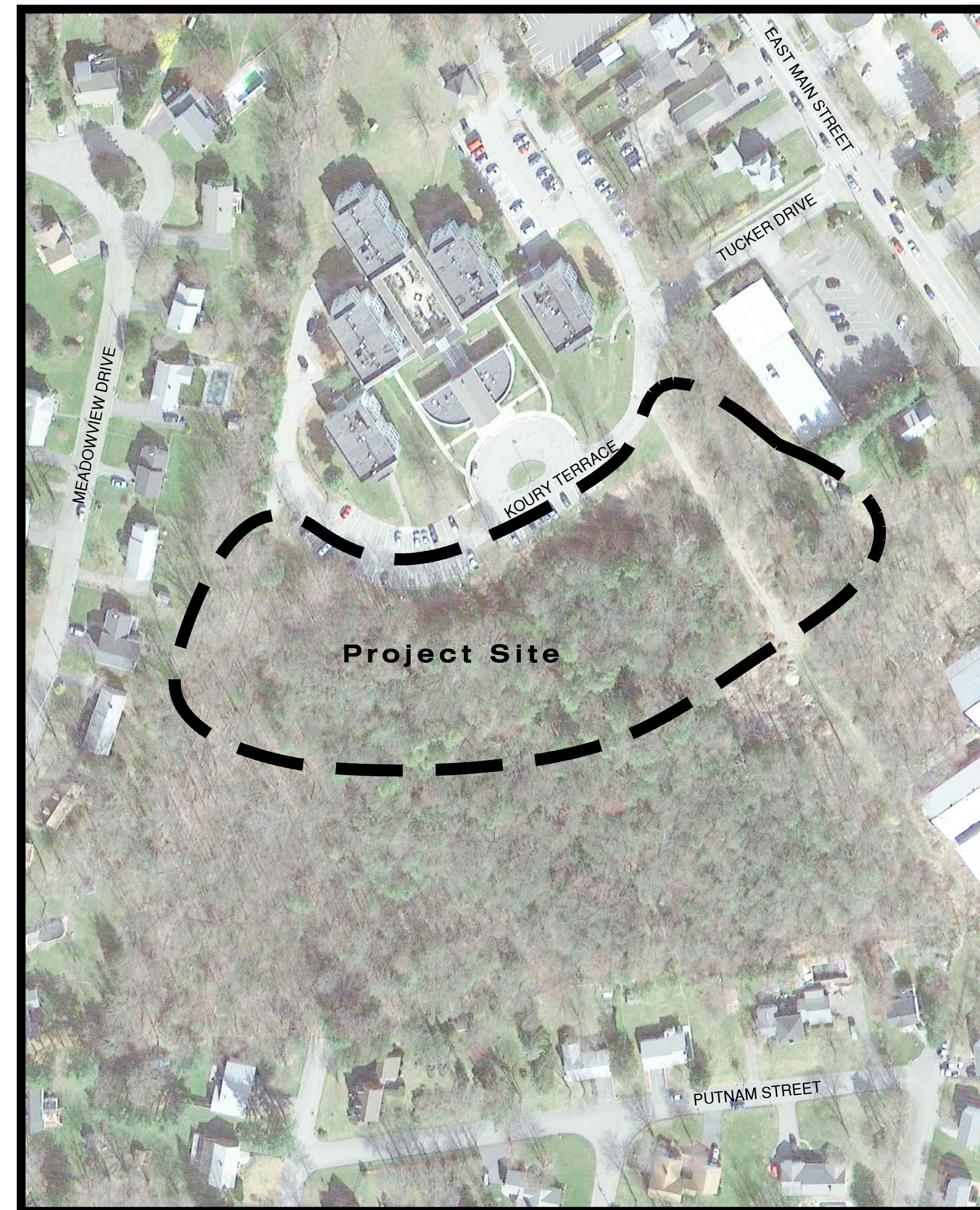


SLAIBY VILLAGE

Koury Terrace / East Main Street

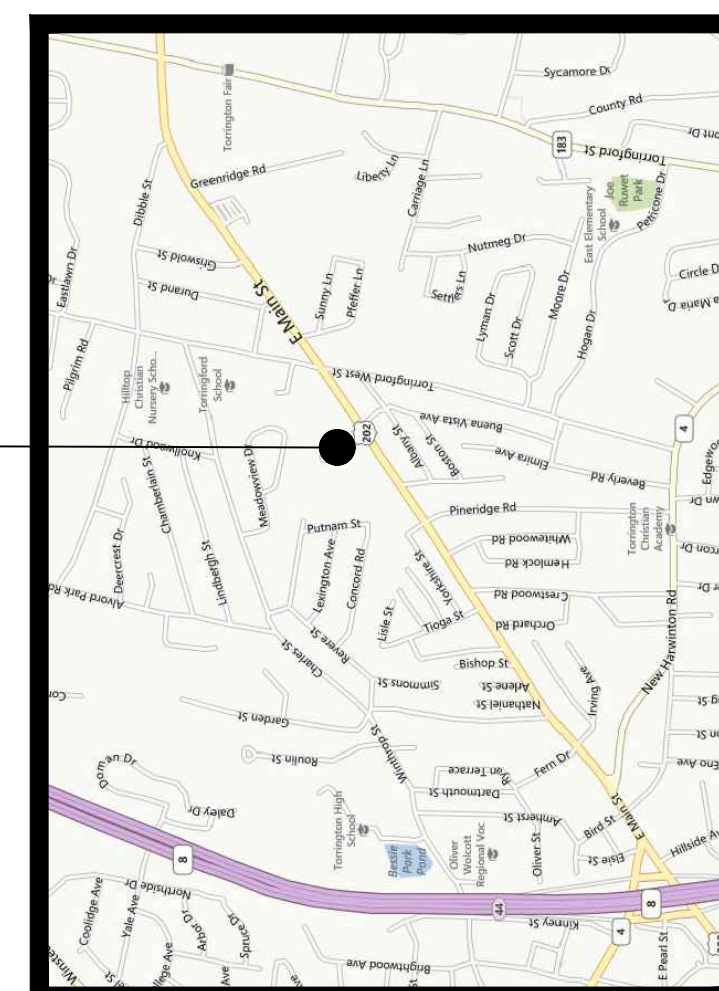
Torrington, Connecticut



NTS



Project Site



LOCATION PLAN

NTS

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C-3.1 - C-3.3	Site Utility Plan
C-4.1 - C-4.4	Site Details

Prepared by:



INLAND WETLANDS PERMIT APPLICATION

8.18.2020

Prepared for Housing Authority of the City of Torrington

Claudia A. Sweeney, Executive Director

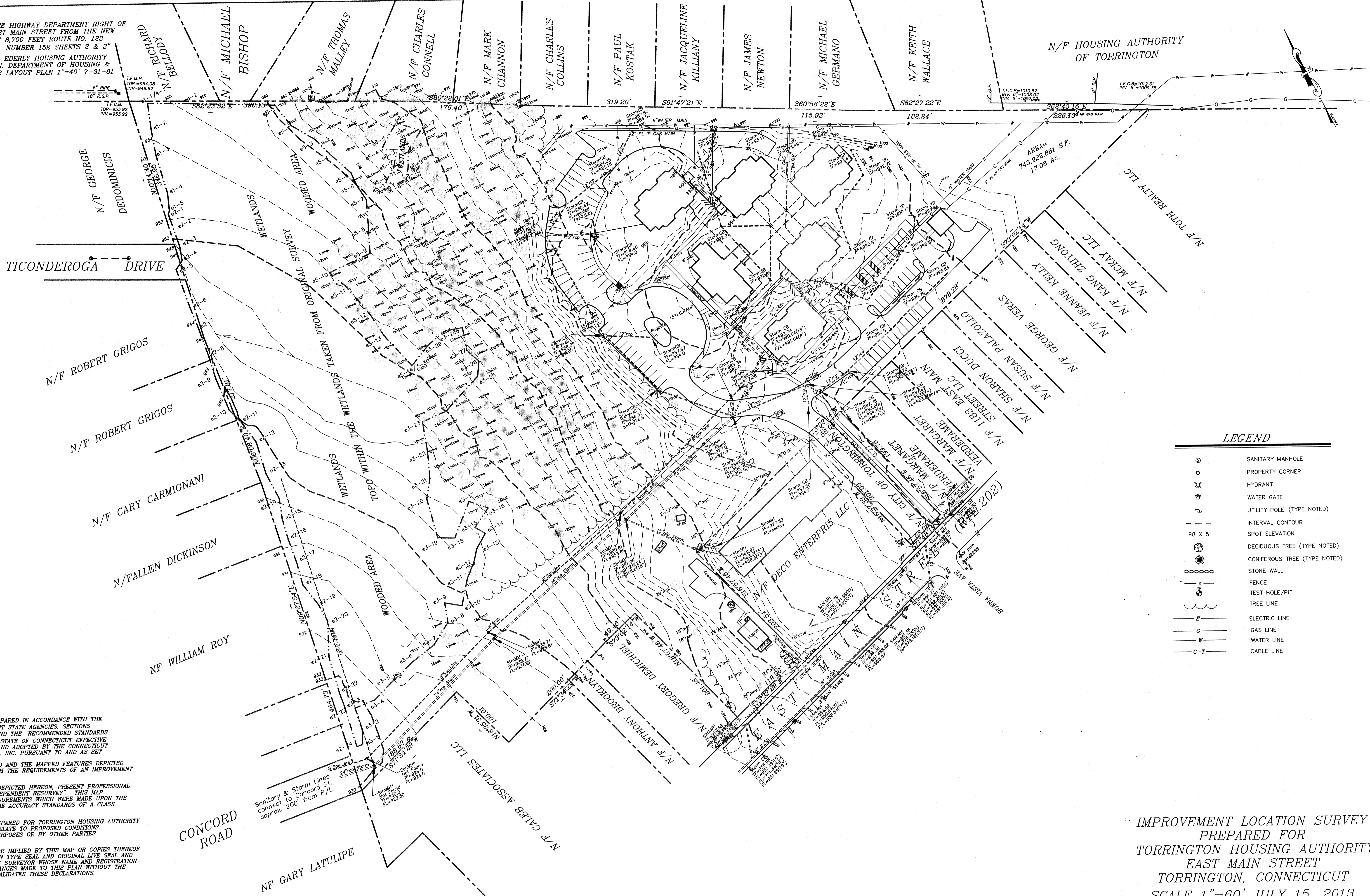
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CREATING MEANINGFUL OUTDOOR SPACES

MAP REFERENCE:

MAP REFERENCE: CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF TORRINGTON EAST MAIN STREET FROM THE NEW HARWING ROAD EASTERLY ABOUT 8,700 FEET ROUTE NO. 123 SCALE 1"=40' DATED OCT. 31, 1928 NUMBER 152 SHEETS 2 & 3
 MAP REFERENCE: HOUSING FOR THE EDERLY HOUSING AUTHORITY OF THE CITY OF TORRINGTON, CONN. DEPARTMENT OF HOUSING & DEVELOPMENT PROJ. CONN. 031-002 LAYOUT PLAN 1"=40' 7-31-81 REV. FEB.3, 1981, MAY 11, 1981"



LEGEND

	SANITARY MANHOLE
	PROPERTY CORNER
	HYDRANT
	WATER GATE
	UTILITY POLE (TYPE NOTED)
	INTERVAL CONTOUR
	SPOT ELEVATION
	DECIDUOUS TREE (TYPE NOTED)
	CONIFEROUS TREE (TYPE NOTED)
	STONE WALL
	FENCE
	TEST HOLE/PIT
	TREE LINE
	ELECTRIC LINE
	GAS LINE
	WATER LINE
	CABLE LINE

CERTIFICATION:
 1) THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE SEPTEMBER 26, 1996 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS.
 THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF AN IMPROVEMENT LOCATION SURVEY.
 PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 T-2 SURVEY.
 2) THIS MAP AND SURVEY WERE PREPARED FOR TORRINGTON HOUSING AUTHORITY TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
 3) NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PETER D. LYNN CT.L.L.S. #8792 DATE 9-8-13
 NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED

FLYNN & CYR LAND SURVEYING LLC
 81204 FARMINGTON AVENUE 860-828-7886
 BRIDGEVILLE, CONNECTICUT 06037



INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.
 THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

IMPROVEMENT LOCATION SURVEY
 PREPARED FOR
 TORRINGTON HOUSING AUTHORITY
 EAST MAIN STREET
 TORRINGTON, CONNECTICUT
 SCALE 1"=60' JULY 15, 2013
 GRAPHIC SCALE

(IN FEET)
 1 inch = 60 ft.

ZONING INFORMATION

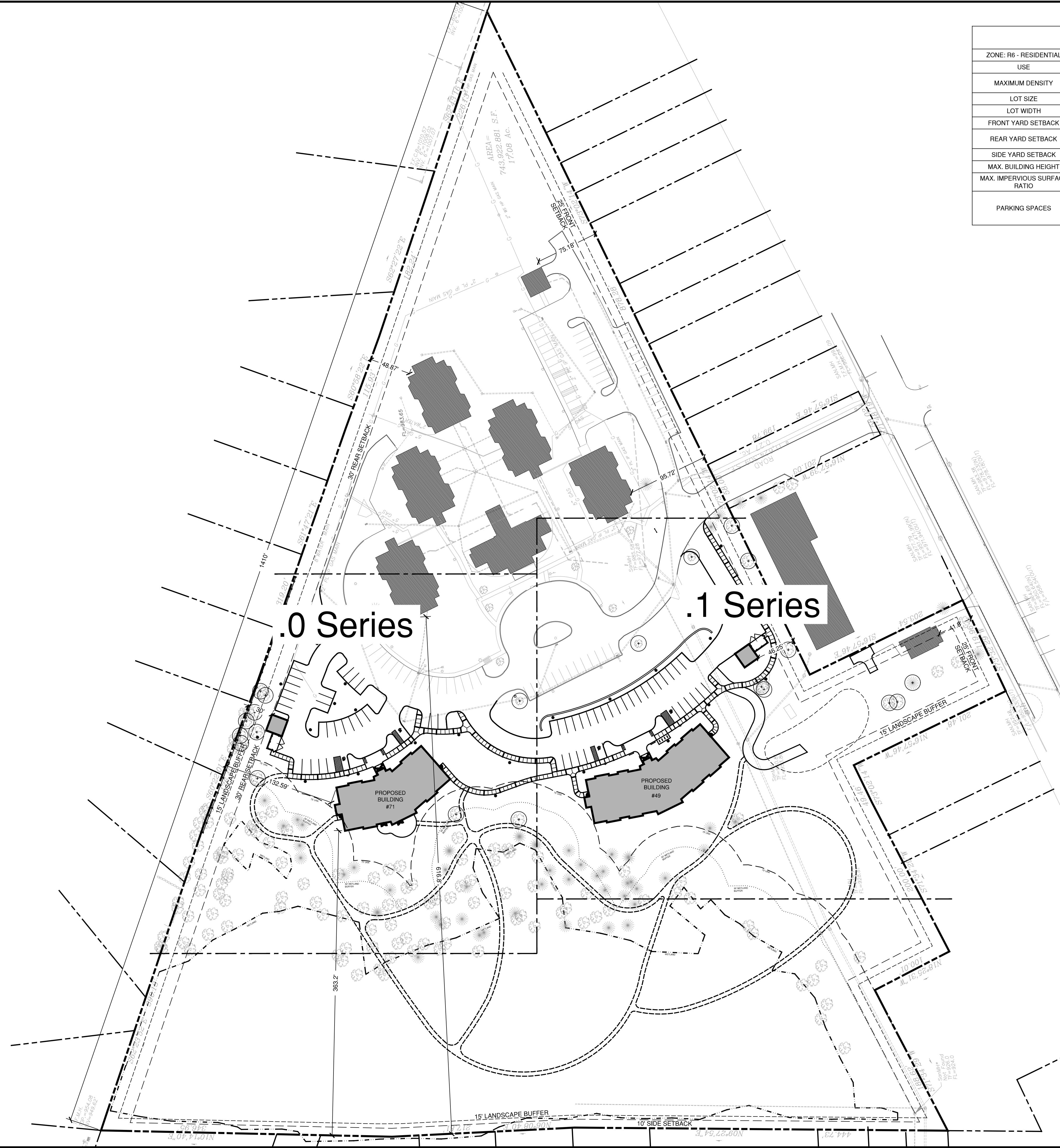
ZONE: R6 - RESIDENTIAL	REQUIRED	EXISTING	PROPOSED	CONFORMANCE
USE	RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL	YES
MAXIMUM DENSITY	18 UNITS / ACRE = 308	100 UNITS	100 UNITS (TOTAL 200 UNITS)	YES
LOT SIZE	7,500 SF (0.17 AC)	743,929 (17.08 AC)	SAME	YES
LOT WIDTH	75 FT	1,410 FT	SAME	YES
FRONT YARD SETBACK	25 FT	41.8 FT	SAME	YES
REAR YARD SETBACK	30 FT	48.87 FT	30 FT (ACCESSORY BLDG) 132.59 FT (NEW BLDG)	YES
SIDE YARD SETBACK	MIN. 8 FT (ONE SIDE); 20 FT TOTAL	616.8 FT	363.2 FT	YES
MAX. BUILDING HEIGHT	60 FT	60 FT	53 FT (FRONT)	YES
MAX. IMPERVIOUS SURFACE RATIO	0.5	0.018	0.13 (0.148 TOTAL)	YES
PARKING SPACES	175 PARKING SPACES (EXISTING) 185 PARKING SPACES (PROPOSED) TOTAL REQUIRED = 360 SPACES	89 PARKING SPACES (INCLUDING 6 HCP)	131 TOTAL SPACES (INCLUDING 10 HCP) FOR ENTIRE DEVELOPMENT	SPECIAL EXCEPTION 13-280 APPROVAL

PARKING CALCULATION (EXISTING DEVELOPMENT):

1.5 X 100 UNITS =	150
100 UNITS / 4 UNITS =	25
TOTAL REQUIRED PARKING SPACES	175

PARKING CALCULATION (NEW DEVELOPMENT):

2 X 20 UNITS =	40
1.5 X 80 UNITS =	120
100 UNITS / 4 UNITS =	25
TOTAL REQUIRED PARKING SPACES	185



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PROJECT:
SLAIBY VILLAGE
 TUCKER DRIVE
 TORRINGTON, CONNECTICUT

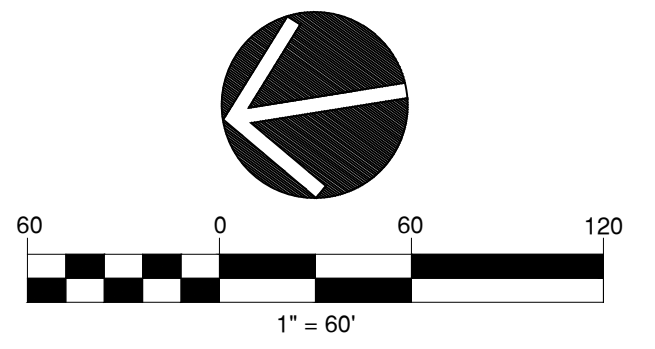
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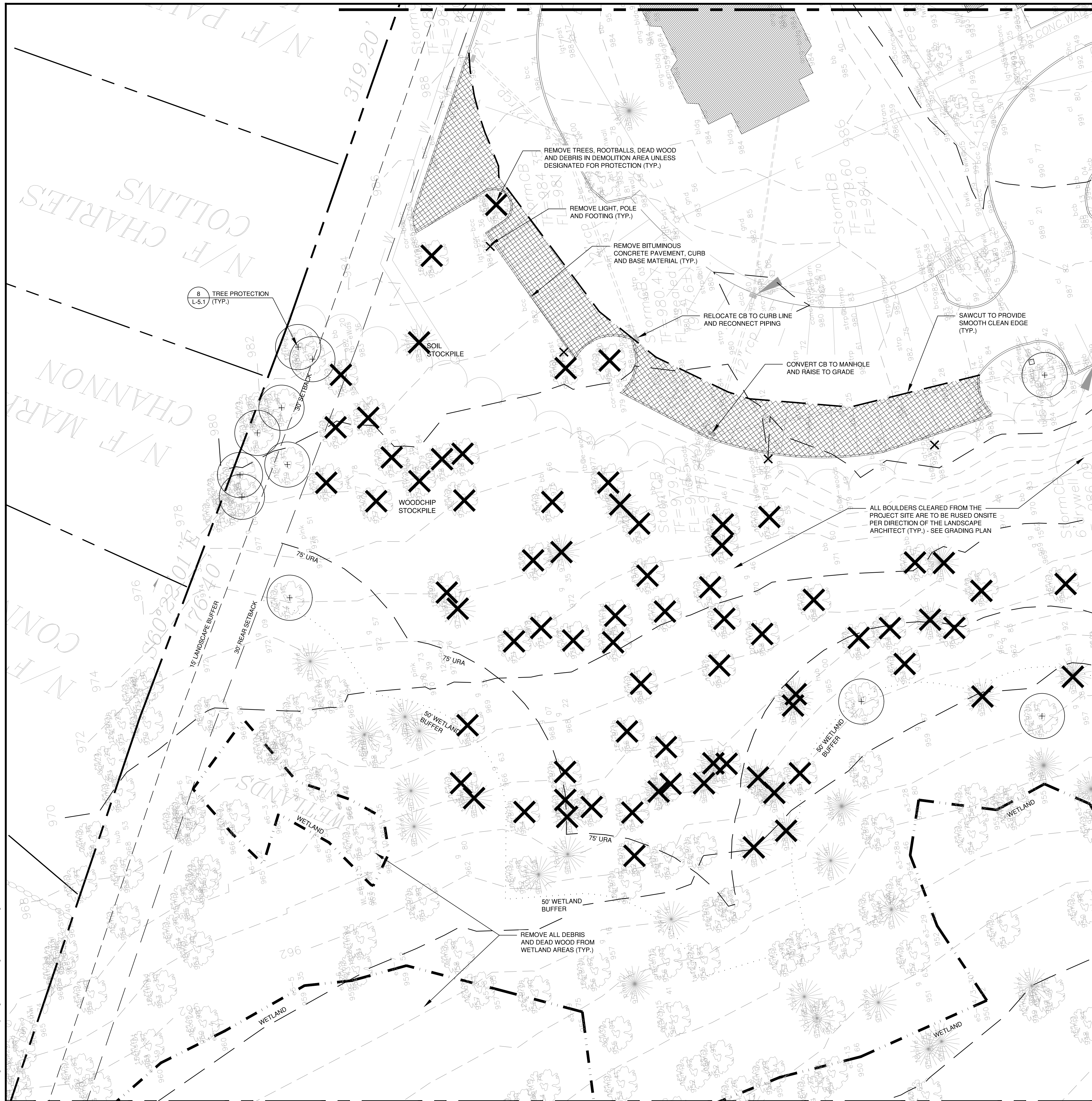
DATE: 8/17/2020 DRAWN BY: MD
 SCALE: AS NOTED CHECKED BY: WPB
 JOB NO: 6352

DRAWING NAME:
OVERALL PLAN



L-0.0

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SEE SHEET L-1.1

DEMOLITION NOTES

- CONTRACTOR SHALL STRIP AND STORE TOPSOIL IN ALL AREAS TO BE DISTURBED OR REGRADED. LOCATION OF TOPSOIL STOCKPILE TO BE DESIGNATED BY CITY ENGINEER.
- ALL MATERIAL TO BE REMOVED SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AWAY FROM THE SITE OR DELIVERED AS DIRECTED BY THE OWNER.
- LOCATION OF ALL UTILITIES ARE SHOWN DIAGRAMMATICALLY & MAY BE INCOMPLETE. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES DONE BY THIS WORK SHALL BE REPAIRED BY THE CONTRACTOR.
- PROTECTION OF ALL EXISTING TREES TO REMAIN SHALL BE A PRIORITY. INSTALL TREE PROTECTION AS INDICATED. DO NOT STOCKPILE, PARK OR PERFORM ANY MECHANICAL OPERATIONS WITHIN THE DRIPLINE OF EXISTING TREES AS INDICATED IN THE DETAILS. NO STORAGE OF MATERIALS OR SOIL SHALL BE ALLOWED IN THESE AREAS. ALL FILL AND EXCAVATION REQUIRED WITHIN THE DRIPLINE OF ALL EXISTING TREES TO REMAIN SHALL BE COMPLETED BY HAND UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING TREES AND VEGETATION. DAMAGE TO VEGETATION SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS BY THE CONTRACTOR.
- BEFORE BEGINNING ANY WORK, THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1.800.922.4455, THE RESPECTIVE UTILITY COMPANIES AND LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES. ANY COSTS INCURRED BY THE CONTRACTOR AS A RESULT OF FAILURE TO CONTACT PROPER AUTHORITIES SHALL BE BORN BY THE CONTRACTOR.
- OWNER'S REPRESENTATIVE SHALL BE CONSULTED BEFORE ANY WORK SHALL COMMENCE.
- PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FROM ANY UTILITY COMPANY OR OTHER GOVERNMENT AGENCIES HAVING JURISDICTION OVER THE WORK.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO HIS CONTRACT OPERATIONS.
- CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
- CONTRACTOR SHALL MAINTAIN PROPER SIGNS, BARRICADES, AND FENCES TO PROPERLY PROTECT THE WORK EQUIPMENT, PERSONS AND PROPERTY FROM DAMAGE.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.

LEGEND

EXISTING	
	PROPERTY LINE
	BUILDING
	CURB
	CONTOUR 1 FT
	CONTOUR 5 FT
	SPOT GRADE
	CATCH BASIN
	YARD DRAIN
	MANHOLE
	HYDRANT
	UTILITY POLE
	LIGHT
	TREE TO REMAIN
	TREE OR SHRUB TO BE REMOVED
	SITE ELEMENT TO BE REMOVED
	SITE ELEMENT TO BE REMOVED
	SAW CUT

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 URBAN PLANNING

PROJECT:
SLABY VILLAGE
TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

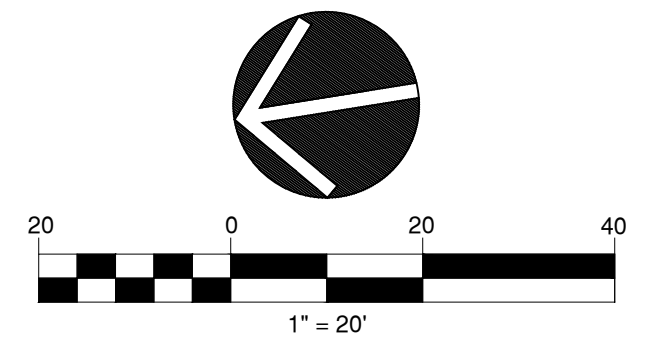
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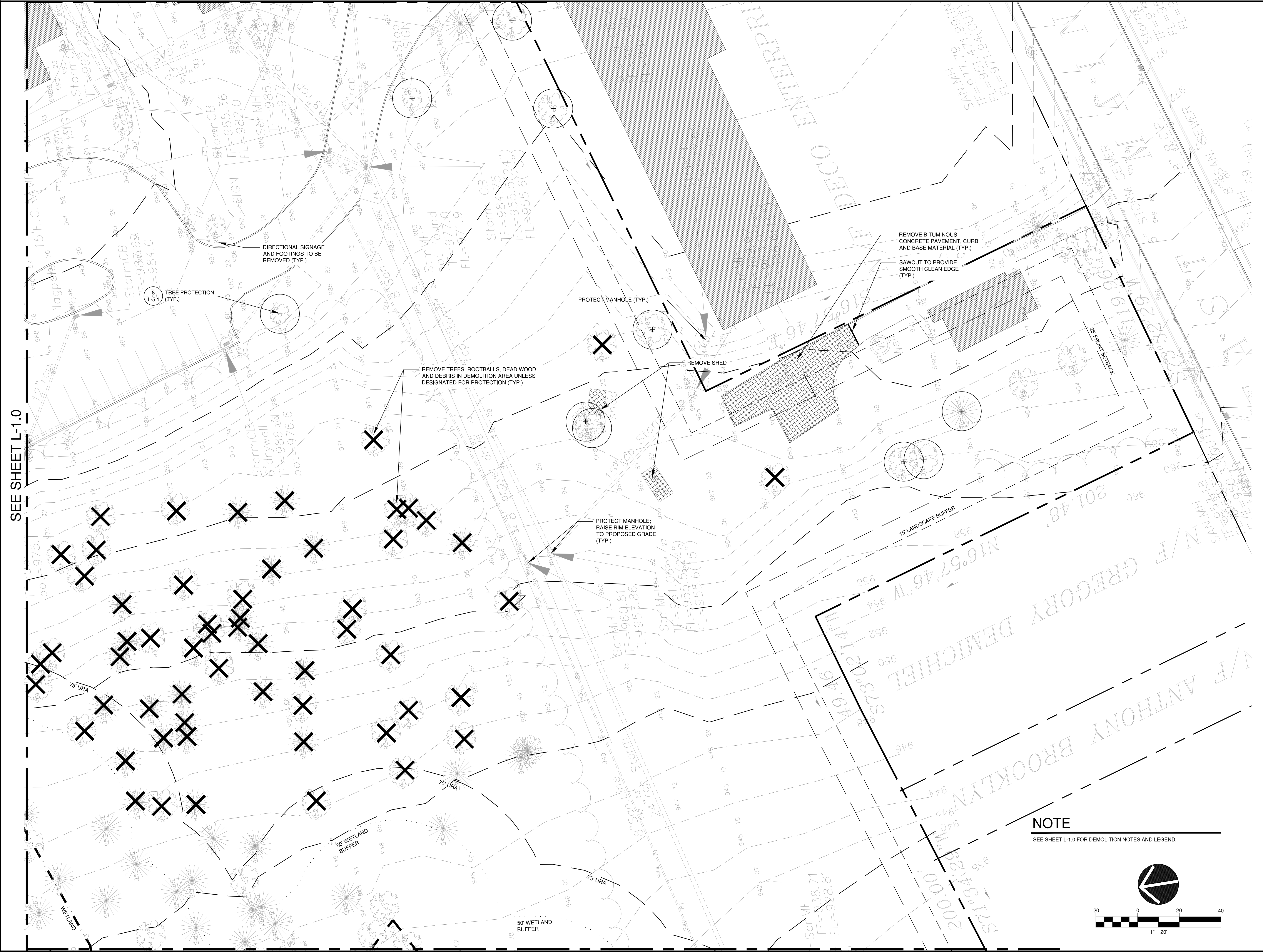
DATE: 8/17/2020	DRAWN BY: MD
SCALE: AS NOTED	CHECKED BY: WPB
JOB NO: 6352	

DRAWING NAME:
DEMOLITION PLAN

L-1.0

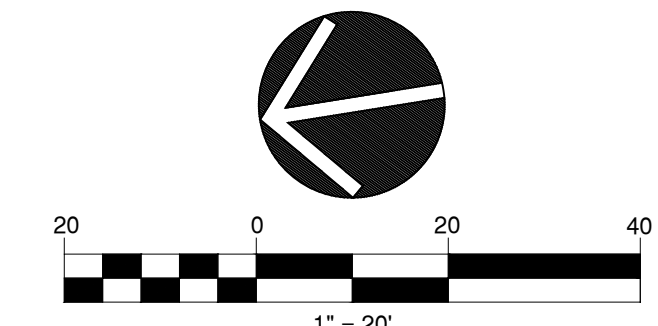


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SEE SHEET L-1.0

NOTE
SEE SHEET L-1.0 FOR DEMOLITION NOTES AND LEGEND.



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URBAN PLANNING

PROJECT:
SLABY VILLAGE
TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

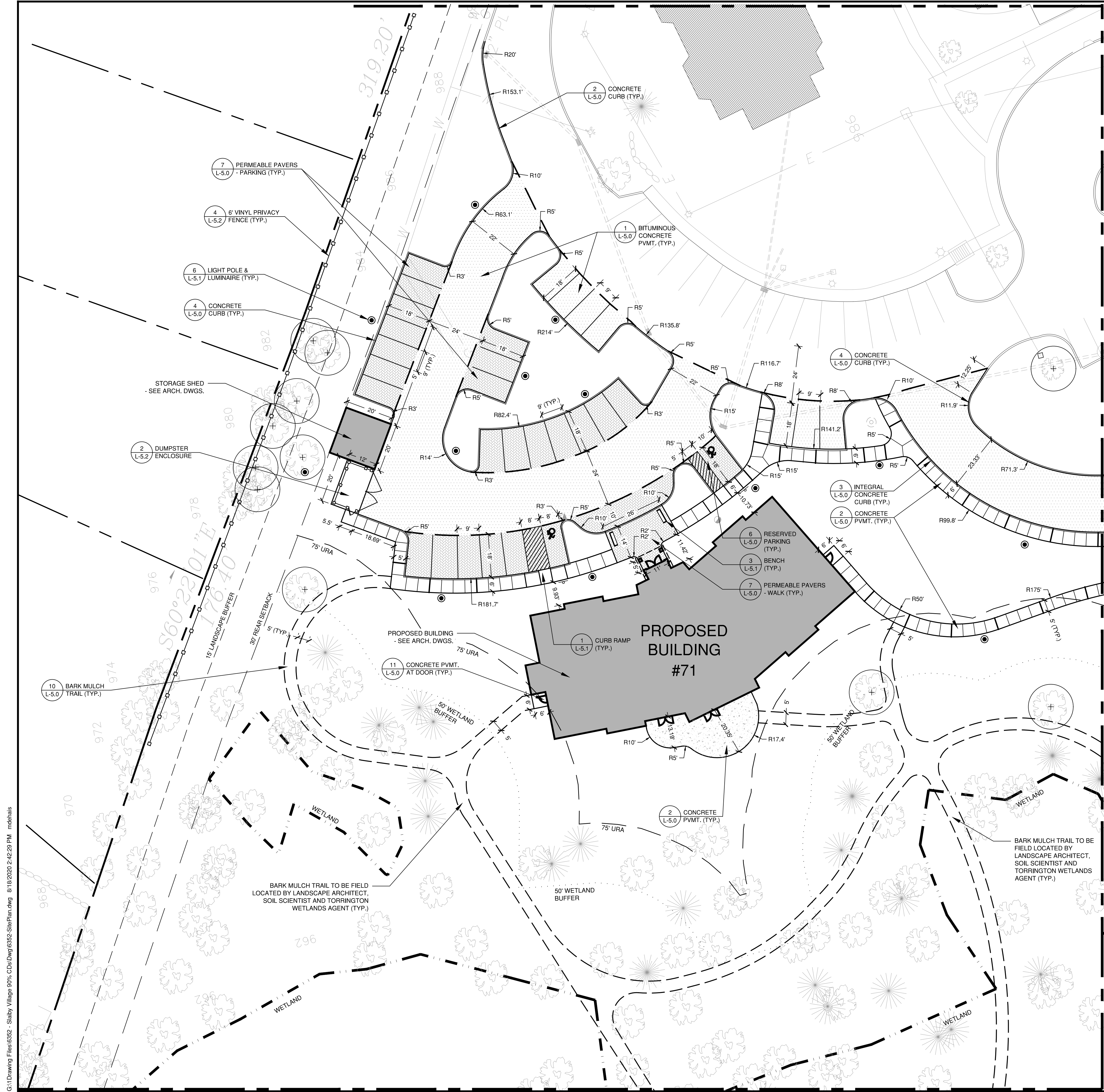
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JOB NO: 6352

DEMOLITION PLAN

L-1.1

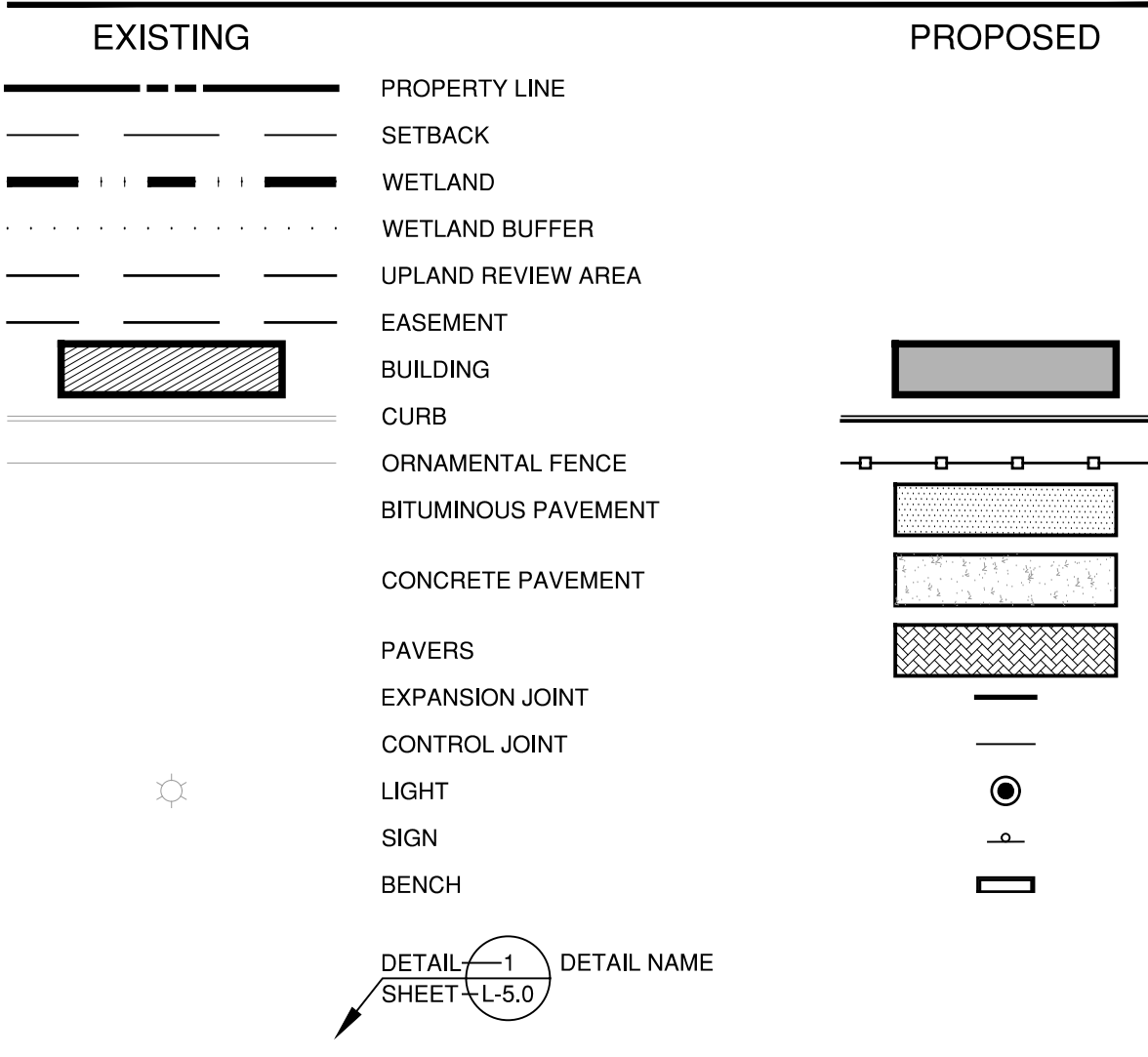


SEE SHEET L-2.1

LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 816/817 AND THE CITY OF TORRINGTON SPECIFICATIONS.
3. CONTRACTOR TO SECURE ALL NECESSARY TRADE PERMITS.
4. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
6. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
7. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED.
8. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABOUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
9. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
12. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
13. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
14. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
15. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
16. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, BUILDING WALLS, SITE WALLS, LIGHT POLE BASES, MANHOLES, EXISTING CONCRETE PAVING, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.

