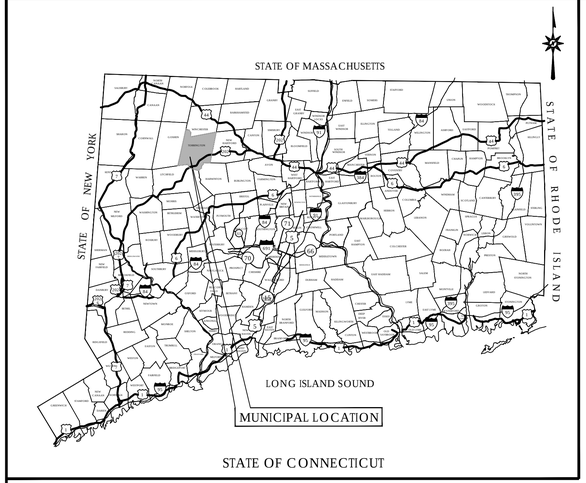
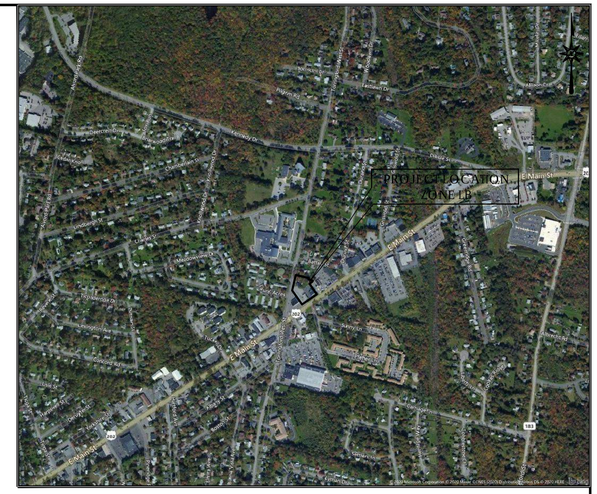


LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS
ISSUED FOR PERMITTING

PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT



VICINITY MAP

SCALE: 1"=800'

PREPARED FOR:

GARRETT HOMES, LLC
59 FIELD STREET
TORRINGTON, CT 06790

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PREPARED BY:

BL Companies

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

100 CONSTITUTION PLAZA, 10TH FLOOR
HARTFORD, CONNECTICUT 06103
(860) 249-2200
(860) 249-2400 Fax

DEVELOPER:

GARRETT HOMES, LLC
59 FIELD STREET
TORRINGTON, CT

OWNER:

S B TORRINGTON LLC
PO BOX 504
SOUTH GLASTONBURY, CT

SUBCONSULTANTS:

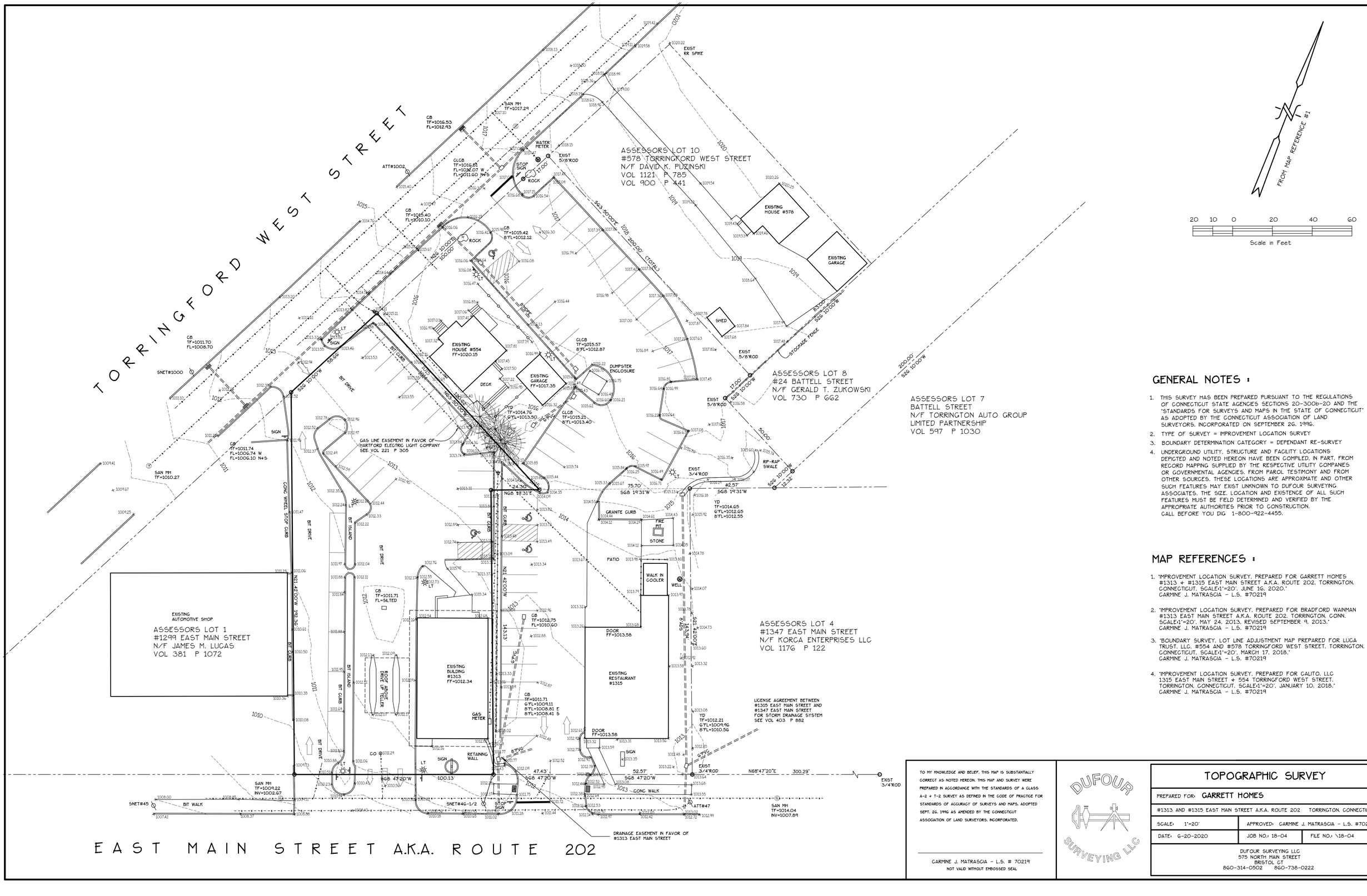
SURVEY - DUFOUR SURVEYING, LLC

STATE OF CONNECTICUT
MATTHEW J. BRUCH
No. 33356
LICENSED PROFESSIONAL ENGINEER

DATES

ISSUE DATE: AUGUST 14, 2020
REVISION:

CAD FILE: CV200099501



GENERAL NOTES :

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED ON SEPTEMBER 26, 1996.
2. TYPE OF SURVEY = IMPROVEMENT LOCATION SURVEY
3. BOUNDARY DETERMINATION CATEGORY = DEPENDANT RE-SURVEY
4. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS ARE APPROXIMATE AND OTHER SUCH FEATURES MAY EXIST UNKNOWN TO DUFOUR SURVEYING ASSOCIATES. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

MAP REFERENCES :

1. "IMPROVEMENT LOCATION SURVEY, PREPARED FOR GARRETT HOMES #1313 + #1315 EAST MAIN STREET A.K.A. ROUTE 202, TORRINGTON, CONNECTICUT, SCALE:1"=20', JUNE 16, 2020." CARMINE J. MATRASCIA - L.S. #70219
2. "IMPROVEMENT LOCATION SURVEY, PREPARED FOR BRADFORD WAINMAN #1313 EAST MAIN STREET A.K.A. ROUTE 202, TORRINGTON, CONN. SCALE:1"=20', MAY 24, 2013, REVISED SEPTEMBER 9, 2013." CARMINE J. MATRASCIA - L.S. #70219
3. "BOUNDARY SURVEY, LOT LINE ADJUSTMENT MAP PREPARED FOR LUCA TRUST, LLC, #554 AND #578 TORRINGFORD WEST STREET, TORRINGTON, CONNECTICUT, SCALE:1"=20', MARCH 17, 2018." CARMINE J. MATRASCIA - L.S. #70219
4. "IMPROVEMENT LOCATION SURVEY, PREPARED FOR CALITO, LLC 1315 EAST MAIN STREET + 554 TORRINGFORD WEST STREET, TORRINGTON, CONNECTICUT, SCALE:1"=20', JANUARY 10, 2018." CARMINE J. MATRASCIA - L.S. #70219

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 + T-2 SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED SEPT. 26, 1996 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INCORPORATED.

CARMINE J. MATRASCIA - L.S. # 70219
NOT VALID WITHOUT EMBOSSED SEAL

DUFOUR SURVEYING LLC

TOPOGRAPHIC SURVEY

PREPARED FOR: GARRETT HOMES

#1313 AND #1315 EAST MAIN STREET A.K.A. ROUTE 202 TORRINGTON, CONNECTICUT

SCALE: 1"=20'	APPROVED: CARMINE J. MATRASCIA - L.S. #70219	
DATE: 6-20-2020	JOB NO.: 18-04	FILE NO.: 18-04

DUFOUR SURVEYING LLC
575 NORTH MAIN STREET
BRISTOL CT
860-314-0502 860-738-0222

SITE WORK GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL; GARRETT HOMES LLC, CORPORATION STANDARDS, MUNICIPAL STANDARDS AND SPECIFICATIONS, AND SPECIFICATIONS, STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.

3. REFER TO OTHER PLANS BY OTHER DISCIPLINES, DETAILS AND PROJECT MANUAL FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.

4. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

5. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.

7. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

8. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

9. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CT CALL BEFORE YOU DIG (CBYD) 72 HOURS BEFORE COMMENCEMENT OF WORK AT CT (800) 922-4455 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.

10. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.

11. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.

12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS OR PLAN SET ELECTRONIC POSTINGS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS OR COMPLETE PLAN SET ELECTRONIC POSTINGS FOR USE IN BIDDING AND CONSTRUCTION.

13. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.

14. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

15. BL COMPANIES WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT YET FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR DELAY ARISING AS A RESULT.

16. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.

17. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM MUNICIPAL SOURCES ALL CONSTRUCTION PERMITS, INCLUDING ANY STATE DOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK EXCEPT CTDOT ENCROACHMENT PERMIT BOND.

18. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.

19. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.

20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, DRIVE-THRU AREA, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, AND RAMPS.

21. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.

22. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.

23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS FOR USE AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.

24. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.

25. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.

26. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.

27. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.

28. PAVEMENT MARKING KEY:

    4" SYDL 4' SOLID YELLOW DOUBLE LINE
    4" SYL 4" SOLID YELLOW LINE
    4" SWL 4" SOLID WHITE LINE
    12" SWSB 12" SOLID WHITE STOP BAR
    4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE

29. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.

30. ALL PARKING SPACES AND HATCHED AREAS SHALL HAVE TWO COATS OF PAVEMENT MARKINGS APPLIED TO STRIPING.

31. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.

32. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND CITY OF TORRINGTON.

33. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "IMPROVEMENT LOCATION SURVEY" SCALE 1"-20', DATED 06-13-2020, BY DUFOUR SURVEYING COMPANY.

34. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.

35. CTDOT ENCROACHMENT PERMIT SHALL BE OBTAINED BY CONTRACTOR WHO SHALL PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THE WORK. THE OWNER SHALL POST CTDOT ENCROACHMENT PERMIT BOND.

36. AN EROSION CONTROL BOND IS REQUIRED TO BE POSTED BY THE CONTRACTOR BEFORE THE START OF ANY ACTIVITY ON OR OFF SITE. THE AMOUNT OF THE EROSION CONTROL BOND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.

37. A DEMOLITION PERMIT IS REQUIRED FOR EXISTING BUILDINGS.

38. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.

39. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.

40. THERE ARE NO WETLANDS LOCATED ON THE SITE AS INDICATED BY MAPPING.

41. EXISTING STRUCTURE ON SITE IS TO BE DEMOLISHED IN A PARTICULAR ORDER AFTER COMPLETION OF THE NEW BUILDING. CONTACT THE OWNER AND COORDINATE FOR SCHEDULE OF BUILDING DEMOLITION. CONTRACTOR SHALL SECURE THE NECESSARY PERMITS AND PAY ALL FEES. ALL BUILDING FOOTINGS, FOUNDATION, STRUCTURES, AND BUILDING UTILITY SERVICES SHALL BE REMOVED. CAP UTILITIES AT MAIN IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS. COORDINATE WORK WITH UTILITY PROVIDERS. INSTALL TEMPORARY SHEETING AND SHORING TO PROTECT BUILDINGS AND UTILITIES FROM DAMAGE.

42. 12" SWSB (STOP BAR) AND 4" SYDL AND SWL PAVEMENT MARKINGS LOCATED IN DRIVEWAYS AND IN STATE HIGHWAY SHALL BE EPOXY RESIN TYPE ACCORDING TO CONNDOT SPECIFICATIONS.

43. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE DISTRICT FIRE MARSHAL.

44. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR DOT AS APPLICABLE FOR THE LOCATION OF THE WORK.

45. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND AS MAY BE SUPERCEDED BY THE STATE BUILDING CODE.

46. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.

47. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.

48. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.

49. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.

50. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.

51. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL ABATEMENT CONTRACTOR.

52. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.

53. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.

54. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.

55. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.

56. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.

57. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.

58. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT MAIN IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER UTILITY PROVIDER. REMOVE EXISTING ONSITE WATER PIPING TO BE ABANDONED TO RIGHT OF WAY LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE WATER UTILITY PROVIDER TO BE REMOVED TO MAIN.

59. EXISTING SANITARY LATERAL SHALL BE PLUGGED WITH NON-SHRINK GROUT AT CURB LINE OR AT MAIN CONNECTION IN ACCORDANCE WITH THE SANITARY UTILITY PROVIDER REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE SANITARY UTILITY PROVIDER.

60. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE GAS UTILITY PROVIDER REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.

61. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE MUNICIPALITY ENGINEERING DEPARTMENT, TELECOMMUNICATIONS UTILITY PROVIDER, GAS UTILITY PROVIDER, ELECTRIC UTILITY PROVIDER, SANITARY UTILITY PROVIDER, AND WATER UTILITY PROVIDER AT LEAST THREE WEEKS PRIOR TO BEGINNING DEMOLITION.

62. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF TORRINGTON BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.

63. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.

64. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE COUNTY AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.

65. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINARE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.

66. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.

67. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

68. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.

69. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS, STRUCTURES AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.

70. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.

71. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE HEALTH CODE REQUIREMENTS.

72. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.

73. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.

74. FILL WITHIN FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF UNSUITABLE AND SOFT SUBGRADE MATERIAL AS REQUIRED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATIONS FOR FURTHER DESCRIPTION.

75. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.

76. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.

77. VERTICAL DATUM IS NAVD 88.

78. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE TOWN OF TORRINGTON AGENT PRIOR TO THE START OF WORK ON THE SITE.

79. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE CT DEEP AND THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SEDIMENT AND EROSION CONTROL PLAN CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, OR SOIL CONSERVATION DISTRICT WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.

80. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE PROJECT SPECIFICATIONS MANUAL. OTHERWISE THIS WORK SHALL CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN LIFT THICKNESSES PER THE PROJECT GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 AT MOISTURE CONTENT INDICATED IN PROJECT GEOTECHNICAL REPORT.

81. ALL DISTURBANCE INCURRED TO COUNTY, AND STATE OF CONNECTICUT PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE COUNTY AND STATE OF CONNECTICUT AS APPLICABLE FOR THE LOCATION OF THE WORK.

82. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

83. THE UTILITY PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY BL COMPANIES FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.

84. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.

85. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.

86. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.

87. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.

88. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.

89. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.

90. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.

91. RELOCATION OF UTILITY PROVIDER FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.

92. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.

93. CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.

94. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.

95. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.

96. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.

97. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.

98. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.

99. MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.

100. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.

101. CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.

102. THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.

103. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE #SNET46-1/2. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL ONE 2" PVC CONDUIT FOR TELECOMMUNICATIONS SERVICE, ONE 4" PVC CONDUIT FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.

104. ALL WATER LINES TO HAVE A MINIMUM COVER OF TORRINGTON WATER COMPANY. ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.

105. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.

106. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.

107. THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.

108. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

109. POLYVINYL CHLORIDE PIPE (PVCP) FOR STORM PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS; ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.

110. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.

111. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-Q SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.

112. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-Q PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SILT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.

113. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.

114. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.

115. POLYVINYL CHLORIDE PIPE (PVCP) FOR SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM D2321 AND MANUFACTURER'S RECOMMENDED PROCEDURE.

DEFINITIONS

COUNTY SHALL MEAN LITCHFIELD COUNTY.

STATE SHALL MEAN STATE OF CONNECTICUT.

WATER UTILITY PROVIDER SHALL MEAN TORRINGTON WATER COMPANY.

SANITARY UTILITY PROVIDER SHALL MEAN CITY OF TORRINGTON WPCA.

GAS UTILITY PROVIDER SHALL MEAN EVERSOURCE.

TELECOMMUNICATIONS UTILITY PROVIDER SHALL BE DETERMINED AT A LATER POINT.

ELECTRIC UTILITY PROVIDER SHALL MEAN EVERSOURCE.

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STATE OF CONNECTICUT
MATTHEW J BRUTON
No. 33356
LICENSED PROFESSIONAL ENGINEER

PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS

No.	Date	Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File: GN200099501	

Title

GENERAL NOTES

Sheet No.

GN-1

Xref (s): ; BD200099501

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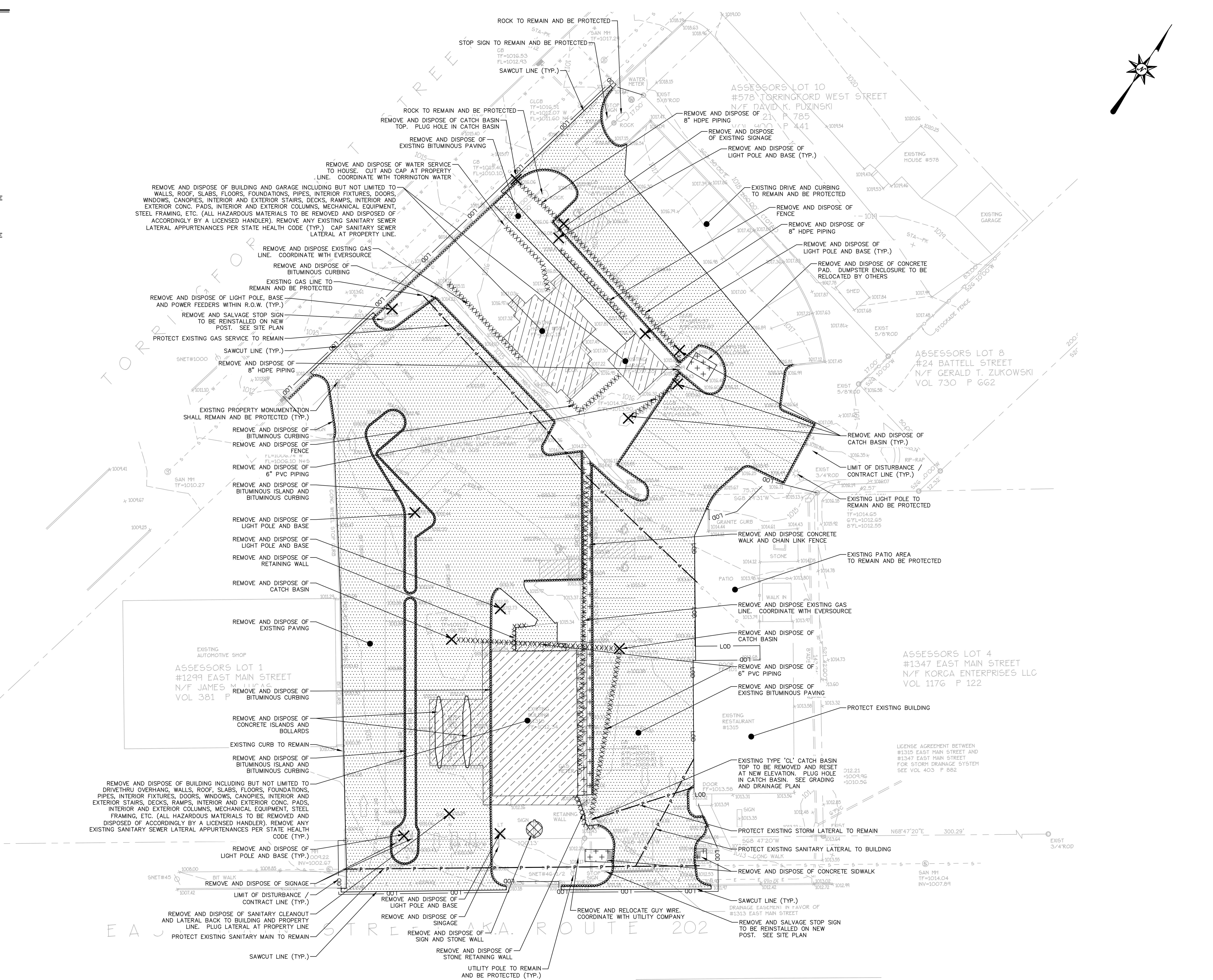
DEMOLITION LEGEND:

Symbol	Description
——— — — ———	PROPERTY LINE
—— LOD ——	LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE
- - - - - - -	SAWCUT LINE
—SF——SF—	SILT FENCE
—— X ——	CONSTRUCTION CHAIN LINK FENCE
XXXXXXXXXXXXXXXXXXX	REMOVE AND DISPOSE OF UNDERGROUND STORMWATER OR UTILITY PIPE, CURB, FENCING, WALLS, OVERHEAD WIRES, ETC.
X	REMOVE AND DISPOSE OF LIGHT POLE, SIGN, PIPING, UTILITY STRUCTURE, APPURTENANCE, FIXTURE, TREE, AND/OR TREE STUMP ETC.
(X)	REMOVE AND DISPOSE OF TREE, SHRUB, AND/OR STUMP (TYP.)
(S)	EXISTING TREE/ SHRUBS TO REMAIN AND BE PROTECTED (TYP.)
(hatch)	REMOVE AND DISPOSE OF EXISTING CONCRETE PADS AND/OR CONCRETE SIDEWALKS
(hatch)	REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
(hatch)	REMOVE AND DISPOSE OF EXISTING BUILDING AND FOUNDATION



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PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS

No.	Date	Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	1"=20'
Project No.	2000995
Date	08/14/20
CAD File:	DM200099501

Title
DEMOLITION PLAN

Sheet No.
DM-1

ZONING INFORMATION

LOCATION: 1313 EAST MAIN STREET CITY OF TORRINGTON, LITCHFIELD COUNTY				
ZONE: LB (LOCAL BUSINESS)				
USE: RESTAURANT (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 S.F.	200941 S.F. (0.48 AC.)	NO
2	MINIMUM LOT WIDTH	80 FEET	100.13	NO
3	MINIMUM LOT FRONTAGE	NA	58.66 FEET (W TORRINGFORD ST) 100.13 FEET (E MAIN ST)	NO
4	MINIMUM FRONT SETBACK	10 FEET	37 FEET	NO
5	MINIMUM SIDE SETBACK	NA	28.6 FEET	NO
6	MINIMUM REAR SETBACK	NA	65.52 FEET	NO
7	MAXIMUM BUILDING HEIGHT	50 FEET	30 FEET	NO
8	MAXIMUM IMPERVIOUS SURFACE RATIO	0.75	0.75	NO

ZONING INFORMATION

LOCATION: 1315 EAST MAIN STREET CITY OF TORRINGTON, LITCHFIELD COUNTY				
ZONE: LB (LOCAL BUSINESS)				
USE: RESTAURANT (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 S.F.	33424 S.F. (0.77 AC.)	NO
2	MINIMUM LOT WIDTH	80 FEET	100	NO
3	MINIMUM LOT FRONTAGE	NA	117 FEET (W TORRINGFORD ST) 100 FEET (E MAIN ST)	NO
4	MINIMUM FRONT SETBACK	10 FEET	18.0 FEET	NO
5	MINIMUM SIDE SETBACK	NA	11.1 FEET	NO
6	MINIMUM REAR SETBACK	NA	88.2 FEET	NO
7	MAXIMUM BUILDING HEIGHT	50 FEET	EXISTING TO REMAIN	NO
8	MAXIMUM IMPERVIOUS SURFACE RATIO	0.75	0.72	NO

PARKING INFORMATION 1313 E. MAIN ST.

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	2288 S.F.	NO
2	PARKING REQUIRED	RETAIL: 1 SPACE PER EVERY 350 S.F. OF GROSS FLOOR AREA (2288 S.F.) PLUS 4 PER 10 SEATS LOCATED OUTSIDE(22 SEATS) PLUS 6 STACKING SPACES PER PICK UP WINDOW TOTAL REQUIRED = 16 TOTAL STACKED SPACES = 6	8 PARKING SPACES 6 STACKED SPACES (EASEMENT TO BE GRANTED FOR ADDITIONAL 10 SPACES THAT OVERLAP PROPERTY LINE FROM NEIGHBORING PROPERTY WITH SHARED PARKING AREA)	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	1 SPACES MIN. 1 MUST BE VAN SPACE	2 SPACES (ALL 2 VAN SPACES)	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2-WAY 24 FEET – 1-WAY	24 FEET – 2-WAY 24 FEET – 1-WAY	NO
6	MINIMUM NUMBER LOADING SPACES	1 SPACE	1 SPACE	NO
7	MINIMUM LOADING DIMENSIONS	10 FEET X 35 FEET	18 FEET X 35 FEET	NO

PARKING INFORMATION 1315 E. MAIN ST.

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	2576 S.F. EXISTING BLDG	NO
2	PARKING REQUIRED	RETAIL: 1 SPACE PER EVERY 350 S.F. OF GROSS FLOOR AREA (2576 S.F.) PLUS 4 PER 10 SEATS LOCATED OUTSIDE(78 SEATS) TOTAL REQUIRED = 39	44 PARKING SPACES (DOES NOT INCLUDE 10 SPACES WITH EASEMENT GRANTED TO NEIGHBORING PROPERTY	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES MIN. 1 MUST BE VAN SPACE	2 SPACES (ALL 2 VAN SPACES)	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2-WAY 24 FEET – 1-WAY	24 FEET – 2-WAY 24 FEET – 1-WAY	NO
6	MINIMUM NUMBER LOADING SPACES	1 SPACE	1 SPACE	NO
7	MINIMUM LOADING DIMENSIONS	10 FEET X 35 FEET	15 FEET X 35 FEET	NO

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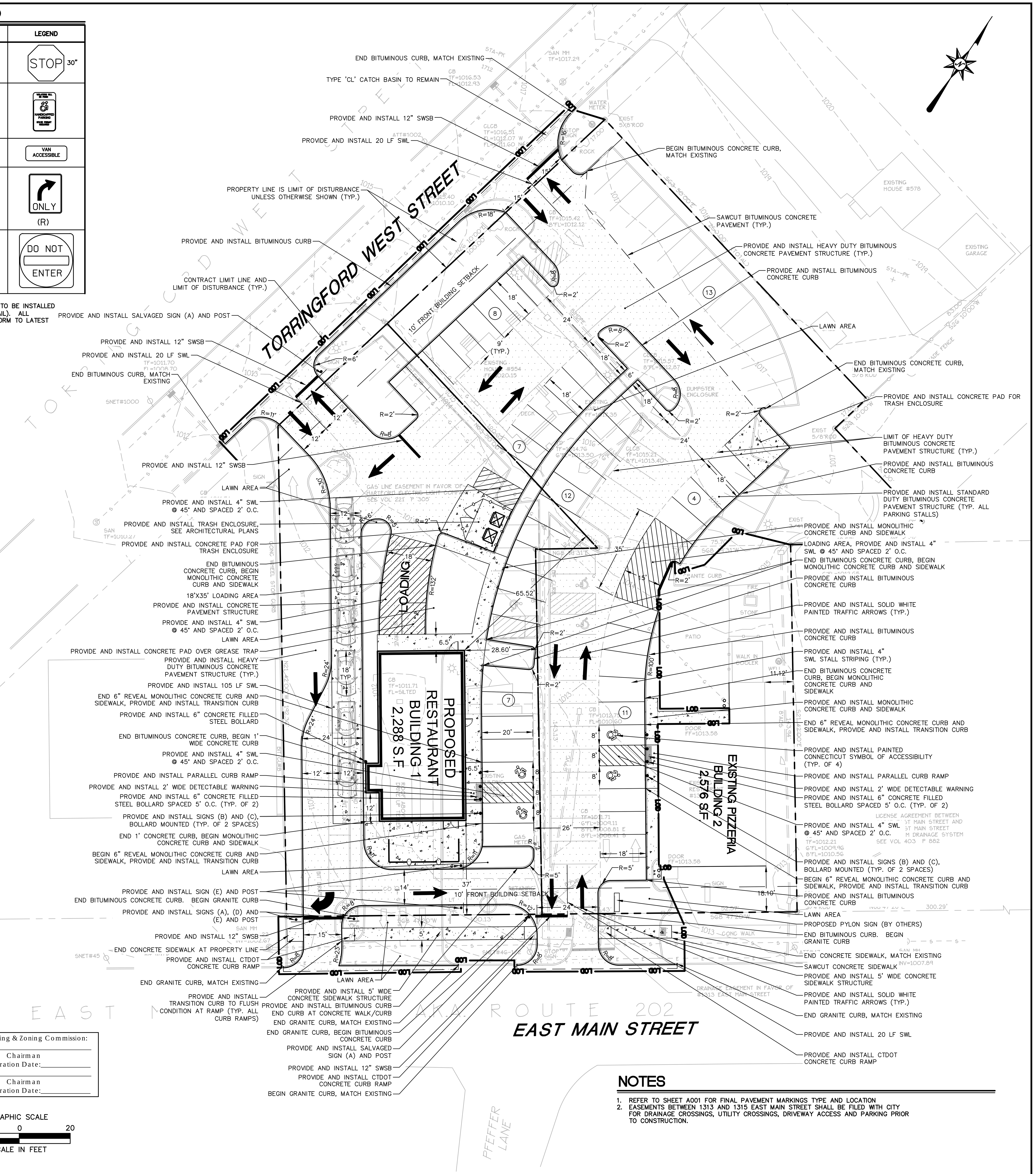
SIGN LEGEND

SIGN NO.	CT-DOT NO. OR MUTCD NO.	LEGEND
A	R1-1	STOP 30"
B		HANDICAPPED PARKING
C	R7-8P	VAN ACCESSIBLE
D	R3-5	ONLY (R)
E	R5-1	DO NOT ENTER

NOTE: HANDICAPPED SIGNS TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL). ALL HANDICAP SIGNAGE TO CONFORM TO LATEST BUILDING CODE.



