

# RESTORATION PLAN

## 850 SOUTH MAIN STREET PROPERTY

### O&G INDUSTRIES

#### VISTA DRIVE & SOUTH MAIN STREET TORRINGTON, CONNECTICUT

1103-94

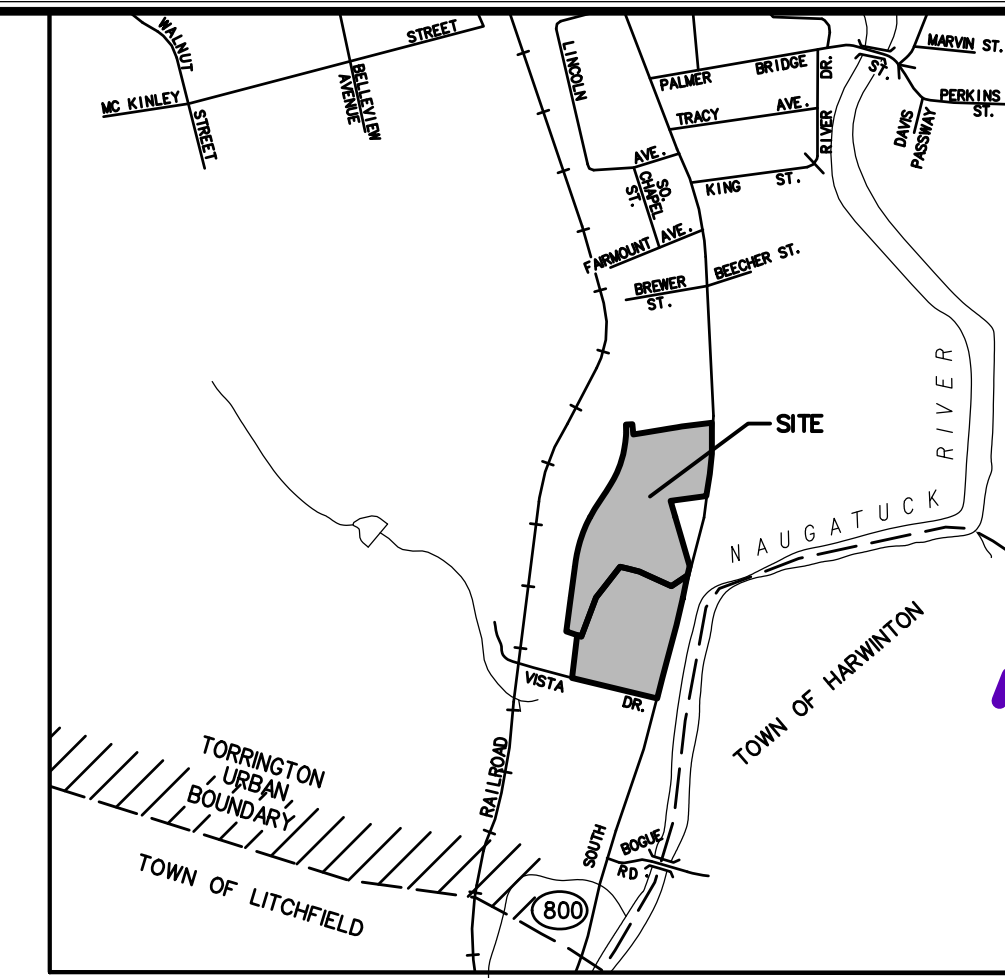
APRIL 13, 2018

REVISED: APRIL 18, 2018

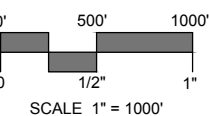
REVISED: APRIL 20, 2018

REVISED: MAY 1, 2018

REVISED: JUNE 16, 2020

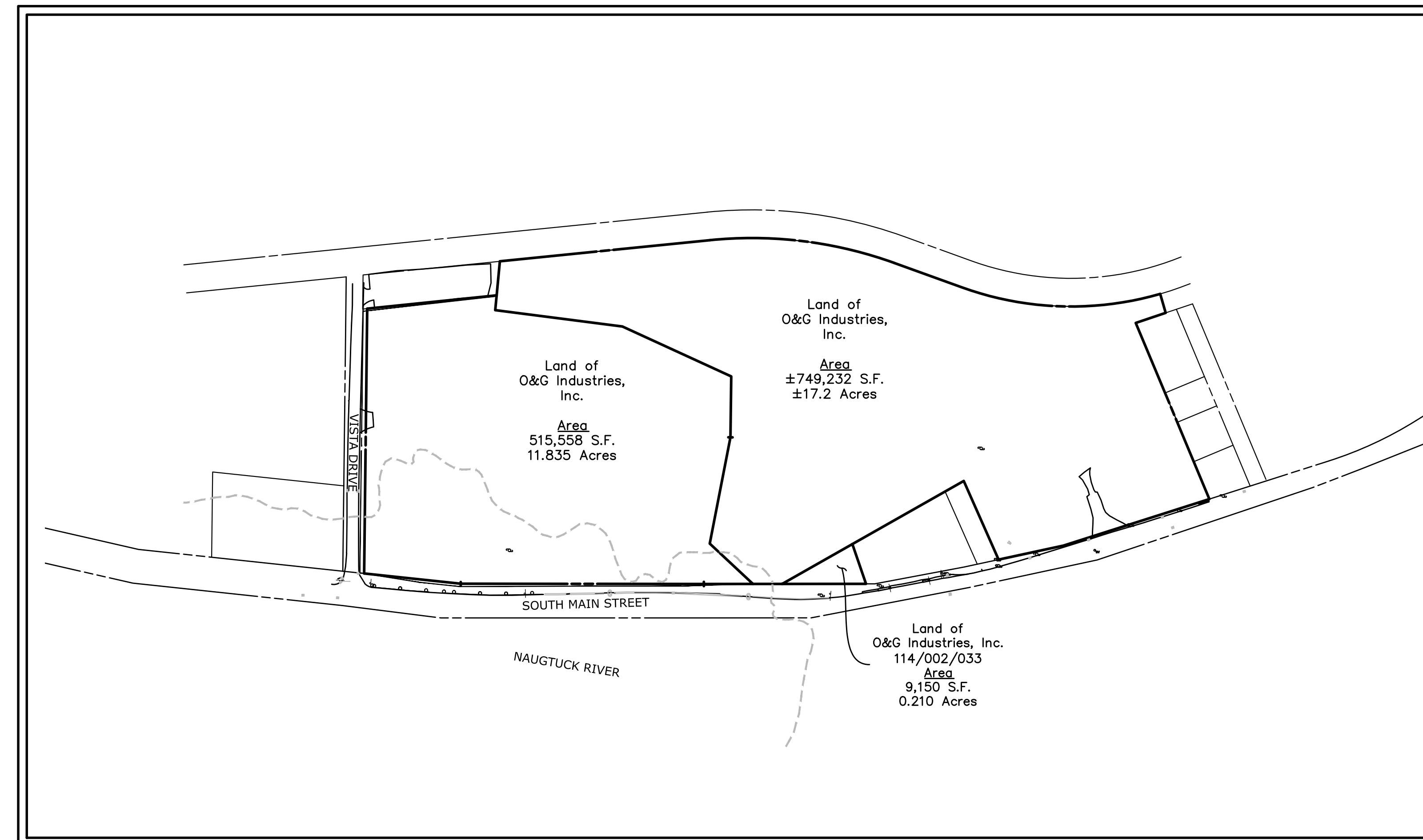


**LOCATION MAP:**

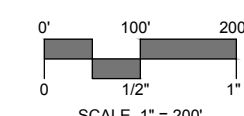


**GENERAL NOTES**

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: MILONE AND MACBROOM, INC., TAKEN FROM A MAP ENTITLED TOPOGRAPHIC SURVEY PREPARED FOR O&G INDUSTRIES VISTA DRIVE & SOUTH MAIN STREET CT ROUTE 800 TORRINGTON, CONNECTICUT, AT A SCALE OF 1"=80', DATED: JUNE 5, 2020.
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. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS 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 4" TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
7. ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) UNLESS OTHERWISE INDICATED.
8. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
9. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF TORRINGTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 817 AND ADDENDUMS.
10. ALL GUTTERS, ROOF DRAINS AND FOUNDATION DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM WHERE FEASIBLE.
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. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
13. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
14. PERIMETER SWALES AND RESPECTIVE SILTATION BASINS SHALL BE COMPLETED AND RESTORED PRIOR TO PROCEEDING WITH OTHER SITE CONSTRUCTION.
15. 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.



**PROJECT SITE VICINITY MAP:**



**APPLICANT / OWNER:**

O&G INDUSTRIES, INC.  
112 WALL STREET  
TORRINGTON, CONNECTICUT 06790

**PROJECT DATA  
TORRINGTON**

|                |                     |
|----------------|---------------------|
| EXISTING ZONE: | INDUSTRIAL ZONE "I" |
| PROPOSED USE:  | INDUSTRIAL          |

| DIMENSIONAL CRITERIA             | REQ'D/PERMITTED | PROPOSED/PROVIDED           |
|----------------------------------|-----------------|-----------------------------|
| LOT SIZE                         | 10,000 SF       | ±1,275,595 SF (±29.283 AC.) |
| LOT WIDTH                        | 80 FT.          | ±196'                       |
| FRONT YARD SETBACK               | 10 FT.          | N/A                         |
| SIDE YARD SETBACK                | 25 FT.*         | N/A                         |
| REAR YARD SETBACK                | 25 FT.*         | N/A                         |
| MAXIMUM HEIGHT                   | 60 FT.          | N/A                         |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 0.75            | N/A                         |

