

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY SLR.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL AND BE SEEDED WITH GROUND COVER SEED MIX, AS SHOWN ON THE PLANS, ALL VEGETATIVE ESTABLISHMENT SHALL CONFORM TO THE "STANDARDS FOR ORGANIC LAND CARE, NORA CONNECTICUT 2011," AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- IN ALL CASES, TOPSOIL AND OTHER CONSTRUCTION MATERIALS SHALL BE DRAWN FROM THE ON-SITE STOCKPILES OF EXISTING MATERIAL. ONLY WHEN ON-SITE STOCKPILES HAVE BEEN USED SHALL MATERIAL BE IMPORTED TO THE SITE.
- ALL STORM DRAIN PIPE HDPE UNLESS OTHERWISE INDICATED.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE CITY OF TORRINGTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 818 AND ADDENDUMS
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- A SUPPLY OF ABSORBENT SPILL RESPONSE MATERIAL SHOULD BE KEPT ON-SITE TO CLEAN UP ANY SPILLS OF HAZARDOUS MATERIALS.

**CONSTRUCTION SEQUENCE**

- PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH CITY STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
- CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
- CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
- CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAYBALES AROUND STOCKPILES.
- CONTRACTOR TO INSTALL TEMPORARY SEDIMENT TRAPS PER THE SEDIMENT AND EROSION CONTROL PLAN.
- INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SWALES, SILT FENCE & HAYBALES ARE INSTALLED
- INSTALL FOUNDATION, UTILITIES AND PARKING LOTS/DRIVEWAYS WHERE NOTED ON THE PLANS.
- SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
- THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND DESIGNATED TOWN REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.

**PROJECT DATA - SELF STORAGE USE**

EXISTING ZONE:	LOCAL BUSINESS - LB
PROPOSED USE:	SELF STORAGE

DIMENSIONAL CRITERIA	REQ'D/PERMITTED	PROPOSED/PROVIDED
LOT AREA	10,000 SF MIN	34,580 SF
IMPERVIOUS RATIO	0.75	0.75
BUILDING COVERAGE	40% MAX	>100' MIN.
FRONT YARD	10' MIN.	20'
SIDE YARD	0' MIN.	4'
REAR YARD	0' MIN.	22.7'
LOT FRONTAGE	80' MIN.	80.0'
BUILDING HEIGHT	50' MAX	<50'

**PROJECT DATA - RESIDENTIAL USE**

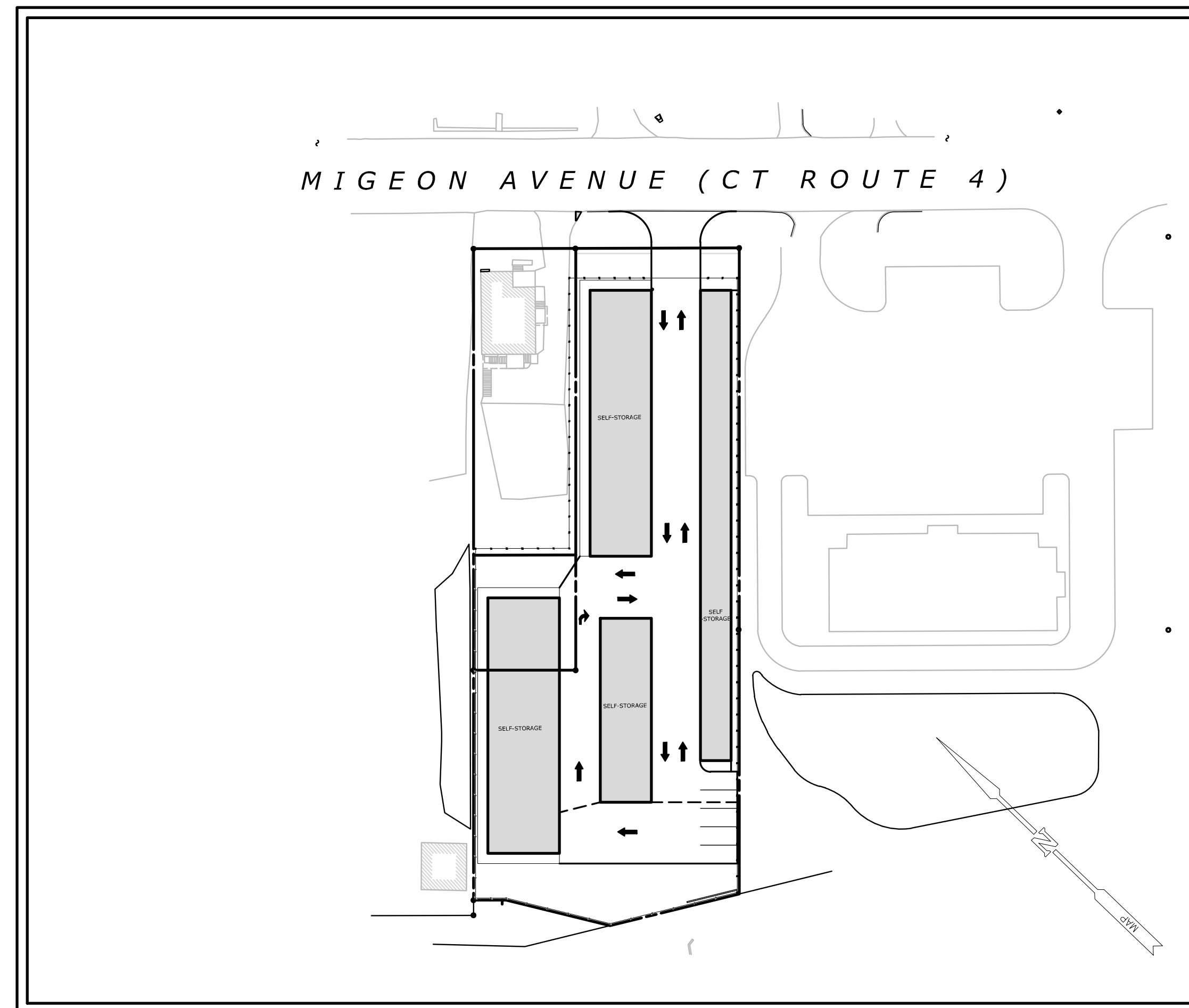
EXISTING ZONE:	LOCAL BUSINESS - LB (PER REGS USE R-6 FOR MULTI-FAMILY)
PROPOSED USE:	RESIDENTIAL (UNCHANGED)

DIMENSIONAL CRITERIA	REQ'D/PERMITTED	PROPOSED/PROVIDED
LOT AREA	6,000 SF MIN	7,500 SF
BUILDING COVERAGE RATIO	0.4	0.17
BUILDING COVERAGE	40% MAX	>100' MIN.
FRONT YARD	25' MIN.	11.1 (EX. NONCONFORMING)
SIDE YARD	8' MIN, 20' TOTAL.	3.6' MIN, 18.6 TOTAL (EX. NONCONFORMING)
REAR YARD	30' MIN.	91'
LOT FRONTAGE	60' MIN.	50' (EX. NONCONFORMING)

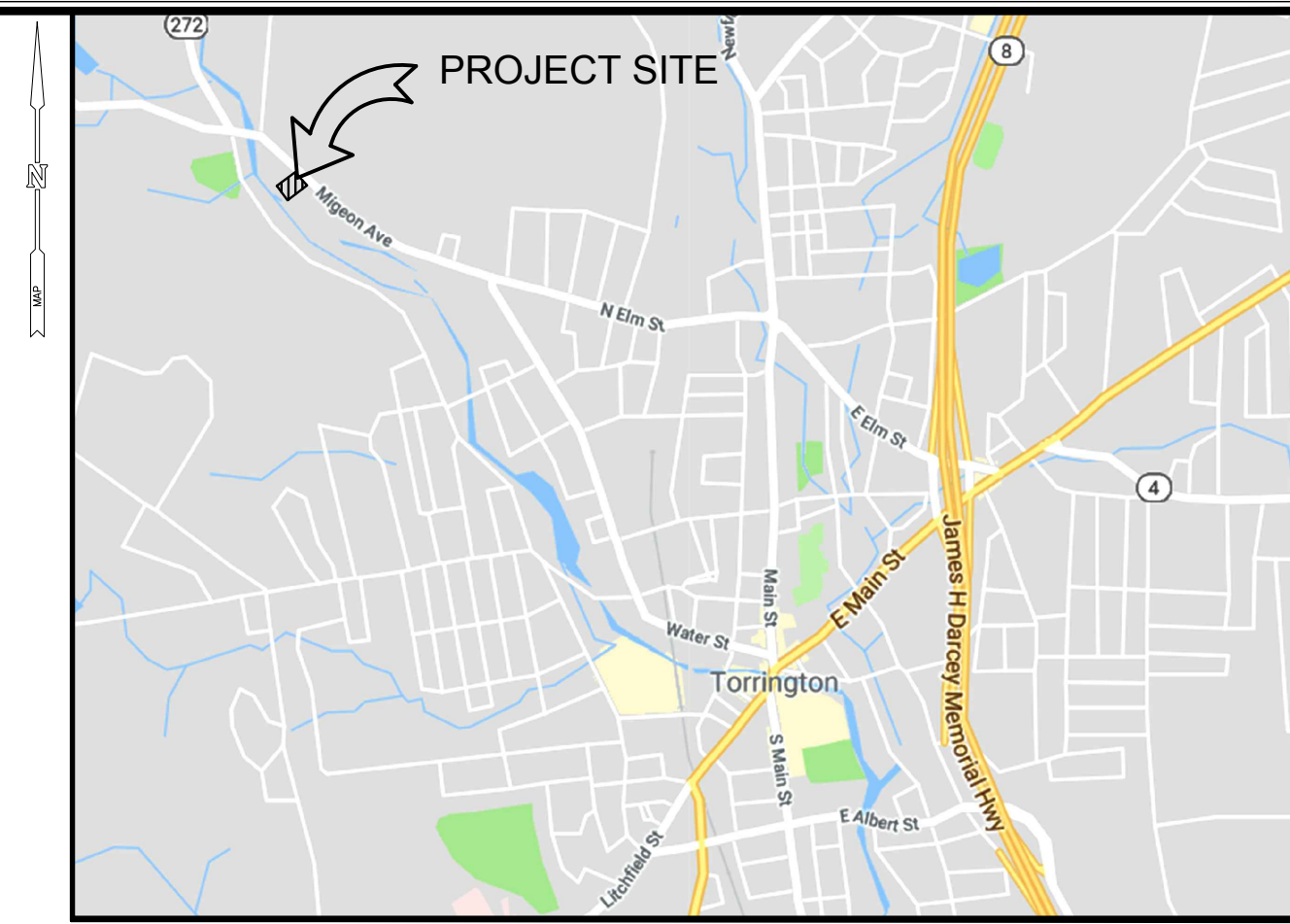
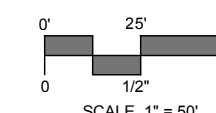
# PROPOSED SELF STORAGE UNITS

