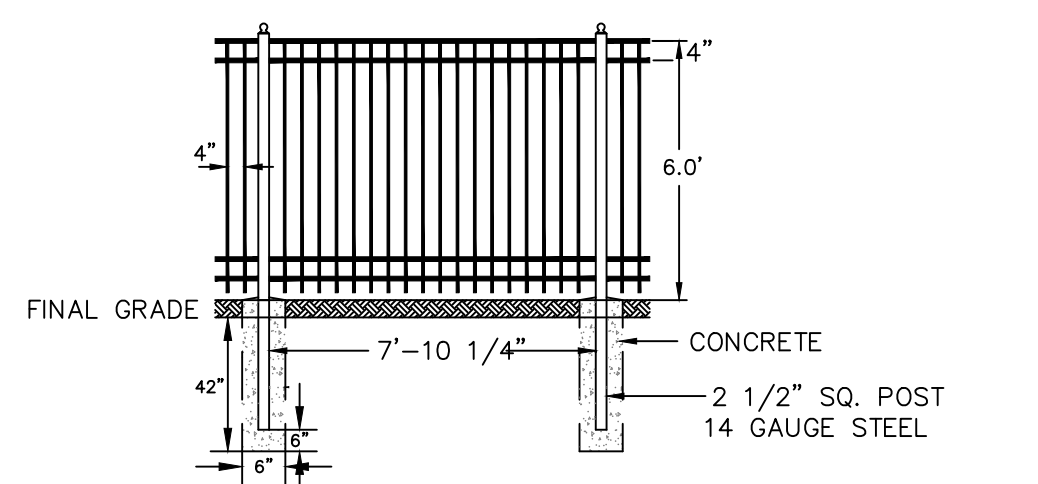
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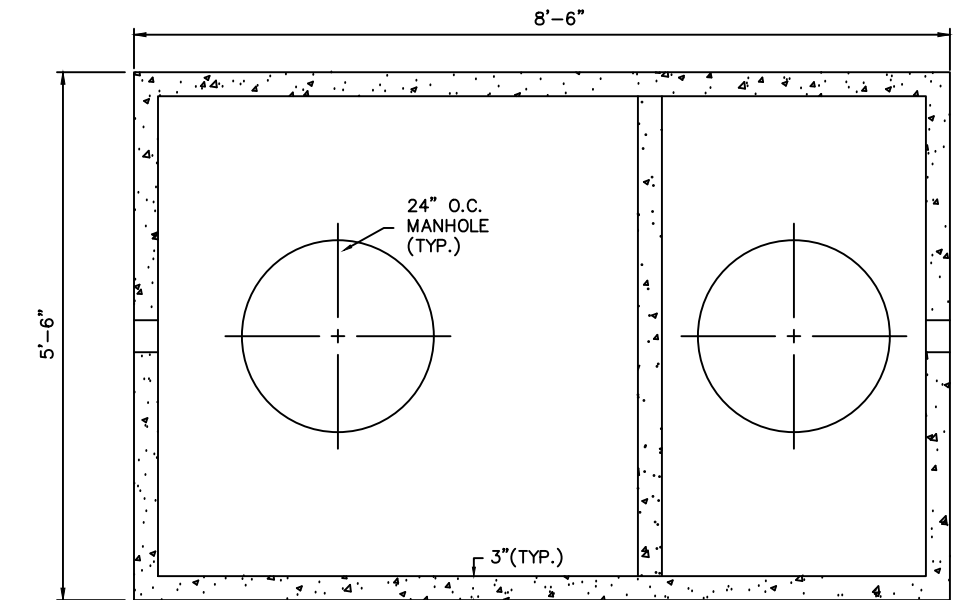
DOUBLE "ATLAS" RETAINING WALL (OR EQUAL)
ADJACENT TO PARKING LOT
 N.T.S.



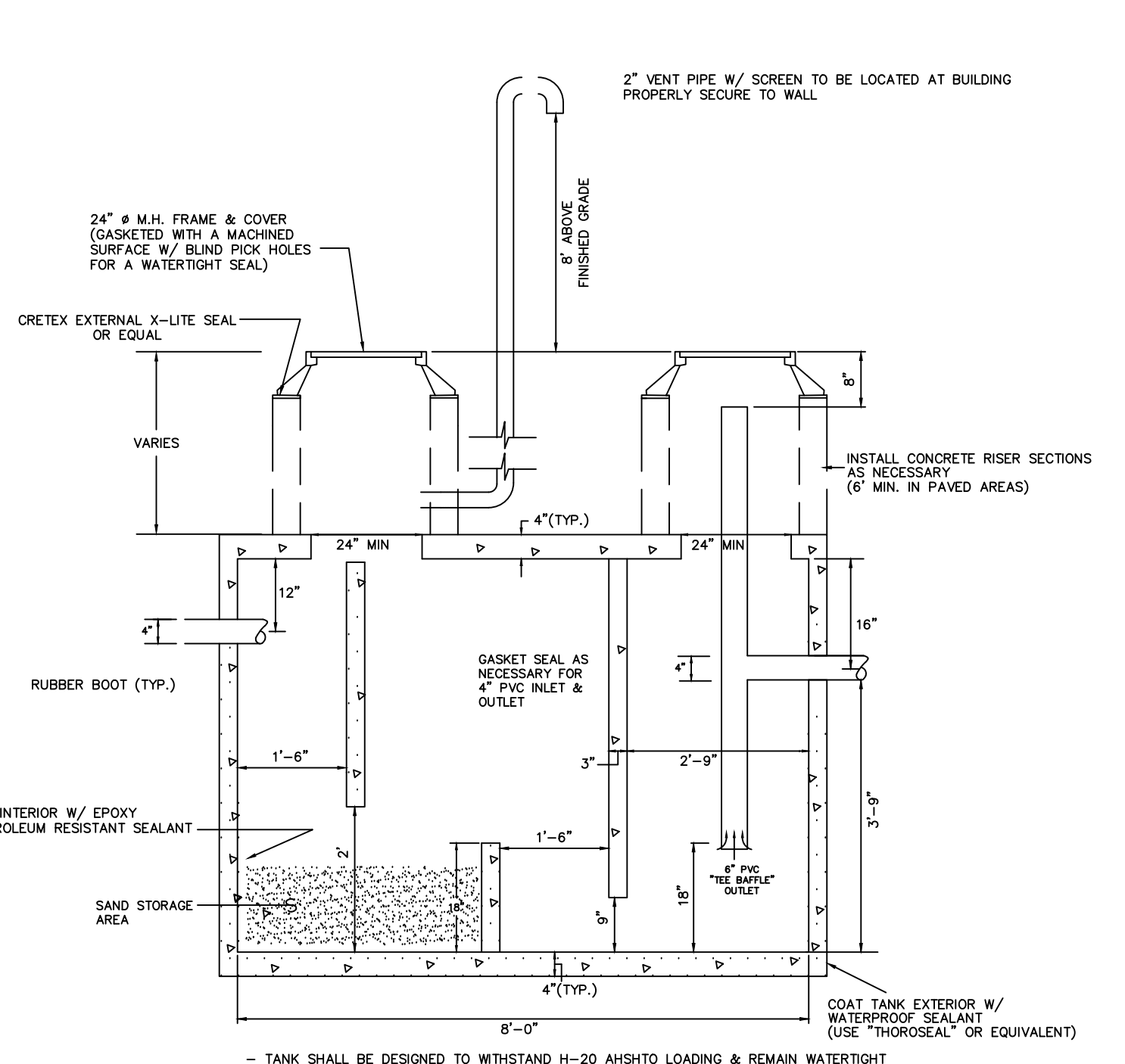
SINGLE "ATLAS" RETAINING WALL (OR EQUAL)
ADJACENT TO PARKING LOT
 N.T.S.



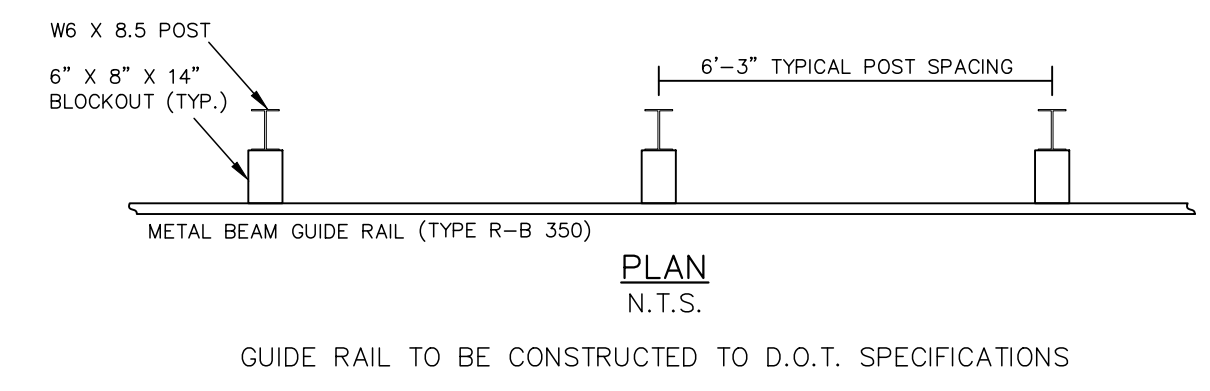
DECORATIVE METAL SAFETY FENCE
 N.T.S.



