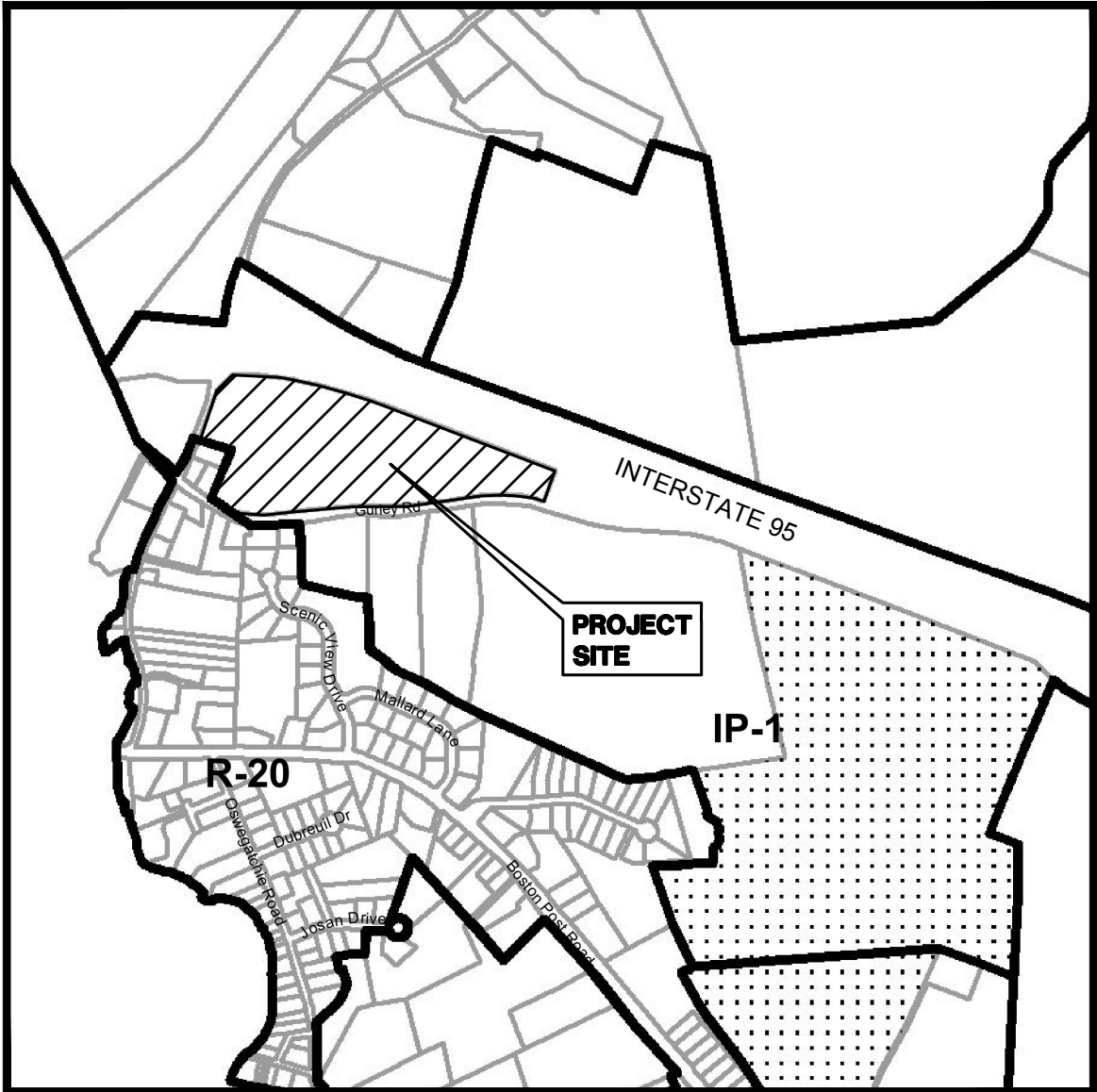


STONE RIDGE BUSINESS PARK
21 GURLEY ROAD
WATERFORD, CONNECTICUT

APPROVED BY THE WATERFORD PLANNING & ZONING COMMISSION

CHAIRMAN / SECRETARY _____ DATE _____



LOCATION MAP
SCALE: 1"=1000'

INDEX TO DRAWINGS

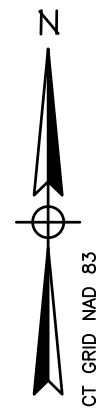
DRAWING NO.	DESCRIPTION OF DRAWINGS
1	SURVEY PLAN
2	SITE PLAN
3	EROSION & SEDIMENT CONTROL PLAN
4	UTILITY EXTENSION & GRADING PLAN - BUILDING 1
5	UTILITY EXTENSION - GURLEY ROAD
6	GRADING PLAN - BUILDINGS 2-7
7	PLANTING PLAN - WEST
8	PLANTING PLAN - EAST
9	SEEDING PLAN
10	SITE DETAILS - 1
11	SITE DETAILS - 2
12	EROSION & SEDIMENT CONTROL DETAILS
13	STORMWATER BASIN PROFILES - 1
14	STORMWATER BASIN PROFILES - 2
15	DEWATERING DETAILS
16	LANDSCAPE DETAILS

PROPOSED USE: INDUSTRIAL PARK
APPLICANT: STONE RIDGE RE LLC
OWNER: STONE RIDGE RE LLC

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

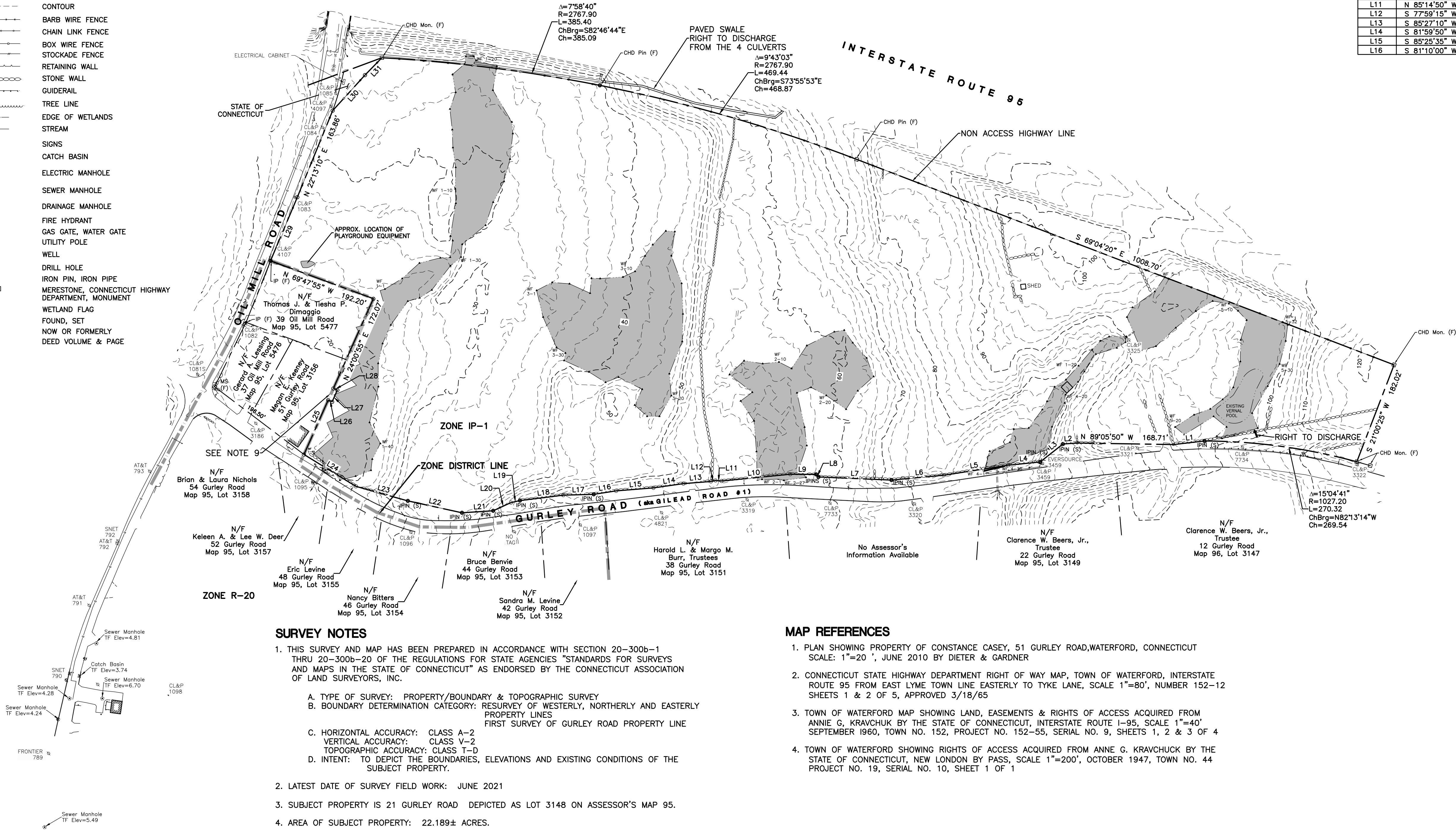
LEGEND:

	PROPERTY LINE
	EASEMENT
	UNDERGROUND ELECTRIC
	OVERHEAD WIRE
	WATER LINE
	GAS LINE
	SEWER LINE
	DRAINAGE PIPE
	CONTOUR
	BARB WIRE FENCE
	CHAIN LINK FENCE
	BOX WIRE FENCE
	STOCKADE FENCE
	RETAINING WALL
	STONE WALL
	GUIDERAIL
	TREE LINE
	EDGE OF WETLANDS
	STREAM
	SIGNS
	CATCH BASIN
	ELECTRIC MANHOLE
	SEWER MANHOLE
	DRAINAGE MANHOLE
	FIRE HYDRANT
	GAS GATE, WATER GATE
	UTILITY POLE
	WELL
	DRILL HOLE
	IRON PIN, IRON PIPE
	MERESTONE, CONNECTICUT HIGHWAY DEPARTMENT, MONUMENT
	WETLAND FLAG
	FOUND, SET
	NOW OR FORMERLY
	DEED VOLUME & PAGE
	DH
	IPIN, IP
	MS, CHD, MON
	(f), (s)
	N/F
	Vol. Pg.



LINE CHART

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S 83°24'40" W	54.84'	L17	S 88°27'40" W	53.40'
L2	S 86°12'50" W	25.07'	L18	S 82°52'10" W	76.66'
L3	S 51°42'00" W	50.94'	L19	S 77°16'25" W	16.20'
L4	S 84°17'05" W	56.42'	L20	S 65°15'30" W	34.27'
L5	S 81°09'30" W	114.05'	L21	S 86°19'55" W	54.86'
L6	S 84°41'55" W	92.32'	L22	N 77°35'45" W	96.14'
L7	N 87°33'40" W	128.07'	L23	N 74°23'00" W	94.50'
L8	N 43°34'20" W	6.12'	L24	N 58°27'10" W	106.89'
L9	N 89°34'10" W	45.36'	L25	N 24°00'55" E	104.52'
L10	S 84°23'05" W	121.11'	L26	S 65°59'05" E	7.50'
L11	N 85°14'50" W	10.55'	L27	N 24°00'55" E	22.50'
L12	S 77°59'15" W	8.24'	L28	N 65°59'05" W	7.50'
L13	S 85°27'10" W	48.46'	L29	N 22°50'55" E	120.98'
L14	S 81°59'50" W	53.00'	L30	N 42°15'20" E	84.27'
L15	S 85°25'35" W	65.67'	L31	N 44°19'25" E	42.56'
L16	S 81°10'00" W	39.66'			



SURVEY NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - TYPE OF SURVEY: PROPERTY/BOUNDARY & TOPOGRAPHIC SURVEY
 - BOUNDARY DETERMINATION CATEGORY: RESURVEY OF WESTERLY, NORTHERLY AND EASTERLY PROPERTY LINES FIRST SURVEY OF GURLEY ROAD PROPERTY LINE
 - HORIZONTAL ACCURACY: CLASS A-2
VERTICAL ACCURACY: CLASS V-2
TOPOGRAPHIC ACCURACY: CLASS T-D
 - INTENT: TO DEPICT THE BOUNDARIES, ELEVATIONS AND EXISTING CONDITIONS OF THE SUBJECT PROPERTY.
- LATEST DATE OF SURVEY FIELD WORK: JUNE 2021
- SUBJECT PROPERTY IS 21 GURLEY ROAD DEPICTED AS LOT 3148 ON ASSESSOR'S MAP 95.
- AREA OF SUBJECT PROPERTY: 22.189± ACRES.
- NORTH ORIENTATION IS CT GRID NAD 83 BASED ON LOCAL GPS OBSERVATIONS.
- CONTOURS ARE TAKEN FROM STATE OF CONNECTICUT LIDAR MAPPING.
- THE LOCATIONS OF UNDERGROUND PIPING AND UTILITIES AS DEPICTED HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND PAINT MARK-OUTS. LOCATIONS OF SAID FEATURES MAY VARY FROM THOSE DEPICTED HEREON. ADDITIONAL BURIED STRUCTURES AND UTILITIES MAY EXIST.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS, OTHER THAN WETLAND DELINEATION, WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- BOUNDARY LINE REVISION AGREEMENT BETWEEN ESTATE OF IRENE KROSS AND CONSTANCE CASEY (VOL. 1135, PG. 76) PROVIDES ADDITIONAL SPACE AROUND THE WELL ON 51 GURLEY ROAD.
- THIS SURVEY AND MAP ARE VALID ONLY IF THE PRINT OR MYLAR CONTAINS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

MAP REFERENCES

- PLAN SHOWING PROPERTY OF CONSTANCE CASEY, 51 GURLEY ROAD, WATERFORD, CONNECTICUT
SCALE: 1"=20', JUNE 2010 BY DIETER & GARDNER
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WATERFORD, INTERSTATE ROUTE 95 FROM EAST LYME TOWN LINE EASTERLY TO TYKE LANE, SCALE 1"=80', NUMBER 152-12 SHEETS 1 & 2 OF 5, APPROVED 3/18/65
- TOWN OF WATERFORD MAP SHOWING LAND, EASEMENTS & RIGHTS OF ACCESS ACQUIRED FROM ANNIE G. KRAVCHUK BY THE STATE OF CONNECTICUT, INTERSTATE ROUTE 1-95, SCALE 1"=40' SEPTEMBER 1960, TOWN NO. 152, PROJECT NO. 152-55, SERIAL NO. 9, SHEETS 1, 2 & 3 OF 4
- TOWN OF WATERFORD SHOWING RIGHTS OF ACCESS ACQUIRED FROM ANNE G. KRAVCHUK BY THE STATE OF CONNECTICUT, NEW LONDON BY PASS, SCALE 1"=200', OCTOBER 1947, TOWN NO. 44 PROJECT NO. 19, SERIAL NO. 10, SHEET 1 OF 1

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

ROBERT C. RUSSO
CERTIFIED SOIL SCIENTIST

TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

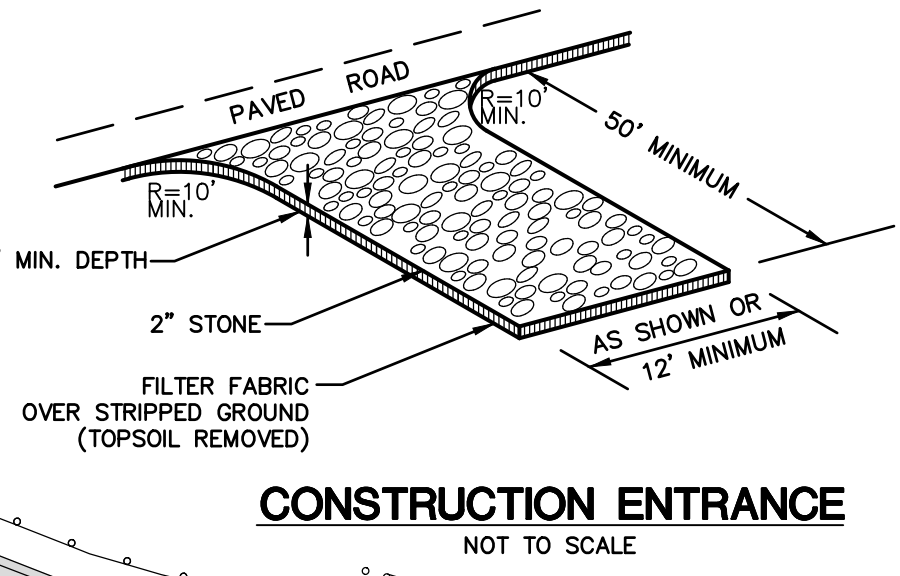
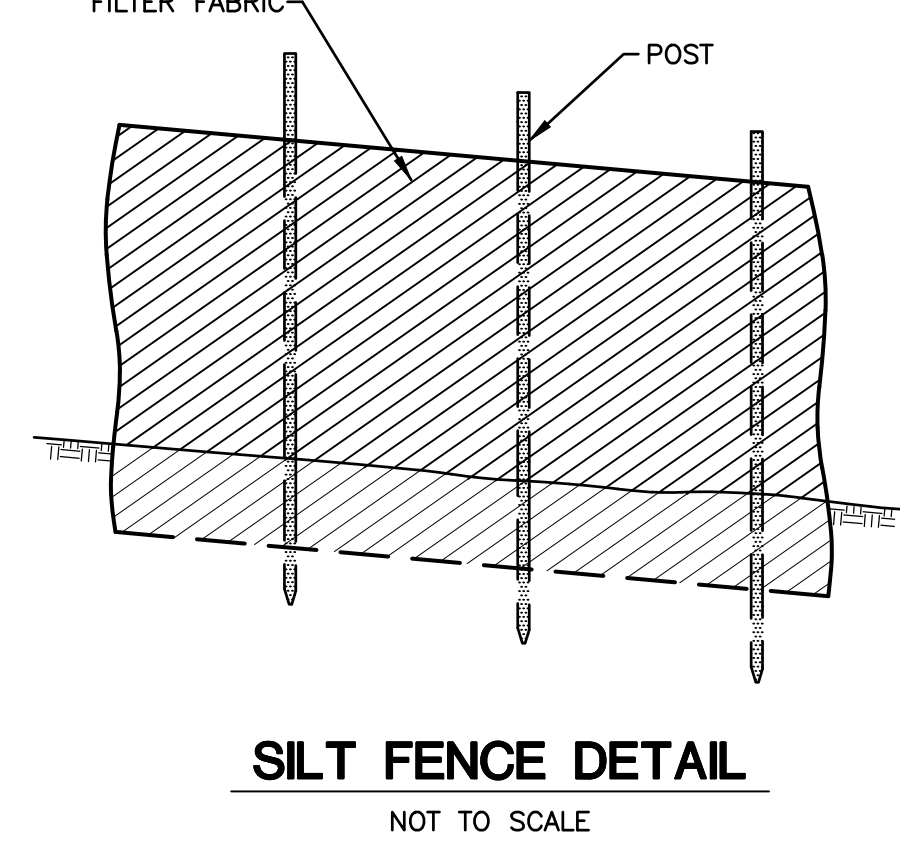
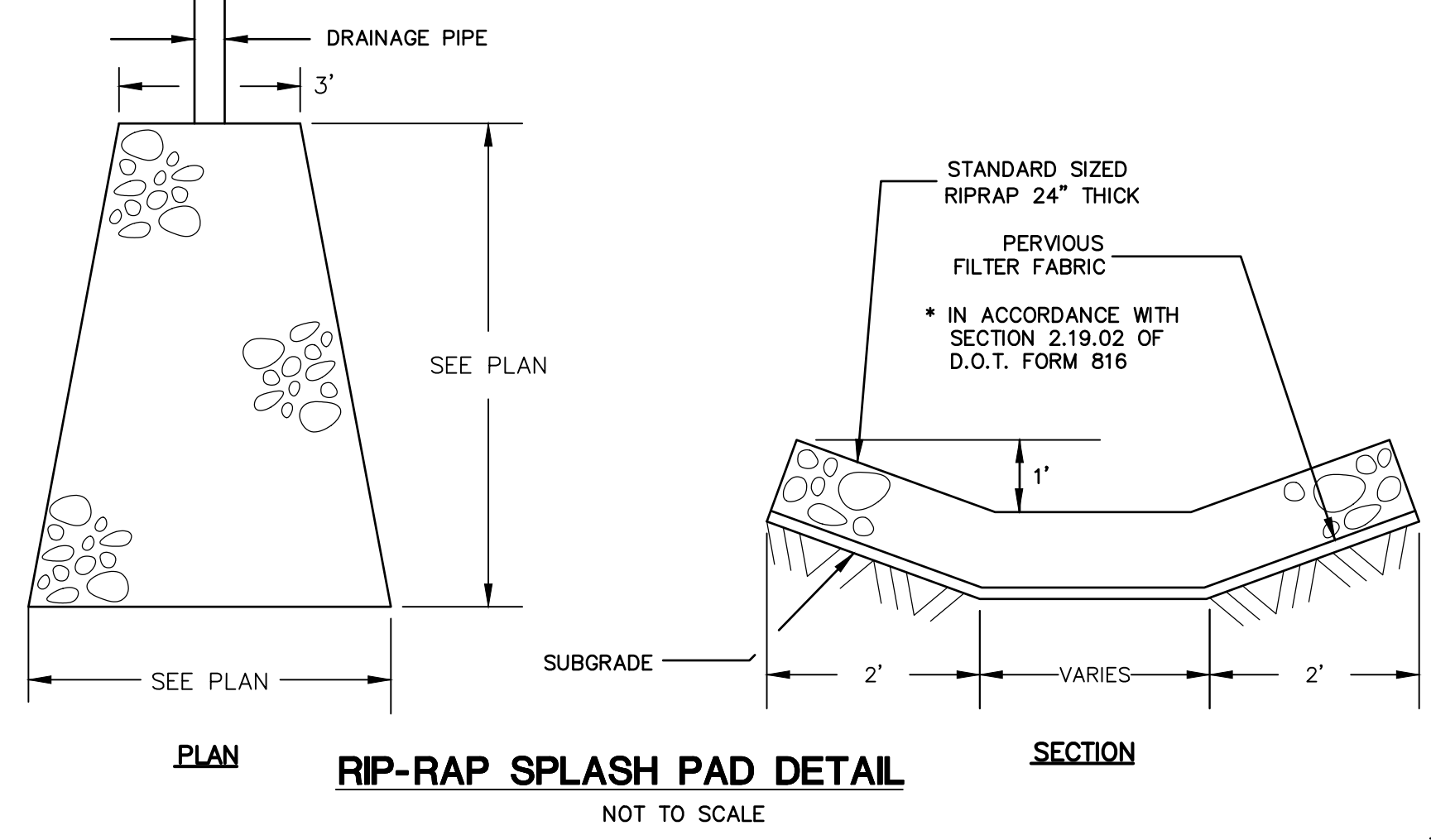
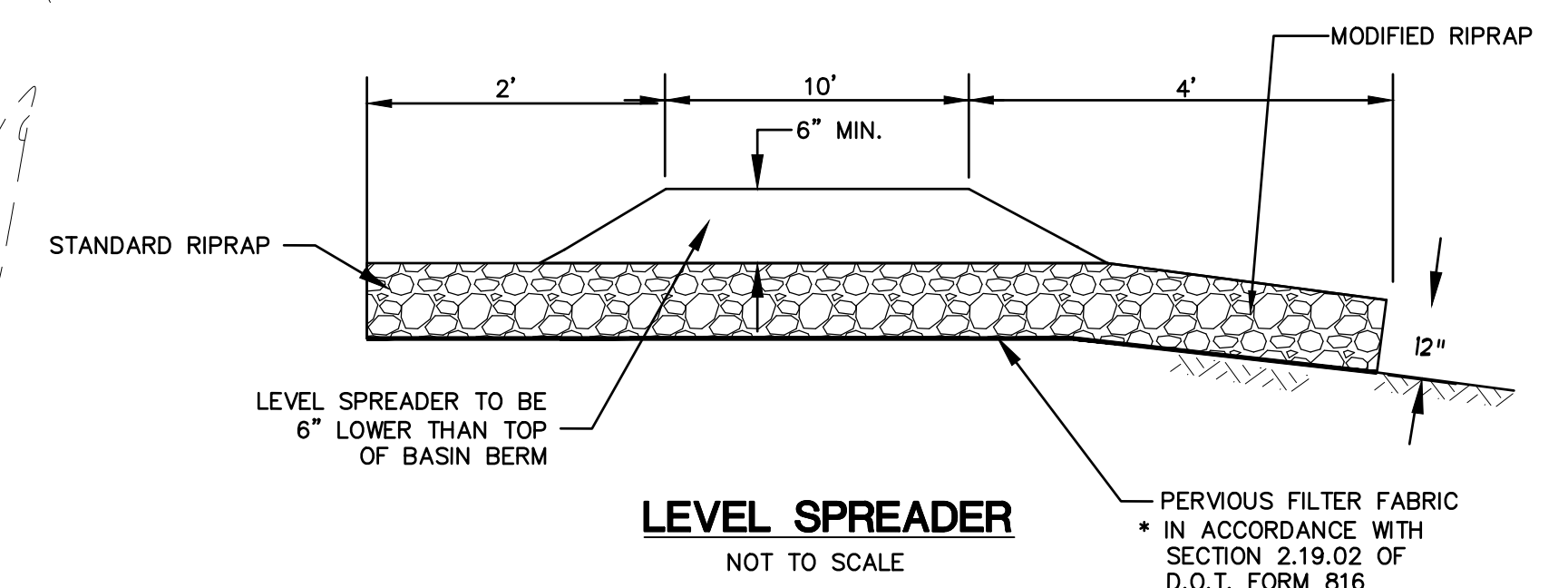
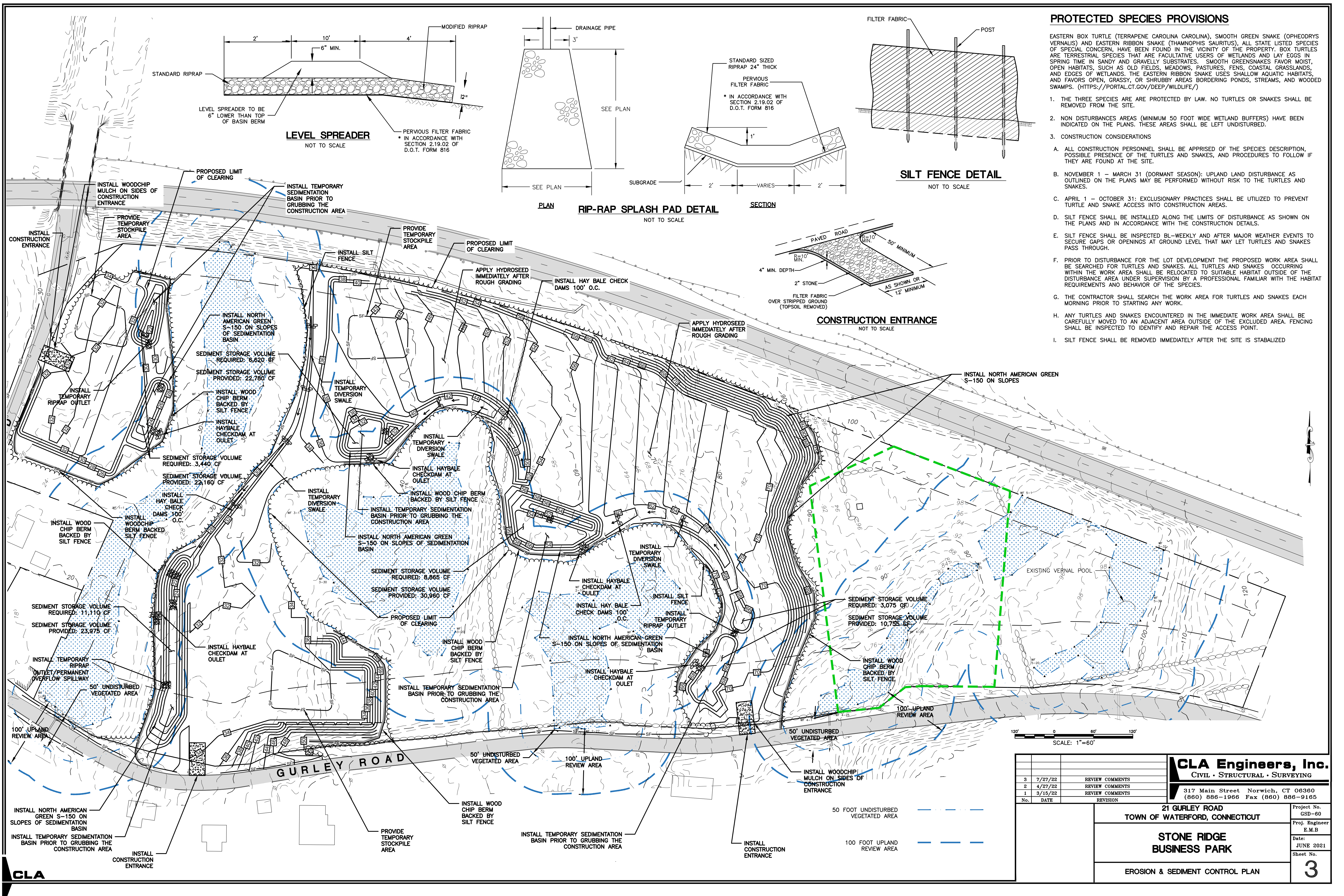
ROBERT L. MULLEN, L.L.S. #12331