1. Approved by the Planning & Zoning Commission:
2. Final Approval:____________________ Chairman
Date:__________ Expiration Date:__________
3. Conditional Approval:____________________ Chairman
Date:__________ Expiration Date:__________

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

NOTES

1. REFER TO SHEET A001 FOR FINAL PAVEMENT MARKINGS TYPE AND LOCATION
2. EASEMENTS BETWEEN 1313 AND 1315 EAST MAIN STREET SHALL BE FILED WITH CITY FOR DRAINAGE CROSSINGS, UTILITY CROSSINGS, DRIVEWAY ACCESS AND PARKING PRIOR TO CONSTRUCTION.

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PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	1"=20'
Project No.	2000995
Date	08/14/20
CAD File:	SP200099501

Title
SITE PLAN

Sheet No.
SP-1

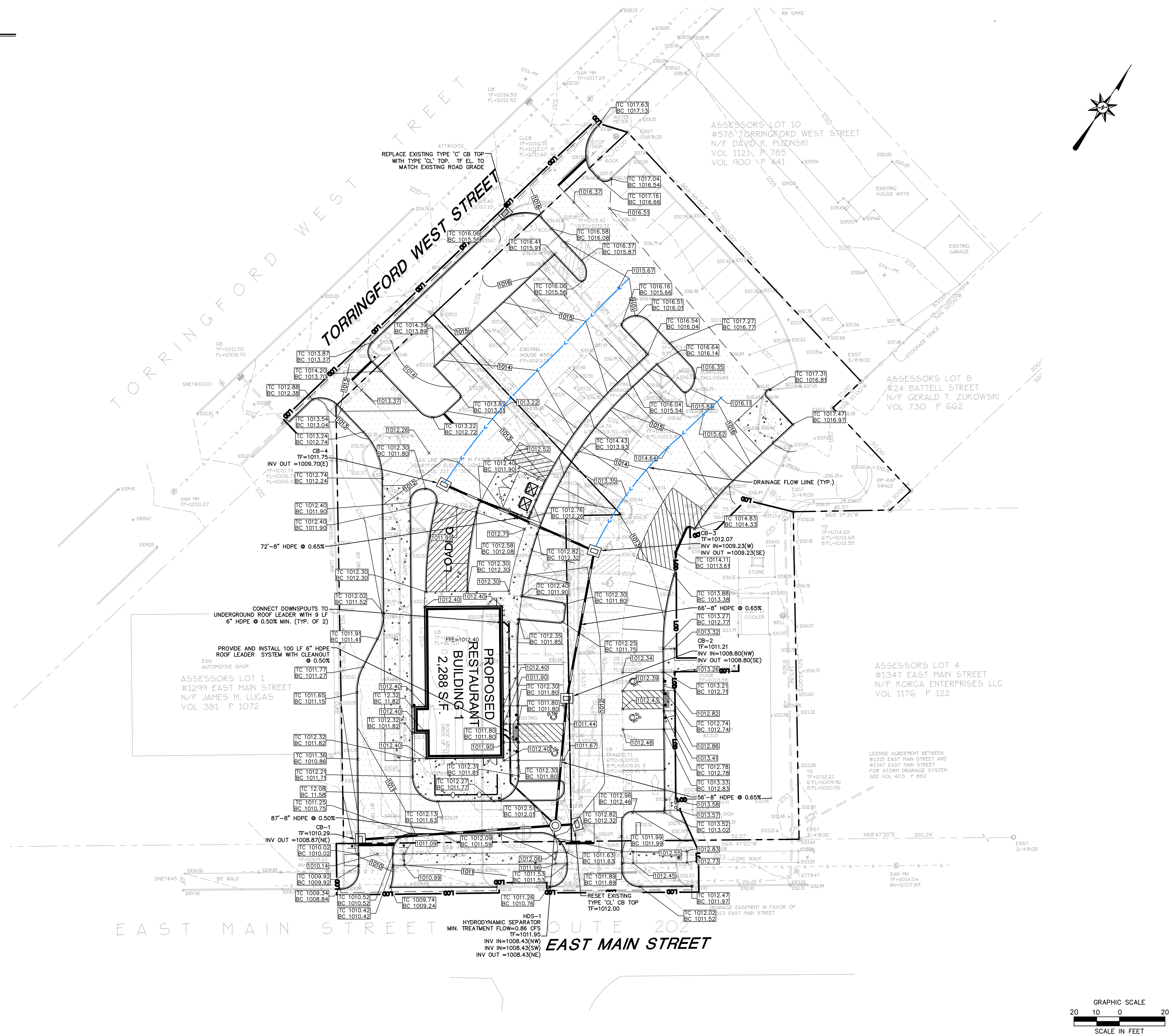
GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE — LOD
- STORM LINE
- CATCH BASIN
- STORM MANHOLE
- FLARED END
- END WALL OR HEADWALL
- OUTLET CONTROL STRUCTURE
- HYDRODYNAMIC SEPARATOR
- PROPOSED CONTOUR LINE — 228
- PROPOSED SPOT GRADE — x 100.00

ABBREVIATIONS
- TC=TOP OF CURB
- BC=BOTTOM OF CURB
- TW=TOP OF WALL
- BW=BOTTOM OF WALL

(x TC=100.00 BC=99.50; x TW=108.00 BW=100.00)

- PROPOSED SURFACE SLOPE — 2%
- ELECTRIC LINE — E
- ELECTRIC AND TELECOMMUNICATIONS LINES — E/T
- GAS LINE — G
- WATER LINE — W
- SANITARY SEWER LINE — S
- SANITARY SEWER FORCE MAIN — SFM
- OVERHEAD LINE — OH
- TRANSFORMER
- HYDRANT
- UTILITY POLE
- SANITARY/STORM MANHOLE
- SANITARY/STORM CLEANOUT — CO
- WATER VALVE — WV
- GATE VALVE — GV
- THRUST BLOCK
- GREASE TRAP



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STATE OF CONNECTICUT — MATTHEW J. BRUTON — No. 33358 — LICENSED PROFESSIONAL ENGINEER

PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS

No.	Date	Desc.

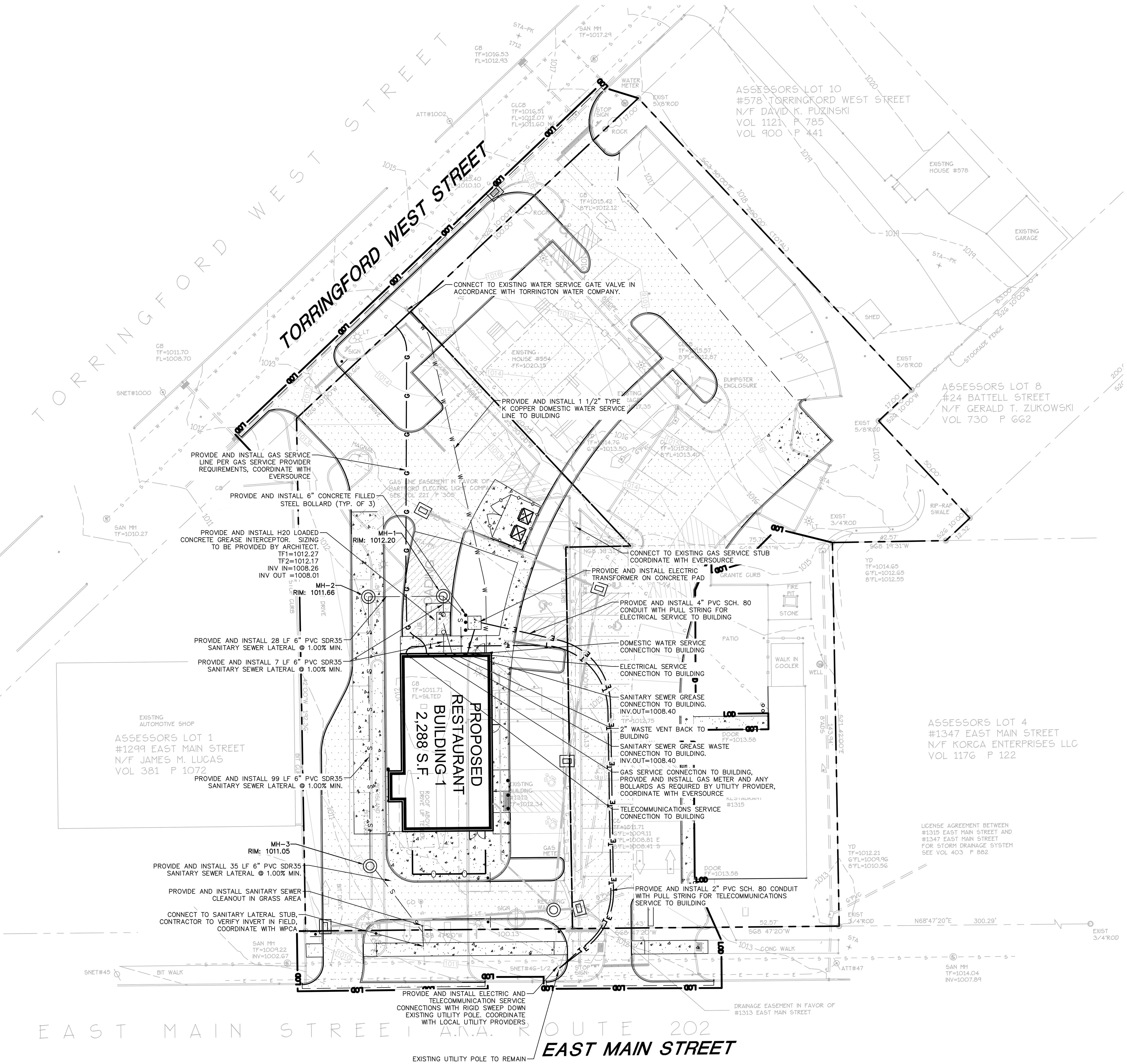
Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	1"=20'
Project No.	2000995
Date	08/14/20
CAD File:	GD200099501

Title
GRADING AND DRAINAGE PLAN

Sheet No.
GD-1

SITE UTILITIES LEGEND

PROPERTY LINE	
LIMIT OF DISTURBANCE LINE AND CONTRACT LIMIT LINE	LOD
ELECTRIC LINE	E
GAS LINE	G
WATER LINE	W
SANITARY SEWER LINE	S
TRANSFORMER	T
SANITARY CLEANOUT	CO
WATER VALVE	WV
GATE VALVE	GV
THRUST BLOCK	
GREASE TRAP	



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PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS

No.	Date	Desc.

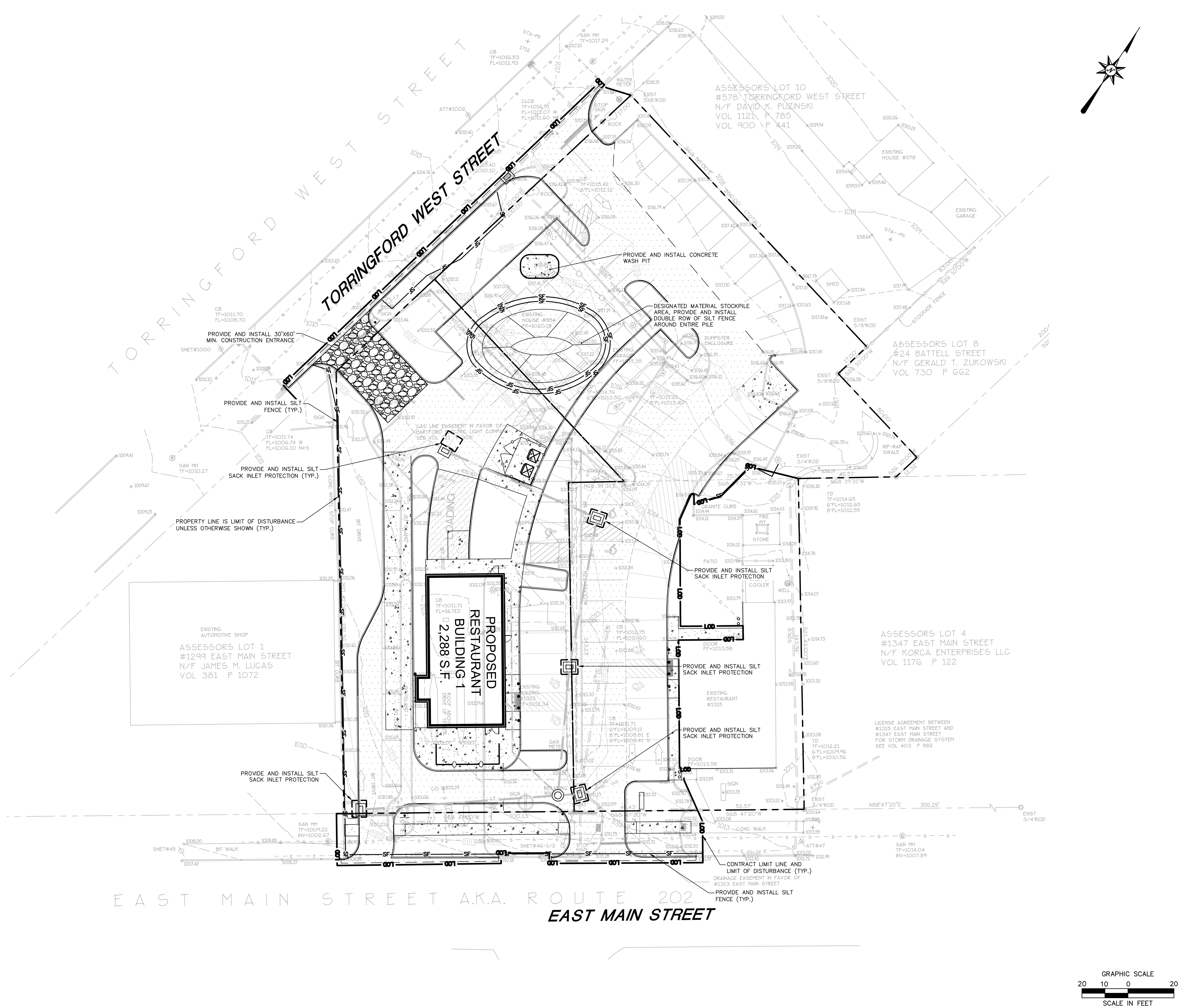
Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	1"=20'
Project No.	2000995
Date	08/14/20
CAD File:	SU200099501

Title
SITE
UTILITIES PLAN

Sheet No.
SU-1

EROSION CONTROL LEGEND:

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE AND SITE WORK CONTRACT LIMIT LINE
- SAWCUT LINE
- SF — PROVIDE AND INSTALL SILT FENCE BARRIER
- PROVIDE AND INSTALL EROSION CONTROL BLANKET ON ALL SLOPES 3H:1V OR STEEPER
- PROVIDE AND INSTALL CONSTRUCTION ENTRANCE
- MATERIAL STOCKPILE LOCATION, PROVIDE AND INSTALL DOUBLE ROW OF SILT FENCE BARRIER AROUND ENTIRE PILE
- PROVIDE AND INSTALL CONCRETE WASH PIT
- PROVIDE AND INSTALL SILT SACK INLET PROTECTION



NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

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Title
SEDIMENT AND EROSION CONTROL PLAN

Sheet No.
EC-1

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL NOTES – CONNECTICUT

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS FALL 2020 WITH COMPLETION ANTICIPATED SPRING 2021. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT AT LEAST FORTY–EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS COMMISSION AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI–TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. COMMENCE EARTHWORK. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
7. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
8. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
10. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
11. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
12. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
13. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
14. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
15. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
16. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
17. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
18. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
19. CONDUCT FINE GRADING.
20. PAVING OF PARKING AREAS AND DRIVEWAYS
21. FINAL FINE GRADING OF SLOPE AND NON–PAVED AREAS.
22. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15–JUNE 1 OR AUGUST 15–OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10–10–10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
23. LANDSCAPE ISLANDS, INTERIOR NON–PAVED AREAS, AND PERIMETER AREAS.
24. INSTALL SIGNING AND PAVEMENT MARKINGS
25. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
26. UPON DIRECTION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS
1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI–TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB–BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB–GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION..

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN–OFF.

D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES/STRAW BALES
A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.

C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.

D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.

E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN–OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES
I. SILTATION FENCE
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. HAY BALES/STRAW BALES
A. ALL HAY BALE/STRAW BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.

B. DEPOSITS SHALL BE REMOVED AND CLEANED–OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

III. SEDIMENT BASINS/SEDIMENT TRAPS
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON–SITE AT ALL TIMES FOR INSPECTION BY LOCAL AUTHORITIES OR ENGINEER.

B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.

C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.

D. SEDIMENT SHALL BE DISPOSED OF ON–SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN
1. HAY BALE/STRAW BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES
1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH PLANNING AND ZONING TO ENSURE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE PLANNING AND ZONING FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
   C) TURBIDITY TESTING AS REQUIRED BY THE GENERAL PERMIT (NPDES).
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH STATE OF CONNECTICUT LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON–SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR COUNTY SOILS CONSERVATION DISTRICT AND/OR INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON–SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI–TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. COMPLY WITH REQUIREMENTS OF CGS SECTION 22A 430B, FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH (DEEP SAY APPLICABLE SPECIFIC AGENCY NAME) RECORD KEEPING AND INSPECTION REQUIREMENTS.
15. STONE CONSTRUCTION ENTRANCE ANTI–TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
17. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
18. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
19. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
20. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
21. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
22. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASTE PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
23. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
24. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
25. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
26. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
28. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
29. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
30. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND–BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
31. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON–VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
32. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

9/1/2020, EZAWATSKI, G:\JOBS20\08\2000995\DWG\EC200099501.DWG.EC-2 24X36.

Xref (s): ; BD200099501 ; XZ190176602 ; XC200099502 ; XC200099501 ; XC200099505

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REVISIONS

No.	Date	Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File:	EC200099501

Title
SEDIMENT AND EROSION CONTROL NOTES

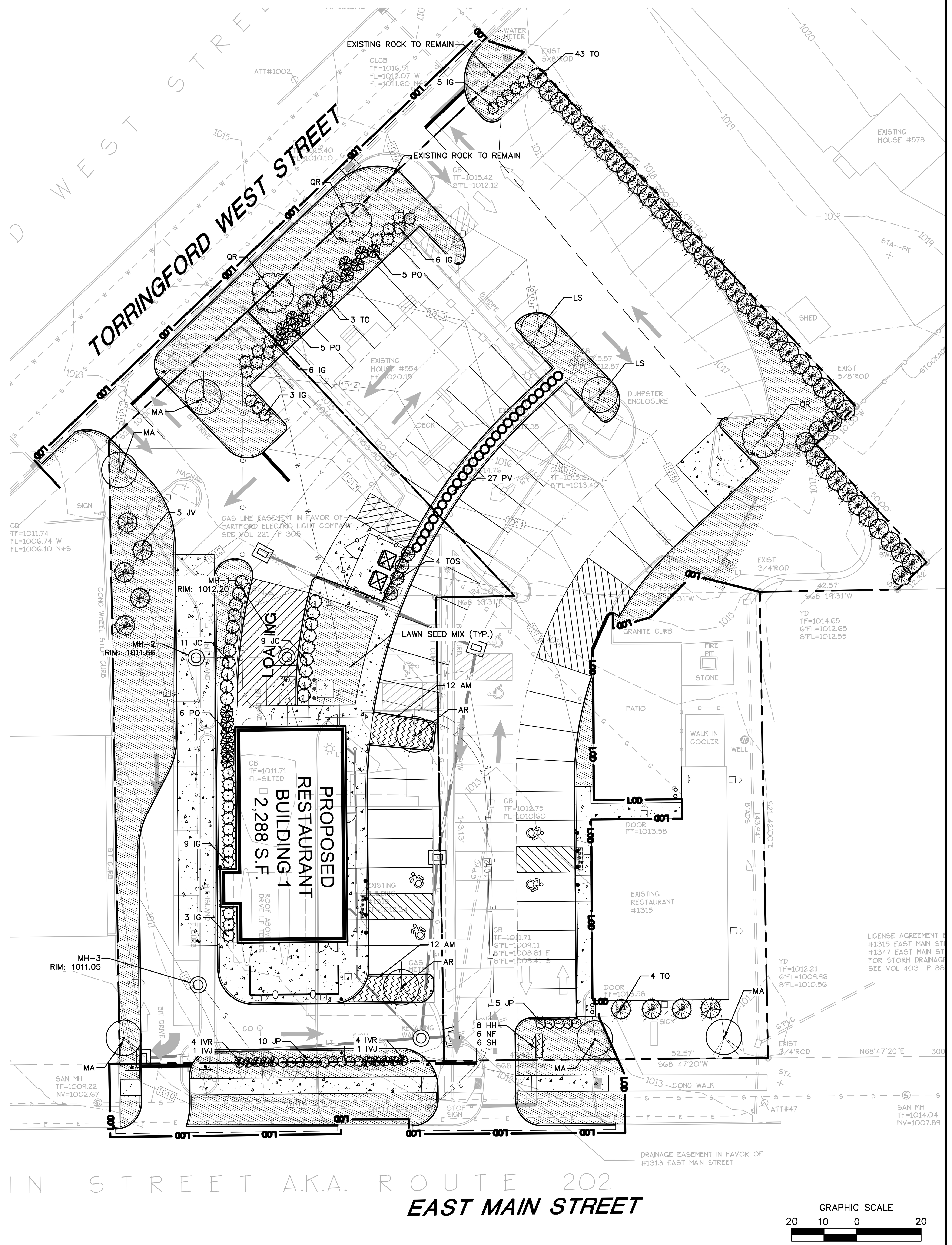
Sheet No.
EC-2

ZONING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	DECIDUOUS TREE SIZE (SEC. 5.11.2.A)	2.5 INCHES CALIPER MINIMUM	COMPLIES	NO
2	EVERGREEN TREE SIZE (SEC.5.11.2.B)	8 FEET HIGH MINIMUM	COMPLIES	NO
3	SHRUB SIZE (SEC.15.11.2.C)	18 INCHES HEIGHT MINIMUM	COMPLIES	NO
4	FRONT YARD LANDSCAPING TREES (SEC.5.11.3.A.1)	ONE (1) DECIDUOUS TREE PER 40 LINEAR FEET (TREES SHALL BE PLANTED BETWEEN 30 LINEAR FEET AND 50 LINEAR FEET APART) ALTERNATIVELY, ONE (1) NON-DECIDUOUS TREE MAY BE PLANTED PER TWENTY LINEAR FEET. DECIDUOUS TREES, HOWEVER, MUST ACCOUNT FOR AT LEAST 50 PER CENT OF ALL THE REQUIRED TREES. TREES SHALL BE PLANTED BETWEEN THIRTY AND FIFTY FEET APART.	TORRINGFORD WEST ST 176 LF = 4 DECIDUOUS TREES & 3 EVERGREEN TREES EAST MAIN ST 200 LF = 3 DECIDUOUS TREES & 4 EVERGREEN TREES	NO
5	FRONT YARD LANDSCAPING SHRUBS (SEC.5.11.3.A.2)	FIVE (5) SHRUBS PER FORTY (40) LINEAL FEET	TORRINGFORD WEST ST 176 LF = 25 SHRUBS EAST MAIN ST 200 LF = 25 SHRUBS	NO
6	PARKING AREA LANDSCAPING FOR 15+ PARKING SPACES (SEC. 5.11.4.B)	EACH LANDSCAPE ISLAND SHALL BE 18'X9' AND CONTAIN ONE DECIDUOUS TREE	COMPLIES	NO
7	BUFFER REQUIREMENTS (SEC.5.11.5.)	BUFFERS SHALL BE LOCATED TO PROVIDE THE MAXIMUM VISUAL BUFFER BETWEEN ADJOINING USES. WITHIN THE BUFFER AREA THE APPLICANT SHALL PROVIDE SCREENING FOR PARKING AREAS, LOADING AREAS, OUTSIDE STORAGE AREAS AND GROUND FIXED MECHANICAL EQUIPMENT.	COMPLIES	NO

LEGEND

PATTERN	DESCRIPTION
(dotted pattern)	LAWN SEED MIX (REFER TO SEED MIXES ON SHEET LL-2)
(hatched pattern)	PERENNIALS/GROUNDCOVERS (REFER TO PLANT SCHEDULE THIS PAGE)



LANDSCAPE PLANT SCHEDULE

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	2	Acer rubrum 'Franksred'	RED SUNSET RED MAPLE	B&B	2.5" CAL. MIN.	6' BRANCH HT. MIN.
JV	5	Juniperus virginiana 'Canaertii'	EASTERN RED CEDAR	B&B	8' HT. MIN.	PLANT 10' O.C.
LS	2	Liquidambar styraciflua 'Rotundiloba'	ROTUNDILOBA SWEETGUM	B&B	2.5" CAL. MIN.	6' BRANCH HT. MIN.
MA	5	Malus 'Adirondack'	ADIRONDACK CRABAPPLE	B&B	2.5" CAL. MIN.	5' BRANCH HT. MIN.
QR	2	Quercus rubra	RED OAK	B&B	2.5" CAL. MIN.	6' BRANCH HT. MIN.
TOS	4	Thuja occidentalis 'Smaragd'	EMERALD ARBORVITAE	CONT.	8' HT. MIN.	PLANT 3' O.C.
TO	50	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	B&B OR CONT.	8' HT. MIN.	PLANT 5' O.C. OR AS SHOWN

SHRUBS

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
IG	32	Ilex glabra 'Compacta'	COMPACT INKBERRY	CONT.	30" HT. MIN.	PLANT 3.5' O.C.
IVR	8	Ilex venticulata 'Red Sprite'	RED SPRITE WINTERBERRY	CONT.	30" HT. MIN.	PLANT 3' O.C.
IVJ	2	Ilex venticulata 'Jim Dandy'	JIM DANDY WINTERBERRY	CONT.	30" HT. MIN.	PLANT 3' O.C.
JC	20	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	CONT.	30" HT. MIN.	PLANT 4' O.C.
JP	15	Juniperus chinensis 'Pfitzeriana Compacta'	COMPACT PFITZER JUNIPER	CONT.	30" HT. MIN.	PLANT 3' O.C.
PO	16	Physocarpus opulifolius 'Center Glow'	CENTER GLOW NINEBARK	CONT.	30" HT. MIN.	PLANT 3.5' O.C.

ORNAMENTAL GRASSES

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
PV	27	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	CONT.	24" HT. MIN.	PLANT 30" O.C.
SH	6	Sporobolus heterolepis	PRARIE DROPSEED	CONT.	12" HT. MIN.	PLANT 24" O.C.

PERENNIALS AND GROUNDCOVERS

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AM	24	Aronia melanocarpa 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	CONT.	12" HT. MIN.	PLANT 24' O.C.
HH	8	Hemerocallis 'Happy Returns'	DAYLILY	CONT.	12" HT. MIN.	PLANT 24" O.C.
NF	6	Nepeta x faassenii 'Walker's Low'	CATMINT	CONT.	12" HT. MIN.	PLANT 24" O.C.

NOTES:
1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.

3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

1. Approved by the Planning & Zoning Commission:
2. Final Approval:____________________
Chairman
Date:__________ Expiration Date:__________
3. Conditional Approval:____________________
Chairman
Date:__________ Expiration Date:__________

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

SEE SHEET LL-2 FOR LANDSCAPE NOTES AND DETAILS

9/1/2020, EZAWATSKI, G:\JOBS20\08\2000995\DWG\LL200099501.DWG,LL-1 24X36 20SC.

Xref (s): ; BD200099501 ; XI190176602 ; XC200099502 ; XC200099501 ; XC200099504 ; XL200099501 ; XE200099501

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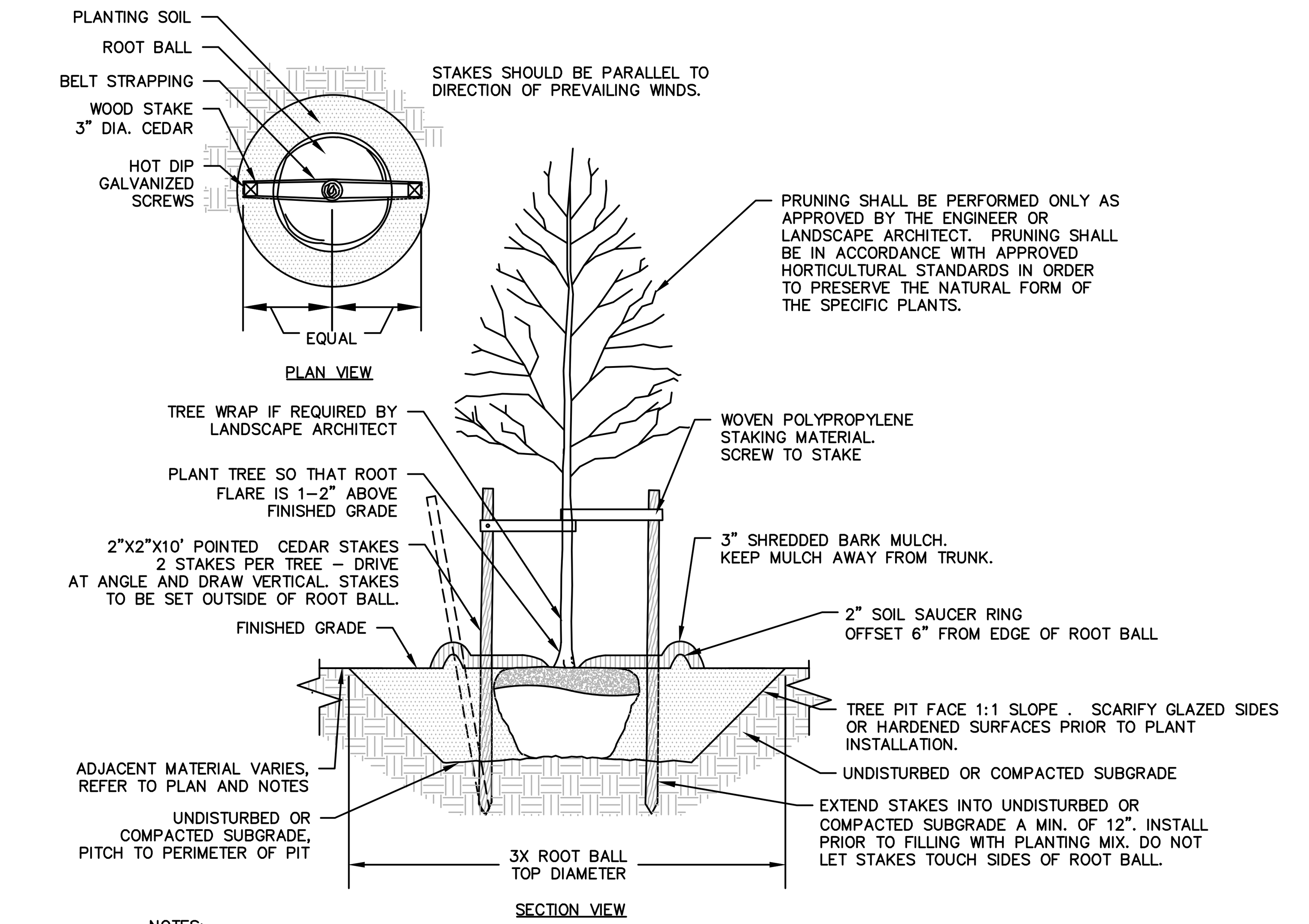
REVISIONS

No.	Date	Desc.

