

VICINITY MAP
GRAPHIC SCALE (FEET)

SALISBURY HOUSING COMMITTEE

DRESSER WOODS

37 RAILROAD STREET

SALISBURY, CONNECTICUT

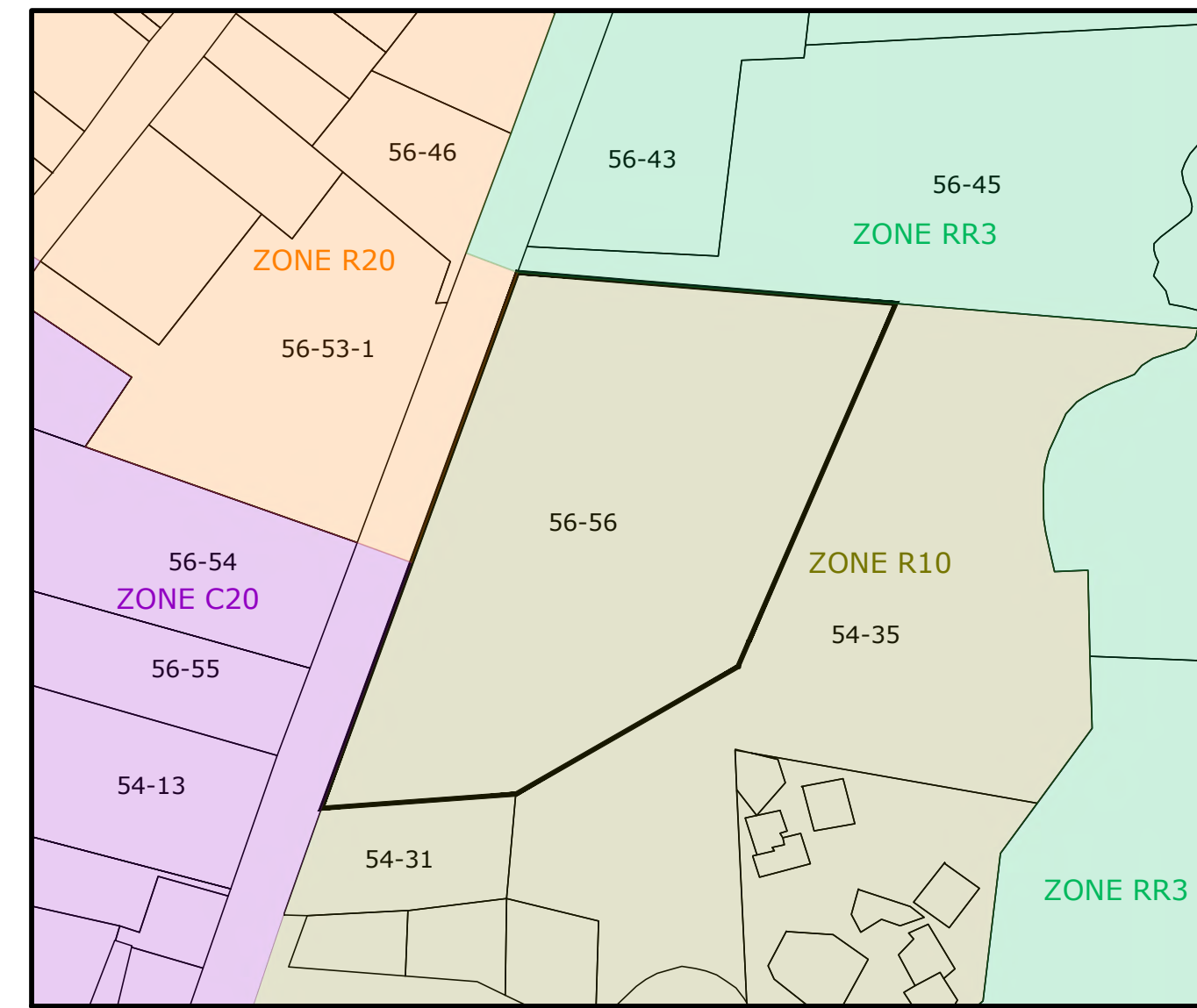
NOVEMBER 20, 2023

REVISED: January 4, 2024

January 10, 2024

February 5, 2024

List of abutters as of January 10, 2023			
Map	Lot	Owner Name	Address
North			
56	45	PRIVATE TRUST CO TRUSTEE ETAL	P.O. BOX 1627, LAKEVILLE CT 06039
West - Across Street			
56	46	MCGARRY, JANE L	P.O. BOX 176, SALISBURY CT 06068
56	53-1	HARNEY, ELYSE D TRUSTEE	P.O. BOX 628, SALISBURY CT 06068
56	54	HARNEY, ELYSE D TRUSTEE	P.O. BOX 628, SALISBURY CT 06068
56	55	HURLBUTT, DANIEL J & DAVID M	P.O. BOX 477, SALISBURY CT 06068
54	13	KONG STEPHEN SURV & REBECCA SURV	200 MERCER ST APT 1E, NEW YORK NY 10012
South			
54	31	SPILLANE, SALLY K E	P.O. BOX 121, LAKEVILLE CT 06039
East			
54	35	SALISBURY VILLAGE OPEN SPACE ASN	P.O. BOX 17, SALISBURY CT 06068



GRAPHIC SCALE (FEET)

OWNER/APPLICANT

Salisbury Housing Committee, Inc.
P.O. Box 10
Salisbury, CT 06068

LIST OF DRAWINGS	
SHEET #	SHEET NAME
01	COVER SHEET
02	EXISTING CONDITIONS
03	SITE PLAN
04	UTILITY PLAN
05	LAYOUT PLAN
06	PLANTING PLAN
07	FOUNDATION PLANTING PLAN
08	EROSION CONTROL PLAN NARRATIVE AND DETAILS
09	SITE DETAILS
10	STORMWATER PROFILES AND DETAILS

SURVEYOR

Stephen M Giudice, L.S.
Harry E. Cole & Son
876 South Man Street
P.O. Box 44
Plantsville, CT 06479
Phone: (860) 628-4484

ENGINEER

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Haley Ward, Inc.
140 Willow Street, Suite 8
Winsted, CT 06098
Tel. (860) 379-6669
e-mail: tparsons@haleyward.com

ARCHITECT

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Quisenberry Arcari Malik Architects, LLC
195 Scott Swamp Road
Farmington CT 06032
Tel. (860) 677-4594
e-mail: ebenken@qamarch.com

REV	DATE	DESCRIPTION	BY	CHK
3	2024.02.05	Zoning Commission Comments	JS	TAP
2	2024.01.10	Planning & Zoning Submission	JS	TAP
1	2024.01.04	Town Engineer Comments	JS	TAP

DRAWING ISSUE STATUS

PERMIT SET

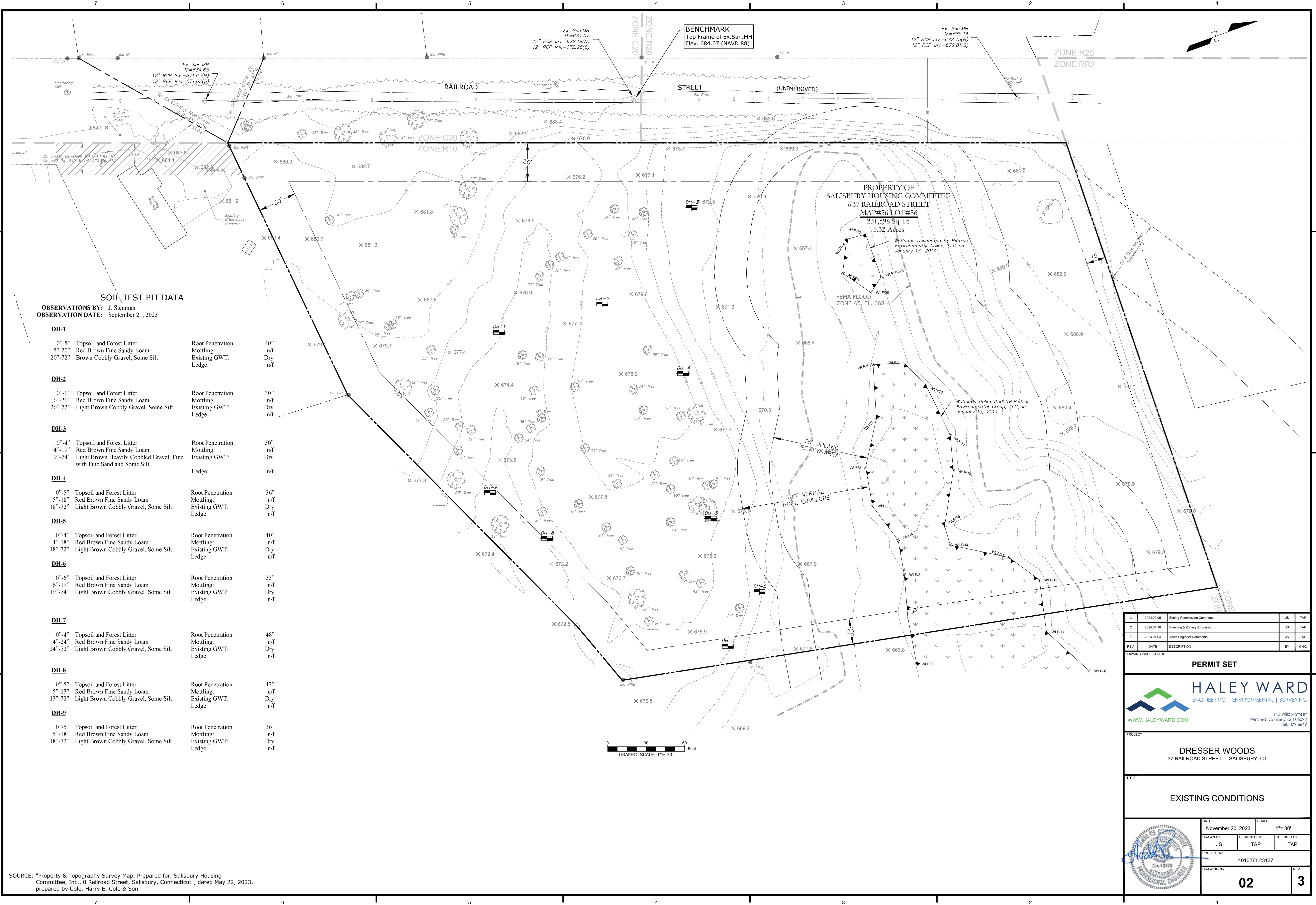
140 Willow Street
Winsted, Connecticut 06098
860.379.6669

