

STORMWATER MAINTENANCE PROGRAM:

THERE SHALL BE PERIODIC MAINTENANCE OF THE STORMWATER SYSTEMS ON THE PROPERTY AFTER INSTALLATION. IN ORDER TO ENSURE EFFECTIVE PERFORMANCE OF THE SYSTEM, THE FOLLOWING STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG AND SCHEDULE OF ALL INSPECTIONS, CLEANINGS, AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY OWNER. ALL MAINTENANCE DOCUMENTS SHALL BE TRANSFERRED TO ANY FUTURE OWNERS UPON SALE OR TRANSFER OF THE PROPERTY.

A. CATCH BASINS/MANHOLES

CATCH BASINS ARE DESIGNED WITH SUMPS FOR THE PURPOSE OF COLLECTING COARSE SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR, SPECIFICALLY DURING TIMES FOR HIGH LEVELS OF MAINTENANCE AROUND THE SITE. SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT SHOULD BE FACILITATED VIA VACUUM TRUCK OR OTHER MEANS THAT ACCOMPLISH SEDIMENT REMOVAL. THE SEDIMENT SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.

B. ASPHALT

ASPHALT AREAS SHOULD BE SWEEPED ANNUALLY. IDEAL SWEEPING TIMEFRAME IS IN THE SPRING AFTER WINTER SANDING OR SALTING FOR DEICING. DEICING CHEMICALS SHOULD BE KEPT TO A MINIMUM DURING THE WINTER MONTHS.

C. WATER QUALITY UNIT

THE STORMWATER TREATMENT UNIT SHALL BE INSPECTED THROUGH THE SURFACE OPENINGS QUARTERLY AND SEDIMENT/DEBRIS/FLOATABLES SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES AND INLETS/OUTLETS. ASSOCIATED STRUCTURES SHALL BE MAINTAINED YEARLY, OR MORE FREQUENTLY, AS REQUIRED, BY THE CONDITION OF THE SITE AND SYSTEM. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.

D. LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. FERTILIZER USE SHOULD BE MINIMIZED AND APPLIED USING CAREFUL APPLICATION PROCESSES.

E. RIPRAP EROSION PROTECTION

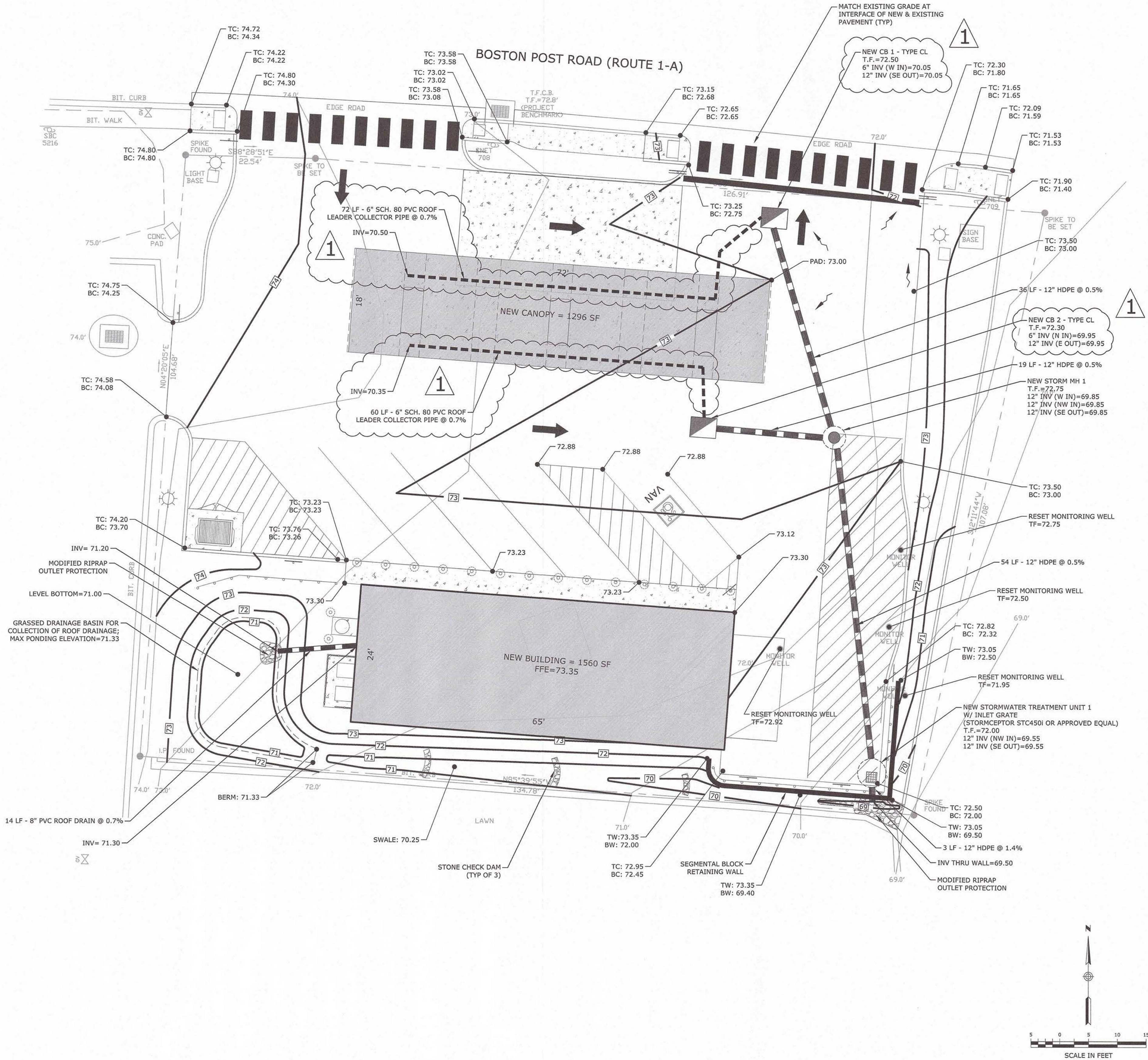
RIPRAP PADS SHALL BE INSPECTED QUARTERLY AND SEDIMENT/DEBRIS SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING.

