

GENERAL NOTES:

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE MAP:
 - A CLASS A-2 SURVEY MAP ENTITLED "PROPERTY/TOPOGRAPHIC SURVEY, LAND OF ALL WASTE INCORPORATED AND LAND OF ALL REALTY, LLC 25 AND 27 INDUSTRIAL PARK ROAD VILLAGE OF CENTERBROOK, ESSEX, CONNECTICUT" SCALE: 1"=50', DATED: MAY 12, 2021, PREPARED BY ANNINO SURVEY, LLC.
- THE OWNER & APPLICANT IS ALL WASTE INCORPORATED AND ALL REALTY, LLC OF 143 MURPHY ROAD, HARTFORD, CT 06114
- THE SUBJECT PARCELS ARE IDENTIFIED AS MBL 54-009 AND 44-37-01. THE AREA OF THE PARCELS ARE 1.9 ACRES AND 6.0 ACRES, RESPECTIVELY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "LI" ZONING DISTRICT.
- THE APPLICANT IS PROPOSING TO CONSTRUCT A 14' WIDE ACCESS DRIVE WITH CULVERT AND CRUSHED STONE STORAGE AREA FOR CLEAN AND EMPTY TRASH/RECYCLE CARTS AND ROLLOFF CONTAINERS.
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE ESSEX INLAND WETLANDS COMMISSION.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.

CONSTRUCTION NOTES:

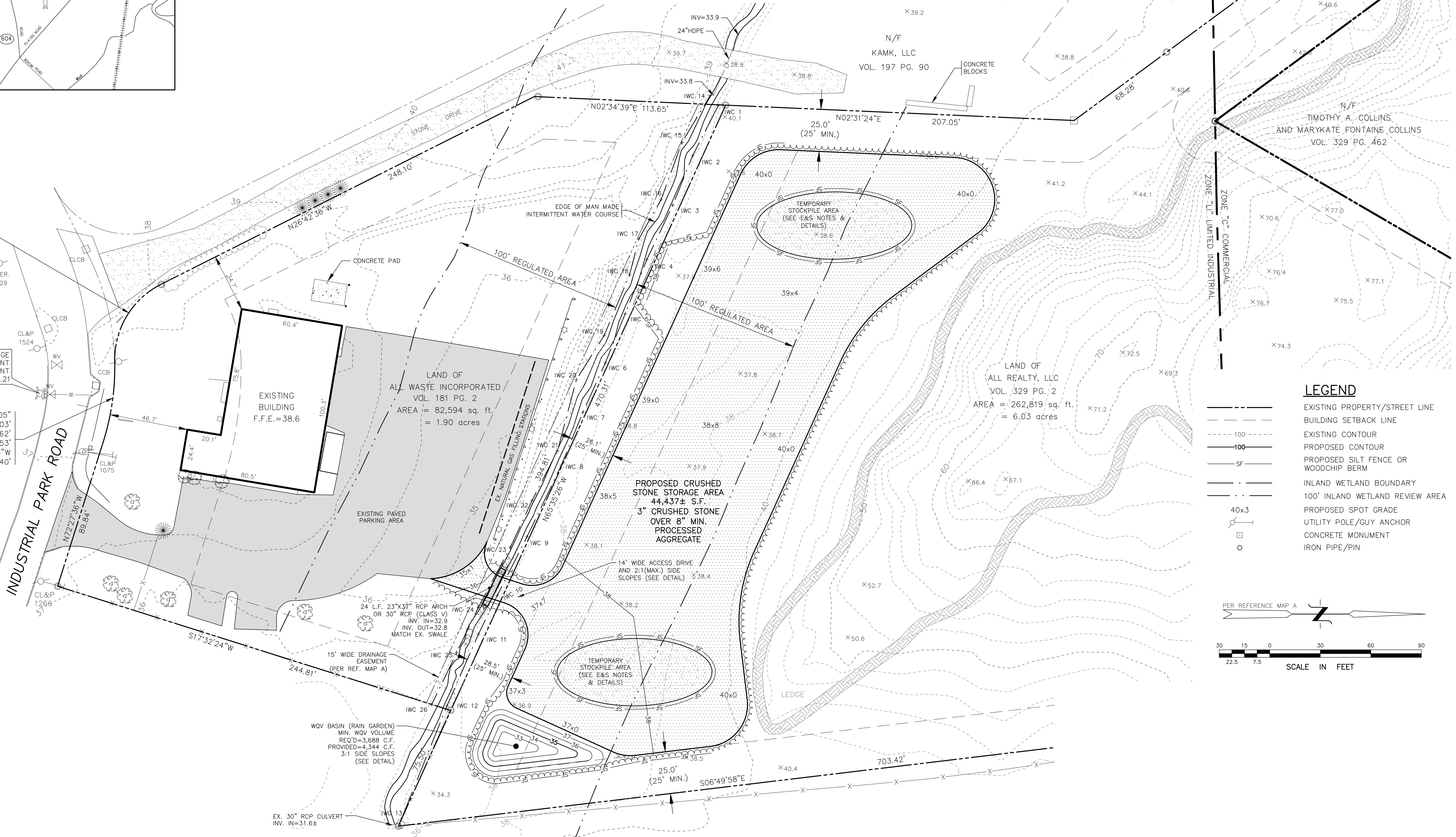
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF ESSEX STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ESSEX AND THE CUSTODIAL UTILITY COMPANIES.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF ESSEX.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES AND THE SWALE FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE CONSTRUCTION AREA WITH THE EXCEPTION OF THOSE AREAS USED FOR VEHICULAR ACCESS TO THE PROPERTY AS SHOWN ON THE SITE PLAN. SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- GENERAL LOT GRADING IS BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.