Designed	L.M.W.
Drawn	L.M.W.
Reviewed	
Scale	1"=20'
Project No.	2000995
Date	08/14/20
CAD File:	LL200099501

Title
LANDSCAPE PLAN

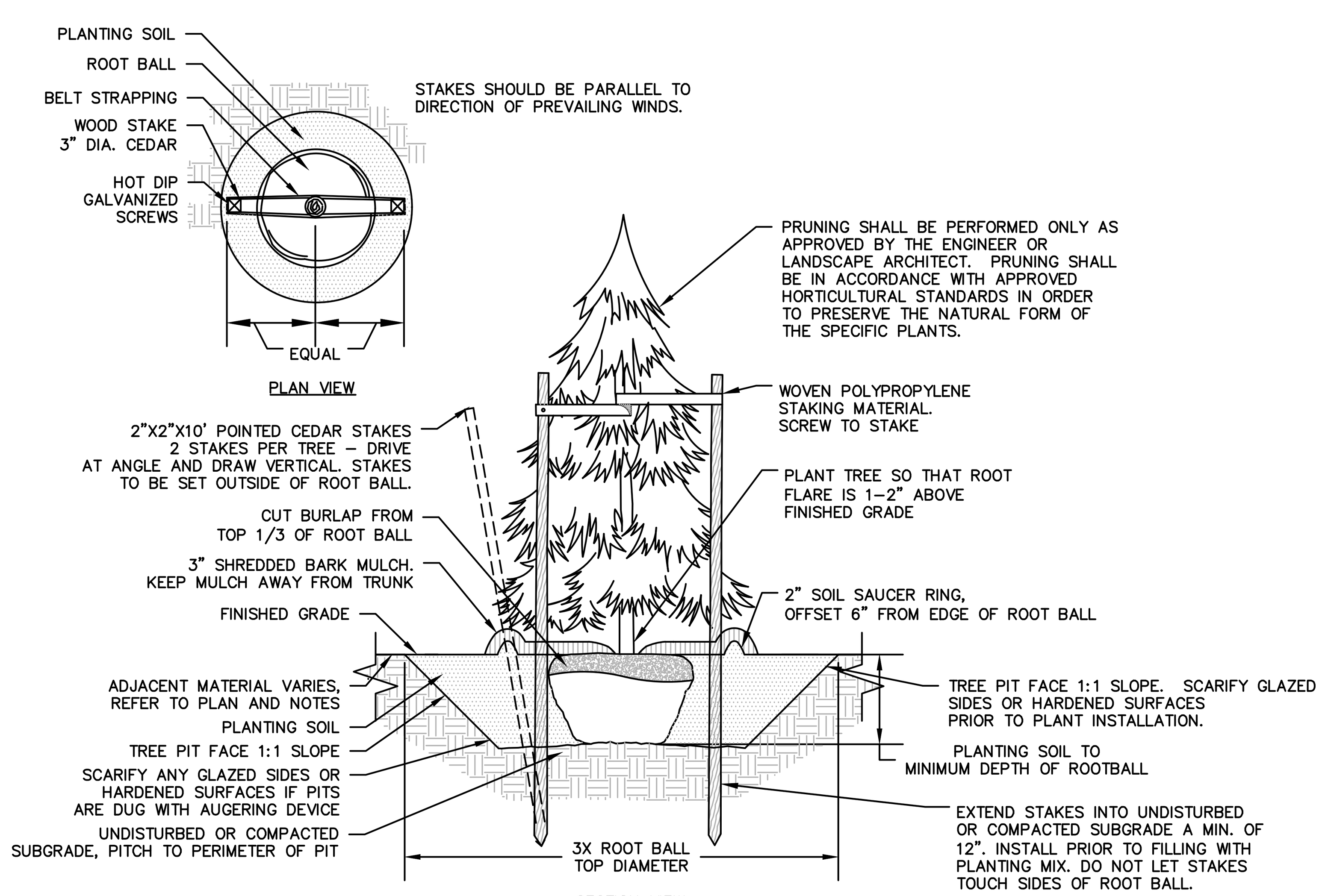
Sheet No.
LL-1



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

N.T.S



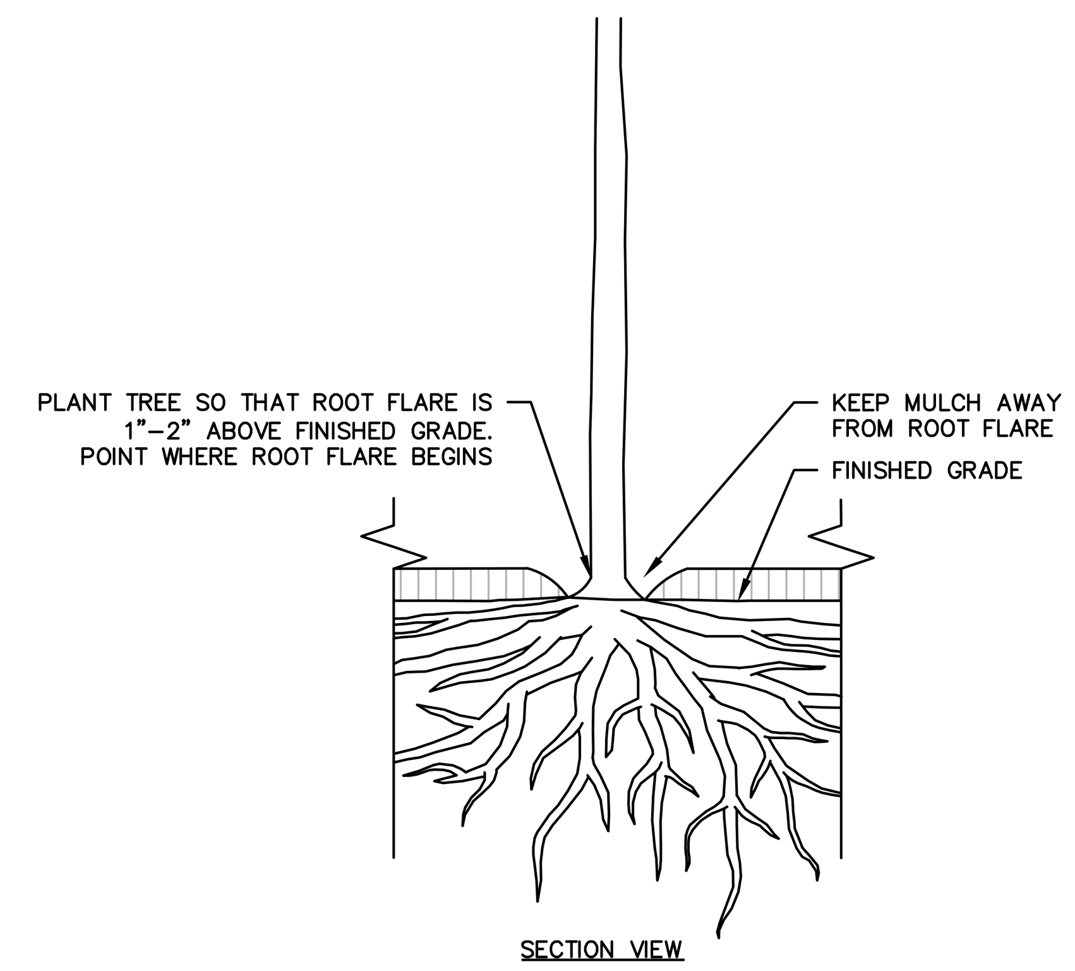
NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL - SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESSICENT, COMPLETELY REMOVE IT FROM ROOT BALL.

EVERGREEN TREE PLANTING

N.T.S

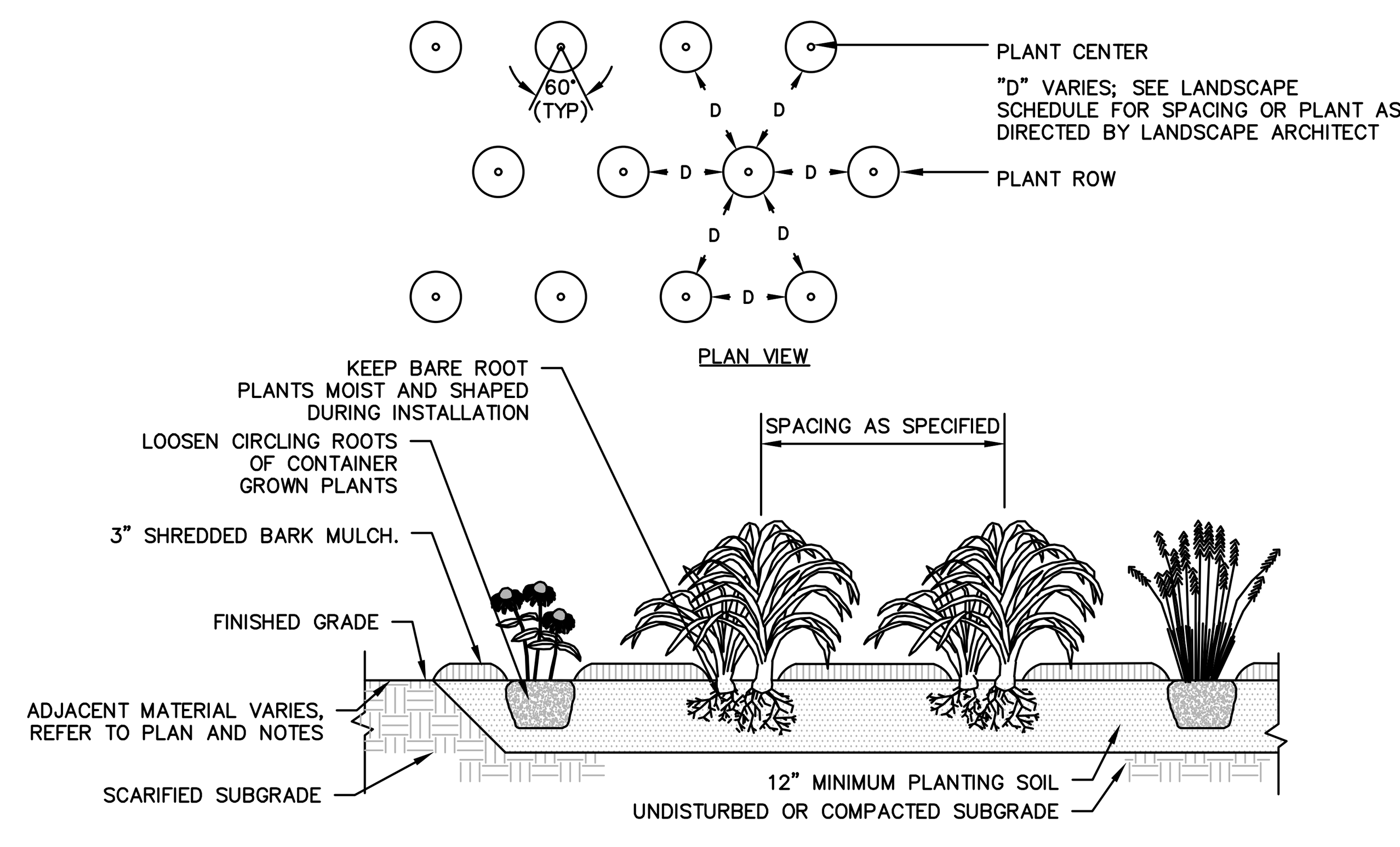
SEED MIX NOTES

A. LAWN SEEDING MIX:
- 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
- 25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
- 60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
- SEEDING RATE: 5 LBS/1,000 S.F.
- SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 30 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.



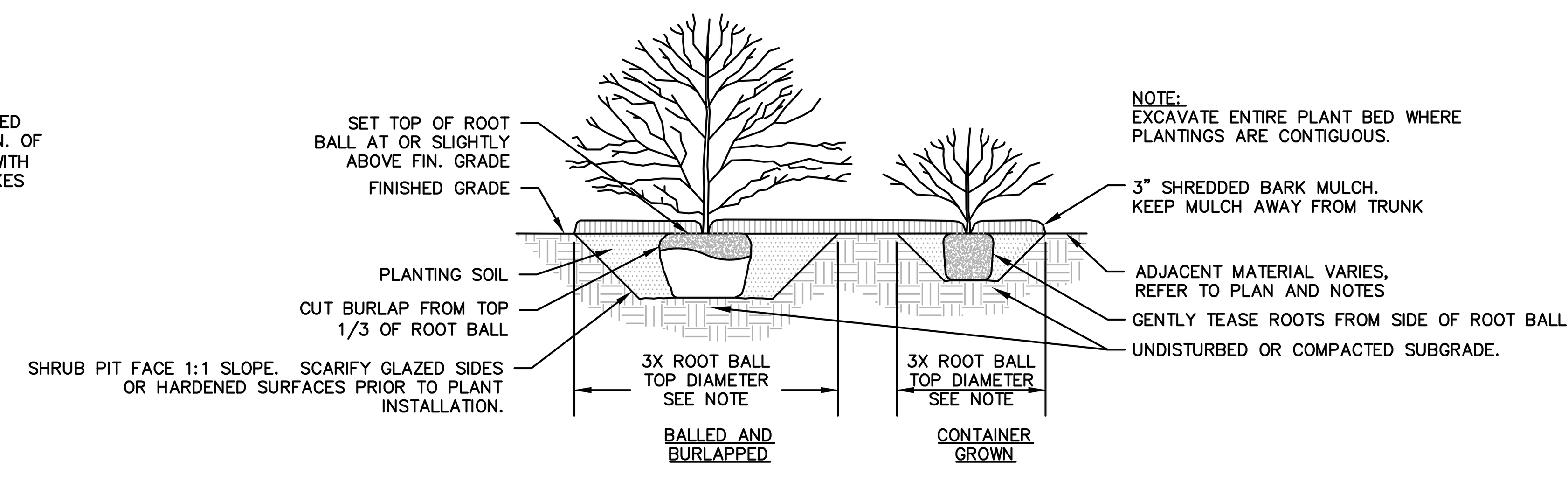
ROOT FLARE DIAGRAM

N.T.S



GROUNDCOVER PLANTING

N.T.S



SHRUB PLANTING

N.T.S

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO OTHER PLANS FOR ALL OTHER INFORMATION.

2. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE. PRIOR TO DIGGING AND INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AT "(800)922-4455" AND VERIFY ALL UTILITY SYSTEM LOCATIONS.

3. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

4. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

5. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

6. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

7. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

8. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

9. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.

10. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

11. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

12. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.

B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% - 6% FOR LAWN OR GRASS AREAS.
	4% - 8% FOR TREE AND SHRUB PLANTERS.
	8%-16% FOR RETENTION OR DETENTION BASINS.
(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)	
PH	6.0 - 7.3

C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.

D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.

E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE CONNECTICUT, AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.

F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
- LOAM
- SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%.
- SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%.

G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
- SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
- SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.

H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

12. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS.
PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

	SPRING	FALL
EVERGREEN TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 1 TO JUNE 15	SEPTEMBER 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 1 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
PERENNIALS	MAY 15 TO JUNE 15	SEPTEMBER 1 TO OCTOBER 15
BULBS	N/A	SEPTEMBER 15 TO NOVEMBER 15
SEED MIXES	PER MANUFACTURERS RECOMMENDATIONS OR AS LISTED IN SEED MIX NOTES	

16. SEEDING MIXTURES: REFER TO SEED MIX NOTES. SEEDED AREA SHALL BE ACCEPTED WHEN SEED AREA ACHIEVES 90% COVERAGE.

17. ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEED MIX SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.

18. UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMIT FOR CONSTRUCTION.

19. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEED MIX.

1. Approved by the Planning & Zoning Commission:
2. Final Approval:____________ Chairman
   Date:__________ Expiration Date:__________
3. Conditional Approval:____________ Chairman
   Date:__________ Expiration Date:__________

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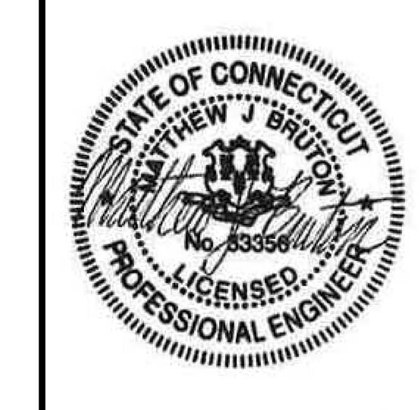


PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS
No. Date Desc.

Designed	L.M.W.
Drawn	L.M.W.
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File: LL200099501	

Title
LANDSCAPE NOTES AND DETAILS

Sheet No.
LL-2

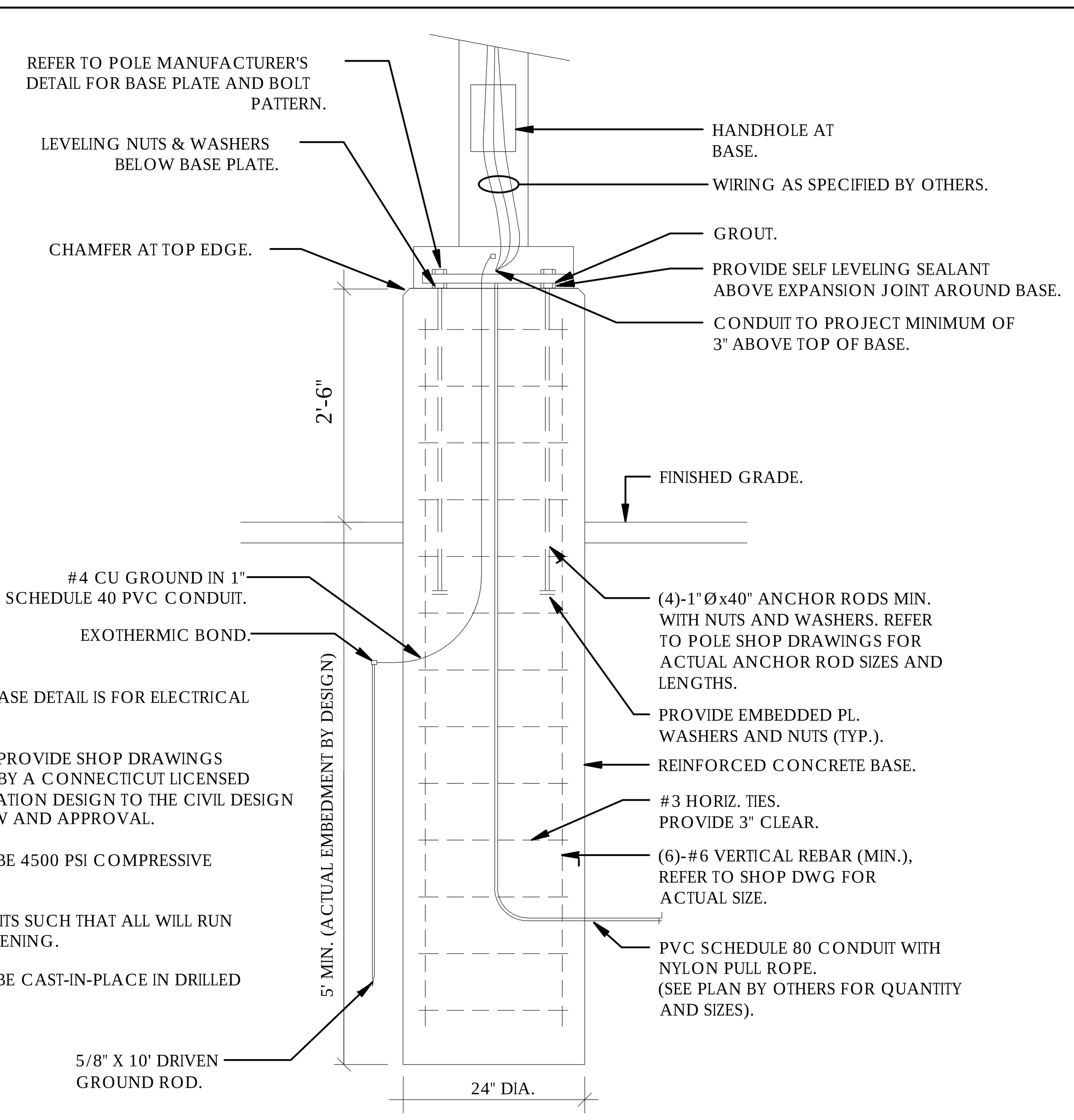
Xref (s): ; BD200099501 ; XZ190176602 ; XC200099501 ; XC200099502 ; XC200099504 ; XL200099501 ; XE200099501

SITE LIGHTING NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEI, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS, AND UNDERWRITERS LABORATORIES INC.
3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER, AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.
4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.
6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.
7. ALL LIGHTING CONTROLS, PANELS, CIRCUIT BREAKERS ETC. ARE TO BE PROVIDED UNDER A SEPARATE CONTRACT BY BUILDING CONTRACTOR. CAREFUL COORDINATION IS REQUIRED BETWEEN SITE CONTRACTOR AND BUILDING CONTRACTOR TO PROVIDE A COMPLETE INSTALLATION FOR SITE LIGHTING.
8. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES SITE LIGHTS AND LAMPS. THE CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM THE SITE CONTRACTOR.
9. ALL LIGHTS TO BE AS LISTED IN SCHEDULE OR APPROVED EQUIVALENT. LIGHTS SHALL BE MOUNTED ON SQUARE STRAIGHT STEEL POLES ATOP CONCRETE BASES THAT ARE SET 3' (CLEAR) BEHIND CURBS. ILLUMINATION ANALYSIS MODELED USING LIGHTING FIXTURES LISTED IN SCHEDULE.
10. LIGHT POLES, AND BRACKETS TO BE AS SHOWN ON DETAILS OR APPROVED EQUIVALENT.
11. WIRE AND CABLE SHALL BE COPPER AND CONFORM TO THE FOLLOWING NEC TYPE THHN/THWN SOLID FOR NO. 12 AND NO. 10. NEC TYPE THHN/THWN STRANDED FOR NO. 8 AND LARGER. RIGID STEEL CONDUIT SHALL BE GALVANIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.
12. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
	P1	1	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT HS	DSX1 LED P4 40K T4M MVOLT with houseside shield	LED	1	DSX1_LED_P4_40K_T4M_MVOLT_HS.ies	11006	1	0.9	125	100%	TYPE III, SHORT, BUG RATING: B2 – U0 – G2
	P2	2	Lithonia Lighting	DSX1 LED P4 40K T5M MVOLT	DSX1 LED P4 40K T5M MVOLT	LED	1	DSX1_LED_P4_40K_T5M_MVOLT.ies	15042	1	0.9	125	100%	TYPE VS, BUG RATING: B4 – U0 – G2
	P3	2	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	1	DSX1_LED_P2_40K_BLC_MVOLT.ies	7293	1	0.9	70	100%	TYPE III, SHORT, BUG RATING: B1 – U0 – G2
	P4	1	Lithonia Lighting	DSX1 LED P3 40K T4M MVOLT	DSX1 LED P3 40K T4M MVOLT	LED	1	DSX1_LED_P3_40K_T4M_MVOLT.ies	12308	1	0.9	102	100%	TYPE IV, SHORT, BUG RATING: B2 – U0 – G3
	P5	1	Lithonia Lighting	DSX1 LED P1 40K TFTM MVOLT	DSX1 LED P1 40K TFTM MVOLT	LED	1	DSX1_LED_P1_40K_TFTM_MVOLT.ies	6963	1	0.9	54	100%	TYPE IV, SHORT, BUG RATING: B1 – U0 – G2
	P6	1	Lithonia Lighting	DSX1 LED P1 40K TFTM MVOLT HS	DSX1 LED P1 40K TFTM MVOLT with houseside shield	LED	1	DSX1_LED_P1_40K_TFTM_MVOLT_HS.ies	5436	1	0.9	54	100%	TYPE III, VERY SHORT, BUG RATING: B1 – U0 – G2
	P7	2	RAB LIGHTING INC.	WPLED10Y (WALLPACK) – ALED10Y (AREA LIGHTER) – BLED10Y (Bollard)	CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC REFLECTOR WITH SEMI-DIFFUSE FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 30-DEGREES FROM VERTICAL BASE-UP POSITION.	1	rab02318.ies	1197	1	0.9	12.4	100%	
	P-EX	EXISTING POLE LIGHTING TO REMAIN												
	W-EX	EXISTING WALL-MOUNTED LIGHTING TO REMAIN												

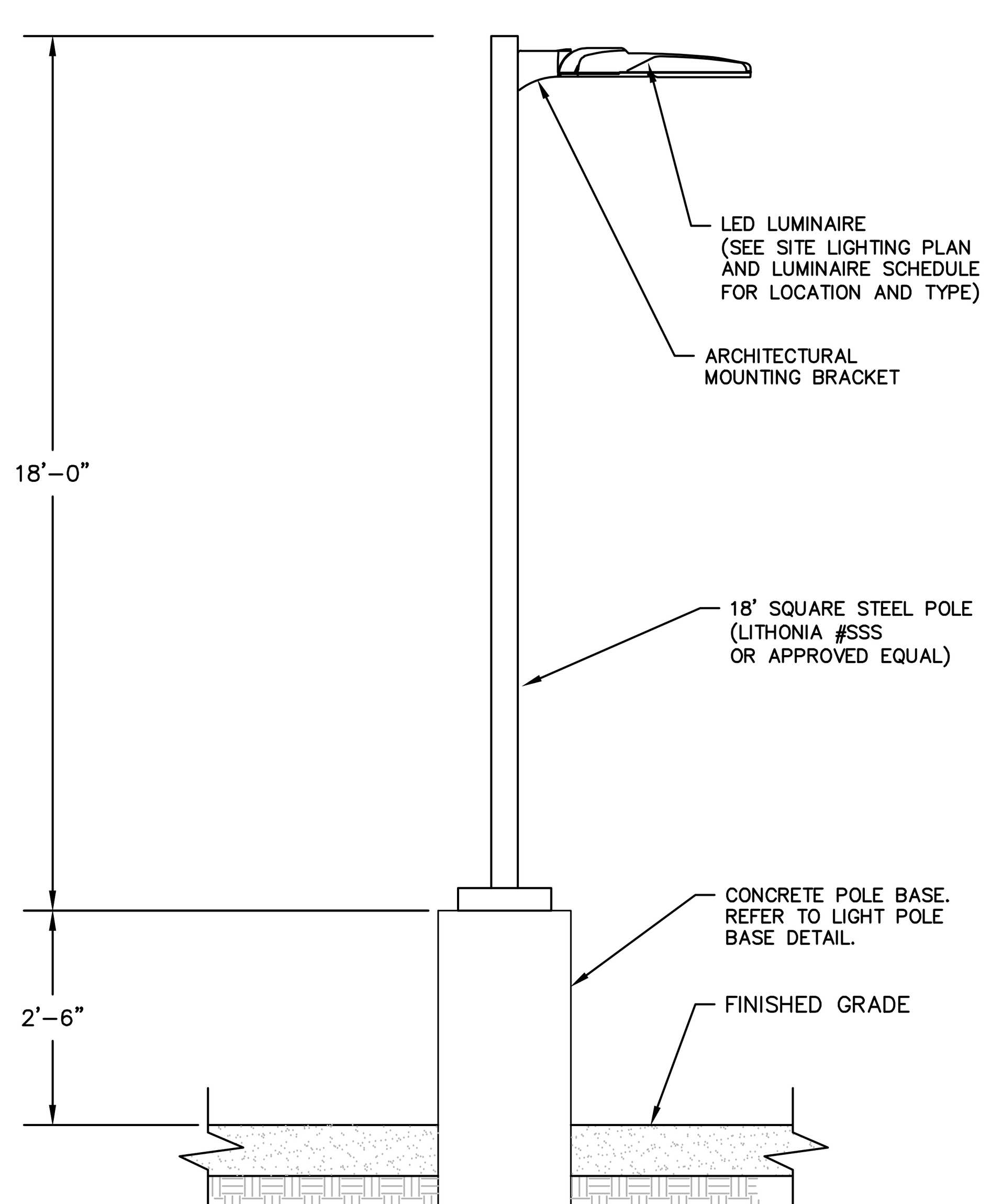


NOTES:

1. CONCRETE POLE BASE DETAIL IS FOR ELECTRICAL FEATURES ONLY.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A CONNECTICUT LICENSED ENGINEER OF FOUNDATION DESIGN TO THE CIVIL DESIGN ENGINEER FOR REVIEW AND APPROVAL.
3. CONCRETE SHALL BE 4500 PSI COMPRESSIVE STRENGTH.
4. ARRANGE CONDUITS SUCH THAT ALL WILL RUN WITHIN POLE BASE OPENING.
5. CONCRETE SHALL BE CAST-IN-PLACE IN DRILLED EXCAVATION.