LEGEND



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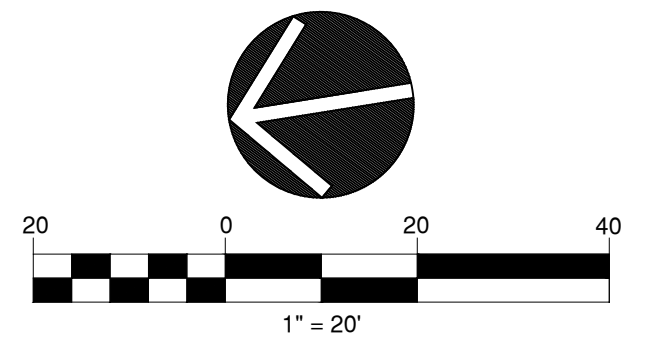
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L-2.0



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PROJECT:

SLAIBY VILLAGE

TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

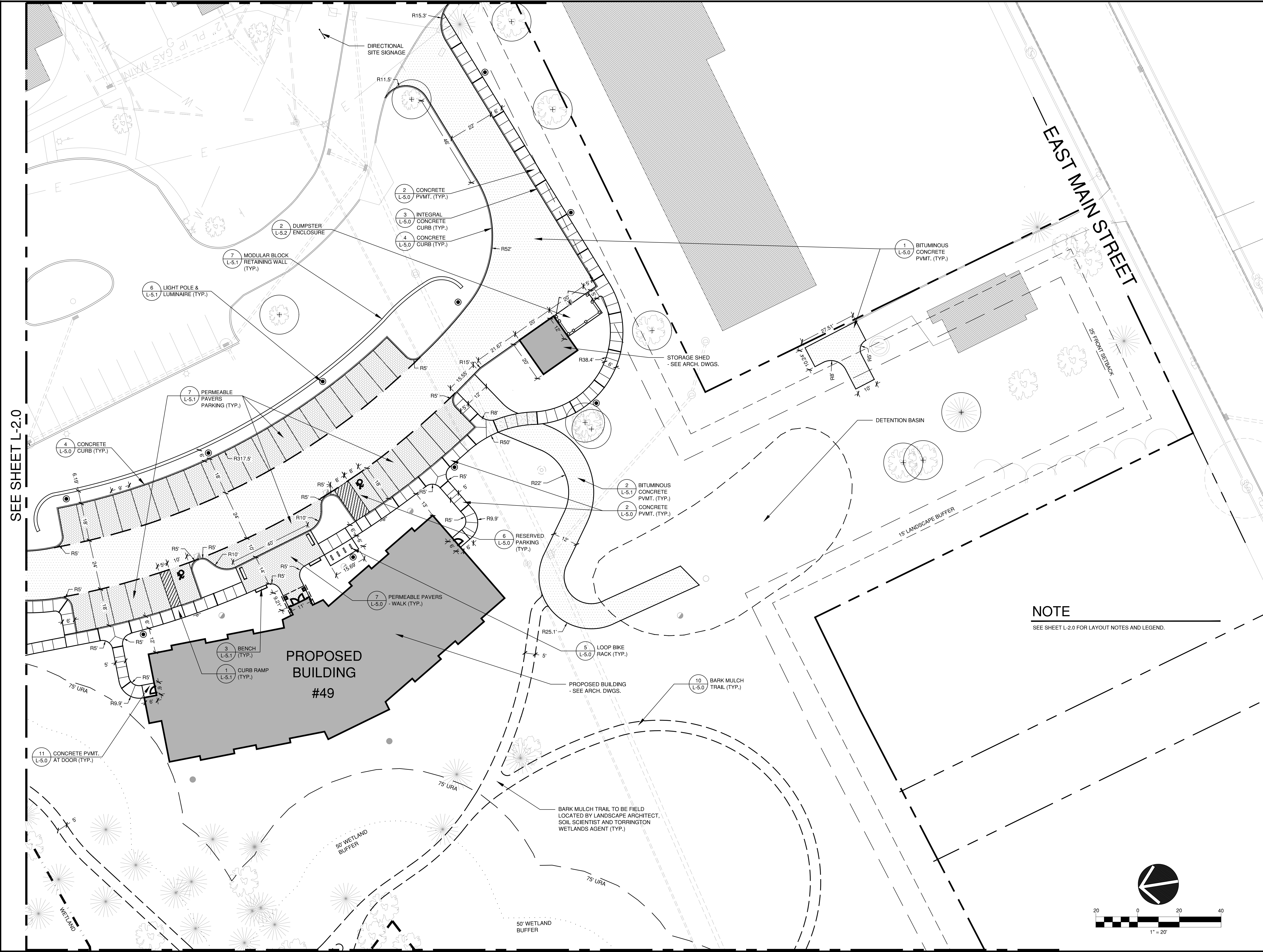
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DRAWING NAME:
LAYOUT PLAN

L-2.1



SEE SHEET L-2.0

NOTE
 SEE SHEET L-2.0 FOR LAYOUT NOTES AND LEGEND.

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SEE SHEET L-3.1

GRADING AND UTILITY NOTES

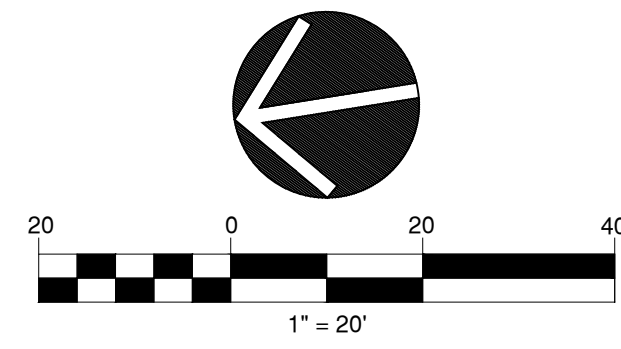
- PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITIONS.
- WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION.
- CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR THE SAME. NOTIFY SITE PLANNER OF DISCREPANCIES PRIOR TO BEGINNING WORK.
- EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THEN 3:1.
- STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE.
- PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
- ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE.
- ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
- ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS.
- REFERENCE IS MADE IN THESE DOCUMENTS TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 816/817 AND SUPPLEMENTS THERETO.
- DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES.
- ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN SUFFICIENT TRAVEL LANE(S), APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE.
- CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL.

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	WETLAND
	WETLAND BUFFER
	UPLAND REVIEW AREA
	BUILDING
	CURB
	CONTOUR 1 FT
	CONTOUR 5 FT
	SPOT GRADE
	FLOW ARROW
	FLUSH CONDITION
	CATCH BASIN
	YARD DRAIN
	ROOF LEADER
	CLEAN OUT
	LIGHT
	STORM DRAINAGE PIPE
	ACCESSIBLE ROUTE

ACCESSIBILITY NOTES

- SLOPES ALONG THE ACCESSIBLE ROUTE SHALL BE LESS THAN 1:20 (5%) AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/4 INCH.
- SLOPES WITHIN THE HCP PARKING SPACE SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.



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LANDSCAPE ARCHITECTURE
URBAN PLANNING

PROJECT:
SLAIBY VILLAGE
TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

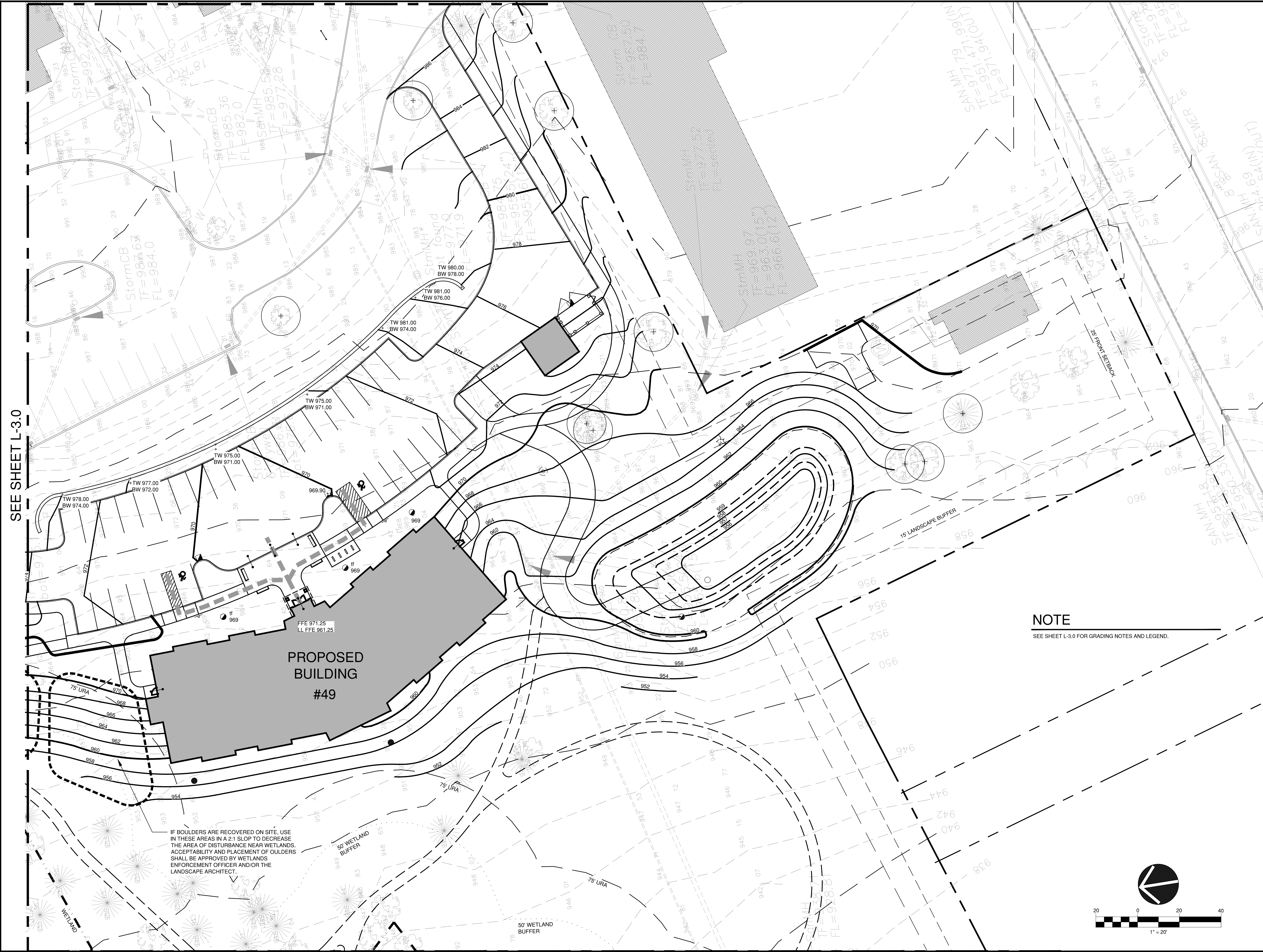
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JOB NO: 6352	

DRAWING NAME:
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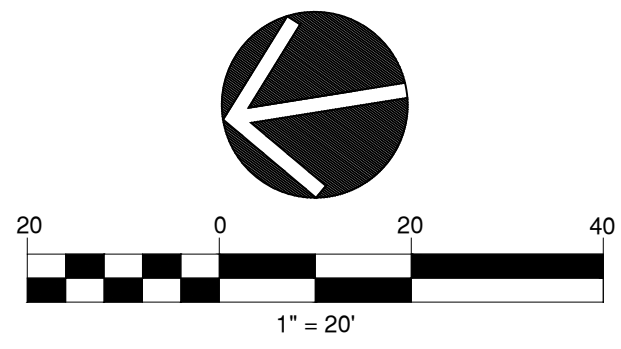
L-3.0



SEE SHEET L-3.0

IF BOULDERS ARE RECOVERED ON SITE, USE IN THESE AREAS IN A 2:1 SLOP TO DECREASE THE AREA OF DISTURBANCE NEAR WETLANDS. ACCEPTABILITY AND PLACEMENT OF BULDERS SHALL BE APPROVED BY WETLANDS ENFORCEMENT OFFICER AND/OR THE LANDSCAPE ARCHITECT.

NOTE
SEE SHEET L-3.0 FOR GRADING NOTES AND LEGEND.



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L-3.1



SEE SHEET L-4.1

PLANTING NOTES

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO APPLICABLE A.A.N. STANDARDS.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
3. ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND SHALL BE LOCATED AT THE GROWING SITE BY THE CONTRACTOR, FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE REMOVED, WILL BE DONE AT THE CONTRACTORS EXPENSE.
4. PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
5. ALL SHRUB AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH SHREDDED PINE BARK MULCH.
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED VEGETATION AND SHALL REPLACE OR REPAIR ANY DAMAGE, AT HIS OWN EXPENSE.
7. ALL SHRUB AND GROUND COVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL, 18" DEEP.
8. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
9. PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND/OR LAWN SEEDING OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
10. SUBSTITUTIONS PERMITTED ONLY UPON WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. PLANT TAGS TO REMAIN ON ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE. CONTRACTOR TO THEN REMOVE ALL PLANT TAGS.
12. WHERE A SIZE RANGE IS GIVEN IN THE PLANT SCHEDULE, AT LEAST 50% OF THE PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
13. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
14. CONTRACTOR TO MAINTAIN ALL PLANT MATERIAL UNTIL 60 DAYS AFTER FINAL ACCEPTANCE UNLESS NOTED OTHERWISE IN SPECS.
15. TOPSOIL AND SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES AND NOT COVERED BY OTHER SITE IMPROVEMENTS.

LEGEND

EXISTING		PROPOSED
	BUILDING	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	FLOWERING TREE	
	DECIDUOUS SHRUBS	
	EVERGREEN SHRUBS	
	LAWN	

SEEDING

FERTILIZE ACCORDING TO SOIL TEST OR AT THE RATE OF 1000 LBS. PER ACRE WITH 10-10-10 FERTILIZER. 40% OF THE NITROGEN TO BE A SLOW RELEASE FORM. LIME TO A PH OF 6.5 AT A RATE OF 100 LBS. PER 1000 SF.

HART'S WEAR 'N TEAR MIXTURE (1-860-529-2537)
 35% KENTUCKY BLUEGRASS
 35% CREEPING RED FESCUE
 20% METOLIUS GLSR PERENNIAL RYEGRASS
 10% DESCHUTES PERENNIAL RYEGRASS

HART'S TYPE 44 SLOPE MIXTURE (1-860-529-2537)
 42% CREEPING RED FESCUE
 34% TAILGATER PERENNIAL RYEGRASS
 8% RED TOP
 8% BIRDSFOOT TREFLOIL
 8% WHITE CLOVER

NOTE

SEE SHEET L-4.2 FOR PLANTING SCHEDULE AND NEW ENGLAND RESTORATIVE MIX FOR DRY AND MOIST SITES.

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PROJECT:

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 TUCKER DRIVE
 TORRINGTON, CONNECTICUT

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DRAWING NAME:
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L-4.0

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SITE DESIGN
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URBAN PLANNING

PROJECT:
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TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

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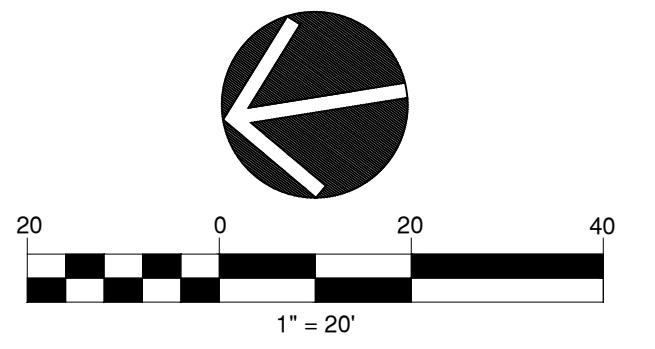
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DRAWING NAME:
PLANTING PLAN

L-4.1



NOTE
SEE SHEET L-4.0 FOR PLANTING NOTES AND LEGEND.
SEE SHEET L-4.2 FOR PLANTING SCHEDULE AND NEW ENGLAND RESTORATIVE MIX FOR DRY AND MOIST SITES.



SEE SHEET L-4.0

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NE Erosion Control/Restoration Mix for Dry Sites

BOTANICAL NAME	COMMON NAME
Festuca rubra	Creeping Red Fescue
Elymus canadensis	Canada Wild Rye
Lolium multiflorum	Annual Ryegrass
Lolium perenne	Perennial Ryegrass
Bouteloua gracilis	Blue Grama
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Agrostis scabra	Rough Bentgrass/Ticklegrass
Agrostis perennans	Upland Bentgrass

SEED RATE: 35 LBS/ACRE // 1250 SF/LB WWW.NEWP.COM

NE Erosion Control/Restoration Mix for Detention Basins and Moist Sites

BOTANICAL NAME	COMMON NAME
Elymus virginicus	Virginia Wild Rye
Festuca rubra	Creeping Red Fescue
Schizachyrium scoparium	Little Bluestem
Carex vulpinoidea	Fox Sedge
Andropogon gerardii	Big Bluestem
Panicum virgatum	Switch Grass
Agrostis scabra	Rough Bentgrass/Ticklegrass
Aster novae-angliae	New England Aster
Eupatorium perfoliatum	Boneset
Euthamia graminifolia	Grass Leaved Goldenrod
Verbena hastata	Blue Vervain
Scirpus atrovirens	Green Bulrush
Juncus effusus	Soft Rush
Scirpus cyperinus	Wool Grass

SEED RATE: 35 LBS/ACRE // 1250 SF/LB WWW.NEWP.COM

PLANT SCHEDULE

CATEGORY	SYM.	NO.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	
DECIDUOUS TREES	AC	11	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	2" - 2 1/2" CAL., SINGLE STEM	B&B	
	AR	6	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.	B&B	
	BN	10	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	10'-12' HT. CLUMP	B&B	
	CC	2	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	8' - 10' HT.	B&B	
	CM	3	CORNUS MAS	CORNELIACHERRY DOGWOOD	2" - 2 1/2" CAL.	B&B	
	GB	6	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	3 - 3 1/2" CAL.	B&B	
	GT	4	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3 - 3 1/2" CAL.	B&B	
	MC	3	MAGNOLIA STELLATA 'CENTENNIAL'	CENTENNIAL STAR MAGNOLIA	7' - 8' HT.	B&B	
	MS	8	MALUS 'SNOWDRIFT'	SNOWDRIFT CRABAPPLE	2" - 2 1/2" CAL.	B&B	
	NS	7	NYSSA SYLVATICA	BLACK TUPELO	3 - 3 1/2" CAL.	B&B	
	OA	5	OXYDENDRUM ARBOREUM	SOURWOOD	2" - 2 1/2" CAL.	B&B	
	PS	9	PRUNUS X INCAMP 'OKAME'	OKAME CHERRY	2" - 2 1/2" CAL.	B&B	
	QB	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3 - 3 1/2" CAL.	B&B	
	RT	28	RHUS TYPHINA	STAGHORN SUMAC	8' - 10' HT.	B&B	
	TC	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" - 3 1/2" CAL.	B&B	
	EVERGREEN TREES	AB	12	ABIES BALSAMEA	BALSAM FIR	8' - 10' HT.	B & B
AB1		12	ABIES BALSAMEA	BALSAM FIR	14' - 16' HT.	B & B	
PG		17	PICEA GLAUCA	WHITE SPRUCE	6' - 8' HT.	B & B	
SHRUBS	BGV	88	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" - 24"	CONTAINER	
	CR	38	CORNUS RACEMOSA	GRAY DOGWOOD	24" - 30"	CONTAINER	
	CS	16	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	24" - 30"	CONTAINER	
	HM	15	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	24" - 30"	CONTAINER	
	HQ	24	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAK LEAF HYDRANGEA	18" - 24"	CONTAINER	
	HV	10	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	24" - 30"	CONTAINER	
	IC	4	ILEX CRENATA 'STEEDS'	STEEDS JAPANESE HOLLY	4' - 5' HT.	CONTAINER	
	IV	63	ILEX VERTICILLATA 'RED SPRITE'	WINTERBERRY	30" - 36"	CONTAINER	
	KL	54	KALMIA LATIFOLIA 'OLYMPIC FIRE'	DWARF MOUNTAIN LAUREL	24" - 30"	CONTAINER	
	LF	42	LEUCOTHOE FONTANESIANA 'SCARLETTA'	SCARLET DROOPING LEUCOTHOE	18" - 24"	CONTAINER	
	MP	96	MYRICA PENNSYLVANICA	BAYBERRY	24" - 30"	CONTAINER	
	TM	30	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	30" - 36"	CONTAINER	
	VCB	78	VACCINIUM CORYMBOSUM (MIXED VARIETIES)	HIGHBUSH BLUEBERRY	30" - 36"	CONTAINER	
	VC	6	VIBURNUM CARLESII	KOREANSPICE VIBURNUM	30" - 36"	CONTAINER	
	VD	14	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	30" - 36"	CONTAINER	
	VS	4	VIBURNUM SIEBOLDII	SIEBOLD VIBURNUM	30" - 36"	CONTAINER	
	PERENNIALS	CA	70	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GAL.	CONTAINER, 3' SPACING
		HLL	90	HEUCHERA 'LIMELIGHT'	LIMELIGHT CORAL BELLS	1 GAL.	CONTAINER, 18" SPACING
HLP		47	HOSTA 'LOVE PAT'	LOVE PAT PLANTAIN LILY	2 GAL.	CONTAINER, 2' SPACING	
IVC		183	IRIS VERSICOLOR	BLUE FLAD IRIS	1 GAL.	CONTAINER, 6" SPACING	
LC		90	LOBELIA CARDINALIS	CARDINAL FLOWER	2 QT.	CONTAINER, 18" SPACING	
MSG		76	MISCHANTHUS SINENSIS 'GRAZIELLA'	SILVER GRASS	3 GAL.	CONTAINER, 4' SPACING	
PA		133	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	CONTAINER, 2' SPACING	
RF		148	RUDBECKIA FULGIDA VAR. SULLIVANTII 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	1 GAL.	CONTAINER, 2' SPACING	

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SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

PROJECT:

SLAIBY VILLAGE

**TUCKER DRIVE
TORRINGTON, CONNECTICUT**

ISSUE DATE DESCRIPTION

ISSUE	DATE	DESCRIPTION

PHASE:

**PLANNING & ZONING
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DRAWING NAME:

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PLAN**

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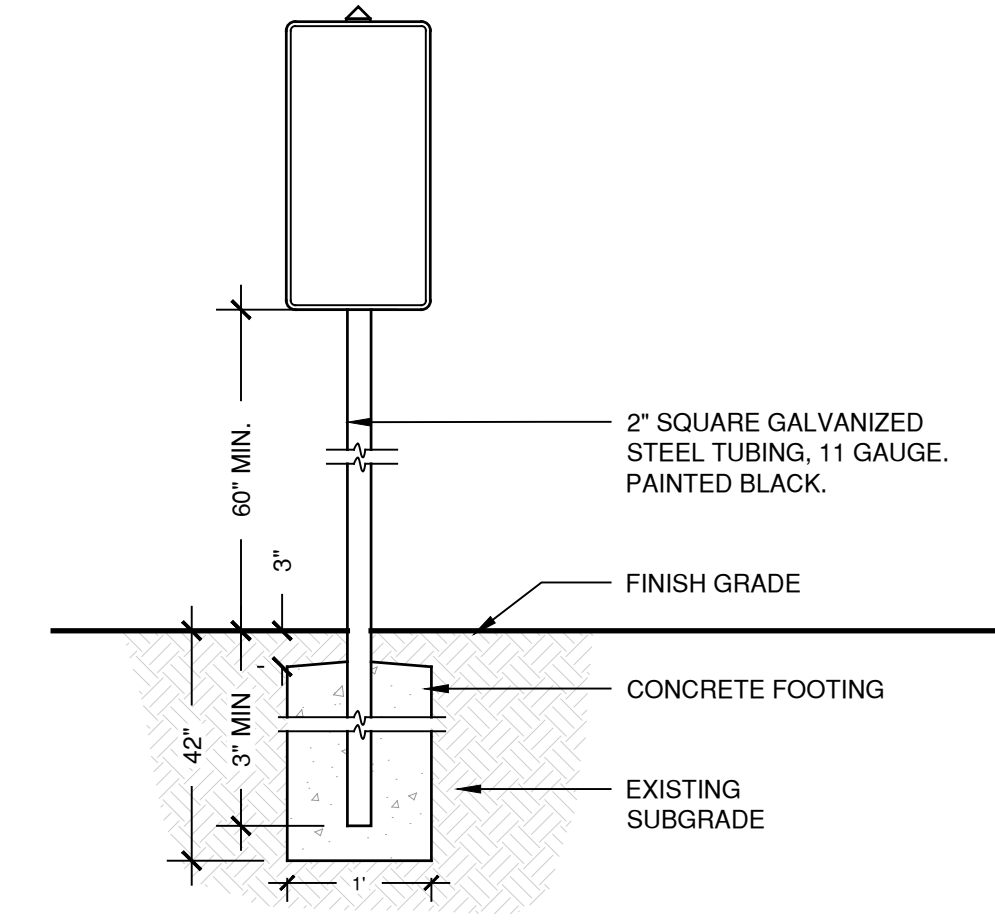
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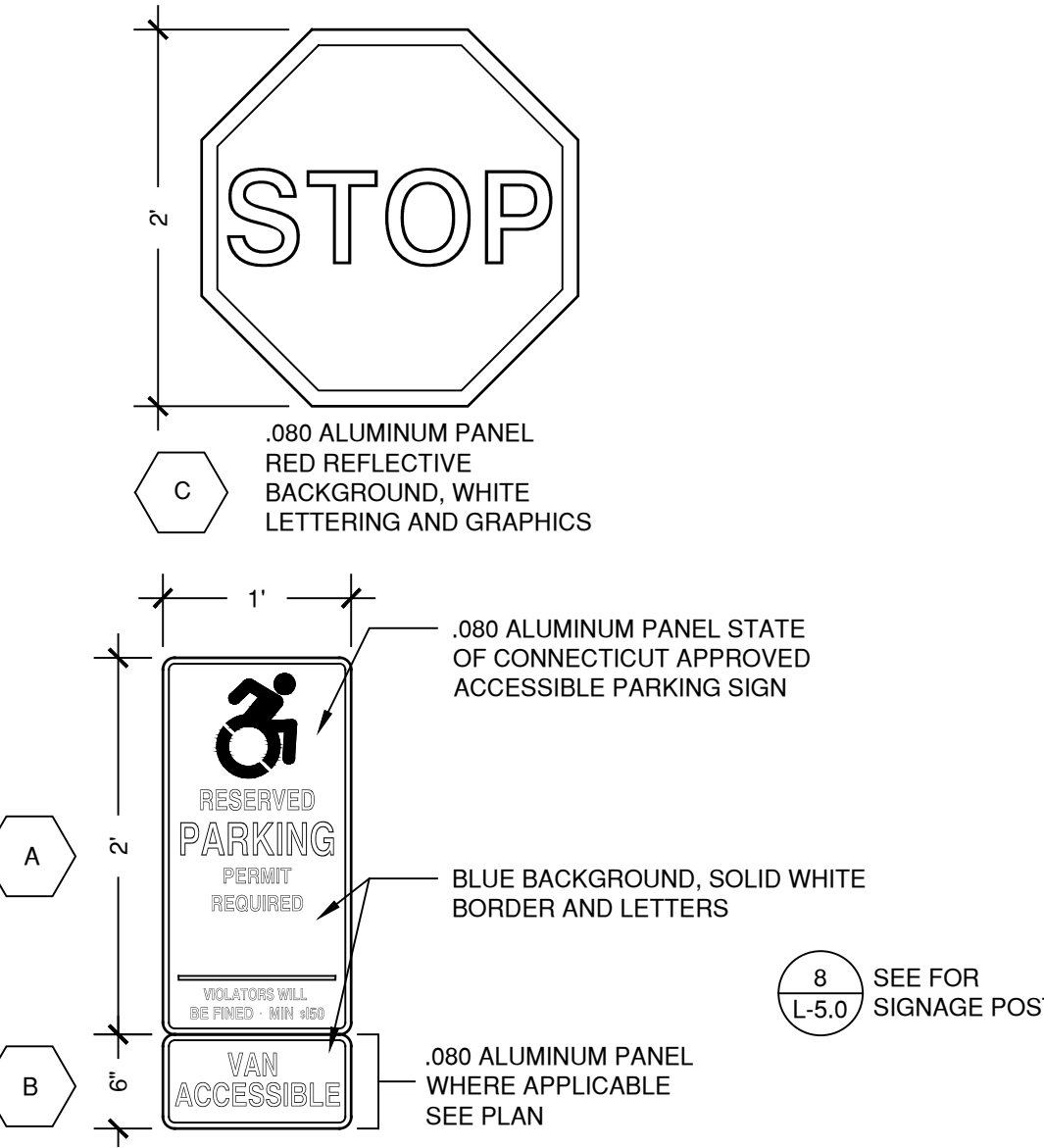
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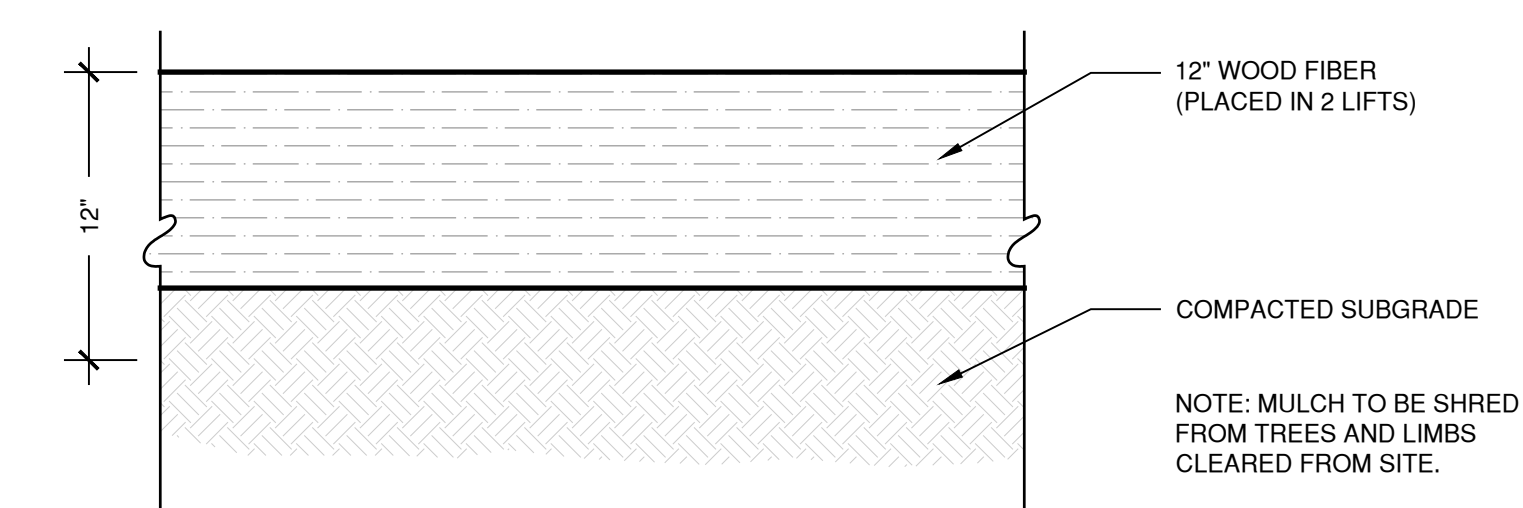
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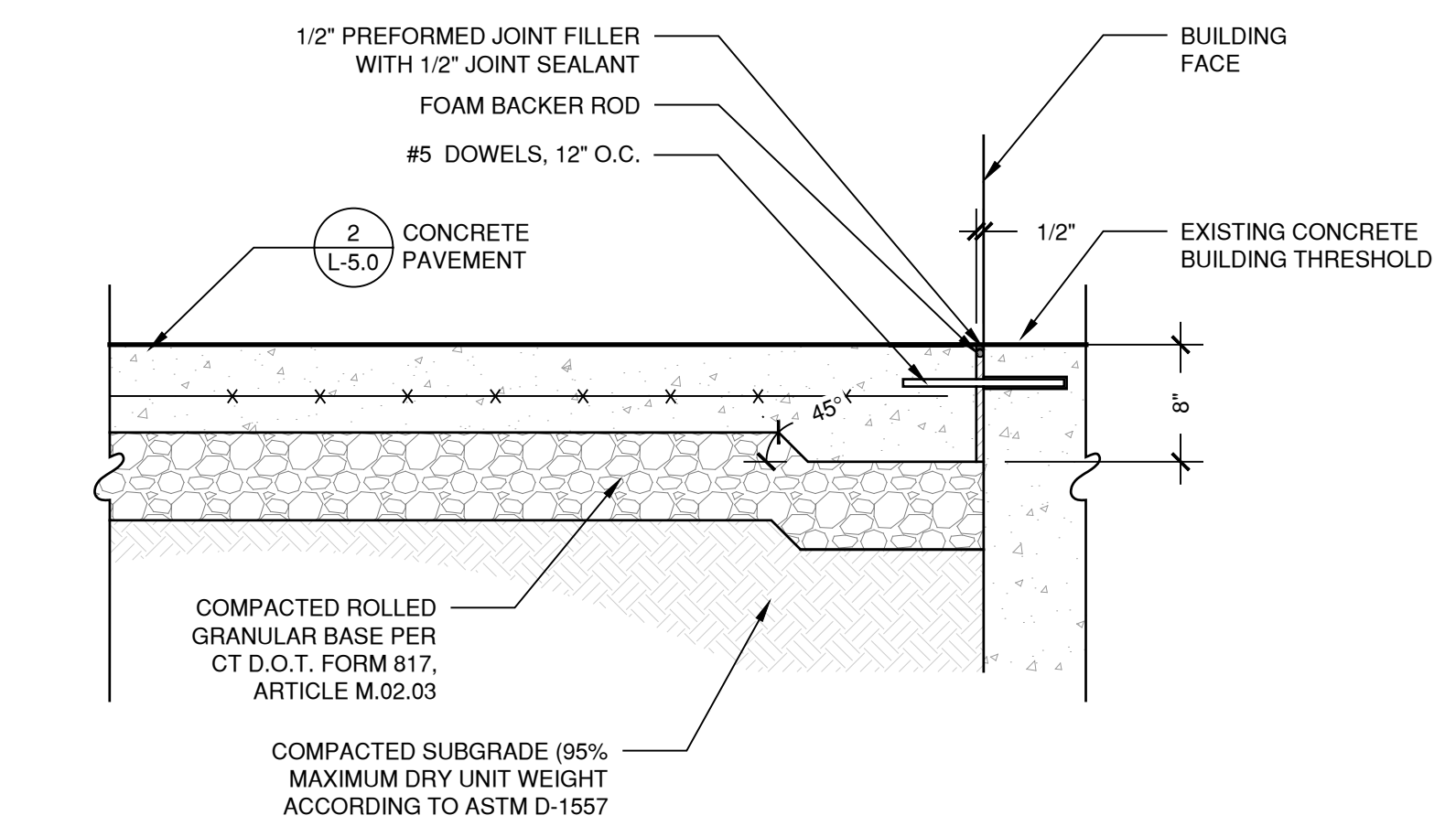
8 SIGNAGE POST
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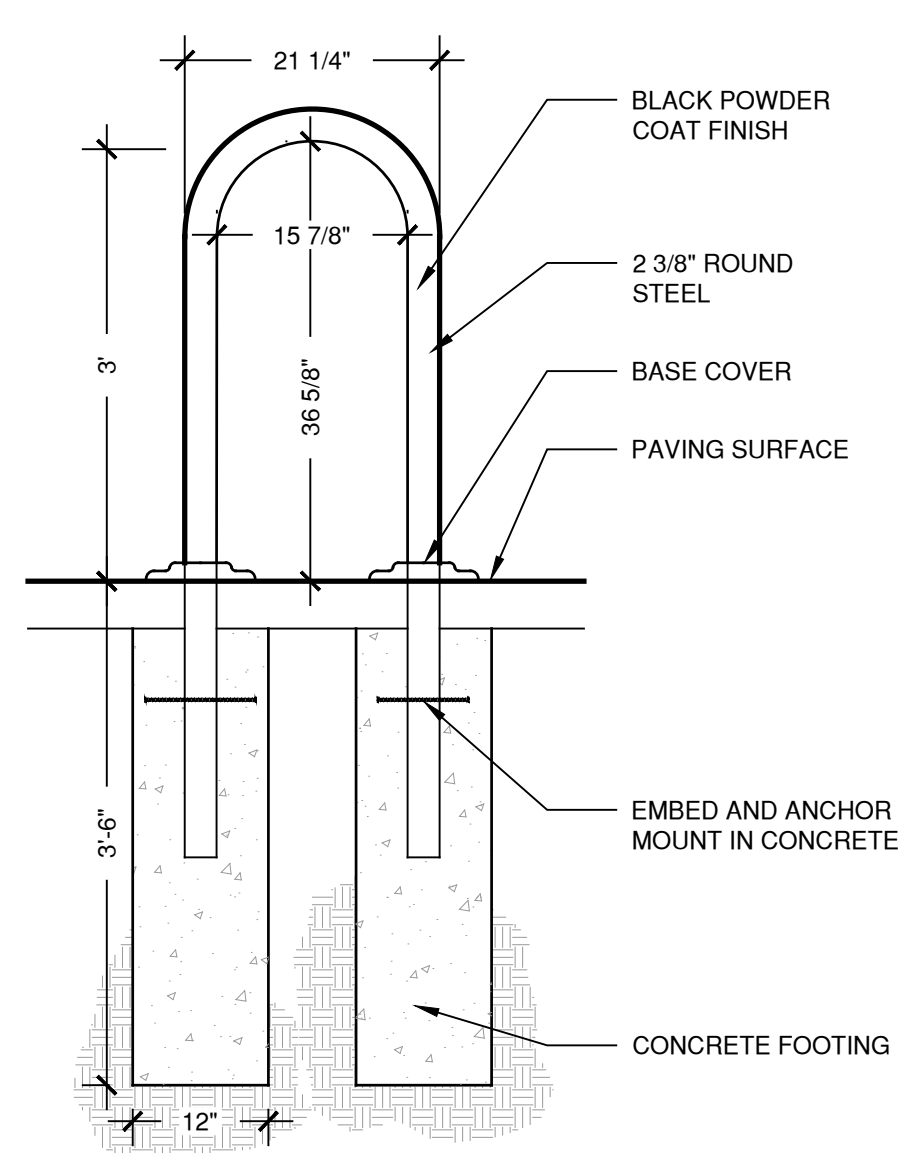
9 PROJECT SIGNAGE KEY
SCALE 1" = 1'-0"