\* ONLY IF ADJACENT TO A RESIDENTIAL ZONE

**PREPARED BY:**



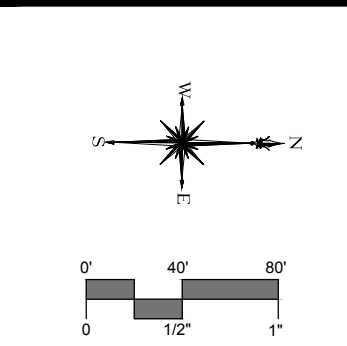
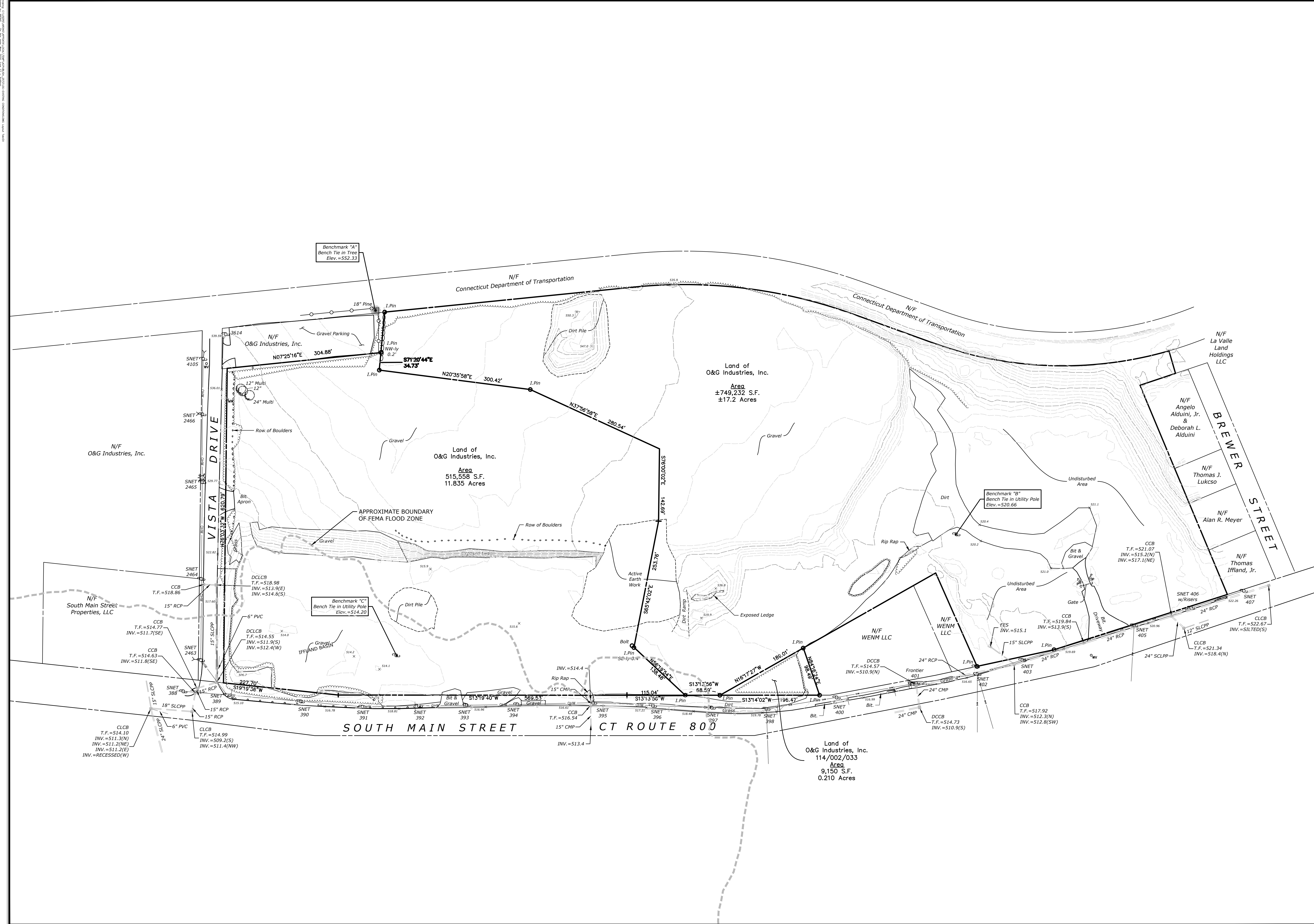
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**LIST OF DRAWINGS**

| NO. | NAME | TITLE                                  |
|-----|------|--|
| 01  | --   | TITLE SHEET                            |
| 02  | EX   | RESTORATION PLAN - EXISTING CONDITIONS |
| 03  | PP   | RESTORATION PLAN - SITE RESTORATION    |
| 04  | SE   | SITE DETAILS                           |



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| DESCRIPTION      | DATE       | BY  |
|------------------|------------|-----|
| REVISED PLAN SET | 08/18/2020 | AUS |

**RESTORATION PLAN - EXISTING CONDITIONS**  
**850 SOUTH MAIN STREET PROPERTY**  
**O&G INDUSTRIES**  
 VISTA DRIVE & SOUTH MAIN STREET  
 TORRINGTON, CONNECTICUT

| ADS      | STN   | EAH     |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |

SCALE: 1"=80'  
 DATE: APRIL 13, 2018  
 PROJECT NO.: 1103-94  
 SHEET NO.: 02 OF 04

**EX**

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 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CITY OF TORRINGTON REQUIREMENTS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT  
 A.) POTENTIAL DISTURBED AREA: ±29.3 AC. (ENTIRE SITE)  
 B.) DISTURBED AREA AS OF 6/5/2020: ±26.1 AC.  
 C.) UNDISTURBED AREA AS OF 6/5/2020: ±3.2 AC.

