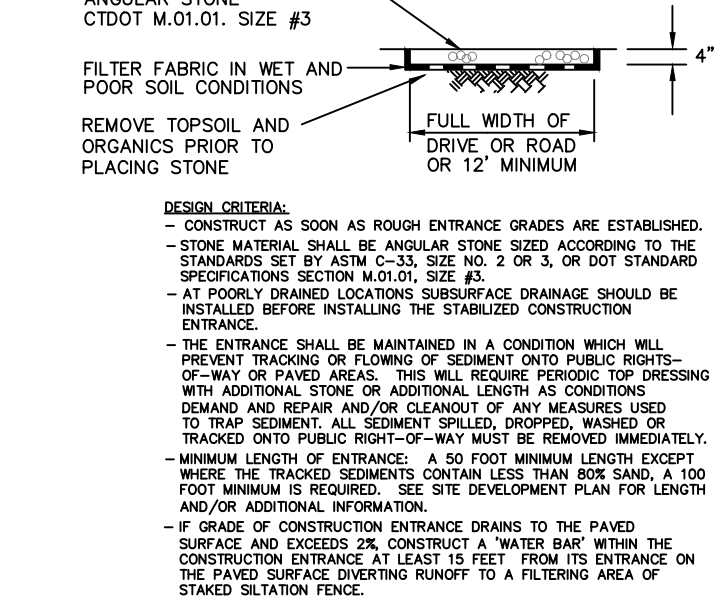
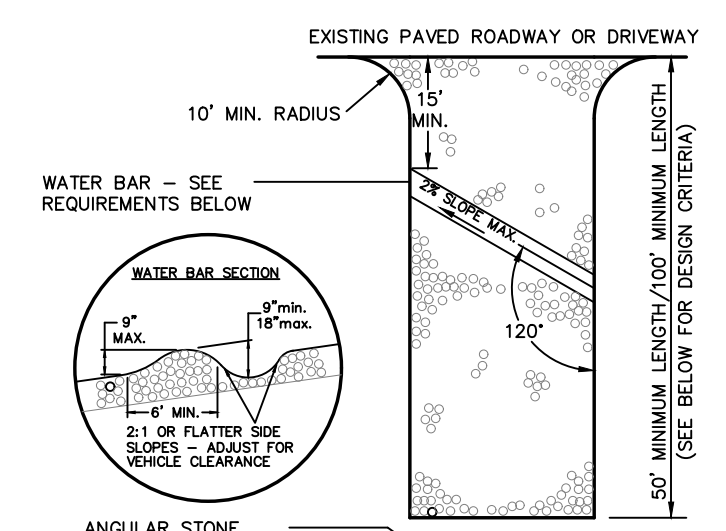


