

FOR

HREA-JANC, LLC

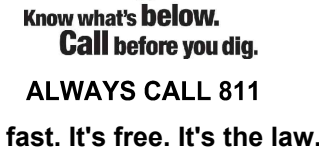
LOCATION OF SITE:
176 SUNNY VALLEY ROAD, TOWN OF NEW MILFORD
LITCHFIELD COUNTY, CONNECTICUT
MAP 18, BLOCK 3, LOT 3

BOUNDARY SURVEY:
A DEPENDENT RESURVEY BY CCA, LLC
40 OLD NEW MILFORD RD
BROOKFIELD, CT 06804
DATE: 02/16/2003

TOPOGRAPHY:
BASED ON LIMITED FIELD SURVEY BY CCA, LLC
AND SUPPLEMENTED WITH CONNECTICUT
STATEWIDE LIDAR 2016

**PHASE II LIMITED SUBSURFACE INVESTIGATION
REPORT:**
HRP ASSOCIATES, INC.
197 SCOTT SWAMP ROAD
FARMINGTON, CT 06032
DATE: 01/21/2013

REVISIONS

[illegible]

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT:

FOR _____

PROPOSED DEVELOPMENT

BOHLER //

www.BohlerEngineering.com

PROFESSIONAL ENGINEER:
CONNECTICUT LICENSE No. 30414

SHEET TITLE:

SHEET NUMBER:

C-101

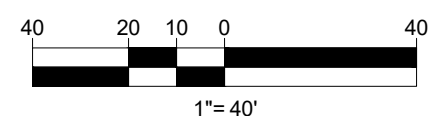
REVISION 2 - 2/6/2023



SITE MAP

PREPARED BY

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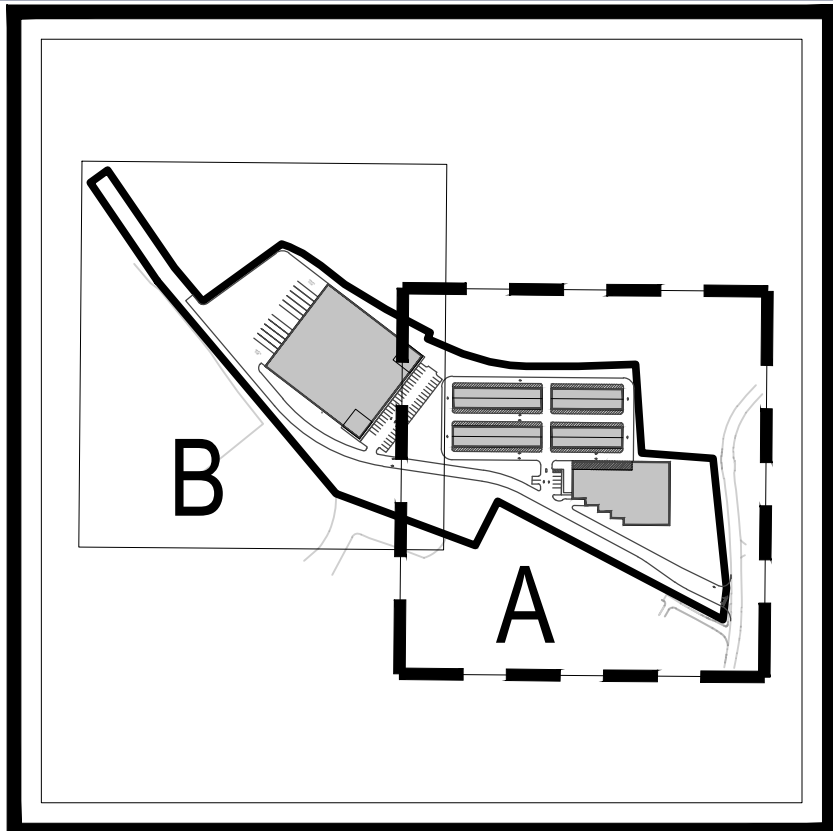
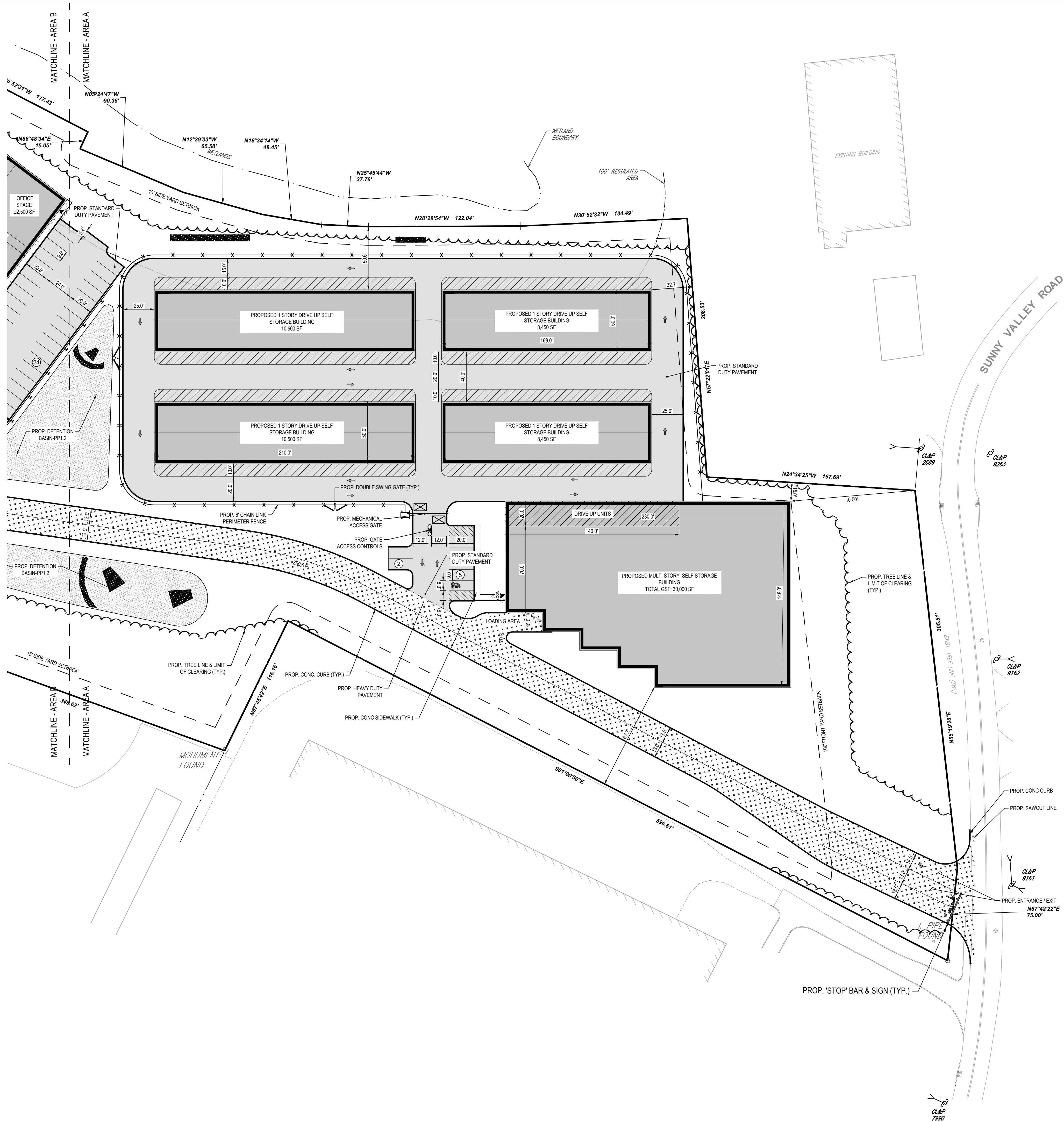
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

SHEET TITLE:

SHEET NUMBER:

REVISION 2 - 2/6/2023

**THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY**



KEY MAP

NOT TO SCALE

ZONING ANALYSIS TABLE

ZONING ANALYSIS TABLE				N/A - NOT APPLICABLE
ZONING DISTRICT	INDUSTRIAL DISTRICT (I)			
OVERLAY DISTRICT	N/A			
REQUIRED PERMIT	SITE PLAN APPLICATION			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	
MIN. LOT AREA	80,000 SF	498,156 SF	NO CHANGE	
MIN. LOT WIDTH	50'	-	50.2'	
MAX. BLDG COVERAGE	30%	-	136,500 SF / 498,156 SF = 27.4%	
MIN. FRONT SETBACK	100'	-	100'	
MIN. SIDE SETBACK	15'	-	15'	
MIN. REAR SETBACK	30'	-	122.6'	
MAX. BUILDING HEIGHT	40' (1)	-	44'	
MAX. IMPER. COVERAGE	70%	-	289,744 SF / 498,156 = 58.5%	
PARKING SPACES	TBD	-	56	
ACCESS PARKING SPACES	3	-	3	
PARKING STALL CRITERIA	USE/CATEGORY: INDUSTRIAL, WHOLESALE, OR MANUFACTURING ESTABLISHMENTS			
STANDARD: 9 FT x 20 FT	REQUIRED PARKING: ONE (1) SPACE FOR EACH ONE (1) EMPLOYEE DURING THE DAILY WORKSHOP PERIOD, VISITOR PARKING AREAS TO BE DETERMINED BY THE COMMISSION IN ITS REVIEW.			

(1) THE COMMISSION MAY PERMIT ONE (1) ADDITIONAL FOOT IN HEIGHT FOR EACH TWO (2) FEET THAT THE STRUCTURE IS SET BACK FROM THE REQUIRED FRONT YARD SETBACK LINE. MAXIMUM PERMITTED HEIGHT SHALL NOT EXCEED EIGHTY (80) FEET. (§ 200-620)

SITE INFORMATION

- APPLICANT: HREA-JANC LLC
505 PARK AVENUE
NEW YORK, NY 10022
- OWNER: SUN VAL LLC
C/O PMJ CAPITAL
305 CALLE VILLAMIL, APT 2007
SAN JUAN, PR 00907-2864
- PARCEL: MAP 18, LOT 3
176 SUNNY VALLEY RD
NEW MILFORD
LITCHFIELD COUNTY, CT

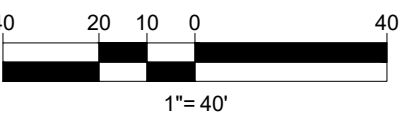
PAVEMENT LEGEND

- HEAVY DUTY
- STANDARD DUTY

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/16/2022	REVIEWER COMMENTS		
2	2/6/2023	REVIEWER COMMENTS		



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PROJECT No.: CT220044.00
DRAWN BY: VEH / CAM
CHECKED BY: JGB
DATE: 08/15/2022
CAD ID: CT220044.00-SPPD-2A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

HREA-JANC, LLC

PROPOSED DEVELOPMENT

MAP: 18 BLOCK: 3 LOT: 3
176 SUNNY VALLEY ROAD,
TOWN OF NEW MILFORD,
LITCHFIELD COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900

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J.G. BORD

PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

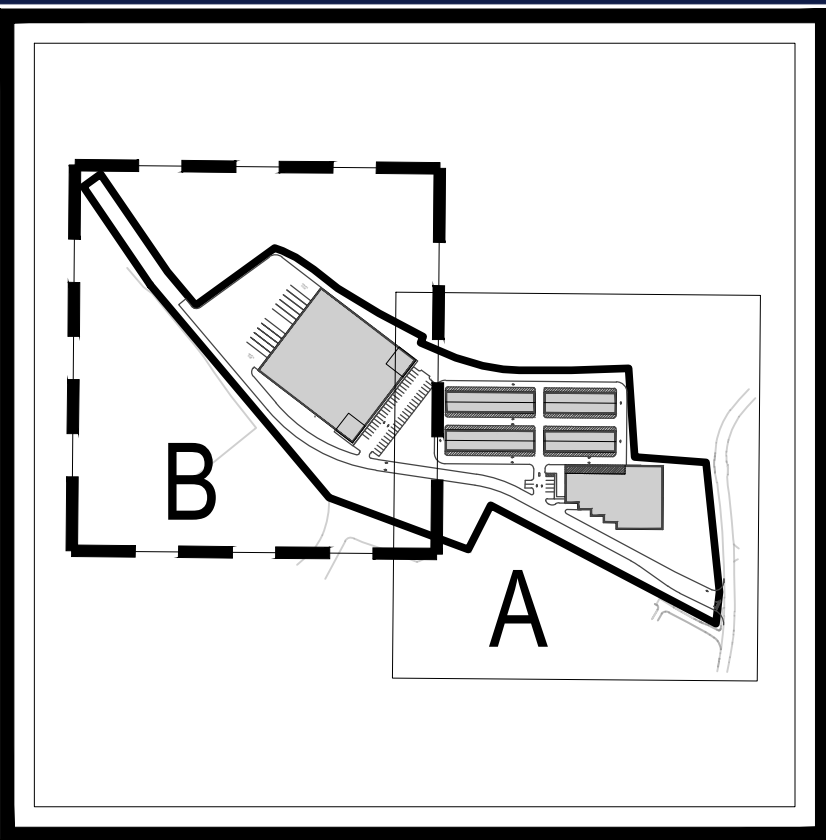
SHEET TITLE:

SITE LAYOUT PLAN A

SHEET NUMBER:

C-301

REVISION 2 - 2/6/2023



KEY MAP

NOT TO SCALE



CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

- FOR

**HREA-JANC,
LLC**

PROPOSED DEVELOPMENT

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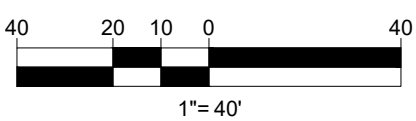
SHEET TITLE:

**SITE
LAYOUT
PLAN B**

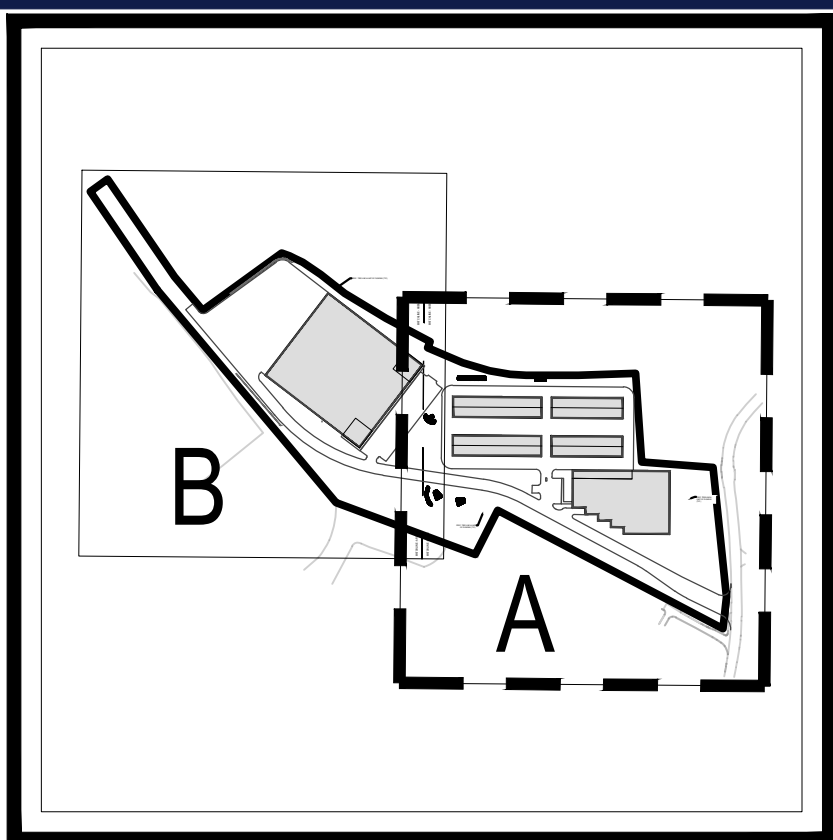
SHEET NUMBER:

C-302

REVISION 2 - 2/6/2023



REFER TO NOTES ON C-301



KEY MAP

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REVISIONS

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DATE:	08/15/2022
CAD I.D.:	CTA220044.00-GDUL-2A