GENERAL NOTES - GRADING & DRAINAGE:

- CONTRACTOR SHALL NOTIFY CALL-BEFORE-YOU-DIG (1-800-922-4455 OR 811 OR APPLY ONLINE) AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AND PIPES IN VICINITY OF WORK AREA UPON COMPLETION OF CONSTRUCTION.
- CONTRACTOR TO MAINTAIN ANY UNIDENTIFIED STRUCTURES OR PIPES WITHIN THE EXISTING DRAINAGE SYSTEM. NOTICE SHOULD BE GIVEN TO OWNER AND THE ENGINEER UPON DISCOVERY.
- CONTRACTOR TO VERIFY ALL PIPE CONNECTIONS AND INVERTS. ANY CONFLICTS SHOULD BE EXPRESSED TO OWNER AND THE ENGINEER.

LEGEND & ABBREVIATIONS

TYPE CL CATCH BASIN	
STORM MANHOLE	
STORM PIPE	
PROPOSED ELEVATION CONTOUR	
PROPOSED SPOT ELEVATION	
GRADE-TO-DRAIN	
TC	TOP OF CURB
BC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TYP	TYPICAL
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE
HDPE	HIGH DENSITY POLYETHYLENE
CL	CURBLESS
INV	INVERT (OF PIPE)
T.F.	TOP OF FRAME
CB	CATCH BASIN
MH	MANHOLE
MAX	MAXIMUM
FFE	FINISHED FLOOR ELEVATION



GRADING & DRAINAGE PLAN

NEW CONVENIENCE STORE AND FUELING STATION
118 BOSTON POST ROAD, WATERFORD CONNECTICUT
MEHAK REALTY, LLC

DRAWING
C3
SHEET NO. 3 NO. OF SHEETS 12



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118 Boston Post Road, Waterford, CT 06185
Phone: 860-247-5181 Fax: 860-247-8822
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SCALE 1" = 10'
DATE 12/19/2022
DRAWN BY TCG
APPROVED BY TW

