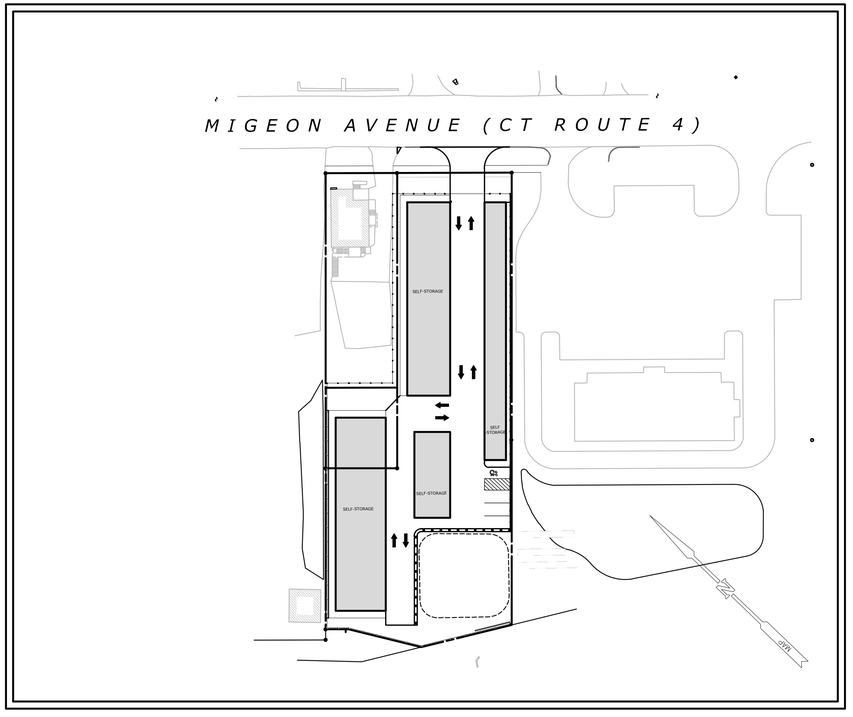
PROPOSED SELF STORAGE UNITS

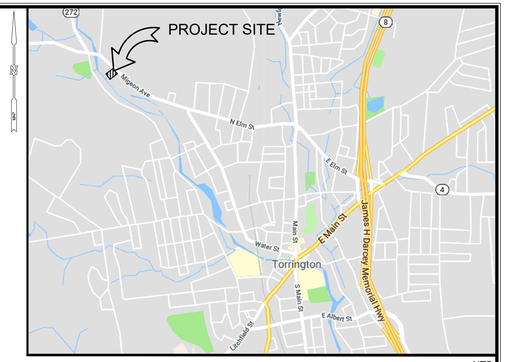
895 MIGEON AVE.
TORRINGTON, CT
REGULATORY SUBMISSION

16708.00002
SEPTEMBER 15, 2022
REVISED: OCTOBER 25, 2022
REVISED: MAY 24, 2023



PROJECT SITE VICINITY MAP:

0' 25' 50'
0 1/2" 1"
SCALE 1" = 50'



NTS

LOCATION MAP:

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY SLR.
2. 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.
3. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
4. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. 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.
6. 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.
7. 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.
8. ALL STORM DRAIN PIPE HDPE UNLESS OTHERWISE INDICATED.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
10. 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
11. 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.
12. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
13. 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.
14. A SUPPLY OF ABSORBENT SPILL RESPONSE MATERIAL SHOULD BE KEPT ON-SITE TO CLEAN UP ANY SPILLS OF HAZARDOUS MATERIALS.

CONSTRUCTION SEQUENCE

1. 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.
2. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
3. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
4. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAYBALES AROUND STOCKPILES.
5. CONTRACTOR TO INSTALL TEMPORARY SEDIMENT TRAPS PER THE SEDIMENT AND EROSION CONTROL PLAN.
6. INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SWALES, SILT FENCE & HAYBALES ARE INSTALLED
7. INSTALL FOUNDATION, UTILITIES AND PARKING LOTS/DRIVEWAYS WHERE NOTED ON THE PLANS.
8. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
9. 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
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
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)

811
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PREPARED FOR:

THOMASTON COMFORT CONTROL
401 MCMAHON DRIVE
THOMASTON, CT 06787

PREPARED BY:

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

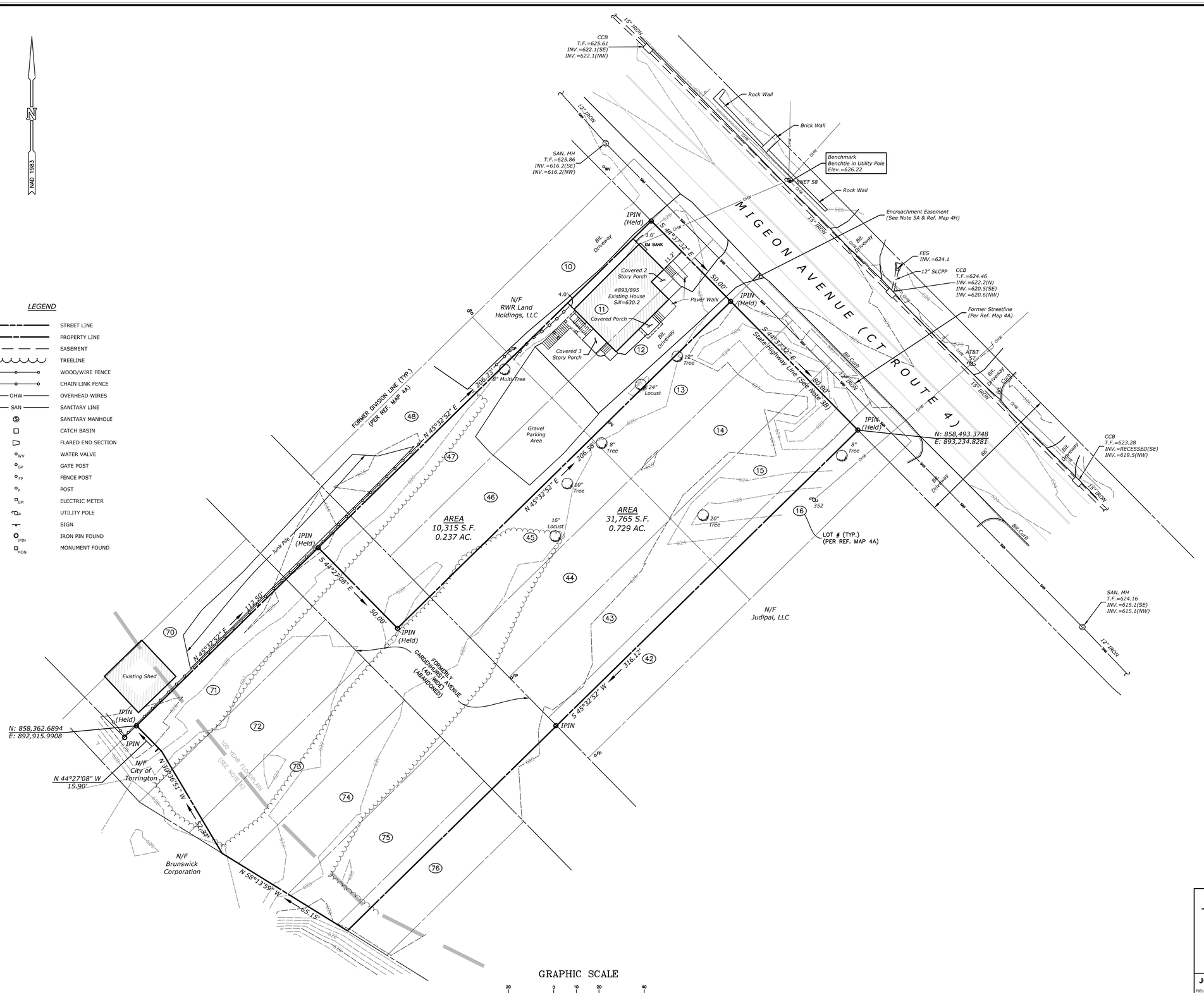
LIST OF DRAWINGS

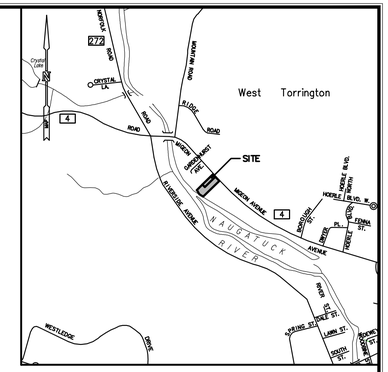
NO.	NAME	TITLE
01	--	TITLE SHEET
02		SURVEY
03	EX	EXISTING CONDITIONS PLAN
04	SP	SITE PLAN - LAYOUT AND PLANTING
05	GR	SITE PLAN - GRADING & UTILITIES
06	SE	SITE PLAN - SEDIMENT & EROSION CONTROLS
07	SE-DET	SEDIMENT & EROSION CONTROL DETAILS AND NOTES
08	SD-1	SITE DETAILS
09	SD-2	SITE DETAILS

NAD 1983

LEGEND

- STREET LINE
- PROPERTY LINE
- EASEMENT
- TREELINE
- WOOD/WIRE FENCE
- CHAIN LINK FENCE
- OHW — OVERHEAD WIRES
- SAN — SANITARY LINE
- SANITARY MANHOLE
- CATCH BASIN
- FLARED END SECTION
- WV — WATER VALVE
- GP — GATE POST
- FP — FENCE POST
- P — POST
- EM — ELECTRIC METER
- UTILITY POLE
- SIGN
- IPIN — IRON PIN FOUND
- MON — 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 OF WHICH ARE UNKNOWN TO MILONE & MACBROOM, INC. 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.

6708-01-01-f2619-notes.docx

DATE	REVISION
4/3/2019	ADDED 100 YEAR FLOODPLAIN

PROPERTY/TOPOGRAPHIC SURVEY

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

FIELD	DRAWN	CHECKED
JG/RC	MDP	MFM

SCALE: 1"=20'
DATE: MARCH 11, 2019

MILONE & MACBROOM
99 REALTY DRIVE
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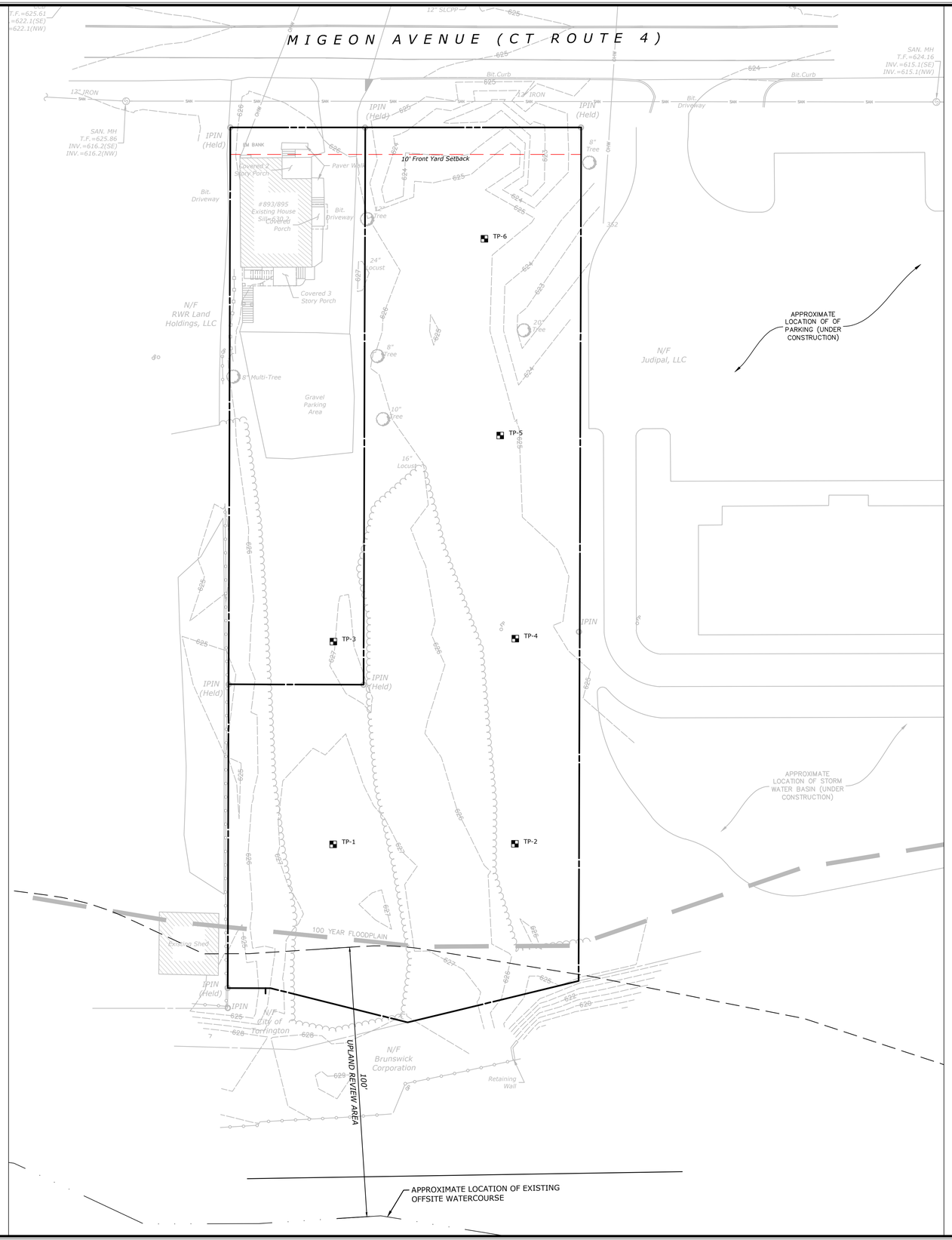
PROJECT NO. 6708-01
SHEET NO. 1 OF 1