LEGEND

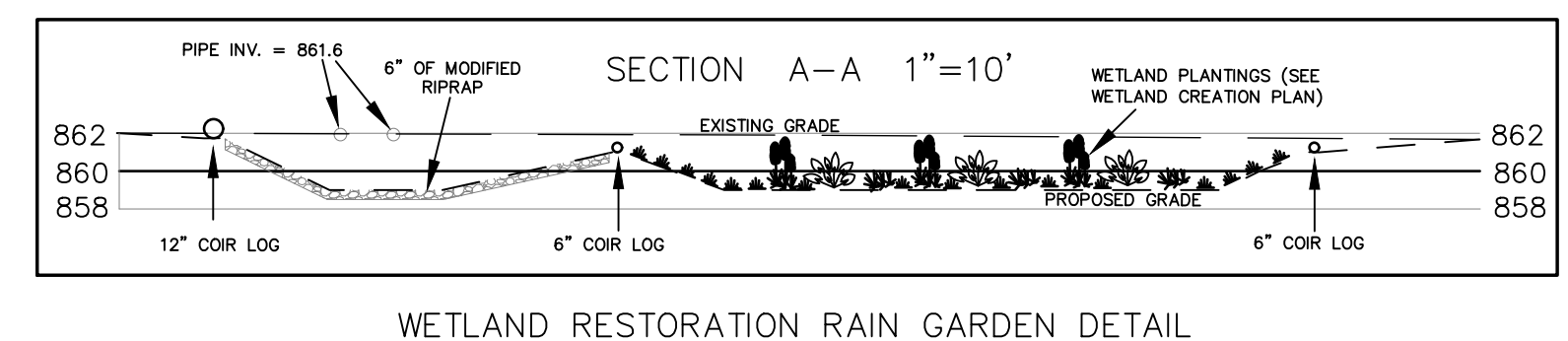
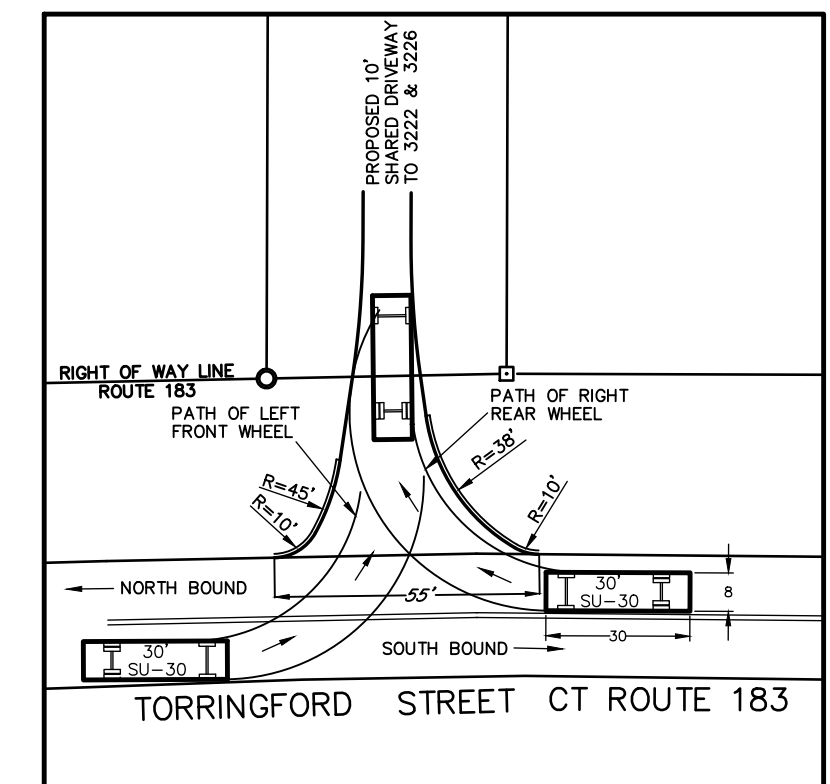
PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
EASEMENT LINE	—
STONE WALL	—
WIRE FENCE	x
CATCH BASIN	⊞
BLDG. SETBACK LINE	—
TREE LINE	—
SEDIMENT FENCE	—
SEDIMENT FENCE W/ HAYBALES	—
FLAGGED WETLANDS	—
INLAND WETLANDS	—
BLDG. FOOTING DRAINS/ ROOF LEADERS	—
WATER SHUTOFF	⊕
WATER MAIN	—
WATER VALVE	⊕
ELECTRIC SERVICE TO HOUSE	—
ELECTRIC SERVICE TO HOUSE	—
PROPOSED STREET TREE	—
PROPOSED STREET LIGHT	—
BLDG. SETBACK LINE	—
UNDERDRAIN	—
EXISTING CONTOUR	—
EXISTING SPOT ELEVATION	866.16
PROPOSED CONTOUR	866
PROPOSED HOUSE NUMBER	43222
PROPOSED SANITARY MAIN	—
PROPOSED SANITARY LATERAL	—
SHARED DRIVEWAY EASEMENT	—

- GENERAL NOTES**
- BOUNDARY DETERMINATION CATEGORY: ORIGINAL PARCEL; DEPENDENT SURVEY; PROPOSED LOTS: ORIGINAL SURVEY.
 - OWNER / APPLICANT: GEORGE M. NOUJAIM, 7 BRIDLE CIR., TORRINGTON, CONNECTICUT 06790, REF. VOL. 1313 / PG. 390.
 - TOTAL AREA = 353,140 ± S.F., 8.11 ± Acres.
 - ASSESSOR'S LOT NUMBER: MAP 252, BLOCK 3, LOT 190 - 192.
 - ZONE: R-25 (RESIDENCE ZONE)/R-WP (WATERSHED PROTECTION ZONE).
 - MAP REFERENCES: T.C. MAP #'S: 3566, 3835, 537, 536, 3731, 1111, 2332 ON FILE IN THE TORRINGTON LAND RECORDS.
 - DEED REFERENCES: T.C. VOL.285/PG.940, VOL.692 PG.92 VOL.189 PG.34 VOL.186 PG.563, VOL.312 PG.926 VOL.138 PG.499, VOL.179 PG.320 T.L.R.
 - WETLANDS DELINEATED BY CONNECTICUT ECOSYSTEMS LLC, ON 9/25/06 AND FIELD LOCATED BY HRICA ASSOCIATES, LLC ON 9/25/06.
 - STONE WALLS AND FENCES MAY VARY FROM PRINCIPLE COURSES.
 - PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS AS OF RECORD THAT MAY APPEAR.
 - WATER AND SEWER SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING WATER AND SEWER MAINS ON TORRINGTON ROAD.
 - R-WP ZONE LINE BASED ON CITY OF TORRINGTON 5 FOOT CONTOUR MAPPING AND 2 FOOT CONTOURS PREPARED FOR THIS PROJECT.
 - THE GAS EASEMENT IS BASED UPON THE LOCATION OF THE EXISTING GAS LINE AS FLAGGED BY THE TENNESSEE GAS PIPELINE COMPANY AND FIELD LOCATED BY HRICA ASSOCIATES, LLC. NO MAPPING OR ACCURATE DESCRIPTION FOR METES AND BOUNDS ARE ON FILE WITH THE CITY OF TORRINGTON LAND RECORDS.