LOCATION MAP
1"=1000'

$\Delta = 64^{\circ}34'46''$
R=50.00'
L=56.36'
T=31.60'
Ch=N59^{\circ}00'03"W
53.42'

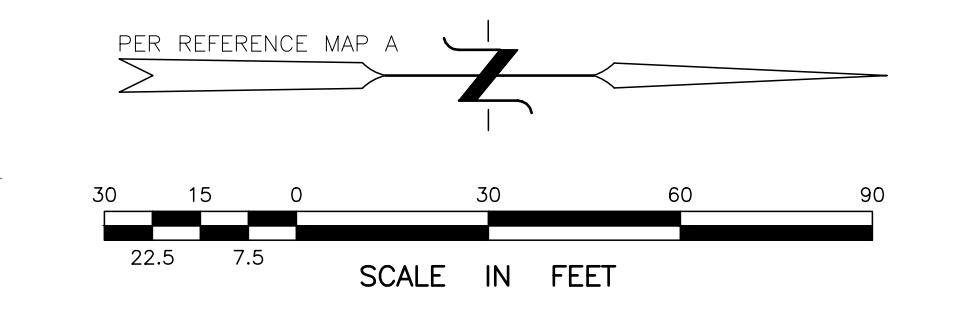
BM-TOP FLANGE
NUT NEAR INDENT
ON HYDRANT
EL. = 39.21

$\Delta = 18^{\circ}49'05''$
R=148.03'
L=48.62'
T=24.53'
Ch=N81^{\circ}52'56"W
48.40'



LEGEND

---	EXISTING PROPERTY/STREET LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED SILT FENCE OR WOODCHIP BERM
---	INLAND WETLAND BOUNDARY
---	100' INLAND WETLAND REVIEW AREA
---	PROPOSED SPOT GRADE
---	UTILITY POLE/GUY ANCHOR
---	CONCRETE MONUMENT
---	IRON PIPE/PIN



PLAN PREPARED BY:
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THE EMBOSSED SEAL OF
THE REGISTERED PROFESSIONAL ENGINEER
MAY BE AFFIXED HERE FOR THIS
MAP TO BE VALID

#	DATE	DESCRIPTION	BY

SITE PLAN
PREPARED FOR ALL WASTE INCORPORATED & ALL REALTY LLC
25 & 27 INDUSTRIAL PARK ROAD, MBL 54-009 & 44-037-01
CENTERBROOK, CONNECTICUT

DATE:
SEPTEMBER 8, 2022
SCALE:
1"=30'
DRAWN BY:
JW
CHECKED BY:
JW
DWG. NO.:
SP-1
SHEET NO.:
1 of 2
JOB NO.:
2022-882

VALLEY INDUSTRIAL PARK CONDOMINIUM

SOIL EROSION & SEDIMENTATION CONTROL PLAN NARRATIVE

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34.