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

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DESCRIPTION	DATE	BY

EXISTING CONDITIONS PLAN

SELF STORAGE FACILITY

895 MIGEON AVE.
TORRINGTON, CT

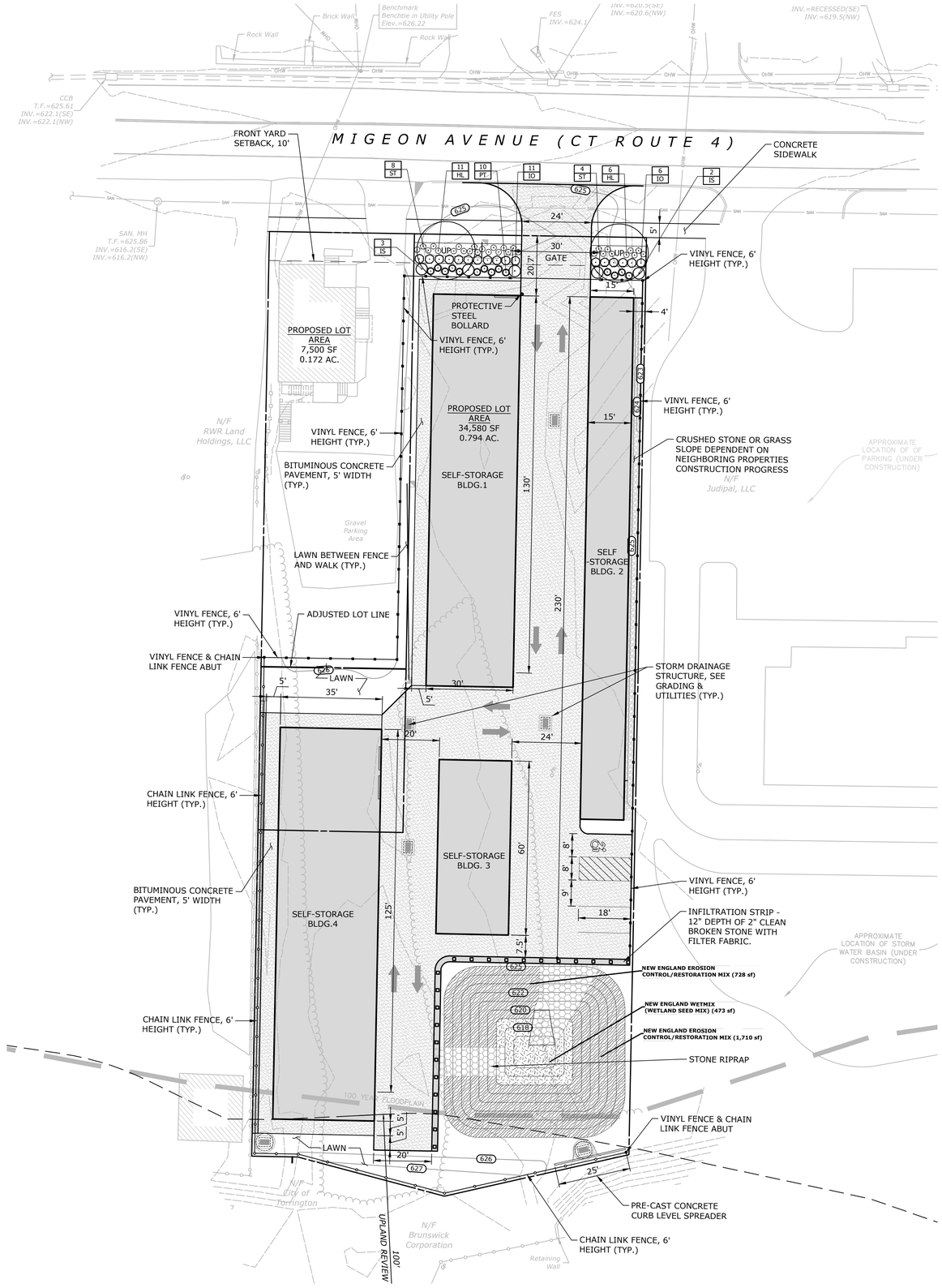
SCALE: 1"=20'

DATE: SEPTEMBER 15, 2022

PROJECT NO.: 16708.00002

SHEET NO.: 03 OF 10

SHEET NAME: EX



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	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**QTY**
IO	ILEX GLABRA `GEM BOX`	GEM BOX INKBERRY HOLLY	---	#5	17
IS	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY HOLLY	---	#7	5
GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**QTY**
PT	PANICUM VIRGATUM 'RUBY RIBBONS'	RUBY RIBBONS SWITCH GRASS	---	#3	14
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONT.**	**QTY**
HL	HELIOPSIS HELIANTHOIDES 'SUMMER SUN'	SUMMER SUN FALSE SUNFLOWER	15" SP. MIN.		17
ST	SCHIZACHYRIUM SCOPARIUM `TWILIGHT ZONE`	TWILIGHT ZONE LITTLE BLUESTEM	---	#1	12

CONCEPT PLANT SCHEDULE

	NEW ENGLAND EROSION CONTROL/RESTORATION MIX BY NEW ENGLAND WETLAND PLANTS -	2,438 SF
	NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS -	473 SF

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 LOOSENED 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.

0' 10' 20'
0 1/2" 1"

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DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	10/25/2022	KJG