PROJECT:

**PROPOSED SITE
PLAN DOCUMENTS**

FOR -

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LLC**

PROPOSED DEVELOPMENT

MAP: 18 BLOCK: 3 LOT: 3
176 SUNNY VALLEY ROAD
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CONNECTICUT

BOHLER //

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ST HARTFORD, CT 06101
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SHEET TITLE:
**GRADING
DRAINAGE &
UTILITIES PLAN
A**

SHEET NUMBER

C-401

REVISION 2 - 2/6/2023

SUBSURFACE SEWAGE DISPOSAL SYSTEM

DESIGN IS BASED ON THE CONNECTICUT PUBLIC HEALTH CODE ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS DATED JANUARY 1, 2023

DESIGN FLOW:

- OFFICE SPACE - 20 GPD PER EMPLOYEE (AVG 200 SF FLOOR AREA PER EMPLOYEE)
- ESTIMATED EMPLOYEES = $(2,500\text{SF} \times 3 + 1,225\text{SF}) / 200 = 44$ EMPLOYEES
- TOTAL GPD = $20 \times 44 = 880$ GPD

SEPTIC TANK = 1,000 GAL EACH BUILDING

ELA REQUIRED = 880 GPD/1.2 = 734 SF
(APPLICATION RATE ASSUMED FROM AVERAGE PERMEABILITY TESTS K=3.73 IN/HR
16 MIN/IN)

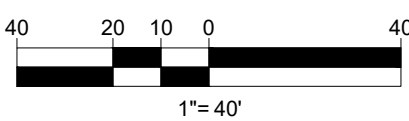
TP 2 - WATER AT 68" (RESTRICTIVE LAYER > 60"). NO MLSS REQUIRED
TP 3 - WATER AT 72" (RESTRICTIVE LAYER > 60"). NO MLSS REQUIRED

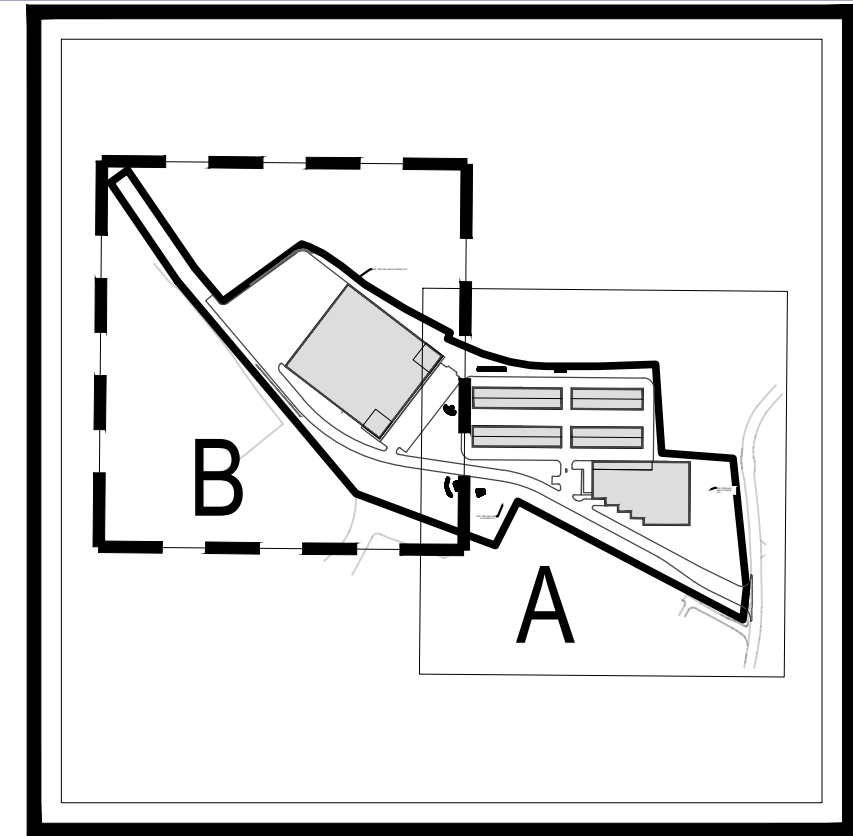
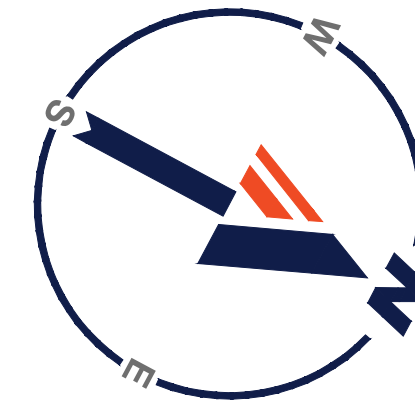
USE 120LF TOTAL (DISTRIBUTED BETWEEN EACH BUILDING) OF 18" CONCRETE GALLERIES @ 6.2 SF/LF ELA
ELA PROVIDED = 744 SF > 734 SF

**RAW EARTHWORK OF EXISTING GRADE
TO PROPOSED GRADE
ESTIMATED CUT = 7,000 CY
ESTIMATED FILL = 43,500 CY
NET FILL = 36,500 CY**

**(NO CONSIDERATION FOR SWELL, PAVEMENT OR BUILDING
SECTIONS, TOPSOIL, UTILITY TRENCHING, UNDERGROUND
STORMWATER BASINS, ETC.)**

**THIS PLAN TO BE UTILIZED FOR SITE
GRADING PURPOSES ONLY. REFER TO
GENERAL NOTES SHEET
FOR ADDITIONAL GRADING & UTILITY
NOTES**





KEY MAP

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REVISIONS

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LLC

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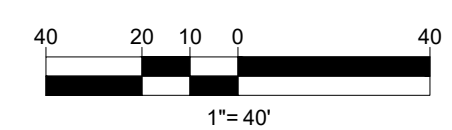
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CONNECTICUT LICENSE No. 30414

SHEET TITLE:
***GRADING
DRAINAGE &
UTILITIES PLAN
B***

SHEET NUMBER:

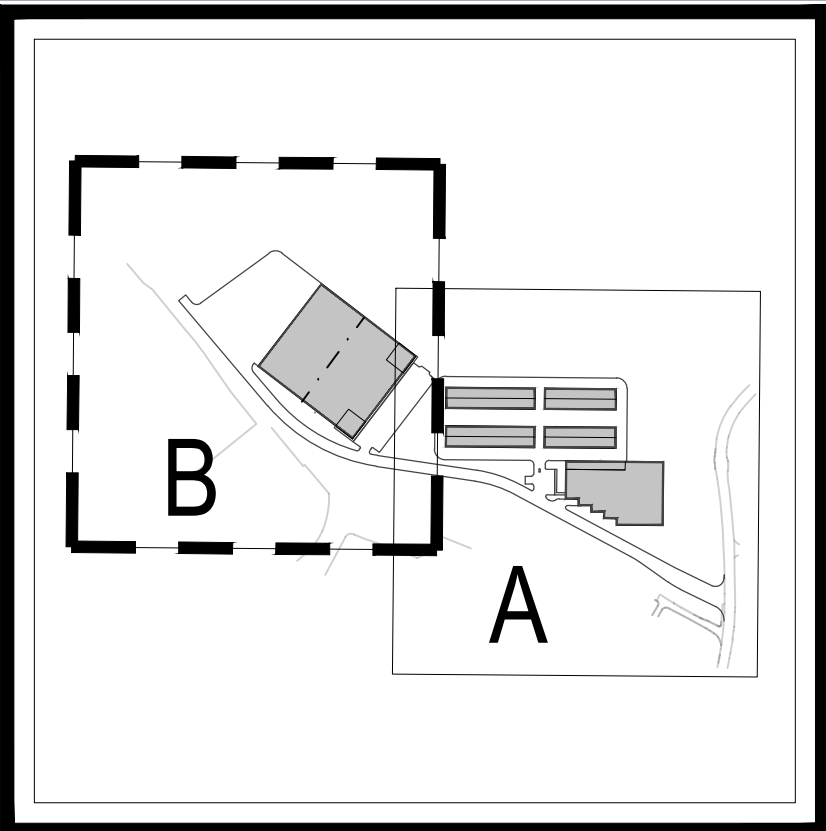
C-402

REVISION 2 - 2/6/2023



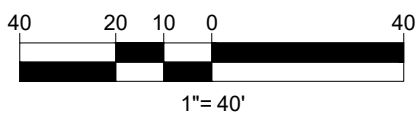
REFER TO NOTES ON C-401

\\p1\1\2022\CTA220044.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CTA220044.00-GDUL-2A----->LAYOUT: C-402-GRAD_DRAIN_B



KEY MAP

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REFER TO NOTES ON C-601

[illegible]

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DATE:	08/15/2022
CAD I.D.:	CTA220044.00-EROS-2A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

**HREA-JANC,
LLC**

PROPOSED DEVELOPMENT

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CONNECTICUT LICENSE No. 30414

SHEET TITLE:
**SOIL EROSION
AND SEDIMENT
CONTROL PLAN
B**

SHEET NUMBER:

C-602

REVISION 2 - 2/6/2023

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.

2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.

4. INSTALL SITUATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SITUATION BARRIER DETAILS FOR PROPER INSTALLATION. SITUATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.

5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR ANY LONG PERIODS OF WIND. PRIOR TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.

6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.

7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST LIGHT FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.

8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST LIGHT FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.

9. DURING THE CONSTRUCTION PHASE, INTERFERED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.

10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:

10.1. SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.

10.2. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LBS PER 1,000 SF USING 30-20-20 OR EQUIVALENT. AVOID GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).

10.3. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREeping REED PINE, 3% REDTOP, AND 50% FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 40% KENTUCKY BLUEGRASS, 40% CREeping REED PINE, AND 20% 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.

10.4. STRAW MULCH AT THE RATE OF 7-90 LBS PER 1,000 SF, OR 1.00 TON SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MULCH SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% PERMANENTLY STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.

12. WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, BIODEGRADABLE COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.

13. TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AND PROVIDE A MINIMUM SETTLING AREA OF 134 CF PER ACRE OF DRAINAGE AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 SLOPE TO WIDTH RATIO, AND NOT EXCEED AN EMBANKMENT HEIGHT OF 5 FT. HALF OF THE STORAGE VOLUME SHALL BE IN THE FORM OF NET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARPED TO PREVENT COMPACTION AND PROMOTE INFILTRATION AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.

14. STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.

15. EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

16. THE CONTRACTOR MUST PERFORM DOWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.

17. THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL WITHIN AREAS AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

18. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

19. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

20. CONTINUATION OF EROSION CONTROL OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

21. AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, MULCHED, AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.

22. FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WIND IS CAUSED FOR MORE THAN 15 DAYS UNLESS STABILIZED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

23.1. MULCHING REQUIREMENTS:

23.2. BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.

23.3. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WIND AND/OR FOR OTHER SLOPES GREATER THAN 8%.

23.4. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

24. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.

25. DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

1. PURPOSE
 - 1.1. THE PROPOSED WORK WILL CONSIST OF CONSTRUCTION NECESSARY TO BUILD A SELF-STORAGE FACILITY WITH ASSOCIATED PARKING, LANDSCAPING, UTILITIES, AND ACCESSORY STRUCTURES.
2. DISTURBANCE
 - 2.1. THE PROPOSED PROJECT WILL DISTURB APPROXIMATELY 9.84 ACRES OF LAND.
3. SITE SPECIFIC CONCERNS
 - 3.1. PREVENTION OF POLLUTION AND SEDIMENT ENTERING DOWNSTREAM WATERCOURSE(S) BY MEANS OF STORMWATER QUALITY UNIT AND WATER QUALITY VOLUME STORAGE BEFORE ENTERING THE WETLANDS.
4. CONSTRUCTION PHASING SHALL BE COMPLETED IN ONE PHASE AS INDICATED IN THE ATTACHED (6.1).
5. CONSTRUCTION SCHEDULE (SUBJECT TO CHANGE DEPENDING ON MARKETS, FINANCING, PERMIT APPROVALS AND WEATHER CONDITIONS)
 - 5.1. THE ANTICIPATED CONSTRUCTION START IS MARCH OF 2023, WITH COMPLETION ANTICIPATED 12 MONTHS AFTER THE START DATE.
6. CONSTRUCTION SEQUENCE
 - 6.1. THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
 - 6.1.1. INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (SEE SHEET C-601)
 - 6.1.2. INSTALLATION OF EROSION CONTROL, PERIMETER CONTROLS (STRAWBALES, SILT FENCE, COMPOST FILTER SOCK, TREE PROTECTION FENCE) WITHIN THE LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS (SEE SHEET C-601)
 - 6.1.3. INSTALLATION OF INLET PROTECTION (FILTER SACKS OR STRAW BALES) IN STREET AND EXISTING INLETS (SEE SHEET C-601)
 - 6.1.4. DEMOLITION OF EXISTING SITE STRUCTURES, PAVEMENT, AND AMENITIES (SEE SHEET C-201)
 - 6.1.5. CLEARING AND GRUBBING IN AREAS DESIGNATED AS BEING REMOVED AS NECESSARY TO INSTALL TEMPORARY SWALES, SEDIMENT TRAPS AND/OR BASINS (SEE SHEET C-601)
 - 6.1.6. INITIATE THE NECESSARY EARTHWORK TO REACH GRADES INDICATED ON THE PLANS. (SEE SHEET C-401). TEMPORARY STABILIZE ANY AREAS WITH SEEDING OR MULCH AS DETAILLED IN THESE PLANS WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK IN DISTURBED AREAS WHERE THE SUSPENSION OF WORK IS EXPECTED TO BE MORE THAN 30 DAYS BUT LESS THAN 1 YEAR.
 - 6.1.7. INSTALLATION OF BUILDING FOUNDATION AND CONSTRUCTION OF BUILDING. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF FUNDING PAID BY THE OWNER. CONSTRUCTION WASHOUT MUST BE INSTALLED PRIOR TO ANY CONCRETE BEING POURED ON SITE.
 - 6.1.8. INSTALLATION OF UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER, GAS, SANITARY, ELECTRIC, AND WATER. STORMWATER AND SANITARY UTILITIES SHOULD BE INSTALLED IN A DOWNSTREAM TO UPSTREAM MANNER. (SEE SHEET C-401 AND C-501)
 - 6.1.9. CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS ALONG WITH STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS (SEE SHEET C-301)
 - 6.1.10. INITIATE FINAL GRADING AND PLACEMENT OF TOPSOIL IN ALL LANDSCAPED AND SLOPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED AS DETAILED ON THE EROSION CONTROL AND/OR LANDSCAPE PLAN DEPENDING ON THE SEASON (SEE SHEET C-401, C-600, C-701)
 - 6.1.11. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS
 - 6.1.12. INSTALL ANY FINAL LANDSCAPE PLANTING WHICH HAVE NOT BEEN PREVIOUSLY INSTALLED. (SEE SHEET C-701)
 - 6.1.13. CLEAR SITE OF DEBRIS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER
7. OTHER POSSIBLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED PERMITS
 - 7.1. DEEP SWAMP, WETLANDS, PZ, OSTA CERTIFICATION
8. CONSERVATION PRACTICES
 - 8.1. CONSERVATION PRACTICES INCLUDE LIMITING THE SOLE OF THE PROJECT TO MINIMIZE ACTIVITIES WHICH REQUIRES BARE SOILS TO BE EXPOSED. 1.84 ACRES OF LAND DURING CONSTRUCTION IS PROPOSED FOR THIS PROJECT.
9. SUPPORT DOCUMENTS
 - 9.1. DRAINAGE REPORT, BORING LOGS, TEST PIT LOGS.
10. PERSON RESPONSIBLE FOR MAINTENANCE DURING CONSTRUCTION OF PROJECT
 - 10.1. CONTRACTOR OR PERSON SHALL BE NAMED AT PRECONSTRUCTION MEETING

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH THE GENERAL NOTES AND ALL OF THE PLANS SPECIFIC TO THIS PROJECT.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 9.84 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - 4.1. STABILIZED CONSTRUCTION ENTRANCE EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MAY RUNOFF WATER WILL BE RETAINED ON SITE.
 - 4.2. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE. TEMPORARY FILL AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO PROTECT THE FENCE(S) FROM COLLAPSE.
 - 4.3. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE HEIGHT OF THE EROSION CONTROL BARRIERS HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BARRIERS TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAINANCE OF THE AREAS TO THE BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURFLANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHERWISE INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS (S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO PREVENT EROSION EFFECTS.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

MAINTENANCE REQUIREMENTS OF MEASURES DURING CONSTRUCTION OF PROJECT

- 2.1. THE SPECIFIC EROSION AND SEDIMENTATION CONTROL MEASURES, WHICH INCLUDE A BARRIER OF TRENCHED SILTATION FENCE, STAKED HAY BALES, AND INLET PROTECTION WALL, THROUGHOUT ALL PHASES OF CONSTRUCTION, SHALL BE INSPECTED (IN ADDITION TO THE INTERVALS EXPRESSED ABOVE) AT THE END OF EACH WORKDAY IF PRECIPITATION IS FORECAST AND AFTER EACH RAINFALL. AT THE END OF EACH WORKWEEK, PRIOR TO WEEKENDS, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED.
- 2.2. THROUGHOUT THE CONSTRUCTION PROCESS, EXTRA STOCKS OF HAY BALES AND SILTATION FENCING WILL BE KEPT ON-SITE TO REPLACE THOSE THAT BECOME DAMAGED AND/OR DETERIORATED.
- 2.3. AREAS, WHICH ARE MULCHED OR SEEDED FOR TEMPORARY VEGETATIVE COVER, WILL BE INSPECTED FOR PROPER COVER AT THE END OF EACH WORKDAY IF PRECIPITATION IS FORECAST AND ALSO PRIOR TO WEEKENDS. CONTRACTOR SHALL KEEP FENCING CLEAR AT ALL TIMES. ADDITIONAL SEEDING OR MULCH WILL BE USED AS NECESSARY.
- 2.4. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WILL NOT BE REMOVED UNTIL ALL STORMWATER DRAINAGE SYSTEM COMPONENTS ARE IN PLACE, CLEANED AND WORKING PROPERLY AND ALL PERMANENT VEGETATIVE COVER AND OTHER STABILIZATION MEASURES ARE ESTABLISHED.