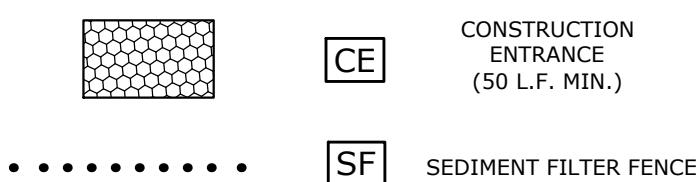
2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS  
 A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.  
 B.) PROTECTION OF OFFSITE DRAINAGE SYSTEMS.

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

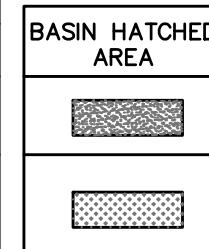
4. THE PROPOSED SITE WORK IS TO BE PHASED AND SOIL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE MODIFIED DEPENDING ON SITE CONDITIONS.

5. ALL EXISTING STRUCTURES SHALL BE DISMANTLED OR DEMOLISHED AND PROPERLY DISPOSED OF.

**EROSION CONTROL LEGEND**



| PLANTING CHART FOR BASIN 100 |   |                      |              |                 |
|------------------------------|---|----------------------|--------------|-----------------|
| QTY                          | COMMON NAME                                 | SCIENTIFIC NAME      | SIZE         | COMMENTS        |
| 30                           | EASTERN RED CEDAR                           | JUNIPERUS VIRGINIANA | 4-5' #3 CONT | SIDE SLOPES     |
| 60                           | GRAY DOGWOOD                                | CORNUS RACERMOSEA    | 3-4' #3 CONT | SIDE SLOPES     |
| 60                           | SWEETFERN                                   | COMPTONIA PEREGRINA  | 3-4' #3 CONT | SIDE SLOPES     |
| 100                          | SWEET PEPPERBUSH                            | CLETHRA ALNIFOLIA    | 3-4' #3 CONT | BOTTOM OF BASIN |
| N/A                          | NEW ENGLAND CONSERVATION WILDLIFE MIX       | N/A                  | N/A          | SIDE SLOPES     |
| N/A                          | NEW ENGLAND EROSION CONTROL/RESTORATION MIX | N/A                  | N/A          | BOTTOM OF BASIN |



**COMPENSATORY STORAGE**

EXISTING STORAGE: 51,900 CY  
 PROPOSED STORAGE: 57,700 CY

**FORMATION OF DETENTION BASIN SPECIFICATIONS**

1. MATERIALS  
 ALL FILL MATERIALS SHALL BE OBTAINED FROM REQUIRED EXCAVATIONS OR DESIGNATED BORROW AREAS. FILL MATERIAL SHALL CONTAIN NO FROZEN MATERIAL, SOD, BRUSH, ROOTS, OR OTHER ORGANIC MATERIAL. EARTH EMBANKMENTS SHALL CONTAIN NO STONES OR ROCK PARTICLES OVER THREE INCHES IN DIAMETER.

THE MATERIAL USED IN THE CENTER PORTION OF THE EMBANKMENT SHALL BE THE MOST IMPERVIOUS MATERIAL OBTAINED FROM THE BORROW AREAS IF REQUIRED. THE MORE PERVIOUS MATERIALS SHALL BE USED IN THE OUTER PORTION OF THE EMBANKMENT AS SHOWN ON THE PLANS.