SITE PLAN - LAYOUT AND PLANTING

SELF STORAGE FACILITY

895 MIGEON AVE.
TORRINGTON, CT

DD	MW	MA
DESIGNED	DRAWN	CHECKED

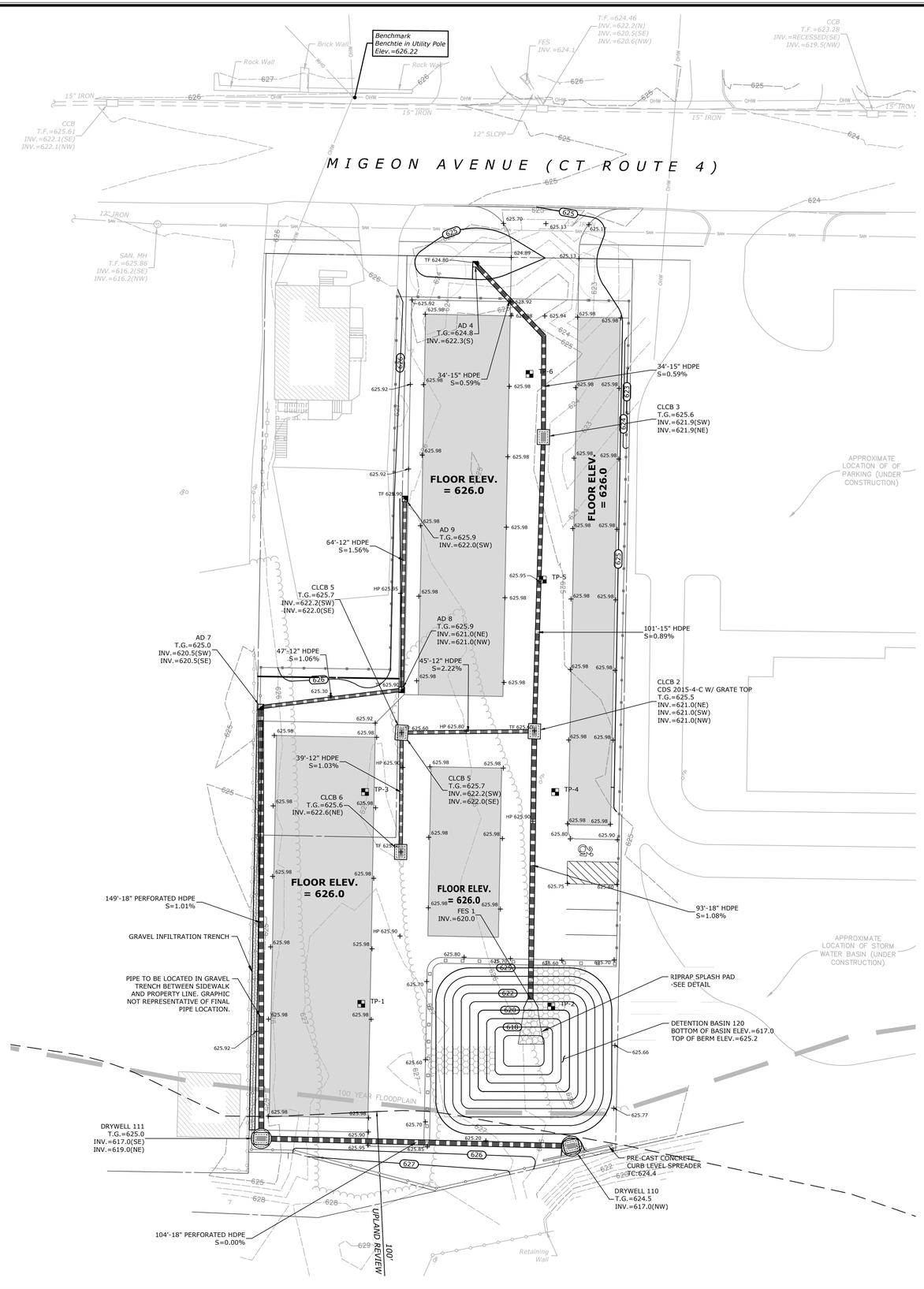
1"=20'
SCALE

SEPTEMBER 15, 2022
DATE

16708.00002
PROJECT NO.

04 OF 10
SHEET NO.

SP
SHEET NAME



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

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8"-38" LIGHT BROWN FINE SANDY LOAM
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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
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64"-98" RED BROWN FINE-MED SAND, TRACE SILT

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

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DATE:08/24/2022

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GROUNDWATER-N/A
LEDGE-N/A

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DATE:08/24/2022

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

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203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	10/25/2022	KJG
REVISIONS	05/24/2023	MCB

SITE PLAN - GRADING & UTILITIES

SELF STORAGE FACILITY

895 MIGEON AVE.
TORRINGTON, CT

DD	MW	JH
DESIGNED	DRAWN	CHECKED

1"=20'
SCALE

SEPTEMBER 15, 2022
DATE

16708.00002
PROJECT NO.

05 OF 10
SHEET NO.

GR
SHEET NAME

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 TORRINGTON 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.

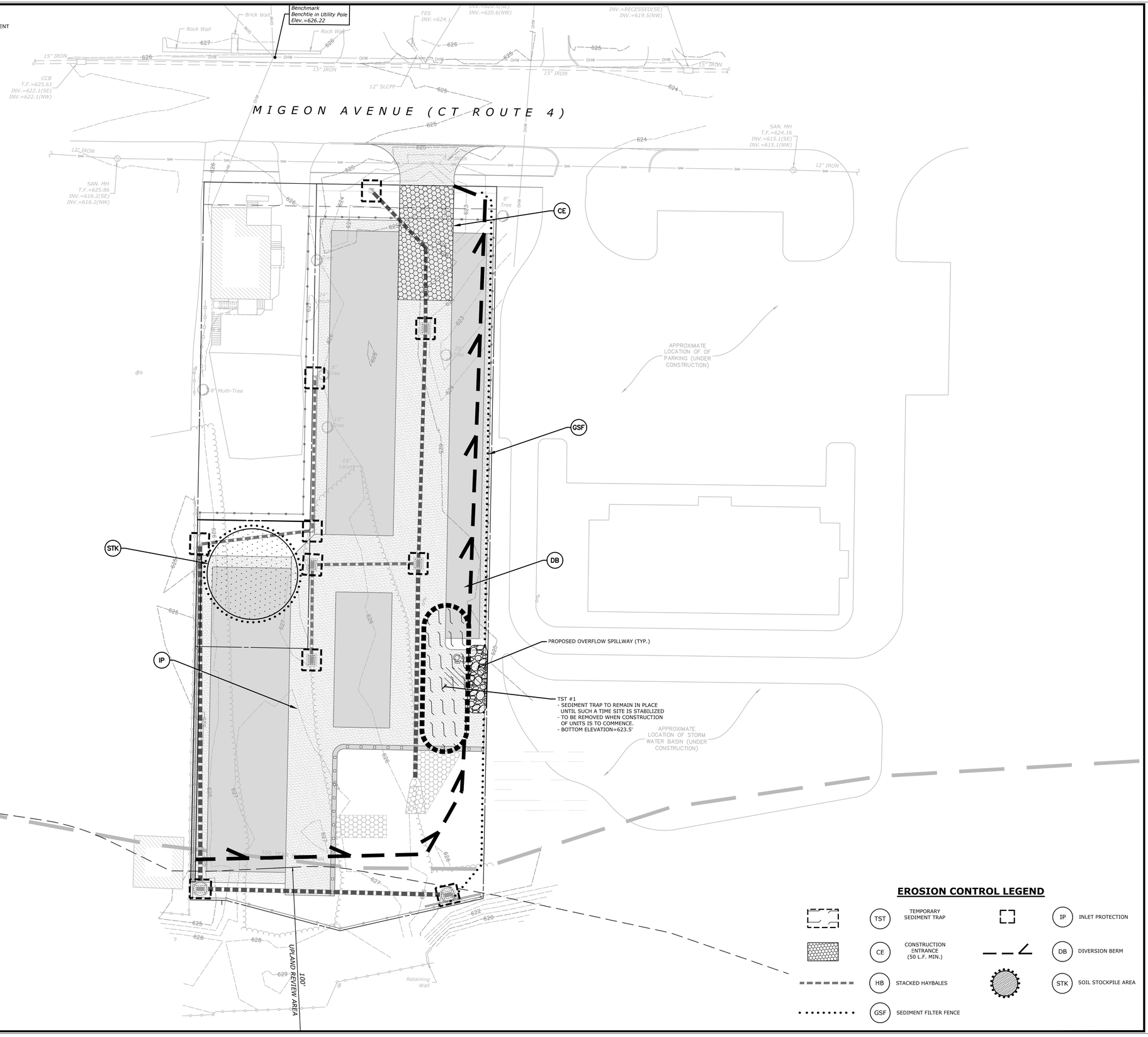
2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.
B.) PROTECTION OF OFFSITE DRAINAGE SYSTEMS
C.) PROTECTION OF WETLANDS AND STREAMS