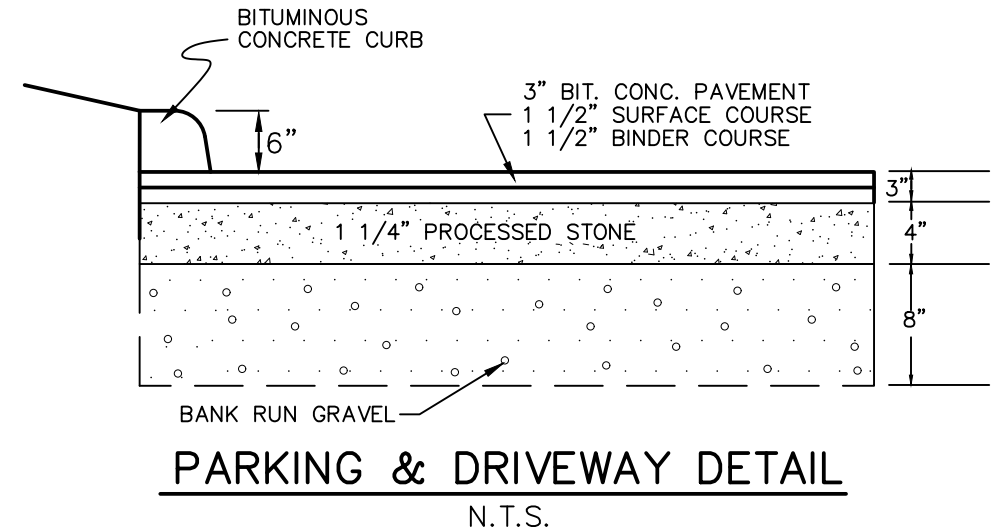
PLAN OIL / GRIT SEPERATOR TANK DETAIL
 N.T.S.



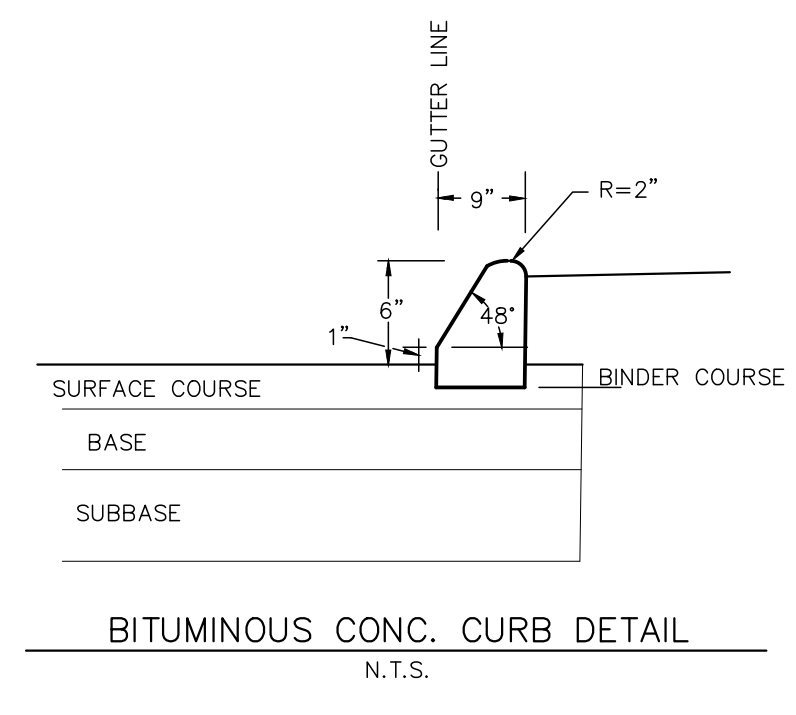
1250 GALLON OIL / GRIT SEPERATOR TANK DETAIL
 N.T.S.



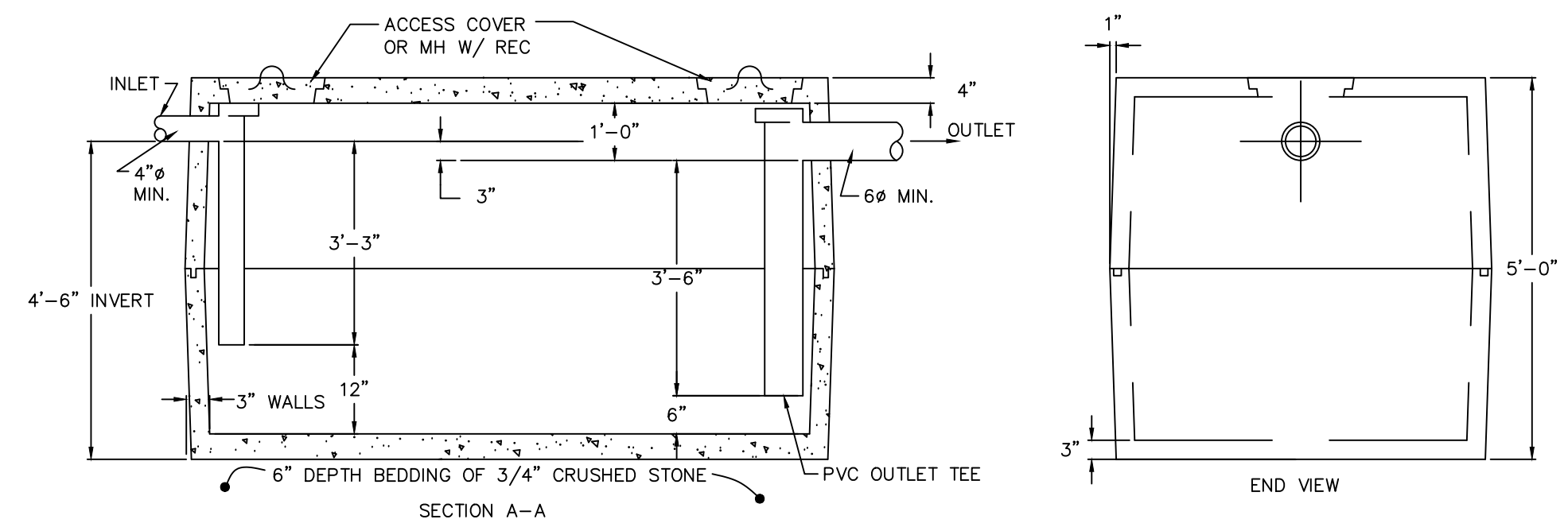
METAL BEAM GUARDRAIL
 N.T.S.



PARKING & DRIVEWAY DETAIL
 N.T.S.

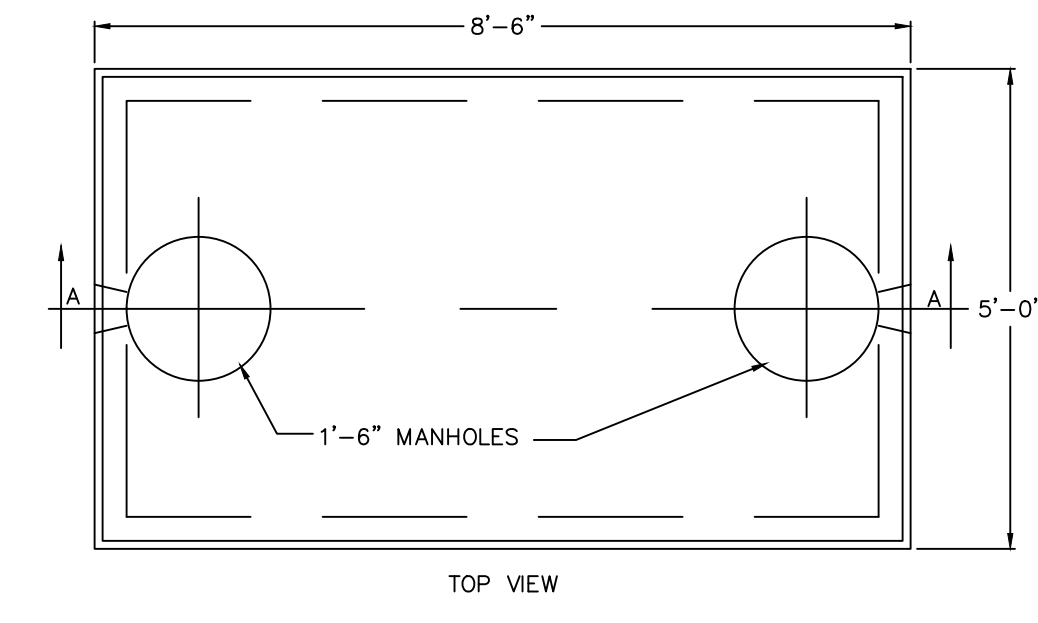


BITUMINOUS CONC. CURB DETAIL
 N.T.S.