SCALE: 1"=100'

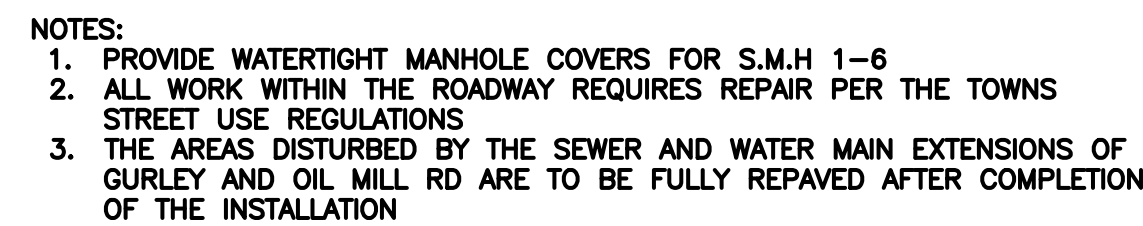
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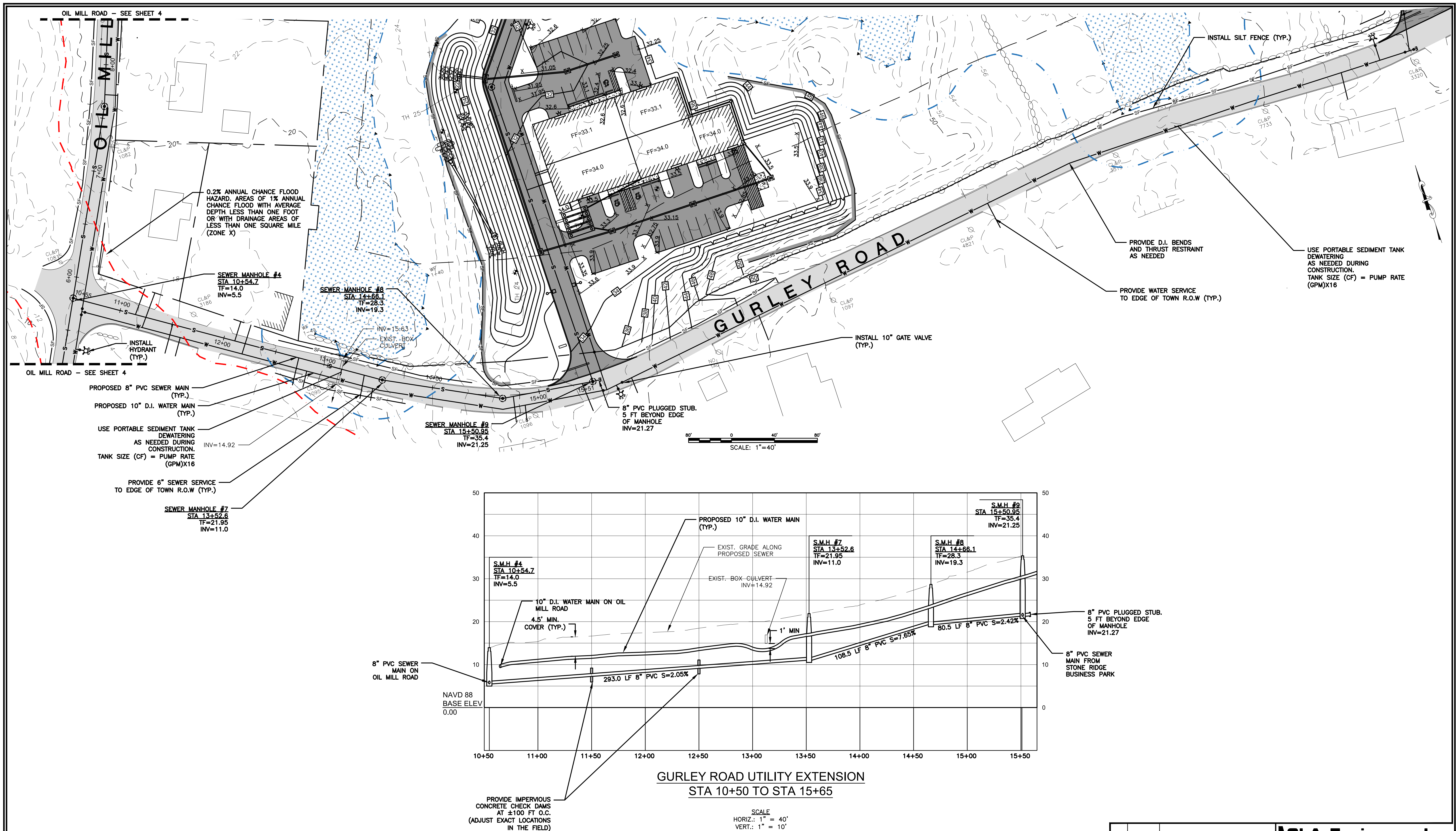
No.	Date	Revision
		Existing Conditions Survey
		Property Of JOAN KROSS & JOHN & EDWARD NOBLE 21 Gurley Road Town Of Waterford, Connecticut
		Project No. GSD-60 Proj. Engineer EMB Date: June 2021 Sheet No. 1

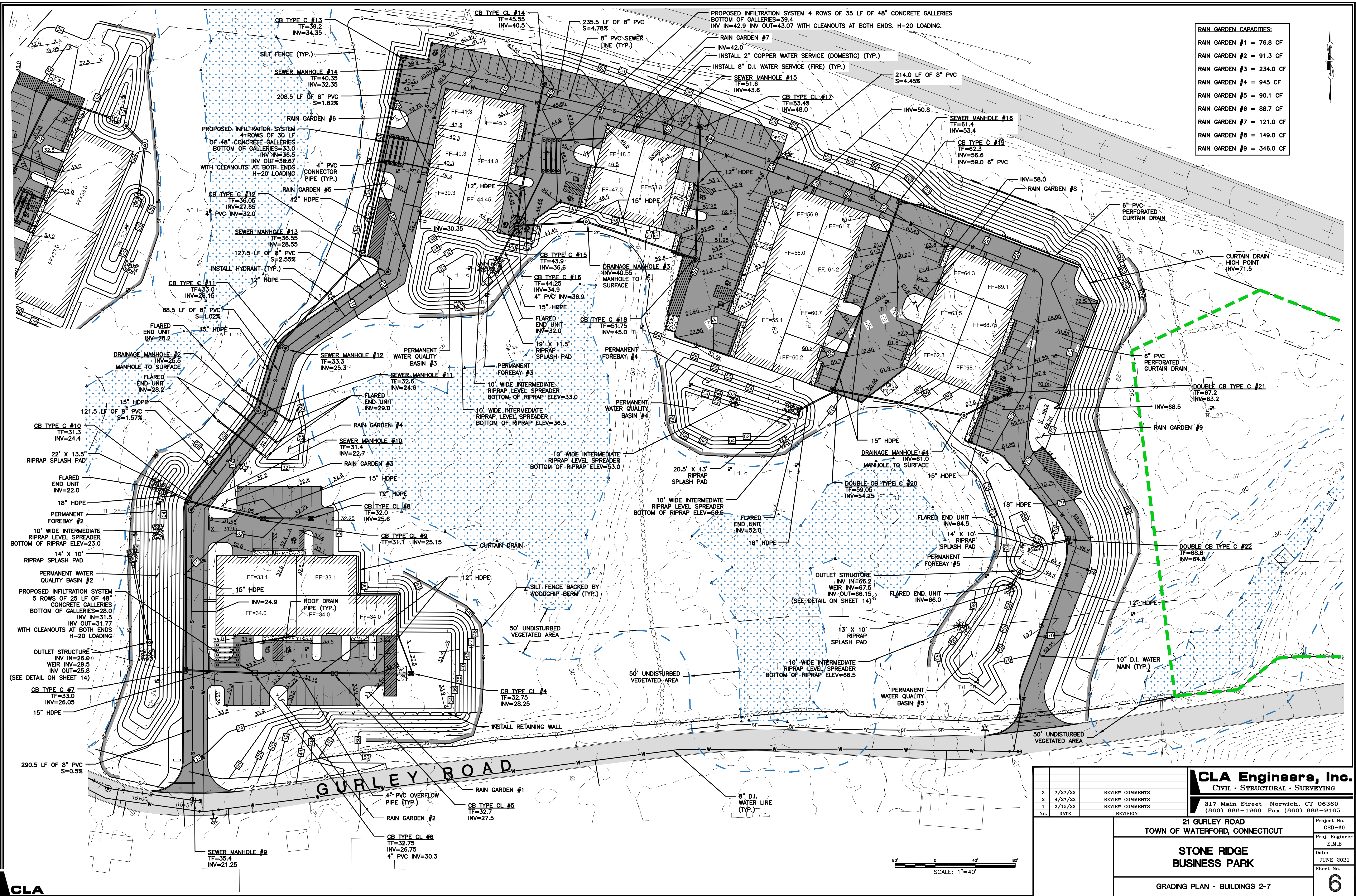


- ### PROTECTED SPECIES PROVISIONS
- EASTERN BOX TURTLE (TERRAPENE CAROLINA CAROLINA), SMOOTH GREEN SNAKE (OPHEODRYS VERNALIS) AND EASTERN RIBBON SNAKE (THAMNOPHIS SAURITUS), ALL STATE LISTED SPECIES OF SPECIAL CONCERN, HAVE BEEN FOUND IN THE VICINITY OF THE PROPERTY. BOX TURTLES ARE TERRESTRIAL SPECIES THAT ARE FACULTATIVE USERS OF WETLANDS AND LAY EGGS IN SPRING TIME IN SANDY AND GRAVELLY SUBSTRATES. SMOOTH GREENSNAKES FAVOR MOIST, OPEN HABITATS, SUCH AS OLD FIELDS, MEADOWS, PASTURES, FENS, COASTAL GRASSLANDS, AND EDGES OF WETLANDS. THE EASTERN RIBBON SNAKE USES SHALLOW AQUATIC HABITATS, AND FAVORS OPEN, GRASSY, OR SHRUBBY AREAS BORDERING PONDS, STREAMS, AND WOODED SWAMPS. (HTTPS://PORTAL.CT.GOV/DEEP/WILDLIFE/)
1. THE THREE SPECIES ARE PROTECTED BY LAW. NO TURTLES OR SNAKES SHALL BE REMOVED FROM THE SITE.
 2. NON DISTURBANCES AREAS (MINIMUM 50 FOOT WIDE WETLAND BUFFERS) HAVE BEEN INDICATED ON THE PLANS. THESE AREAS SHALL BE LEFT UNDISTURBED.
 3. CONSTRUCTION CONSIDERATIONS
 - A. ALL CONSTRUCTION PERSONNEL SHALL BE APPRISED OF THE SPECIES DESCRIPTION, POSSIBLE PRESENCE OF THE TURTLES AND SNAKES, AND PROCEDURES TO FOLLOW IF THEY ARE FOUND AT THE SITE.
 - B. NOVEMBER 1 – MARCH 31 (DORMANT SEASON): UPLAND LAND DISTURBANCE AS OUTLINED ON THE PLANS MAY BE PERFORMED WITHOUT RISK TO THE TURTLES AND SNAKES.
 - C. APRIL 1 – OCTOBER 31: EXCLUSIONARY PRACTICES SHALL BE UTILIZED TO PREVENT TURTLE AND SNAKE ACCESS INTO CONSTRUCTION AREAS.
 - D. SILT FENCE SHALL BE INSTALLED ALONG THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
 - E. SILT FENCE SHALL BE INSPECTED BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS TO SECURE GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET TURTLES AND SNAKES PASS THROUGH.
 - F. PRIOR TO DISTURBANCE FOR THE LOT DEVELOPMENT THE PROPOSED WORK AREA SHALL BE SEARCHED FOR TURTLES AND SNAKES. ALL TURTLES AND SNAKES OCCURRING WITHIN THE WORK AREA SHALL BE RELOCATED TO SUITABLE HABITAT OUTSIDE OF THE DISTURBANCE AREA UNDER SUPERVISION BY A PROFESSIONAL FAMILIAR WITH THE HABITAT REQUIREMENTS AND BEHAVIOR OF THE SPECIES.
 - G. THE CONTRACTOR SHALL SEARCH THE WORK AREA FOR TURTLES AND SNAKES EACH MORNING PRIOR TO STARTING ANY WORK.
 - H. ANY TURTLES AND SNAKES ENCOUNTERED IN THE IMMEDIATE WORK AREA SHALL BE CAREFULLY MOVED TO AN ADJACENT AREA OUTSIDE OF THE EXCLUDED AREA. FENCING SHALL BE INSPECTED TO IDENTIFY AND REPAIR THE ACCESS POINT.
 - I. SILT FENCE SHALL BE REMOVED IMMEDIATELY AFTER THE SITE IS STABILIZED



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3	7/27/22	REVIEW COMMENTS		
2	4/27/22	REVIEW COMMENTS		
1	3/15/22	REVIEW COMMENTS		
No.	DATE	REVISION		
				21 GURLEY ROAD TOWN OF WATERFORD, CONNECTICUT STONE RIDGE BUSINESS PARK UTILITY EXTENSION & GRADING PLAN - BUILDING 1
			Project No. GSD-60	
			Proj. Engineer E.M.B	
			Date: JUNE 2021	
			Sheet No.	
			4	





RAIN GARDEN CAPACITIES:	
RAIN GARDEN #1	= 76.8 CF
RAIN GARDEN #2	= 91.3 CF
RAIN GARDEN #3	= 234.0 CF
RAIN GARDEN #4	= 945 CF
RAIN GARDEN #5	= 90.1 CF
RAIN GARDEN #6	= 88.7 CF
RAIN GARDEN #7	= 121.0 CF
RAIN GARDEN #8	= 149.0 CF
RAIN GARDEN #9	= 346.0 CF

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21 GURLEY ROAD TOWN OF WATERFORD, CONNECTICUT			
STONE RIDGE BUSINESS PARK			
GRADING PLAN - BUILDINGS 2-7			
No.	DATE	REVISION	REVIEW COMMENTS
3	7/27/22		REVIEW COMMENTS
2	4/27/22		REVIEW COMMENTS
1	3/16/22		REVIEW COMMENTS
Project No. GSD-60 Proj. Engineer E.M.B. Date: JUNE 2021 Sheet No. 6			



1. ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A MINIMUM DEPTH OF 6" AND GRASS SEEDED.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE CT ASSOCIATION OF LANDSCAPE CONTRACTORS SPECIFICATIONS AND THE AMERICAN LANDSCAPE & NURSERY ASSOCIATION STANDARDS FOR NURSERY STOCK.
3. WEED FABRIC SHALL PROVIDE FULL COVERAGE OVER TOPSOIL THROUGHOUT PLANTING BEDS. OVERLAP ALL INDIVIDUAL PIECES OF FABRIC. WRAP FABRIC A MINIMUM OF 2' UP SIDES OF ABUTTING EDGING, SITE AMENITIES (BOLLARDS, LIGHTS, WALLS, ECT.) AND CONCRETE WALKS. THERE SHALL BE NO GAPS IN FABRIC. FABRIC SHALL NOT BE VISIBLE AT GRADES OR ABOVE THE MULCHING SOIL.
4. ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING. BUT IN NO INSTANCE MORE THAN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTENANCE PERIOD REMOVE ALL STAKES, FLAGS, GUYS, TREE WRAP, AND ANCHORS.
5. MULCH ALL NEW SHRUB BEDS AND PLANT PITS TO ACHIEVE A 4" DEPTH (3" AFTER SETTLEMENT). MULCH ALL GRASS AND COVER BEDS TO ACHIEVE A 3" DEPTH (2" AFTER SETTLEMENT). MULCH FOR SAUCERS AND PLANTING AREAS TO BE A DOUBLE SHREDDED BARK MULCH.
6. ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY.
7. SEE SPECIFICATIONS FOR LAWN AREA SEED MIXTURE PROVIDE LAWN DEVELOPMENT IN ALL AREAS OF SELECTIVE CLEARING AS DIRECTED.
8. FINAL LOCATION OF PLANT MATERIAL TO BE APPROVED BY ARCHITECT IN THE FIELD.
9. THE PLANT LIST APPEARS ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT OR THAT THE LIST IS COMPLETE. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN THE FINAL PROJECT. THE SUBMISSION OF A BID BY THE CONTRACTOR ACKNOWLEDGES THAT THE PLANT MATERIAL TYPES AND SIZES SHOWN ON THE CONTRACT DOCUMENTS ARE AVAILABLE.

 SHADE TREE
 UNDERSTORY TREE
 EVERGREEN TREE
 DECIDUOUS SHRUB
 GROUNDCOVER
 PERENNIALS + GRASS MIX
 POLLINATOR MIX
 - - - - - MULCH BED

NOTE: POLLINATOR + PERENNIAL MIX NUMBERS ARE SHOWN ON PLAN. CONTRACTOR SHALL BLEND PLANTS IN CLUMPS OF 2 OR 3 FROM MIXES FOR EACH AREA CALLED OUT.

CLA



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 SHADE TREE
 UNDERSTORY TREE
 EVERGREEN TREE
 DECIDUOUS SHRUB
 GROUNDCOVER
 PERENNIALS + GRASS MIX
 POLLINATOR MIX
 - - - - - MULCH BED

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21 GURLEY ROAD
TOWN OF WATERFORD, CONNECTICUT

STONE RIDGE
BUSINESS PARK

PLANTING PLAN- EAST

	Project No. GSD-60
	Proj. Engineer E.M.B
	Date: JULY 2021
	Sheet No.

8





- UNDISTURBED AREA
- SITE GRADING SEEDING
- DISTURBED AREA MIX SEEDING
- WETLAND MIX (NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES)

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

INSTALL 57 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 109 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 207 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 24 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 130 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 514 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 92 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

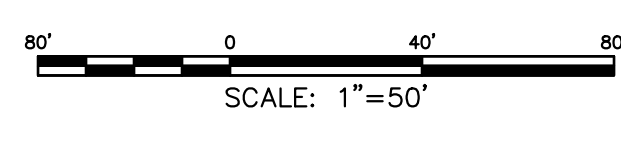
INSTALL 407 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 190 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL 50 VEGETATED PLUGS ON BASIN BOTTOM (3 CAREX LUPULINA 3 EUPATORIUM MACULATUM 3 JUNCUS CANADENSIS)

INSTALL RAIN GARDEN

EXISTING STONE WALL TO REMAIN



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2 7/27/22 REVIEW COMMENTS		Project No. GSD-60	
1 4/27/22 REVIEW COMMENTS		Proj. Engineer E.M.B	
No.	DATE	REVISION	Date: JUNE 2021
TOWN OF WATERFORD, CONNECTICUT			Sheet No.
STONE RIDGE BUSINESS PARK			9
SEEDING PLAN			

TEST HOLE DATA

TEST HOLES 1-20 CONDUCTED ON 8/17/2021 BY
BOB RUSSO AND JACK MCCARTNEY
CONTRACTOR: MIKE, B&W PAVING AND LANDSCAPING
WEATHER: 80° SUNNY

TEST HOLES 21-31 CONDUCTED ON 2/2/2022 BY
BOB RUSSO
CONTRACTOR: B&W PAVING AND LANDSCAPING

TEST HOLE #1

0 - 8" TOPSOIL - DARK BROWN FINE SANDY LOAM
8" - 28" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
WITH COBBLE AND GRAVEL
28" - 83" YELLOW BROWN SAND AND GRAVEL
COBBLES AND STONES

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #2

0 - 10" TOPSOIL - DARK BROWN SANDY LOAM
10" - 48" SUBSOIL - YELLOW BROWN FINE MEDIUM SAND
48" - 97" GRAY AND LIGHT BROWN FINE SAND WITH
COBBLES AND GRAVEL

DEPTH TO MOTTLING: 48"
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #3

0 - 10" TOPSOIL - BROWN SANDY LOAM
10" - 87" LIGHT BROWN, BROWN, AND YELLOW BROWN
WEAKLY STRATIFIED SAND AND GRAVEL WITH COBBLES

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #4

0 - 7" TOPSOIL - BROWN SANDY LOAM
7" - 88" YELLOW BROWN GRAVEL WITH COARSE SAND AND
COBBLES

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #5

0 - 8" TOPSOIL - BROWN SANDY LOAM
8" - 35" SUBSOIL - BROWN SAND AND GRAVEL WITH
COBBLES
35" - 78" GRAY SAND AND GRAVEL WITH COBBLES AND
STONES

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #6

0 - 6" TOPSOIL - BROWN FINE SANDY LOAM
6" - 41" SUBSOIL - YELLOW BROWN VERY FINE LOAMY
SAND
41" - 80" STRATIFIED LIGHT BROWN AND BROWN SAND
AND GRAVEL, BOULDER AT BOTTOM OF HOLE

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO 36"
(SAMPLE AVAILABLE)

TEST HOLE #7

0 - 8" TOPSOIL - DARK BROWN FINE SANDY LOAM
8" - 24" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
WITH TRACE GRAVEL
24" - 84" YELLOW BROWN COARSE SAND AND GRAVEL WITH
COBBLES. DAMP AT BOTTOM DEPTH

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #8

0 - 11" TOPSOIL - DARK BROWN FINE SANDY LOAM
11" - 23" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
23" - 58" GRAY VERY FINE SAND TO SILT, MOIST

DEPTH TO MOTTLING: 23"
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #9

0 - 8" TOPSOIL - DARK BROWN FINE SANDY LOAM
8" - 24" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
24" - 39" LIGHT BROWN FINE SANDY LOAM
39" - 50" RED BROWN DENSE LOAMY SAND WITH TRACE GRAVEL.
ROTTEN LEDGE AT 50"

DEPTH TO MOTTLING: 34"
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #10

0 - 7" TOPSOIL - DARK BROWN FINE SANDY LOAM
7" - 28" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
28" - 86" GRAY LOAMY DENSE SAND WITH COBBLES AND STONES

DEPTH TO MOTTLING: 28"
NO WATER
DEPTH TO LEDGE: 86"

TEST HOLE #11/12

0 - 5" TOPSOIL - DARK BROWN SANDY LOAM
5" - 18" SUBSOIL - YELLOW BROWN SANDY LOAM. DENSE AT 18"
18" - 65" GRAY LOAMY SAND WITH GRAVEL AND COBBLES.
ROTTEN LEDGE AT 65"

NO MOTTLING
NO WATER
DEPTH TO LEDGE: 65"

TEST HOLE #13

0 - 6" TOPSOIL - BROWN SANDY LOAM
6" - 88" WEAKLY STRATIFIED GRAVEL WITH COARSE SAND,
COBBLES, AND STONE

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #14

0 - 11" TOPSOIL - FINE BROWN SANDY LOAM
11" - 25" GRAY FINE SAND WITH TRACE GRAVEL. TOP
1' OF LEDGE IS ROTTEN.

