

TORRINGTON FAIR SHOPPING PLAZA

SITE PLAN-PROPOSED BUILDING PAD

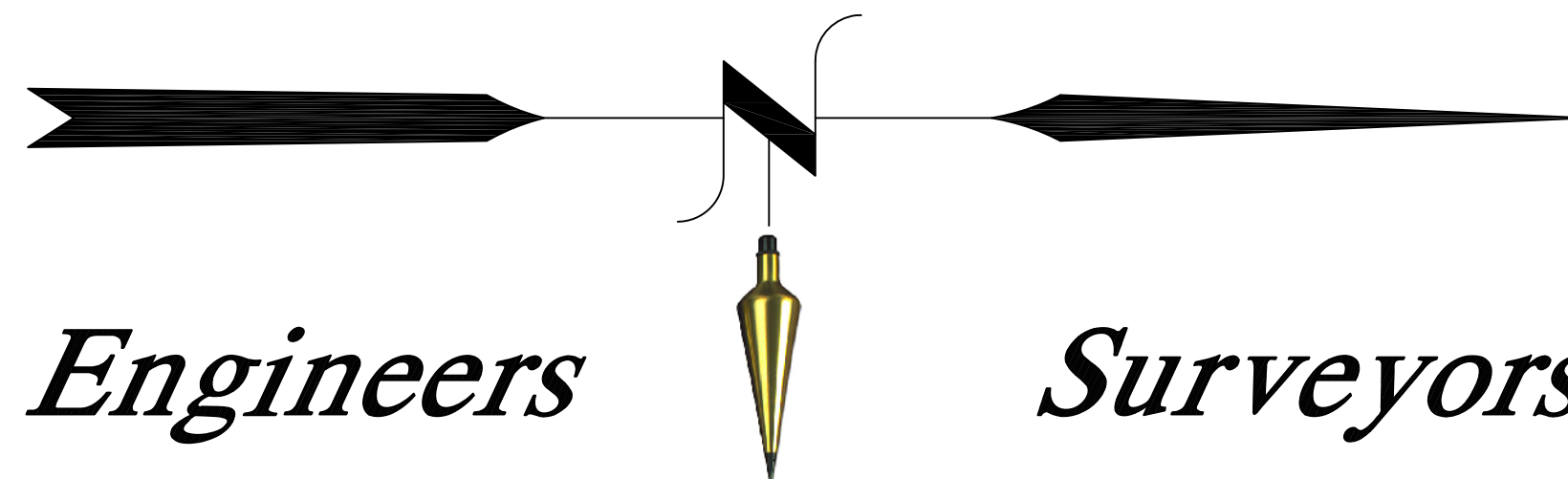
US RT. 202 & CT RT. 183
TORRINGTON, CONNECTICUT

PROJECT #: 06-0099
DATE: 07/12/2007
REVISION: 06/10/2008

LIST OF DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
A1	PROPERTY SURVEY
SP1-SP3, SP5	SITE PLANS
SP4	INTERCONNECT PLAN
L1	LANDSCAPE PLAN
LIGHT 1	PHOTOMETRIC LIGHTING PLAN
D1-D2	NOTES AND DETAILS
E1	SEDIMENTATION & EROSION CONTROL NOTES AND DETAILS
E2	SEDIMENTATION & EROSION CONTROL PLAN

Hrica Associates LLC

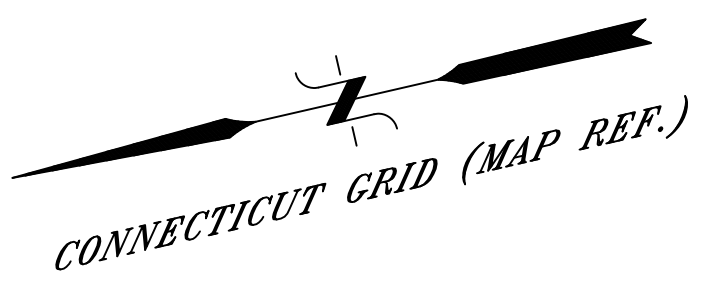


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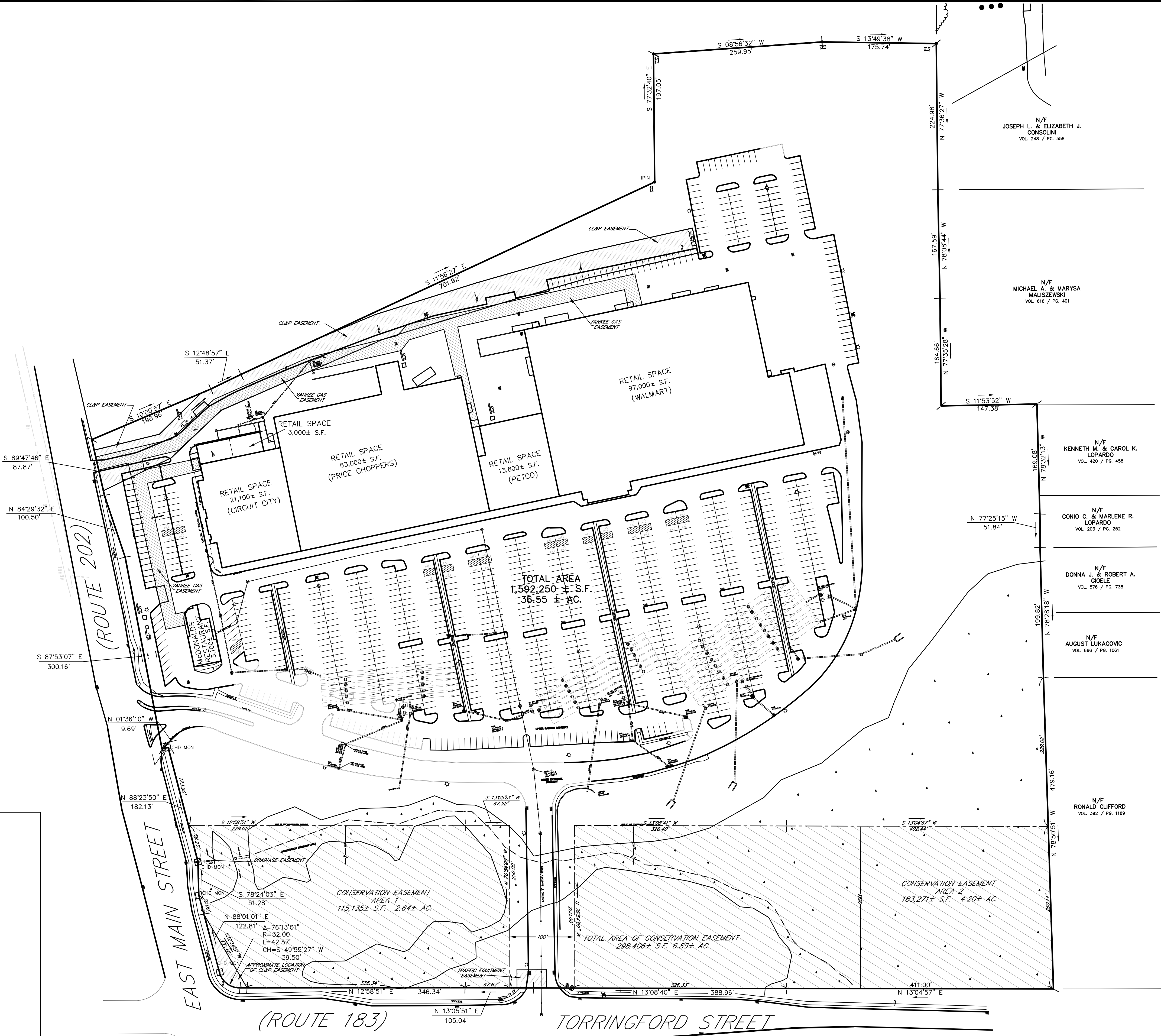
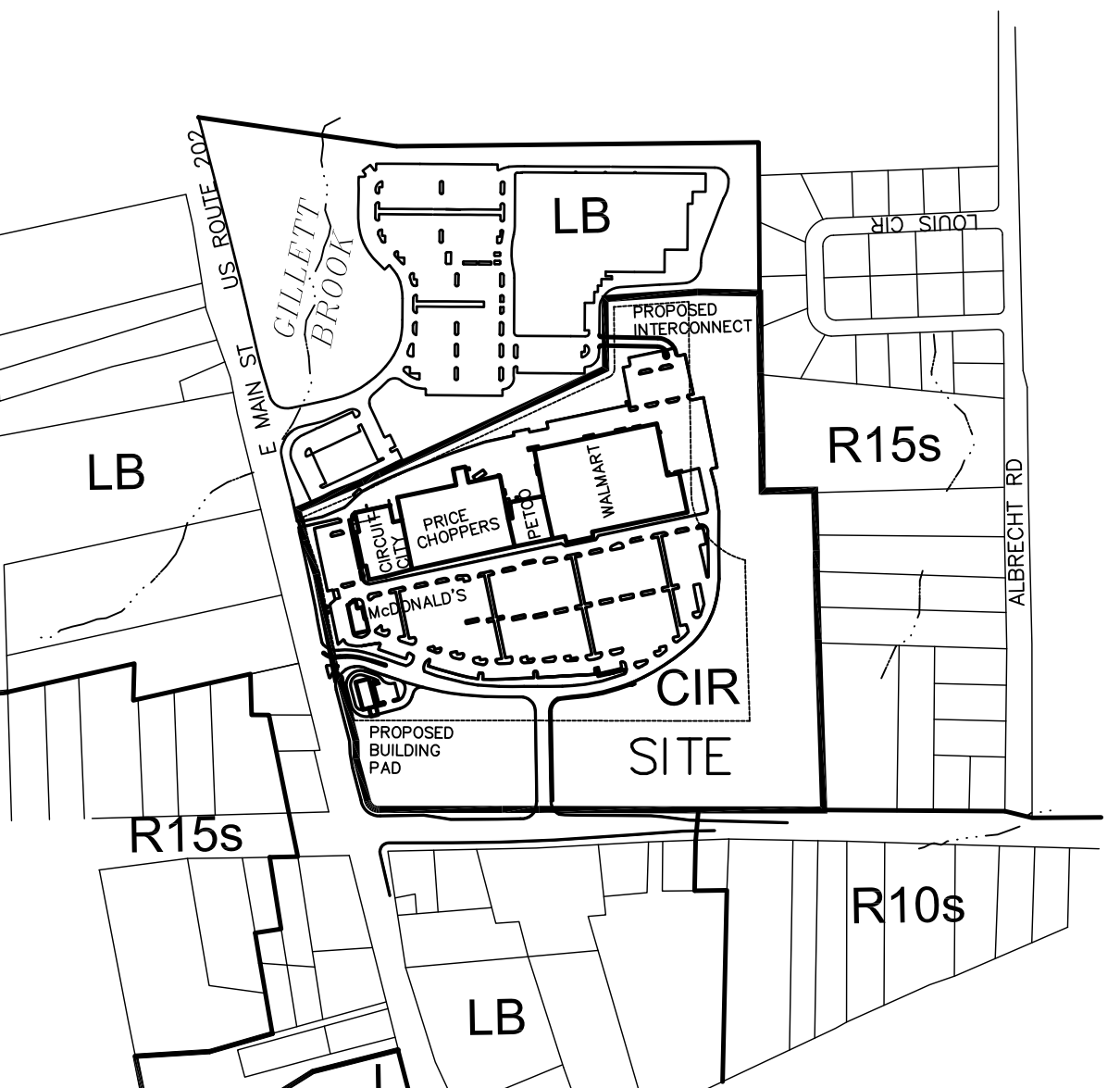
- OWNER: TORRINGTON TRIPLETS, LLC
22 BISBEE LANE
BEDFORD HILLS, NY 10507

- APPLICANT: TORRINGTON TRIPLETS, LLC
22 BISBEE LANE
BEDFORD HILLS, NY 10507



- NOTES:**
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
 - OWNER / APPLICANT: TORRINGTON TRIPLETS, LLC
22 BISBEE LANE
BEDFORD HILLS, NY 10507
REF. VOL. 928 / PG. 180
ASSESSORS MAP 144 / BLOCK 3 / LOT 33 / UNIT 1-6
 - TOTAL AREA = 1,592,250 +/- S.F.; 36.55 +/- AC.
 - TOTAL AREA OF CONSERVATION EASEMENT = 298,406 +/- S.F.; 6.85 +/- ACRES.
(19% OF TOTAL PARCEL AREA)
 - ZONE: CIR (COMMERCIAL & INDUSTRIAL RESTRICTED)
 - REFER TO THE FOLLOWING MAPS "ALTA/ACSM LAND TITLE SURVEY, LAND OF DEVCON TORRINGTON L.L.C., EAST MAIN STREET AND TORRINGTON STREET, TORRINGTON, CONNECTICUT", SCALE: 1"=80', DATED: 2/5/02, REV: 5/16/05
PREPARED BY: BL COMPANIES
 - REFER TO THE FOLLOWING DEEDS: VOL.212 / PG.587, VOL.265/PG.634, VOL.266/PG.165
VOL.626/PG.302, VOL.634/PG.472, VOL.635/PG.474, VOL.635/PG.949
ON FILE IN TORRINGTON LAND RECORDS.
 - PARCEL IS SUBJECT TO EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT TO INSTALL AND MAINTAIN TRAFFIC EQUIPMENT VOL. 663/PG. 264 ON FILE IN TORRINGTON LAND RECORDS.
 - PARCEL IS LOCATED IN FLOOD HAZARD C. FIRM COMMUNITY PANEL # 095081 0001-0014 REVISED DATE APRIL 4, 1983.
 - WETLANDS FLAGGED IN THE FIELD BY CONNECTICUT ECOSYSTEMS LLC., EDWARD M. PAWLAK R.S.S. ON 8/31/06 AND FIELD LOCATED BY HRICA ASSOCIATES, LLC. ON 6/5/07
 - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.

VICINITY MAP
SCALE: 1"=500'



LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
UTILITY POLE W/ANCHOR	⊕
WATERCOURSE	—
INLAND WETLANDS	▨
CATCH BASIN	⊞
WATER VALVE	⊕
LIGHT POST	⊙
FIRE HYDRANT	⊕
FIRE HYDRANT	⊕
MANHOLE	⊙
LIGHT POLE	⊙
SANITARY SEWER LINE	—

05/30/08	PROPOSED BUILDING PAD
04/21/08	STAFF COMMENTS
11/20/07	CONSERVATION EASEMENT
Date	Revision

PROPERTY SURVEY
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



Hrica Associates LLC

Engineers **Surveyors**

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DATE:	06/05/2007	MAP #:	0099
SCALE:	1"=80 ft.	SHEET #:	A1
DRAWING:	060099	DRAWN BY:	ALL
PROJECT #:	06-0099	CHECKED BY:	KSH

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

3. CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

KENNETH S. HRICA P.E., L.S. CT LIC. #18866
NOT VALID WITHOUT ORIGINAL SEAL

CODE ITEM	PARKING SPACES		STACKING SPACES		HANDICAPPED SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WALMART	388	441	N/A	N/A	N/A	N/A
McDONALDS	31	31	6	6	N/A	N/A
PETCO	56	96	N/A	N/A	N/A	N/A
PRICE CHOPPERS	252	266	N/A	N/A	N/A	N/A
CIRCUIT CITY	85	85	N/A	N/A	N/A	N/A
NEW BUILDING PAD	12	12	5	5	1	1
HANDICAP VAN PARKING	N/A	N/A	N/A	N/A	3	30
TOTAL SPACES	824	931	11	11	824 x 0.02 = 17	30

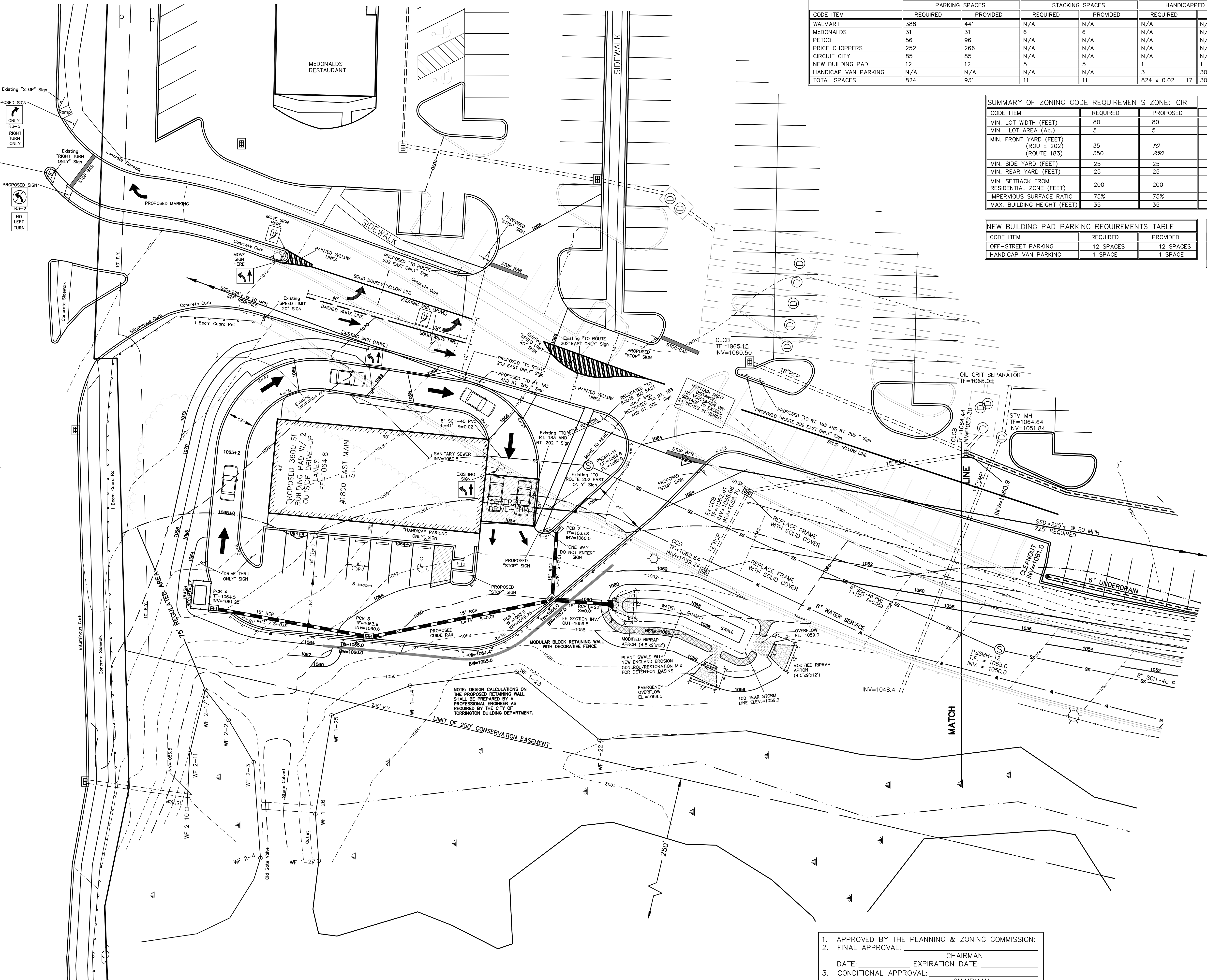
SUMMARY OF ZONING CODE REQUIREMENTS ZONE: CIR			
CODE ITEM	REQUIRED	PROPOSED	PROVIDED
MIN. LOT WIDTH (FEET)	80	80	841.86
MIN. LOT AREA (Ac.)	5	5	36.55±
MIN. FRONT YARD (FEET) (ROUTE 202)	35	10	38±
(ROUTE 183)	350	250	324±
MIN. SIDE YARD (FEET)	25	25	72±
MIN. REAR YARD (FEET)	25	25	225±
MIN. SETBACK FROM RESIDENTIAL ZONE (FEET)	200	200	225±
IMPERVIOUS SURFACE RATIO	75%	75%	50%±
MAX. BUILDING HEIGHT (FEET)	35	35	30'

NEW BUILDING PAD PARKING REQUIREMENTS TABLE		
CODE ITEM	REQUIRED	PROVIDED
OFF-STREET PARKING	12 SPACES	12 SPACES
HANDICAP VAN PARKING	1 SPACE	1 SPACE

BUILDING USES	
EXISTING	PROPOSED
RETAIL	RETAIL
RESTAURANT	RESTAURANT
BANK	BANK

- PROPERTY LINE
- EXISTING MONUMENT
- EXISTING IRON PIN OR PIPE
- PROPOSED IRON PIN OR PIPE
- PROPOSED MONUMENT
- UTILITY POLE W/ANCHOR
- CHAIN FENCE
- CATCH BASIN
- LIGHT POLE
- BLDG. SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TREE LINE
- SEDIMENT FENCE
- FLAGGED WETLANDS
- GUIDE RAIL

EAST MAIN STREET (ROUTE 202)



NOTE: DESIGN CALCULATIONS ON THE PROPOSED RETAINING WALL SHALL BE PREPARED BY A PROFESSIONAL ENGINEER AS REQUIRED BY THE CITY OF TORRINGTON BUILDING DEPARTMENT.

1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 2. FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

06/10/08	PAVEMENT MARKINGS
06/03/08	TRAFFIC COMMENTS
05/30/08	PROPOSED BUILDING PAD
04/22/08	TRAFFIC DETAILS
04/21/08	STAFF COMMENTS
04/04/08	ZONING TABLE
08/15/07	STAFF COMMENTS
Date	Revision

SITE PLAN
 PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

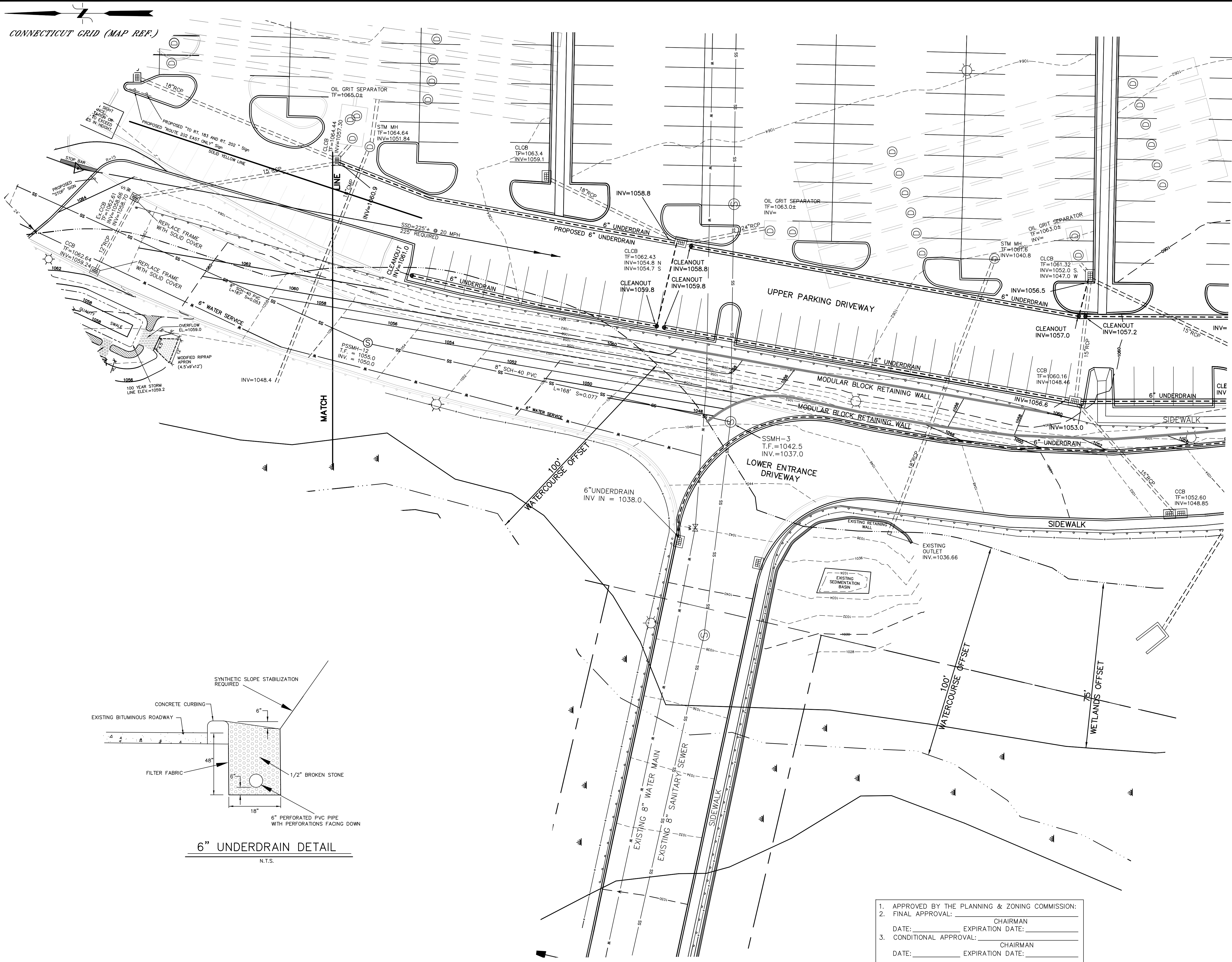
Hrica Associates LLC
 Engineers Surveyors

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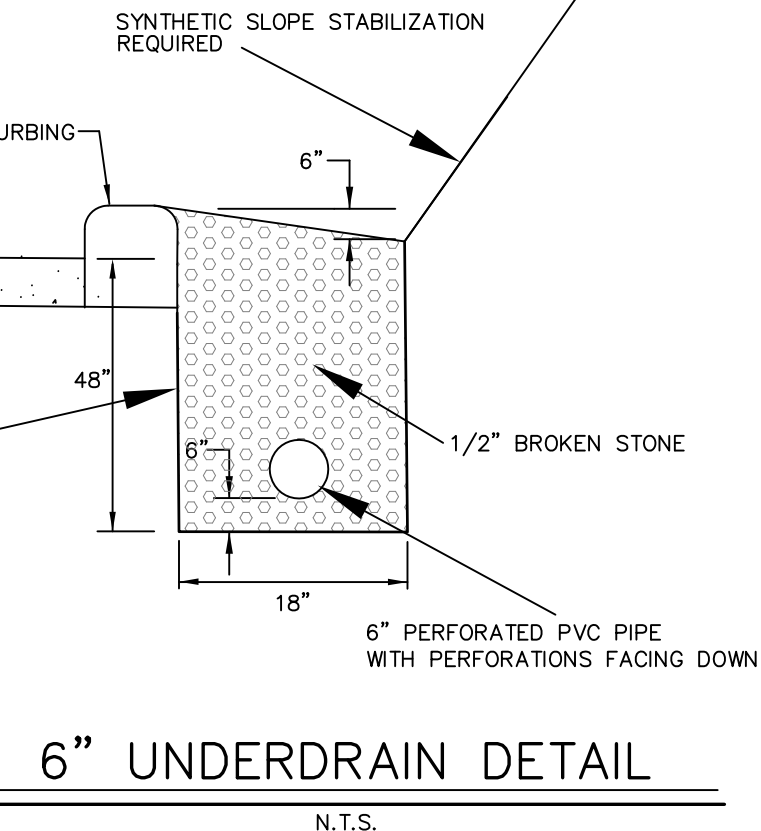
DATE: 06/05/2007 MAP #: 0099
 SCALE: 1"=20 ft. SHEET #: SP1
 DRAWING: 060099 DRAWN BY: ALL
 PROJECT #: 06-0099 CHECKED BY: KSH

CONNECTICUT GRID (MAP REF.)