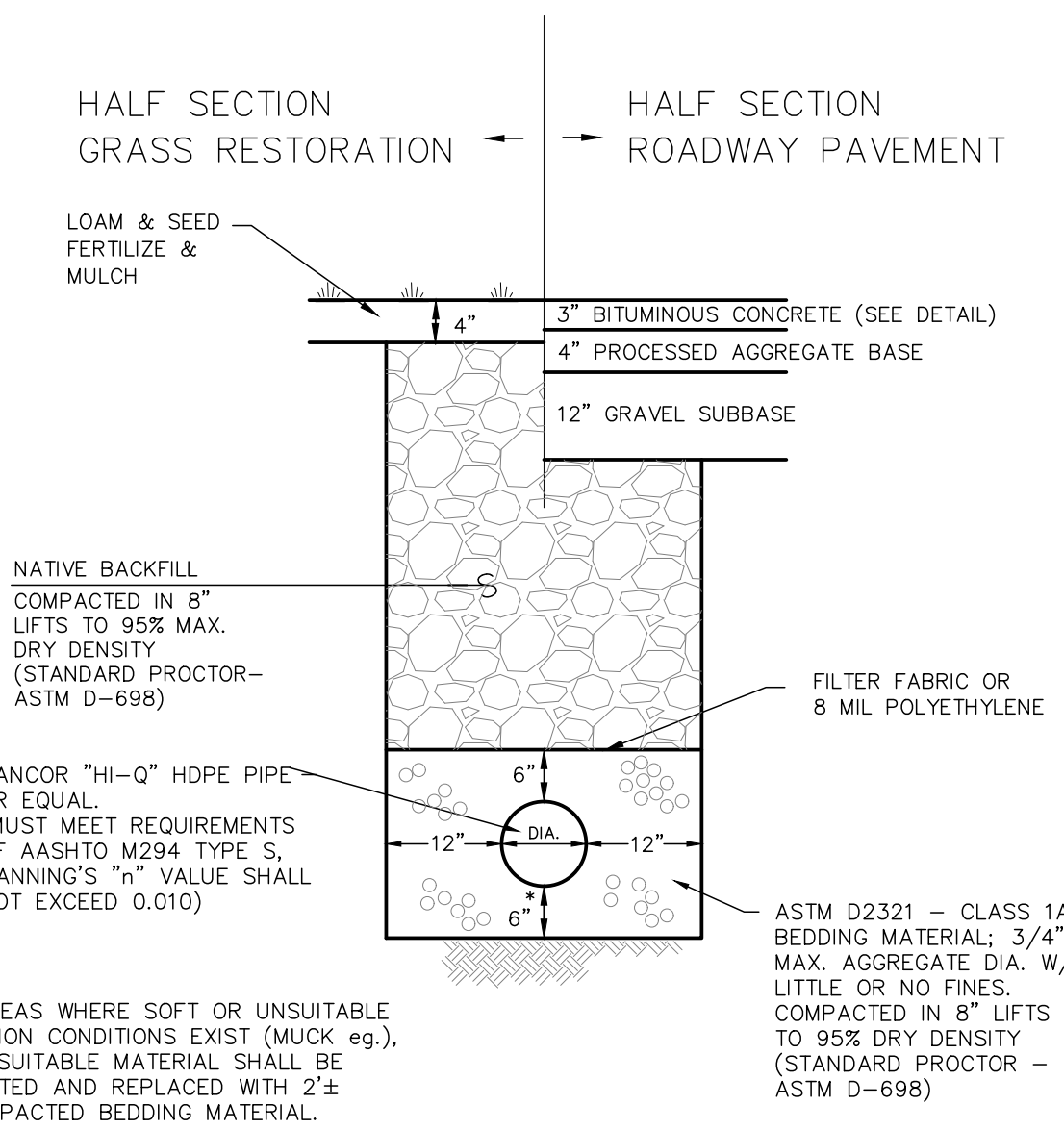


1000 GALLON GREASE TRAP DETAIL
 N.T.S.

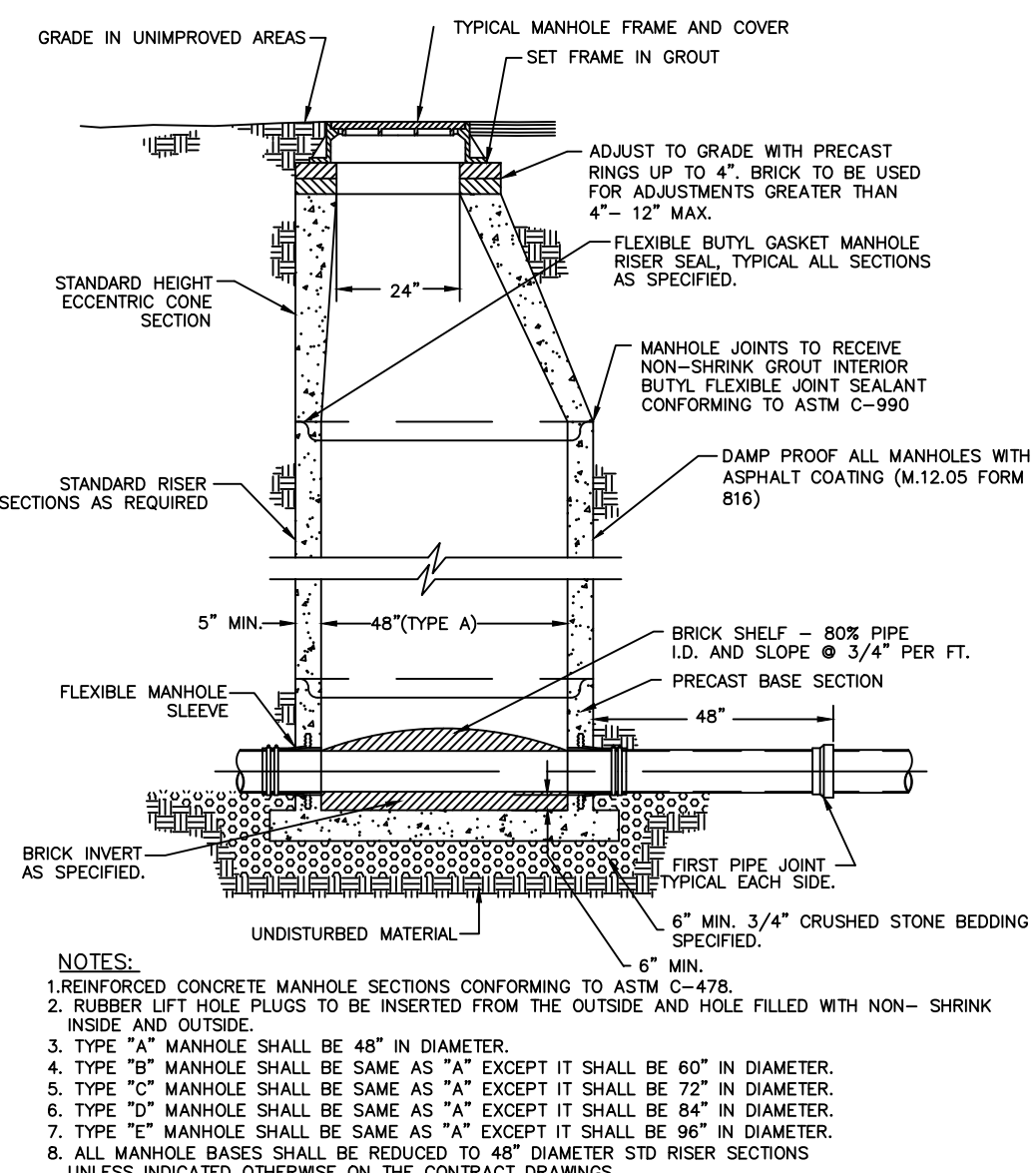
- DESIGN NOTES:**
1. CONCRETE, 4000 P.S.I., 28 DAYS.
 2. REINFORCEMENT, STEEL WIRE MESH, 6"x6" 10/10
 3. TONGUE & GROOVE JOINT SEALED WITH MASTIC SEALANT.
 4. CAST IRON TEES SUPPLIED BY OTHERS.
 5. H-20 LOADING WHEN INSTALLED IN PAVED AREAS.
 6. TANK SIZE REQUIRED MAY BE LARGER THAN MINIMUM 1,000 GALLON TANK. PUBLIC WORKS DIRECTOR TO DETERMINE SIZE BASED ON PROJECTED SEWAGE FLOW DATA TO BE SUBMITTED BY PERMIT APPLICANT.