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.	96.30 CY

*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST



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

SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773
SLRCONSULTING.COM

DESCRIPTION	DATE	BY
REVISIONS	05/24/2023	MCB

SITE PLAN - SEDIMENT & EROSION CONTROLS
SELF STORAGE FACILITY
895 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

SEDIMENT & EROSION CONTROL SPECIFICATIONS

GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATER BODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATER BODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

LAND GRADING:

THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO TWO VERTICAL (1:2).

d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.

e. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE INTO ADJACENT WETLANDS, WATERCOURSES, OR WATER BODIES.

f. PRIOR TO ANY RE-GRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING:

TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.

UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.

REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.

APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF STONES (OVER 1" IN DIAMETER), LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. SOLUBLE SALT CONTENT OF OVER 500 PARTS PER MILLION (PPM) IS LESS SUITABLE. AVOID TIDAL MARSH SOILS BECAUSE OF HIGH SALT CONTENT AND SULFUR ACIDITY.
6. THE pH SHOULD BE MORE THAN 6.0. IF LESS, ADD LIME TO INCREASE pH TO AN ACCEPTABLE LEVEL.

APPLICATION:

1. VOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER:

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDED BY SEPTEMBER 1.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQ. FT.).
4. APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 30 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 10-10-10- (5 LBS. PER 1,000 SQ. FT.) WHEN GRASS IS FOUR INCHES (4") TO SIX INCHES (6") HIGH. APPLY ONLY WHEN GRASS IS DRY.
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

7. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
8. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
9. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
10. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW MULCH AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE CONCENTRATED FLOW WILL OCCUR.

EROSION CHECKS

GENERAL:

TEMPORARY PERVIOUS BARRIERS USING BALES OF STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.

BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.

GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF FOUR INCHES (4") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP MINIMUM OF TWO FEET (2').

INSTALLATION AND MAINTENANCE:

1. BALED STRAW EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED STRAW EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.

VEGETATIVE COVER SELECTION & MULCHING

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 3 LBS./1,000 SQ.FT. (IOLUIUM PERENNE)

PERMANENT VEGETATIVE COVER:

1. SEE SEDIMENTATION AND EROSION CONTROL PLAN FOR SEED MIX
2. TEMPORARY MULCHING: STRAW AT 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
6. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

MAINTENANCE:

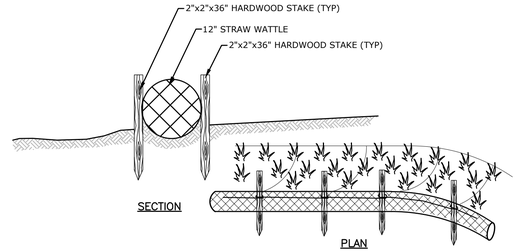
1. TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.
2. ON SITES WHERE GRASSES PREDOMINATE, BROADCAST ANNUALLY 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (12 LBS. PER 1,000 SQ. FT.) OR AS NEEDED ACCORDING TO ANNUAL SOIL TESTS.
3. ON SITES WHERE LEGUMES PREDOMINATE, BROADCAST EVERY THREE (3)YEARS OR AS INDICATED BY SOIL TEST 300 POUNDS OF 0-20-20 OR EQUIVALENT PER ACRE (8 LBS PER 1,000 SQ. FT.).

PERMANENT VEGETATIVE COVER

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:
   - SPRING SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS. OF 10-10-10 FERTILIZER PER ACRE (7 LBS. PER 1,000 SQ. FT.); THEN SIX (6) TO EIGHT (8) WEEKS LATER, APPLY ON THE SURFACE AN ADDITIONAL 300LBS. OF 10-10-10 FERTILIZER PER ACRE. AFTER SEPTEMBER 1, TEMPORARY VEGETATIVE COVER SHALL BE APPLIED.
   - FALL SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS. OF 10-10-10 FERTILIZER PER ACRE (14 LBS. PER 1,000 SQ. FT.).

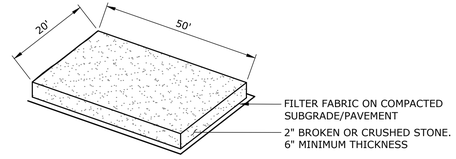


INSTALLATION NOTES:

1. EXCAVATE A SHALLOW (3 TO 4 INCHES DEEP) TRENCH ALONG THE TOE OF EXISTING SLOPES.
2. DRIVE STAKES DOWN ALONG THE SIDES OF THE LOG. DRIVE STAKES FLUSH WITH THE TOP OF THE STRAW WATTLE.
3. WEAVE COIR OR NYLON TWINE BETWEEN AND AROUND THE STAKES.
4. DRIVE STAKES IN FIRMLY, SECURING THE STRAW WATTLE TO THE GROUND.

STRAW WATTLE

NOT TO SCALE

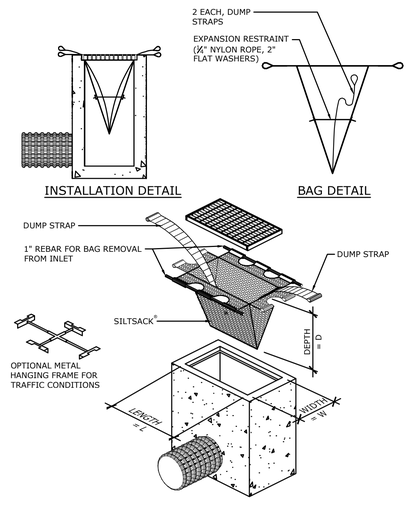


NOTES:

1. CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH GENERATE VEHICULAR TRACKING OF SOIL. INSTALL WHERE SHOWN ON PLANS

CONSTRUCTION ENTRANCE PAD

NOT TO SCALE



INLET SEDIMENTATION CONTROL DEVICE FOR CATCH BASIN

N.T.S.