NO MOTTLING
NO WATER
DEPTH TO LEDGE: 25"

TEST HOLE #15

0 - 9" TOPSOIL - YELLOW BROWN LOAMY SAND WITH GRAVEL
9" - 80" YELLOW BROWN GRAVEL WITH COARSE SAND, COBBLES,
AND STONES

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #16

0 - 88" YELLOW BROWN GRAVEL WITH COARSE SAND, COBBLES,
AND STONES

NO MOTTLING
NO WATER
NO LEDGE
(SAMPLE AVAILABLE)

TEST HOLE #17

0 - 8" TOPSOIL - DARK BROWN FINE SANDY LOAM
8" - 34" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
34" - 51" GRAY LIGHT BROWN VERY FINE SAND
51" - 70" GRAY MEDIUM DENSE SAND. TOP 1" OF LEDGE IS ROTTEN

DEPTH TO MOTTLING: 51"
NO WATER
DEPTH TO LEDGE: 70"
ROOTS TO 51"

TEST HOLE #18

0 - 10" TOPSOIL - DARK BROWN FINE SANDY LOAM
10" - 40" SUBSOIL - YELLOW BROWN FINE SANDY LOAM
40" - 61" GRAY FINE MEDIUM DENSE SAND

DEPTH TO MOTTLING: 40"
NO WATER
DEPTH TO LEDGE: 61"
ROOTS TO 45"

TEST HOLE #19

0 - 13" TOPSOIL - BROWN FINE SANDY LOAM
13" - 38" SUBSOIL - YELLOW BROWN FINE SANDY LOAM WITH STONES
38" - 97" DENSE FINE/MEDIUM SAND WITH TRACE GRAVEL

DEPTH TO MOTTLING: 38"
NO WATER
NO LEDGE
ROOTS TO 44"

TEST HOLE #20

0 - 11" TOPSOIL - BROWN FINE SANDY LOAM
11" - 50" SUBSOIL - YELLOW BROWN FINE SANDY LOAM WITH STONES
50" - 82" GRAY FINE TO MEDIUM DENSE SAND

DEPTH TO MOTTLING: 50"
NO WATER
DEPTH TO LEDGE: 82"
ROOTS TO 46"

TEST HOLE #21

0 - 11" TOPSOIL - BROWN LOAMY SAND
11" - 57" SUBSOIL - YELLOW BROWN COARSE SAND AND GRAVEL WITH
COBBLES AND STONES
57" - 113" LIGHT BROWN COARSE SAND AND GRAVEL, TRACE STONES

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO 38"

TEST HOLE #22

0 - 8" TOPSOIL - BROWN FINE SANDY LOAM WITH STONES
8" - 50" SUBSOIL - YELLOW BROWN LOAMY SAND WITH GRAVEL
AND COBBLES
50" - 120" YELLOW BROWN COARSE SAND AND GRAVEL WITH COBBLES

DEPTH TO MOTTLING: 50" (PERCHED, NOT TRUE WATER TABLE)
NO WATER
NO LEDGE
ROOTS TO 46"

TEST HOLE #23

0 - 12" TOPSOIL - DARK BROWN SANDY LOAM
12" - 50" SUBSOIL - YELLOW BROWN SANDY LOAM WITH COBBLES
50" - 54" STRONG BROWN SANDY LOAM WITH COBBLES
54" - 97" LIGHT BROWN SANDY LOAM WITH GRAVEL AND COBBLES

DEPTH TO MOTTLING: 52" (PERCHED, NOT TRUE WATER TABLE)
NO WATER
NO LEDGE
ROOTS TO 44"

TEST HOLE #24

0 - 38" TOPSOIL - BROWN SANDY LOAM (MIXED, APPARENT
FILL/GRADING)
38" - 144" SUBSOIL - LIGHT BROWN COARSE SAND AND GRAVEL
WITH PEBBLES AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO 51"

TEST HOLE #25

0 - 11" TOPSOIL - BROWN SANDY LOAM
11" - 72" SUBSOIL - YELLOW BROWN COARSE SAND AND GRAVEL WITH
COBBLES AND STONES

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO 48"

TEST HOLE #26

0 - 7" TOPSOIL - BROWN FINE SANDY LOAM WITH STONES
7" - 48" SUBSOIL - YELLOW BROWN SANDY LOAM WITH GRAVEL AND
COBBLES
48" - 101" LIGHT BROWN STRATIFIED MEDIUM TO COARSE SAND AND
GRAVEL WITH COBBLES AND STONES

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO 48"

TEST HOLE #27

0 - 9" TOPSOIL - DARK BROWN FINE SANDY LOAM WITH STONES
9" - 66" SUBSOIL - YELLOW BROWN SANDY LOAM WITH STONES
66" - 72" LIGHT BROWN VERY FINE SANDY LOAM

DEPTH TO MOTTLING: 70"
DEPTH TO WATER: 72"
NO LEDGE
ROOTS TO 48"

TEST HOLE #28

0 - 8" TOPSOIL - DARK BROWN FINE SANDY LOAM WITH STONES
8" - 46" SUBSOIL - YELLOW BROWN FINE SANDY LOAM WITH COBBLES
AND STONES
46" - 139" LIGHT GRAY BROWN LOAMY SAND AND GRAVEL WITH STONES
AND BOULDERS

NO MOTTLING
NO WATER
DEPTH TO LEDGE: 139"
ROOTS TO 40"

TEST HOLE #29

0 - 8" TOPSOIL - DARK BROWN FINE SANDY LOAM WITH STONES
8" - 36" SUBSOIL - YELLOW BROWN FINE SANDY LOAM WITH STONES
36" - 135" GRAY BROWN LOAMY SAND, COMPACT AT 55"

NO MOTTLING
NO WATER
DEPTH TO LEDGE: 135"
ROOTS TO 38"

TEST HOLE #30

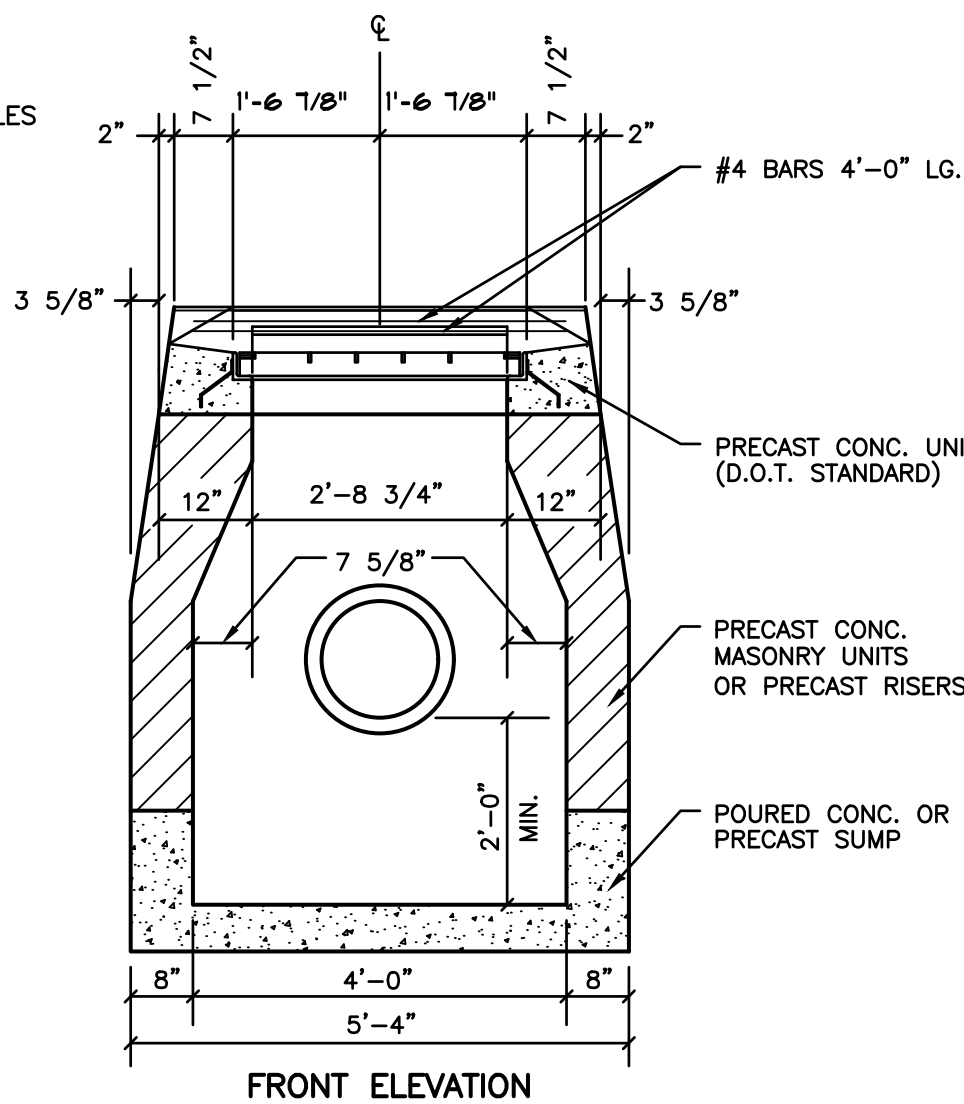
0 - 12" TOPSOIL - BROWN LOAMY SAND
12" - 74" SUBSOIL - YELLOW BROWN COARSE SAND AND GRAVEL WITH
COBBLES AND STONES

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO 43"

TEST HOLE #31

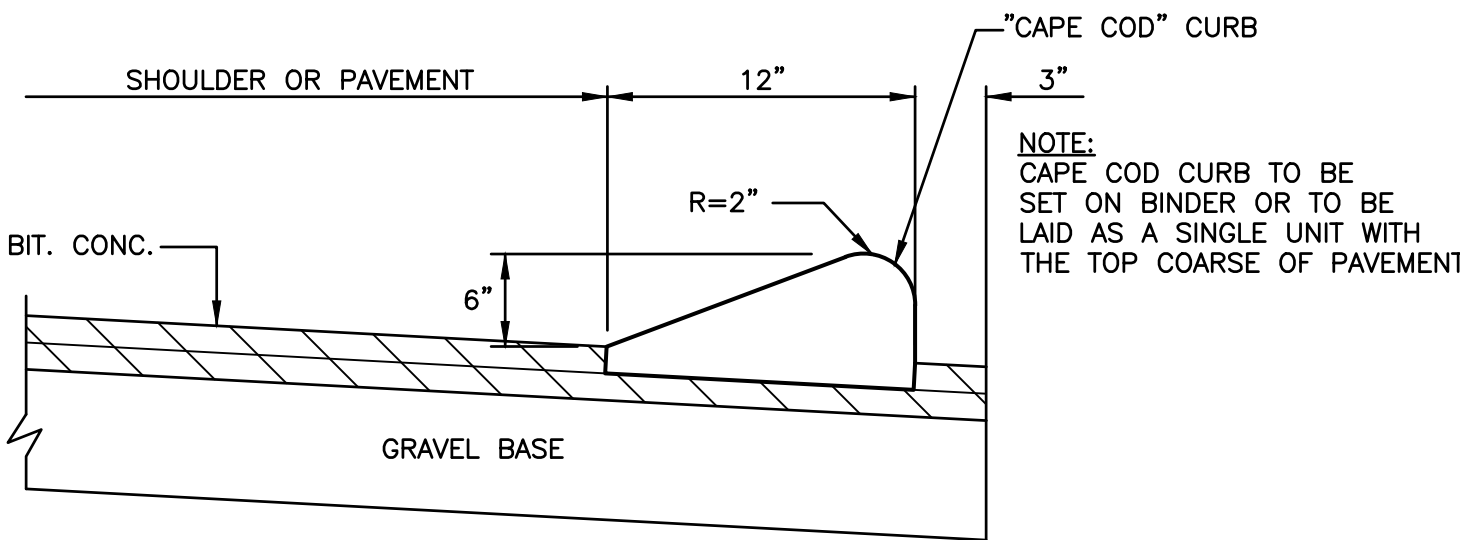
0 - 11" TOPSOIL - DARK BROWN FINE SANDY LOAM WITH STONES
11" - 51" SUBSOIL - YELLOW BROWN FINE SANDY LOAM WITH SILT
POCKETS
51" - 96" YELLOW BROWN SAND AND GRAVEL WITH COBBLES

DEPTH TO MOTTLING: 51"
DEPTH TO WATER: 80"
NO LEDGE
ROOTS TO 55"



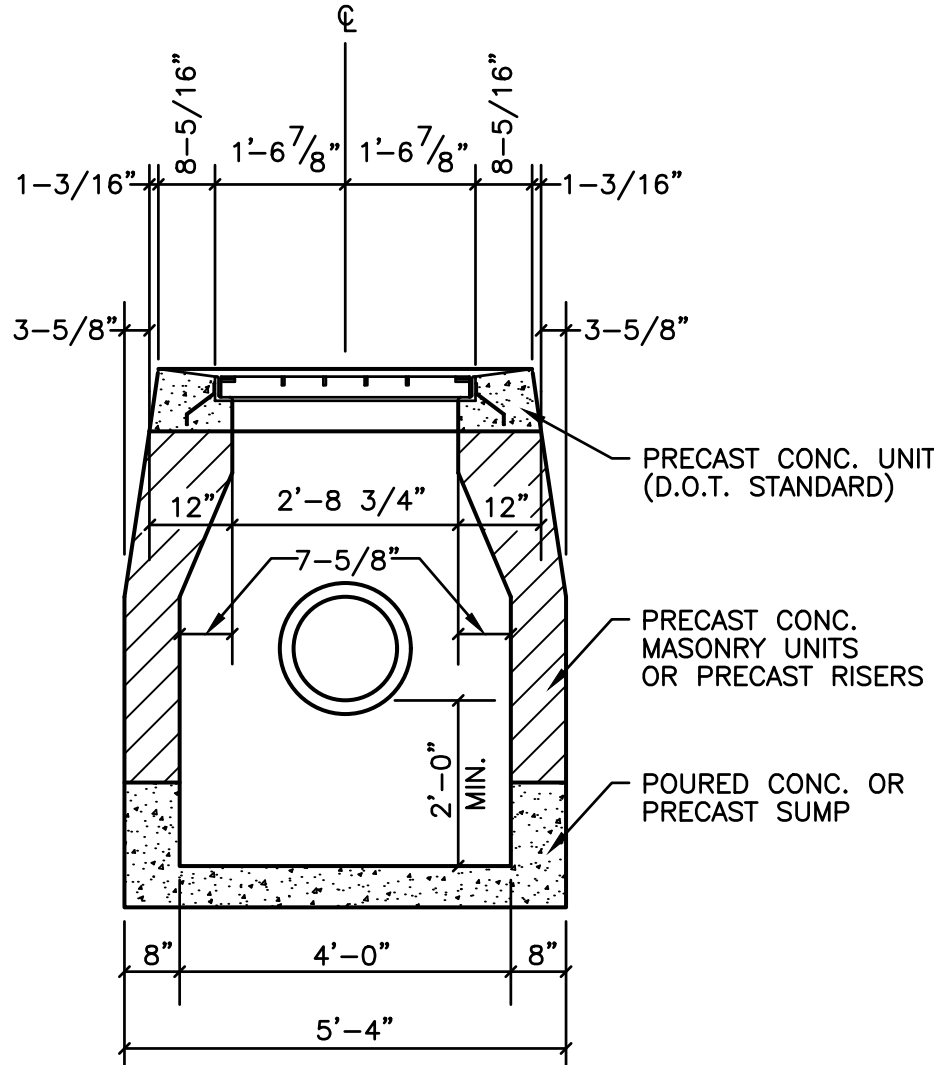
NOTES:

WHERE CALLED FOR ON SHEET 4, WATER TIGHT CATCH BASINS: SEAL ALL JOINTS WITH BIDCO C-56
PRE-FORMED BUTYL MASTIC JOINT SEALANT AND COAT THE ENTIRE OUTSIDE OF THE STRUCTURE WITH
BAY OIL COMPANY EBONY WATERPROOF & CONCRETE SEALER.



CAPE COD BITUMINOUS
CONCRETE CURB

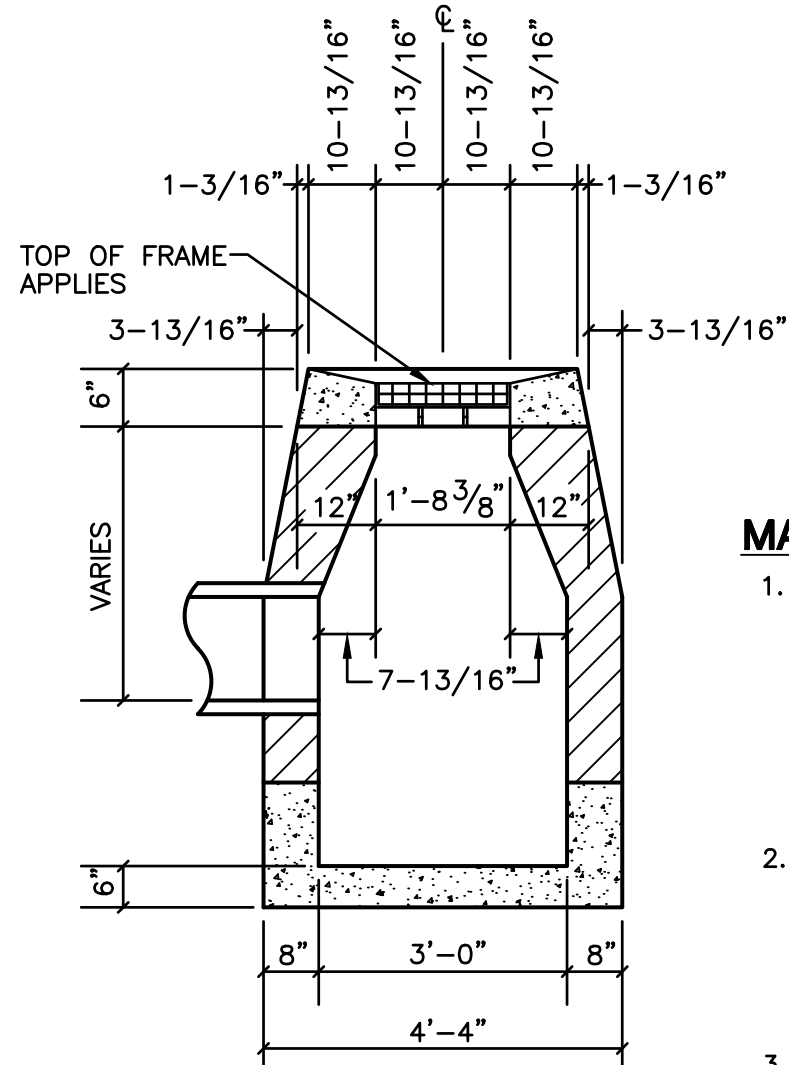
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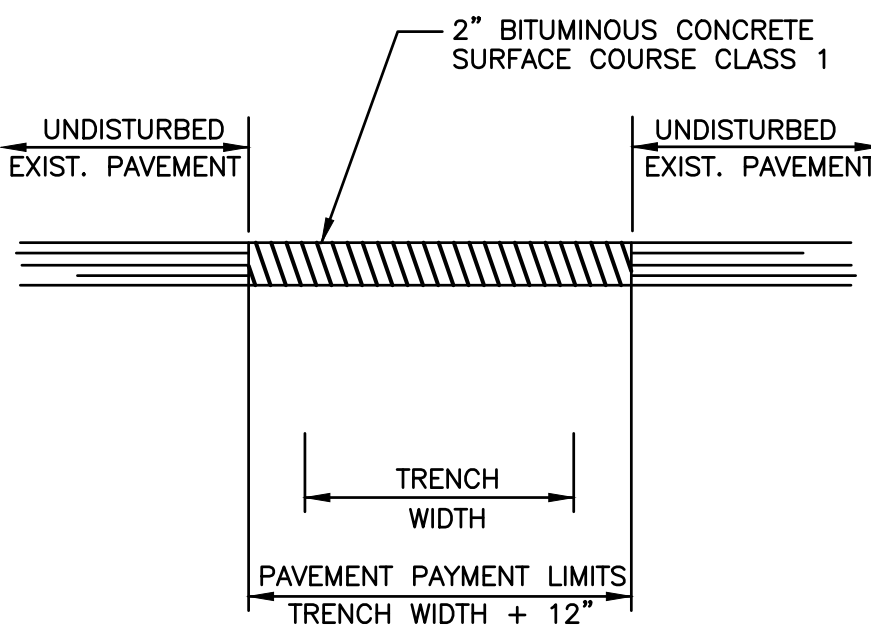
FRONT ELEVATION

TYPE "C-L" CATCH BASIN

NOT TO SCALE

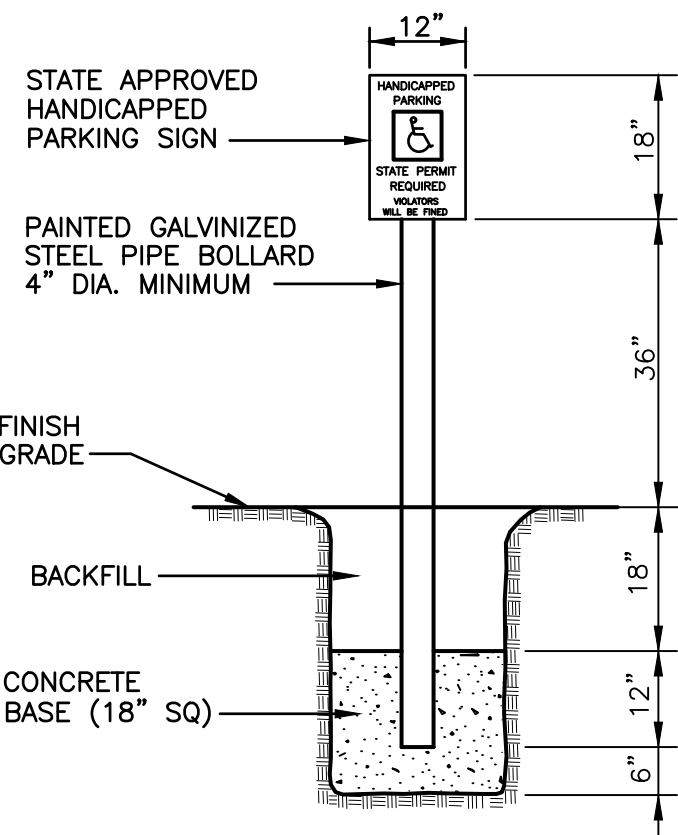
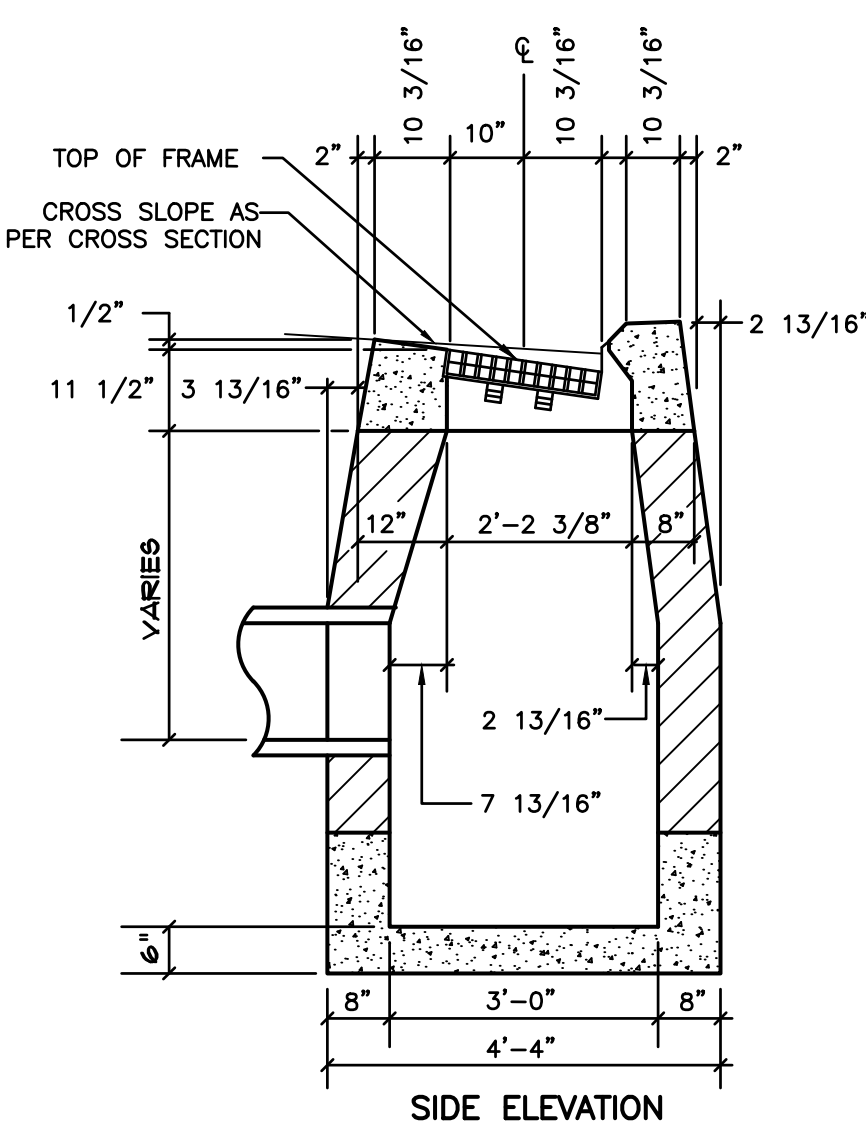


SIDE ELEVATION



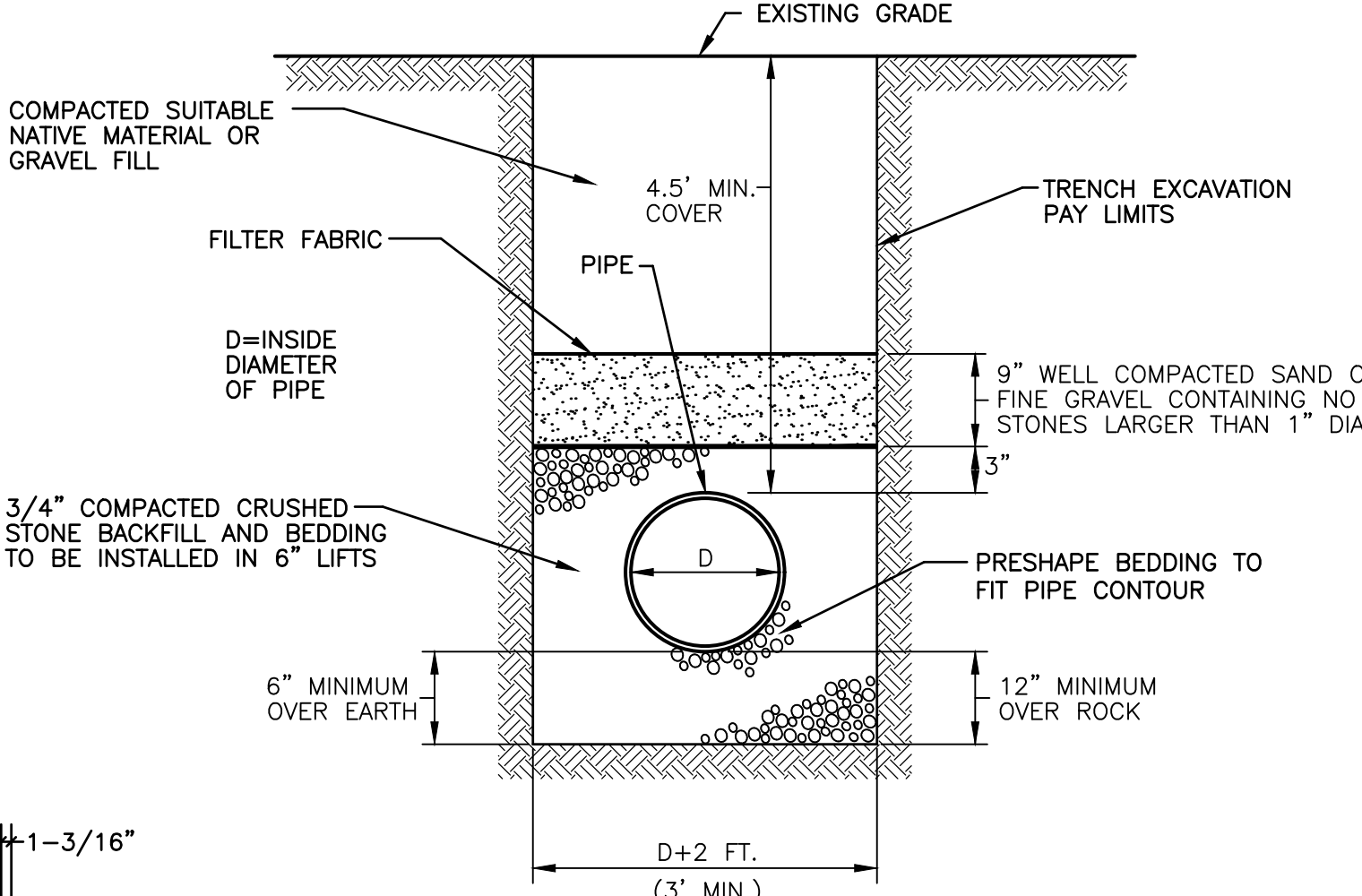
TEMPORARY PAVEMENT

NOT TO SCALE



HANDICAPPED PARKING SIGN DETAIL

NOT TO SCALE

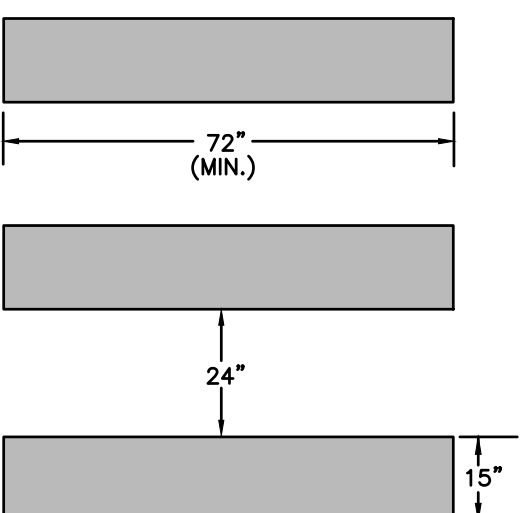


WATERLINE TRENCH DETAIL

NOT TO SCALE

MATERIAL SPECIFICATIONS - WATER:

- 8" WATER MAIN PIPE SHALL BE DUCTILE IRON PIPE AND SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C151/A21.51. JOINTS SHALL BE GASKETED PUSH ON TYPE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C111/A21.11. PIPE SHALL BE SUPPLIED WITH THE STANDARD EXTERIOR BITUMINOUS COATING OF EITHER COAL TAR OR ASPHALT BASE APPROXIMATELY ONE MIL THICK. THE INTERIOR SHALL BE CEMENT LINED, DOUBLE THICKNESS, IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. PIPE SHALL BE OF THICKNESS CLASS 52. PIPE SHALL BE MANUFACTURED BY UNITED STATES PIPE FOUNDRY, GRIFFIN PIPE, CLOW PIPE, ATLANTIC STATES CAST IRON PIPE, MCWANE OR APPROVED EQUAL.
- IRON BODY RESILIENT-SEATED GATE VALVES SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C509. THEY SHALL HAVE MECHANICAL JOINT ENDS MEETING THE REQUIREMENTS OF ANSI/AWWA C111/A21.11 AND O-RING STEM SEALS. VALVES SHALL BE WRENCH-OPERATED, AND RATES AT A WORKING PRESSURE OF 200 PSI. RESILIENT-SEATED GATE VALVES SHALL BE MANUFACTURED BY KENNEDY VALVE, CLOW CORPORATION, MUELLER COMPANY, OR APPROVED EQUAL.
- VALVE BOXES SHALL BE HEAVY PATTERN CAST-IRON, CAST IN TWO TELESCOPING SECTIONS OF SLIDING CONSTRUCTION, AND OF SUCH LENGTH AS WILL PROVIDE, WITHOUT EXTENSION, THE REQUIRED COVER. THE LOWER SECTION SHALL BE AT LEAST 5 1/2 INCHES INSIDE DIAMETER, BELLED OR DOMED AT THE BOTTOM TO FIT OVER THE WORK. THE UPPER SECTION SHALL HAVE A FLANGED TOP SECTION TO INTERLOCK IN PAVING AND SHALL FIT OVER THE LOWER SECTION AND SHALL BE FLANGED AT ITS BASE TO PROVIDE PROPER BEARING. COVERS SHALL BE AT LEAST 6 INCHES IN DIAMETER, SHALL FIT FLUSH WITH THE TOP, AND HAVE THE WORD "WATER" CAST THEREON IN RAISED LETTERS. VALVE BOXES SHALL BE OF GOOD QUALITY CAST-IRON FREE FROM ALL DEFECTS IN MATERIAL AND WORKMANSHIP. AND SHALL BE COATED WITH COAL-TAR PITCH ENAMEL OR OTHER APPROVED COATING. VALVE BOXES SHALL BE "BUFFALO" TYPE SUITABLE FOR THE SIZE VALVE ON WHICH THEY ARE USED AND SHALL BE AS MANUFACTURED BY BUFFALO PIPE AND FOUNDRY, MUELLER COMPANY, J.B. CLOW & SONS, BINGHAM & TAYLOR, INC. OR EQUAL.
- FITTINGS SHALL BE DUCTILE IRON MEETING THE REQUIREMENTS OF ANSI/AWWA C153/A21.53, WITH MECHANICAL JOINTS WITH CORTEN BOLTS IN CONFORMANCE WITH ANSI/AWWA C111/A21.11. FITTINGS SHALL HAVE AN INSIDE LINING OF CEMENT-MORTAR IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. EXTERIOR COATING SHALL BE THE STANDARD BITUMINOUS COATING OF EITHER COAL TAR OR ASPHALT BASE APPROXIMATELY ONE MIL THICK AND SHALL BE MANUFACTURED BY UNITED STATES PIPE & FOUNDRY, GRIFFIN PIPE, CLOW PIPE, ATLANTIC STATES CAST IRON PIPE, MCWANE OR APPROVED EQUAL.
- RETAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINTS ON VALVES AND FITTINGS AND SHALL BE MANUFACTURED BY EBAA IRON, INC. OR APPROVED EQUAL. CONCRETE THRUST BLOCK SHALL BE PROVIDED AS DETAILED ON THESE DRAWINGS.
- CONNECTING SLEEVES SHALL BE MECHANICAL COMPRESSION SLEEVE COUPLINGS DESIGNED FOR THE SPECIFIC TYPES OF PIPE TO BE JOINED AND SHALL BE MANUFACTURED BY THE DRESSER MANUFACTURING DIVISION OR APPROVED EQUAL.