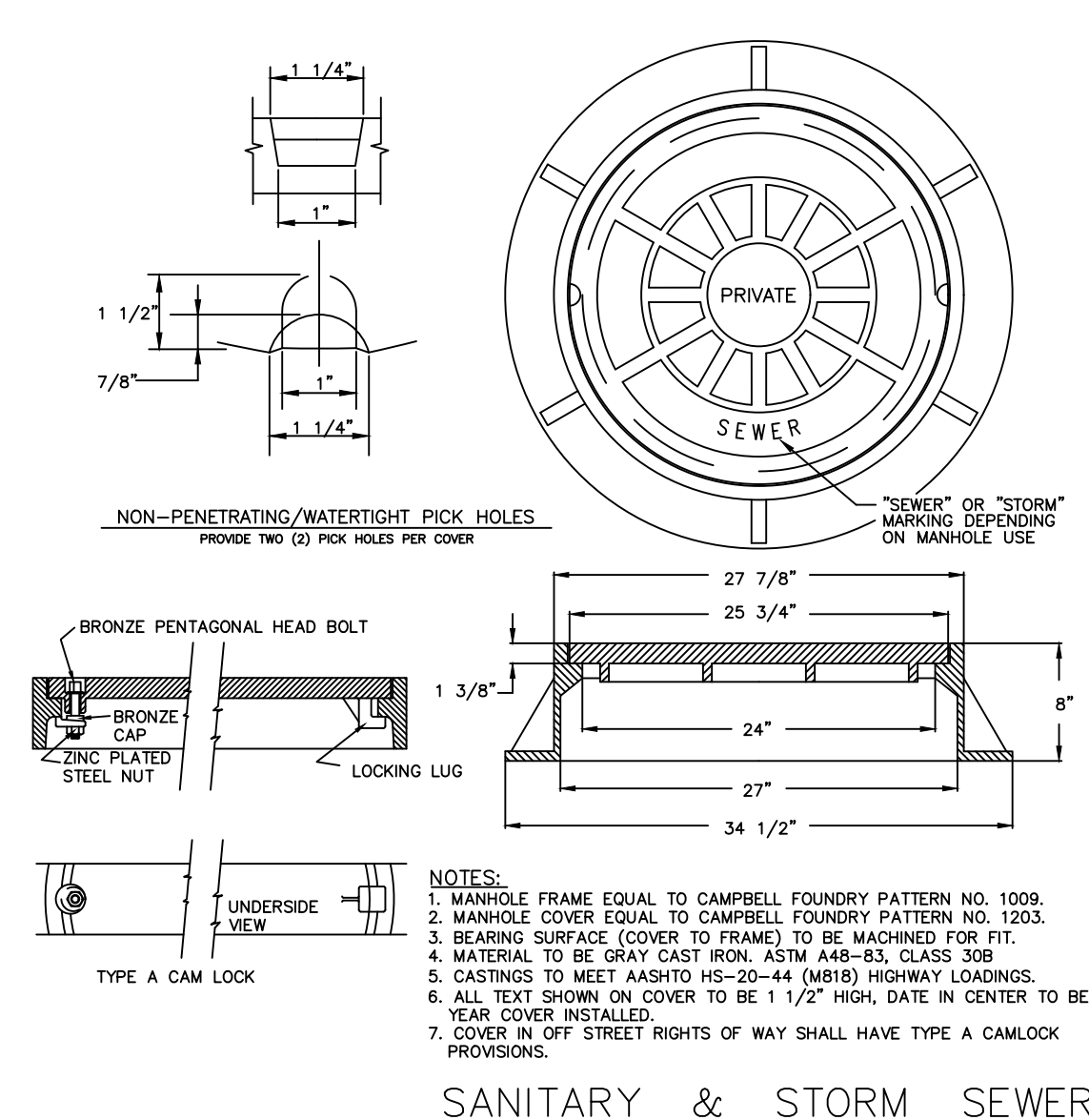
TOP VIEW



DETAIL - STORM SEWER TRENCH
 N.T.S.



PRE-CAST MANHOLE
 NO SCALE



SANITARY & STORM SEWER MANHOLE FRAME AND COVER
 SCALE - NONE

CONSTRUCTION NOTES & DETAILS
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers **Surveyors**
 Kenneth S. Hrica, P.E., R.S.
 44 Maple View Trail
 P.O. Box 1981
 Litchfield, Connecticut 06759
 860-567-2112 (business)
 860-567-0491 (toll-free)
 e-mail: hricassociates@optonline.net

DATE:	08/17/2022	MAP #:	N/A
SCALE:	N/A	SHEET #:	C6
DRAWING:	150586	DRAWN BY:	TJS
PROJECT #:	15-0586	CHECKED BY:	KSH

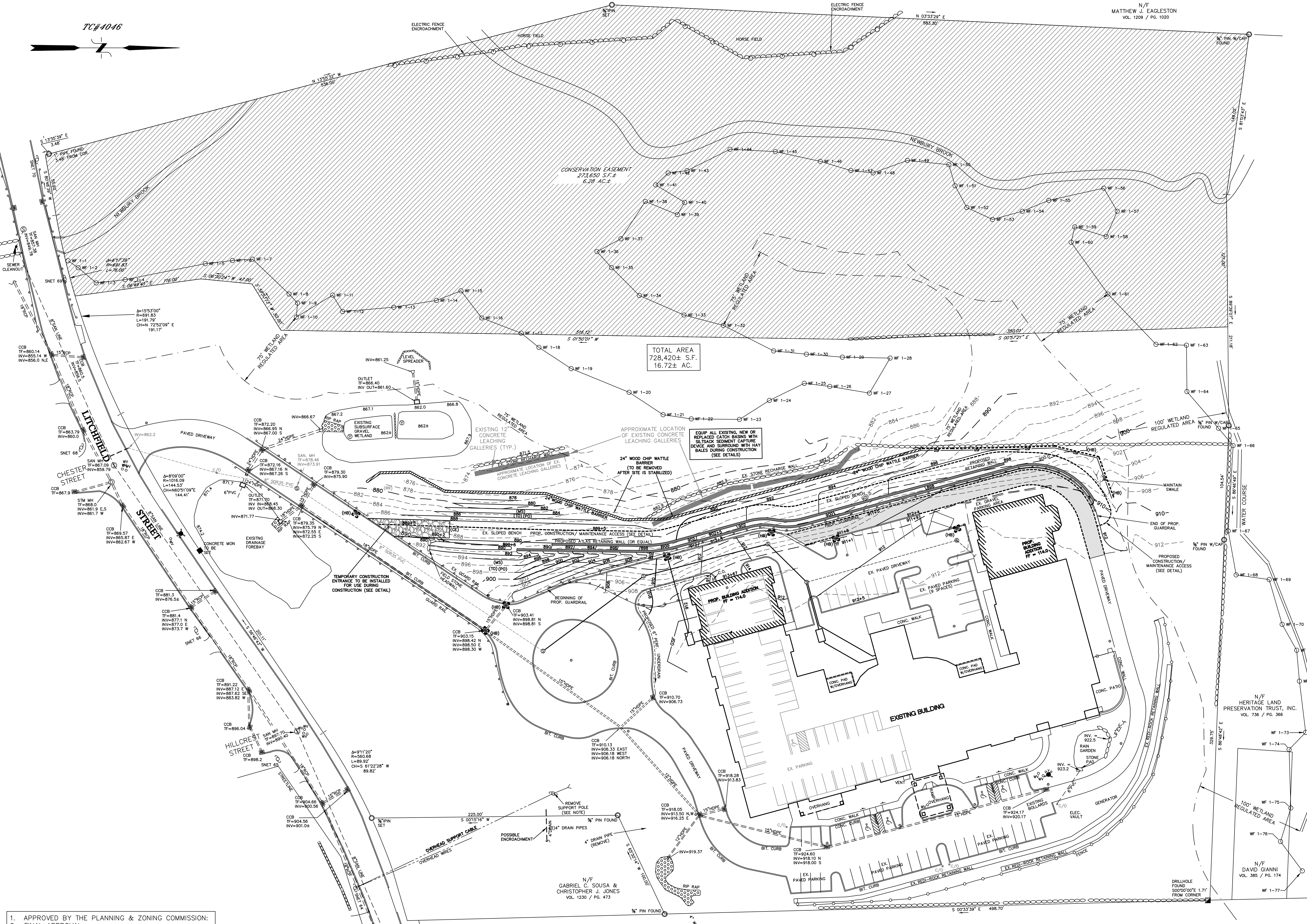
NOT VALID WITHOUT ORIGINAL SEAL

TC#4046

N/F
MATTHEW J. EAGLESTON
VOL. 1209 / PG. 1020

LEGEND

- PROPERTY LINE
- EXISTING MONUMENT
- EXISTING IRON PIN OR PIPE
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CATCH BASIN
- SANITARY MANHOLE
- UTILITY POLE W/ANCHOR
- BLDG. SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- TREE LINE
- FLAGGED WETLANDS
- GUIDE RAIL
- STONEWALL
- OVERHEAD WIRES
- GEOSYNTHETIC SILT FENCE
- 24" WOOD CHIP WATTLE
- HAY BALES
- PERVIOUS PAVEMENT ACCESS



TOTAL AREA
728,420± S.F.
16.72± AC.

EQUIP ALL EXISTING NEW OR
REPLACED CATCH BASINS WITH
SILT/SACK SEDIMENT CAPTURE
DEVICE AND SURROUND WITH HAY
BALES DURING CONSTRUCTION
(SEE DETAILS)

APPROXIMATE LOCATION OF EXISTING
LEACHING GALLERIES
(TO BE REMOVED
AFTER SITE IS STABILIZED)

- SOIL EROSION AND SEDIMENT CONTROL MEASURES
- (GSF) GEOSYNTHETIC SILT FENCE
 - (HB) HAY BALES
 - (RR) RIP RAP
 - (TS) TOP SOILING
 - (PS) TEMPORARY SEEDING
 - (MS) PERMANENT SEEDING
 - (M) MULCH FOR SEED
 - (CE) CONSTRUCTION ENTRANCE

REFER TO: 2002 CONNECTICUT GUIDELINES FOR
SOIL EROSION AND SEDIMENT CONTROL
DEP BULLETIN 34
FOR PROPER USAGE, INSTALLATION AND MAINTENANCE
GUIDELINES.

**EROSION & SEDIMENT
CONTROL PLAN
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT**

Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, P.E., R.S.
44 Maple View Trail
P.O. Box 1861
Litchfield, Connecticut 06759
860-567-2112 (business)
860-567-2491 (residence)
e-mail: hricassociates@optonline.net

DATE: 08/17/2022 MAP #: 0196 & 0586
SCALE: 1"=40 ft. SHEET #: C7
DRAWING: 150586 DRAWN BY: TJS
PROJECT #: 15-0586 CHECKED BY: KSH

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
2. FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____
3. CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

N/F
GABRIEL C. SOUSA &
CHRISTOPHER J. JONES
VOL. 1200 / PG. 473

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(TO) TOPSOILING

- MATERIALS
SITE INVESTIGATIONS SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT TOPSOIL OF GOOD QUALITY TO JUSTIFY STRIPPING...

- STRIPPING
STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. A 4 TO 6 INCH STRIPPING DEPTH IS COMMON, BUT DEPTH MAY VARY...

- STOCKPILING
TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT...