MAINTENANCE REQUIREMENTS OF PERMANENT MEASURES AFTER PROJECT COMPLETION.

- 2.1. POTENTIAL LONG-TERM EROSION AND SEDIMENTATION IMPACTS WILL BE CONTROLLED BY THE USE OF THE BMP'S ON-SITE. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO CONTROL THE PEAK RATE OF RUNOFF AND THE OUTLETS OF THE STORMWATER COLLECTION SYSTEMS HAVE BEEN DESIGNED TO DISSIPATE AND DISPERSE THE RUNOFF AND PREVENT SCOURING OF THE RECEIVING AREA.

3. OPERATION AND MAINTENANCE PLAN:

- 3.1. ALL STORMWATER COMPONENTS SHOULD BE CHECKED PERIODICALLY IN A MAINTENANCE LOG AND KEPT IN FULL WORKING ORDER. ULTIMATELY, THE REQUIRED FREQUENCY OF INSPECTION AND SERVICE WILL DEPEND ON RUNOFF QUANTITIES, POLLUTANT LOADINGS, AND CLOGGING DUE TO DEBRIS. AT MINIMUM, WE RECOMMEND THAT ALL STORMWATER COMPONENTS BE INSPECTED AND SERVICED TWICE PER YEAR, ONCE BEFORE WINTER BEGINS, AND ONCE DURING SPRING CLEANUP.

	1. PREP 2. BEG WIT DET BAC POR STA AG IN - 4. THE PLA ON 5. CON 3" BLA 6. PLA NOTES 1. IN PR
--	---

SEE CHART

PUBLIC R.O.W.

PROPERTY LINE

2" CLEAN STONE OVER GEOTECH FILTER FABRIC

GEOTECH FILTER FABRIC

PROFILE

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIREMENTS	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0% TO 2%	50 Ft	100 Ft
2% TO 5%	100 Ft	200 Ft
>5%	ENTIRE ENTRANCE STABILIZED WITH HOT MIX ASPHALT BASE COURSE, MIX 1-2*	

* AS PRESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.

Diagram illustrating the components and dimensions of the 1000 Series Sedimentation Filter Sack:

- INLET GRATE
- LOOPS SIZED FOR 1" REBAR. LIFT FILET BAG FROM INLET USING REBAR FOR HANDLES
- OVERFLOW HOLES
- GEOTEXTILE BAG
- 1/4" BRIGHTLY COLORED NYLON ROPE EXPANSION RESTRAINT
- LOOPS SIZED FOR 1" REBAR. USE REBAR FOR HANDLE TO EMPTY FILTER SACK AT A SEDIMENT COLLECTION LOCATION.
- DEPTH = D
- LENGTH = L
- WIDTH = W
- FINISHED GRADE
- 2" X 2" X 3/4" RUBBER BLOCK (TYP)
- PROFILE VIEW

TITLE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS ALL REQUIREMENTS OF THE SPECIFICATIONS TABLE.

DO NOT USE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL IS NOT A CONCERN.

PER REGULATORY REQUIREMENTS.

DEPTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE FILTERED INLET BOX.

DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.

LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE FILTERED INLET BOX.

6"-12"

4"

12"

4"

3"

3A

3B

3C

1

2

4

5

1:3 MAXIMUM SLOPE

1

3

CONSTRUCT SILT

BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.

TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH

MATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN

ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH.

COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12"

BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF

STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.

BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE

SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES

APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.

THE TOP OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM SITCH

PREVIOUSLY INSTALLED BLANKET.

BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE

12" STAPLE/STAKE SPACING OVER THE OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE

LENGTH OF THE BLANKET.

STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

IN SOME CASES, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO

SECURE THE BLANKETS.

SEE CHART

R 25'

R 25'

R 25'

PUBLIC RIGHT OF WAY

PLAN VIEW

1. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE ANTI-TRACKING PAD FOR THE DURATION OF THE PROJECT, SO THAT THE ROAD IS KEPT CLEAR.
2. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION EXIT AND PUBLIC R.O.W.
3. CONTRACTOR MUST APPLY TOP DRESSING WITH REPLACEMENT/ SUPPLEMENTAL STONE AS NECESSARY DURING THE PROJECT TO MAINTAIN ADEQUATE ANTI-TRACKING FUNCTION.
4. ANTI-TRACKING TO BE PROVIDED WHEREVER VEHICLES EXIT IN UN-STABILIZED PORTION OF THE CONSTRUCTION SITE.
5. TRACKING PAD IS TO EXTEND TO THE PAVED AREA IN THE PUBLIC R.O.W.

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20%
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90%
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/300 FT
PERMITTIVITY	ASTM D-4491	1.5 SEC ⁻¹

OR APPROVED EQUIVALENT

A cross-sectional diagram of a stockpile. The stockpile is represented by a mound with a stippled texture. A line indicates the maximum slope, which is labeled as 3:1. A horizontal line extends from the peak of the stockpile to the right. A vertical line segment labeled '1' and a horizontal line segment labeled '3' form a right-angled triangle to illustrate the slope ratio. The text 'MAXIMUM SLOPE' is written above the slope line. Below the diagram, the text 'CONSTRUCT SILT FENCE AROUND PERIMETER OF STOCKPILE' is written.



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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CTA220044
DRAWN BY: VEH / CA
CHECKED BY: JC
DATE: 08/15/20
CAD I.D.: CTA220044.00-EROS-

PROJECT:

_____ FOR _____

**HREA-JANC,
LLC**

PROPOSED DEVELOPMENT

MAP: 18 BLOCK: 3 LOT: 3
176 SUNNY VALLEY ROAD,
TOWN OF NEW MILFORD ,
LITCHFIELD COUNTY,
CONNECTICUT

BOHLER//

**65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107**
Phone: (860) 333-8900

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J.G. BORD

PROFESSIONAL ENGINEER
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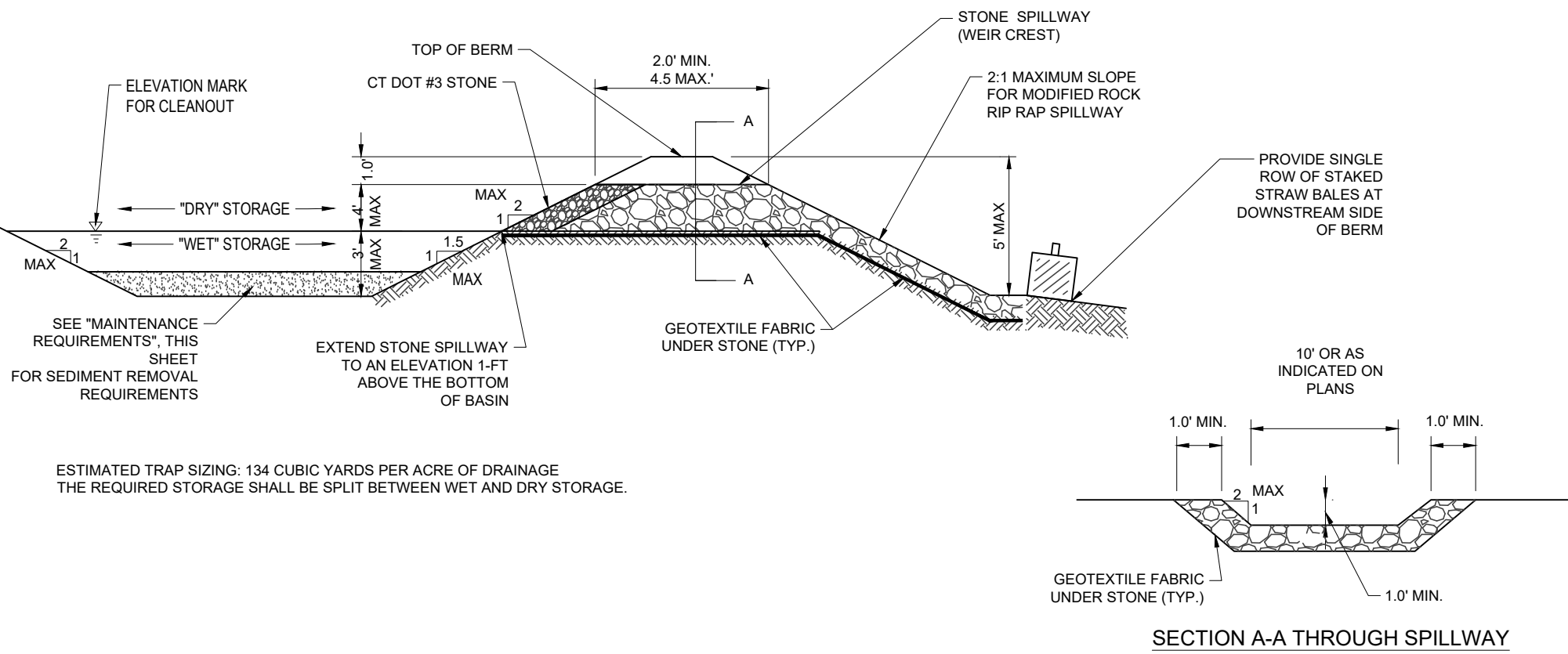
SHEET TITLE:
**SOIL EROSION
AND SEDIMENT
CONTROL NOTES
& DETAILS**

SHEET NUMBER: 000

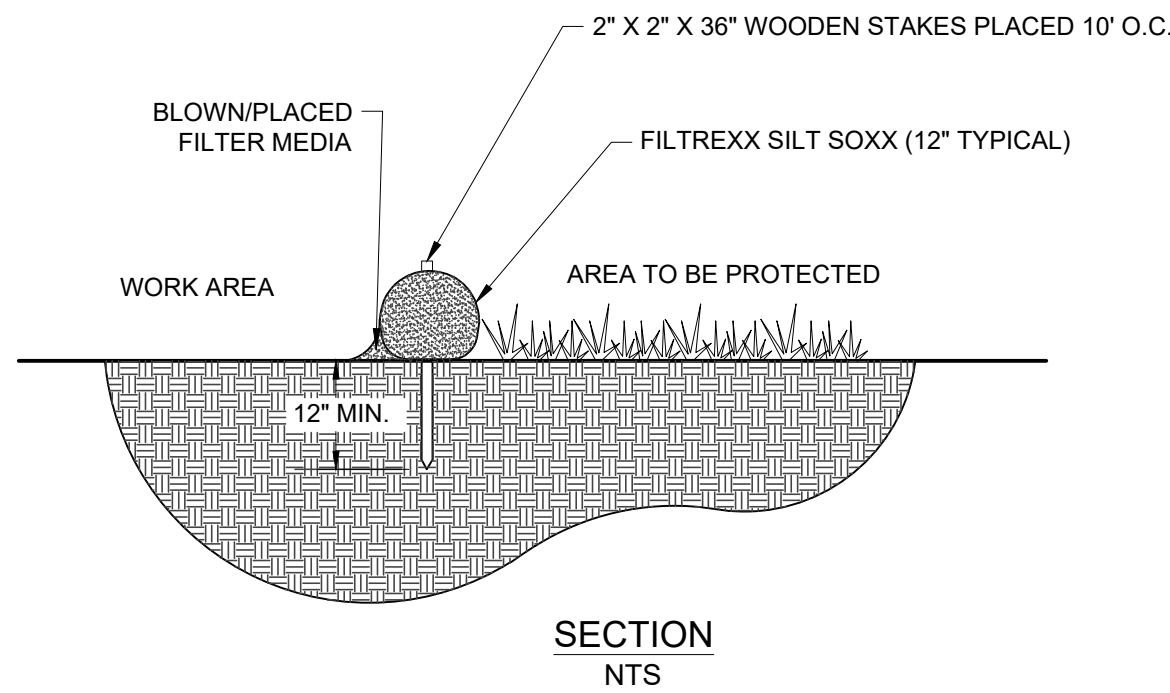
C-603

REVISION 2 - 2/6/2023

1. INSPECT THE TEMPORARY SEDIMENT TRAP 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.
2. CHECK THE OUTLET TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD MAINTAINED AT LEAST 1 FOOT BELOW THE CREST OF THE EMBANKMENT BERM. ALSO CHECK FOR SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE.
3. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE-HALF THE MINIMUM REQUIRED DRAINAGE AREA, THEY SHOULD BE REMOVED AS NEEDED, REMOVE SEDIMENTS AND RESTORE THE TRAP TO ITS ORIGINAL DIMENSIONS.
4. DISPOSE OF THE SEDIMENT REMOVED FROM THE BASIN IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS.
5. THE TEMPORARY SEDIMENT TRAP MAY BE REMOVED AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED.
6. GC TO PROVIDE DRAINAGE AREAS AND VOLUME CALCULATIONS FOR ALL SEDIMENT TRAPS (AS STIPULATED IN THE GENERAL PERMIT, AGENCY REQUIREMENTS, OR STANDARD ENGINEERING PRACTICE). DEMONSTRATE ADEQUATE VOLUME TO RETAIN RUNOFF AND ALLOW SETTLEMENT OF SUSPENDED SOLIDS BEFORE DISCHARGING DOWNSTREAM.