TYPICAL CONCRETE LIGHT POLE BASE DETAIL

N.T.S



TYPICAL DSX1 LUMINAIRE MOUNTING DETAIL

N.T.S

NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking/Interior Walkways	+	1.8 fc	4.7 fc	0.1 fc	47.0:1	18.0:1
Site Landscape	◇	1.3 fc	4.1 fc	0.0 fc	N/A	N/A
Spill	×	0.1 fc	2.5 fc	0.0 fc	N/A	N/A

1. Approved by the Planning & Zoning Commission:
2. Final Approval:____________________
Chairman
Date:__________ Expiration Date:__________
3. Conditional Approval:____________________
Chairman
Date:__________ Expiration Date:__________

GRAPHIC SCALE
20 10 0 20
SCALE IN FEET

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PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

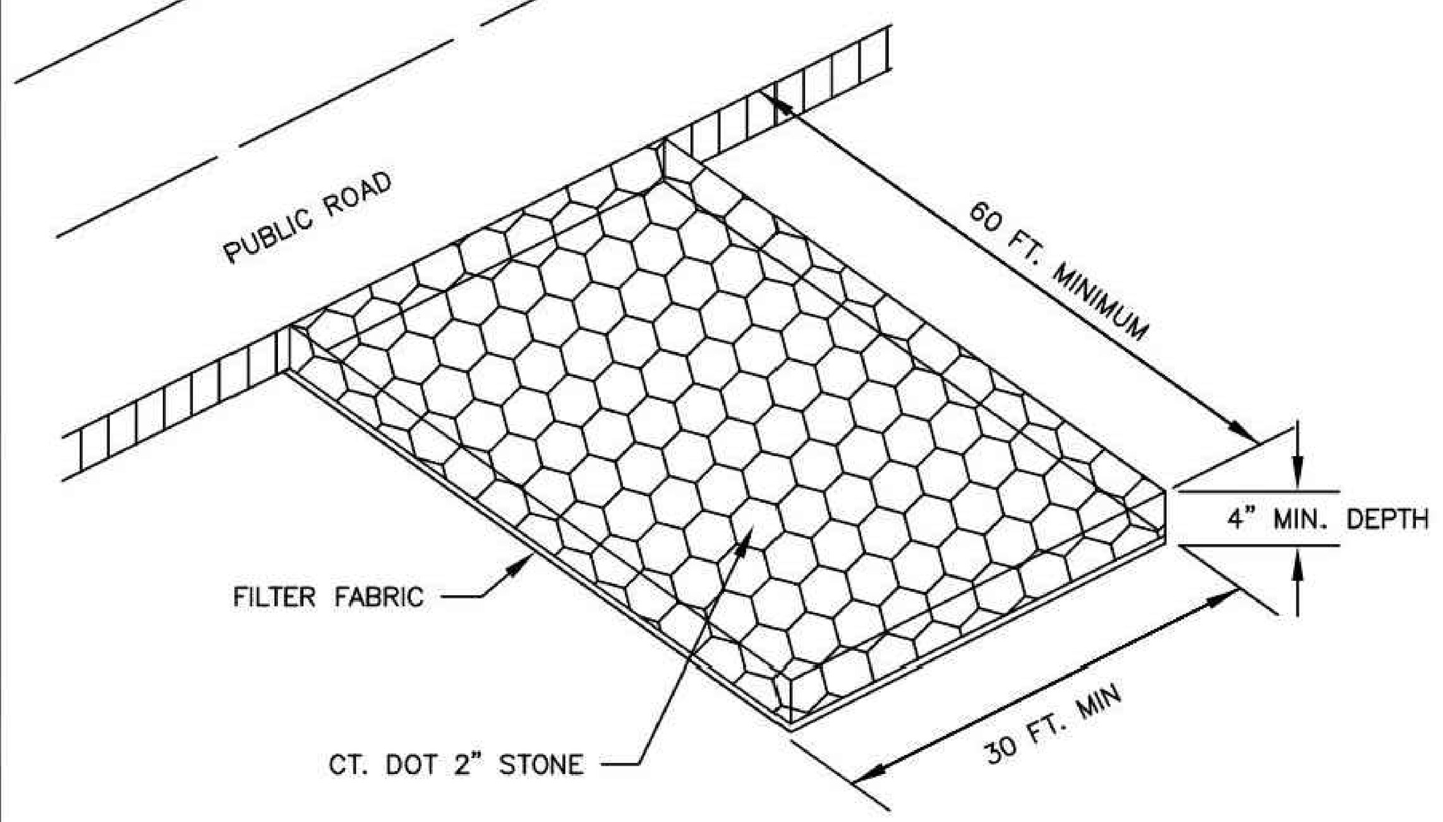
REVISIONS
No. Date Desc.

Designed	L.M.W.
Drawn	L.M.W.
Reviewed	
Scale	1"=20'
Project No.	2000995
Date	08/14/20
CAD File:	LP200099501

Xref (s) : XB200099501 ; XF190176602 ; XC200099501 ; XC200099502 ; XC200099504 ; XE200099501 ; XL200099501

Title
LIGHTING PLAN

Sheet No.
LP-1

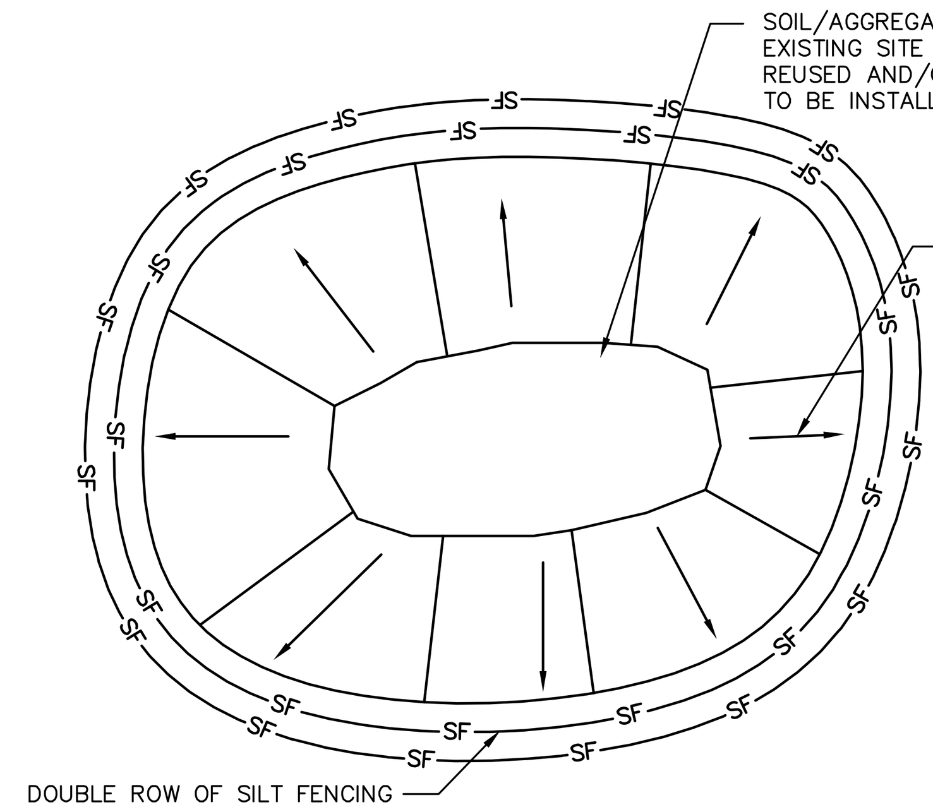


NOTE:

CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE OF THE ANTI-TRACKING PAD THROUGHOUT CONSTRUCTION. ROADS ARE TO BE FREE OF TRACKED DIRT, MUD & DEBRIS.

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED E.J.F.	
RV. DATE JAN. 2002 JUL. 2010 AUG. 2011	TYPICAL CONSTRUCTION ENTRANCE & EXIT

SECTION 7.1



NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.

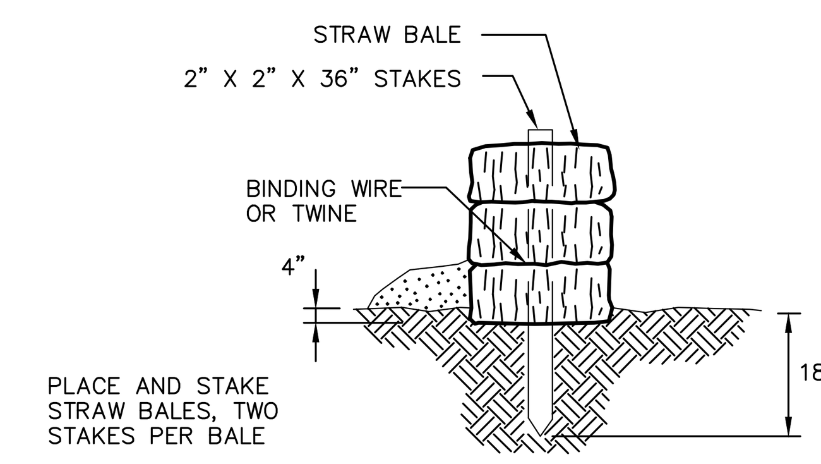
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.

3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.

4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006



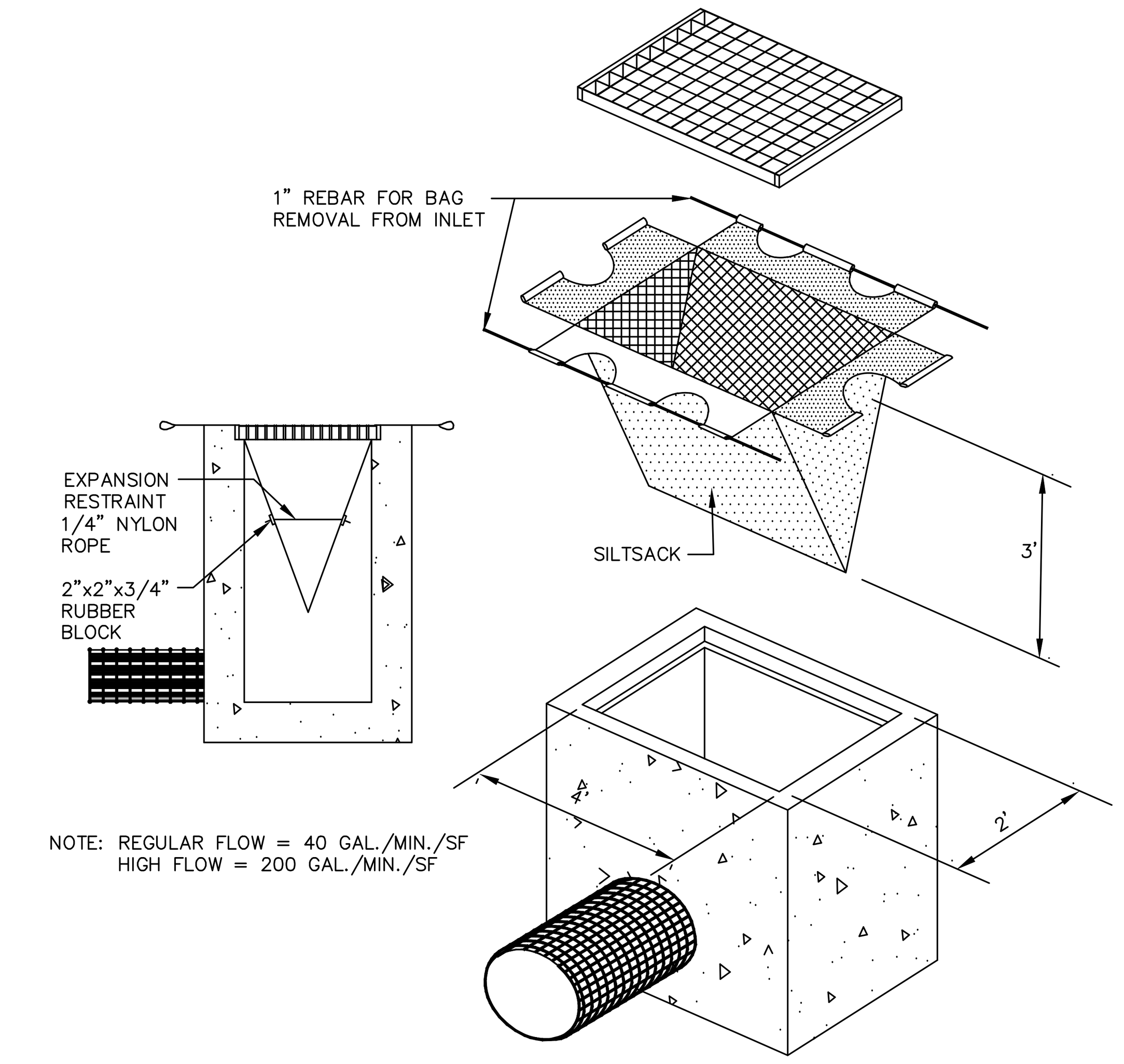
STRAW BALE BARRIERS SHOULD NOT BE USED FOR MORE THAN 3 MONTHS

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE BARRIER.

ANY SECTION OF STRAW BALE BARRIER WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.

STRAW BALE DETAIL

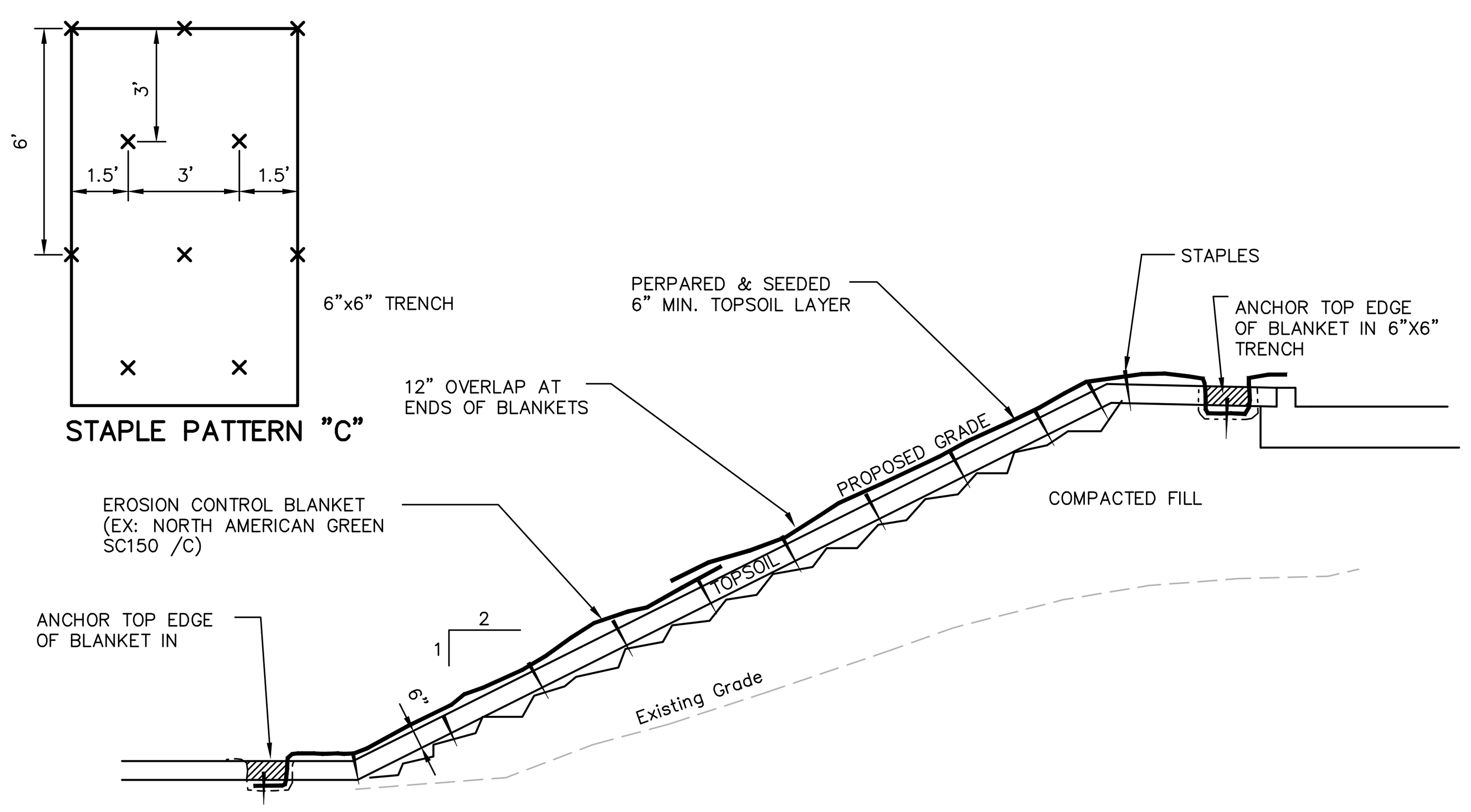
N.T.S. BLEC-007



NOTE: REGULAR FLOW = 40 GAL./MIN./SF
HIGH FLOW = 200 GAL./MIN./SF

SILT SACK

N.T.S.



EROSION CONTROL BLANKET ON FILL SLOPE

N.T.S. BLEC-009

NOTES

1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.

2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.

LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.

SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

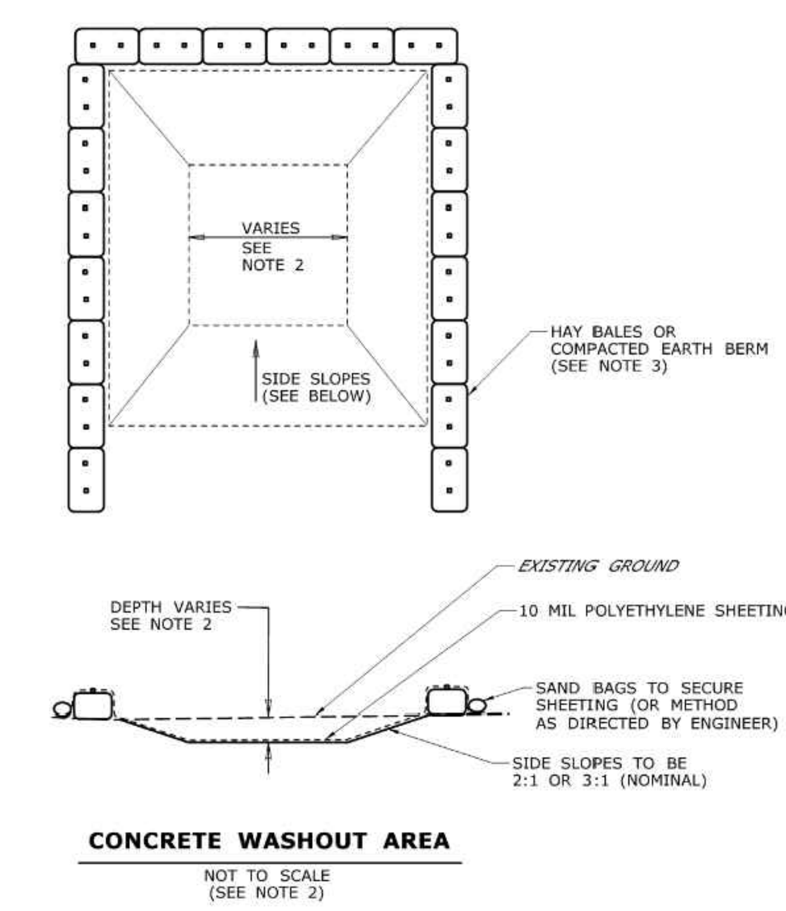
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.

4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.

5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.

6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.

7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.

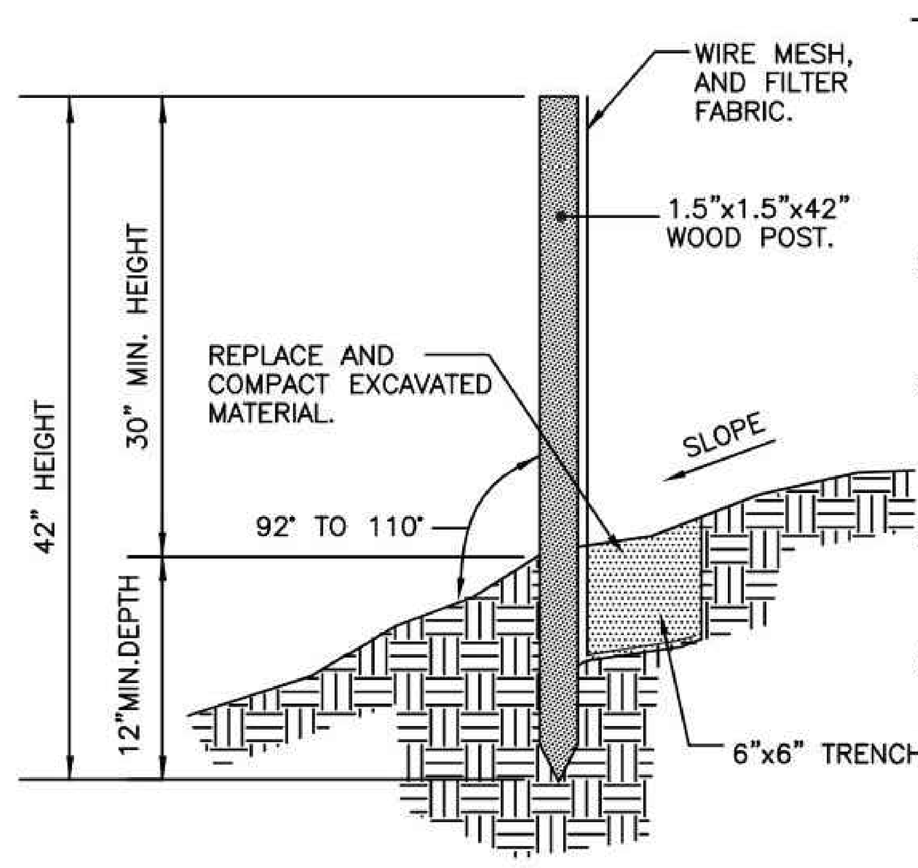


CONCRETE WASHOUT AREA

NOT TO SCALE (SEE NOTE 2)

CONCRETE WASH PIT

N.T.S.



INSTALLATION PROCEDURE:

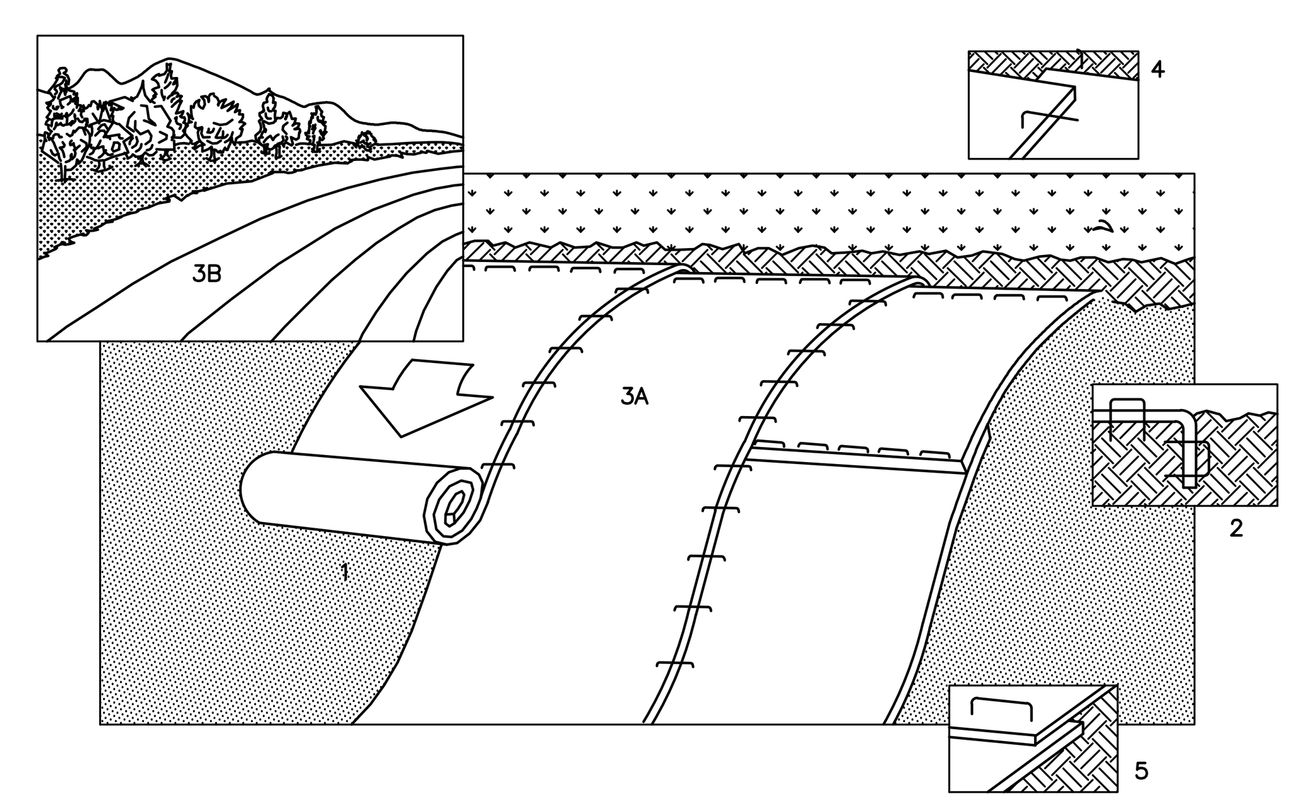
1. SET 1.5"x1.5"x42" POSTS @ 10'0" O.C. AND EXCAVATE A 6"x6" TRENCH, SET POST DOWNSLOPE. INSTALL ADDITIONAL POSTS AS REQUIRED AT LOW POINTS.
2. SECURE WIRE MESH TO POSTS WITH ADEQUATE STAPLES OR WIRE TIES.
3. ATTACH FILTER FABRIC TO WIRE MESH AND EXTEND DOWN INTO TRENCH AS DETAILED.
4. BACKFILL AND COMPACT TRENCH TO SECURE FILTER FABRIC.
5. IN LIEU OF WIRE MESH AND FILTER FABRIC, CONTRACTOR MAY USE A PREFABRICATED SEDIMENT FENCE EQUAL TO:
   A. ENVIROFENCE(MIRAFI)
   B. PROPLEX SILT STOP(AMOCO)
   C. ECONOFENCE(TERRATEX) OR APPROVED EQUALS.

NOTE:

SEDIMENT FENCE IS TO BE CHECKED AFTER EVERY STORM EVENT AND/OR ONCE EVERY TWO WEEKS (MIN.)

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED	
RV. DATE JAN. 2002 MAY 2004 AUG. 2011	CONSTRUCTION SILT FENCE

SECTION 7.2



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER,AND SEED.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.

4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.