PROJECT
DRESSER WOODS
 37 RAILROAD STREET - SALISBURY, CT

TITLE
COVER SHEET

DATE	SCALE
November 20, 2023	AS NOTED
DRAWN BY: JS	DESIGNED BY: TAP
CHECKED BY: TAP	
PROJECT No. 4010271.23137	
DRAWING No. 01	REV. 3

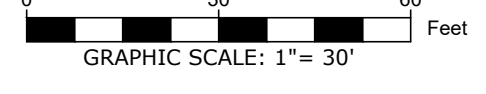
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SOIL TEST PIT DATA

OBSERVATIONS BY: J. Stenman
OBSERVATION DATE: September 21, 2023

DH	Depth	Soil Description	Root Penetration	Mottling	Existing GWT	Ledge
DH-1	0'-5"	Topsoil and Forest Litter	40"	n/f	Dry	n/f
	5'-20"	Red Brown Fine Sandy Loam				
	20'-72"	Brown Cobble Gravel, Some Silt				
DH-2	0'-6"	Topsoil and Forest Litter	30"	n/f	Dry	n/f
	6'-26"	Red Brown Fine Sandy Loam				
	26'-72"	Light Brown Cobble Gravel, Some Silt				
DH-3	0'-4"	Topsoil and Forest Litter	30"	n/f	Dry	
	4'-19"	Red Brown Fine Sandy Loam				
	19'-74"	Light Brown Heavily Cobbled Gravel, Fine with Fine Sand and Some Silt				
DH-4	0'-5"	Topsoil and Forest Litter	36"	n/f	Dry	n/f
	5'-18"	Red Brown Fine Sandy Loam				
	18'-72"	Light Brown Cobble Gravel, Some Silt				
DH-5	0'-4"	Topsoil and Forest Litter	40"	n/f	Dry	n/f
	4'-18"	Red Brown Fine Sandy Loam				
	18'-72"	Light Brown Cobble Gravel, Some Silt				
DH-6	0'-6"	Topsoil and Forest Litter	35"	n/f	Dry	n/f
	6'-19"	Red Brown Fine Sandy Loam				
	19'-74"	Light Brown Cobble Gravel, Some Silt				
DH-7	0'-4"	Topsoil and Forest Litter	48"	n/f	Dry	n/f
	4'-24"	Red Brown Fine Sandy Loam				
	24'-72"	Light Brown Cobble Gravel, Some Silt				
DH-8	0'-5"	Topsoil and Forest Litter	43"	n/f	Dry	n/f
	5'-13"	Red Brown Fine Sandy Loam				
	13'-72"	Light Brown Cobble Gravel, Some Silt				
DH-9	0'-5"	Topsoil and Forest Litter	36"	n/f	Dry	n/f
	5'-18"	Red Brown Fine Sandy Loam				
	18'-72"	Light Brown Cobble Gravel, Some Silt				



SOURCE: "Property & Topography Survey Map, Prepared for, Salisbury Housing Committee, Inc., 0 Railroad Street, Salisbury, Connecticut", dated May 22, 2023, prepared by Cole, Harry E. Cole & Son

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3	2024.02.05	Zoning Commission Comments	JS	TAP
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1	2024.01.04	Town Engineer Comments	JS	TAP

PERMIT SET

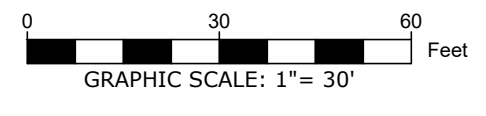
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PROJECT: **DRESSER WOODS**
37 RAILROAD STREET - SALISBURY, CT

EXISTING CONDITIONS

DATE	SCALE
November 20, 2023	1" = 30'
DRAWN BY: JS	DESIGNED BY: TAP
CHECKED BY: TAP	
PROJECT No: 4010271.23137	
DRAWING No: 02	REV: 3

FILE LOCATION: P:\CT\4010271 - OUISENBERRY ARCARI MALIK ARCHITECTS.LLC\271.23137 - RAILROAD STREET SALISBURY, TAP\02-CAD_FILES\CIVIL\PROJECT\DWG_2024.02.05_7:45 AM



REV.	DATE	DESCRIPTION	BY	CHK.
3	2024.02.05	Zoning Commission Comments	JS	TAP
2	2024.01.10	Planning & Zoning Submission	JS	TAP
1	2024.01.04	Town Engineer Comments	JS	TAP

DRAWING ISSUE STATUS

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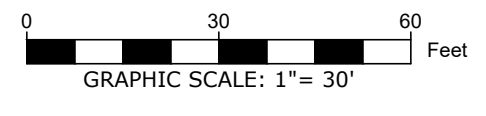
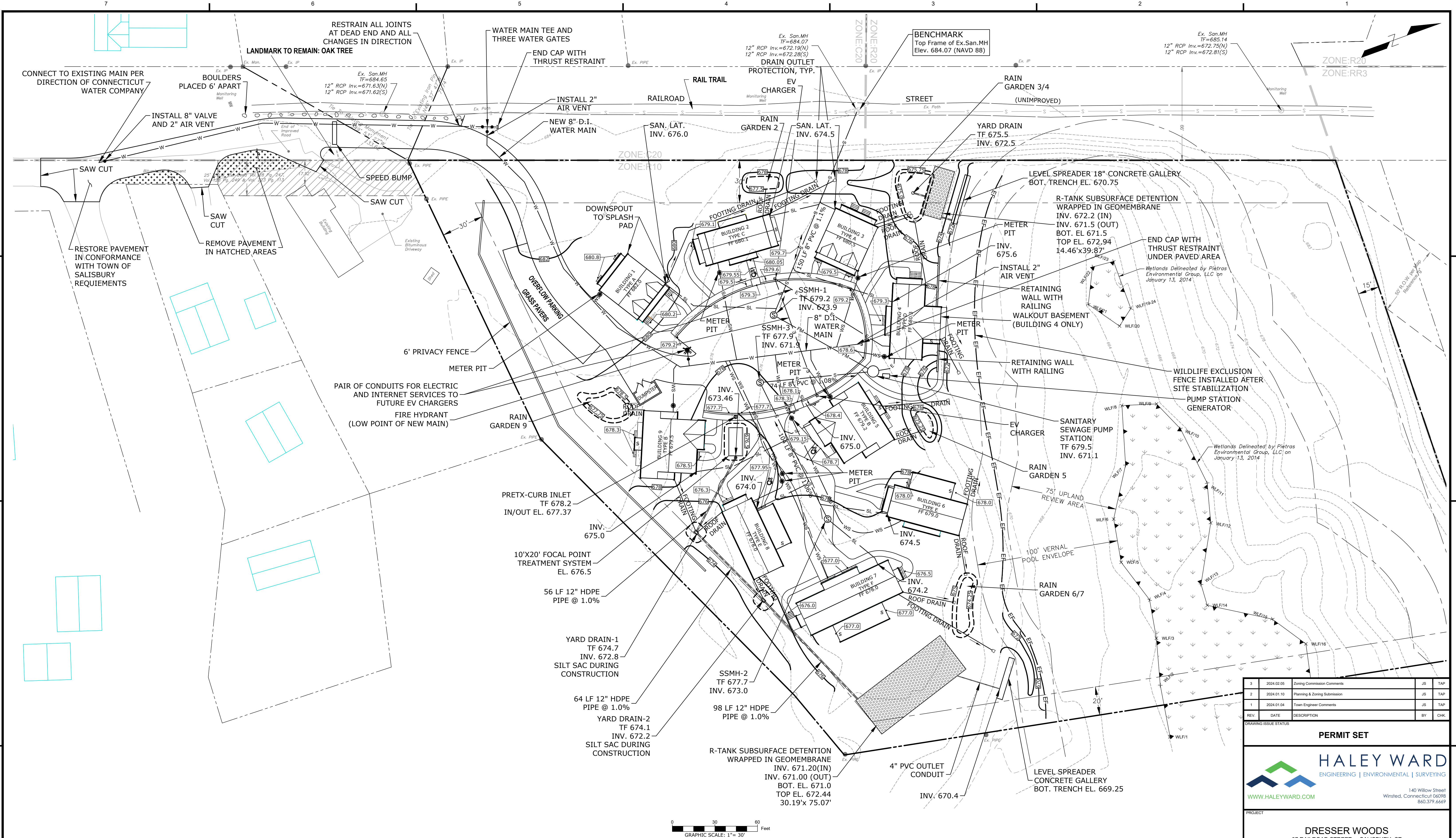
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PROJECT
DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

TITLE
SITE PLAN

DATE	SCALE
November 20, 2023	1" = 30'
DRAWN BY JS	DESIGNED BY TAP
CHECKED BY TAP	
PROJECT No. 4010271.23137	
DRAWING No. 03	REV. 3

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- UTILITY NOTES**
- Contact Call-Before-You-Dig prior to any excavation.
 - All sanitary sewer system work shall comply with the Town of Salisbury Water Pollution Control Authority standards and specifications.
 - All water system work shall comply with Aquarion Water Company standards and specifications.
 - Footing and roof drain discharge pipes shall have a minimum 1% slope.
 - Retaining walls over three feet high shall be designed by a Connecticut Licensed Professional Engineer.
 - Final sewer pump station design shall be approved by the Salisbury Water Pollution Control Authority.