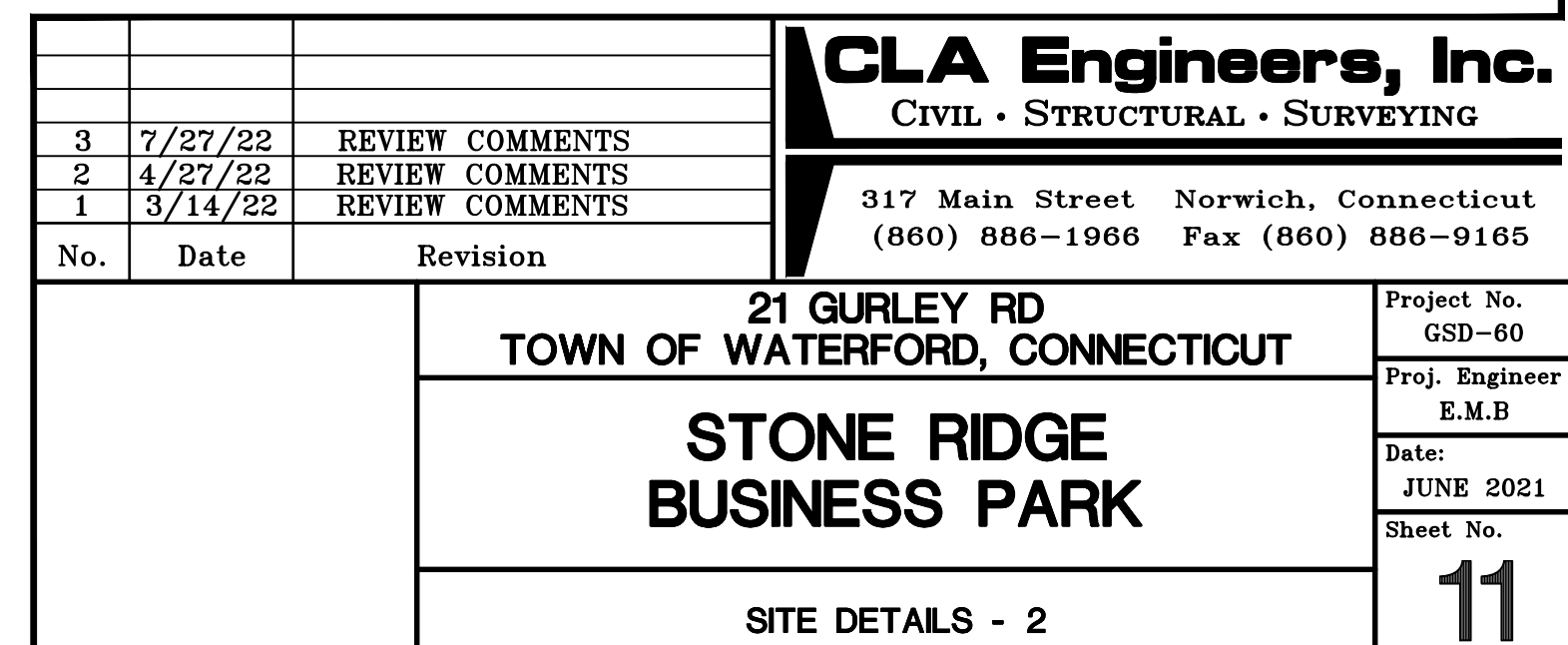
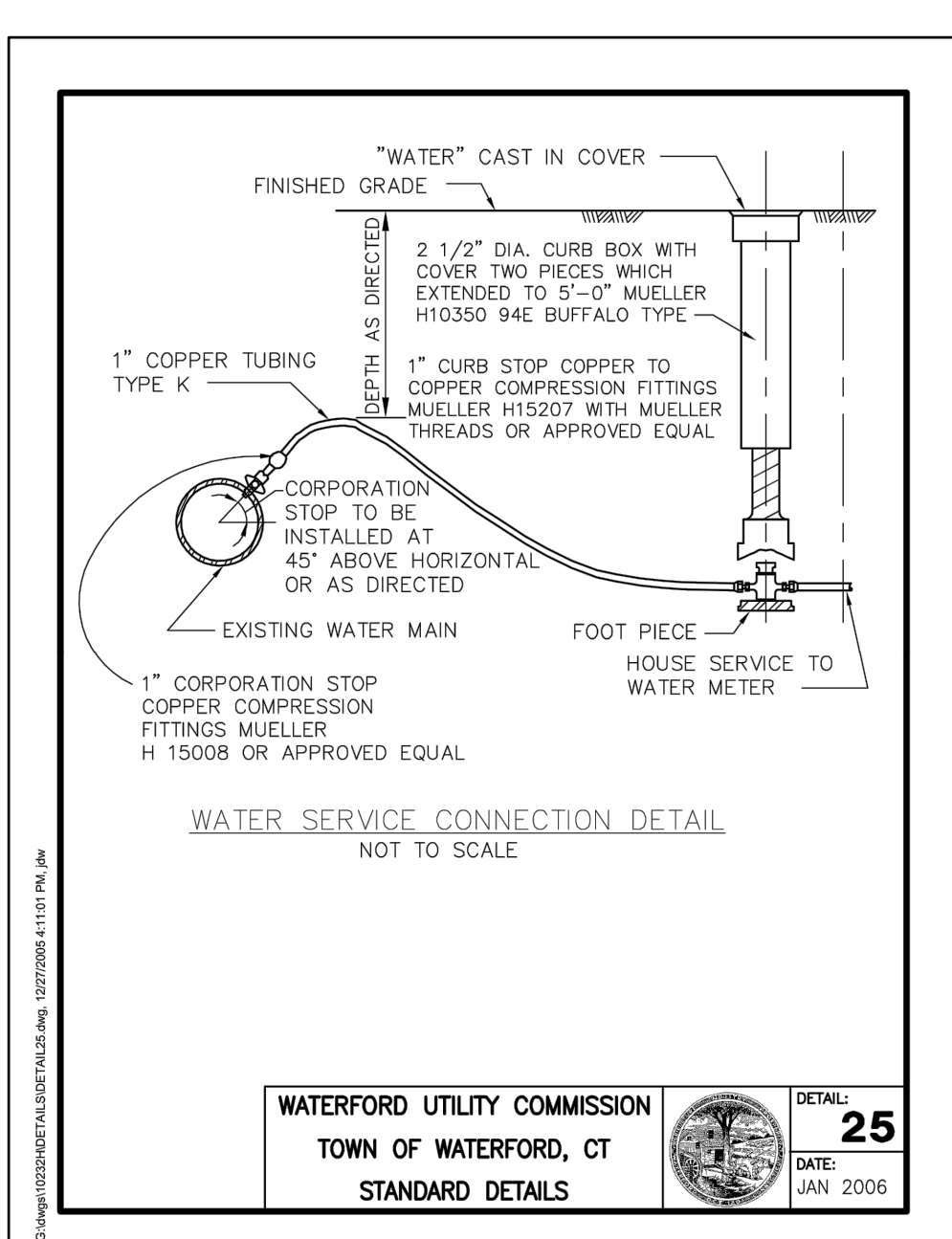
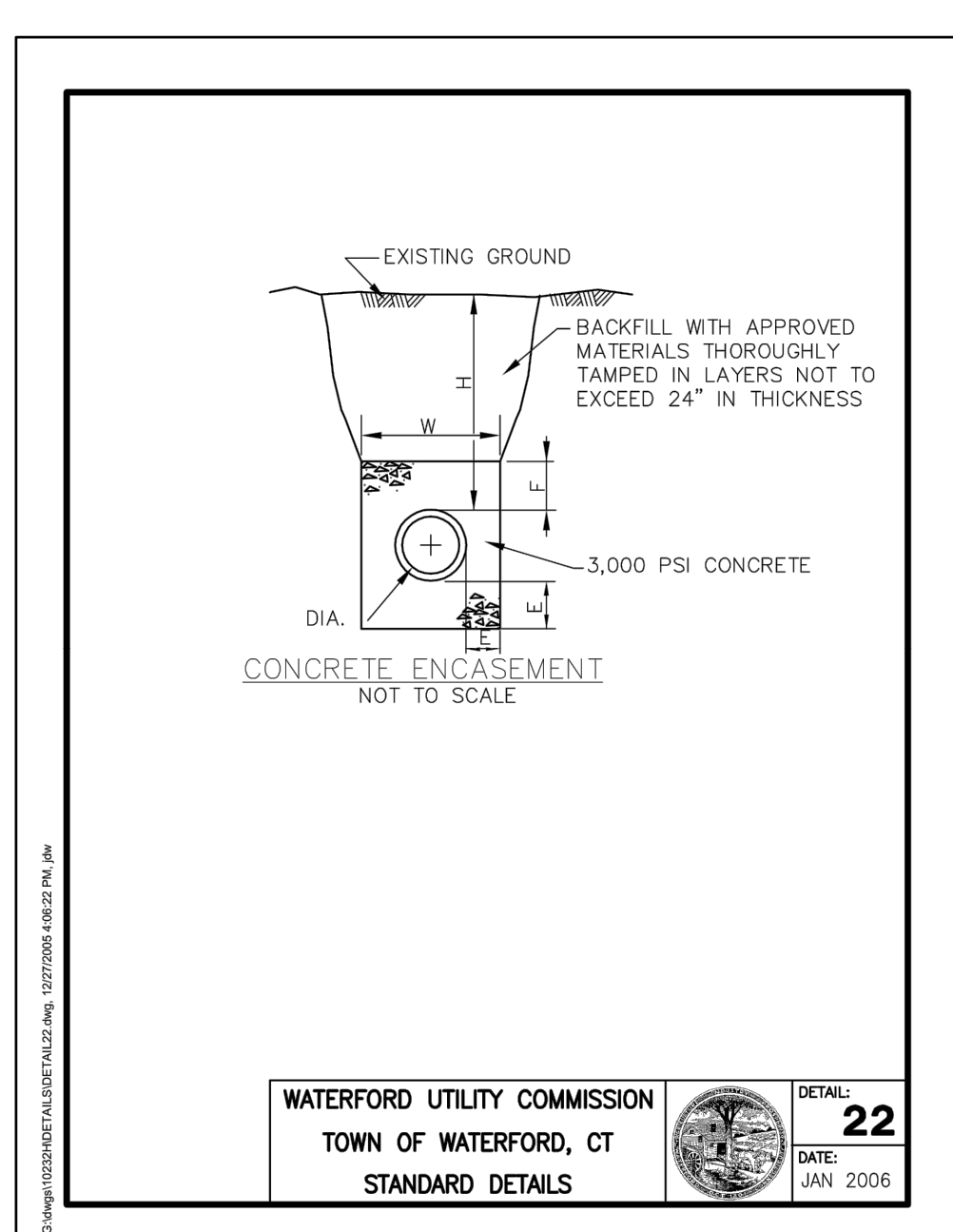
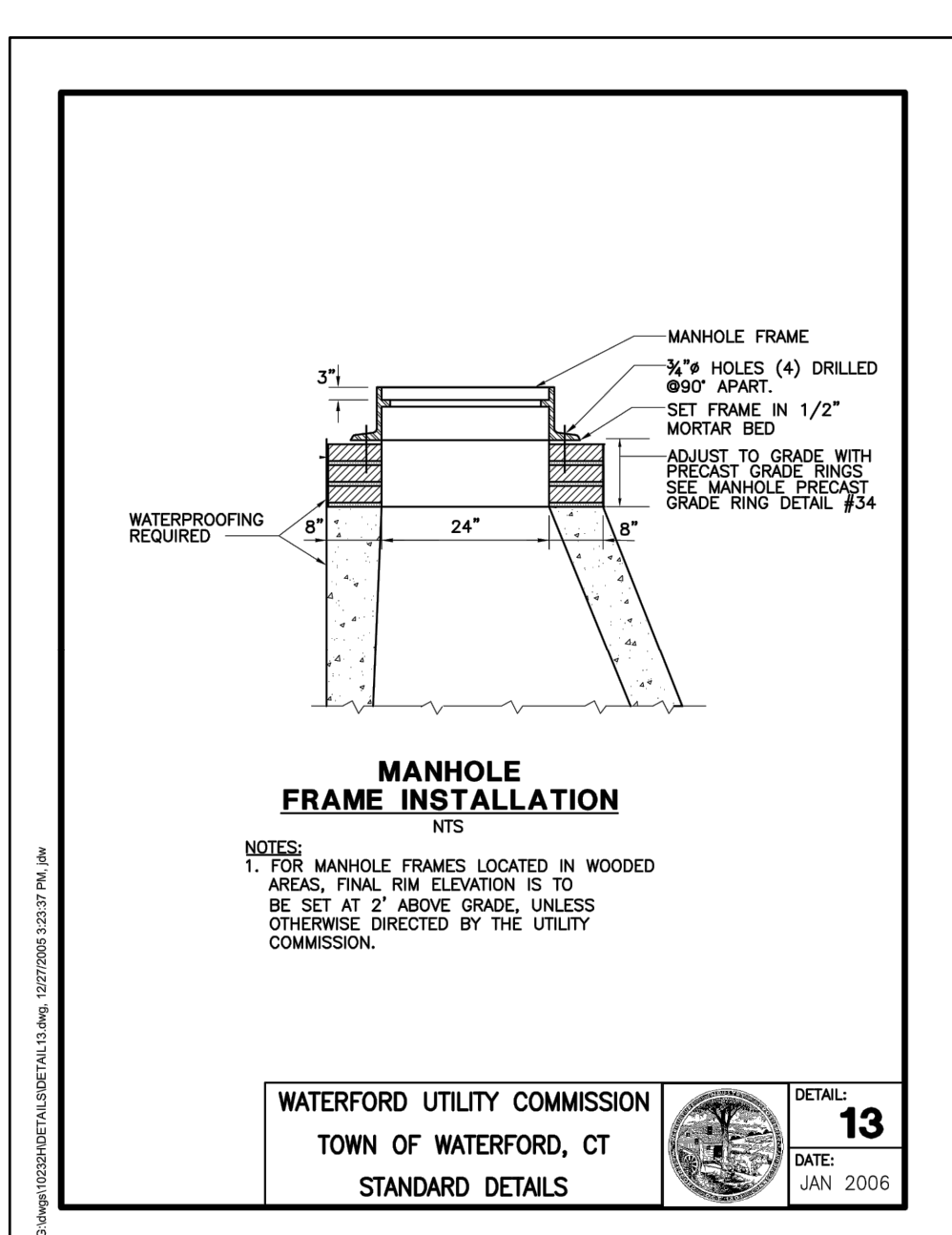
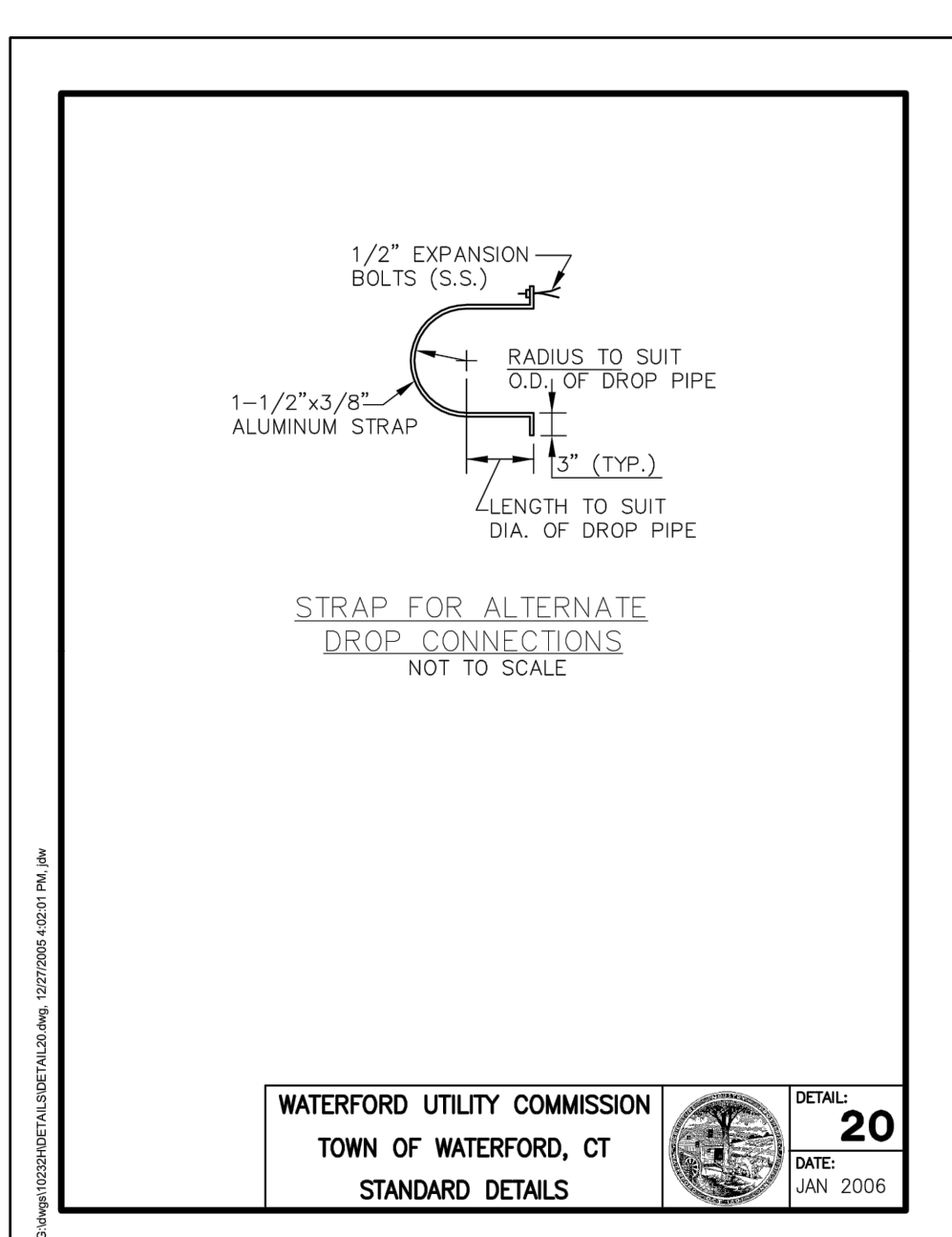
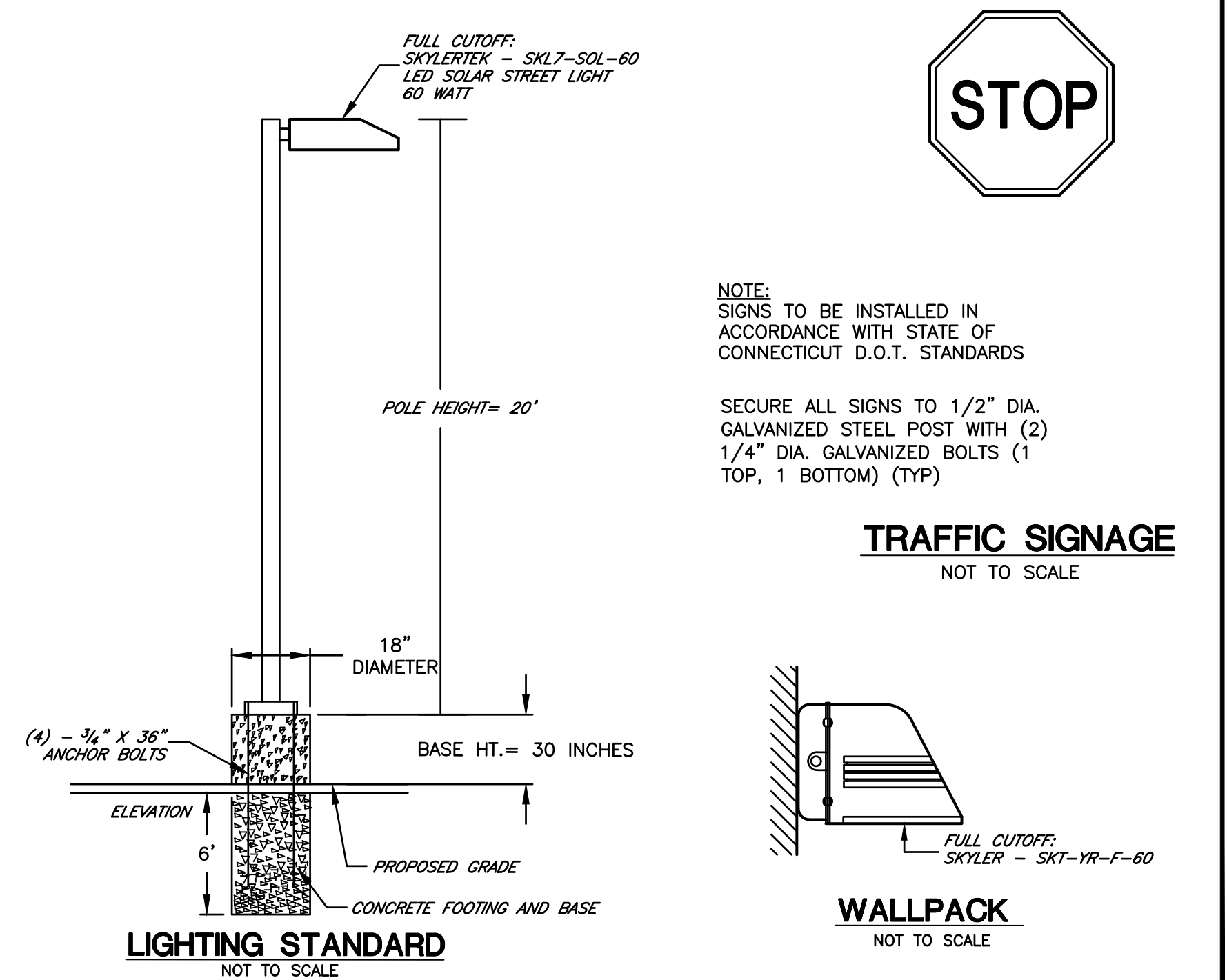
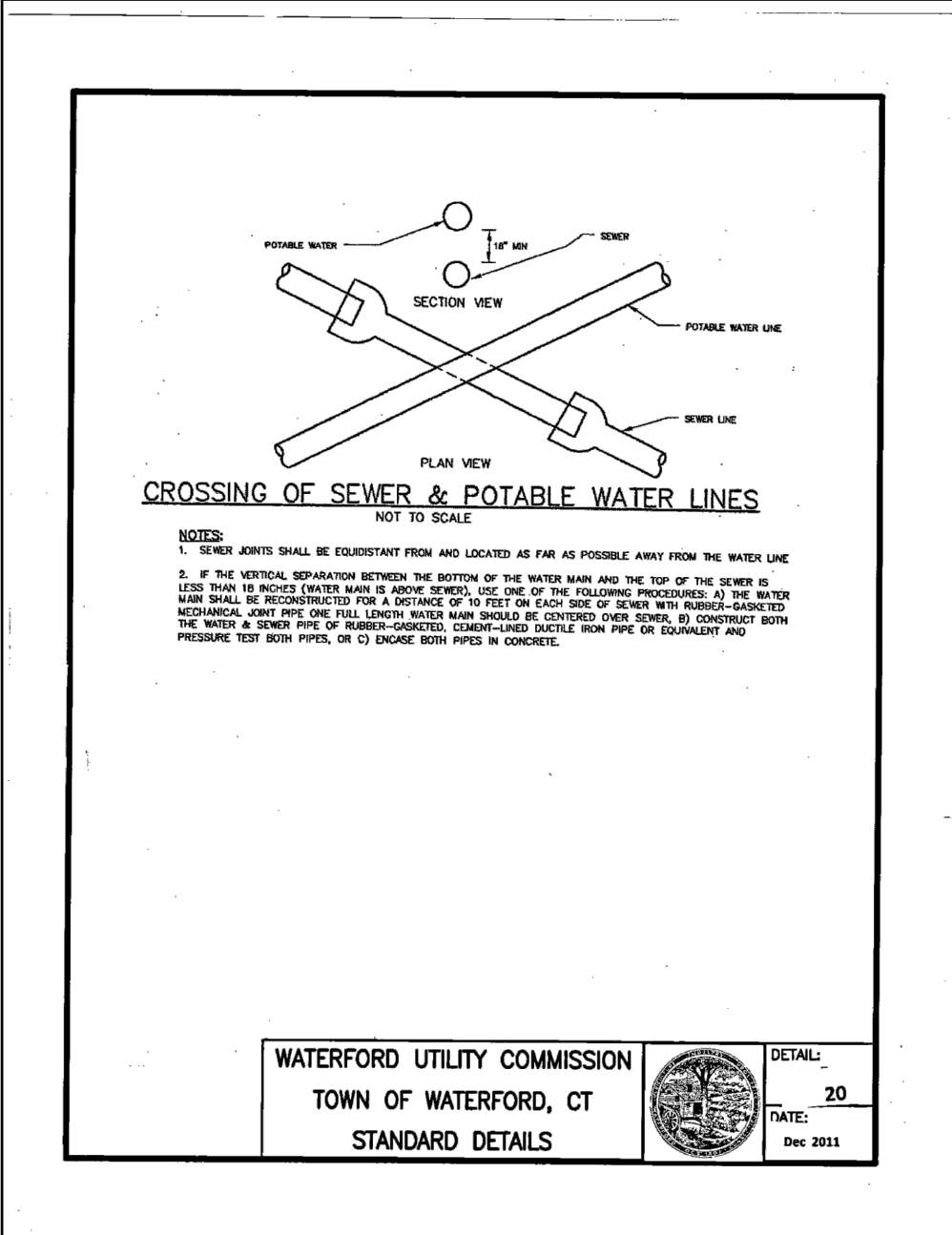
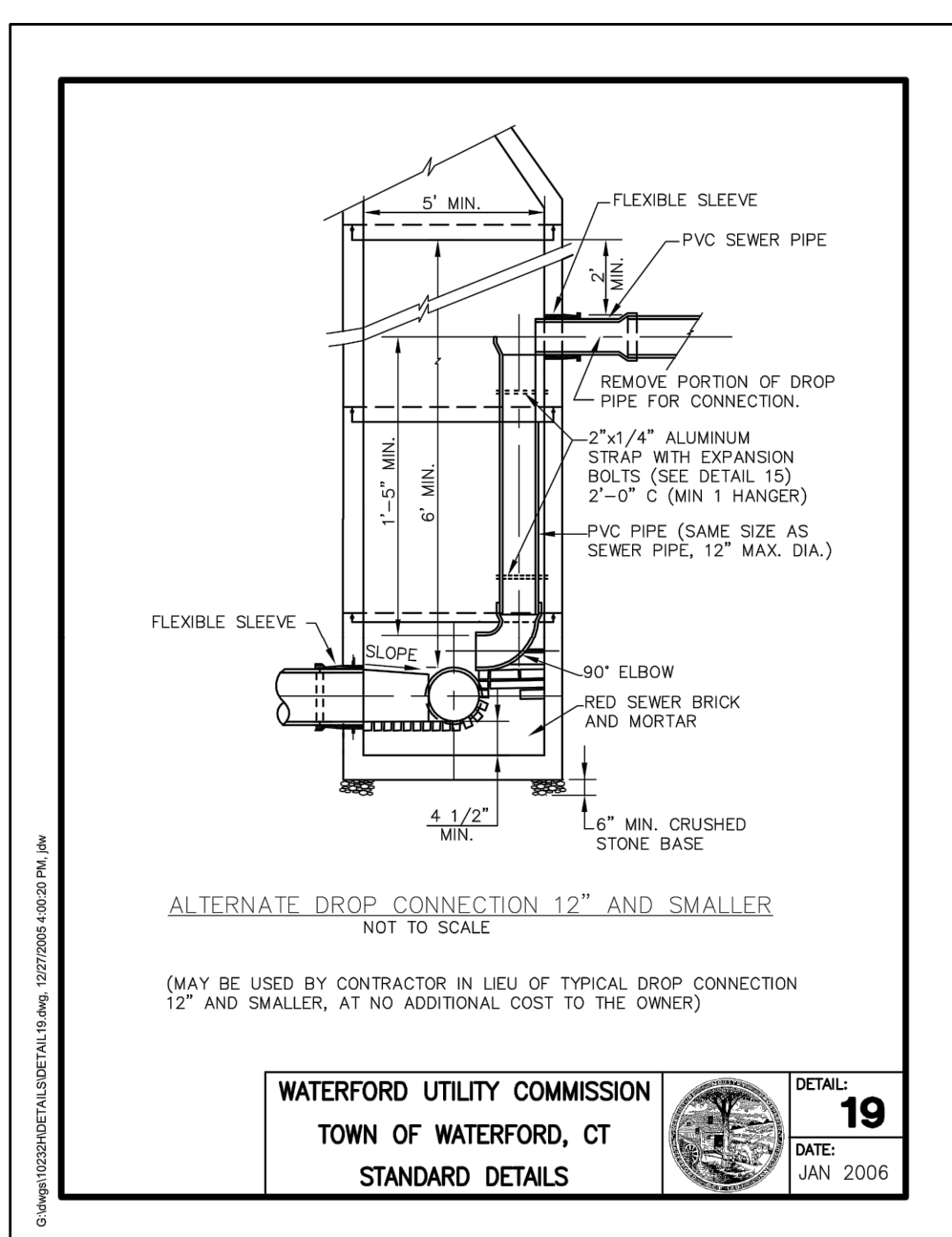
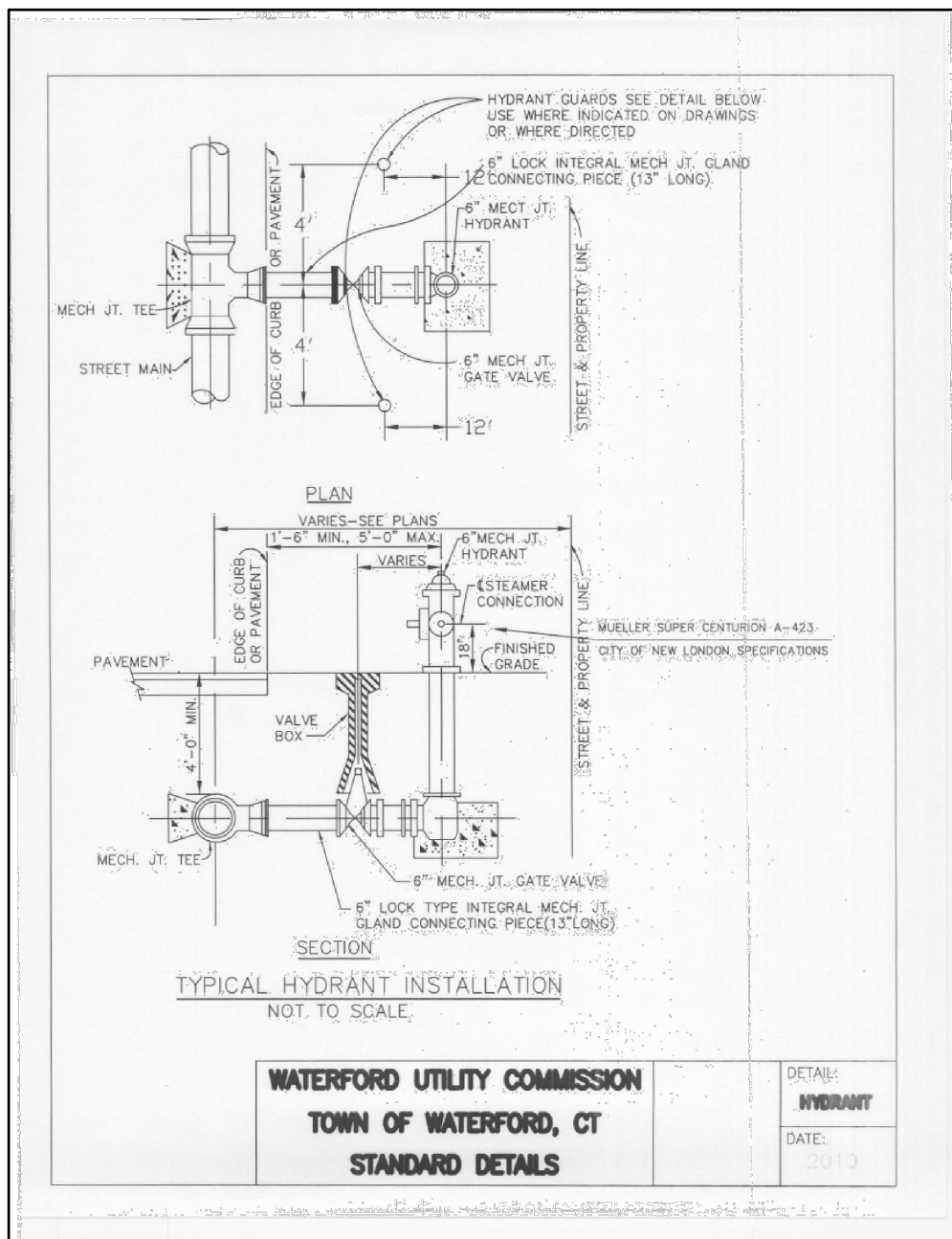
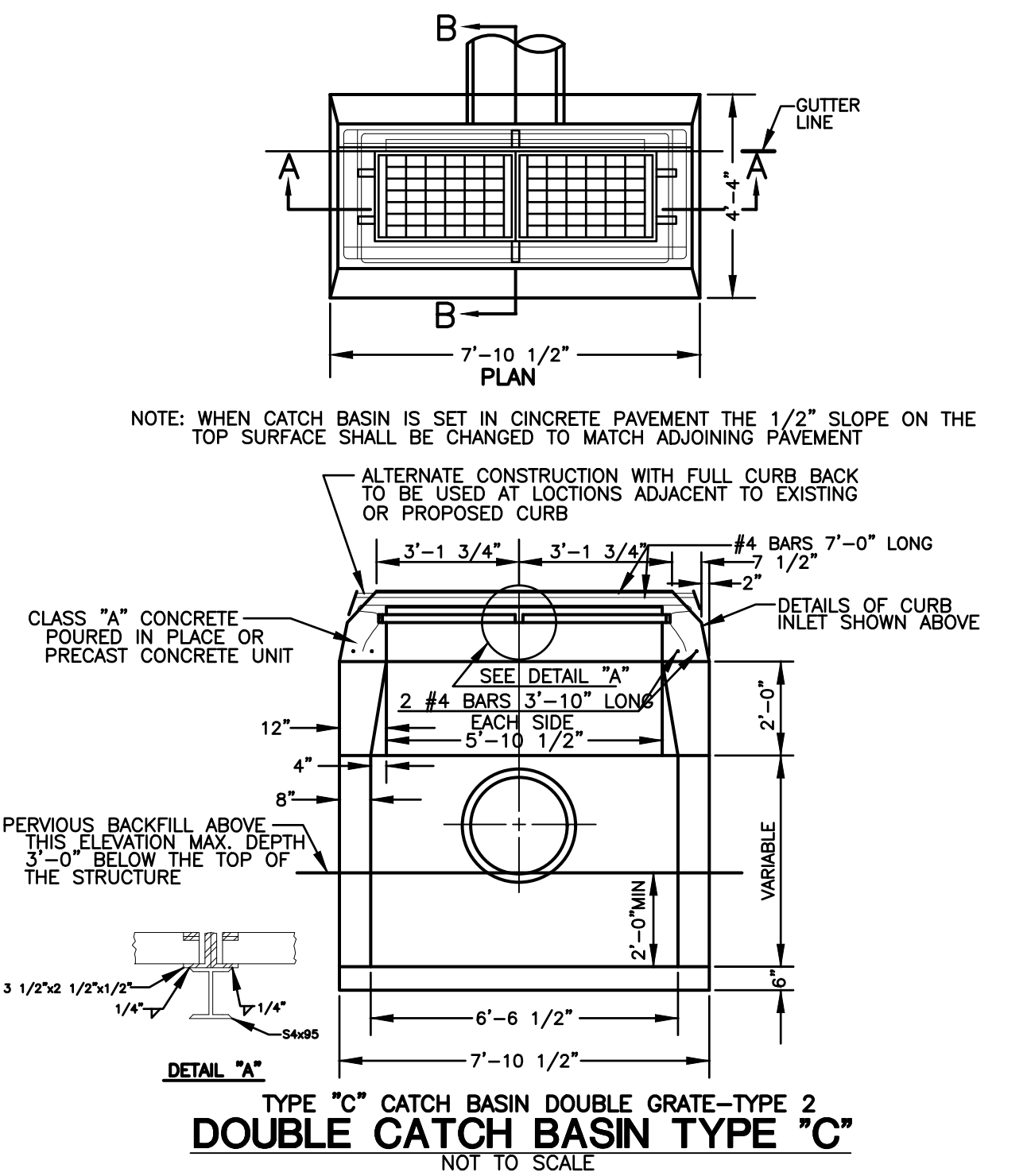
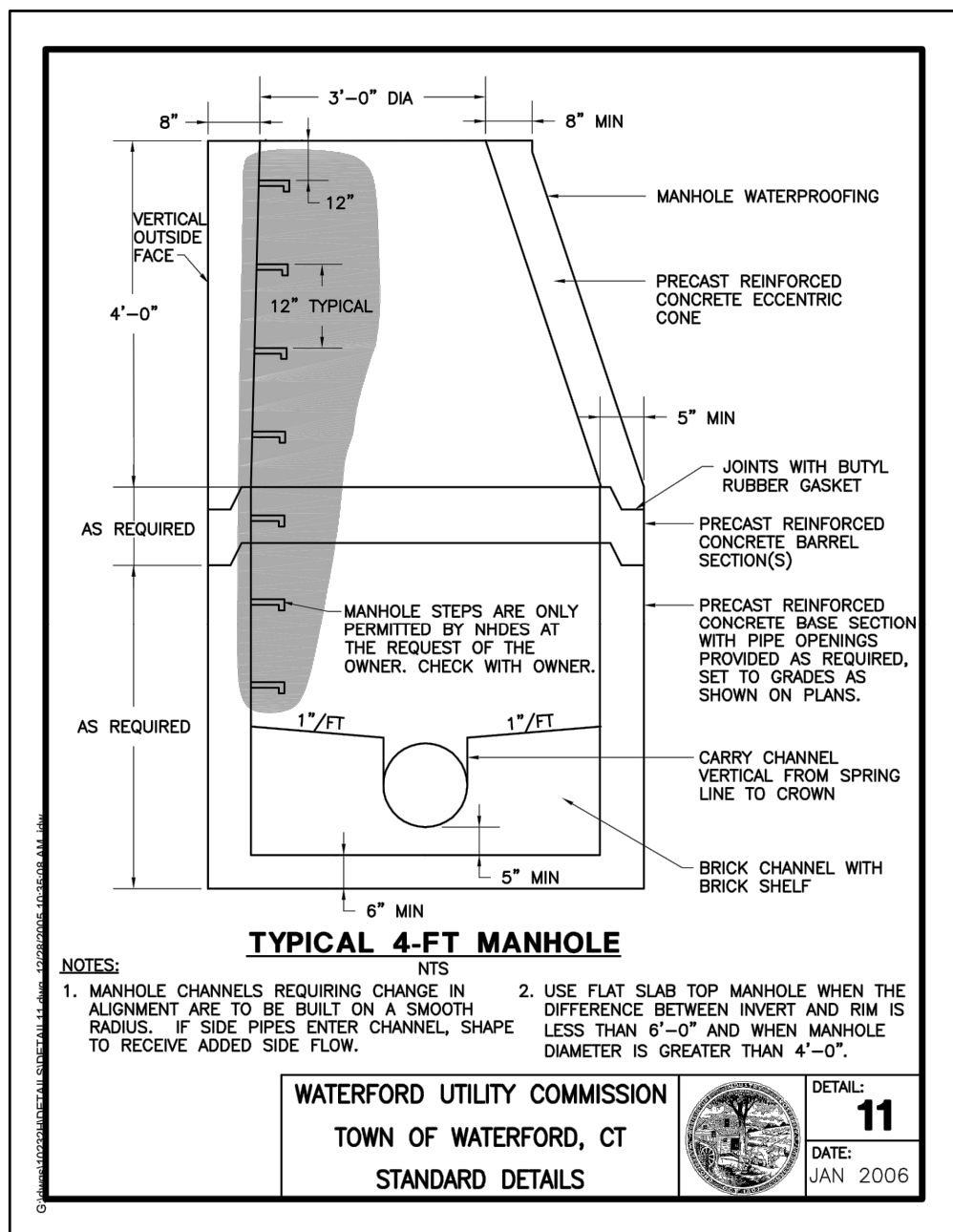
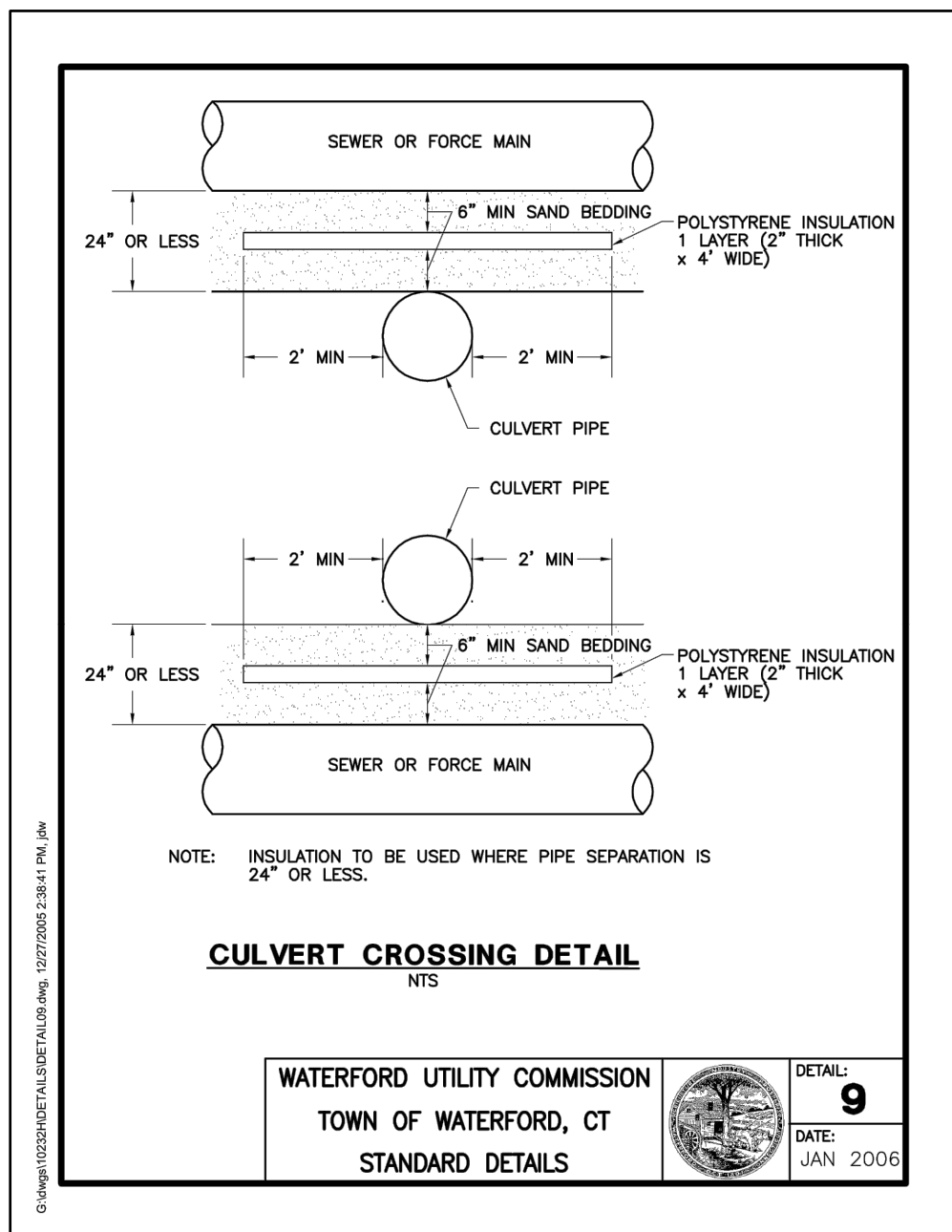
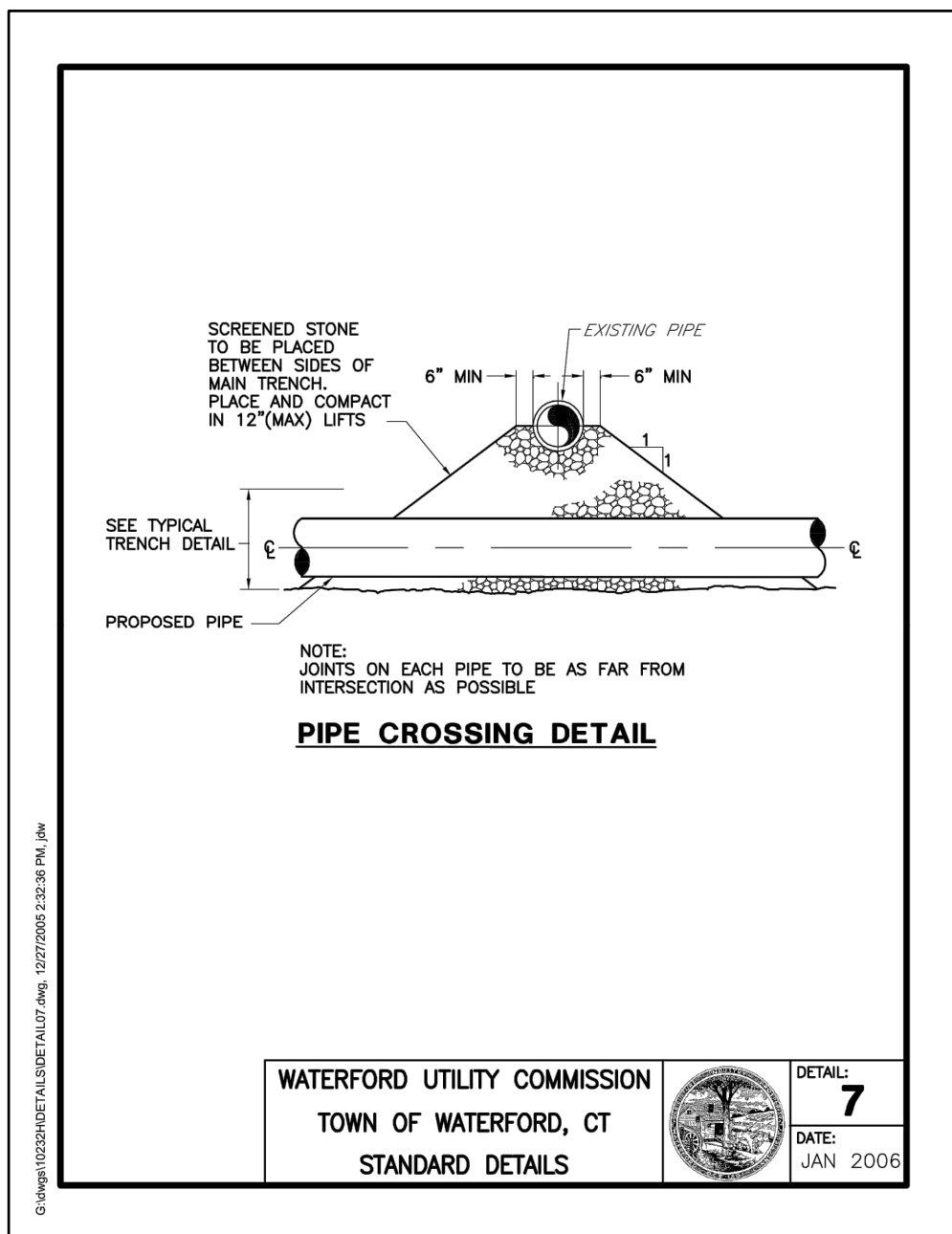
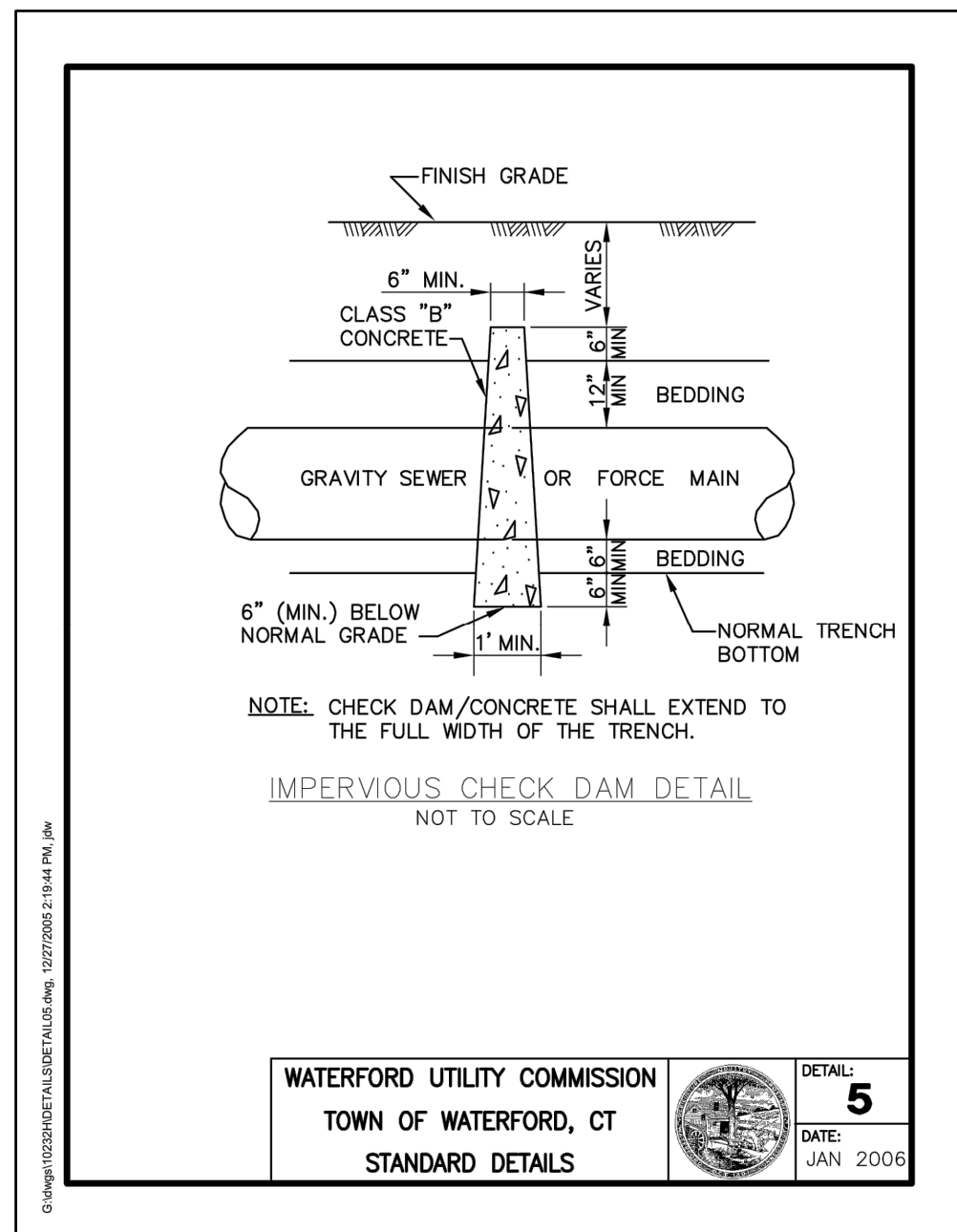
NOTES:

- BAR WIDTH AS SHOWN ON THE PLANS (72" MIN.)
- AT LOCATIONS WHERE THE CROSSWALK IS SKEWED, BARS TO BE PARALLEL TO E AND ENDS OF BARS TO BE PARALLEL. THE LENGTH OF THE BARS WILL VARY DEPENDING ON THE ANGLE OF SKEW.
- BARS SHALL NORMALLY BE NO CLOSER THAN 2'-0" FROM CURB LINE/EDGE OF ROAD, WHERE EXCESS SPACE MAY DEVELOP THIS DISTANCE MAY BE DECREASED TO 1'-0".

CROSSWALK DETAIL

NOT TO SCALE

			CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
			317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165	
			21 GURLEY RD TOWN OF WATERFORD, CONNECTICUT	
			STONE RIDGE BUSINESS PARK	
			SITE DETAILS - 1	
No.	Date	Revision	Project No. GSD-60	
3	7/27/22	REVIEW COMMENTS	Proj. Engineer E.M.B	
2	4/27/22	REVIEW COMMENTS	Date: JUNE 2021	
1	3/14/22	REVIEW COMMENTS	Sheet No.	
			10	



POLLUTION PREVENTION PLAN

1. **POLLUTION PREVENTION TEAM**
THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
- PARKING LOTS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEEP CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.
- A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
- B. DURING APRIL (AFTER SNOW MELT) NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.
2. **MAINTENANCE AND INSPECTION**
- A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
- B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS ONCE A YEAR DURING APRIL.
- C. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT AND THE DIRECTOR OF PUBLIC WORKS
3. CLEAN SEDIMENT AND DEBRIS FROM BASINS ONCE A YEAR, DURING APRIL
4. **SPILL OR ACCIDENTAL DISCHARGE**
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
- CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE WATERFORD FIRST SELECTMAN.
- IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
- A. STOP THE SOURCE OF THE SPILL
- B. CONTAIN THE SPILL
- C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
- D. DISPOSE OF ABSORBENT IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
5. BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
2. ALL CATCH BASINS, STORMWATER BASINS, RIPRAP SPLASH PADS & RIPRAP LEVEL SPREADERS SHALL BE CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING AND ALL SEDIMENTS ARE TO BE REMOVED.
3. THE STORMWATER BASINS SHALL BE MOWED TWICE A YEAR.

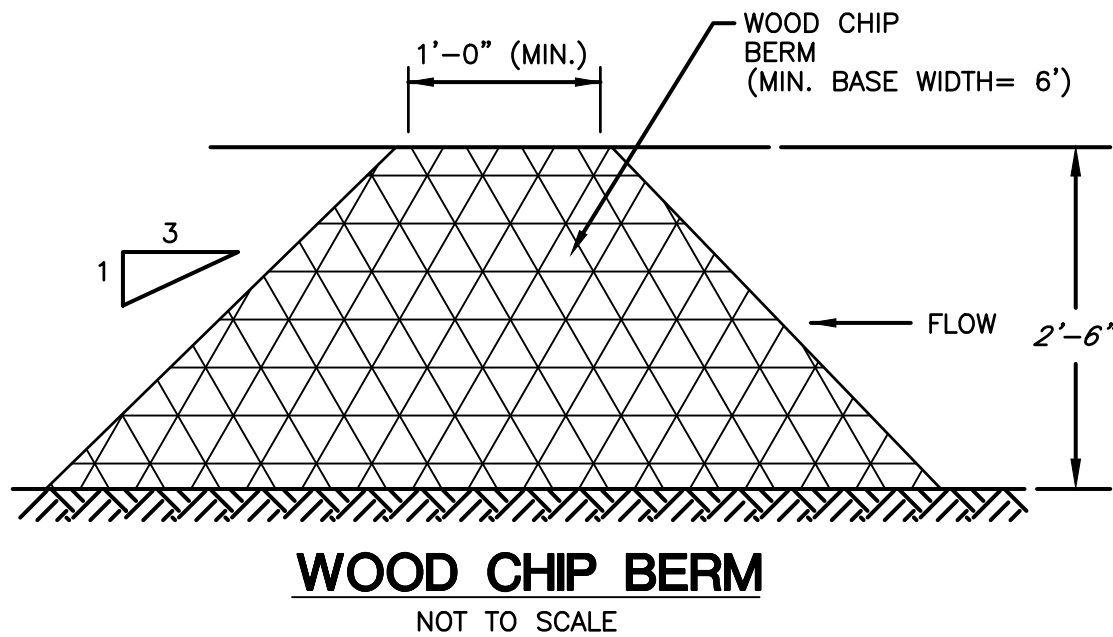
SEEDING

1. COMPOSITION OF SEED MIX CHANGES YEARLY. SEED SPECIFICATIONS MUST BE SUBMITTED TO ENGINEER 2 WEEKS PRIOR TO INSTALLATION. ALL SPECIES MUST BE NATIVE TO WINDHAM COUNTY.
2. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS:
- | | |
|---------------------|-------------|
| KENTUCKY BLUE GRASS | 100 LB's/AC |
| CREeping RED FESCUE | 100 LB's/AC |
| PERENNIAL RYEGRASS | 25 LBS/AC |
3. RESTORED AREAS TO BE SEEDED WITH ABOVE MIX OR EQUAL (SUBJECT TO ENGINEERS APPROVAL). SEED TO BE LIGHTLY RAKED TO ALLOW FOR PROPER SEED/SOIL CONTACT.
4. CONTRACTOR SHALL OVERSEED AND/OR RE-MULCH AS NECESSARY TO ESTABLISH A GOOD COVER OF VEGETATION, WHETHER DUE TO POOR INITIAL COVER, INCLEMENT WEATHER BEFORE/DURING/AFTER SEEDING, OR THE ONSET OF WINTER.
5. CONTRACTOR SHALL SEED BASIN WITH THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR MOIST SITES. CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN EXCELLENT SEED MIX FOR ECOLOGICALLY APPROPRIATE RESTORATIONS ON MOIST SITES THAT REQUIRE QUICK STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASIS THAT DO NOT NORMALLY HOLD STANDING WATER. SOME PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING.

SEEDING: THE MIX MAY BE APPLIED BY HYDROSEEDING, BY MECHANICAL SPREADER, BY HYDRO-SEEDING OR ON SMALL SITES IT CAN BE SPREAD BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND LATE FALL SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

APPLICATION RATE: 35 LBS/ACRE (1250 SQ. FT./LB.)

SPECIES *: SWITCHGRASS (PANICUM VIRGATUM), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), CREEPING RED FESCUE (FESTUCA RUBRA), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SOFT RUSH (JUNCUS EFFUSUS), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), GRASS-LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA), GREEN BULRUSH (SCIRPUS ATROVIRENS), BONESET (EUPATORIUM PERFORIATUM), BLUE VERVAIN (VERBENA HASTATA) UPLAND BENTGRASS (AGROSTIS PERENNANS), BIG BLUESTEM, NIAGRA (ANDROPOGON GERARDII), SENSITIVE FERN (ONOCLEA SENSIBILIS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), WOOLGRASS (SCIRPUS CYPERINUS).

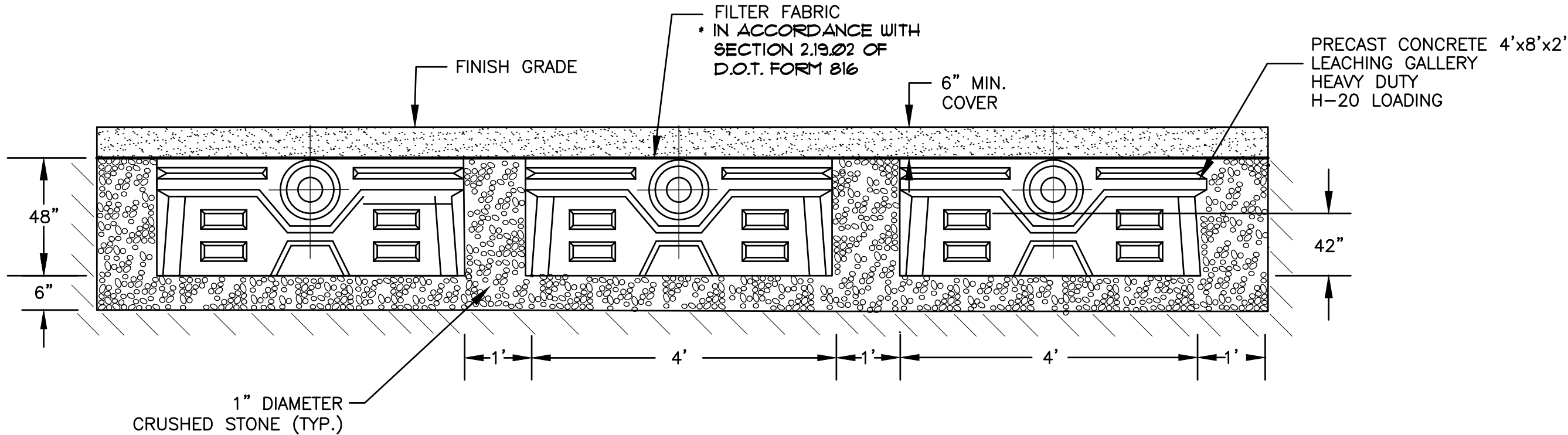


EROSION CONTROL & SEDIMENTATION NARRATIVE

- BUILDING 1 WILL BE CONSTRUCTED FIRST (PHASE 1) FOLLOWED BY BUILDINGS 2-6 (PHASE 2)
- PHASE 1
1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF WATERFORD ENVIRONMENTAL PLANNER. WORK TO BEGIN AS SOON AS ALL PERMITS ARE APPROVED. CONSTRUCTION SHOULD TAKE 5 YEARS FROM START TO FINISH (ESTIMATED DATE DECEMBER 1, 2022, COMPLETED BY DECEMBER 1, 2027).
2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ENVIRONMENTAL PLANNER. ALL WORK SHOWN ON SHEET 2, EROSION & SEDIMENT PLAN SHALL BE COMPLETED.
3. STAKE LIMITS OF CLEARING FOR BUILDING 1 (DECEMBER 1, 2022).
4. INSTALL CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENTATION MEASURES AT BUILDING 1 SITE PER PLAN.
5. THE CONTRACTOR SHALL CONTACT THE ENVIRONMENTAL PLANNER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ENVIRONMENTAL PLANNER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES (DECEMBER, 2022).
6. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
7. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
8. CONSTRUCT TEMPORARY SEDIMENT TRAPS PRIOR TO ROUGH GRADING OF SOIL. INSTALL NORTH AMERICAN GREEN S-150 EROSION MATS ON SIDE WALLS, IMMEDIATELY SEED. INSTALL RIPRAP IN BOTTOM OF BASIN AND WHERE SHOWN ON SIDE SLOPE (DECEMBER 2022).
9. CLEARING AND GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED AND STOCKPILED IN AN AREA AS SHOWN ON THE PLANS & SURROUNDED WITH SILT FENCE (JANUARY AND FEBRUARY 2023).
10. ROUGH GRADE SITE, EXCAVATE FOR BUILDING FOOTINGS, AND INSTALL UTILITIES (MARCH 2023).
11. BUILDING CONSTRUCTION TO PROCEED, INSTALL DRAINAGE SYSTEM AND FINISH GRADING. INSTALL SILT SACKS ALL CATCH BASINS (MARCH-MAY 2023).
12. BIT. CONCRETE PAVEMENT FOR THE ENTIRE SITE CAN BE INSTALLED (MAY OR JUNE 2023).
13. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
14. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED (MAY 1, 2024).
15. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1 (MAY 1, 2023).
16. THE FOLLOWING SEED MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS
KENTUCKY BLUE GRASS 100 LBS/AC
CREEPING RED FESCUE 100 LBS/AC
PERENNIAL RYEGRASS 25 LBS/AC
17. CLEAN OUT NEW & EXISTING CATCH BASINS & OUTLETS (JUNE 1, 2024).
18. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
19. CLEAN OUT AND CONVERT THE TEMPORARY SEDIMENT BASINS TO THE PERMANENT FOREBAY (JUNE 1, 2024).
20. CLEAN OUT SEDIMENT FROM FOREBAY AND COMPLETE CONSTRUCTION OF STORMWATER BASIN & LINE WITH NORTH AMERICAN GREEN S-150 MATS ON BOTTOM & SIDE WALLS (JUNE 15, 2024).
21. REMOVE TEMPORARY E&S UPON VEGETATIVE STABILIZATION (JULY 1, 2024).

PHASE 2

1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF WATERFORD ENVIRONMENTAL PLANNER. WORK TO BEGIN AS SOON AS ALL PERMITS ARE APPROVED. CONSTRUCTION SHOULD TAKE 5 YEARS FROM START TO FINISH (ESTIMATED DATE APRIL 1, 2022, COMPLETED BY DECEMBER 1, 2027).
2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ENVIRONMENTAL PLANNER. ALL WORK SHOWN ON SHEET 2, EROSION & SEDIMENT PLAN SHALL BE COMPLETED.
3. STAKE LIMITS OF CLEARING FOR BUILDINGS 2-6 (APRIL 1, 2022).
4. INSTALL CONSTRUCTION ENTRANCE AND EROSION AND SEDIMENTATION MEASURES SITE PER PLAN.
5. THE CONTRACTOR SHALL CONTACT THE ENVIRONMENTAL PLANNER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ENVIRONMENTAL PLANNER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES (APRIL 2023).
6. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
7. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS.
8. CONSTRUCT TEMPORARY SEDIMENT TRAPS PRIOR TO ROUGH GRADING OF SOIL. INSTALL NORTH AMERICAN GREEN S-150 EROSION MATS ON SIDE WALLS, IMMEDIATELY SEED. INSTALL RIPRAP IN BOTTOM OF BASIN AND WHERE SHOWN ON SIDE SLOPE (APRIL AND MAY 2023).
9. CLEARING AND GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED AND STOCKPILED IN AN AREA AS SHOWN ON THE PLANS & SURROUNDED WITH SILT FENCE (MAY-JULY 2023).
10. ROUGH GRADE SITE AND INSTALL WATER UTILITY (JULY-AUGUST 2023). TOPSOIL AND HYDROSEED ALL EXPOSED SOILS IMMEDIATELY AFTER ROUGH GRADING
11. BUILDING CONSTRUCTION TO PROCEED STARTING WITH BUILDING 2 AND PROCEEDING IN ORDER TO BUILDING 6, FOR EACH BUILDING, FOLLOW THEM SAME SEQUENCE AS GIVEN BELOW. (AUGUST 2023- DECEMBER 2027.)
12. INSTALL DRAINAGE SYSTEM AND FINISH GRADING. INSTALL SILT SACKS ALL CATCH BASINS
13. BIT. CONCRETE PAVEMENT FOR THE ENTIRE SITE CAN BE INSTALLED
14. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
15. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
16. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 15.
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22. REMOVE TEMPORARY E&S UPON VEGETATIVE STABILIZATION.
23. AN AS-BUILT PLAN OF THE STORM WATER BASIN SHALL BE REQUIRED, WITH AN AS-BUILT INSPECTION REPORT TO THE COMMISSION'S AGENT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.

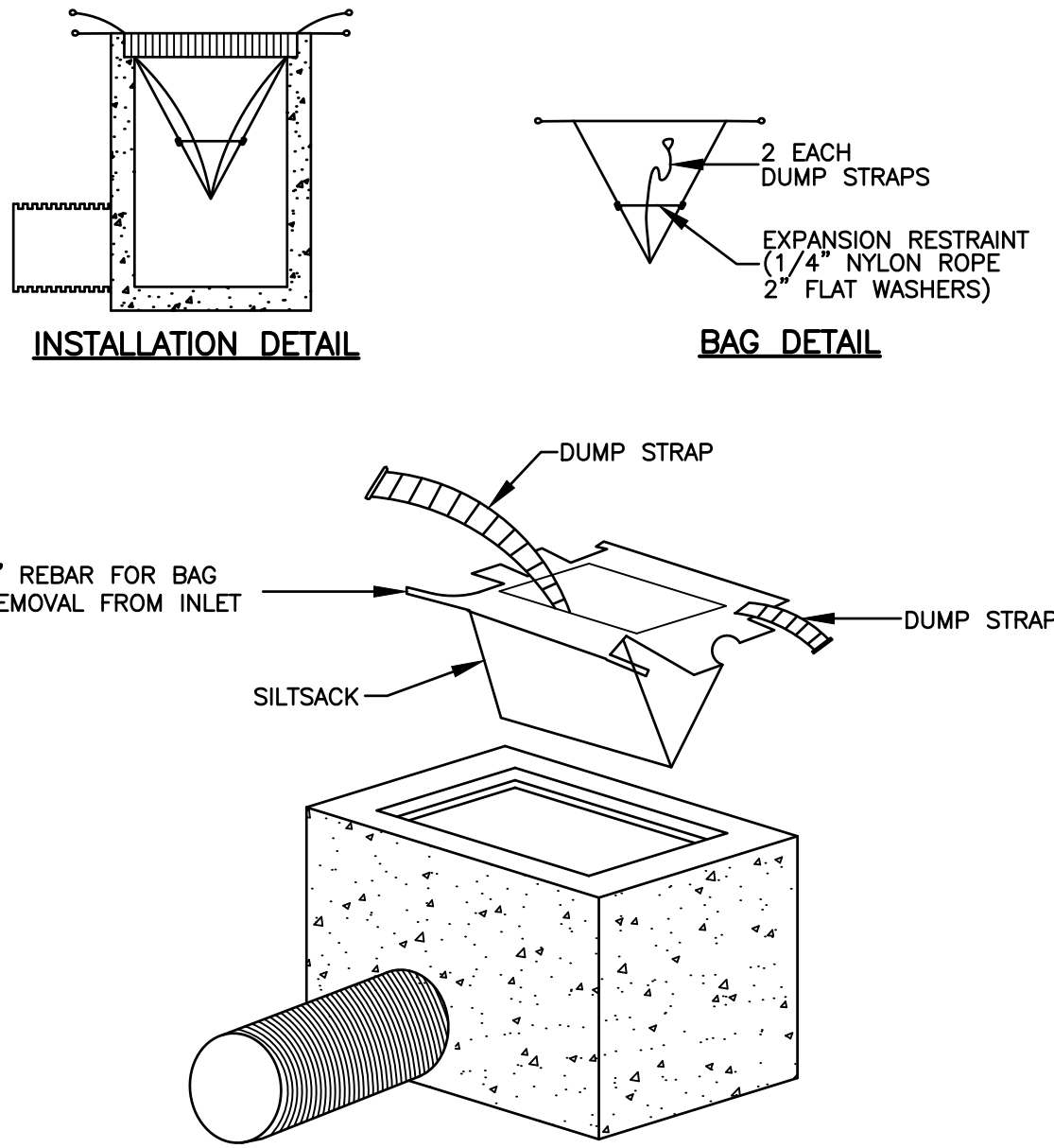


TYPICAL 24" CONCRETE GALLERY TRENCH

NOT TO SCALE

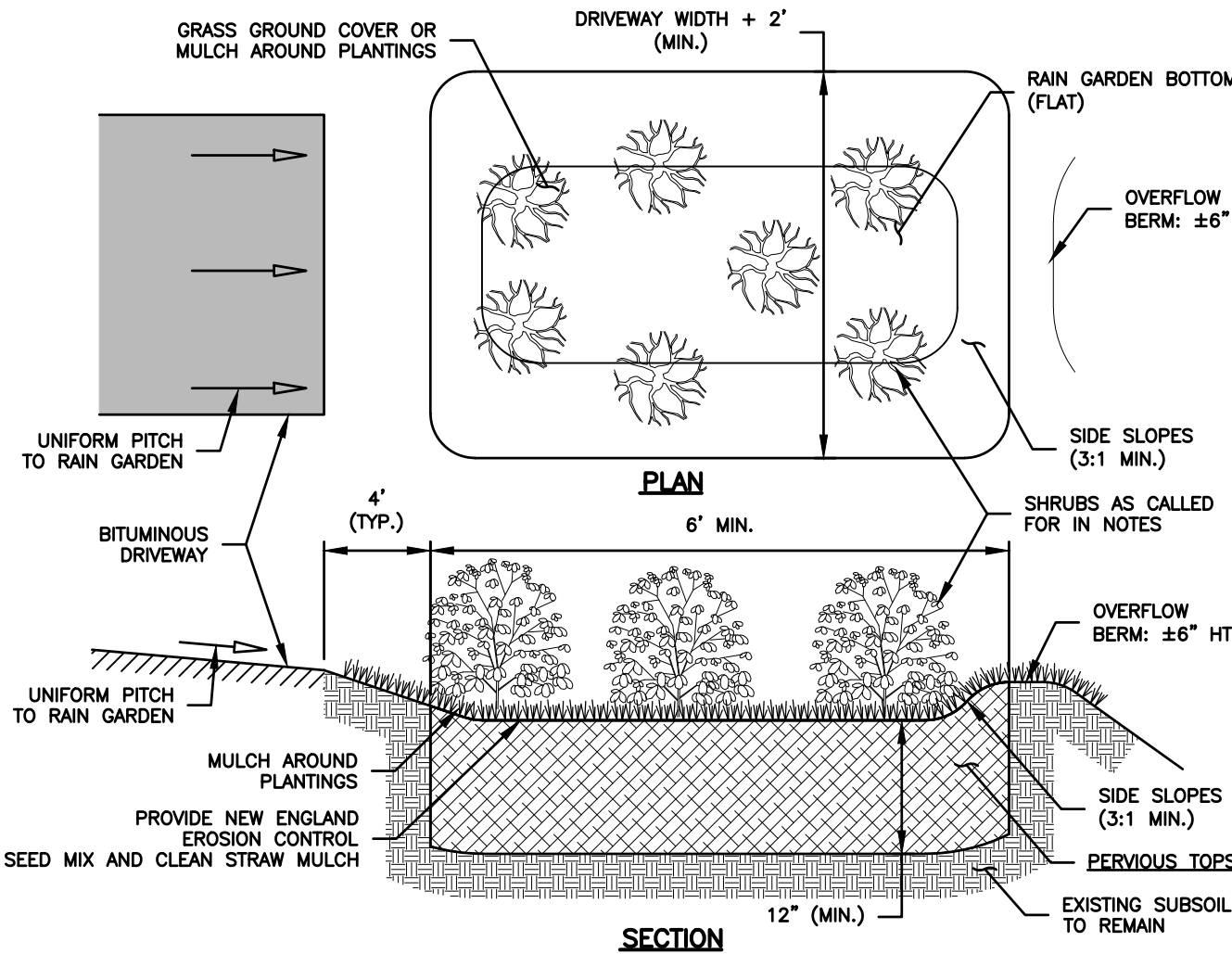
RAIN GARDEN PLANTING SCHEDULE

RAIN GARDEN NUMBER	HIGHBUSH BLUEBERRY (1 GAL)	ARROWOOD VIBURNUM (1 GAL)	WINTERBERRY HOLLY (1 GAL)	SWEET PEPPERBUSH (1 GAL)	BIG BLUESTEM GRASS (PLUGS)	WHITE WOOD ASTER (PLUGS)	GRASS LEAVED GOLDENROD (PLUGS)
1	2	1	1	1	8	8	8
2	2	4	1	1	8	8	8
3	4	2	4	4	32	32	32
4	8	8	8	8	64	64	64
5	2	2	1	1	8	8	8
6	2	2	1	1	8	8	8
7	3	2	2	2	16	16	16
8	3	3	2	2	16	16	16
9	6	6	6	6	48	48	48