5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET

N.T.S. BLEC-010

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STATE OF CONNECTICUT MATTHEW J BRUTON No. 33356 LICENSED PROFESSIONAL ENGINEER

PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

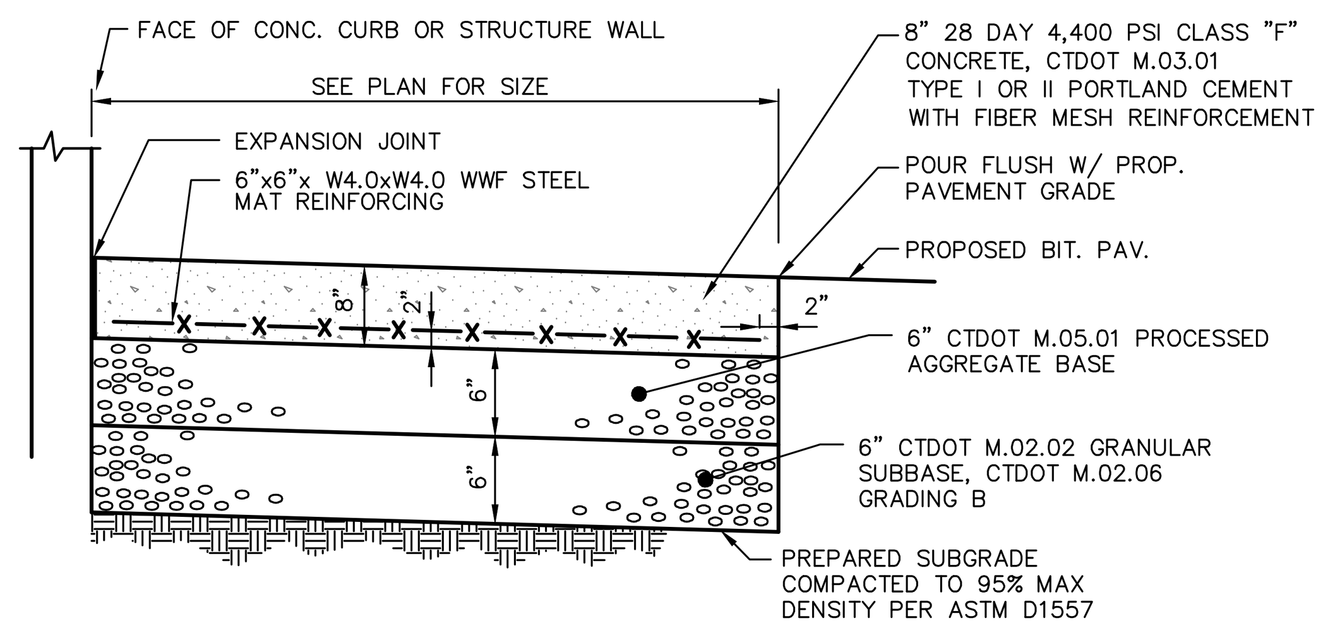
REVISIONS
No. Date Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File: DN200099501	

Title
DETAILS SHEET

Sheet No.
DN-1

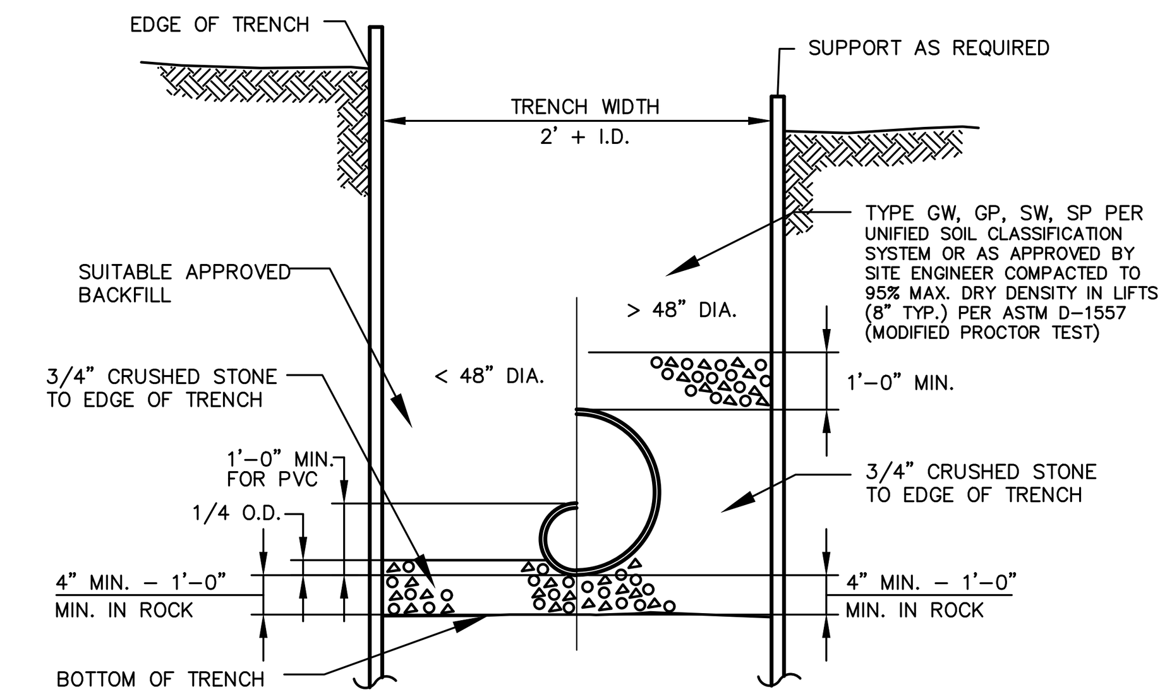
Xref (s): ; BD200099501



SECTION VIEW

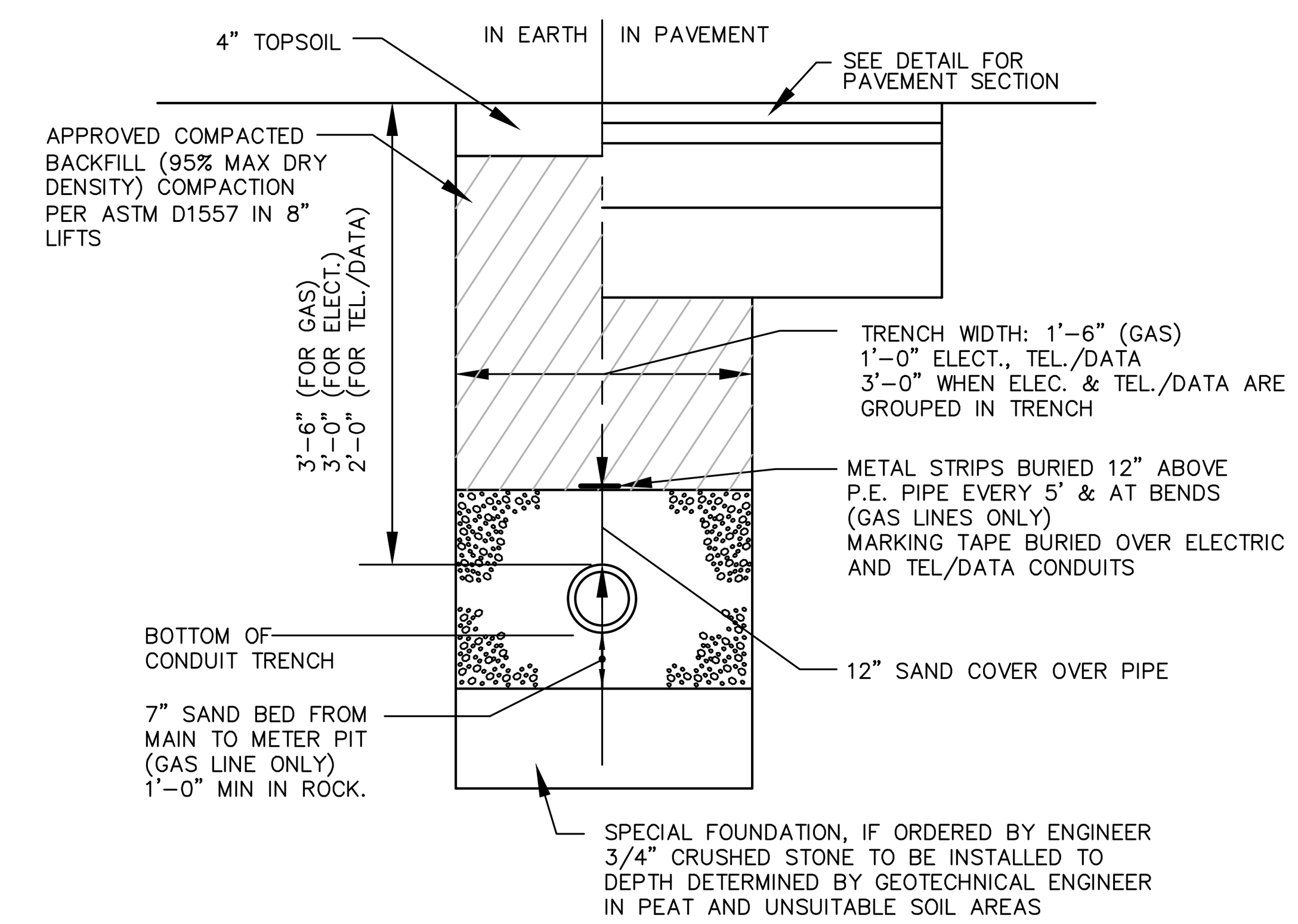
CONCRETE PAVEMENT STRUCTURE

N.T.S. BLPC-002



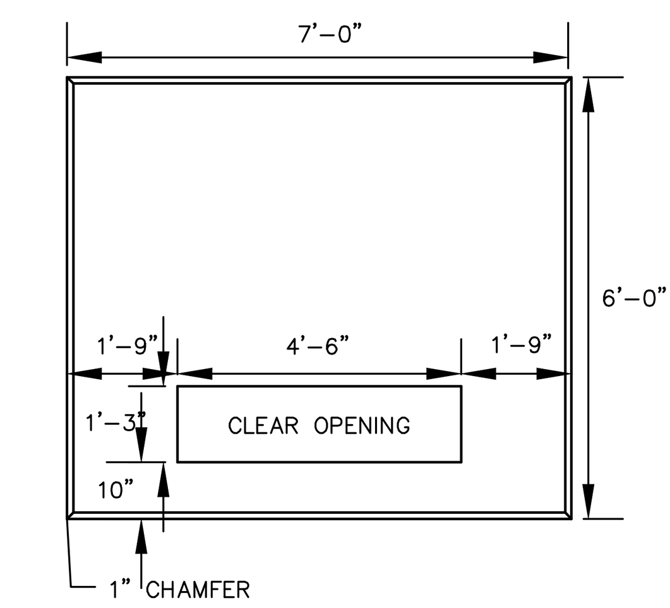
TYPICAL STORM SEWER TRENCH SECTION

N.T.S. BLDD-004

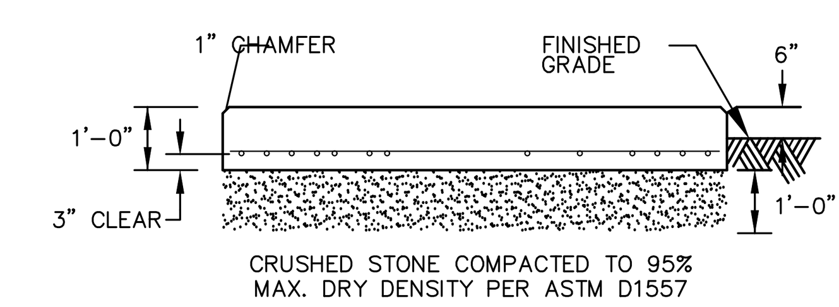


ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S. BLUD-001

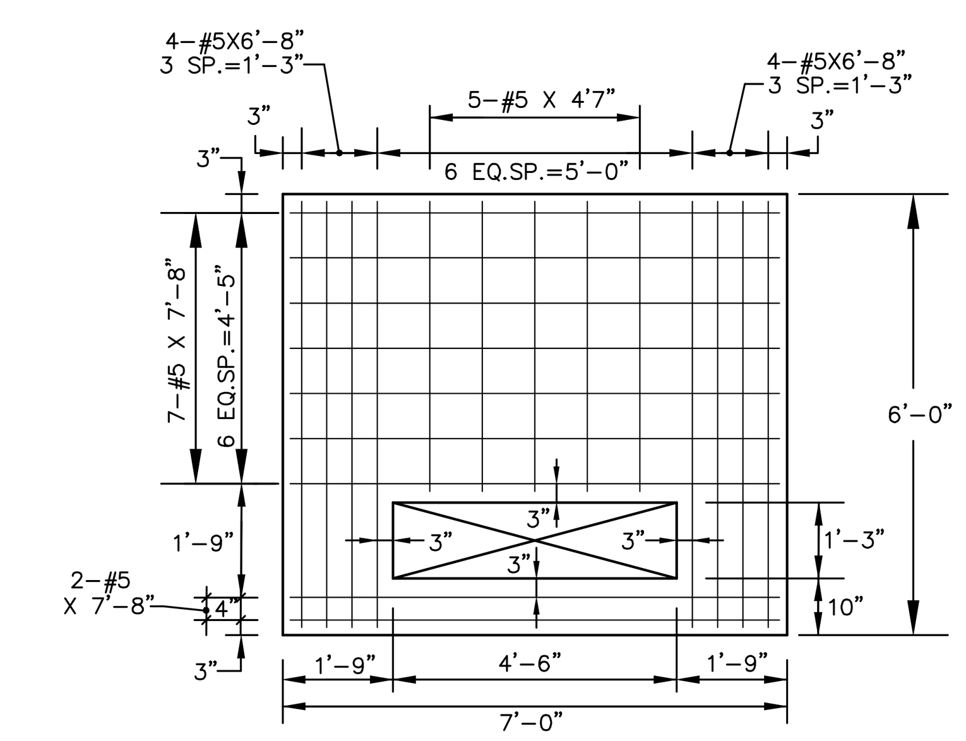


PLAN VIEW



SECTION

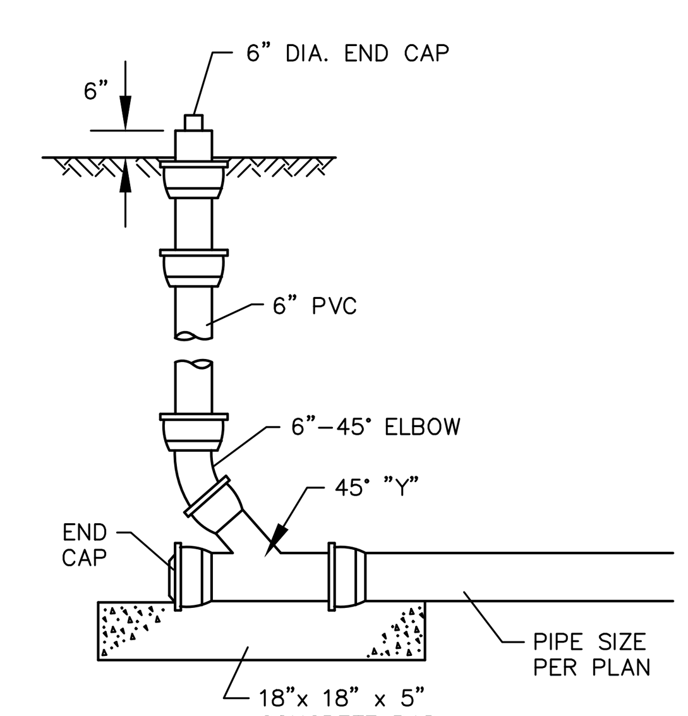
CONFIRM SIZE WITH ELECTRIC COMPANY PRIOR TO CONSTRUCTION



PLAN OF REINFORCING

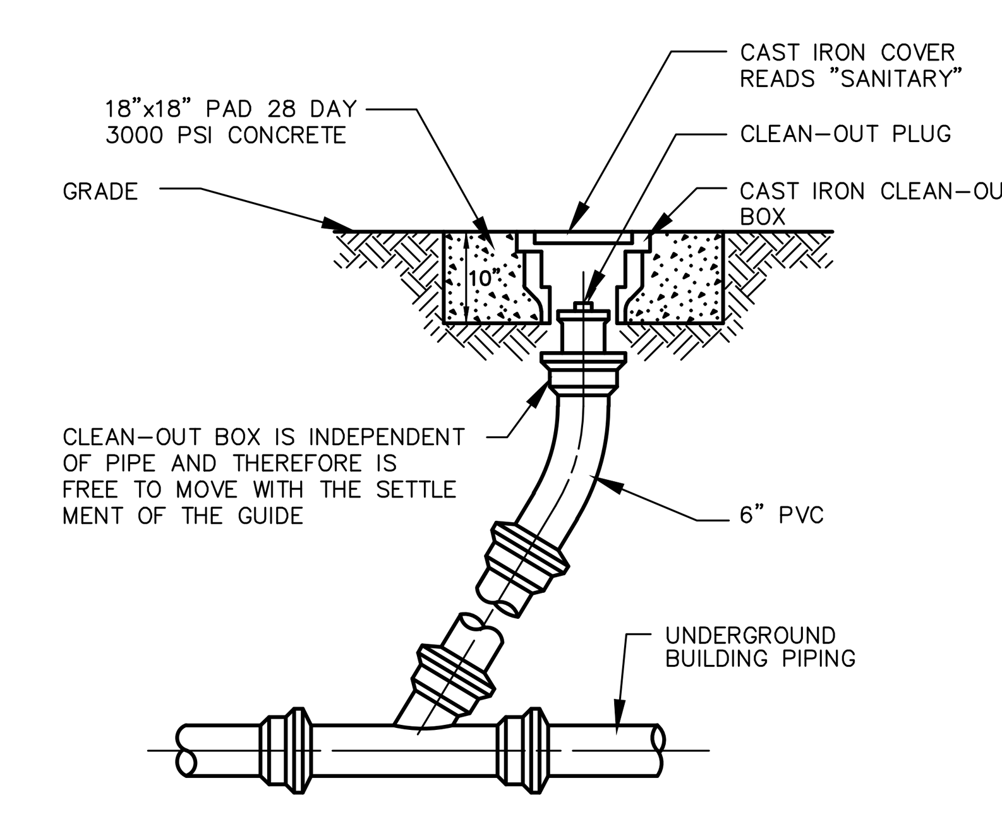
TRANSFORMER PAD

N.T.S. BLLE-001



CLEANOUT IN LANDSCAPED AREA

N.T.S BLSS-007



CLEANOUT IN PAVED AREA

N.T.S BLSS-008

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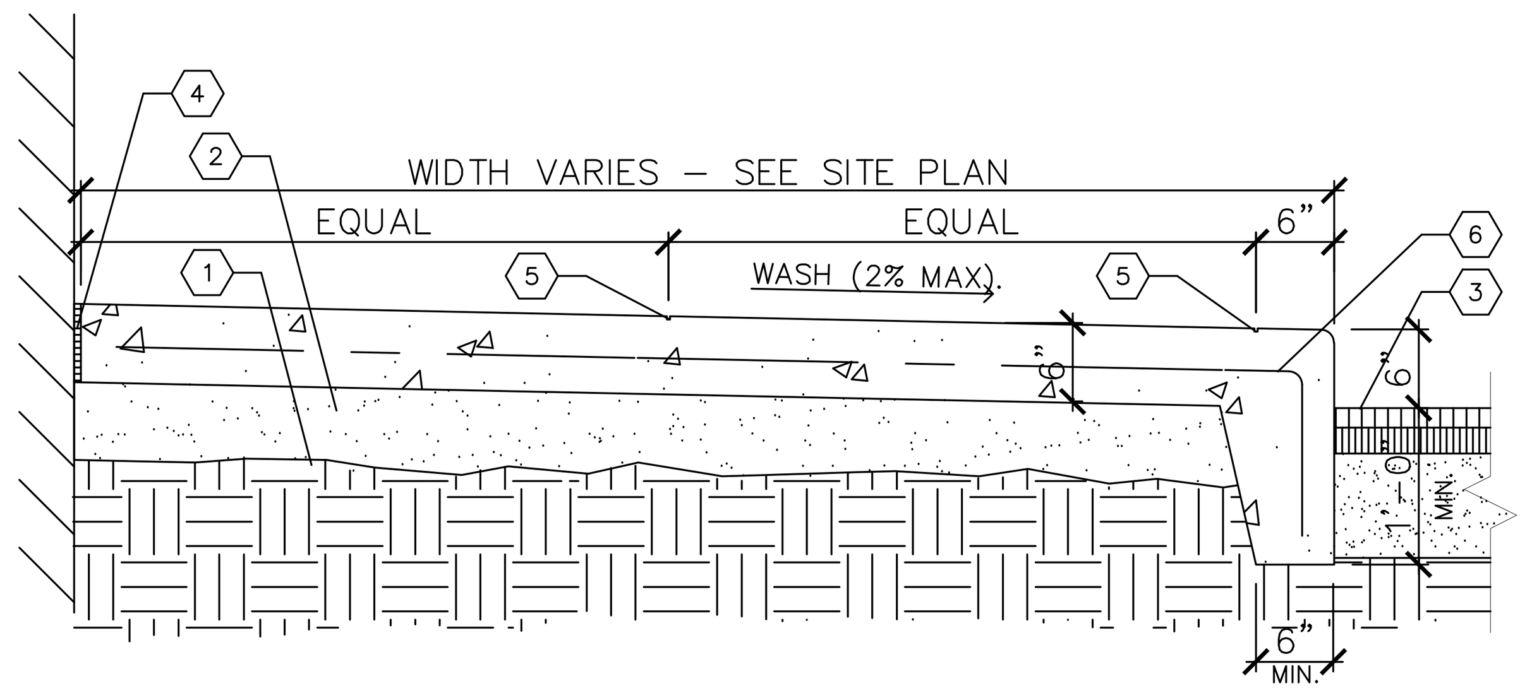
PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS
No. Date Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File: DN200099501	

Title
DETAILS SHEET

Sheet No.
DN-2



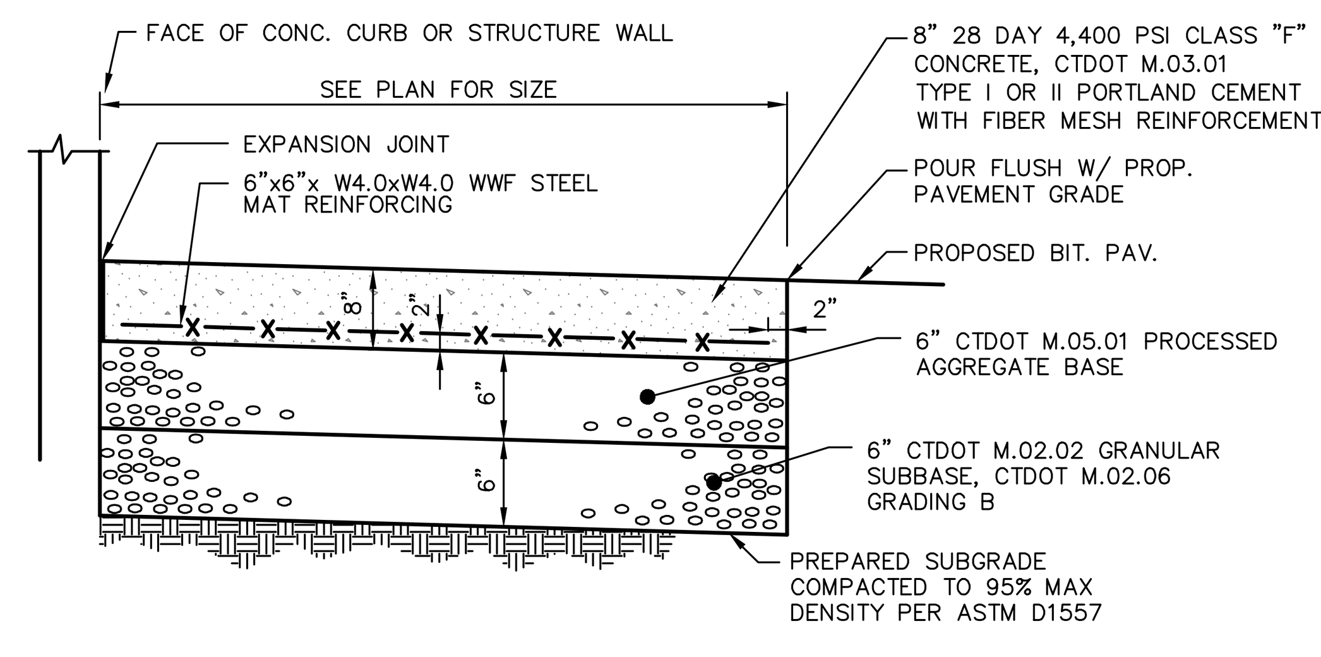
KEYED NOTES

1. COMPACTED SUBGRADE TO 95% MAX DENSITY PER ASTM D1557
2. 8" CTDOT M.05.01 PROC. AGG. BASE
3. PAVEMENT.
4. COMPRESSIBLE FILLER (3/4" MAXIMUM). CUT BACK AND PROVIDE SEALANT, TYPICAL, AT ALL JOINTS WITH FILLER.
5. 1/4" TOOLED JOINT
6. 6" X 6" W2.1 X 2.1 W.W.F.

NOTE: EXPANSION JOINT 20' O.C. MAXIMUM. 1/4" TOOL JOINT 5' O.C. OR AS DIRECTED. CONCRETE TO BE 4,000 P.S.I.

MONOLITHIC CONCRETE CURB AND SIDEWALK

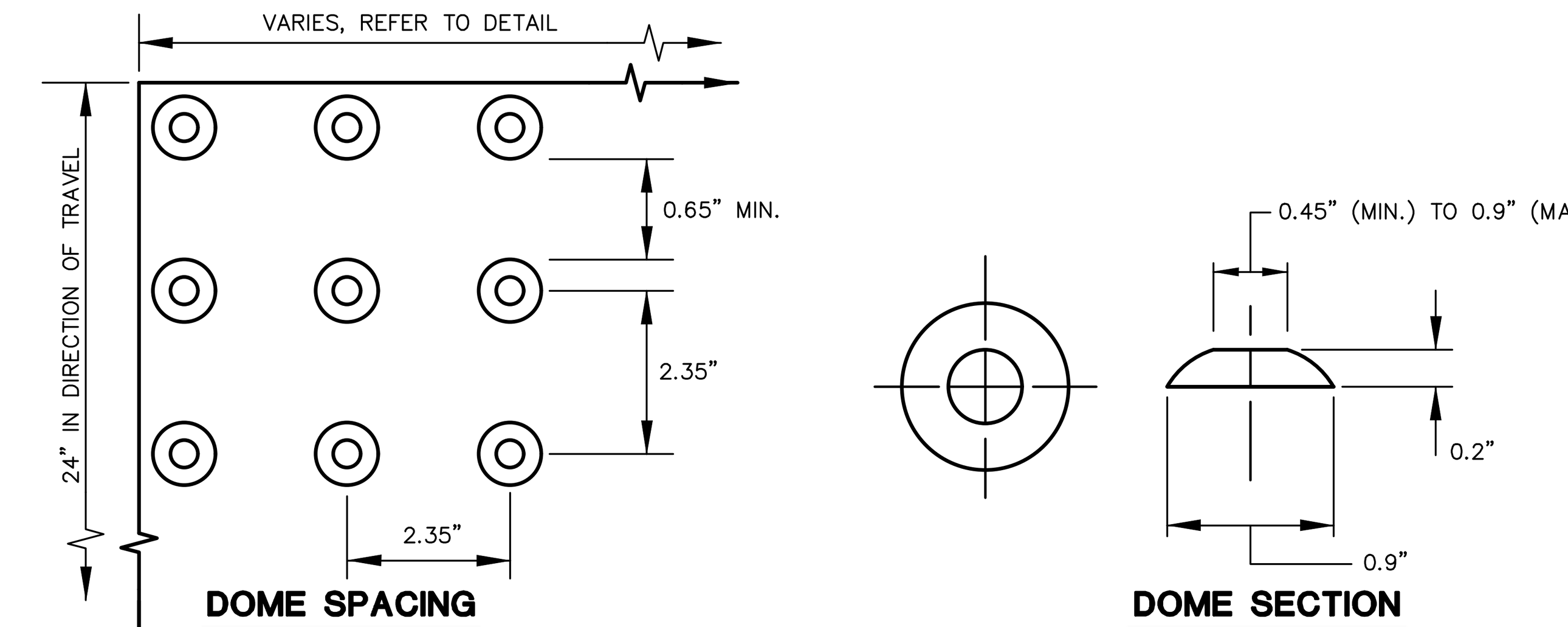
N.T.S.



SECTION VIEW

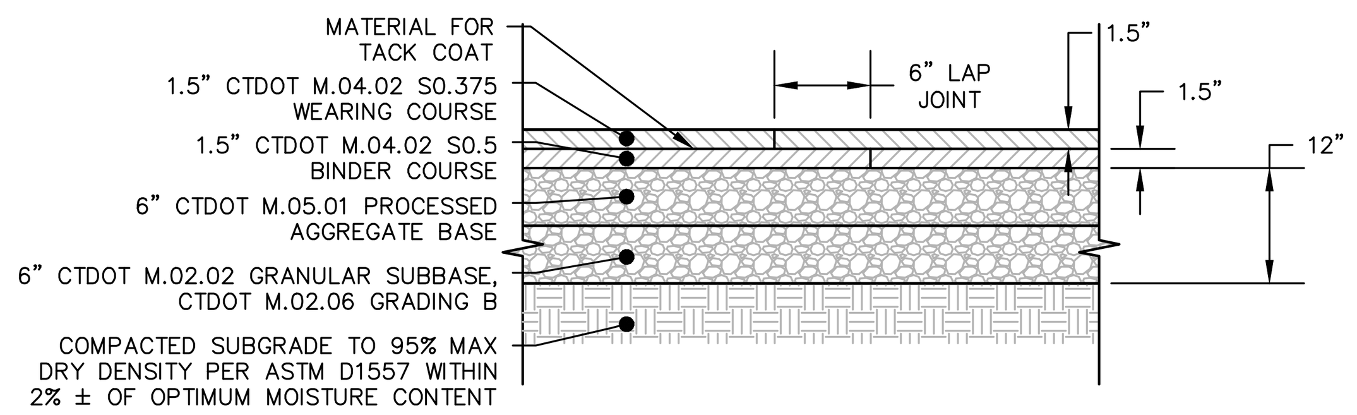
CONCRETE PAVEMENT STRUCTURE

N.T.S. BLPC–002



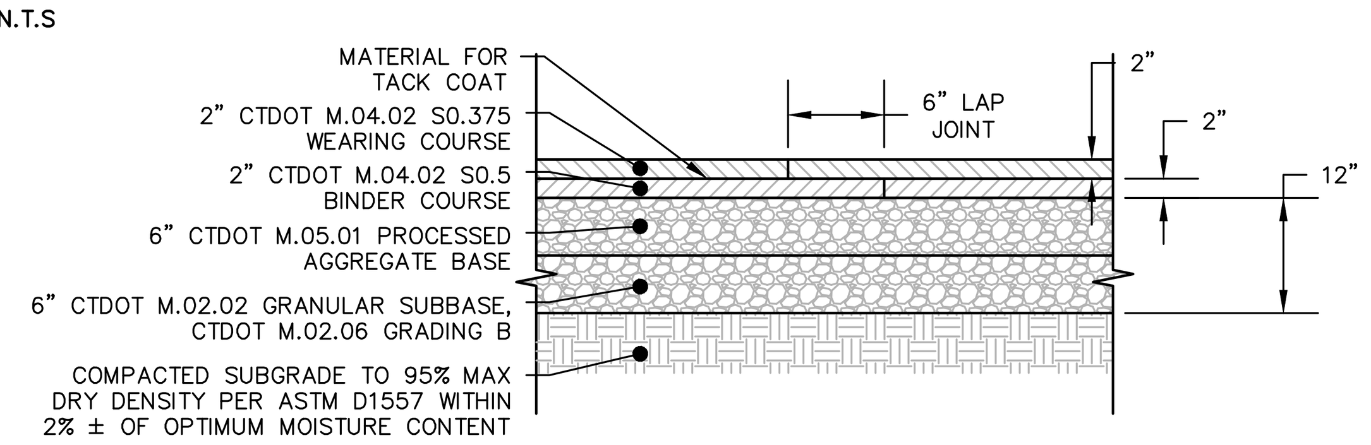
DETECTABLE WARNING

N.T.S.