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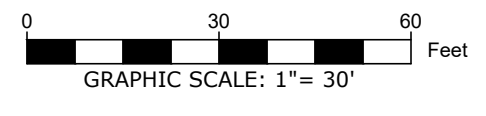
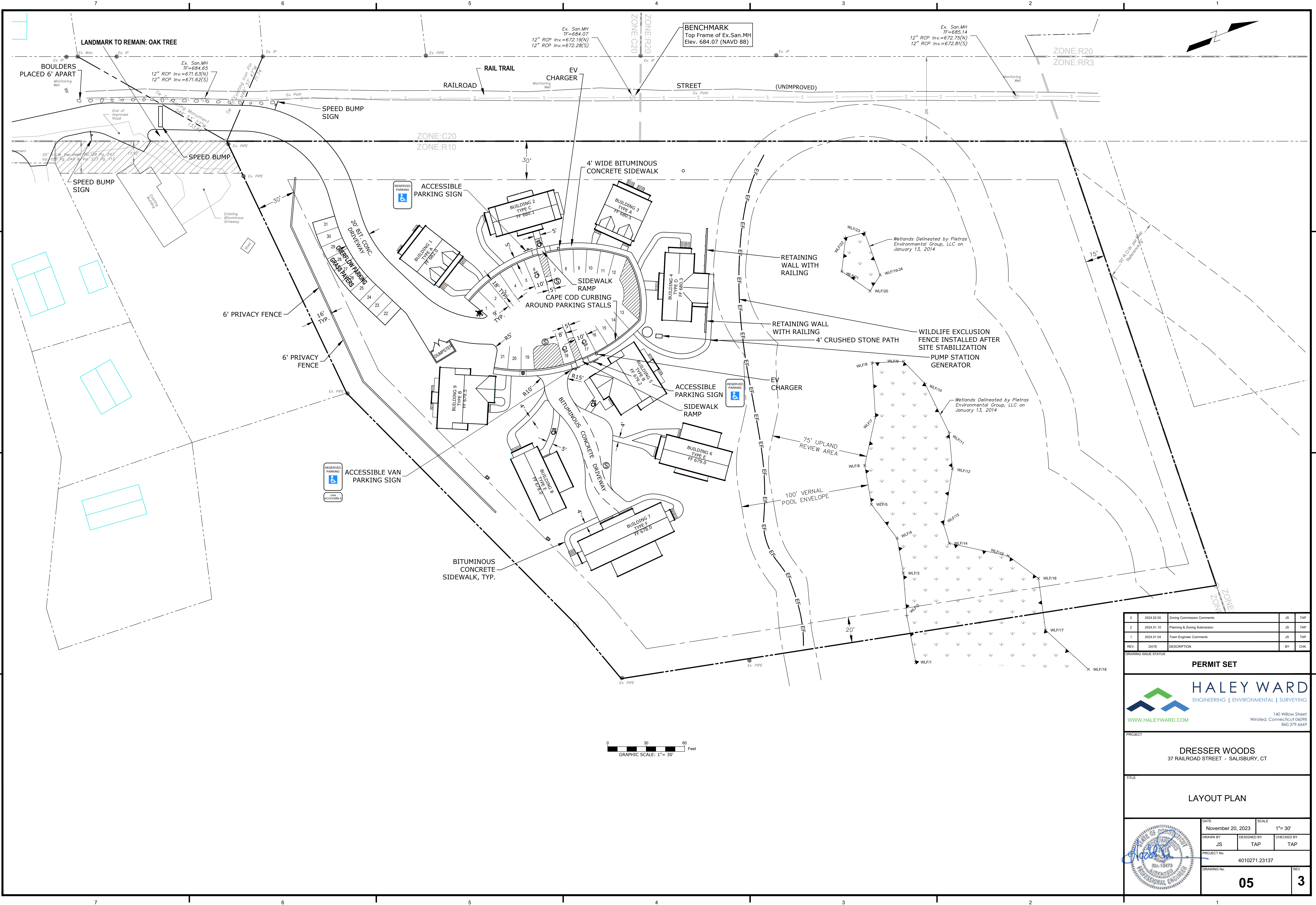
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PROJECT
DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

TITLE
UTILITY PLAN

DATE	November 20, 2023	SCALE	1" = 30'
DRAWN BY	JS	DESIGNED BY	TAP
CHECKED BY	TAP		
PROJECT No.	4010271.23137		
DRAWING No.	04	REV.	3

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REV	DATE	DESCRIPTION	BY	CHK

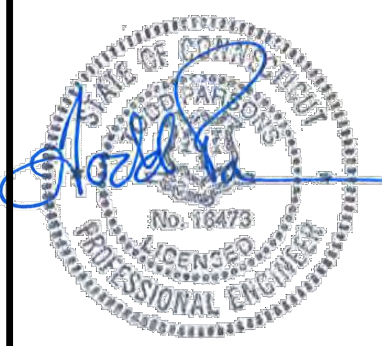
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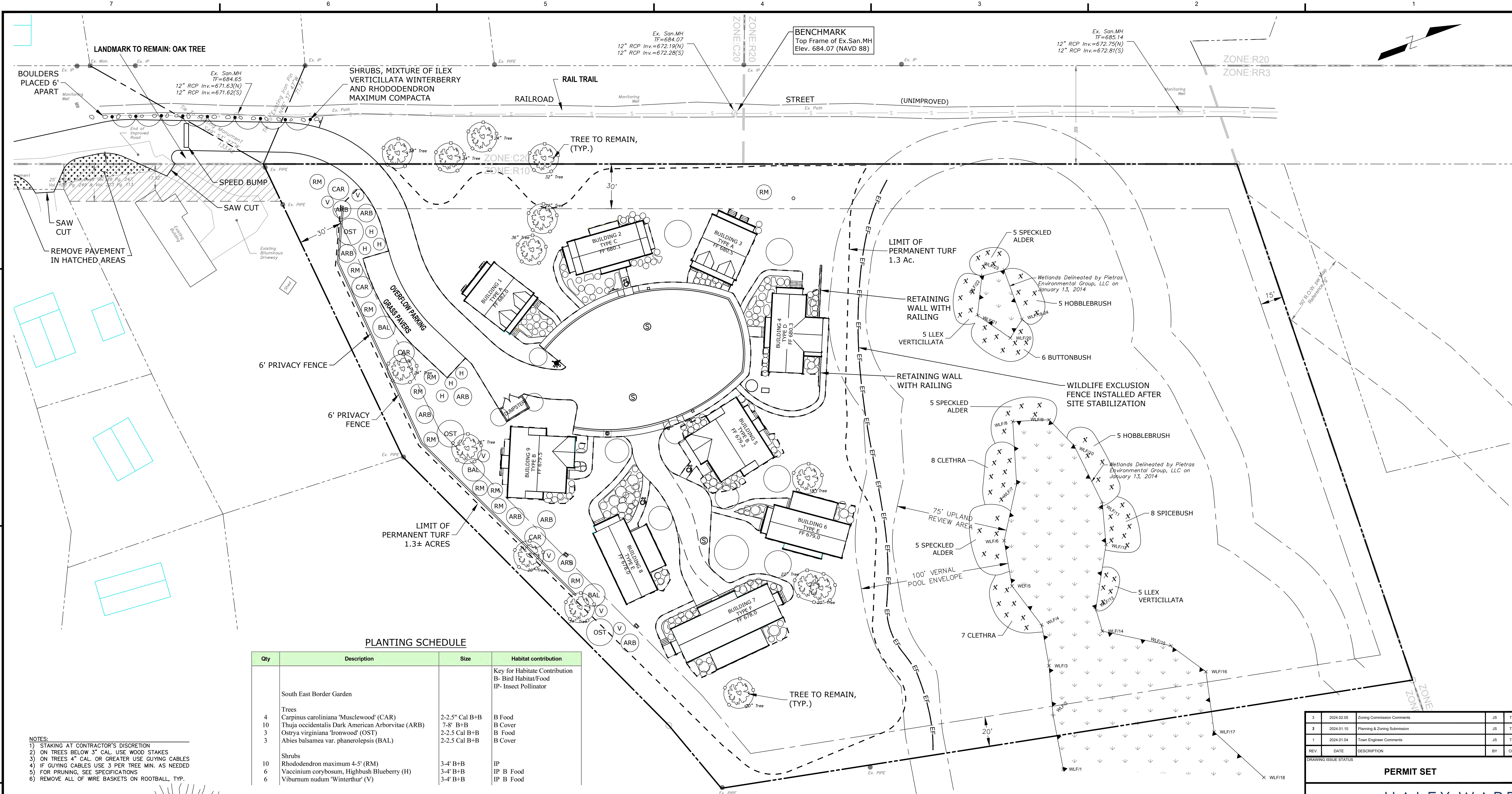
PROJECT
DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

LAYOUT PLAN

DATE	November 20, 2023	SCALE	1" = 30'
DRAWN BY	JS	DESIGNED BY	TAP
CHECKED BY	TAP	CHECKED BY	TAP
PROJECT No.	4010271.23137		
DRAWING No.	05	REV.	3