A. IMPERVIOUS FILL MATERIALS  
 IMPERVIOUS FILL SHALL BE A GLACIAL TILL, AND TO BE PROVIDED FROM AN OFFSITE SOURCE IN THE QUANTITIES REQUIRED FOR COMPLETION. FILL TO BE APPROVED BY THE ENGINEER. GLACIAL TILL SHALL CONSIST OF HARD AND DURABLE PARTICLES OR FRAGMENTS AND SHALL BE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIALS. GLACIAL TILL SHALL GENERALLY CONFORM TO THE FOLLOWING GRADATION LIMITS:

| U.S. STANDARD SIEVE SIZE | PERCENTAGE PASSING BY WEIGHT |
|--------------------------|------------------------------|
| 3 INCH                   | 100                          |
| NO. 4                    | 60-95                        |
| NO. 10                   | 50-95                        |
| NO. 40                   | 30-75                        |
| NO. 100                  | 20-65                        |
| NO. 200                  | 10-40                        |

2. EMBANKMENT FOUNDATION PREPARATION  
 AREAS WHERE EMBANKMENTS ARE TO BE FORMED SHALL BE CLEARED AND GRUBBED OF ALL TOPSOIL AND OTHER ORGANIC MATERIALS TO A DEPTH OF AT LEAST 24 INCHES. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, FOUNDATION AREAS SHALL BE SCARIFIED TO A DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF FILL MATERIAL.

3. PLACEMENT  
 NO FILL SHALL BE PLACED UNTIL THE FOUNDATION PREPARATION AND EXCAVATIONS IN THE FOUNDATION HAVE BEEN COMPLETED. NO FILL SHALL BE PLACED ON A FROZEN SURFACE NOR SHALL FROZEN MATERIAL BE INCORPORATED.

A. EMBANKMENT  
 MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS. THE THICKNESS OF LAYERS SHALL BE SIX INCHES. DURING CONSTRUCTION, THE SURFACE OF THE FILL SHALL HAVE A CROWN OR CROSS-SLOPE OF NOT LESS THAN TWO PERCENT. EACH LAYER OR LIFT SHALL EXTEND OVER THE ENTIRE AREA OF THE FILL.

THE FILL SHALL BE FREE FROM LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFERING SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL. THE MORE PERVIOUS MATERIAL SHALL BE PLACED IN THE OUTSIDE PORTION OF THE EMBANKMENT OR AS INDICATED ON THE DRAWINGS. THE FINISHED FILL SHALL BE SHAPED AND GRADED TO THE LINES AND GRADE SHOWN ON THE DRAWINGS.

B. BACKFILL AT THE PIPE OUTLET  
 BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED THREE INCHES IN THICKNESS AND SHALL BE BROUGHT UP UNIFORMLY AROUND THE OUTLET PIPE AND FLARED END SECTION

4. MOISTURE CONTROL  
 THE MOISTURE CONTENT OF MATERIALS IN THE EMBANKMENT SHALL BE CONTROLLED TO MEET THE REQUIREMENTS OF SECTION 5, "COMPACTION OF EMBANKMENT." WHEN NECESSARY, MOISTURE SHALL BE ADDED BY USE OF APPROVED SPRINKLING EQUIPMENT. WATER SHALL BE ADDED UNIFORMLY AND EACH LAYER SHALL BE THOROUGHLY DISKED OR HARROWED TO PROVIDE ROPE MIXING. ANY LAYER FOUND TOO WET FOR PROPER COMPACTION SHALL BE ALLOWED TO DRY BEFORE ROLLING. PLACING OR ROLLING OF MATERIAL ON EARTH FILLS WILL NOT BE PERMITTED DURING OR IMMEDIATELY AFTER RAINFALLS WHICH INCREASE THE MOISTURE CONTENT BEYOND THE LIMIT OF SATISFACTORY COMPACTION. THE EARTH FILL SHALL BE BROUGHT UP UNIFORMLY AND ITS TOP SHALL BE KEPT GRADED AND SLOPED SO THAT A MINIMUM OF RAINWATER WILL BE RETAINED THEREON. COMPACTED EARTH FILL DAMAGED BY WASHING SHALL BE ACCEPTABLY REPLACED BY THE CONTRACTOR.