REV.	DATE	DESCRIPTION OF REVISION
1	2/14/2023	TRW

GENERAL NOTES: PLANTING

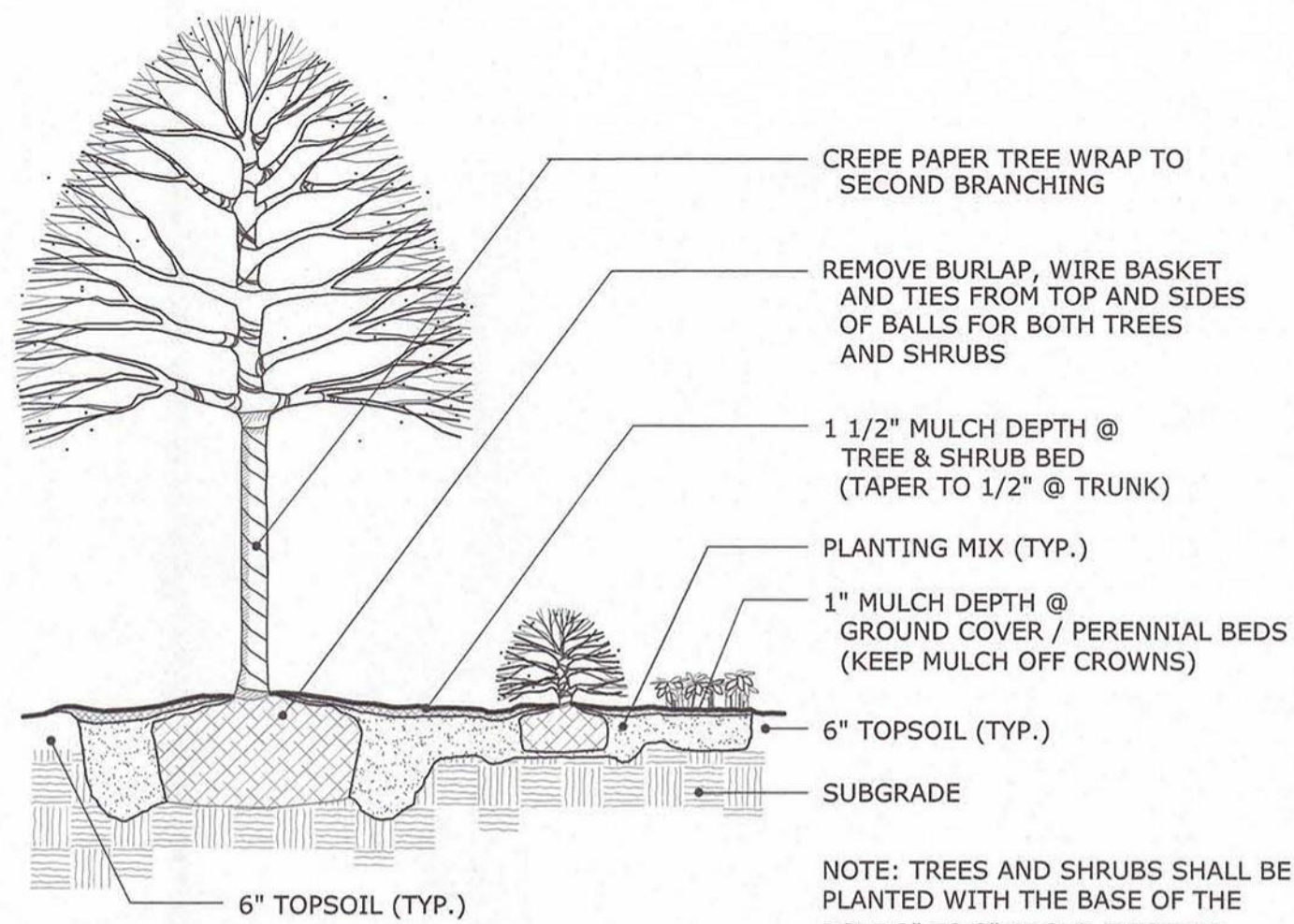
- AS CONSTRUCTION PROCEEDS, FINE GRADE AND SEED OR SOD AS SOON AS POSSIBLE TO REDUCE RUNOFF.
- ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVING, PLANTING BEDS OR OTHER IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A DEPTH OF 6" AND SEEDED. PLANT BEDS SHALL BE TOPSOILED TO A DEPTH OF 12".
- IN ALL SHRUB BEDS TO RECEIVE MASS PLANTING, PROVIDE PINE BARK MULCH AS DETAILED. ESTABLISH A NEAT, SMOOTH EDGE BETWEEN MULCH AND LAWN.
- ADJUSTMENTS IN THE LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO LOCATIONS OF UTILITIES. ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE DRAWING SYMBOLS PREVAIL OVER THE PLANT LIST QUANTITIES.
- PLANTINGS WITHIN DRIVEWAY EXIT SIGHTLINES (SIGHTLINES DEPICTED ON SHEET C6) WERE SPECIFICALLY CHOSEN DUE TO THEIR SMALL SIZE TO ENSURE NEW LANDSCAPING WILL NOT OBSTRUCT THE SIGHTLINES. BOTH THE DWARF FOUNTAIN GRASS AND THE WALKERS LOW CATMINT HAVE A MAXIMUM GROWTH HEIGHT OF 2', WHICH IS LOWER THAN THE 3.5' HEIGHT OF THE DRIVER'S EYE WHICH WAS USED FOR THE SIGHTLINE ANALYSIS.
- ALL NEW PLANTINGS SHALL BE INSTALLED INSIDE OF PROPERTY LIMITS AND OUTSIDE OF DOT RIGHT-OF-WAY.