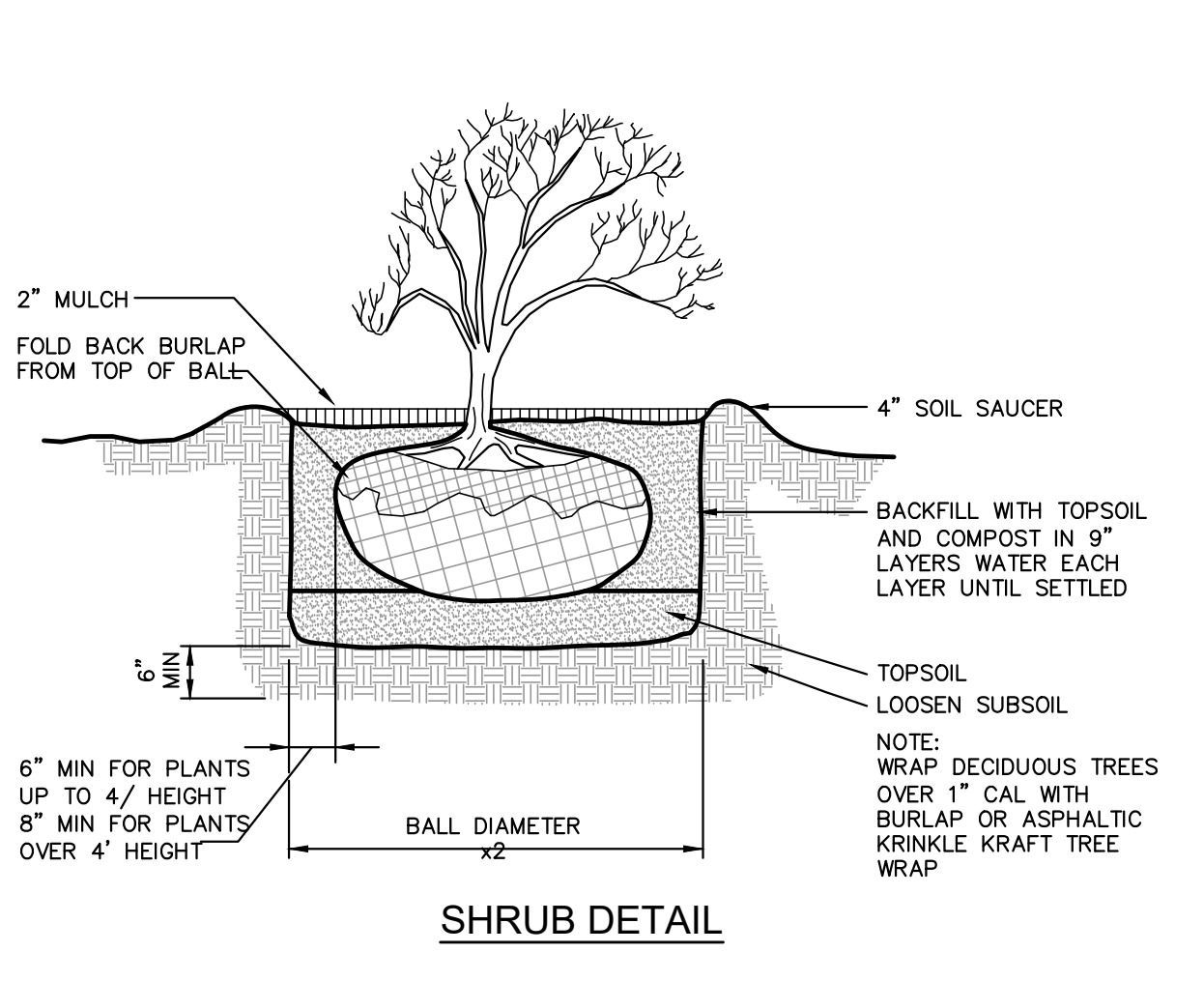
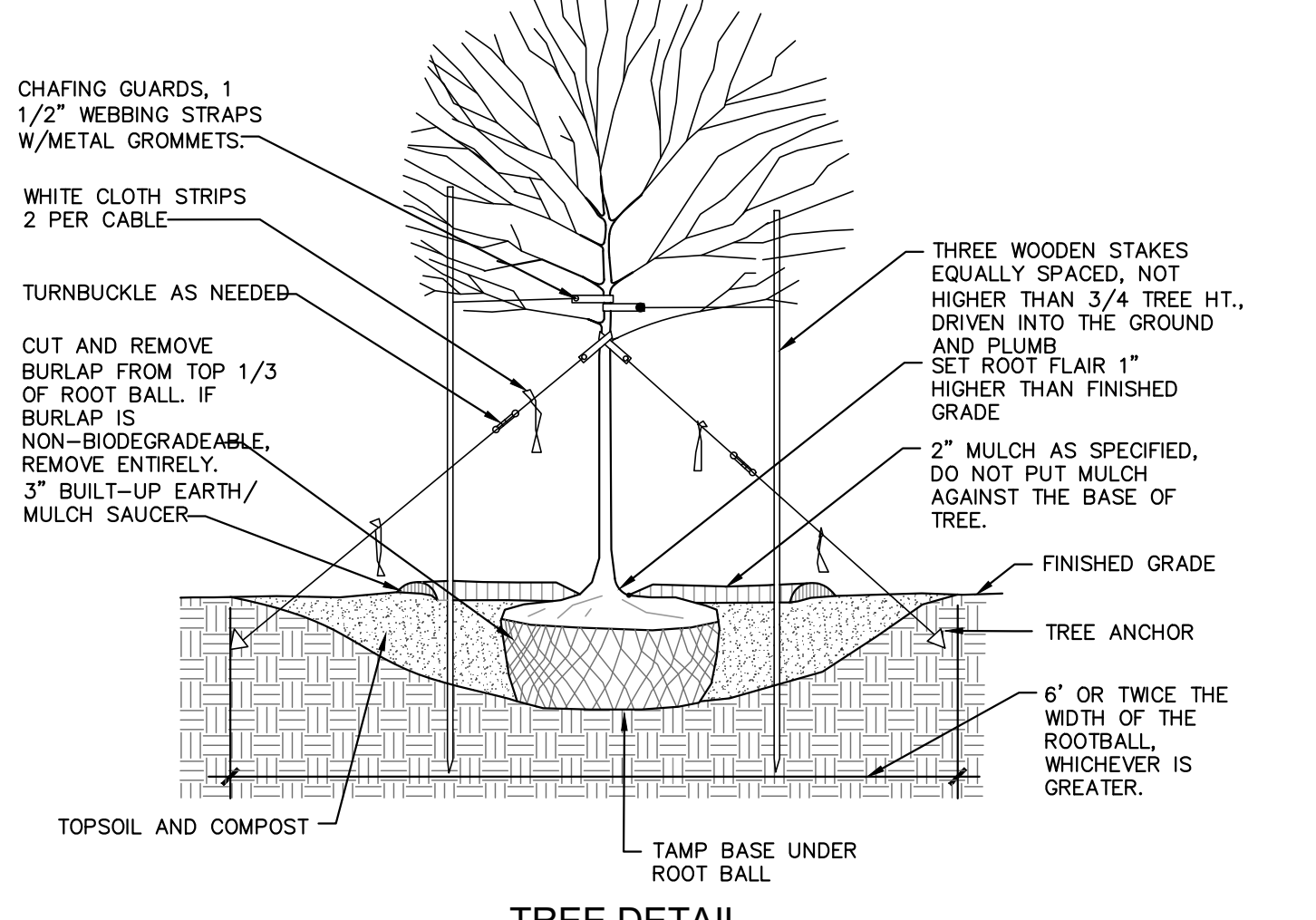
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PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
South East Border Garden			
4	Trees Carpinus caroliniana 'Musclewood' (CAR)	2-2.5' Cal B+B	B Food
10	Thuja occidentalis Dark American Arborvitae (ARB)	7-8' B+B	B Cover
3	Ostrya virginiana 'Ironwood' (OST)	2-2.5 Cal B+B	B Food
3	Abies balsamea var. phanerolepis (BAL)	2-2.5 Cal B+B	B Cover
Shrubs			
10	Rhododendron maximum 4-5' (RM)	3-4' B+B	IP
6	Vaccinium corybosum, Highbush Blueberry (H)	3-4' B+B	IP B Food
6	Viburnum nudum 'Winterthur' (V)	3-4' B+B	IP B Food

- NOTES:**
- 1) STAKING AT CONTRACTOR'S DISCRETION
 - 2) ON TREES BELOW 3" CAL, USE WOOD STAKES
 - 3) ON TREES 4" CAL OR GREATER USE GUYING CABLES
 - 4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
 - 5) FOR PRUNING, SEE SPECIFICATIONS
 - 6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL, TYP.



PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
Wetland Enhancement.			
10	Shrubs Ilex verticillata 'Winterberry'	3g	B Food
15	Alnus incana 'Speckled Alder'	3g	B Food
10	Viburnum lantanoides 'Hobblebush Viburnum'	1g	B Food
8	Cephalanthus occidentalis 'Button Bush'	3g	IP
8	Lindera benzoin 'Spicebush'	3g	IP B Food
15	Clethra alnifolia 'Summer Sweet'	3g	IP

REV	DATE	DESCRIPTION	BY	CHK
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PROJECT

DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

PLANTING PLAN

DATE: November 20, 2023 SCALE: 1"= 30'

DRAWN BY: JS DESIGNED BY: TAP CHECKED BY: TAP

PROJECT No.: 4010271.23137

DRAWING No.: **06** REV: **3**

FILE LOCATION: P:\CT\4010271 - OUSENBERRY ARCARI MALIK ARCHITECTS.LL01271.23137 - RAILROAD STREET SALISBURY, TAP02-CAD_FILES\CIVIL\PROJECT.DWG, 2024.02.05, 7:26 AM

PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
Plant list for the interior of the site			
Key Habitat Contribution: B- Bird Habitat/Food IP- Insect Pollinator			
Trees			
3	Acer freemannii 'Autume Blaze' (Acer)	2-2.5" cal B+B	B Food
2	Nyssa sylvatica (Tupelo) (Nyssa)	2-2.5" cal B+B	B Food
1	Carpinus caroliniana 'Musclewood' (Car)	2-2.5" cal B+B	B Food
1	Cornus florida 'Cloud Nine' Dogwood (Dog)	2-2.5" cal B+B	B Food
3	Thuja occidentalis 'Elegantissima' Arborvitae (Elega)	7-8' B+B	B Cover
3	Thuja occidentalis 'Hetz Midget Globe Arborvitae' (HMG)	5 gal	
3	Thuja occidentalis 'Rheingold Arborvitae' (Rheim)	5 gal	
2	Pinus strobus 'Nana' 18-24" (Dwarf White Pine) (PSN)	5 gal	
1	Pinus strobus 'Blue Shag' (Dwarf White Pine) (PSBS)	5 gal	
3	Picea pungens globosa (Dwarf Globe Blue Spruce) (PPG)	5 gal	
1	Picea pungens "R.H. Montgomery" 18-24" (Compact Blue Spruce) (PPM)	5 gal	
Deciduous Shrubs			
3	Fothergilla major 'Mt. Air' (FM)	3g	IP
1	Fothergilla gardenii 3 gal (FG)		IP
11	Vaccinium angustifolium Low-bush Blueberry (VA)	2g	B Food
5	Hydrangea quercifolia (Oakleaf Hydrangea) (HQ)	3g	IP
7	Hydrangea arborescens (Smoothleaf Hydrangea), 'Invincibelle Limetta' (HA)	3g	IP
8	Physocarpus opulifolius 'Summer Wine' (PS)	3g	IP
3	Physocarpus opulifolius 'Tiny Wine' (PTW)	3g	IP
2	Ilex verticillata 'Winter Red Holly' (IV)	5g	B Food
1	Myrica pennsylvanica 'Northern Bayberry' (MP)	5g	B Food
Evergreen Shrubs			
4	Rhododendron maximum 'Rosebay Rhododendron' (RM)	3-4' B+B	IP
3	Rhododendron maximum 'Compactum' (RMC)	3' B+B	IP
2	Rhododendron catawbiense, 'Album' (RCA)	3' B+B	IP
19	Rhododendron chionoides (RC)	5g	IP
5	Leucothoe fontanesiana 'Scarletta' (LF)	3g	IP
3	Kalmia latifolia 'Little Linda Mountain Laurel' (KLL)	5g	IP
4	Kalmia latifolia 'Sarah Mountain Laurel' (KLS)	5g	IP
8	Ilex glabra 'Shanrock' (IG)	3g	IP
35	Juniperus horizontalis, 'Bar Harbor Juniper' (J)	1g	
Perennials and Ferns			
25	Eurybia divaricata 'White Wood Aster' (WWA)	1g	IP
30	Arctostaphylos uva-ursa 'Bear Berry' (BB)	1g	B Food
40	Gemium maculatum 'Wild Geranium' (GM)	1g	IP
22	Phlox paniculata 'Glamour Girl' (GG)	1g	IP
5	Phlox subulata 'Candy Stripe' (PS)	1g	IP
20	Chelone lyonii 'Hot Lips' (Turtlehead) (CL)	1g	IP
17	Rudbeckia fulgida 'Fulgida' Black-eyed Susan (RF)	1g	IP B
15	Echinacea purpurea 'Magnus' Cone Flower (EP)	1g	IP B
8	Asclepias tuberosa 'Butterfly Weed' (AT)	1g	IP
15	Oenothera fruticosa 'Sundrop' (OF)	1g	IP
15	Cimicifuga racemosa (Actaea) Bugbane (CR)	1g	IP
7	Dicentra eximia 'Bleeding Hearts' (DE)	1g	IP
5	Aster novae-angliae 'Vibrant Dome' (AN)	1g	IP
10	Amsonia hubrechtii 'Blue Star' (AH)	1g	IP
10	Polystichum acrostichoides Christmas Fern (PA)	1g	