- SITE PREPARATION
BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES...

- CRADING
PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.

- BONDING
AFTER THE AREA TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY DISCO SCARIFYING OR TRACKING TO A DEPTH OF AT LEAST 4 INCHES...

- APPLYING TOPSOIL
TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING...

(MS) MULCH

Specifications
Mulch for seed, including tackifiers and nettings used to anchor mulch, shall be: Biodegradable photo-degradable within 2 years but without substantial degradation over a period of 6 weeks...

Types of mulches within this specification include, but are not limited to: Hay, The dried stems and leafy parts of plants and harvested, such as alfalfa, clovers, other forage legumes and the finer stemmed, leafy grasses.

Nettings within this specification include, but are not limited to: Prefabricated openwork fabrics made of cellulose cords, ropes, threads, or biodegradable synthetic material that is woven, knitted or molded in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil.

Application
Timing: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in mowing where seed has been sprayed, but expect to apply a second application of cellulose fiber to make the requirements of Mulch for Seed.

Maintenance
Inspect mulched areas at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs where mulch has been mowed or where soil erosion has occurred, determine the cause of the failure.

Maintenance
Inspect mulched areas at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater until the grass has germinated to determine maintenance needs where mulch has been mowed or where soil erosion has occurred, determine the cause of the failure.

(PS) PERMANENT SEEDING

TIMING
SEED WITH A PERMANENT SEED MIXTURE WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES OR WHEN GRADING WORK UNDER A DISTURBED AREA IS TO BE SUSPENDED FOR A PERIOD OF MORE THAN 1 YEAR...

A. SITE PREPARATION
GRADE IN ACCORDANCE WITH THE SITE GRADING PLAN. INSTALL ALL SURFACE WATER CONTROLS. FOR AREAS TO BE MOVED REMOVE ALL STONES 2 INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

B. SEEDBED PREPARATION
APPLY TOPSOIL IF NECESSARY. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY...

D. SEEDING
SELECT A MIXTURE FROM BELOW OR USE MIXTURE RECOMMENDED BY THE SOIL CONSERVATION SERVICE. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANT.

SEED MIXTURES FOR PERMANENT SEEDING
No. SEED MIXTURE (VARIETY) LBS./ACRE LBS./1,000 SQ. FT.

235 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 15 .35
FLATPEA (LATHCO) WITH INOCULANT 30 .75
TOTAL 45 1.10

245 TALL FESCUE (KENTUCKY 31) TOTAL 150 3.60

255 AMERICAN BEACHGRASS (CAPE) 58,500 CULMS/ACRE 1,345 CULMS/100 SF
TOTAL 150 3.60

266 SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK) 4.0 .10
BIG BLUESTEM (NORLA, KAW) 2.0 .05
LITTLE BLUESTEM (BLAZE, ALDOUS, CAMPER) 2.0 .05
SAND LOVEGRASS (NE-27, BEND) 1.5 .03
BIRD'S-FOOT TREFOL (EMPIRE, VIKING) 2.0 .05
TOTAL 13.0 .33

275 FLATPEA (LATHCO) 10 .20
PERENNIAL PEA (LANCER) 2 .05
CROWN VETCH (CHEMUNG, PENNGIFT) 10 .20
TALL FESCUE (KENTUCKY 31) 2 .05
TOTAL 24 .50

285 ORCHARDGRASS (PENNLATE, KAY,POTOMAC) 5 .10
TALL FESCUE (KENTUCKY 31) 10 .20
REDTOP (STREKER, COMMON) 2 .05
BIRD'S-FOOT TREFOL (EMPIRE, VIKING) 5 .10
TOTAL 22 .45

29 TURF TYPE TALL FESCUE (BONANZA, MUSTANG, REBEL II, SPARTAN, JAQUAR) OR PERENNIAL RYE (TUTTUE '200' MIX; FIESTA II, BLAZER II, AND DASHER II) 175 - 250 6 TO 8

FOOTNOTES:
1 USE PROPER INOCULANT FOR LEGUME SEEDS, USE FOUR TIMES RECOMMENDED RATE WHEN HYDROSEEDING.

2 USE PURE LIME SEED (PLS) = (CALCIUM HYDROXIDE)
EXAMPLE: COMMON BERMIUDA SEED WITH 70% GERMINATION AND 80% PURITY= 10.8 LBS PLS/ACRE = 17.9 LBS/ACRE OF BAGGED SEED

3 D.O.T. ALL PURPOSE MIX
4 WILD FLOWER MIX CONTAINING NEW ENGLAND ASTER, BABY'S BREATH, BLACK EYE SUSAN, CATNIP, DWARF COLUMBIA PURPLE CONEFLOWER, LANCED-LEAVED COREOPSIS, CORNFLOWER, OX-EYE DAISY, SCARLET FLAX, FOXGLOVE, GAYFEATHER, ROCKY LARKSPUR, SPANISH LARKSPUR, CORN POPPY, SPURRED SNAPDRAGON, WALLFLOWER AND/OR YARROW MAY BE ADDED TO ANY SEED MIX GIVEN. MOST SEED SUPPLIERS CARRY A WILD FLOWER MIXTURE THAT IS SUITABLE FOR THE NORTHEAST AND CONTAINS A VARIETY OF BOTH ANNUAL AND PERENNIAL FLOWERS. SEEDING RATES FOR THE SPECIFIC MIXTURES SHOULD BE FOLLOWED.

5 CONSIDERED TO BE A COOL SEASON MIX.
6 CONSIDERED TO BE A WARM SEASON MIX.

SEED MIXTURES FOR PERMANENT SEEDING
No. SEED MIXTURE (VARIETY) LBS./ACRE LBS./1,000 SQ. FT.

235 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 15 .35
FLATPEA (LATHCO) WITH INOCULANT 30 .75
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TOTAL 150 3.60

266 SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK) 4.0 .10
BIG BLUESTEM (NORLA, KAW) 2.0 .05
LITTLE BLUESTEM (BLAZE, ALDOUS,CAMPER) 2.0 .05
SAND LOVEGRASS (NE-27, BEND) 1.5 .03
BIRD'S-FOOT TREFOL (EMPIRE, VIKING) 2.0 .05
TOTAL 13.0 .33

275 FLATPEA (LATHCO) 10 .20
PERENNIAL PEA (LANCER) 2 .05
CROWN VETCH (CHEMUNG, PENNGIFT) 10 .20
TALL FESCUE (KENTUCKY 31) 2 .05
TOTAL 24 .50

SELECTING SEED MIX TO MATCH NEED
AREA TO BE SEEDED MIXTURE NUMBER: MIXTURE DESIRED MIXTURE NOT REQUIRED

BORROW AREAS, ROADSIDES, DIKES, LEVES, POND BANKS AND OTHER SLOPES AND BANKS
A) WELL OR EXCESSIVELY DRAINED SOILS 1,2,3,4,5, OR 8 5,6,7,8,9,10,11,12,16,22

B) SOMEWHAT POORLY DRAINED SOILS
C) VARIABLE DRAINAGE SOILS 2 5,6,11
DRAINAGE DITCH AND CHANNEL BANKS 2 5,6,11

A) WELL OR EXCESSIVELY DRAINED SOILS 1,2,3, OR 4 9,10,11,12
B) SOMEWHAT POORLY DRAINED SOILS 2 9,10,11,12
C) VARIABLE DRAINAGE SOILS 2 9,10,11,12

DIVERSIONS
A) WELL OR EXCESSIVELY DRAINED SOILS 2,3, OR 4 9,10,11
B) SOMEWHAT POORLY DRAINED SOILS 2 9,10,11
C) VARIABLE DRAINAGE SOILS 2 9,10,11

SOIL TEXTURE TONS/AC. LBS./1000 SQ.FT.
CLAY, CLAY LOAM AND HIGH ORGANIC SOIL 3 135
SANDY LOAM, LOAM 2 90
SILT LOAM 1 45
REFUR TO COUNTY SOIL SURVEY REPORT FOR SOIL TEXTURES AT THE SITE.

WORK LIME AND FERTILIZE INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH AN ADEQUATE SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCO OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COURSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS FIRMED THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FERTILIZED AS ABOVE.