DESCRIPTION | DATE | BY

PROPOSED SELF STORAGE UNITS

895 MIGEON AVE.
TORRINGTON, CT

AS	AS	JH
DESIGNED	DRAWN	CHECKED

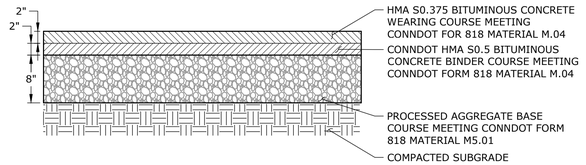
SCALE

SEPTEMBER 15, 2022
DATE

16708.00002
PROJECT NO.

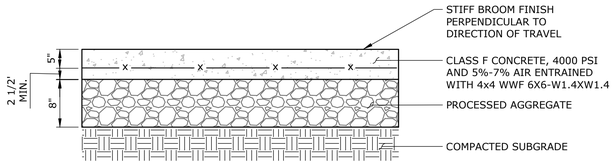
07 OF 10
SHEET NO.

SE-DET
SHEET NAME



BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

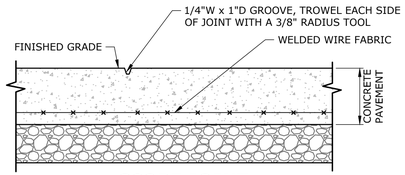


NOTES:

1. USE 5" CONCRETE OVER 8" PROCESSED AGGREGATE FOR SIDEWALKS ALONG CITY STREETS.
2. EXP. JOINTS 20' O.C. MAX CONSTRUCTION JOINTS 5' O.C. TYPICAL (SEE JOINT DETAILS)

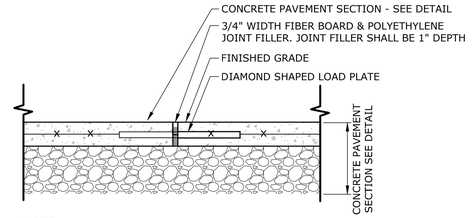
CONCRETE SIDEWALK

NOT TO SCALE



SCORE JOINT

NOT TO SCALE

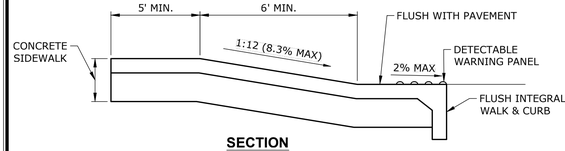


NOTE:

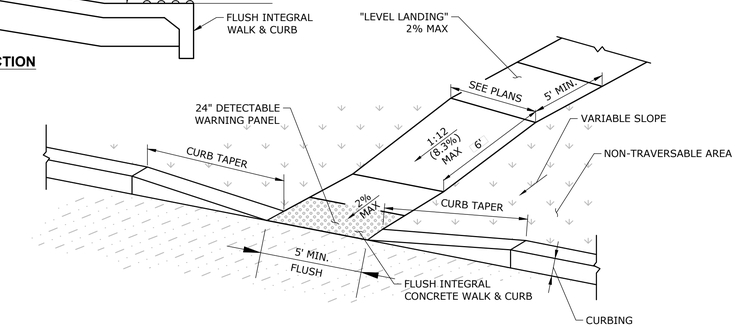
1. PROVIDE PERFORMED EXPANSION JOINT AT ALL CONSTRUCTION JOINT, SAWCUT AND OTHER LOCATIONS WHERE CONCRETE ABUTTS EXISTING CONCRETE.

CONCRETE EXPANSION JOINT

NOT TO SCALE

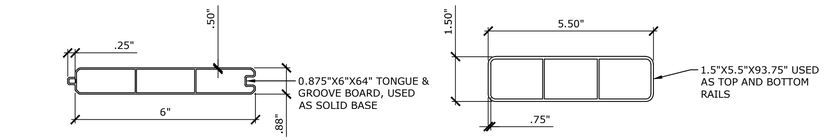


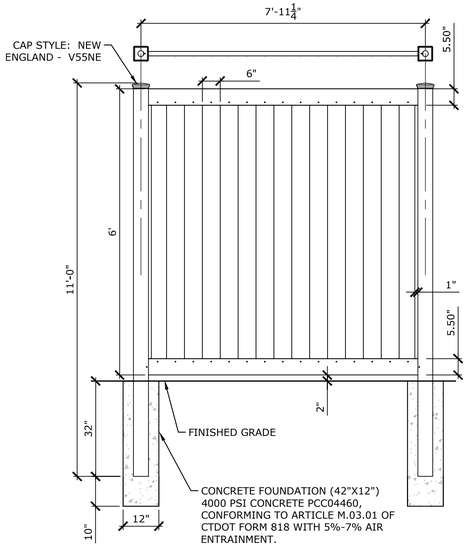
SECTION

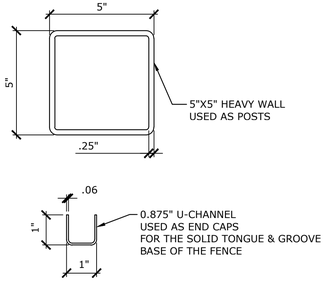


ACCESSIBLE SIDEWALK LANDINGS & RAMPS

NOT TO SCALE







NOTES:

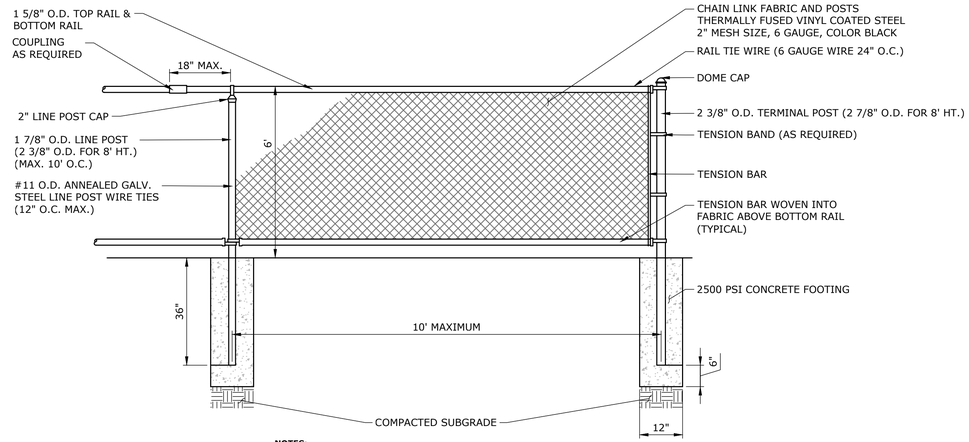
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. VINYL FENCE SHALL BE ASTM F964-09 COMPLIANT.
4. COLOR: TAN
5. FENCE TO BE MODEL V300 (8' HIGH) WITH WIND KIT AS MANUFACTURED BY:
   ILLUSIONS 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