895 MIGEON AVE.  
TORRINGTON, CT  
REGULATORY SUBMISSION

16708.00002  
SEPTEMBER 15, 2022



PROJECT SITE VICINITY MAP:



LOCATION MAP:

**PREPARED FOR:**

THOMASTON COMFORT CONTROL  
401 MCMAHON DRIVE  
THOMASTON, CT 06787

**LIST OF DRAWINGS**

NO.	NAME	TITLE
01	--	TITLE SHEET
02		SURVEY
03	EX	EXISTING CONDITIONS PLAN
04	SP	SITE PLAN - LAYOUT AND PLANTING
05	GR	SITE PLAN - GRADING & UTILITIES
06	SE	SITE PLAN - SEDIMENT & EROSION CONTROLS
07	SE-DET	SEDIMENT & EROSION CONTROL DETAILS AND NOTES
08	SD-1	SITE DETAILS
09	SD-2	SITE DETAILS
10	SD-3	SITE DETAILS

**PREPARED BY:**



99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
SLRCONSULTING.COM



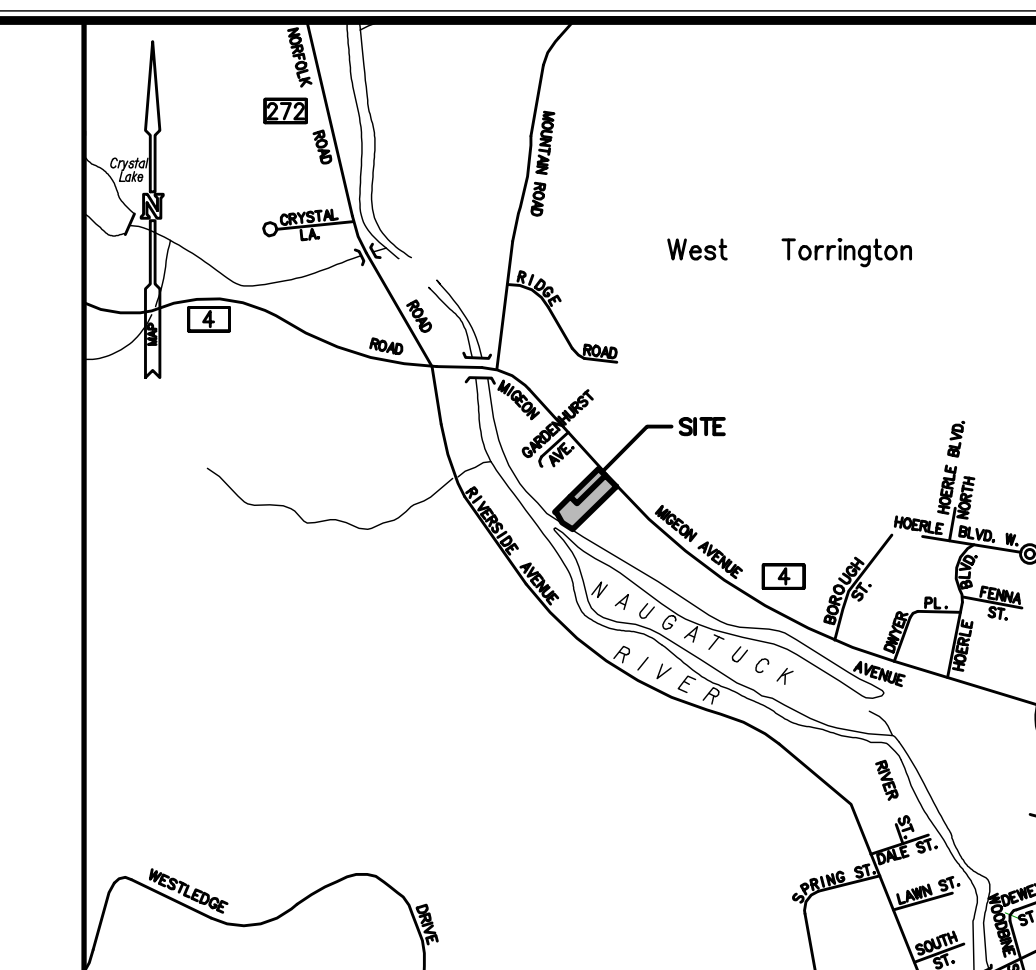
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**LEGEND**

- STREET LINE
- PROPERTY LINE
- EASEMENT
- TREELINE
- WOOD/WIRE FENCE
- CHAIN LINK FENCE
- OHW
- SANITARY LINE
- SANITARY MANHOLE
- CATCH BASIN
- FLARED END SECTION
- WATER VALVE
- GATE POST
- FENCE POST
- POST
- ELECTRIC METER
- UTILITY POLE
- SIGN
- IRON PIN FOUND
- MONUMENT FOUND



**LOCATION MAP**  
SCALE: 1"=1000'

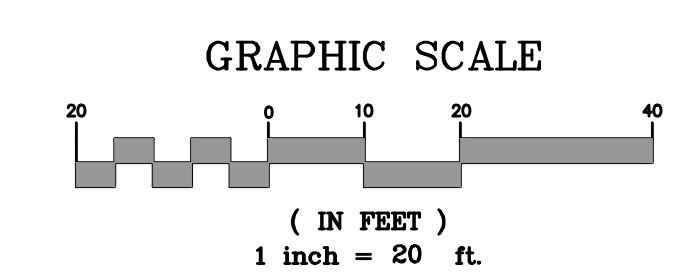
**NOTES**

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY/TOPOGRAPHIC SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 AND IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.
2. NORTH ARROW, BEARINGS AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
3. ELEVATIONS, CONTOURS AND BENCHMARK ARE BASED UPON NAVD 1988.
4. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
  - A. "PLAN OF GARDENHURST, OWNED AND DEVELOPED BY AMERICAN LAND COMPANY, TORRINGTON, CONN." SCALE: 1"=40', DATED: MAY 1911, REVISED: AUG. 30, 1920, PREPARED BY: W.A. WILLISTON. MAP #63 T.L.R.
  - B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF TORRINGTON, MIGEON AVENUE FROM THE NAUGATUCK RIVER SO. EASTERLY ABOUT 2,200 FEET, ROUTE NO. 4," SCALE: 1"=40', DATED: JUNE 30, 1937. MAP #143-10 (CTDOT)
  - C. "PORTION OF GARDENHURST AVE TO BE ABANDONED," SCALE: 1"=40', DATED: JUNE 1986, PREPARED BY: CITY OF TORRINGTON ENGINEERING DIVISION. MAP #2865 T.L.R.
  - D. "MAP PREPARED FOR ALDO & MARIO CERUTTI, MIGEON AVENUE & GARDENHURST AVENUE, TORRINGTON, CONNECTICUT," SCALE: 1"=20', DATED: SEPTEMBER 1994, PREPARED BY: WILLIAM A. BERGLUND. MAP #4117 T.L.R.
  - E. "PROPERTY SURVEY - LOTLINE REVISION PREPARED FOR FM PRECISION GOLF MANUFACTURING CORP., MIGEON AVENUE, TORRINGTON, CONNECTICUT," SCALE: 1"=100', DATED: DECEMBER 2005, PREPARED BY: STERLING LAND SURVEYING, LLC. MAP #5017 T.L.R.
  - F. "PROPERTY SURVEY - FIRST SPLIT, PROPERTY OF JOSEPH J. SCARPELLI, 865 MIGEON AVENUE, TORRINGTON, CONNECTICUT," SCALE: 1"=20', DATED: DECEMBER 2008, PREPARED BY: GM2 ASSOCIATES, INC. MAP #5269 T.L.R.
  - G. "PROPERTY SURVEY - LOT LINE REVISION, PROPERTY OF JOSEPH J. SCARPELLI ET AL, MIGEON AVENUE, TORRINGTON, CONNECTICUT," SCALE: 1"=20', DATED: JUNE 2010, PREPARED BY: GM2 ASSOCIATES, INC. MAP #5338 T.L.R.
  - H. "APPLICATION FOR PLANNING AND ZONING APPROVAL, MICHAEL R. ROSSI, III, MIGEON AVENUE, TORRINGTON, CT," SCALE: 1"=20', DATED: 1/31/2012, REVISED: 7/18/2012, PREPARED BY: CEC. MAP #5429 T.L.R.
5. PARCEL MAY BE AFFECTED BY THE FOLLOWING:
  - A. ENCROACHMENT EASEMENT GRANTED BY JUDIPAL, LLC TO HG REALTY, LLC, DATED: SEPTEMBER 21, 2012 AND RECORDED IN VOLUME 1149 AT PAGE 219 T.L.R.
6. PARCEL IS LOCATED IN FLOOD ZONE A7 PER FLOOD INSURANCE RATE MAP, CITY OF TORRINGTON, LITCHFIELD COUNTY, CONNECTICUT. MAP NUMBER 0950810004C, EFFECTIVE DATE: APRIL 4, 1983.
7. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO BEGINNING CONSTRUCTION. "CALL BEFORE YOU DIG" DIAL 811 OR 1-800-922-4455.