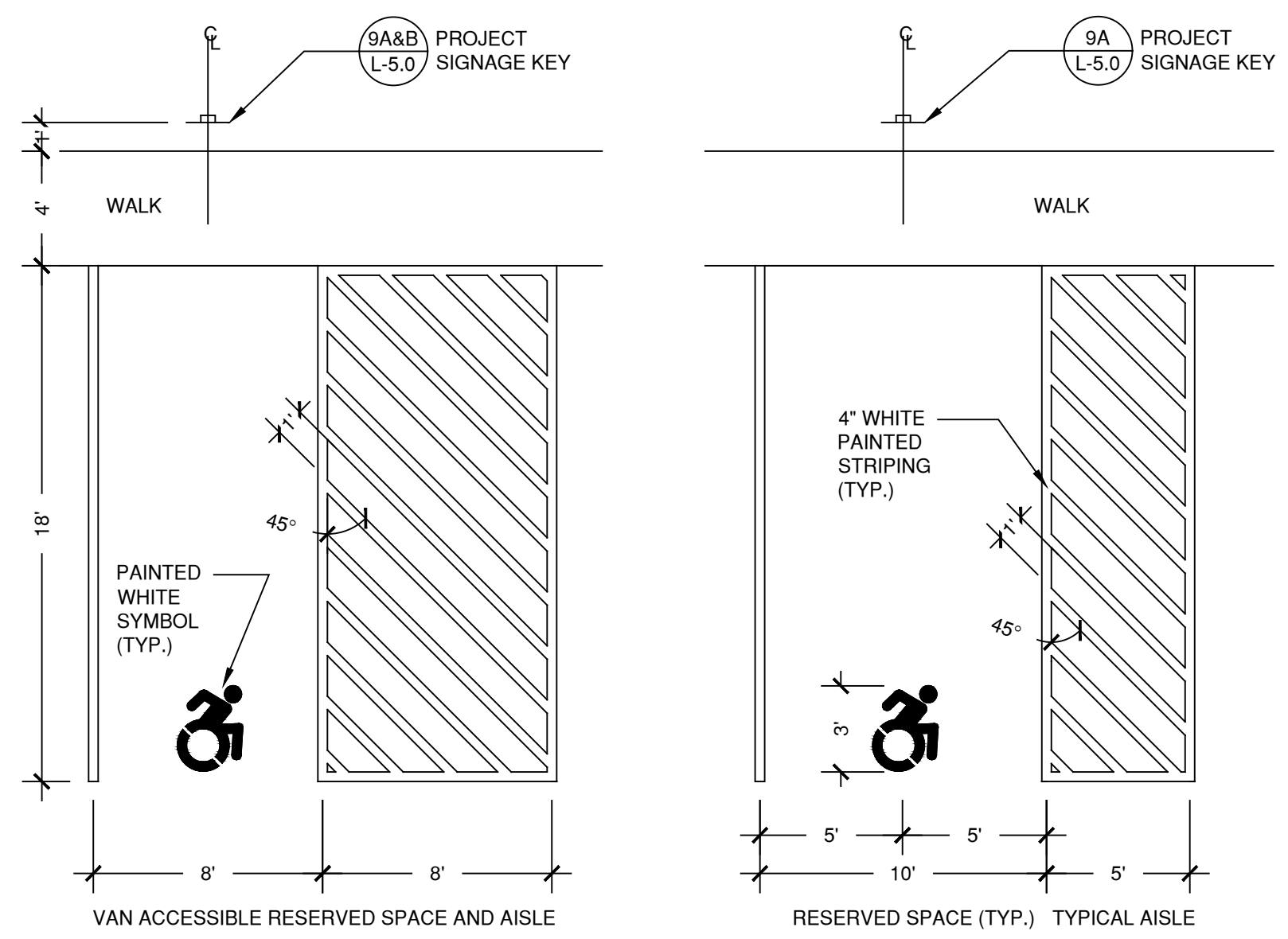
10 BARK MULCH TRAIL
SCALE 1 1/2" = 1'-0"



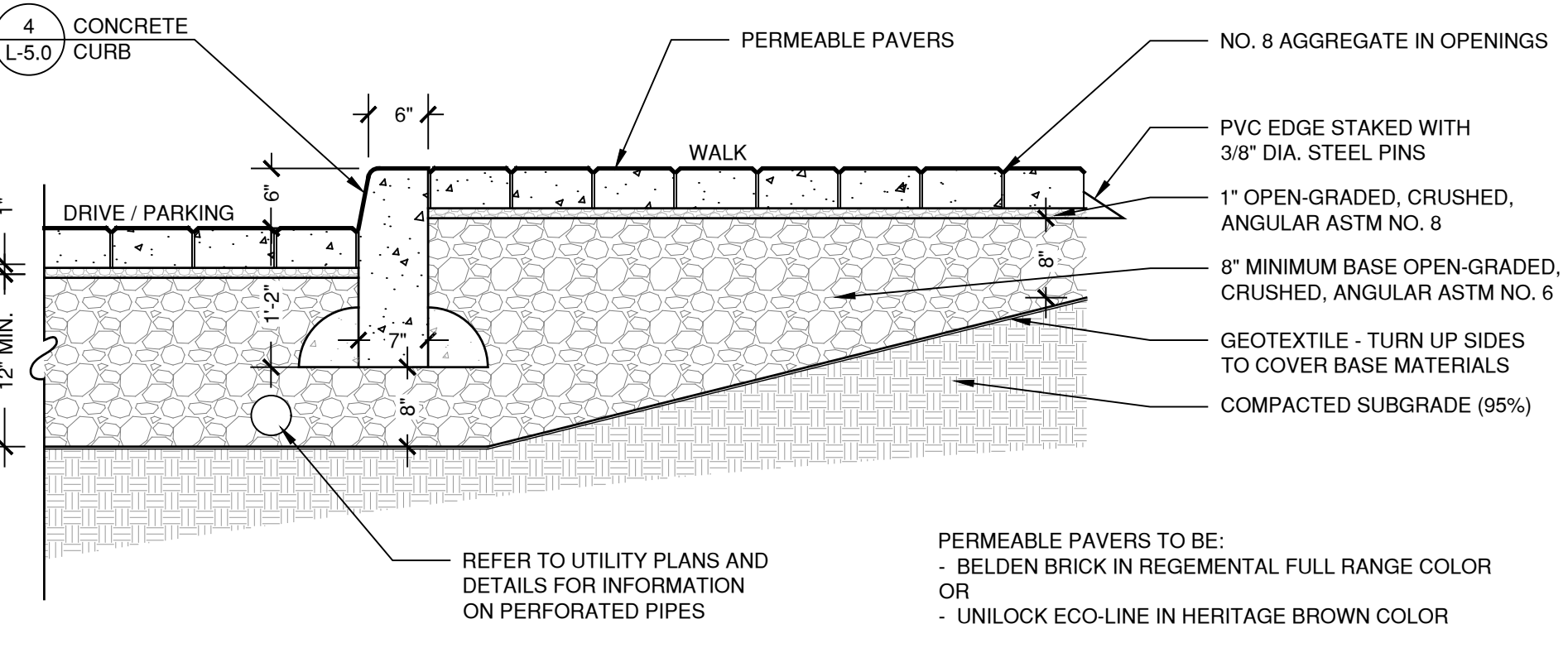
11 CONCRETE PAVEMENT AT DOOR
SCALE 1" = 1'-0"



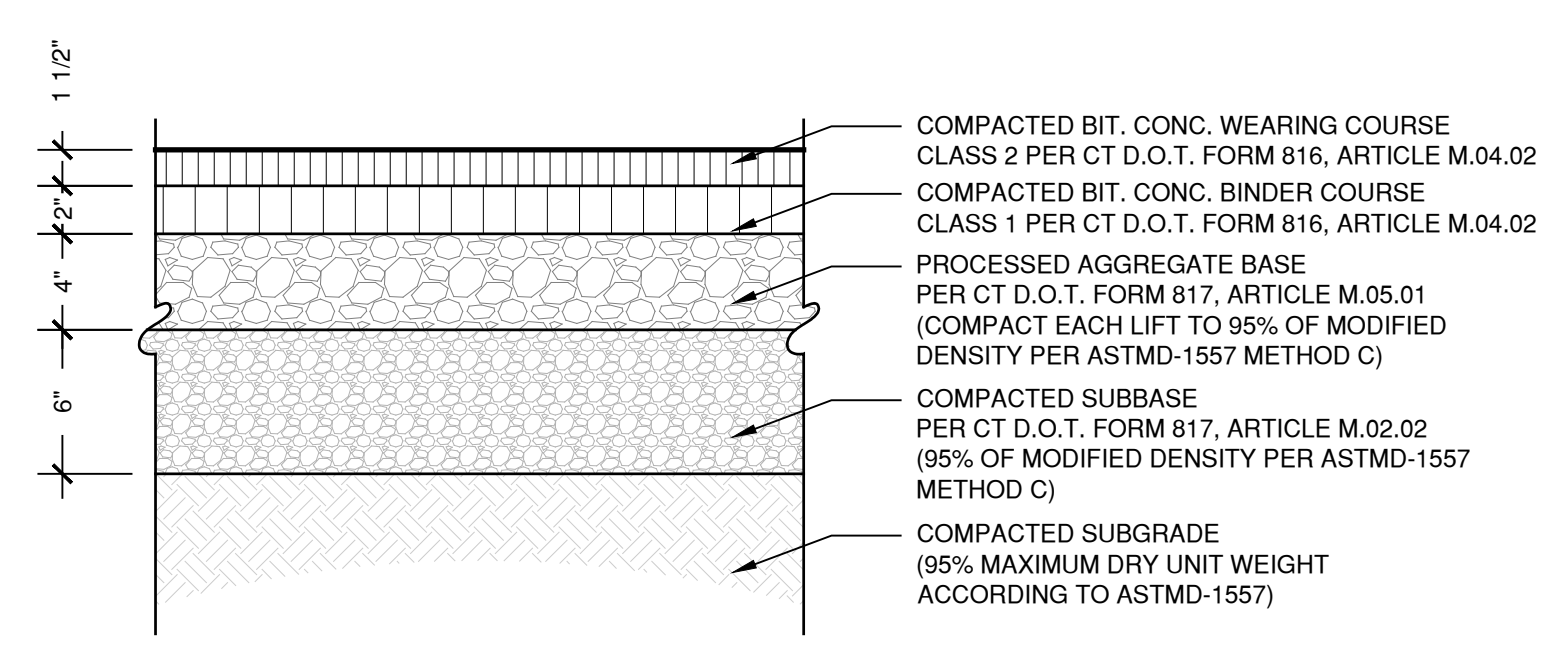
5 LOOP BIKE RACK
SCALE 3/4" = 1'-0" MANUFACTURER: DUMOR
PRODUCT: 83-00 / S-2



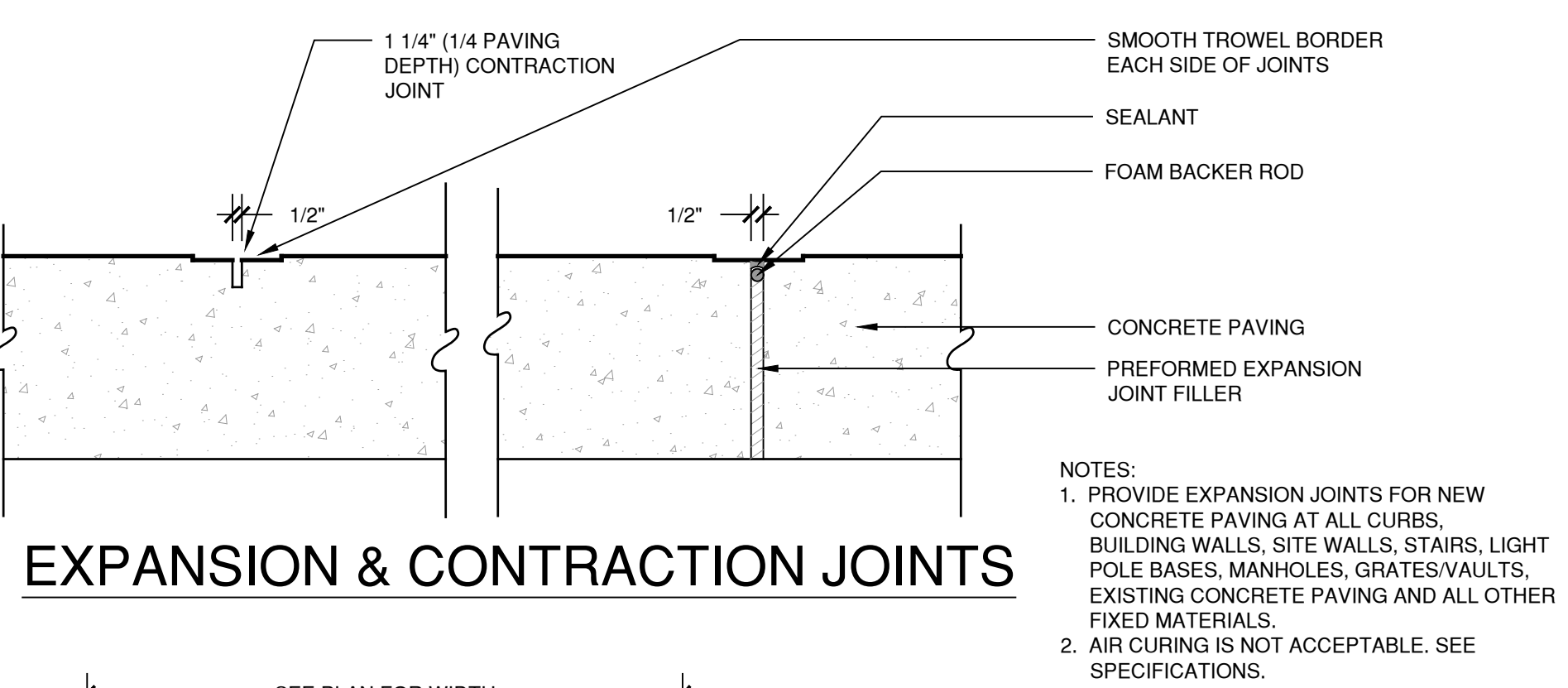
6 TYPICAL RESERVED PARKING LAYOUT
SCALE 3/16" = 1'-0"



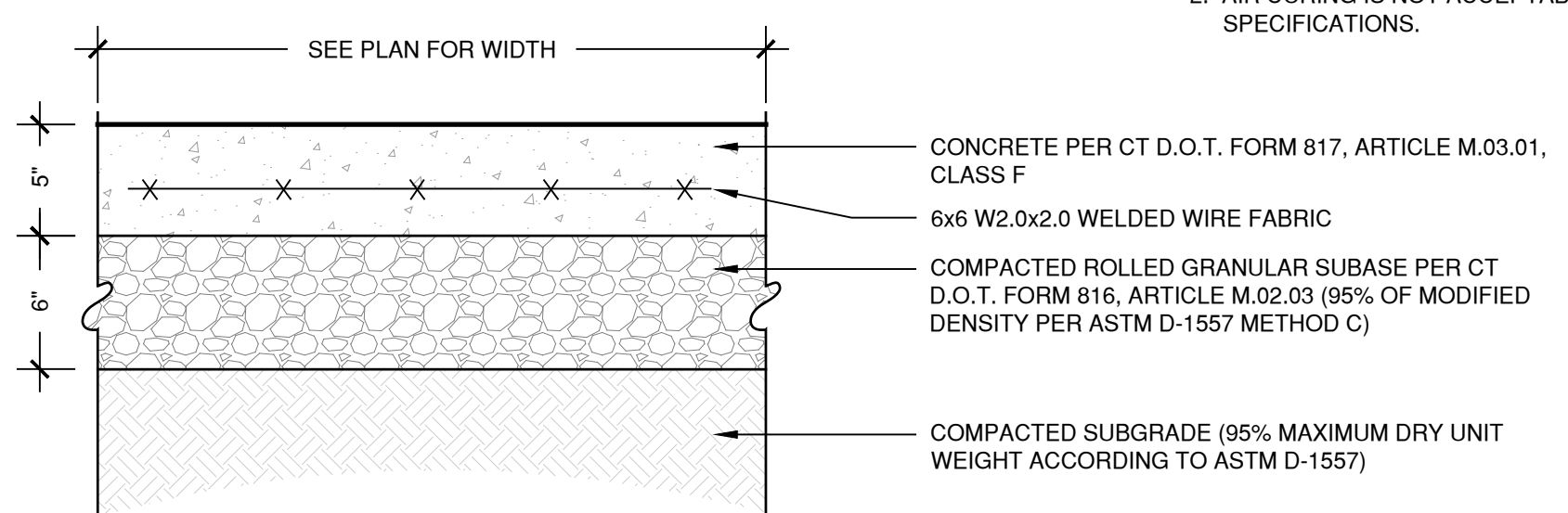
7 PERMEABLE PAVERS
SCALE 3/4" = 1'-0"



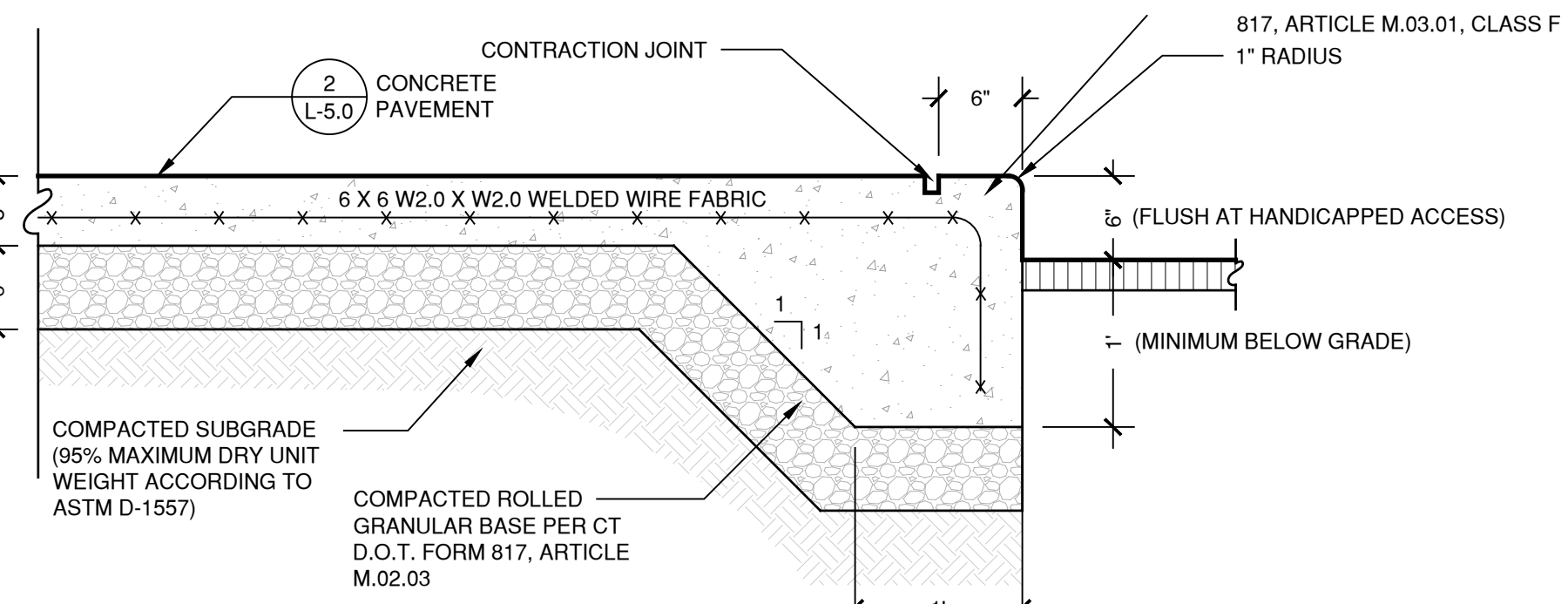
1 BITUMINOUS CONC. PAVEMENT
SCALE 1 1/2" = 1'-0" (VEHICULAR)



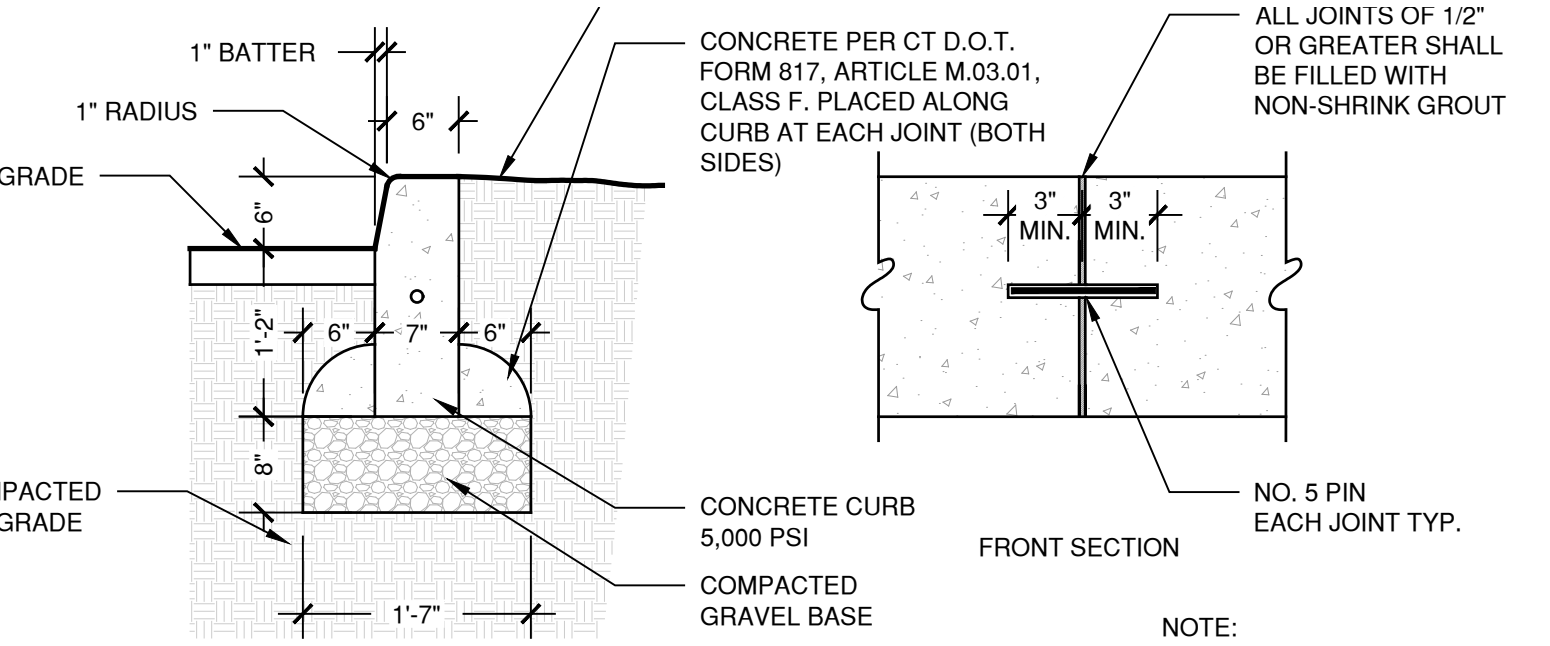
2 EXPANSION & CONTRACTION JOINTS



3 CONCRETE PAVEMENT
SCALE 1 1/2" = 1'-0"



4 INTREGAL CONCRETE CURB
SCALE 1" = 1'-0"



5 PRECAST CONCRETE CURB
SCALE 3/4" = 1'-0"

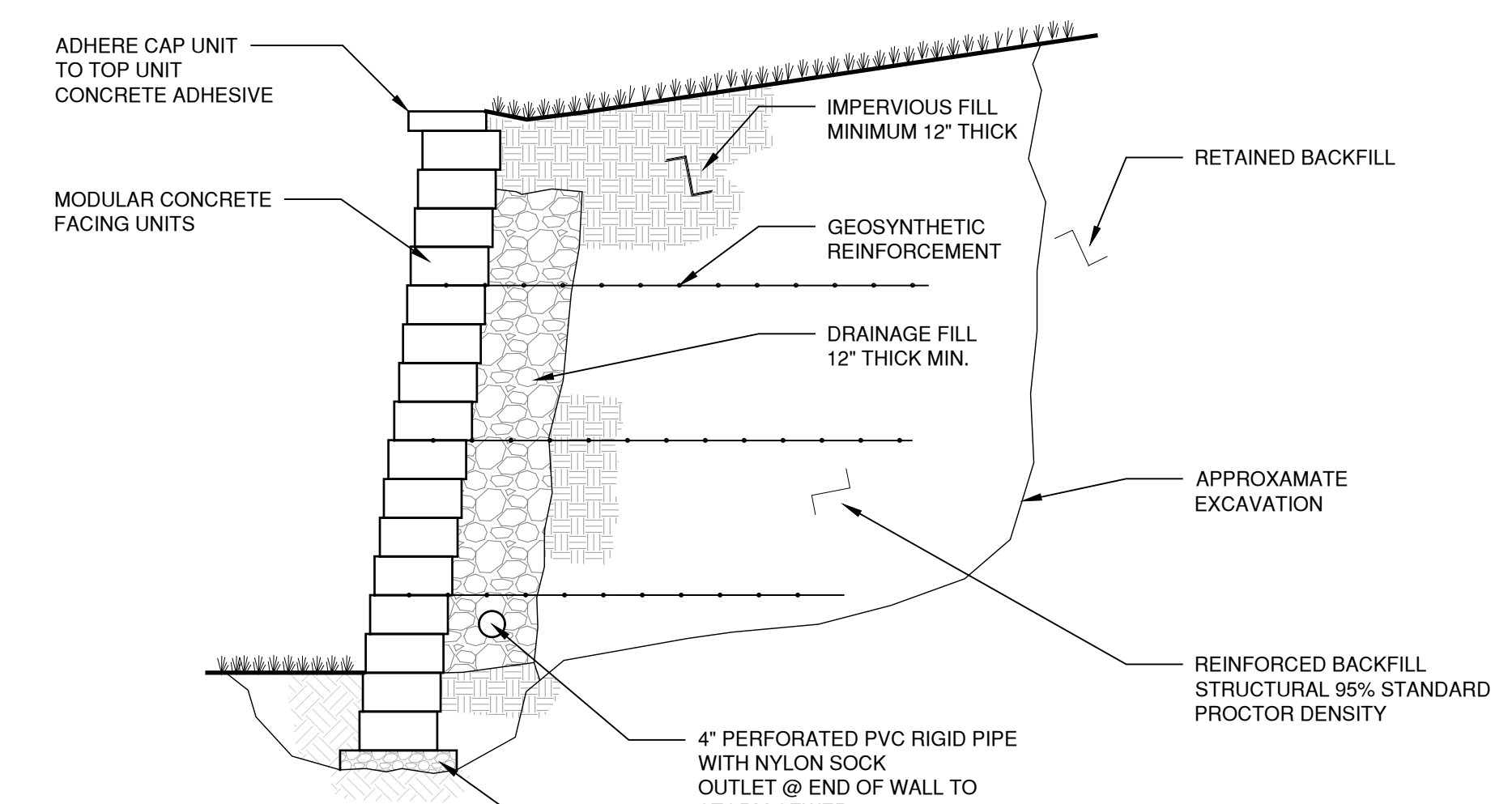
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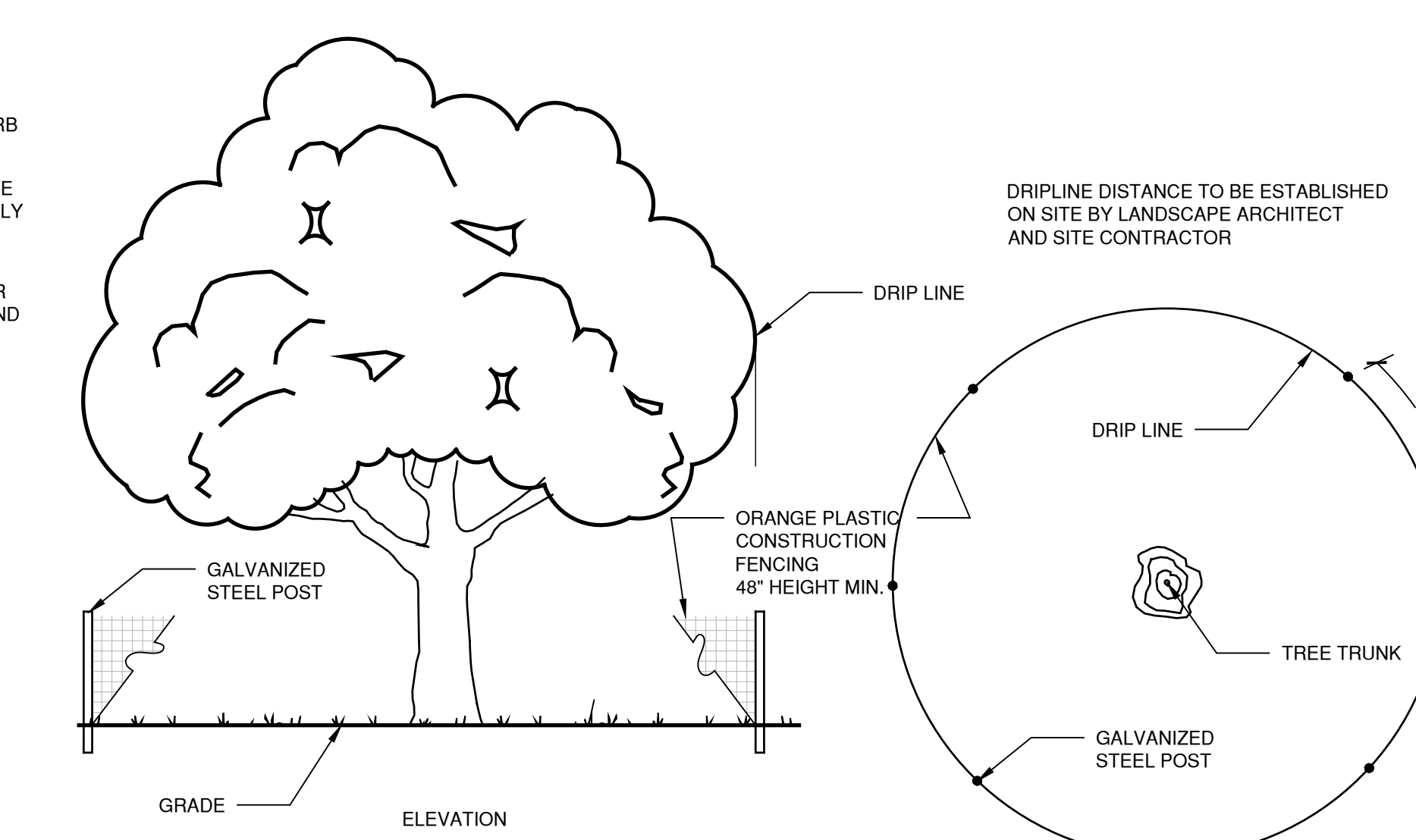
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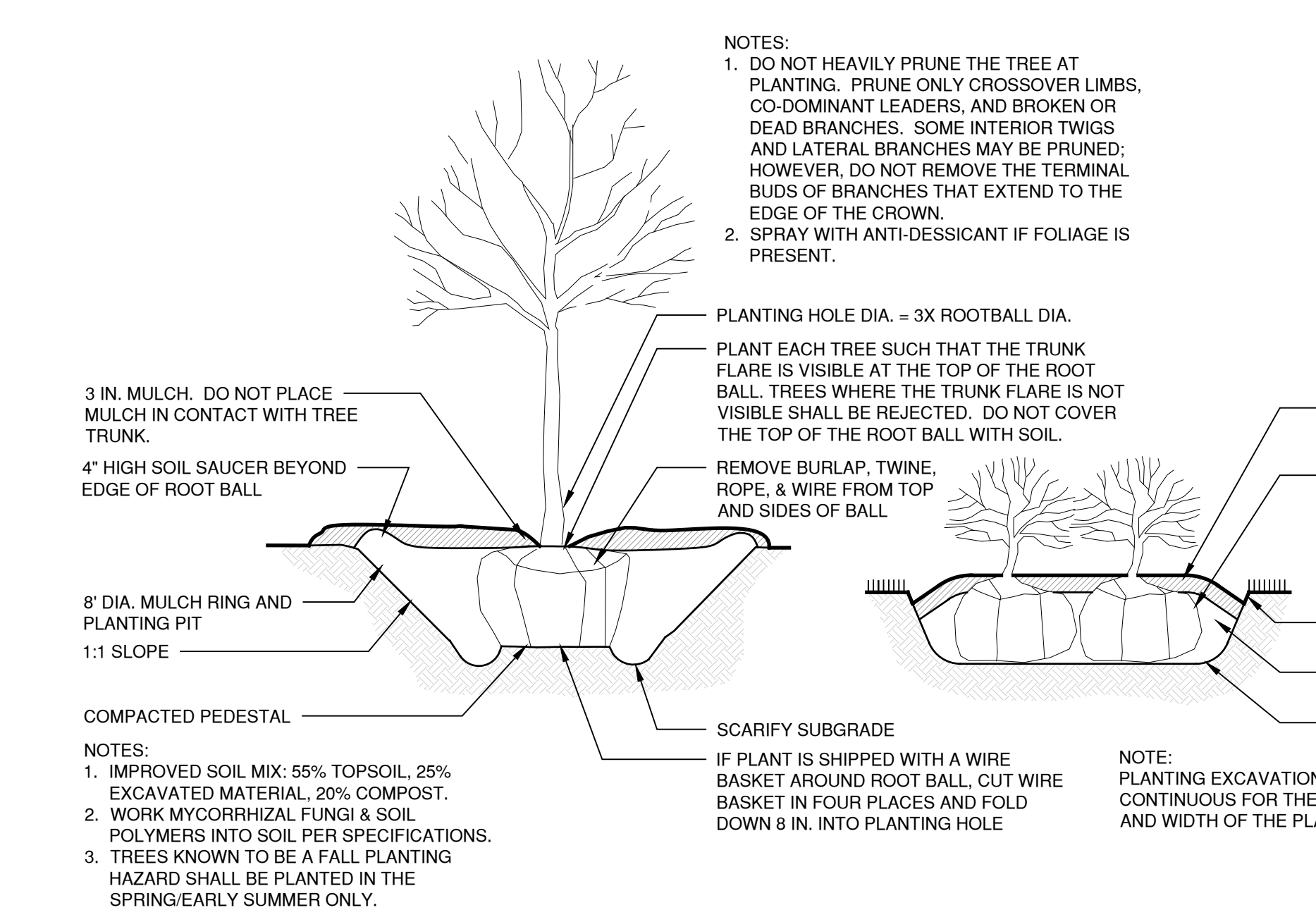


7 MODULAR CONCRETE BLOCK RETAINING WALL
SCALE 1/2" = 1'-0"
MANUFACTURER: UNILOCK
PRODUCT: CONCORD WALL

NOTES:
1. FINAL WALL DESIGN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR AND MUST BE SUBMITTED FOR APPROVAL. (SEE SPECS.) SHOP DRAWINGS SHALL INCLUDE FULL WALL ELEVATIONS.
2. ALL ABOVE GRADE WALL UNITS TO BE SPLIT FACE FINISH ON BOTH SIDES.



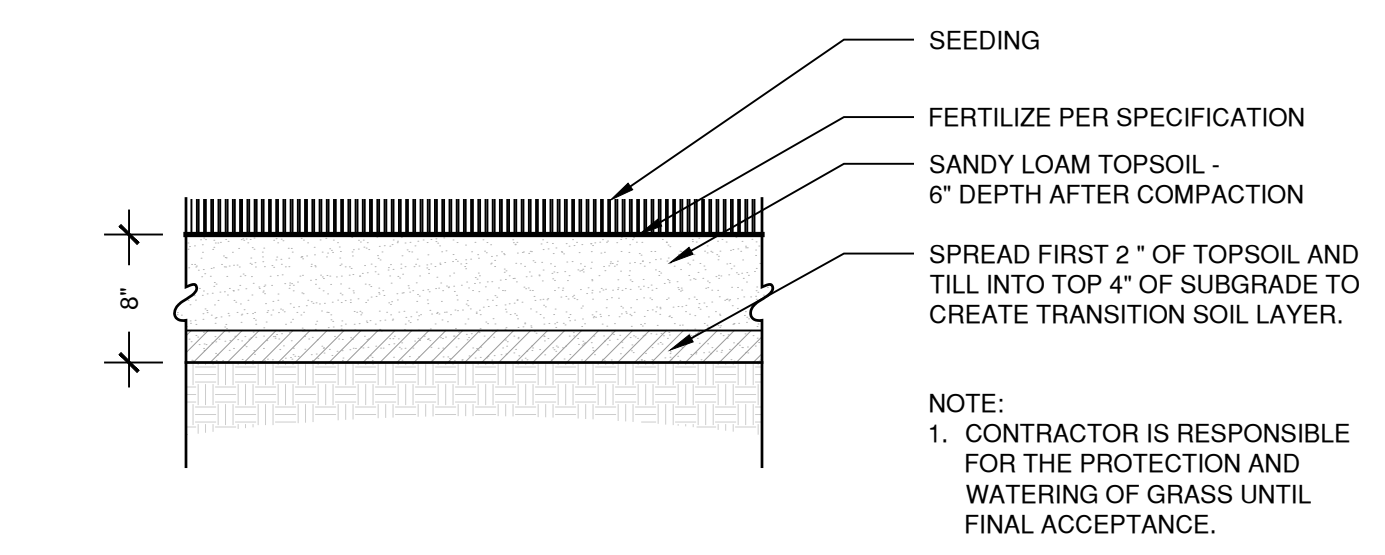
8 TREE PROTECTION
N.T.S.



9 TREE / SHRUB PLANTING
SCALE 1" = 1'-0"

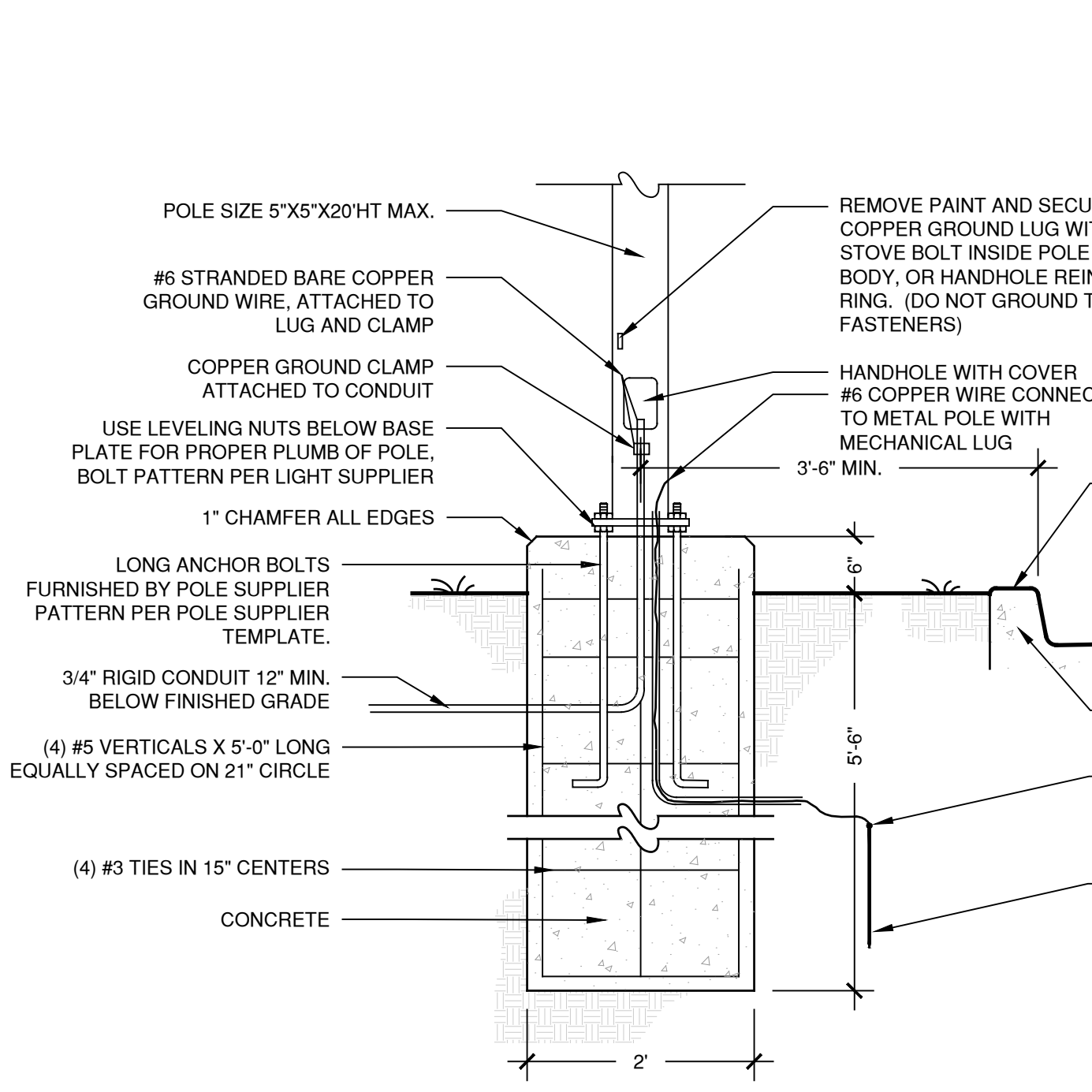
NOTES:
1. IMPROVED SOIL MIX: 55% TOPSOIL, 25% EXCAVATED MATERIAL, 20% COMPOST.
2. WORK MYCORRHIZAL FUNGI & SOIL POLYMERS INTO SOIL PER SPECIFICATIONS.
3. TREES KNOWN TO BE A FALL PLANTING HAZARD SHALL BE PLANTED IN THE SPRING/EARLY SUMMER ONLY.