6' VINYL FENCE

NOT TO SCALE

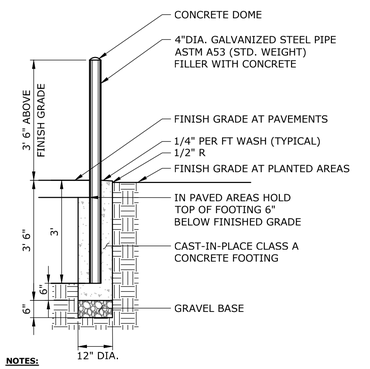


NOTES:

1. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

CHAIN LINK FENCE

NOT TO SCALE

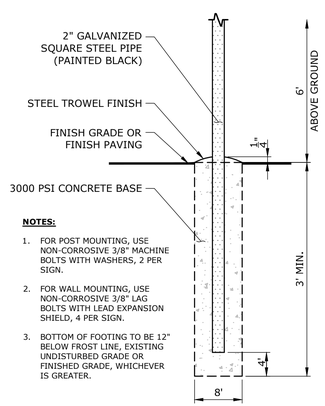


NOTES:

1. FINISH TO BE COLOR GALVANIZED, TO BE DETERMINED BY ARCHITECT.

STEEL PIPE BOLLARD 4"DIA.

NOT TO SCALE

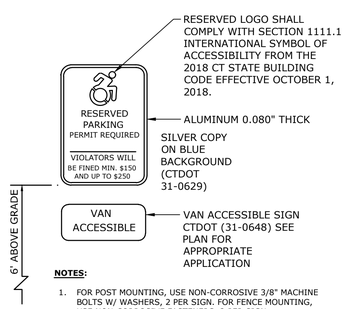


NOTES:

1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS WITH WASHERS, 2 PER SIGN.
2. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS WITH LEAD EXPANSION SHIELD, 4 PER SIGN.
3. BOTTOM OF FOOTING TO BE 12" BELOW FROST LINE, EXISTING UNDISTURBED GRADE OR FINISHED GRADE, WHICHEVER IS GREATER.

TRAFFIC SIGN POST

NOT TO SCALE

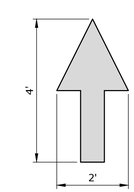


NOTES:

1. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN. FOR FENCE MOUNTING, USE NON-CORROSIVE FASTENERS, 2 PER SIGN

RESERVED PARKING SIGN

NOT TO SCALE



PAVEMENT ARROW

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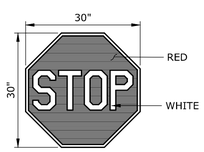


STOP SIGN

NOT TO SCALE

DESCRIPTION | DATE | BY

SITE DETAILS

PROPOSED SELF STORAGE UNITS

895 MIGEON AVE. TORRINGTON, CT

JH	JH	MA
DESIGNED	DRAWN	CHECKED

SCALE

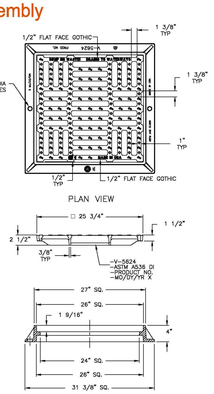
DATE: SEPTEMBER 15, 2022

PROJECT NO.: 16708.00002

SHEET NO.: 08 OF 10

SHEET NAME: **SD-1**

V5624 Assembly



ej

Product Number
45624050A01

Design Features
-Materials
Frame
Grey Iron (CL35B)
Grate
Ductile Iron (70-50-05)
88 lbs

-Design Load
Heavy Duty
-Open Area
318 SQ.IN.
-Coating
Undipped
-/- Designates Machined Surface

Certification
-ASTM A536
-ASTM A48
-Country of Origin:USA

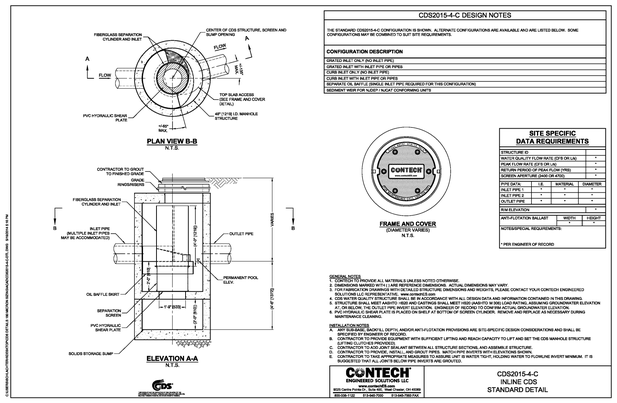
Major Components
45624010
45624050

Drawing Revision
08/01/2017 Designer: MAH
9/5/2017 Revised By: MAH

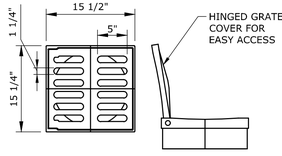
Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and specifications are approximate. EJ reserves the right to modify specifications without prior notice.

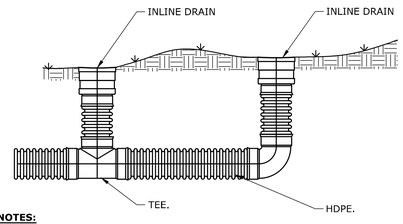
Contact
800 626 4653
ejco.com

CURBLESS GRATE TOP FOR CONTECH CDS 2015-4-C
NOT TO SCALE



CONTECH CDS 2015-4-C
NOT TO SCALE





NOTES:

1. ALL AREA DRAIN GRATES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS.

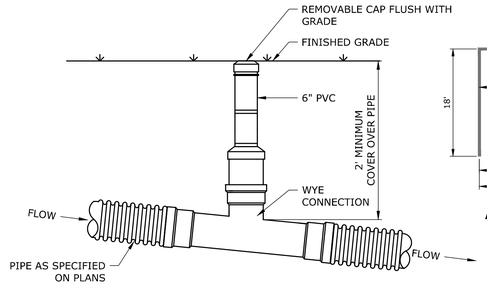
1.1. 15" CAST IRON GRATE DRAIN AREA = 92.5SQ. INCH GRATE HAS H-20 (HEAVY TRAFFIC) DOT RATING .

1.2. MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B.

1.3. CASTINGS ARE FURNISHED WITH A BLACK PAINT.

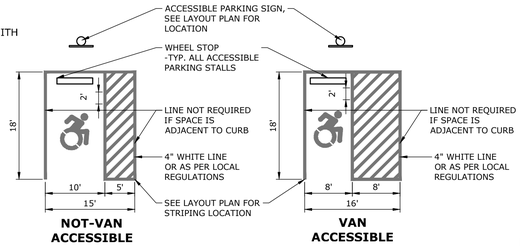
1.4. INLINE DRAIN TO BE NYLOPLAST INC OR APPROVED EQUAL.