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**PROPERTY/TOPOGRAPHIC SURVEY**

**PREPARED FOR:**  
**THOMASTON COMFORT CONTROL**  
**SELF-STORAGE FACILITY**  
 887 & 895 MIGEON AVENUE  
 TORRINGTON, CONNECTICUT

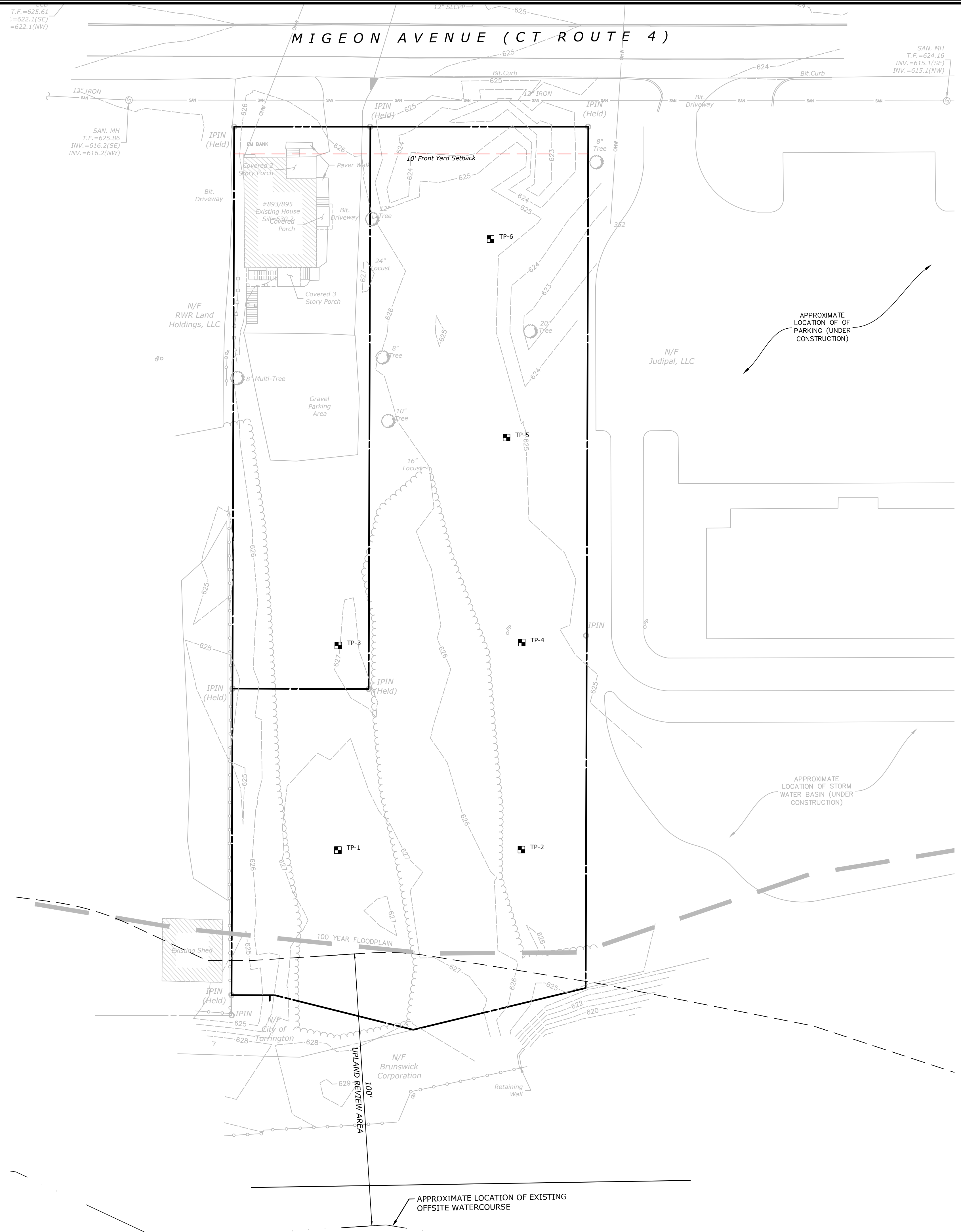


JG/RC	MDP	MFM
FIELD	DRAWN	CHECKED
SCALE 1"=20'		
DATE	REVISION	
4/3/2019	ADDED 100 YEAR FLOODPLAIN	
DATE	REVISION	



6708-01  
 PROJECT NO.  
**1 OF 1**  
 SHEET NO.





**SOIL TESTING DATA**

Test Pit: 1  
DATE:08/24/2022

0"-9" TOPSOIL  
9"-42" ORANGE BROWN FINE SANDY LOAM, SOME SILT  
42"-52" DARK GRAY FINE SAND  
52"-90" DARK BROWN FINE SAND, TRACE SILT, SOME GRAVEL

MOTTLING-N/A  
GROUNDWATER-N/A  
LEDGE-N/A  
ROOTS-@ 62"

Test Pit: 2  
DATE:08/24/2022

0"-8" TOPSOIL  
8"-38" LIGHT BROWN FINE SANDY LOAM  
38"-49" DARK BROWN FINE SANDY LOAM  
49"-92" ORANGE BROWN FINE SANDY LOAM, SOME COBBLES

MOTTLING-N/A  
GROUNDWATER-N/A  
LEDGE-N/A  
ROOTS-@ 59"

Test Pit: 3  
DATE:08/24/2022

0"-59" FILL, GARBAGE DEBRIS  
59"-63" ORIGINAL TOPSOIL  
63"-83" ORANGE BROWN FINE SANDY LOAM  
83"-88" TAN FINE SAND

MOTTLING-N/A  
GROUNDWATER-N/A  
LEDGE-N/A

Test Pit: 4  
DATE:08/24/2022

0"-6" TOPSOIL  
6"-43" ORANGE BROWN FINE SANDY LOAM  
43"-52" TAN FINE SAND, SOME SILT  
52"-64" DARK BROWN FINE SAND, SOME SILT  
64"-98" RED BROWN FINE-MED SAND, TRACE SILT

MOTTLING-N/A  
GROUNDWATER-N/A  
LEDGE-N/A

Test Pit: 5  
DATE:08/24/2022

0"-7" TOPSOIL  
7"-36" TAN FINE SAND  
36"-49" DARK BROWN FINE SAND, SOME SILT  
49"-92" RED BROWN FINE-MED SAND, TRACE SILT

MOTTLING-N/A  
GROUNDWATER-N/A  
LEDGE-N/A

Test Pit: 6  
DATE:08/24/2022

0"-6" TOPSOIL  
6"-22" TAN FINE SAND W/ GRAVEL  
22"-58" ORANGE BROWN FINE SAND, SOME SILT  
58"-89" DARK BROWN FINE-MED SAND, TRACE SILT