Key Habitat Contribution: B- Bird Habitat/Food
IP- Insect Pollinator



3	2024.02.05	Zoning Commission Comments	JS	TAP
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REV	DATE	DESCRIPTION	BY	CHK.

PERMIT SET

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PROJECT

DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

TITLE

FOUNDATION PLANTING PLAN

DATE	November 20, 2023	SCALE	1" = 15'
DRAWN BY	JS	DESIGNED BY	TAP
CHECKED BY	TAP		
PROJECT No.	4010271.23137		
DRAWING No.	07	REV.	3

SOIL EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

1. INTRODUCTION AND PERMIT COMPLIANCE

Pursuant to Connecticut P.A. 83-388, this project requires a Soil Erosion and Sediment Control Plan and Narrative. This narrative describes the **minimum** measures required to control soil erosion during and after construction of the site shown on this plan. The soil erosion and sediment control measures shown on this plan are designed in accordance with a document entitled "Connecticut Guidelines for Soil Erosion and Sediment Control" published by the Connecticut Council on Soil and Water Conservation in 2002. The Contractor may be required to implement additional measures to prevent soil erosion and sedimentation of downstream waterways.

The Contractor is required to obtain copies of, and comply with the conditions of all permits for this project, including but not limited to:

- Municipal Inland Wetlands Permit
- Municipal Planning & Zoning Permit

The Contractor's activities and operations include all site work and work incidental to the project including, but not limited to haul roads, waste and disposal areas, staging areas, and field offices. If any of his activities require approvals above and beyond those already accounted for by the Owner's permits, the Contractor shall apply for and obtain such permits prior to conducting those operations. If incidental work such as haul roads, waste and disposal areas, staging areas, and field offices are not shown on the plans, and require additional erosion control, the Contractor shall provide such controls.

2. PROJECT DESCRIPTION AND SITE CHARACTERISTICS

This project involves the construction of nine buildings containing 20 apartments along with associated site work. Activities include:

- Tree clearing
- Earthwork
- Utility installation
- Construction of parking and sidewalks
- Stormwater system installation
- Site restoration and replanting

The total site area is 5.32 acres and is predominately wooded. There are wetlands and vernal pools on the north side of the property. The topography generally slopes to the east. Runoff from the site flows overland and eventually reaches Spruce Swamp Creek. Approximately 2.5 acres will be disturbed.

3. CONSTRUCTION SEQUENCING

1. Confirm all permits are in place. Contact Call-Before-You-Dig for utility markout.
2. Stake out clearing limits and wildlife exclusion fence. Flag trees to remain.
3. Hold preconstruction conference.
4. Install wildlife exclusion fence.
5. Install perimeter filter sock.
6. Install protection around trees to remain.
7. Cut trees and grub site.
8. Strip and stockpile topsoil.
9. Perform rough site grading.
10. Begin foundation work and building construction.
11. Install subsurface detention areas and FocalPoint system and protect from damage.
12. Install utilities.
13. Perform final grading.
14. Construct rain gardens.
15. Construct parking area and sidewalks.
16. Install final landscaping.

4. RESPONSIBILITY

4.1 RESPONSIBILITIES OF OWNER/PERMITEE

The Owner/Permitee is The Salisbury Housing Committee, P.O. Box 10, Salisbury, CT 06068. Contact Jocelyn Ayer, Vice President. 475-273-9808. The Owner/Permitee shall:

- A. Provide the Contractor with copies of land-use permits that Owner has acquired.
- B. Inform all parties involved with the proposed site work of this plan's objectives and requirements.

4.2 RESPONSIBILITIES OF CONTRACTOR

The Contractor is responsible for preventing erosion of the site and for protecting adjacent waterways from sedimentation. The Contractor shall:

- A. Install, monitor, and maintain the soil erosion and sediment control measures as shown on this plan.
- B. Comply with all permit requirements.
- C. Provide the Owner, Engineer, and the municipality with 24 hour phone numbers in the event of an emergency at the site.

5. PRE-CONSTRUCTION CONFERENCE

The Contractor shall initiate a preconstruction conference with the Permitee, Contractor, Engineer, and a municipal representative to review the proposed soil erosion and sediment control measures.

6. DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

6.1 TEMPORARY STABILIZATION MEASURES

Temporary Grass Cover:

Provide temporary grass cover where indicated on the plans or where temporary land grading will be unaltered for more than one month but less than 12 months. The Contractor shall loosen the soil to a depth of two inches before seeding. If existing soil is not capable of growing grass, the Contractor shall spread at least two inches of topsoil over the loosened surface. If seeding commences during the summer or early autumn, the annual or perennial ryegrass seed shall be used. If seeding commences in spring or late autumn, the winter ryegrass seed shall be used. Seeding rates shall be 5 lbs./1000 sq. ft. Hay mulch shall be spread at the rate of 100 lbs./1000 sq. ft. The Contractor shall irrigate the grass until an acceptable stand of grass is established.

Filter Sock:

Install filter sock as shown on the plans and details. Socks shall consist of a filter media inside of a mesh tube. Stake the filter sock at four-foot intervals or as called for by the manufacturer. Filter socks less than 12 inches in diameter shall be installed in a shallow depression. Where the filter sock is not continuous, it shall be overlapped a minimum of three feet. Remove sediment once levels have reached 1/4 of the effective sock. Repair and/or replace filter sock immediately if damaged or deteriorated. See table below for more information.

Project Duration	Mesh Material
Up to 5 years	Multi-Filament Polypropylene
Up to 12 months	Biodegradable Cotton Fiber
Up to 18 Months	Biodegradable Wood Fiber

Stockpiling or Storage of Excavated Materials:

Completely surround all temporary (2-4 weeks) material stockpiles with haybales or silt fence to prevent transportation of sediment. Seed stockpiles that will remain for a longer duration with a quick-growing rye grass.

Fabric Slope Protection (Erosion Control Blanket):

Install fabric slope protection on the sloping areas shown on the plan. The Contractor shall select a fabric from the Connecticut Department of Transportation's Approved Product List. The fabric shall meet the requirements of Class 1 Type B Slope Protection. The fabric shall be installed in accordance with the manufacturer's instructions and guidelines. The Contractor shall maintain the fabric until a stand of grass, acceptable to the Owner, is established.

Temporary Mulch:

Mulch all disturbed areas with hay or straw at the rate of 2 tons per acre. Spread mulch by hand or mulch blower to provide a uniform distribution. Anchor the mulch by tracking with tracked construction equipment so clear marks are parallel to the contour. Mulch nettings, applied in accordance with the manufacturer's recommendations, may be used as an alternate to tracking. Restore any areas where mulch is washed away or blown away by the wind.

This activity shall be used to stabilize areas where construction is suspended during the winter months. Once the appropriate dates for seeding are reached, the Contractor shall complete the seeding operations.

Dust Control:

Take precautions to prevent dust from becoming a nuisance to adjoining property owners. Broom off pavements adjoining the excavation on a daily basis. Cover and/or keep all earth stockpiles moist at all times. Use calcium chloride to control dust over certain areas of the site, as directed by the Engineer or shown on the plans. Calcium chloride shall conform to ASTM D-98, Type I. The Contractor shall maintain and inspect, on a daily basis, the adequacy of dust control measures and correct any deficiencies immediately.

Tree Protection:

Trees to remain are shown on the plans. The Contractor shall provide snow fencing, board fencing, or cord fencing around trees or groups of trees to protect them against damage. The Contractor shall be responsible for selecting and installing the protection measures most appropriate for the conditions present. The Contractor shall repair and/or replace tree protection measures immediately if damaged during construction.

6.2 TEMPORARY STRUCTURAL MEASURES

Catch Basin Protection, Silt Sack:

Use Silt Sack or approved equal for protection of catch basins as shown on the plans. Install a "silt sack" per manufacturer's instructions. Remove sediment from "silt sack" once the sack reaches full fill. Replace the "silt sack" immediately if it becomes damaged or the permeability is impeded by sediment.

6.3 PERMANENT STABILIZATION MEASURES

Implement stabilization measure within three days of final grading.

Loam, Seed and Mulch:

Immediately following rough grading activities, bring all disturbed areas to final grade with four inches of loam.

Loam shall be free of large stones and roots and other deleterious materials such as wood, pieces of pavement, metals, trash, etc. and shall be of such quality as to readily promote germination of grass seed.

Prior to seeding, lime and fertilize according to soil nutrient analysis test. Such soil test must have been performed on soil no more than 180 days prior to application. Do not, in any case, apply fertilizer within 25 feet of a waterbody. Work lime and fertilizer into soil.