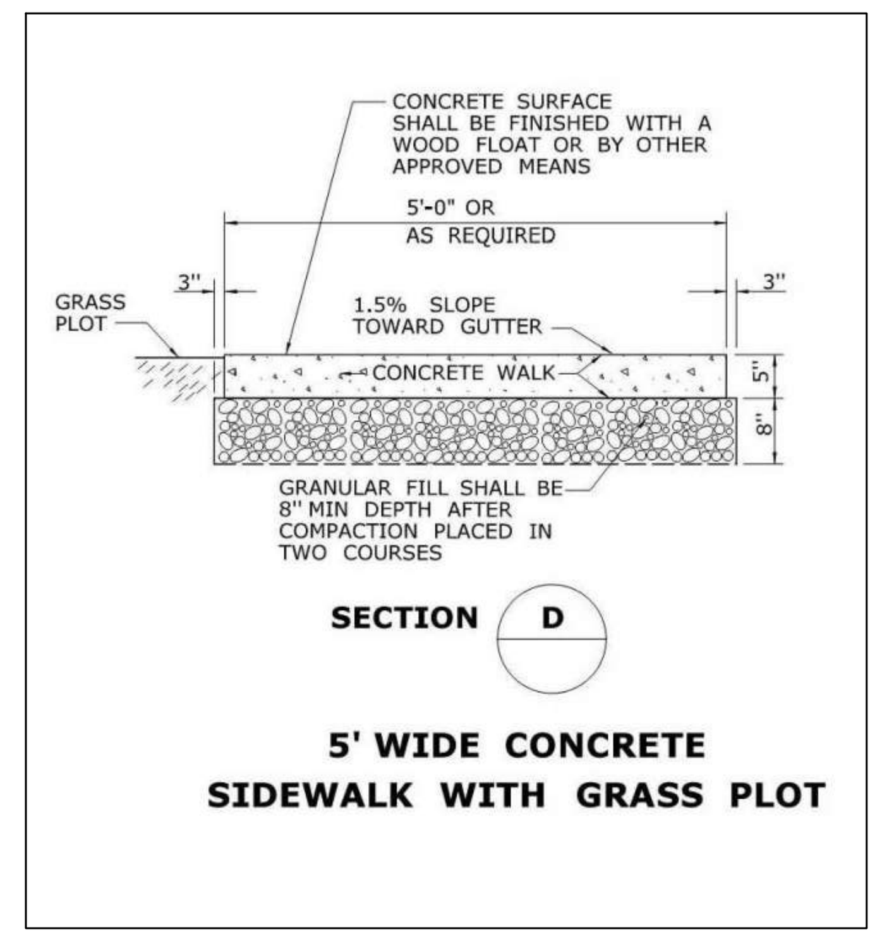
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

N.T.S



HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE

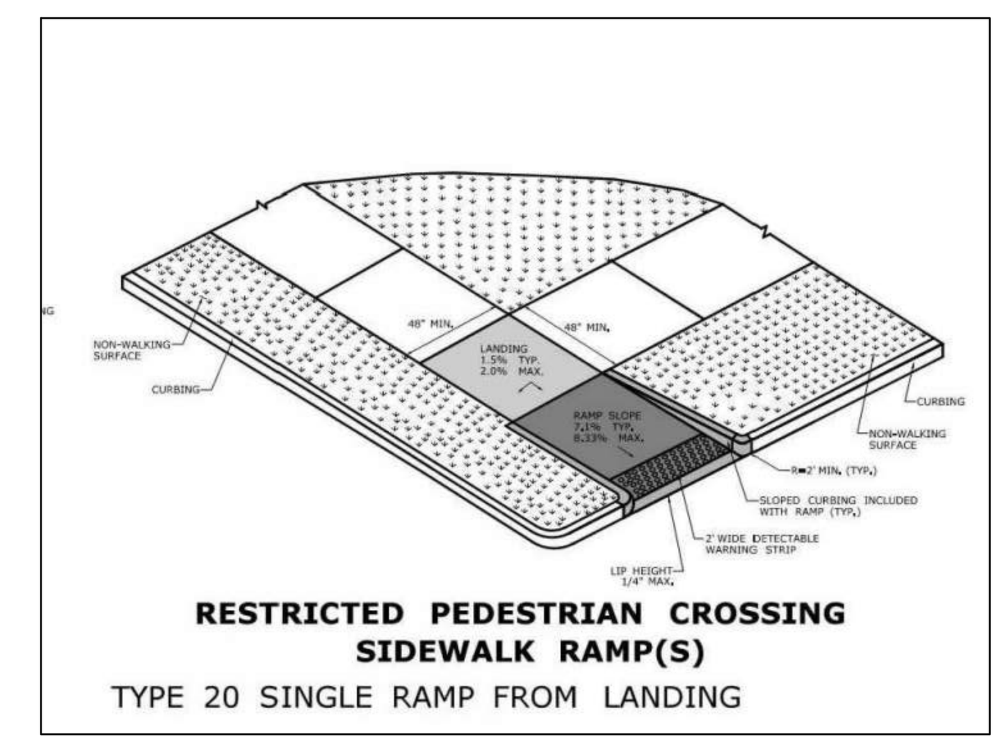
N.T.S



CTDOT CONCRETE PAVEMENT STRUCTURE

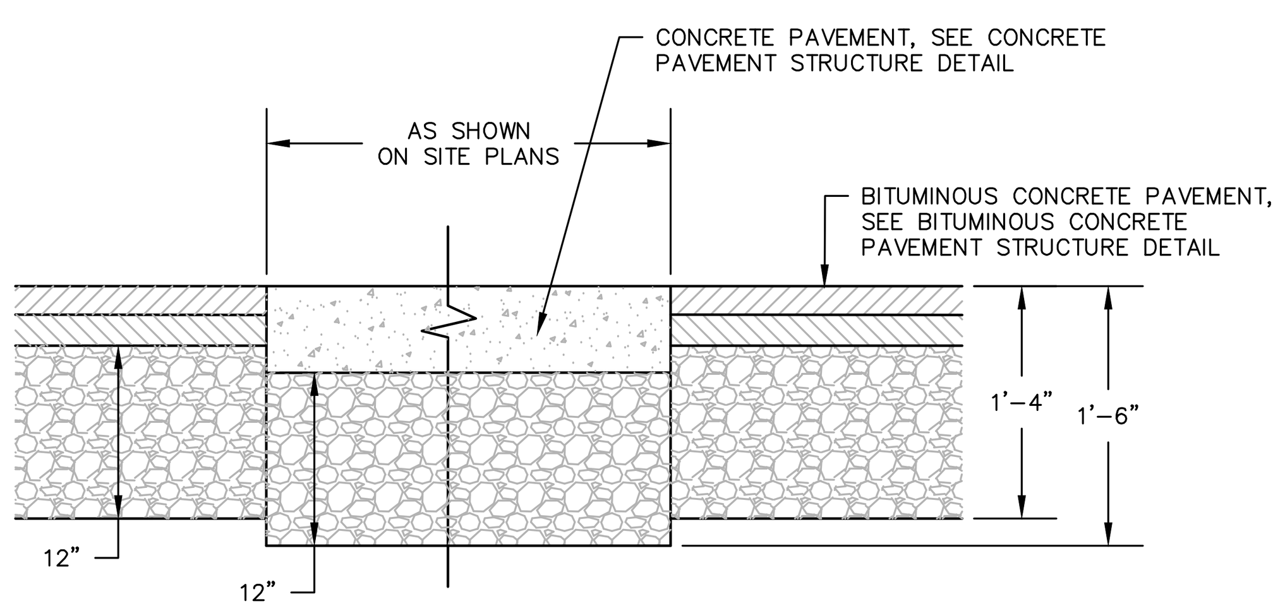
N.T.S. BLPC–002

NOTE: FOR USE ON EAST MAIN STREET ONLY



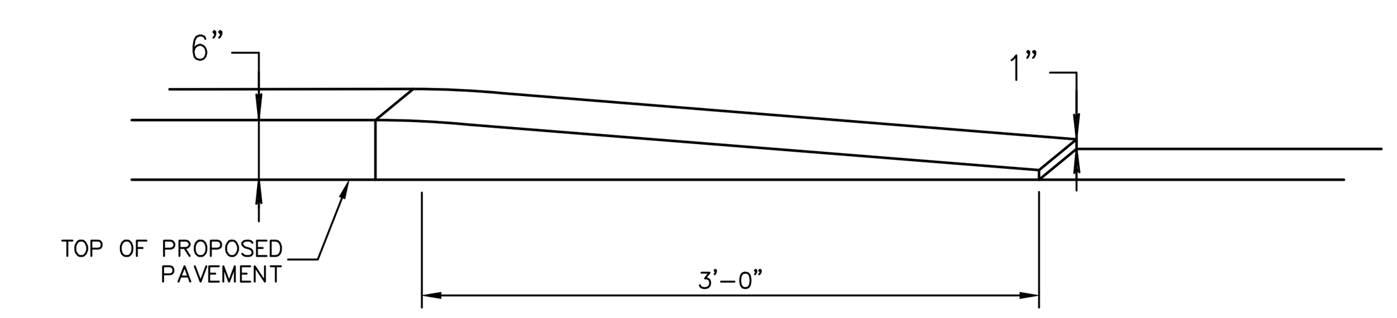
CTDOT CONCRETE CURB RAMP TYPE 20

N.T.S



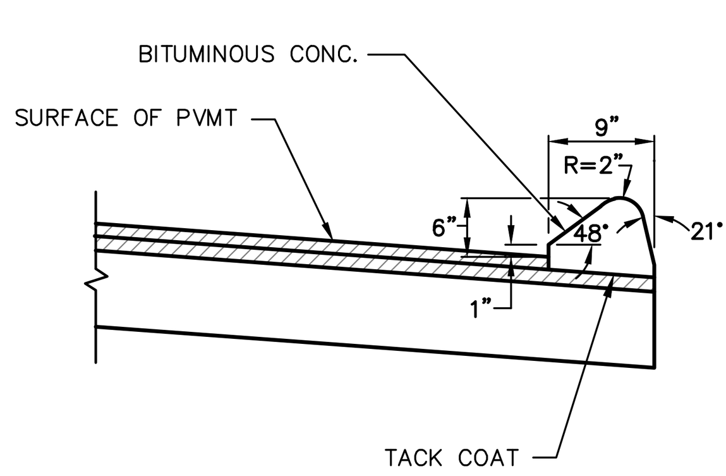
CONCRETE/BITUMINOUS PAVEMENT INTERFACE

N.T.S



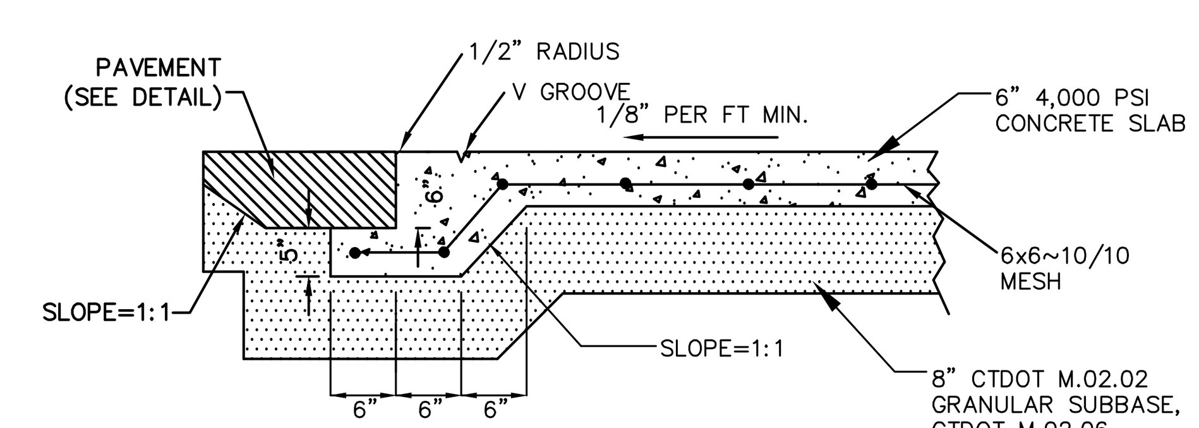
BITUMINOUS CONCRETE TRANSITION CURB

N.T.S.



BITUMINOUS CONCRETE CURB

N.T.S.



FLUSH CURB DETAIL

NTS

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STATE OF CONNECTICUT
MATTHEW J. BRUTON
No. 33356
LICENSED PROFESSIONAL ENGINEER

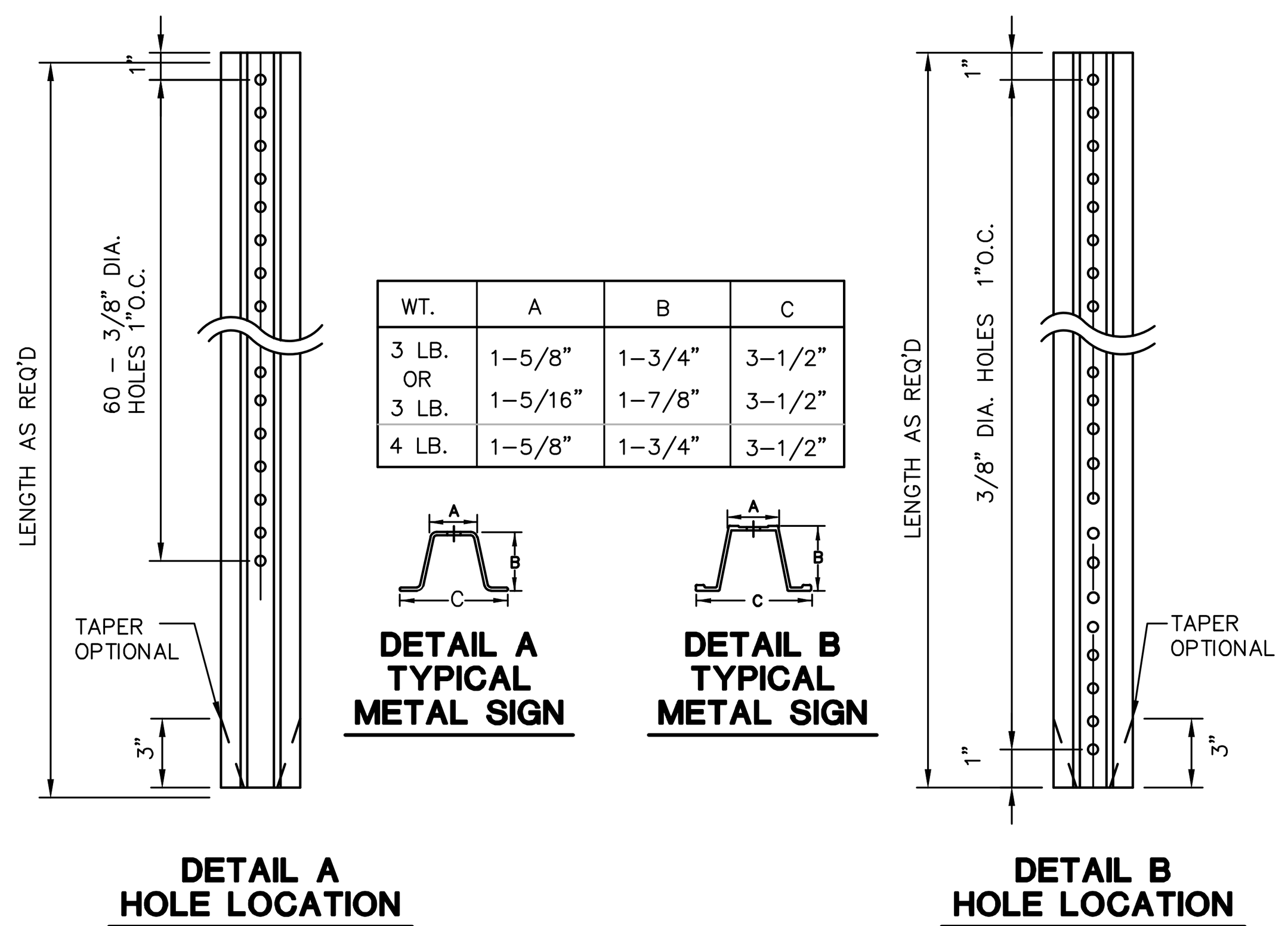
PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS
No. Date Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File:	DN200099501

Title
DETAILS SHEET

Sheet No.
DN-3



WT.	A	B	C
3 LB. OR 3 LB.	1-5/8" / 1-5/16"	1-3/4" / 1-7/8"	3-1/2" / 3-1/2"
4 LB.	1-5/8"	1-3/4"	3-1/2"

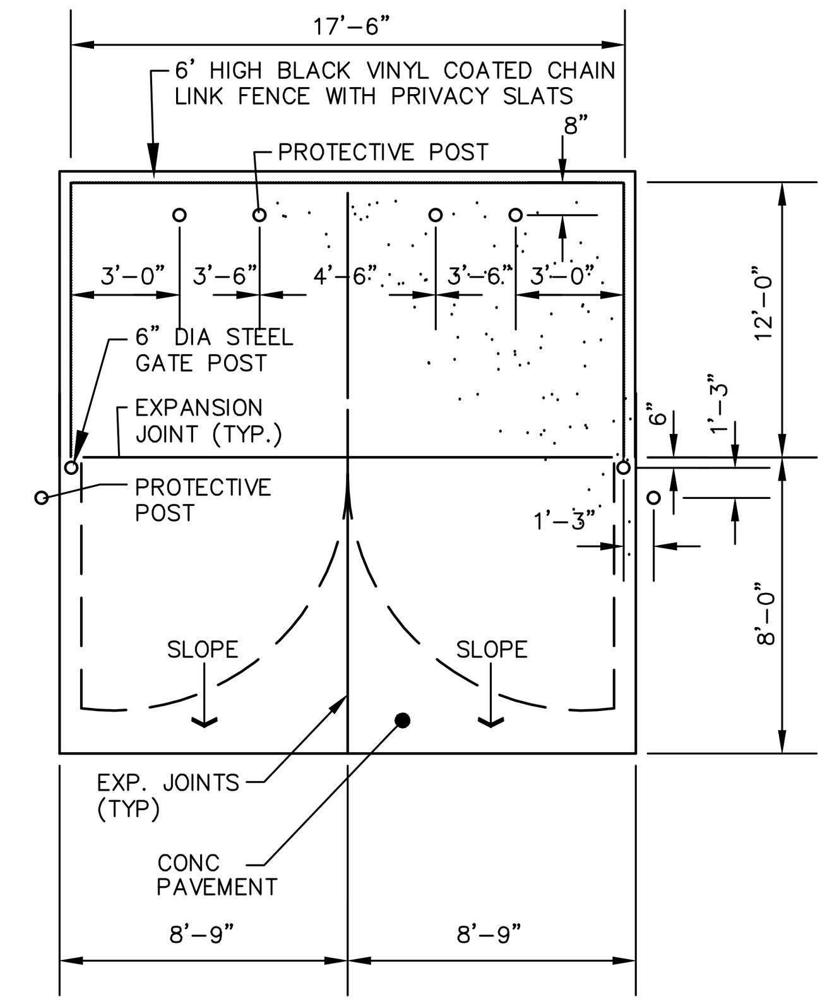
NOTES:
STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM AI-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF "91 LBS OR GREATER PER LINEAR YARD.

AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.

SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

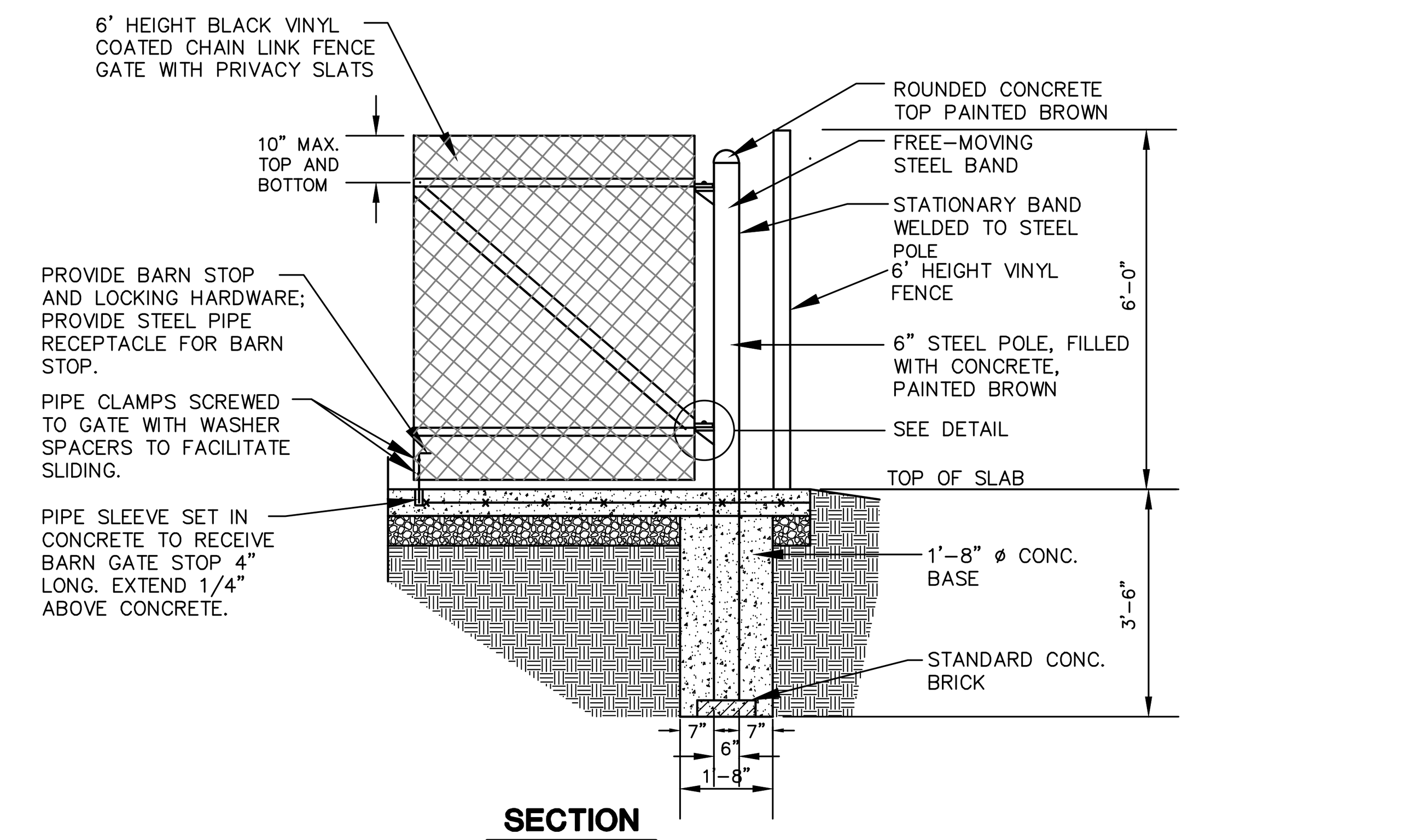
TYPICAL METAL SIGN POSTS

N.T.S. BLSD-001



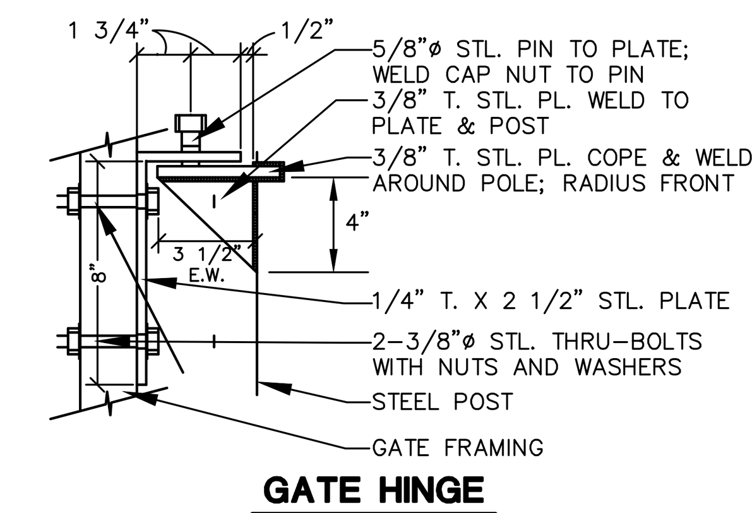
TRASH ENCLOSURE PLAN

N.T.S. BLSE-004



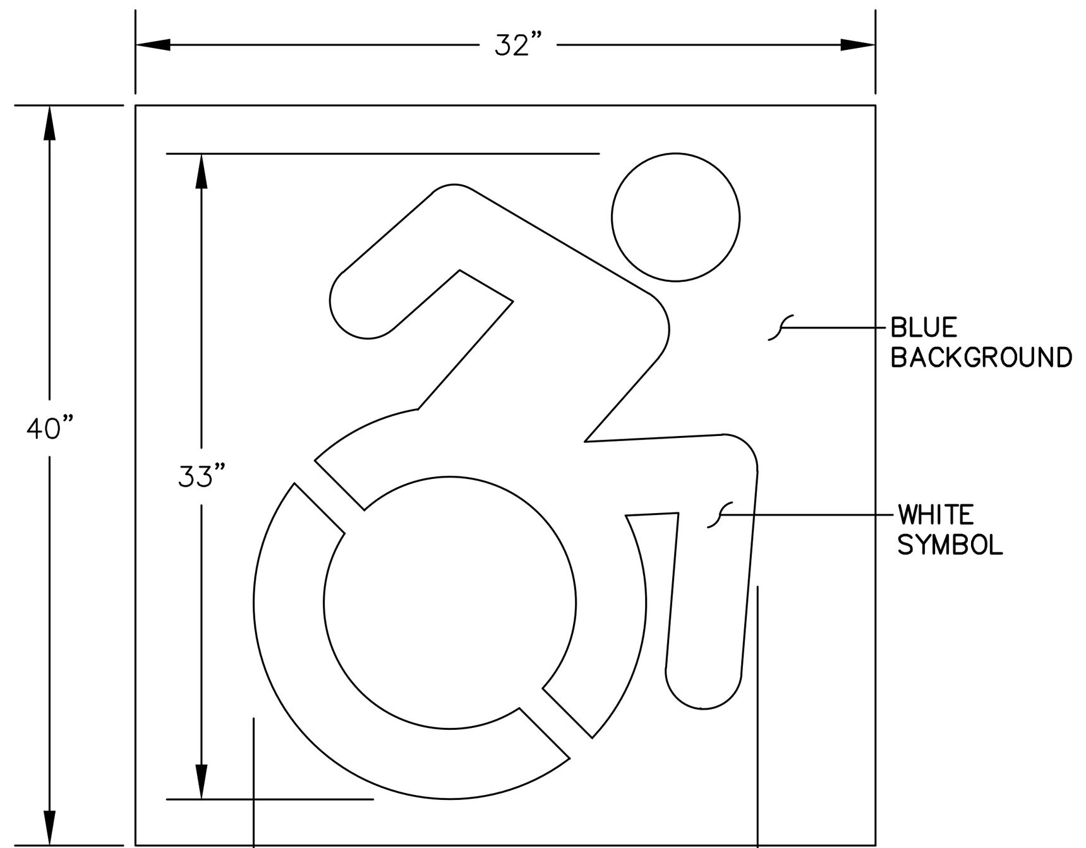
TRASH ENCLOSURE CHAIN LINK FENCE GATE

N.T.S. BLFD-001



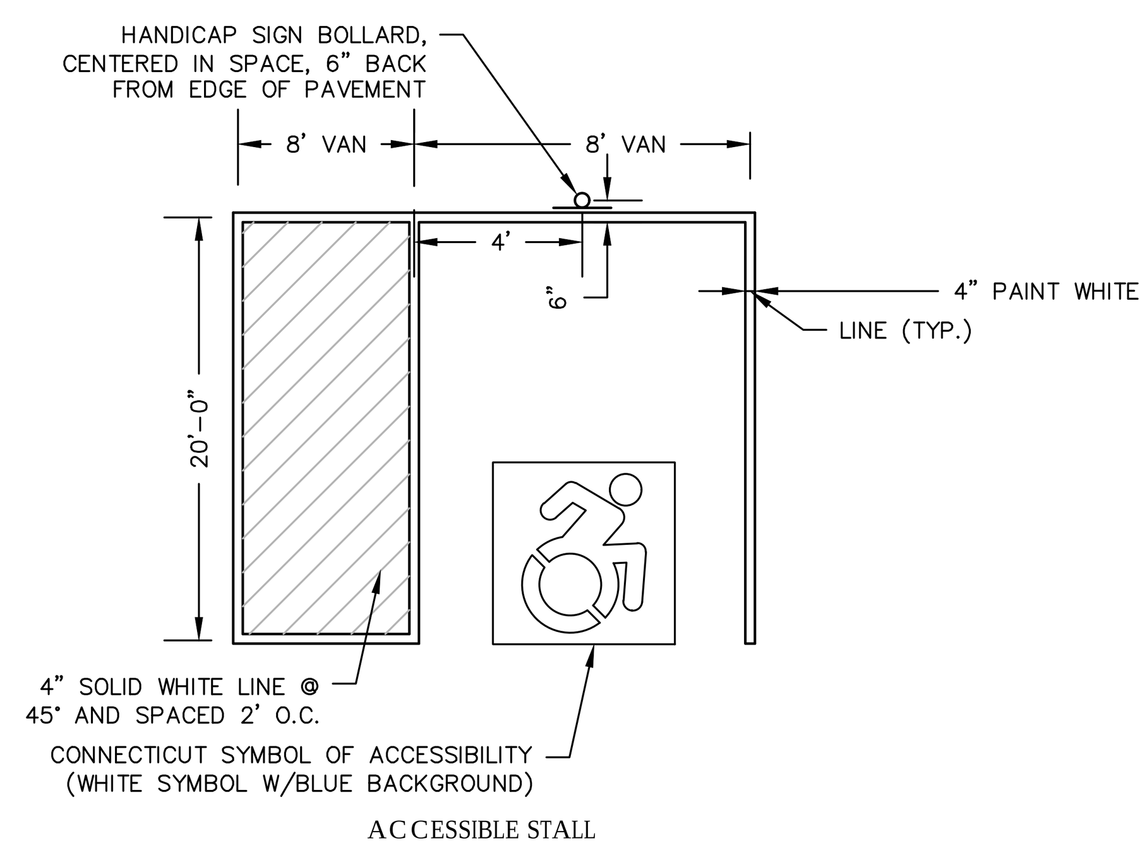
DUMPSTER ENCLOSURE GATE (HALF SECTION)

N.T.S. BLSE-001



NOTE: HANDICAP SYMBOL TO ADHERE TO STATE BUILDING CODE, LATEST EDITION

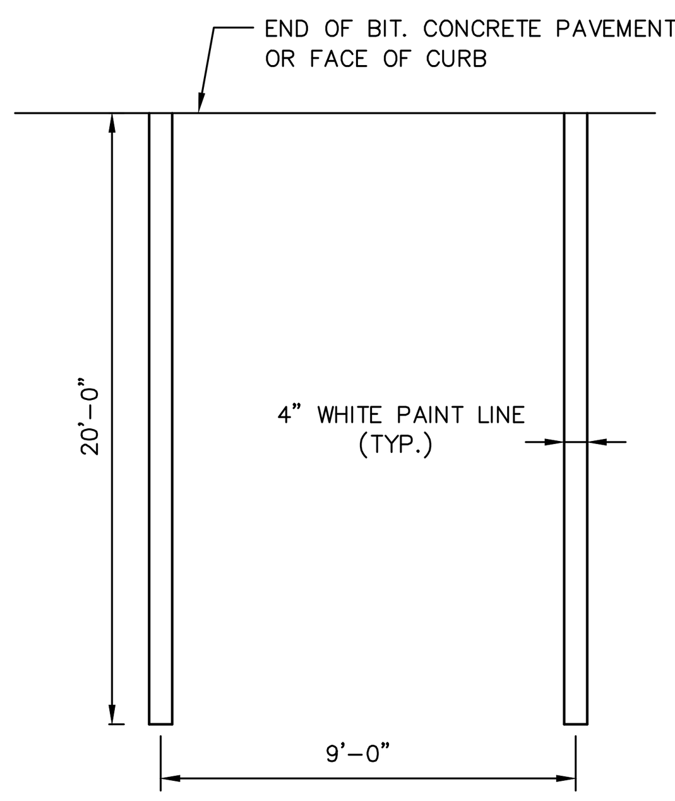
CONNECTICUT SYMBOL OF ACCESSIBILITY



NOTE:
UNIFORM FEDERAL ACCESSIBILITY STANDARDS, SECTION 4.30. & 2010 ADA

TYPICAL HANDICAP PARKING STALL LAYOUT

N.T.S

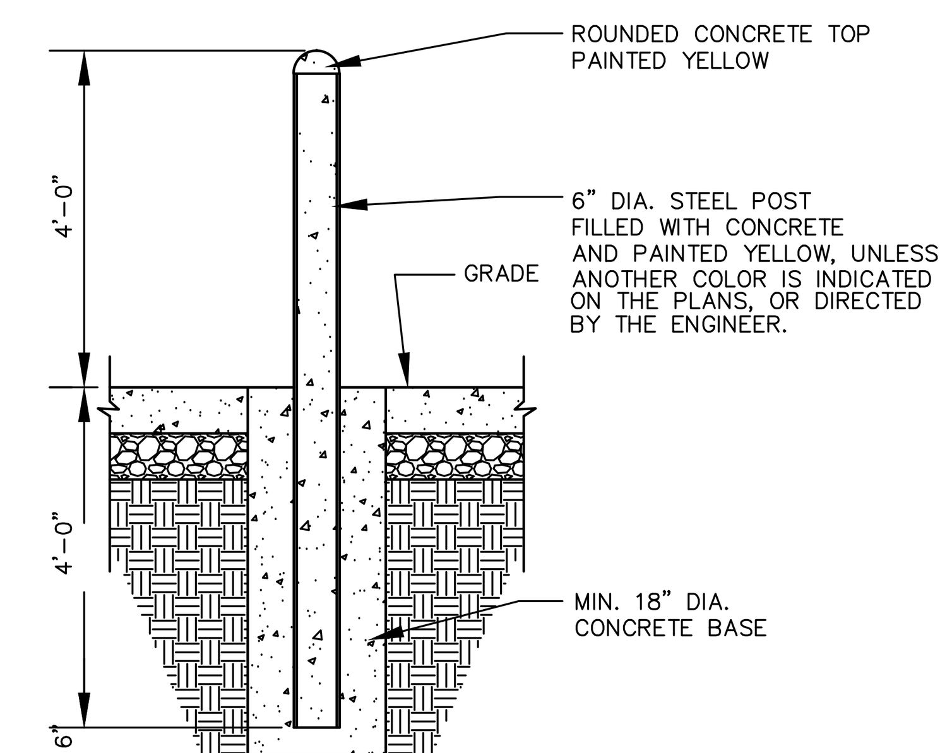


NOTE:
1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.