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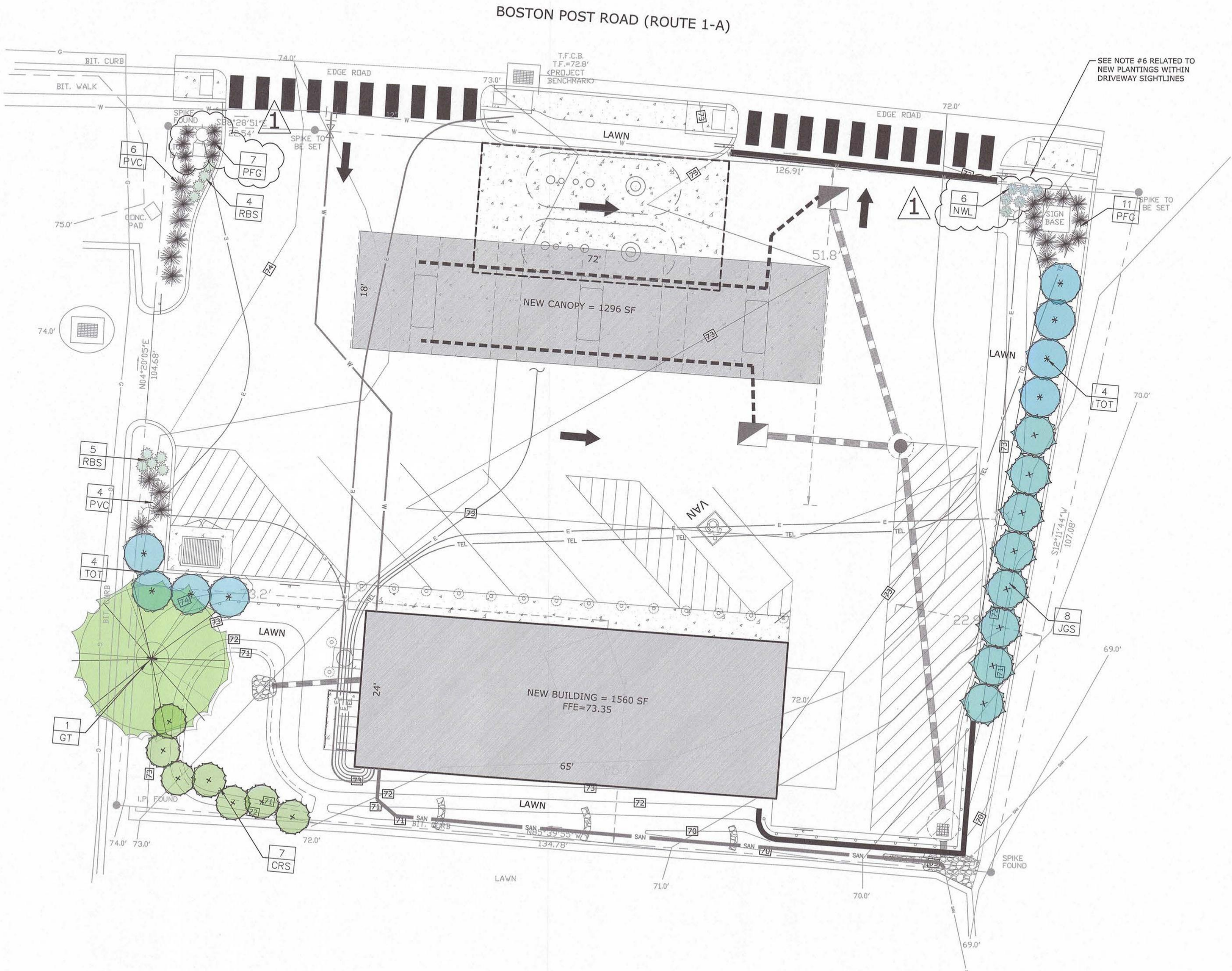
PLANT LIST

TREES					
GT	1	GLEDTISIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5-3" CAL	B&B
SHRUBS					
CRS	7	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	3 GAL.	CONT.
JGS	8	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	3 GAL.	CONT.
TOT	8	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	5'-6"HT	CONT.
PERENNIALS & GRASSES					
NWL	6	NEPTA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	5 PNT.	CONT.
PVC	10	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	1 GAL.	CONT.
PFG	18	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	CONT.
RBS	9	RUDBECKIA FULGIDA FULGIDA	DWARF BLACK EYED SUSAN	5 PNT.	CONT.

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Planting Detail - Typ.
Not to Scale



STAMP

12/19/2022

12/19/2022

12/19/2022

LANDSCAPE PLAN

NEW CONVENIENCE STORE AND FUELING STATION
118 BOSTON POST ROAD, WATERFORD CONNECTICUT

MEHAK REALTY, LLC
P.O. BOX 126, NORWICH, CT 06380, CLIENT CITY STATE (UPDATE SSN)

3/13/2023 2:59 PM Printed: 3/13/2023 3:45 PM

DRAWING

C8

8

12

DATE

2/14/2023

DATE

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DESCRIPTION OF REVISION

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