5. COMPACTION  
 A. EMBANKMENT  
 EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AT NEAR OPTIMUM MOISTURE CONTENT AND BY THE COMPACTION EQUIPMENT SPECIFIED HEREIN. THE COMPACTION EQUIPMENT SHALL TRAVERSE THE ENTIRE SURFACE OF EACH LAYER OF FILL MATERIAL.

APPROVED TAMPING ROLLERS SHALL BE USED FOR COMPACTING ALL PARTS OF THE EMBANKMENTS WHICH THEY CAN EFFECTIVELY REACH. THE CONTRACTOR SHALL DEMONSTRATE THE EFFECTIVENESS OF THE ROLLER BY ACTUAL SOIL COMPACTION RESULTS OF THE SOIL TO BE USED IN THE EMBANKMENT WITH LABORATORY WORK PERFORMED BY AN APPROVED SOIL TESTING LABORATORY.

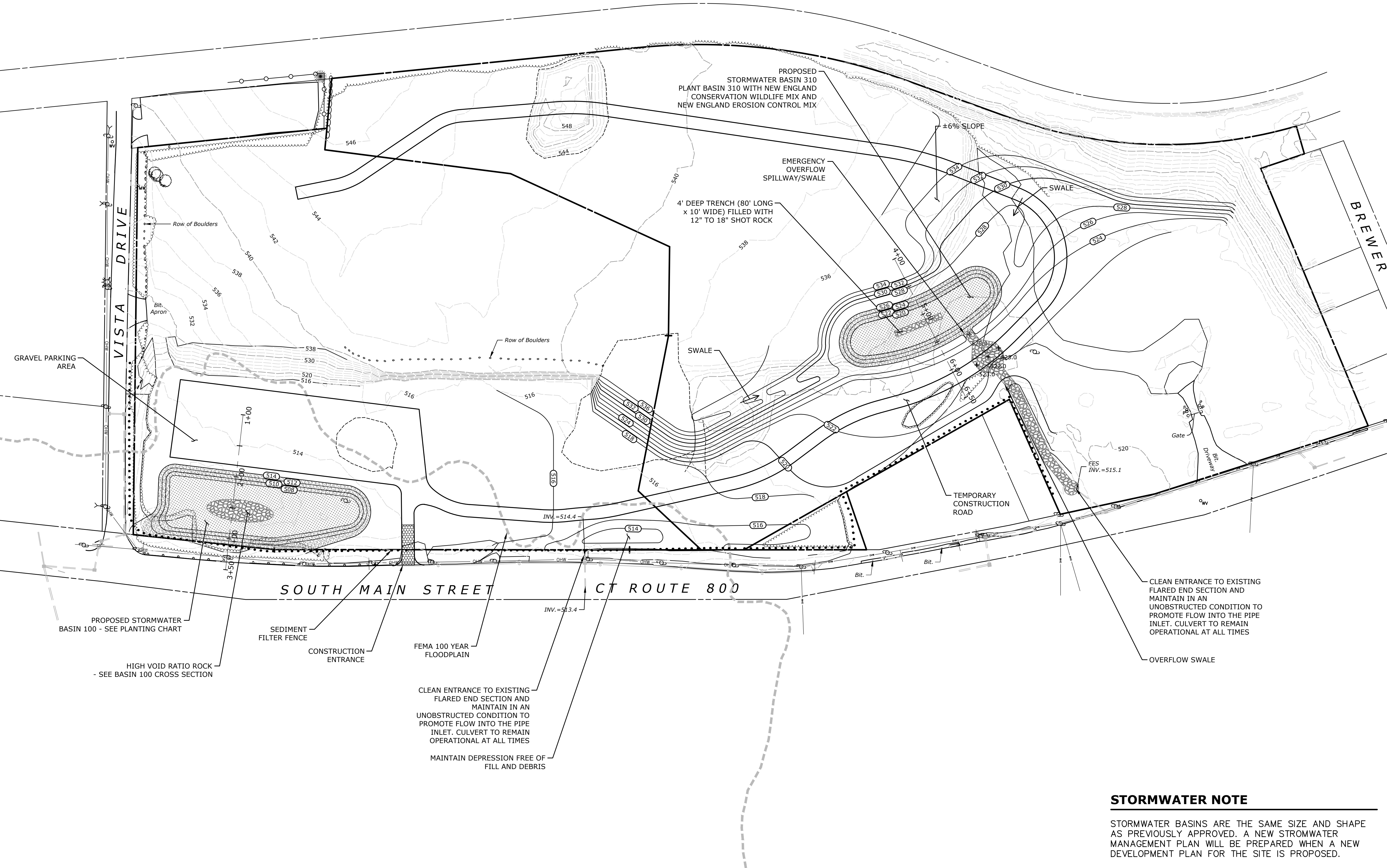
B. BACKFILL AT OUTLET CONDUIT  
 BACKFILL SHALL BE COMPACTED BY HAND TAMPING WITH MECHANICAL TAMPERS. HEAVY EQUIPMENT SHALL NOT BE OPERATED WITHIN TWO FEET OF ANY STRUCTURE. EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE OVER THE OUTLET CONDUITS UNTIL THERE IS 24 INCHES OF FILL OVER THE PIPE CONDUITS.