INLET SEDIMENT CONTROL DEVICE DETAIL

NOT TO SCALE

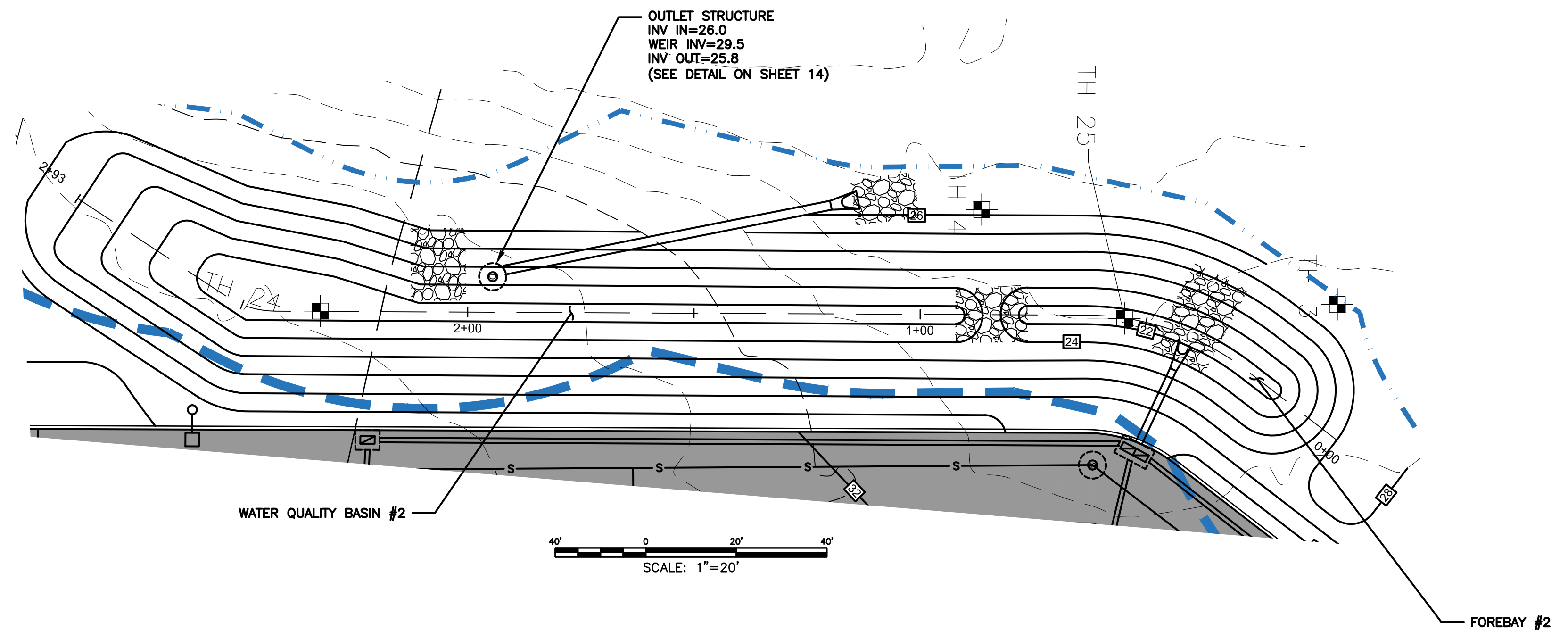
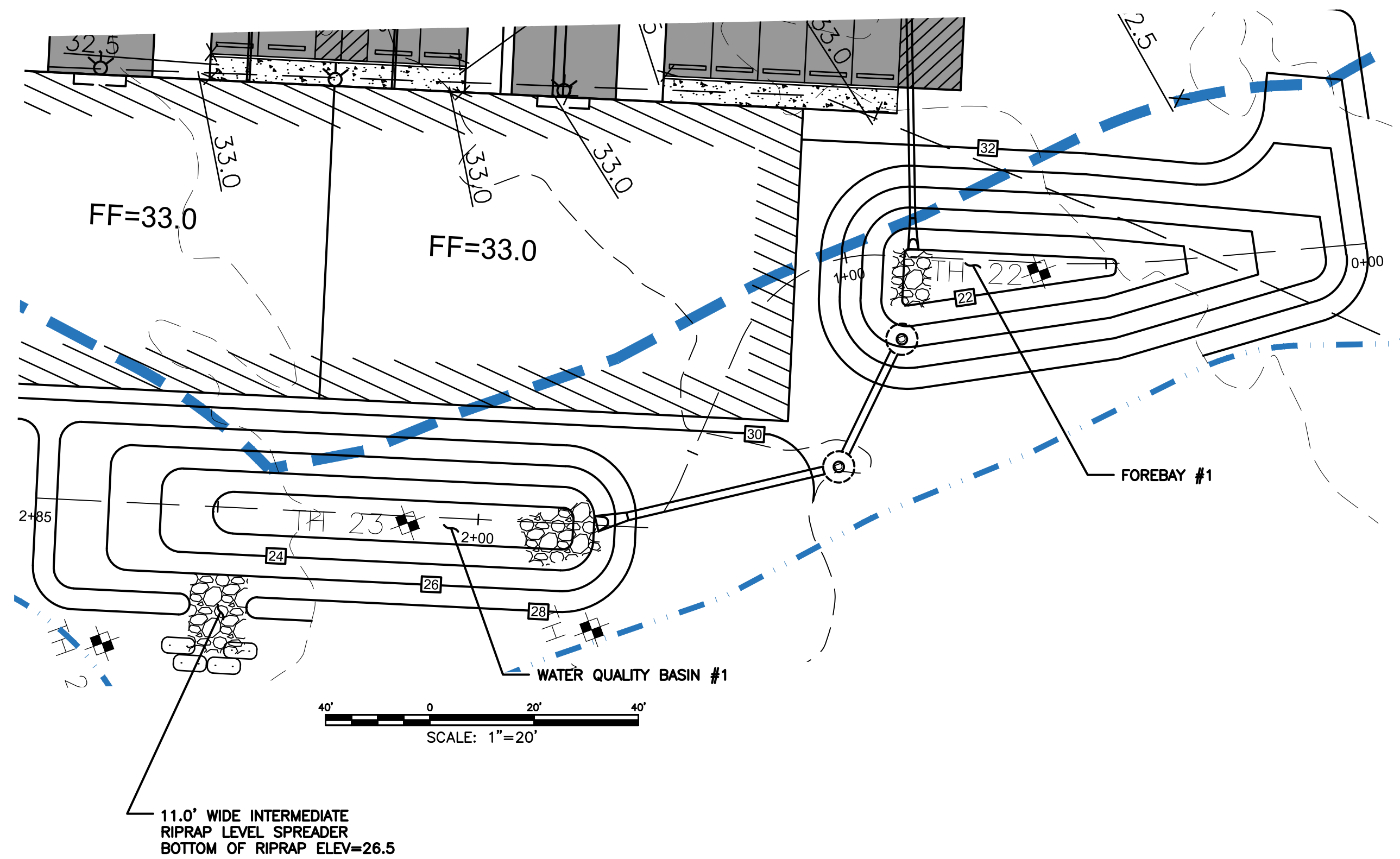


- NOTES:
1. PERVIOUS TOPSOIL MIX SHALL MEET THE REQUIREMENTS OF DOT FORM 816, ARTICLE M.13.01.1 WITH THE FOLLOWING GRADATION:
- | SIZE | % PASSING |
|------|-----------|
| #10 | 100% |
| #40 | 60-80% |
| #80 | 5% |
| #200 | 0% |
- DO NOT COMPACT MATERIAL DURING INSTALLATION.
2. EXCAVATE RAIN GARDEN TO THE GRADES SPECIFIED WITH SIDEWALLS AS NEAR TO VERTICAL AS POSSIBLE. INSTALL PERVIOUS TOPSOIL MIX. DO NOT COMPACT TOPSOIL MIX.
3. SEED MIX SHALL CONFORM THE REQUIREMENTS SPECIFIED IN THE VEGETATIVE COVER NARRATIVE HEREIN.
4. INSTALL SHRUBS AND ALL PLANTINGS IN CONFORMANCE WITH THE CONSTRUCTION DETAILS AND LANDSCAPING NOTES HEREIN.
- LANDSCAPE SCHEDULE:
1. REFER TO RAIN GARDEN PLANTING SCHEDULE
- TYPICAL MAINTENANCE:
1. MOW BOTTOM 2-3 TIMES PER YEARS, AS NEEDED.
2. REPLENISH MULCH AROUND PLANTINGS AS NEEDED.
3. REMOVE SEDIMENT AND LEAF LITTER TWICE YEARLY.
- A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
- B. DURING APRIL (AFTER SNOW MELT)

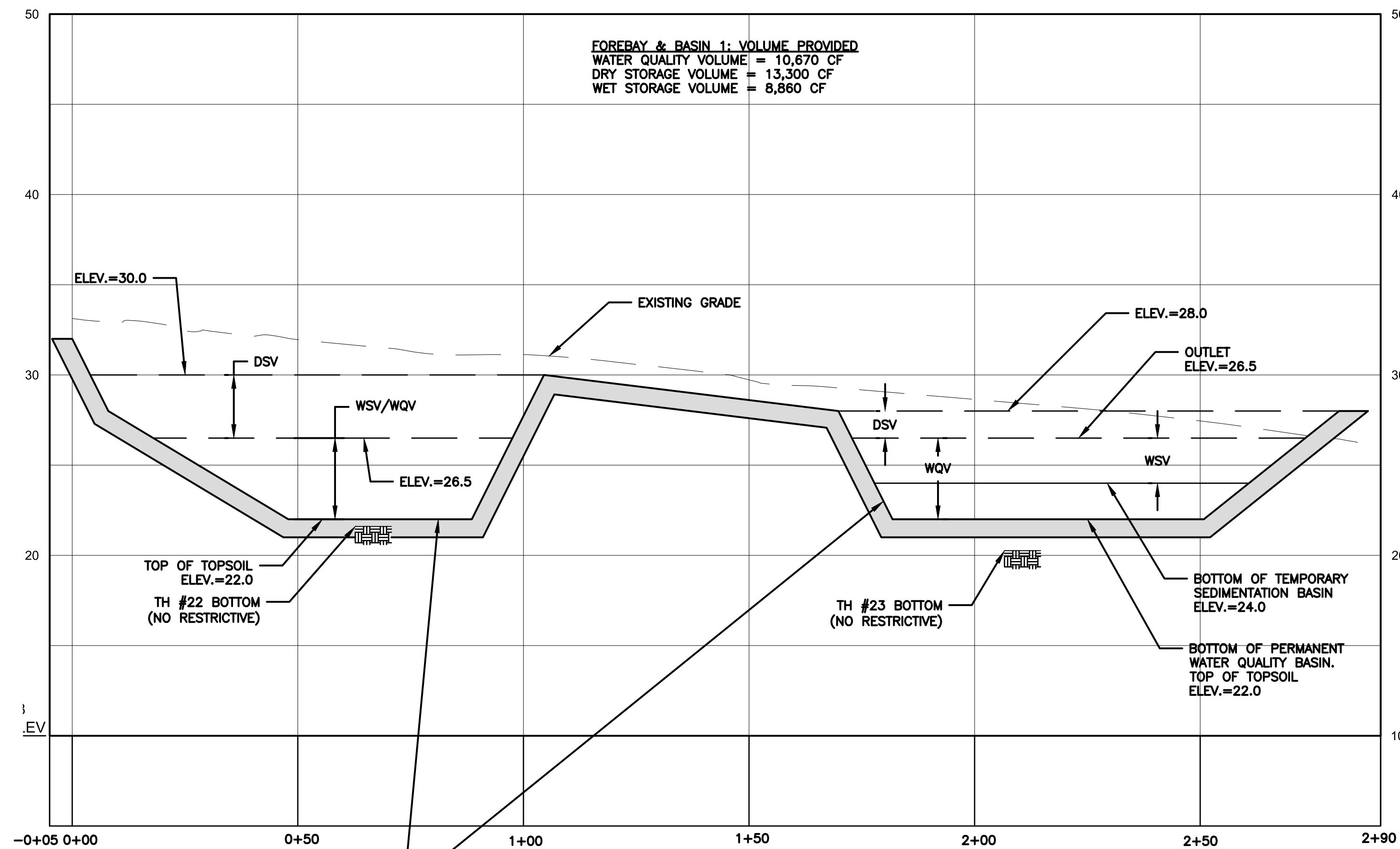
TYPICAL RAIN GARDEN DETAILS

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			CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
3	7/27/22	REVIEW COMMENTS	317 Main Street Norwich, Connecticut (860) 886-1966 Fax (860) 886-9165	
2	4/27/22	REVIEW COMMENTS		
1	3/15/22	REVIEW COMMENTS		
No.	Date	Revision		
			21 GURLEY RD TOWN OF WATERFORD, CONNECTICUT	
			STONE RIDGE BUSINESS PARK	
			EROSION & SEDIMENT CONTROL DETAILS	
			Project No. GSD-60	Project Engineer E.M.B.
			Date: JUNE 2021	Sheet No.

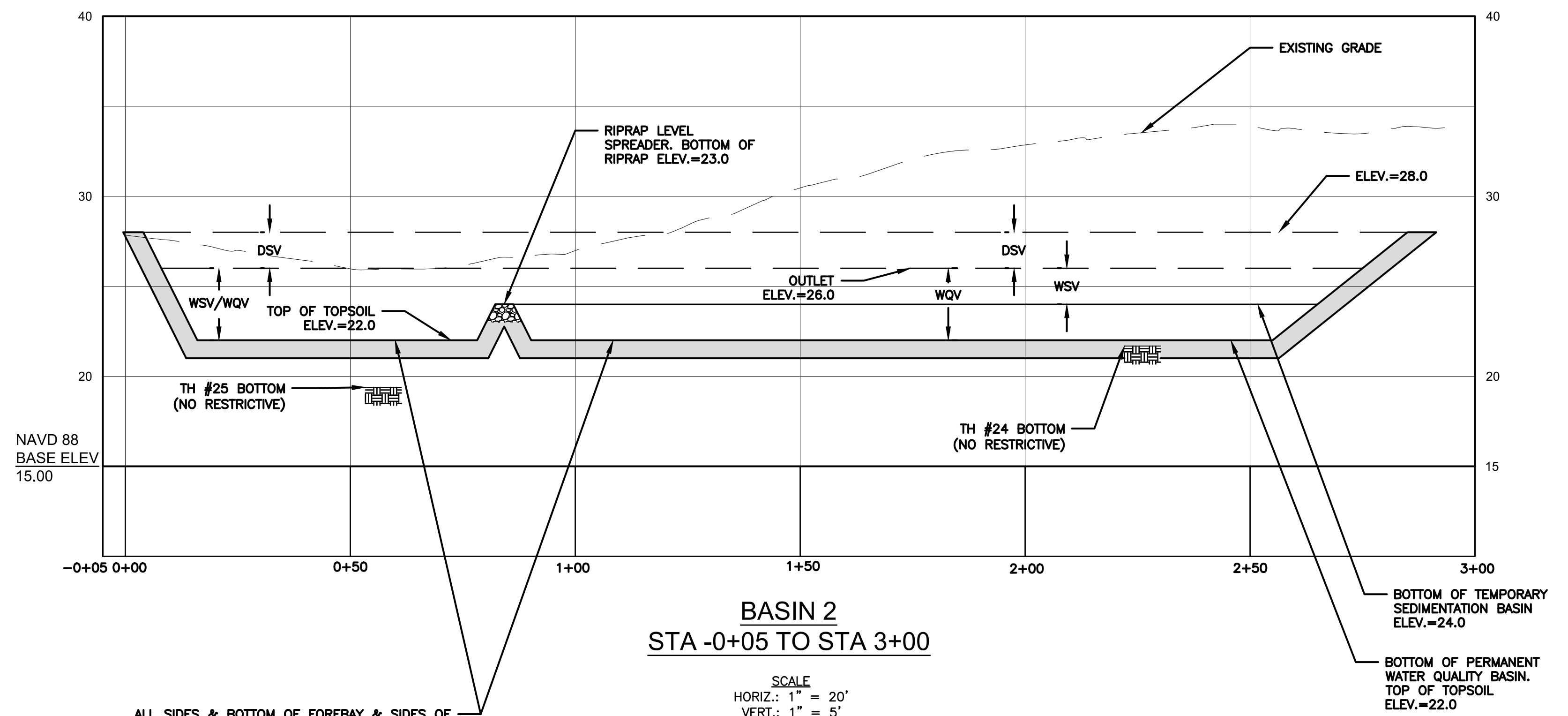


FOREBAY & BASIN 1: VOLUME PROVIDED
WATER QUALITY VOLUME = 10,670 CF
DRY STORAGE VOLUME = 13,300 CF
WET STORAGE VOLUME = 8,860 CF



ALL SIDES & BOTTOM OF FOREBAY & SIDES OF
STORMWATER POND TO HAVE
6" OF PERVIOUS TOPSOIL:
SIEVE % PASSING
#10 100%
#40 60-80%
#80 5%
#200 0%
IF BEDROCK IS ENCOUNTERED, THE BASIN SHALL BE
OVER BLASTED & MINIMUM OF ONE FOOT OF GRAVEL
BASE SHALL BE INSTALLED UNDER THE TOPSOIL

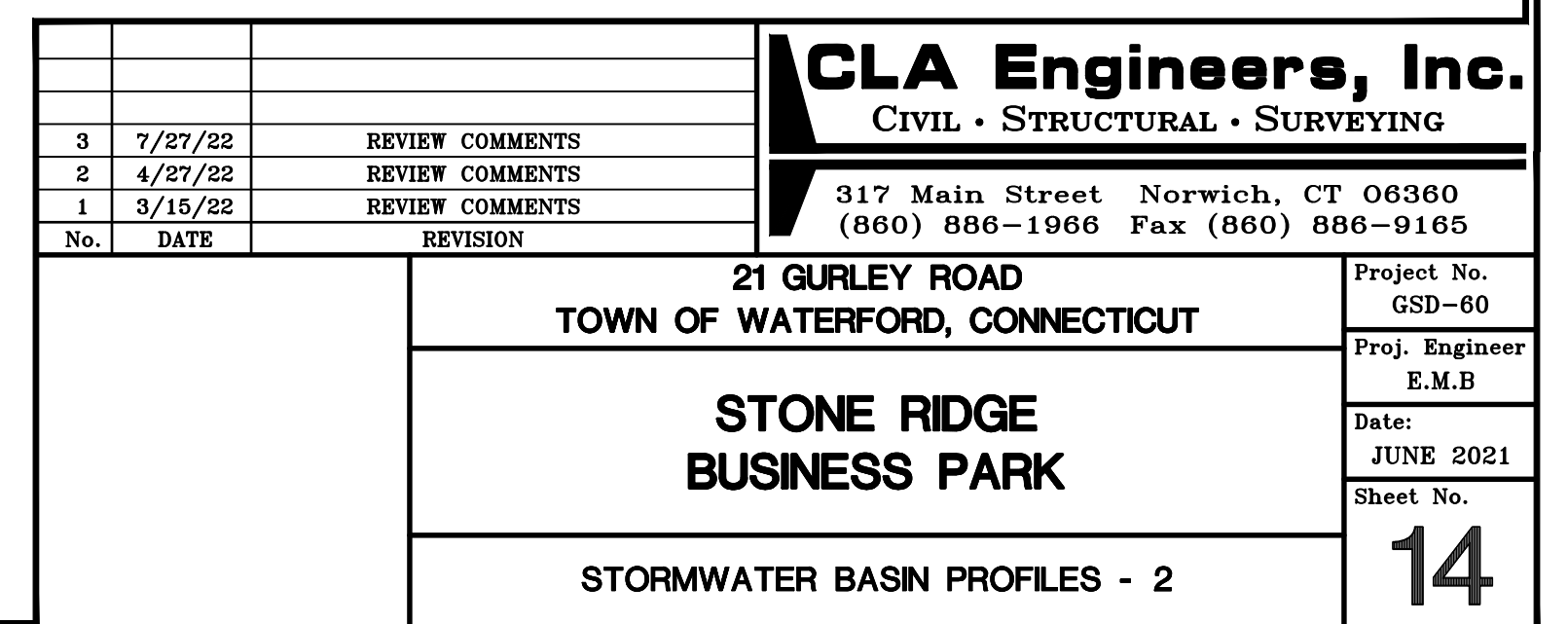
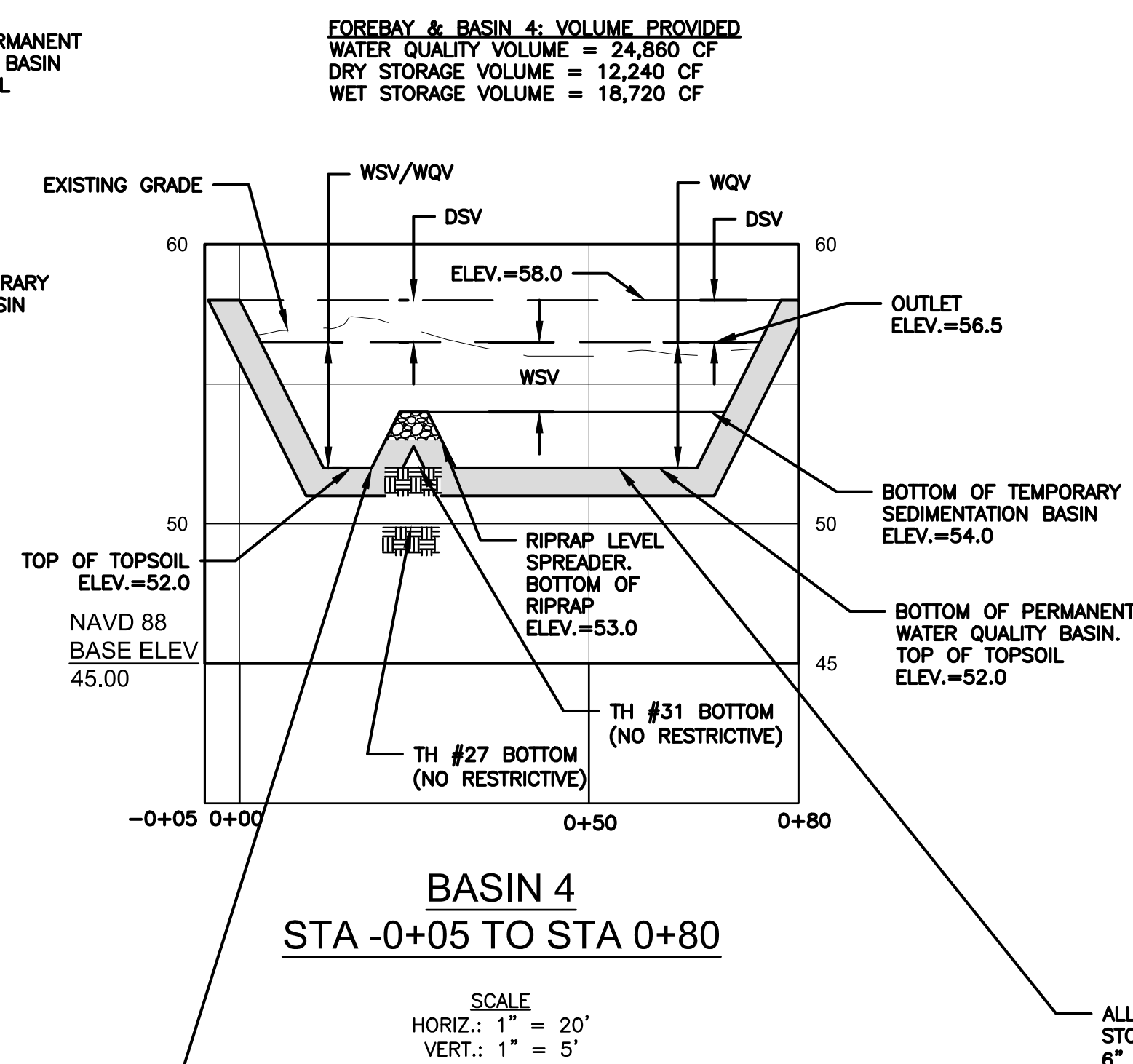
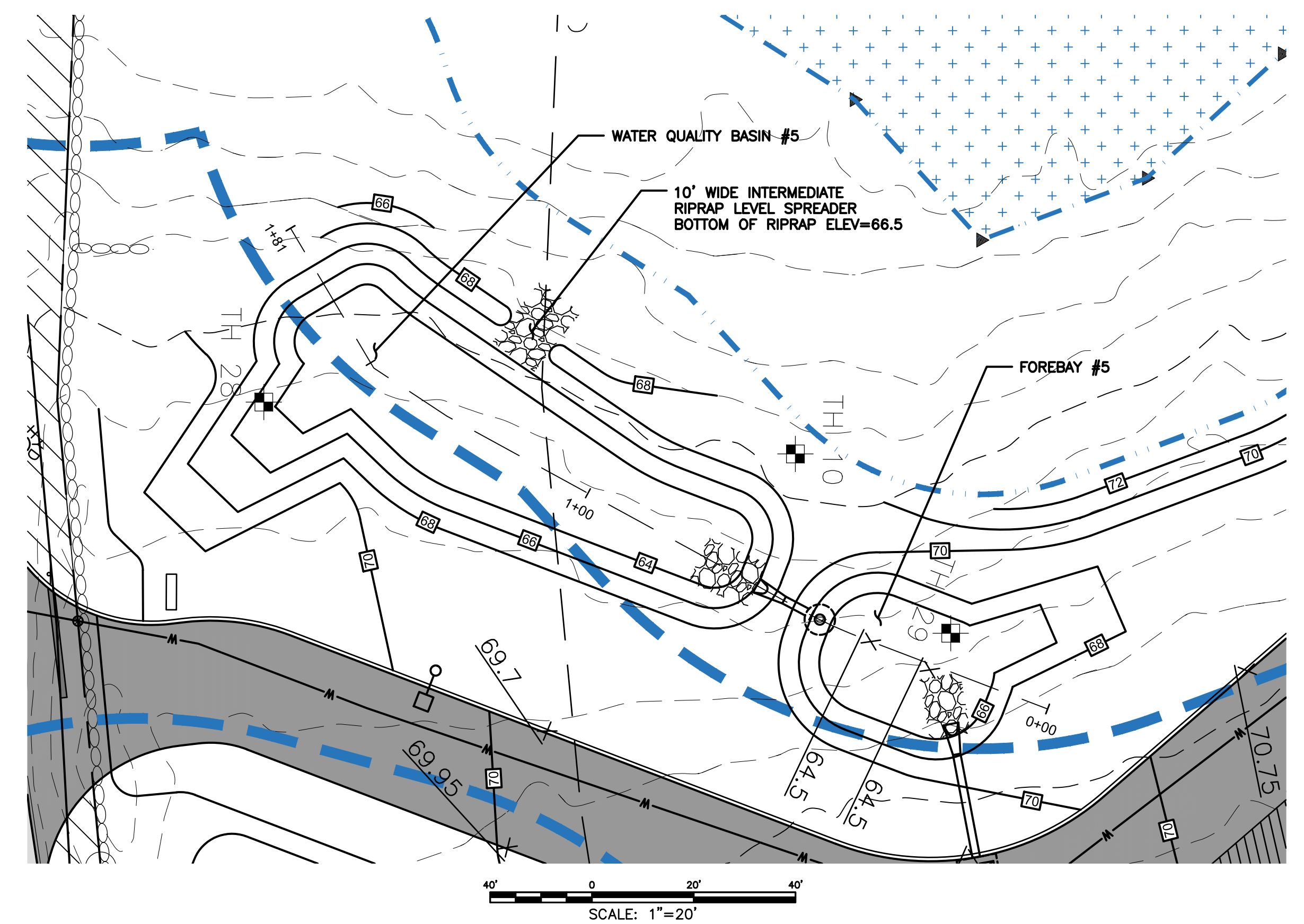
FOREBAY & BASIN 2: VOLUME PROVIDED
WATER QUALITY VOLUME = 13,435 CF
DRY STORAGE VOLUME = 13,930 CF
WET STORAGE VOLUME = 10,045 CF