2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.

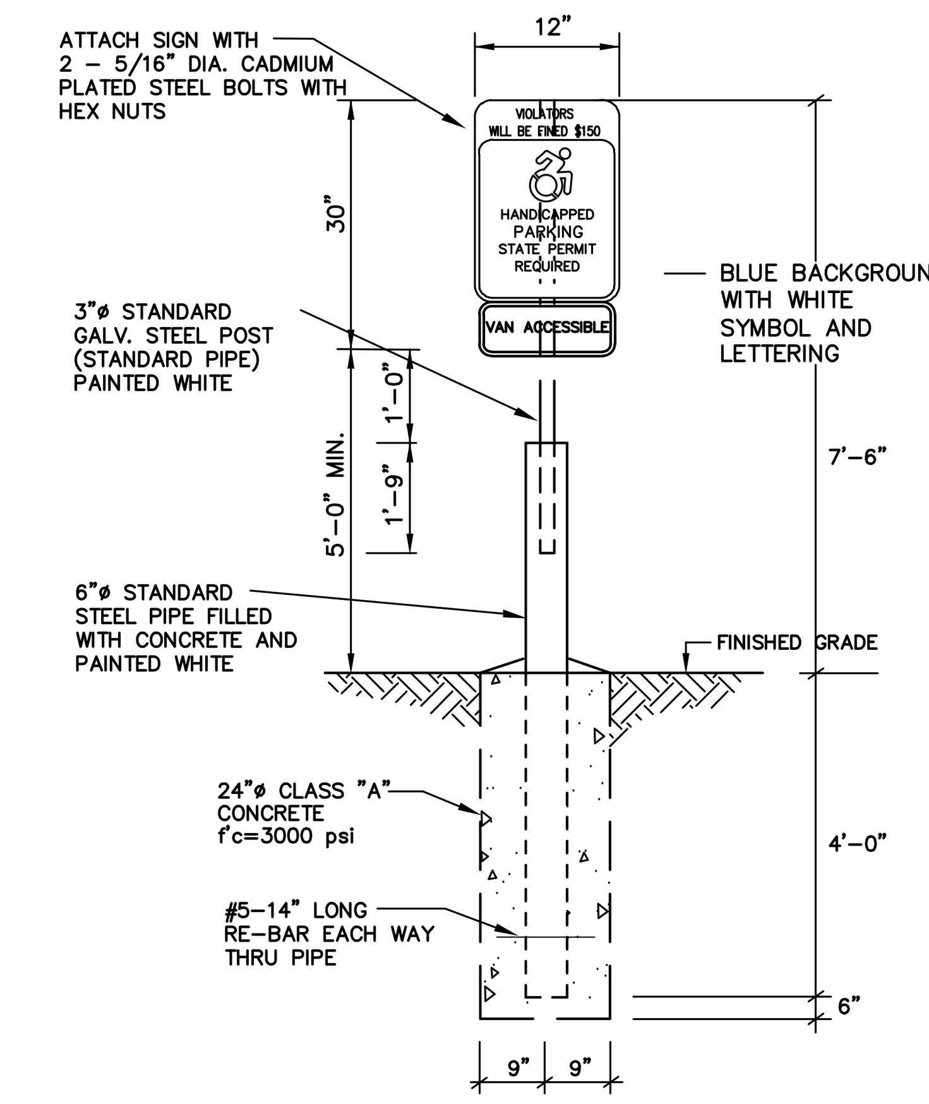
TYPICAL PARKING SPACE DETAIL

N.T.S. BLPC-003



BOLLARD DETAIL

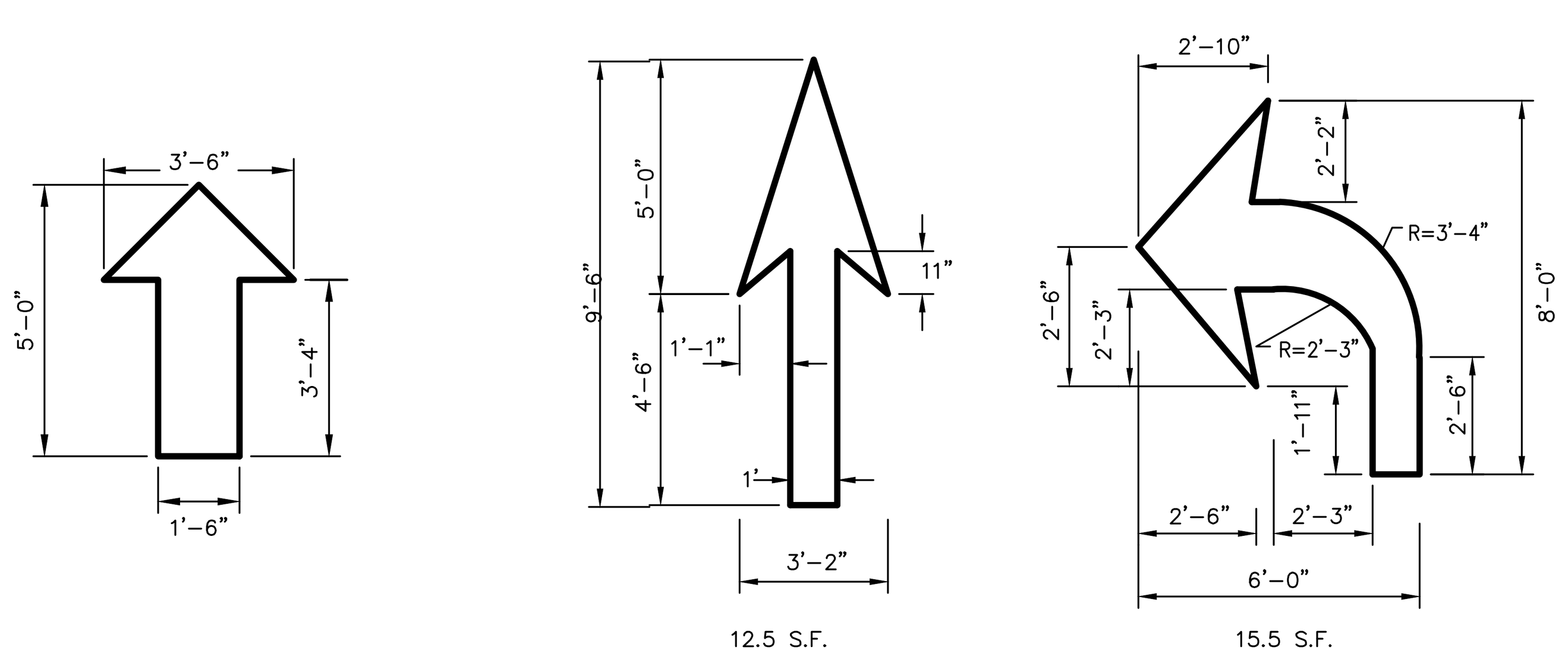
N.T.S. BLSE-005



NOTE: HANDICAP SYMBOL TO ADHERE TO STATE BUILDING CODE, LATEST EDITION

HANDICAP SIGN BOLLARD

N.T.S.



NOTES:
1. WHITE (ARROWS TO BE CENTERED IN TRAVEL LANE)

PAINTED TRAFFIC ARROW DETAILS

N.T.S BLPC-006

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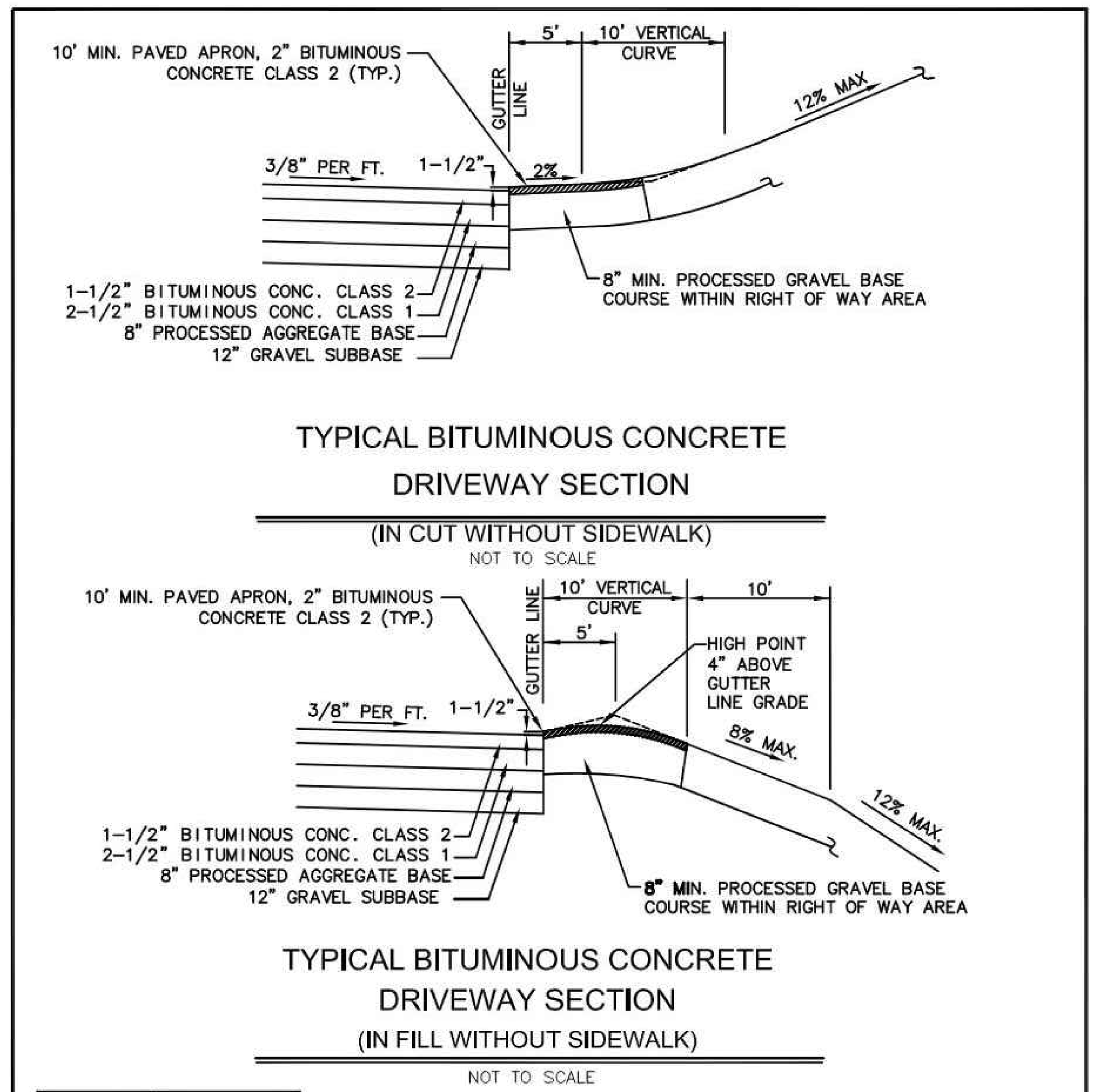
PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS
No. Date Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File:	DN200099501

Title
DETAILS SHEET

Sheet No.
DN-4



TYPICAL BITUMINOUS CONCRETE DRIVEWAY SECTION
(IN FILL WITHOUT SIDEWALK)
NOT TO SCALE

HIGHWAY SPEED LIMIT (MPH)	MINIMUM SIGHT DISTANCE (IN FEET)
25	280
30	335
35	390
40	445
45	500
50	555
55	610

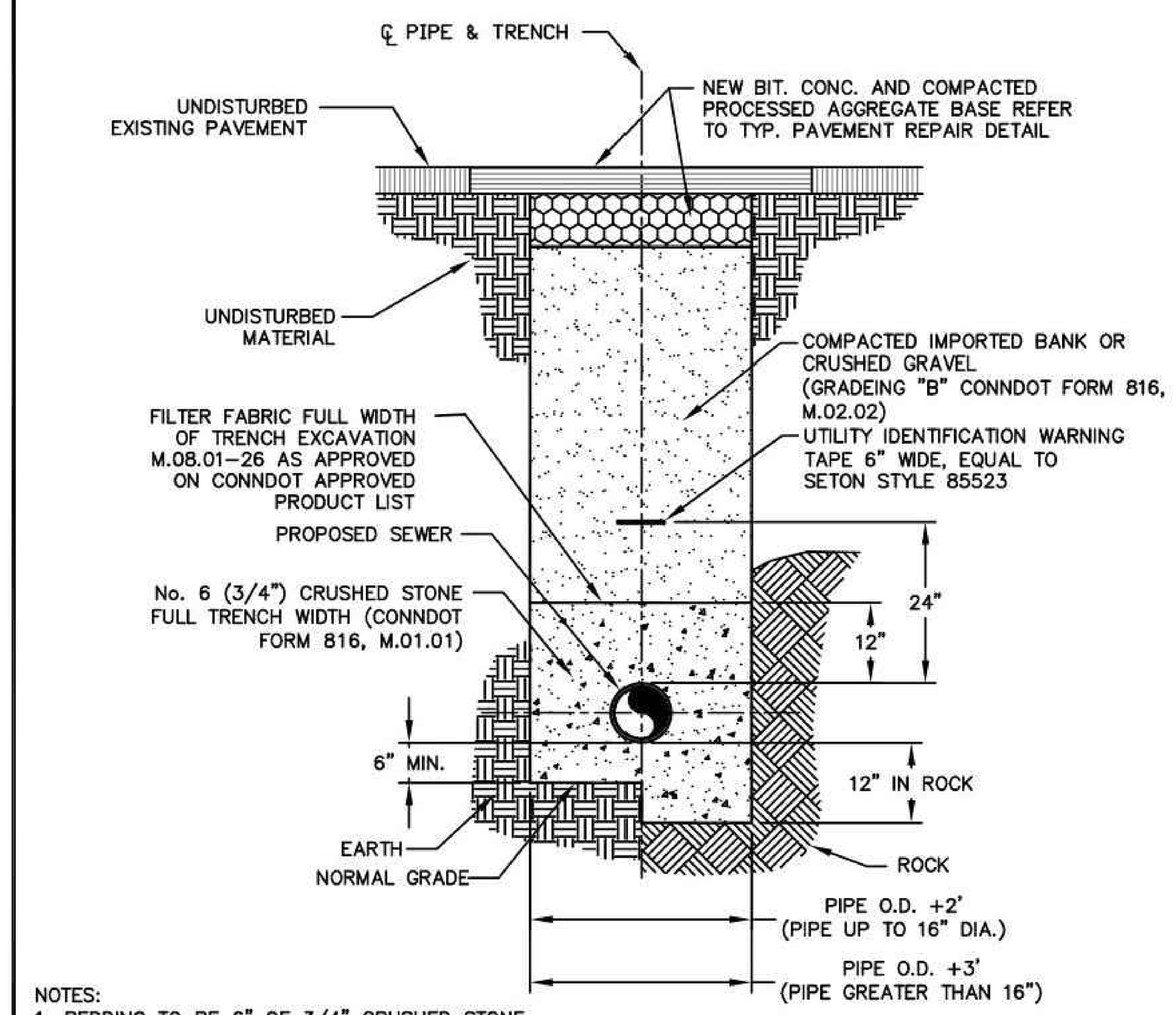
NOTE:
DRAINAGE IMPROVEMENTS INCLUDING THE ADDITION OF SWALES, CATCH BASINS, PIPE CULVERTS, RIP RAP AND UNDERDRAINS MAY BE REQUIRED AS A CONDITION OF DRIVEWAY PENDING CITY REVIEW OF SITE CONDITIONS.

ALSO, ROAD SHOULDER MAY NEED TO BE CLEARED OF SIGHT LINE OBSTRUCTIONS INCLUDING EXCAVATING EMBANKMENT WHERE APPLICABLE.

SCALE N.T.S. APPROVED	CITY OF TORRINGTON Engineering Department
RV. DATE JAN. 2002 MAR. 2006 AUG. 2011	TYPICAL RESIDENTIAL DRIVEWAY SECTION WITHOUT SIDEWALK

SECTION 2.1

NOTE: FOR USE ON WEST TORRINGFORD STREET

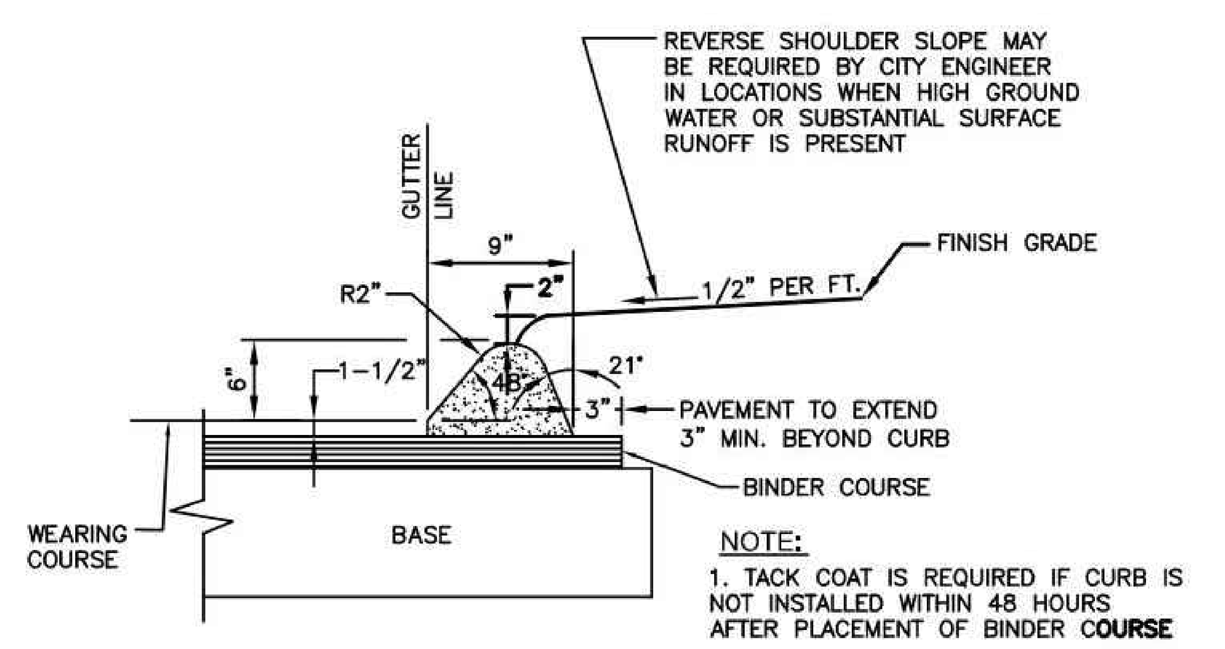


NOTES:
1. BEDDING TO BE 6" OF 3/4" CRUSHED STONE
2. UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED WITH NO. 6 (3/4") CRUSHED STONE (DOT FORM 816, ART. M.01.01) AS DIRECTED BY THE CITY ENGINEER.
3. ALL WORK MUST BE CONDUCTED IN STRICT ACCORDANCE WITH THE LATEST REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) FOR EXCAVATIONS.

SANITARY SEWER TRENCH UNDER PAVEMENT
NOT TO SCALE

SCALE N.T.S. APPROVED	CITY OF TORRINGTON Engineering Department
RV. DATE OCT. 2002 APR. 2009 AUG. 2011	SANITARY SEWER TRENCH UNDER PAVEMENT

SECTION 5.8



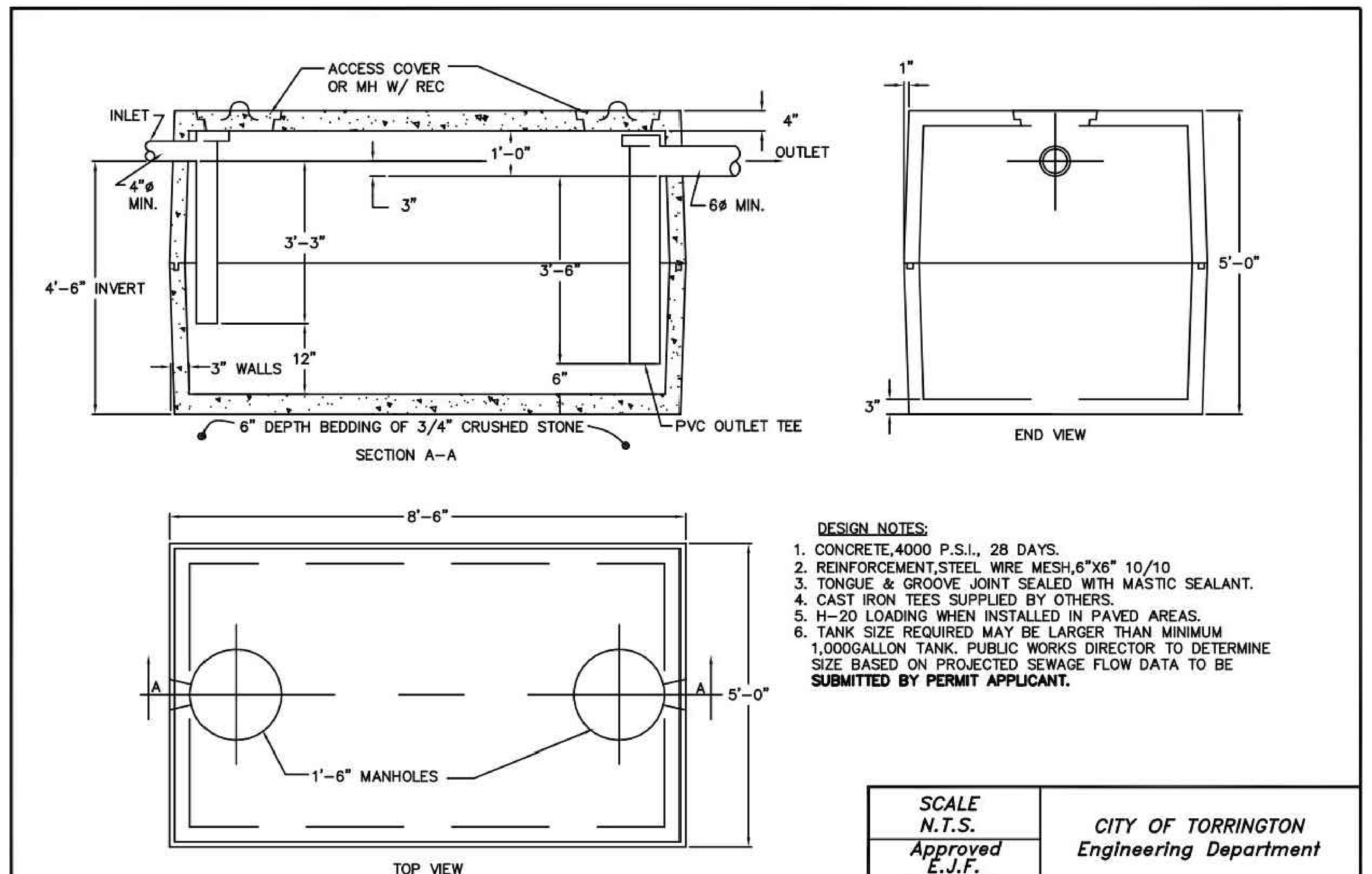
NOTE:
1. TACK COAT IS REQUIRED IF CURB IS NOT INSTALLED WITHIN 48 HOURS AFTER PLACEMENT OF BINDER **COURSE**

BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE

SCALE N.T.S. APPROVED	CITY OF TORRINGTON Engineering Department
RV. DATE JAN. 2002 DEC. 2009 AUG. 2011	BITUMINOUS CONCRETE LIP CURB

SECTION 3.1

NOTE: FOR USE IN R.O.W. ON WEST TORRINGFORD STREET



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 1,000GALLON TANK. PUBLIC WORKS DIRECTOR TO DETERMINE SIZE BASED ON PROJECTED SEWAGE FLOW DATA TO BE **SUBMITTED BY PERMIT APPLICANT.**

SCALE N.T.S. Approved E.J.F.	CITY OF TORRINGTON Engineering Department
RV. DATE JAN. 2002 JUL. 2010 AUG. 2011	1000 GALLON GREASE TRAP

SECTION 5.22

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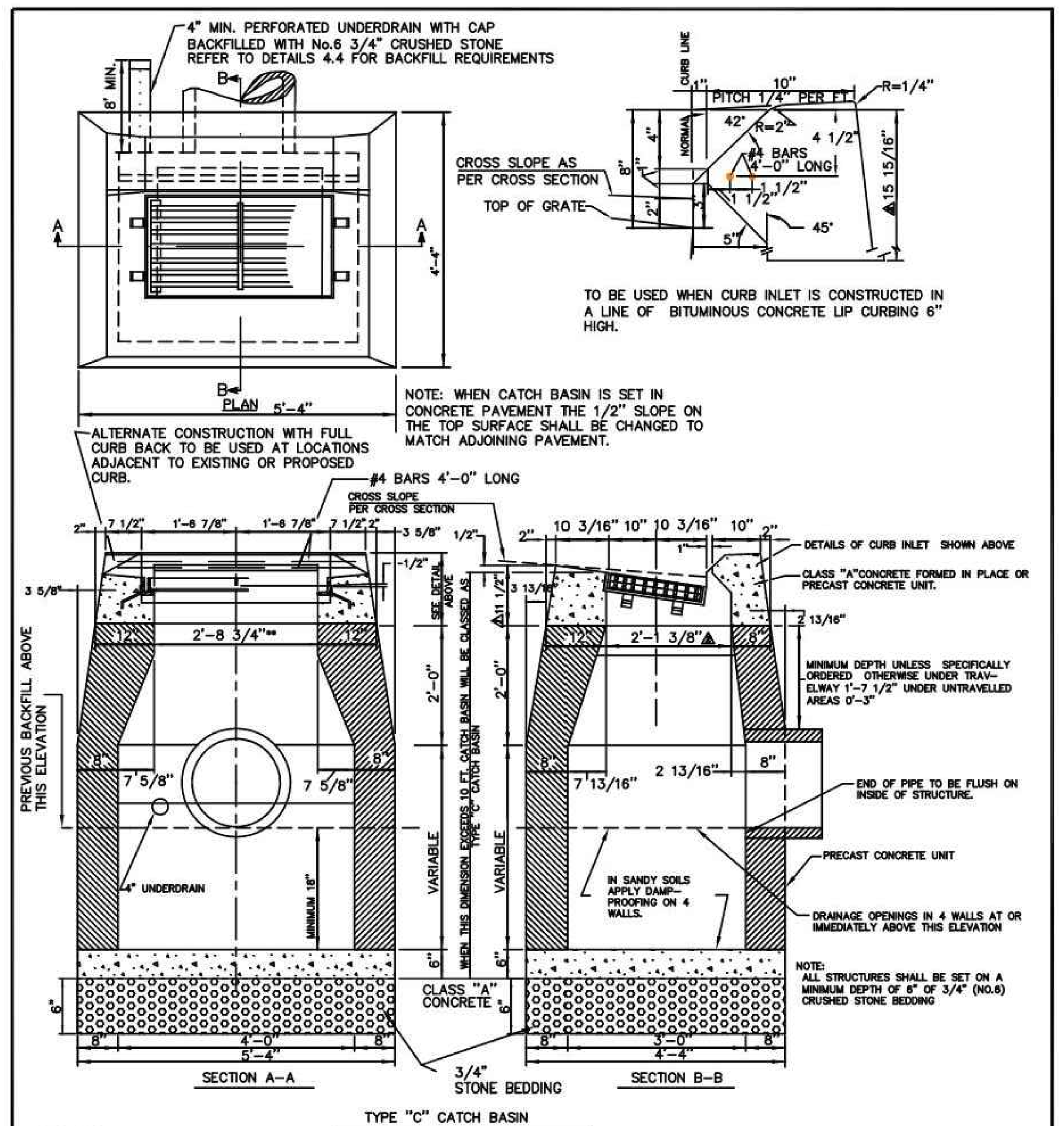
PROPOSED CHIPOTLE RESTAURANT
1313 EAST MAIN STREET
TORRINGTON, CONNECTICUT

REVISIONS No.	Date	Desc.