6. FINISHING EMBANKMENTS  
 THE EMBANKMENTS SHALL BE CONSTRUCTED TO THE ELEVATIONS, LINES, GRADES AND CROSS-SECTIONS AS SHOWN ON THE DRAWINGS. THE EMBANKMENTS SHALL BE MAINTAINED IN A MANNER SATISFACTORY TO THE ENGINEER AND SURFACES SHALL BE COMPACT AND ACCURATELY GRADED BEFORE TOPSOIL IS PLACED ON THEM. THE CONTRACTOR SHALL CHECK THE EMBANKMENT SLOPES WITH STRING LINES TO INSURE THAT THEY CONFORM TO THE SLOPES GIVEN ON THE PLANS AND ARE UNIFORM FOR THE ENTIRE LENGTH OF THE SLOPE.

7. CONTROL OF WATER  
 THE PROJECT SITE IS SUBJECT TO HIGH WATER TABLE. THE CONTRACTOR SHALL USE TEMPORARY PIPES OR PUMPS TO ASSURE PLACEMENT OF SELECT FILL IN DRY CONDITIONS.

**STORMWATER NOTE**

STORMWATER BASINS ARE THE SAME SIZE AND SHAPE AS PREVIOUSLY APPROVED. A NEW STORMWATER MANAGEMENT PLAN WILL BE PREPARED WHEN A NEW DEVELOPMENT PLAN FOR THE SITE IS PROPOSED.



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| DESCRIPTION              | DATE       | BY  |
|--------------------------|------------|-----|
| TOWN COMMENTS            | 04/19/2018 | AUS |
| COMPENSATORY STORAGE     | 04/19/2018 | AUS |
| BASIN 310 OVERFLOW SWALE | 04/23/2018 | ELB |
| REVISIONS                | 05/07/2018 | AUS |
| REVISED PLAN SET         | 06/16/2020 | AUS |

**RESTORATION PLAN - SITE RESTORATION**  
**850 SOUTH MAIN STREET PROPERTY**  
**O&G INDUSTRIES**  
**VISTA DRIVE & SOUTH MAIN STREET**  
**TORRINGTON, CONNECTICUT**

| ADS      | ADS   | EAH     |
|----------|-------|---------|
| DESIGNED | DRAWN | CHECKED |

SCALE: 1"=80'

DATE: APRIL 13, 2018

PROJECT NO.: 1103-94

SHEET NO.: 03 OF 04

PP

SHEET NAME

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