NOTE: PLANTING EXCAVATION TO BE CONTINUOUS FOR THE ENTIRE LENGTH AND WIDTH OF THE PLANTING BED

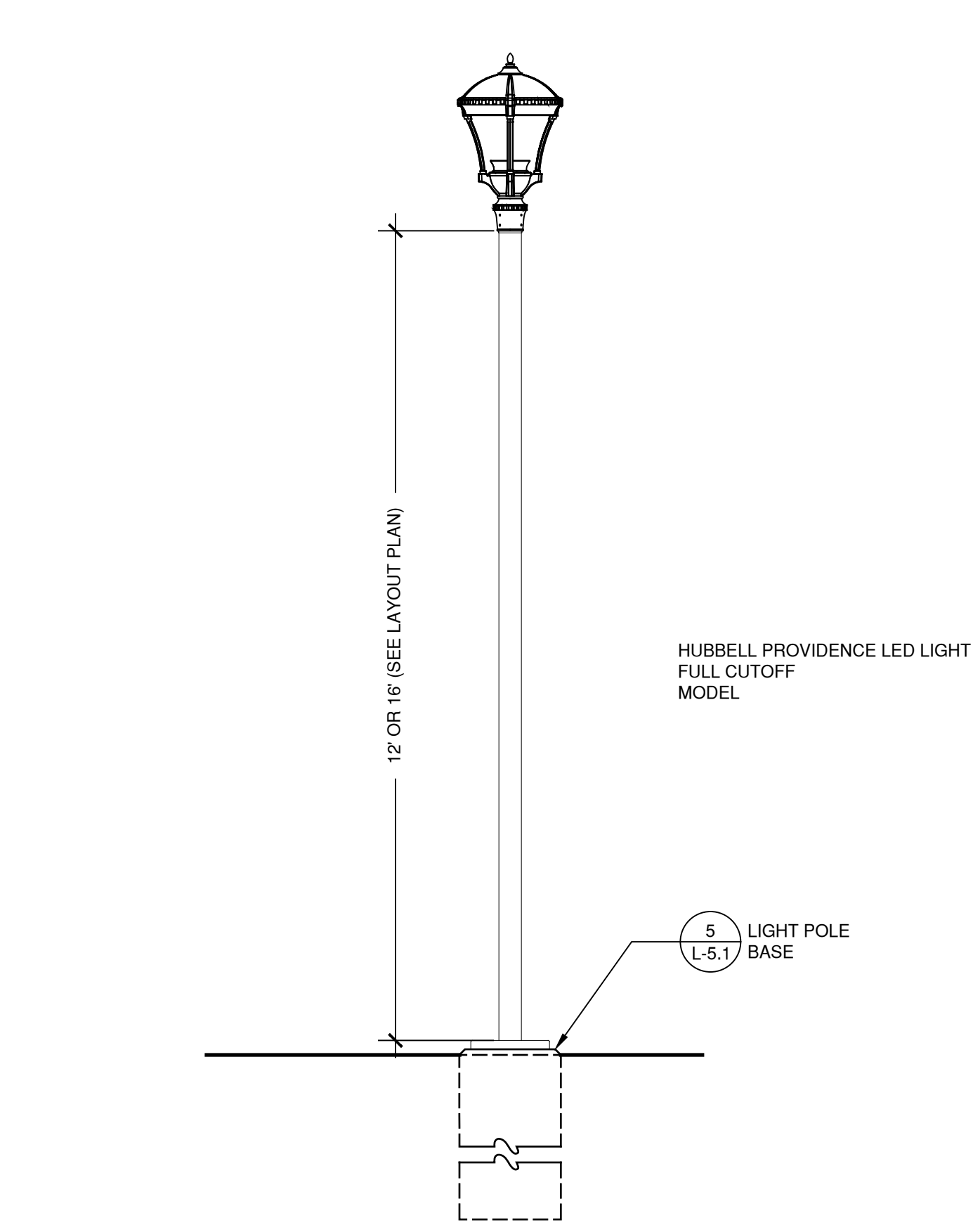


4 TOPSOIL/LAWN
SCALE 1" = 1'-0"

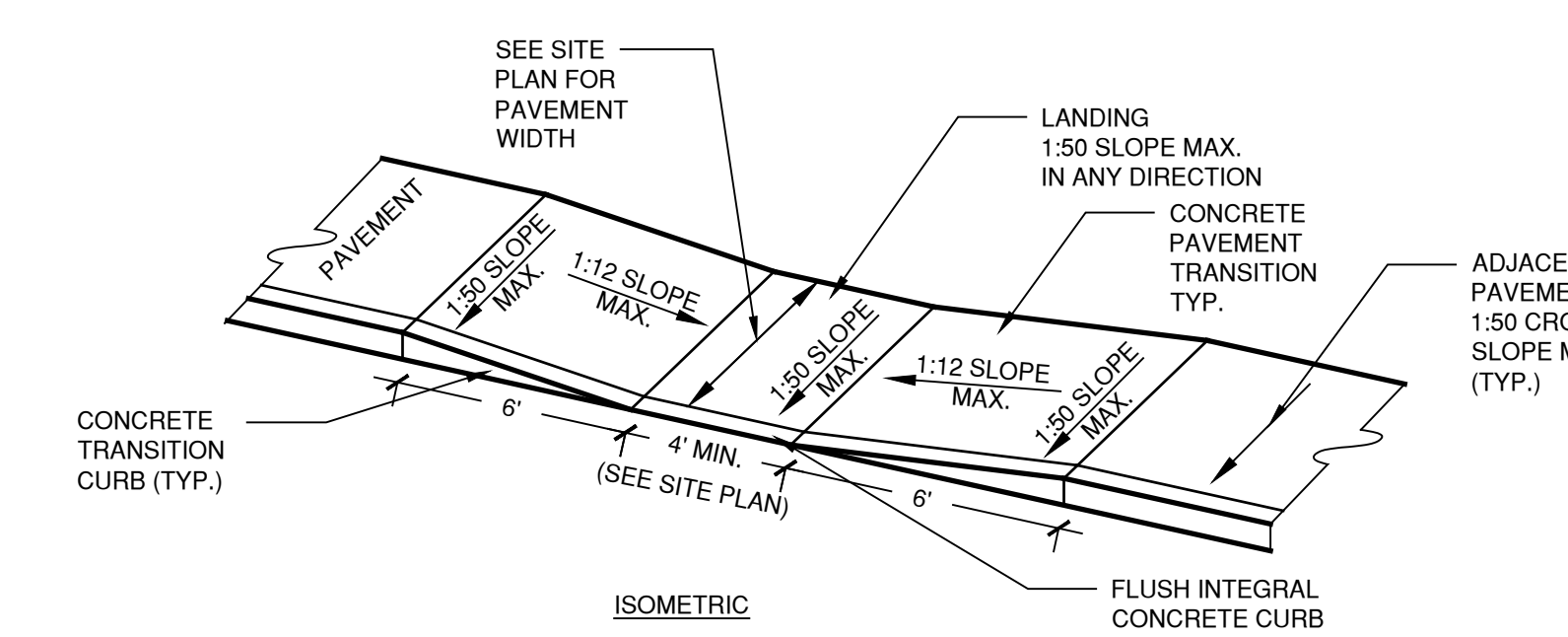
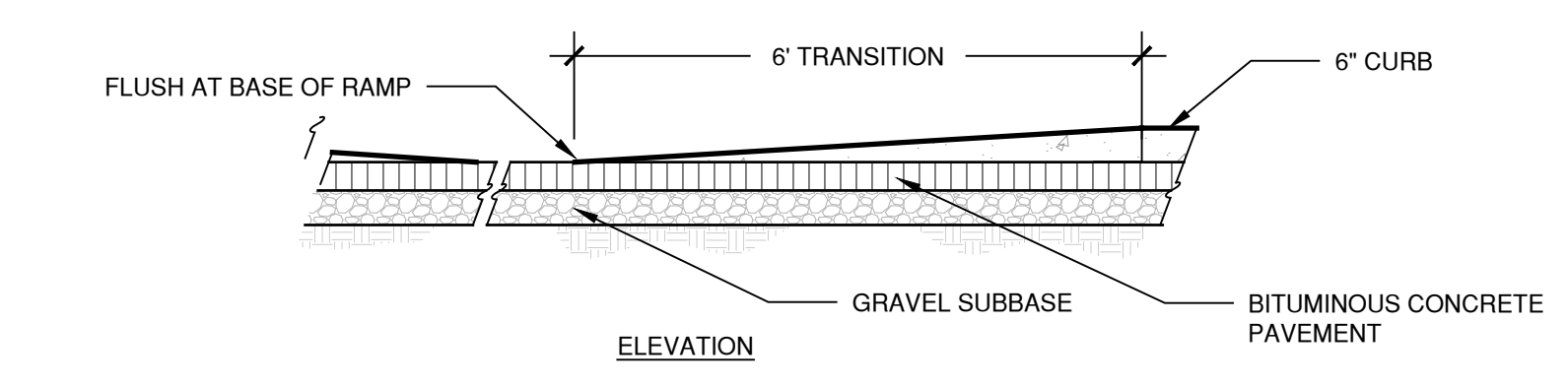
NOTE:
1. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND WATERING OF GRASS UNTIL FINAL ACCEPTANCE.



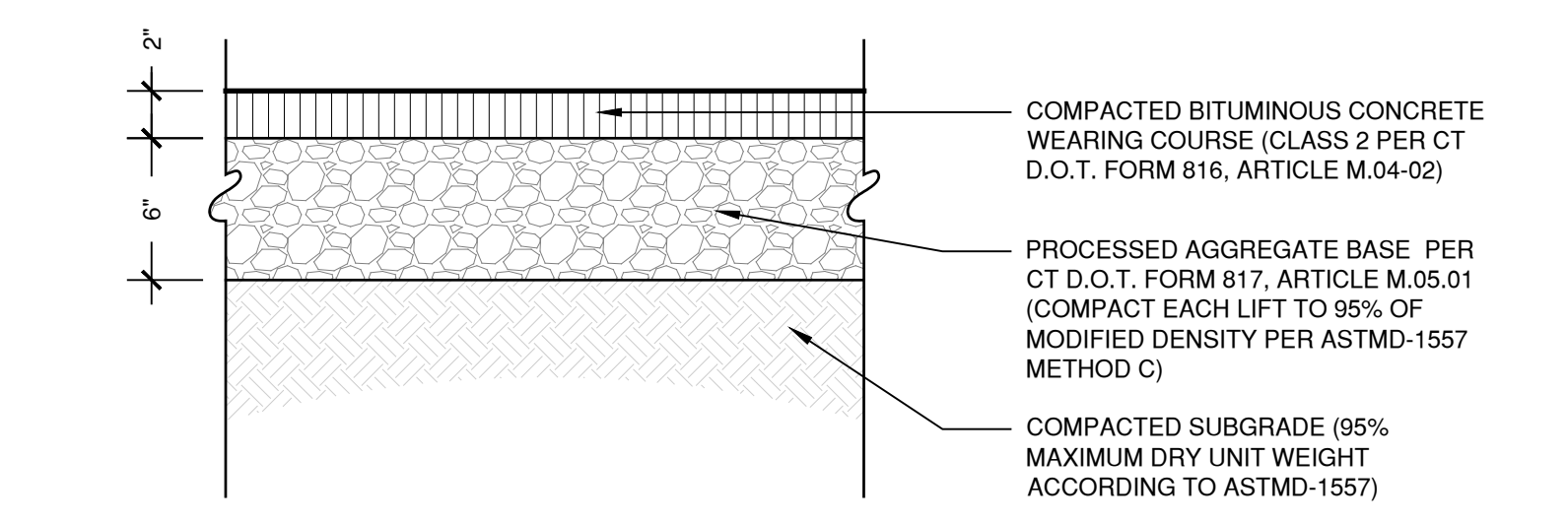
5 LIGHT POLE BASE
SCALE 3/4" = 1'-0"



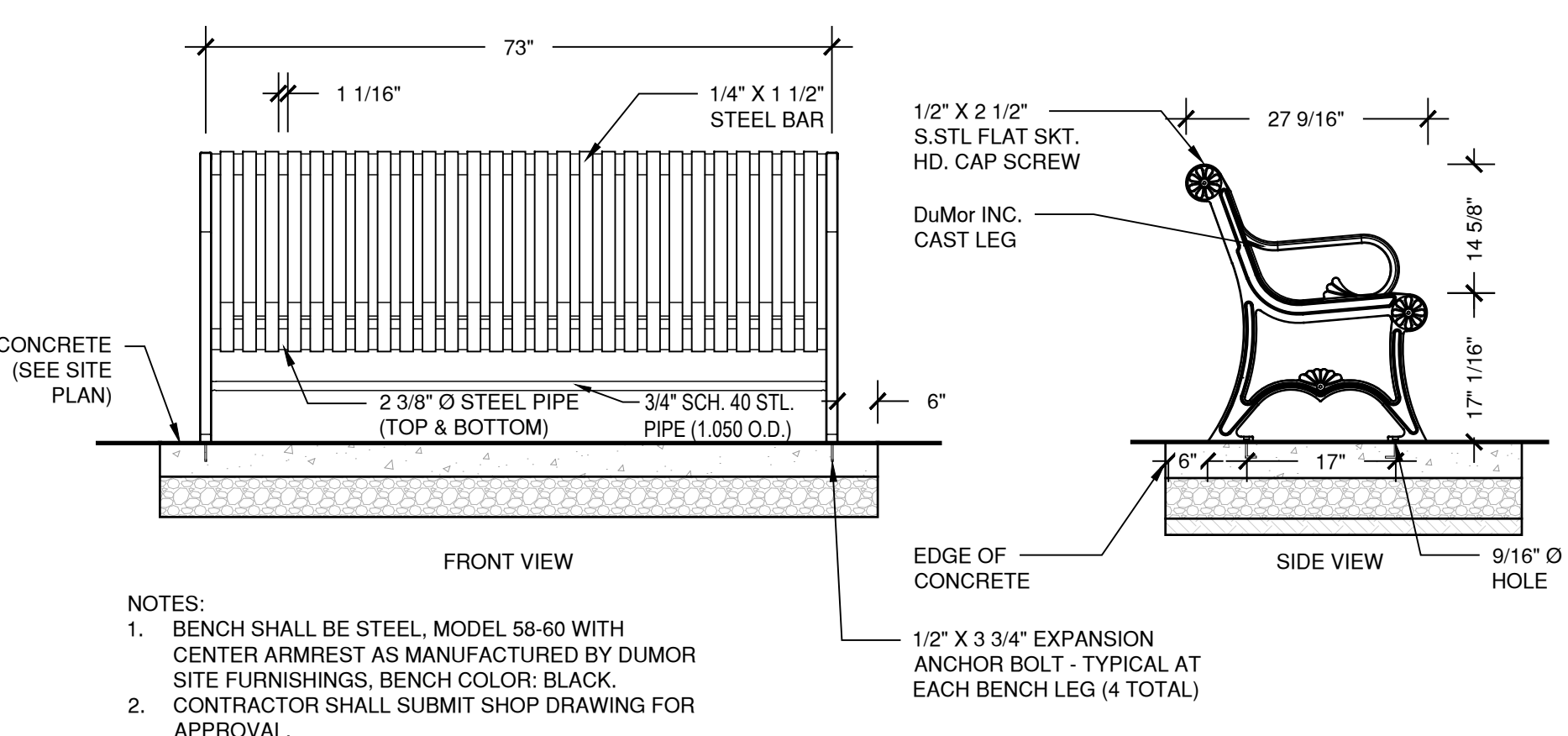
6 LIGHT POLE & LUMINAIRE
SCALE 1/2" = 1'-0"



1 CURB RAMP
SCALE 1/2" = 1'-0"



2 BITUMINOUS CONC. PAVEMENT
SCALE 1 1/2" = 1'-0" (PEDESTRIAN)



3 6' STEEL BENCH
NOT TO SCALE

NOTES:
1. BENCH SHALL BE STEEL, MODEL 58-60 WITH CENTER ARMREST AS MANUFACTURED BY DUMOR SITE FURNISHINGS, BENCH COLOR: BLACK.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL.

G:\Drawing Files\6352 - Slaby Village 95% CDs\Dwg\6352-Details.dwg 8/18/2020 2:43:01 PM mdehalis

PROJECT:
SLAIBY VILLAGE
TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

PERMITS:
PLANNING & ZONING SUBMISSION

PAUL B. BAILEY ARCHITECT
110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 • 776 • 8888 F 203 • 772 • 1365

DATE: 8/17/2020 DRAWN BY: MD
SCALE: AS NOTED CHECKED BY: WPB
JOB NO: 6352

DRAWING NAME:
SITE DETAILS

L-5.1

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PROJECT:
SLAIBY VILLAGE
TUCKER DRIVE
TORRINGTON, CONNECTICUT

ISSUE	DATE	DESCRIPTION

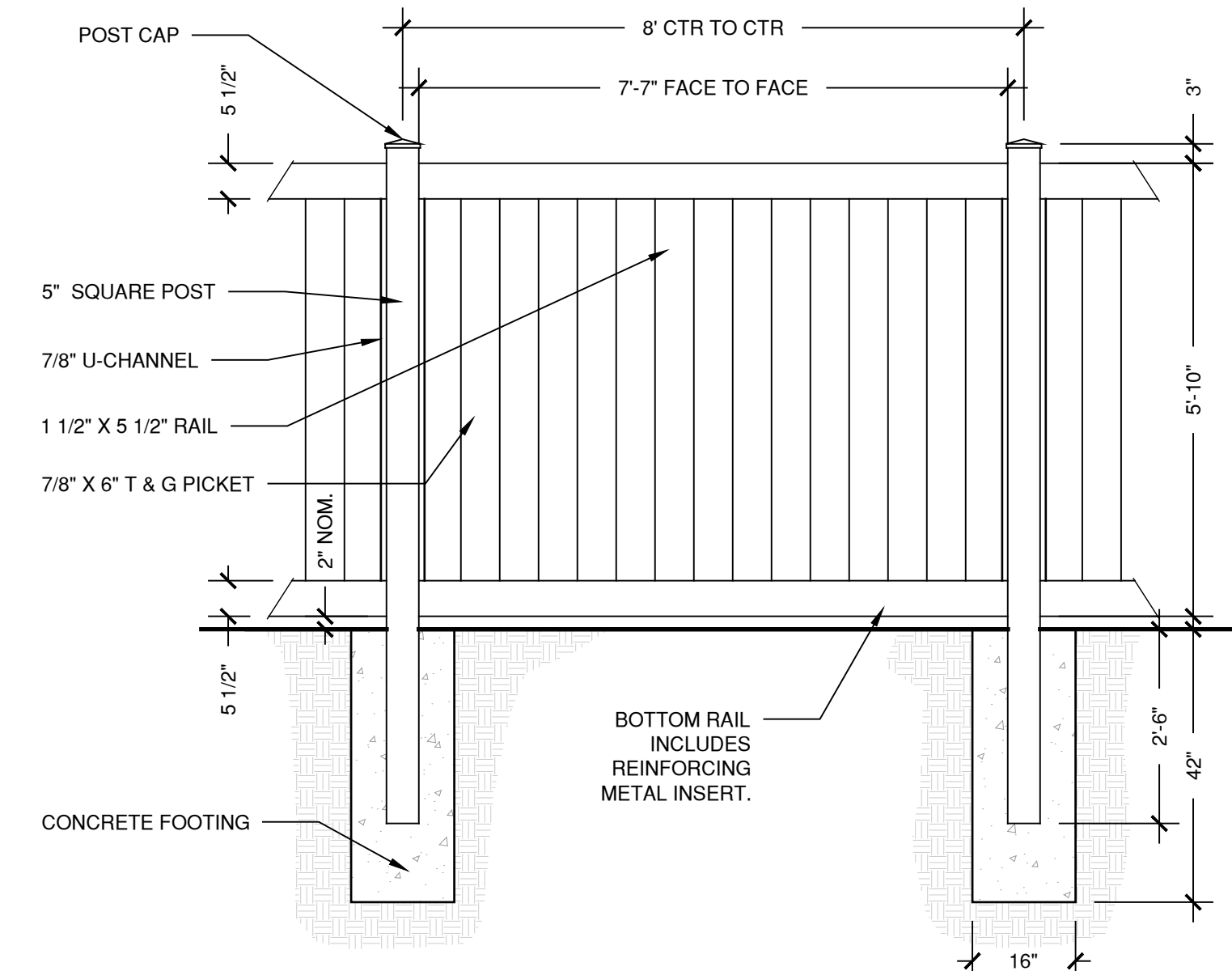
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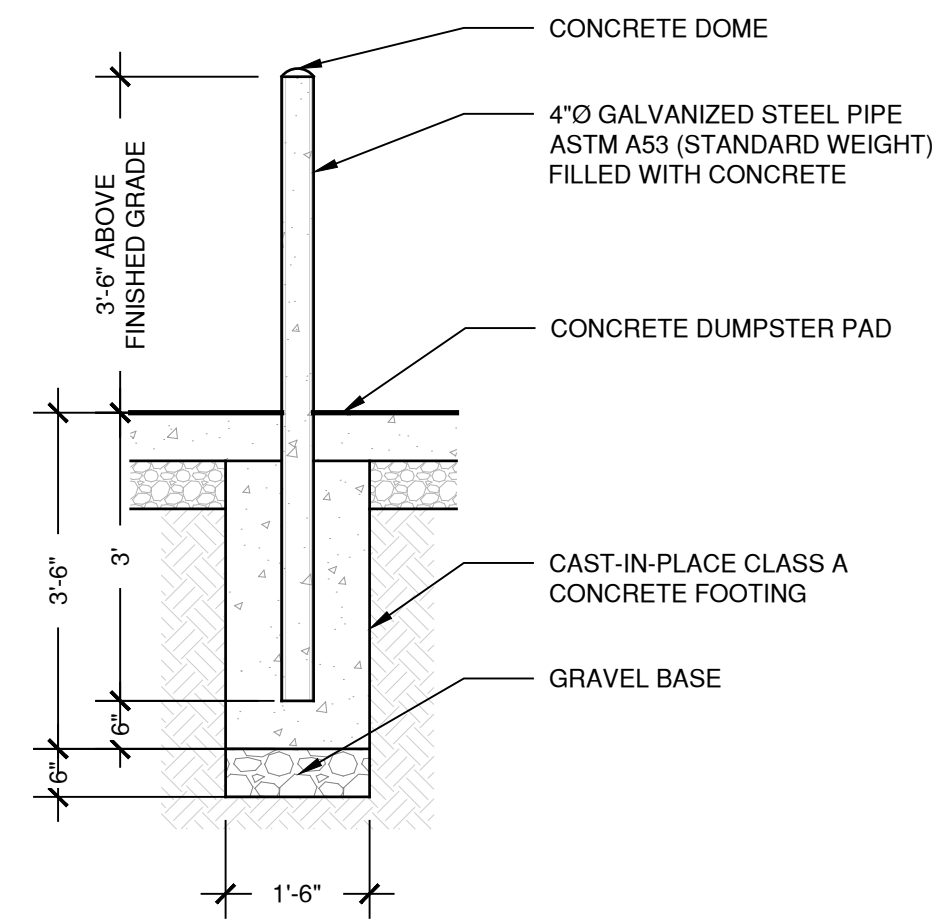
DATE: 8/17/2020 DRAWN BY: MD
SCALE: AS NOTED CHECKED BY: WFB
JOB NO: 6352

DRAWING NAME:
SITE DETAILS

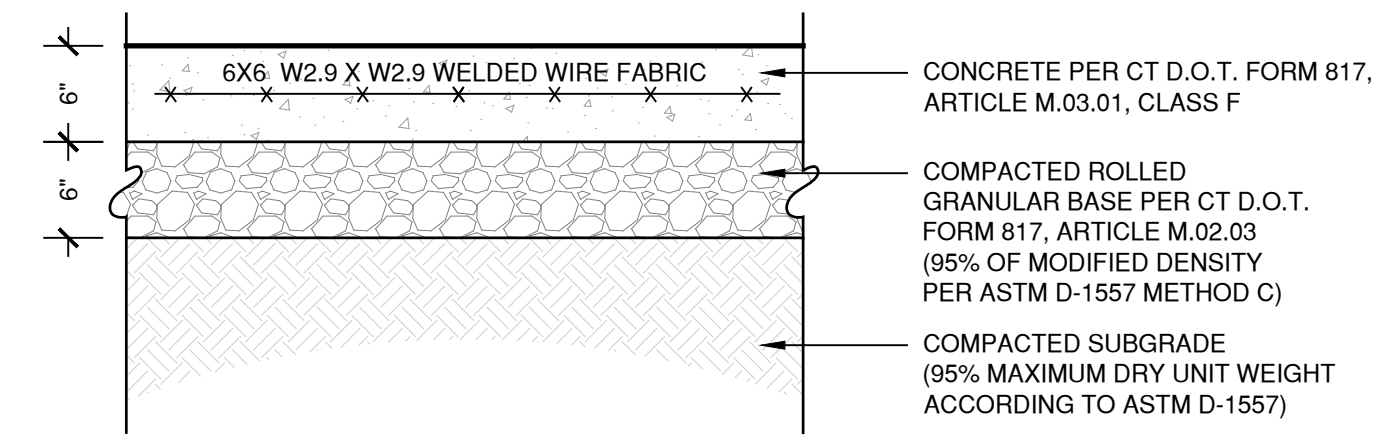
L-5.2



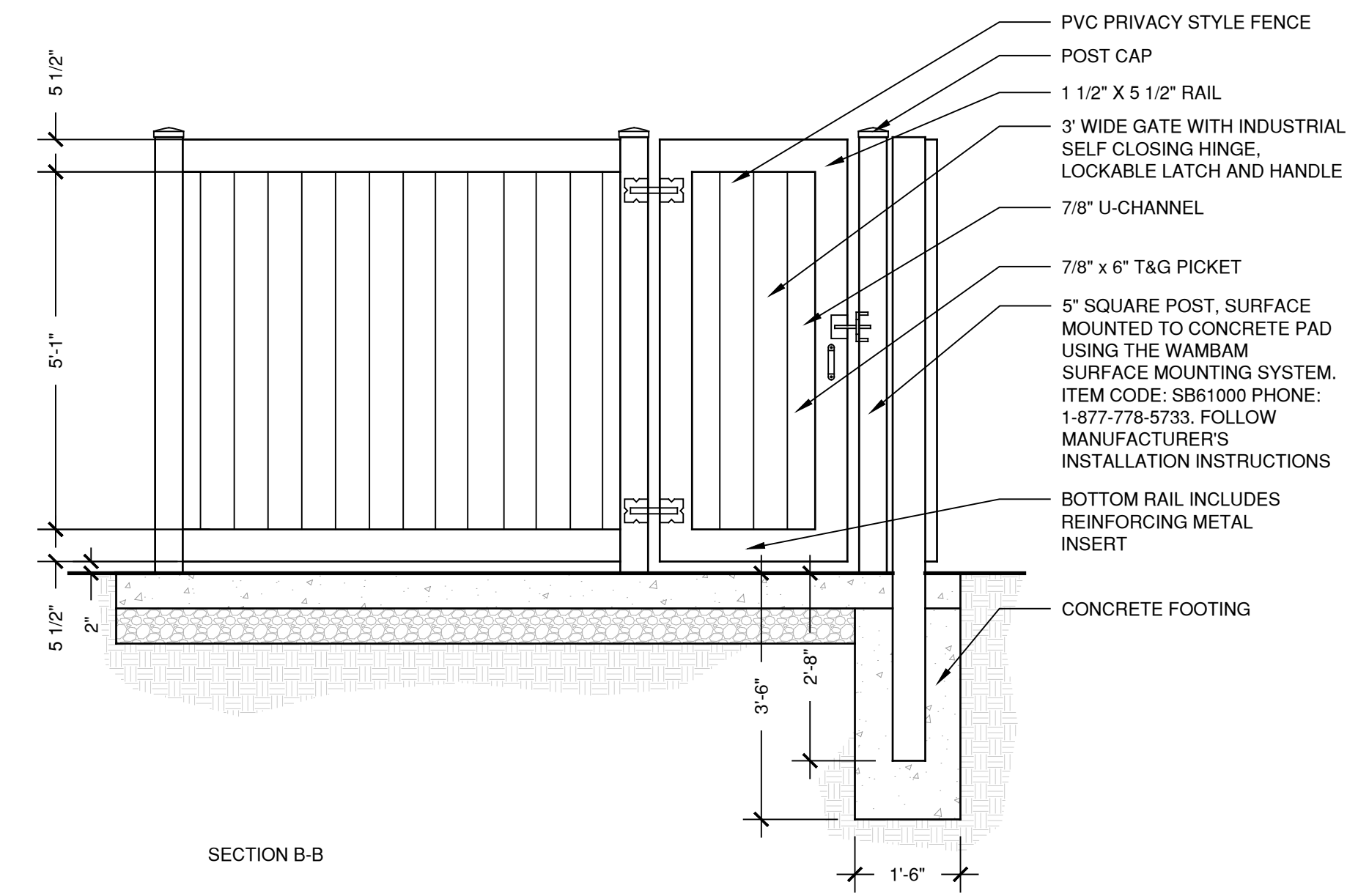
4 6' VINYL PRIVACY STYLE FENCE
SCALE 1/2" = 1'-0"



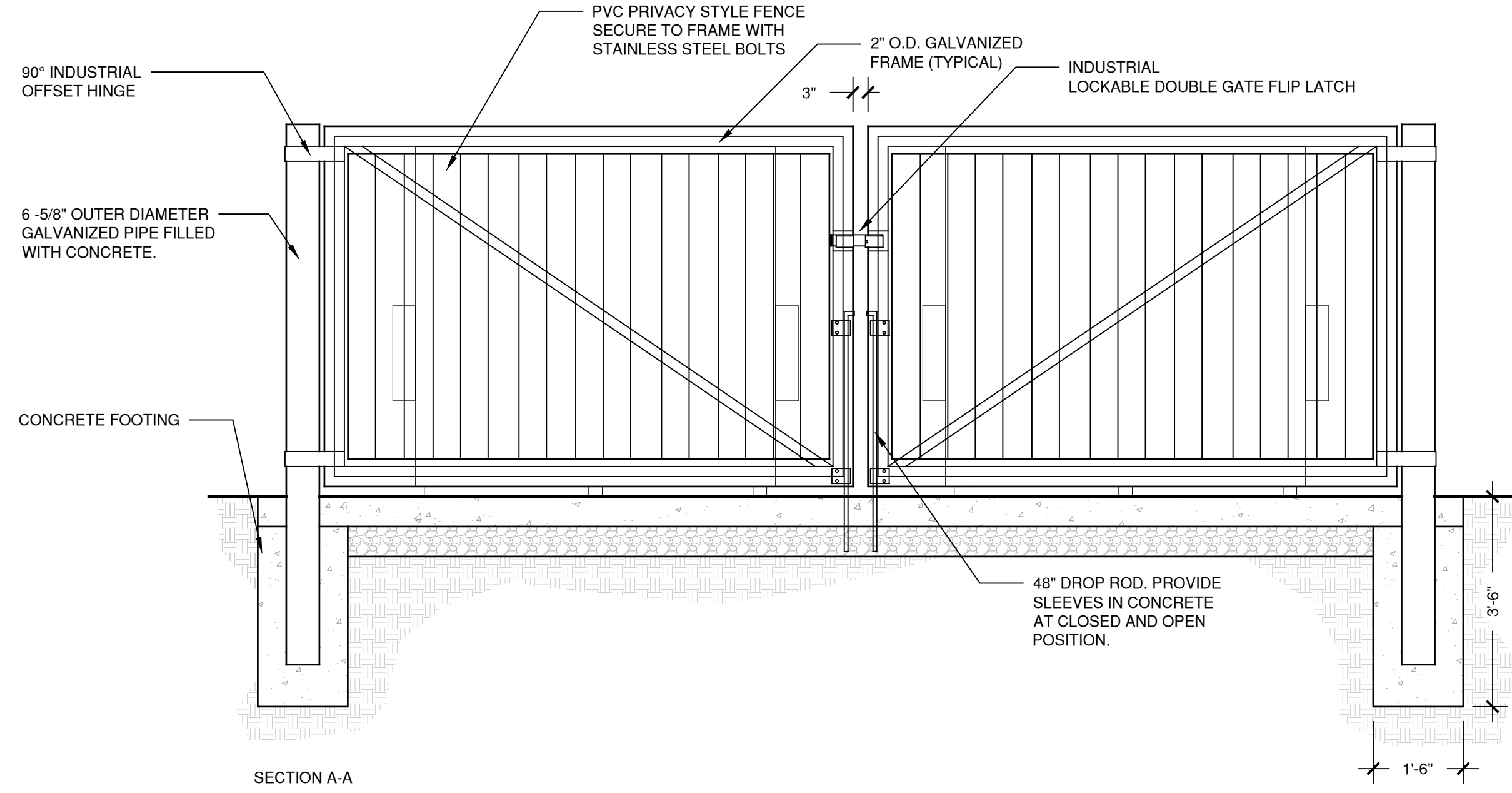
3 4" STEEL BOLLARD AT DUMPSTER PAD
SCALE 1/2" = 1'-0"



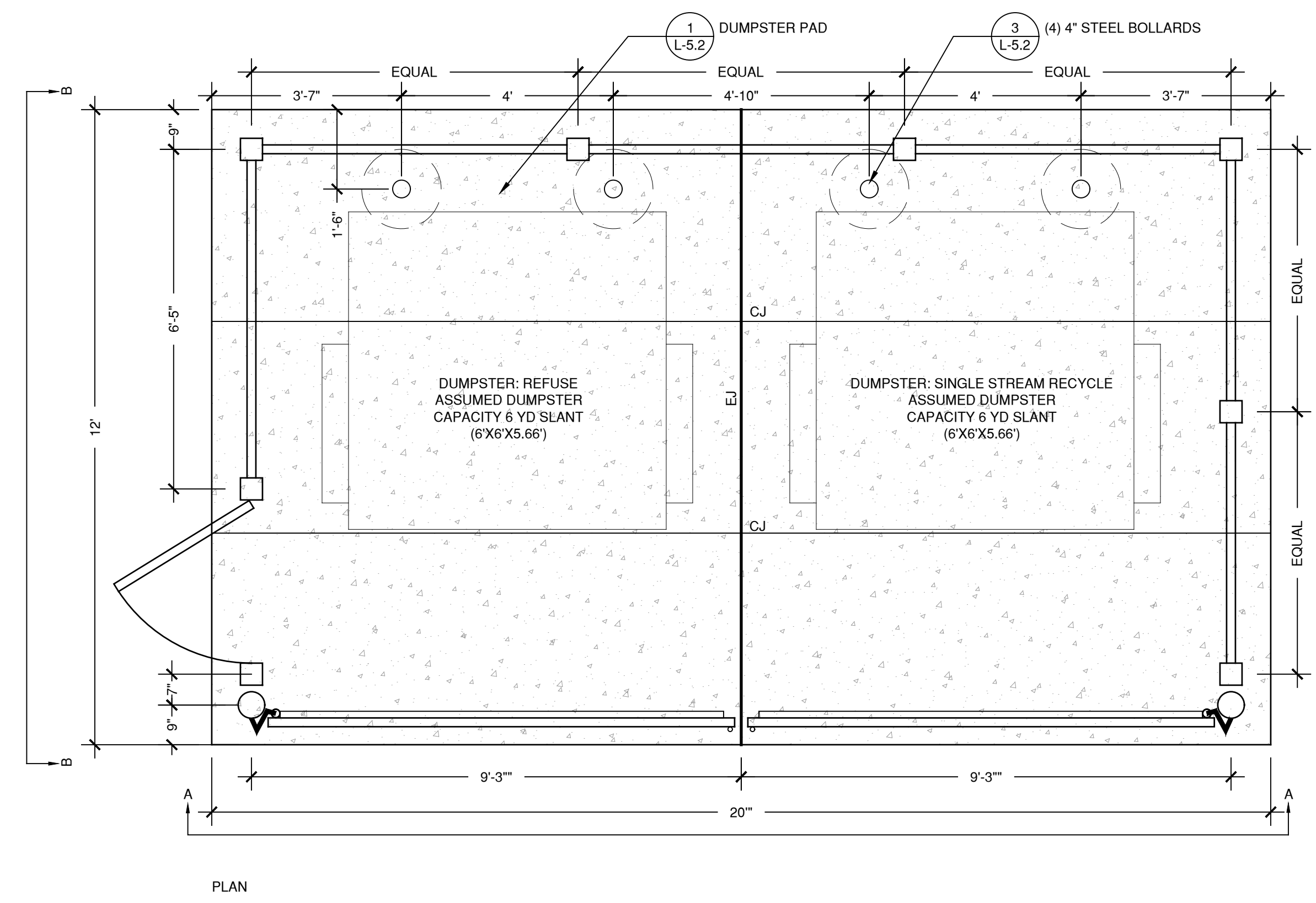
1 DUMPSTER PAD
SCALE 1" = 1'-0"