25 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 20 .45
TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN) 20 .45
TOTAL 42 .95

35 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 20 .45
TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN) 8 .20
TOTAL 28 .65

45 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 20 .45
OR TALL FESCUE (KENTUCKY 31) 2 .05
REDTOP (STREKER, COMMON) 8 .20
BIRD'S FOOT TREFOL (EMPIRE, VIKING) W/INOCULANT TOTAL 30 .70

55 WHITE CLOVER PERENNIAL RYE GRASS TOTAL 12 .30

65 CREEPING RED FESCUE 20 .50
REDTOP (STREKER, COMMON) 2 .05
PERENNIAL RYE GRASS 20 .50
TOTAL 42 1.05

75 SMOOTH BROMEGRASS (SARATOGA, LINCOLN) 15 .35
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 5 .10
BIRD'S FOOT TREFOL (EMPIRE, VIKING) W/INOCULANT 10 .25
TOTAL 30 .70

85 SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK) 101 .25
WEeping LOVEGRASS 3 .07
LITTLE BLUESTEM (BLAZE, ALDOUS, CAMPER) 2 .05
TOTAL 23 .57

95 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 10 .25
CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 15 .35
OR FLATPEA (LATHCO) WITH INOCULANT (30) (.75)
TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN) REDTOP (STREKER, COMMON) 2 .05
TOTAL 42 (OR 57) 1.00 (OR 1.25)

105 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 20 .45
REDTOP (STREKER, COMMON) 2 .05
CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 15 .35
OR FLATPEA (LATHCO) WITH INOCULANT (30) (.75)
TOTAL 37 (OR 52) .85 (OR 1.25)

115 BIRD'S FOOT TREFOL (EMPIRE, VIKING) WITH INOCULANT 8 .20
CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 15 .35
CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 15 .35
TOTAL 38 .90

126 SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK) 101 .25
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 5 .10
CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 15 .35
TOTAL 45 1.05

136 CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 10 .25
OR FLATPEA (LATHCO) WITH INOCULANT (30) (.75)
SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK) 5 .10
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 5 .10
TOTAL 20 (OR40) .45 (OR .95)

146 CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 15 .35
OR FLATPEA (LATHCO) WITH INOCULANT (30) (.75)
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 15 .35
TOTAL 25 (OR40) .60 (OR 1.00)

156 SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK) 5 .10
BIG BLUESTEM (NORLA, KAW) OR LITTLE BLUESTEM (BLAZE, ALSOUS,CAMPER) 5 .10
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 5 .10
BIRD'S FOOT TREFOL (EMPIRE, VIKING) WITH INOCULANT 5 .10
TOTAL 20 .40

166 TALL FESCUE (KENTUCKY 31) 20 .45
FLATPEA (LATHCO) WITH INOCULANT 30 .75
TOTAL 50 1.20

176 DEER TONGUE (TOGA) WITH INOCULANT 10 .25
BIRD'S FOOT TREFOL (EMPIRE, VIKING) WITH INOCULANT 8 .20
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 3 .07
TOTAL 21 .52

186 DEER TONGUE (TOGA) WITH INOCULANT 10 .25
CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT 15 .35
PERENNIAL RYEGRASS (NORLA, MANHATTEN) 5 .10
TOTAL 28 .67

195 CHEWINGS FESCUE 35 .80
HARD FESCUE 30 .70
COLONIAL BENTGRASS 5 .10
BIRD'S FOOT TREFOL (EMPIRE, VIKING) WITH INOCULANT 10 .20
PERENNIAL RYEGRASS 20 .50
TOTAL 100 2.30

205 DELETED DUE TO INVASIVE SPECIES

215 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) TOTAL 60 1.35

225 CREEPING RED FESCUE (PENNLAWN, WINTERGREEN) 40 .90
TALL FESCUE (KENTUCKY 31) 20 .45
TOTAL 60 3.60

(GSF) GEOSYNTHETIC SILT FENCE

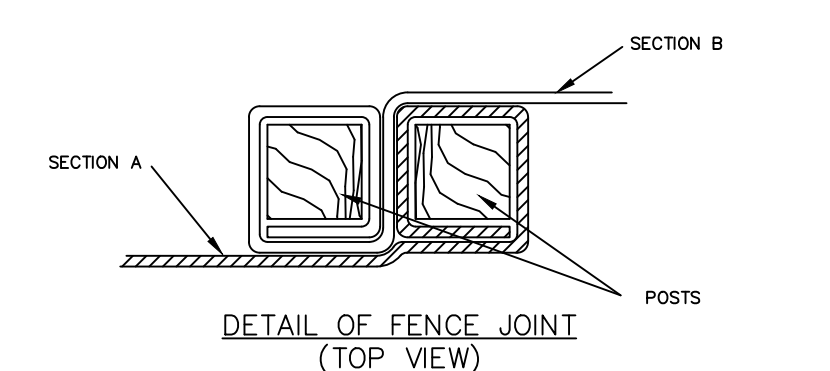


Table with 3 columns: FILTERING EFFICIENCY, GRAB TENSILE STRENGTH (LBS.), ELONGATION @ FAILURE, etc. Values range from 75% to 100% and 100 to 500 LBS.

0.60 MW FLOW RATE ASTM D4491 0.2 GAL/FT2/MIN
PERMEABILITY ASTM D4491 0.05 SEC. - 1 (MIN)

GEOTEXTILE SILT FENCE SLOPE/ LENGTH LIMITATIONS
SLOPE STEEPNESS 1 SLOPE LENGTH AND WING SPACING
5: 1 TO 1 75 FEET
3: 1 TO 3:1 50 FEET
2: 1 TO 3:1 50 FEET

GEOTEXTILE FABRIC: SHALL BE A PERVIOUS SHEET OF POLYPROPYLENE, NYLON, POLYESTER, ETHYLENE OR SIMILAR FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER AS CONFORMING TO THE REQUIREMENTS SHOWN...

SUPPORT POSTS: SHALL BE AT LEAST 42 INCHES LONG MADE OF EITHER 1.5 INCH SQUARE HARDWOOD STAKES OR STEEL POSTS WITH PROJECTIONS FOR FASTENING THE GEOTEXTILE POSSESSING A MINIMUM STRENGTH OF 0.5 POUND PER LINEAR FOOT

PLACEMENT ON THE LANDSCAPE
LOCATE 5-10 FEET DOWN GRADIENT FROM THE TOE OF THE SLOPE. GENERALLY ON THE CONTOUR WITH MAINTENANCE AND SEDIMENT REMOVAL REQUIREMENTS IN MIND...

SWALES: LOCATE "U" SHAPE ACROSS SWALE SUCH THAT THE BOTTOM OF BOTH ENDS OF THE FENCE ARE HIGHER THAN THE TOP OF THE LOWEST SECTION OF THE FENCE.

CATCH BASINS IN SWALE ON SLOPES: LOCATE 2 "U" SHAPES ACROSS SWALE AS ABOVE. ONE IMMEDIATELY UP SLOPE FROM THE CATCH BASIN AND THE OTHER IMMEDIATELY DOWN SLOPE FROM THE CATCH BASIN.

CATCH BASINS IN DEPRESSIONS: ENCLOSE ENTIRE CATCH BASIN.
CATCH BASIN DETAILS: LOCATE IN "U" SHAPES APPROXIMATELY 6 FEET FROM THE CURVE IN THE DIRECTION OF THE INCOMING FLOW.

CULVERT OUTLETS: LOCATE ACROSS THE SWALE AT LEAST 6 FEET FROM THE CULVERT OUTLET.

INSTALLATION
TRENCH EXCAVATION: EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SLOPE SIDE OF THE FENCE LOCATION. FOR SLOPE AND SWALE INSTALLATIONS, EXTEND THE ENDS OF THE TRENCH SUFFICIENTLY UP SLOPE SUCH THAT BOTTOM END OF THE FENCE WILL BE HIGHER THAN THE TOP OF THE LOWEST PORTION OF THE FENCE...

SUPPORT POSTS: DRIVE SUPPORT POSTS ON THE DOWN SLOPE OF THE TRENCH TO A DEPTH OF AT LEAST 12 INCHES INTO ORIGINAL GROUND. INSTALL SUPPORT POSTS CLOSER THAN THAT BOTTOM END OF THE FENCE WILL BE HIGHER THAN THE TOP OF THE LOWEST PORTION OF THE FENCE...

INSTALLATION
TRENCH EXCAVATION: EXCAVATE A TRENCH A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ON THE UP SLOPE SIDE OF THE FENCE LOCATION. FOR SLOPE AND SWALE INSTALLATIONS, EXTEND THE ENDS OF THE TRENCH SUFFICIENTLY UP SLOPE SUCH THAT BOTTOM END OF THE FENCE WILL BE HIGHER THAN THE TOP OF THE LOWEST PORTION OF THE FENCE...

SOIL EROSION AND SEDIMENT CONTROL MEASURES
(GSF) GEOSYNTHETIC SILT FENCE
(TO) TOP SOILING
(TS) TEMPORARY SEEDING
(MS) MULCH FOR SEED
(CE) CONSTRUCTION ENTRANCE

REFER TO: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DEP BULLETIN 34 FOR PROPER USAGE, INSTALLATION AND MAINTENANCE GUIDELINES.

REFER TO 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL GUIDELINES FOR ADDITIONAL INFORMATION ON THE SEDIMENT AND EROSION CONTROL MEASURES SHOWN

WHEN REPETITIVE FAILURES OCCUR AT THE SAME LOCATION, REVIEW CONDITIONS AND LIMITATIONS FOR USE AND DETERMINE IF ADDITIONAL CONTROLS (E.G. TEMPORARY STABILIZATION OF CONTRIBUTING AREA, DIVERSIONS, STONE BARRIERS OR HAY BALE BACKING) ARE NEEDED TO REDUCE FAILURE RATE. MAINTAIN THE SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED AFTER UP-SLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED. REMOVE THE SILT FENCE.

(TS) TEMPORARY SEEDING

- SITE PREPARATION
GRADE AS ACCORDING TO PLAN TO ALLOW FOR THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING. ALL GRADING SHOULD BE DONE IN ACCORDANCE WITH THE MEASURE FOR LAND GRADING PER THE GUIDELINES.

- SEEDING
SELECT SEED FROM RECOMMENDATIONS BELOW: SPECIES SEEDING RATES (LBS.) OPTIMUM SEEDING PER 1,000 SQ. FT. DATE (1) DEPTH (2)

ANNUAL RYEGRASS 1.0 3/1 - 6/15 0.5'
PERENNIAL RYEGRASS 1.0 3/15 - 6/15 0.5'

WINTER RYE 1.0 4/15 - 6/15 1.0'
SEE GUIDELINES FOR ADDITIONAL SPECIES.

(1) MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.

(2) SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOILS.