Designed	EPZ
Drawn	EPZ
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File:	DN200099501

Title
DETAILS SHEET

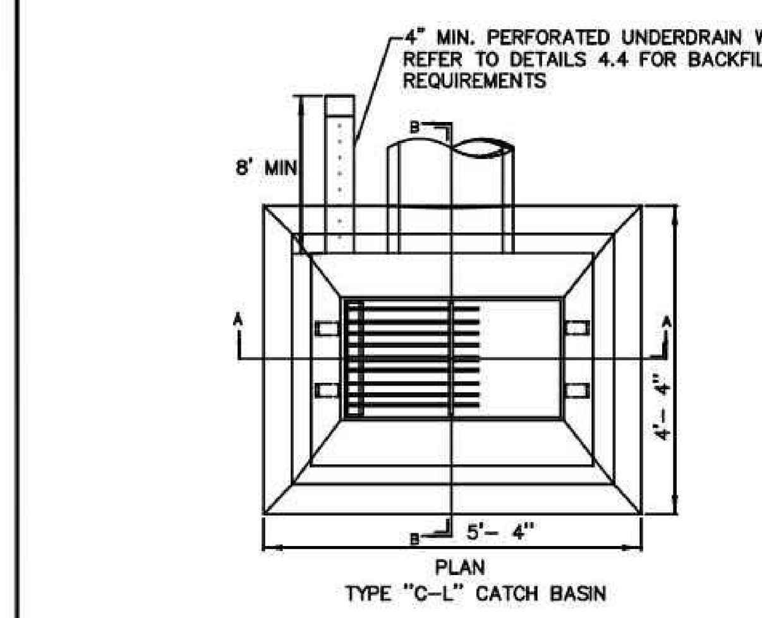
Sheet No.
DN-5



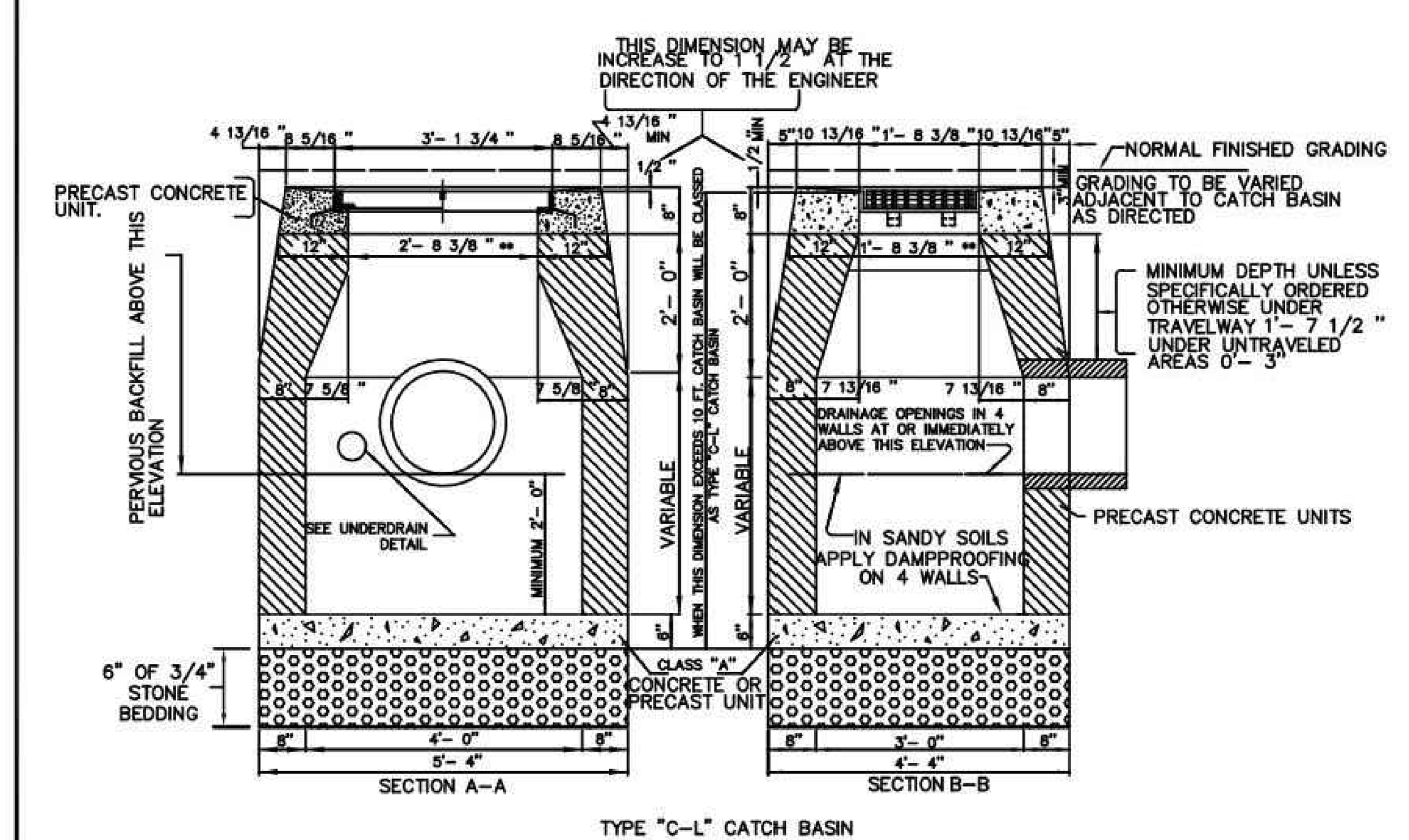
NOTES:
1. WALLS OF ALL CATCH BASIN OVER 10 FT DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.
2. PRECAST CONCRETE TOP SHALL BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
3. CATCH BASIN SUMPS SHALL BE OMITTED IF DIRECTED BY THE ENGINEER.
4. PROVIDE 4" PVC PERFORATED WEEP PIPE TO RELIEVE THE GROUNDWATER FROM THE PIPE BEDDING. PLACE AT ALL LOCATIONS WHERE PIPE ENTERS OR EXITS THE STRUCTURE.
5. ALL GRATES SHALL BE TYPE 'A' GALVANIZED GRATES.
6. CB TOP TO BE SET ON MIN OF 2" TO MAX 4" OF MASONRY FOR ADJ.

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED	
RV. DATE JAN. 2002 APR. 2009 AUG. 2011	TYPE "C" CATCH BASIN

SECTION 4.1

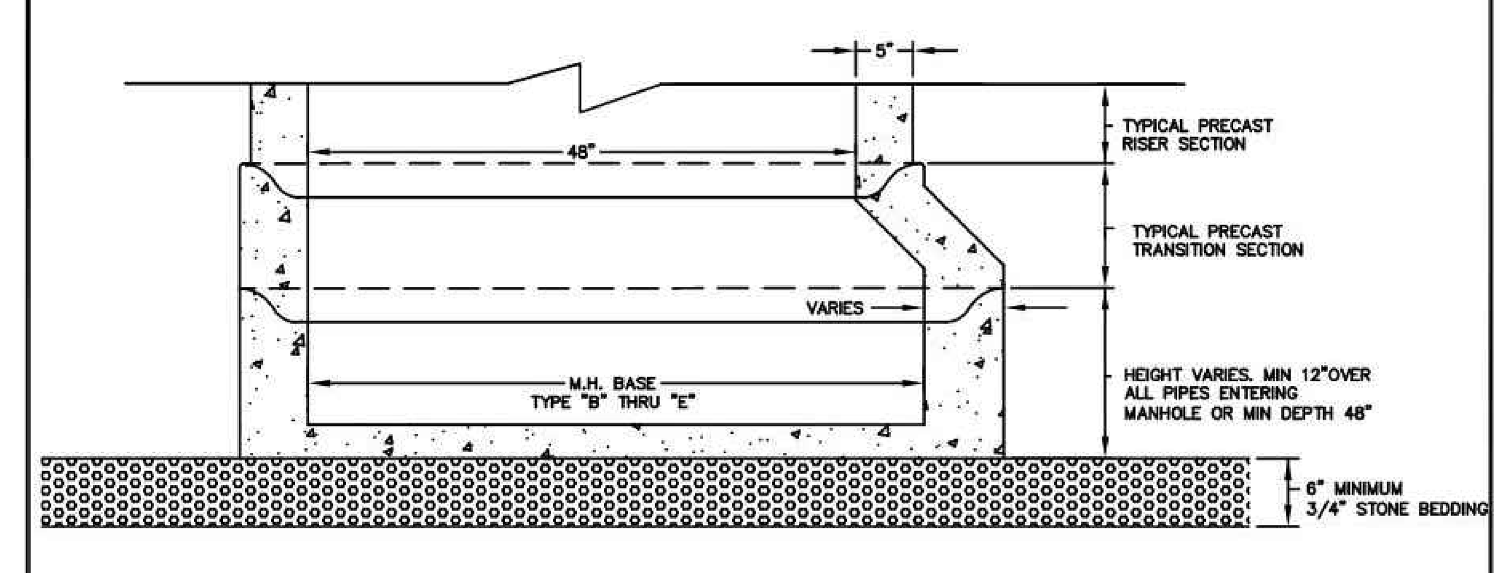


NOTES
1. WALLS OF ALL CATCH BASIN OVER 10 FT DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.
2. PRECAST CONCRETE TOP SHALL BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
3. CATCH BASIN SUMPS SHALL BE OMITTED IF DIRECTED BY THE ENGINEER.
4. PROVIDE 4" PVC PERFORATED WEEP PIPE TO RELIEVE THE GROUNDWATER FROM THE PIPE BEDDING. PLACE AT ALL LOCATIONS WHERE PIPE ENTERS OR EXITS THE STRUCTURE.
5. ALL GRATES SHALL BE TYPE "A" GALVANIZED GRATES.
6. CB TOP BE SET ON MIN. OF 2" TO MAX. 4" OF MASONRY FOR ADJ.



SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED	
RV. DATE JAN. 2002 DEC. 2004 AUG. 2011	TYPE "C–L" CATCH BASIN

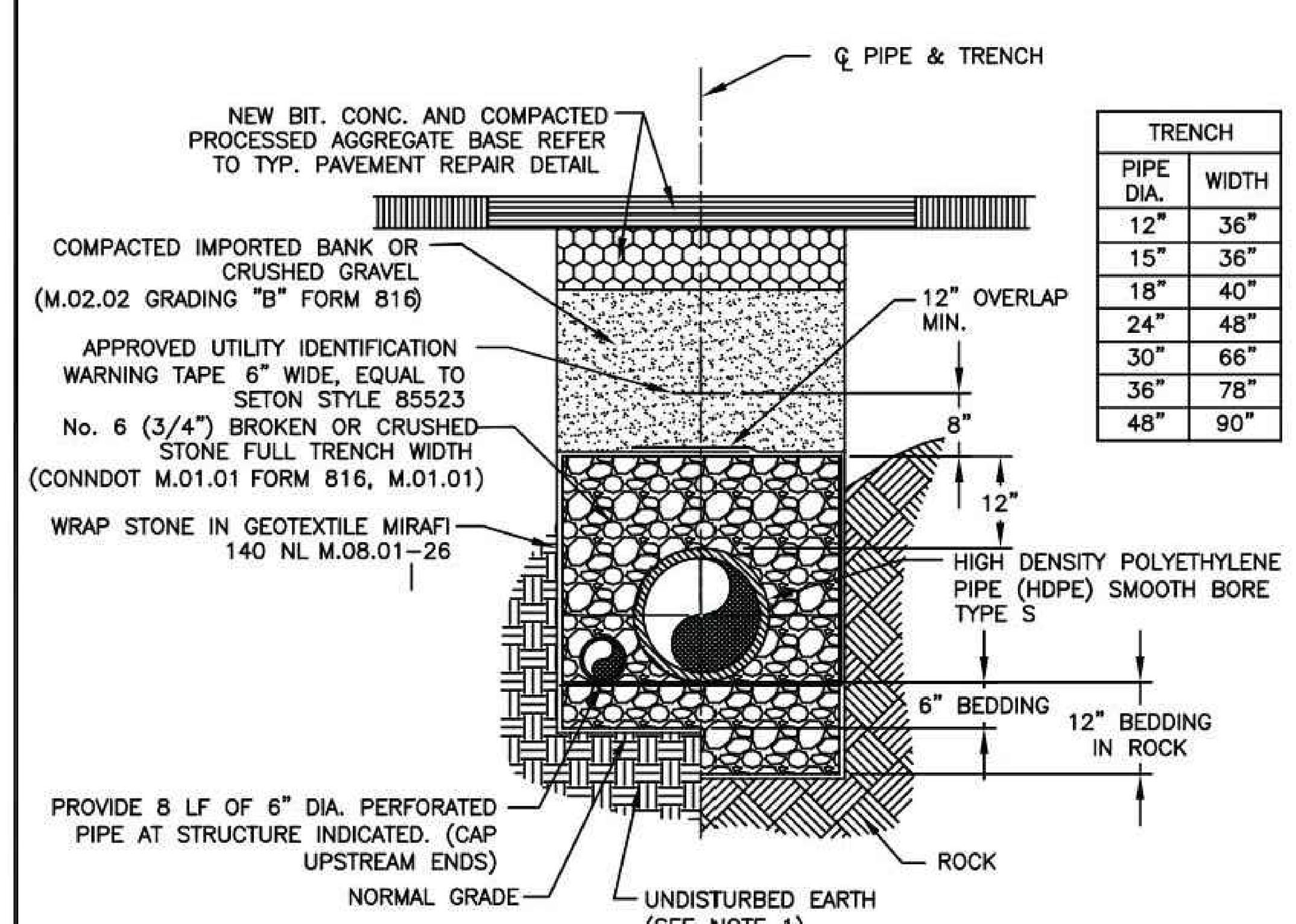
SECTION 4.2



NOTE:
ALL STRUCTURES SHALL BE SET ON A MINIMUM DEPTH OF 6" OF 3/4" (NO.6) CRUSHED STONE BEDDING

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED E.J.F.	
RV. DATE JAN. 2002 JUL. 2010 AUG. 2011	PRE–CAST STORM MANHOLE BASE

SECTION 4.3



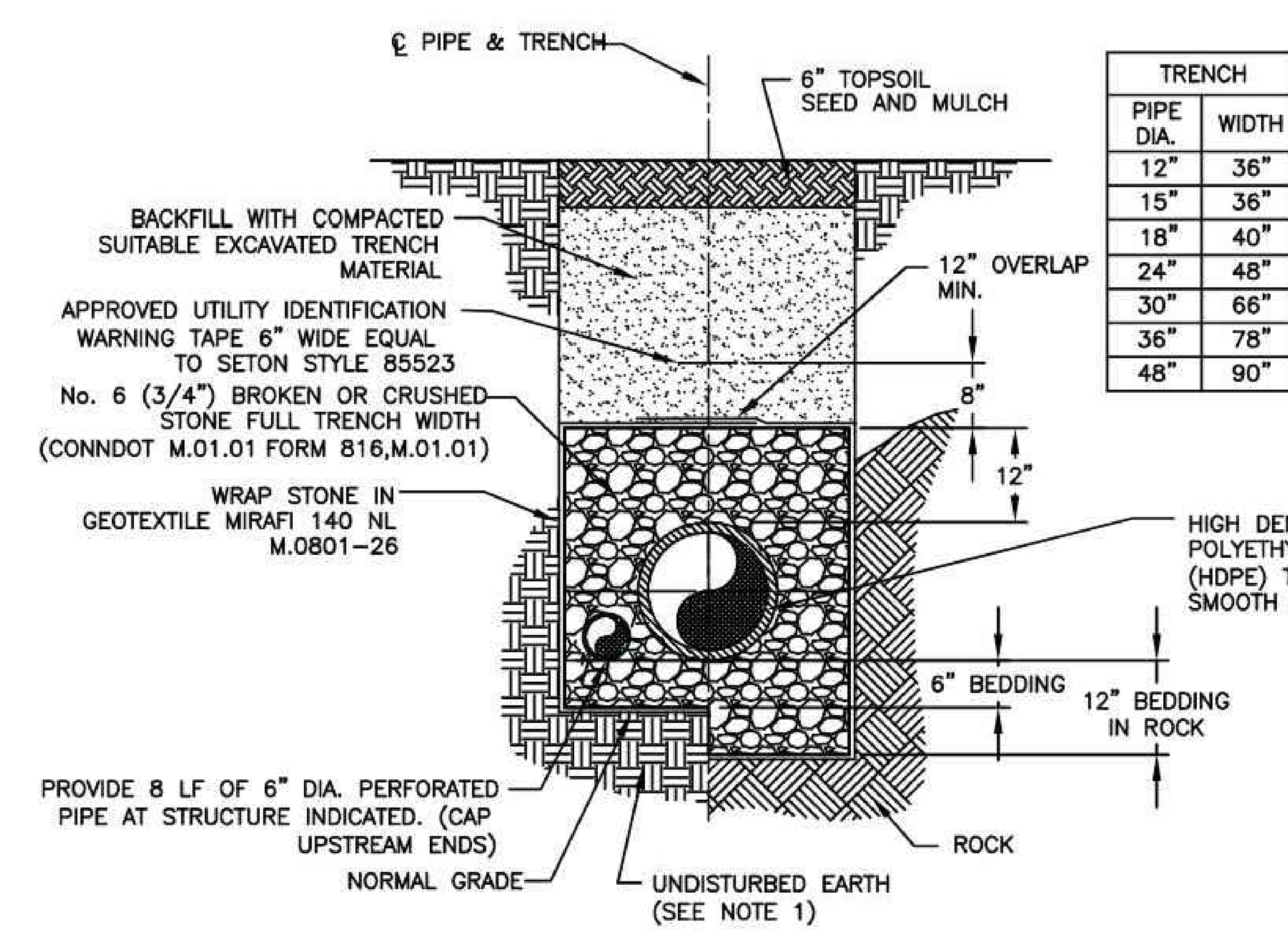
NOTES:
1. BEDDING SHALL BE No.6 (3/4") CRUSHED STONE (CONNDOT FORM 816 M.01.01)
2. UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED WITH No.6(3/4") CRUSHED STONE (CONNDOT FORM 816, ART. M.01.01) AS DIRECTED BY THE CITY ENGINEER.
3. ALL WORK MUST BE CONDUCTED IN STRICT ACCORDANCE WITH THE LATEST REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)FOR EXCAVATIONS.

TYPICAL STORM DRAINAGE TRENCH HDPE PAVED AREAS

NOT TO SCALE

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED	
RV. DATE JAN. 2002 APR. 2009 AUG. 2011	TYPICAL STORM DRAINAGE TRENCH HDPE PAVED AREAS

SECTION 4.4



NOTES:
1. BEDDING SHALL BE No.6 (3/4") CRUSHED STONE (DOT FORM 816 M.01.01)
2. UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED WITH No.6(3/4") CRUSHED STONE (CONNDOTFORM 816, ART. M.01.01) AS DIRECTED BY THE CITY ENGINEER.
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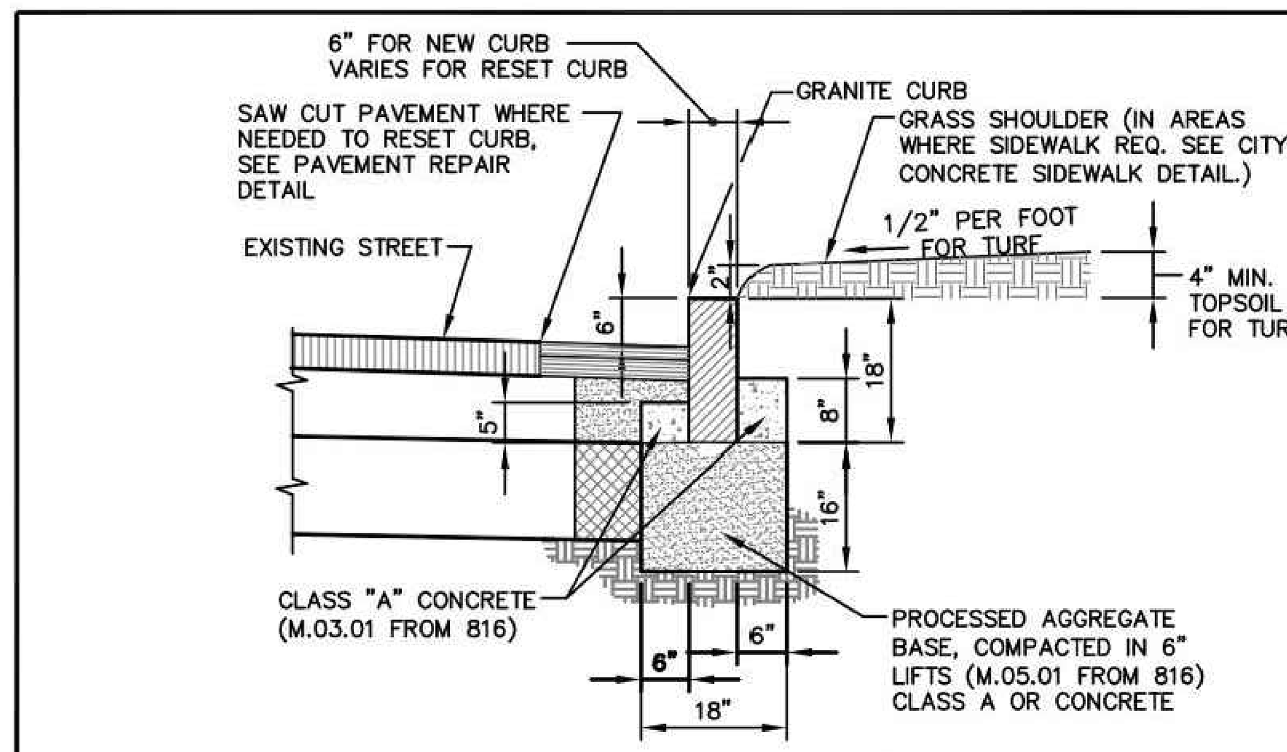
TYPICAL STORM DRAINAGE TRENCH HDPE NON–PAVED AREAS

NOT TO SCALE

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED	
RV. DATE JAN. 2002 APR. 2009 AUG. 2011	TYPICAL STORM DRAINAGE TRENCH HDPE NON–PAVED AREAS

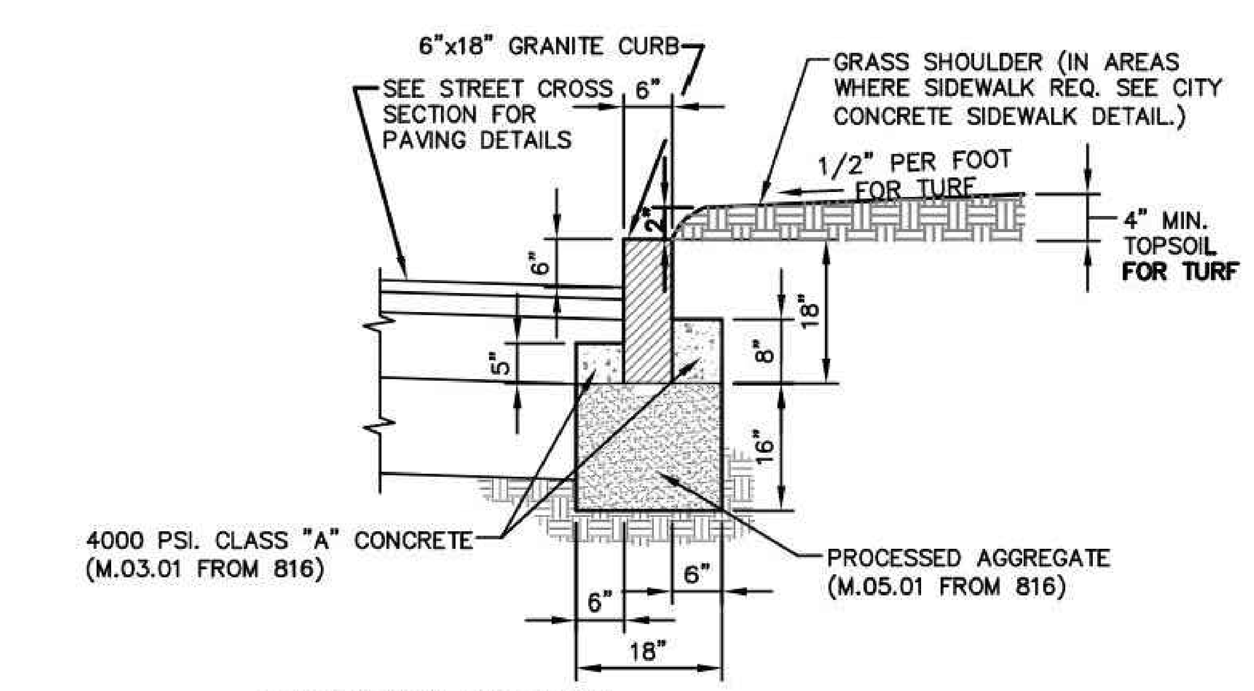
SECTION 4.5



GRANITE CURB

RESET OR REPLACEMENT DETAIL

NO SCALE



GRANITE CURB

FOR NEW CONSTRUCTION

NO SCALE

SCALE N.T.S.	CITY OF TORRINGTON Engineering Department
APPROVED	
RV. DATE AUG. 2008 FEB. 2010 AUG. 2011	GRANITE CURB

SECTION 3.3

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TORRINGTON, CONNECTICUT

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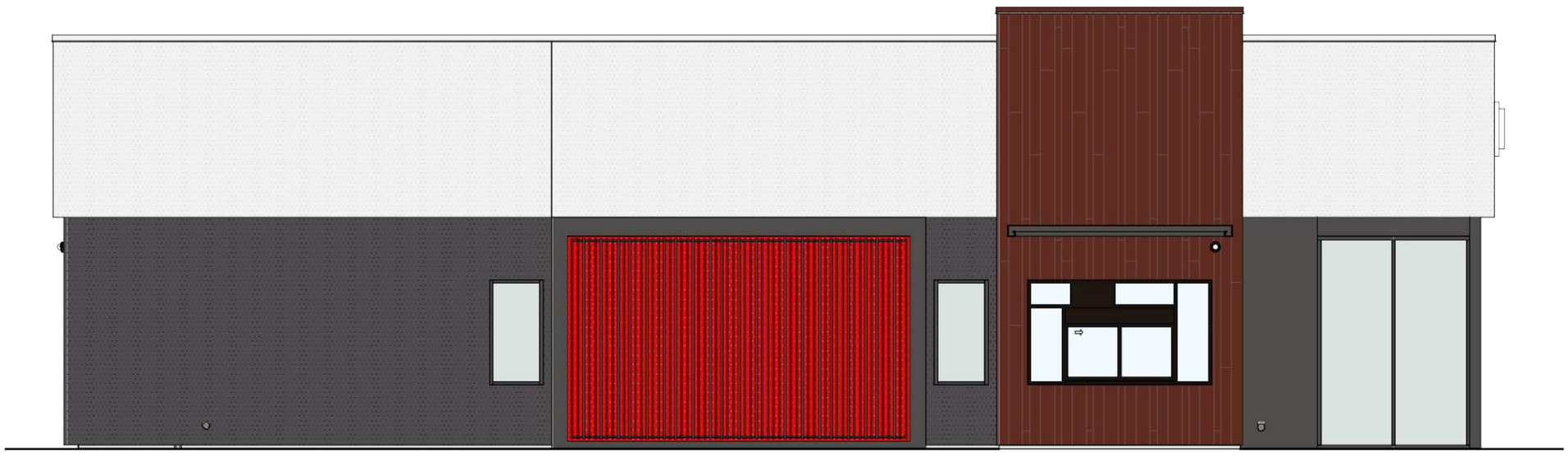
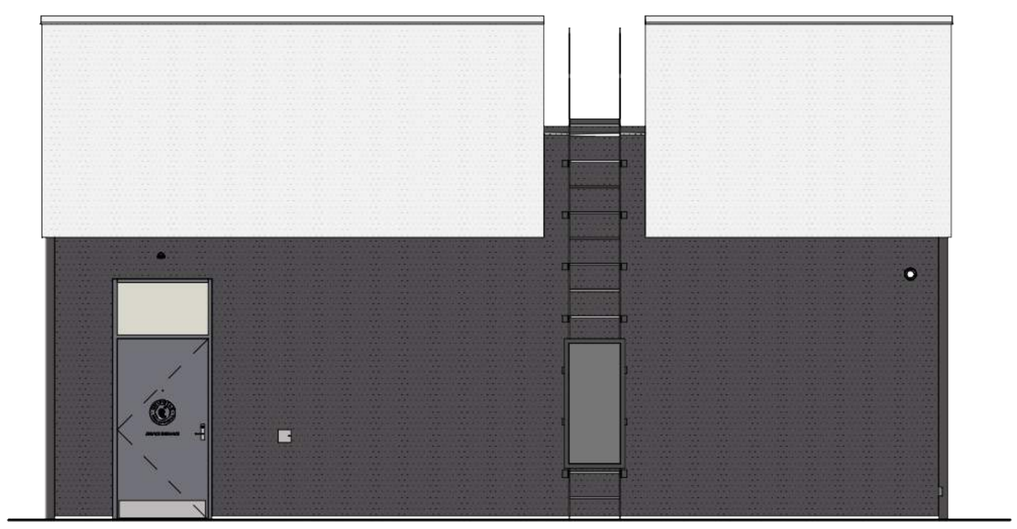
Reviewed	
Scale	NONE
Project No.	2000995
Date	08/14/20
CAD File:	DN200099501

Title
DETAILS SHEET

Sheet No.
DN-6




CHIPOTLE

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