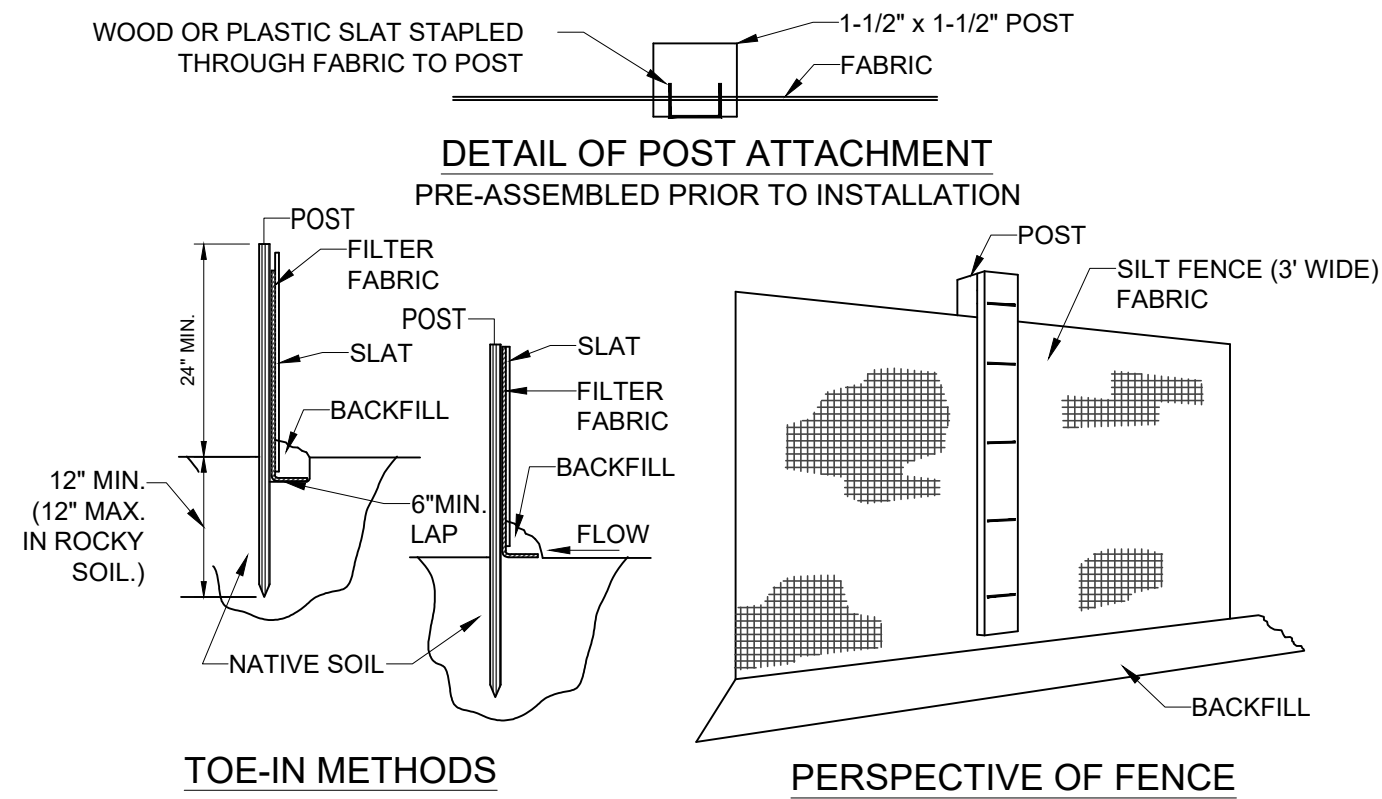
TEMPORARY SEDIMENT TRAP / OUTLET
NOT TO SCALE



NOTES:

1. ALL MATERIAL TO MEET FILTERXX SPECIFICATIONS
2. SILT SOXX FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE.

OR APPROVED EQUIVALENT



NOTES:

1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
2. UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM FLOW DIRECTION).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING & TAMPING FILL AT THE BASE.

TYP. SILTATION FENCE
NOT TO SCALE

[illegible]

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PERMIT SET

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PROJECT No.:	CTA220044.00
DRAWN BY:	VEH / CAM
CHECKED BY:	JGB
DATE:	08/15/2022
CAD I.D.:	CTA220044.00-EROS-2A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR —

**HREA-JANC,
LLC**

PROPOSED DEVELOPMENT

**MAP: 18 BLOCK: 3 LOT: 3
176 SUNNY VALLEY ROAD,
TOWN OF NEW MILFORD ,
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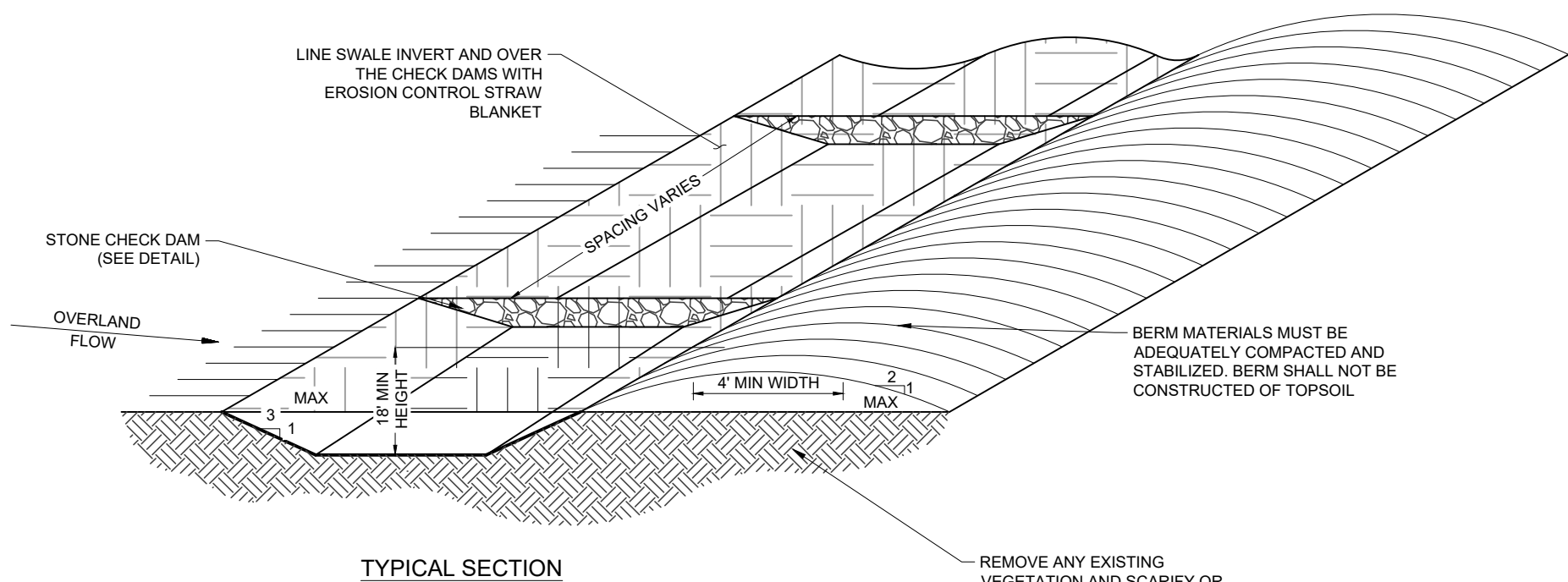
SHEET TITLE:

***SOIL EROSION
AND SEDIMENT
CONTROL NOTES
& DETAILS***

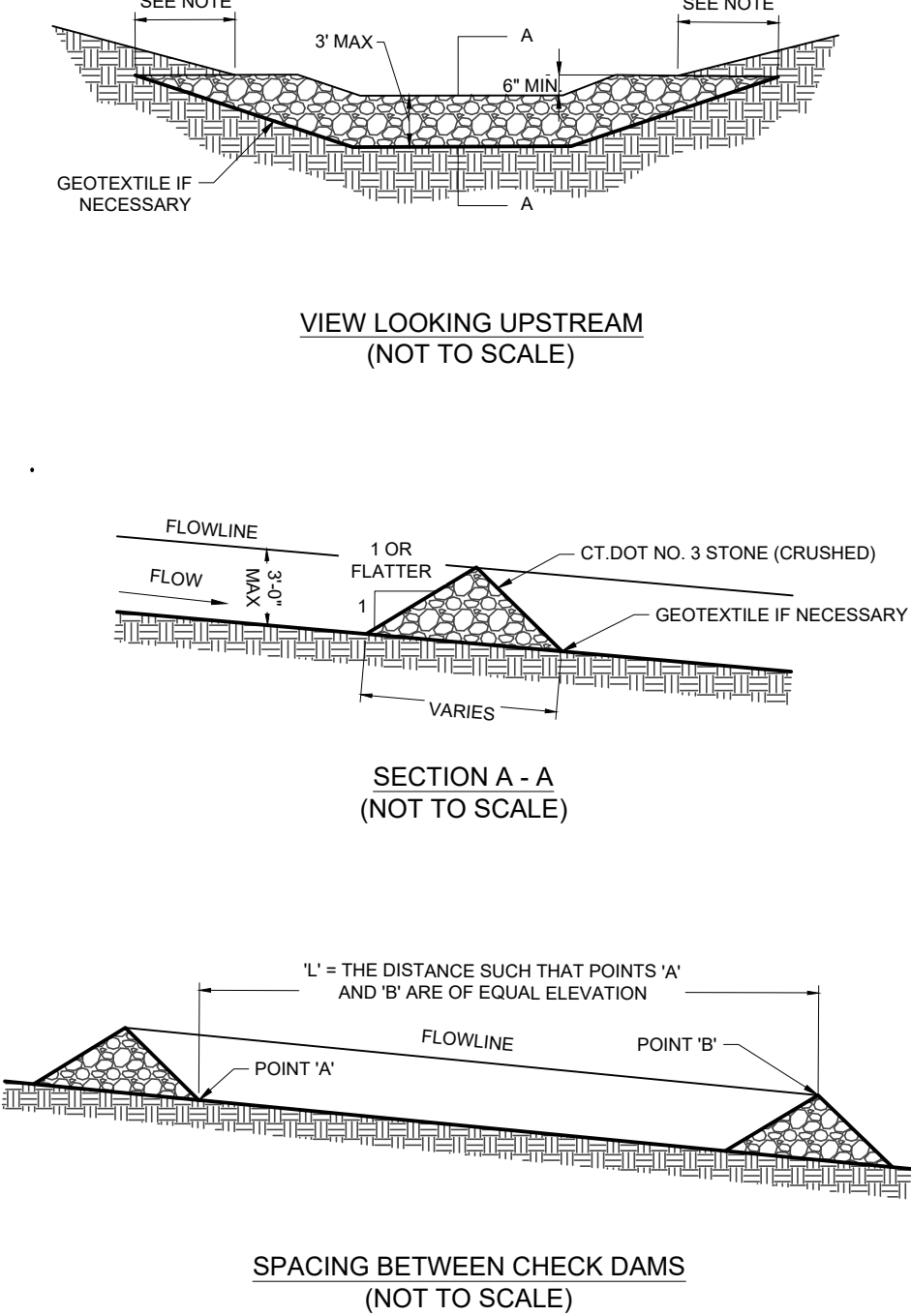
SHEET NUMBER:

C-604

REVISION 2 - 2/6/2023



TEMPORARY DIVERSION SWALE



NOTES:

1. KEY STONE INTO THE DITCH BANKS AND EXTEND INTO THE ABUTMENTS A MINIMUM OF 18" TO PREVENT FLOW FROM FLANKING THE CHECK DAM.
2. THE MINIMUM DESIGN CAPACITY SHALL CONVEY A 2 YEAR - 24 HOUR PEAK FLOW.

STONE CHECK DAM

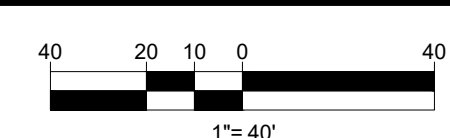


NOT TO SCALE

NEW MILFORD LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
130-020	2. ALL LANDSCAPING, TREES, SHRUBS AND OTHER PLANTING MATERIAL ADJACENT TO PARKING AREAS, LOADING AREAS OR DRIVEWAYS SHALL BE PROPERLY PROTECTED TO PREVENT DAMAGE FROM VEHICLES.	PROVIDED
	3. TO THE EXTENT POSSIBLE, EXISTING TREES SHALL BE SAVED. IF GRADING IS REQUIRED IN THEIR VICINITY, TREES SHALL BE APPROPRIATELY WELLED OR MOUND TO PROTECT THEM FROM DANGER. UNIQUE SITE FEATURES SUCH AS STONE WALLS SHALL ALSO BE RETAINED AND PROTECTED DURING CONSTRUCTION WITH PROTECTIVE FENCING DURING ACTIVITY.	EXISTING TREES ARE TO BE SAVED WHERE POSSIBLE OUTSIDE THE LIMIT OF WORK
	4. ALL PORTIONS OF PROPERTIES WHICH SHALL NOT BE PROPOSED AS LOCATIONS FOR BUILDINGS, STRUCTURES, OFF STREET PARKING AND LOADING AREAS, SIDEWALKS OR SIMILAR IMPROVEMENTS, AND ARE NOT PORTIONS OF BUFFER AREAS TO REMAIN IN A NATURAL STATE, SHALL BE LANDSCAPED AND PERMANENTLY MAINTAINED IN SUCH A MANNER AS TO MINIMIZE STORM WATER RUNOFF.	PROVIDED
	5. NO TREES EIGHT INCHES (8") OR GREATER IN CALIPER MEASURED THREE FEET (3') ABOVE GROUND SHALL BE REMOVED UNLESS SO APPROVED BY THE COMMISSION. ALL TREES RECOMMENDED TO BE SAVED BY THE ZONING ENFORCEMENT OFFICER SHALL BE TAGGED PRIOR TO ANY SITE WORK.	WAIVER REQUESTED
	6. NO INVASIVE PLANTS AS OUTLINED IN THE PUBLICATION "NON-NATIVE INVASIVE AND POTENTIALLY INVASIVE VASCULAR PLANTS IN CONNECTICUT" PUBLISHED MARCH, 2001, SHALL BE USED IN ANY PLANTING PLAN.	PROVIDED
130-030	10. THE TOTAL AREA OF THE SITE LANDSCAPING PLUS THOSE AREAS LEFT IN A NATURAL STATE MUST EQUAL AT LEAST 30% OF THE TOTAL PARCEL AREA.	PROVIDED; 70% IMPERVIOUS LOT COVERAGE
	A. FRONT LANDSCAPE AREAS FRONT LANDSCAPE AREAS, SHALL EXTEND ACROSS THE FULL WIDTH OF THE LOT ALONG THE INTERIOR SIDE OF THE FRONT LOT LINE EXCEPT WHERE DRIVEWAY ENTRANCES AND EXITS ARE LOCATED. THE DEPTH OF THE FRONT LANDSCAPE AREA SHALL BE BE AT LEAST 10 FEET. ACCESS DRIVEWAYS MAY TRAVERSE THE FRONT LANDSCAPE AREA ONLY TO GAIN ACCESS TO THE SITE. NO STRUCTURES, SEPTIC SYSTEMS, BASINS OR INFILTRATION SYSTEMS MAY BE LOCATED IN ANY REQUIRED FRONT LANDSCAPE AREAS.	PROVIDED
	EVERY REQUIRED FRONT LANDSCAPE AREA SHALL BE PLANTED IN LAWN AND/OR GROUND COVER AND SHALL ALSO CONTAIN AT LEAST ONE (1) DECIDUOUS CANOPY SHADE TREE AT LEAST TWO AND ONE HALF INCHES (2 1/2") IN CALIPER FOR EACH FIFTY FEET (50') OR PART THEREOF OF STREET FRONTAGE. FOR EACH CANOPY SHADE TREE SO PLANTED, ONE (1) UNDERSTORY DECIDUOUS OR SHADE TREE AT LEAST TWO INCHES (2") IN CALIPER, ONE (1) EVERGREEN TREE AT LEAST SIX FEET (6') IN HEIGHT, AND SIX (6) SHRUBS SHALL ALSO BE REQUIRED. A DESIGNED LANDSCAPE BERM OF A HEIGHT AND CONFIGURATION APPROVED BY THE COMMISSION SHALL BE LOCATED WITHIN THIS FRONT LANDSCAPE AREA AS A VISUAL AND TRAFFIC SAFETY BARRIER	EXISTING VEGETATION TO REMAIN
	B. LANDSCAPE ISLANDS ANY LOT WHICH CONTAINS PARKING FACILITIES FOR MORE THAN TEN (10) MOTOR VEHICLES SHALL ALSO PROVIDE LANDSCAPED AREAS WITHIN THE PARKING LOT EQUAL TO AT LEAST TWENTY FIVE (25%) OF THE GROSS PARKING LOT AREA. EACH ISLAND SHALL HAVE A SUITABLE CURB OF CONCRETE OR GRANITE.	PROVIDED
	THE LANDSCAPED ISLANDS SHALL CONFORM TO THE FOLLOWING: 1. LANDSCAPED END ISLANDS SHALL BE A MINIMUM OF 10' X 20' CONTAINING ONE (1) CANOPY TREE AND TWO (2) SHRUBS. 2. LANDSCAPED CENTER ISLANDS SHALL BE A MINIMUM OF 15' X 20' TO BE PLACED AT LOCATIONS AT THE DISCRETION OF THE COMMISSION WITHIN THE PARKING AREA AND CONTAINING A MINIMUM OF ONE (1) CANOPY TREE AND OTHER TREES AND SHRUBS, AS APPROPRIATE. 3. IN ADDITION TO THE CANOPY TREES, THESE ISLANDS SHALL BE PLANTED IN A MIXTURE OF LAWN, GROUND COVER AND LOW LYING SHRUBS AND MAY CONTAIN MULCH AND/OR PAVERS AT LOCATIONS APPROVED BY THE COMMISSION. THE LEVEL OF MULCH OR GRASS WITHIN THE CURBED ISLANDS SHALL BE 2-3 INCHES BELOW THE HEIGHT OF THE CURB.	PROVIDED NOT APPLICABLE; NO LANDSCAPED CENTER ISLANDS

**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPRKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATIVE PLANTS, ORNAMENTALS, TREES, SHRUBS, AND GRASSES. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- 1. ALL TRAFFIC SHALL BE MAINTAINED TO ASSURE THAT ALL BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FEET (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE PUBLIC PATH OF TRAFFIC.
- 2. ALL TRAFFIC SHALL BE MAINTAINED TO ASSURE THAT ALL BRANCHES SHALL BE MAINTAINED TO A CLEARANCE HEIGHT OF 7 FEET (FROM ALL PEDESTRIAN SURFACES) OR AS OTHERWISE INDICATED ON THE PLAN.