MOTTLING-N/A  
GROUNDWATER-N/A  
LEDGE-N/A



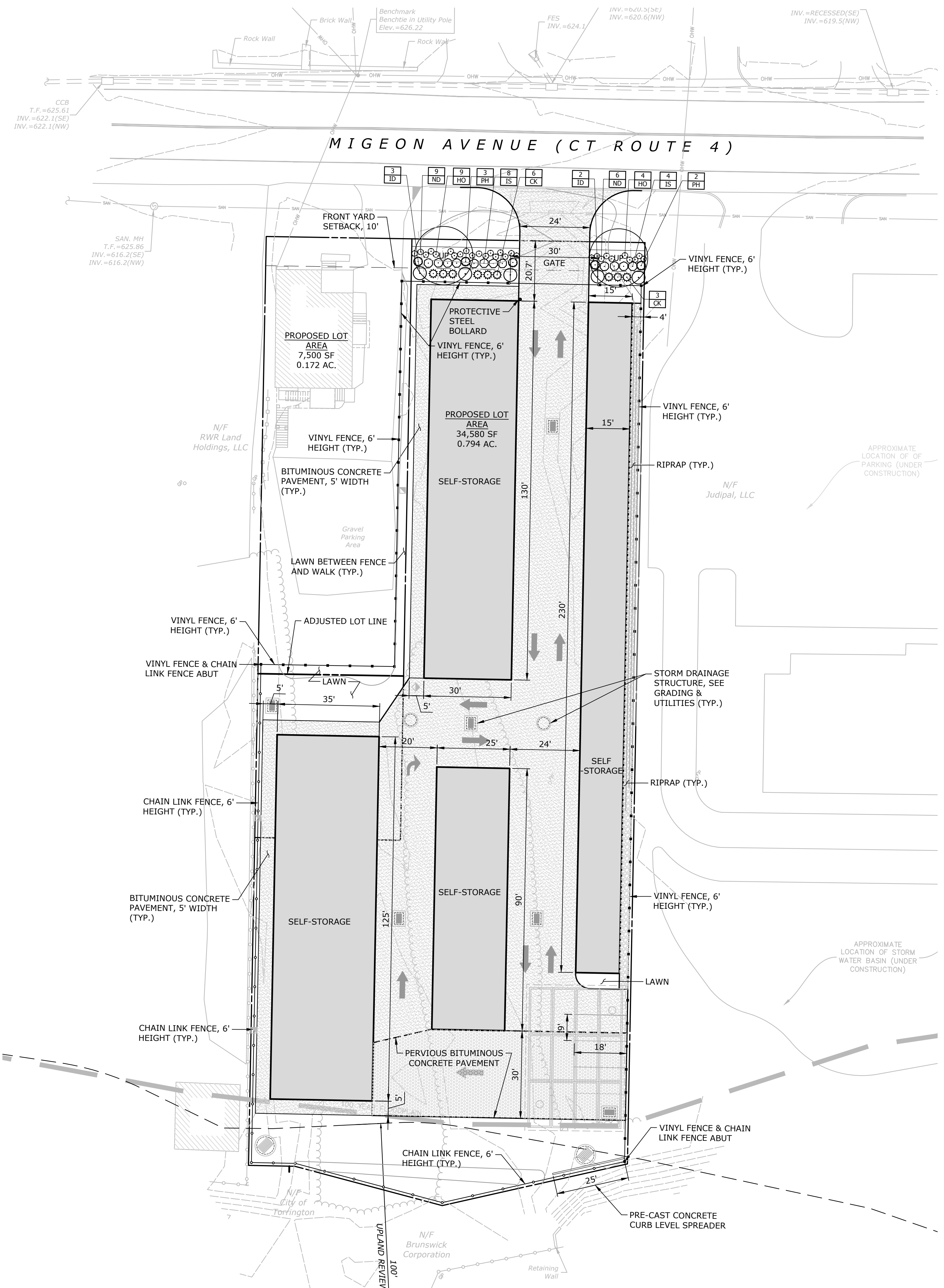
DESCRIPTION	DATE	BY

EXISTING CONDITIONS PLAN  
SELF STORAGE FACILITY  
885 MIGEON AVE.  
TORRINGTON, CT

SCALE: 1"=20'  
DATE: SEPTEMBER 15, 2022  
PROJECT NO.: 16708.00002  
SHEET NO.: 03 OF 10

SHEET NAME: EX

DATE PLOTTED: 09/08/2022 10:58:42 AM BY: JWB



**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	QTY
UP	Ulmus americana 'Princeton'	Princeton American Elm	3"-3.5" Cal.	B&B	2
SHRUBS					
IS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	---	#5	12
ID	Ilex x aquiperny 'Meschick'	Dragon Lady® Holly	---	#7	5
GRASSES					
CK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	---	#5	9
PH	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	---	#5	5
PERENNIALS					
HO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	---	#1	13
ND	Nepeta x faassenii 'Droptmore'	Droptmore Catmint	---	#1	15

**PLANTING NOTES**

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHALL BE LOOSENEED OR SCARIFIED TO A MINIMUM DEPTH OF 24 INCHES.
3. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED CEDAR BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS UNLESS OTHERWISE SHOWN ON PLANS. NO DYED MULCH. TREES SHALL HAVE 6" DIAM. MULCH RING WHEN PLACED IN SEED MIX.
4. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
7. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
8. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
9. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
10. TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.
11. PROVIDE TEMPORARY IRRIGATION DURING ESTABLISHMENT PERIOD.

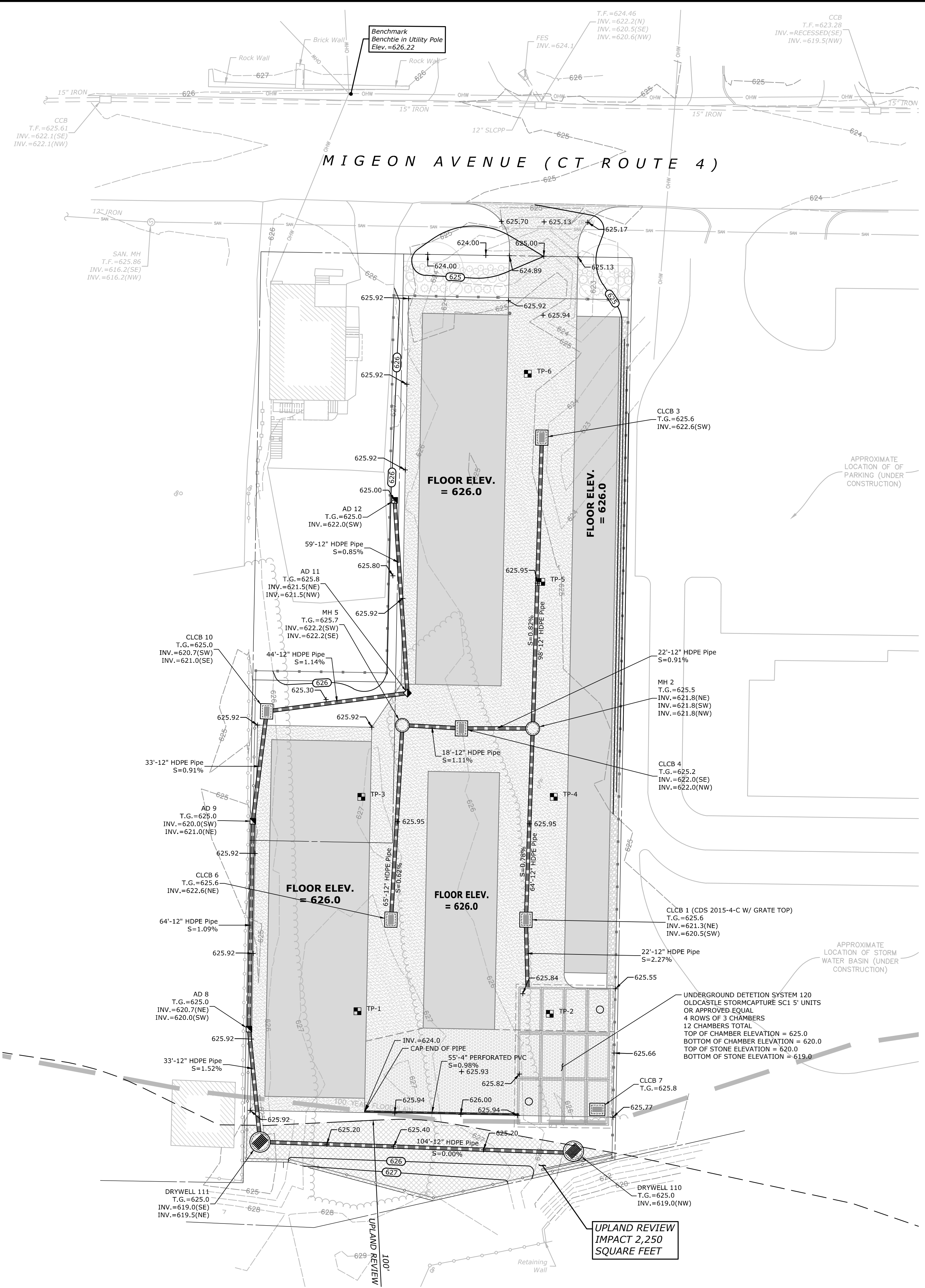


DESCRIPTION	DATE	BY

**SITE PLAN - LAYOUT AND PLANTING**  
**SELF STORAGE FACILITY**  
 885 MIGEON AVE.  
 TORRINGTON, CT

DD DESIGNED	MW DRAWN	MA CHECKED
1"=20'		
SEPTEMBER 15, 2022		
DATE		
16708.00002		
PROJECT NO.		
04 OF 10		
SHEET NO.		
<b>SP</b>		
SHEET NAME		





**SOIL TESTING DATA**

Test Pit: 1 DATE: 08/24/2022	Test Pit: 4 DATE: 08/24/2022
0'-9" TOPSOIL	0'-6" TOPSOIL
9'-42" ORANGE BROWN FINE SANDY LOAM, SOME SILT	6'-43" ORANGE BROWN FINE SANDY LOAM
42'-52" DARK GRAY FINE SAND	43'-52" TAN FINE SAND, SOME SILT
52'-90" DARK BROWN FINE SAND, TRACE SILT, SOME GRAVEL	52'-64" DARK BROWN FINE SAND, SOME SILT
MOTTLING-N/A	64'-98" RED BROWN FINE-MED SAND, TRACE SILT
GROUNDWATER-N/A	MOTTLING-N/A
LEDGE-N/A	GROUNDWATER-N/A
ROOTS-@ 62"	LEDGE-N/A
Test Pit: 2 DATE: 08/24/2022	Test Pit: 5 DATE: 08/24/2022
0'-8" TOPSOIL	0'-7" TOPSOIL
8'-38" LIGHT BROWN FINE SANDY LOAM	7'-36" TAN FINE SAND
38'-49" DARK BROWN FINE SANDY LOAM	36'-49" DARK BROWN FINE SAND, SOME SILT
49'-92" ORANGE BROWN FINE SANDY LOAM, SOME COBBLES	49'-92" RED BROWN FINE-MED SAND, TRACE SILT
MOTTLING-N/A	MOTTLING-N/A
GROUNDWATER-N/A	GROUNDWATER-N/A
LEDGE-N/A	LEDGE-N/A
ROOTS-@ 59"	Test Pit: 6 DATE: 08/24/2022
Test Pit: 3 DATE: 08/24/2022	0'-6" TOPSOIL
0'-59" FILL, GARBAGE DEBRIS	6'-22" TAN FINE SAND W/ GRAVEL
59'-63" ORIGINAL TOPSOIL	22'-58" ORANGE BROWN FINE SAND, SOME SILT
63'-83" ORANGE BROWN FINE SANDY LOAM	58'-89" DARK BROWN FINE-MED SAND, TRACE SILT
83'-88" TAN FINE SAND	MOTTLING-N/A
MOTTLING-N/A	GROUNDWATER-N/A
GROUNDWATER-N/A	LEDGE-N/A
LEDGE-N/A	



DESCRIPTION	DATE	BY

**SITE PLAN - GRADING & UTILITIES**  
**SELF STORAGE FACILITY**  
 885 MIGEON AVE.  
 TORRINGTON, CT

DD	MW	JH
DESIGNED	DRAWN	CHECKED
SCALE: 1"=20'		
DATE: SEPTEMBER 15, 2022		
PROJECT NO.: 16708.00002		
SHEET NO.: 05 OF 10		
SHEET NAME: GR		