SECTION B-B



SECTION A-A

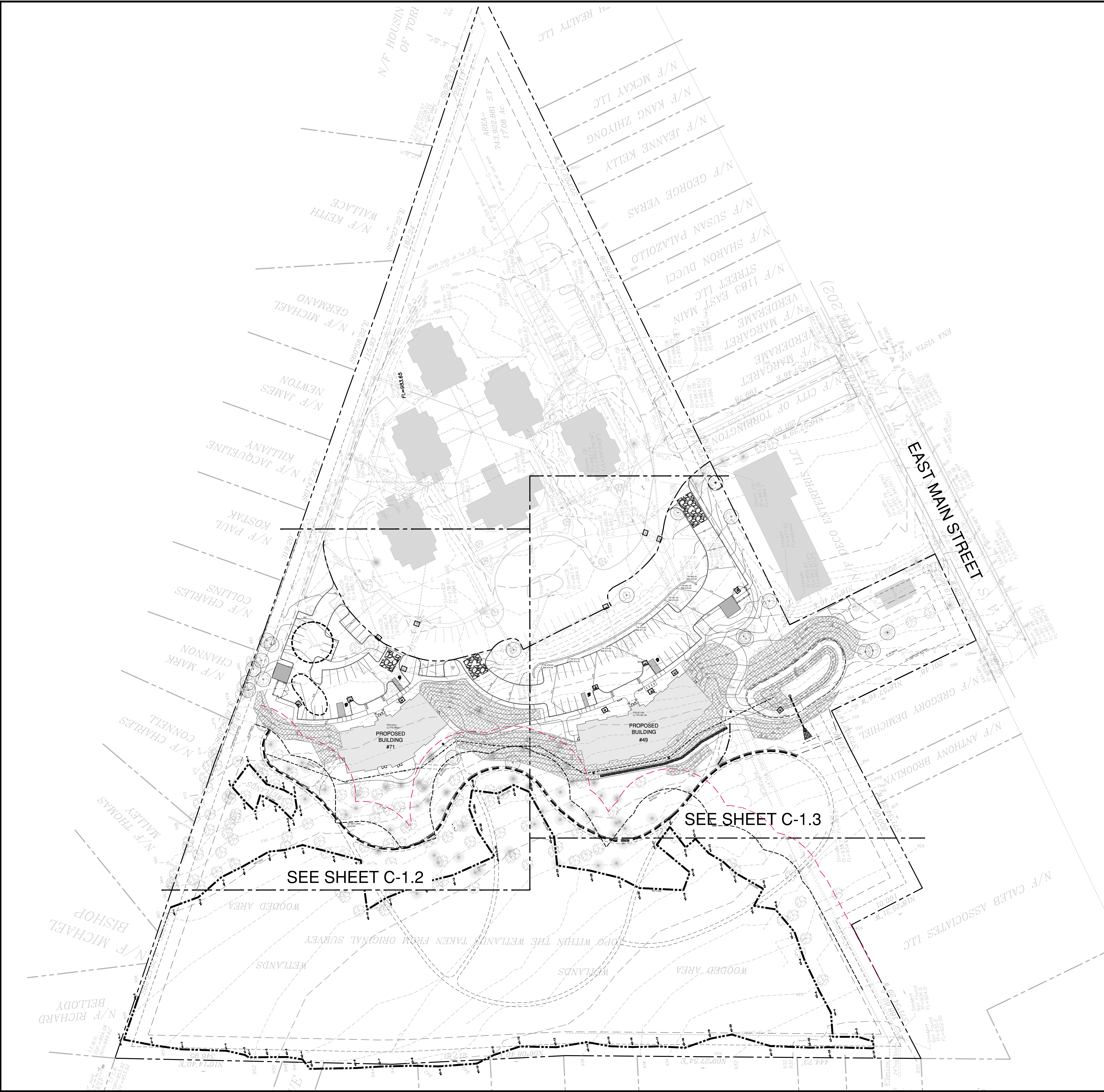


PLAN

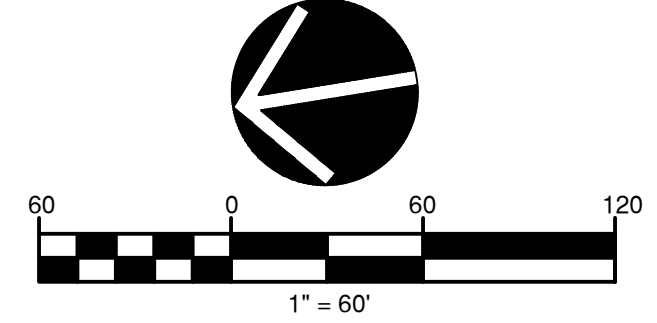
2 DOUBLE WIDE PVC DUMPSTER ENCLOSURE
SCALE 1/2" = 1'-0"

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NOTE
REFER TO C-1.4 FOR E&S NOTES AND DETAILS



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**SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING**

PROJECT:
SLAIBY VILLAGE
Tucker Drive
Torrington CT

ISSUE	DATE	DESCRIPTION

PHASE:
**PLANNING & ZONING
SUBMISSION**

**PAUL B. BAILEY
ARCHITECT**
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DATE: 08/17/20 DRAWN BY: JHL
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JOB NO: 70633.00

DRAWING NAME:
**EROSION CONTROL
PLAN**

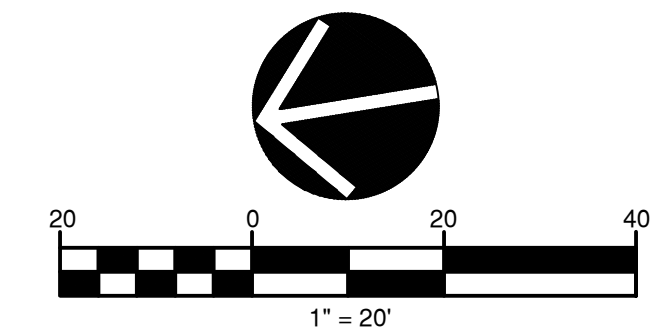
C-1.1



SEE SHEET C-1.3

LEGEND

- SILT FENCE
- WOOD CHIP BERM SILT FENCE WITH
- HAYBALES/SILT SACKS
- CONSTRUCTION ENTRANCE
- TEMPORARY DIVERSION
- TEMPORARY SEDIMENTATION TRAP
- EROSION CONTROL BLANKET
- TREES TO BE PROTECTED
- LIMIT OF WETLANDS



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**SITE DESIGN
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PROJECT:
SLAIBY VILLAGE
 Tucker Drive
 Torrington CT

ISSUE	DATE	DESCRIPTION

PHASE:
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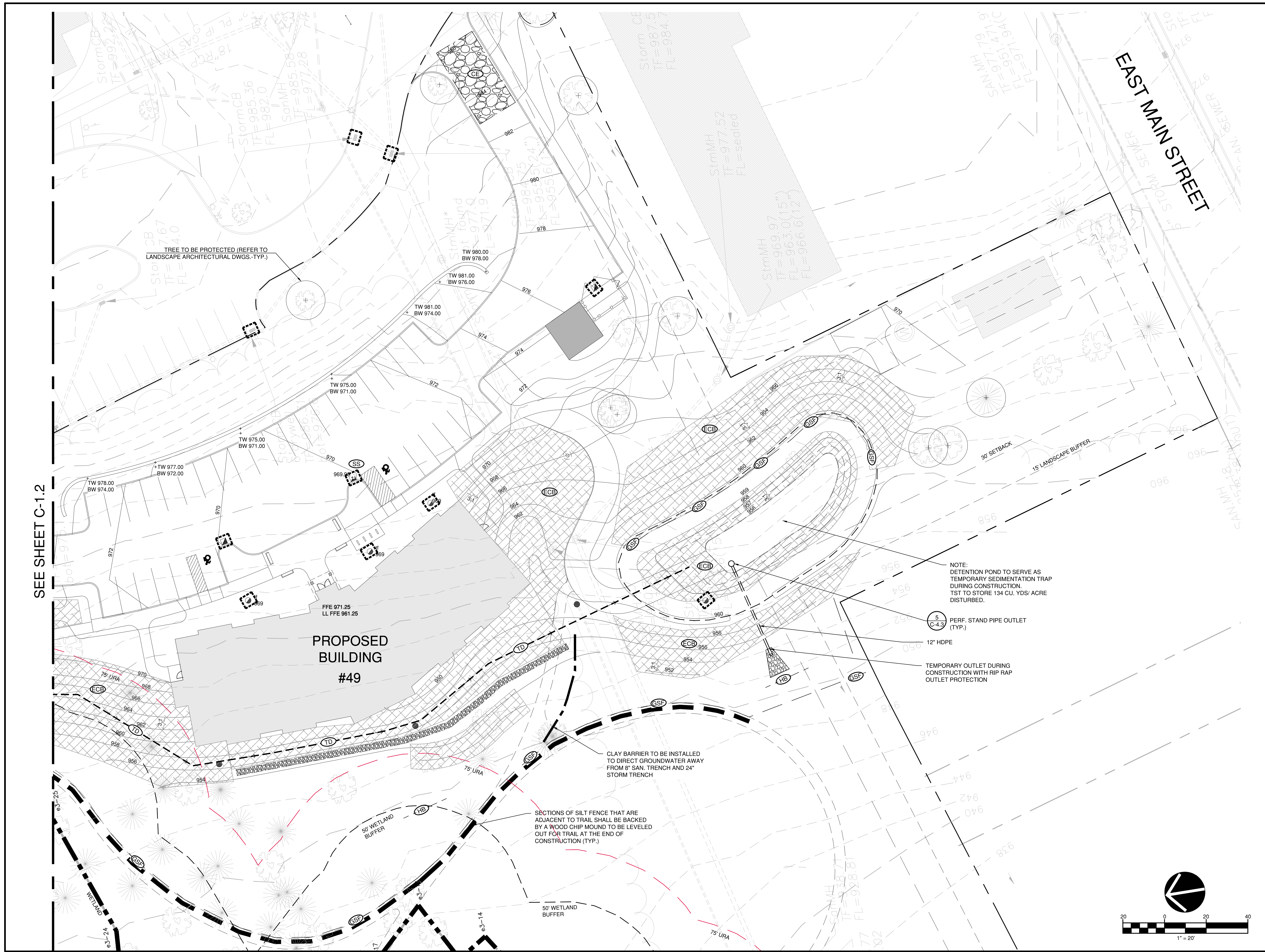
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DRAWING NAME:
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 PLAN**

C-12

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SEE SHEET C-1.2

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PROJECT:
SLAIBY VILLAGE
 Tucker Drive
 Torrington CT

ISSUE	DATE	DESCRIPTION

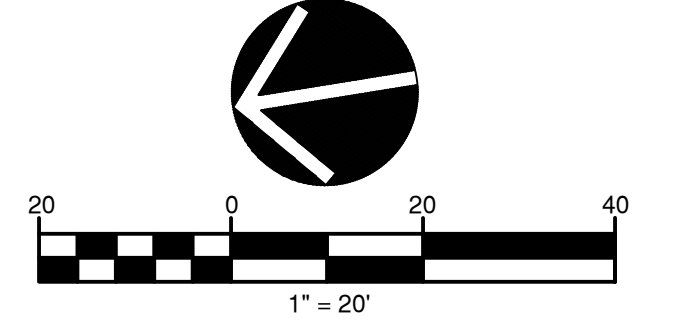
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DRAWING NAME:
EROSION CONTROL PLAN

C-1.3



SEDIMENTATION AND EROSION CONTROL

PER STATE OF CONNECTICUT PUBLIC ACT 83-388

All applicable practices recommended by the 2002 CT Guidelines for Soil Erosion & Sediment Control are included by reference.

1. DESCRIPTION

The project consists of construction of two public housing buildings, along with associated driveways, parking lots, storm drainage and utilities in the City of Torrington.

2. SCHEDULE

The project is anticipated to be constructed in 2020.

3. DESIGN AND CRITERIA

Note: The Contractor shall name one individual as his Sediment and Erosion Control Supervisor whose primary responsibility will be the maintenance of all on-site erosion control measures. He will keep a daily log of his activities and an updated schedule of proposed construction activities. The log will be made available to inspectors.

A. GEOTEXTILE SILT FENCE (GSF) - Shall be non-woven material, minimum 36" high and fastened to wood stakes. Silt fence shall be installed with end runs turned up grade at 45 degrees for a distance of 10 feet (See detail this sheet).

B. TEMPORARY SEEDING (TS)

- Contractor shall scarify the soil to a depth of 2" before applying fertilizer, limestone and seed.
- Seed may be applied by hand or mechanically. Seed application shall be uniform. Seed rate shall be in accordance with the 2002 "Guidelines for Soil Erosion and Sediment Control" (increase seeding rates by 10% when hydroseeding, Limestone, fertilizer and seed may be applied in slurry.)
- Contractor shall mulch area (MS) immediately following seeding. (Note: In the event seeding operations are not feasible due to seasonal restrictions or extended inclement weather patterns, the Contractor shall install an Erosion Control Blanket over exposed soils.)

C. PERMANENT SEEDING (PS)

- Contractor shall apply topsoil and fine grade all areas before the application of permanent seed. Apply limestone and fertilizer as needed, in accordance with soil tests.
- Remove all surface stones 1/2 inch and larger. Remove all other debris and rake seed bed.
- Apply seed within 7 days after establishing final grades. See planting plan.

D. HAY BALE BARRIER (HB) - Shall be made of hay or straw with 40 pounds minimum weight and 120 pounds maximum weight, held together by twine or wire. (See detail this sheet.)

E. CONSTRUCTION ENTRANCE (CE) - Shall be an angular stone (DOT Standard Spec Section M.01.01 size #3) pad, a minimum of 12' wide and 50' long. (See detail this sheet.)

F. EROSION CONTROL BLANKET (ECB) - Erosion mat shall be placed on all exposed cut/fill slopes steeper than 3:1 (including swales & ditches) to protect against rainfall and hold moisture content to enhance vegetation growth in seeded areas. Mat (or blankets) shall be straw or straw/coconut fiber combination sewn together with lightweight netting. Use North American green, S150 - slopes up to 3:1, SC150-slopes from 3:1 up to 2:1 or greater. Temporary hay mulch to be applied to areas less than 3:1 slope and all areas to be left barren over the winter, mulch rate to be 70 pounds/1000 s.f

4. APPLICATION/GENERAL PROCEDURES

- Soil erosion and sediment control measures will be installed prior to any site disturbance, and development will proceed according to a specific construction sequence. The objective is to maximize the reduction of sediment-laden runoff through implementation of conventional soil sedimentation and erosion control practices currently recommended by the 2002 "CT Guidelines for Soil Erosion and Sediment Control".
- Earthwork will be scheduled for periods when soil saturation is low and Soil loss hazard is at a minimum.
- Suspend earthwork for major storm events and implement additional sedimentation and erosion control measures as necessary.
- There shall be no cuts or fill left exposed for longer than 30 days. The established procedure of temporarily seeding and/or cover with erosion protection (mat or hay) shall be followed to insure minimal soil loss.

5. MONITORING AND MAINTENANCE PROGRAM

- For the duration of the project construction, the Contractor shall maintain all sedimentation and erosion control devices to insure their efficient operation.
- The responsibility for performing periodic checks of the protection system in-place and to coordinate cleaning and repair operations shall be assigned to the General Contractor's project representative.
- All sedimentation and erosion control devices shall be checked for the adequacy of the control systems prior to severe storm weather forecasts. Inspect control system during and after storms to determine necessary repairs.
- Repairs to sedimentation control systems directed by the project representative shall be done within 24 hours of the directive or as soon as possible prior to storm warnings.
- Replacement materials for the devices utilized must be readily available for repairs.
- Clean sedimentation and erosion control devices as directed by the projects representative.
- Placement of temporary sedimentation and erosion control devices that are not shown on plans, but are required due to Contractor's operations, shall be placed at the direction of the projects representative.
- Dust control and off-site debris caused by the Contractor's earthwork operations shall be prevented, or cleaned-up in accordance with the standard state specification "Form 816".

6. SPECIFIC MAINTENANCE MEASURES SHALL BE AS FOLLOWS:

- GEOTEXTILE SILT FENCE (GSF)** - Inspect GSF at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater. Repair or replace the fence within 24-hours of observed failure.
- HAY BALE BARRIER (HB)** - Inspect HB at least once a week and within 24 hours of the end of any storm event of 0.5-inch or greater. Repair or replace the hay bales within 24-hours of observed failure.

C. CONSTRUCTION ENTRANCE (CE) - Maintain the entrance in a condition which will prevent tracking and washing of sediment onto paved surfaces. Provide periodic top dressing with additional stone or additional length as conditions demand. Repair any measures used to trap sediment as needed. Immediately remove all sediment spilled, dropped, washed or tracked onto paved surfaces. Roads adjacent to a construction site shall be left clean at the end of each day.

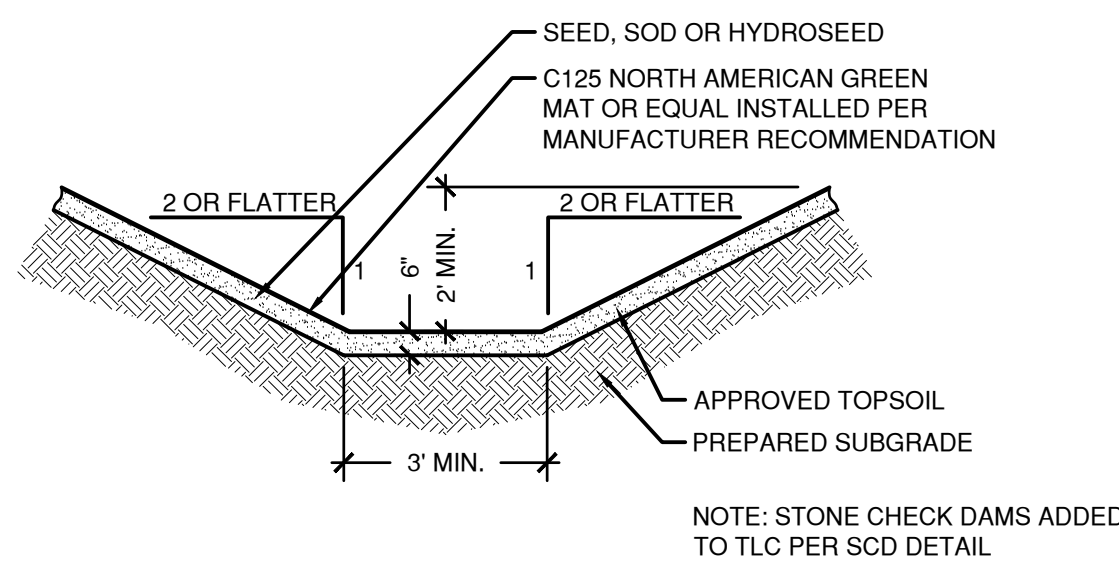
If the construction entrance is being properly maintained and the action of a vehicle traveling over the stone pad is not sufficient to remove the majority of the sediment, then either (1) increase the length of the construction entrance, (2) modify the construction access road surface, or (3) install washing racks and associated settling area or similar devices before the vehicle enters a paved surface.

D. SEEDING (TEMPORARY & PERMANENT)

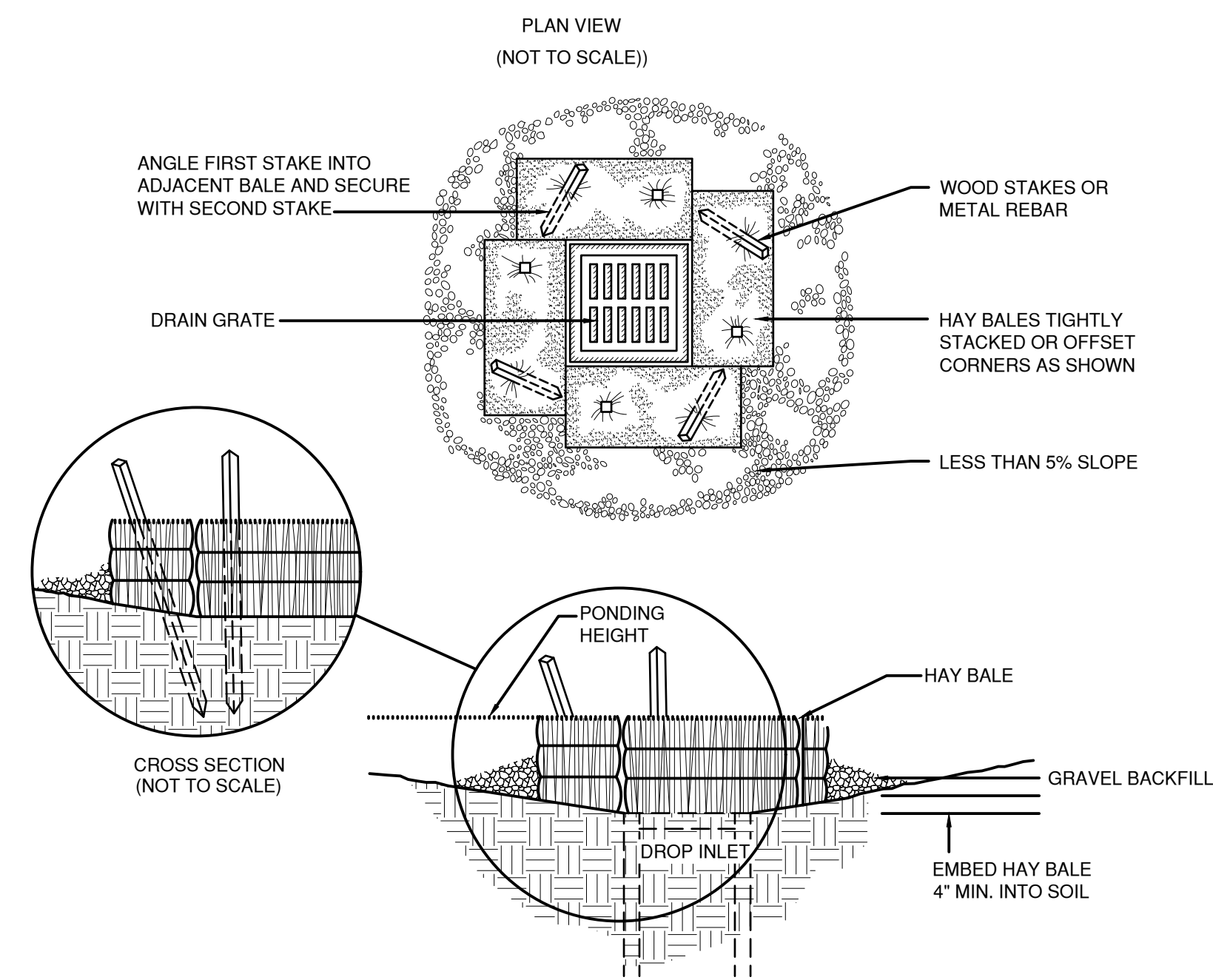
Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Bird feeding may be a problem if mulch was applied too thinly to protect seed. Re-seed and re-mulch. If movement was the result of wind, then repair erosion damage (if any), reapply seed and mulch and apply mulch anchoring. If failure was caused by concentrated runoff, install additional measures to control water and sediment movement, repair erosion damage, re-seed and re-apply mulch with anchoring or use Temporary Erosion Control Blanket measure.

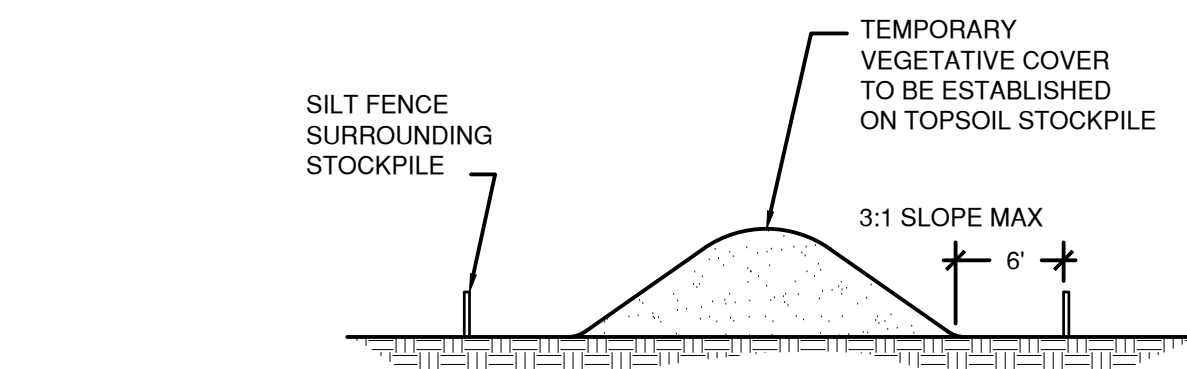
Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative surface cover).



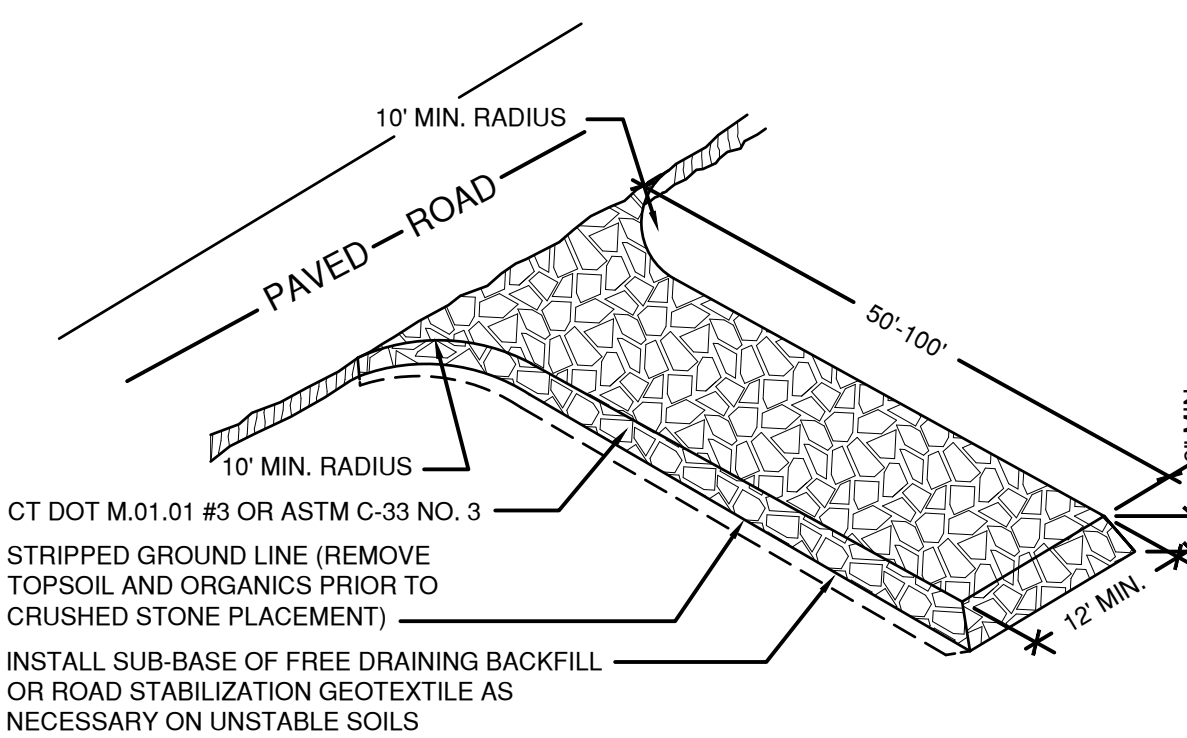
1. TEMPORARY LINED CHANNEL-TLC
1/4"-1'-0"



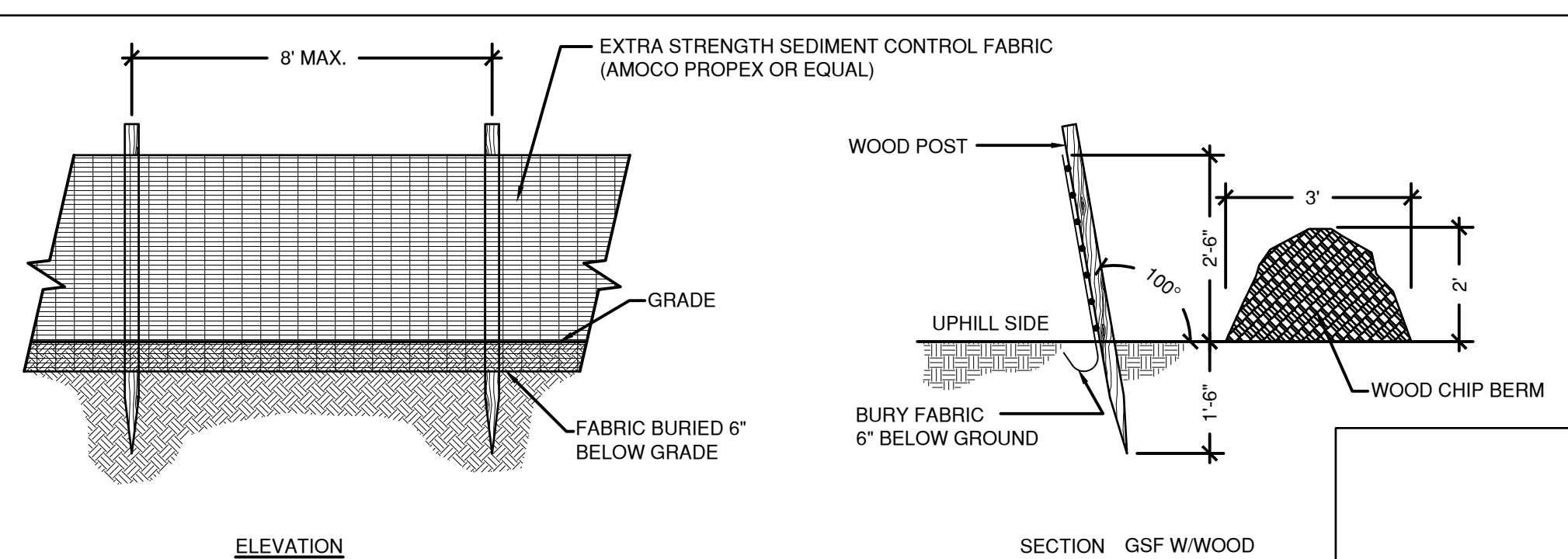
5. HAY BALE BARRIER AT CATCHBASIN (HB)
N.T.S.



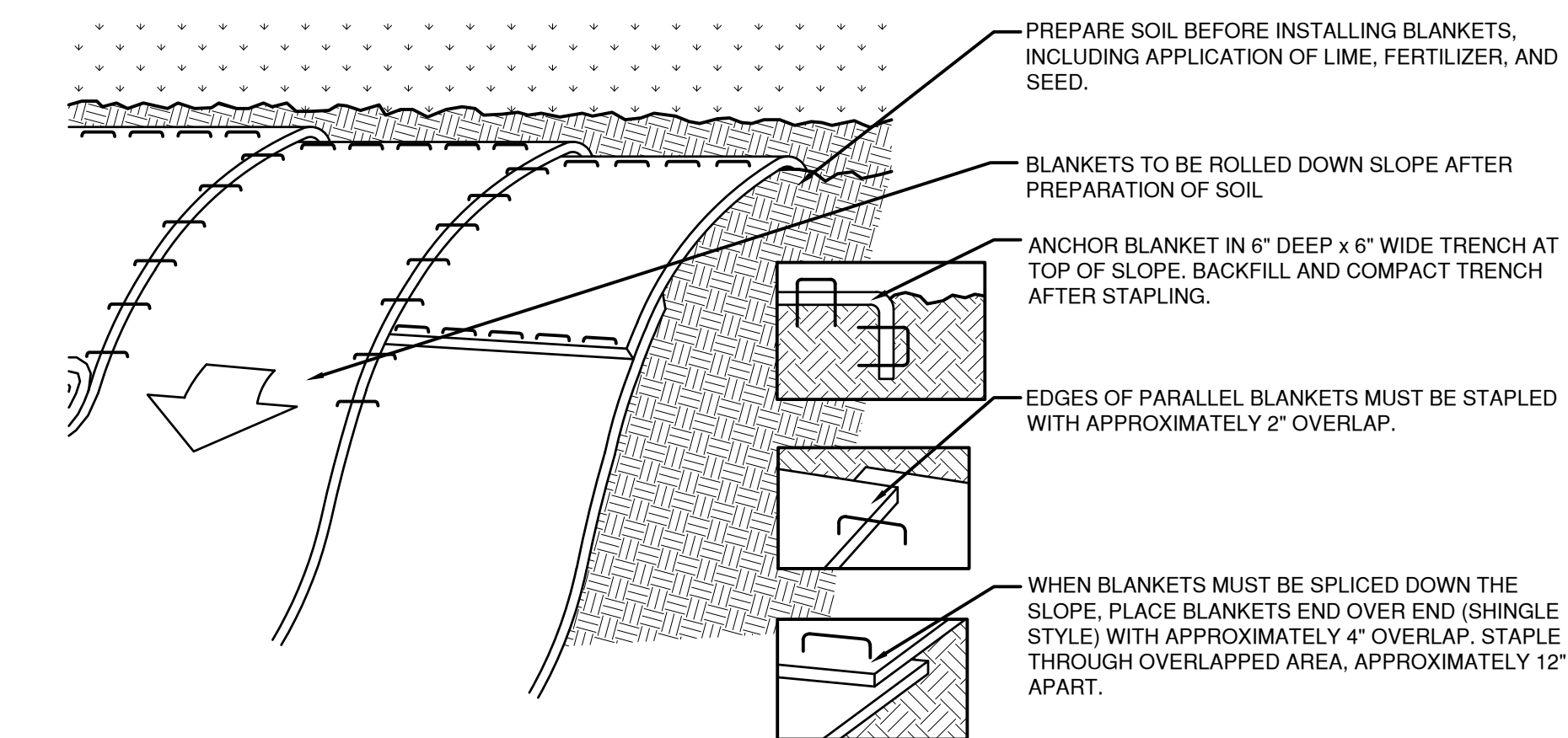
2. TOPSOIL STOCK PILE AREA
N.T.S.



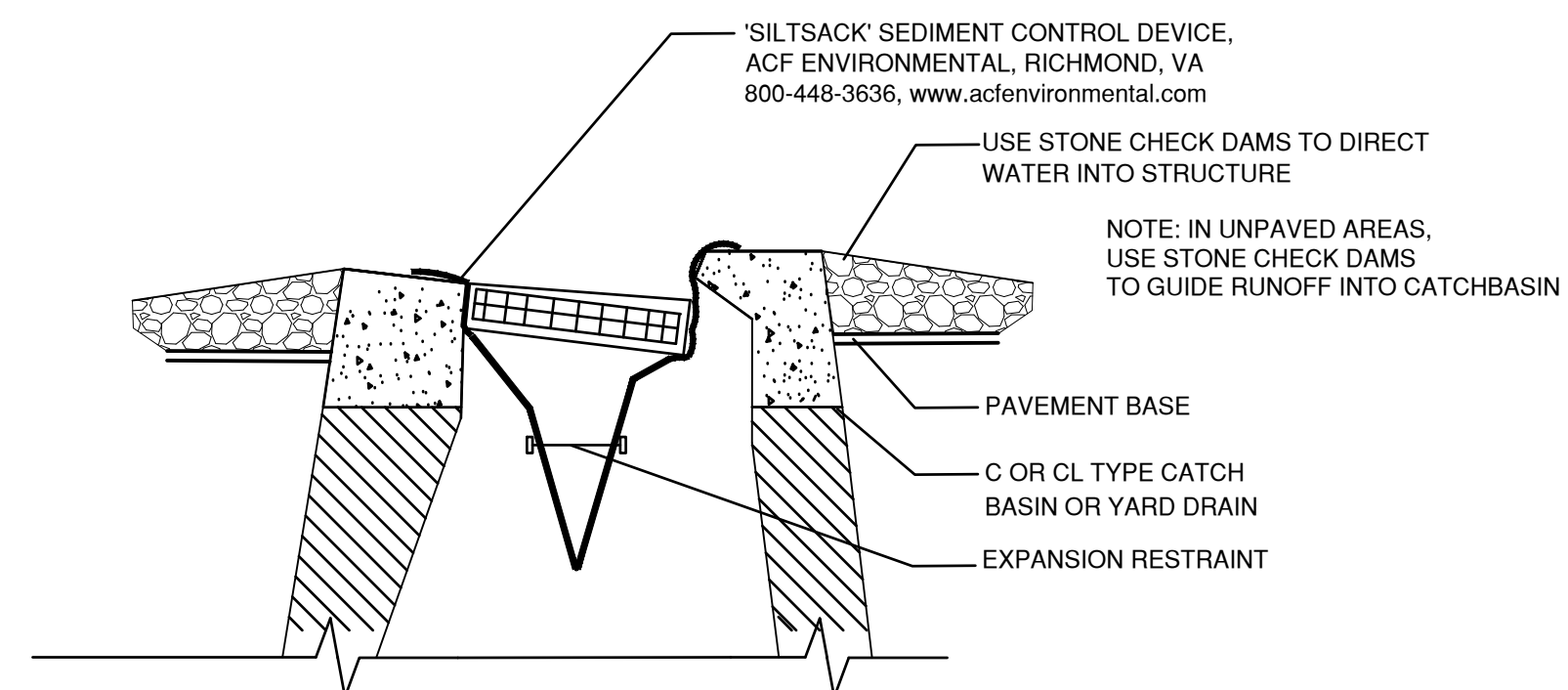
3. CONSTRUCTION ENTRANCE (CE)
N.T.S.



4. GEOTEXTILE SILT FENCE (GSF)
SCALE 1/2"-1'-0"



6. SLOPE STABILIZATION USING EROSION CONTROL BLANKET (ECB)
N.T.S.



7. SILT SACK (SS)
SCALE NTS

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PROJECT:
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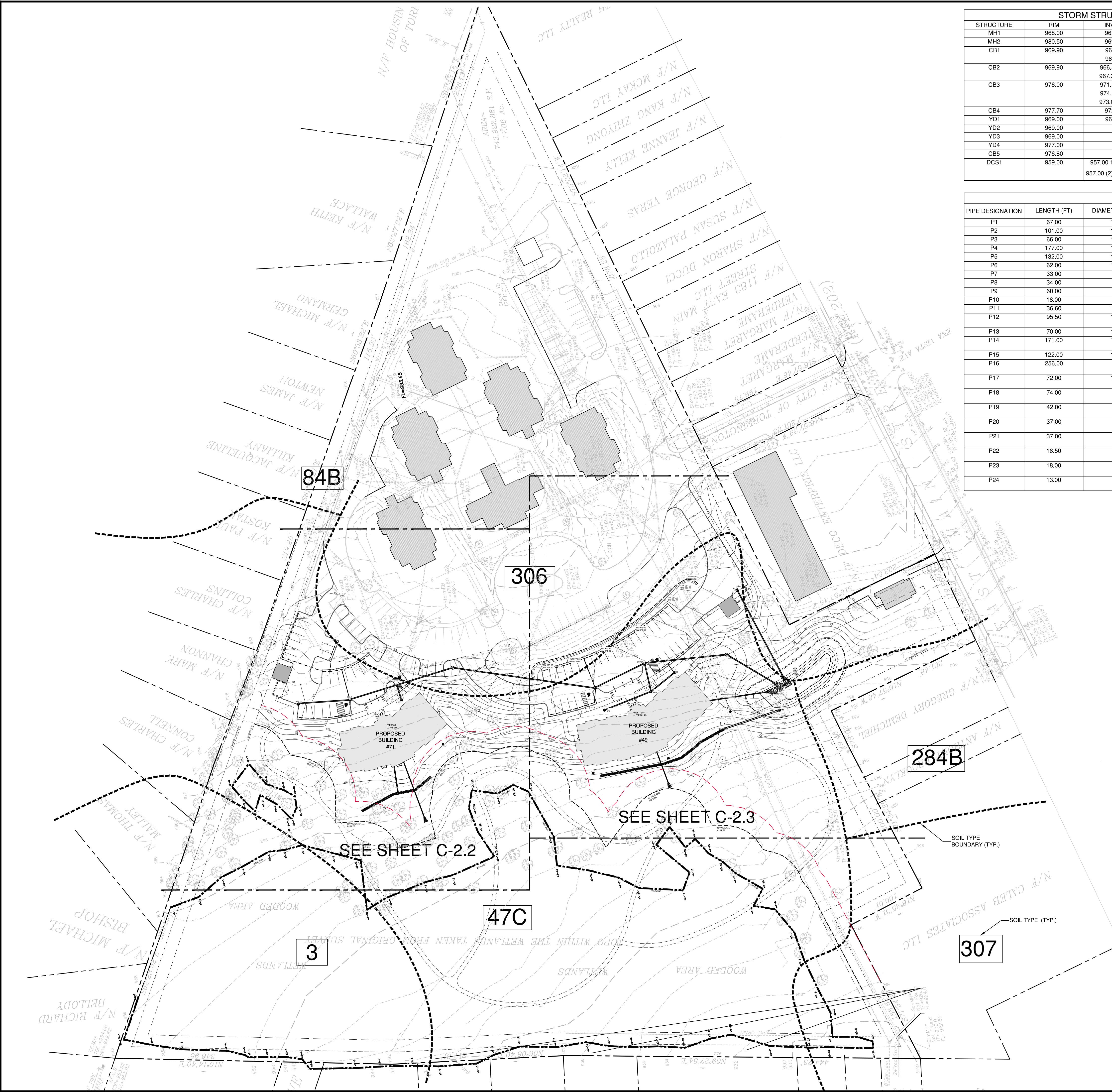
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JOB NO: 70633.00

DRAWING NAME:
E&S SEDIMENTATION CONTROL PLAN

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STORM STRUCTURE TABLE				
STRUCTURE	RIM	INV. IN	INV. OUT	COMMENTS
MH1	968.00	963.50	963.25	TREATMENT UNIT 1
MH2	980.50	969.35	969.35	
CB1	969.90	965.21	965.21	
CB2	969.90	966.34 (N) 967.34 (W)	966.34	
CB3	976.00	971.59 (N) 974.63 (E) 973.00 (W)	971.59	
CB4	977.70	972.64	972.64	
YD1	969.00	966.81	966.81	
YD2	969.00		967.15	
YD3	969.00		967.11	
YD4	977.00		973.00	
CB5	976.80		972.00	TREATMENT UNIT 2
DCS1	958.00	957.00 12" Orifice 957.00 (2) 8" Orifices	956.00 15" Outlet	RETENTION CONTROL STRUCTURE

STORM PIPE TABLE							
PIPE DESIGNATION	LENGTH (FT)	DIAMETER (IN.)	MATERIAL	SLOPE (%)	UPSTREAM STRC.	DOWNSREAM STRC.	COMMENTS
P1	67.00	15	HDPE	6.37%	MH1	POND	POND INV. 959.00
P2	101.00	15	HDPE	1.70%	CB1	MH1	
P3	66.00	15	HDPE	1.70%	CB2	CB1	
P4	177.00	12	HDPE	1.70%	MH2	CB2	
P5	132.00	12	HDPE	1.70%	CB3	MH2	
P6	62.00	12	HDPE	1.70%	CB4	CB3	
P7	33.00	8	HDPE	1.00%	YD1	CB1	
P8	34.00	8	HDPE	1.00%	YD2	YD1	
P9	60.00	8	HDPE	0.50%	YD3	YD1	
P10	18.00	8	HDPE	13.50%	YD4	BLIND	
P11	36.50	10	HDPE	5.50%	BLDG	LEVEL SPREADER	INV. 960.0
P12	95.50	10	HDPE	0.00%	N/A	N/A	LEVEL SPREADER
P13	70.00	15	HDPE	7.10%	DCS1	LEVEL SPREADER	
P14	171.00	12	HDPE	0.00%	N/A	N/A	LEVEL SPREADER
P15	122.00	12	HDPE	10.65%	CB5	POND	POND INV. 959.00
P16	256.00	6	HDPE	0.00%	WALL	WEEP HOLE	6" WEEP HOLES EVERY 40 LF.
P17	72.00	10	HDPE	1.66%	BUILDING	POND	POND INV. 957.25 ROOF LEADER
P18	74.00	6	HDPE	1.30%	FTG. DRAIN	FLARED END	
P19	42.00	6	HDPE	2.70%	FTG. DRAIN	FLARED END	
P20	37.00	6	HDPE	1.00%	UNDERDRAIN	CB2	
P21	37.00	6	HDPE	5.00%	UNDERDRAIN	CB3	
P22	16.50	6	HDPE	1.00%	UNDERDRAIN	CB3	
P23	18.00	6	HDPE	1.00%	UNDERDRAIN	CB2	
P24	13.00	6	HDPE	1.00%	UNDERDRAIN	YD2	

NOTE
SEE SHEETS C-2.2 AND C-2.3 FOR MORE DETAILED DRAINAGE INFORMATION, LEGEND AND NOTES.

Map Unit Symbol	Map Unit Name
3	Ridgebury, Leicester, and Whitman soils, extremely stony
47C	Woodbridge fine sandy loam, 2 to 15 percent slopes, extremely stony
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes
284B	Paxton-Urban land complex, 3 to 8 percent slopes
306	Udorthents-Urban land complex
307	Urban land
Totals for Area of Interest	

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SITE DESIGN LANDSCAPE ARCHITECTURE URBAN PLANNING

PROJECT:
SLAIBY VILLAGE
Tucker Drive
Torrington CT

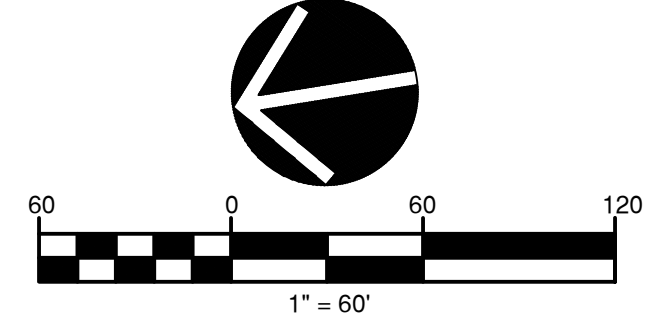
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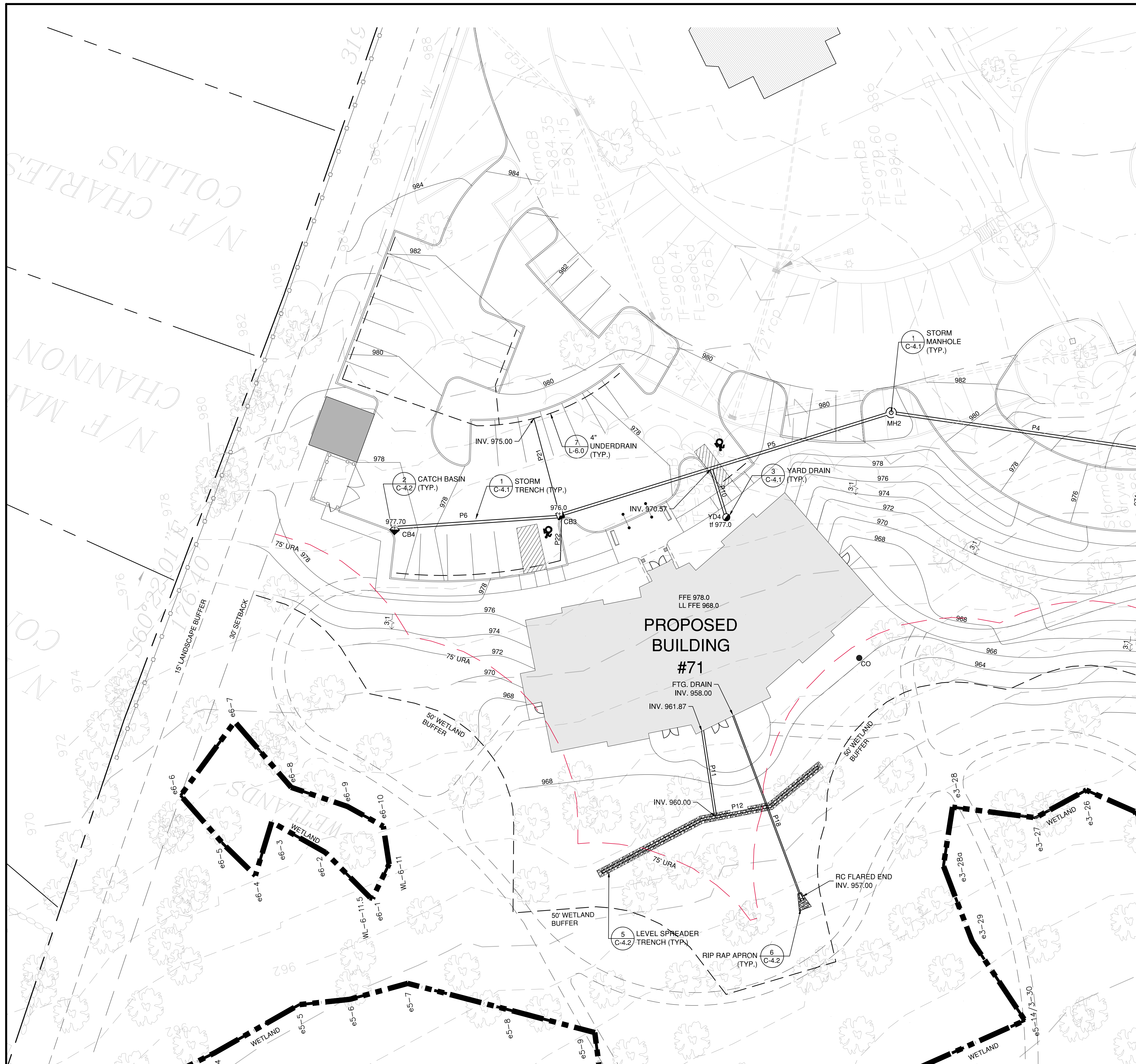
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DRAWING NAME:
SITE DRAINAGE PLAN



C-21



DRAINAGE NOTES

- FUNCTIONAL COMPLETION OF STORM WATER DETENTION SYSTEMS AND STRUCTURES SHALL PRECEDE SITE DEVELOPMENT OF AREAS, ROADS, OR LOTS CONTRIBUTING TO THESE SYSTEMS.
- CERTIFIED 'AS-BUILT' VS 'AS-APPROVED' PLANS OF THE STORM WATER DETENTION-DISCHARGE SYSTEM SHALL BE SUBMITTED FOLLOWING ITS CONSTRUCTION AND PRIOR TO BOND RELEASE.

STORM SEWER

- ALL PIPES ARE TO BE 12" HDPE WITH A MINIMUM 1.0% SLOPE AND 2 FT OF COVER UNLESS OTHERWISE NOTED.
- ALL UNDERDRAINS ARE TO BE 6" PERFORATED PVC WITH A MINIMUM 0.0% SLOPE UNLESS OTHERWISE NOTED. REFER TO DETAIL SHEETS FOR DEPTH OF COVER ON UNDERDRAINS.
- CONTRACTOR IS RESPONSIBLE TO ENSURE ADEQUATE SIZING OF MANHOLES TO ACCEPT PROPOSED PIPES.
- ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS. DAMAGE TO EXISTING UTILITIES AS A RESULT OF THE CONTRACTOR'S OR ANY OF HIS SUBCONTRACTOR'S ACTIVITIES DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING DURING THE EXECUTION OF HIS WORK.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF EXCAVATION ACTIVITIES. ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MUST MAINTAIN SUFFICIENT TRAVEL LANE(S), APPROVED BY THE OWNER, TO ENABLE ALL EMERGENCY VEHICLES TO ACCESS THE ENTIRE PROJECT SITE.
- CONTRACTOR TO VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL. TV INSPECTION SHALL BE PERFORMED ON EXISTING UTILITIES TO BE REUSED AND REPORT TO BE GIVEN TO ENGINEER PRIOR TO ORDERING STRUCTURES TO ENSURE DESIGN.
- CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING DRAINAGE PIPES TO REMAIN. CONTRACTOR TO SUPPORT PIPE AS NEEDED/HAND EXCAVATE TO ENSURE PIPE FUNCTIONALITY IS MAINTAINED.

LEGEND

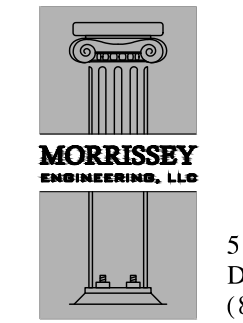
CURB		105
CONTOUR		+105.5
SPOT GRADE		
STORM DRAINAGE PIPE		
AREA DRAIN		
CATCHBASIN		
YARD DRAIN		
MANHOLE		
FLARED END WRIP-RAP		

SEE SHEET C-2.3

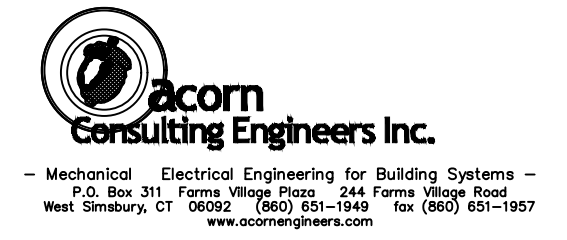
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SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

PROJECT:

SLAIBY VILLAGE

Tucker Drive
Torrington CT

ISSUE DATE DESCRIPTION

ISSUE	DATE	DESCRIPTION

PHASE:

**PLANNING & ZONING
SUBMISSION**

PAUL B. BAILEY
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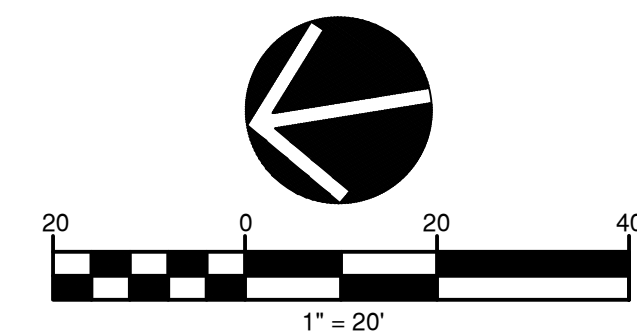
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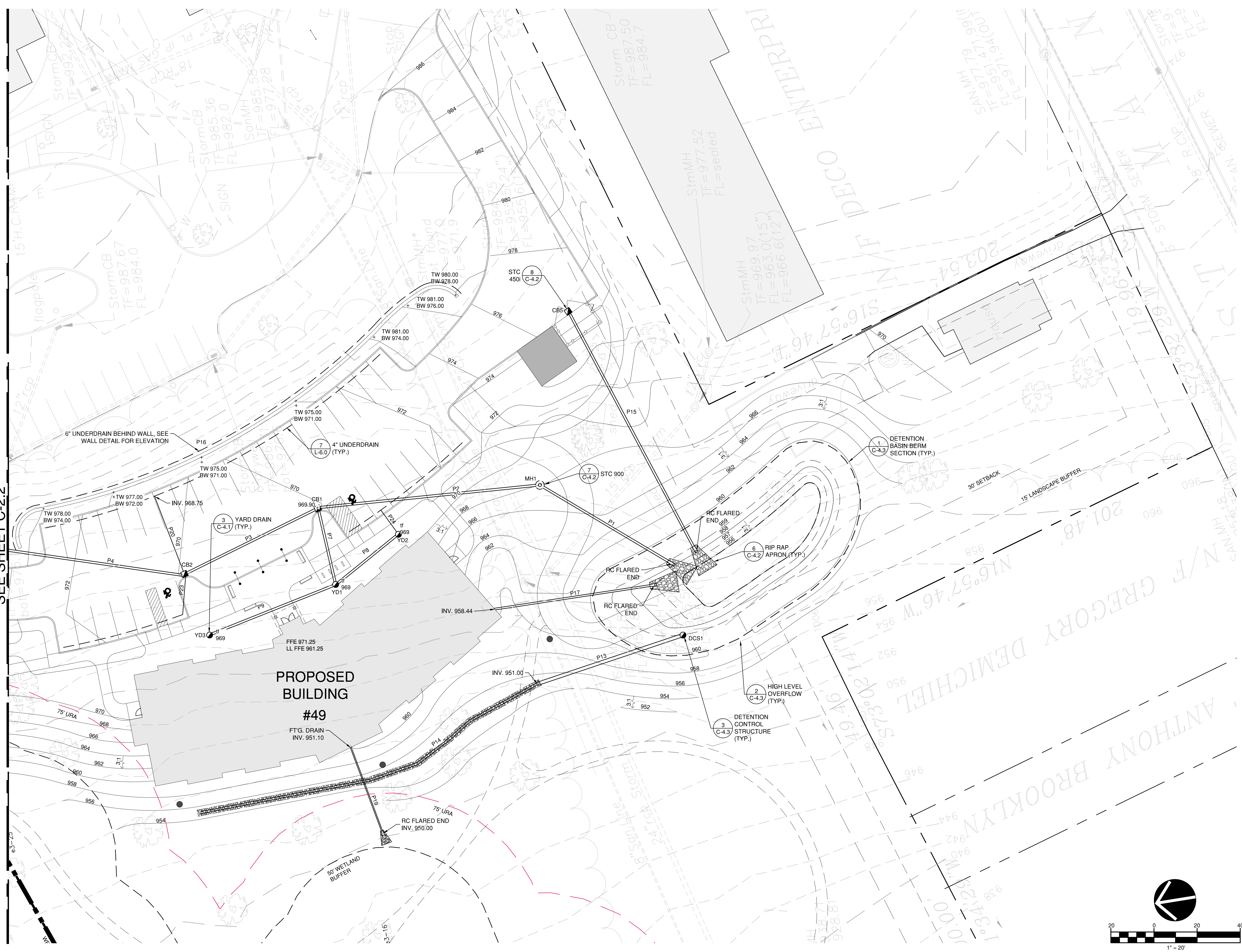
SITE DRAINAGE PLAN



C-2.2

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SEE SHEET C-2.2



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**SITE DESIGN
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 URBAN PLANNING**

PROJECT:
SLAIBY VILLAGE
 Tucker Drive
 Torrington CT

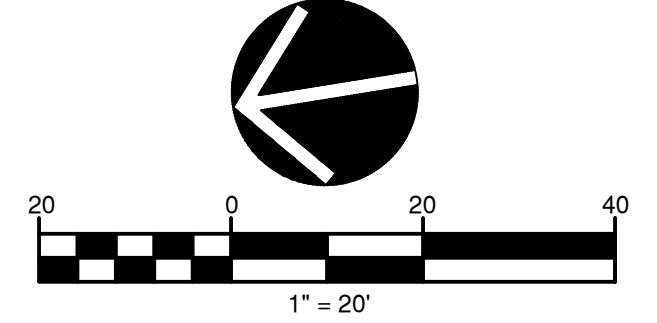
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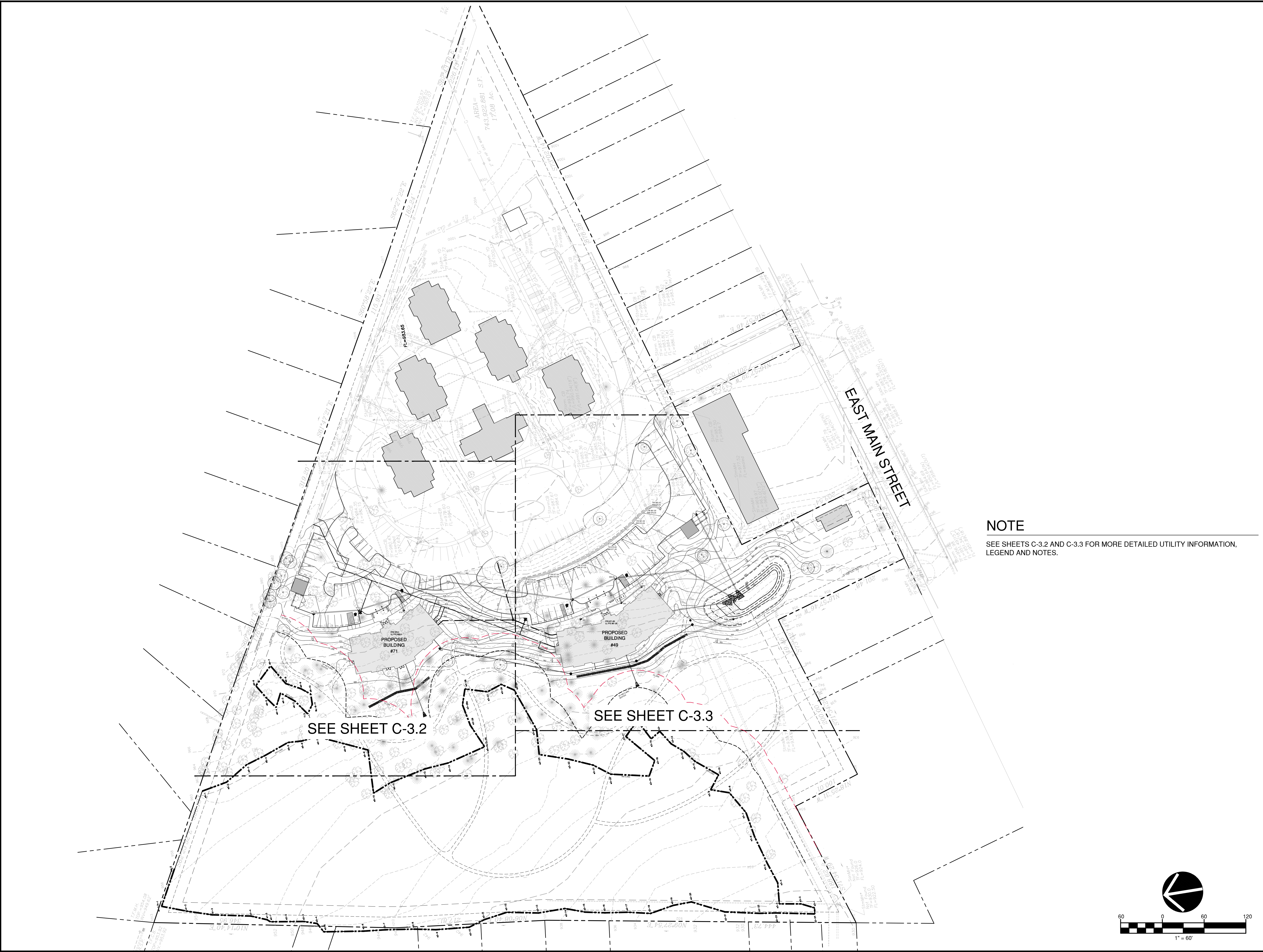
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SITE DRAINAGE PLAN



C-23

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NOTE
SEE SHEETS C-3.2 AND C-3.3 FOR MORE DETAILED UTILITY INFORMATION, LEGEND AND NOTES.

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ISSUE	DATE	DESCRIPTION

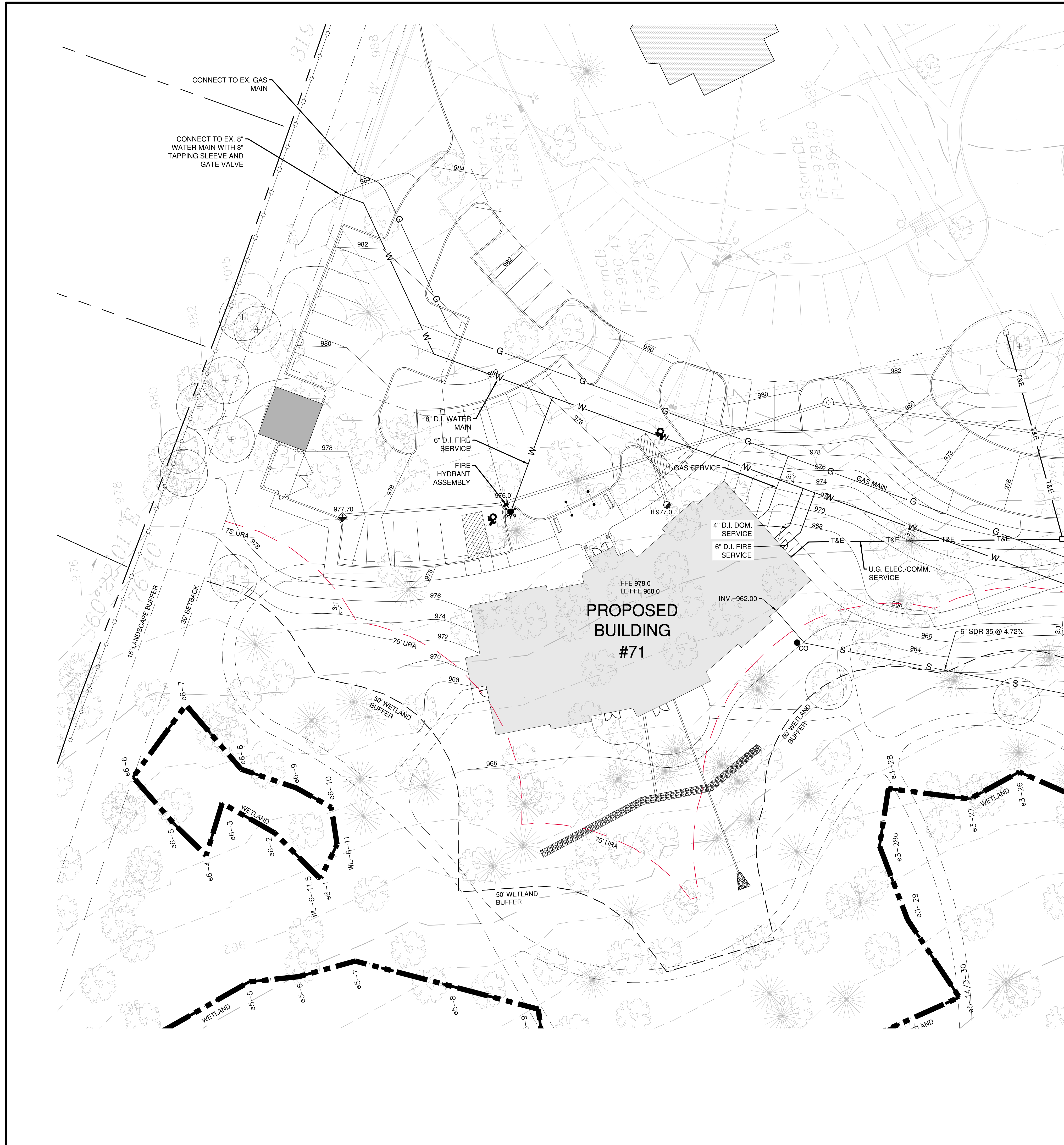
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DRAWING NAME:
SITE UTILITY PLAN

C-3.1



UTILITY NOTES

- SANITARY SEWER (TORRINGTON WPCA)**
1. ALL SANITARY SEWER WORK TO COMPLY WITH MDC STANDARDS AND SPECIFICATIONS.
 2. ALL SANITARY LATERALS ARE TO BE 6" SDR-35 WITH A MIN. PITCH OF 1% AND 3.5 FT OF COVER UNLESS OTHERWISE NOTED.
 3. ALL SANITARY LATERALS ARE TO HAVE INTERNAL CLEANOUTS OR A CLEANOUT WITHIN 10 FT OF BUILDING FOOTPRINT.
 4. ALL SANITARY MAINS ARE TO BE 8" SDR-35 WITH A MIN. PITCH OF 1% AND 3.5 FT OF COVER UNLESS OTHERWISE NOTED.
 5. LOCATION OF SANITARY LATERALS AT BUILDING TO BE COORDINATED WITH MECHANICAL DRAWINGS.

- WATER SERVICE (TORRINGTON WATER COMPANY)**
1. ALL WATER SERVICE WORK TO COMPLY WITH TORRINGTON WATER COMPANY STANDARDS AND SPECIFICATIONS.
 2. ALL WATER MAINS ARE TO BE 8" D.I. WITH 5 FT OF COVER UNLESS OTHERWISE NOTED.
 3. ALL DOMESTIC WATER SERVICES ARE TO BE 4" D.I. WITH 5 FT OF COVER UNLESS OTHERWISE NOTED.
 4. ALL FIRE SERVICES ARE TO BE 6" D.I. WITH 5 FT OF COVER UNLESS OTHERWISE NOTED.
 5. ALL WATER SERVICES ARE TO BE A MIN. 10 FT FROM ANY SANITARY SERVICE (UNLESS SHELVED IN THE SAME TRENCH) AND A MINIMUM OF 18" OF VERTICAL CLEARANCE FROM ANY OTHER UTILITY LINE.
 6. LOCATION OF WATER SERVICES AT BUILDINGS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

- GAS SERVICE (YANKEE GAS SERVICES COMPANY)**
1. ALL GAS SERVICES ARE TO CONFORM TO THE MOST CURRENT YANKEE GAS STANDARDS AND REGULATIONS.
 2. FINAL DESIGN TO BE COORDINATED WITH YANKEE GAS.
 3. METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

- ELECTRICAL SERVICES (NORTHEAST UTILITIES)**
1. ALL ELECTRICAL SERVICES ARE TO CONFORM TO NORTHEAST UTILITIES MOST CURRENT STANDARDS AND REGULATIONS.
 2. FINAL DESIGN TO BE COORDINATED WITH NORTHEAST UTILITIES.
 3. METER LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

- TELEPHONE SERVICES (AT&T)**
1. ALL TELEPHONE SERVICES ARE TO CONFORM TO AT&T MOST CURRENT STANDARDS AND REGULATIONS.
 2. FINAL DESIGN TO BE COORDINATED WITH AT&T.
 3. SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

- CABLE TELEVISION SERVICES (CABLEVISION OF LITCHFIELD, INC.)**
1. ALL CABLE TELEVISION SERVICES ARE TO CONFORM TO MOST CURRENT STANDARDS AND REGULATIONS.
 2. FINAL DESIGN TO BE COORDINATED WITH CABLEVISION OF LITCHFIELD, INV..
 3. SERVICE LOCATIONS TO BE COORDINATED WITH MECHANICAL DRAWINGS.

UTILITY COMPANY CONTACTS

- WATER: TORRINGTON WATER COMPANY - (860) 489-4149
- SANITARY SEWER: CITY OF TORRINGTON WPCA - (860) 485-9167
- GAS: (YANKEE GAS) - (800) 989-0900
- ELECTRIC: (NORTHEAST UTILITIES) - (800) 286-2000
- TELEPHONE: (AT&T) - (860) 725-4433
- CATV: (CABLEVISION OF LITCHFIELD, INC.) - (203) 870-2491

LEGEND

PROPERTY LINE	---
WETLANDS	--- URA ---
UPLAND REVIEW AREA	---
50 FT WETLAND SETBACK	---
EXISTING SANITARY MANHOLE	S
EXISTING TYPE CL CATCH BASIN	CLCB
WATER LINE	W
SANITARY SEWER	S
TELEPHONE & ELECTRIC	T&E
GAS LINE	G
GAS GATE	—
GAS METER	●
ROOF LEADER	● RL
CLEAN OUT	● CO
HYDRANT	⊗
UTILITY POLE	○
LIGHT	○

SEE SHEET C-3.3

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 URBAN PLANNING

PROJECT:
SLAIBY VILLAGE
 Tucker Drive
 Torrington CT

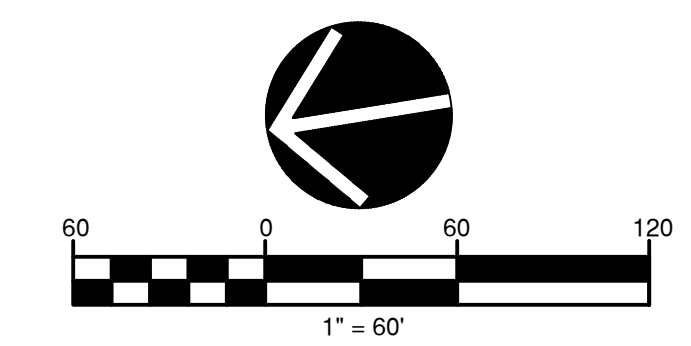
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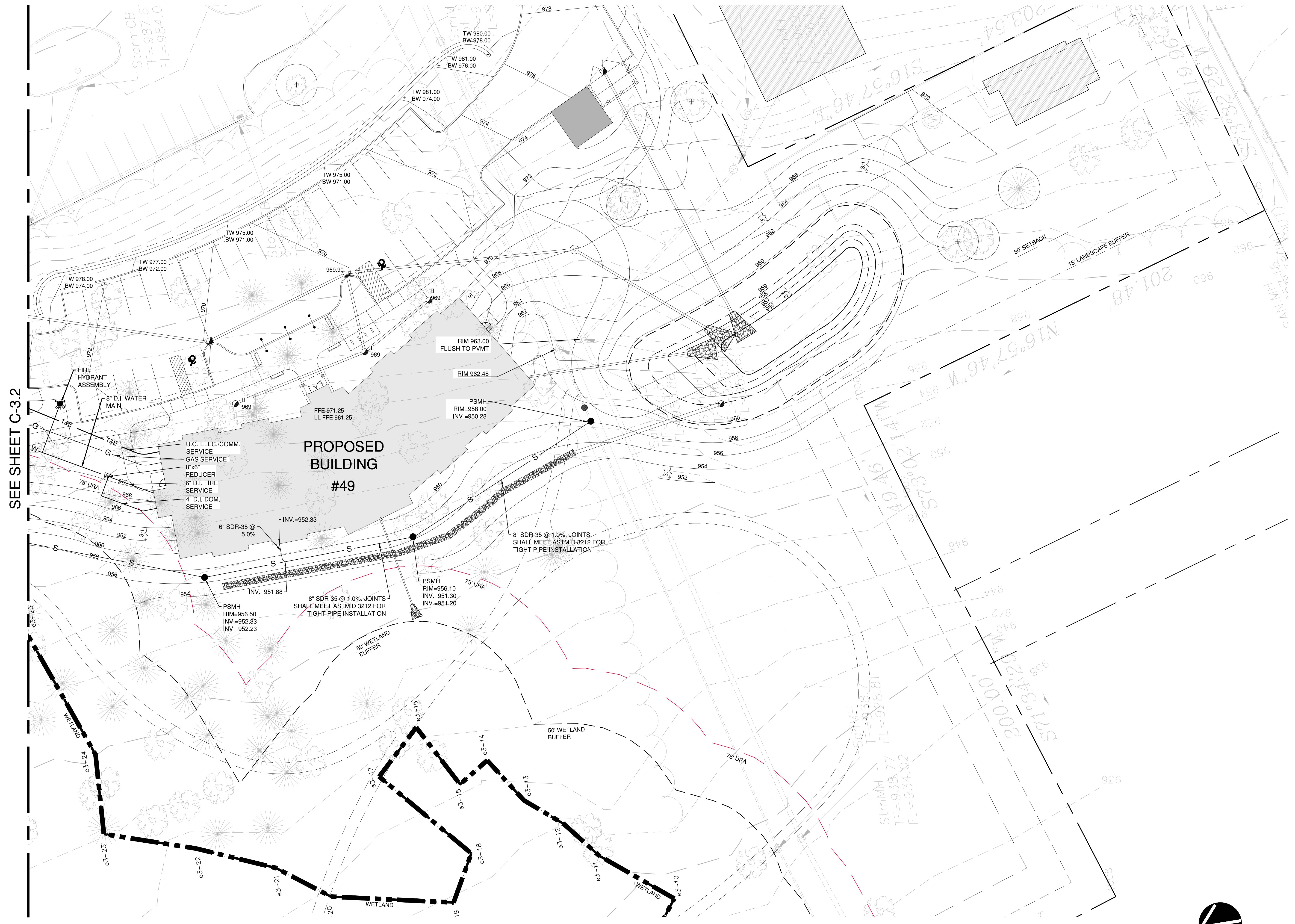
DRAWING NAME:
SITE UTILITY PLAN



C-3.2

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SEE SHEET C-3.2

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**SITE DESIGN
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PROJECT:
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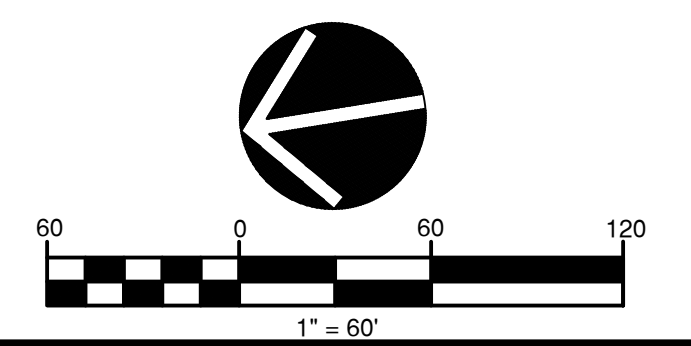
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DRAWING NAME:
SITE UTILITY PLAN

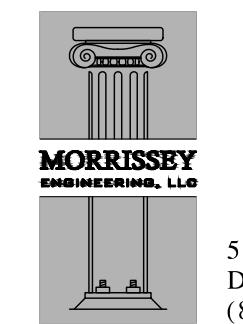


C-3.3

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SITE DESIGN
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URBAN PLANNING

PROJECT:

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Tucker Drive
Torrington CT

ISSUE	DATE	DESCRIPTION

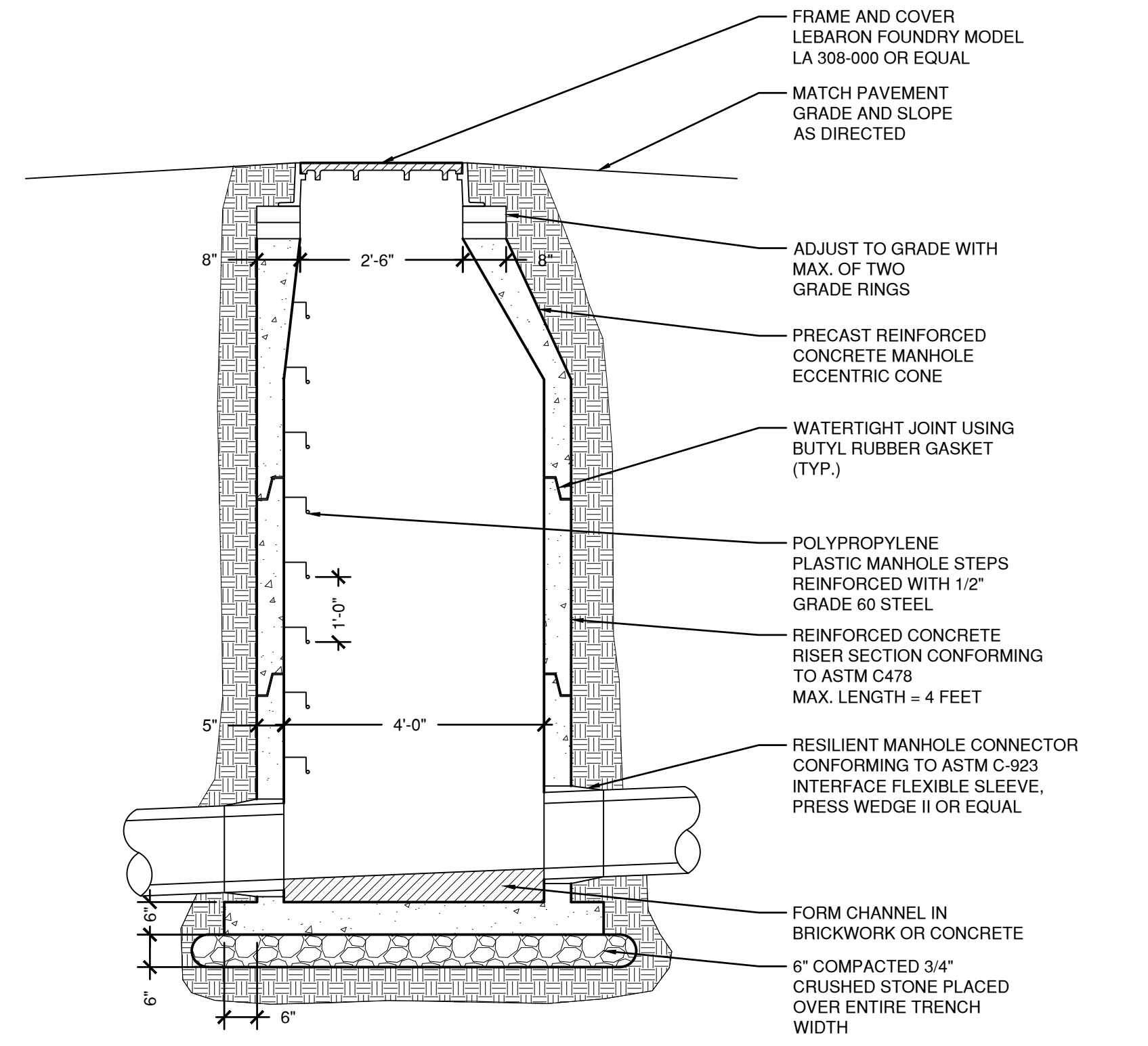
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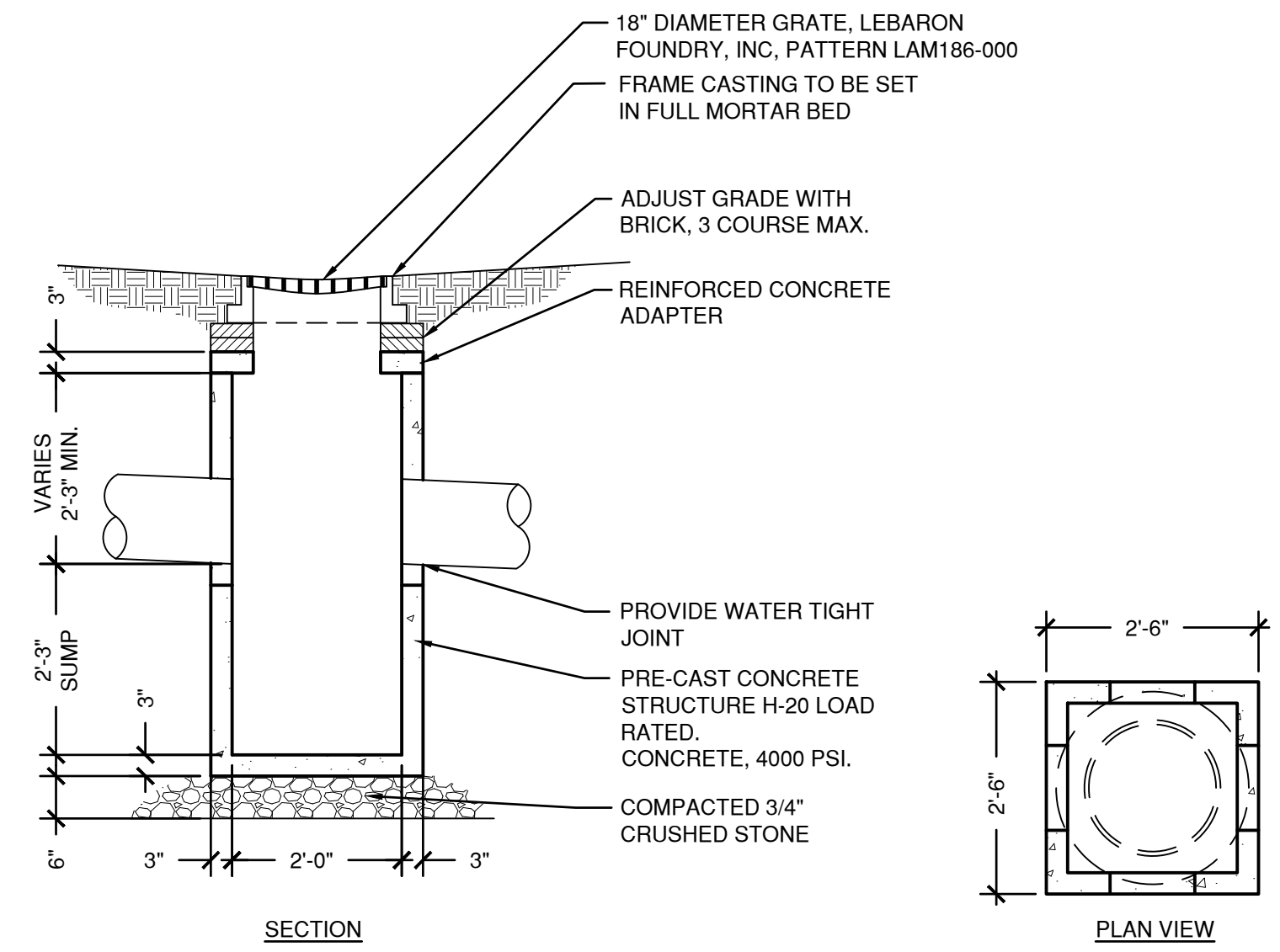
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SITE DETAILS

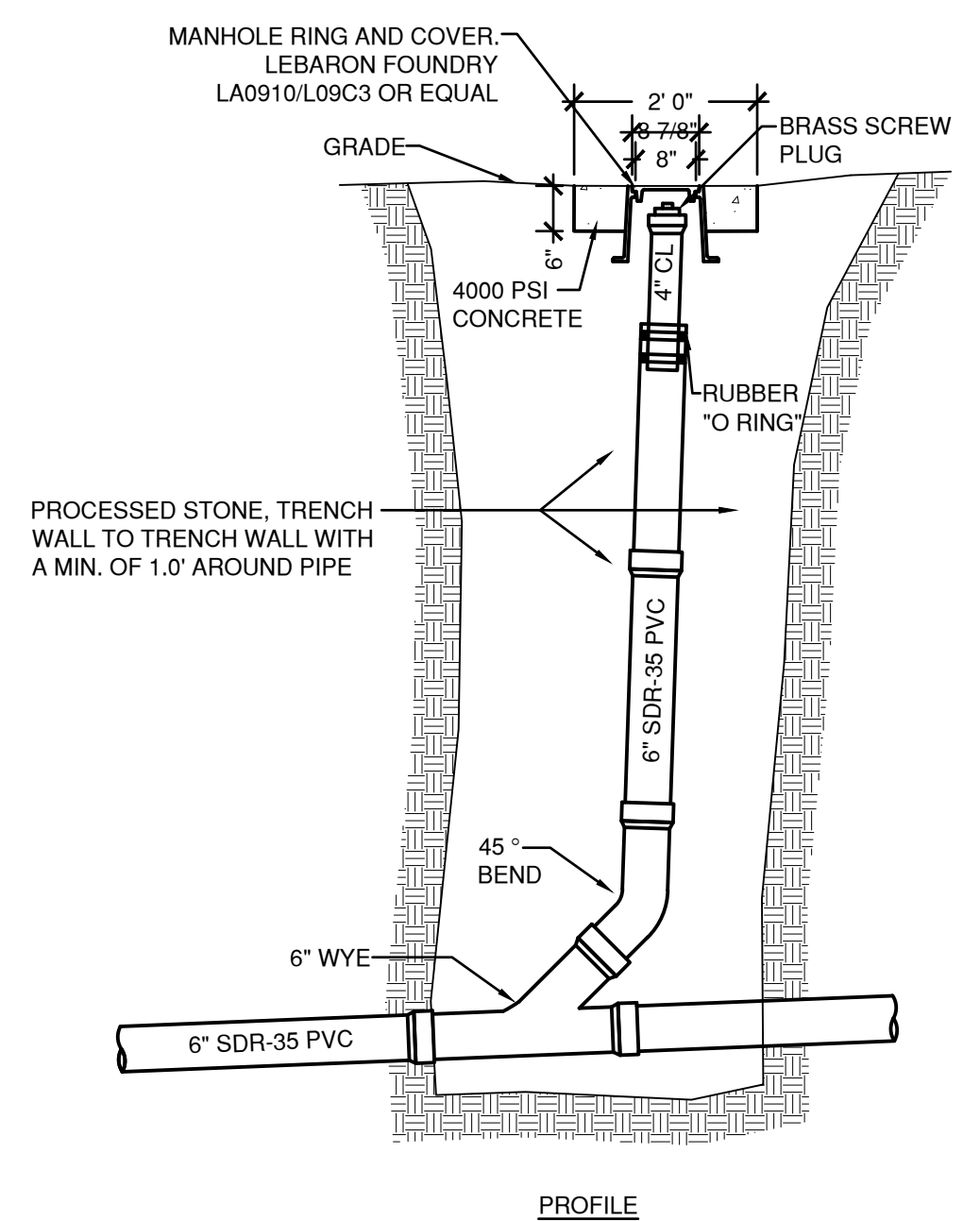
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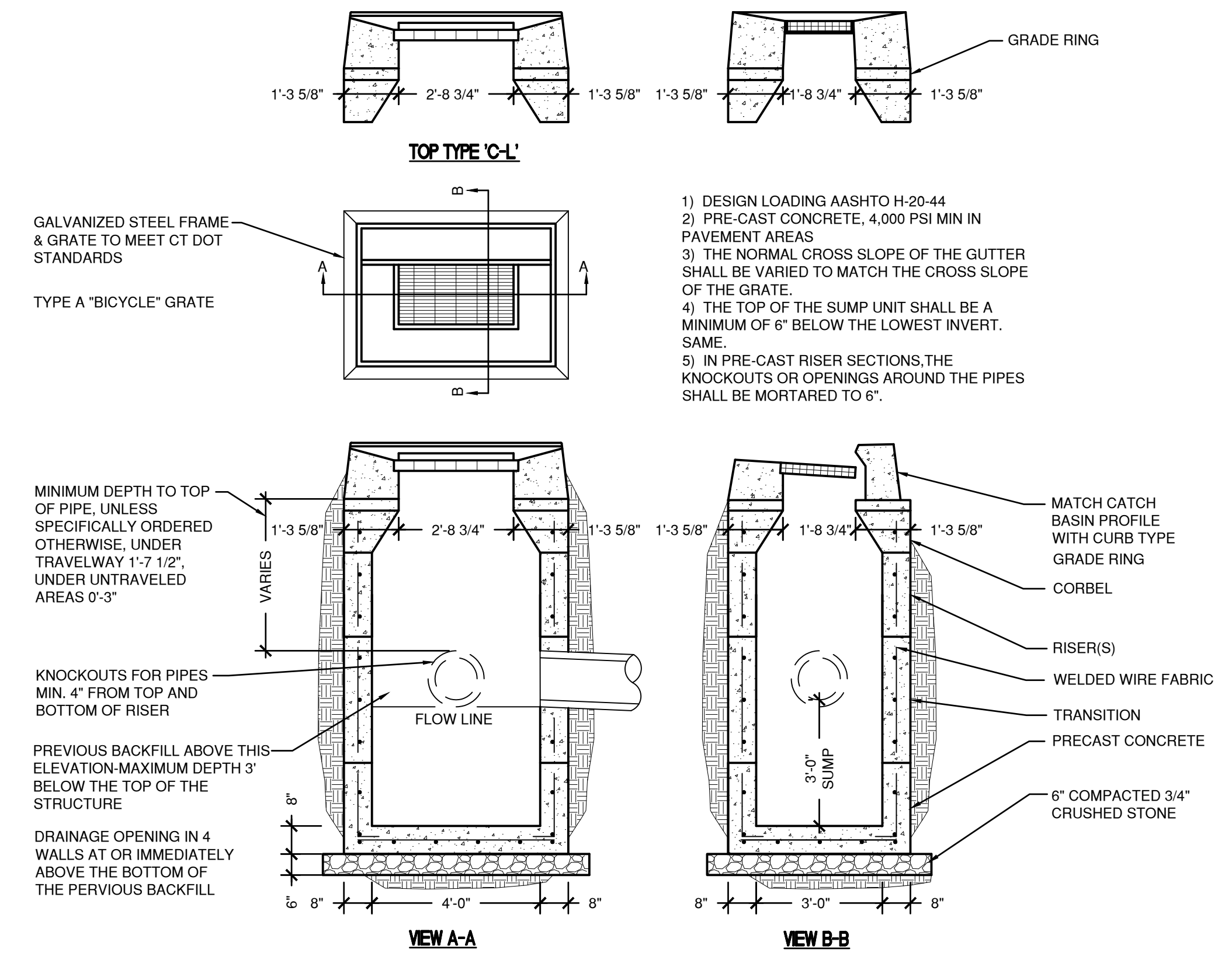
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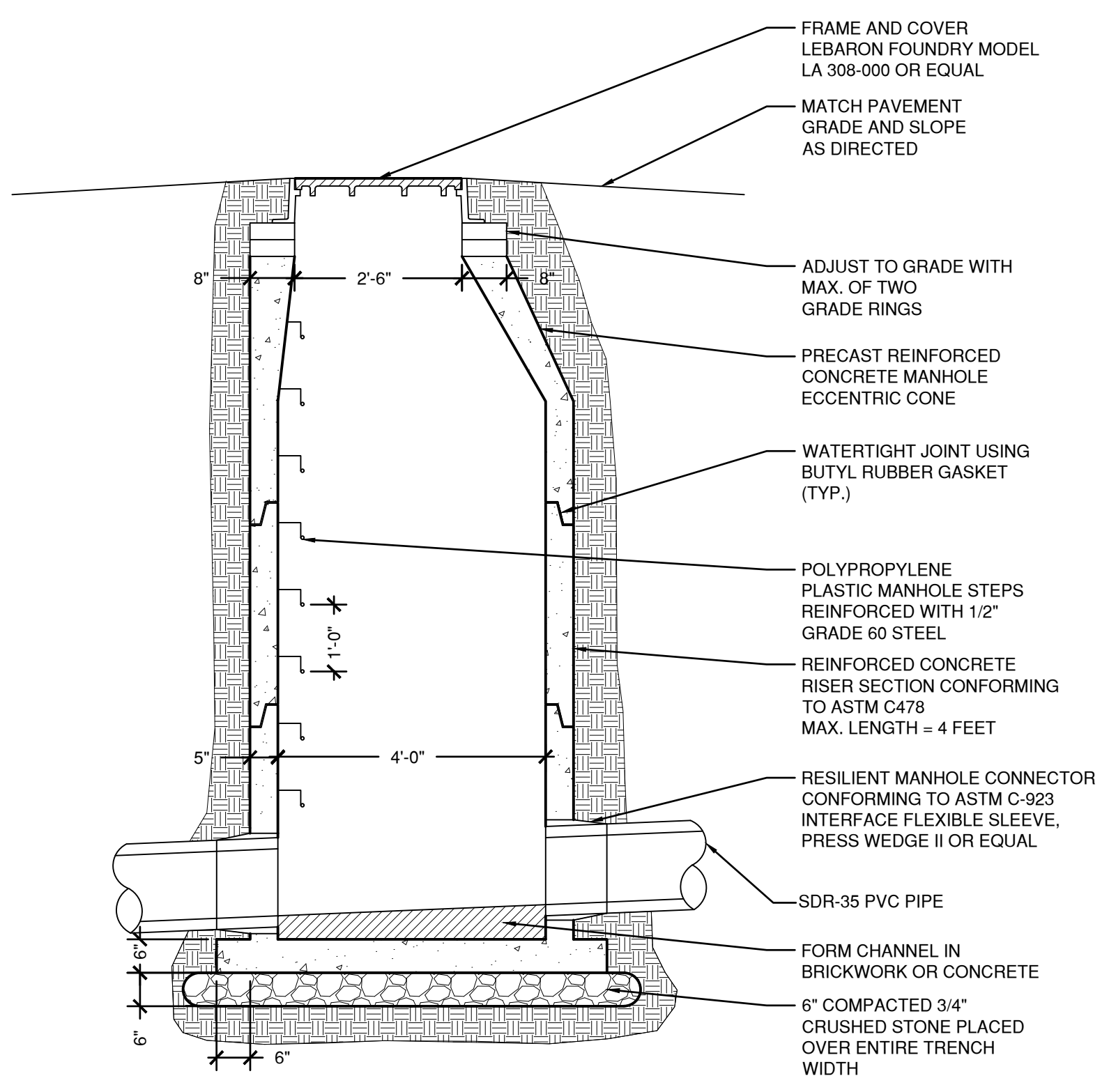
3 YARD DRAIN
SCALE: NTS



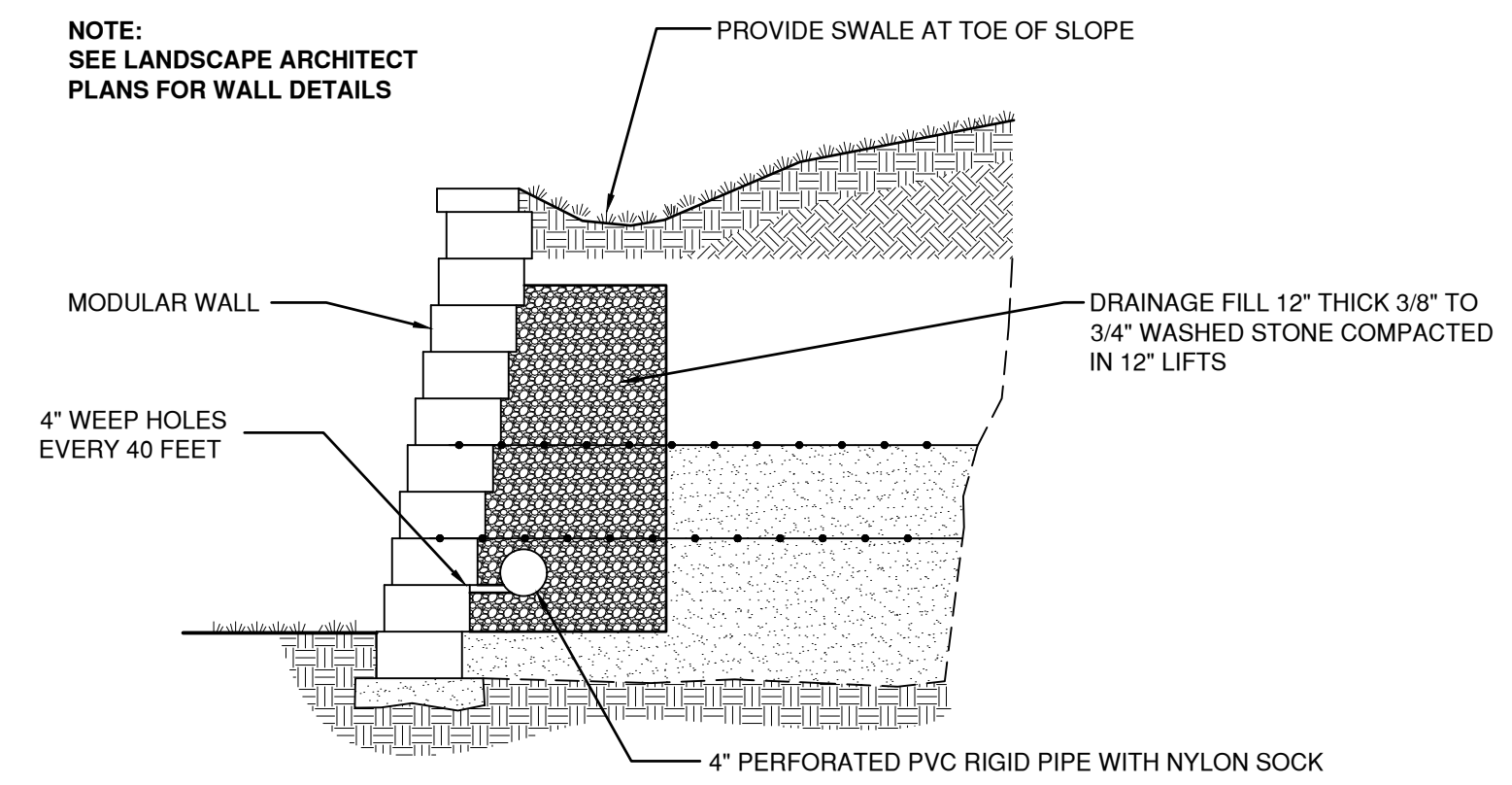
5 CLEANOUT TO GRADE
SCALE: NTS



2 PRECAST CATCH BASIN
SCALE: NTS

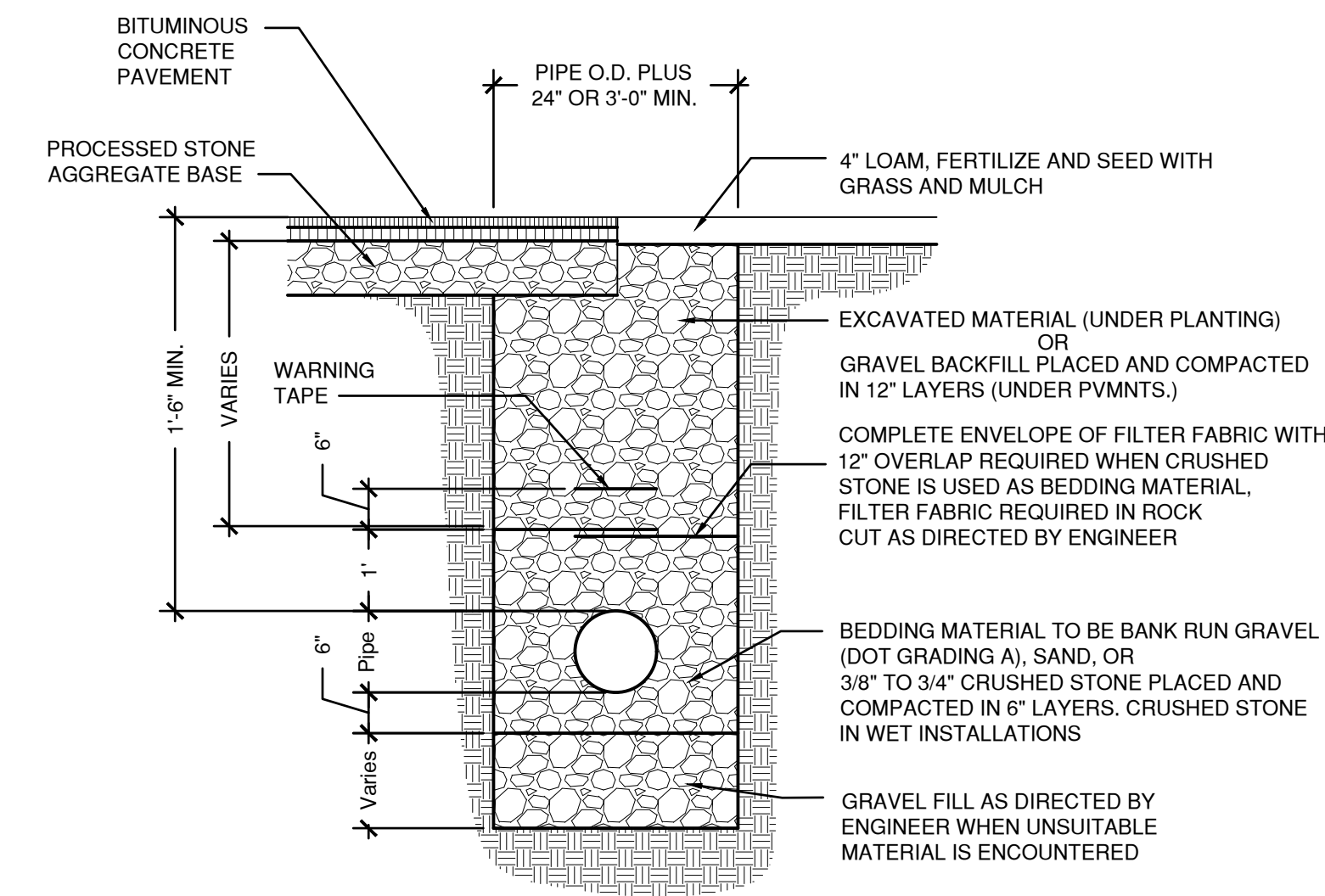


4 SANITARY MANHOLE
SCALE: NTS

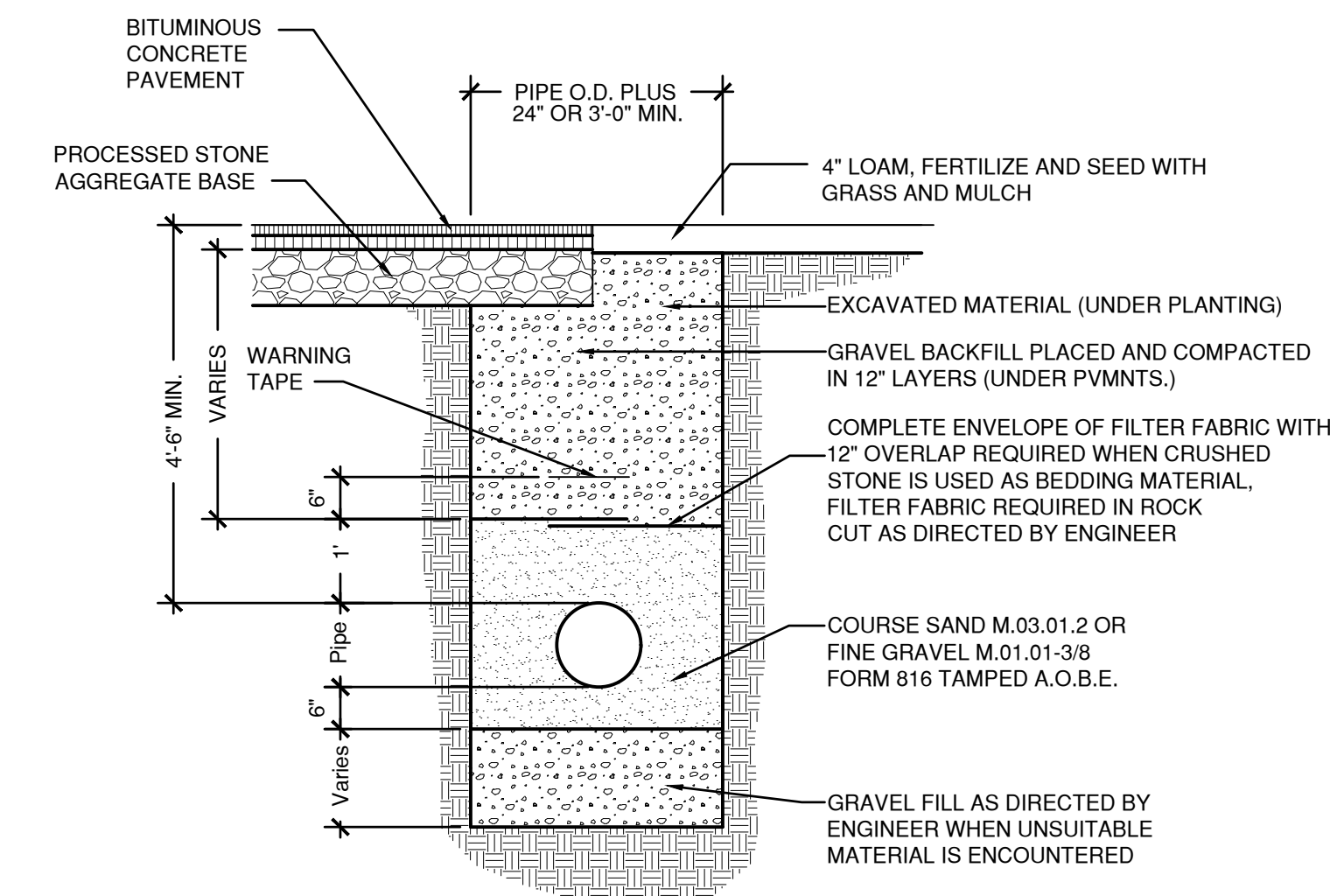


9 MODULAR CONCRETE BLOCK RETAINING WALL DRAINAGE
SCALE: NTS

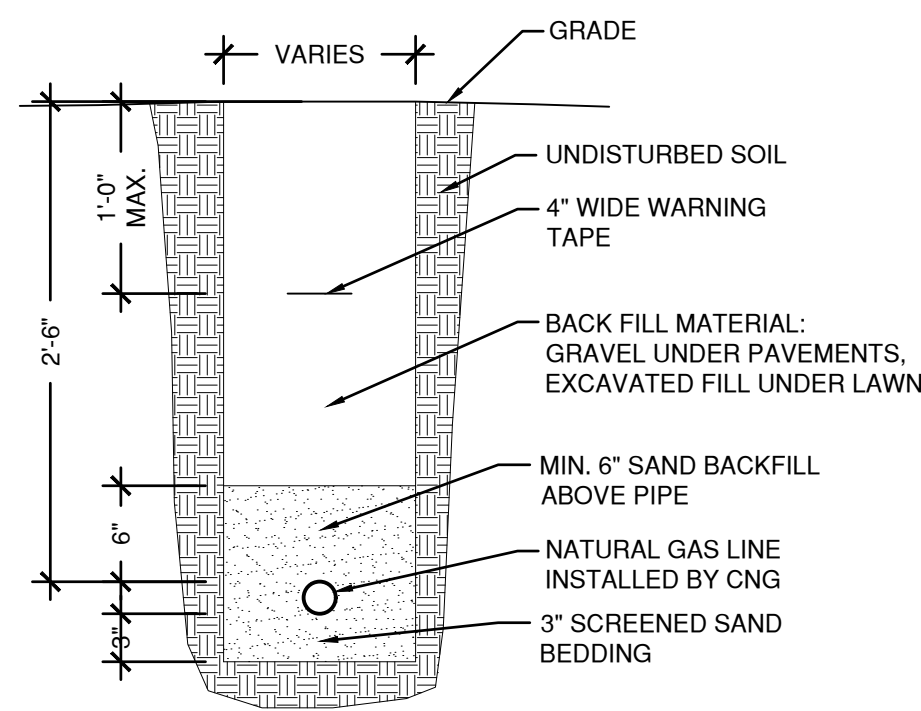
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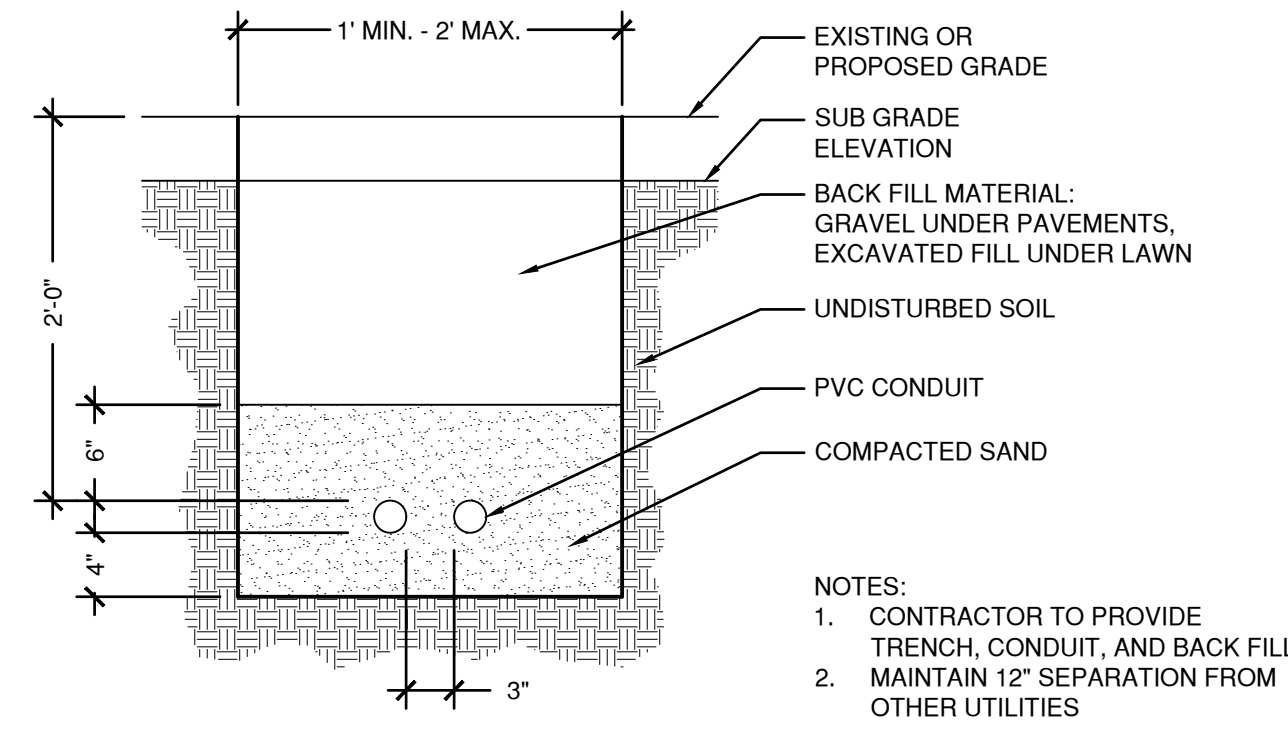
1 **STORM / SANITARY TRENCH**
SCALE: NTS



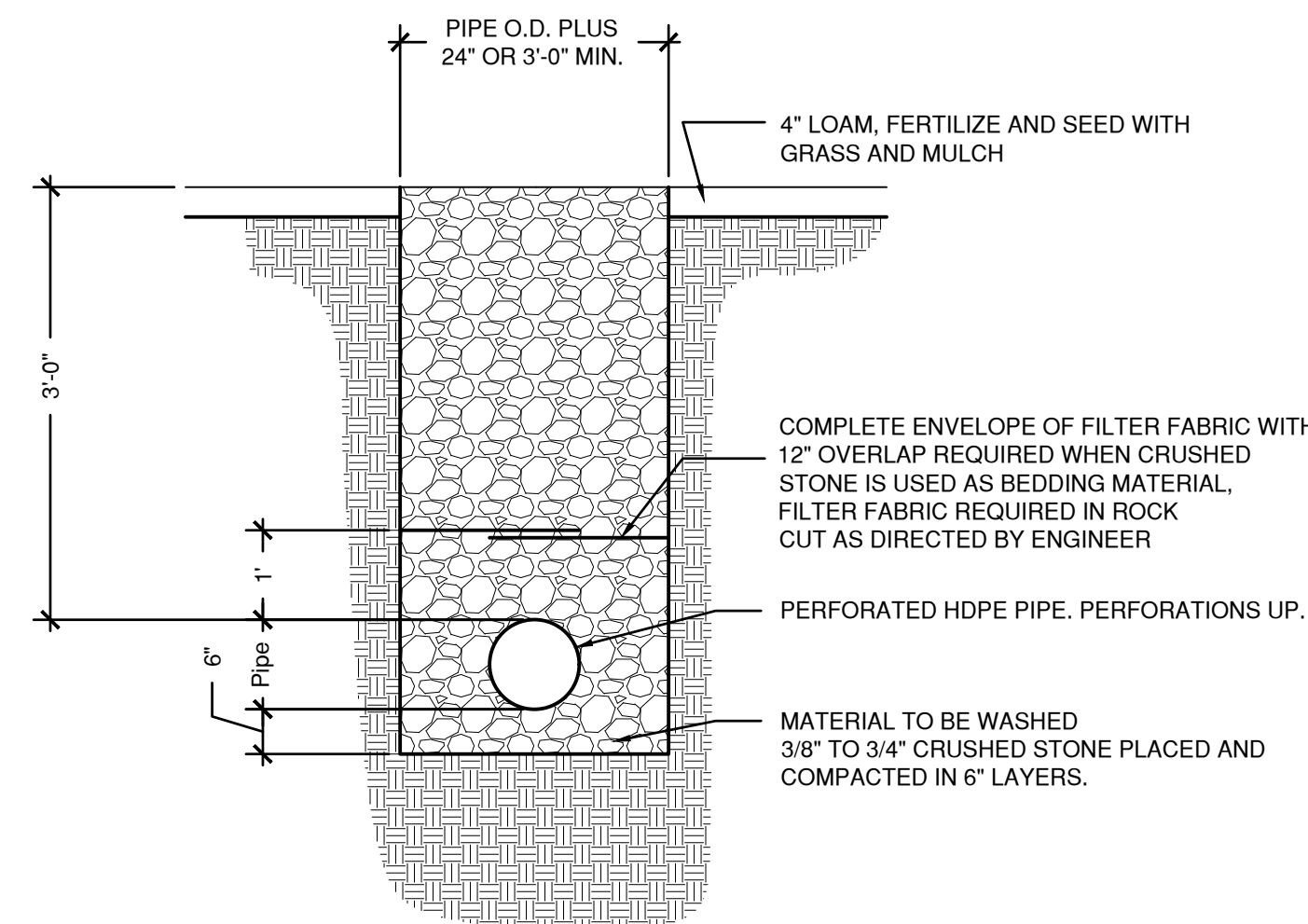
2 **WATER TRENCH**
SCALE: NTS



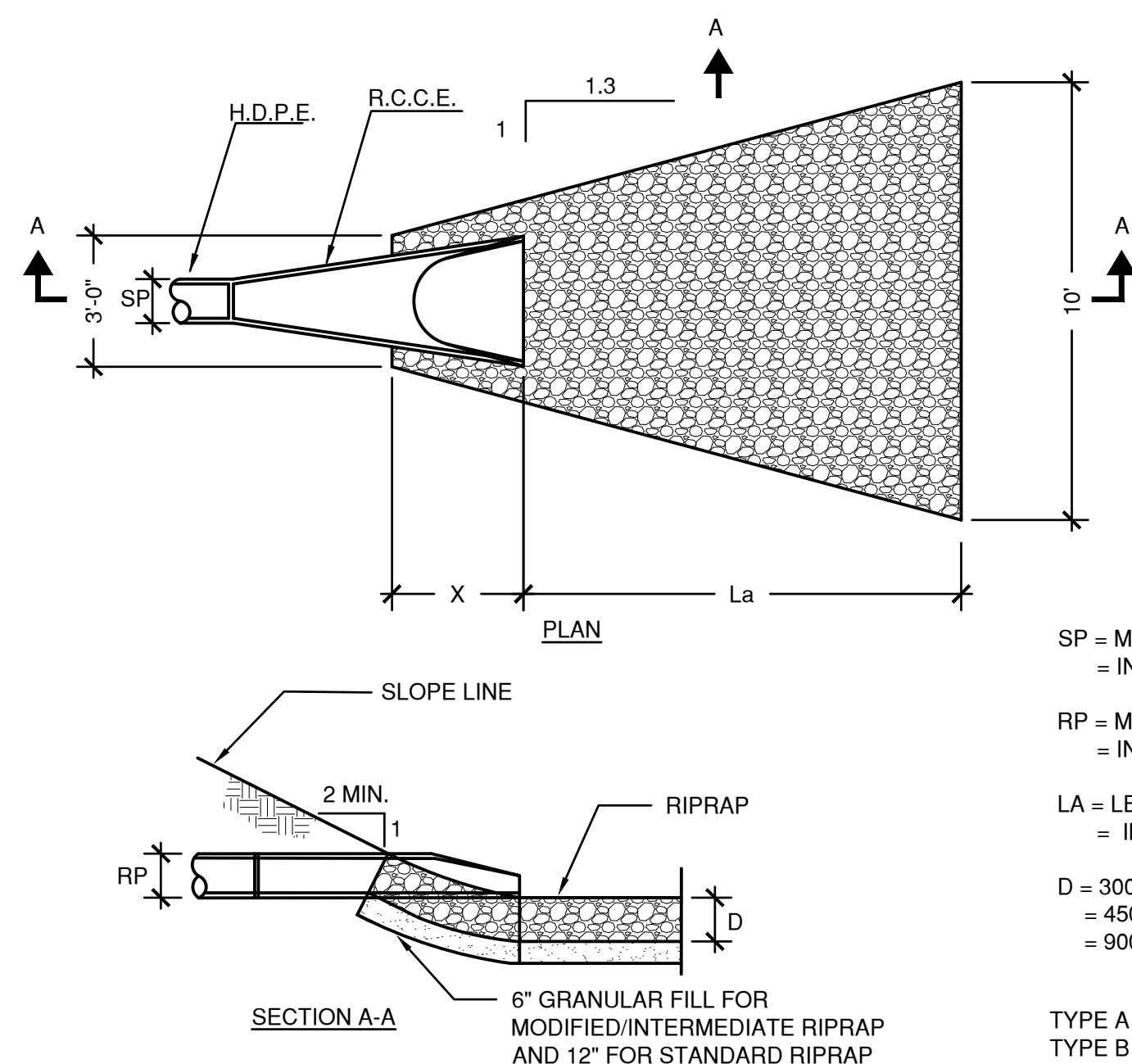
3 **NATURAL GAS TRENCH**
SCALE: NTS



4 **ELECTRICAL TRENCH**
SCALE: NTS

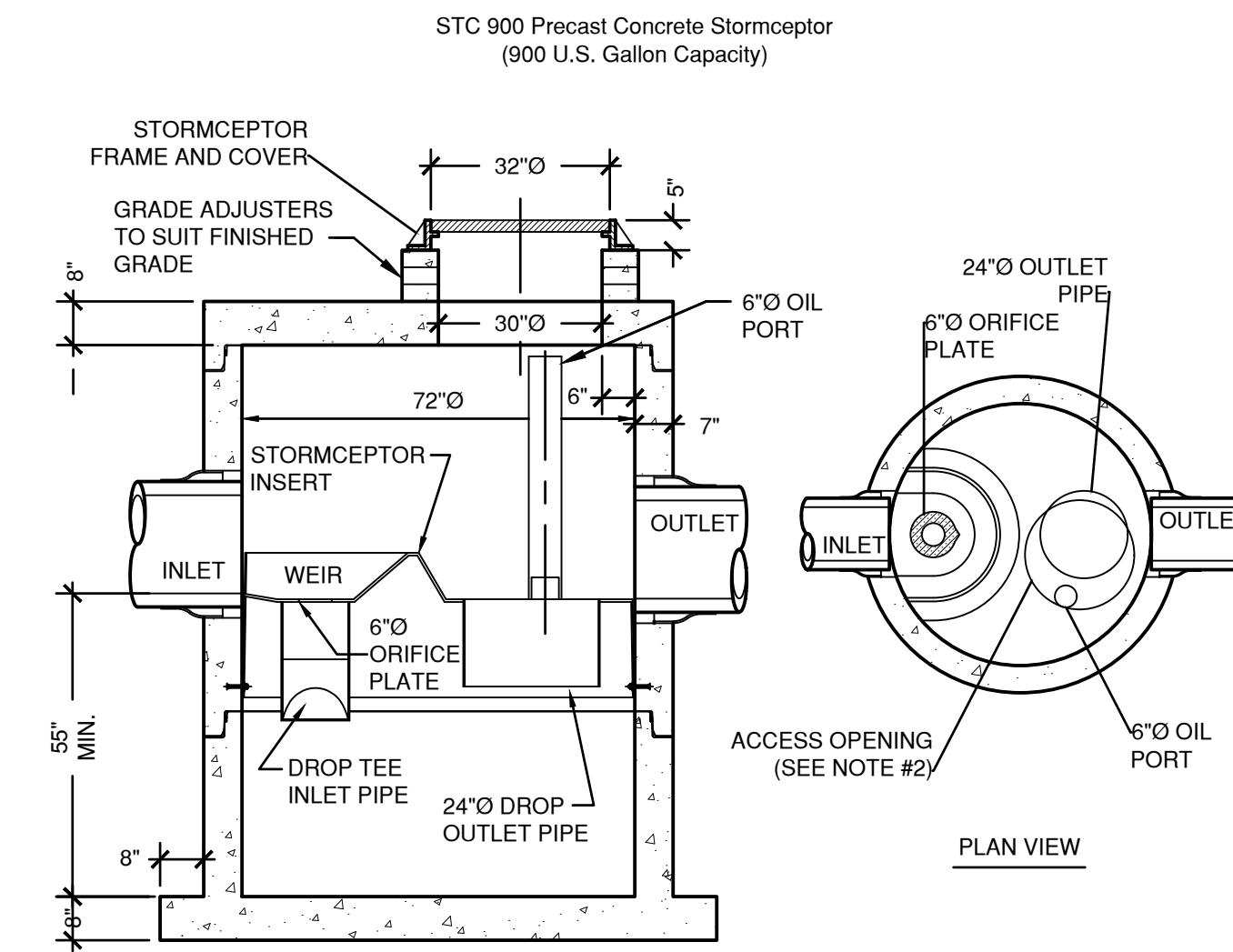


5 **LEVEL SPREADER TRENCH**
SCALE: NTS

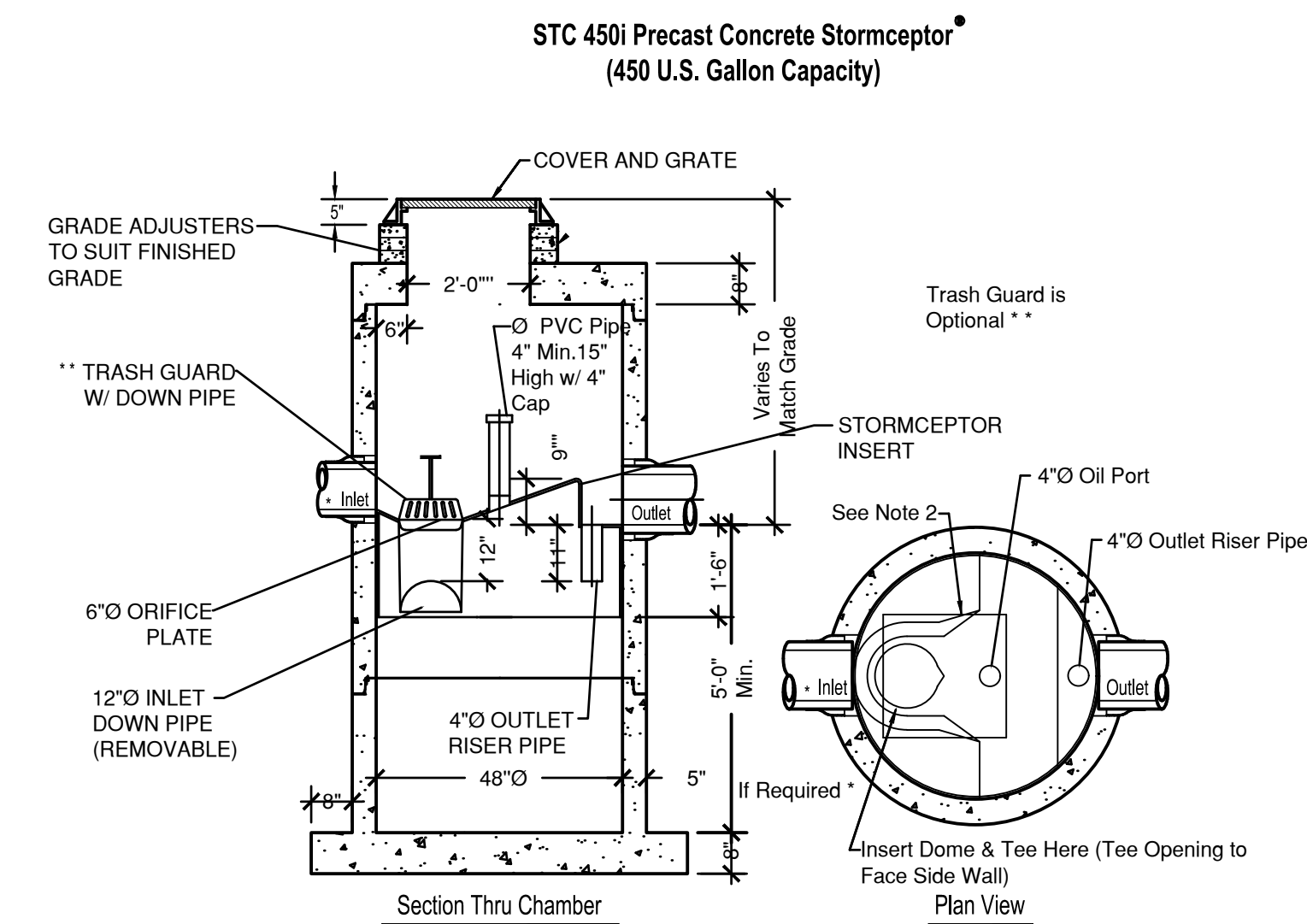


6 **RIP RAP APRON**
SCALE: NTS

PER CT D.O.T. DRAINAGE MANUAL



7 **STORMCEPTOR MODEL STC 900**
SCALE: NTS



8 **STORMCEPTOR UNIT STC 450i**
SCALE: NTS

8 **STORMCEPTOR UNIT STC 450i**
SCALE: NTS

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SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

PROJECT:

SLAIBY VILLAGE
Tucker Drive
Torrington CT

ISSUE DATE DESCRIPTION

ISSUE	DATE	DESCRIPTION

PHASE:

PLANNING & ZONING SUBMISSION

PAUL B. BAILEY ARCHITECT

110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 776 8888 F 203 772 1345

DATE: 08/17/20 DRAWN BY: JHL

SCALE: AS NOTED CHECKED BY: RGS

JOB NO: 70633.00

DRAWING NAME:

SITE DETAILS

C-4.2

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SITE DESIGN LANDSCAPE ARCHITECTURE URBAN PLANNING

PROJECT:
SLAIBY VILLAGE
 Tucker Drive
 Torrington CT

ISSUE	DATE	DESCRIPTION

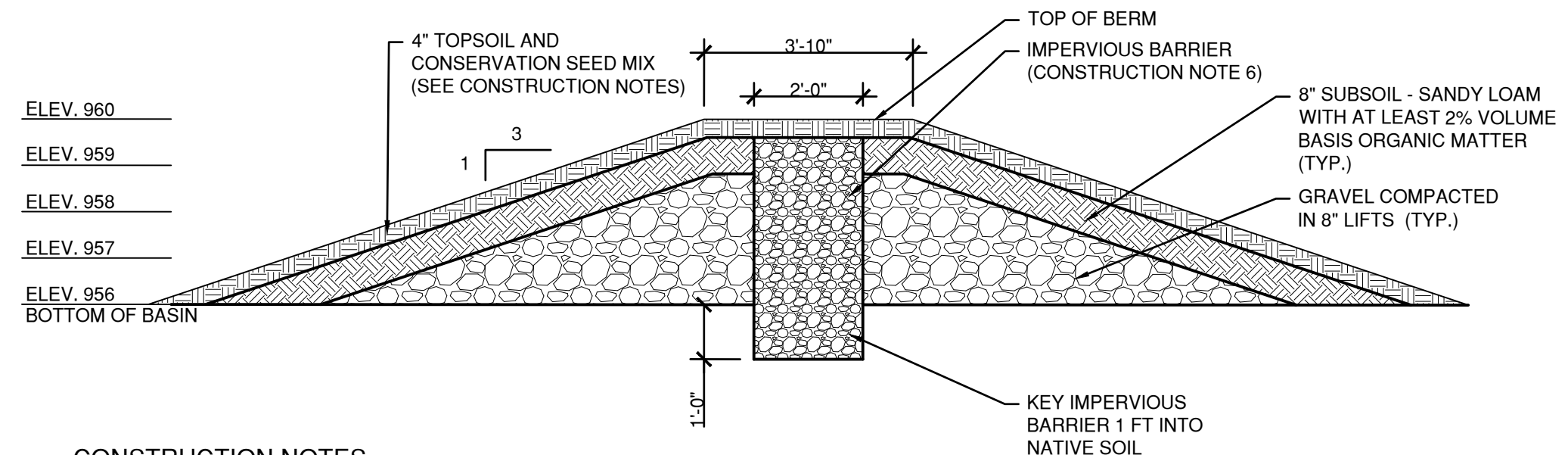
PHASE:
PLANNING & ZONING SUBMISSION

PAUL B. BAILEY ARCHITECT
 110 AUBURN STREET
 NEW HAVEN, CONNECTICUT 06510
 203 776 8888 F 203 772 1345

DATE: 08/17/20 DRAWN BY: JHL
 SCALE: AS NOTED CHECKED BY: RGS
 JOB NO: 70633.00

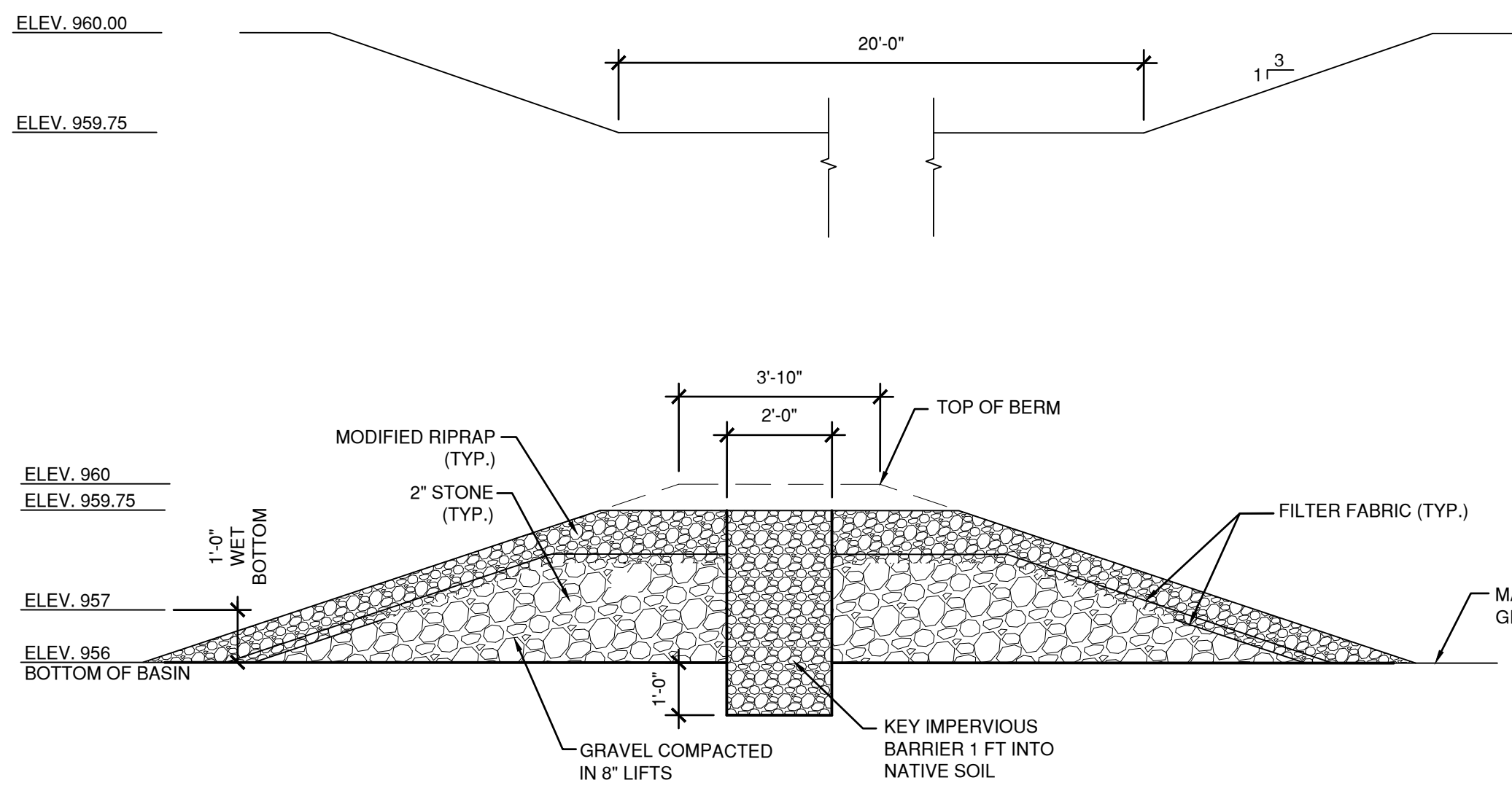
DRAWING NAME:
SITE DETAILS

C-4.3

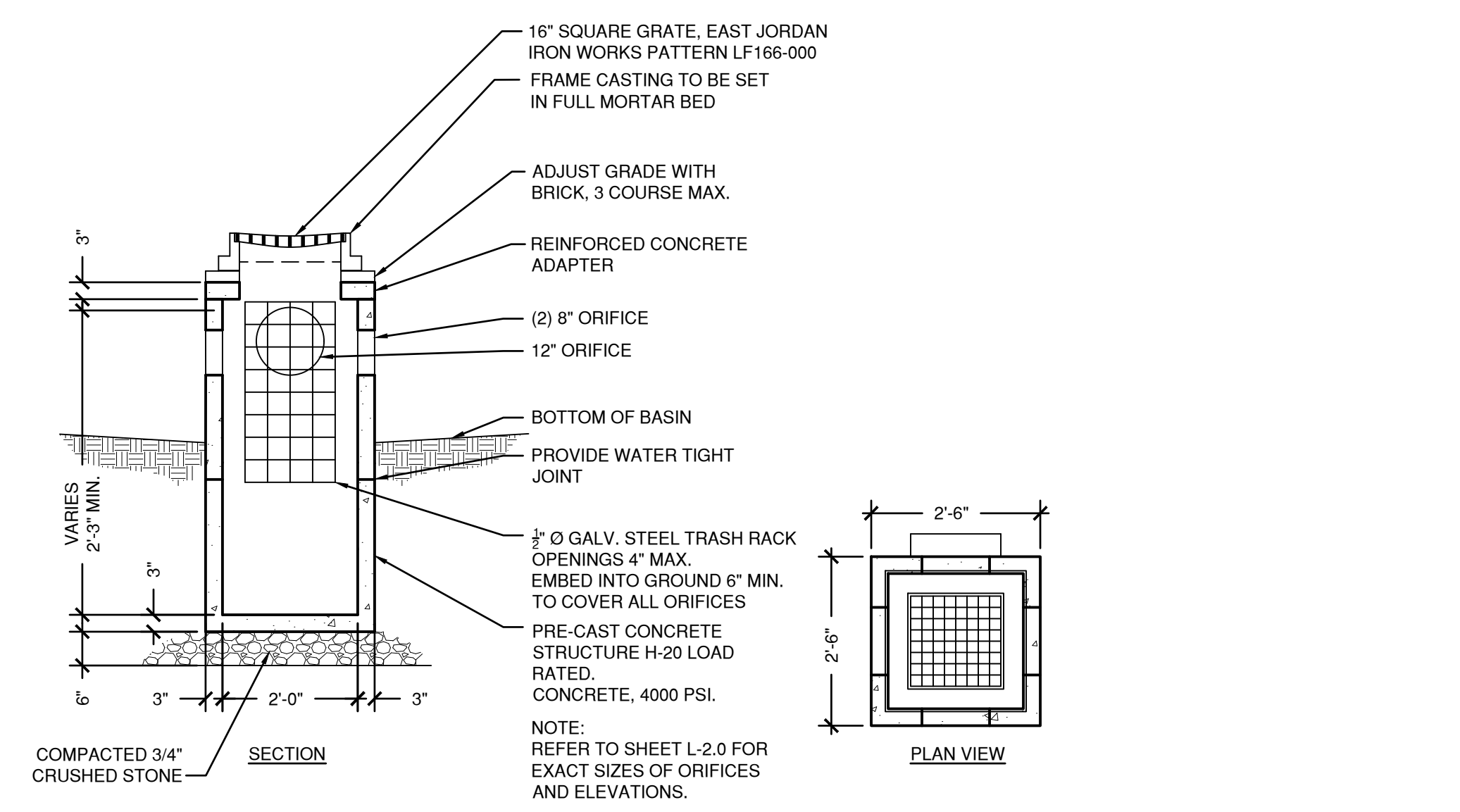


- CONSTRUCTION NOTES**
- CLEAR, GRUB AND STRIP TOPSOIL FROM AREAS PROPOSED FOR EMBANKMENT AREAS.
 - AREAS WHERE FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL.
 - EMBANKMENT IMPERVIOUS CORE SHALL BE EXTENDED INTO THE NATIVE MATERIAL AT THE ABUTMENTS TO THE ELEVATION OF THE EMERGENCY SPILLWAY.
 - IMPERVIOUS CORE SHALL BE "KEYED" 1 FOOT INTO SOIL.
 - ON EMBANKMENT, DOWNSTREAM OF EMERGENCY SPILLWAY, USE PERMANENT EROSION CONTROL BLANKET NORTH AMERICAN GREEN SC 150 OR EQUAL.
 - AFTER TOPSOIL PLACEMENT SEED SLOPES OF BASIN WITH CONSERVATION SEED MIX. SEE PLANTING PLAN SHEET L-4 FOR SEED LIMITS AND SEED INFORMATION.
- 6. IMPERVIOUS BARRIER MATERIAL:**
- | SQUARE MESH SIEVE | % PASSING BY WEIGHT |
|-------------------|---------------------|
| 3/4" | 100% |
| #4 | 90-100% |
| #40 | 65-90% |
| #100 | 50-75% |
| #200 | 35-50% |
- ADDITIONALLY, THE IMPERVIOUS FILL SHALL HAVE A MAXIMUM PERMEABILITY OF 10⁻⁶ cm/sec AT 95% OF ITS MAXIMUM DRY DENSITY.

1 DETENTION BASIN BERM SECTION
 SCALE: NTS



2 HIGH LEVEL OVERFLOW POND 1
 SCALE: NTS



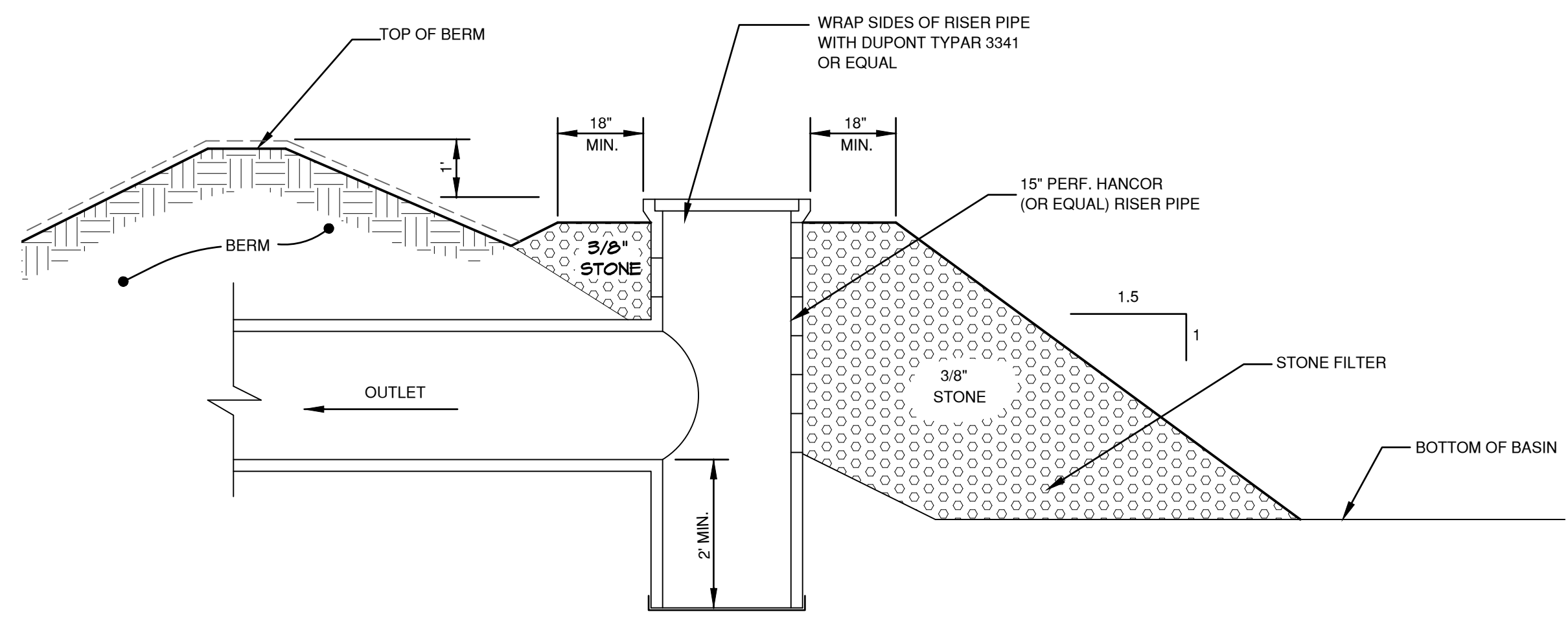
3 DETENTION CONTROL STRUC.
 SCALE: NTS

Stormwater System Long Term Maintenance Schedule

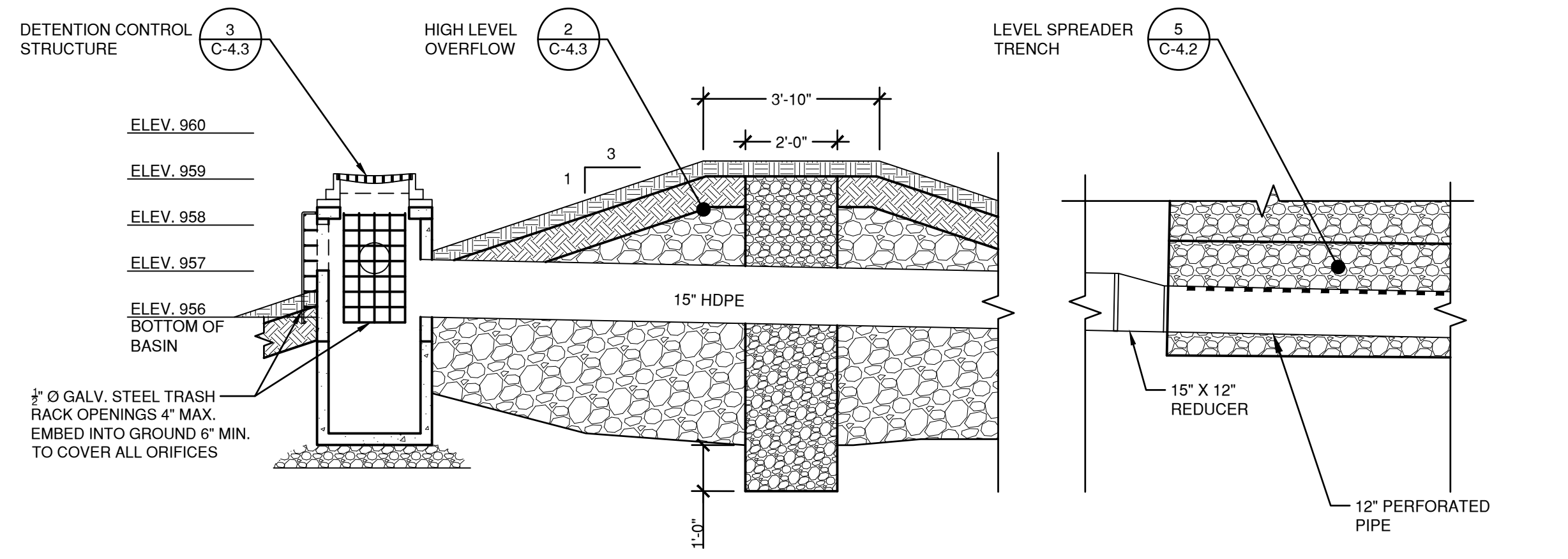
To ensure that the stormwater system effectively performs its water treatment functions, the following maintenance procedures will be followed:

- Parking areas shall be annually swept or more frequently as needed.
- Catchbasins shall be inspected quarterly and sumps cleaned at least annually.
- The detention basins shall be inspected quarterly. The outlet structure shall be cleaned of accumulated sediment including any in the orifices. Trash and debris shall be removed. Vegetation along the sides and berm of the basin shall be mowed at least twice during the growing season. Accumulated sediments shall be removed whenever six inches has accumulated or there is interference with the outlet structures.
- Swales shall be inspected quarterly and kept free of debris and sediment. Trees and shrubs shall not be permitted to grow in the swale.
- Level spreaders and rip rap aprons shall be inspected quarterly. Any areas where erosion is observed shall be repaired and monitored. If erosion continues to occur corrective measures must be taken to establish permanent stabilization, such as expanded rip rap, permanent erosion control blankets or additional plantings. Accumulated sediments should be removed to maintain the original configuration.

4 STORMWATER SYSTEM LONG TERM MAINTENANCE SCHEDULE
 SCALE: NTS



5 PERFORATED STAND PIPE OUTLET
 SCALE: NTS



6 DETENTION CONTROL STRUCTURE/DETENTION BERM SECTION
 SCALE: NTS

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 LANDSCAPE ARCHITECTURE
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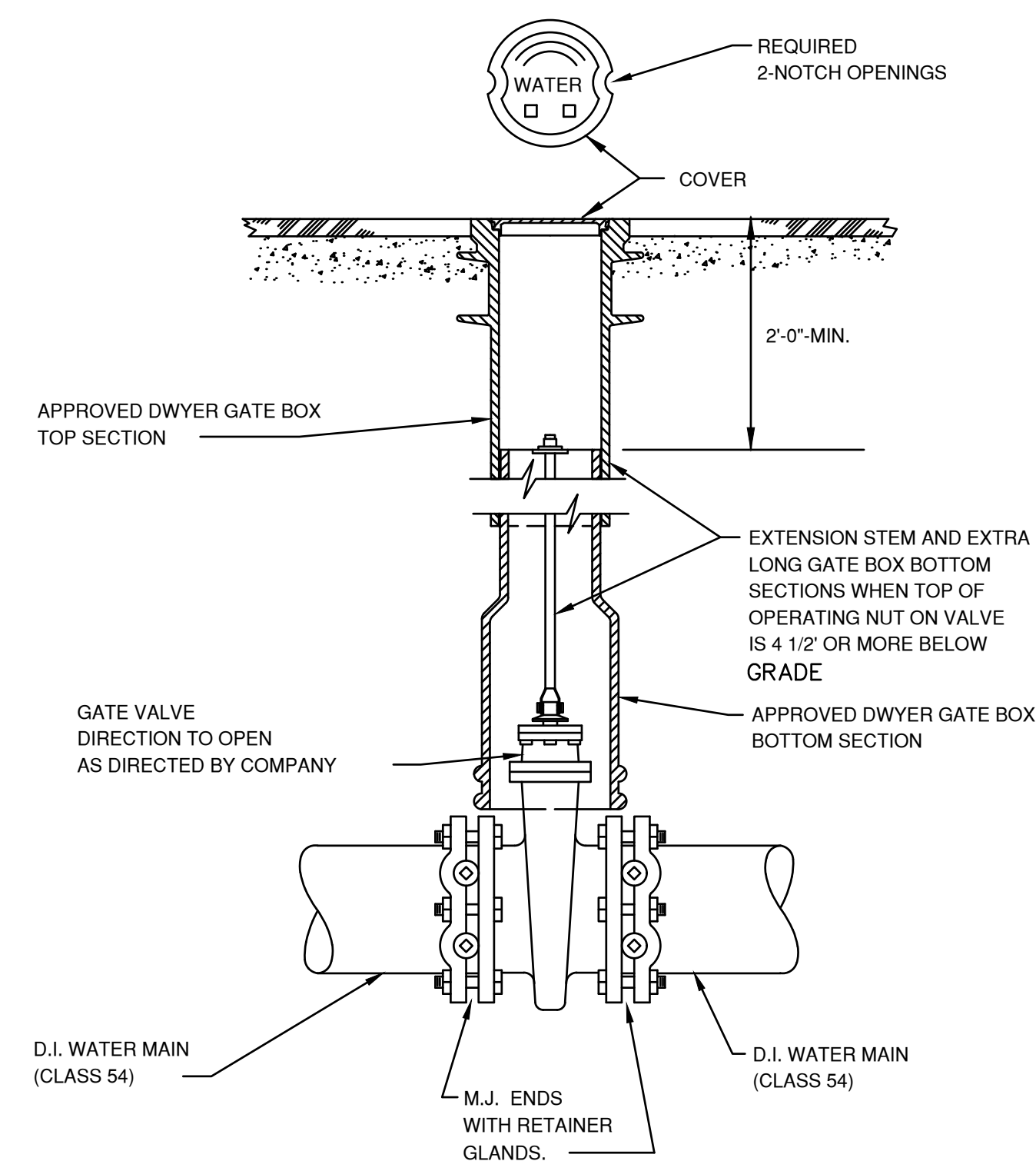
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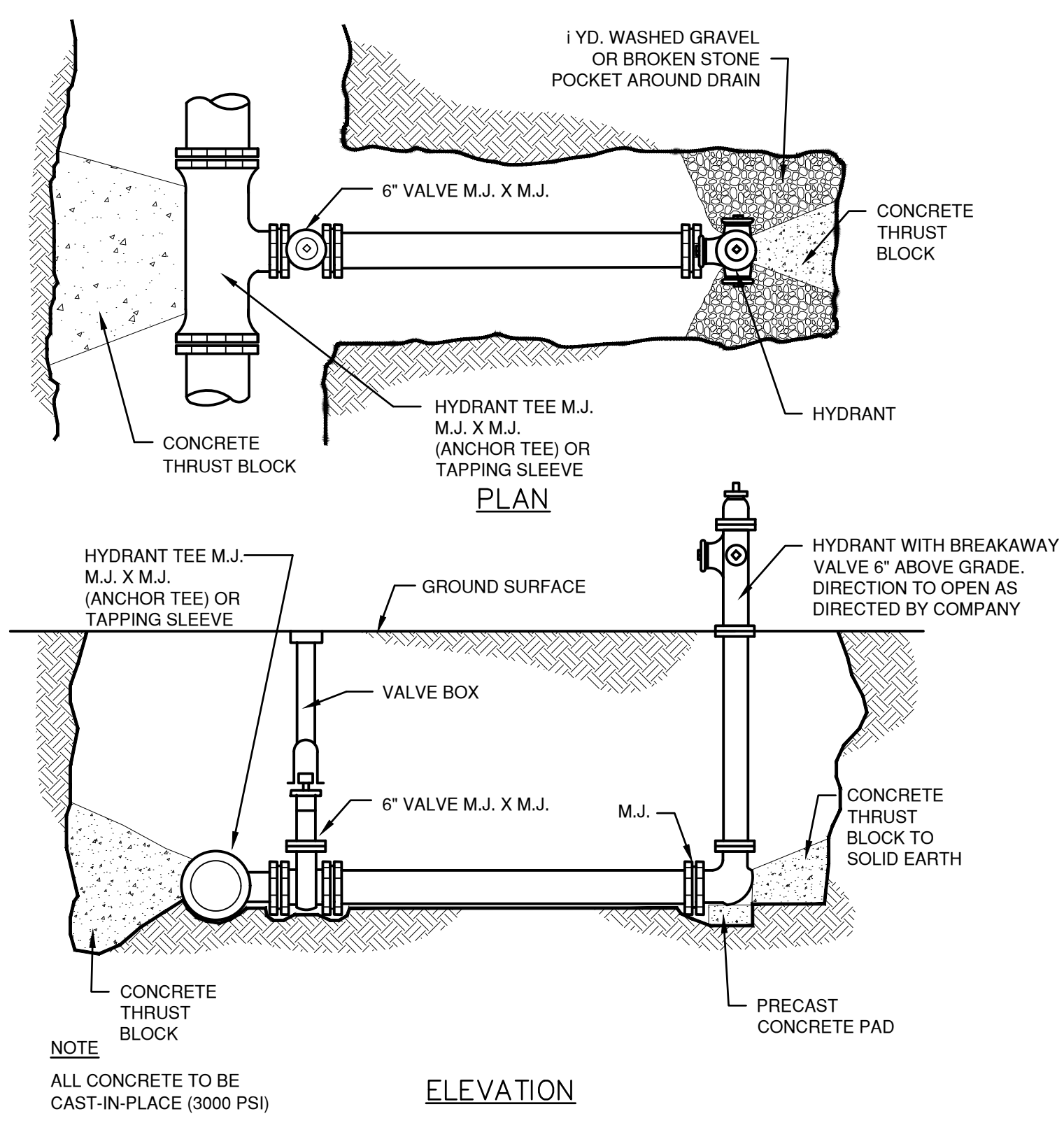
DATE: 08/17/20 DRAWN BY: JHL
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DRAWING NAME:
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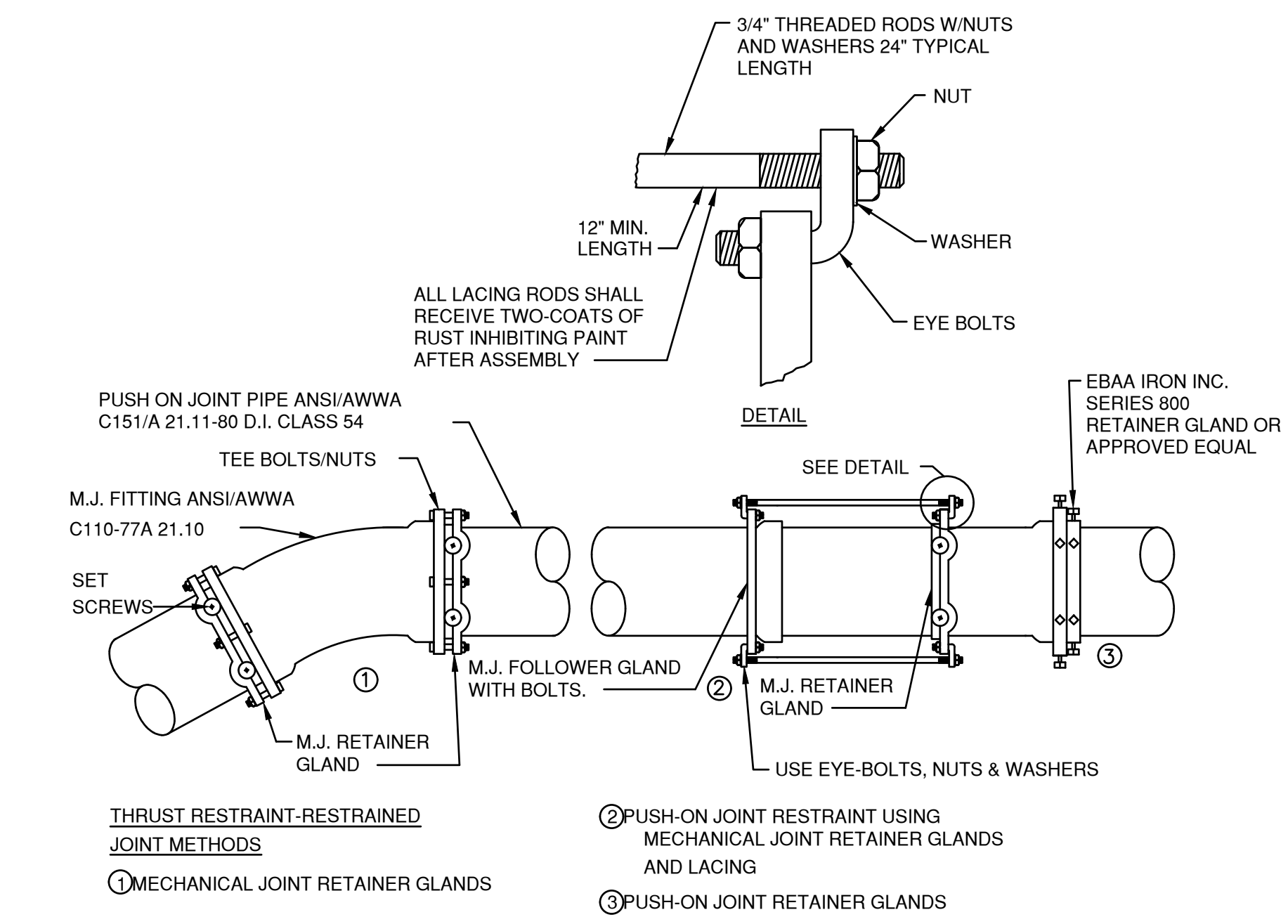
C-4.4



1 GATE VALVE
 SCALE: NTS



3 HYDRANT INSTALLATION
 SCALE: NTS



2 RESTRAINED JOINTS
 SCALE: NTS

NOTE:
 1. COMPANY REFERS TO THE TORRINGTON WATER COMPANY.

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