MULCHING
TEMPORARY SEEDING MADE FROM OPTIMUM SEEDING DATES SHALL BE MULCHED ACCORDING TO THE "MULCH FOR SEED" MEASURE. NOTE WHEN SEEDING OUTSIDE OF THE OPTIMUM SEEDING DATES, INCREASE THE APPLICATION OF MULCH TO PROVIDE 95%-100% COVERAGE.

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POSTION POSTS TO OVERLAP AS SHOWN MAKING CERTAIN THAT THE FABRIC FOLDS AROUND EACH POST ONE FULL TURN

DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SUPPORTING POSTS SHALL BE AT LEAST 42" LONG, 1.5" SQUARE HARDWOOD STAKE OR STEEL POST WITH 10" O.C. MAXIMUM SPACING.

FOR PROPER INSTALLATION, SILT FENCE MUST BE TIED "IN" TO THE EXISTING SUBGRADE WITH A 6" X 6" BACKFILLED TRENCH.

WING ORIENTED TO INTERCEPT FLOW

6" X 6" BACKFILLED TRENCH

WING DETAIL (IF REQUIRED BY ENGINEER)

GEOSYNTHETIC SILT FENCE DETAIL

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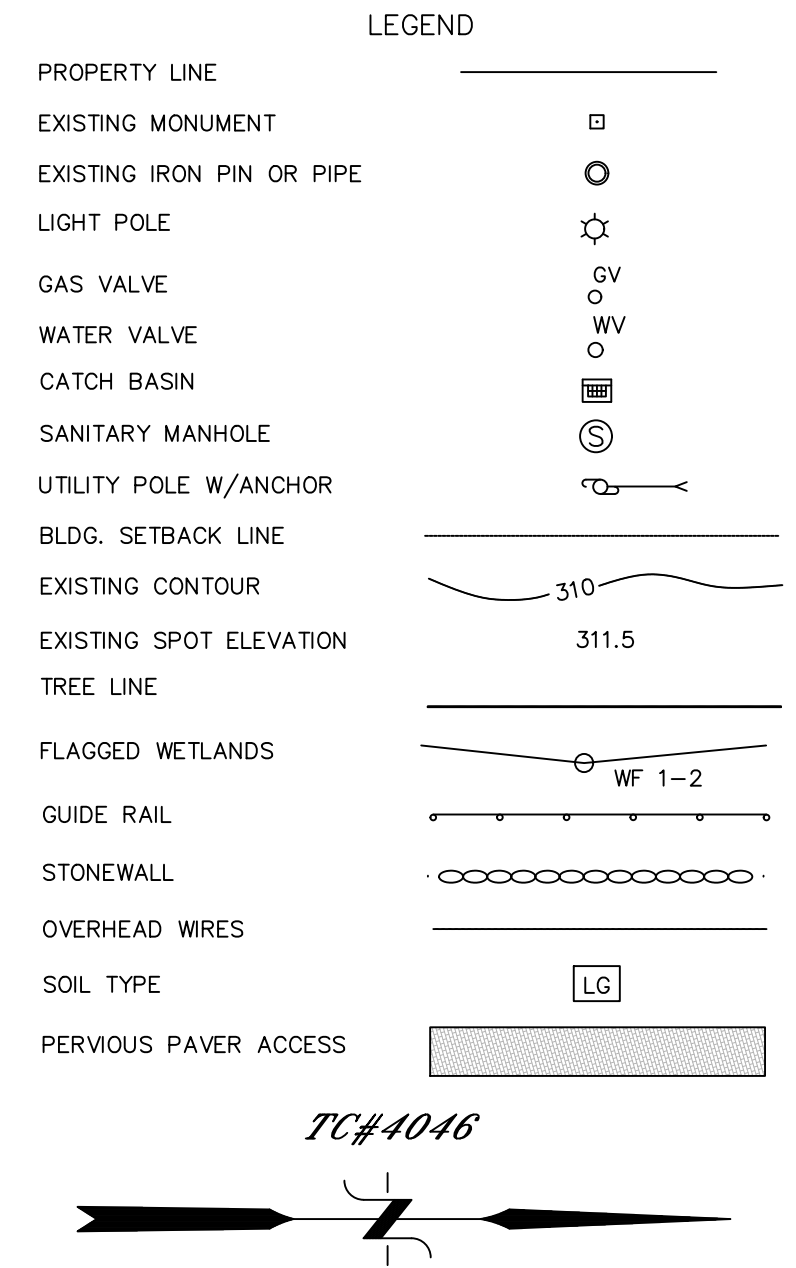
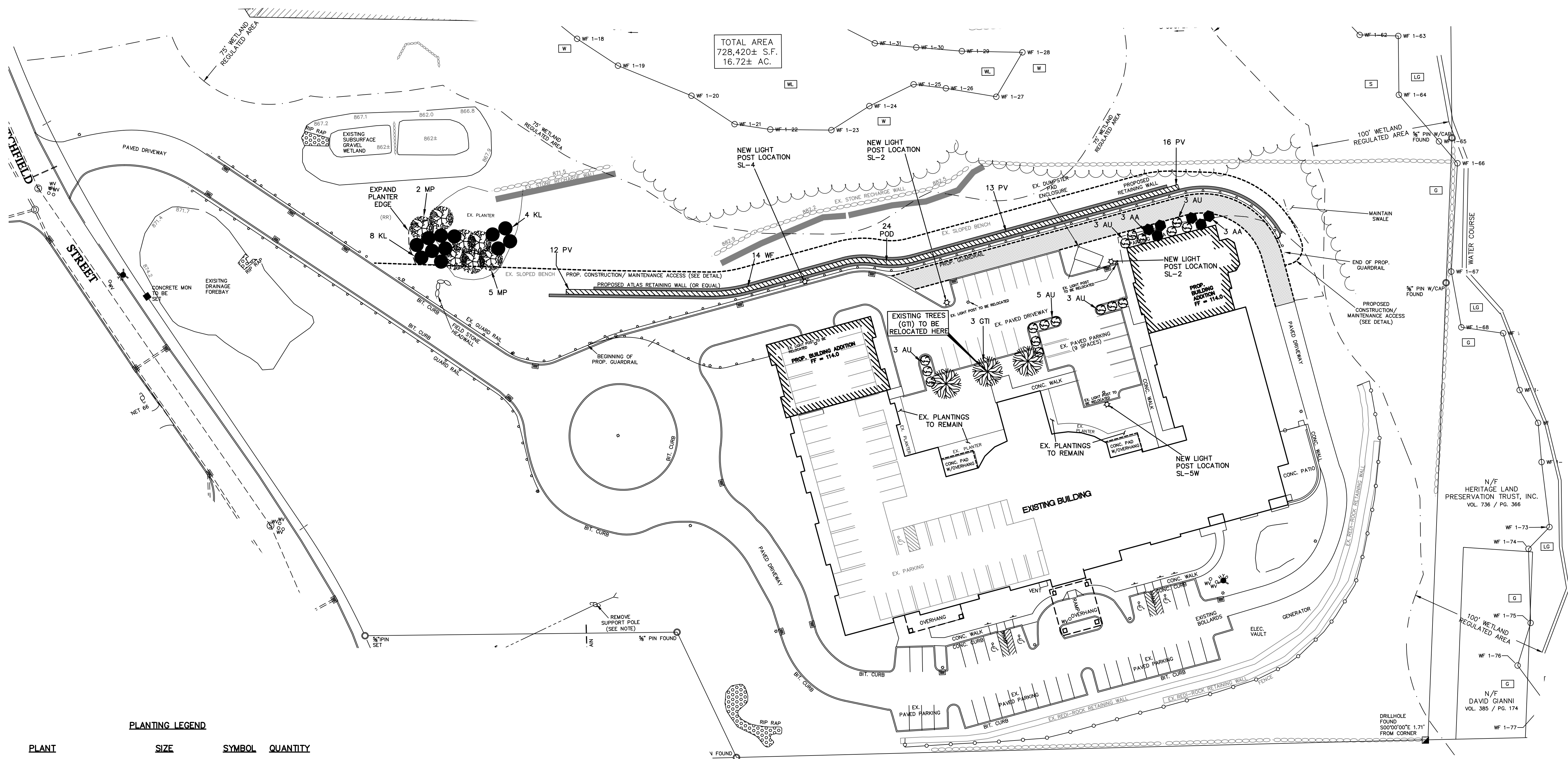
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TC#4046