LEGEND

- PROPERTY LINE
- EXISTING MONUMENT
- EXISTING IRON PIN OR PIPE
- PROPOSED IRON PIN OR PIPE
- PROPOSED MONUMENT
- UTILITY POLE W/ANCHOR
- CHAIN FENCE
- CATCH BASIN
- LIGHT POLE
- BLDG. SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- TREE LINE
- SEDIMENT FENCE
- FLAGGED WETLANDS
- GUIDE RAIL



1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 FINAL APPROVAL: _____
 DATE: _____ EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____
 DATE: _____ EXPIRATION DATE: _____

06/03/08	TRAFFIC COMMENTS
05/30/08	PROPOSED BUILDING PAD
04/21/08	STAFF COMMENTS
08/15/07	STAFF COMMENTS
Date	Revision

SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT



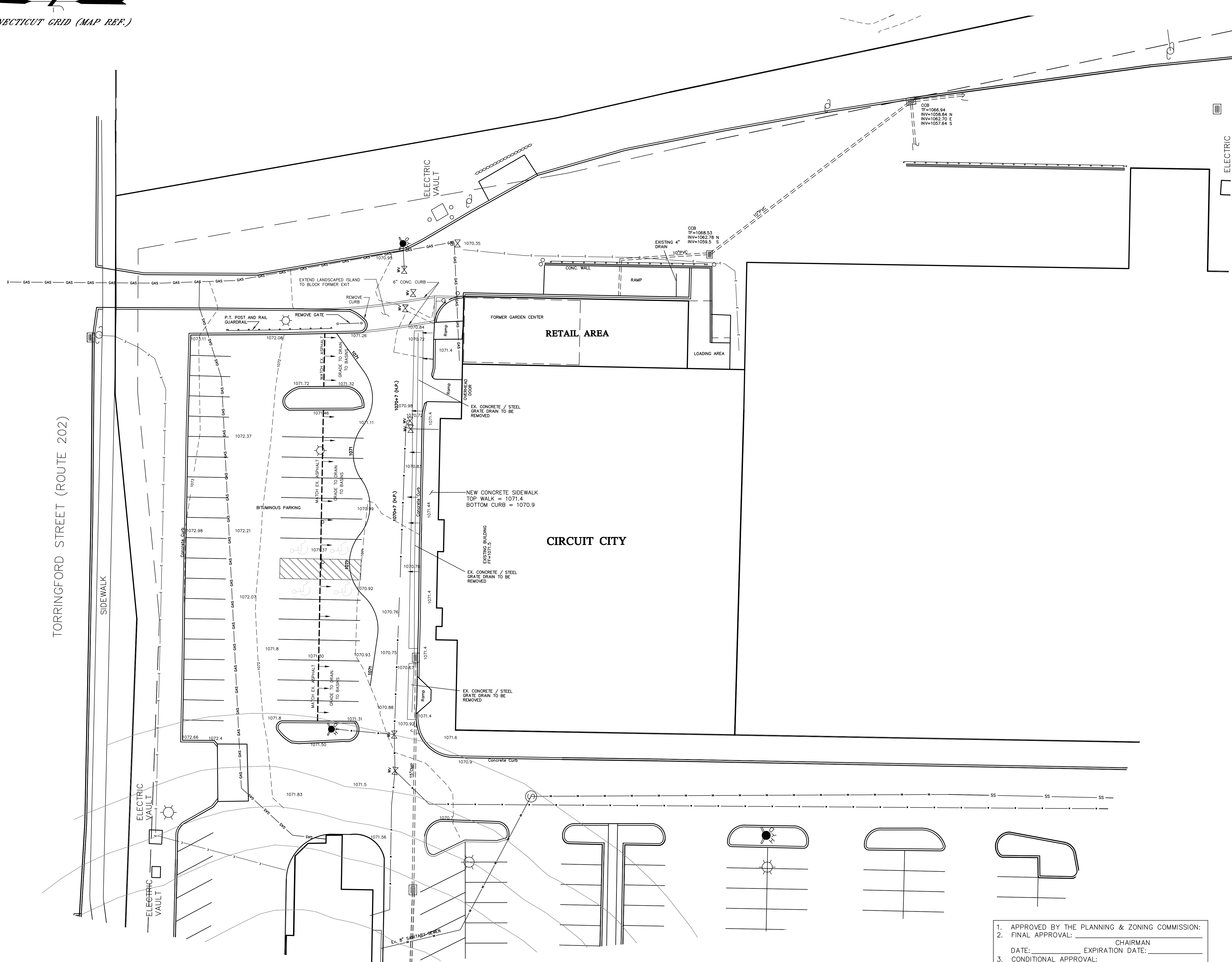
Hrica Associates LLC
Engineers **Surveyors**
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DATE: 06/05/2007	MAP #: 0099
SCALE: 1"=20 ft.	SHEET #: SP2
DRAWING: 060099	DRAWN BY: ALL
PROJECT #: 06-0099	CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	⊕
CHAIN FENCE	—○—○—
CATCH BASIN	⊞
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	--- 310 ---
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
TREE LINE	---
SEDIMENT FENCE	—GSF—
FLAGGED WETLANDS	—WF 1-2—
GUIDE RAIL	—



05/30/08	LINEWORK
04/21/08	STAFF COMMENTS
Date	Revision

SITE PLAN
NORTH PARKING LOT
TORRINGFORD FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGFORD, CONNECTICUT



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DATE:	10/30/2007	MAP #:	0099
SCALE:	1"=20 ft.	SHEET #:	SP3
DRAWING:	060099	DRAWN BY:	ALL
PROJECT #:	06-0099	CHECKED BY:	KSH

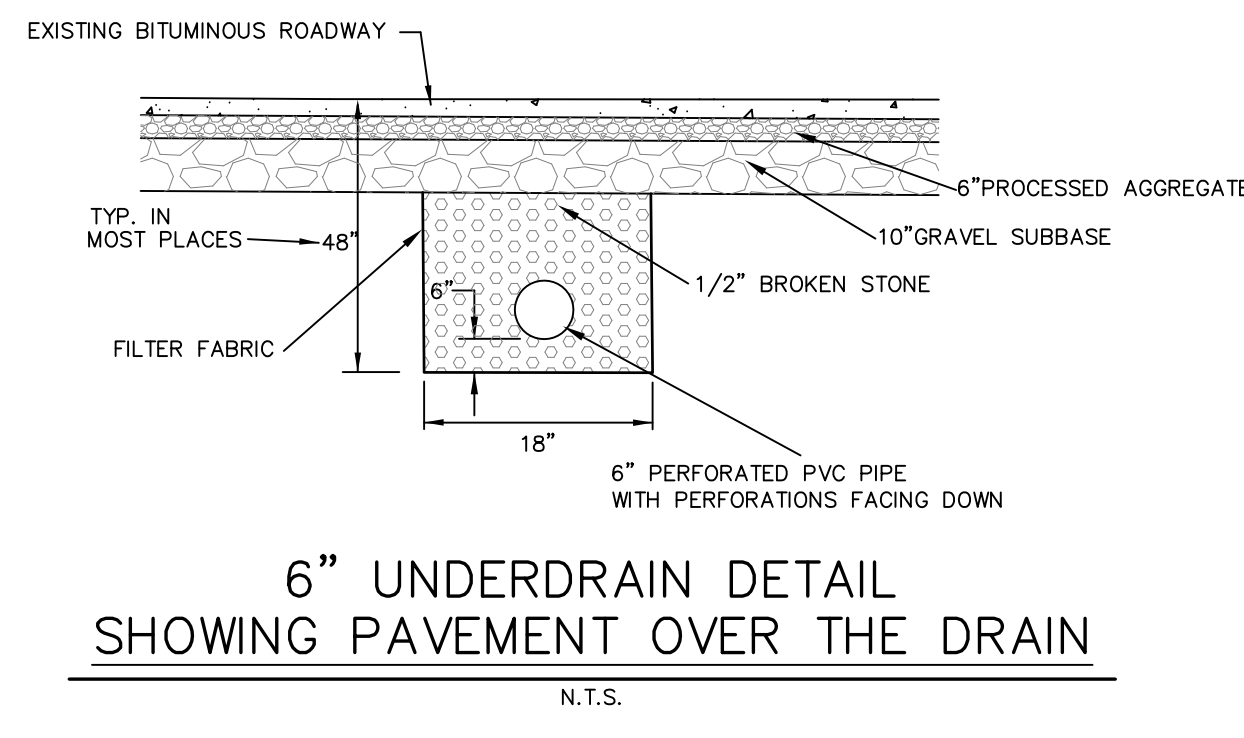
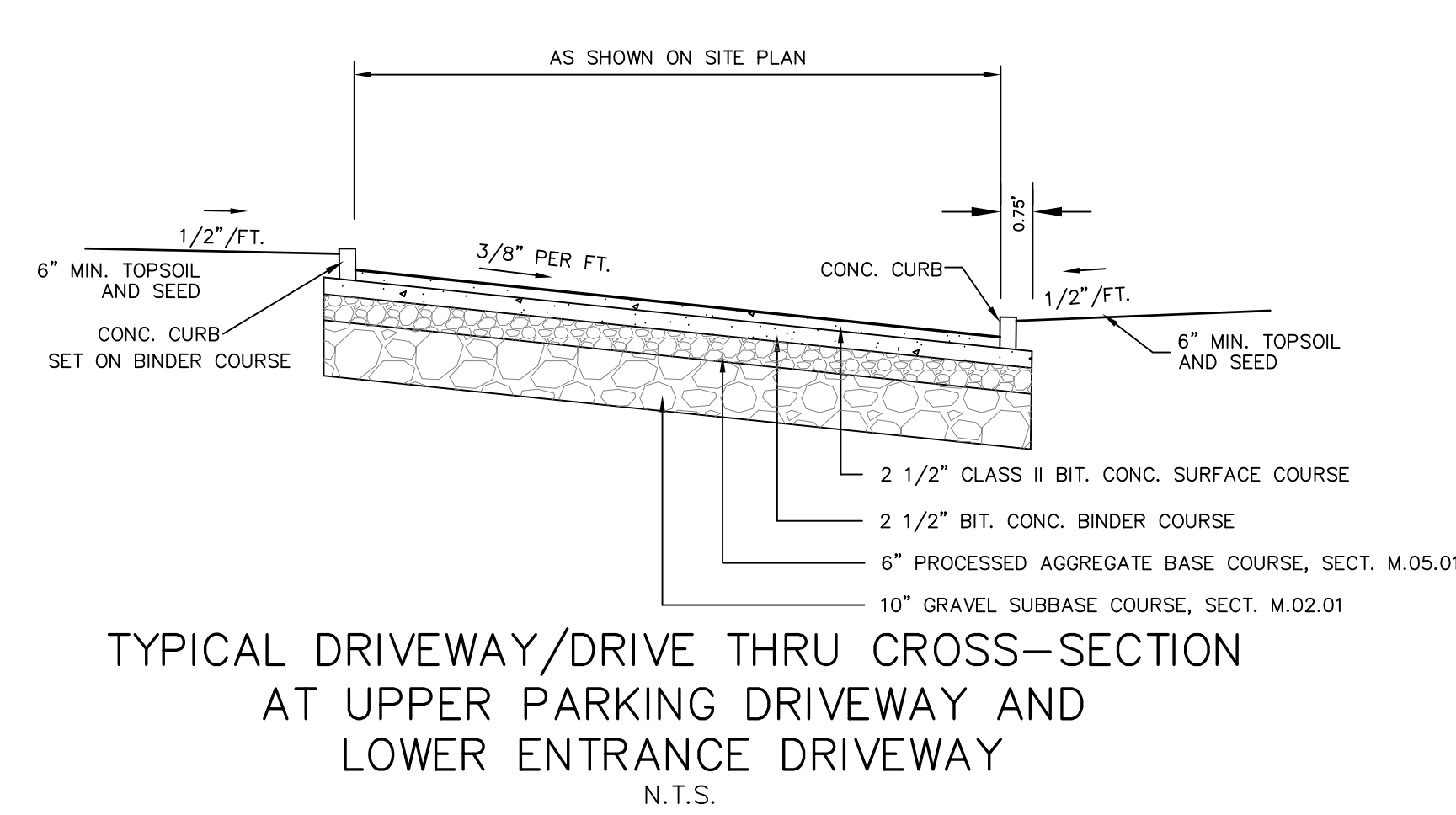
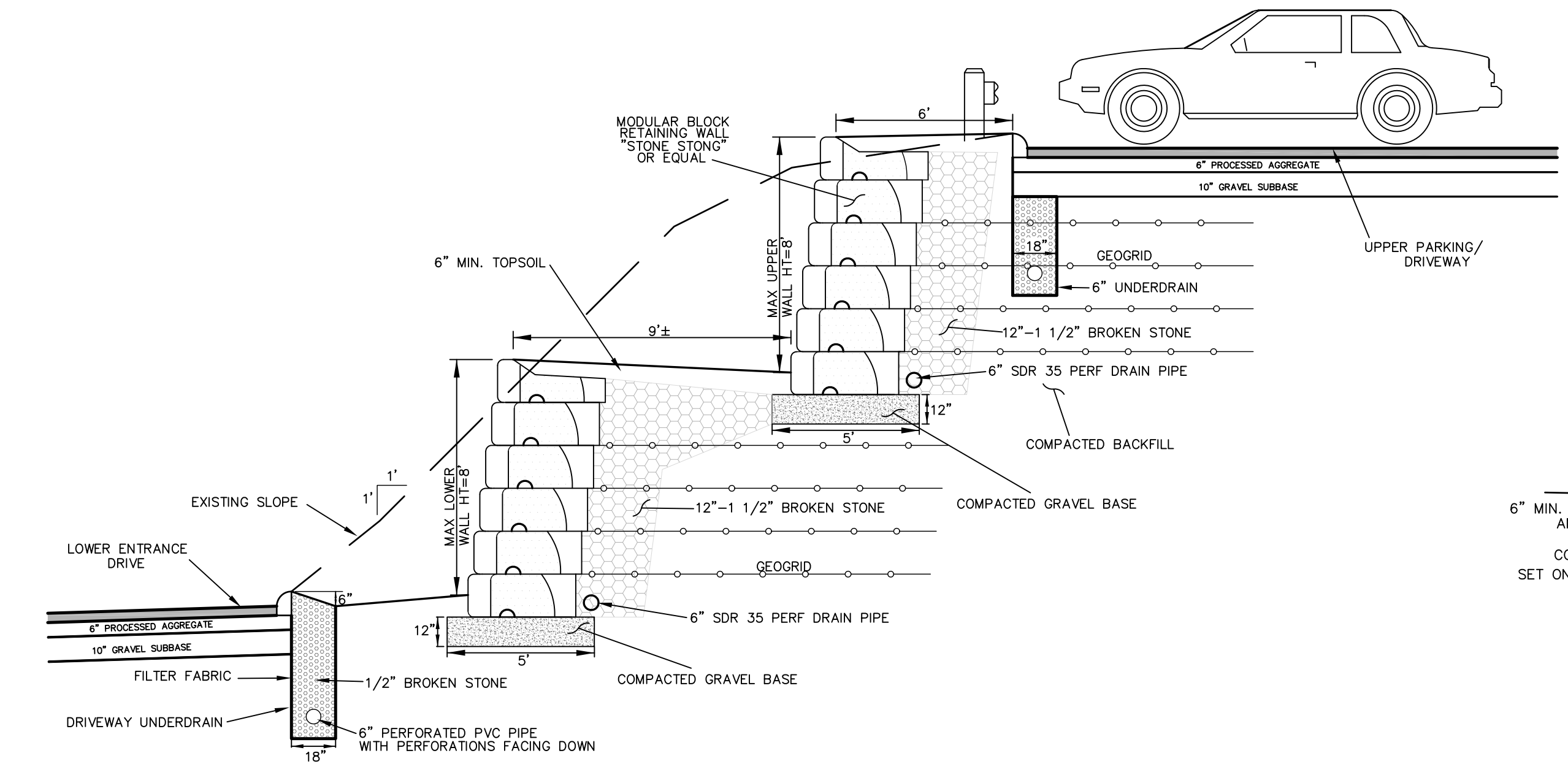
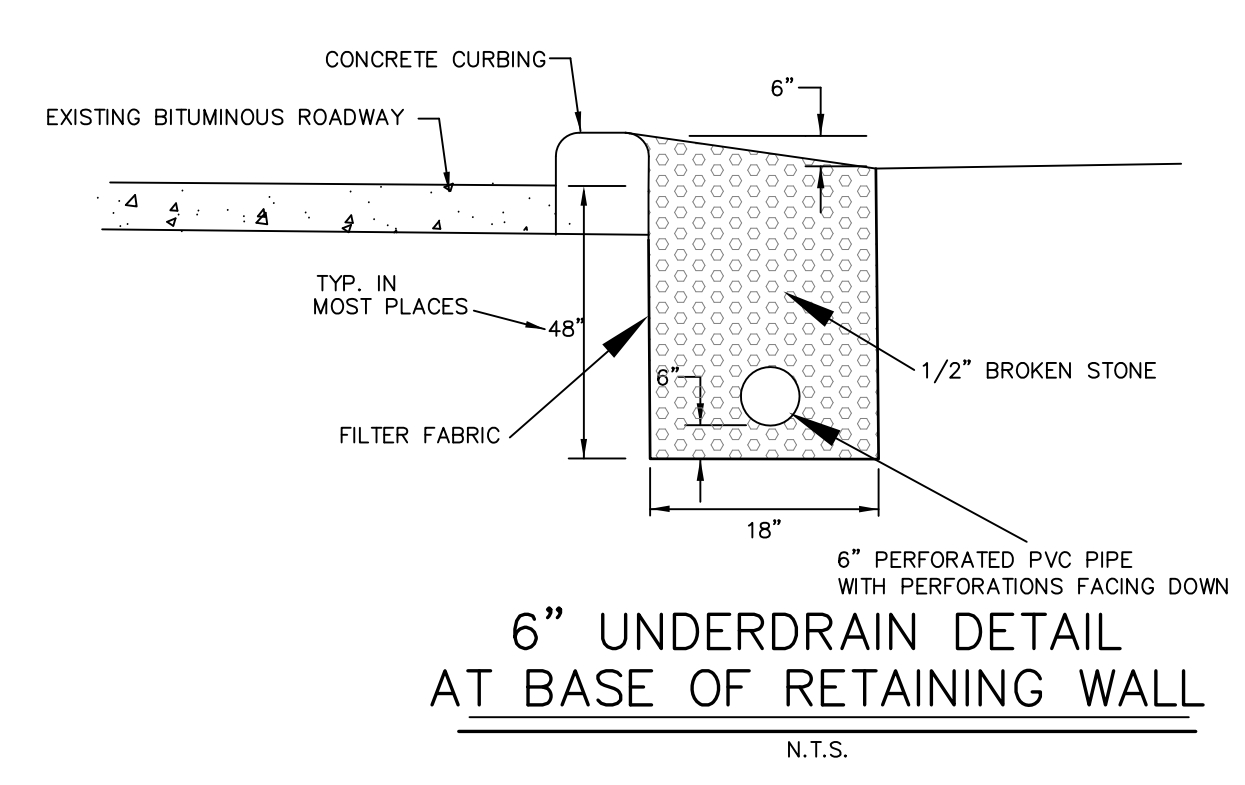
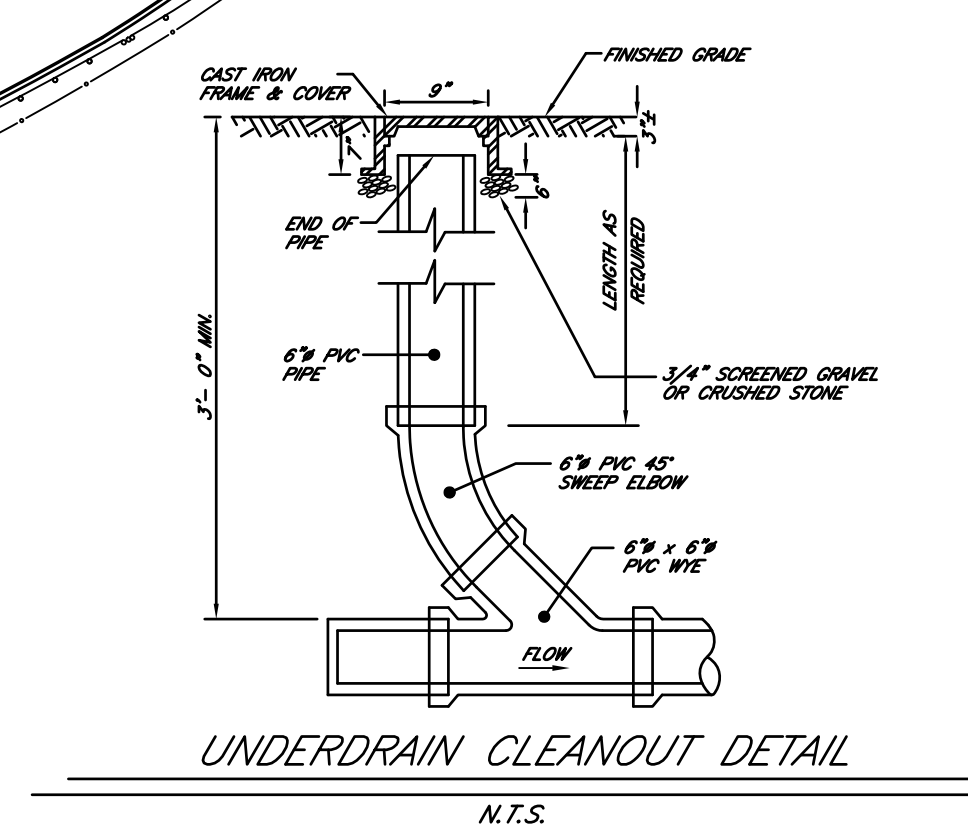
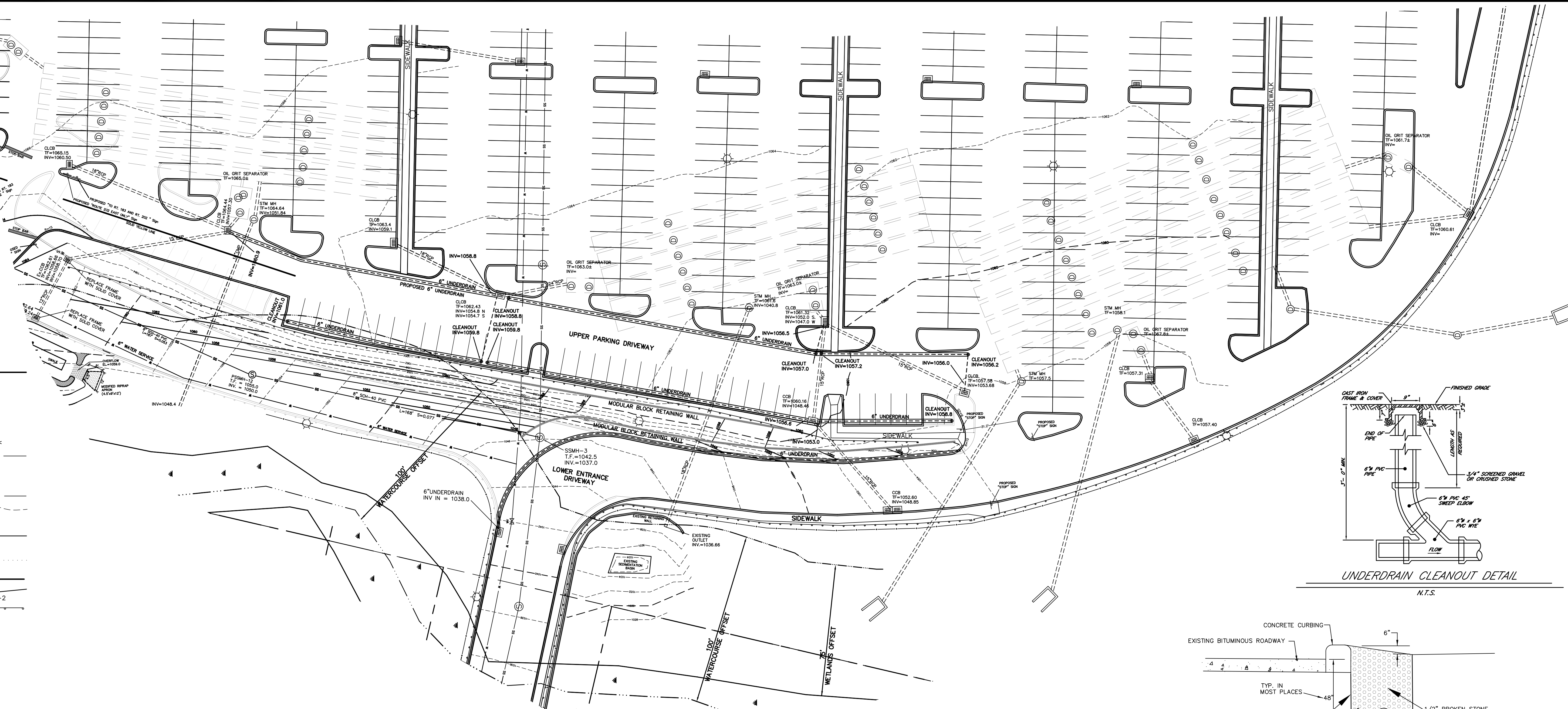
- APPROVED BY THE PLANNING & ZONING COMMISSION:
- FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
- CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

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CONNECTICUT GRID (MAP REF.)

LEGEND

PROPERTY LINE	
EXISTING MONUMENT	
EXISTING IRON PIN OR PIPE	
PROPOSED IRON PIN OR PIPE	
PROPOSED MONUMENT	
UTILITY POLE W/ANCHOR	
CHAIN FENCE	
CATCH BASIN	
LIGHT POLE	
BLDG. SETBACK LINE	
EXISTING CONTOUR	310
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
TREE LINE	
SEDIMENT FENCE	
FLAGGED WETLANDS	
GUIDE RAIL	



- APPROVED BY THE PLANNING & ZONING COMMISSION:
- FINAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____
- CONDITIONAL APPROVAL: _____ CHAIRMAN
DATE: _____ EXPIRATION DATE: _____

06/10/08	PAVEMENT MARKINGS
06/03/08	TRAFFIC COMMENTS
05/30/08	ROADS, GRADING
Date	Revision

SITE PLAN
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

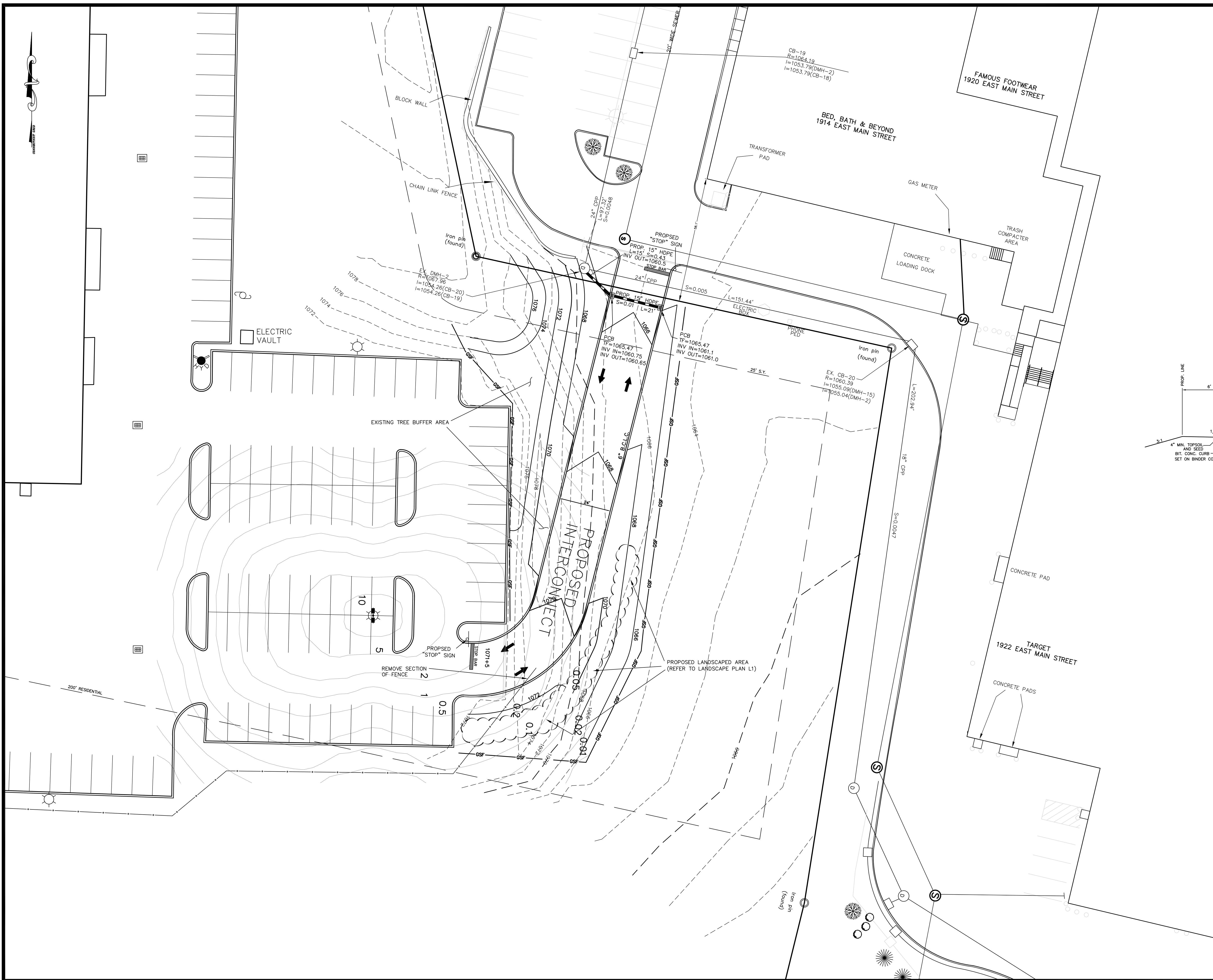
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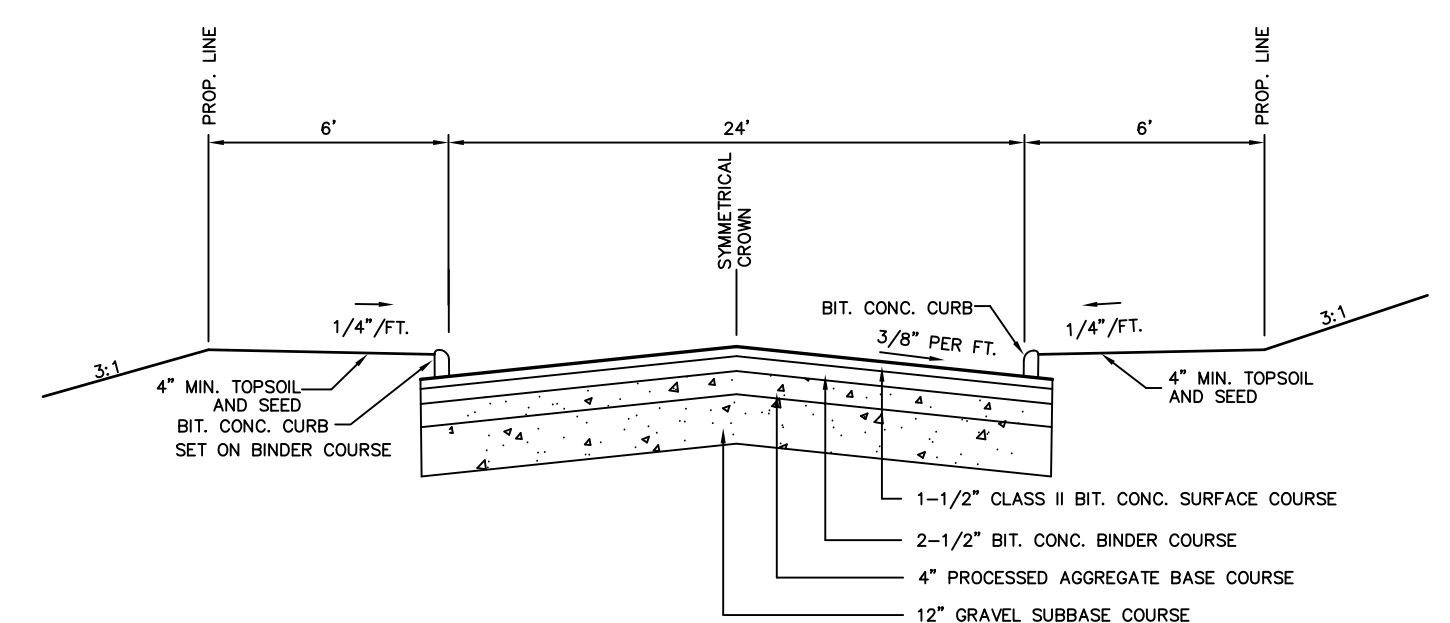
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SCALE: 1"=30 ft. SHEET #: SP5
DRAWING: 060099 DRAWN BY: ALL
PROJECT #: 06-0099 CHECKED BY: KSH

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LEGEND

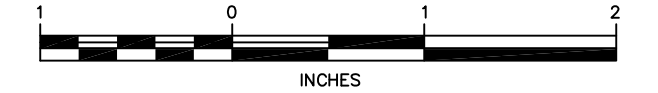
PROPERTY LINE	
EXISTING MONUMENT	
EXISTING IRON PIN OR PIPE	
PROPOSED IRON PIN OR PIPE	
PROPOSED MONUMENT	
UTILITY POLE W/ANCHOR	
FENCE	
CATCH BASIN	
LIGHT POLE	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
TREE LINE	
SEDIMENT FENCE	



1. APPROVED BY THE PLANNING & ZONING COMMISSION:
 2. FINAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____
 3. CONDITIONAL APPROVAL: _____ CHAIRMAN
 DATE: _____ EXPIRATION DATE: _____

05/30/08	TEXT
04/22/08	TRAFFIC DETAILS
04/21/08	STAFF COMMENTS
Date	Revision

INTERCONNECT PLAN
 PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT



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DATE:	01/03/2008	MAP #:	0099
SCALE:	1"=20 ft.	SHEET #:	SP4
DRAWING:	060099	DRAWN BY:	MSH
PROJECT #:	06-0099	CHECKED BY:	KSH

Prepared By
CHRISTAL GORTES
LANCE LAND DESIGN LLC

TREES

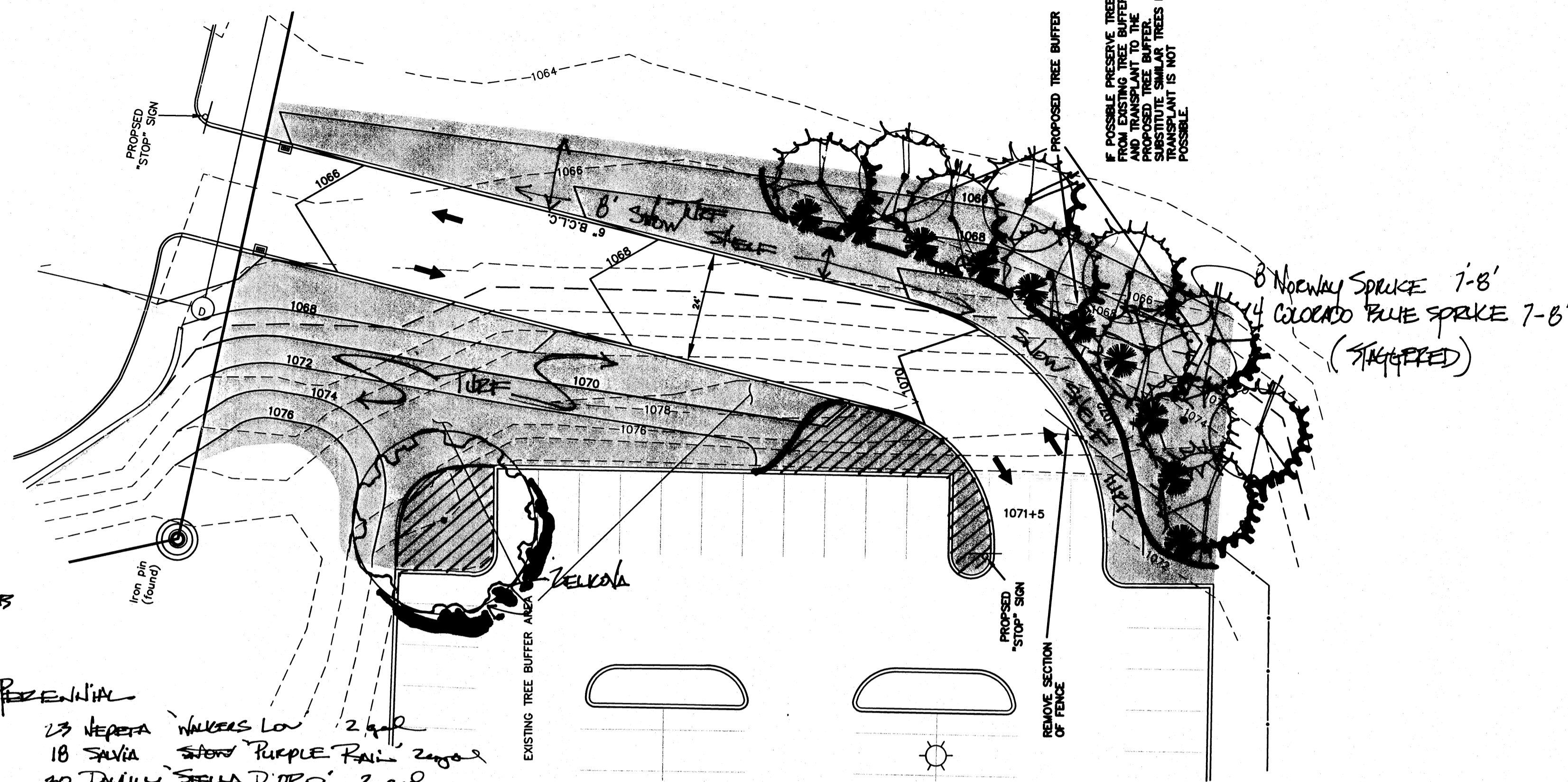
- (2) ZELKOA GREEN VASE 3'-3 1/2'
- (4) CORNUS KAUSA 10'-12'
- (1) SYRINGA IDOLY SILK 3'-3 1/2'
- 1 MALUS ZURTI 3'-3 1/2'

SHRUBS

- 40 MICROBIOTA 2 gal
- 42 HYDRANGEA PINK DIAMOND 5 gal
- 20 TAXUS DENSIFORMIS 24"-30" B&B
- 24 RHODODENDRON TYP 5 gal
- 1 DWARF ABETCA SPRUCE
- 1 HOOP PINE SPRUCE
- 2 RED LEAF KIFFER
- 10 EBULUS WINTER GEM

PERENNIAL

- 23 HEPTA WALKERS LOW 2 gal
- 18 SALVIA SANG PURPLE RAIN 2 gal
- 30 DAPHNY STELLA D'ORO 2 gal
- 6 HOSTA ROYAL STANDARD 2 gal
- 22 PENNSETUM HARKLIN 3 gal
- 10 SEDUM AUTUMN JOY 2 gal
- 40 FERNS ATRETA
- 30 RASPBERRY 1 gal



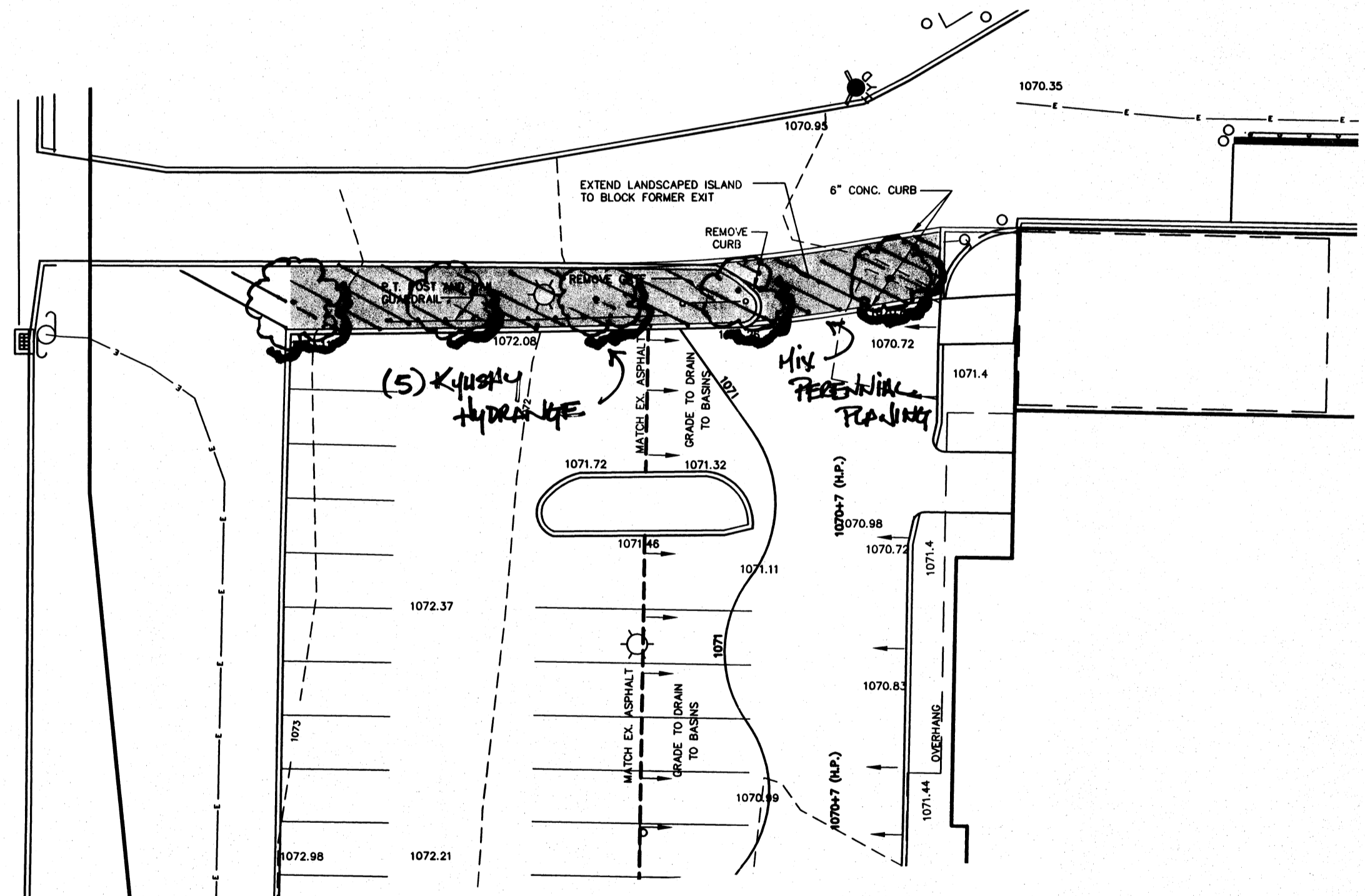
NOTE: SHADED AREAS TO BE LANDSCAPED

LEGEND

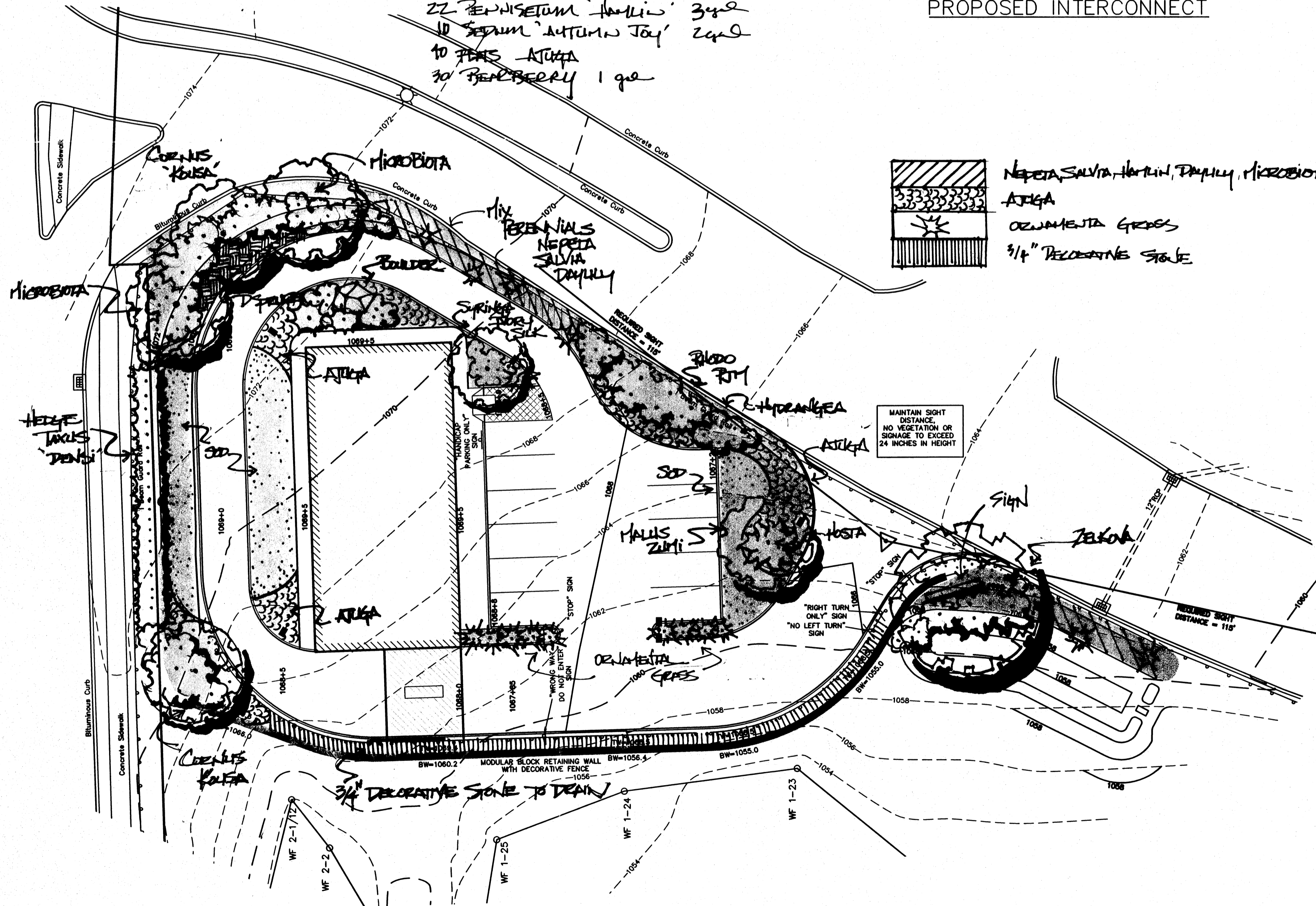
- PROPERTY LINE
- EXISTING MONUMENT
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- PROPOSED IRON PIN OR PIPE
- PROPOSED MONUMENT
- UTILITY POLE W/ANCHOR
- CATCH BASIN
- LIGHT POLE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLAGGED WETLANDS
- GUIDE RAIL

PROPOSED INTERCONNECT

- NEPTIS, SALVIA, HARKLIN, DAPHNY, MICROBIOTA
- ATRETA
- ORNAMENTA GRASS
- 3/4" DECORATIVE STONE



CIRCUIT CITY LANDSCAPED ISLAND



PROPOSED BUILDING PAD SITE

APPROVED BY THE TOWN OF TORRINGTON
PLANNING AND ZONING COMMISSION:

CHAIRMAN _____ DATE _____
IN ACCORDANCE WITH STATE STATUTE 8-26(C), ALL WORK
IN CONNECTION WITH THIS SUBDIVISION SHALL BE
COMPLETED BY _____
(WITHIN 5 YRS. OF APPROVAL)

LANDSCAPE PLAN
PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

Hrica Associates LLC

Engineers Surveyors

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DATE: 02/11/2008 MAP #: 0099
SCALE: 1"=20 FT. SHEET #: L1
DRAWING: 060099 DRAWN BY: ALL
PROJECT #: 06-0099 CHECKED BY: KSH

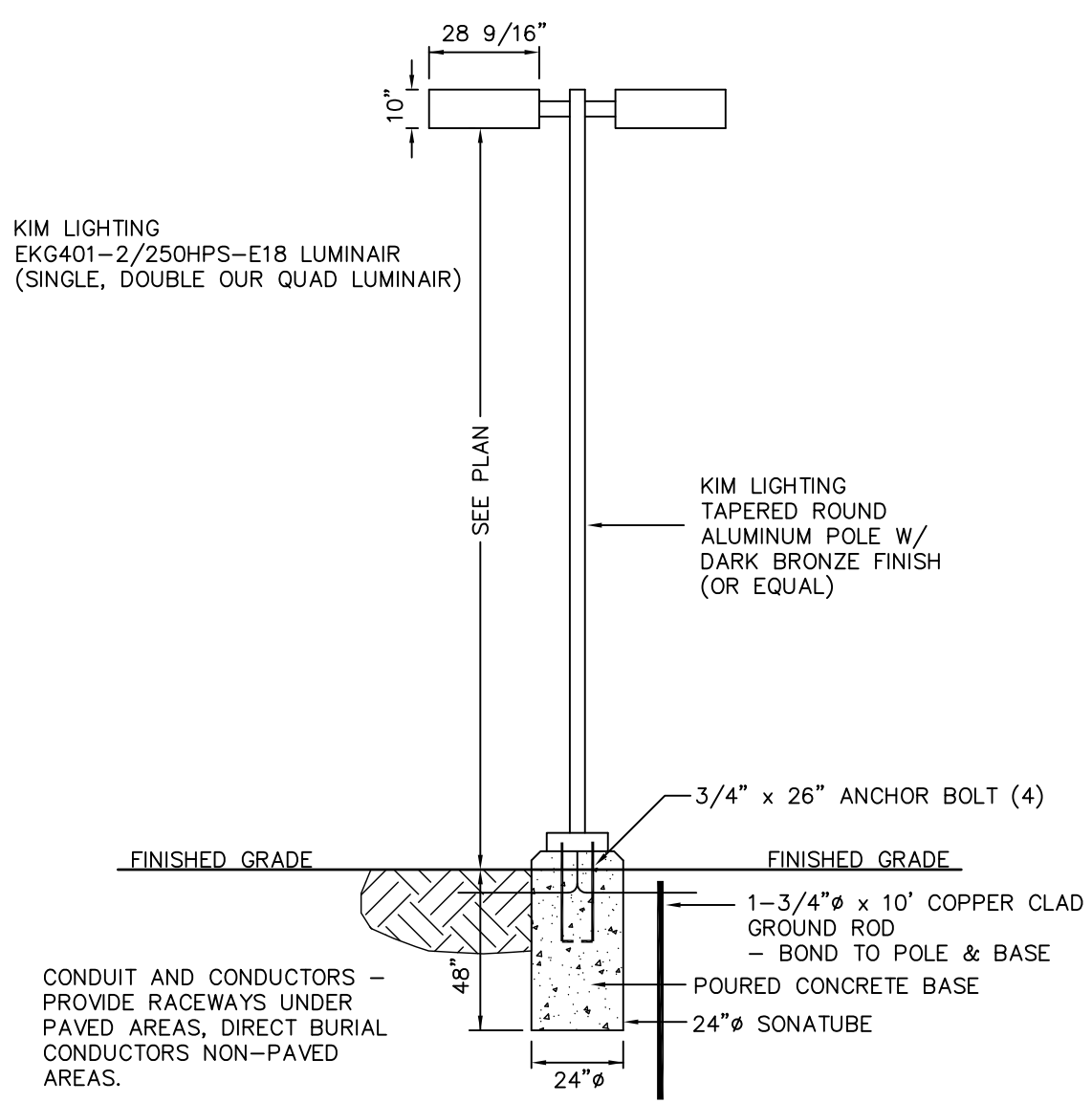
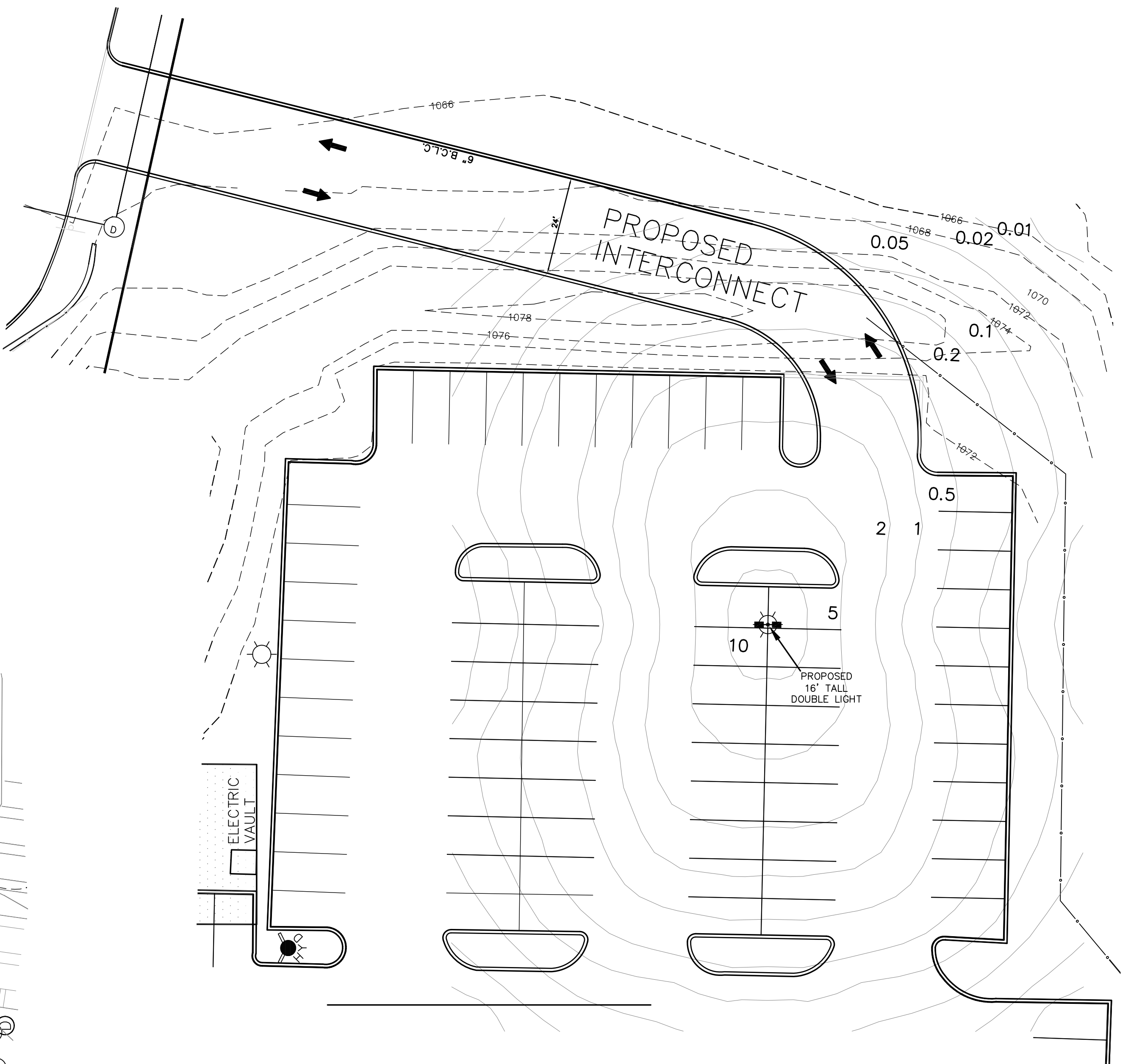
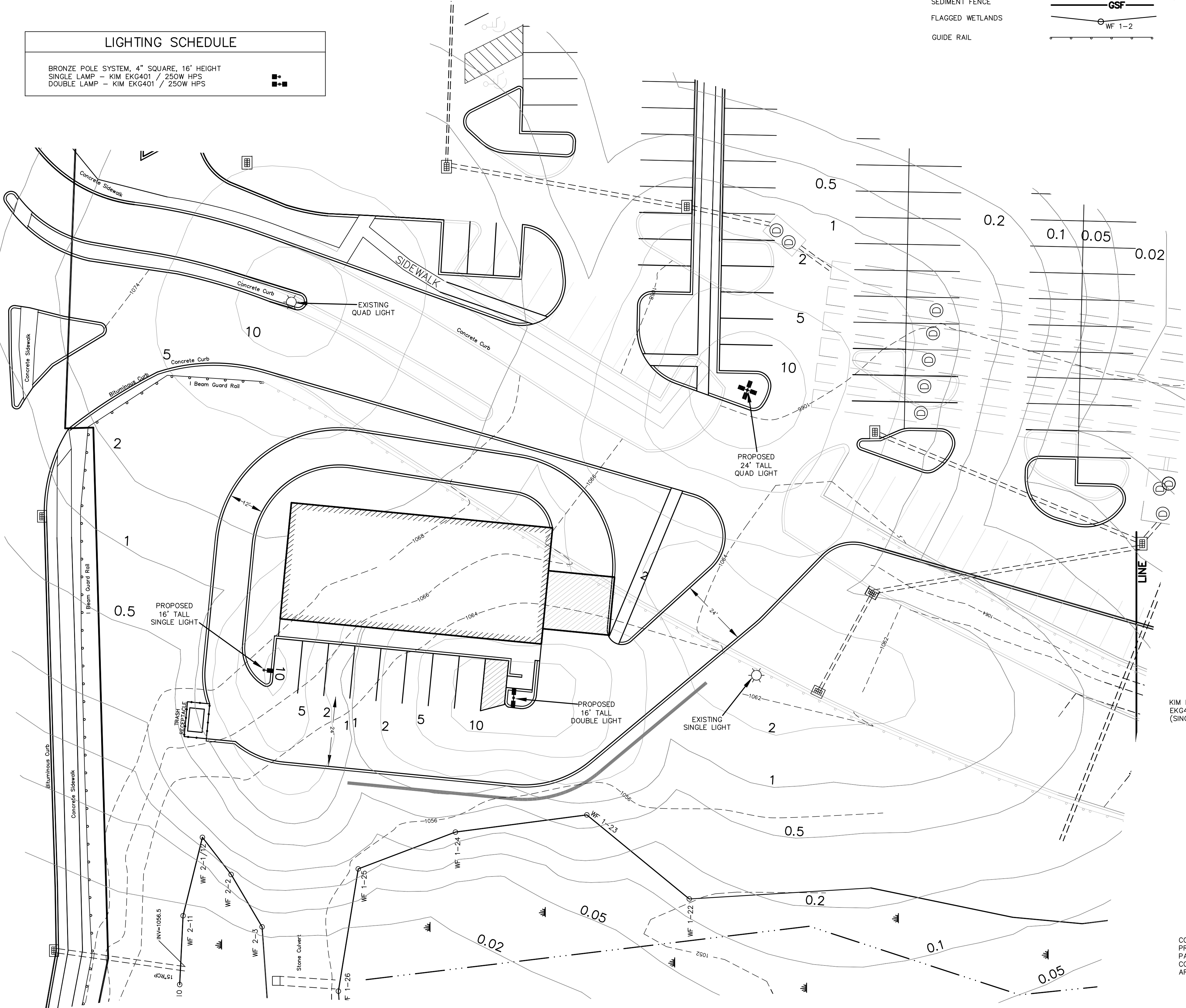
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 DATE: _____ EXPIRATION DATE: _____
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 DATE: _____ EXPIRATION DATE: _____

LIGHTING SCHEDULE

BRONZE POLE SYSTEM, 4" SQUARE, 16" HEIGHT
 SINGLE LAMP - KIM EKG401 / 250W HPS
 DOUBLE LAMP - KIM EKG401 / 250W HPS

LEGEND

PROPERTY LINE	□
EXISTING MONUMENT	○
EXISTING IRON PIN OR PIPE	●
PROPOSED IRON PIN OR PIPE	○
PROPOSED MONUMENT	■
UTILITY POLE W/ANCHOR	○
CHAIN FENCE	—
CATCH BASIN	■
LIGHT POLE	⊙
BLDG. SETBACK LINE	—
EXISTING CONTOUR	- - -
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	311+5
PROPOSED SPOT ELEVATION	311+5
TREE LINE	—
SEDIMENT FENCE	GSF
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—



06/13/08	BUILDING PAD LAYOUT
05/06/08	INTERCONNECT
04/21/08	STAFF COMMENTS
04/02/08	STAFF COMMENTS
Date	Revision

PHOTOMETRIC LIGHTING PLAN
 PREPARED FOR
TORRINGTON FAIR SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT

Hrica Associates LLC
Engineers **Surveyors**
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DATE: 02/11/2008	MAP #: 0099
SCALE: 1"=20 ft.	SHEET #: LIGHT 1
DRAWING: 060099	DRAWN BY: ALL
PROJECT #: 06-0099	CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

EROSION & SEDIMENTATION CONTROL PLAN AND CONSTRUCTION SEQUENCE

A. VALIDITY AND PROJECT DESCRIPTION:

VALIDITY:
THIS DOCUMENT IS TO BE CONSIDERED AN INTEGRAL PART OF THE PLANS PREPARED FOR THE PROJECT BY HRICA ASSOCIATES, LLC. THE PROCEDURES OUTLINED HEREIN ARE TO BE STRICTLY FOLLOWED DURING THE CONSTRUCTION OPERATIONS.

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE DEVELOPMENT OF AN ADDITIONAL BUILDING SITE WITHIN AN EXISTING RETAIL PLAZA

B. START AND COMPLETION DATES:

APPROXIMATE START DATE: Summer/2008
ESTIMATED TIME TO COMPLETE: 9 Months
COMPLETION DATE: Spring 2009

THE ABOVE DATES ARE SUBJECT TO RECEIPT OF ALL REQUIRED PERMITS, FINANCING, AND CONTRACTOR SCHEDULING. THE EROSION AND SEDIMENT CONTROL OFFICER SHALL BE PROVIDED WITH UPDATED SCHEDULES AS THEY BECOME AVAILABLE.

RESPONSIBLE PERSON IN CHARGE: RENEE REINHOLD
TELEPHONE: (212)246-9600

C. GENERAL CONSTRUCTION SEQUENCE:

- OBTAIN ALL PERMITS.
-NOTIFY "CALL BEFORE YOU DIG" FOR UTILITY MARKOUT AS NECESSARY.
-NOTIFY ALL APPLICABLE TOWN OFFICIALS OF CONSTRUCTION AS REQUIRED.
- INSTALL SEDIMENT FENCE AND HAY BALES AT THE TOE OF PROPOSED SLOPES AND OTHER CONTROLS AS SHOWN ON THE PLANS. TAKE PARTICULAR CARE TO INSURE INSTALLATION OF SEDIMENT FENCE ADJACENT TO WETLANDS AND WATERCOURSES.
-INSTALL ANTI-TRACKING PAD.
-CONSTRUCTION SILTATION CONTROLS AT PROPOSED DRAINAGE AS IT IS INSTALLED.
-MAINTENANCE OF EROSION CONTROLS TO OCCUR AT ALL TIMES DURING CONSTRUCTION.
- REMOVE EXISTING BRUSH AND TREES WITHIN THE PROPOSED AREAS TO BE DEVELOPED, INCLUDING SLOPE AREAS.
-REMOVAL AND STOCKPILE OF TOPSOIL FROM DISTURBED AREAS.
-TOPSOIL TO BE STOCKPILED AND SEEDED WITH ANNUAL RYE GRASS SEED. EROSION CONTROLS TO BE PLACED AROUND STOCKPILE AS INDICATED ON THE PLANS.
-INSTALLATION OF ANY ADDITIONAL EROSION CONTROLS AND PROCEDURES THAT ARE REQUIRED.
-EXCAVATION TO SUBGRADE AND/OR PLACEMENT OF FILL IN ACCORDANCE WITH THE SITE PLANS.
-CONSTRUCT PROPOSED IMPROVEMENTS. INSTALL FINAL STABILIZATION (GRASS, LANDSCAPING, ETC.) AS SOON AS POSSIBLE.
-DRAINAGE STRUCTURES
-INSTALL FINAL STABILIZATION (GRASS, LANDSCAPING, PAVEMENT, ETC.) AS SOON AS POSSIBLE.
-TEMPORARY STABILIZATION MEASURES TO OCCUR AT ALL TIMES.
- FINAL SITE STABILIZATION:
-FINE GRADE SLOPES AND DISTURBED AREAS.
-PLACE TOPSOIL ON ALL DISTURBED AREAS AND FERTILIZE SEED AND MULCH.
-REMOVAL OF THE SEDIMENTATION CONTROLS.
-ANY REMAINING DISTURBED AREAS TO BE RESEEDED AND MULCHED.

D. GENERAL REQUIREMENTS:

- ALL DISTURBED AREAS TO BE STABILIZED BY TOPSOILING, SEEDING, AND MULCHING AS SOON AS PRACTICAL. CARE TO BE TAKEN TO PROTECT AREAS NOT INDICATED ON THE PLANS TO BE DISTURBED. EROSION CONTROLS SHALL BE PLACED AT LOCATIONS SPECIFIED AND MAINTAINED UNTIL ALL SLOPED AND OTHER DISTURBED AREAS ARE STABILIZED.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION, IF NECESSARY, TO MINIMIZE SEDIMENT TRANSPORT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF CONTROLS AND PROPER DISPOSAL OF SEDIMENT REMOVED FROM THEM.
- EROSION AND SEDIMENTATION CONTROLS TO BE CONSTRUCTED IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION & SEDIMENTATION CONTROL, ("ESC")
- IF AT ANY TIME, OWNERSHIP OF THE PROJECT IS TRANSFERRED TO OTHERS, THE NEW OWNERS SHALL NOTIFY ALL APPROPRIATE OFFICIALS. THE NEW OWNER SHALL DESIGNATE A RESPONSIBLE PERSON IN CHARGE.

E. CONTROL MEASURE SELECTION PROCESS:

EROSION IS CAUSED SOIL MOVEMENT, WATER MOVEMENT AND SEDIMENT MOVEMENT. THE OBJECTIVE OF THE EROSION AND SEDIMENT CONTROL PLAN IS TO PREVENT OFF-SITE SEDIMENTATION DAMAGE. THE METHODS INVOLVED IN THE EROSION CONTROL SELECTION PROCESS ARE AS FOLLOWS:

- IDENTIFY CONTROL PROBLEM
- IDENTIFY PROBLEM AREA
- IDENTIFY REQUIRED STRATEGY
- IDENTIFY CONTROL MEASURE GROUP
- SELECT SPECIFIC CONTROL MEASURE

THE THREE BASIC METHODS USED TO CONTROL EROSION ARE SOIL STABILIZATION, RUNOFF CONTROL, AND SEDIMENT CONTROL. A COMBINATION OF THESE THREE METHODS ARE PROPOSED IN ORDER TO MINIMIZE OFF-SITE SEDIMENTATION DAMAGE.

A. SOIL MOVEMENT: SOIL MOVEMENT IS CREATED BY SHEET EROSION, RILL EROSION AND WIND EROSION.

- PROBLEM AREAS: SOIL MOVEMENT OCCURS ON SLOPES, EXPOSED AREAS AND TRAVEL AREAS. SHEET AND RILL EROSION ON STEEP, EXPOSED, UNVEGETATED SLOPES CAN PRODUCE SIGNIFICANT EROSION ESPECIALLY DURING MAJOR RAIN STORMS. WIND EROSION ON ROADS UNDER CONSTRUCTION CAN PRESENT PROBLEMS DURING DRY PERIODS.
- REQUIRED STRATEGY: PROTECTION OF THE SURFACE IS THE MOST EFFECTIVE METHOD OF CONTROLLING SOIL MOVEMENT.
- CONTROL MEASURE GROUP: CONTROL MEASURE GROUPS CONSIST OF VEGETATIVE SOIL COVERS, NONVEGETATIVE SOIL COVERS AND ENVIRONMENTAL ENHANCEMENT.
- SPECIFIC CONTROL MEASURE:
 - PERMANENT VEGETATIVE COVER (PV) IS SPECIFIED AS SOON AS FINAL GRADE OF ANY SLOPE IS REACHED ABOVE THE PROPOSED PERMANENT WATER ELEVATIONS. HYDROSEEDING IS RECOMMENDED.
 - TOPSOILING (TO) OF THE SAME SLOPES IS ALSO SPECIFIED.
 - TEMPORARY VEGETATIVE COVER (TV) IS RECOMMENDED ON TOPSOIL STOCKPILES AND SECTIONS OF THE PROJECT THAT ARE DISTURBED FOR PERIODS OF ONE YEAR OR MORE.
 - THE USE OF TEMPORARY AND PERMANENT MULCHING IS NOT RECOMMENDED ON THE STEEP SLOPES.

B. WATER MOVEMENT: WATER MOVEMENT CAN CREATE GULLY EROSION, CHANNEL AND STREAM EROSION. CONTROLLING WATER MOVEMENT CAN PROTECT ON SITE AND OFF SITE AREAS.

- PROBLEM AREAS: PROBLEM AREAS CONSIST OF DRAINAGE WAYS, WATER COURSES, AND STEEP, LONG SLOPES.
- REQUIRED STRATEGY: THE STRATEGIES FOR CONTROL OF WATER MOVEMENT INCLUDE DIRECTING RUNOFF, CONVEYING RUNOFF, STABILIZING OUTLETS, INTERCEPTING GROUNDWATER STABILIZING STEEP SLOPES AND WATERCOURSES.
- CONTROL MEASURE GROUP: CONTROL MEASURE GROUP CONSISTS OF DIVERSIONS, WATERWAYS, OUTLETS, ENCLOSED DRAINAGE SYSTEMS, AND STABILIZATION STRUCTURES.
- SPECIFIC CONTROL MEASURE:
 - OUTLET PROTECTION (OP) IS REQUIRED AT THE POINT OF DISCHARGE FOR ALL CULVERTS.
 - RIPRAP (RR) IS PROPOSED FOR THE FINAL STABILIZATION ON THE INLET AND OUTLET OF ALL STORM DRAINAGE PIPES AND CULVERTS.
 - SEDIMENT MOVEMENT: SEDIMENT MOVEMENT IS CREATED BY WATER OR WIND FORCES CAUSING SOIL PARTICLES TO MOVE WHICH IN TURN CAN EFFECT OFF SITE AREAS IF NOT PROPERLY CONTAINED.

1. PROBLEM AREAS: PROBLEM AREAS ARE BOTH SMALL AND LARGE WATERBODIES, TRAVEL AREAS AND BORROW AND STOCKPILE AREAS.

- REQUIRED STRATEGY: THE STRATEGIES FOR CONTROLLING SEDIMENT MOVEMENT CONSIST OF TRAPPING SEDIMENT, DETAINING RUNOFF, CONTROLLING SEDIMENT AND FILTERING SEDIMENT.
- CONTROL MEASURE GROUP: THE CONTROL MEASURE GROUPS ARE SEDIMENT CONTROL, MUD AND DUST CONTROL AND SEDIMENT FILTERS.
- SPECIFIC CONTROL MEASURES:
 - DUST CONTROL (DC): DRIVEWAYS AND HAUL ROADS TO BE SPRAYED WITH WATER AS NECESSARY TO CONTROL WIND BORNE PARTICLES DURING DRY WEATHER CONDITIONS. PAVED DRIVEWAYS ARE TO BE SWEEPED OF ACCUMULATED SAND AND SILT AS NECESSARY TO PREVENT SEDIMENT MOVEMENT.
 - CONSTRUCTION ENTRANCE (CE): THE CONSTRUCTION ENTRANCE LOCATION IS THE PROPOSED DRIVEWAYS UNLESS OTHERWISE INDICATED ON THE PLANS. THE ENTRANCE SHOULD BE CONSTRUCTED AS SPECIFIED AS ON THE PLANS.
 - SEDIMENT BARRIERS (SB) AND SILT CURTAIN (SC): THE USE OF SEDIMENT BARRIERS AND SILT CURTAINS ARE SPECIFIED ON THE PLANS AT THE BOTTOM OF ALL PROPOSED SLOPES. THE USE OF EARTH BERMS APPROXIMATELY 2" HIGH CAN BE UTILIZED IN LIEU OF HAYBALES AND SEDIMENT FENCE PROVIDED BARRIERS ARE PROVIDED WHERE THE RUNOFF ENTERS A BROOK.

F. MAINTENANCE OF EROSION SEDIMENTATION CONTROLS:

- ALL EROSION AND SEDIMENTATION CONTROLS TO BE CHECKED WEEKLY AND REPAIRS MADE, IF NECESSARY.
- PRIOR TO THE TIME OF ANY FORECASTED RAINFALL, ALL EROSION AND SEDIMENTATION CONTROLS TO BE CHECKED AND NECESSARY REPAIRS MADE.
- ALL SILT TO BE REMOVED FROM EROSION AND SEDIMENTATION CONTROLS AS NECESSARY AND/OR PRIOR TO ANY FORECASTED RAINFALL.
- CONSTRUCTION ENTRANCE TO BE CLEANED AND OR RECONSTRUCTED AS REQUIRED.
- ALL REMOVED SILT TO BE PROPERLY DISPOSED OF OUTSIDE OF ROADWAY AREAS. ANY DISPOSED SILT TO BE IMMEDIATELY SEEDED WITH ANNUAL RYE GRASS AND MULCHED.
- AFTER ALL DISTURBED AREAS ARE STABILIZED AND APPROVAL TO REMOVE EROSION AND SEDIMENTATION CONTROLS HAVE BEEN OBTAINED FROM THE MUNICIPALITY, THE EROSION AND SEDIMENTATION CONTROLS CAN BE REMOVED. ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
- IT IS SUGGESTED THAT A FORMAL LOG BE KEPT OF ALL EROSION AND SEDIMENTATION CONTROL INSPECTION INCLUDING THE REMOVAL OF ANY TRAPPED SILT.
- TEMPORARY CONTROLS TO CONSIST OF SEEDING WITH ANNUAL RYE GRASS. HAY MULCH OR OTHER APPROVED METHODS SHALL BE USED IF SEASON WILL NOT PERMIT GRASS TO GERMINATE.

G. PLANTING SCHEDULE:

- TYPE OF GRASS SEED TO BE USED SHALL CONFORM TO CHAPTER 5 OF THE 2002 "ESC" FOR EACH TYPE OF CONDITION ENCOUNTERED. TEMPORARY SEEDING SHOULD BE DONE WITHIN TWO (2) DAYS OF GROUND DISTURBANCE.
- QUANTITY, FERTILIZATION AND METHOD OF INSTALLATION FOR ALL PLANTINGS SHOULD CONFORM TO THE "ESC".
- PLANTING DATES SHOULD CONFORM TO "ESC" FOR TEMPORARY AND PERMANENT GRASS SEEDS AND ALL OTHER PLANTINGS.
- MAINTENANCE OF ALL SEEDED AND PLANTED AREAS IS TO CONFORM WITH THE REQUIREMENTS OF THE "ESC".
- ALL SEEDED AREAS ARE TO BE MAINTAINED AND AREAS WHICH ARE DETERMINED TO NEED ADDITIONAL WORK ARE TO BE REPAIRED AS SOON AS POSSIBLE.
- DURING THOSE TIMES OF THE YEAR WHEN SEED CANNOT BE PLANTED, ALL DISTURBED AREAS TO BE MULCHED IN ACCORDANCE WITH CHAPTER 5 OF THE "ESC" AND BE SEEDED AS SOON AS THE SEEDING DATES PERMIT.
- EVERY EFFORT SHALL BE MADE TO SEED DISTURBED AREAS DURING THE EARLIEST PLANTING PERIOD.

H. CONSTRUCTION DETAILS:

- SEE PLANS, NOTES AND DETAILS SHEET FOR THE FOLLOWING SEDIMENT AND EROSION CONTROL DETAILS:
- ANTI-TRACKING SEDIMENT FENCE
 - HAY BALES - IF APPLICABLE CHECK DAMS

I. SITE PLANS:

SEE SITE PLANS FOR LOCATION OF PROPOSED EROSION AND SEDIMENTATION CONTROL MEASURES.

GENERAL NOTES

- BOUNDARY DETERMINATION CATEGORY: - DEPENDENT RESURVEY

OWNER / APPLICANT:

TORRINGTON TRIPLETS, LLC
22 BISBEE LANE
BEDFORD HILLS, NY 10507

TOTAL AREA = 1,603,709 ±S.F., 36.82 ±Acres
ZONE: CIR - COMMERCIAL & INDUSTRIAL RESTRICTED

WETLANDS DELINEATED BY CONNECTICUT ECOSYSTEMS LLC, ED PAWLAK.
PER FLOOD INSURANCE RATE MAP, TOWN OF TORRINGTON, LITCHFIELD COUNTY, STATE OF CONNECTICUT, PANEL 12 OF 14, NO PORTION OF THE SITE IS IN FLOOD HAZARD ZONE A. (100YR. FLOODZONE)

REFER TO SITE DEVELOPMENT PLANS FOR SPECIFICS OF GRADING, DRAINAGE AND UTILITIES.

PROPERTY IS LOCATED IN SUBREGIONAL DRAINAGE BASIN 6908

ALL UTILITIES TO BE INSTALLED UNDERGROUND.

THE OWNER SHALL BE RESPONSIBLE TO SECURE ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.

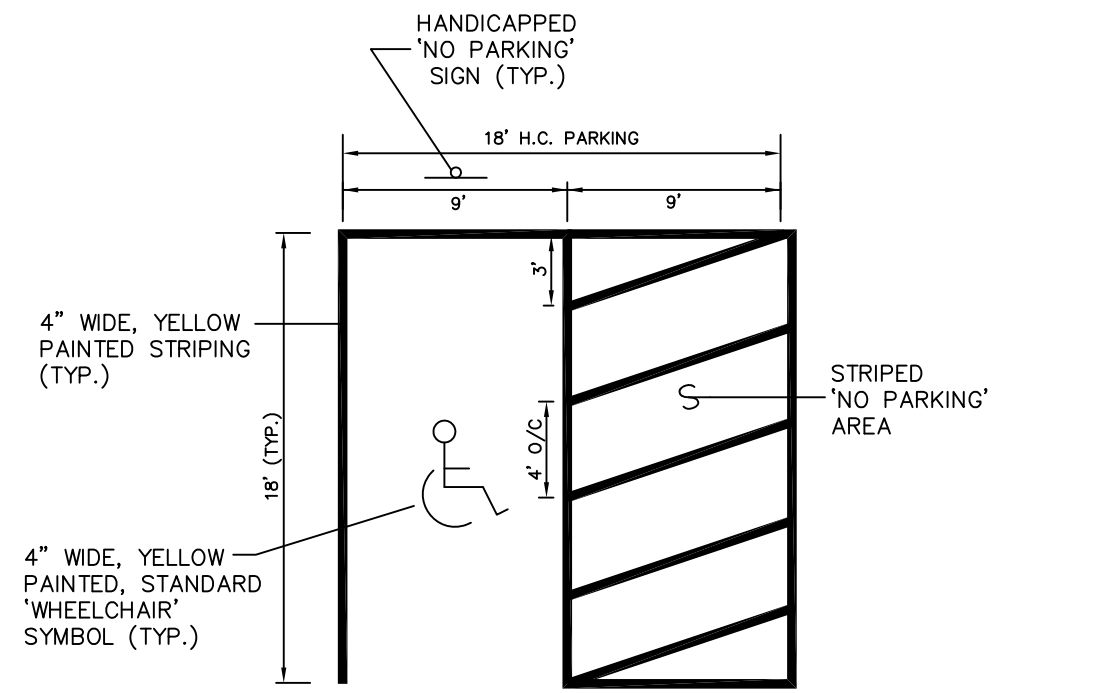
CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" PRIOR TO CONSTRUCTION.

GRADING TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND NORMAL STANDARDS OF GOOD PRACTICE.

SEDIMENT FENCE TO BE CONSTRUCTION LIMIT LINE UNLESS SHOWN OTHERWISE.

ALL SIGNS TO CONFORM TO MOST CURRENT MUTCD REQUIREMENTS.

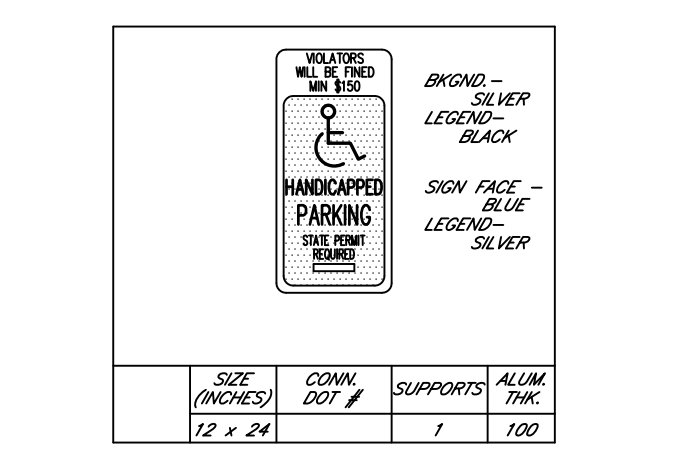
DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL ON-SITE AND OFF-SITE FIELD CONDITIONS AND TO VERIFY THAT NO CHANGES HAVE OCCURRED SINCE THE ISSUANCE OF THIS PLAN. THE DESIGN ENGINEER IS TO BE NOTIFIED OF ANY CHANGES WHICH CONFLICT WITH THIS PLAN.



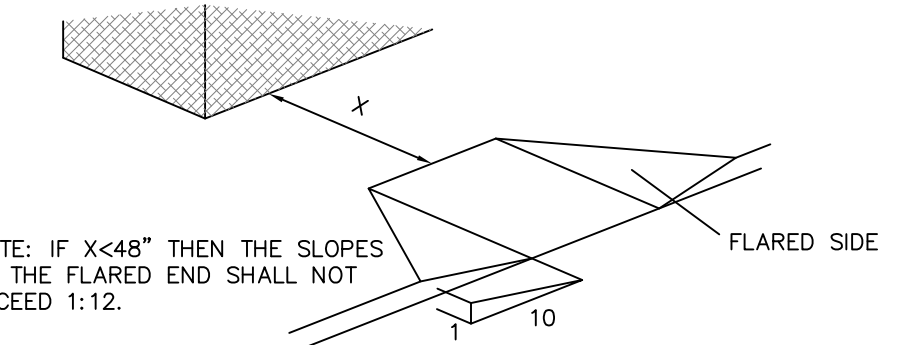
HANDICAPPED PARKING STALL LAYOUT
N.T.S.

HANDICAP SPECIFICATIONS:

- PRIMARY ENTRANCE WALK & RAMP NOT TO EXCEED 1 IN 20 SLOPE.
- PROVIDE 5' LANDING AT PRIMARY ACCESS DOOR.
- LANDING WIDTH TO EXTEND 2' MIN ON LATCH SIDE OF DOOR.
- EACH H.C. SPACE TO HAVE ABOVE GRADE SIGN WITH SYMBOL & "STATE PERMIT REQUIRED".
- H.C. CURB CUTS TO BE CONSTRUCTED OF SLIP RESISTANT SURFACE, AT MAX. 1 IN 12 GRADIENT AND MINIMUM OF 4 FEET WIDE.
- H.C. ACCESS WALKS TO BE MINIMUM 4' WIDE WITH MIN. 5" PASSING ZONES WHERE REQUIRED.
- H.C. REQUIREMENTS TO CONFORM TO CT & ADA REQUIREMENTS.

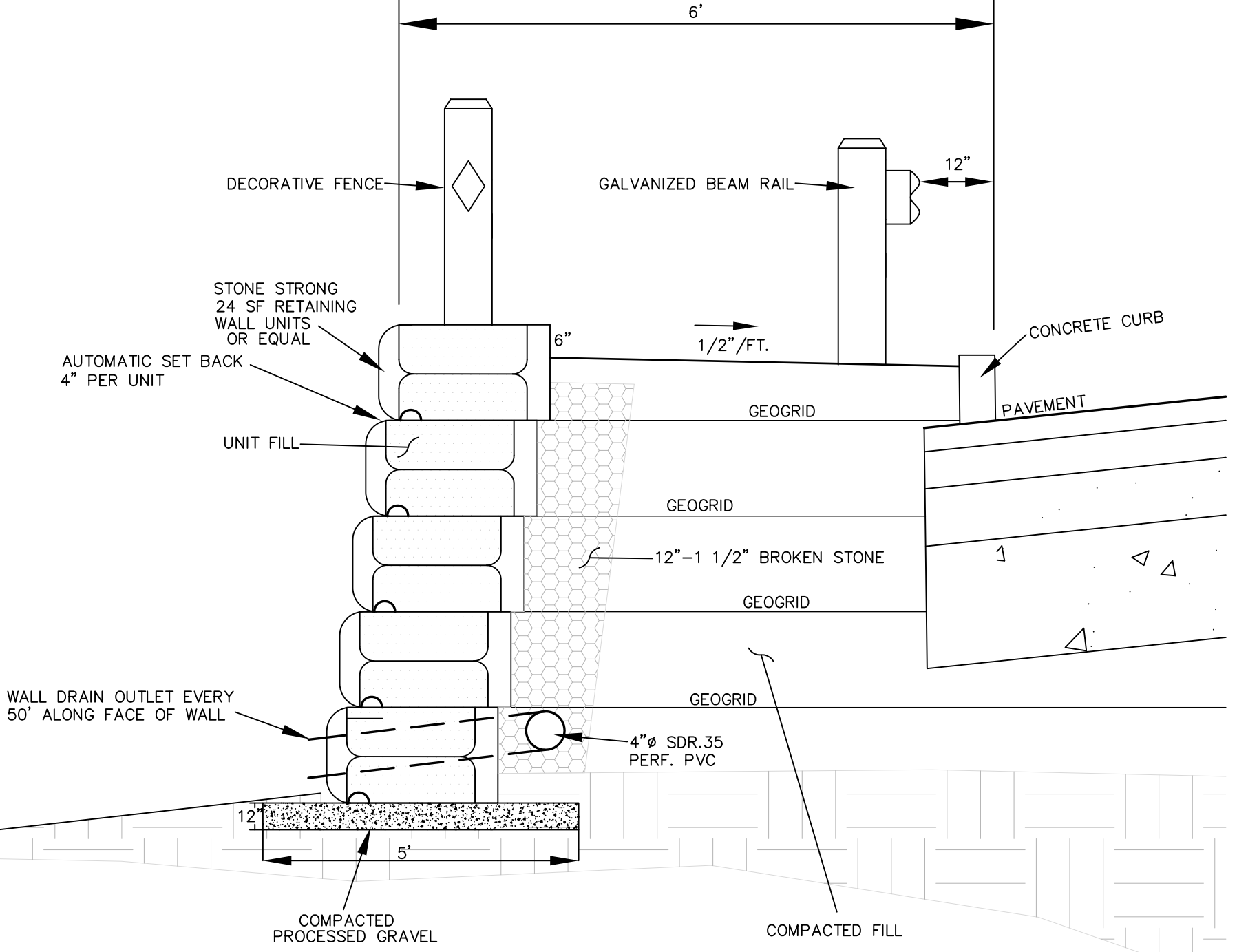
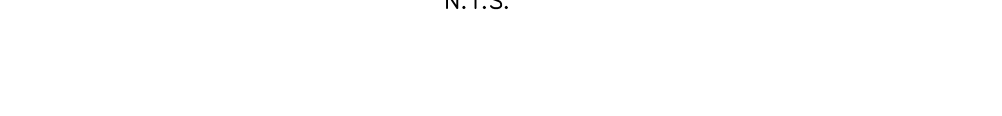


HANDICAP SIGN DETAIL
N.T.S.

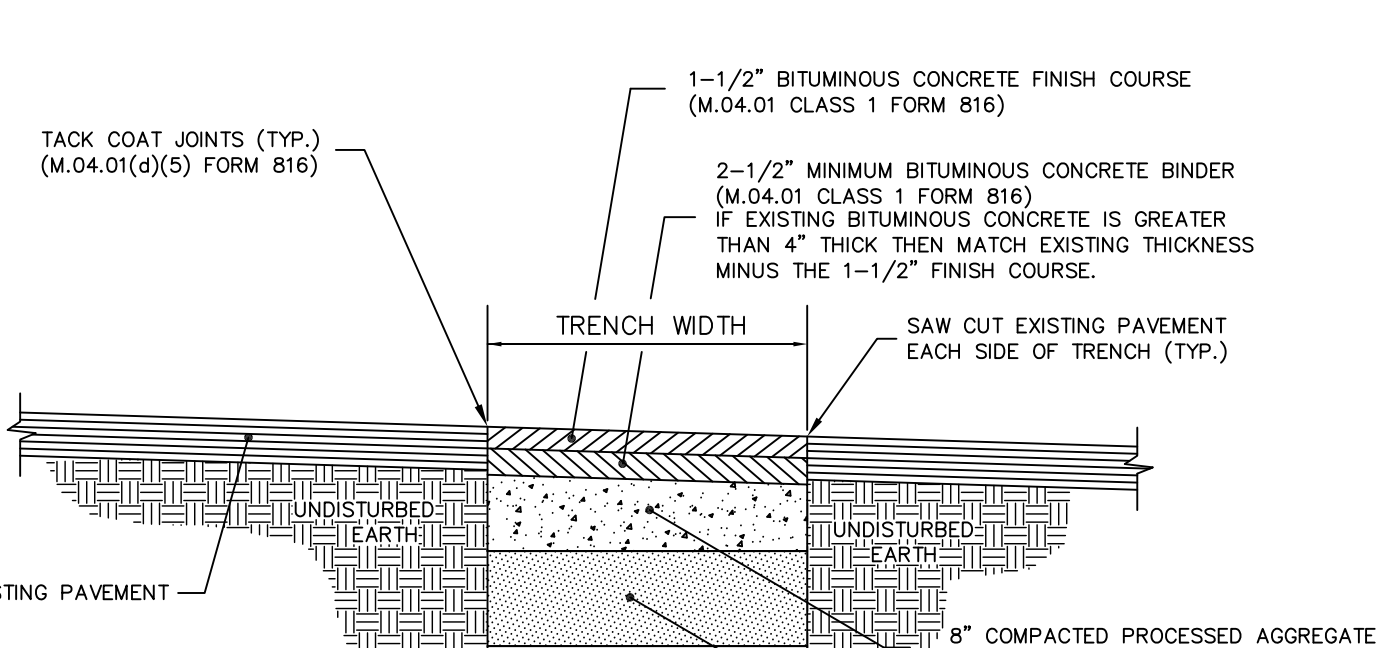
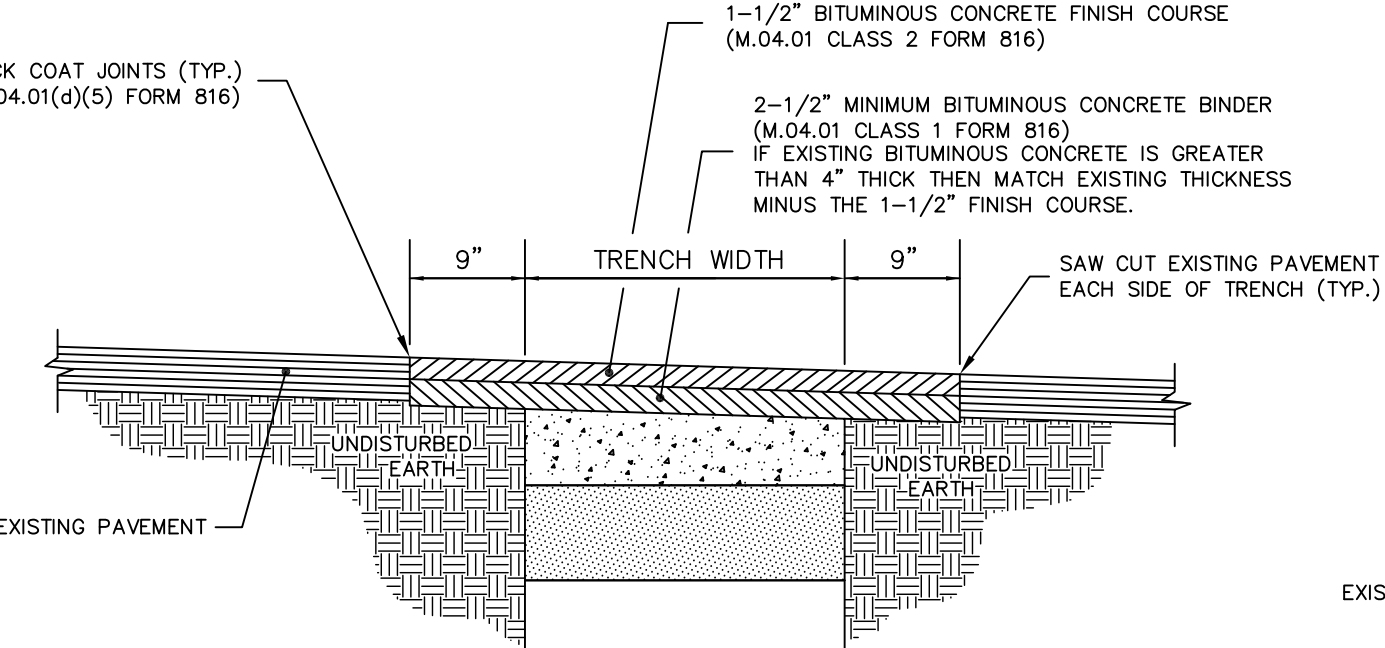


CURB RAMP WITH FLARED SIDES
N.T.S.

MEASUREMENT OF CURB RAMP SLOPES
N.T.S.

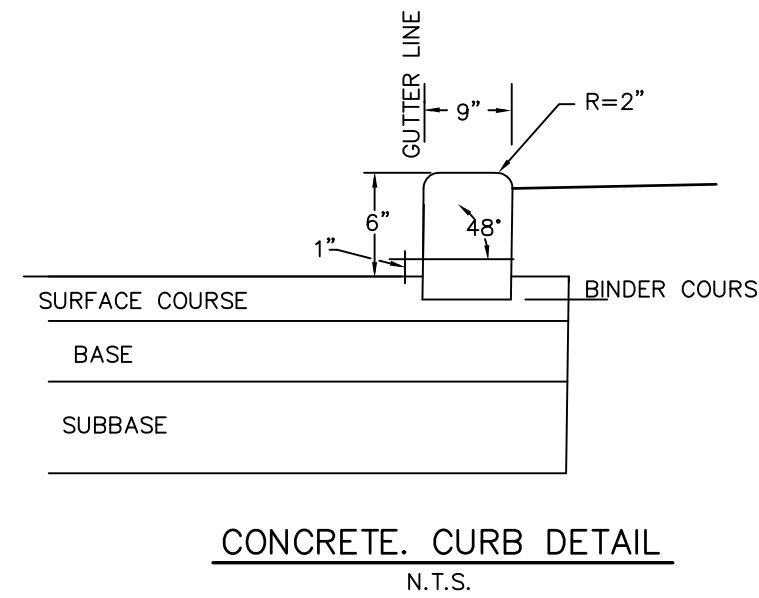


MODULAR BLOCK RETAINING WALL AT EDGE OF DRIVE THRU/PROPOSED BUILDING PAD ACCESS-WAY.
N.T.S.

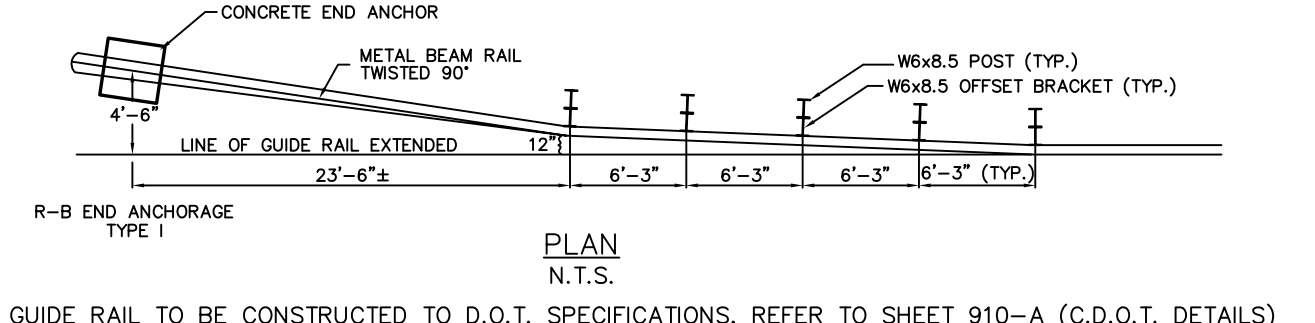


- NOTES:
- PERMANENT PAVEMENT REPAIR SHALL BE COMPLETED BETWEEN 6 AND 12 MONTHS AFTER TEMPORARY PAVEMENT REPAIR IS INSTALLED.
 - SHORING REQUIRED PER OSHA STANDARDS.

Pavement Repair for Perpendicular Cuts
N.T.S.

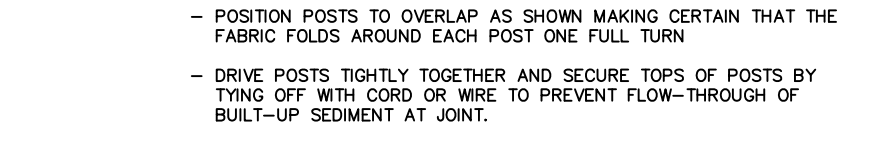


CONCRETE CURB DETAIL
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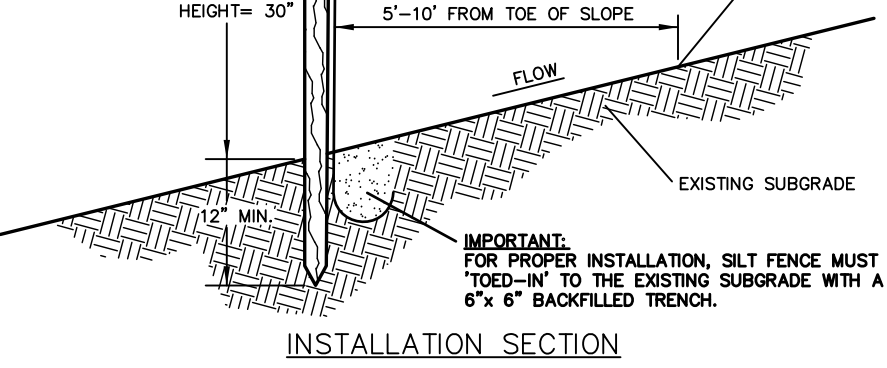
METAL BEAM RAIL DETAIL TYPE R-B
N.T.S.

DETAIL OF FENCE JOINT (TOP VIEW)

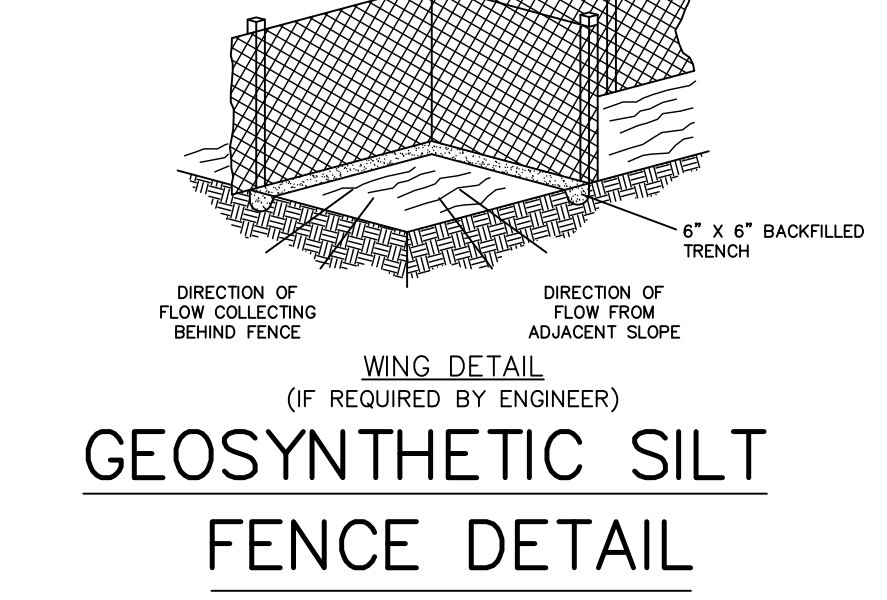


- POSITION POSTS TO OVERLAP AS SHOWN MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN
- DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILD-UP SEDIMENT AT JOINT.

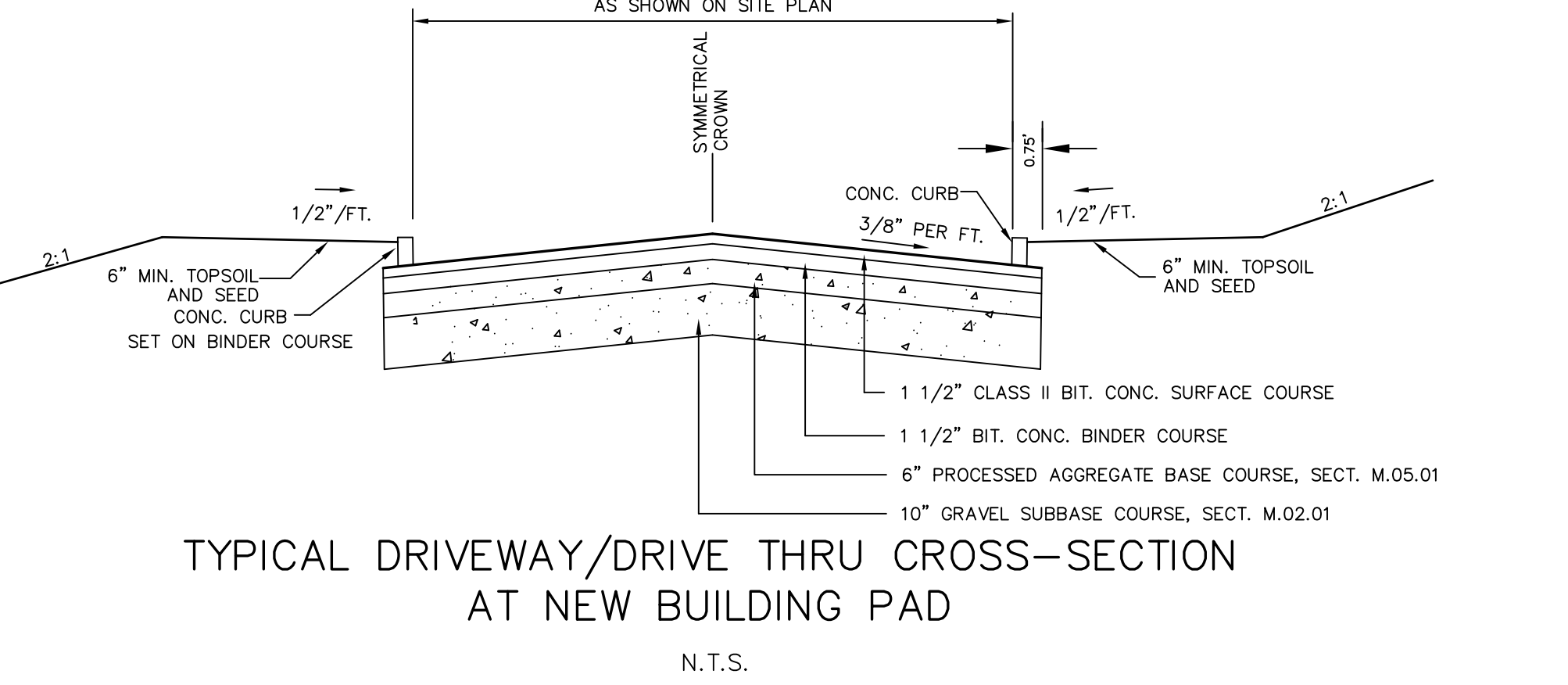
SUPPORTING POSTS SHALL BE AT LEAST 40" LONG, 1.5" SQUARE HARDWOOD STAKES OR STEEL POST WITH 10" O.C. MAXIMUM SPACING.



TYPICAL DETAIL HAYBALE - SEDIMENT FENCE
N.T.S.



GEOSYNTHETIC SILT FENCE DETAIL
N.T.S.



TYPICAL DRIVEWAY/DRIVE THRU CROSS-SECTION AT NEW BUILDING PAD
N.T.S.

04/22/08	TRAFFIC DETAILS
04/21/08	STAFF COMMENTS
08/15/07	STAFF COMMENTS
Date	Revision

NOTES AND DETAILS

PREPARED FOR
**TORRINGTON TRIPLETS
TORRINGTON FAIR
SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT**

Hrica Associates LLC

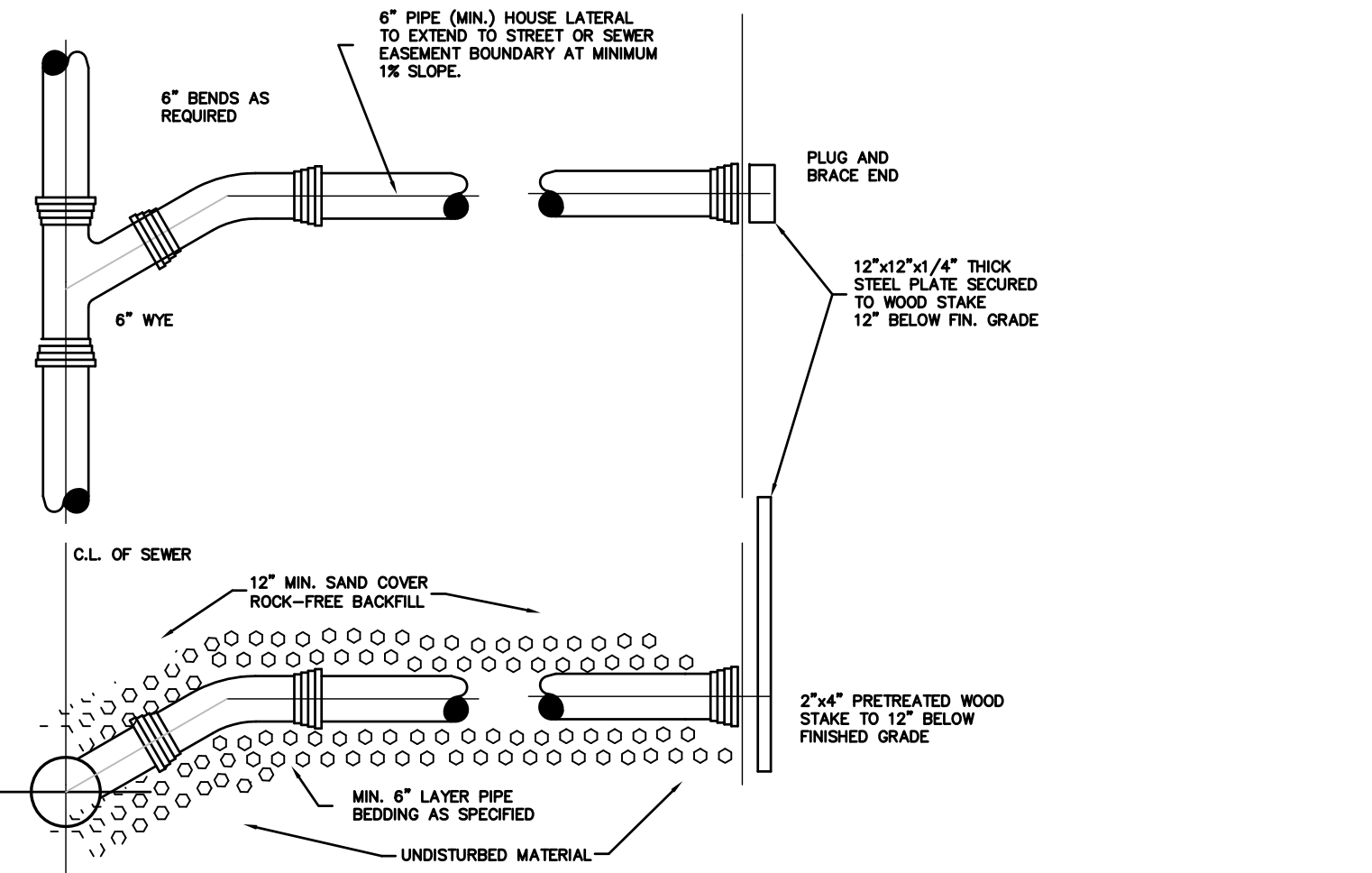
Engineers Surveyors

Kenneth S. Hrica, PE, RLS
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Litchfield, Connecticut 06759

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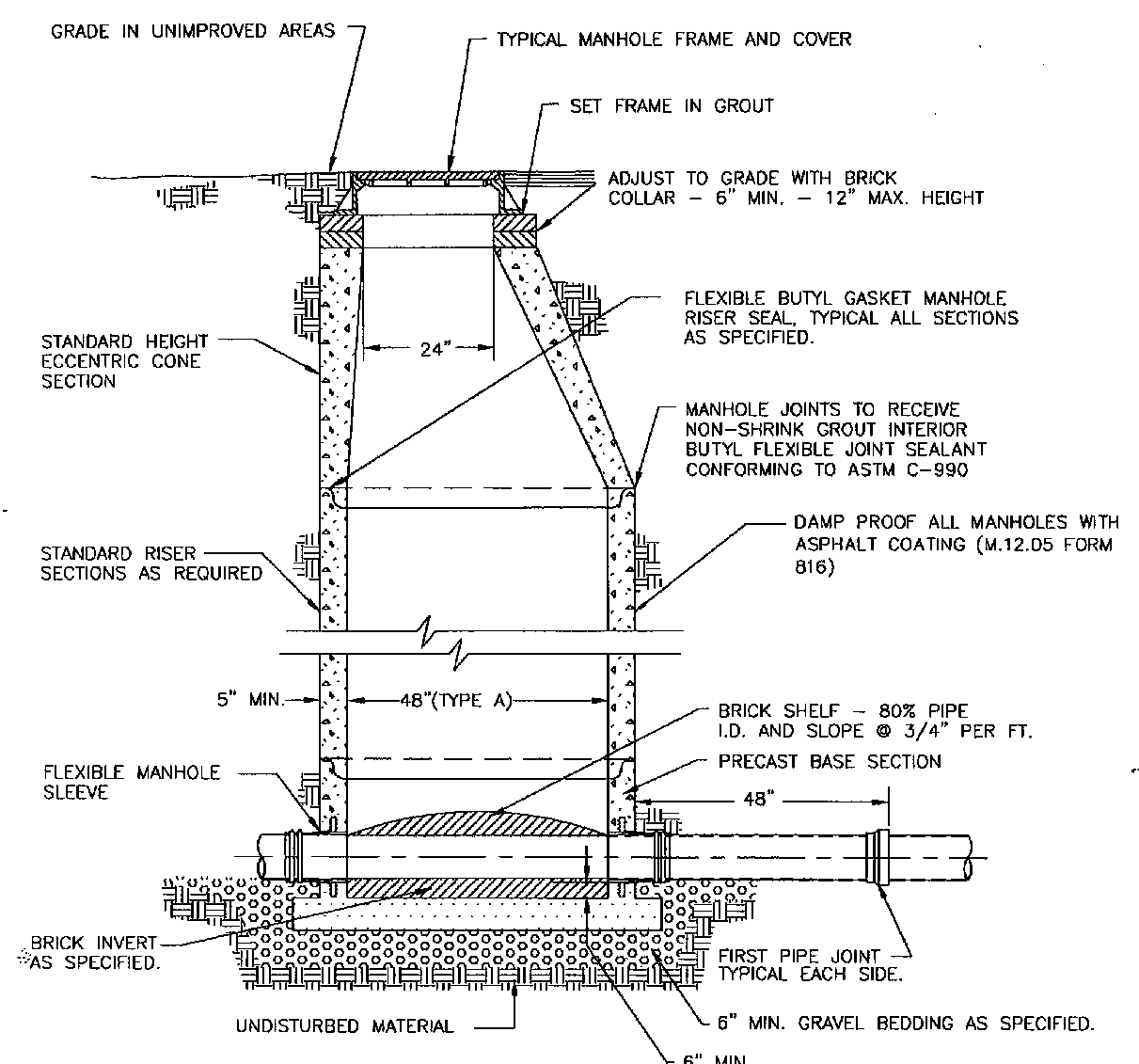
DATE:	07/06/2007	MAP #:	0099
SCALE:	AS NOTED	SHEET #:	D1
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PROJECT #:	06-0099	CHECKED BY:	KSH

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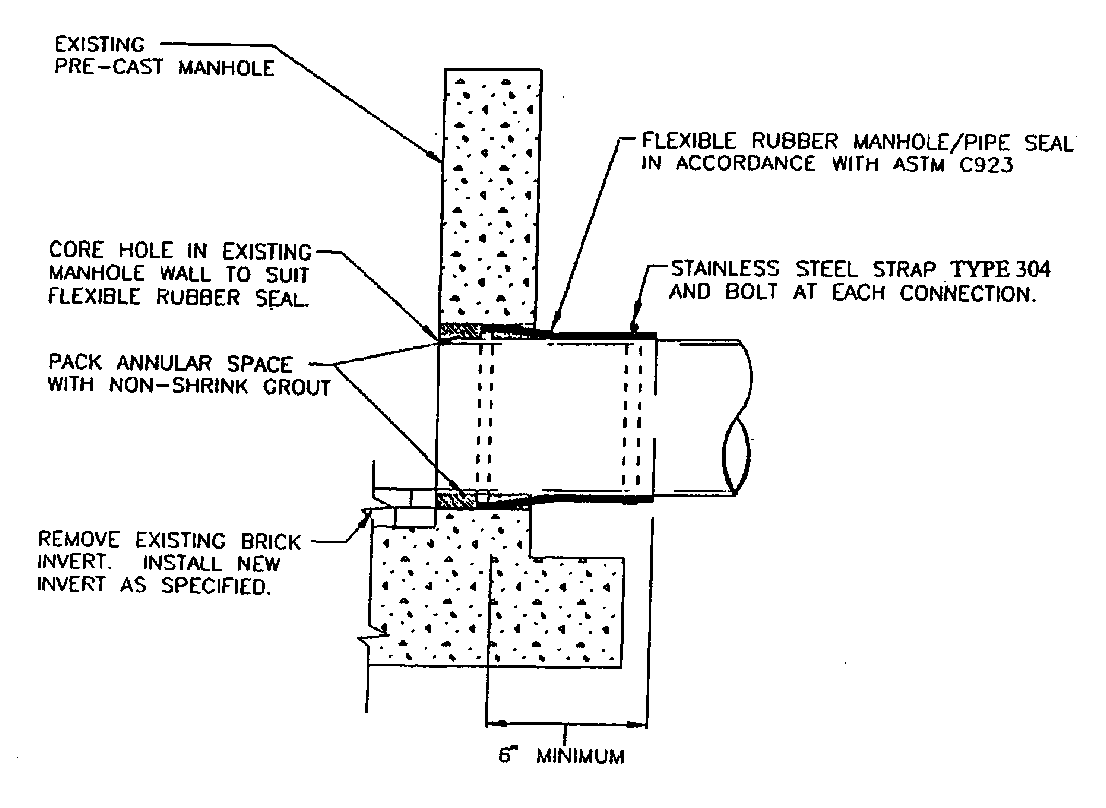
TORRINGTON - SEWER LATERAL CONNECTION
N.T.S.

- NOTE: 1. REFER TO TYPICAL TRENCH AND GRADE RESTORATION DETAILS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
2. MAX. BEND SHALL NOT EXCEED 22.5 DEGREES.
3. P.V.C. PIPE SHALL CONFORM TO ASTM D-3034 SDR 35

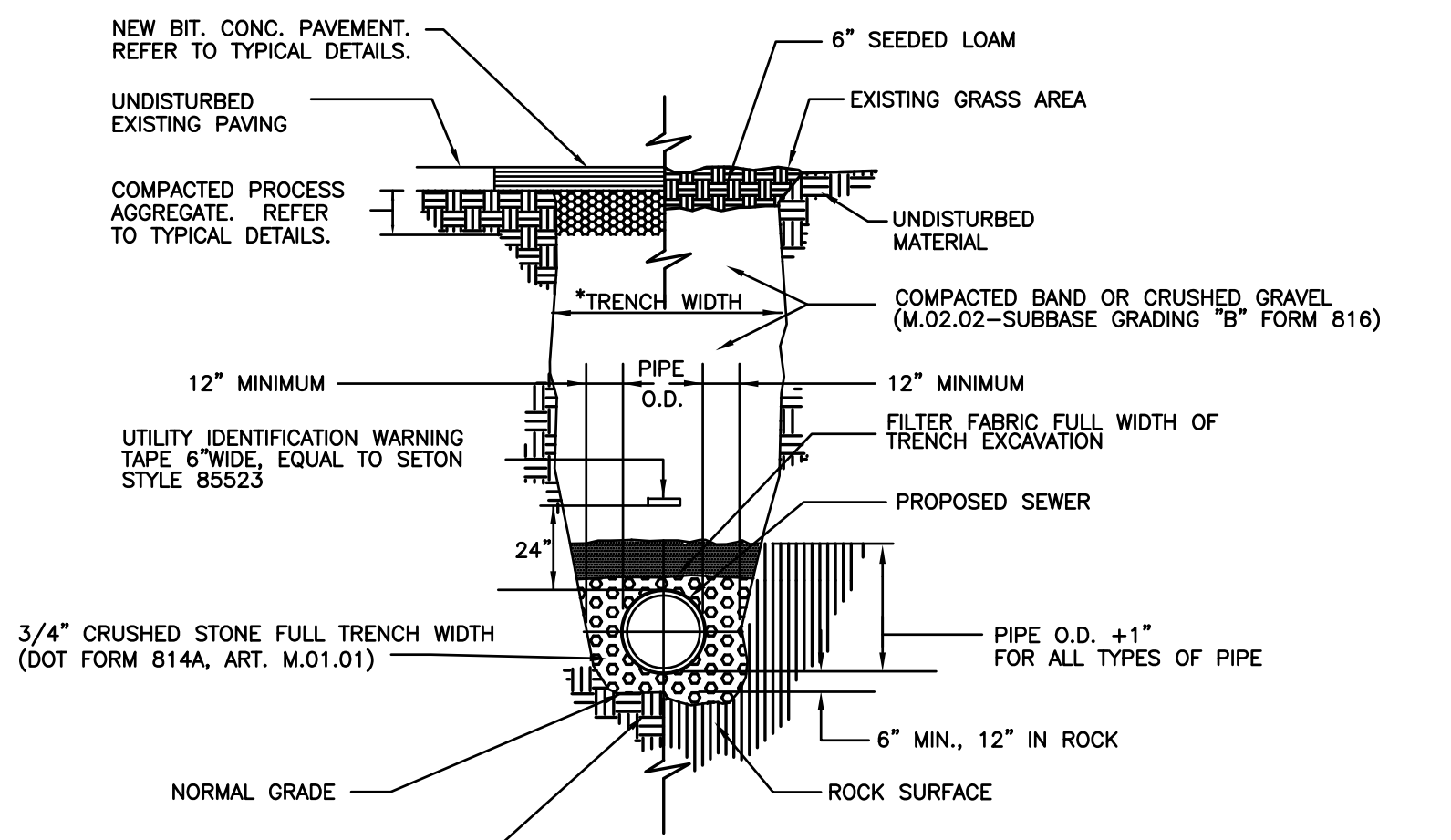


PRE-CAST MANHOLE
SCALE - NONE

- NOTE: 1. REINFORCED CONCRETE MANHOLE SECTIONS CONFORMING TO ASTM C-478.
2. RUBBER LIFT HOLE PLUGS TO BE INSERTED FROM THE OUTSIDE AND HOLE FILLED WITH NON-SHRINK INSIDE AND OUTSIDE.
3. TYPE "A" MANHOLE SHALL BE 48" IN DIAMETER.
4. TYPE "D" MANHOLE SHALL BE SAME AS "A" EXCEPT IT SHALL BE 60" IN DIAMETER.
5. TYPE "C" MANHOLE SHALL BE SAME AS "A" EXCEPT IT SHALL BE 72" IN DIAMETER.
6. TYPE "E" MANHOLE SHALL BE SAME AS "A" EXCEPT IT SHALL BE 84" IN DIAMETER.
7. TYPE "F" MANHOLE SHALL BE SAME AS "A" EXCEPT IT SHALL BE 96" IN DIAMETER.
8. ALL MANHOLE BASES SHALL BE REDUCED TO 48" DIAMETER STD RISER SECTIONS UNLESS INDICATED OTHERWISE ON THE CONTRACT DRAWINGS.

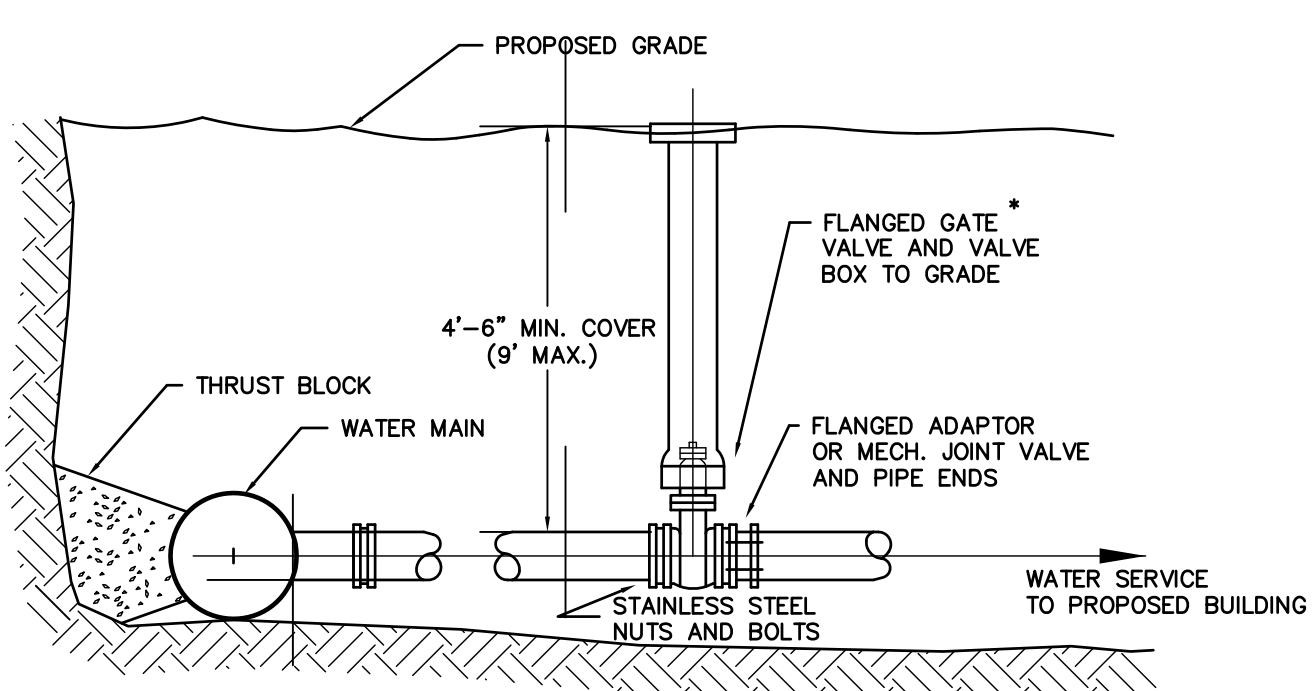


FLEXIBLE PIPE SEAL CONNECTION TO EXISTING MANHOLE
N.T.S.

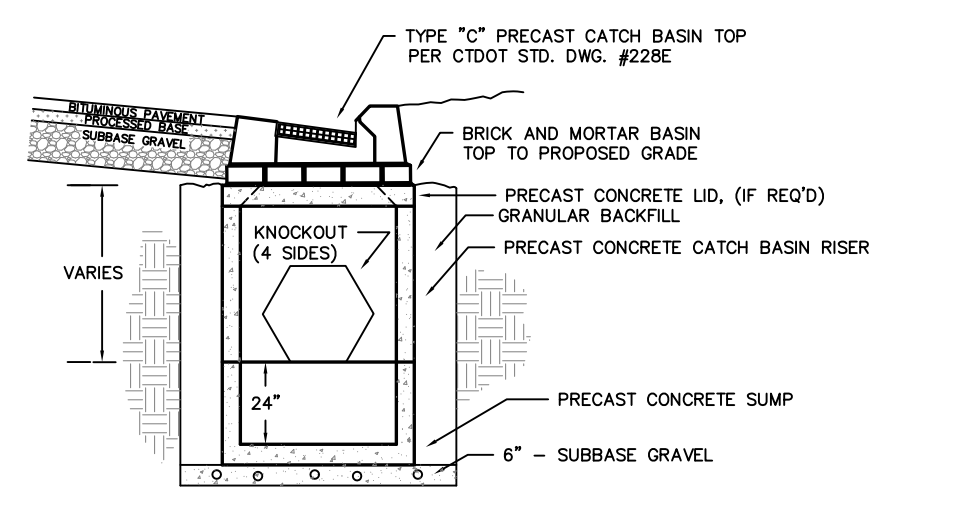


TYPICAL TRENCH
SCALE - NONE

- NOTE: 1. UNSUITABLE MATERIAL BELOW NORMAL GRADE SHALL BE REPLACED WITH 3/4" CRUSHED STONE (DOT FORM 814, ART. M.01.01) AS DIRECTED BY THE CITY ENGINEER

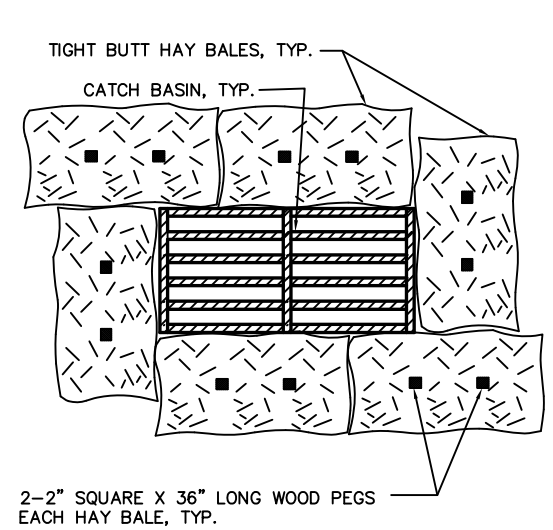


TYPICAL WATER SERVICE / GATE VALVE DETAIL
N.T.S.

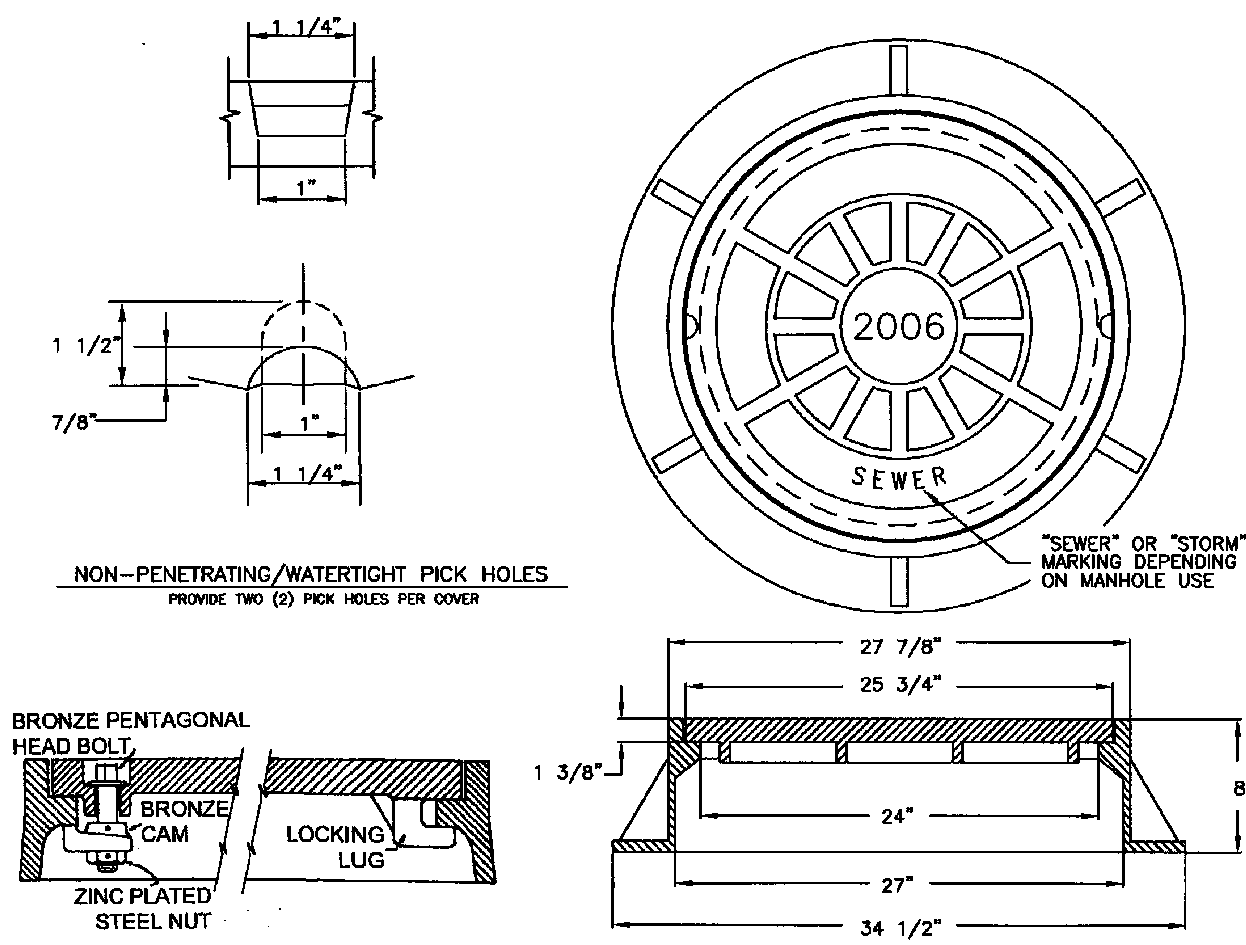


- NOTE - 1) ALL PRECAST COMPONENTS TO BE ABLE TO WITHSTAND HS-20 WHEEL LOADING
- 2) BACKFILL TO BE COMPACTED IN 8" LIFTS AROUND BASIN
- 3) TYPE C-1 OR C-2 BASIN TOP MAY SUBSTITUTED ABOVE WHERE CALLED FOR ON THE PLANS.

DETAIL - PRECAST CATCH BASIN WITH TYPE "C" CATCH BASIN TOP
SCALE 1/4"=1'-0"

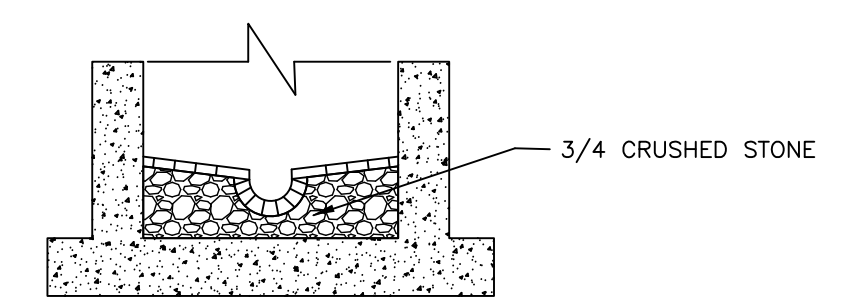
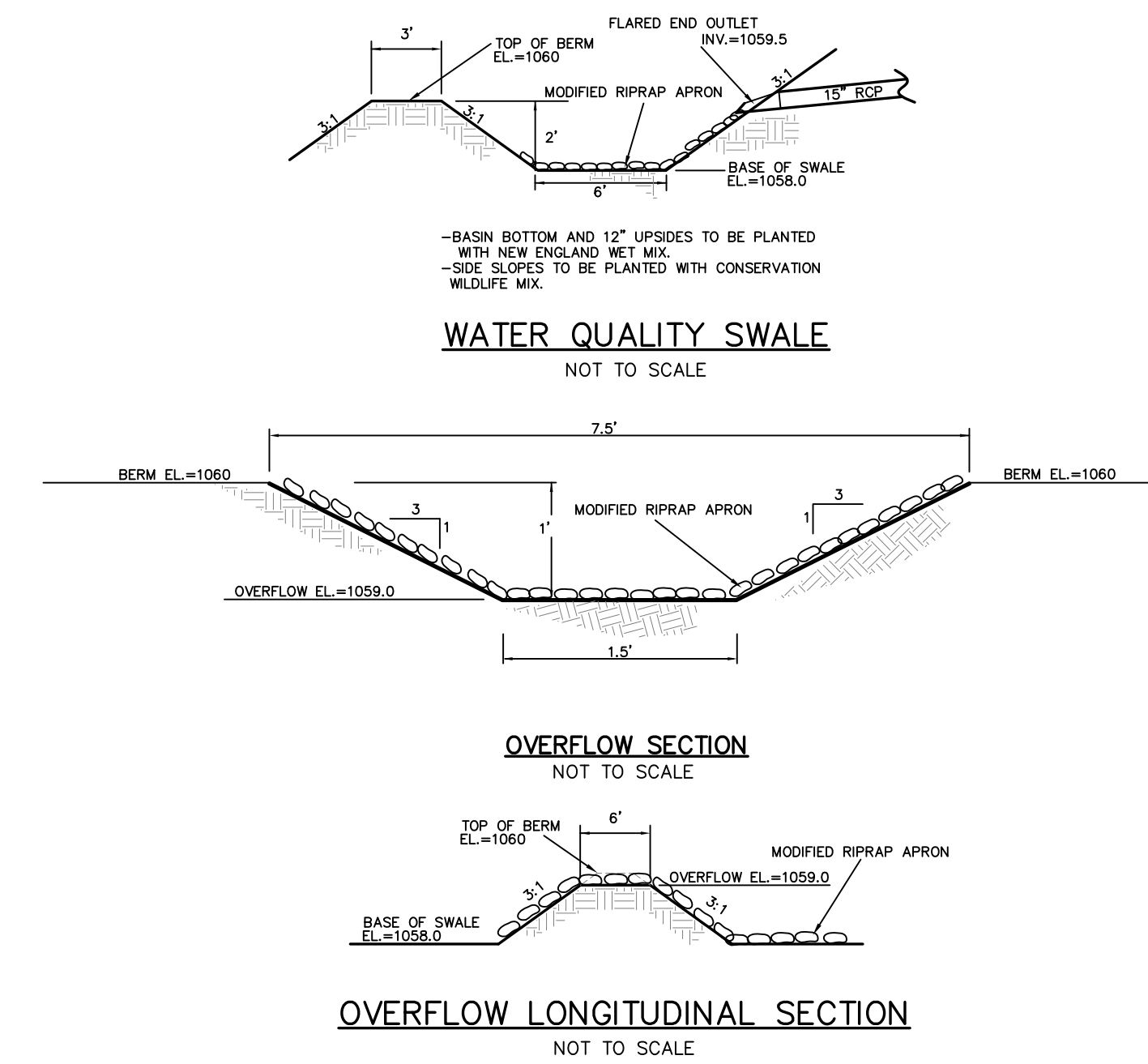


TYPICAL DETAIL - PLAN VIEW EROSION CONTROL AT CATCH BASIN
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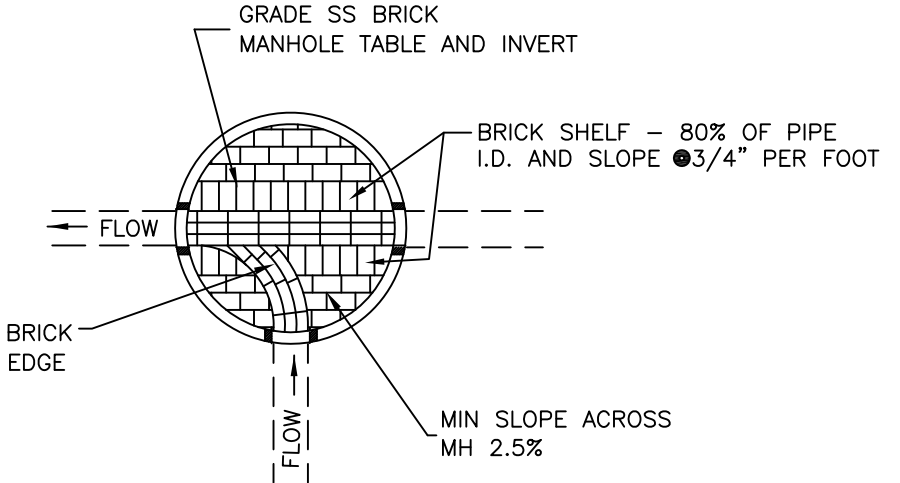


SANITARY & STORM SEWER MANHOLE FRAME AND COVER
SCALE - NONE

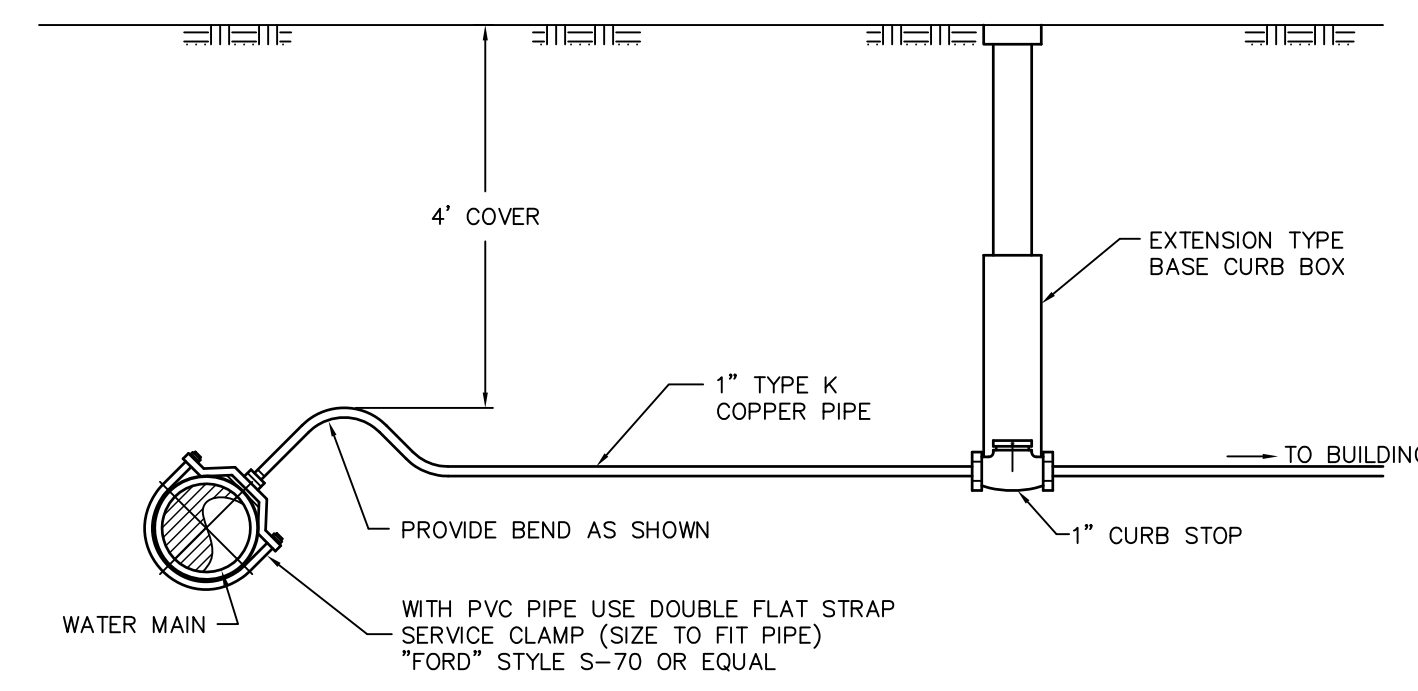
- NOTE: 1. MANHOLE FRAME EQUAL TO CAMPBELL FOUNDRY PATTERN NO. 1009.
2. MANHOLE COVER EQUAL TO CAMPBELL FOUNDRY PATTERN NO. 1203.
3. BEARING SURFACE (COVER TO FRAME) TO BE MACHINED FOR EVEN FIT.
4. MATERIAL TO BE GRAY CAST IRON, ASTM A48-B3, CLASS 30B.
5. CASTINGS TO MEET AASHTO HS-20-44 (MS18) HIGHWAY LOADINGS.
6. ALL TEXT SHOWN ON COVER TO BE 1 1/2" HIGH, DATE IN CENTER TO BE TEAR COVER INSTALLED.
7. COVERS IN OFFSTREET RIGHTS OF WAY SHALL HAVE TYPE A CAMLOCK PROVISIONS.



SECTION AA

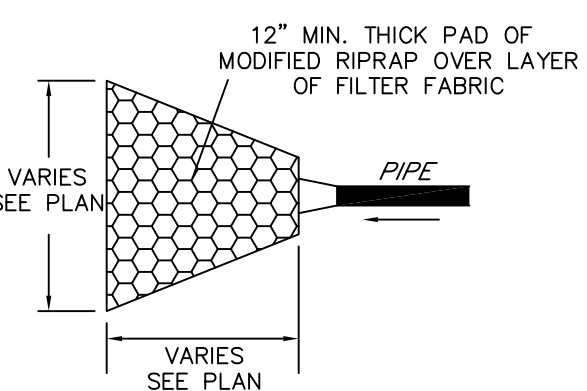


MANHOLE PAVED INVERT
N.T.S.

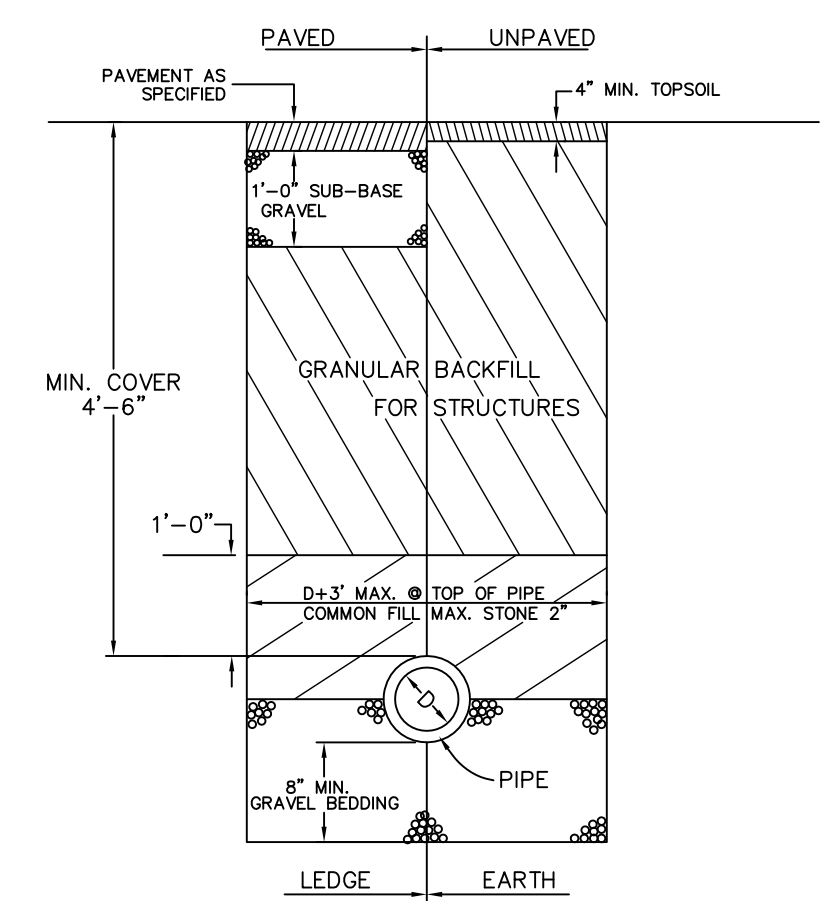


DETAIL SERVICE CONNECTION
N.T.S.

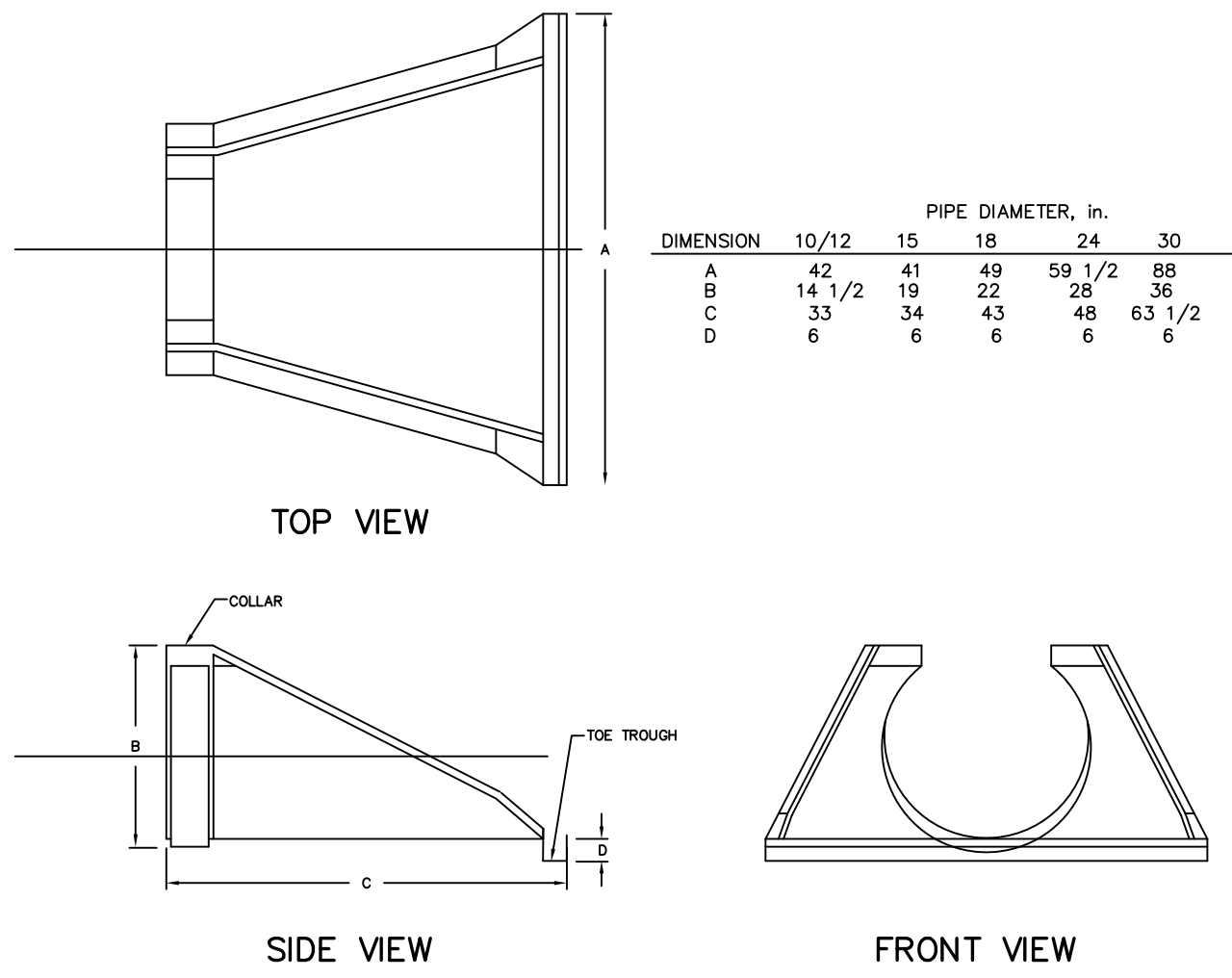
- PAD NOTES:
- SIDE SLOPES SHALL BE 2:1 OR FLATTER.
- THERE SHALL BE NO OVERFALL AT THE END OF THE APRON OR AT THE END OF THE PIPE.
- NO BENDS OR CURVES AT THE INTERSECTION OF THE PIPE AND APRON WILL BE PERMITTED.
- RIPRAP MUST MEET THE GRADATION SPECIFIED BY IN SECTION M.02.06 OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS & BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 815, 1995 AS AMENDED.



TYPICAL RIPRAP APRON
NOT TO SCALE



DETAIL TYPICAL TRENCH SECTION FOR WATER MAIN
N.T.S.



HI-Q FLARED END SECTION
N.T.S.

DIMENSION	PIPE DIAMETER, in.					
	10/12	15	18	24	30	36
A	42	41	49	59 1/2	88	88
B	14 1/2	19	22	28	36	43
C	33	34	43	48	63 1/2	66 1/2
D	6	6	6	6	6	6

04/21/08	STAFF COMMENTS
08/15/07	STAFF COMMENTS
Date	Revision

NOTES AND DETAILS
PREPARED FOR
TORRINGTON TRIPLETS SHOPPING PLAZA
EAST MAIN STREET (ROUTE 202)
TORRINGTON, CONNECTICUT

1" = 20'

INCHES

Hrica Associates LLC
Engineers Surveyors
Kenneth S. Hrica, PE, RLS
82 West Street
P.O. Box 1981
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DATE: 07/06/2007	MAP #: 0099
SCALE: AS NOTED	SHEET #: D2
DRAWING: 060099	DRAWN BY: MSH
PROJECT #: 06-0099	CHECKED BY: KSH

NOT VALID WITHOUT ORIGINAL SEAL

(TO) TOPSOIL

MATERIALS
SITE INVESTIGATIONS SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT TOPSOIL OF GOOD QUALITY TO JUSTIFY STRIPPING. HIGH QUALITY TOPSOIL SHALL BE FRABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). OTHER TYPES WITH HIGH ORGANIC CONTENT MAY BE FOUND SUITABLE AFTER TESTING. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOxious WEEDS. IT SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE FOLLOWING AND SHALL MEET THE REQUIREMENTS GIVEN:
TOPSOIL SHALL NOT BE LESS THAN 6% AND NOT MORE THAN 20% ORGANIC MATTER AS DETERMINED BY LOSS-ON-IGNITION OF oven dried SAMPLES DRIED AT 105 DEGREES CENTIGRADE.
PH RANGE SHALL BE 6.0-7.5. IF pH IS LESS THAN 6.0, LIME SHALL BE ADDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE VEGETATIVE ESTABLISHMENT PRACTICE BENCH USES.
SOLUBLE SALTS SHALL NOT EXCEED 500 PPM.

IF ADDITIONAL OFF-SITE TOPSOIL IS NEEDED, IT MUST MEET THE STANDARDS STATED ABOVE.

STRIPPING
STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. A 4 TO 6 INCH DEPTH IS COMMON, BUT DEPTH MAY VARY DEPENDING ON THE PARTICULAR SOIL. ALL PERMETER DIKES, BASINS, AND OTHER SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO STRIPPING.

STOCKPILING
TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
TOPSOIL STOCKPILES NEED TO BE LOCATED AWAY FROM ALL CONSTRUCTION ACTIVITIES.

SIDE SLOPES
THE SIDE SLOPES OF ALL STOCKPILES SHALL NOT EXCEED 2 TO 1

SEDIMENT BARRIER
A SEDIMENT BARRIER OF GEOSYNTHETIC SILT FENCE SHALL SURROUND ALL TOPSOIL STOCKPILES.

TEMPORARY SEEDING
TEMPORARY SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 30 DAYS OF THE FORMATION OF THE STOCKPILE, IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE COVER MEASURE.

SITE PREPARATION
BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL MEASURES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, WATERWAYS, SILT FENCE AND SEDIMENT BASINS. THESE MEASURES MUST BE MAINTAINED DURING TOPSOILING.

GRAINING
PREVIOUSLY ESTABLISHED GRASSES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.

LIMING
WHERE THE pH OF THE SUBSOIL IS 6.0 OR LESS, GROUND AGRICULTURAL LIMESTONE SHALL BE SPREAD IN ACCORDANCE WITH THE SOIL TEST OR THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.

BONDING
AFTER THE AREA TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY DISCING SCABBING OR TRACKING TO A DEPTH OF AT LEAST 4 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.

APPLYING TOPSOIL
TOPSOIL SHOULD NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SOODING OR SEEDING. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A UNIFORM FIRM SEEDBED FOR THE ESTABLISHMENT OF A HIGH MAINTENANCE TURF-GRASS. UNIFORM COMPACTION IS TO BE AVOIDED AS IT INCREASES RUNOFF VELOCITY AND VOLUME, AND PREVENTS SEED GERMINATION.

TOPSOIL AND HERBICIDES
PERMANENT SEEDINGS OR SOIL MUST NOT BE ESTABLISHED IN THOSE THAT HAS BEEN TREATED WITH HERBICIDES WHICH WOULD INHIBIT GRASS GROWTH. SOIL TREATED WITH HERBICIDES SHOULD BE LEFT FOR ONE YEAR TO ALLOW BREAKDOWN OF HERBICIDE RESIDUES OR TOPSOIL WILL BE COVERED WITH 6 INCHES OF UNTREATED TOPSOIL TO SERVE AS A SEEDBED.

(MS) MULCH

Specifications
Mulch for seed, including tackifiers and nettings used to anchor mulch, shall be: Degradable or photo-degradable within 2 years but without substantial degradation over a period of 6 weeks, free of contaminants that pollute the air or waters of the State when properly applied, free of foreign material, coarse stems and any substance toxic to plant growth which interferes with seed germination and cupping, and capable of being applied to a depth of 80%-95% soil coverage and still adhere to the soil surface, does not slip on slopes when it rains or is watered, does not blow off site, dissipates raindrop splash, holds soil moisture, moderates soil temperatures and does not interfere with seed growth.

Types of mulches within this specification include, but are not limited to: Hay: The dried stems and leafy parts of plants cut and harvested, such as alfalfa, clovers, other legumes or the finer stems of other grasses. Stem length should not average less than 4 inches. Hay that can be windblown must be anchored. Preferred mulch when seeding occurs outside of the recommended seeding dates.
Straw: Cut and dried stems of herbaceous plants, such as wheat, barley, cereal rye, or broom. The average stem length should not be less than 4 inches.
Show that the mulch should be anchored to hold it in place.
Cellulose Fiber: Fiber origin is either virgin wood, post-industrial/pre-consumer wood or post-consumer wood complying with materials specification (collectively referred to as "wood fiber"), newspaper, kraft paper, cardboard (collectively referred to as "paper fiber") or a combination of wood and paper fiber. Paper fiber, in particular, shall not contain boron, which inhibits seed germination.

Tackifiers within this specification include, but are not limited to: Water soluble cationic materials that cause mulch particles to adhere to one another. Emulsified asphalt is specifically prohibited for use as tackifiers due to its potential for causing water pollution following its application.

Nettings within this specification include, but are not limited to: Prefabricated openwork fabric made of cellulose cords, ropes, threads, or geotextiles. Netting that is woven, knitted or plied in such a manner that it holds mulch in place until vegetation growth is sufficient to stabilize the soil. Generally used in areas where no mowing is planned. Examples of netting are tobacco netting (used where flows are not concentrated) and jute netting (typically used in drainage ways).

Where mulch anchoring is required a Temporary Erosion Control Blanket may be used.

Application
Timing: Applied immediately following seeding. Some cellulose fiber may be applied with seed to assist in marking where seed has been sprayed, but expect to apply a second application of cellulose fiber to meet the requirements.
Mulch for Seeding: Mulch should be applied in a uniform manner. Spreading: Mulch material shall be spread uniformly by hand or machine resulting in 80%-95% coverage of the disturbed soil when seeding within the recommended seeding dates. Applications that are uneven or result in excessive mulch smothering the germinating seeds. For hay or straw anticipate an application rate of 2 tons per acre. For cellulose fiber follow manufacturer's recommended application rates to provide 80%-95% coverage. When seeding outside the recommended seeding dates, increase mulch application rate to provide between 95%-100% coverage of the disturbed soil. For hay or straw anticipate an application rate of 2.5 to 3 tons per acre. When spreading hay by hand, divide the area to be mulched into approximately 1,000 square feet and place 1.5-2 bales of hay in each section to facilitate uniform distribution. For cellulose fiber mulch, expect several spray passes to attain adequate coverage, to eliminate shadowing, and to avoid slippage (similar to spraying with paint).
Anchoring: When needed, mulch anchoring is applied either with the mulch as with cellulose fiber or applied immediately following mulch application. Except the need for mulch anchoring along the shoulders of actively traveled roads, hill tops and long open slopes not protected by wind fences. When using netting, the most critical aspect is to ensure that the netting maintains substantial contact with the underlying mulch and the mulch, in turn, maintains continuous contact with the soil surface.

Maintenance
Inspect mulched areas 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 until the grass has germinated to determine maintenance needs where mulch has been moved or where soil erosion has occurred, determine the cause of the failure. If it was the result of wind, then repair erosion damage (if any), re-apply mulch (and seed as needed) and consider applying a netting or tackifiers. If mulch failure was caused by concentrating water, initial additional measures to control and sediment movement, repair erosion damage, re-apply mulch and consider applying a netting or tackifiers or use the Temporary Erosion Control Blanket measure. Once grass has germinated, inspections should continue as required by Temporary Seeding and Permanent Seeding.

(PS) PERMANENT SEEDING

TIMING
SEED WITH A PERMANENT SEED MIXTURE WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES OR WHEN GRADING WORK WITH A DISTURBED AREA IS TO BE SUSPENDED FOR A PERIOD OF MORE THAN 1 YEAR. SEEDING IS RECOMMENDED FROM APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1.

FOR THE COASTAL TOWNS AND IN THE CONNECTICUT RIVER VALLEY FINAL FALL SEEDING DATES CAN BE EXTENDED AN ADDITIONAL 15 DAYS. AND DORMANT OR FROST CRACK SEEDING IS DONE AFTER THE GROUND IS FROZEN.

A. SITE PREPARATION
GRADE IN ACCORDANCE WITH THE SITE GRADING PLAN. INSTALL ALL SURFACE WATER CONTROLS. FOR AREAS TO BE MOWED REMOVE ALL STONES 2 INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

NOTE:
ON AREAS WHERE WOOD CHIPS AND/OR BARK MULCH WAS PREVIOUSLY APPLIED, EITHER REMOVE THE MULCH OR INCORPORATE IT INTO THE SOIL WITH A NITROGEN FERTILIZER ADDED. NITROGEN APPLICATION RATE IS DETERMINED BY SOIL TEST AT TIME OF SEEDING; ANTICIPATE 120lb NITROGEN PER TON OF WOOD CHIPS AND/OR BARK MULCH.
DO NOT USE PERMANENT SEEDING ON SLOPES STEEPER THAN 2 TO 1.

B. SEEDBED PREPARATION
APPLY LIMESTONNE AND FERTILIZER ACCORDING TO SOIL TESTS SUCH AS THOSE OFFERED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY. SOIL SAMPLE MAIERS ARE AVAILABLE FROM THE LOCAL COOPERATIVE EXTENSION SERVICE OFFICE. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIOUS SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 20 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 OR EQUIVALENT. IN ADDITION, 500 POUNDS OF 38-0-0 PER ACRE OR EQUIVALENT OF SLOW RELEASE NITROGEN MAY BE USED FOR TOPDRESSING. APPLY GROUND LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS:

SOIL TEXTURE TONS/AC. LBS./1000 SQ.FT.

CLAY, CLAY LOAM AND HIGH ORGANIC SOIL 3 135
SANDY LOAM, LOAM, LOAMY SAND, SAND 2 90
SILT LOAM, SAND 1 45

REFER TO COUNTY SOIL SURVEY REPORT FOR SOIL TEXTURES AT THE SITE.
WORK LIME AND FERTILIZE INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, SEEDBED IS PREPARED. ALL BUILT CLAY OR SILTY SOILS AND COURSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER POSSIBLE.

REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.

INSPECT SEEDBED, JUST BEFORE SEEDING, IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED AS ABOVE.

D. SEEDING
SELECT A MIXTURE FROM BELOW OR USE MIXTURE RECOMMENDED BY THE CONSERVATION SERVICE. INOCULATE ALL LEGUME SEED WITH THE CORRECT TYPE AND AMOUNT OF INOCULANT.

APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER TYPE SEEDER OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4 TO 3/8 INCH. HYDROSEEDINGS WHICH ARE MULCHED MAY BE LEFT ON SOIL SURFACE.

WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING OPERATIONS WITH A ROLLER, OR LIGHT DRAG. SEEDING OPERATIONS SHOULD BE ON THE CONTOUR.

HYDRAULIC APPLICATION (HYDROSEEDING), IS A SUITABLE METHOD FOR USE IN CRITICAL AREAS WHEN HYDROSEEDING. A SEEDBED IS PREPARED IN THE CONVENTIONAL WAY OR BY HAND RAKING TO LOOSEN AND SMOOTH THE SOIL AND TO REMOVE SURFACE STONES LARGER THAN SIX INCHES IN DIAMETER.

SLOPES MUST BE NO STEEPER THAN 2 TO 1 (2 FEET HORIZONTALLY TO 1 FOOT VERTICALLY). LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. THE USE OF FIBER MULCH ON CRITICAL AREAS IS NOT RECOMMENDED UNLESS IT IS USED TO HOLD STRAW OR HAY IN PLACE. MULCH DOES NOT PROVIDE ADEQUATE SEEDBED PROTECTION. BETTER PROTECTION IS GAINED BY USING STRAW MULCH AND HOLDING IT WITH ADHESIVE MATERIALS OR 500 POUNDS PER ACRE OF WOOD FIBER MULCH. SEEDING RATES MUST BE INCREASED TO PERCENT WHEN HYDROSEEDING.

SEED WARM SEASON GRASSES DURING THE SPRING PERIOD ONLY. SEED WARM SEASON GRASSES DURING THE SPRING PERIOD ONLY.

APPLY MULCH ACCORDING TO THE TEMPORARY MULCHING MEASURE OF THE GUIDELINES.
IF SEEDING CANNOT BE DONE WITHIN THE SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE IN THE GUIDELINES TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

MAINTENANCE
INITIAL ESTABLISHMENT
INSPECT SEEDBED 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 DURING THE GROWING SEASON.

WHERE SEED HAS BEEN REMOVED OR WHERE SOIL EROSION HAS OCCURRED DETERMINE THE CAUSE OF THE FAILURE. BIRD DAMAGE MAY BE PROBLEM IF MULCH WAS APPLIED TO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH, IF MOVEMENT WAS THE RESULT OF WIND. REPAIR EROSION DAMAGE, (1) RE-APPLY MULCH AND FERTILIZER AND APPLY MULCH ANCHORING FAILURE WAS CAUSED BY CONCENTRATED WATER. (2) INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND PREVENT FUTURE MOVEMENT. (3) REPAIR EROSION DAMAGE. (4) RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE TEMPORARY EROSION CONTROL BLANKET OR PERMANENT TURF REINFORCEMENT MAT MEASURE.

CONTINUE INSPECTION UNTIL AT LEAST 100 INCHES TALL OR SQUARE FOOT HAVE GROWN AT LEAST 6 PLANTS PER ACRE UNTIL THE FIRST MOWING.

FIRST MOWING
ALLOW THE MAJORITY OF PLANTS TO ACHIEVE A HEIGHT OF AT LEAST 6 INCHES BEFORE MOWING THE FIRST TIME. DO NOT MOW WHILE THE SURFACE IS WET. MOWING WHILE THE SURFACE IS WET MAY PULL MANY SEEDLING FROM THE SOIL AND OFTEN LEAVES A SERIES OF UNNECESSARY RUTS. THE FIRST MOWING SHOULD REMOVE APPROXIMATELY ONE THIRD OF THE GROWTH, DEPENDING ON THE TYPE OF GRASS AND WHERE IT IS BEING USED. DO NOT MOW GRASS BELOW 3 INCHES. IF THE SEEDING WAS MULCHED, DO NOT MOW GRASS UNTIL THE MULCHING MATERIAL, NORMAL MOWING WILL GRADUALLY REMOVE ALL UNWANTED DEBRIS.

ONE THIRD OF THE GROWTH, DEPENDING ON THE TYPE OF GRASS

LONG TERM MAINTENANCE
MOW AND FERTILIZE AT A RATE THAT SUSTAINS AN AREA CONDITION THAT SUPPORTS THE INTENDED USE. IF APPROPRIATE THE HEIGHT OF THE CUT MAY BE ADJUSTED DOWNWARD, BY DEGREES, AS NEW PLANTS BECOME ESTABLISHED. CARRY OUT AN EROSION CONTROL PROGRAM IN ACCORDANCE WITH APPROVED SOIL TEST THAT DETERMINE THE PROPER AMOUNT OF LIME AND FERTILIZER NEEDED TO MAINTAIN A VIGOROUS SOIL YET PREVENT EXCESSIVE LEACHING OF NUTRIENTS TO THE GROUND-WATER OR RUNOFF TO SURFACE WATER.

ALTHOUGH NEEDS MAY APPEAR TO BE A PROBLEM, THEY SHADE THE NEW SEEDLINGS AND CONSERVE SURFACE MOISTURE. DO NOT APPLY WEED CONTROL UNTIL THE NEW SEEDLING HAVE BEEN ESTABLISHED AT LEAST FOUR TIMES.

SELECTING SEED MIX TO MATCH NEED
AREA TO BE SEEDBED MIXTURE NUMBER

MOWING DESIRED MOWING NOT REQUIRED

BORROW AREAS, ROADSIDES, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS
A) WELL OR EXCESSIVELY DRAINED SOLLS 2 5,6,7,8,9,10,11,12,16,22
DRAINED SOLLS 2 5,6
SOMEWHAT POORLY DRAINED SOLLS 2 5,6,11

DRAINAGE DITCH AND CHANNEL BANKS
A) WELL OR EXCESSIVELY DRAINED SOLLS 2,3, OR 4 1,2,3,4,5,6,7,8,9,10,11,12,16,22
SOMEWHAT POORLY DRAINED SOLLS 2 9,10,11,12
C) VARIABLE DRAINAGE SOLLS 2

DIVERSIONS
A) WELL OR EXCESSIVELY DRAINED SOLLS 2,3, OR 4 1,2,3,4,5,6,7,8,9,10,11,12,16,22
SOMEWHAT POORLY DRAINED SOLLS 2 9,10,11,12
C) VARIABLE DRAINAGE SOLLS 2

EROSION DISPOSAL
GRAVEL FITS 5 OR 6 26,27,28
GULLED AND ERODED AREAS 3,4,5,8,10,11,12
MINESPOIL & WASTE 5 OR 6 26,27,28
AND OTHER SLOPE BANKS 15,16,17,18,26,27,28

(IF TOXIC SUBSTANCES AND PHYSICAL PROPERTIES NOT LIMITING) SHOULDNES (FLUCTUATING WATER LEVELS) SOI SLOPES	5	OR 6
NO. 2 WATERWAYS AND SPILLWAYS	1,2,3,4,6,7, OR 8	4,10
SUNNY RECREATION AREAS (PICNIC AREAS AND PLAYGROUNDS OR DRIVING AND ARBORY RANGES, NATURE TRAILS)	1,2, OR 23	1,2,3,4,6,7, OR 8
CAMPING AND PARKING, NATURE TRAILS (SHADE)	19,21, OR 23	
SAND DUNES (BLOWING SAND) WOODLAND ACCESS ROADS	25	
SKID TRAIL AND LOG YARDING AREAS LAWNS AND HIGH MAINTENANCE	1,19,21,OR 29	9,10,16,22,26

FOOTNOTES:
1. THE NUMBERS FOLLOWING IN THESE COLUMNS REFER TO SEED MIXTURES IN FOLLOWING TABLE. MIXES FOR SHADY AREAS ARE IN BOLD ITALICS PRINT (INCLUDING MIXES 20 THROUGH 24).
2. SEE COUNTY SOIL SURVEY FOR DRAINAGE CLASS. SOIL SURVEYS ARE AVAILABLE FROM THE COUNTY SOIL AND WATER CONSERVATION DISTRICT OFFICE.
3. USE MIX 26 WHEN SOIL PASSING A 200 MESH SIEVE IS LESS THAN 15% OF TOTAL WEIGHT. USE MIX 28 & 27 WHEN SOIL PASSING A 200 MESH SIEVE IS BETWEEN 15% OF TOTAL WEIGHT. USE MIX 26,27 & 28 WHEN SOIL PASSING A 200 MESH SIEVE IS ABOVE 20% OF TOTAL WEIGHT.

SEED MIXTURES FOR PERMANENT SEEDING

No.	SEED MIXTURE (VARIETY)	LBS./ACRE	LBS./1,000 SQ. FT.
15	KENTUCKY BLUEGRASS	20	.45
	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	2	.05
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	5	.10
		TOTAL 45	1.00
25	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	20	.45
	REDTOP (STREEKER, COMMON)	2	.05
	TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN)	20	.45
		TOTAL 42	1.00
35	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	20	.45
	BIRDS FOOT TREFOL (EMPIRE, WIKING) WITH INOCULANT	8	.20
	TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN)	20	.45
		TOTAL 48	1.10
45	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	20	.45
	OR TALL FESCUE (KENTUCKY 31)	2	.05
	BIRDS FOOT TREFOL (EMPIRE, WIKING) W/INOCULANT	8	.20
		TOTAL 30	.70
55	WHITE CLOVER	10	.25
	PERENNIAL RYE GRASS	2	.05
		TOTAL 12	.30
65	CREeping RED FESCUE	20	.50
	REDTOP (STREEKER, COMMON)	2	.05
	PERENNIAL RYE GRASS	20	.50
		TOTAL 42	1.05
75	SMOOTH BROMEGRASS (SARATOGA, LINCOLN)	15	.35
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	10	.25
	BIRDS FOOT TREFOL (EMPIRE, WIKING) W/INOCULANT	5	.10
		TOTAL 30	.70
85	SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK)	101	.25
	LETTICE LOVEGRASS	3	.07
	LITTLE BLUESTEM (BLAZE, ALDUS, CAMPER)	10	.25
		TOTAL 114	.57
95	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	10	.25
	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	15	.35
	OR FLATPEA (LATHCO) WITH INOCULANT	(30)	(.75)
	TALL FESCUE (KENTUCKY 31) OR SMOOTH BROMEGRASS (SARATOGA, LINCOLN) REDTOP (STREEKER, COMMON)	2	.05
		TOTAL 42 (OR 57)	1.00 (OR 1.25)
105	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	20	.45
	REDTOP (STREEKER, COMMON)	2	.05
	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	15	.35
	OR FLATPEA (LATHCO) WITH INOCULANT	(30)	(.75)
		TOTAL 37 (OR 52)	.85 (OR 1.25)
115	BIRDS FOOT TREFOL (EMPIRE, WIKING) WITH INOCULANT	8	.20
	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	8	.20
	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	15	.35
		TOTAL 31	.75
126	SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK)	101	.25
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	5	.10
	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	15	.35
		TOTAL 121	.70
136	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	10	.25
	OR FLATPEA (LATHCO) WITH INOCULANT	(30)	(.75)
	SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK)	51	.10
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	5	.10
		TOTAL 20 (OR 40)	.45 (OR .95)
146	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	15	.35
	OR FLATPEA (LATHCO) WITH INOCULANT	(30)	(.75)
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	10	.25
		TOTAL 25 (OR 40)	.60 (OR 1.00)
156	SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK)	5	.10
	LITTLE BLUESTEM (NAGRA, KAW) OR LITTLE BLUESTEM (BLAZE, ALDUS,CAMPER)	5	.10
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	5	.10
	BIRDS FOOT TREFOL (EMPIRE, WIKING) WITH INOCULANT	5	.10
		TOTAL 20	.40
166	TALL FESCUE (KENTUCKY 31)	20	.45
	FLATPEA (LATHCO) WITH INOCULANT	10	.20
		TOTAL 50	1.20
176	DEER TONGUE (TOGA) WITH INOCULANT	10	.25
	BIRDS FOOT TREFOL (EMPIRE, WIKING) WITH INOCULANT	8	.20
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	3	.07
		TOTAL 21	.52
186	DEER TONGUE (TOGA) WITH INOCULANT	10	.25
	CROWN VETCH (CHEMUNG, PENNGIFT) WITH INOCULANT	15	.35
	PERENNIAL RYEGRASS (NORLEA, MANHATTEN)	3	.07
		TOTAL 28	.67
195	CHEWINGS FESCUE	35	.80
	HARD FESCUE	30	.70
	COLONIAL BENTGRASS	5	.10
	BIRDS FOOT TREFOL (EMPIRE, WIKING) WITH INOCULANT	10	.20
	PERENNIAL RYEGRASS	20	.50
		TOTAL 100	2.30
205	DELETED DUE TO INVASIVE SPECIES		
215	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	TOTAL 60	1.35
225	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	40	.90
	TALL FESCUE (KENTUCKY 31)	20	.45
		TOTAL 60	3.60
235	CREeping RED FESCUE (PENNLAWN, WINTERGREEN)	15	.35
	FLATPEA (LATHCO) WITH INOCULANT	30	.75
		TOTAL 45	3.60
245	TALL FESCUE (KENTUCKY 31)	TOTAL 150	3.60
255	AMERICAN BEACHGRASS (CAPE)	58,500	1,345
	CULMS/ACRE		CULMS/100 SF
266	SWITCHGRASS (BLACKWELL, SHELTER, CAVE-IN-ROCK)	4.0	.10
	LITTLE BLUESTEM (NAGRA, KAW)	4.0	.10
	LITTLE BLUESTEM (BLAZE, ALDUS, CAMPER)	2.0	.05
	GAND LOVEGRASS (NE-27, BEND)	1.5	.03
	BIRDS-FOOT TREFOL (EMPIRE, WIKING)	2.0	.05
		TOTAL 13.5	.33
275	FLATPEA (LATHCO)	10	.20
	PERENNIAL PEA (LANCER)	2	.05
	CROWN VETCH (CHEMUNG, PENNGIFT)	10	.20
	TALL FESCUE (KENTUCKY 31)	2	.05
		TOTAL 24	.65
285	ORCHARDGRASS (PENNLATE, KAY/POTOMAC)	5	.10
	TALL FESCUE (KENTUCKY 31)	10	.20
	REDTOP (STREEKER, COMMON)	2	.05
	BIRDS-FOOT TREFOL (EMPIRE, WIKING)	5	.10
		TOTAL 22	.45
29	TURF TYPE TALL FESCUE (BONANZA, MUSTANG, REBEL, SPARTAN, JAGUAR		

CONNECTICUT GRID (MAP REF.)

TO TORRINGTON ← EAST MAIN STREET (ROUTE 202) → TO NEW HARTFORD



LEGEND

PROPERTY LINE	—
EXISTING MONUMENT	□
EXISTING IRON PIN OR PIPE	○
CHAIN FENCE	—○—○—
CATCH BASIN	■
BLDG. SETBACK LINE	- - - -
EXISTING CONTOUR	- - - - 310
PROPOSED CONTOUR	- - - - 310
PROPOSED SPOT ELEVATION	311+5
FLAGGED WETLANDS	WF 1-2
GUIDE RAIL	—○—○—
WETLANDS SYMBOL	■

SOIL EROSION AND SEDIMENT CONTROL MEASURES

(GSF) GEOSYNTHETIC SILT FENCE
 (TO) TOP SOILING
 (TS) TEMPORARY SEEDING
 (PS) PERMANENT SEEDING
 (MS) MULCH FOR SEED
 (HS) HAY BALES
 (RR) RIPRAP

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

06/09/08	CHANGE DIRECTION OF DRIVE-TRU
05/30/08	PROPOSED BUILDING PAD LAYOUT
Date	Revision

EROSION CONTROL PLAN

PREPARED FOR
**TORRINGTON TRIPLETS
 TORRINGTON FAIR
 SHOPPING PLAZA
 EAST MAIN STREET (ROUTE 202)
 TORRINGTON, CONNECTICUT**

Hrica Associates LLC

Engineers **Surveyors**

Kenneth S. Hrica, PE, RLS
 82 West Street
 P.O. Box 1981
 Litchfield, Connecticut 06759

860-567-2112 (business)
 860-567-0491 (focsmile)
 e-mail: hricassociates@optonline.net

DATE:	11/09/2007	MAP #:	0099
SCALE:	1"=20 ft.	SHEET #:	E2
DRAWING:	060099	DRAWN BY:	MSH
PROJECT #:	06-0099	CHECKED BY:	KSH