Apply the following seed mix:

- Viking Hard Fescue 40%
- Zig Zag Rhizomatous Tall Fescue 30%
- Creeping Red Fescue 15%
- Deschutes Perennial Ryegrass 15%

Immediately after seeding operations, cover the seedbed with hay or straw mulch at a rate of 100 lbs./1000 sq. ft. Mulch must be free of weeds and coarse matter. Spread mulch by hand or by mulch blower. Mulch anchoring is required by tractor drawn anchoring device along contour, or by tracking with a bulldozer (cleats parallel to contour) on slopes flatter than 3H:1V. If not specifically required herein, anchored jute mesh or equal is preferred by the Engineer but not required on slopes steeper than 3H:1V.

The Contractor shall irrigate all seeded areas until a stand of grass, acceptable to the Owner, is established. The Contractor shall be responsible for all seeded areas. If topsoil, seed, and/or mulch is washed away by rainfall, the Contractor shall restore the area.

Landscape Plantings:

Provide plantings to control erosion, as indicated on the plans. This work includes furnishing and planting trees, shrubs, and groundcover plants of the types and sizes indicated on the drawings. The Contractor may also be required to: 1) furnish and place topsoil, 2) guy or stake trees or shrubs, 3) fertilize, 4) water, 5) prune, 6) spray, 7) install mulch, and 8) establish all groundcover prior to the end of the period of acceptance. The Contractor is responsible for the above activities until final acceptance by the Owner.

6.4 PERMANENT STRUCTURAL MEASURES (POST CONSTRUCTION STORMWATER MANAGEMENT)

Land Grading:

Proposed grades are shown in detail on the plan.

In general, the Contractor shall properly stockpile earth, move it to fill areas, or export it from the site. Place and compact fill in shallow lifts, proceeding uphill from the toe area. Create large but shallow runoff collection areas at the end of each working day to help collect and prevent runoff from running down the fill face.

Bring all excavated, filled, or disturbed areas to final grade as soon as possible and stabilize areas with loam, seed and mulch immediately. Keep erosion control measures in place until the site is stabilized with pavement and/or vegetation.

Outlet Protection:

Construct outlet protection, in the form of a riprap apron, at storm sewer outfalls as shown on the plans and details. The aprons dissipate energy and reduce runoff velocity. Remove accumulated sediment from the apron after the site is stabilized with grass and/or pavement.

Rain Gardens/Bioretenion Areas:

Minimize disturbance of the areas planned for raingarden/bio retention areas. Avoid unnecessary compaction. Construct bioretention areas where shown on the plans. Construct the bioretention areas according to the requirements shown on the plans and details.

Subsurface Detention:

Subsurface detention is required, as shown on the plans and details, to reduce the peak rate of runoff leaving the site. Construct the detention chamber according to the plans and details and stabilize the cover as quickly as possible.

6.5 OTHER CONTROLS

Waste Disposal:

Provide an adequate number of covered waste containers to ensure that no litter, debris, building materials, or similar materials are discharged to wetlands or watercourses. Instruct subcontractors to use the containers for waste material. Empty the containers promptly when full.

Construction Entrance:

Place clean washed stone (CONDOT No.3 stone) at the site entrance(s) to the length, width and depth indicated on the plans and details to help remove mud and/or clods of soil from construction vehicles exiting from the site. Add stone as necessary to maintain adequate serviceability.

Pavement Maintenance:

The Contractor shall sweep paved roadways adjacent to the site on a routine basis to prevent tracking of mud onto public roadways and washing of mud into waterways. If the Contractor's schedule for cleaning the pavement is found to be inadequate by the Owner, Owner's Representative, or the municipality, the Contractor shall increase the frequency at no additional cost to the Owner.

Cleaning of Stormwater Structures:

Clean all stormwater structures, including, but not limited to pipes, swales, detention basins, sediment traps, and riprap aprons of sediment upon completion of the project.

Concrete Washout Area:

Washout of equipment for concrete shall be conducted in the designated area. Such washout shall be conducted: (1) outside of any buffers and at least 50 feet from any stream, wetland or other sensitive resource; or (2) in an entirely self-contained washout system. The Contractor shall direct all wastewater into a container or pit designed such that no overflows can occur during rainfall or after snowmelt.

At least once per week, the Contractor shall inspect all of the containers or pits used for washout to ensure structural integrity, adequate holding capacity, and to check for leaks or overflows. If there are signs of leaks, holes or overflows in the containers or pits that could lead to a discharge, the Contractor shall repair them prior to further use.

The Contractor shall remove hardened concrete waste whenever the hardened concrete has accumulated to a height of 1/2 of the container or pit or as necessary to avoid overflows.

Construction Dewatering:

This item includes methods and equipment necessary to maintain, in a dry condition, any areas in which construction is to be conducted. These methods include pumping, draining, installing well-points and/or cofferdams. Whatever the methods or equipment used, dispose of the discharge water in such a manner that avoid pollution of existing watercourses, injury to persons or public or private property.

The Contractor shall develop a dewatering program designed to ensure that disposal of all dewatering wastewaters will not cause scouring or erosion or contain suspended solids in amounts which could reasonably be expected to cause pollution of wetlands or waterways. Discharge wastewaters in a manner which minimizes the discoloration of receiving waters.

The Contractor shall construct a silt fence/haybale barrier at the outlet of the dewatering system. The wastewater must pass through this barrier prior to discharge to any storm sewer or watercourse. The Contractor shall continually monitor the discharge to ensure the barrier is functioning properly. The barrier shall be maintained in working condition until dewatering operations are complete.

7. GENERAL CONDITIONS

7.1 If erosion control measures are damaged by construction vehicles, acts of vandalism, or severe weather conditions, the Contractor shall immediately remove sediment in the vicinity of the erosion control measures and repair these measures to a functional condition.

7.2 If, during or after construction, it becomes apparent that existing erosion control measures are incapable of controlling erosion, the Owner, the Engineer, or the municipality may require additional control measures including, but not limited to; additional haybales, silt fence, sediment basins, or mechanically anchored mulch.

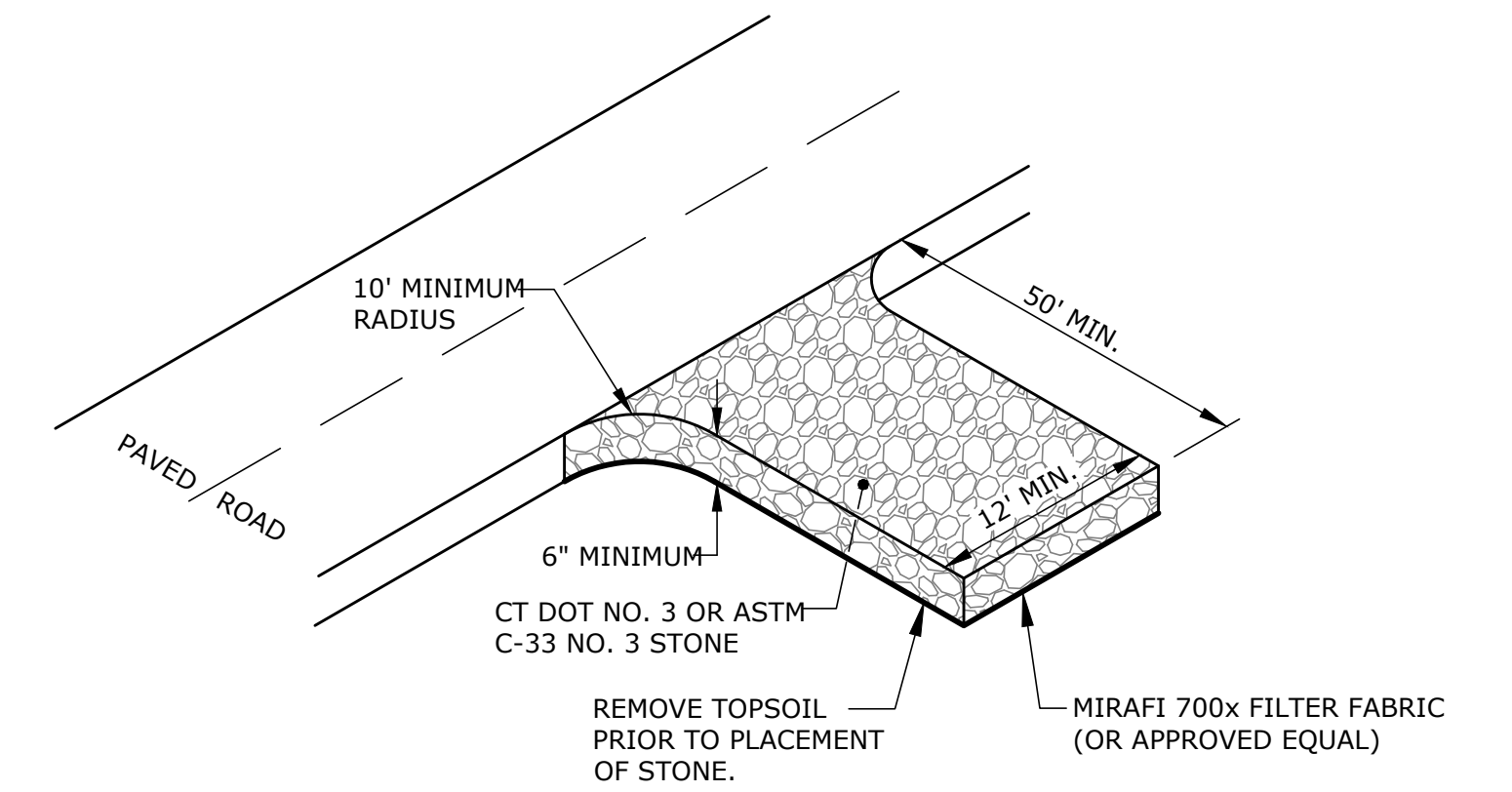
7.3 Refueling of equipment or machinery within 75 feet of any wetland or watercourse is prohibited.

7.4 No materials resulting from construction activities shall be placed in or allowed to contribute to the degradation of an adjacent wetland or watercourse. Disposal of any material shall be in accordance with Connecticut General Statutes, including, but not limited to, Sections 22a-207 through 22a-209.