PROJECT DESCRIPTION

CONSTRUCTION OF A 14' WIDE ACCESS DRIVE WITH CULVERT AND CRUSHED STONE STORAGE AREA FOR EMPTY AND CLEAN TRASH/RECYCLE CONTAINERS AND ROLL OFF DUMPSTERS. NO TRASH OR RECYCLABLES WILL BE STORED ON SITE. NO LONG-TERM PARKING OF VEHICLES WITHIN THE STORAGE AREA IS PROPOSED.

CONSTRUCTION IS ANTICIPATED TO COMMENCE AS SOON AS POSSIBLE. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. E & S CONTROLS SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. ALL E & S CONTROLS SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.

CONSTRUCTION SEQUENCE

1. CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
3. A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK ON THE CORRECT ELEVATION DATUM AND SHALL STAKE OUT ALL PROPOSED CLEARING LIMITS AND IMPROVEMENTS PRIOR TO ANY CONSTRUCTION.
4. INSTALL ALL EROSION AND SEDIMENT CONTROLS.
5. CLEAR TREES, BRUSH AND REMOVE STUMPS NECESSARY FOR CONSTRUCTION AND GRADING.
6. STRIP AND STOCKPILE TOPSOIL AND OTHER EXCAVATED SOILS IN AREA(S) SHOWN ON PLAN. APPLY TEMPORARY SEED MIXTURE TO PILES IF THEY WILL NOT BE DISTURBED FOR MORE THAN 30 DAYS.
7. INSTALL CULVERT AND DRIVEWAY FOR WETLANDS CROSSING.
8. ROUGH GRADE THE STORAGE AREA AND CONSTRUCT THE RAIN GARDEN.
9. FINISH GRADE AND INSTALL CRUSHED STONE STORAGE AREA.
10. FINISH GRADE, SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED.
11. REMOVE ALL EROSION AND SEDIMENT CONTROLS ONCE SITE IS COMPLETELY STABILIZED. DISPOSE OF PROPERLY.

LAND DISTURBANCE

10. ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN STAFF PRIOR TO CLEARING.
11. ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
12. ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
13. ALL TREES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.

STRIPPING AND STOCKPILING

ALL STOCKPILES THAT CONSIST OF ERODIBLE MATERIALS SHALL BE LOCATED WITHIN AREAS AS SHOWN ON THE SITE PLAN AND SURROUNDED BY A SILTATION BARRIER. ANY STOCKPILE THAT WILL REMAIN UNDISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE SEED WITH A TEMPORARY GRASS SEED MIXTURE TO PREVENT EXCESSIVE EROSION AND SEDIMENTATION.

TRENCH EXCAVATION AND BACKFILL

THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEED AS NECESSARY.

THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

SOIL EROSION AND SEDIMENT CONTROLS

ALL ADJACENT PROPERTIES AND RECEIVING WATERCOURSES AND/OR WETLAND AREAS SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.

ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.

ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E & S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

ALL ACCUMULATED SEDIMENTS AT ALL EROSION AND SEDIMENT CONTROLS SHALL BE PERIODICALLY REMOVED AND SPREAD IN AREAS THAT ARE NOT SUBJECT TO EROSION.

THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF PRIVATE PROPERTY. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF ANY PROBLEMS INVOLVING EROSION AND/OR SEDIMENTATION THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK.

THE RESPONSIBLE CONTACT PERSON FOR THE INSTALLATION AND MAINTENANCE OR EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE DETERMINED AT A LATER DATE.

VEGETATIVE TURF ESTABLISHMENT PROCEDURE

SCARIFY ALL AREAS TO BE TOPSOILED AND SEED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:

PERMANENT SEED MIXTURE:	
CREEPING RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REDFEST	0.05
TALL FESCUE	0.45
TOTAL	0.95

FERTILIZER:
10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.