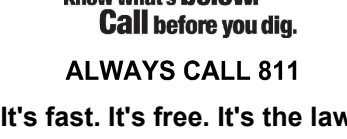
VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF ANY BRANCHES OR SHOOT LENGTHS, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FEET (FROM ALL PAVED, TRAVEL SURFACES), OR AS OTHERWISE INDICATED ON THE PLAN.

FALLEN PLANT MATERIALS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAVEL AREAS, AND FROM ALL PAVED, TRAVEL SURFACES ALONG AND WITHIN THE SIGNS OF PARKING LOTS AND INGRESS-EGRESS WAYS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

	PROPOSED HYDROSEED
	PROPOSED CONSERVATION/ WILDLIFE SEED MIX
	PROPOSED BASIN SEED MIX

REVISIONS

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	CTA220044.00
DRAWN BY:	VEH / CAM
CHECKED BY:	JGB
DATE:	08/15/2022
CAD I.D.:	CTA220044.00-LSCP-2A

PROJECT:

FOR —

**PROPOSED
DEVELOPMENT**

MAP: 18 BLOCK: 3 LOT: 3
176 SUNNY VALLEY ROAD
TOWN OF NEW MILFORD
LITCHFIELD COUNTY,
CONNECTICUT

BOHLER //

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900

www.BohlerEngineering.com

M.J. MRVA

REGISTERED LANDSCAPE ARCHITECT

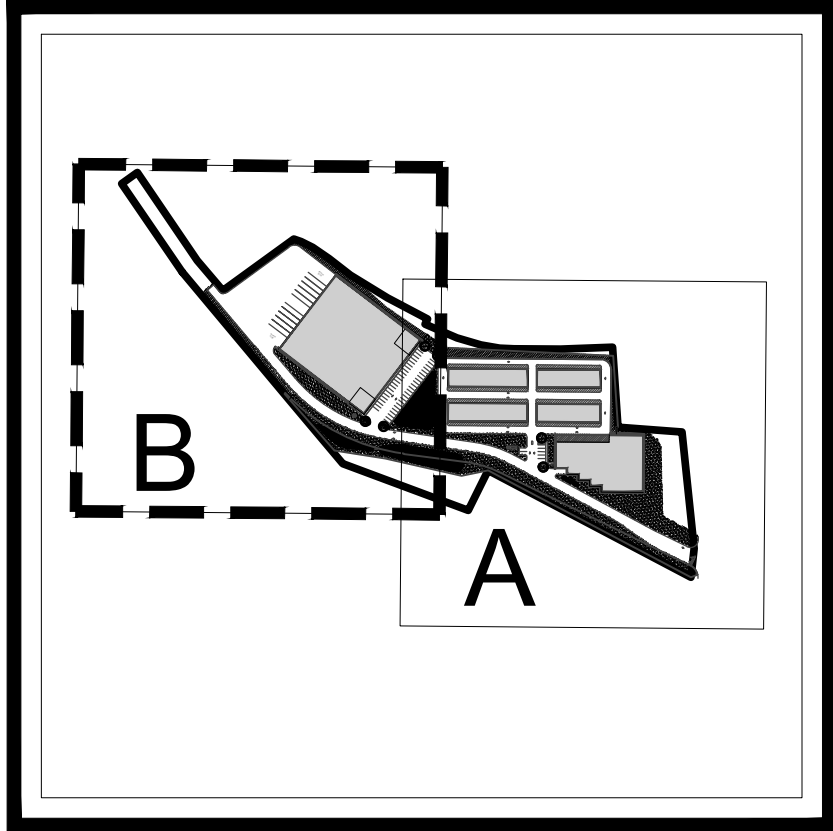
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359
MAINE No. 4248
RHODE ISLAND No. 250438

SHEET TITLE

SHEET NUMBER:

C-701

REVISION 2 - 2/6/2023



NOT TO SCALE

REVISIONS

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PERMIT SET

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PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

**HREA-JANC,
LLC**

PROPOSED DEVELOPMENT

**MAP: 18 BLOCK: 3 LOT: 3
176 SUNNY VALLEY ROAD
TOWN OF NEW MILFORD ,
LITCHFIELD COUNTY,
CONNECTICUT**

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VERMONT No. 050100

SHEET TITLE:

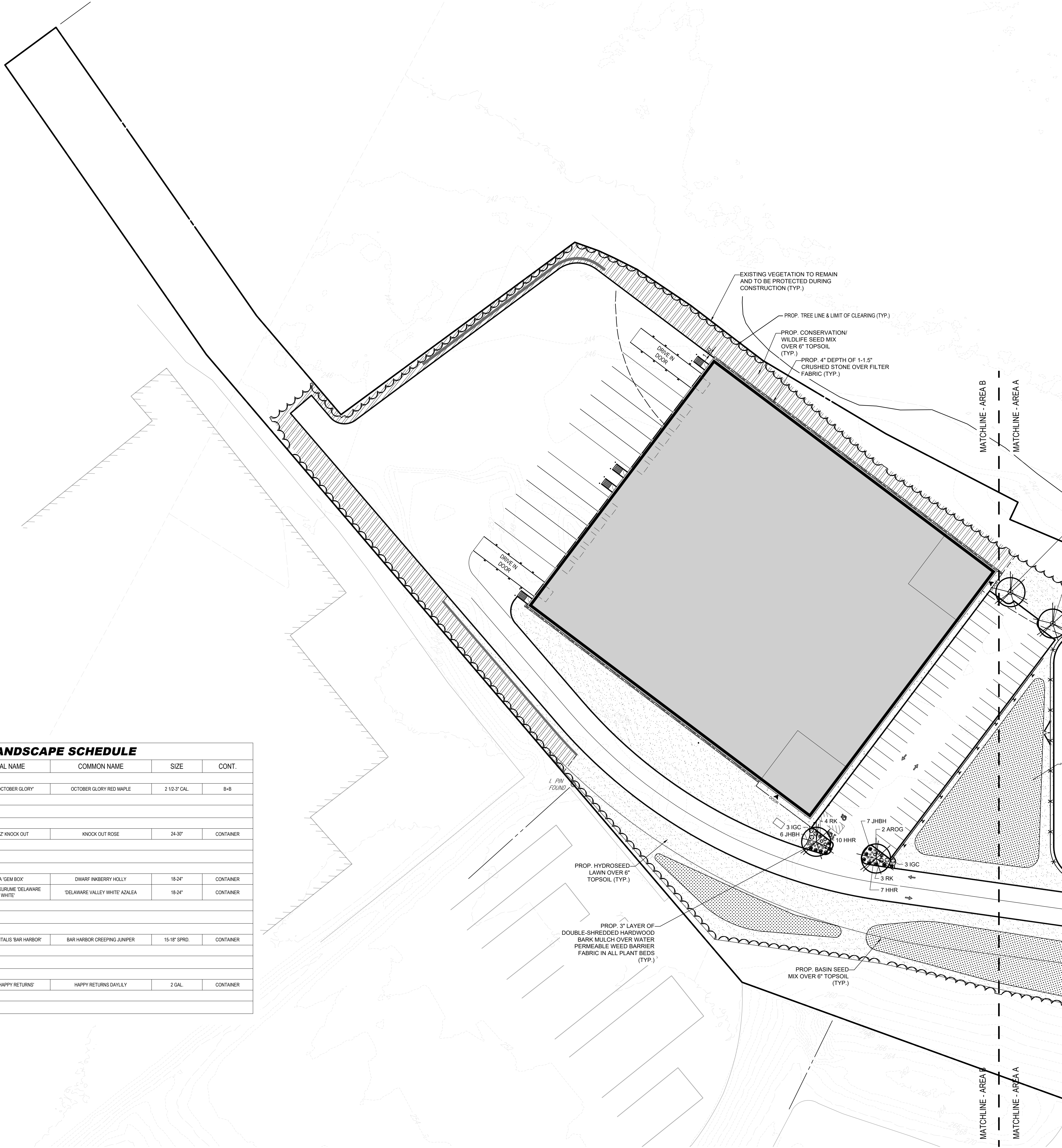
LANDSCAPE PLAN B

SHEET NUMBER:

C-702

REVISION 2 - 2/6/2023

LANDSCAPE SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	
SHADE TREES						
AROG	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B	
SUBTOTAL:	6					
DECIDUOUS SHRUBS						
RK	13	ROSA "RADRAZ" KNOCK OUT	KNOCK OUT ROSE	24-30"	CONTAINER	
SUBTOTAL:	13					
EVERGREEN SHRUBS						
IGCB	15	ILEX GLABRA 'GEM BOX'	DWARF INKBERRY HOLLY	18-24"	CONTAINER	
RKDW	3	RHODODENDRON X KURLUME 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY' WHITE AZALEA	18-24"	CONTAINER	
SUBTOTAL:	18					
GROUND COVERS						
JHBH	22	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	CONTAINER	
SUBTOTAL:	22					
PERENNIALS						
HHR	40	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	2 GAL.	CONTAINER	
SUBTOTAL:	40					



SEED MIX KEY

PROPOSED HYDROSEED

**PROPOSED CONSERVATION/
WILDLIFE SEED MIX**

PROPOSED BASIN SEED MIX

OWNER MAINTENANCE RESPONSIBILITIES

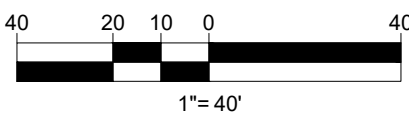
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
 - TREES WITH VEGETABLE SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVEL SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
 - VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL, SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
 - FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT SLIPPING OR ANY OTHER HAZARDS.
- THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE QUANTITIES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

**THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY**

**FOR LANDSCAPE REQUIREMENTS
TABLE REFER TO SHEET C-701**

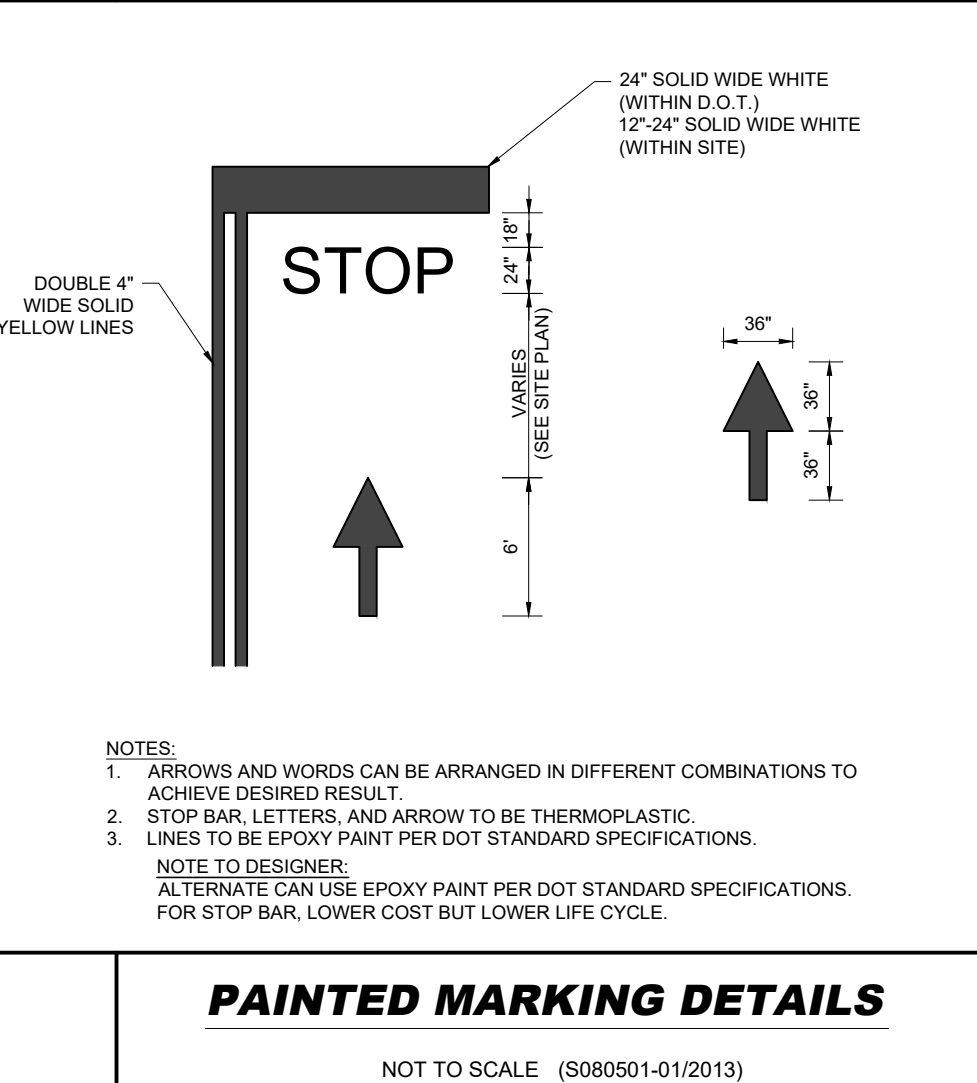
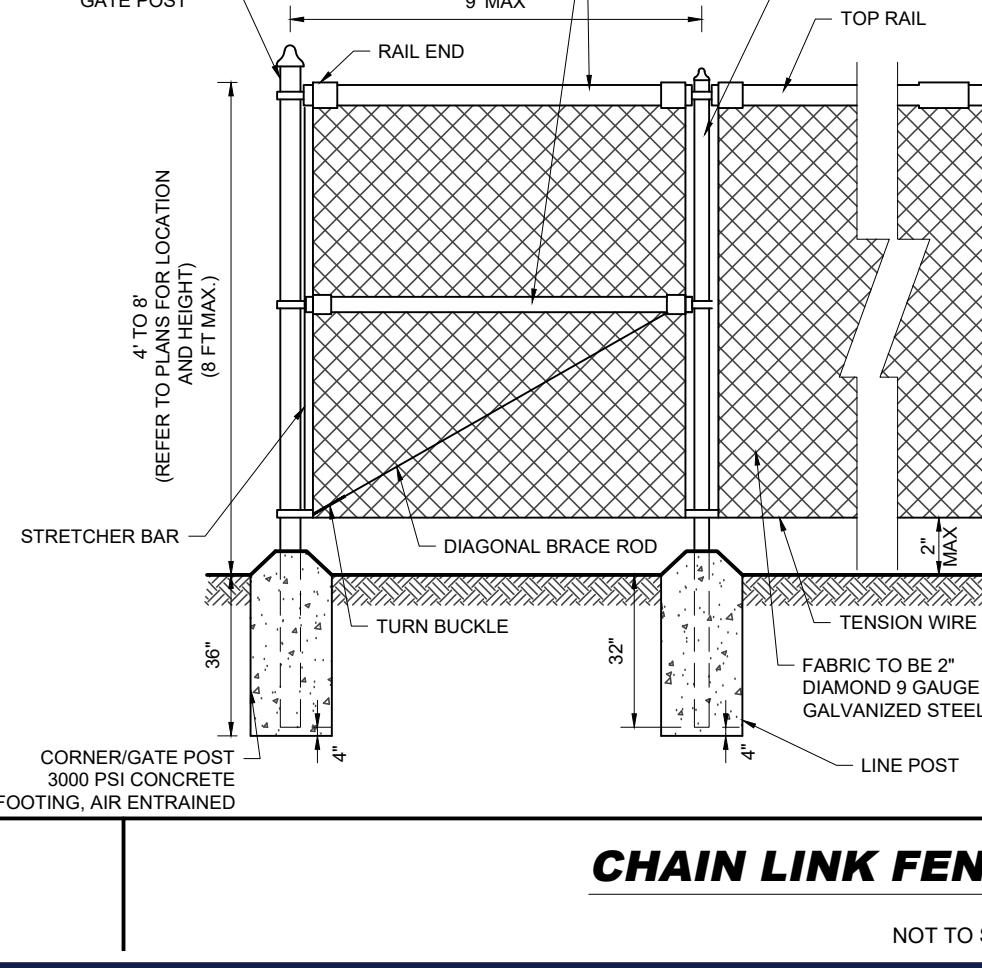
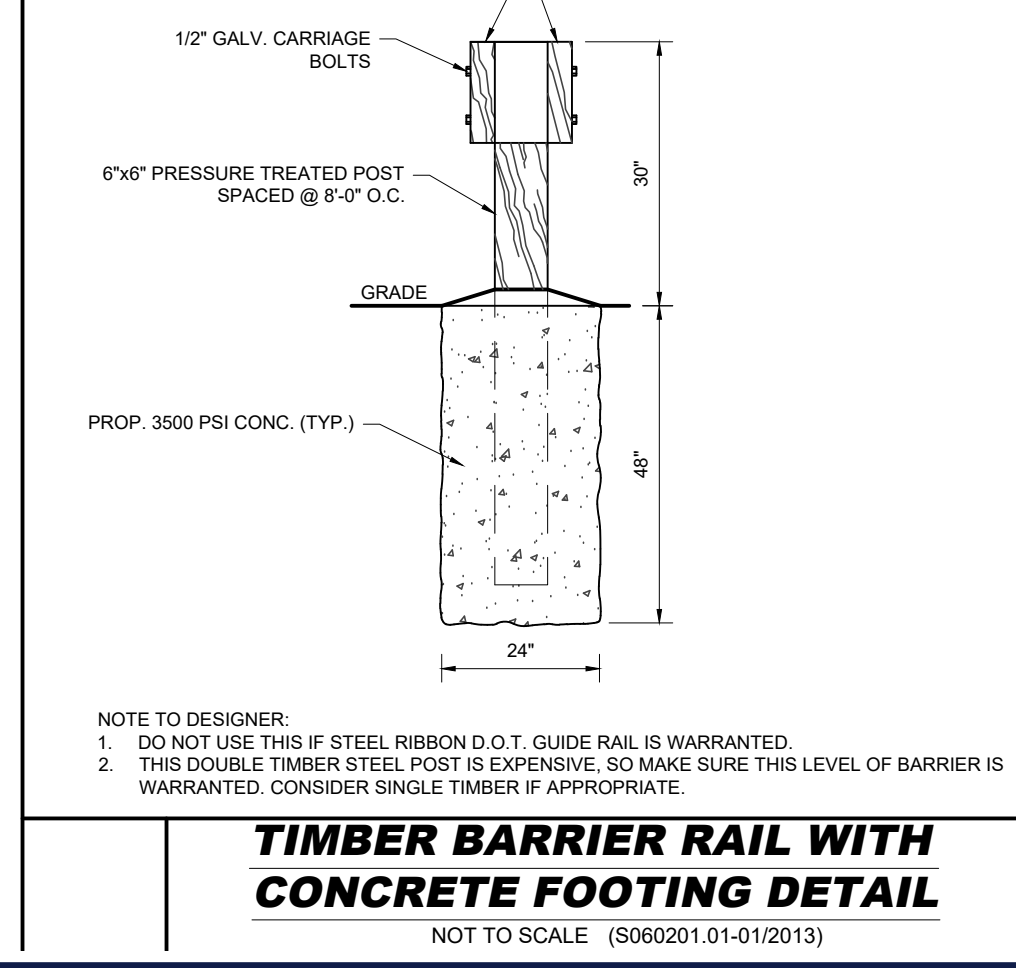
**REFER LANDSCAPE NOTES &
DETAILS SHEET FOR LANDSCAPE
NOTES AND DETAILS**



LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK: 1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.	9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED. 9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
2. MATERIALS 2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS. 2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS. 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN	9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED. 9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS: 9.6.1. PLANTS: MARCH 15 TO DECEMBER 15 9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE. 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.	9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS. 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPARENT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:
2.5. FERTILIZER 2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.	ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERIA QUERCUS VARIETIES LIQUIDAMBAR STYACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPIFERA ZELKOVA VARIETIES
2.6. PLANT MATERIAL 2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN). 2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL. 2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. 2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. 2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE. 2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. 2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.	9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY: 9.8.1. 1 PART PEAT MOSS 9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME 9.8.3. 3 PARTS TOPSOIL BY VOLUME 9.8.4. 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT 9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK 9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY. 9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL. 9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE. 9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION. 9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS. 9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB. 9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
3. GENERAL WORK PROCEDURES 3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF. 3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	10. TRANSPLANTING (WHEN REQUIRED) 10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED, AND PROTECTED FROM EXTREME HEAT, SUN AND WIND. 10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30. 10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE. 10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. 10.6. F TRANSPLANTS OF LIE. SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
4. SITE PREPARATIONS 4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN. 4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOT. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE. 4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.	11. WATERING 11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED. 11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES. 11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR

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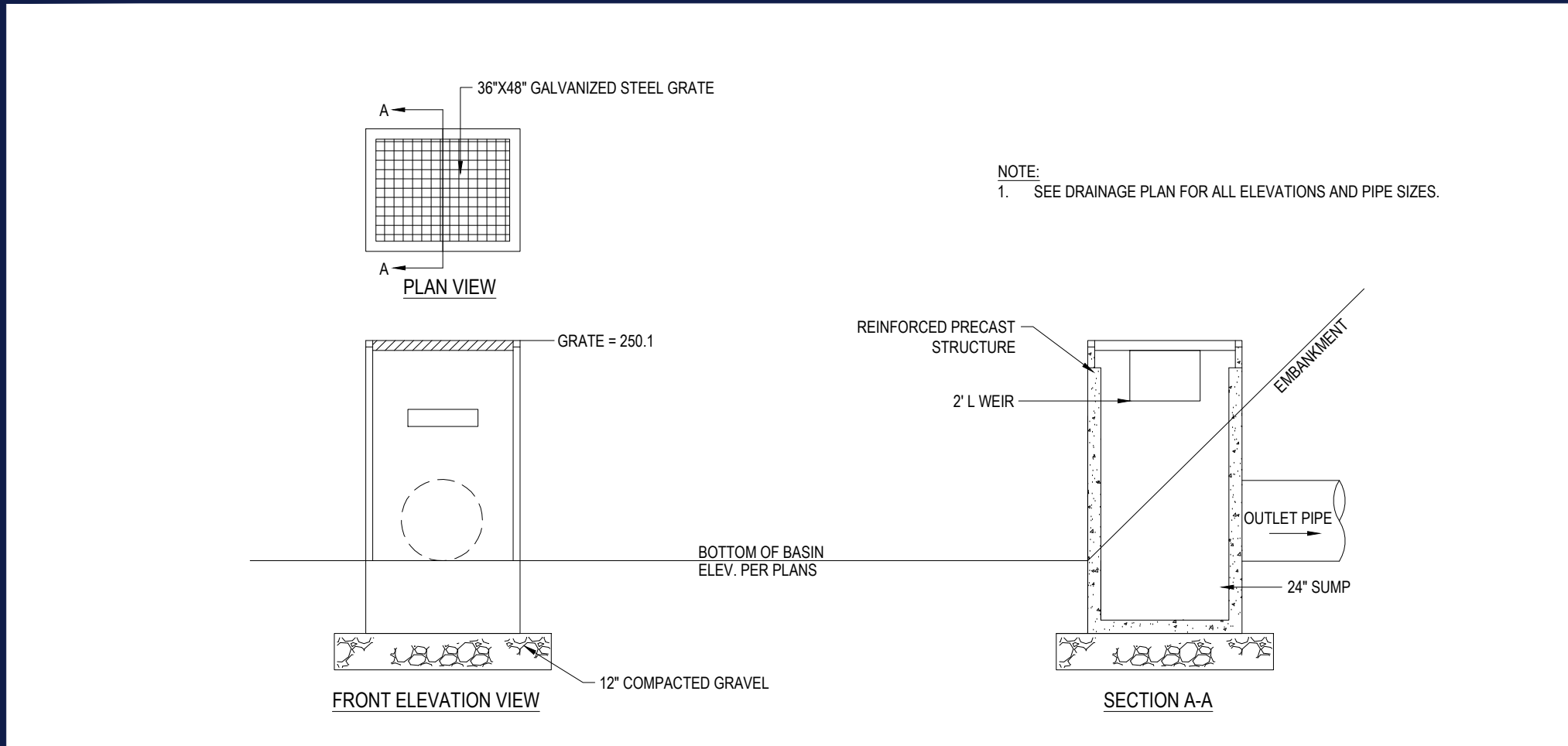
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SHEET**