**SOIL EROSION AND SEDIMENT CONTROL NARRATIVE**

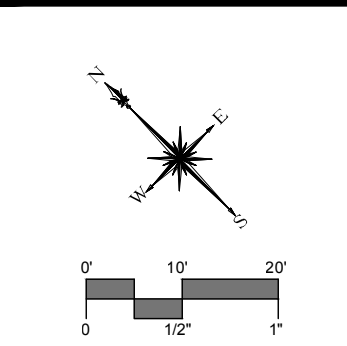
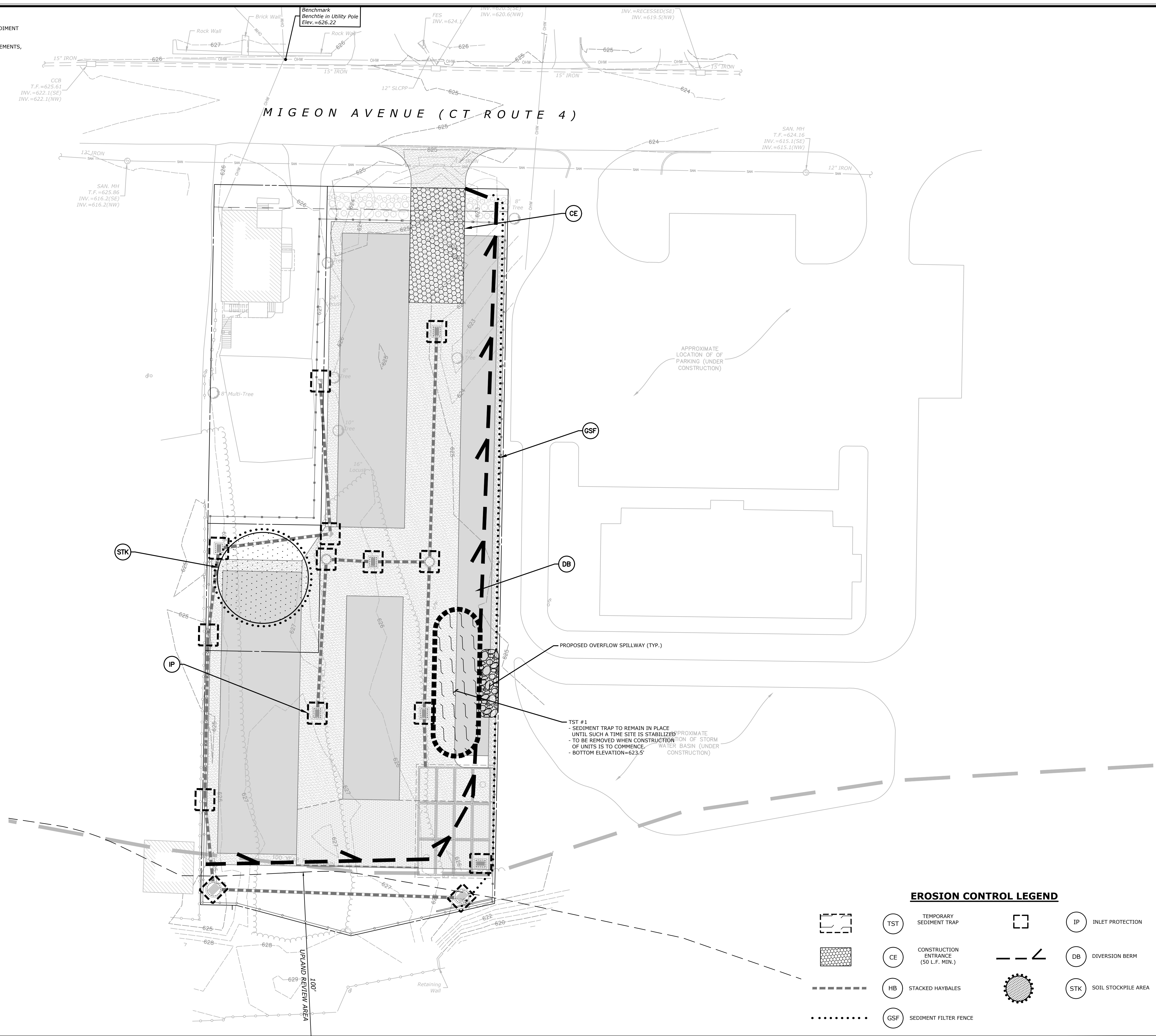
SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2002, TOWN OF CHESHIRE REQUIREMENTS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT  
 A.) THE CONSTRUCTION OF A 56 UNIT RESIDENTIAL DEVELOPMENT  
 B.) DISTURBED AREA: ±.069 AC.

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS  
 A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.  
 B.) PROTECTION OF OFFSITE DRAINAGE SYSTEMS  
 C.) PROTECTION OF WETLANDS AND STREAMS

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS  
 THE PERMITS REQUIRED FOR THE PROJECT ARE LOCAL INLAND WETLANDS, PLANNING AND ZONING PERMITS.

TEMPORARY SEDIMENT TRAP SIZING SUMMARY				
TRAP NO.	ACRES	VOLUME STORAGE REQUIRED	DEPTH STORAGE REQUIRED	LENGTH X WIDTH
#1	0.69	92.30 CY	2.0 FT.	65 FT. X 20 FT.
*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST				



DESCRIPTION	DATE	BY

**SITE PLAN - SEDIMENT & EROSION CONTROLS**  
**SELF STORAGE FACILITY**  
 885 MIGEON AVE.  
 TORRINGTON, CT

RM	KG	JH
DESIGNED	DRAWN	CHECKED
SCALE: 1" = 20'		
DATE: SEPTEMBER 15, 2022		
PROJECT NO.: 16708.00002		
SHEET NO.: 06 OF 10		
SHEET NAME: SE		

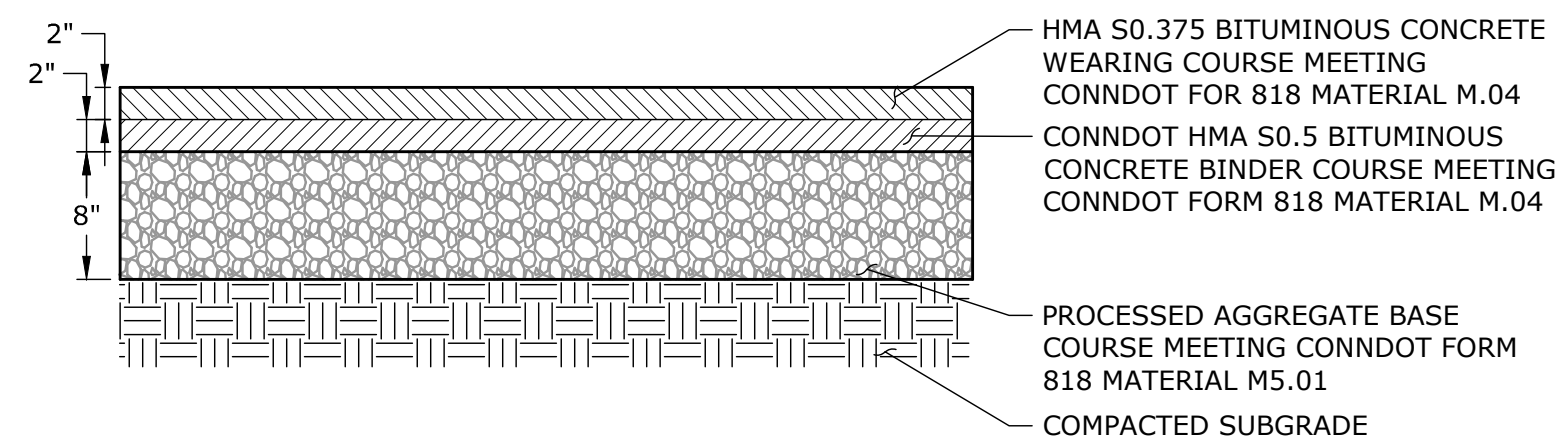
**EROSION CONTROL LEGEND**

	TST	TEMPORARY SEDIMENT TRAP		IP	INLET PROTECTION
	CE	CONSTRUCTION ENTRANCE (50 L.F. MIN.)		DB	DIVERSION BERM
	HB	STACKED HAYBALES		STK	SOIL STOCKPILE AREA
	GSF	SEDIMENT FILTER FENCE			