(CE) ANTI-TRACKING PAD CONSTRUCTION ENTRANCE

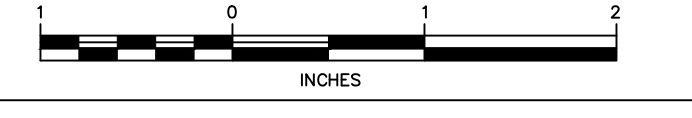
N.T.S. REFERENCE: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.



- SOIL EROSION AND SEDIMENT CONTROL MEASURES**
- (GSF) GEOSYNTHETIC SILT FENCE
 - (TO) TOP SOILING
 - (TS) TEMPORARY SEEDING
 - (PS) PERMANENT SEEDING
 - (MS) MULCH FOR SEED
 - (CC) CONSTRUCTION ENTRANCE
 - (RR) RIPRAP
- REFER TO: 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL DEP BULLETIN 34 FOR PROPER USAGE, INSTALLATION AND MAINTENANCE GUIDELINES.

07/28/22	NEW WETLAND FLAGS
Date	Revision

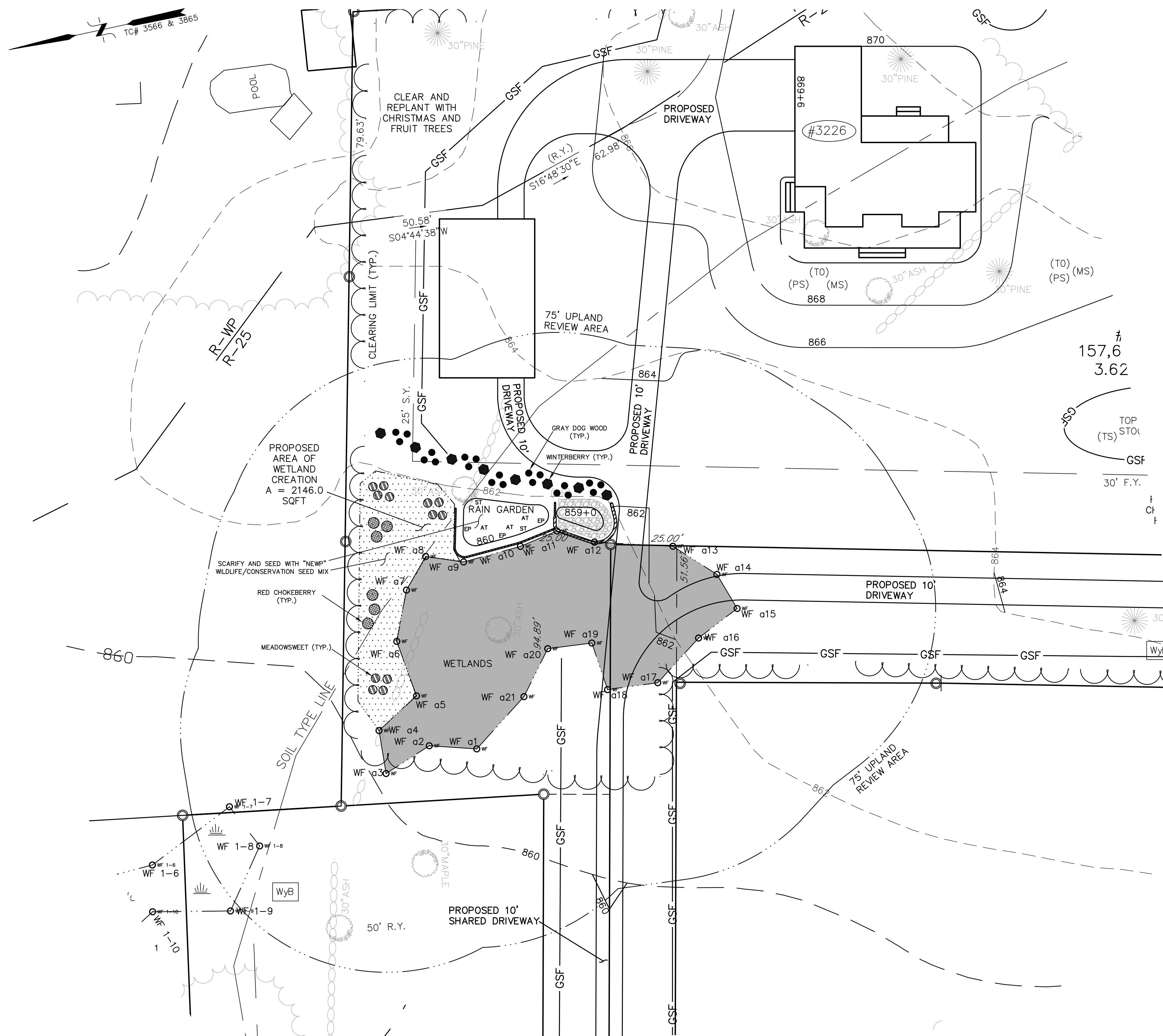
SITE GRADING PLAN
PREPARED FOR
GEORGE NOUJAIM
3222 & 3226 TORRINGTON ST.
TORRINGTON, CONNECTICUT