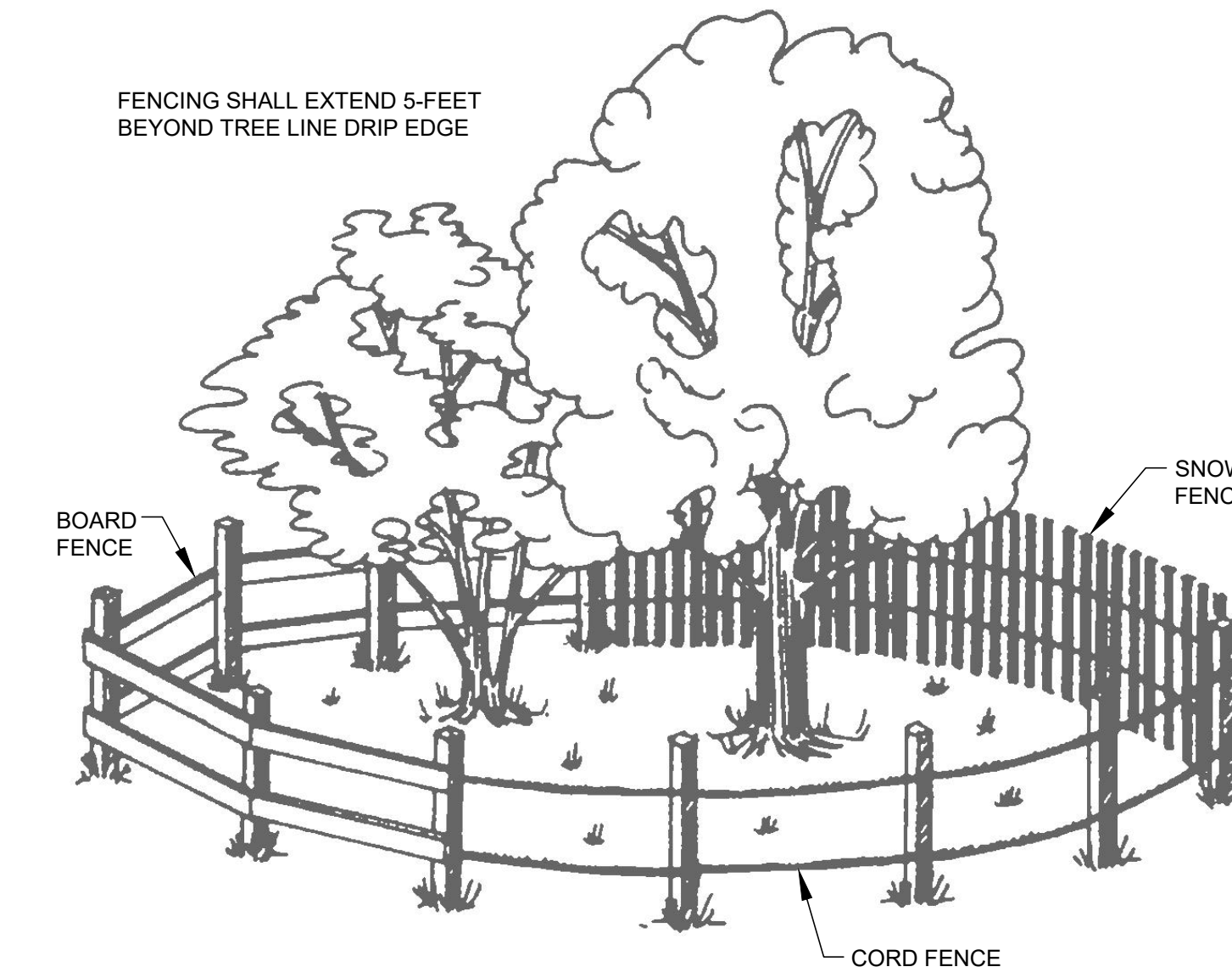
7.5 Stabilize all temporary fill to prevent erosion and to prevent sediment or other particulate matter from reentering a wetland or watercourse. Restore and revegetate all areas affected by temporary fills to their original contours or as directed by the Owner. Confine the extent of temporary fill or excavation to that area necessary to perform the work, as approved by the Owner.

7.6 Dumping of oil, chemicals or other deleterious materials on the ground is forbidden. The Contractor shall provide a means of catching, retaining, and properly disposing of drained oil, removed oil filters, or other deleterious material. All spills of such materials shall be reported immediately by the Contractor to the DEEP.

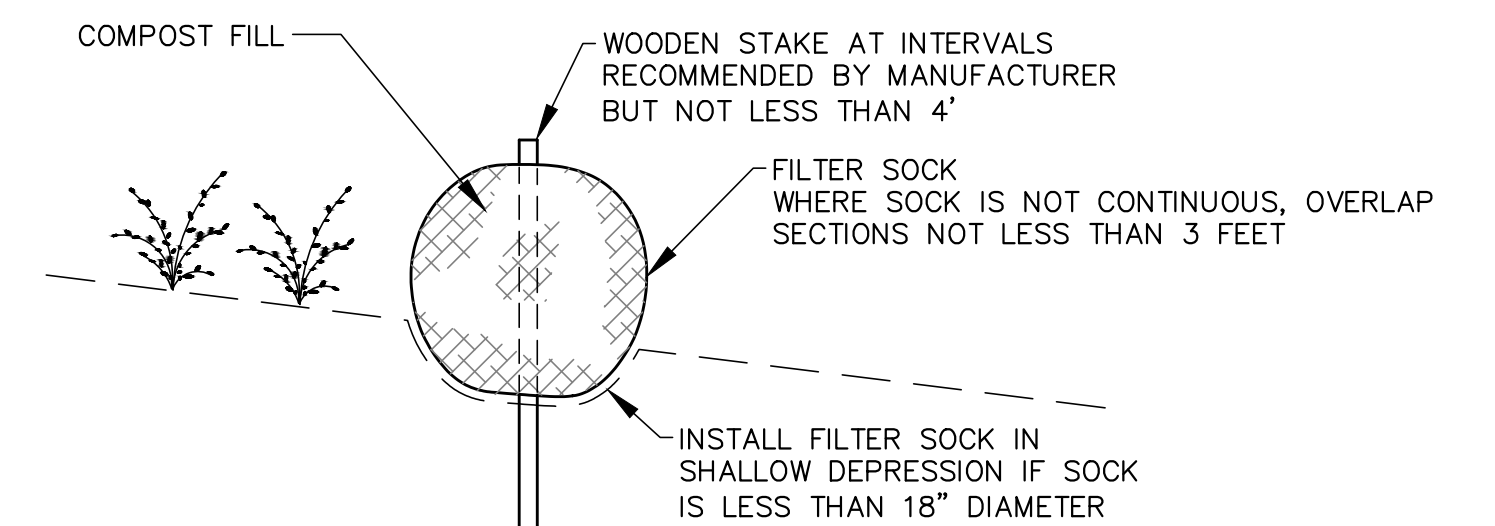
7.7 No application of herbicides or pesticides within 75 feet of any wetland or watercourse will be allowed. All such applications must be done by a Connecticut licensed applicator. The Contractor shall submit to the Owner the proposed applicator's name and license number, and must receive the Owner's approval of the proposed applicator, before such application is carried out.