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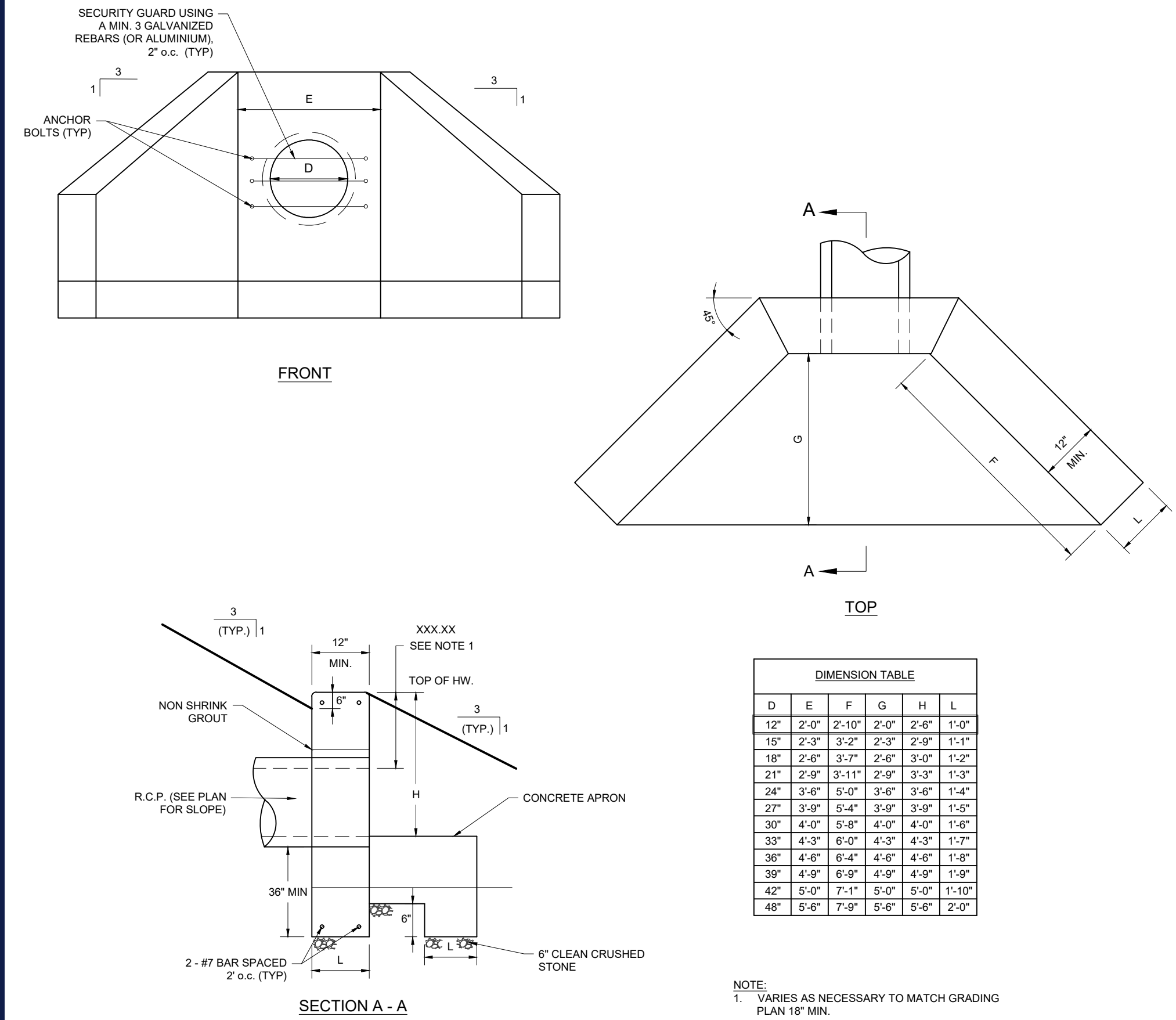
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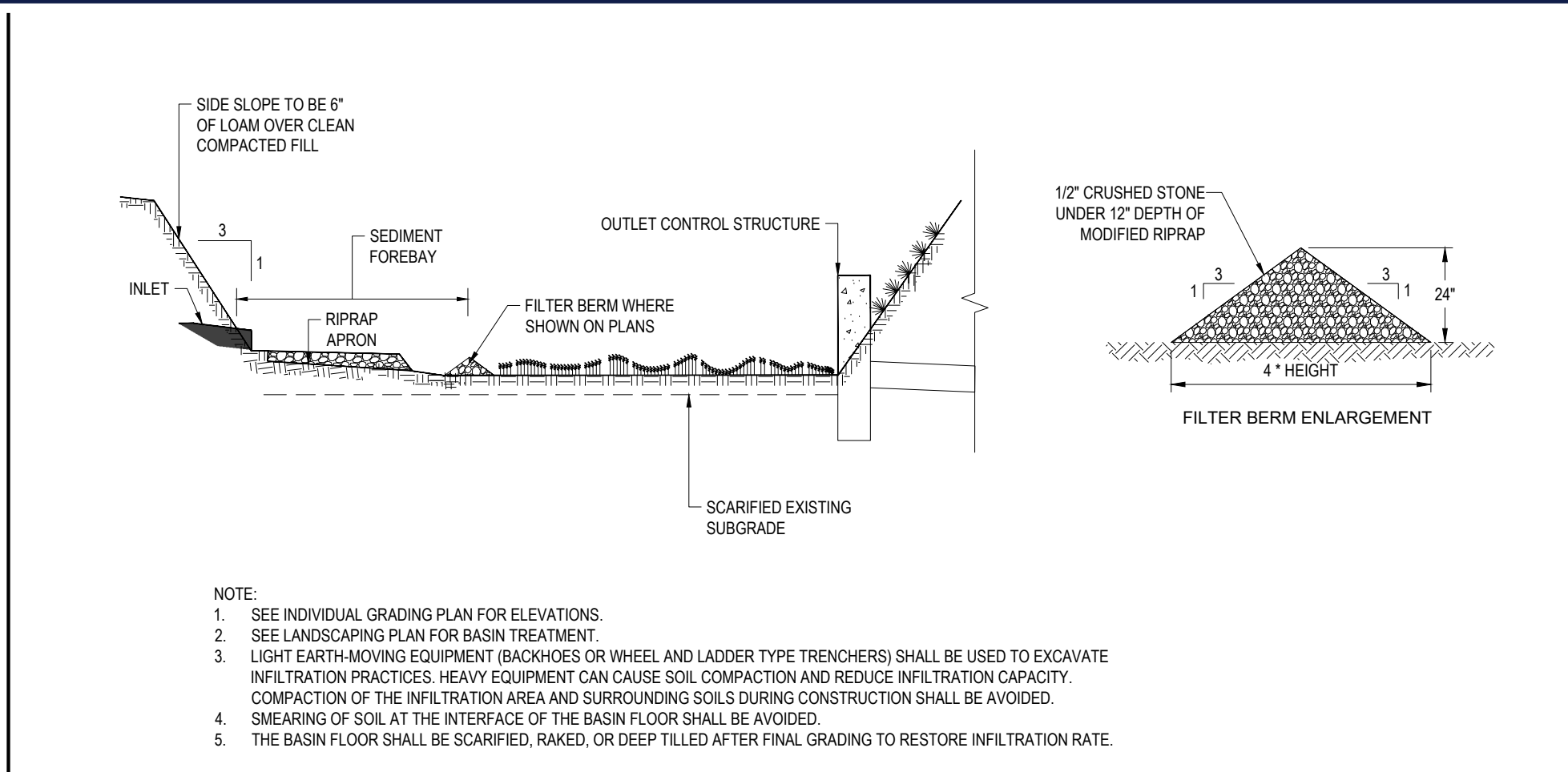
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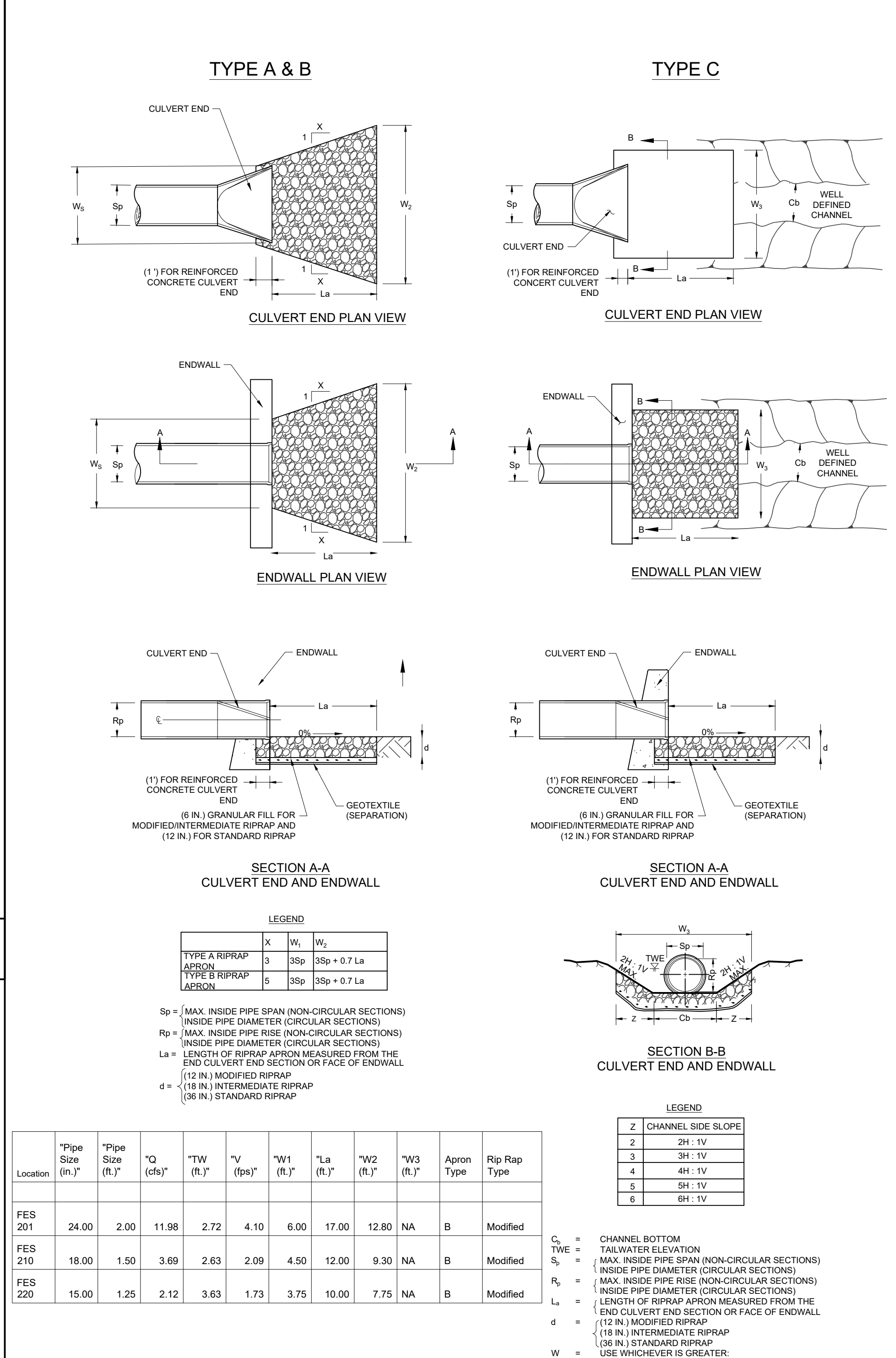
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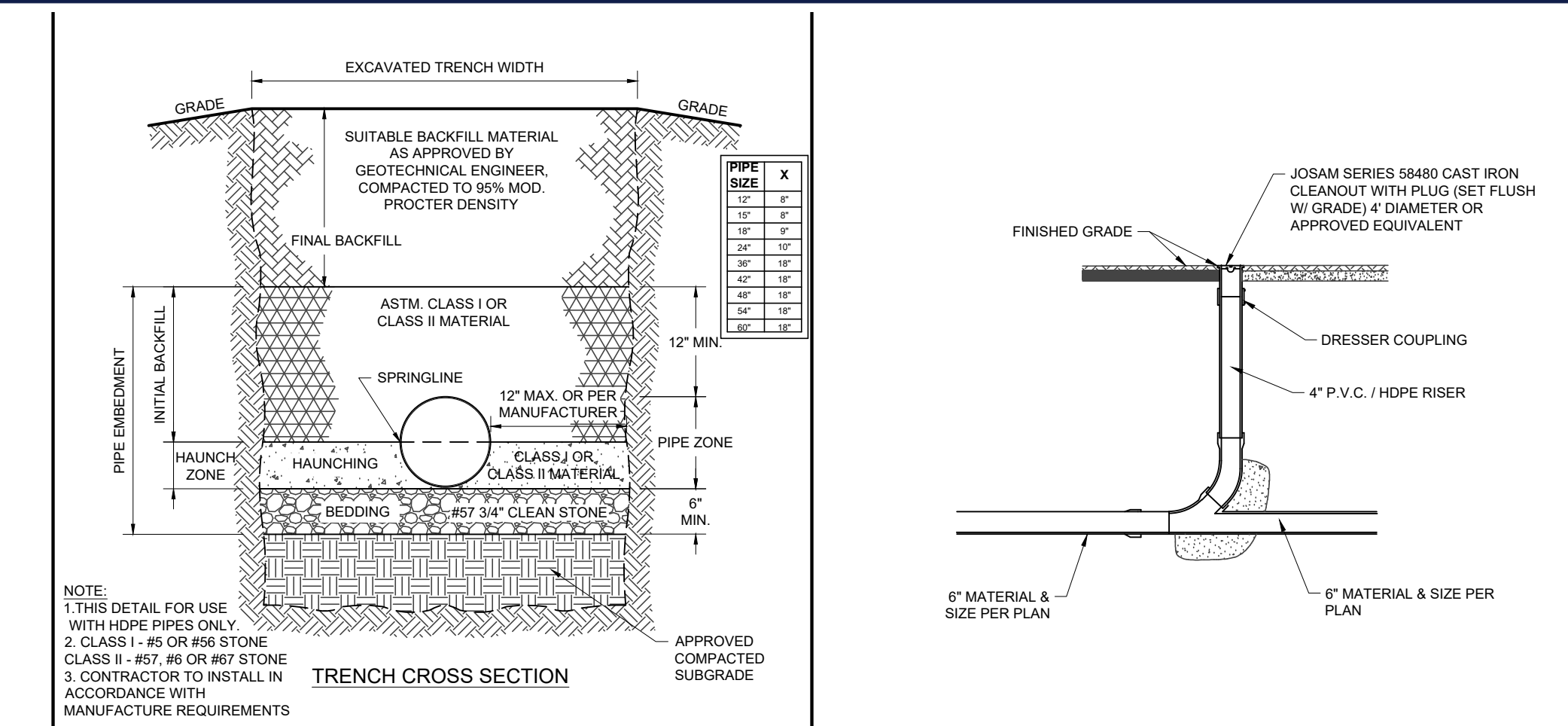
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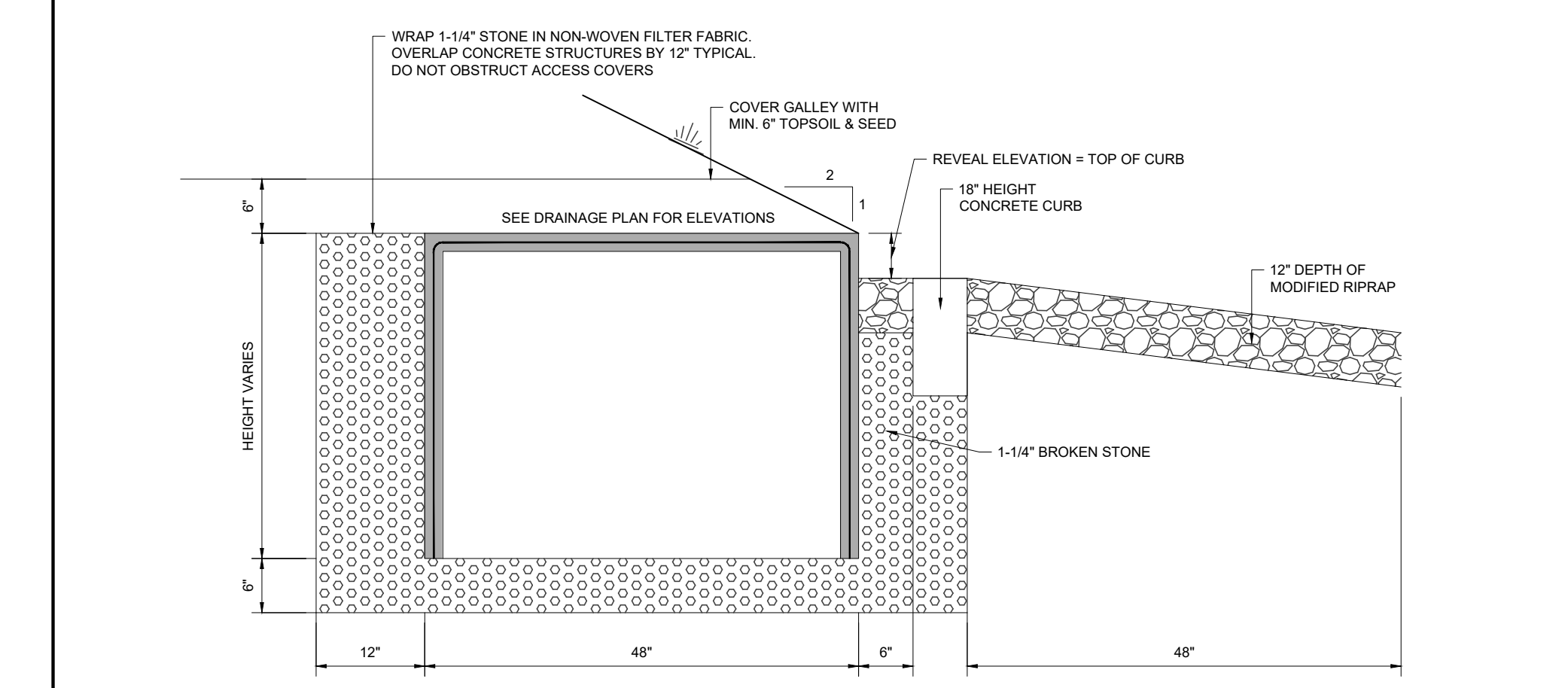
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STORM TRENCH FOR HDPE PIPE DETAIL

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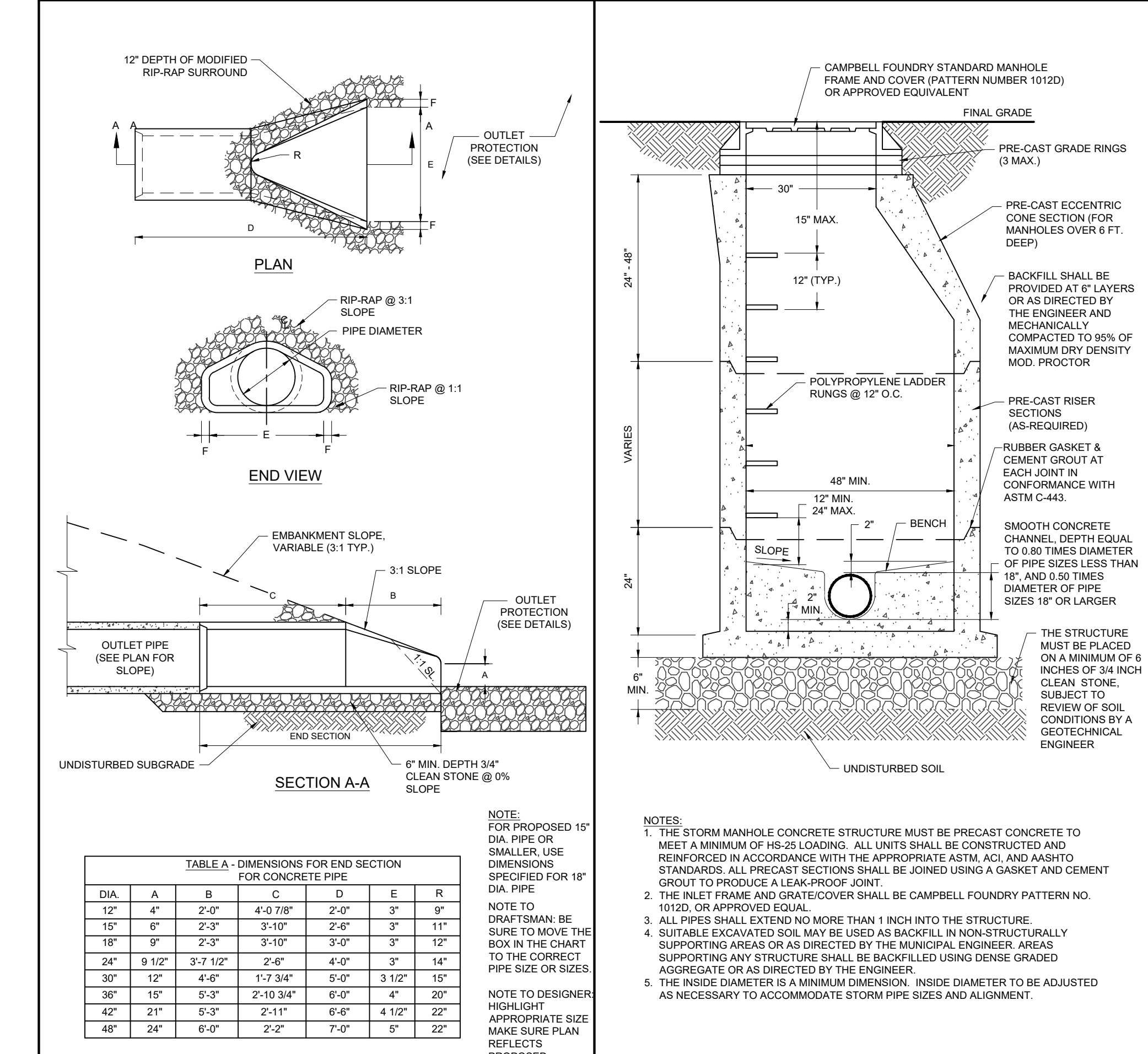
STORMWATER CLEANOUT