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

DATE: 02/08/2022	MAP #: C049
SCALE: 1"=40 ft.	SHEET #: 01
DRAWING: 060049	DRAWN BY: TJS
PROJECT #: 21-0850	CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL



NEW ENGLAND WETLAND PLANTS, INC.
 820 WEST STREET, AMHERST, MA 01002
 PHONE: 413-548-8000 FAX 413-549-4000
 EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Conservation/Wildlife Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Sorghastrum nutans</i>	Indian Grass	UPL
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Desmodium canadense</i>	Shoey Tick Trefail	FAC
<i>Asclepias tuberosa</i>	Butterfly Milkweed	NI
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium purpureum (Eutrochium maculatum)</i>	Purple Joe Pye Weed	FAC
<i>Rudbeckia hirta</i>	Black Eyed Susan	FACU-
<i>Aster pilosus (Symphyotrichum pilosum)</i>	Heath (or Hairy) Aster	UPL
<i>Solidago juncea</i>	Early Goldenrod	

PRICE PER LB. \$39.50 MIN. QUANTITY 2 LBS. TOTAL: \$79.00 APPLY: 25 LBS/ACRE :1750 sq ft/lb

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes for both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects. New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is 5/bulk pound, FOB warehouse, Plus SH and applicable taxes.

RAIN GARDEN / WETLAND PLANTING LEGEND

PLANT	SIZE	SYMBOL	QUANTITY
ASCLEPIAS TUBEROSA BUTTERFLY WEED	1 GAL.	AT	6
EUPATORIUM PURPUREUM JOE-PYE WEED	1 GAL.	EP	6
SPIREA TOMENTOSA STEEPLE BUSH	2 GAL.	ST	4
ILEX VERTICILLATA WINTERBERRY	3'-4'	●	8
SWIDA RACEMOSA GRAY DOGWOOD	3'-4'	●	21
ARONIA ARBUTIFOLIA RED CHOKEBERRY	3'-4'	●	6
SPIRAEA LATIFOLIA MEADOWSWEET	3'-4'	●	12

- LEGEND**
- PROPERTY LINE
 - EXISTING MONUMENT
 - EXISTING IRON PIN OR PIPE
 - PROPOSED IRON PIN OR PIPE
 - PROPOSED MONUMENT
 - UTILITY POLE W/ANCHOR
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 - STONE WALL
 - WIRE FENCE
 - CATCH BASIN
 - BLDG. SETBACK LINE
 - TREE LINE
 - SEDIMENT FENCE
 - SEDIMENT FENCE W/ HAYBALES
 - FLAGGED WETLANDS
 - INLAND WETLANDS
 - BLDG. FOOTING DRAINS/ ROOF LEADERS
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 - PROPOSED STREET LIGHT
 - BLDG. SETBACK LINE
 - UNDERDRAIN
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - PROPOSED HOUSE NUMBER

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

WETLAND CREATION PLAN
 PREPARED FOR
GEORGE NOUJAIM
 3222 & 3226 TORRINGFORD ST.
 TORRINGTON, CONNECTICUT

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

DATE: 08/11/2022 MAP #: 0049
 SCALE: 1"=20 ft. SHEET #: C3
 DRAWING: 060049 DRAWN BY: TJS
 PROJECT #: 21-0850 CHECKED BY: KSH