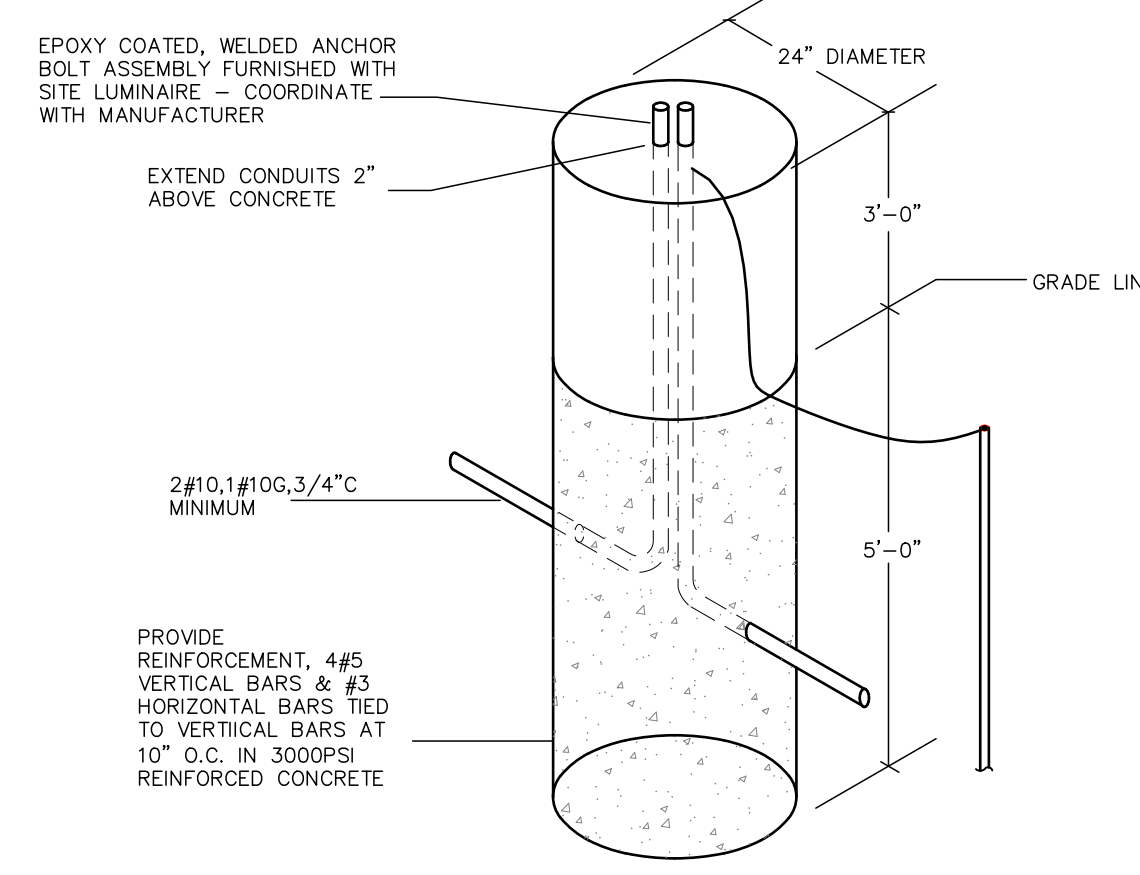
PLANTING LEGEND

PLANT	SIZE	SYMBOL	QUANTITY
TREES			
QLEDTSIA TRIACANTHOS "NERMIS" THORNLESS, SEEDLESS HONEY LOCUST	2 1/2" - 3" CAL.	GTI	3
SHRUBS/GRASSES			
ARCTOSTAPHYLOS UVA-URSI BEARBERRY	15" - 18" SPR.	AU	17
ARONIA ARBUTIFOLIA RED CHOKEBERRY	1 1/2' - 2' HT.	AA	6
MYRICA PENNSYLVANICA NORTHERN BATBERRY	2' - 2 1/2' HT.	MP	7
KALMIA LATIFOLIA MOUNTAIN LAUREL	1 1/2' - 2' HT.	KL	12
PANICUM VIRGATUM "SHENANDOAH" "SHENANDOAH" SWITCHGRASS	1 GAL.		25
PHYSOCARPUS OPULIIFOLIUS "DART'S GOLD" "DART'S GOLD" NINEBARK	1 1/2' - 2' HT.		40
WEIGELA FLORIDA "VARIEGATA" VARIEGATED WEIGELA	2' - 2 1/2' SPR.		14

LIGHTING TABLE

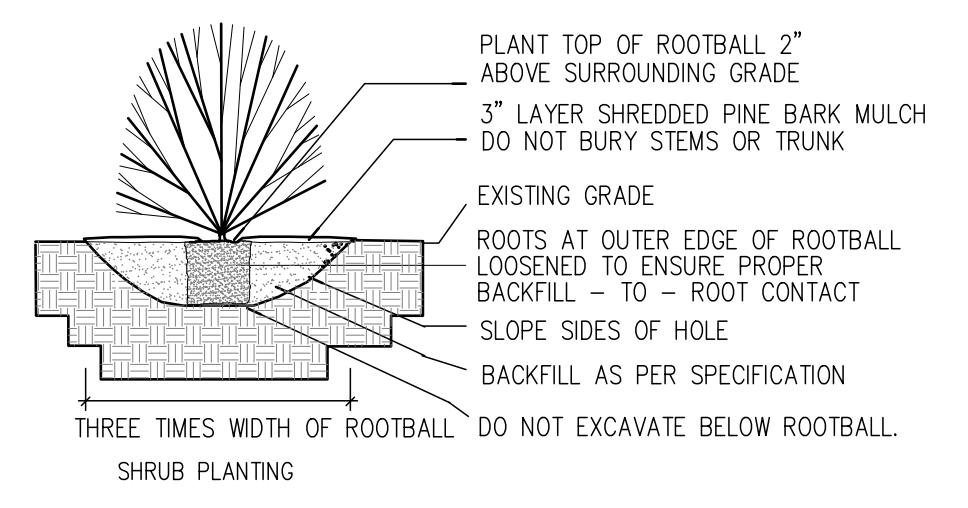
QUANTITY	LABEL	ARRANGEMENT	LUM. LUMENS	LUM. WATTS	DESCRIPTION
2	SL-2	SINGLE	10800	89	LITHONIA DSX1 LED 40C 700 40K T2M MVOLT SPUMBA PER DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE MOUNTED ON 3FT BASE
1	SL-4	SINGLE	10867	89	LITHONIA DSX1 LED 40C 700 40K TFM MVOLT SPUMBA PER DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE MOUNTED ON 3FT BASE
1	SL-5W	SINGLE	11486	89	LITHONIA DSX1 LED 40C 700 40K T5W MVOLT SPUMBA PER DBLXD - SSS 20 4C DM19AS DBLXD 20FT POLE MOUNTED ON 3FT BASE

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 2. FINAL APPROVAL: _____
 DATE: _____ CHAIRMAN
 EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____
 DATE: _____ CHAIRMAN
 EXPIRATION DATE: _____

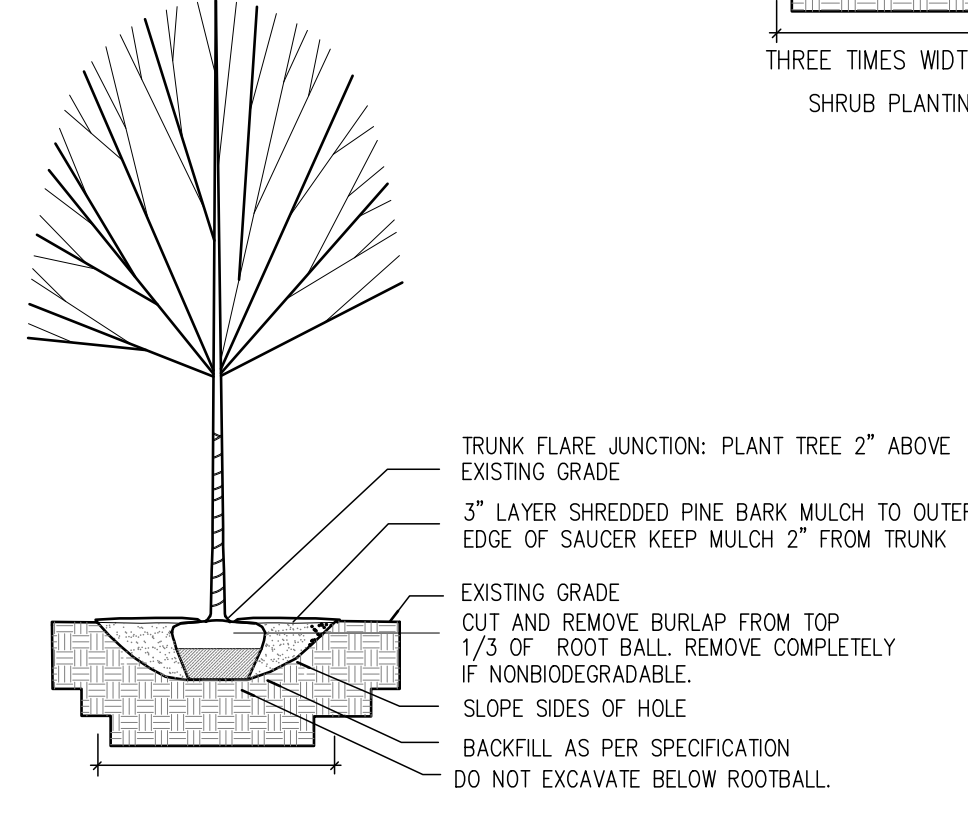


NOTE:
 DIMENSIONS SHOWN MAY VARY IN ACCORDANCE WITH SUBMITTED LUMINAIRE. GENERAL CONTRACTOR TO VERIFY ACTUAL DIMENSIONS REQUIRED.

TYPICAL LUMINAIRE CONCRETE BASE
NTS



SHRUB PLANTING



DECIDUOUS TREE PLANTING

LANDSCAPE & LIGHTING
KEYSTONE PLACE
AT NEWBURY BROOK
1058 LITCHFIELD STREET
TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers **Surveyors**
 Kenneth S. Hrica, P.E., R.S.
 44 Maple View Trail
 P.O. Box 1981
 Litchfield, Connecticut 06759
 860-567-2112 (business)
 860-567-0491 (toll-free)
 e-mail: hricassoc@optonline.net

DATE: 08/17/2022 MAP #: 0196 & 0586
 SCALE: 1"=40 ft. SHEET #: C9
 DRAWING: 150586 DRAWN BY: TJS
 PROJECT #: 15-0586 CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL