

PROPOSED SITE DEVELOPMENT PLANS

FOR PROPERTY LOCATED AT 1166 EAST MAIN STREET TORRINGTON, CONNECTICUT

PREPARED FOR 1166 EMS TORRINGTON, LLC

JANUARY 13, 2022 - ARC SUBMITTAL

REVISED: FEBRUARY 10, 2022 - P&Z SUBMITTAL

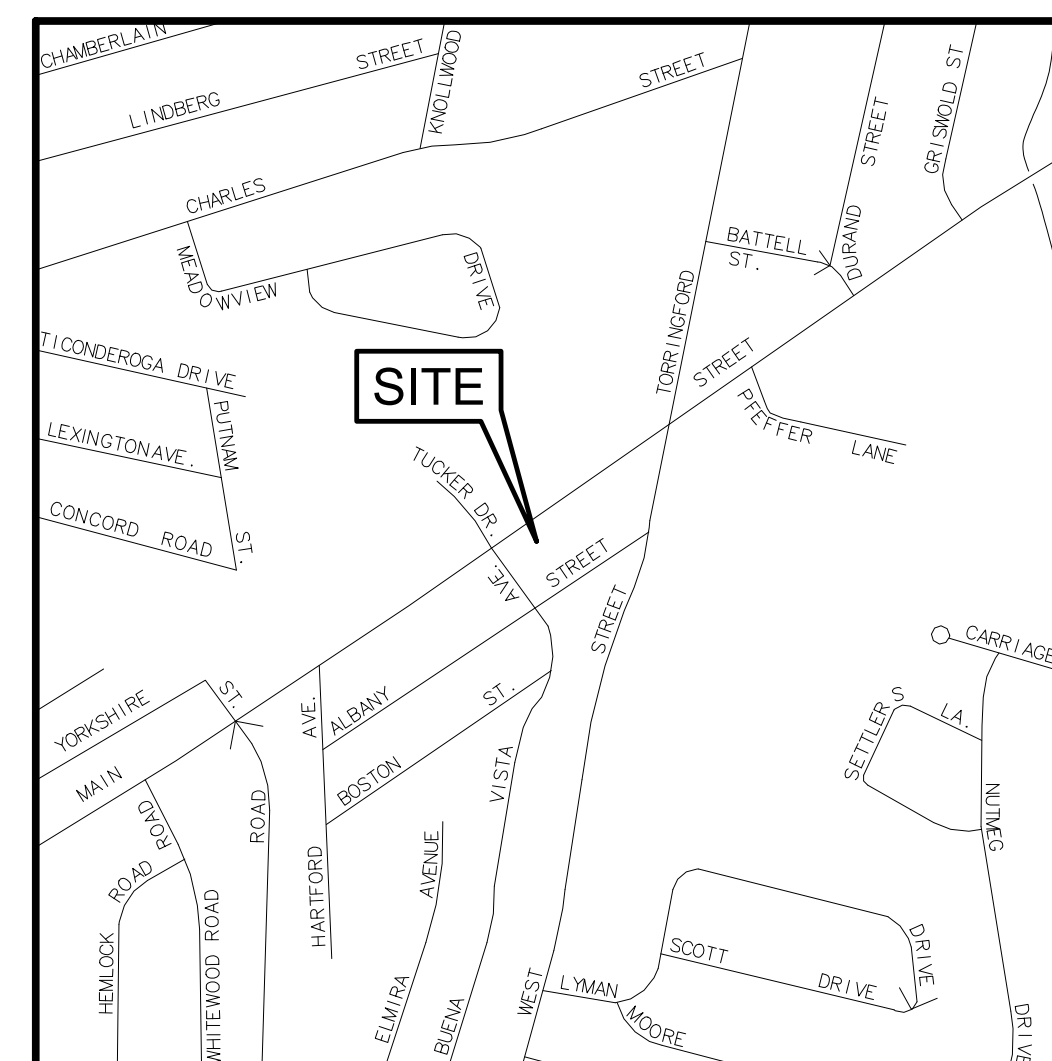
REVISED: FEBRUARY 14, 2022 - ENGINEERING & POLICE COMMENTS

LEGEND

EXISTING		PROPOSED
650	CONTOURS	650
671.5	SPOT ELEVATION	671.5
X	PROPERTY LINE	X
[Structure]	STRUCTURE	[Structure]
---	EDGE OF PAVEMENT	---
==	STORM SEWER PIPE	== 24" RCP
---	8" SANITARY	== 8" PVC
[Catching Basin]	CATCH BASIN	[Catching Basin]
[Sanitary MH]	SANITARY MH	[Sanitary MH]
[Drainage MH]	DRAINAGE MH	[Drainage MH]
W	WATER	W
G	GAS	G
SAN	SANITARY LATERAL	SAN
RD	ROOF DRAIN	RD
E	ELECTRIC	E
T	TELECOM	T
[Light Pole]	LIGHT POLE	[Light Pole]
[Utility Pole]	UTILITY POLE	[Utility Pole]
[Hydrant]	HYDRANT	[Hydrant]

ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
ATM	AUTOMATED TELLER MACHINE
BC	BOTTOM OF CURB
BIT	BITUMINOUS CONCRETE
BM	BENCHMARK
CB	CATCH BASIN
CC	CLEAN OUT
CONC	CONCRETE
DR	DRAIN
DWGS	DRAWING
ELEV	ELEVATION
EXIST	EXISTING
HCC	HANDICAP CURB CUT
HD	HEAVY DUTY
HP	HIGH POINT
INV	INVERT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MECH	MECHANICAL
NTS	NOT TO SCALE
OC	ON CENTER
PLUMB	PLUMBING
PERF	PERFORATED
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
SF	SQUARE FOOT (FEET)
STRUC	STRUCTURAL
TC	TOP OF CURB
TF	TOP OF FRAME
TYP	TYPICAL
VF	VERIFY IN FIELD



LOCATION MAP
NOT TO SCALE

LIST OF DRAWINGS

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C-1	SITE PLAN
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C-3	SOIL EROSION AND SEDIMENT CONTROL PLAN
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C-6	DETAILS II
C-7	DETAILS III
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L-1	LANDSCAPE PLAN

APPLICANT:
1166 EMS TORRINGTON, LLC
819 BRIDGEPORT AVENUE
SHELTON, CT 06484

OWNER OF RECORD, 1166 EAST MAIN STREET:
1166 EMS TORRINGTON, LLC
819 BRIDGEPORT AVENUE
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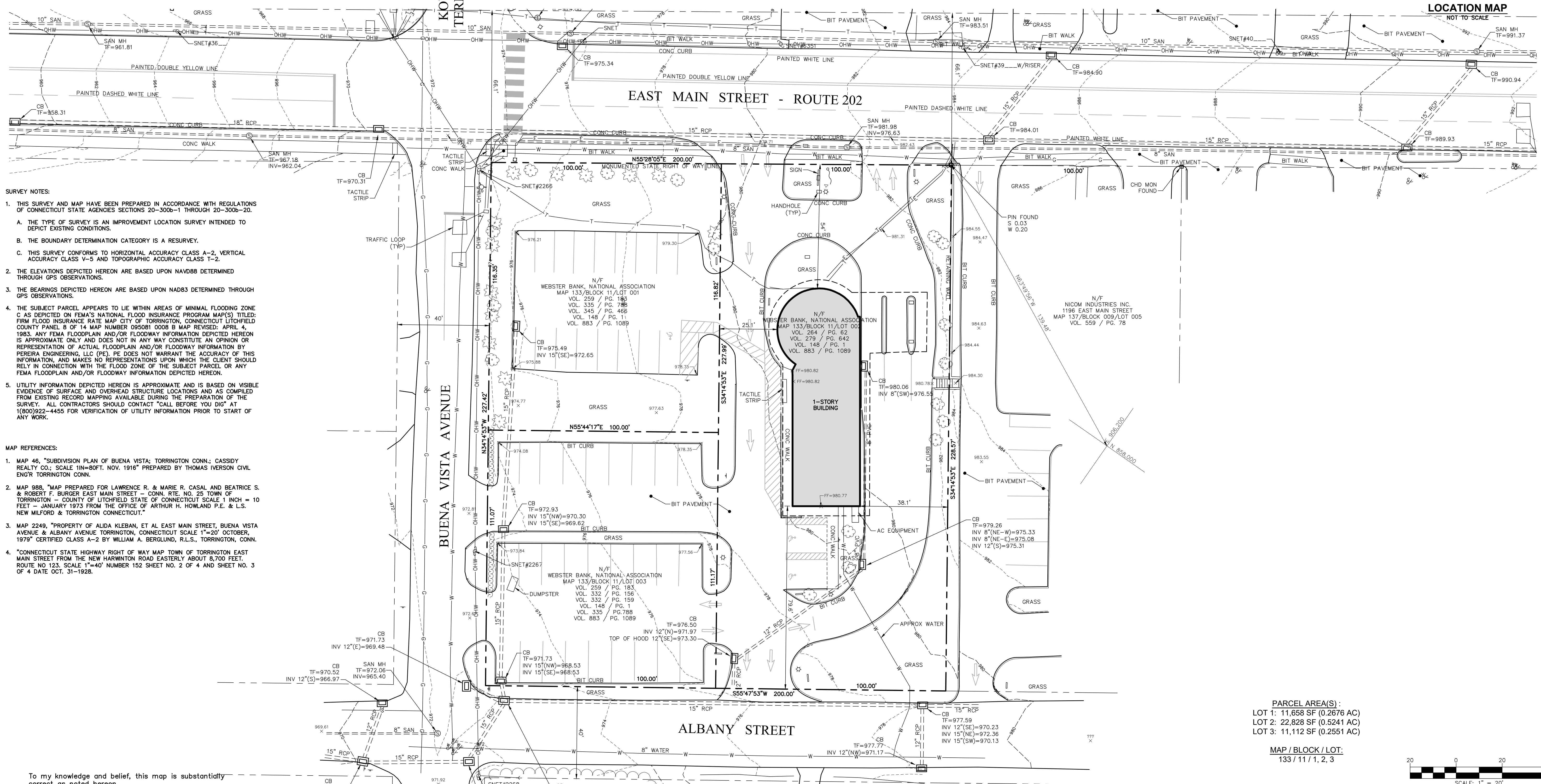
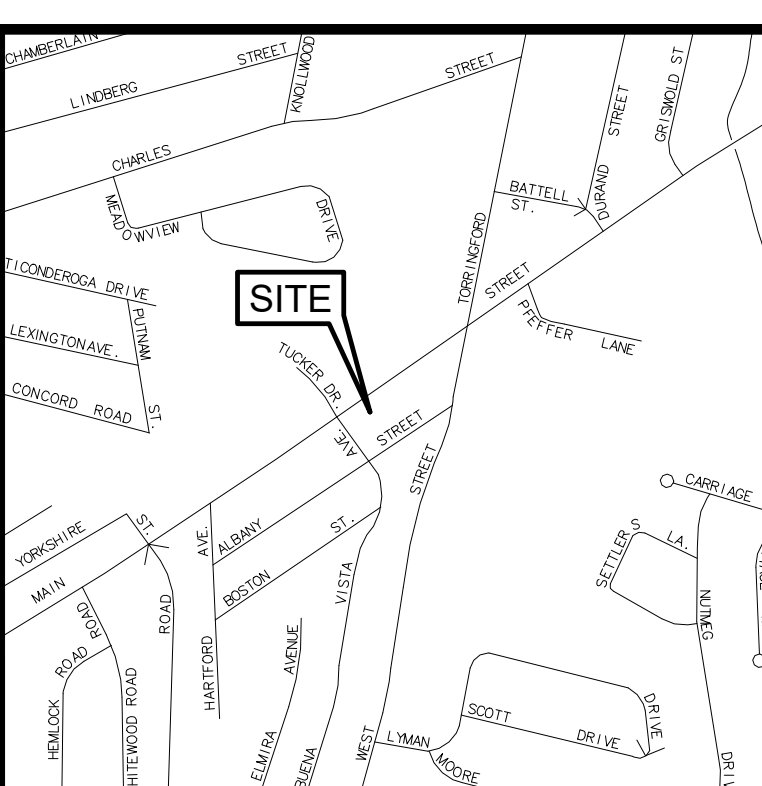
LEGEND

---	PROPERTY LINE	---	CONTOURS
---	RIGHT OF WAY	X 0.21.5	SPOT ELEVATION
---	EASEMENT LINE	○	CONIFEROUS TREE
---	STONE WALL	○	DECIDUOUS TREE
---	STRUCTURE	○	BUSH
---	EDGE OF PAVEMENT	○	CHAIN LINK FENCE
---	TEST BORING	○	WOOD FENCE
---	CATCH BASIN	○	GUIDERAIL
---	STORM MANHOLE	○	LIGHT POLE
---	SANITARY MANHOLE	○	UTILITY POLE
---	WATER	---	HYDRANT
---	GAS	---	WATER VALVE
---	ELECTRIC	---	GAS VALVE
---	TELEPHONE	---	MONUMENT FOUND
---	FIBER OPTIC LINE	---	IRON PIPE OR PIN FOUND
---	OVERHEAD WIRES	---	DRILL HOLE FOUND

**ZONING DATA TABLE
LOCAL BUSINESS (LB) ZONE**

STANDARDS	REQUIRED	133/11/1 EXISTING	133/11/2 EXISTING	133/11/3 EXISTING
For non-residential buildings and uses:				
Lot Size	10,000 sq. ft.	11,658 sq. ft.	22,828 sq. ft.	11,112 sq. ft.
Lot Width	80 ft.	100 ft.	100 ft.	100 ft.
Front Yard Setback	10 ft.	10 ft.	54 ft.	100 ft.
Side Yard Setback	25 ft. (1)	25 ft. (1)	25.1 ft.	25.1 ft.
Rear Yard Setback	25 ft. (1)	25 ft. (1)	25.1 ft.	25.1 ft.
Maximum Height	50'	50'	<50'	<50'
Maximum Impervious Surface Ratio	0.75	0.45	0.73	0.86

Notes:
 1. Only if adjacent to a residential zone.
 2. For buildings with one or more dwelling units: Requirements are the same as for residential buildings in the R-6 Zone.
 3. Front Yard Setback on Buena Vista Avenue is Pre-Existing, Non-Conforming (4').

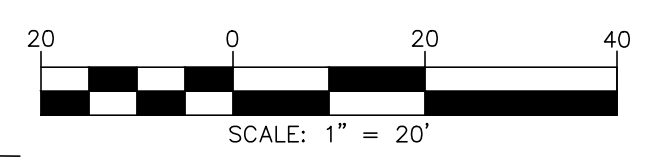


- SURVEY NOTES:**
- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20.
 - A. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY INTENDED TO DEPICT EXISTING CONDITIONS.
 - B. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY.
 - C. THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2, VERTICAL ACCURACY CLASS V-5 AND TOPOGRAPHIC ACCURACY CLASS T-2.
 - THE ELEVATIONS DEPICTED HEREON ARE BASED UPON NAVD88 DETERMINED THROUGH GPS OBSERVATIONS.
 - THE BEARINGS DEPICTED HEREON ARE BASED UPON NAD83 DETERMINED THROUGH GPS OBSERVATIONS.
 - THE SUBJECT PARCEL APPEARS TO LIE WITHIN AREAS OF MINIMAL FLOODING ZONE C AS DEPICTED ON FEMA'S NATIONAL FLOOD INSURANCE PROGRAM MAP(S) TITLED: FIRM FLOOD INSURANCE RATE MAP CITY OF TORRINGTON, CONNECTICUT LITCHFIELD COUNTY PANEL 8 OF 14 MAP NUMBER 095081 0008 B MAP REVISED: APRIL 4, 1993. ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON IS APPROXIMATE ONLY AND DOES NOT IN ANY WAY CONSTITUTE AN OPINION OR REPRESENTATION OF ACTUAL FLOODPLAIN AND/OR FLOODWAY INFORMATION BY PEREIRA ENGINEERING, LLC (PE). PE DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
 - UTILITY INFORMATION DEPICTED HEREON IS APPROXIMATE AND IS BASED ON VISIBLE EVIDENCE OF SURFACE AND OVERHEAD STRUCTURE LOCATIONS AND AS COMPILED FROM EXISTING RECORD MAPPING AVAILABLE DURING THE PREPARATION OF THE SURVEY. ALL CONTRACTORS SHOULD CONTACT "CALL BEFORE YOU DIG" AT (800)922-4455 FOR VERIFICATION OF UTILITY INFORMATION PRIOR TO START OF ANY WORK.

- MAP REFERENCES:**
- MAP 46, "SUBDIVISION PLAN OF BUENA VISTA; TORRINGTON CONN.; CASSIDY REALTY CO.; SCALE 1IN=80FT. NOV. 1916" PREPARED BY THOMAS IVERSON CIVIL ENGR TORRINGTON CONN.
 - MAP 988, "MAP PREPARED FOR LAWRENCE R. & MARIE R. CASAL AND BEATRICE S. & ROBERT F. BURGER EAST MAIN STREET - CONN. RTE. NO. 25 TOWN OF TORRINGTON - COUNTY OF LITCHFIELD STATE OF CONNECTICUT SCALE 1 INCH = 10 FEET - JANUARY 1973 FROM THE OFFICE OF ARTHUR H. HOWLAND P.E. & L.S. NEW MILFORD & TORRINGTON CONNECTICUT."
 - MAP 2249, "PROPERTY OF ALIDA KLEBAN, ET AL EAST MAIN STREET, BUENA VISTA AVENUE & ALBANY AVENUE TORRINGTON, CONNECTICUT SCALE 1"=20' OCTOBER, 1979" CERTIFIED CLASS A-2 BY WILLIAM A. BERGLUND, R.L.S., TORRINGTON, CONN.
 - "CONNECTICUT STATE HIGHWAY RIGHT OF WAY MAP TOWN OF TORRINGTON EAST MAIN STREET FROM THE NEW HARTINGTON ROAD EASTERLY ABOUT 8,700 FEET, ROUTE NO 123; SCALE 1"=40' NUMBER 152 SHEET NO. 2 OF 4 AND SHEET NO. 3 OF 4 DATE OCT. 31-1928.

PARCEL AREA(S) :
 LOT 1: 11,658 SF (0.2676 AC)
 LOT 2: 22,828 SF (0.5241 AC)
 LOT 3: 11,112 SF (0.2551 AC)

MAP / BLOCK / LOT:
 133 / 11 / 1, 2, 3



To my knowledge and belief, this map is substantially correct as noted hereon.

Jeffrey R. Jurzyski, Conn. Land Surveyor # LSX.0014202

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NO.	DATE	REVISIONS	REMARKS

IMPROVEMENT LOCATION SURVEY
 OF PROPERTY LOCATED AT
 1180 EAST MAIN STREET
 TORRINGTON, CONNECTICUT
 PREPARED FOR
 WEBSTER BANK, NATIONAL ASSOCIATION

COPYRIGHT © 2020
 DATE: MARCH 30, 2021
 SCALE: 1"=20'
 DWG: EFH FLD: BRY
S SHEET 1 OF 1
 CAD REF. NO. 1267SURV

**ZONING DATA TABLE
LOCAL BUSINESS (LB) ZONE**

STANDARDS	REQUIRED	1180	1166	1180	1166
		EAST MAIN ST	EAST MAIN ST	EAST MAIN ST	EAST MAIN ST
For non-residential buildings and uses:					
Lot Size	10,000 sq. ft.	22,828 sq. ft.	22,770 sq. ft.	22,828 sq. ft.	22,770 sq. ft.
Lot Width	80 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Front Yard Setback	10 ft.	54 ft.	54 ft.	54 ft.	23.4 ft.
Side Yard Setback	0 (1)	25.1 ft.	25.1 ft.	25.1 ft.	25.1 ft.
Rear Yard Setback	0 (1)	-	-	-	29.5 ft.
Maximum Height	50'	<50'	<50'	<50'	<50'
Maximum Impervious Surface Ratio	0.75	0.73	0.65	0.75	0.74

- Notes:
 1. 25' if adjacent to a residential zoning.
 2. For buildings with one or more dwelling units: Requirements are the same as for residential buildings in the R-6 Zone.
 3. Front Yard Setback on Buena Vista Avenue is Pre-Existing, Non-Conforming (4').

PARKING SUMMARY

1166 EAST MAIN STREET (STARBUCKS SITE):

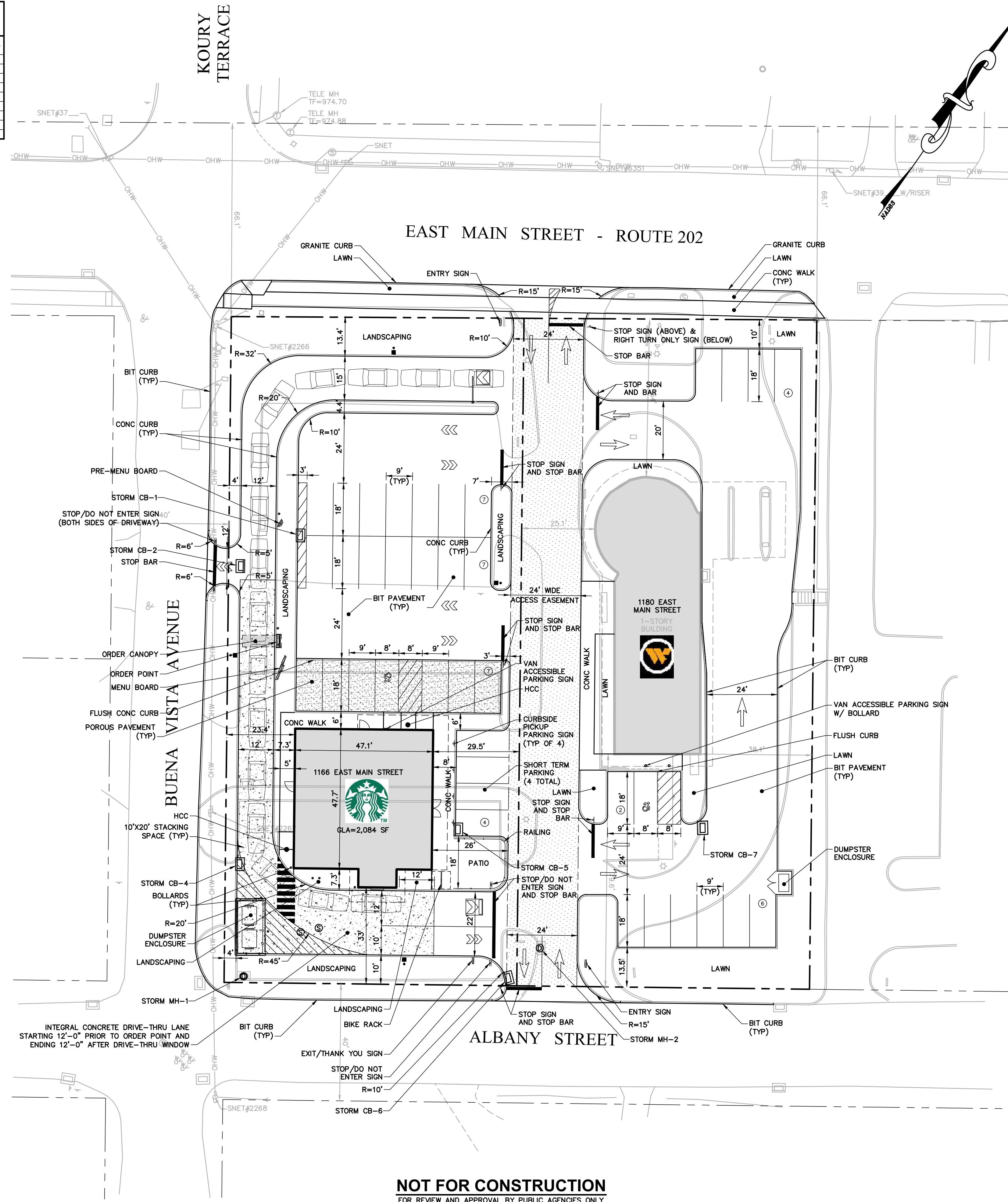
REQUIRED PARKING:
 RESTAURANT (USE CODE 7.40): 2,084 SF
 1.0 SPACES/350 SF = 2,084/350 = 6
 4.0 SPACES/10 OUTDOOR SEATS = 20 SEATS x 4.0 SF/10 = 8
 TOTAL SPACES REQUIRED = 14 SPACES
 TOTAL SPACES PROVIDED = 25 SPACES

1180 EAST MAIN STREET (WEBSTER BANK):

REQUIRED PARKING:
 BANK (USE CODE 4.10): 2,803 SF
 1.0 SPACE/500 SF = 2,803 SF/500 SF = 6
 TOTAL SPACES REQUIRED = 6 SPACES
 TOTAL SPACES PROVIDED = 12 SPACES

GENERAL DEMOLITION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 817 (OR LATEST EDITION).
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG (CBYD)" LOCATING SERVICE AT 1-(800)-922-4455 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION IN ORDER TO HAVE ALL UTILITIES LOCATED AND MARKED. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING SERVICE (AT HIS OWN EXPENSE) TO VERIFY AND/OR LOCATE ANY/ALL UTILITIES THAT CBYD DOES NOT LOCATE. ANY/ALL REFERENCES ON DRAWINGS TO "UTILITIES" INCLUDES ANY/ALL TYPES OF BUILDING AND/OR SITE "SERVICES" AS WELL.
- THE CONTRACTOR SHALL LOCATE ALL DRAINAGE INFRASTRUCTURE AND MAINTAIN ADEQUATE STORM DRAINAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN THE SAFETY AND PROTECTION OF BOTH PEDESTRIANS AND MOTORISTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONARY AND PROTECTIVE MEASURES, INCLUDING, BUT NOT LIMITED TO, SIGNS, LIGHTS, BARRIERS, FENCING, AND TRAFFIC FLAGMEN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DEMOLITION ASSOCIATED PERMITS.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES SERVICING THE EXISTING BUILDING THAT ARE TO REMAIN UNTIL TEMPORARY OR PERMANENT NEW LINES ARE INSTALLED.
- THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL EXCESS MATERIAL AND DEMOLITION DEBRIS WITHIN THE PROJECT LIMITS (UNLESS INDICATED TO REMAIN) AT NO ADDITIONAL COST TO OWNER.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND APPURTENANCES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE PROPOSED LIMITS OF DEMOLITION SHOWN ARE APPROXIMATE AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS AND/OR CONTRACTOR'S METHODS OF DEMOLITION/CONSTRUCTION. CONTRACTOR SHALL DEMOLISH AND REMOVE ANY AND ALL ITEMS AS REQUIRED TO CONSTRUCT PROPOSED DEVELOPMENT AT NO ADDITIONAL COST TO OWNER.
- DEMOLITION AND/OR ABANDONMENT OF EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH RESPECTIVE UTILITY COMPANY'S REQUIREMENTS AND STANDARDS. CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR ABANDONMENT WITH UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL BE CAPPED AT PROPERTY LINES UNLESS OTHERWISE NOTED OR REQUIRED BY UTILITY COMPANIES.
- CONTRACTOR SHALL PROPERLY ABANDON AND/OR DEMOLISH AND REMOVE ANY AND ALL UNEXPECTED UTILITIES DISCOVERED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- EXCAVATION OPERATIONS SHALL BE EXECUTED CAREFULLY AT ALL LOCATIONS ADJACENT TO EXISTING UNDERGROUND UTILITIES AND VAULTS. PROTECTION OF EXISTING UTILITIES WITHIN THE WORK LIMIT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK WILL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION (OR BETTER) OR AS INDICATED ON THE CONTRACT DRAWINGS.
- ANY DAMAGE TO EXISTING PAVEMENT, CURBS, SIDEWALKS, STRUCTURES OR ANY OTHER APPURTENANCES DURING CONSTRUCTION WILL BE REPLACED (N-KIND OR BETTER) BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE. SAW-CUT DAMAGED SECTIONS BACK TO THE NEAREST JOINT WHERE APPROPRIATE AND MATCH EXISTING MATERIALS, THICKNESSES, AND PATTERNS.
- CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE SURFACES AT LIMITS OF DEMOLITION AS REQUIRED SO AS TO ACHIEVE A SMOOTH TRANSITION BETWEEN EXISTING SURFACES (TO REMAIN) AND NEW SURFACES. APPLY/INSTALL TACK COATS AND EXPANSION JOINTS AS REQUIRED. ANY EXISTING SURFACES LOCATED DIRECTLY ADJACENT TO THE LIMIT OF DEMOLITION THAT ARE EITHER DAMAGED OR IN POOR CONDITION SHALL ALSO BE REPLACED AND INCLUDED IN THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE INTENT IS TO AVOID LEAVING DAMAGED SURFACES LOCATED DIRECTLY ADJACENT TO NEWLY REPLACED WORK.
- REMOVAL OF PAVEMENT MARKINGS WILL BE COMPLETED BY A NON-DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 816, 2004-SECTION 12.11 AS REVISED.
- TREE REMOVAL INCLUDES REMOVAL OF TREE TRUNK, BRANCHES, LEAVES, AND STUMP. REMOVE ALL TREES WITHIN PROJECT LIMITS UNLESS OTHERWISE NOTED.
- NO STUMPS, BRUSH, BUILDING DEBRIS, OR UNSUITABLE MATERIALS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY/ALL COSTS ASSOCIATED WITH REMOVING ALL MATERIALS OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY 6 FT. HIGH CHAIN LINK FENCING. THE FENCING SHALL BE DESIGNED TO MAINTAIN SECURITY AND PROVIDE SAFETY FOR THE CONSTRUCTION SITE.
- REFER TO OTHER DRAWINGS, INCLUDING BUT NOT LIMITED TO, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS; DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.



NOT FOR CONSTRUCTION
 FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

FORM 817 DEPARTMENT OF TRANSPORTATION CONSTRUCTION NOTES:

- REMOVAL OF PAVEMENT MARKINGS ALONG STATE ROADWAYS SHALL BE COMPLETED BY A NON-DESTRUCTIVE METHOD IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.11 AS REVISED.
- NEW PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 818 SECTION 12.10 AS REVISED.
- NEW SIGN MATERIAL AND SHEETING SHALL BE MADE OF REFLECTIVE MATERIAL IN COMPLIANCE WITH STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 817 SECTION 12.08 AS REVISED. TYPE 1 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH WHITE BACKGROUND. TYPE 3 REFLECTIVE SHEETING SHALL BE USED FOR SIGNS WITH COLORED BACKGROUND EXCEPT FOR SIGNS WITH RED BACKGROUND THAT SHALL BE TYPE 8 OR 9 REFLECTIVE SHEETING.
- ALL SIGN AND PAVEMENT MARKINGS INSTALLED ALONG THE STATE ROAD MUST CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE LATEST STATE OF CONNECTICUT CATALOG OF SIGNS AND STANDARDS AS REVISED.
- ANY DAMAGE TO THE EXISTING CURB, SIDEWALK OR ANY OTHER HIGHWAY APPURTENANCES DURING THE DEVELOPMENT OF THE PERMITTED SITE WILL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE DISTRICT 3 PERMIT SECTION AT NO COST TO THE STATE.
- ALL WORK WITHIN THE STATE RIGHT OF WAY WILL COMPLY WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818 WITH THE LATEST SPECIAL PROVISIONS AND TYPICAL STATE STANDARD DETAILS.

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE CITY OF TORRINGTON STANDARDS AND SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 818 (OR LATEST EDITION).
- IF (IN THE OPINION OF THE ENGINEER) CONFLICTS OR DISCREPANCIES OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT ITSELF IN DESCRIBING THE WORK; THE BETTER QUALITY, GREATER QUANTITY, OR MORE COSTLY OPTION FOR WORK WILL BE INCLUDED IN THE CONTRACTOR'S ORIGINAL CONTRACT PRICE. THIS WORK SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CLARIFYING ANY CONFLICTS OR DISCREPANCIES IN THE WORK PRIOR TO SUBMITTING THE CONTRACT PRICE. THE CONTRACTOR SHALL NOT PROCEED WITH SUCH WORK UNTIL THE ENGINEER HAS BEEN CONTACTED FOR CLARIFICATION AND PROPER DIRECTION.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS AND SHALL IMMEDIATELY REPORT ANY AND ALL DISCREPANCIES TO ENGINEER.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND APPURTENANCES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" (CBYD) LOCATING SERVICE AT 1-(800)-922-4455 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION IN ORDER TO HAVE ALL UTILITIES LOCATED AND MARKED. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING SERVICE (AT HIS OWN EXPENSE) TO VERIFY AND/OR LOCATE ANY/ALL UTILITIES THAT CBYD DOES NOT LOCATE. ANY/ALL REFERENCES ON DRAWINGS TO "UTILITIES" INCLUDES ANY/ALL TYPES OF BUILDING AND/OR SITE "SERVICES" AS WELL.
- SURVEY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A MAP ENTITLED: "IMPROVEMENT LOCATION SURVEY OF PROPERTY LOCATED AT 1180 EAST MAIN STREET, TORRINGTON, CONNECTICUT; PREPARED FOR WEBSTER BANK, NATIONAL ASSOCIATION" DATED: MARCH 30, 2021, SCALE: 1"=20", PREPARED BY PEREIRA ENGINEERING, LLC.
- THE ELEVATIONS DEPICTED HEREON ARE BASED ON NAVD83 DATUM.
- PROPOSED BUILDING IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWERS.
- NO STUMPS, BRUSH, BUILDING DEBRIS, OR UNSUITABLE MATERIALS ARE TO BE BURIED ON-SITE. CONTRACTOR IS RESPONSIBLE FOR ANY/ALL COSTS ASSOCIATED WITH REMOVING ALL MATERIALS OFFSITE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR DOING WORK THAT IS COMPLIANT WITH SECTION 504 OF THE REHABILITATION ACT OF 1973 AND TITLE II OF THE AMERICANS WITH DISABILITIES ACT AS AMENDED THROUGH LATEST VERSION.
- DETECTABLE WARNING (TACTILE) STRIPS (TILES) SHALL BE INSTALLED AT ALL LOCATIONS AS REQUIRED PER ADA REQUIREMENTS. ALL DETECTABLE WARNING STRIPS SHALL BE CAST-IN-PLACE TYPE ONLY. SURFACE MOUNTING OF TACTILE TILES TO EXISTING CONCRETE IS NOT ACCEPTABLE. EXISTING CONCRETE SHALL BE SAW-CUT, REMOVED, AND REPLACED WITH CAST-IN-PLACE TACTILE STRIPS.
- ACCESSIBLE ROUTES SHALL CONNECT BUILDINGS, FACILITIES, ELEMENTS, SPACES, PARKING, PASSENGER LOADING ZONES, PUBLIC STREETS, AND SIDEWALKS. ACCESSIBLE ROUTES' SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVEL SHALL NOT BE GREATER THAN 1/4", AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED. EXISTING SIDEWALKS LOCATED ALONG THE ACCESSIBLE ROUTE WHICH HAVE A CHANGE IN LEVEL GREATER THAN 1/4" FROM AN ABUTTING SIDEWALK SHALL BE REPLACED WITH NEW CONCRETE SIDEWALK (FROM JOINT TO JOINT). OPENINGS IN FLOOR OR GROUND SURFACES (INCLUDING EXPANSION & CONTROL JOINTS) SHALL NOT BE GREATER THAN 1/2".
- ALL HANDICAP PARKING SPACES SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
- HANDICAPPED PARKING SIGN MUST BE ON AN UPRIGHT POST WITH A SEVEN FOOT CLEARANCE AND SIGN SHOULD READ "HANDICAPPED PARKING, STATE PERMIT REQUIRED, VIOLATORS WILL BE FINED BETWEEN \$85 AND \$160".
- SIGNS SHALL CONFORM TO THE STATE TRAFFIC COMMISSION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB.
- REFER TO CIVIL & STRUCTURAL DRAWINGS FOR DETAILS ON CONCRETE PADS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 DAYS FOR REVIEW.



Civil • Environmental • Land Surveying
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 Shelton, CT 06484 Fax: (203) 944-9945

CERTIFICATION

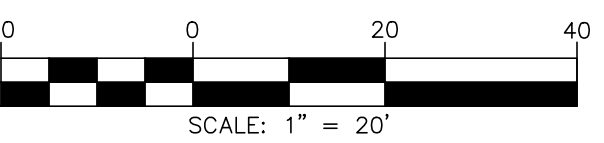
NO.	BY	DATE	REVISIONS	REMARKS
2	EFG	2/14/2022	ENGINEERING & POLICE COMMENTS	
1	JCP	2/10/2022	P&Z SUBMITTAL	

DES	JCP
DWN	JCP
CKD	JCP

PREPARED FOR
1166 EMS TORRINGTON, LLC
 FOR PROPERTY LOCATED AT
 1166 EAST MAIN STREET
 TORRINGTON, CONNECTICUT

**PROPOSED SITE DEVELOPMENT PLANS
 SITE PLAN**

SCALE: 1"=20'

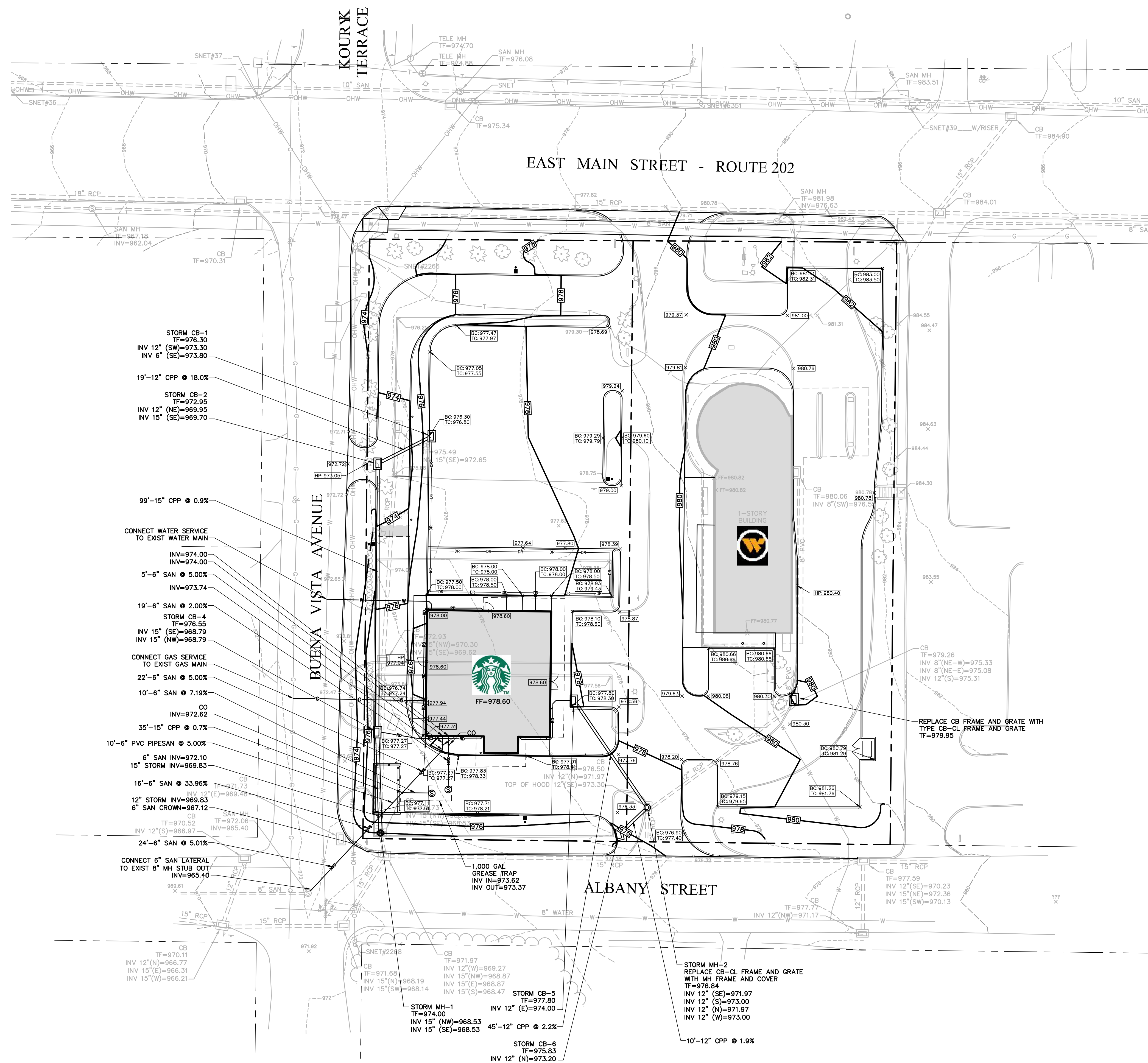
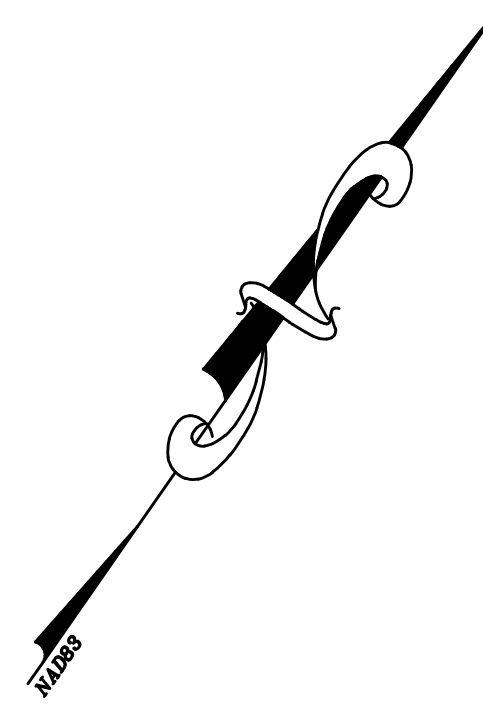


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C SHEET 1 of 8

CAD REF. NO. 1267SP01



- GRADING AND UTILITY NOTES:**
- THE CONTRACTOR SHALL PRESERVE AND PROTECT EXISTING TREES WHERE POSSIBLE REFER TO "SOIL EROSION AND SEDIMENT CONTROL PLAN" FOR LIMIT OF DISTURBANCE AND NOTES.
 - ALL TOPSOIL SHALL BE STRIPPED FROM PROPOSED DISTURBED AREAS AND STOCKPILED FOR USE IN FINAL LANDSCAPING. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS APPROVED BY ENGINEER AT NO ADDITIONAL COST TO OWNER. ADDITIONAL (SCREENED) TOPSOIL REQUIRED FOR FINAL LANDSCAPING SHALL BE PROVIDED AT NO ADDITIONAL COST TO OWNER. FINAL TOPSOIL DEPTHS SHALL BE 6-INCHES FOR LAWN AREAS AND 9-INCHES FOR PLANT BEDS.
 - THE CONTRACTOR SHALL COMPACT FILL UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557(MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 - GRADE AWAY FROM BUILDINGS AT 2% MINIMUM. MINIMUM GRADE IN PAVED AREAS AND SIDEWALKS IS 1% (TYPICALLY 2%).
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY EXCAVATION SUPPORT AND PROTECTION SYSTEMS CAPABLE OF SUPPORTING EXCAVATION SIDEWALLS AND OF RESISTING SOIL AND HYDROSTATIC PRESSURE AND SUPERIMPOSED AND CONSTRUCTION LOADS.
 - MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, AND OTHER SIMILAR STRUCTURES SHALL BE SET TO ELEVATIONS SHOWN, AND SHALL BE ADJUSTED 1/4" BELOW GRADE WITHIN PAVED AREAS. ALL EXISTING MANHOLE RIMS, CATCH BASIN GRATES, VALVE COVERS, AND OTHER SIMILAR STRUCTURES SHALL BE RESET FLUSH WITH FINAL GRADES AS REQUIRED. ANY DAMAGED RIMS, TOPS, GRATES, AND VALVE COVERS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - ALL EXISTING PAVEMENT WHERE UTILITIES ARE TO BE INSTALLED SHALL BE SAWCUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED.
 - INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES TO VERIFY AND/OR LOCATE UTILITIES AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO CONSTRUCTION AND VERIFY UNDERGROUND AND OVERHEAD UTILITY LOCATIONS. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING SERVICE (AT HIS OWN EXPENSE) TO VERIFY AND/OR LOCATE ANY/ALL UTILITIES THAT CBYD DOES NOT LOCATE. ANY/ALL REFERENCES ON DRAWINGS TO "UTILITIES" INCLUDES ANY/ALL TYPES OF BUILDING AND/OR SITE "SERVICES" AS WELL.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES PRIOR TO SUBMITTAL OF BID TO ENSURE THAT ALL UTILITY COMPANIES' (AND MUNICIPALITY'S) STANDARDS AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH THE RESPECTIVE UTILITY COMPANIES. ALL COSTS, INCLUDING PERMIT FEES, SHALL BE INCLUDED IN THE PRICES BID FOR THE VARIOUS ITEMS OF WORK UNDER THIS CONTRACT.
 - UTILITY CONNECTION DESIGN AS REFLECTED ON THIS PLAN MAY CHANGE SUBJECT TO UTILITY COMPANY REQUIREMENTS.
 - ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY AND/OR CITY REQUIREMENTS.
 - PROPOSED WATER SERVICE SHALL BE INSTALLED A MINIMUM OF TEN FEET FROM ANY SANITARY SEWER PIPE. REFER TO THE STATE DEPARTMENT OF PUBLIC HEALTH DRINKING WATER SECTION FOR "WATER MAIN DESIGN AND CONSTRUCTION GUIDELINES" FOR ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL PROVIDE CONCRETE ENCASUREMENT OF PIPING AND UTILITIES WHERE SEPARATION DISTANCES BETWEEN PIPING AND/OR UTILITY CROSSINGS ARE 12" OR LESS. ADDITIONAL PROTECTION MEASURES MAY ALSO BE REQUIRED BY ENGINEER AND WILL BE PROVIDED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - ALL DISTURBANCE INCURRED TO CITY, STATE, OR OTHER PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE RESPECTIVE CITY, STATE, OR OTHER AUTHORITY.
 - THIS PLAN DETAILS PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY OTHERS FOR ADDITIONAL INFORMATION. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE FITTINGS AND ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT(S) OR AT EXISTING UTILITY OR PIPE CONNECTION POINT(S).
 - THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE THE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
 - SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH LOCAL SEWER DEPARTMENT AND WPCA STANDARDS.
 - NEW STORM SEWER PIPING SHALL BE RELOCATED AS REQUIRED TO AVOID CONFLICTS WITH EXISTING PIPING AND UTILITIES AT NO ADDITIONAL COST TO OWNER.
 - EARTHEN SLOPES SHALL BE NO STEEPER THAN 2H:1V (3H:1V SLOPES MAX FOR LAWN AREAS). STEEPER SLOPES SHALL BE REINFORCED WITH RIPRAP AND MAY BE GRADED AT 1.5H:1V (MAX), UNLESS OTHERWISE DETAILED. THIS WORK SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
 - GROUNDWATER WAS NOT OBSERVED IN ANY OF THE GEOTECHNICAL BORINGS. HOWEVER, DEWATERING MAY BE REQUIRED TO REMOVE SURFACE WATER RUNOFF OR PRECIPITATION THAT ACCUMULATES WITHIN EXCAVATIONS. THE CONTRACTOR SHALL INSTALL TEMPORARY PUMPING SYSTEMS, UNDERDRAINS, CURTAIN DRAINS, AND/OR OTHER MEASURES AS REQUIRED OR AS REQUESTED BY ENGINEER IN ORDER TO PROVIDE DRY, STABLE SUBGRADES. THIS WORK SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
 - SANITARY LATERAL PIPING SHALL BE SDR-35 PVC PLASTIC PIPE (ASTM D3034 SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS. PIPING SHALL BE SET AT A MINIMUM SLOPE OF 2%.
 - ALL ROOF DRAINS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM AS REQUIRED BY ENGINEER.
 - ALL SOLID DRAIN PIPING SHALL BE SCHEDULE 40 PVC PLASTIC PIPE (ASTM D1785) WITH SLOTTED WELDED JOINTS. ALL PERFORATED DRAIN PIPING SHALL BE SDR-35 PVC PERFORATED PLASTIC PIPE (ASTM 3034) WITH BELL AND SPIGOT, NO GASKET.
 - PROVIDE CLEANOUT CONNECTIONS WITH CAST-IRON ACCESS FRAMES AND COVERS (TO GRADE) AT ALL CHANGES IN DIRECTION EXCEEDING 22-1/2" FOR DRAINS AND SANITARY LATERALS AS DIRECTED BY ENGINEER. ACCESS FRAMES AND COVERS SHALL BE PROVIDED AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY (PATTERN NUMBER 4155 OR AS REQUIRED). SUBMIT CUT-SHEETS TO ENGINEER PRIOR TO CONSTRUCTION FOR APPROVAL.
 - CONTRACTOR SHALL RELOCATE, REMOVE, AND/OR OTHERWISE MODIFY ANY EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION AS REQUIRED TO AVOID CONFLICTS WITH THE PROPOSED WORK AS DIRECTED BY ENGINEER AT NO ADDITIONAL COST TO OWNER.
 - ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR AS DIRECTED BY ENGINEER AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL FLUSH AND CLEANOUT NEW STORM SEWER SYSTEM (INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, AND STORM PIPING) LOCATED WITHIN PROJECT WORK AREA TO ENSURE UNINHIBITED FLOW OF STORMWATER TO DISCHARGE POINT.
 - ANY AND ALL EXISTING SEWERS, DRAINS, AND/OR UTILITIES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/RECONNECTED TO OPERATING SEWERS, DRAINS, AND/OR UTILITIES AS DIRECTED BY ENGINEER AT NO ADDITIONAL COST TO OWNER.
 - THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

STORM CB-1
TF=976.30
INV 12" (SW)=973.30
INV 6" (SE)=973.60

19'-12" CPP @ 18.0%
STORM CB-2
TF=972.95
INV 12" (NE)=969.95
INV 15" (SE)=969.70

99'-15" CPP @ 0.9%

CONNECT WATER SERVICE
TO EXIST WATER MAIN
INV=974.00
INV=974.00

5'-6" SAN @ 5.00%
INV=973.74

19'-6" SAN @ 2.00%
STORM CB-4
TF=976.55
INV 15" (SE)=968.79
INV 15" (NW)=968.79

CONNECT GAS SERVICE
TO EXIST GAS MAIN
22'-6" SAN @ 5.00%

10'-6" SAN @ 7.19%
CO
INV=972.62

35'-15" CPP @ 0.7%

10'-6" PVC PIPESAN @ 5.00%
6" SAN INV=972.10
15" STORM INV=969.83

16'-6" SAN @ 33.96%
12" STORM INV=969.83
6" SAN CROWN=967.12

CONNECT 6" SAN LATERAL
TO EXIST 8" MH STUB OUT
INV=965.40

CB
TF=970.11
INV 12" (N)=966.77
INV 15" (E)=966.31
INV 15" (W)=966.21

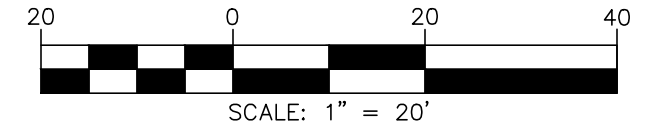
STORM MH-1
TF=974.00
INV 15" (NW)=968.53
INV 15" (SE)=968.53

STORM CB-5
TF=977.80
INV 12" (E)=974.00

STORM CB-6
TF=975.83
INV 12" (N)=973.20

1,000 GAL
GREASE TRAP
INV IN=973.62
INV OUT=973.37

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CERTIFICATION		REVISIONS		REMARKS
NO.	BY	DATE		
2	EFG	2/14/2022	ENGINEERING & POLICE COMMENTS	
1	JCP	2/10/2022	P&Z SUBMITTAL	

DES JCP
DWN JCP
CVD JCP

PREPARED FOR
1166 EMS TORRINGTON, LLC
FOR PROPERTY LOCATED AT
1166 EAST MAIN STREET
TORRINGTON, CONNECTICUT

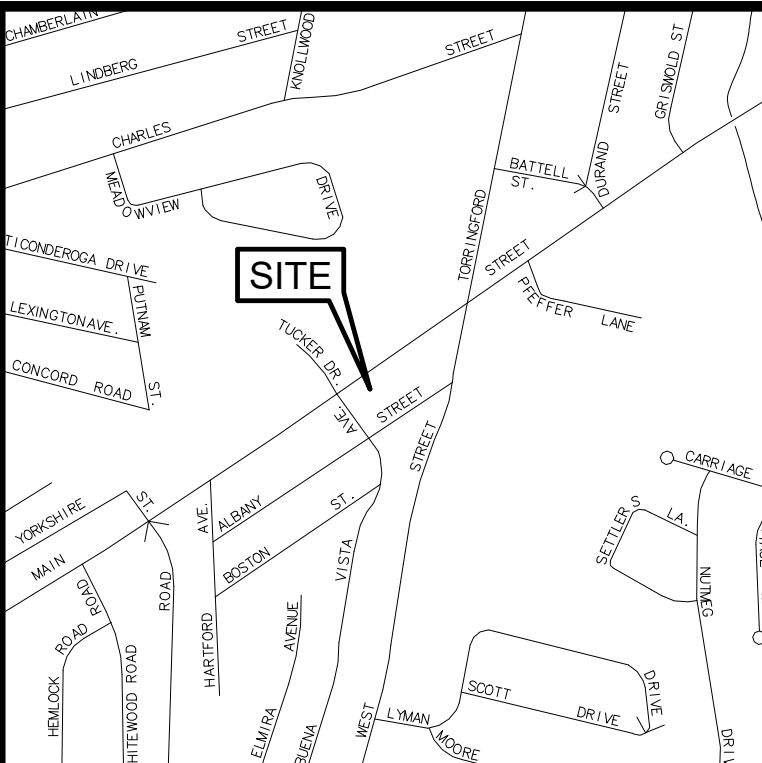
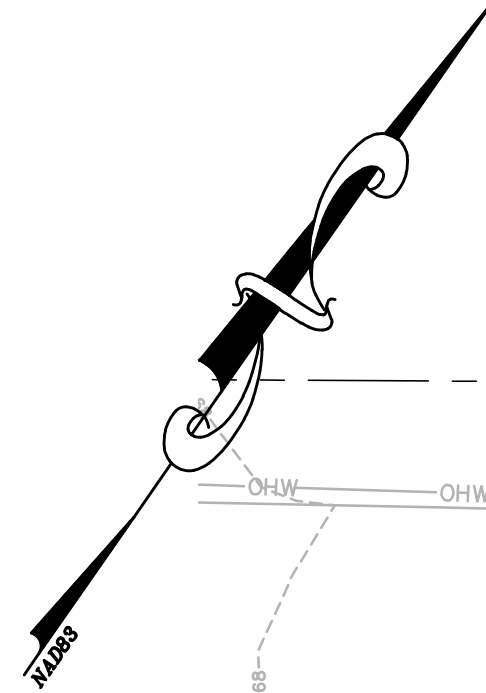
PROPOSED SITE DEVELOPMENT PLANS
GRADING AND UTILITIES PLAN

SCALE: 1"=20'

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C SHEET 2 OF 8
CAD REF. NO. 1267SP02

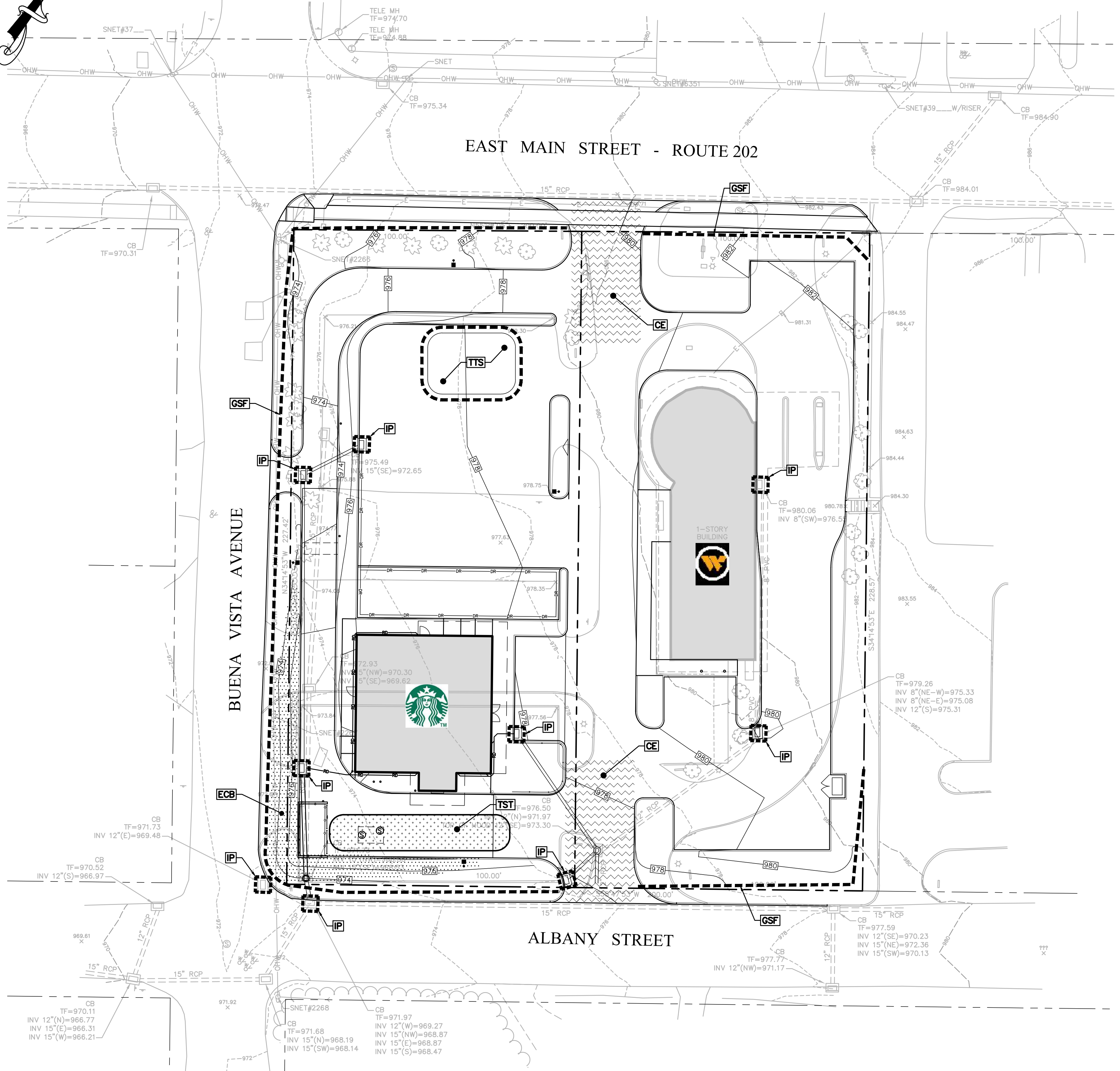
SOIL EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (LATEST EDITION).
- ALL LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM AND RESTABILIZATION OF ANY DISTURBED AREAS SHALL BE SCHEDULED AS SOON AS PRACTICAL.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, SILT FENCES, HAYBALE FILTERS, CONSTRUCTION ENTRANCES, RIPRAP, AND EROSION CONTROL BLANKETS SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY OR REQUIRED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- ALL CONTROL STRUCTURES SHALL BE INSPECTED AND CLEANED PERIODICALLY. ALL SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- FOR EROSION AND SILTATION CONTROL, SILT FENCES AND/OR HAYBALE FILTERS SHALL BE INSTALLED AROUND ALL STOCKPILES OF FILL MATERIALS; OR AS DIRECTED BY THE LOCAL AUTHORITY. ONCE STOCKPILES ARE IN PLACE THEY SHALL BE SEEDED TO PREVENT EROSION.
- IF DISTURBED AREAS CANNOT BE SEEDED IMMEDIATELY DUE TO TIME OF YEAR, THEN MULCH AREA UNTIL SEEDING CAN OCCUR. REMOVE MULCH AND SEED AND REMULCH WHEN SEASON PERMITS.
- CATCH BASINS SHALL BE PROTECTED BY SILT SACK FILTERS AND AS SHOWN ON THE DRAWINGS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- HAYBALE FILTERS AND/OR SILT FENCES WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- ALL DEWATERING PUMPING MUST HAVE SEDIMENT AND EROSION CONTROL PROVISIONS TO MAINTAIN CLEAR WATER DISCHARGE (NOT MUDY). EACH DEWATERING PUMP SHALL DISCHARGE INTO THE EXISTING OR PROPOSED STORM DRAINAGE SYSTEM IN A MANNER THAT WILL NOT CAUSE EROSION, SEDIMENTATION, NUISANCE, OR SAFETY HAZARDS. EACH DEWATERING PUMP INTAKE SHALL BE PLACED IN A CLEAN, PERFORATED 55-GALLON DRUM, SURROUNDED BY AT LEAST 18 INCHES OF 3/4" CLEAN, CRUSHED STONE. THE ENTIRE SURFACE OF THE DRUM (SIDES, TOP, AND BOTTOM) SHALL BE PROTECTED FROM SILTY WATER ENTERING THE DRUM. IF NECESSARY, THE PUMP DISCHARGE SHALL PASS THROUGH A SETTLEMENT BASIN OF ADEQUATE SIZE TO FURTHER CLARIFY THE PUMP DISCHARGE PRIOR TO ENTERING THE STORM DRAINAGE SYSTEM. SUCH BASIN COULD BE MADE FROM AN EXCAVATED PIT OR BY USING A SEALED TRASH DUMPSTER. THE BASIN WOULD HAVE A PIPED OVERFLOW LEADING INTO THE STORM DRAINAGE SYSTEM. ALTERNATIVE METHODS MAY BE USED, SUCH AS WELL POINTS, OTHER TYPES OF PUMP INTAKE FILTERS, AND SETTLEMENT BASINS, IF APPROVED BY THE ENGINEER AND GOVERNING AGENCIES. ALL PUMP DISCHARGE FROM DEWATERING SHALL BE CLEAR AT THE POINT WHERE IT FLOWS OFF THE PROPERTY.
- THE CONTRACTOR SHALL KEEP ALL PUBLIC ROADWAYS CLEAN AND CLEAR OF ALL MUD DURING CONSTRUCTION AND SHALL IMPLEMENT WHATEVER MEASURES DIRECTED BY THE LOCAL AUTHORITY. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE CONSTRUCTION OF CONSTRUCTION ENTRANCES (ANTI-TRACKING PADS) 12" DEEP WHERE SHOWN ON PLAN OR AS DIRECTED BY THE LOCAL AUTHORITY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY/ALL PERMITS REQUIRED AS RELATED TO SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, CTDEEP PERMITS.
- THE CONTRACTOR IS DESIGNATED AS SITE MONITOR AND IS RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE INLAND WETLANDS COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.



LOCATION MAP
NOT TO SCALE

EAST MAIN STREET - ROUTE 202



SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

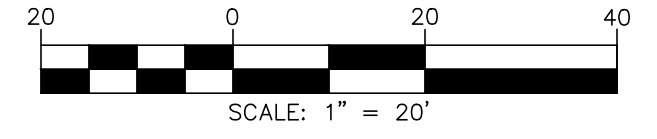
- THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A NEW BUILDING AND ASSOCIATED PARKING AREA. THE BUILDING WILL BE SERVICED BY PUBLIC WATER AND SANITARY SEWERS. THE TOTAL SITE AREA IS APPROXIMATELY 1.05 ACRES.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRECONSTRUCTION MEETING IS TO BE HELD WITH THE DESIGN ENGINEER, OWNER, GENERAL CONTRACTOR, AND REPRESENTATIVES FROM THE CITY OF TORRINGTON (INCLUDING THE CITY ENGINEER, AND/OR ZONING ENFORCEMENT OFFICER).
- CONSTRUCTION WILL BEGIN SHORTLY AFTER NECESSARY APPROVALS ARE OBTAINED. CONSTRUCTION IS ANTICIPATED TO BE COMPLETED WITHIN ONE YEAR FROM THE TIME OF COMMENCEMENT.
- MAINTENANCE OF THE EROSION CONTROLS SHALL CONSIST OF INSPECTION AT THE START OF EACH WORK DAY WITH SPECIAL ATTENTION AFFORDED FOLLOWING STORM EVENTS. NOTED DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY. BUILT UP SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL DEVICES AND DISPOSED OF IN A MANNER CONSISTENT WITH THIS PLAN. ADDITIONAL SEEDING OR MULCHING SHALL BE EMPLOYED AS REQUIRED. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS WHICH REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING AND/OR MULCHING IN ACCORDANCE WITH THE SOIL EROSION GUIDELINES.
- SEQUENCE OF CONSTRUCTION (PHASING):
 - CONDUCT PRE-CONSTRUCTION MEETING.
 - FIELD STAKE LIMITS OF ALL DISTURBANCE AND PROPOSED CONSTRUCTION.
 - INSTALL SILT FENCE AND HAY BALE BARRIERS BETWEEN WORK AREAS AND ADJACENT RESOURCE AREAS AND AT TOE OF SLOPES AT LOCATIONS SHOWN ON THE PLANS.
 - INSTALL CONSTRUCTION ENTRANCE AT THE POINT OF CONSTRUCTION VEHICLE ACCESS TO THE SITE.
 - ALL TREES AND BRUSH IN THE AREA OF THE NEW GRADING SHALL BE CUT. BRUSH AND TREES UNDER 6" IN DIAMETER MAY BE CHIPPED FOR USE AS MULCH. DEMOLISH EXISTING BUILDING & UTILITIES.
 - MAINTAIN EXISTING DRIVEWAY FOR TEMPORARY ACCESS OF EQUIPMENT & WORK VEHICLES UNTIL NEW DRIVEWAY IS CONSTRUCTED.
 - CLEAR AND GRUB CONSTRUCTION AREA.
 - THE LOAM SHALL BE STRIPPED AND STOCKPILED IN AREAS WHERE SHOWN ON THE DRAWINGS. STUMPS SHALL BE REMOVED AND DISPOSED OF AT A LEGAL LANDFILL OFF-SITE.
 - THE LOAM STOCKPILES SHALL BE RINGED WITH SILT FENCE. THESE RINGS SHALL BE MAINTAINED DURING THE PERIOD THAT MATERIALS ARE STORED. STOCKPILES STORED FOR MORE THAN 30 DAYS SHALL BE SEEDED WITH TEMPORARY COVER TO PREVENT EROSION.
 - INSTALL GRAVEL BASE WITHIN PARKING AREA.
 - INSTALL SANITARY SEWER AND STORMWATER DRAINAGE SYSTEM. IF WATER IS ENCOUNTERED, DURING INSTALLATION, CONTRACTOR TO PUMP WATER TO SETTLING BASIN. DEWATERING BASIN IS TO BE INSPECTED AT LEAST EVERY TWO HOURS DURING PERIODS OF USE. CONTRACTOR TO REMOVE ACCUMULATED SEDIMENTS WHEN THE SEDIMENT EQUALS ONE HALF THE REQUIRED STORAGE VOLUME. THE ACCUMULATED SEDIMENT WHICH IS REMOVED SHALL BE DISPOSED OF PROPERLY.
 - EXCAVATE FOR PROPOSED BUILDING FOUNDATION. CONSTRUCT WALLS AND SLAB.
 - INSTALL UNDERGROUND UTILITIES.
 - CONSTRUCT NEW ACCESS DRIVEWAY AND PARKING LOT. EXCAVATE AND/OR FILL WORK SITE TO SUB-GRADE LEVEL. FILL WILL BE PLACED AND COMPACTED IN 8 INCH LIFTS AND SHALL BE FREE OF BRUSH, RUBBISH, LOGS, BUILDING DEBRIS, OR ANY OTHER OBJECTIONABLE MATERIAL AS DETERMINED BY THE ENGINEER. MOISTEN SOIL SURFACE PERIODICALLY WITH WATER TO MINIMIZE DUST.
 - INSTALL FIRST COURSE OF PAVEMENT AND CURBING.
 - ALL DISTURBED AREAS NOT COVERED BY PARKING, SIDEWALKS, LANDSCAPING, ETC. SHALL BE GRADED AND STABILIZED AS FOLLOWS:
 - PLACE MINIMUM 4 INCHES OF TOPSOIL IN ALL AREAS. APPLY LIMESTONE AND FERTILIZER IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS.
 - APPLY RECOMMENDED SEE MIXTURE AT RECOMMENDED RATE.
 - APPLY STRAW OR HAY MULCH ON ALL SEEDED AREAS.
 - SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 THROUGH JUNE 15 AND AUGUST 15 AND SEPTEMBER 30. IF OUTSIDE THESE PERIODS, AREAS SHALL BE STABILIZED WITH STRAW OR HAY MULCHING AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
 - SILT FENCE AND HAYBALES SHOULD REMAIN AND BE MAINTAINED UNTIL TRIBUTARY AREAS ARE STABILIZED.
 - ON PAVED AREAS THAT ARE SUBJECT TO TRACKING OF SOIL MATERIALS OR THAT RECEIVE SEDIMENT-LADEN RUNOFF FROM SURFACES YET TO BE STABILIZED, HAYBALE BARRIERS SHALL REMAIN AROUND THE CATCH BASINS AFTER PAVING.

SOIL EROSION AND SEDIMENT CONTROL LEGEND

NOTE: REFER TO SOIL EROSION AND SEDIMENT CONTROL DETAILS FOR ADDITIONAL INFORMATION

SYMBOL	KEY	DESCRIPTION
	CE	CONSTRUCTION ENTRANCE
	ECB	EROSION CONTROL BLANKET
	TTS	TEMPORARY TOPSOIL STOCKPILE SURROUNDED WITH GEOTEXTILE SILT FENCE
	GSF	GEOTEXTILE SILT FENCE
	IP	INLET PROTECTION
	TST	TEMPORARY SEDIMENT TRAP. PROVIDE 134 CY OF STORAGE VOLUME PER ACRE OF DRAINAGE AREA. HALF OF THE STORAGE VOLUME TO BE WET STORAGE

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REVISIONS			
NO.	BY	DATE	REMARKS
2	EFG	2/14/2022	ENGINEERING & POLICE COMMENTS
1	JCP	2/10/2022	P&Z SUBMITTAL

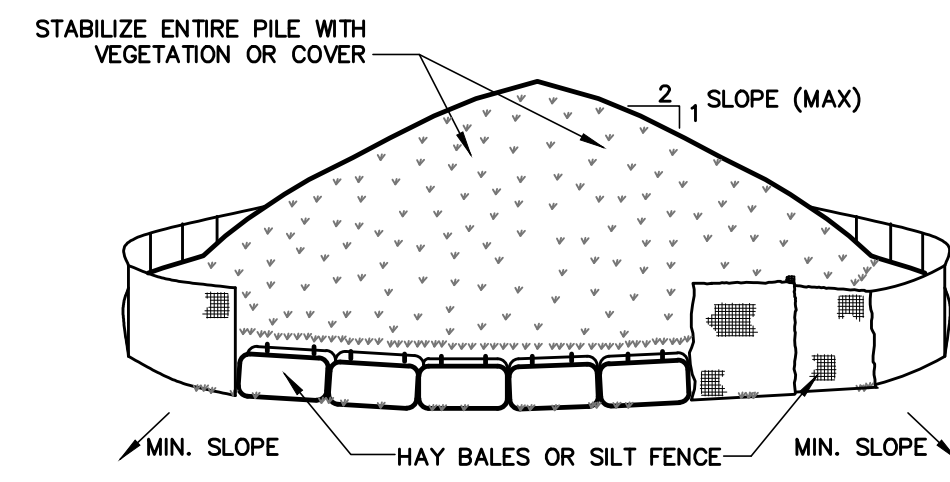
DES	JCP
DWN	JCP
CWD	JCP

PREPARED FOR
1166 EMS TORRINGTON, LLC
FOR PROPERTY LOCATED AT
1166 EAST MAIN STREET
TORRINGTON, CONNECTICUT

PROPOSED SITE DEVELOPMENT PLANS
SOIL EROSION AND SEDIMENT CONTROL
PLAN
SCALE: 1"=20'

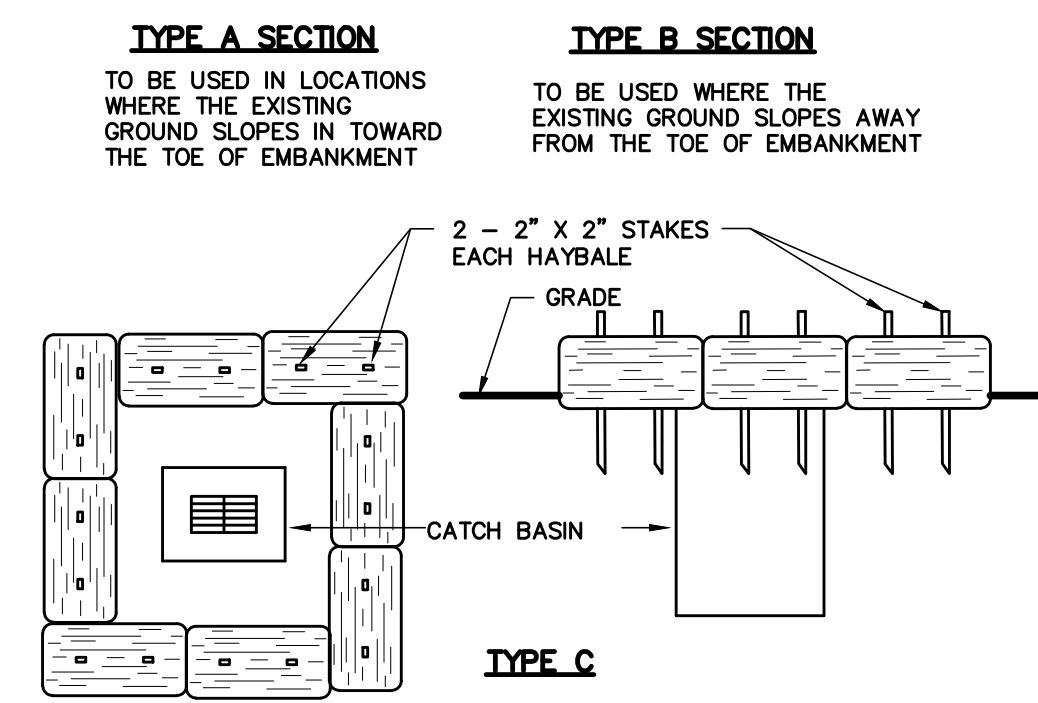
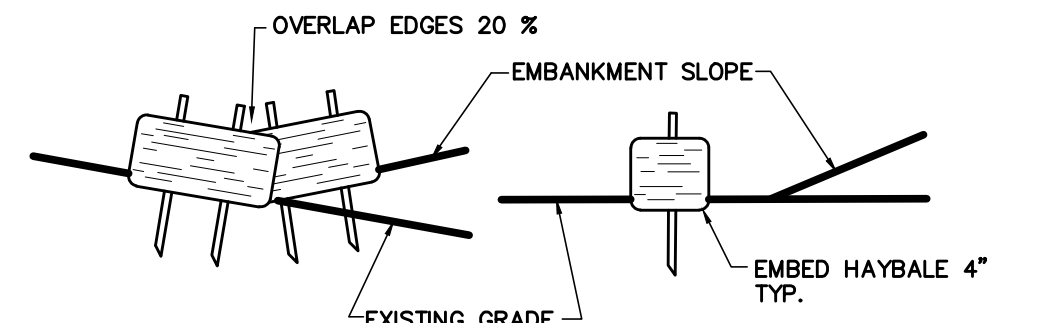
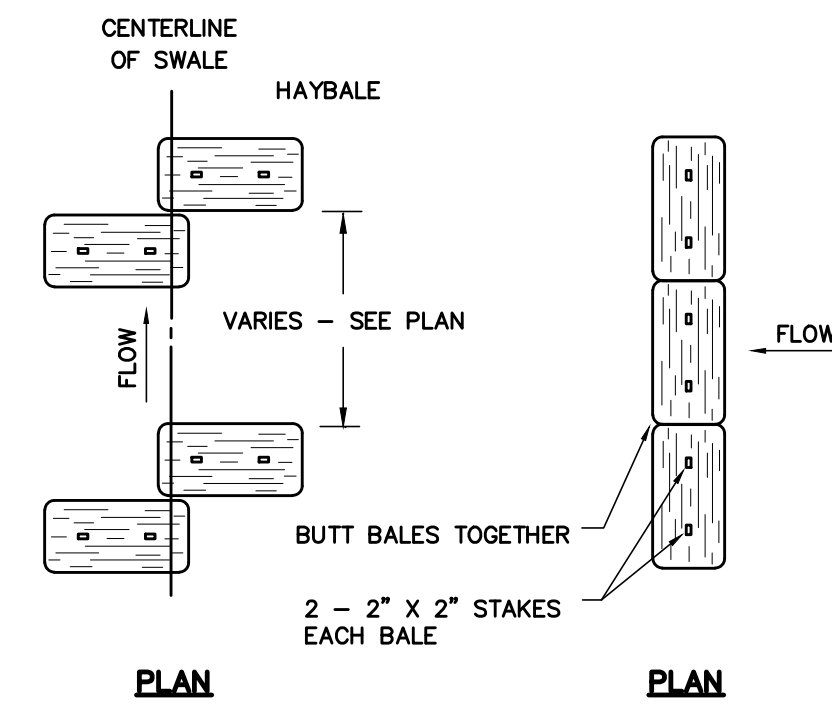
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C SHEET 3 of 8
CAD REF. NO. 1267SP03

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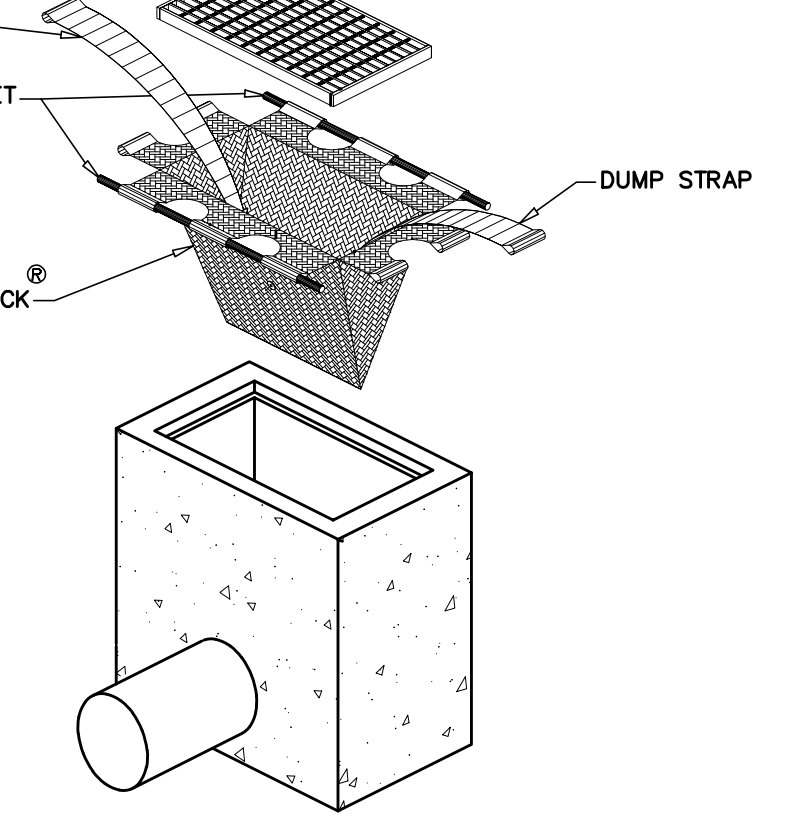
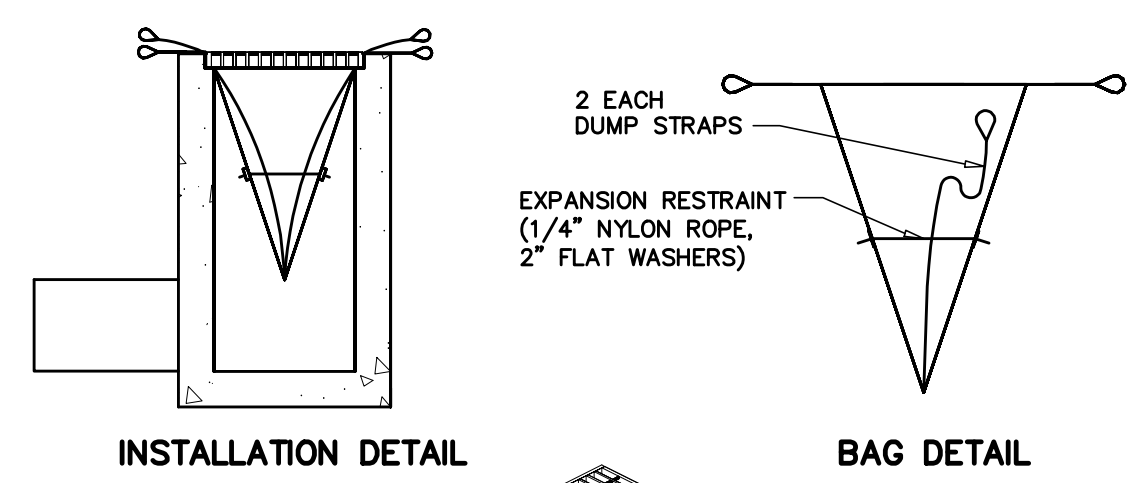


INSTALLATION NOTES:
 1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2H:1V.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR COVERED.

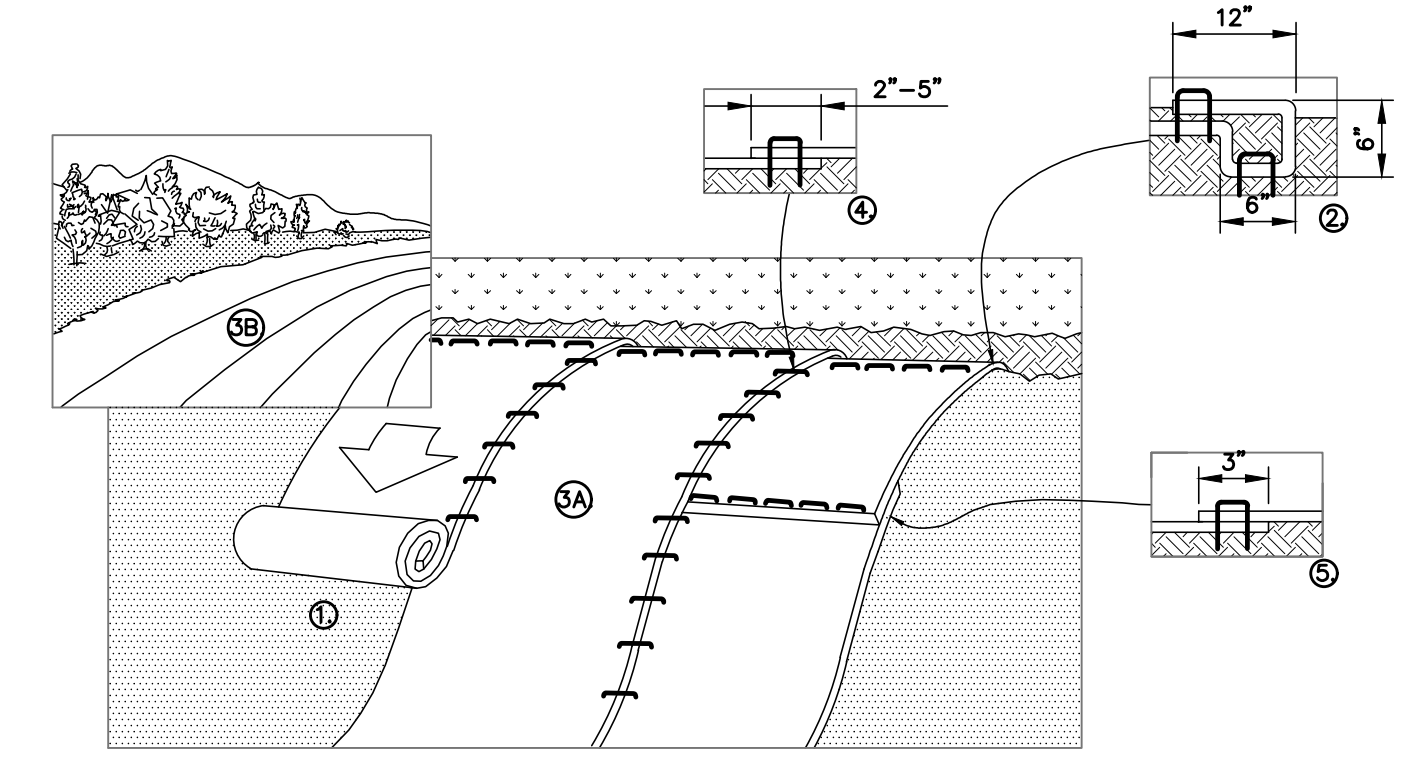
TEMPORARY STOCKPILE
 NOT TO SCALE



STAKED HAYBALES
 NOT TO SCALE



SILTSACK DETAIL
 NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.
6. SPECIFICATION: THE EROSION CONTROL BLANKET SHALL BE A MACHINE-PRODUCED MAT OF 70% AGRICULTURAL STRAW/30% COCONUT FIBER MATRIX STITCHED WITH DEGRADABLE THREAD BETWEEN A UV STABILIZED TOP NETTING AND A STANDARD POLYPROPYLENE BOTTOM NETTING. THE PRODUCT HAS A FUNCTIONAL LONGEVITY OF UP TO 24 MONTHS.

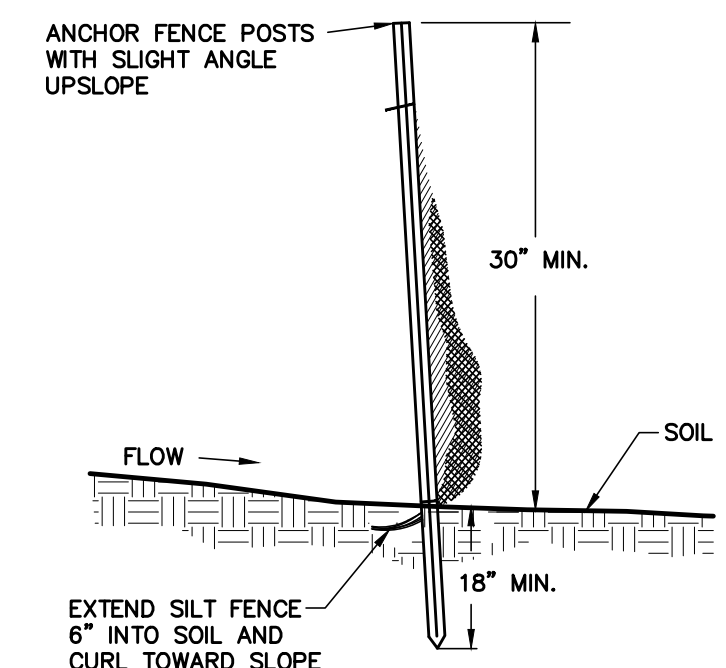
THE BLANKET SHALL BE OF CONSISTENT THICKNESS WITH THE STRAW EVENLY DISTRIBUTED OVER THE ENTIRE AREA OF THE MAT. THE BLANKET SHALL BE COVERED ON THE TOP AND BOTTOM SIDES WITH LIGHTWEIGHT PHOTODEGRADABLE SEWN TOGETHER ON 1.50 INCH (3.81 CM) CENTERS (50 STICHES PER ROLL WIDTH) WITH DEGRADABLE THREAD.

INSTALLATION STAPLE PATTERNS SHALL BE CLEARLY MARKED ON THE EROSION CONTROL BLANKET WITH ENVIRONMENTALLY SAFE PAINT. THE BLANKET SHALL BE MANUFACTURED WITH A COLORED LINE OR THREAD STITCHED ALONG BOTH OUTER EDGES (APPROXIMATELY 2-5 INCHES [5-12.5 CM] FROM THE EDGE) TO ENSURE PROPER MATERIAL OVERLAPPING.

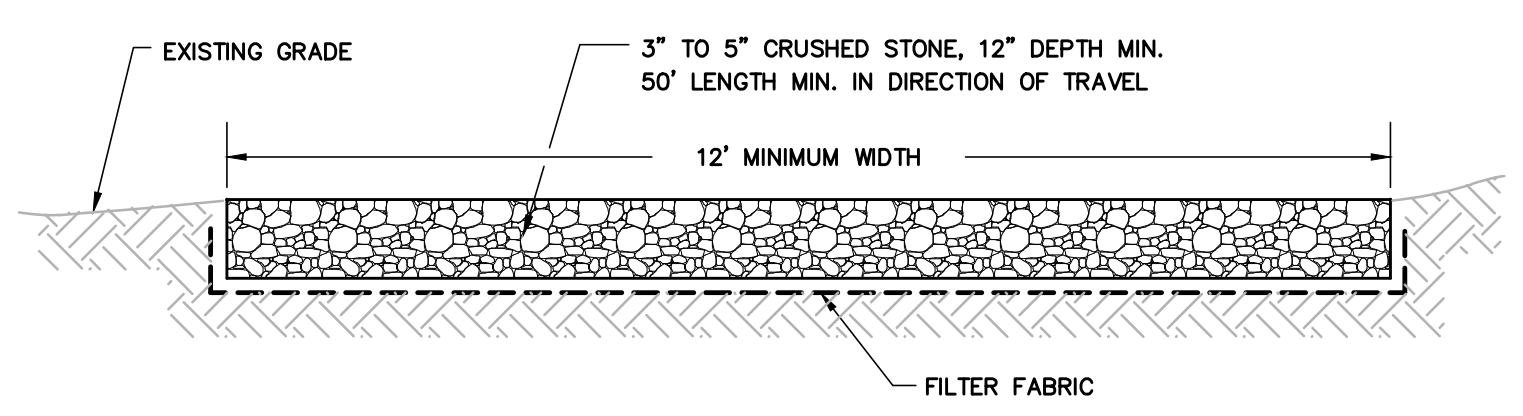
THE STRAW EROSION CONTROL BLANKET SHALL BE MODEL SC150 AS MANUFACTURED BY NORTH AMERICAN GREEN, OR EQUIVALENT. (LOCAL DISTRIBUTOR: CONSTRUCTION MATERIALS (203) 335-1873)

NOTE:
 *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL BLANKET DETAIL
 (FOR USE ON VEGETATED SLOPES FROM 3H:1V UP TO 1H:1V)
 NOT TO SCALE

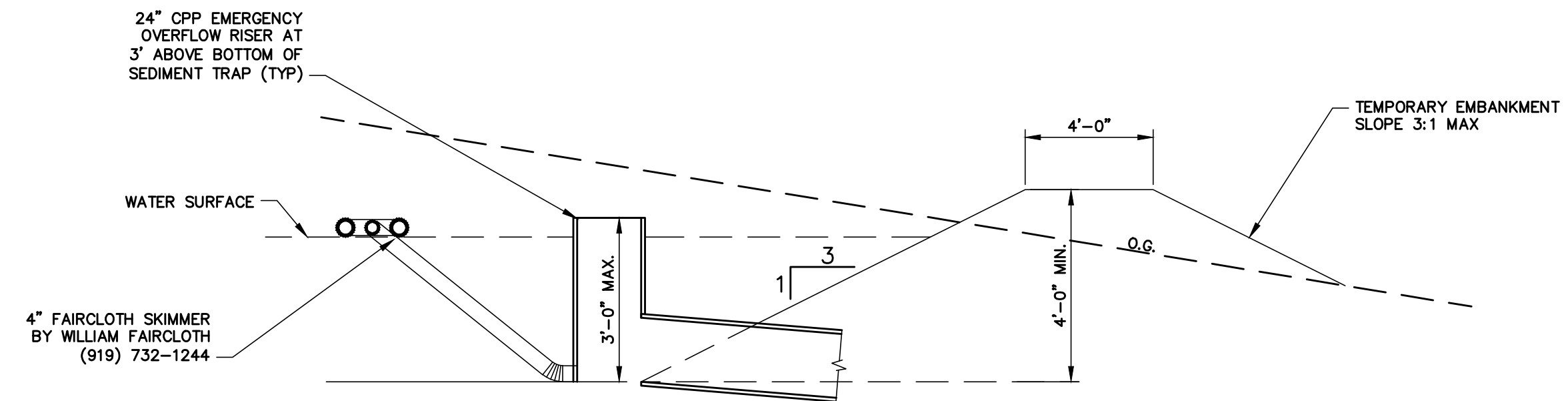


GEOTEXTILE SILT FENCE
 NOT TO SCALE



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACEMENT OF STONE AND/OR ADDITIONAL APRON LENGTH. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE
 NOT TO SCALE

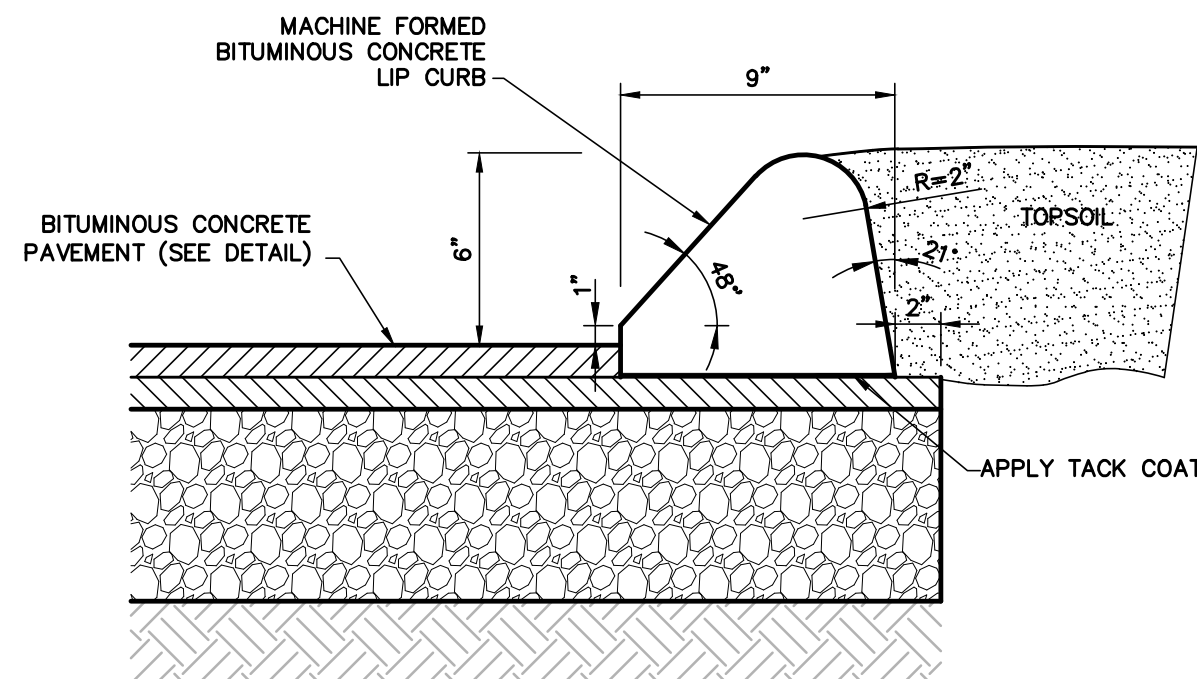


TEMPORARY SEDIMENT TRAP
 NOT TO SCALE

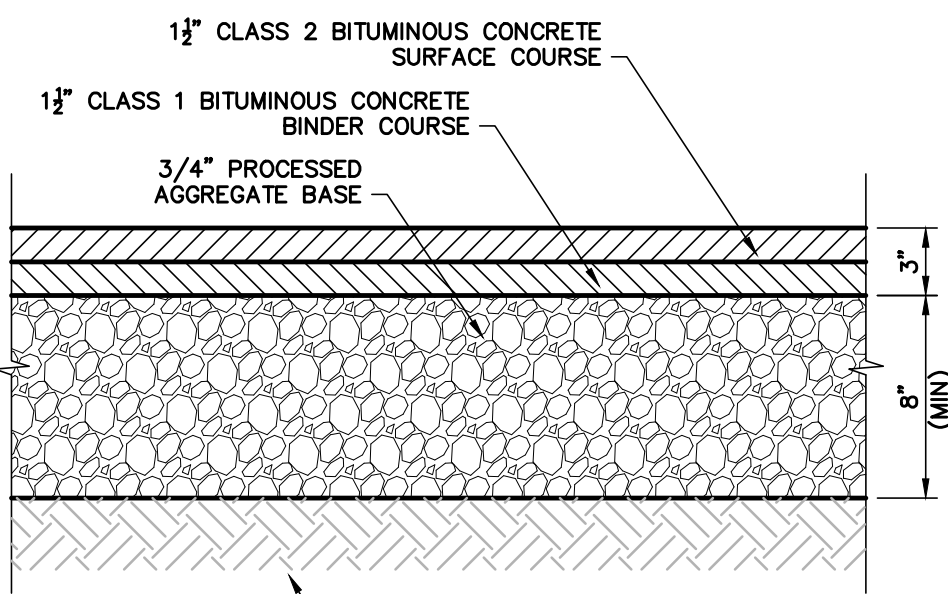
NOT FOR CONSTRUCTION
 FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

REVISIONS				DES	DWN	CKD
NO.	BY	DATE	REMARKS			
1	JCP	2/10/2022	P&Z SUBMITTAL	JCP	JCP	JCP

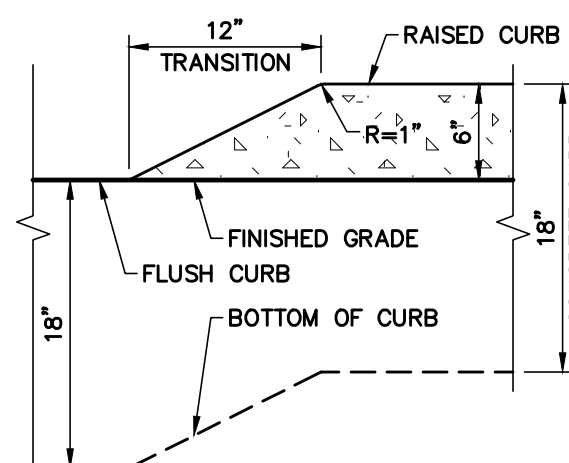
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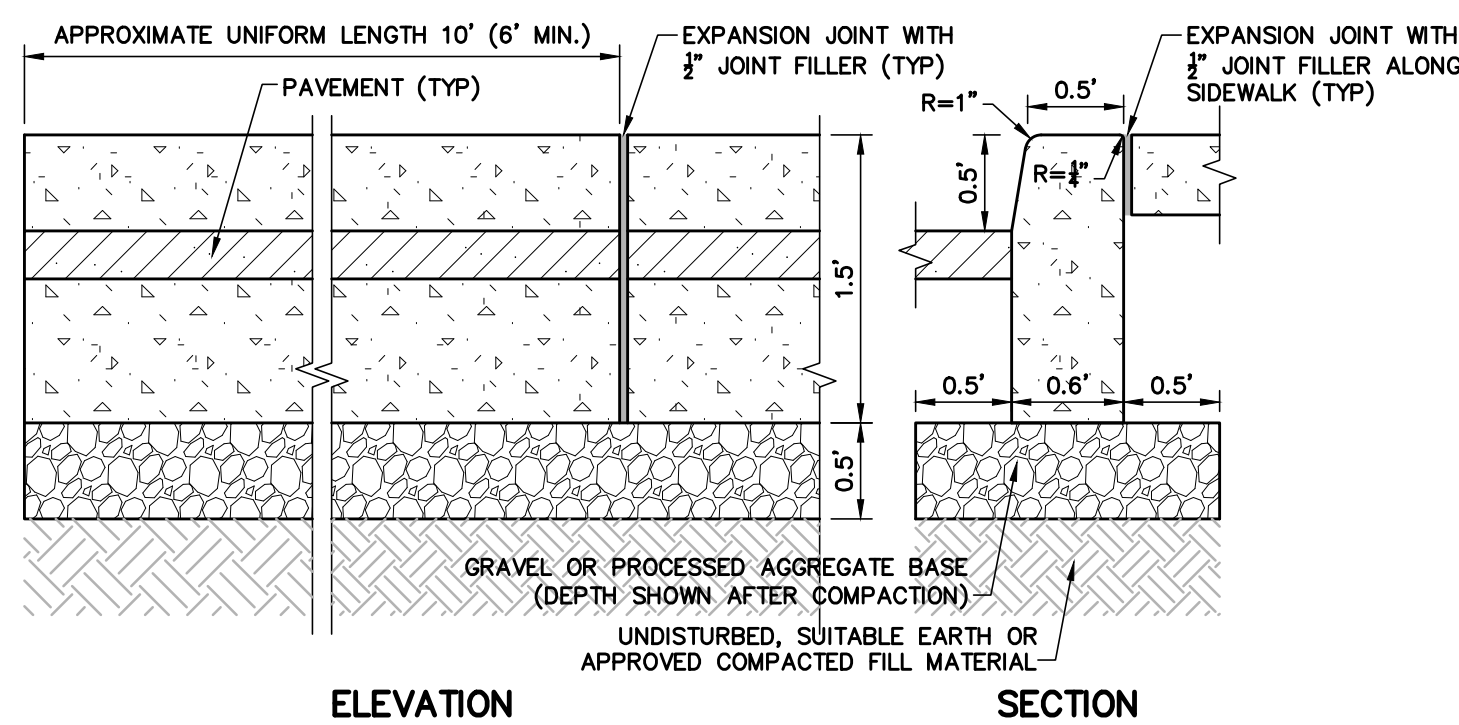
BITUMINOUS CONCRETE LIP CURB
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



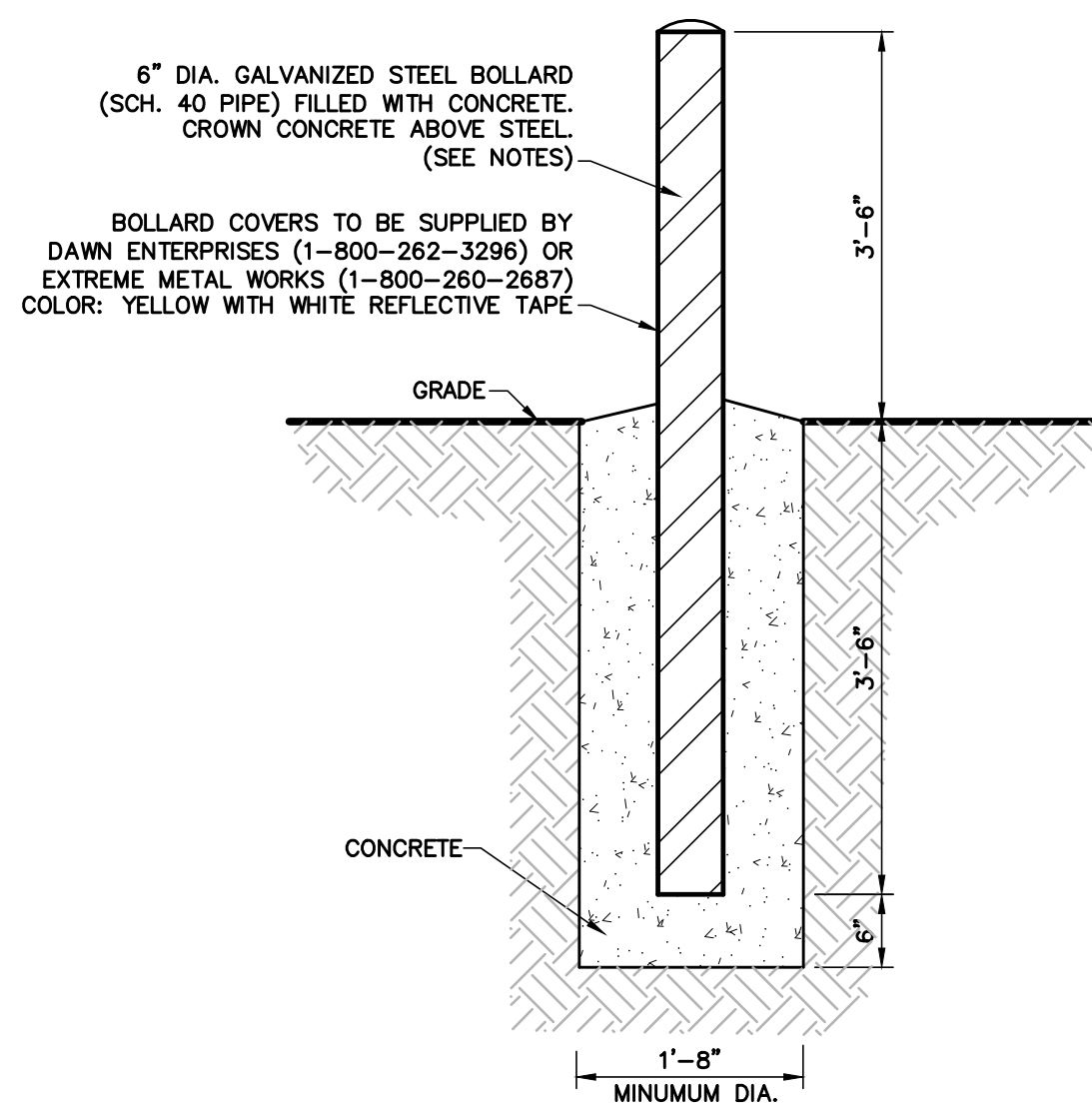
FLUSH CURB DETAIL
NOT TO SCALE



ELEVATION SECTION

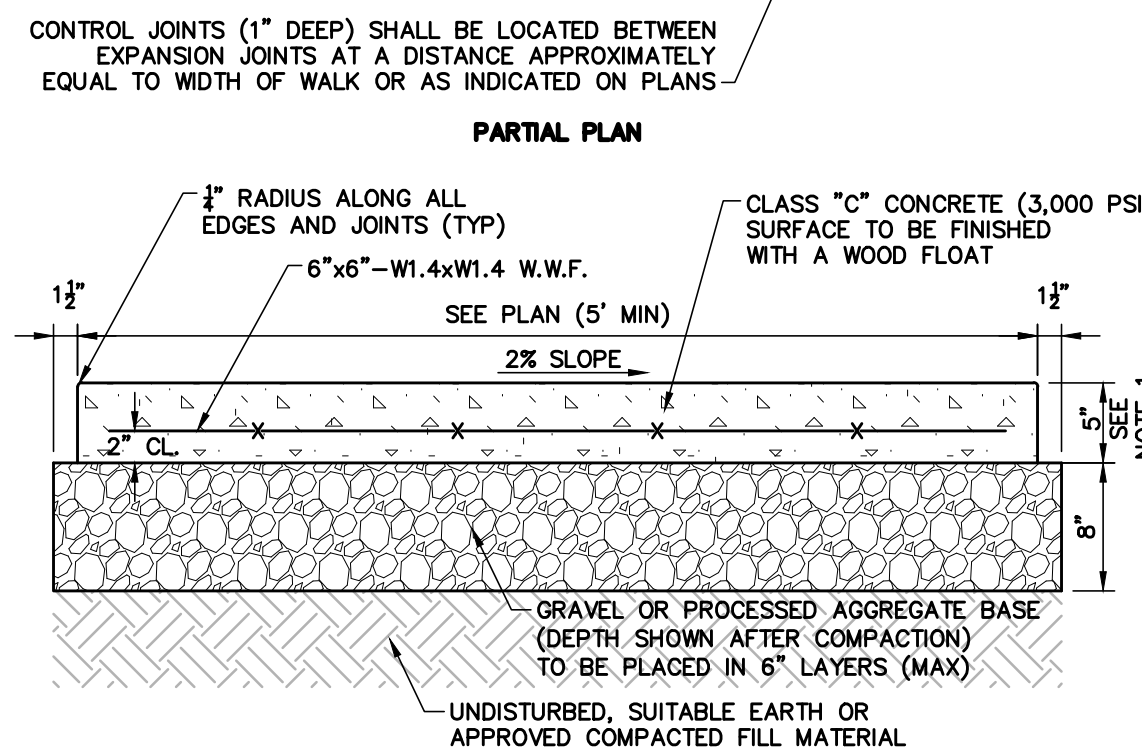
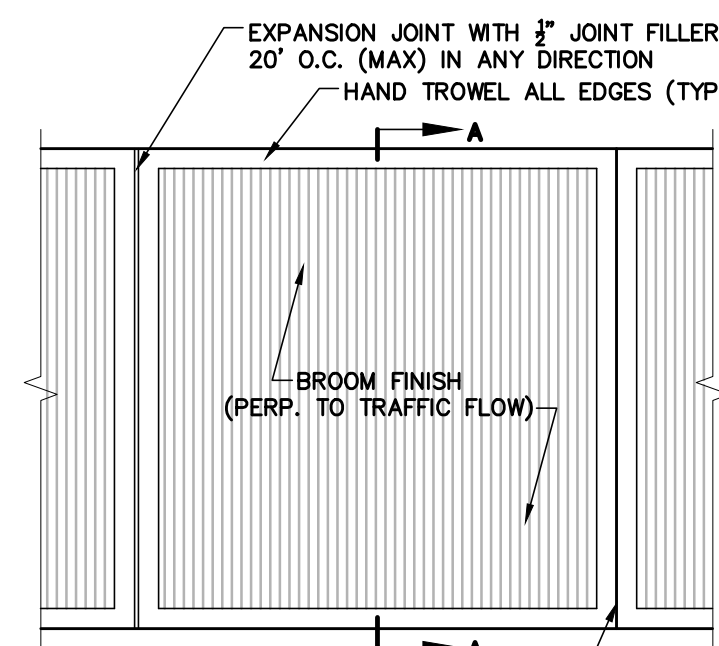
- NOTES:
1. CONCRETE FOR CAST-IN-PLACE CURB (CURBING) SHALL BE CLASS "C" CONCRETE (3,000 PSI). CONCRETE FOR PRECAST CURBING SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI WITH 5-7% ENTRAINED AIR.
 2. BASE SHALL BE KEPT THOROUGHLY WET DURING COMPACTION AND SHALL BE DAMP WHEN CONCRETE IS POURED (NO POOLS ALLOWED).
 3. ADDITIONAL EXPANSION JOINTS TO BE PROVIDED WHERE THE CURBING JOINS ANY RIGID STRUCTURES INCLUDING, BUT NOT LIMITED TO, BUILDINGS, WALLS, WALKS, APRONS, PADS, OTHER CURBING, ETC.
 4. EXPANSION JOINT FILLER SHALL BE PREFORMED BITUMINOUS CELLULAR (FIBER) TYPE PER AASHTO M 213 REQUIREMENTS.
 5. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH FILL MATERIAL APPROVED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

CONCRETE CURBING
NOT TO SCALE



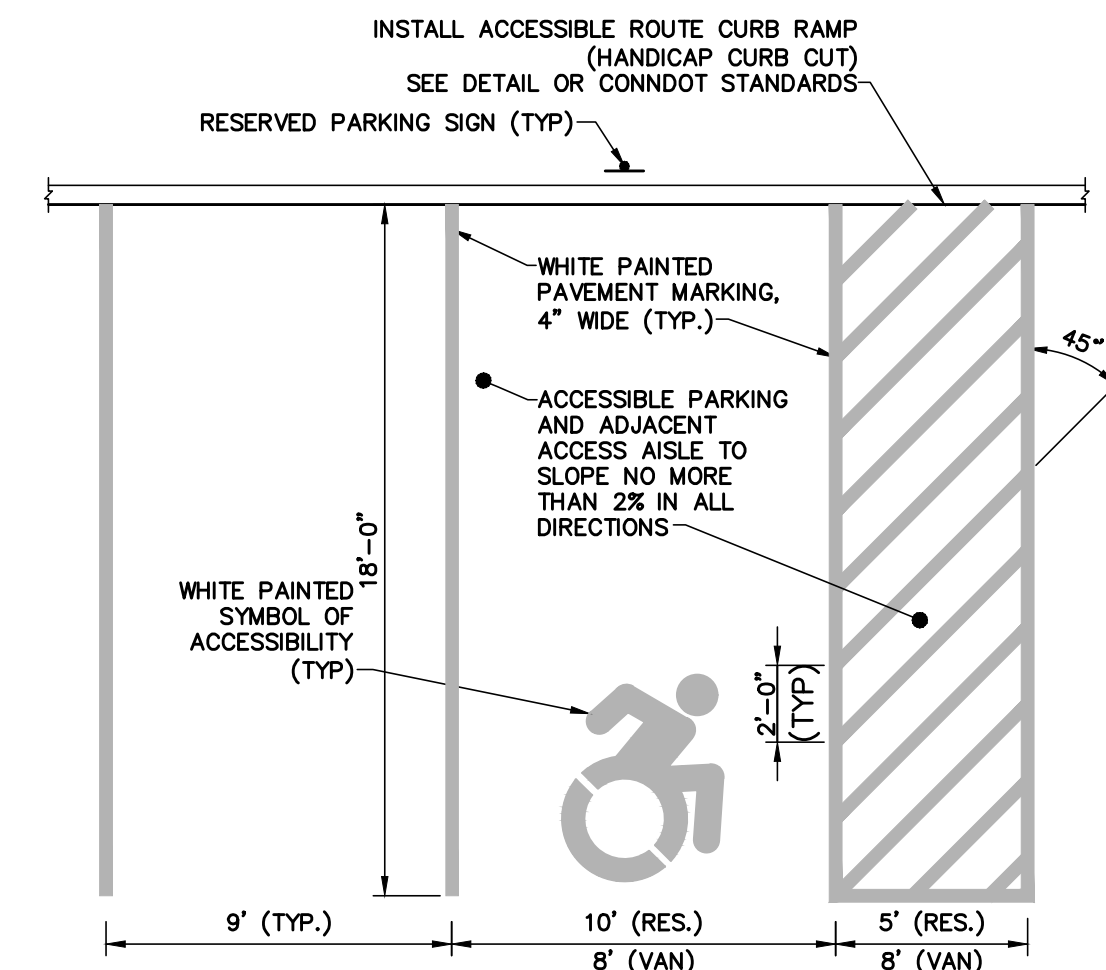
- NOTES:
1. CONTRACTOR SHALL PREPARE SURFACE OF POST IN ACCORDANCE WITH RECOMMENDATIONS BY SHERWIN WILLIAMS REPRESENTATIVE (PHONE: 203-377-1711). PREPARATION INCLUDES REMOVAL OF GREASE AND CONTAMINANTS WITH A SOLVENT CLEANER OR WITH AN AQUEOUS CLEANER SUCH AS 'HURRISAFE (S910)'.
 2. PAINT POSTS WITH ONE COAT OF 2-PART EPOXY PRIMER (SHERWIN WILLIAMS MACROPOXY 646) AND TWO COATS OF 2-PART EURETHANE (SHERWIN WILLIAMS ACROLON 218HS). COLOR: SAFETY YELLOW.

BOLLARD DETAIL
NOT TO SCALE



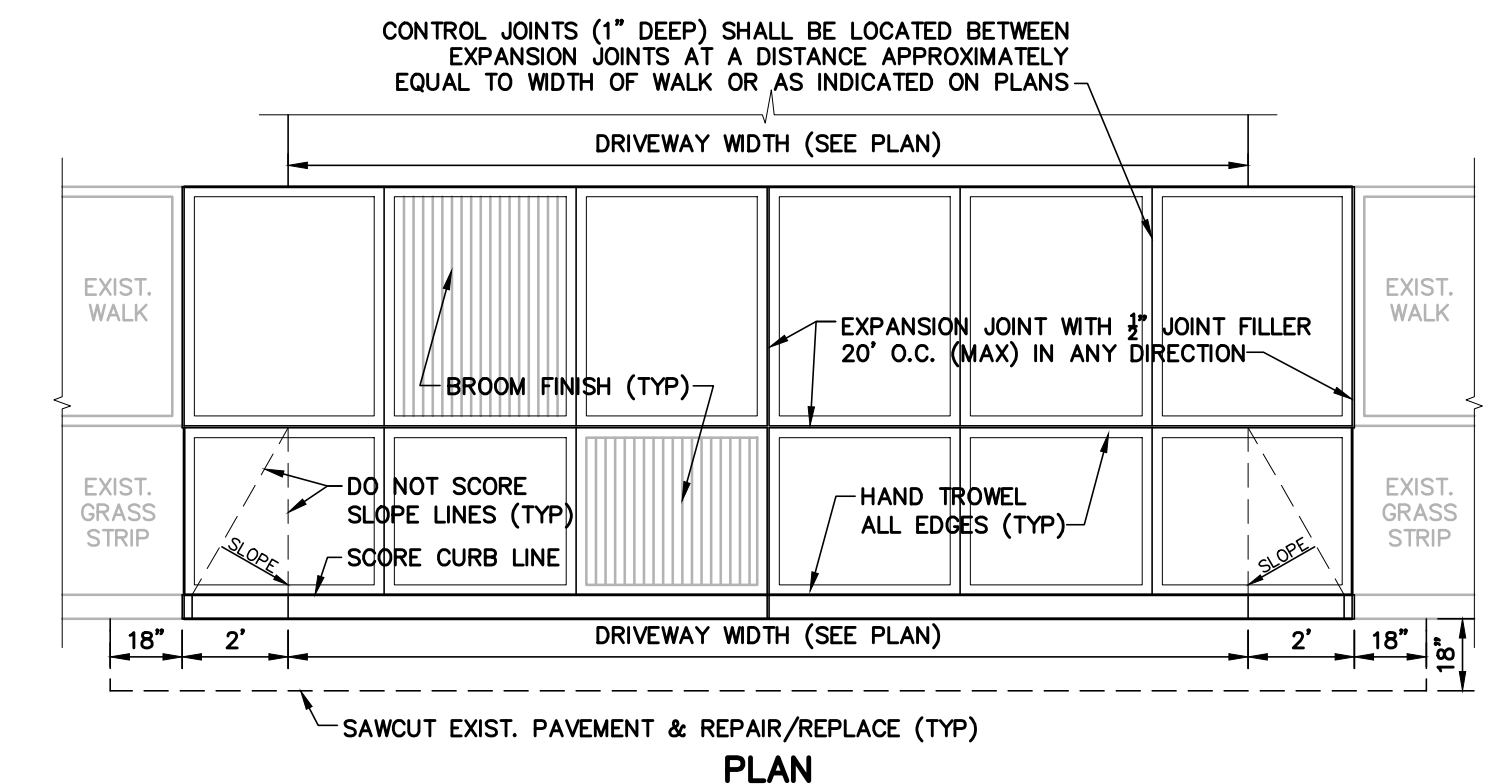
- NOTES:
1. CONCRETE SIDEWALK (WALK) SHALL BE 6" THICK AT DRIVEWAYS.
 2. BASE SHALL BE KEPT THOROUGHLY WET DURING COMPACTION AND SHALL BE DAMP WHEN CONCRETE IS POURED (NO POOLS ALLOWED).
 3. ADDITIONAL EXPANSION JOINTS TO BE PROVIDED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURES INCLUDING, BUT NOT LIMITED TO, CURBS, BUILDINGS, WALLS, APRONS, PADS, OTHER SIDEWALKS, ETC.
 4. EXPANSION JOINT FILLER SHALL BE PREFORMED BITUMINOUS CELLULAR (FIBER) TYPE PER AASHTO M 213 REQUIREMENTS.
 5. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH FILL MATERIAL APPROVED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

CONCRETE SIDEWALK
NOT TO SCALE

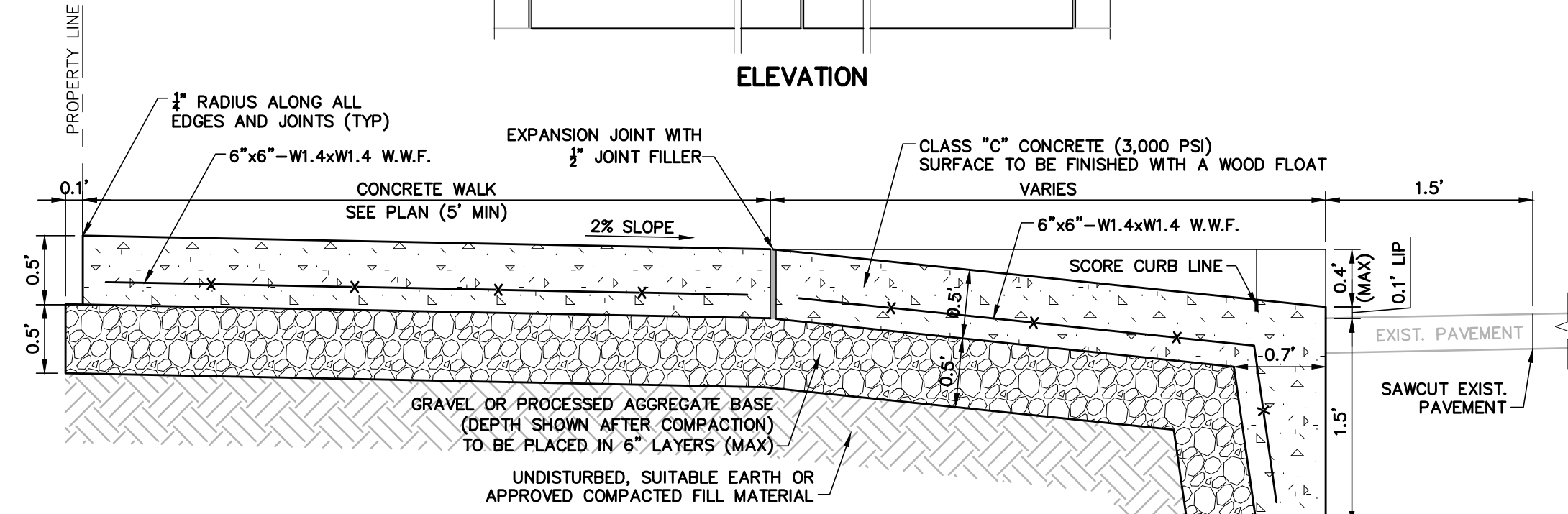


- NOTES:
1. ABBREVIATIONS:
RES. = RESERVED SPACE
VAN = VAN ACCESSIBLE SPACE
 2. PAVEMENT MARKINGS SHALL BE PAINTED WITH EPOXY RESIN PAINT IN COMPLIANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION FORM 816 SECTION 12.10 AS REVISED

TYPICAL PARKING STALL LAYOUT
NOT TO SCALE



ELEVATION



SECTION

- NOTES:
1. CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE SURFACES AT LIMITS OF DEMOLITION AS REQUIRED SO AS TO ACHIEVE A SMOOTH TRANSITION BETWEEN EXISTING SURFACES (TO REMAIN) AND NEW SURFACES.
 2. APPLY/INSTALL TACK COATS AND EXPANSION JOINTS AS REQUIRED. ANY EXISTING SURFACES LOCATED DIRECTLY ADJACENT TO THE LIMIT OF DEMOLITION THAT ARE EITHER DAMAGED OR IN POOR CONDITION SHALL ALSO BE REPLACED AND INCLUDED IN THE WORK AT NO ADDITIONAL COST TO THE OWNER. THE INTENT IS TO AVOID LEAVING DAMAGED SURFACES LOCATED DIRECTLY ADJACENT TO NEWLY REPLACED WORK.
 3. BASE SHALL BE KEPT THOROUGHLY WET DURING COMPACTION AND SHALL BE DAMP WHEN CONCRETE IS POURED (NO POOLS ALLOWED).
 4. ADDITIONAL EXPANSION JOINTS TO BE PROVIDED WHERE THE DRIVEWAY APRON JOINS ANY RIGID STRUCTURES INCLUDING, BUT NOT LIMITED TO, CURBS, BUILDINGS, WALLS, PADS, OTHER SIDEWALKS AND APRONS, ETC.
 5. EXPANSION JOINT FILLER SHALL BE PREFORMED BITUMINOUS CELLULAR (FIBER) TYPE PER AASHTO M 213 REQUIREMENTS.
 6. CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL AND REPLACE WITH FILL MATERIAL APPROVED BY ENGINEER AT NO ADDITIONAL COST TO THE OWNER.

TYPICAL CONCRETE DRIVEWAY APRON/SIDEWALK
NOT TO SCALE

NOT FOR CONSTRUCTION
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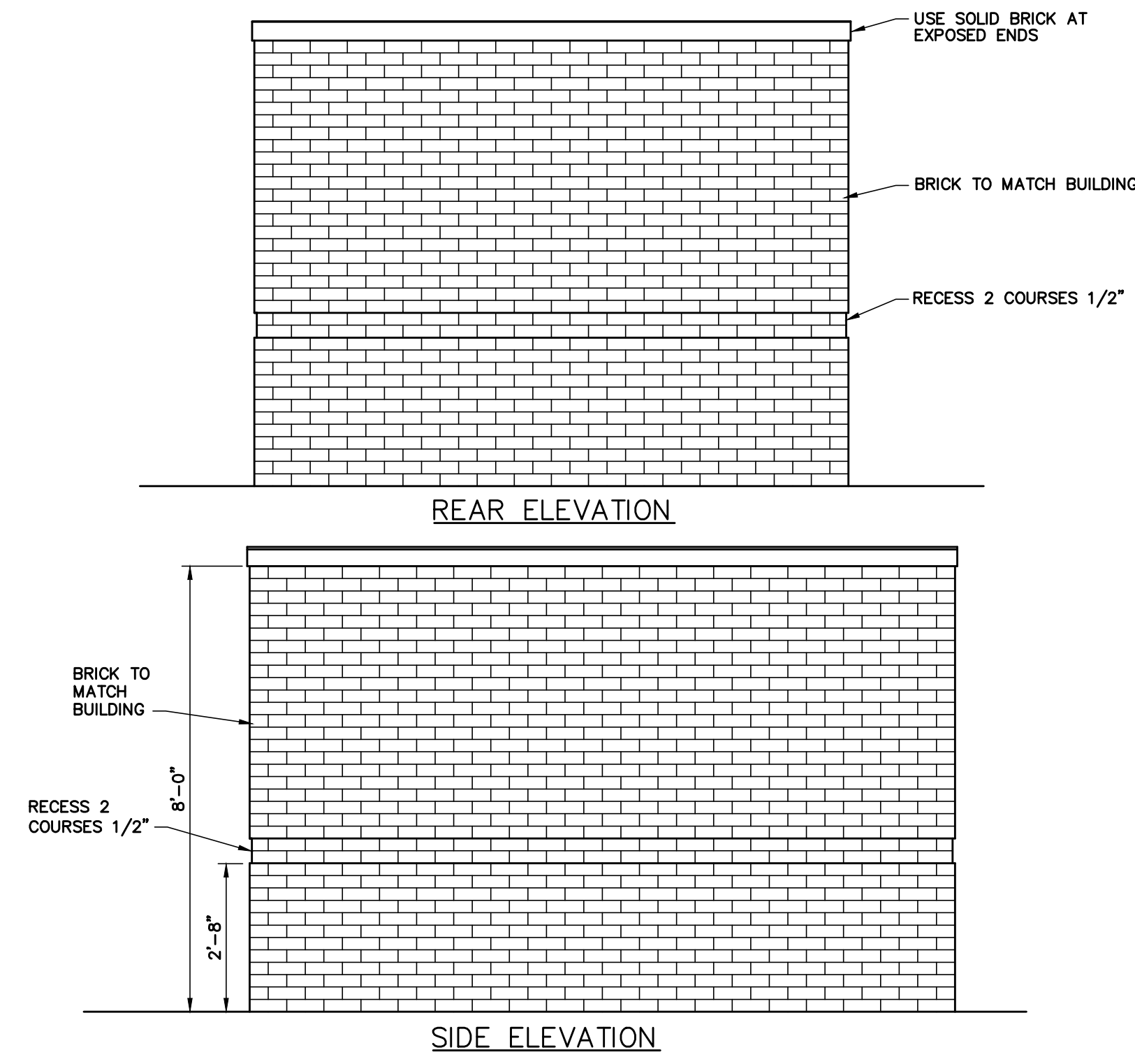
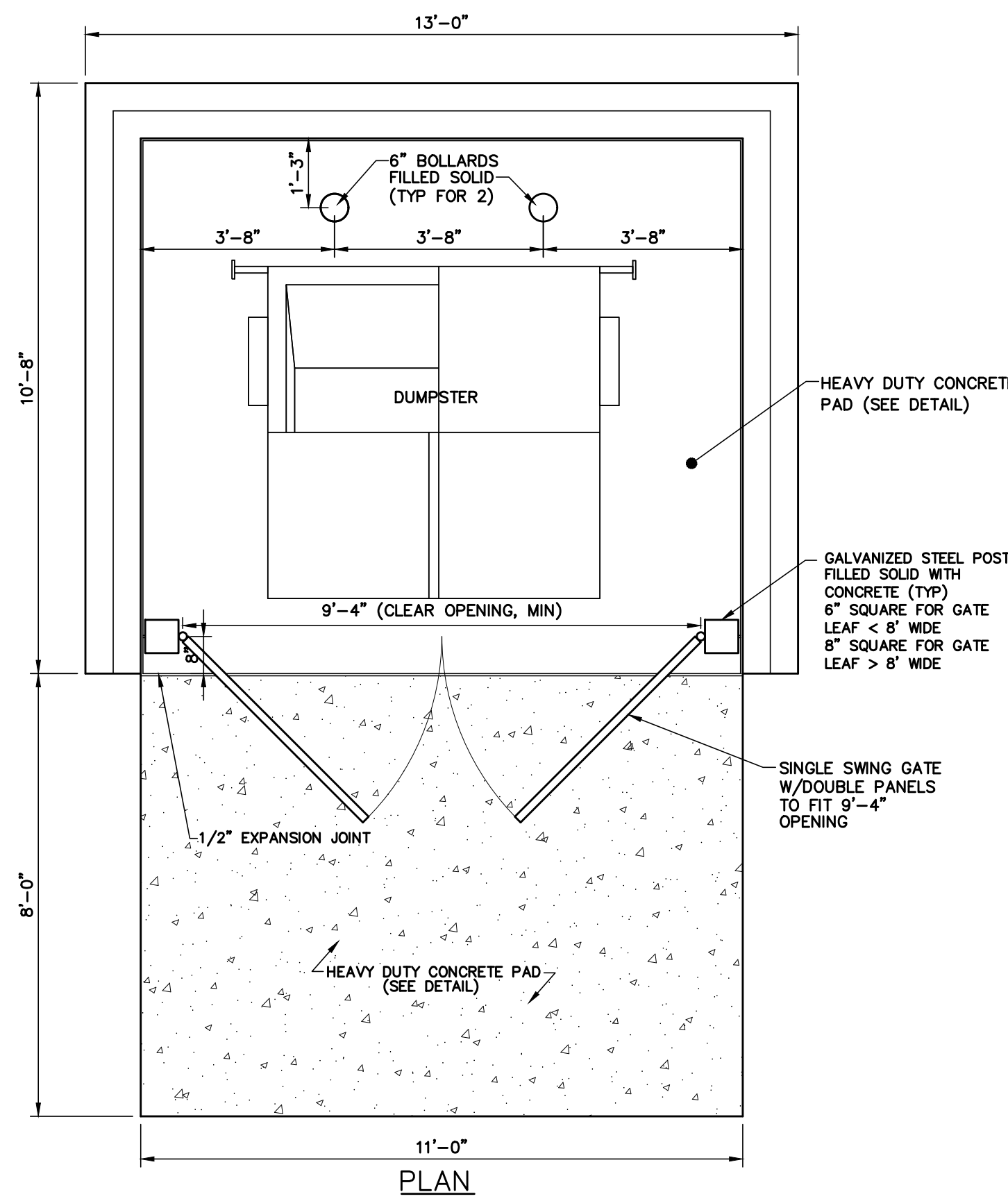
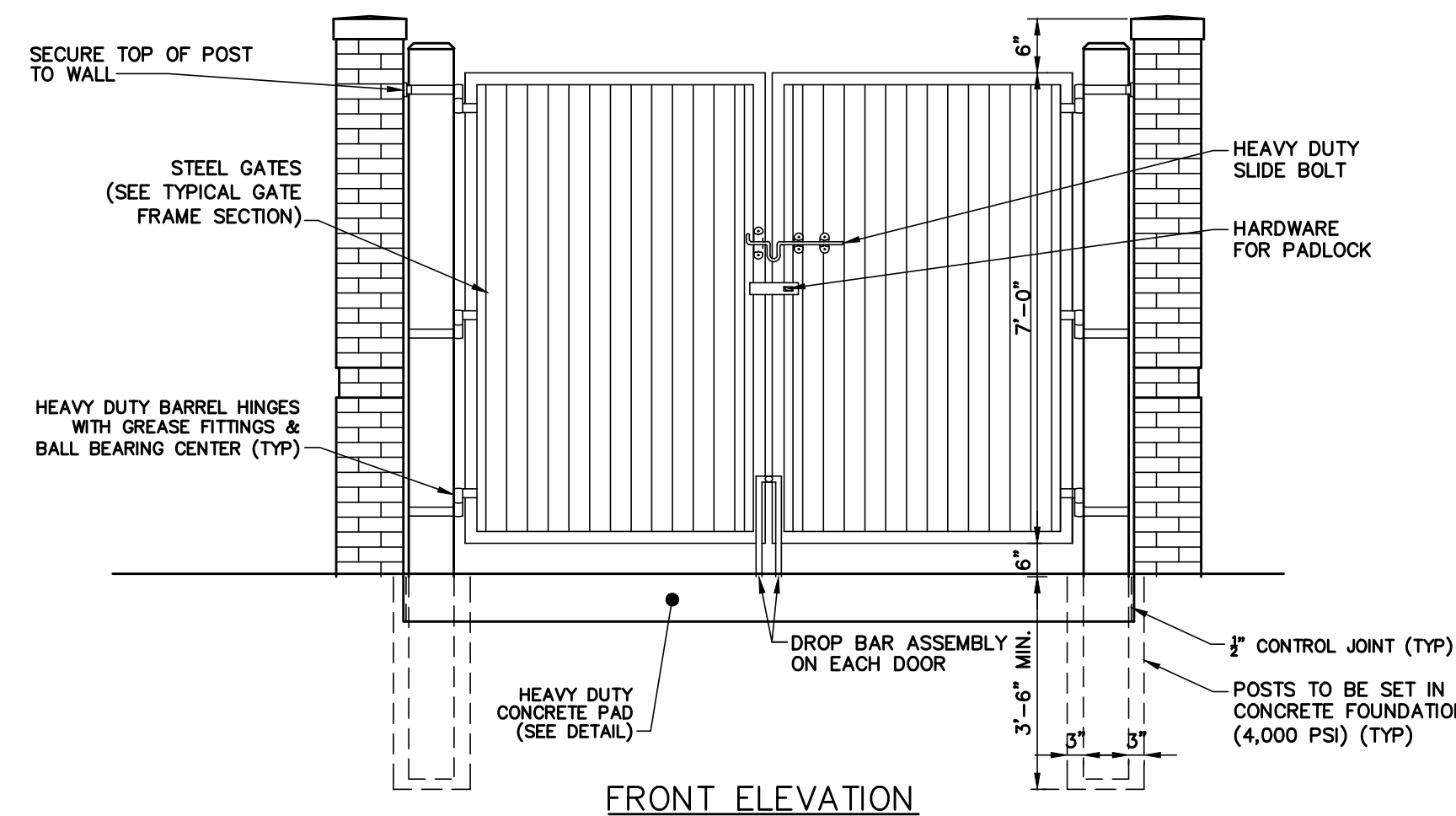
REVISIONS			
NO.	BY	DATE	REMARKS
2	EFG	2/14/2022	ADD BIT CURB DETAIL
1	JCP	2/10/2022	P&Z SUBMITTAL

DES	JCP
DWN	JCP
CKD	JCP

PREPARED FOR
1166 EMS TORRINGTON, LLC
FOR PROPERTY LOCATED AT
1166 EAST MAIN STREET
TORRINGTON, CONNECTICUT

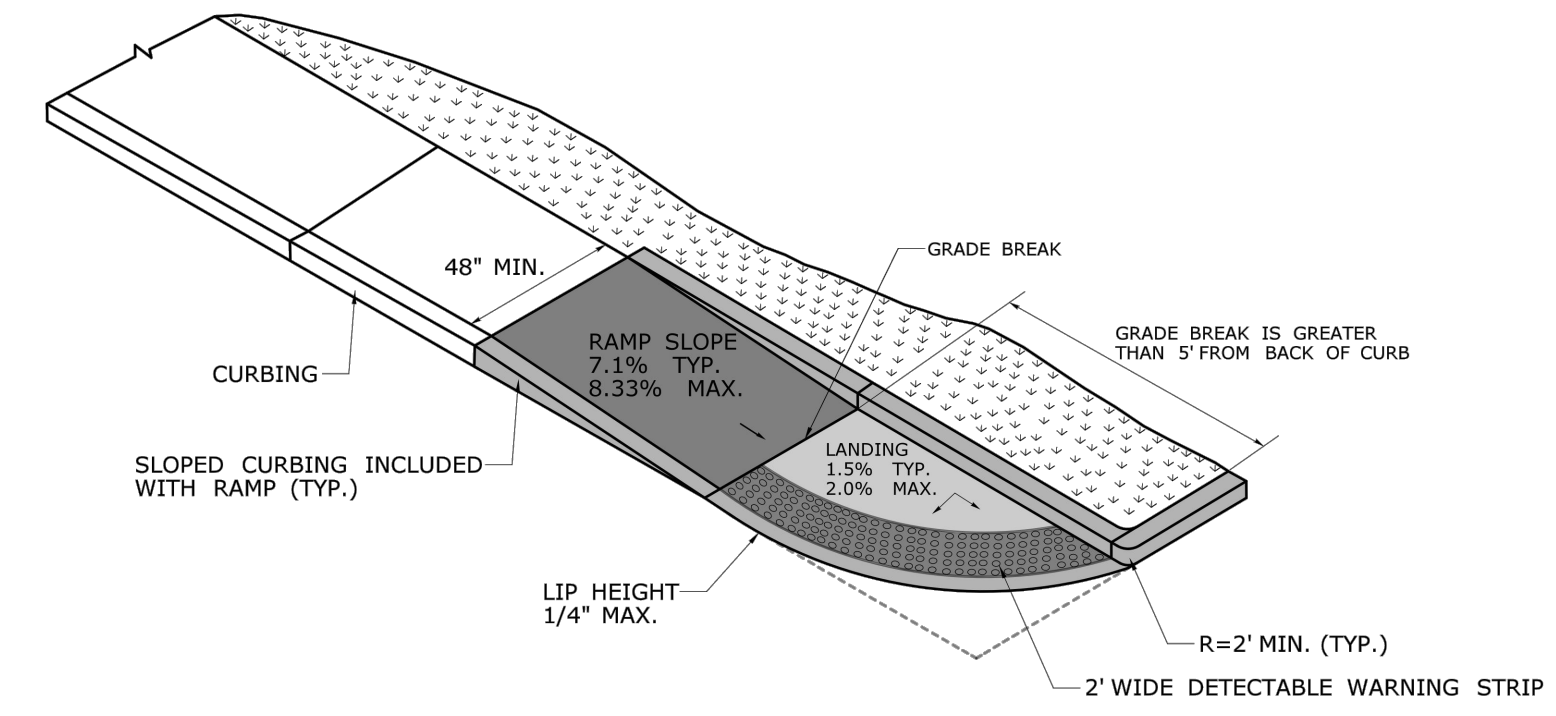
PROPOSED SITE DEVELOPMENT PLANS
DETAILS I

SCALE: AS NOTED

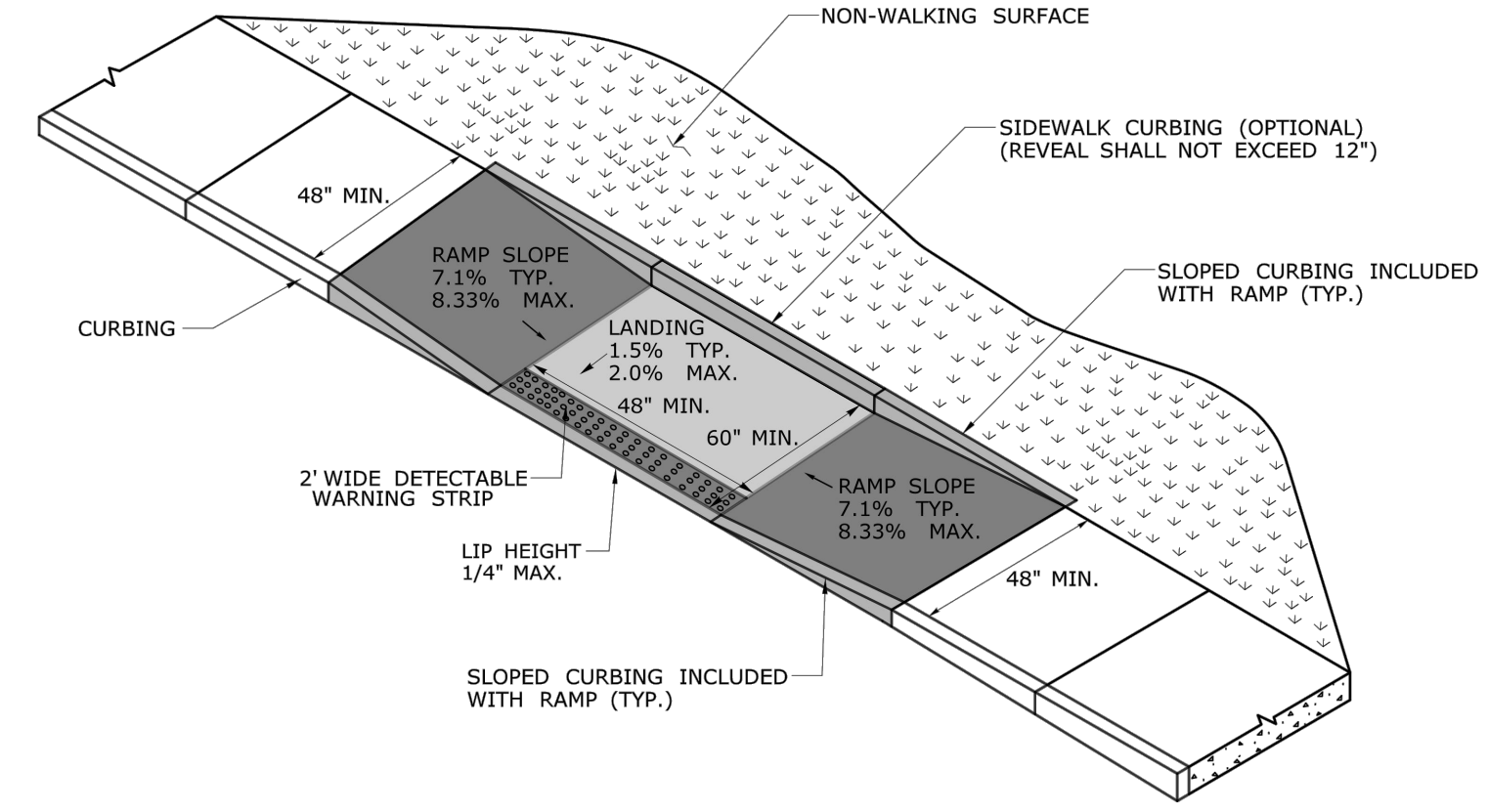


NOTES:
 1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CUT SHEETS FOR REVIEW AND APPROVAL BY DESIGN ENGINEER PRIOR TO START OF CONSTRUCTION. IN GENERAL, DUMPSTER ENCLOSURE INCLUDING ALL APPURTENANCES IS INTENDED FOR HEAVY-DUTY USE AND SHALL BE DESIGNED AND CONSTRUCTED ACCORDINGLY.
 2. DUMPSTER ENCLOSURE (INCLUDING POSTS, GATES, FENCES, & ALL APPURTENANCES) SHALL BE PRIMED AND PAINTED IN ACCORDANCE WITH SHERWIN WILLIAMS REPRESENTATIVE (PHONE: 203-377-1711) COLOR TO BE SELECTED BY ENGINEER.

DUMPSTER ENCLOSURE DETAILS
 NOT TO SCALE



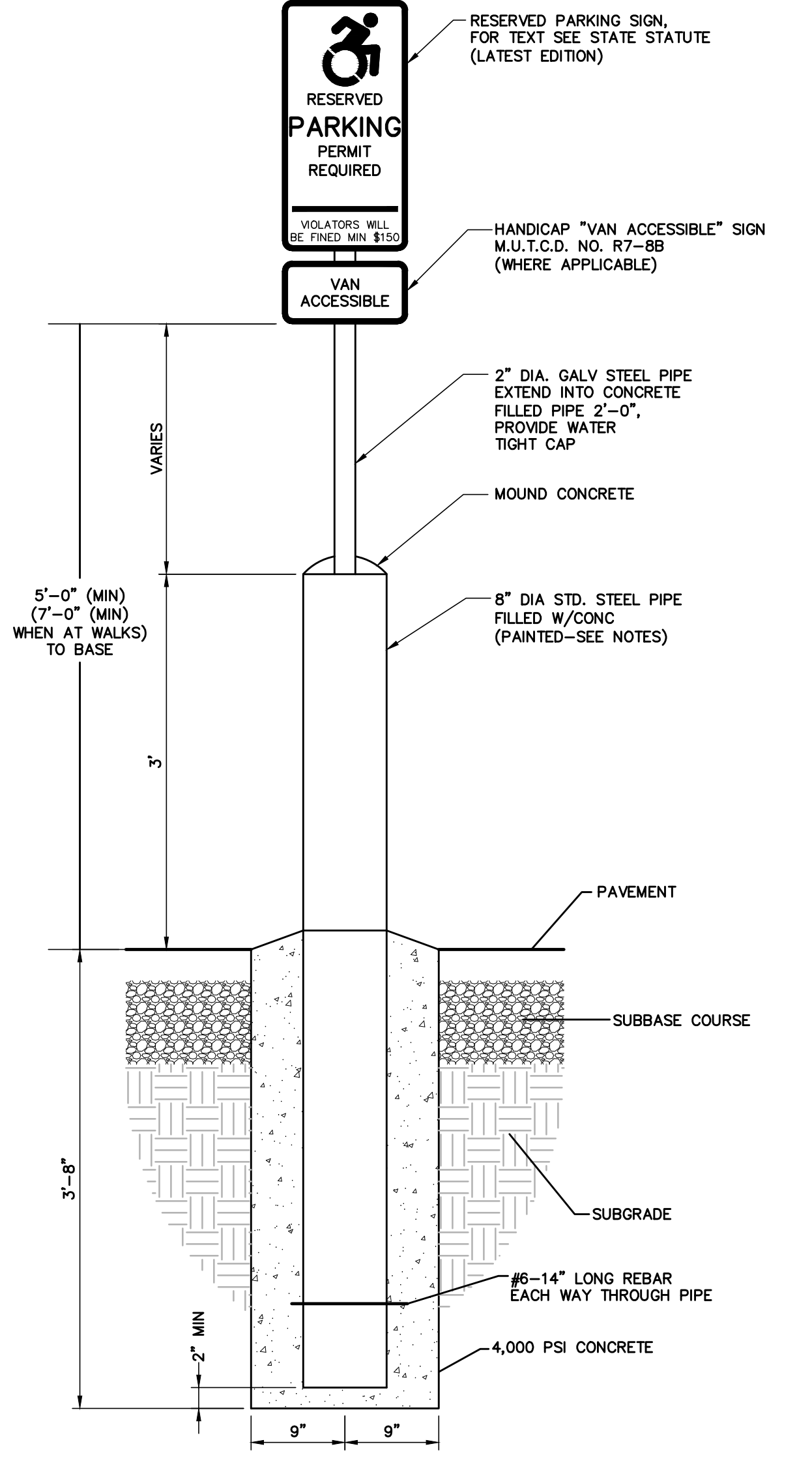
SINGLE DIRECTION RAMP WITHOUT NON-WALKING SURFACE GRADE BREAK GREATER THAN 5' (TYPE 14)



PARALLEL RAMP WITHOUT NON-WALKING SURFACE (TYPE 9)

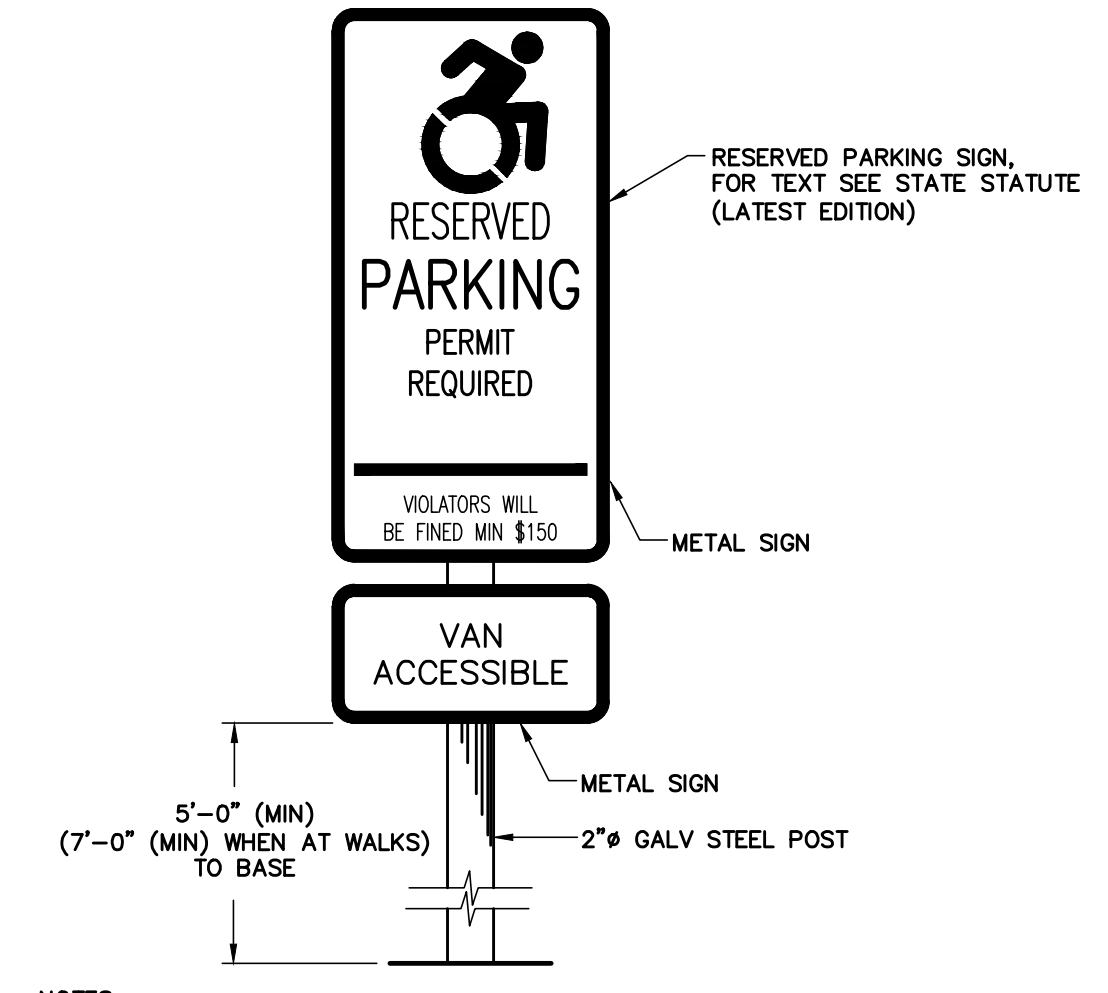
GENERAL NOTES:
 1. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRAVERSE TO THE SLOPE OF THE RAMP.
 2. VERTICAL SURFACE DISCONTINUITIES AT JOINTS SHALL NOT EXCEED 1/4" INCH.
 3. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT.
 4. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 PERCENT MAXIMUM BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET.

SIDEWALK RAMP DETAILS
 NOT TO SCALE



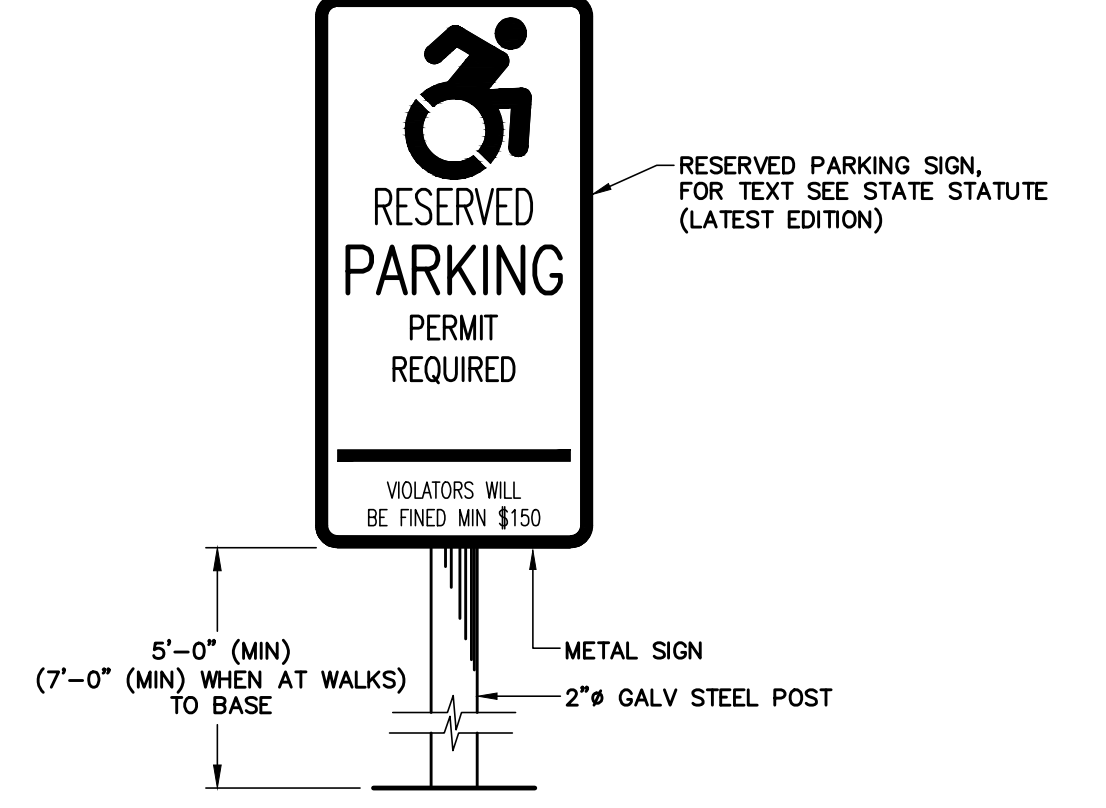
NOTES:
 1. CONTRACTOR SHALL PREPARE SURFACE OF PIPE IN ACCORDANCE WITH RECOMMENDATIONS BY SHERWIN WILLIAMS REPRESENTATIVE (PHONE: 203-377-1711). PREPARATION INCLUDES REMOVAL OF GREASE AND CONTAMINANTS WITH A SOLVENT CLEANER OR WITH AN AQUEOUS CLEANER SUCH AS 'HURRISAFE' (S910).
 2. PAINT PIPE WITH ONE COAT OF 2-PART EPOXY PRIMER (SHERWIN WILLIAMS MACROPOXY 646) AND TWO COATS OF 2-PART EURETHANE (SHERWIN WILLIAMS ACROLON 218HS), COLOR: SAFETY YELLOW.

TYPICAL SIGN WITH BOLLARD
 NOT TO SCALE



NOTES:
 1. CONTRACTOR SHALL PREPARE SURFACE OF POSTS IN ACCORDANCE WITH RECOMMENDATIONS BY SHERWIN WILLIAMS REPRESENTATIVE (PHONE: 203-377-1711). PREPARATION INCLUDES REMOVAL OF GREASE AND CONTAMINANTS WITH A SOLVENT CLEANER OR WITH AN AQUEOUS CLEANER SUCH AS 'HURRISAFE' (S910).
 2. PAINT WITH ONE COAT OF 2-PART EPOXY PRIMER (SHERWIN WILLIAMS MACROPOXY 646) AND TWO COATS OF 2-PART EURETHANE (SHERWIN WILLIAMS ACROLON 218HS), COLOR: BLACK.

TYPICAL SIGN DETAIL
 NOT TO SCALE

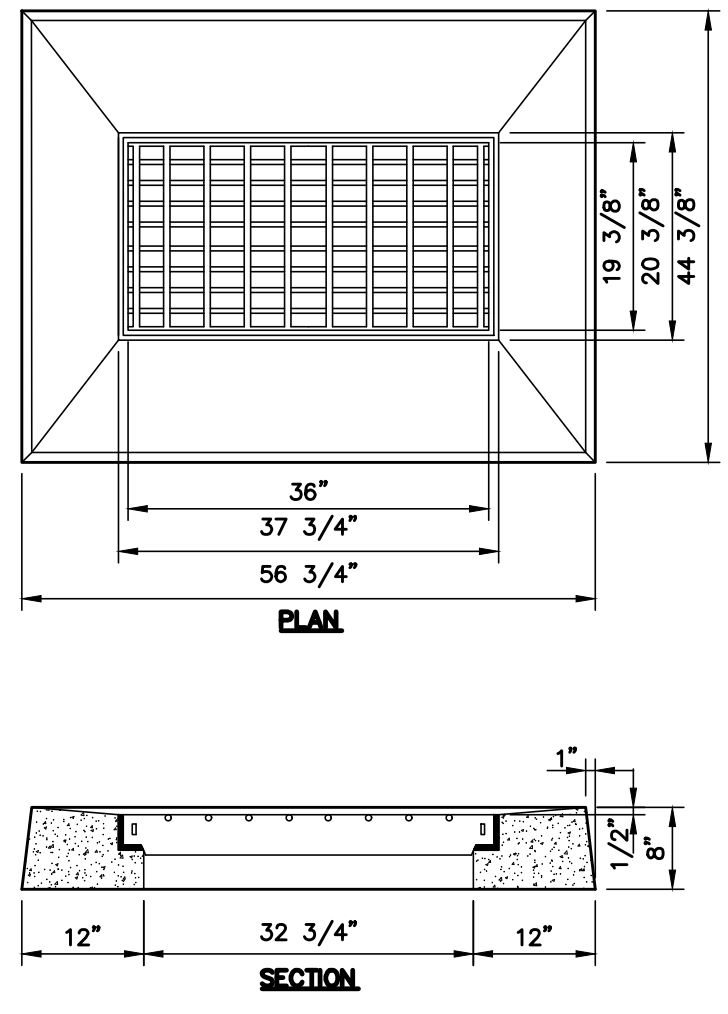


NOTES:
 1. CONTRACTOR SHALL PREPARE SURFACE OF POSTS IN ACCORDANCE WITH RECOMMENDATIONS BY SHERWIN WILLIAMS REPRESENTATIVE (PHONE: 203-377-1711). PREPARATION INCLUDES REMOVAL OF GREASE AND CONTAMINANTS WITH A SOLVENT CLEANER OR WITH AN AQUEOUS CLEANER SUCH AS 'HURRISAFE' (S910).
 2. PAINT WITH ONE COAT OF 2-PART EPOXY PRIMER (SHERWIN WILLIAMS MACROPOXY 646) AND TWO COATS OF 2-PART EURETHANE (SHERWIN WILLIAMS ACROLON 218HS), COLOR: BLACK.

TYPICAL SIGN DETAIL
 NOT TO SCALE

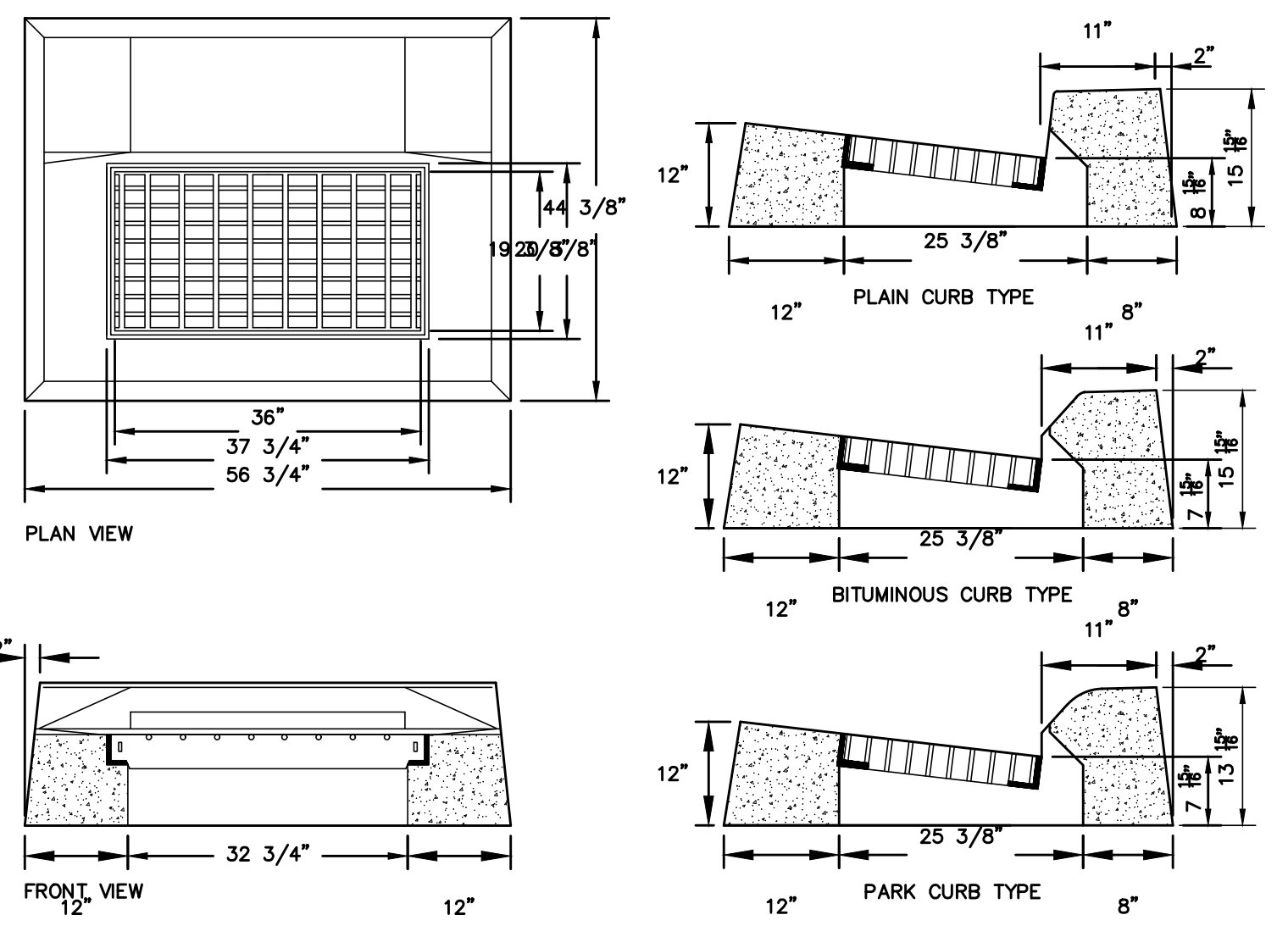
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CERTIFICATION		REVISIONS		DES
NO.	BY	DATE	REMARKS	
1	JCP	2/10/2022	P&Z SUBMITTAL	JCP



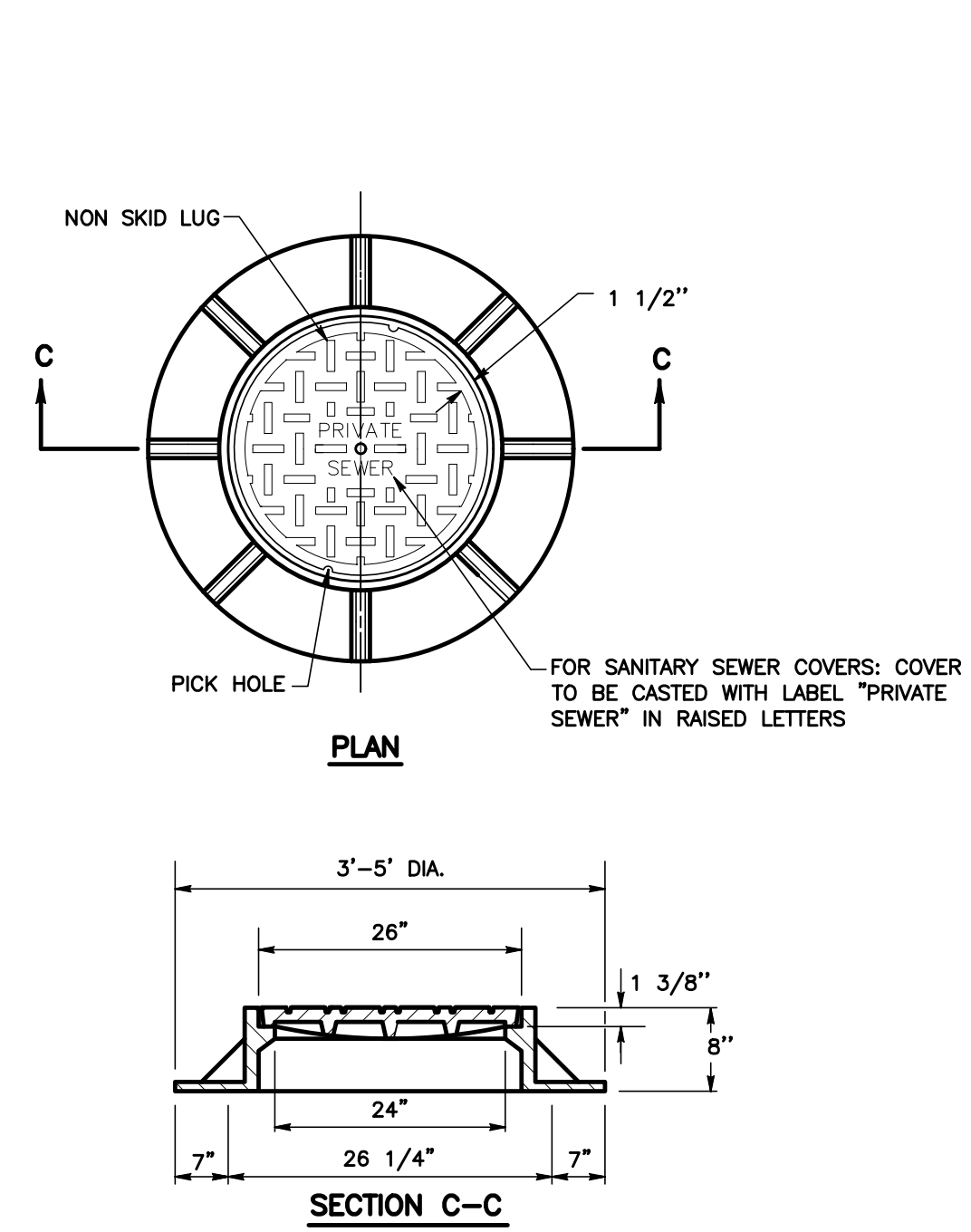
NOTES:
 1. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 5,000 PSI @ 28 DAYS
 2. DESIGN LOADING: AASHTO HS-20
 3. CONFORMS TO CIDOT STANDARD SPECIFICATIONS
 4. STEEL REINFORCED WITH #4 BARS
 5. AS MANUFACTURED BY CONNECTICUT PRECAST CORP - MONROE, CT OR APPROVED EQUAL

TYPICAL CATCH BASIN GRATE DETAIL TYPE "CL"
 NOT TO SCALE

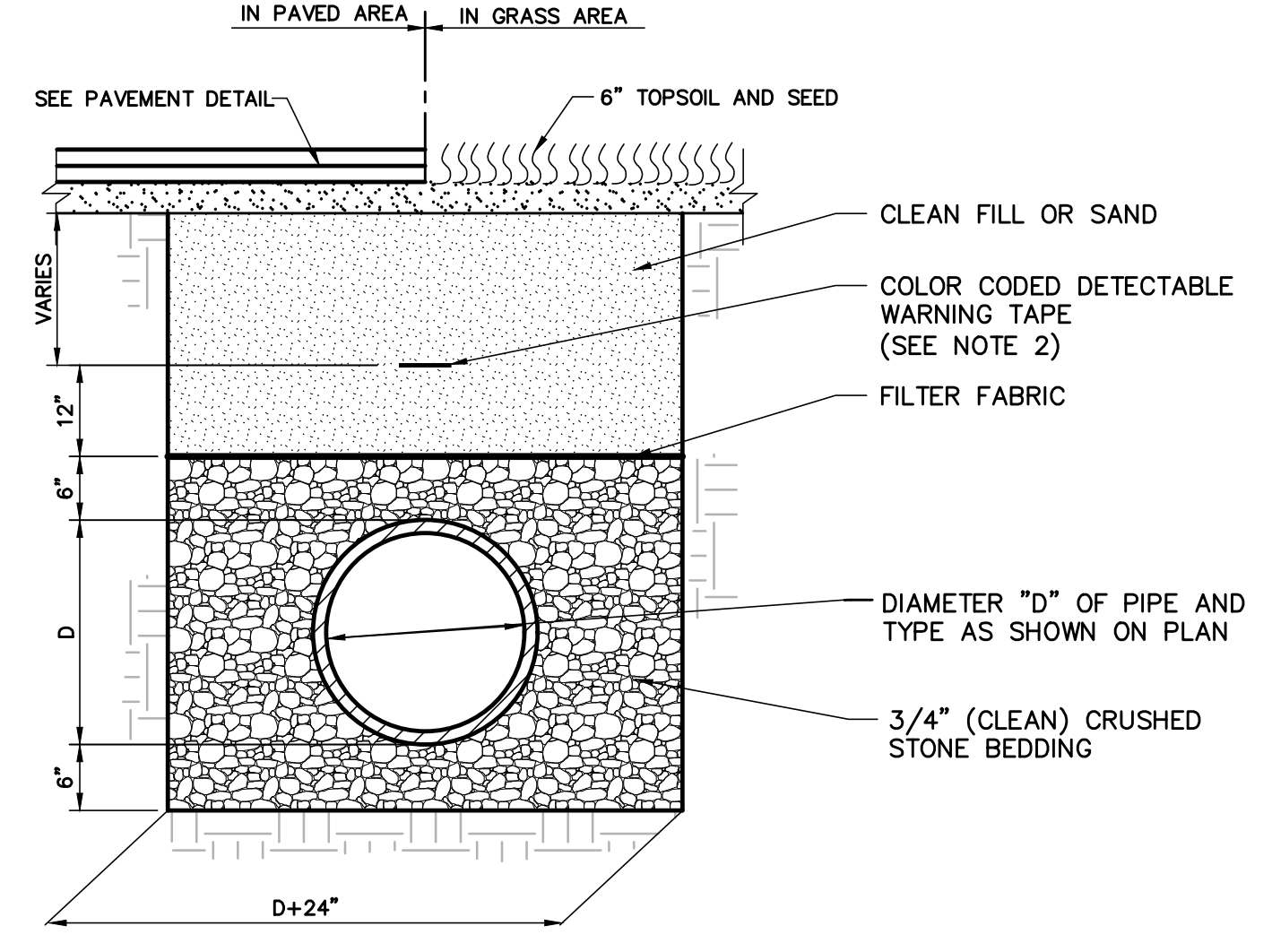


NOTES:
 1. MINIMUM CONCRETE COMPRESSIVE STRENGTH: 5,000 PSI @ 28 DAYS
 2. DESIGN LOADING: AASHTO HS-20
 3. CONFORMS TO CONDOT STANDARD SPECIFICATIONS
 4. STEEL REINFORCED WITH #4 BARS
 5. AS MANUFACTURED BY CONNECTICUT PRECAST CORP - MONROE, CT OR APPROVED EQUAL

TYPICAL CATCH BASIN GRATE DETAIL TYPE "C"
 NOT TO SCALE

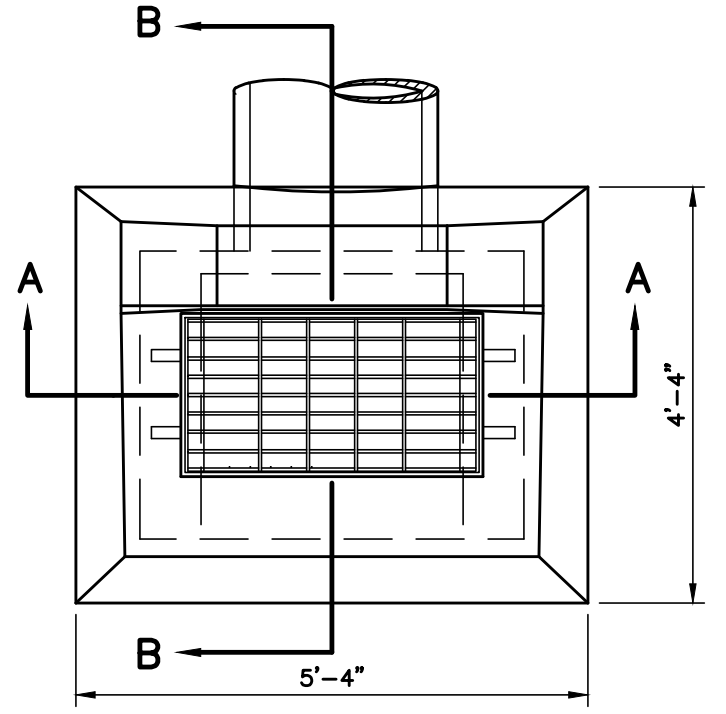


MANHOLE FRAME & COVER
 NOT TO SCALE

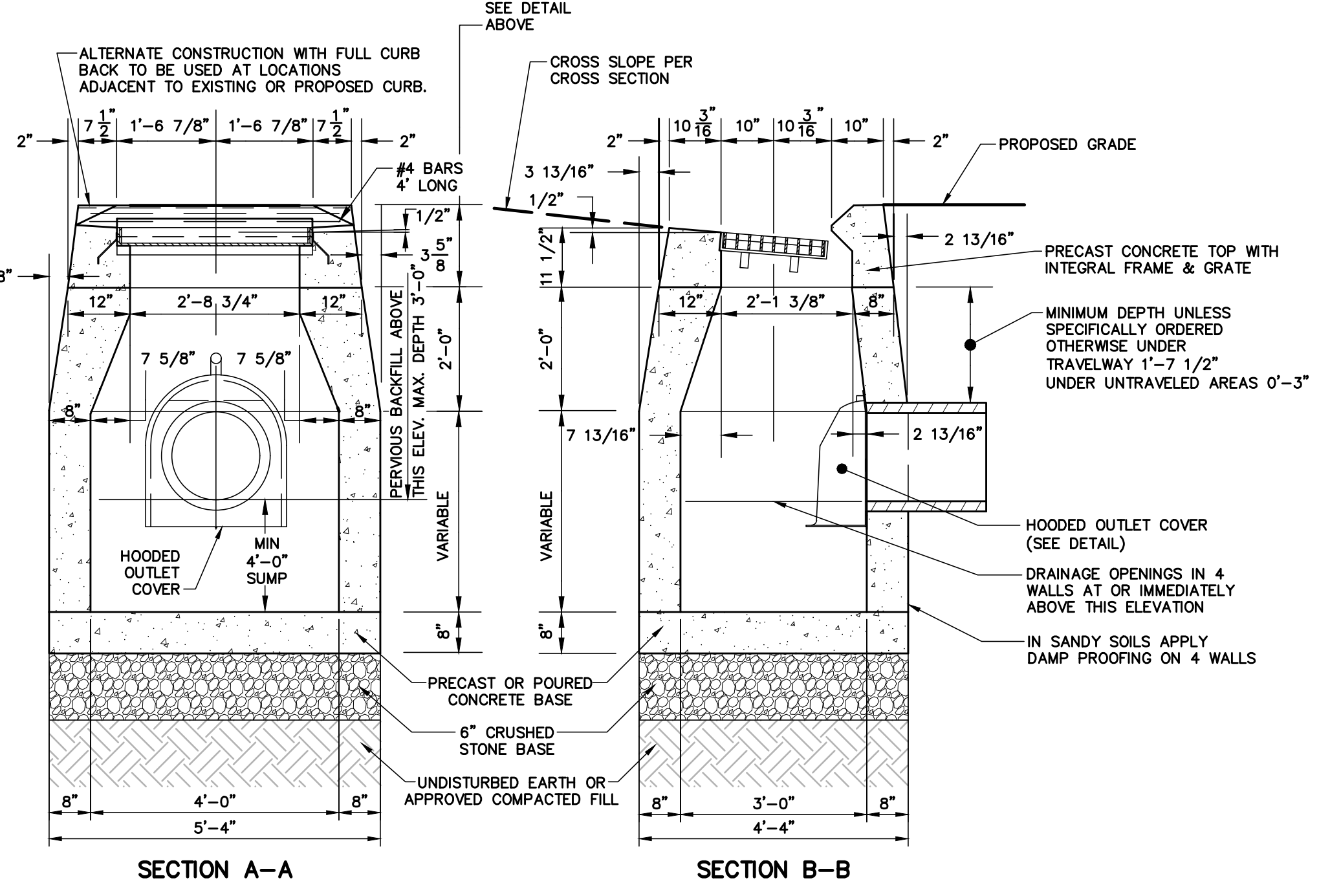


NOTES:
 1. FILL MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY UNDER PAVED AREAS, SIDEWALKS AND OTHER STRUCTURES AND TO 90% DRY DENSITY (MIN.) UNDER UNPAVED AREAS.
 2. COLOR OF DETECTABLE WARNING TAPE SHALL BE AS FOLLOWS:
 BLUE - WATER
 GREEN - STORM & SANITARY
 RED - ELECTRICAL
 ORANGE - COMMUNICATIONS
 YELLOW - GAS

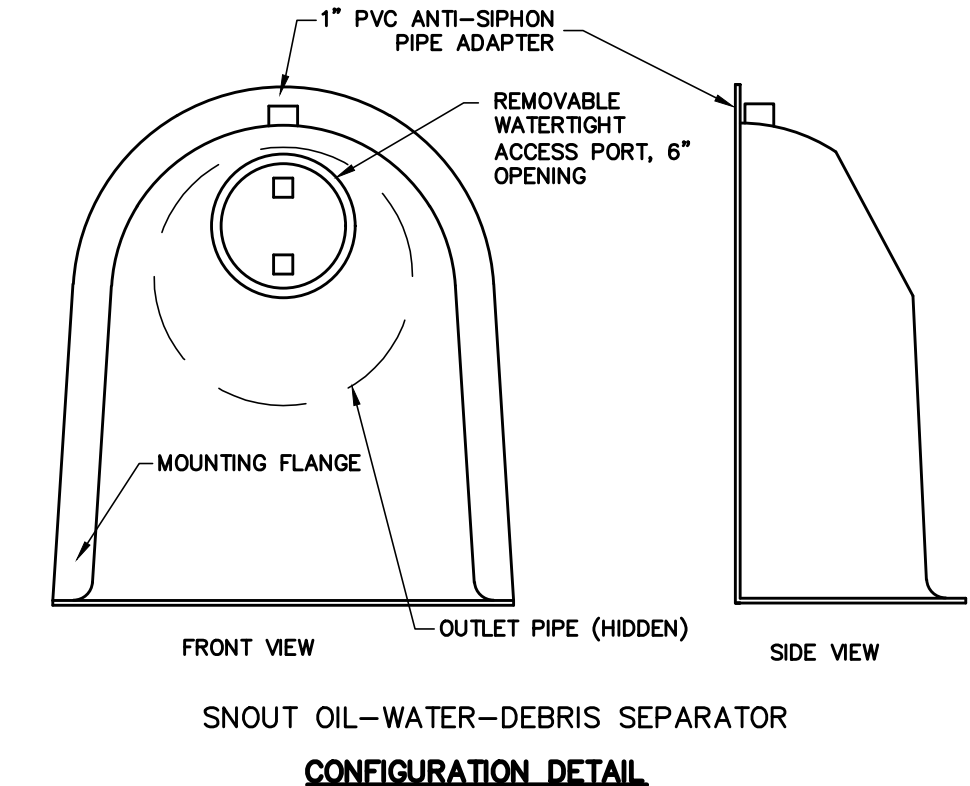
TYPICAL UTILITY TRENCH
 NOT TO SCALE



NOTE:
 WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT

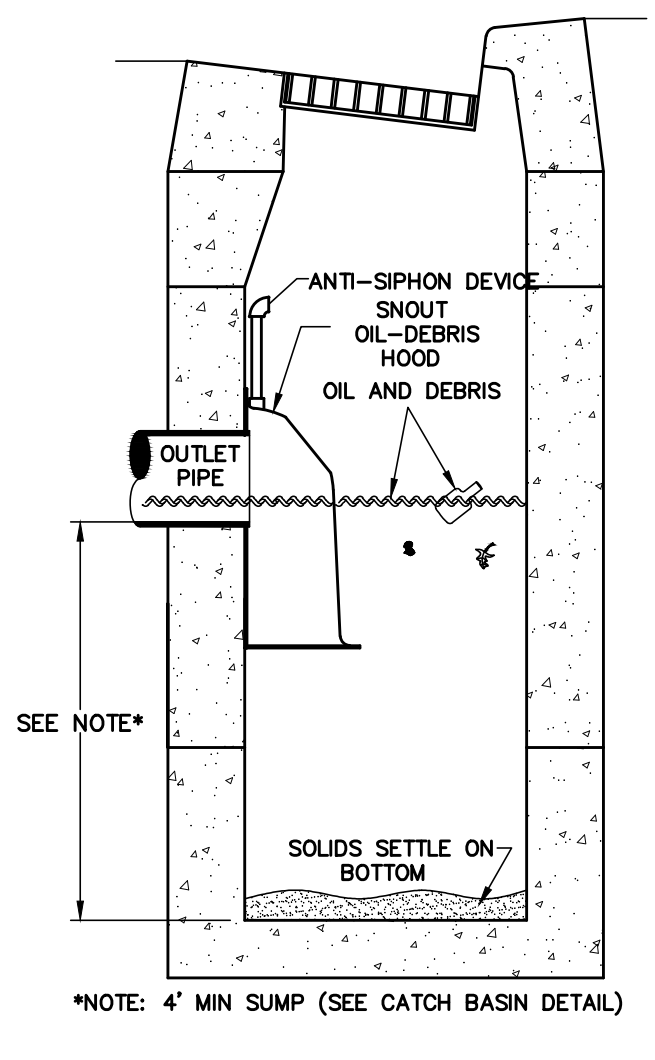


TYPE "C" CATCH BASIN
 NOT TO SCALE

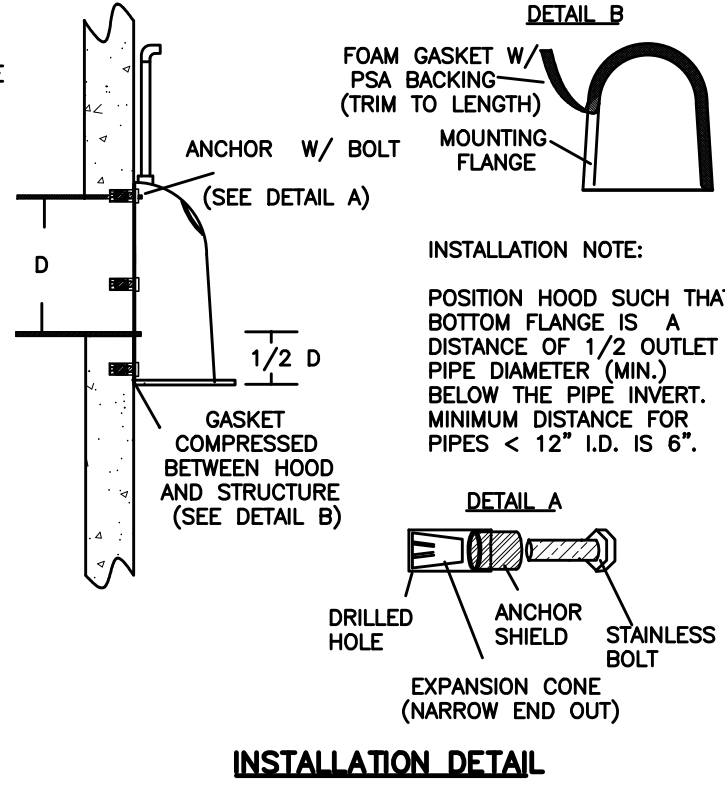


NOTES:
 1. ALL NEW CATCH BASINS SHALL BE PROVIDED WITH HOODS AND TRAPS AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. (PHONE: (860) 434-0277) OR APPROVED EQUAL.
 2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
 3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
 4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
 5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
 6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
 7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
 8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
 9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
 A. INSTALLATION INSTRUCTIONS
 B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
 C. OIL-RESISTANT CRUSHED GELL FOAM GASKET WITH PSA BACKING
 D. 3/8" STAINLESS STEEL BOLTS
 E. ANCHOR SHIELDS

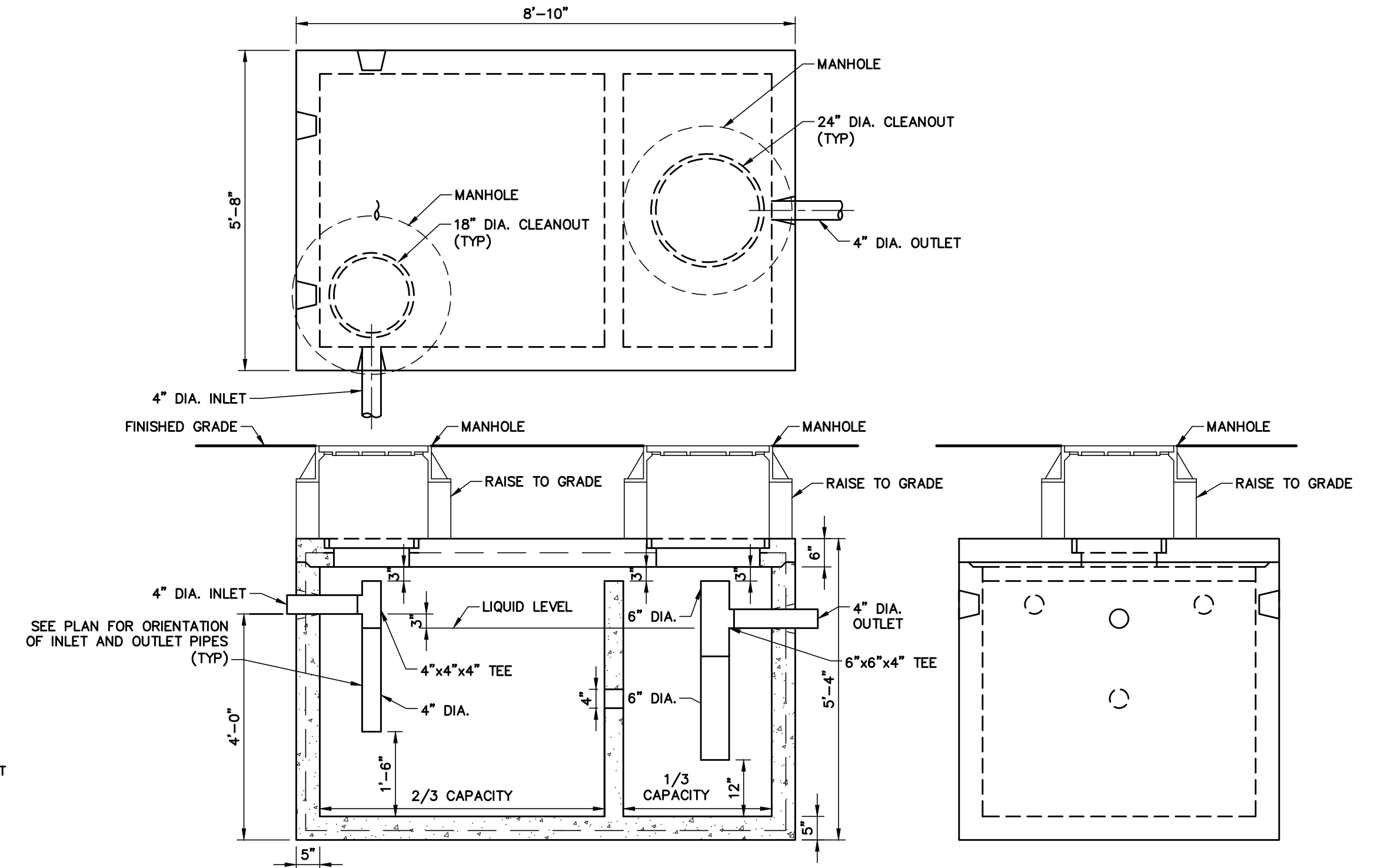
HOODED OUTLET COVER DETAIL
 NOT TO SCALE



TYPICAL INSTALLATION



INSTALLATION DETAIL



NOTES:
 1. Concrete - 4,000 PSI @ 28 DAYS.
 2. Meets or exceeds state and local requirements.
 3. All shutoff joints sealed with Butyl Rubber.
 4. Design loading: AASHTO HS-20.
 5. Monolithic Design.
 6. Side inlet pipes shall extend to cleanout cover
 7. Maximum fill over top of tank - 3 feet.
 8. Chamber shall be supplied with tees.
 9. Chamber shall be marked with manufacturer name, phone no., tank capacity, date of manufacture, and ASTM C1227 conformance.

1,000 GALLON GREASE TRAP
 NOT TO SCALE

NOT FOR CONSTRUCTION
 FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

PEREIRA
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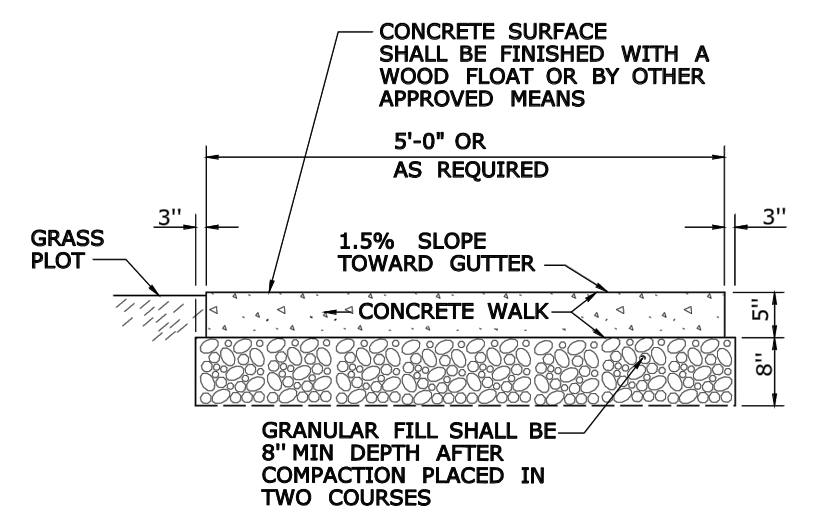
REVISIONS			
NO.	BY	DATE	REMARKS
1	JCP	2/10/2022	P&Z SUBMITTAL

PREPARED FOR
1166 EMS TORRINGTON, LLC
 FOR PROPERTY LOCATED AT
 1166 EAST MAIN STREET
 TORRINGTON, CONNECTICUT

PROPOSED SITE DEVELOPMENT PLANS
DETAILS III

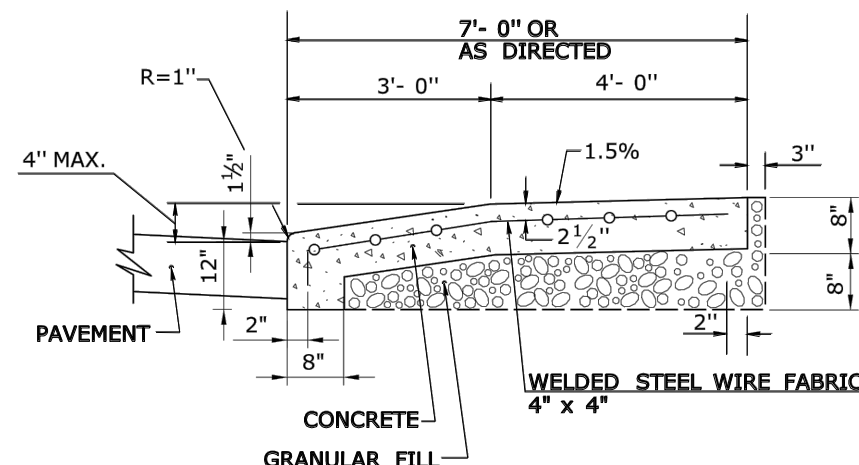
SCALE: AS NOTED

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 DATE JANUARY 13, 2022
 C SHEET 7 of 8
 CAD REF. NO. 1267DT04



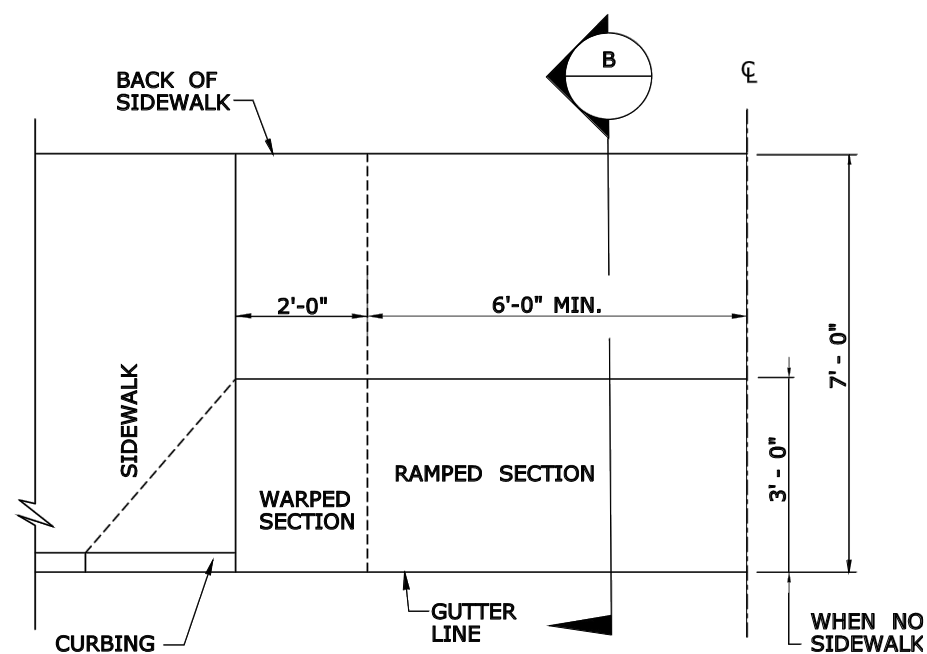
SECTION D

5' WIDE CONCRETE SIDEWALK WITH GRASS PLOT



SECTION B

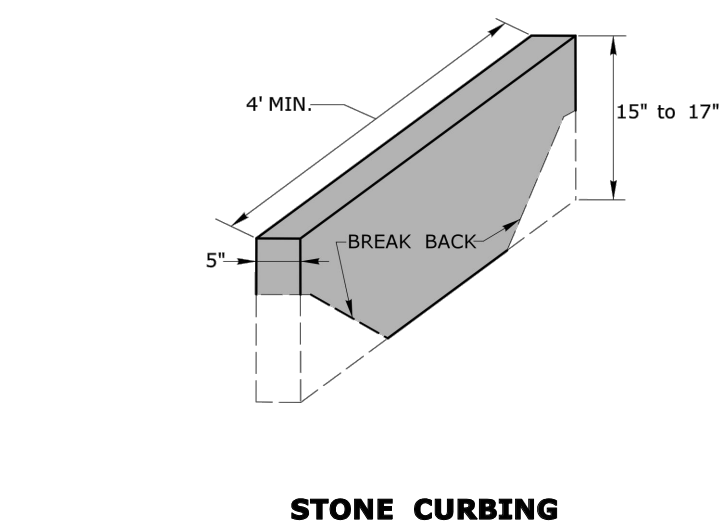
HALF ELEVATION



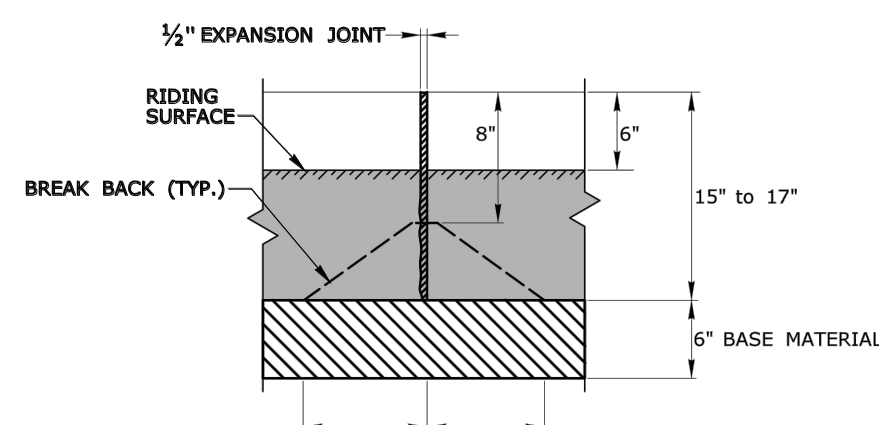
HALF PLAN OF CONCRETE DRIVEWAY RAMP WHERE SIDEWALK ADJOINS CURBING

- GENERAL NOTES:**
- DRIVEWAY ENTRANCE SHALL BE A MINIMUM OF 12' WIDE, EXCLUDING CURBING WHEN PRESENT.
 - WELDED WIRE FABRIC MATS WITH REINFORCING AT CLOSER SPACING MAY BE USED.
 - SURFACE HMA S0.375 TO BE PLACED IN TWO EQUAL LIFTS FOR BOTH RESIDENTIAL AND COMMERCIAL DRIVEWAYS.

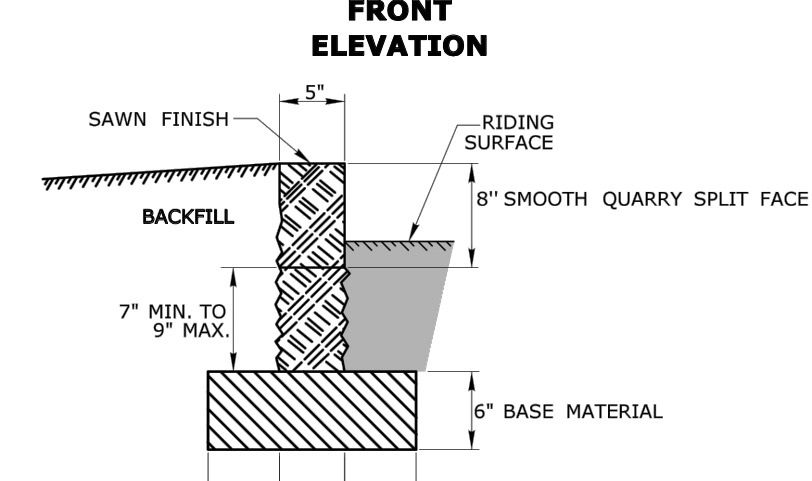
CTDOT CONCRETE APRON AND WALK DETAILS
NOT TO SCALE



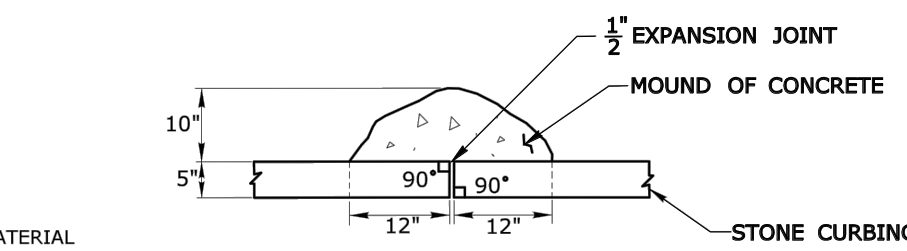
STONE CURBING



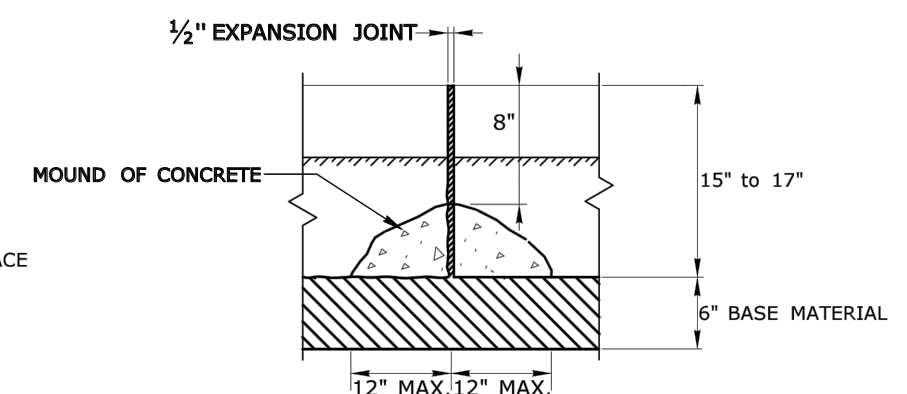
FRONT ELEVATION



SECTION



PLAN

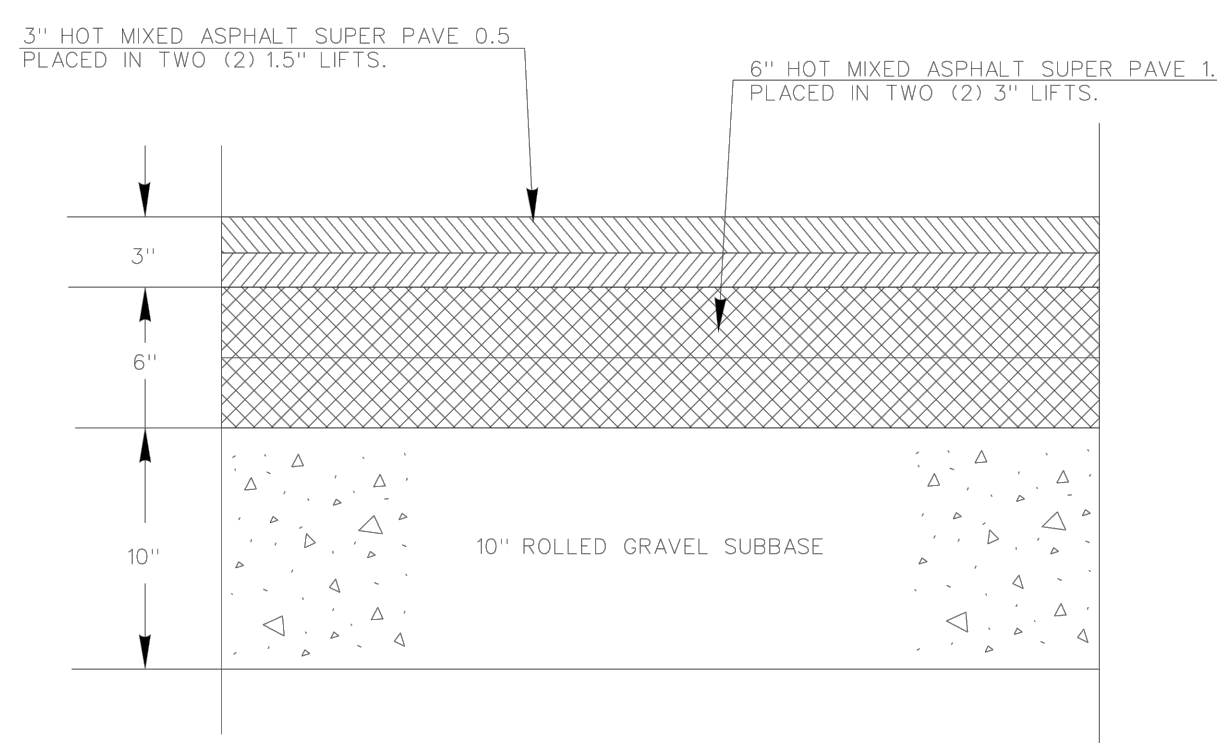


BACK ELEVATION

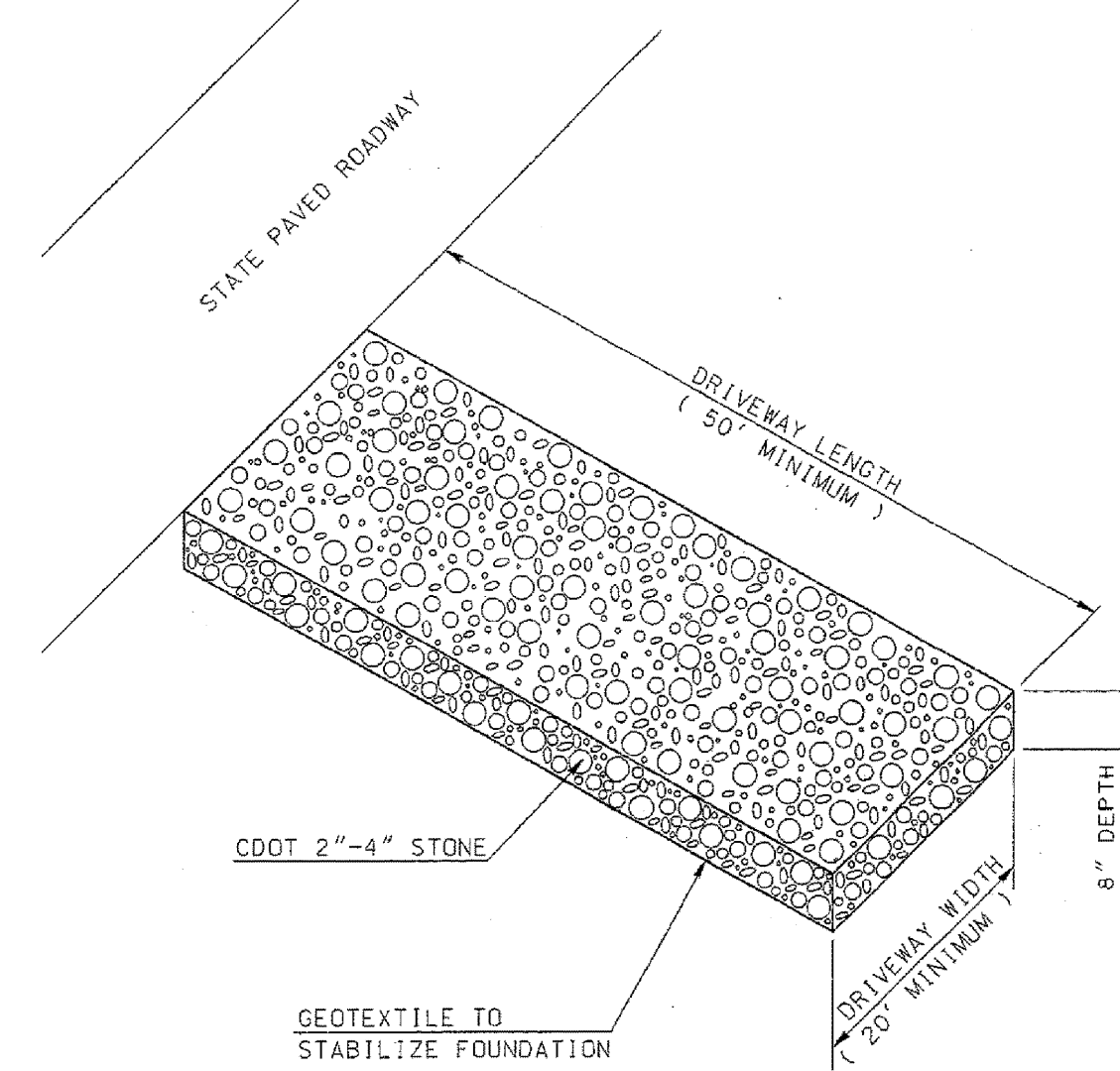
MOUND OF CONCRETE AT ALL JOINTS FOR STONE CURBING

- NOTE:**
- BASE MATERIAL IS COMPACTED GRAVEL OR PROCESSED AGGREGATE BASE.

CTDOT GRANITE CURB
NOT TO SCALE

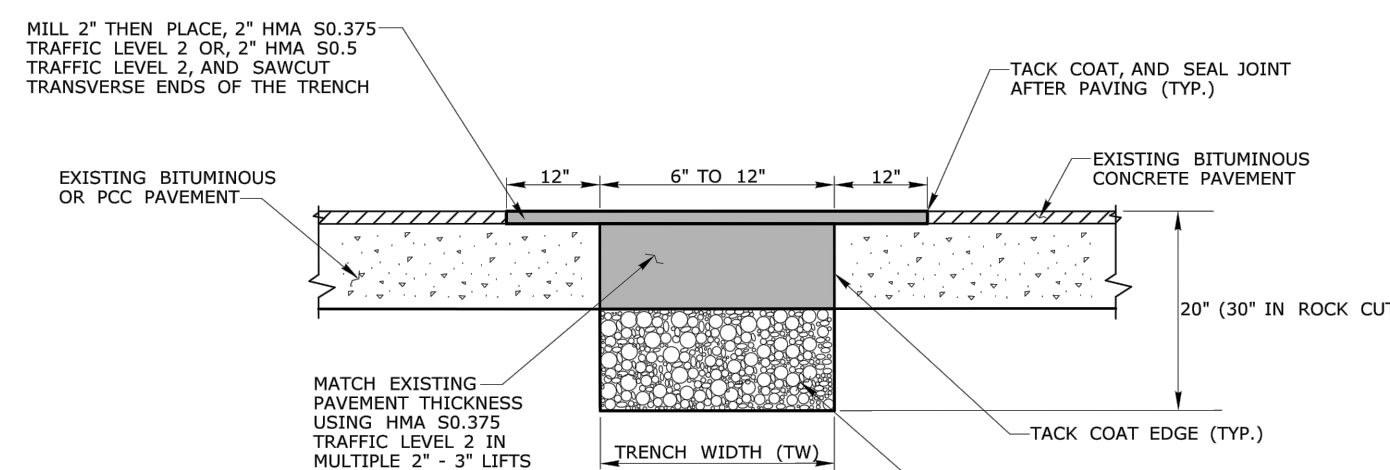


CTDOT PAVEMENT STRUCTURE
NOT TO SCALE

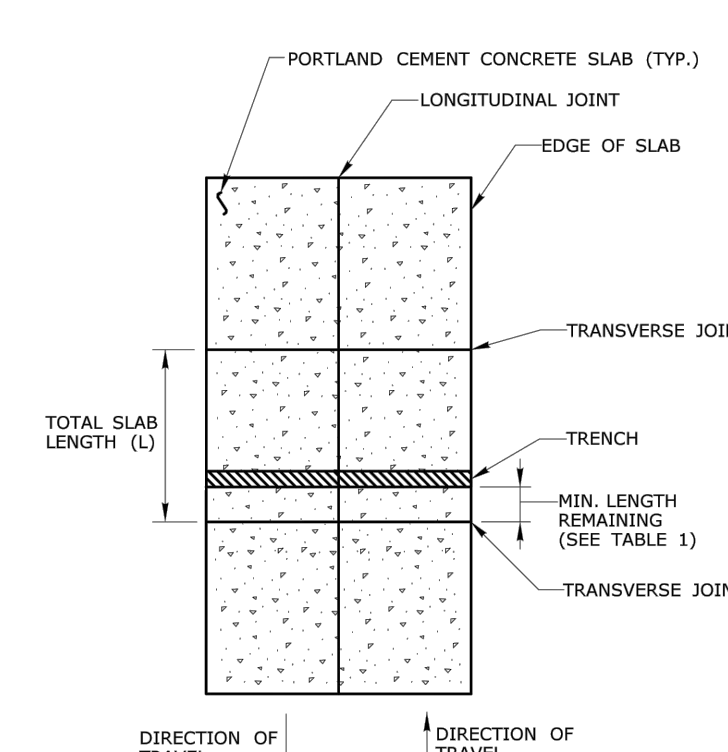


THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACEMENT OF STONE AND/OR ADDITIONAL APRON LENGTH. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)
NOT TO SCALE



LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT
(SEE NOTE 1)



TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT
(SEE NOTE 2)

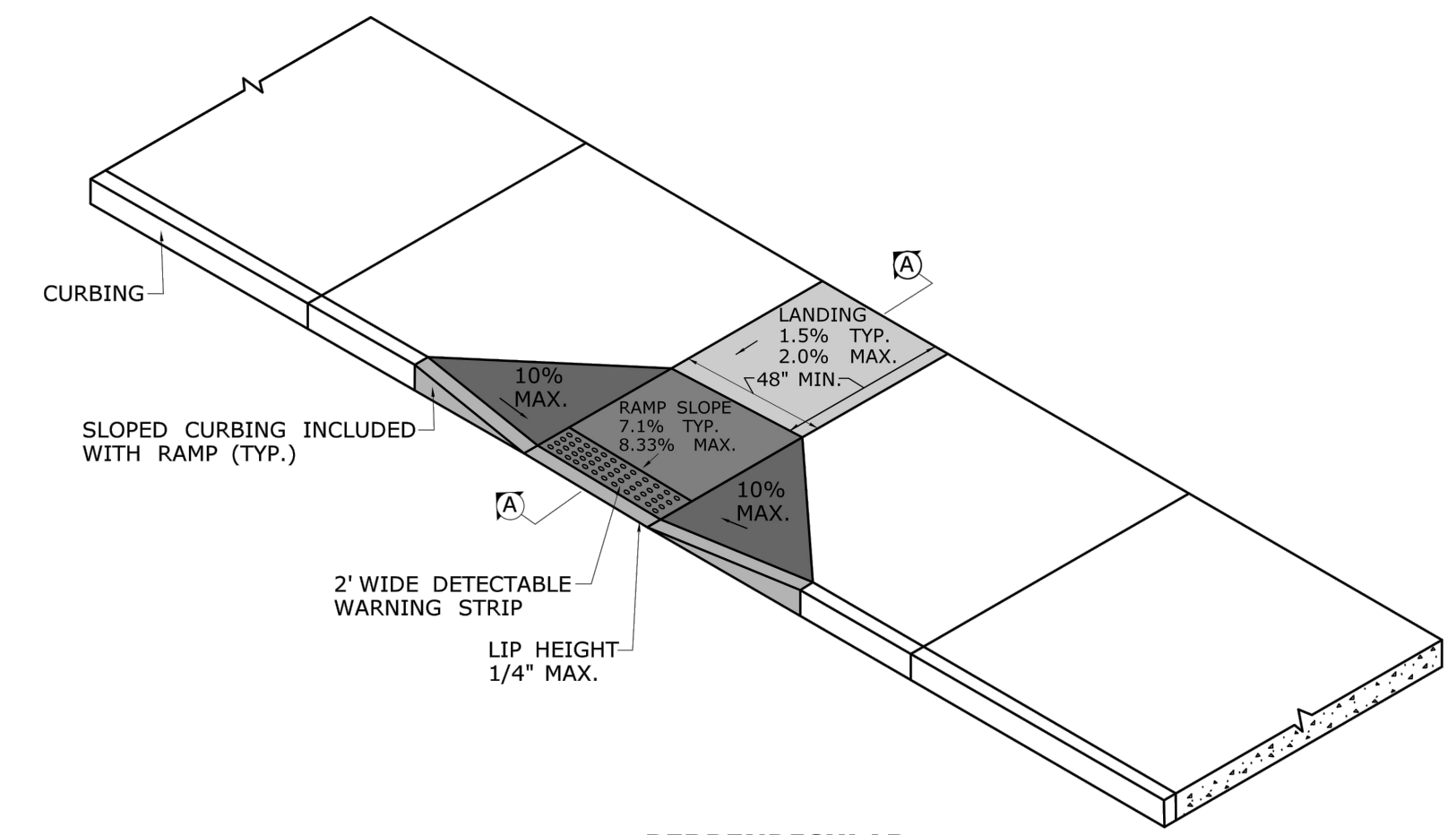
GENERAL NOTES:

- LONGITUDINAL TRENCHING FOR JOINTED CONCRETE PAVEMENT:
 - IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE SLAB CENTERLINE AND THE EDGE OF SLAB, REMOVE CONCRETE AND BITUMINOUS CONCRETE PAVEMENT FROM THE TRENCH EDGE TO THE EDGE OF ROAD. IF THE LONGITUDINAL TRENCH FALLS BETWEEN THE LONGITUDINAL JOINT AND THE SLAB CENTERLINE, REMOVE THE ENTIRE CONCRETE SLAB AND BITUMINOUS CONCRETE PAVEMENT TO THE EDGE OF ROAD. IN EITHER CASE REBUILD WITH THE FOLLOWING:
 - PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS.
 - PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"
- TRANSVERSE TRENCHING FOR JOINTED CONCRETE PAVEMENT:

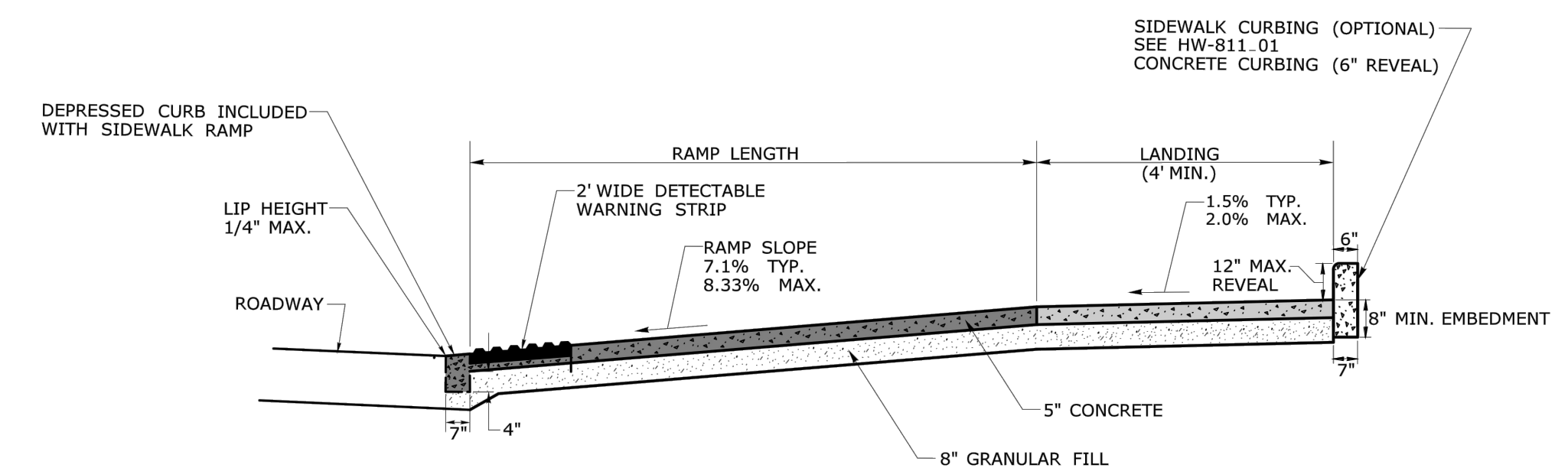
TOTAL SLAB LENGTH (L)	MIN. LENGTH REMAINING
40' OR LONGER	1/4 L
15' - 40'	10'
15' OR SHORTER	REBUILD TO NEAREST JOINT

 - FOR TRANSVERSE TRENCHES, THE MINIMUM SLAB LENGTH AS SHOWN IN TABLE 1 SHALL BE LEFT IN PLACE TO THE NEAREST TRANSVERSE JOINT. IF THIS CRITERIA CANNOT BE MET, THE EXISTING SLAB AREA FROM THE TRENCH EDGE TO THE NEAREST TRANSVERSE JOINT SHALL BE REMOVED AND REBUILT AS FOLLOWS:
 - PLACE HMA S1.0 TRAFFIC LEVEL 2 IN TWO EQUAL 4" - 5" LIFTS TO MATCH EXISTING CONCRETE PAVEMENT THICKNESS.
 - PLACE HMA S0.5 TRAFFIC LEVEL 2 IN 2" - 3" LIFTS TO MATCH EXISTING BITUMINOUS CONCRETE PAVEMENT THICKNESS, WITH THE FINAL LIFT BEING 2"

CTDOT PAVEMENT REPAIR
NOT TO SCALE



PERPENDICULAR SIDEWALK RAMP



SECTION AA

BLENDED TRANSITION WITH LANDING AT TOP (TYPE 5)

- GENERAL NOTES:**
- SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRVERSE TO THE SLOPE OF THE RAMP.
 - VERTICAL SURFACE DISCONTINUITIES AT JOINTS SHALL NOT EXCEED 1/4 INCH.
 - REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT.
 - THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 8.3 PERCENT MAXIMUM BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15 FEET.

CTDOT PEDESTRIAN RAMP
NOT TO SCALE

GENERAL NOTE: DETAILS ON THIS PLAN APPLY TO ANY/ALL WORK WITHIN CONDOT RIGHT-OF-WAY

REVISIONS			
NO.	BY	DATE	REMARKS
1	JCP	2/10/2022	P&Z SUBMITTAL

DES	JCP
DWN	JCP
CKD	JCP

LEGEND

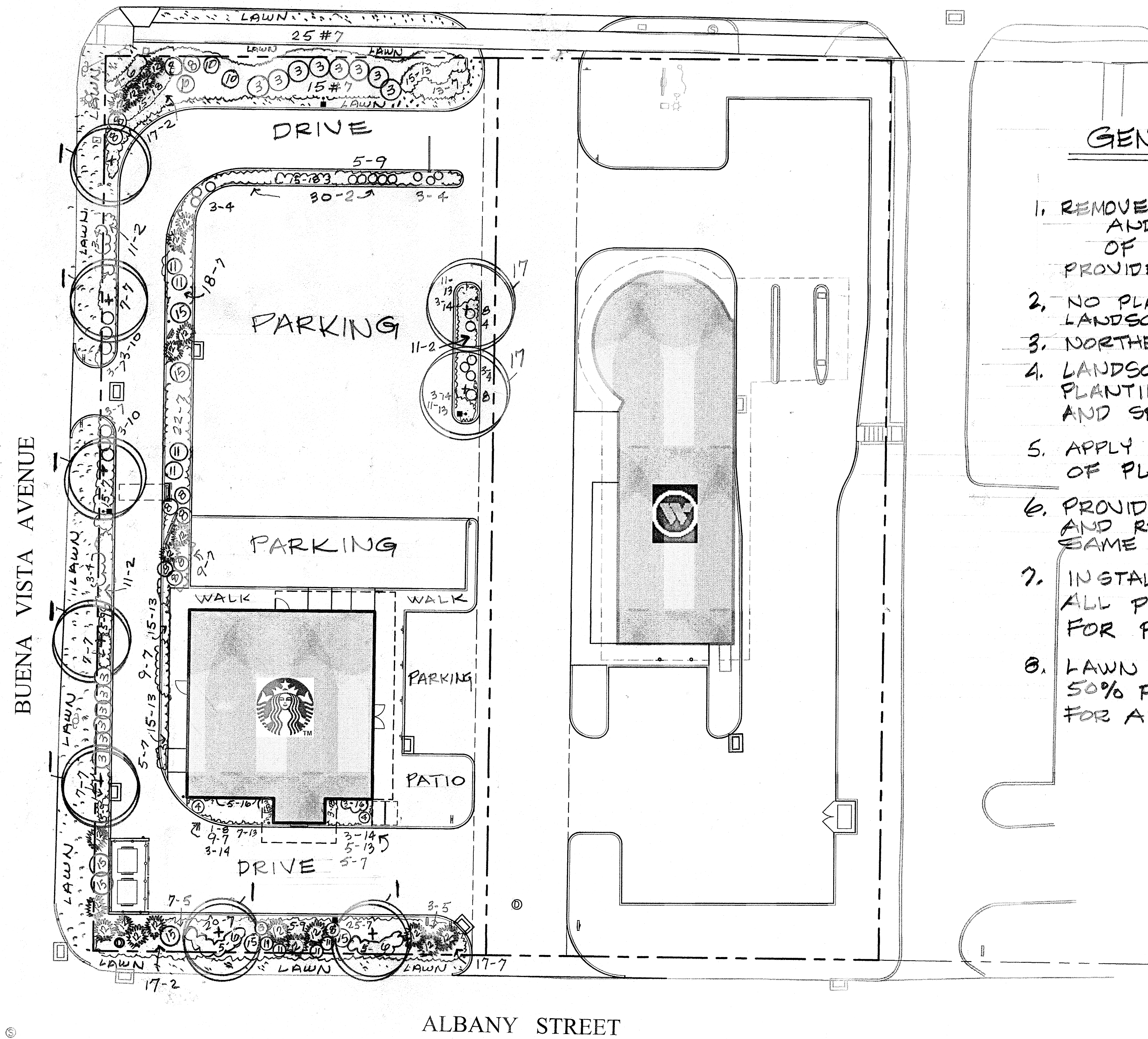
- TALL EVERGREEN TREE
- DECIDUOUS TREE
- SHRUBS & PERENNIALS
- PLANT BEDS - MULCHED
- LAWN AREA

KOURY TERRACE

EAST MAIN STREET - ROUTE 202

PLANT LIST

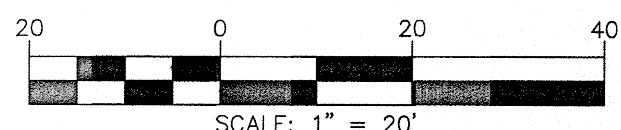
KEY	QUAN.	PLANT NAME	SIZE
1	7	"RED SUNSET" MAPLE - ACER RUBRUM	2 1/2" 7' PLAIN BRANCH
2	87	SARGENT JUNIPER - JUNIP. SARGENTII	3 GAL
3	18	DENSE YEW - TAXUS DENSIFORMIS	5 GAL
4	22	NORTHERN BAYBERRY - MYRICA PENNSYLVANICA	5 GAL
5	10	"MY MONET" DWARF WEIGELA FLORIDA	2 GAL
6	14	MONTAUK DAISY - NIPP. NIPPONICUM	2 GAL
7	220	LILY TURF - LIRIOP. VARIEGATUM	1 GAL
8	11	NEON FLASH SPIREA - SPIREA	3 GAL
9	16	KARLEY ROSE FOUNTAIN GRASS - PENN. KARLEY ROSE	1 GAL
10	9	SPILLED WINE - PURPLE WEIGELA FLORIDA	3 GAL
11	8	P. J. M. RHODO - P.J.M. COMPACTA	5 GAL
12	22	DWARF FASTIGIATA BLUE SPRUCE - PICEA "ISELI" FASTIG.	7' HT
13	84	NEW DIMENSION BLUE SALVIA - SALVIA MEMOROSA	1 GAL
14	40	CONEFLOWER - RUDBECKIA FULGIDA "DREM II"	1 GAL
15	7	MISS KIM LILAC - SYRINGA PATULA "MISS KIM"	5 GAL
16	8	SKY PENCIL JAP. HOLLY - ILEX CRENATA "SKY PENCIL"	3 GAL
17	2	SHADEMASTER LOCUST - GLEDITSIA TRIACANTHUS	2 1/2" 3' PLAIN BRANCH
18	36	KARL KOERSTER FEATHER REED GRASS	2 GAL



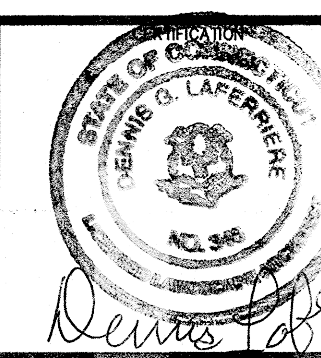
GENERAL NOTES:

1. REMOVE ALL EXISTING SOIL PROPOSED FOR PLANT BEDS AND PROVIDE CLEAN, ORGANIC TOPSOIL DEPTH OF 18" PER CODE 5.11.2 "A" PROVIDE 6" TOPSOIL IN LAWN AREAS.
2. NO PLANT SUBSTITUTIONS ALLOWED WITHOUT LANDSCAPE ARCH. APPROVAL
3. NORTHERN GROWN PLANTS REQ'D.
4. LANDSCAPE ARCH. SHALL SIZE SPECIES PRIOR TO PLANTING AND SHALL SUPERVISE PLACEMENT AND SPACING ON SITE PRIOR TO PLANTING
5. APPLY WATER POLYMERS, IE "TERRASORB" AT TIME OF PLANTING.
6. PROVIDE ONE YEAR GUARANTEE FOR PLANTS. AND REPLACE FAILING, UNHEALTHY PLANTS WITH SAME SPECIES AND SIZE AS ORIGINAL.
7. INSTALL 3" SHREDDED BARK MULCH TO COVER ALL PLANT BED AREAS. SUBMIT SAMPLES FOR PRIOR APPROVAL. NO ARTIFICIAL DYES.
8. LAWN SEED SHALL BE A SUN MIX 50% BLUEGRASS, 50% PERENNIAL RYE. SUBMIT SEED TAGS FOR APPROVAL.

SITESCAPES, P.C.
 LANDSCAPE ARCHITECT, CT LIC NO. 346
 622 GULF STREET
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NO.	BY	DATE	REMARKS

DES: DGL
 DWN: DGL
 CKD: DGL

PREPARED FOR
1166 EMS TORRINGTON, LLC
 FOR PROPERTY LOCATED AT
 1166 AND 1180 EAST MAIN STREET
 TORRINGTON, CONNECTICUT

**PROPOSED SITE DEVELOPMENT PLANS
 LANDSCAPE PLAN**

SCALE: 1"=20'

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 DATE: JANUARY 13, 2022
 SHEET 1 OF 1
 CAD REF. NO. 1267L01