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LEVEL SPREADER

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STORM MANHOLE DETAIL

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CHECKED BY:	JGB
DATE:	08/16/2022
CAD I.D.:	CTA220044.00-DET-2A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

HREA-JANC, LLC

PROPOSED DEVELOPMENT

MAP: 18 BLOCK; 3 LOT: 3
176 SUNNY VALLEY ROAD,
TOWN OF NEW MILFORD,
LITCHFIELD COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
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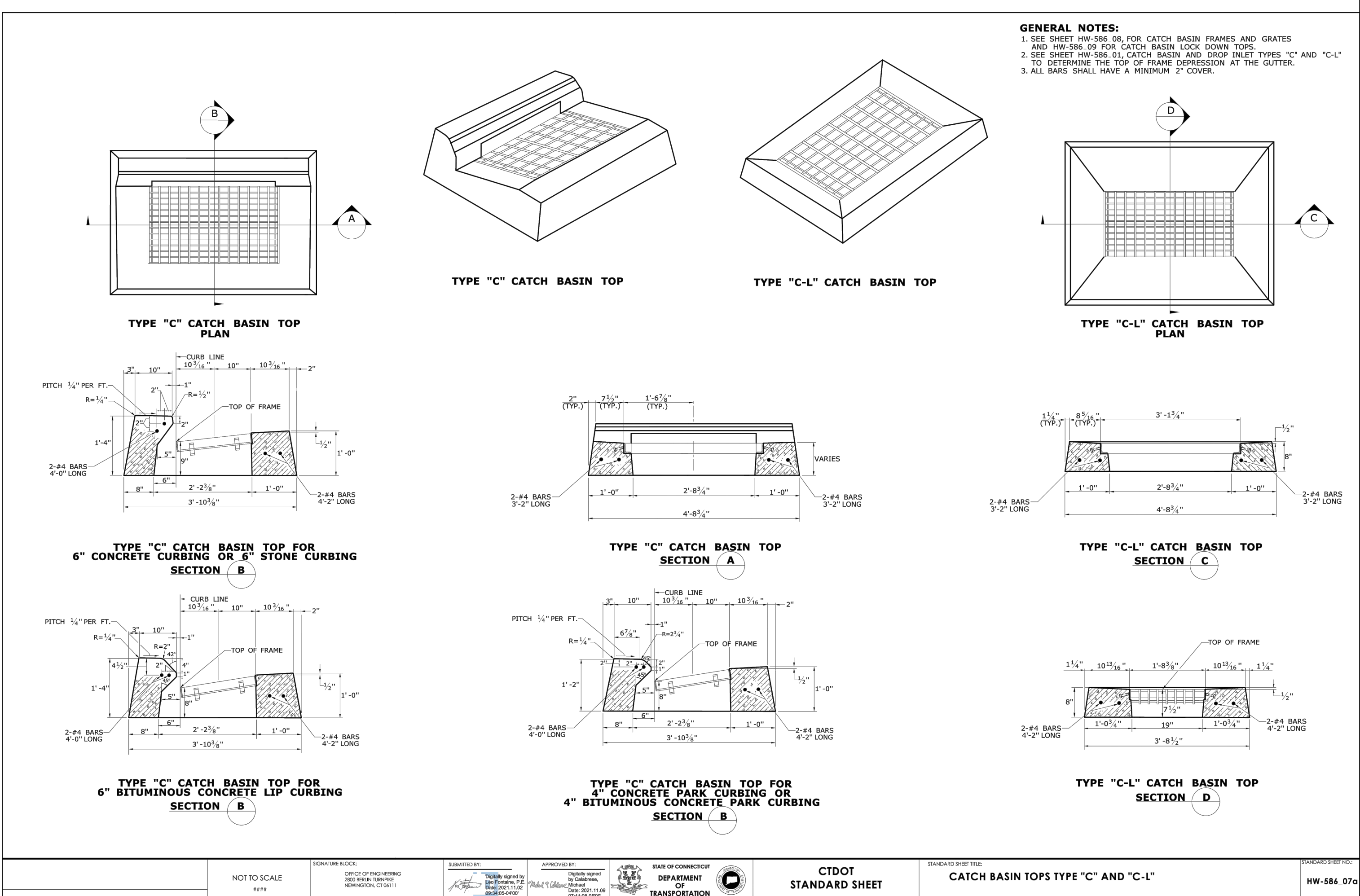
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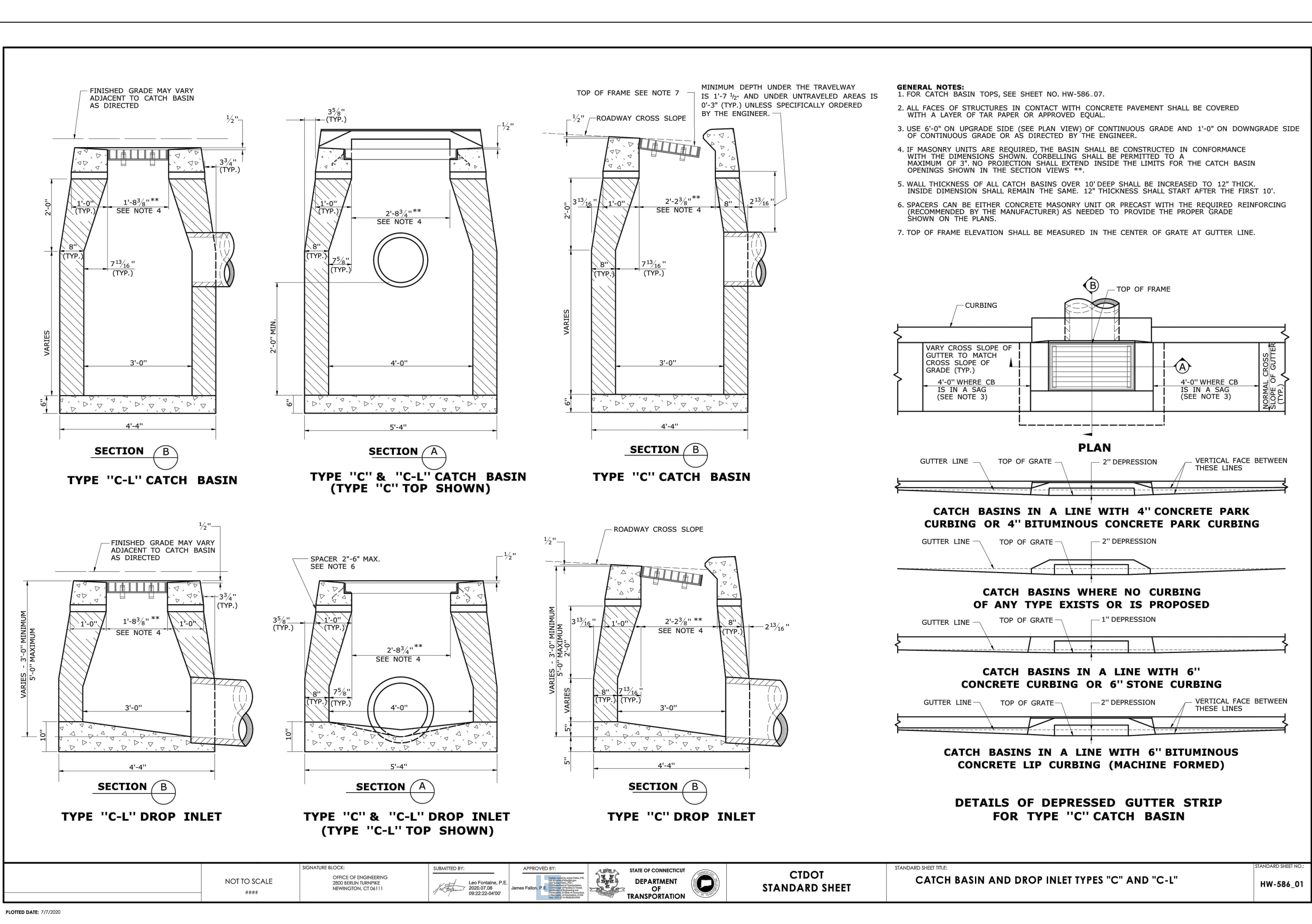
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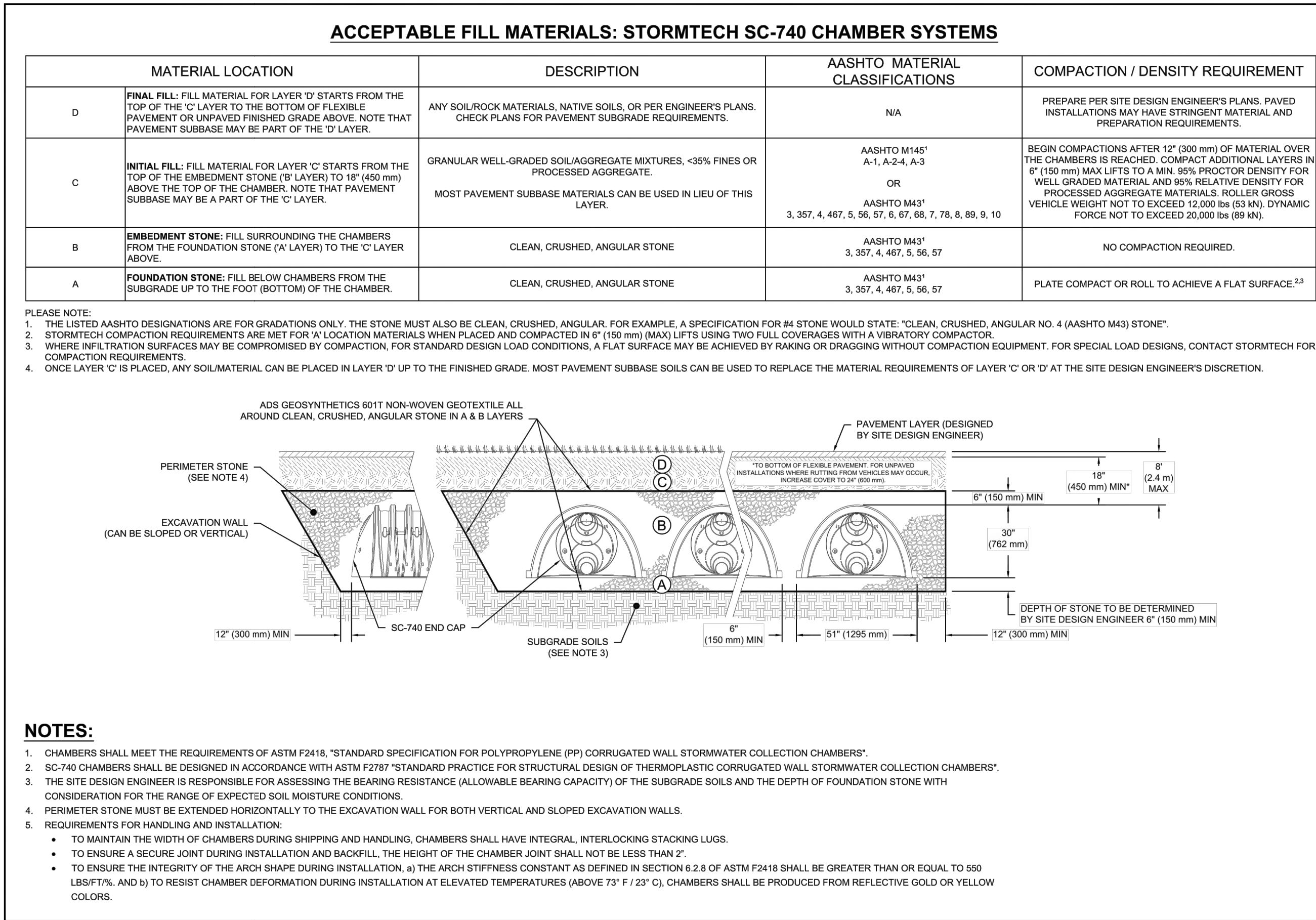
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CTDOT CATCH BASIN AND DROP INLET DETAILS

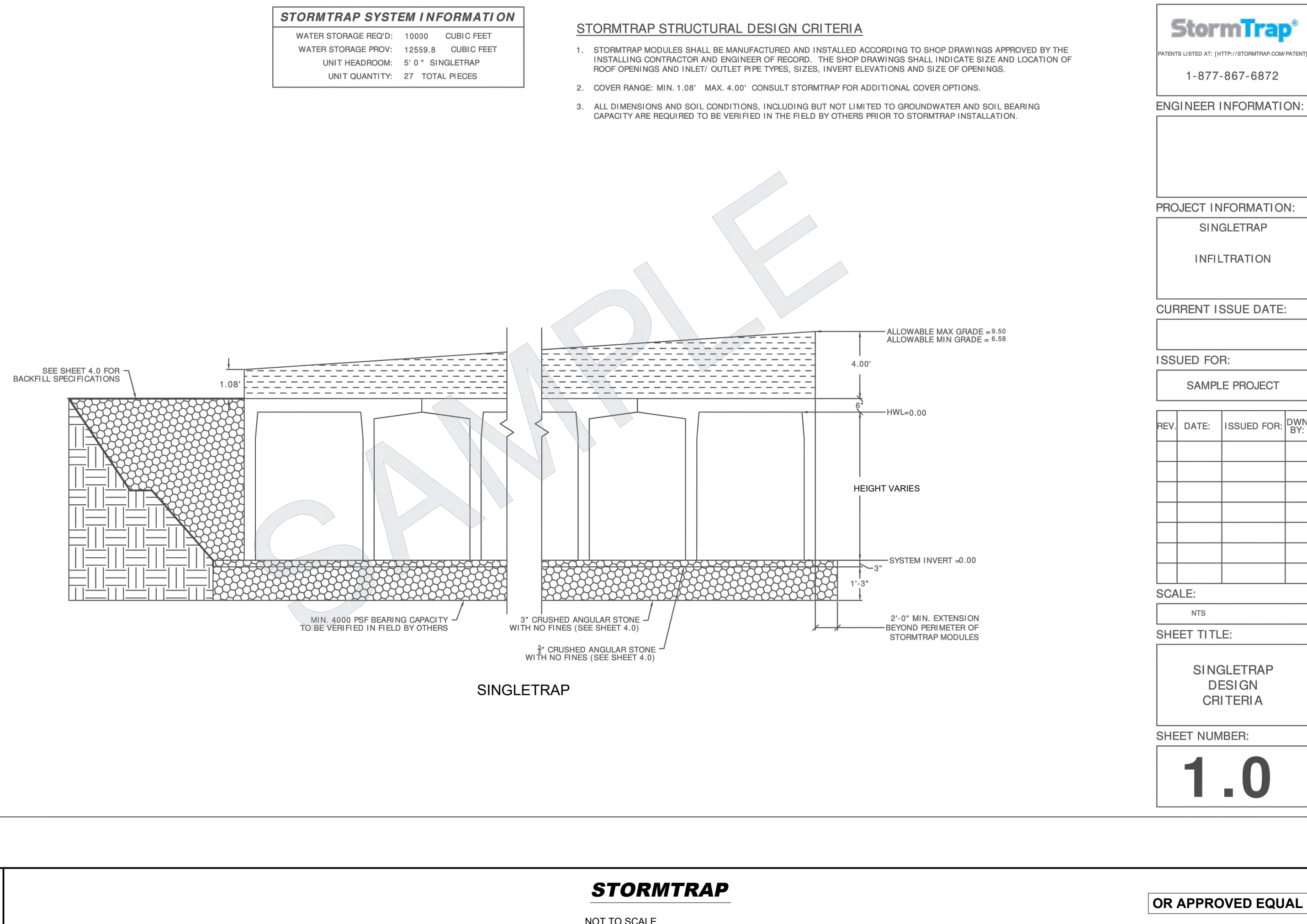
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