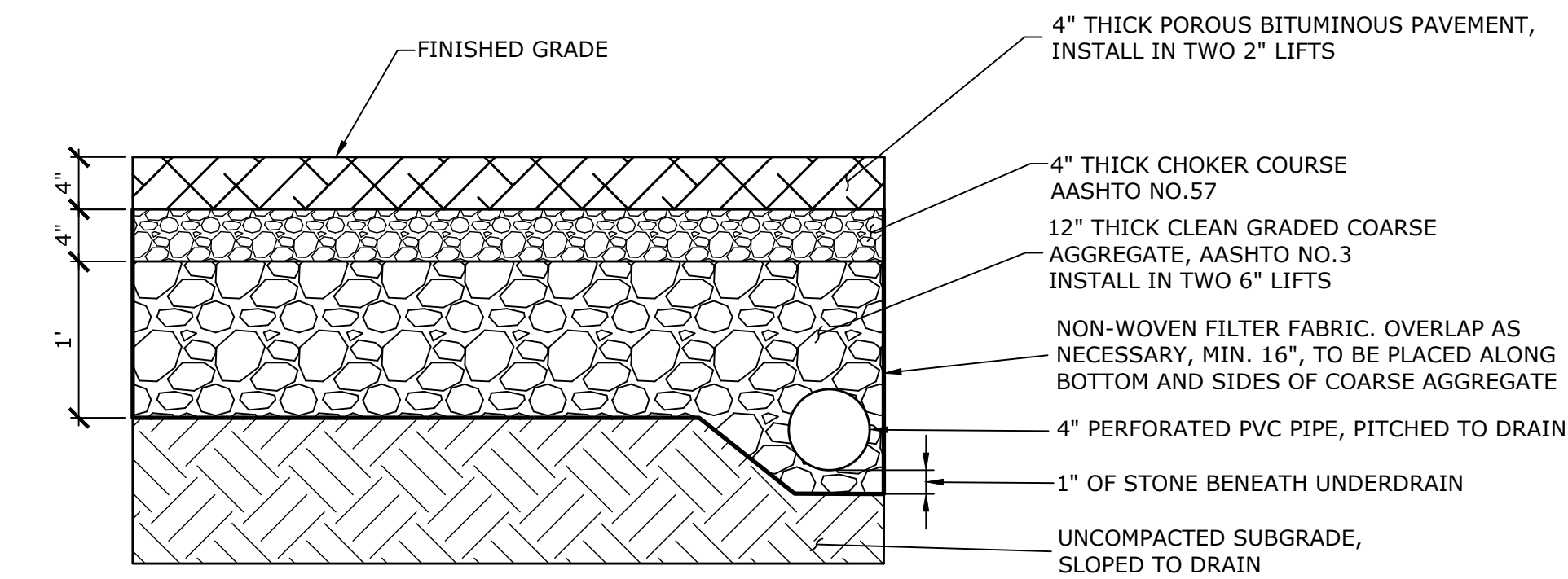






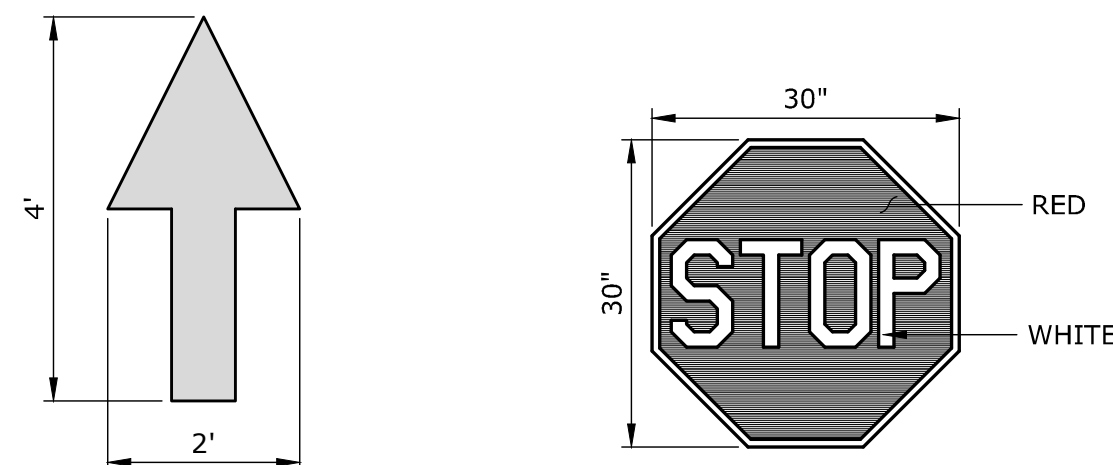


**BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



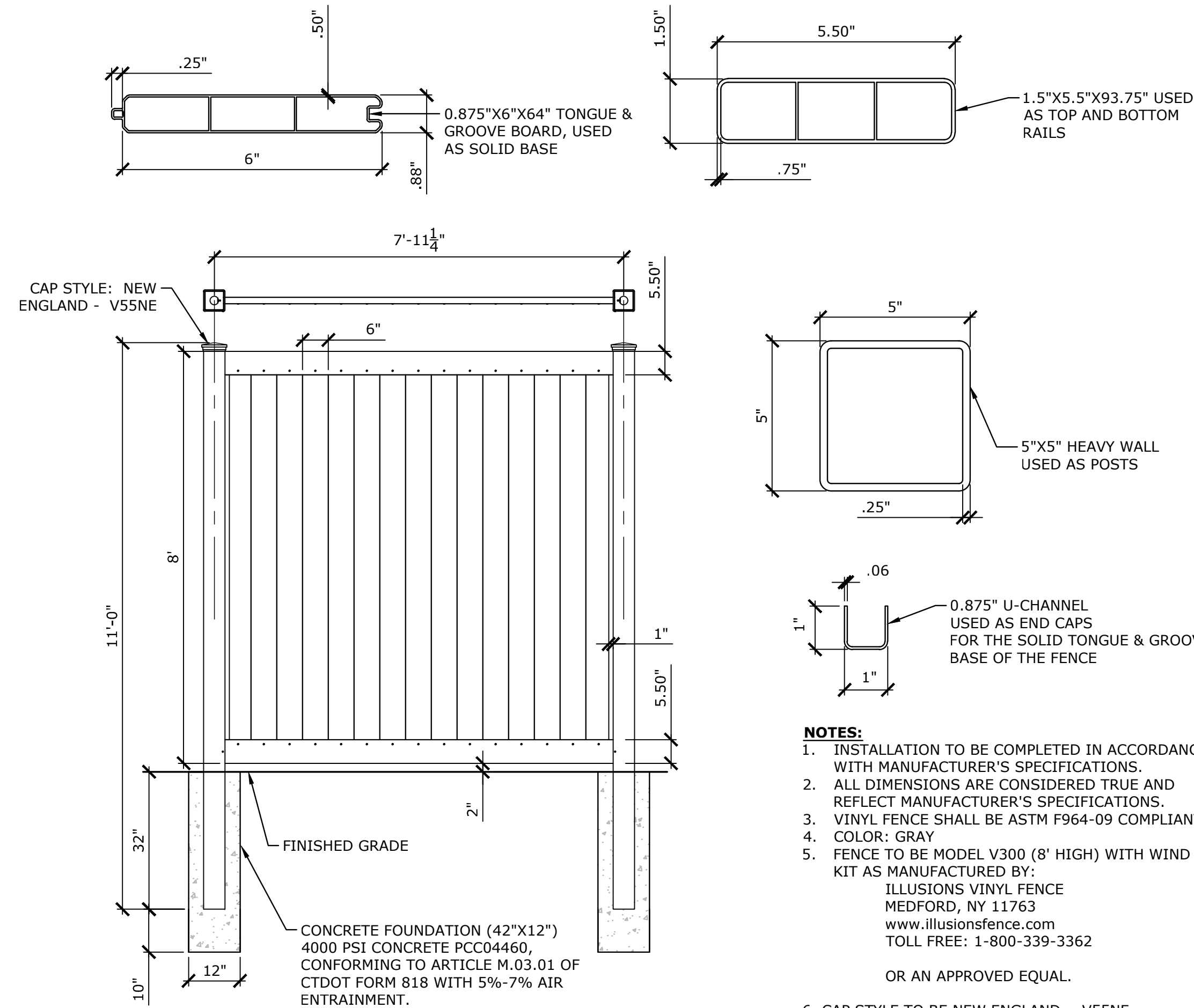
- NOTE:
1. COARSE AGGREGATE SUBGRADE SHALL HAVE A MAXIMUM GRADE OF 5%.
  2. STONE RESERVOIR OUTLET PIPE CONNECTING TO THE STORM CONVEYANCE SYSTEM SHALL BE 4" PERFORATED PVC.
  3. CLEANOUTS SHALL BE PROVIDED AT ALL UNDERDRAIN PIPE BENDS AND TERMINATIONS.

**PERVIOUS BITUMINOUS PAVEMENT DETAIL**  
N.T.S.

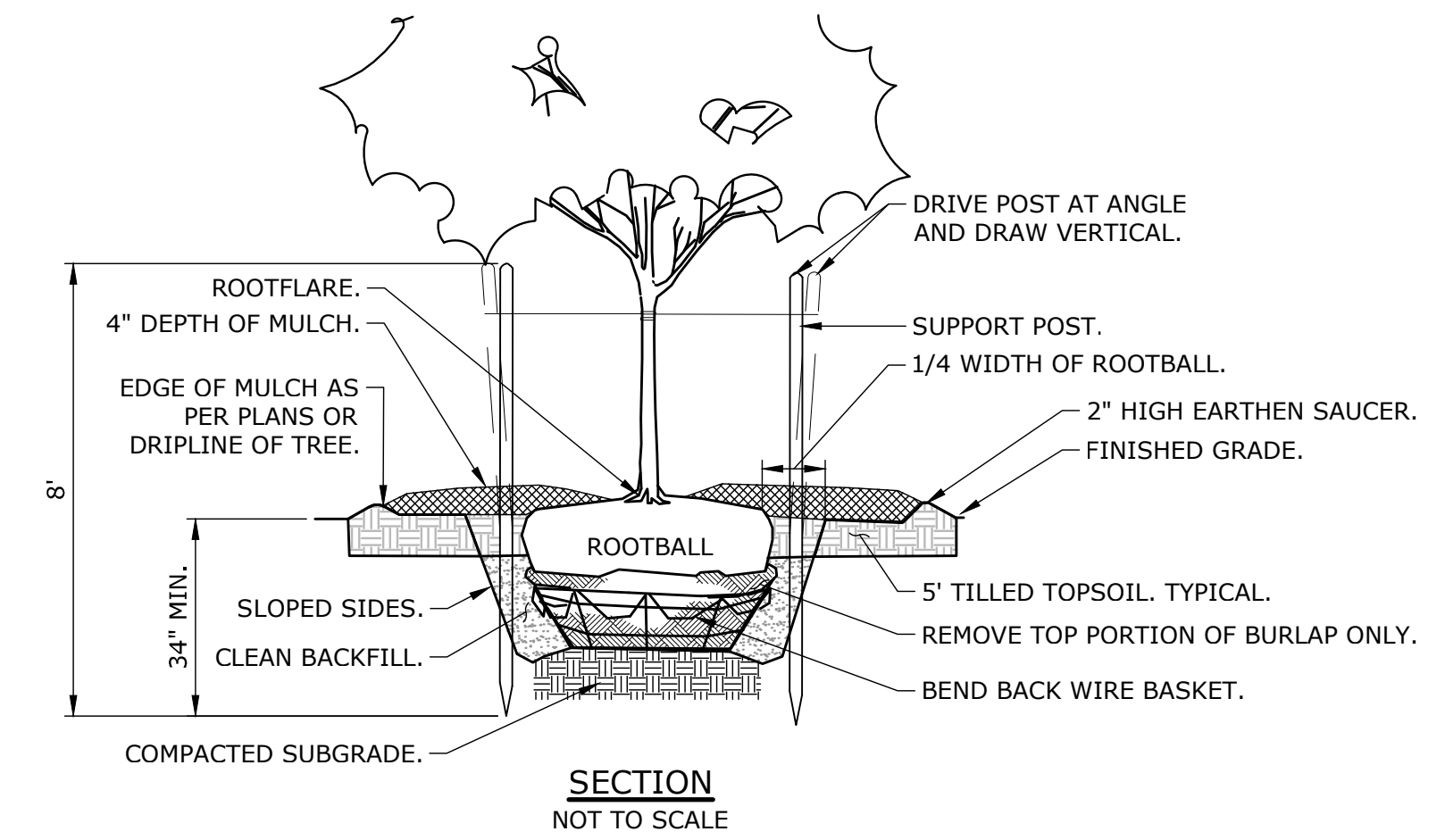


**PAVEMENT ARROW**  
NOT TO SCALE

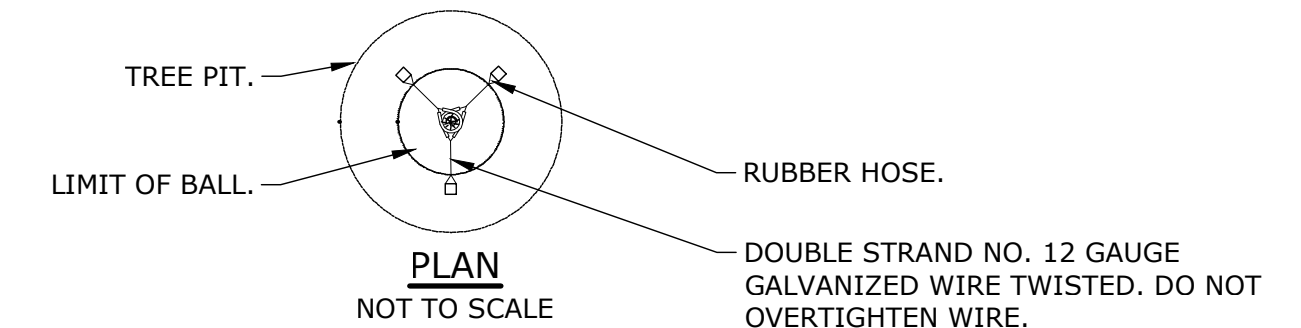
**STOP SIGN**  
NOT TO SCALE



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
  3. VINYL FENCE SHALL BE ASTM F964-09 COMPLIANT.
  4. COLOR: GRAY
  5. FENCE TO BE MODEL V300 (8' HIGH) WITH WIND KIT AS MANUFACTURED BY:  
ILLUSIONS VINYL FENCE  
MEDFORD, NY 11763  
www.illusionsfence.com  
TOLL FREE: 1-800-339-3362  
OR AN APPROVED EQUAL.
  6. CAP STYLE TO BE NEW ENGLAND - V55NE



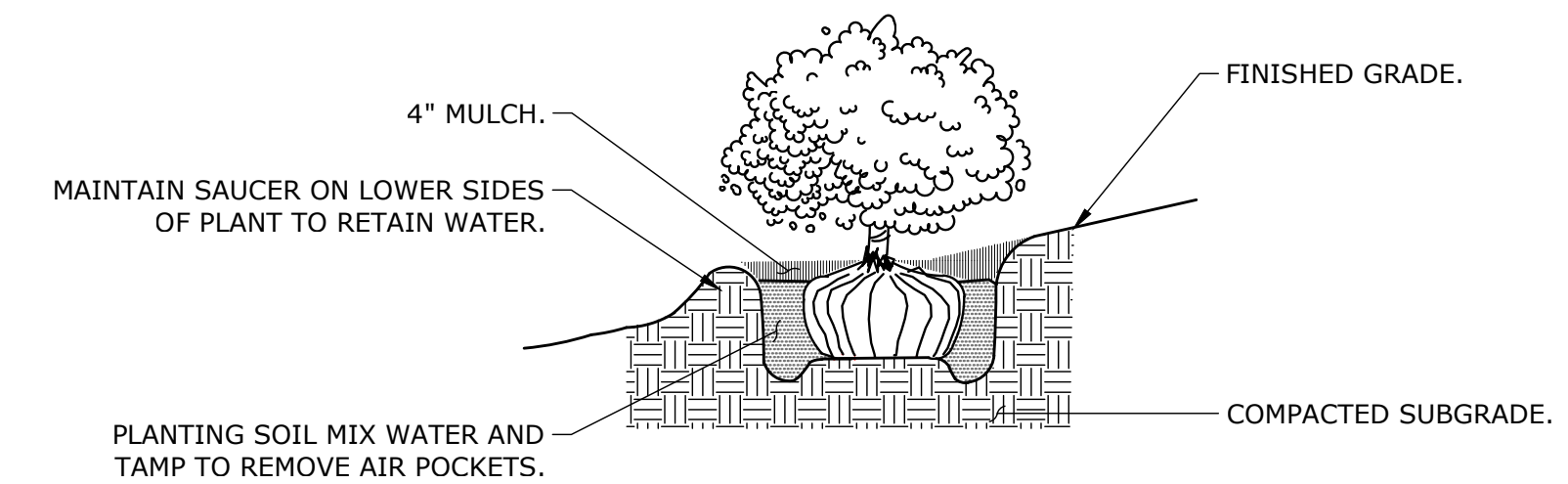
**SECTION**  
NOT TO SCALE



**PLAN**  
NOT TO SCALE

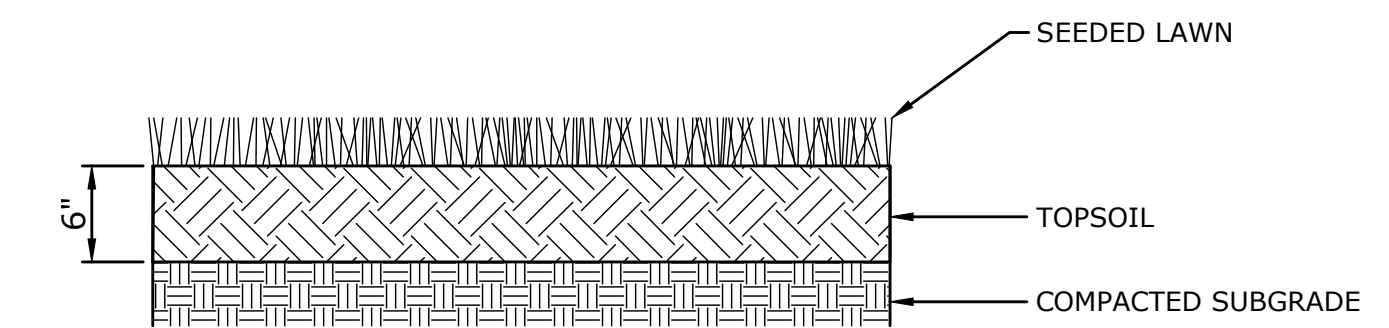
- NOTES:
1. SUPPORT STAKES SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION.

**TREE PLANTING**  
NOT TO SCALE

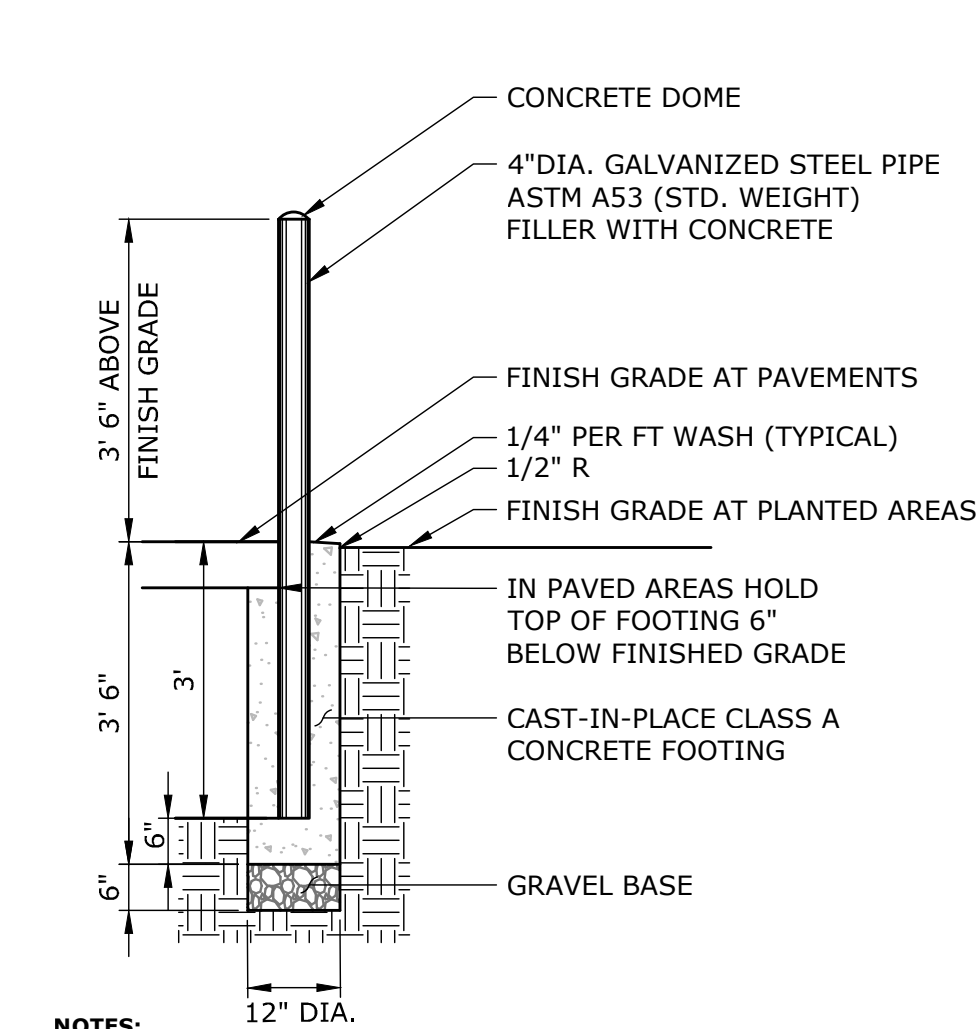


- NOTES:
1. UNLESS OTHERWISE DIRECTED SHREDDED MULCH SHALL BE PLACED TO A LIMIT OF ONE FOOT BEYOND THE CENTER OF THE OUTERMOST SHRUBS IN SHRUB BED.