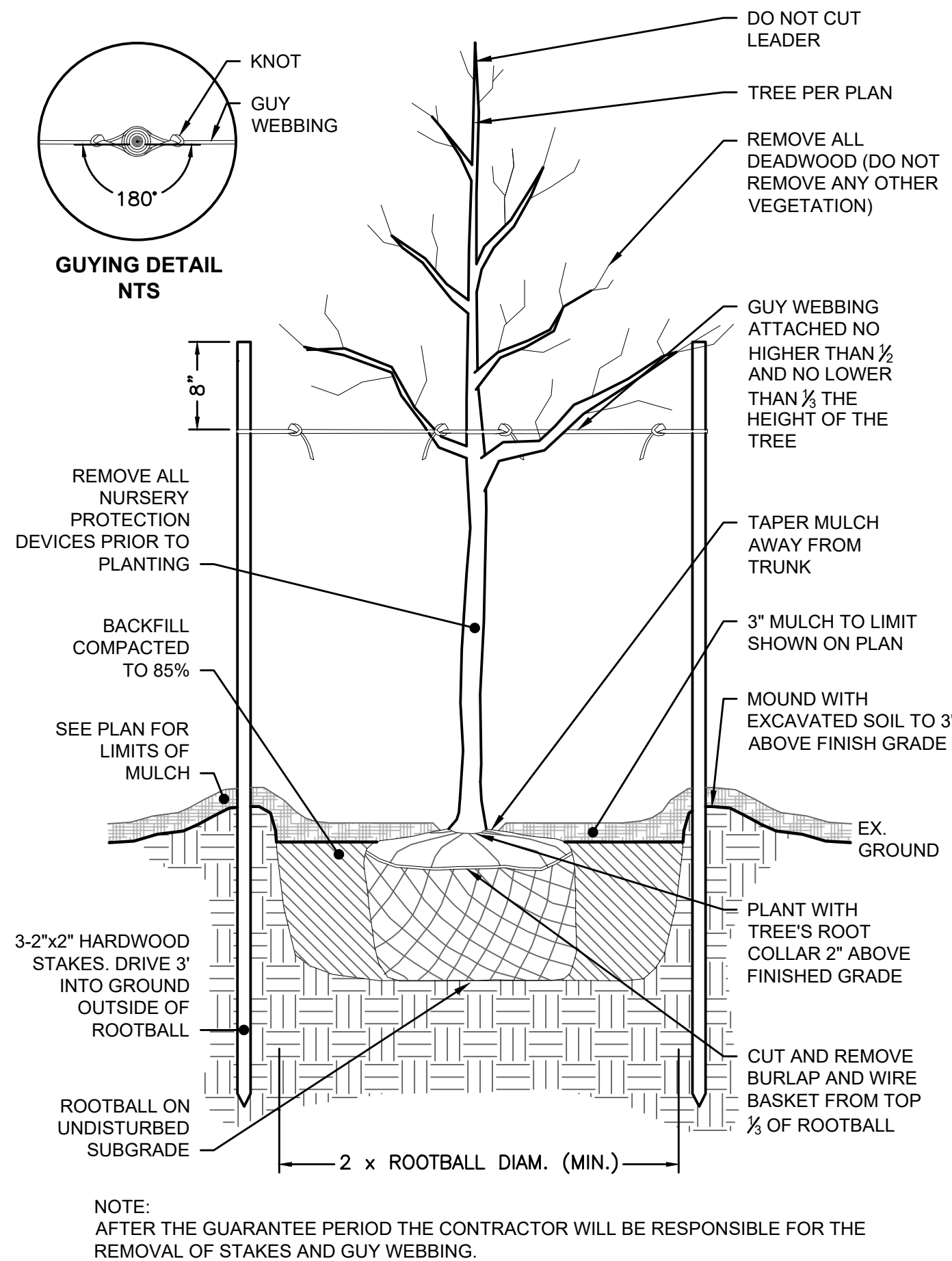
ALL SIDES & BOTTOM OF FOREBAY & SIDES OF
STORMWATER POND TO HAVE
6" OF PERVIOUS TOPSOIL:
SIEVE % PASSING
#10 100%
#40 60-80%
#80 5%
#200 0%
IF BEDROCK IS ENCOUNTERED, THE BASIN SHALL BE
OVER BLASTED & MINIMUM OF ONE FOOT OF GRAVEL
BASE SHALL BE INSTALLED UNDER THE TOPSOIL

KEY:
DSV - DRY STORAGE VOLUME
WSV - WET STORAGE VOLUME
WQV - WATER QUALITY VOLUME

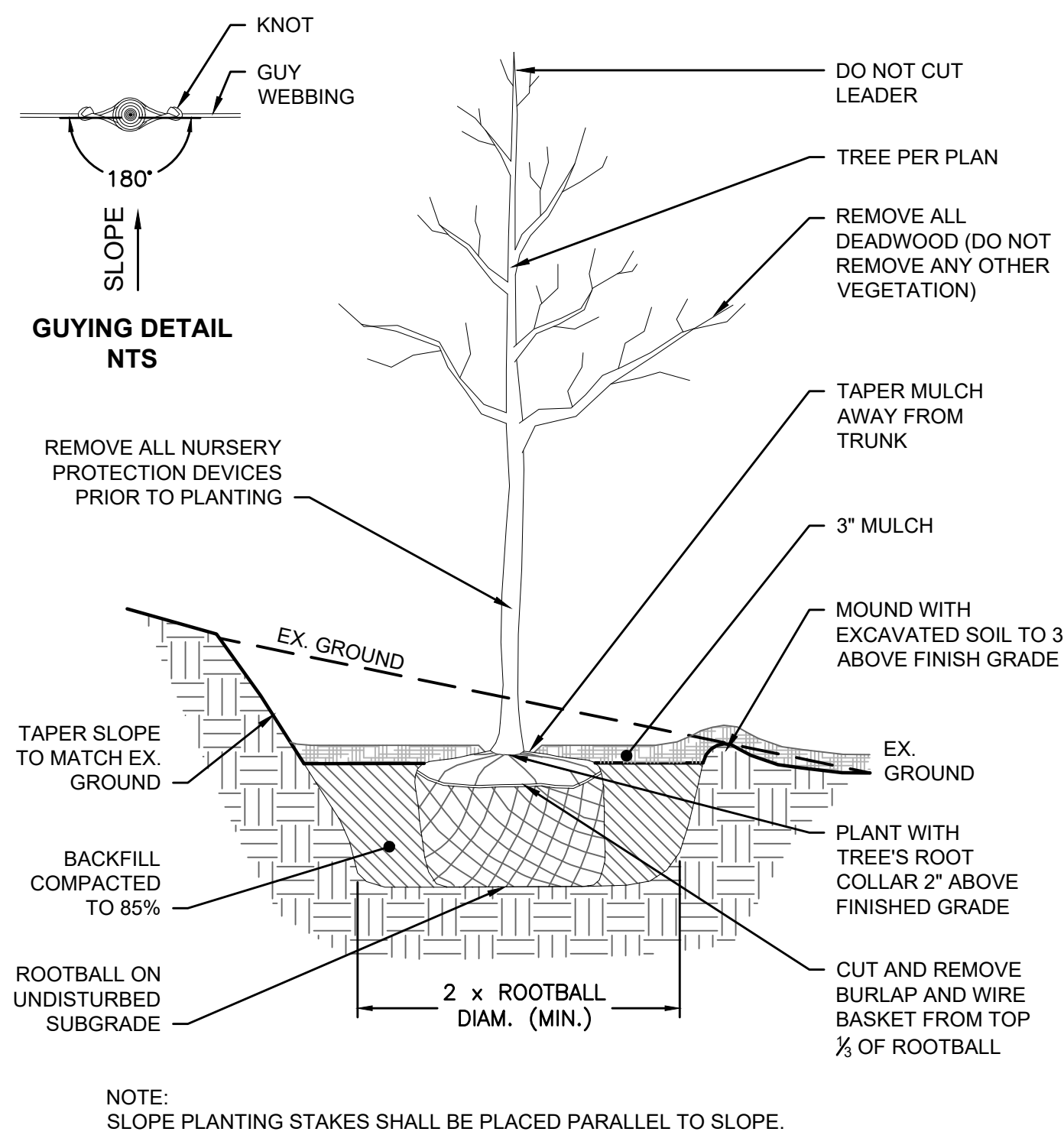
CLAE Engineers, Inc.			
CIVIL • STRUCTURAL • SURVEYING			
317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165			
21 GURLEY ROAD TOWN OF WATERFORD, CONNECTICUT			
STONE RIDGE BUSINESS PARK			
STORMWATER BASIN PROFILES - 1			
No.	DATE	REVISION	REVISION
3	7/27/22	REVIEW COMMENTS	
2	4/27/22	REVIEW COMMENTS	
1	3/16/22	REVIEW COMMENTS	
Project No. GSD-60 Proj. Engineer E.M.B. Date: JUNE 2021 Sheet No.			



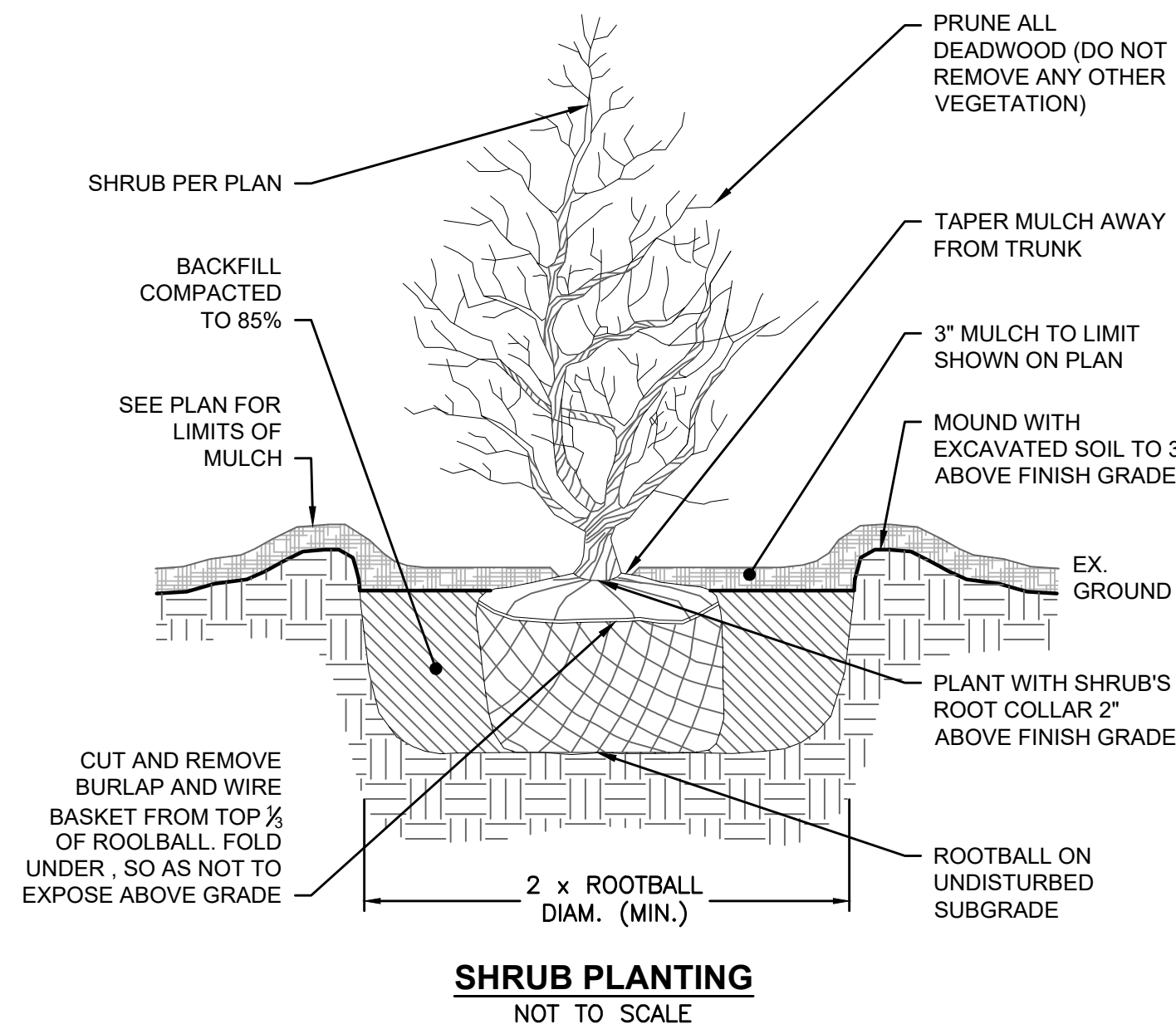
PLANT LIST						
	KEY	QTY	BOTANICAL	COMMON	SIZE	REMARKS
TREES						
	AR	6	ACER RUBRUM	RED MAPLE	3 - 3.5" CAL	B&B
	AC	12	AMELANCHIER CANADENSIS	SERVICEBERRY	MULTI - STEM	B&B
	BL	14	BETULA LENTA	SWEET BIRCH	3 - 3.5" CAL	B&B
	CC	4	CERCIS CANADENSIS	EASTERN REDBUD	MULTI-STEM	B&B
	CK	4	CORNUS KOUSA	KOUSA DOGWOOD	5 - 6' TALL	B&B
	CP	16	CHAMAECYPARIS LAWSONIANA	LAWSON CYPRESS	8'-10' TALL	B&B
	LT	4	LIRIODENDRON TULIPIFERA	TULIP TREE	2 - 2.5" CAL	B&B
	PP	20	PICEA PUNGENS	COLORADO BLUE SPRUCE	8'-10' HGT	B&B
	PST	10	PINUS STROBUS	EASTERN WHITE PINE	8'-10' HGT	B&B
	PY	2	PRUNUS YEDOESIS	YOSHINO CHERRY	2 1/2 - 3" CALQ	B&B
	PC	13	PYRUS CALLERYANA	BRADFORD PEAR	3 - 3.5" CAL	B&B
	QP	5	QUERCUS PALUSTRIS	PIN OAK	3 - 3.5" CAL	B&B
	QR	6	QUERCUS RUBRA	RED OAK	3 - 3.5" CAL	B&B
	TC	6	TILIA CORDATA	LITTLE-LEAF LINDEN	3 - 3.5" CAL	B&B
	TCH	21	TSUGA CHINENSIS	CHINESE HEMLOCK	6'-8' HGT	B&B
SHRUBS						
	CA	12	CLETHRA ALNIFOLIA	SWEET PEPERBUSH	5 GAL	CONTAINER
	HV	14	HAMMAMELIS VIRGINIANA	COMMON WITCHAZEL	5 GAL	CONTAINER
	IG	24	ILEX GLABRA	INKBERRY	5 GAL	CONTAINER
	JH	22	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL	CONTAINER
	KL	20	KALMIA LATIFOLIA	MOUNTAIN LAUREL		B&B
	LF	13	LEUCOTHOE FONTANESIANA	DROOPING LAUREL	5 GAL	CONTAINER
	PO	10	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	5 GAL	CONTAINER
	MP	3	MYRICA PENSYLANICA	NORTHERN BAYBERRY	5 GAL.	CONTAINER
	RA	9	RHODODENDRON ARBOESENSE	SWEET AZALEA	5 GAL	CONTAINER
	RPJM	18	RHODODENDRON P.J.M.	P.J.M. RHODODENDRON	5 GAL	CONTAINER
	VC	13	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3 GAL	CONTAINER
	VD	21	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL	CONTAINER
PERENNIALS + GRASS MIX						
	AB	119	ASTILBE 'BRIDAL VEIL'	ASTILBE	2 GAL	CONTAINER
	DG	119	DIGITALIS GRANDIFLORA 'AMBIGUA'	AMBIGUA FOXGLOVE	2 GAL	CONTAINER
	DC	119	DRYOPTERIS CELSA	LOG FERN	1 GAL	CONTAINER
	EP	139	ECHINACEA PURPUREA 'LITTLE GIANT'	LITTLE GIANT CONEFLOWER	1 GAL	CONTAINER
	LB	119	LINDERA BENZOIN	NORTHERN SPICE BUSH	2 GAL	CONTAINER
	PV	129	PANICUM VIRGATUM	SWITCHGRASS	2 GAL	CONTAINER
	PO	120	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	5 GAL	CONTAINER
	RH	130	RUDBEKIA HIRTA	BLACK-EYED SUSAN	2 GAL	CONTAINER
POLLINATOR MIX						
		105	AMOSNIA TABERNAEMONTANA	BLUESTAR FLOWER	1 GAL	CONTAINER
		105	AQUILEGIA CANADENSIS	CANADIAN COLOMBINE	1 GAL	CONTAINER
		105	ARUNCUS DIOICUS	GOATS BEARD	1 GAL	CONTAINER
		105	COREOPSIS VERTICULLATA	TICKSEED	2 GAL	CONTAINER
		104	DICENTRA EXIMIA	FRINGED BLEEDING-HEART	1 GAL	CONTAINER
		104	EUTROCHIUM MACULATUM	JOE PYE WEED	2 GAL	CONTAINER
		104	MONARDA DIDYMA	BEE BALM	1 GAL	CONTAINER
		104	PHLOX PANICULATA	TALL PHLOX	1 GAL	CONTAINER
GROUND COVER						
	PT	42 FLATS	PACHYSANDRA TERMINALIS	PACHYSANDRA	18 PER FLAT	FLAT



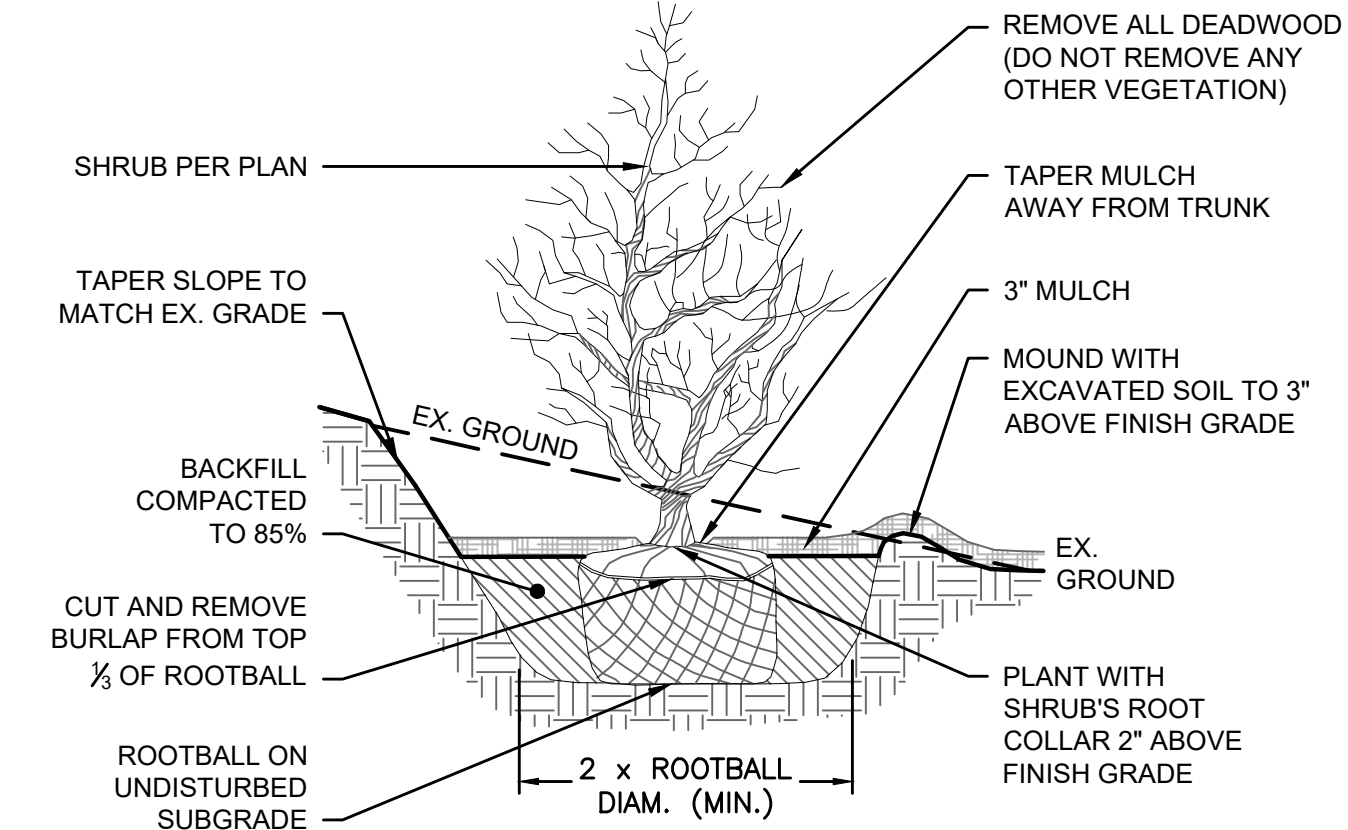
DECIDUOUS TREE STAKING & PLANTING
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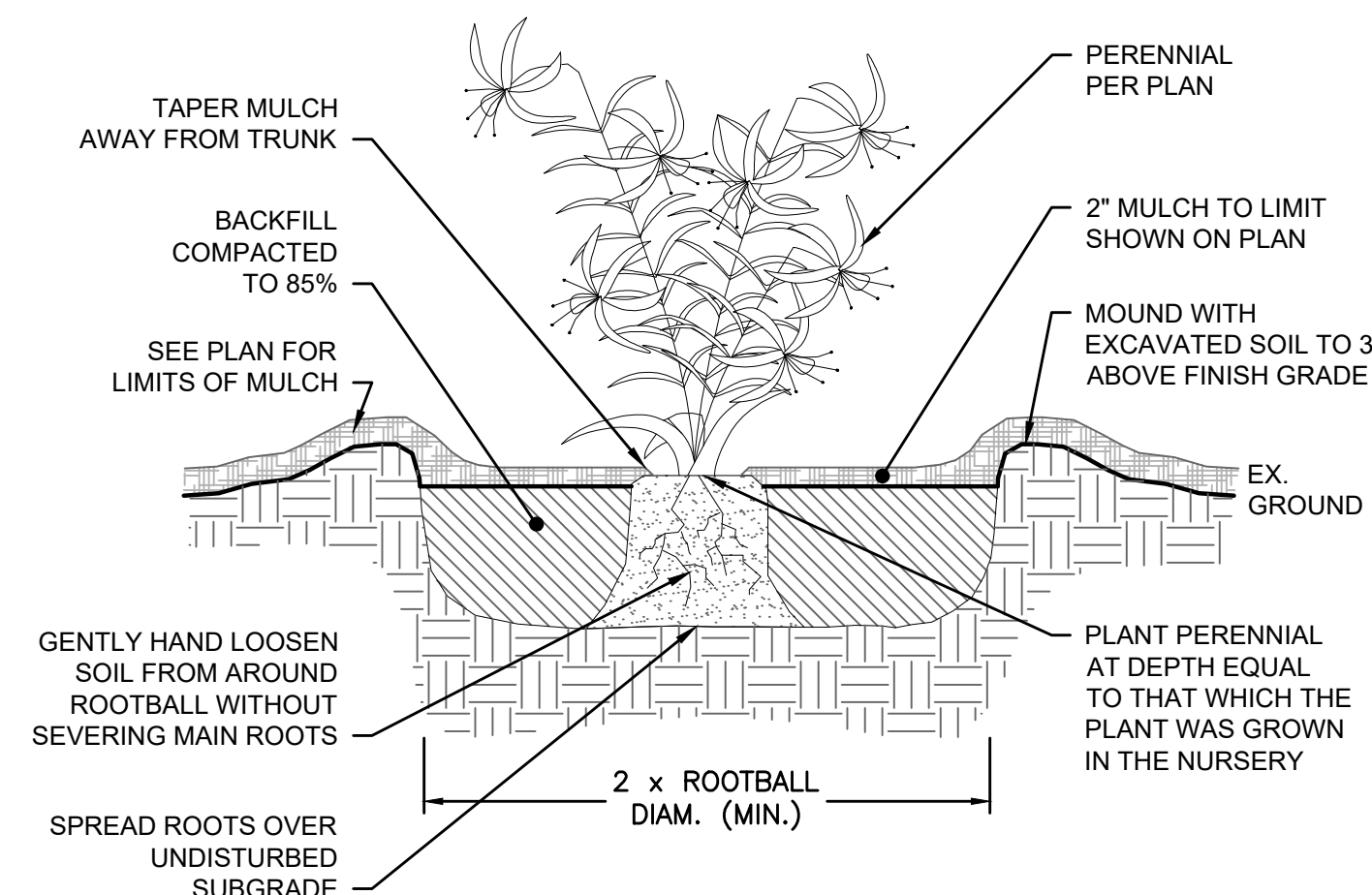
DECIDUOUS TREE PLANTING ON SLOPE
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



SHRUB PLANTING ON SLOPE
NOT TO SCALE



PERENNIALS & GRASSES PLANTING
NOT TO SCALE

SCALE: AS SHOWN

No.

DATE

REVISION

CLABeta

BETA

www.BETA-Inc.com

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Norwich, CT 06360

(860) 886-1986 Fax (860) 886-9165

21 GURLEY ROAD

TOWN OF WATERFORD, CONNECTICUT

STONE RIDGE BUSINESS PARK

LANDSCAPE DETAILS

Project No.

GSD-80

Proj. Engineer

E.M.B

Date:

JULY 2021

Sheet No.

16

CLA