AREA DRAIN AND GRATE
NOT TO SCALE

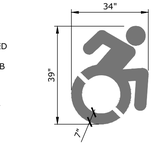


NOTE:
CLEANOUT TO BE INSTALLED OVER ROOF LEADER WYE CONNECTIONS AND BENDS

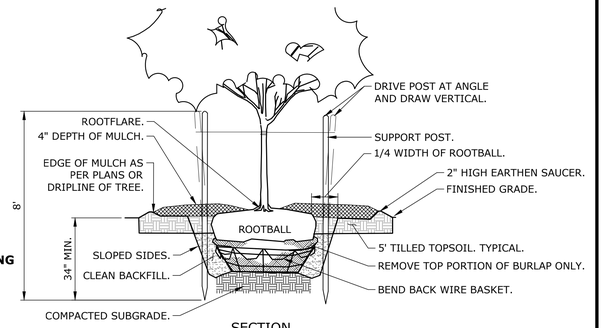
ROOF LEADER CLEANOUT
NOT TO SCALE



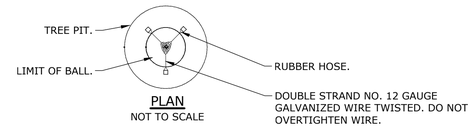
ACCESSIBLE PARKING SPACES
NOT TO SCALE



ACCESSIBLE PARKING SPACE MARKING



SECTION
NOT TO SCALE

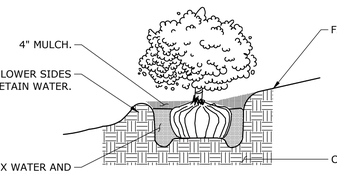


PLAN
NOT TO SCALE

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

Connecticut Precast Corp.
Manufacturers of Concrete Products
555 Fan Hill Road, Monroe, CT 06468
Telephone (203) 268-8688 Fax (203) 452-1007 www.ctprecast.com

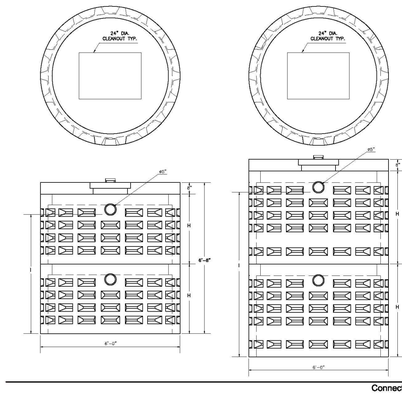
Drywells
Catch Basin

PRECAST CONCRETE
72" DIAMETER DRYWELL
6' OR 8' NOMINAL HEIGHT

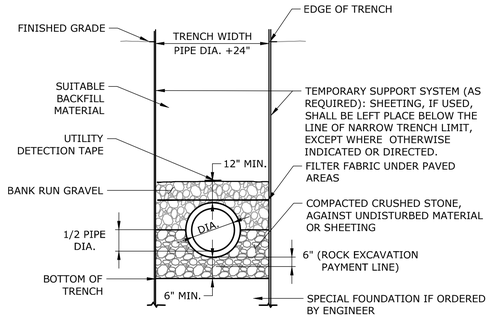
Drywells

MODEL NO.	HEIGHT H	INVERT I	EFFECTIVE LEACHING (SF)	CAPACITY (GAL.)	WEIGHT (LBS.)
DWC872-06	72"	61"	97.25	1078	8,200
DWC872-08	96"	85"	135	1511	10,200

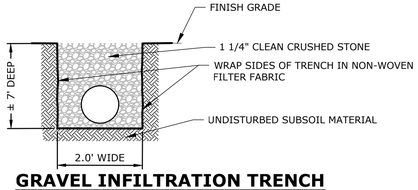
NOTES:
1. Concrete – 5,000 PSI @ 28 DAYS.
2. Design loading: AASHTO HS20-44.
3. Steel reinforcement: ASTM A615, Grade 40.1 Minimum Concrete Cover.
4. Slab top reinforcement with #5 rebar.
5. Gallons per vf, ft. = 211
6. Standard "C" or "CL" Catch Basin Top to be placed on top.



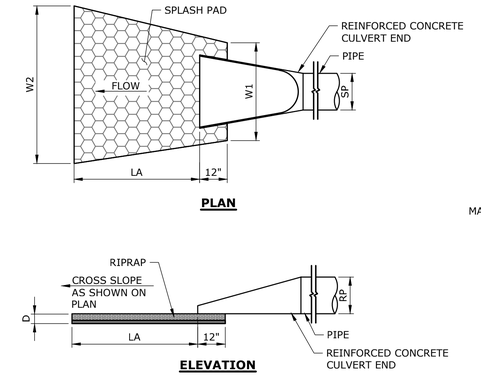
PRECAST CONCRETE DRYWELL
NOT TO SCALE



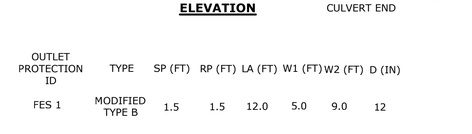
UTILITY TRENCH
NOT TO SCALE



GRAVEL INFILTRATION TRENCH
NOT TO SCALE



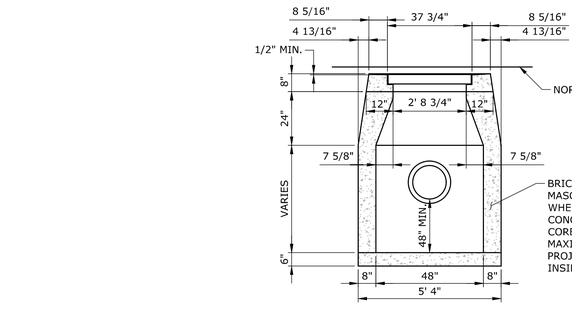
PLAN



ELEVATION

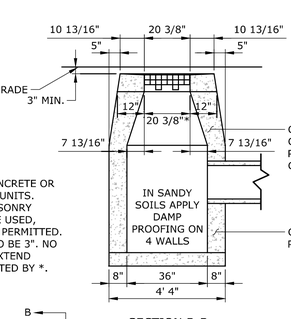
OUTLET PROTECTION ID	TYPE	SP (FT)	RP (FT)	LA (FT)	W1 (FT)	W2 (FT)	D (IN)
FES 1	MODIFIED TYPE B	1.5	1.5	12.0	5.0	9.0	12

FLARED END WITH RIP RAP SPLASH PAD
NOT TO SCALE



LAWN DETAIL
NOT TO SCALE

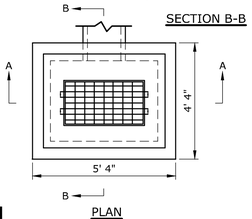
SECTION A-A



SECTION B-B

NOTES:

1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.



PLAN

TYPE "C-L" CATCH BASIN
NOT TO SCALE

DESCRIPTION	DATE	BY
REVISIONS	05/24/2023	MCB

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

AS DESIGNED	AS DRAWN	RM CHECKED

SCALE

SEPTEMBER 15, 2022
DATE

16708.00002
PROJECT NO.

09 OF 10
SHEET NO.

SD-2
SHEET NAME