LIMESTONE:
APPLY AT 150 LBS. PER 1,000 SQ. FT.

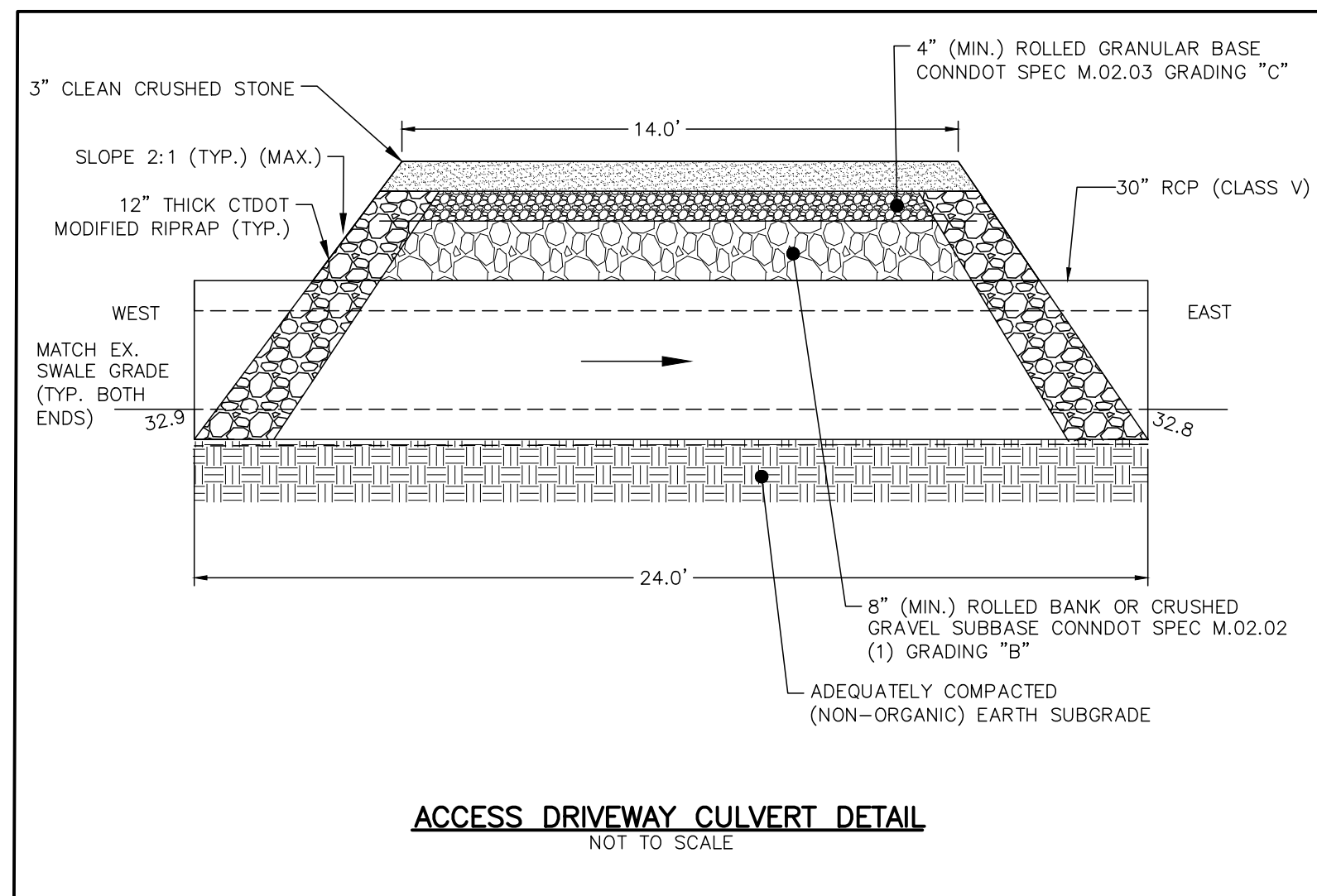
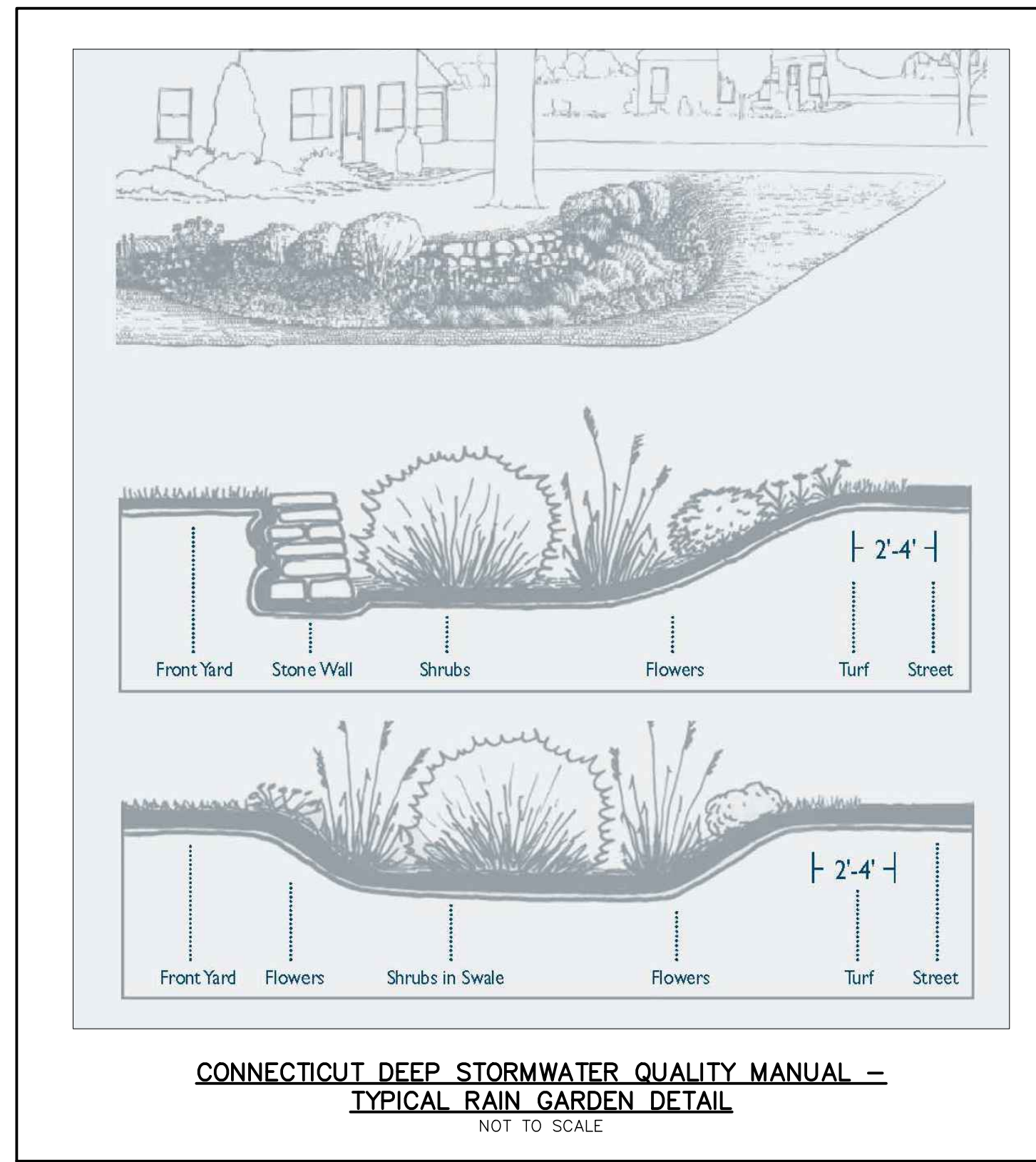
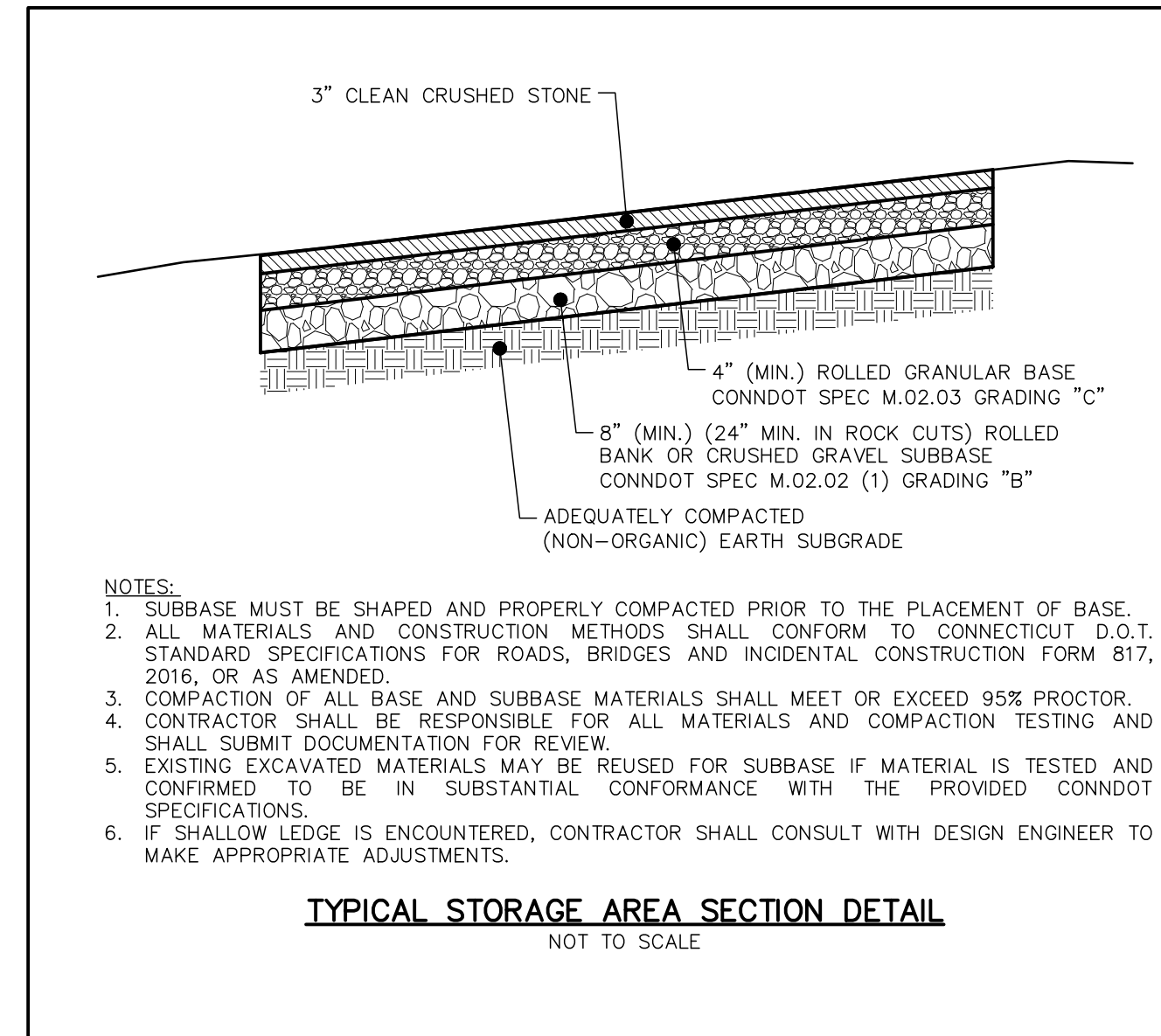
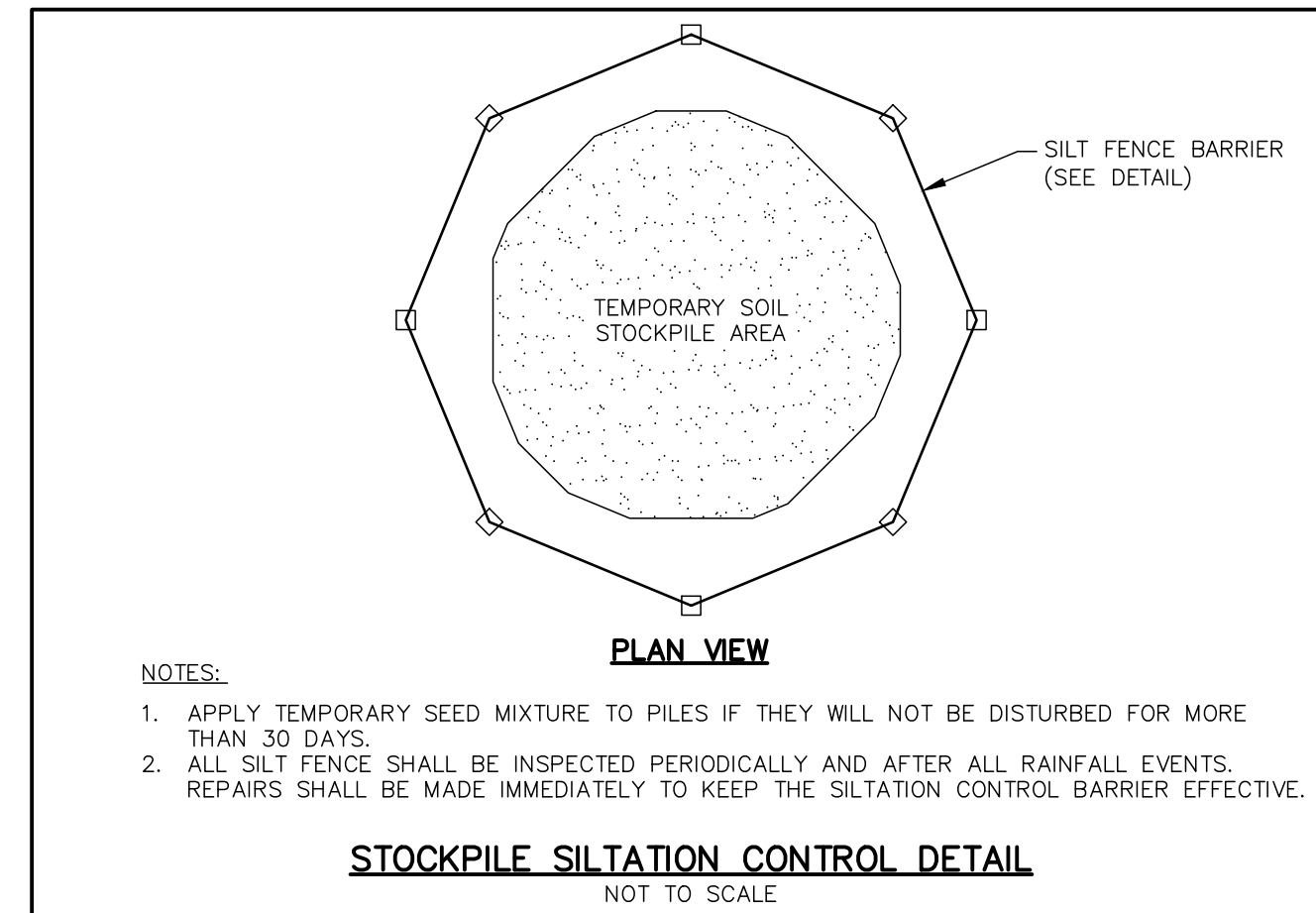
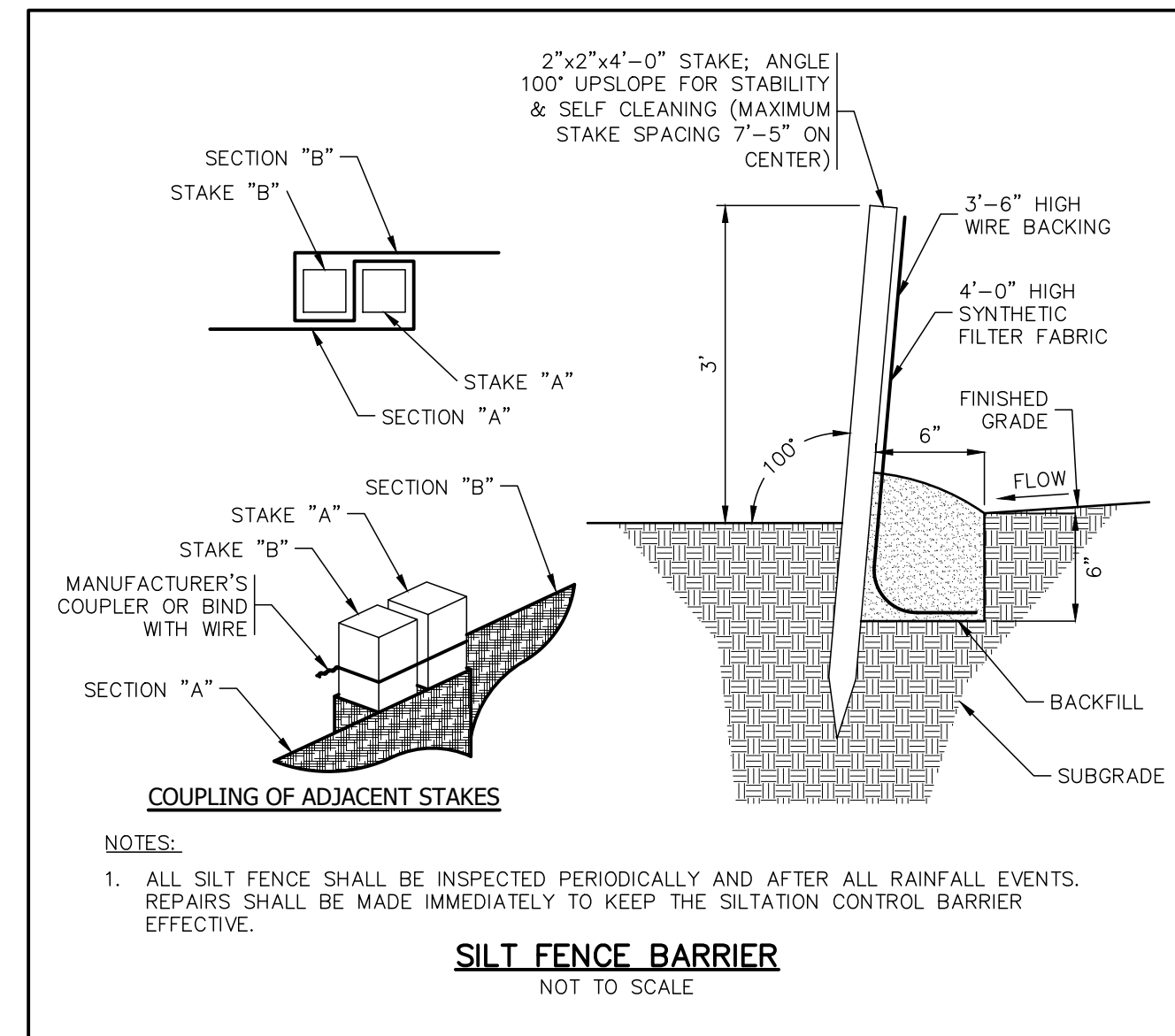
MULCHING:
SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

TEMPORARY EROSION CONTROL BLANKETS:

USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES EQUAL TO OR STEEPER THAN 3(H):(1)V IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

SEEDING DATES:

SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.



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THE EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION	BY

E&S NARRATIVE & CONSTRUCTION DETAILS
PREPARED FOR ALL WASTE INCORPORATED & ALL REALTY LLC
25 & 27 INDUSTRIAL PARK ROAD, MBL 54-009 & 44-037-01
CENTERBROOK, CONNECTICUT

DATE: SEPTEMBER 8, 2022
SCALE: NOT TO SCALE
DRAWN BY: JW
CHECKED BY: JW
DWG. NO.: ES-1
SHEET NO.: 2 of 2
JOB. NO.: 2022-882