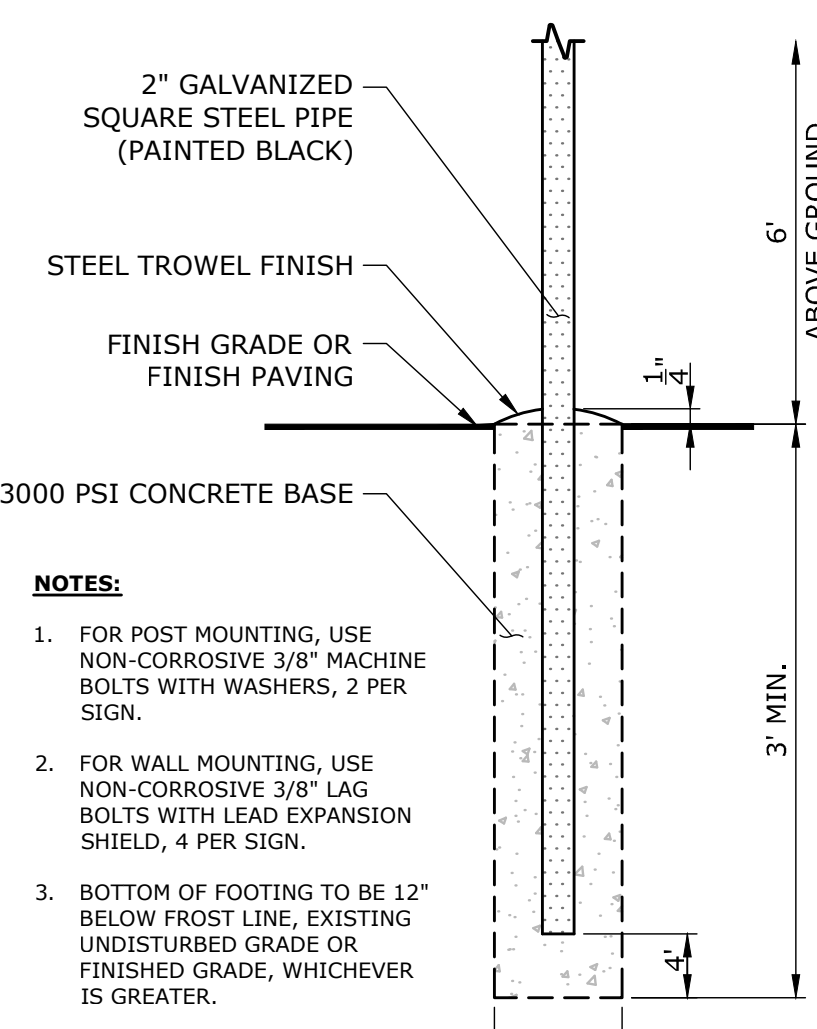
**SHRUB PLANTING**  
NOT TO SCALE



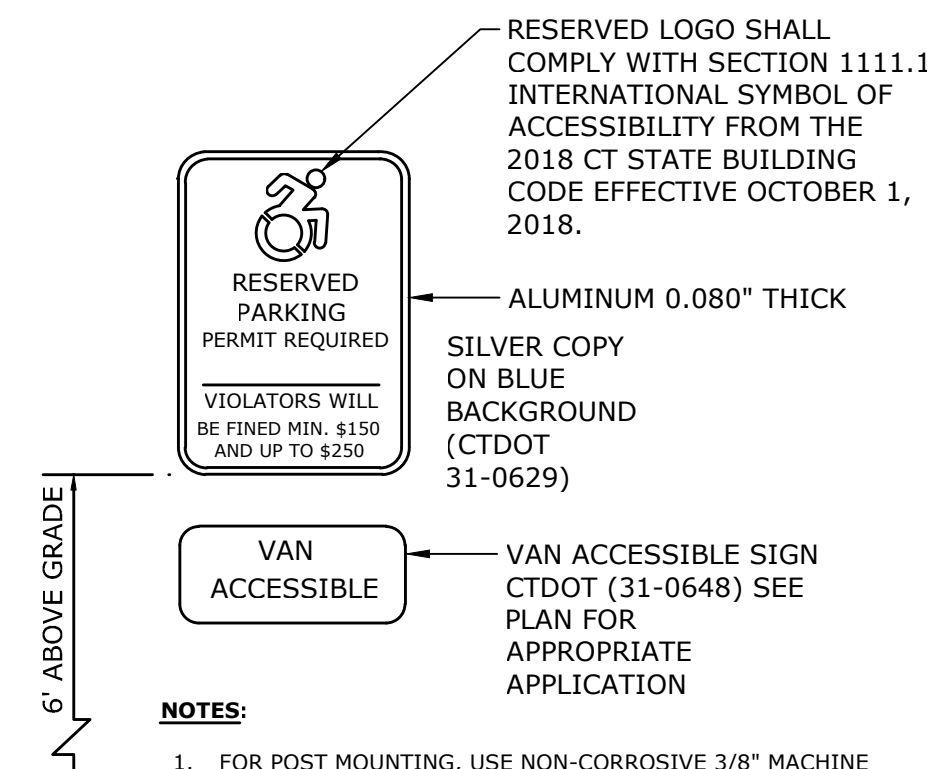
**LAWN DETAIL**  
N.T.S.



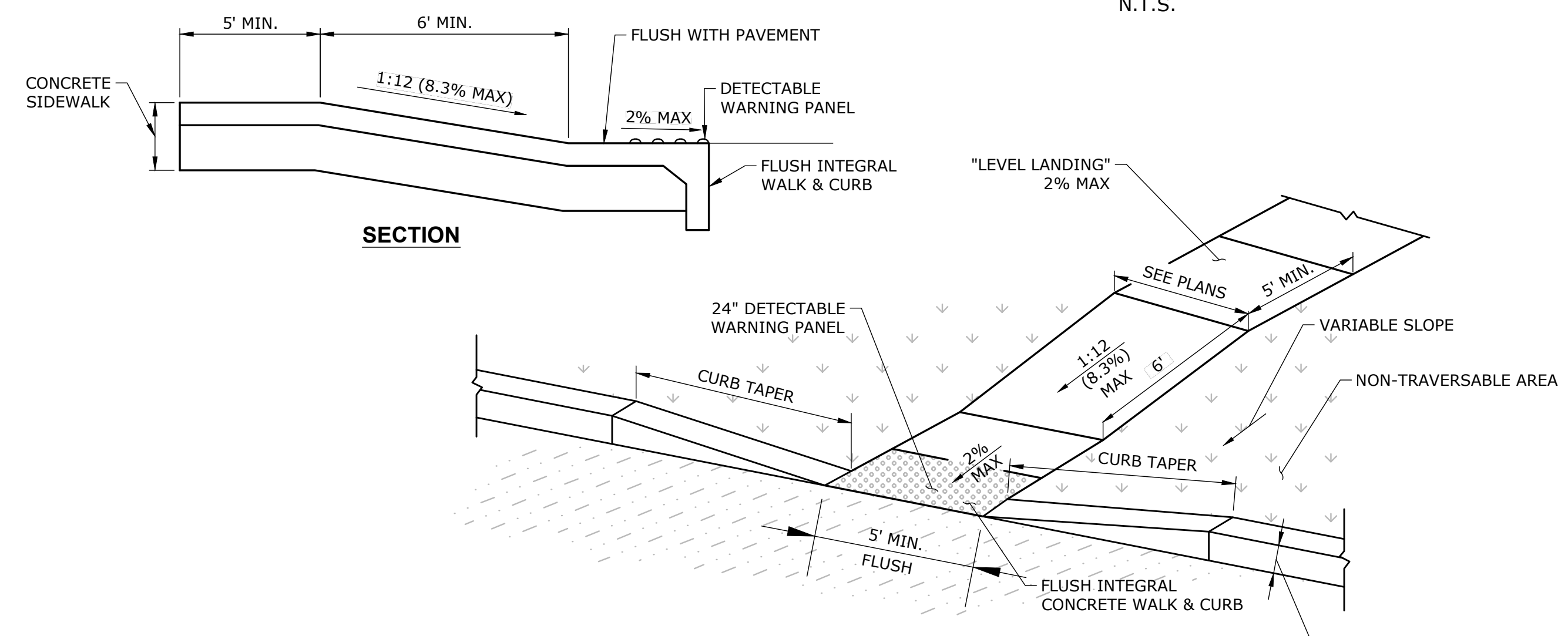
**STEEL PIPE BOLLARD 4\"/>**



**TRAFFIC SIGN POST**  
NOT TO SCALE



**RESERVED PARKING SIGN**  
NOT TO SCALE



**ACCESSIBLE SIDEWALK LANDINGS & RAMPS**  
NOT TO SCALE

DESCRIPTION	DATE	BY

**SITE DETAILS**  
**PROPOSED SELF STORAGE UNITS**  
885 MIGEON AVE.  
TORRINGTON, CT

JH	JH	MA
DESIGNED	DRAWN	CHECKED
SCALE		
SEPTEMBER 15, 2022		
DATE		
16708.00002		
PROJECT NO.		
08 OF 10		
SHEET NO.		

**SD-1**