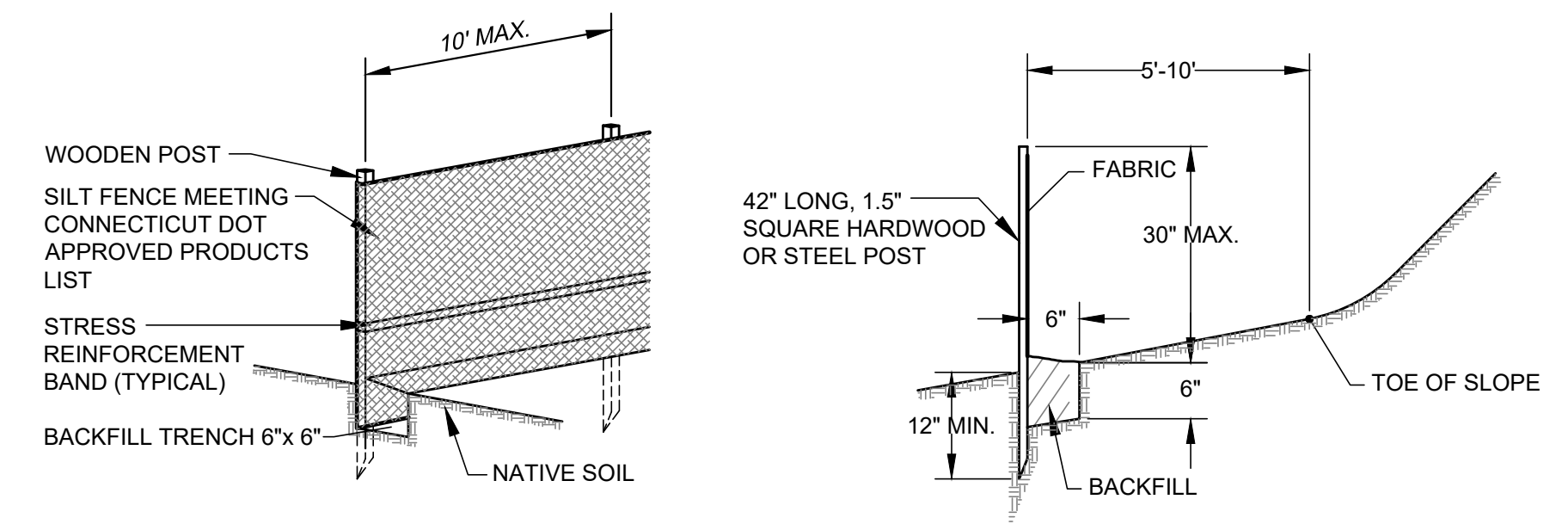
CONSTRUCTION ENTRANCE
NOT TO SCALE



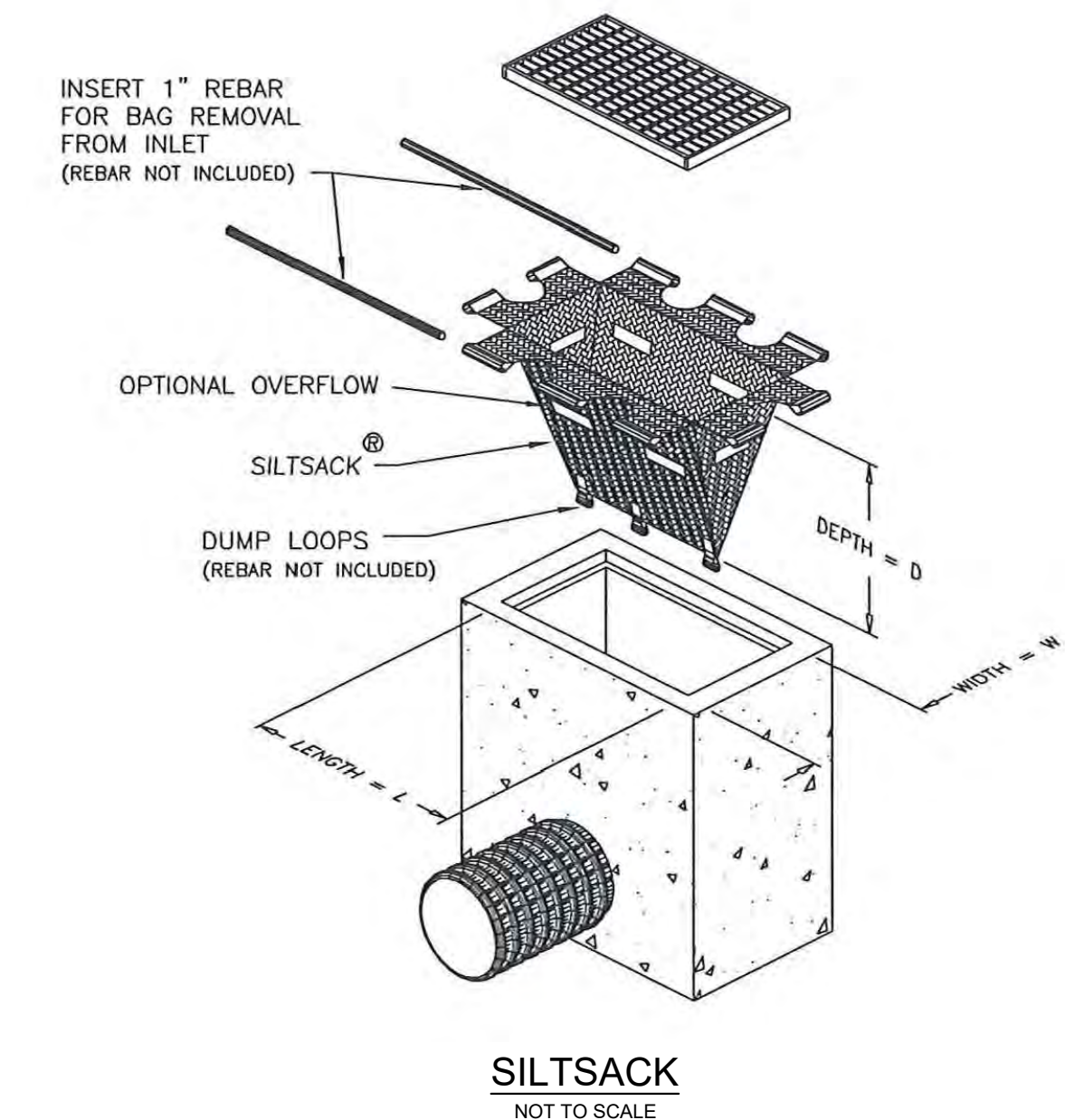
TREE PROTECTION
NOT TO SCALE



FILTER SOCK
NOT TO SCALE



SILT FENCE
NOT TO SCALE



DRAIN OUTLET PROTECTION
NOT TO SCALE

SILTSACK
NOT TO SCALE

REV	DATE	DESCRIPTION	BY	CHK.
3	2024.02.05	Zoning Commission Comments	JS	TAP
2	2024.01.10	Planning & Zoning Submission	JS	TAP
1	2024.01.04	Town Engineer Comments	JS	TAP

DATE	SCALE
November 20, 2023	As Noted

PERMIT SET

140 Willow Street
Winsted, Connecticut 06098
860.379.6669

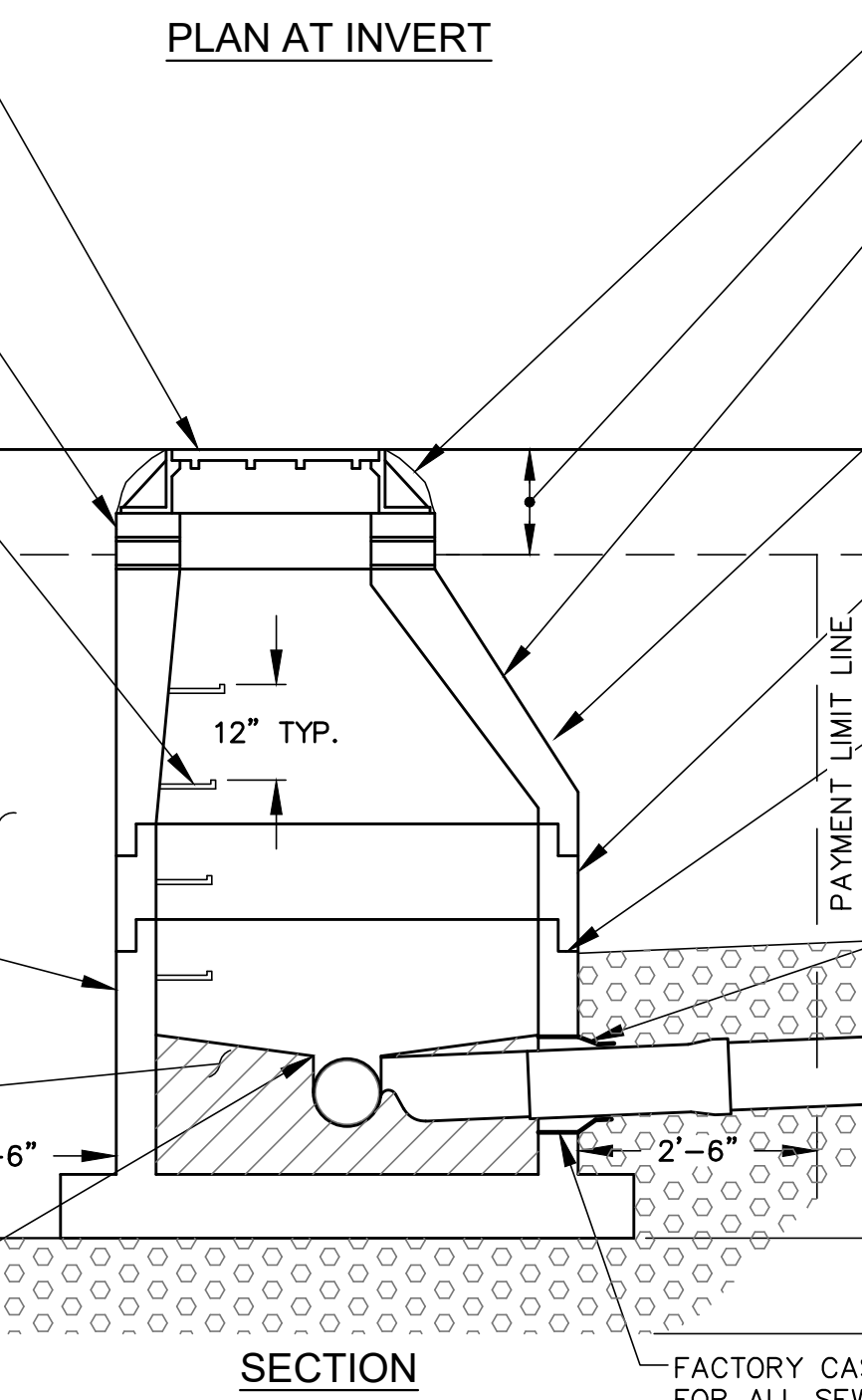
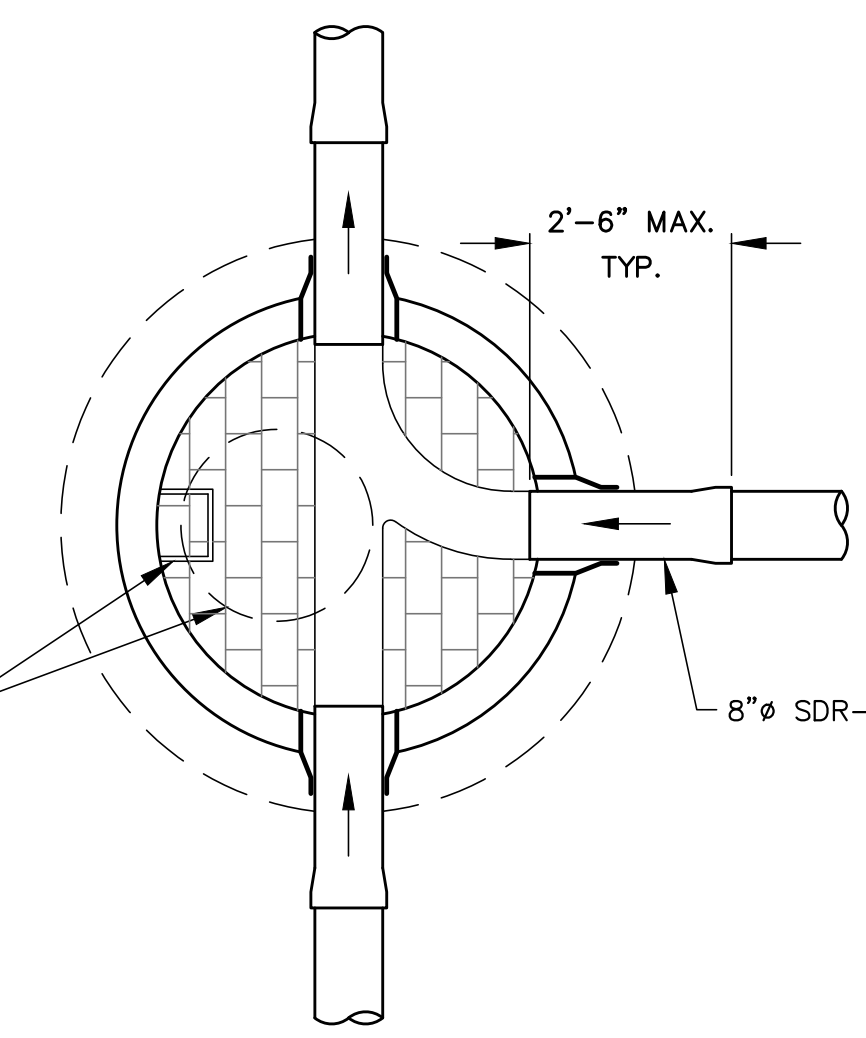
PROJECT

DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

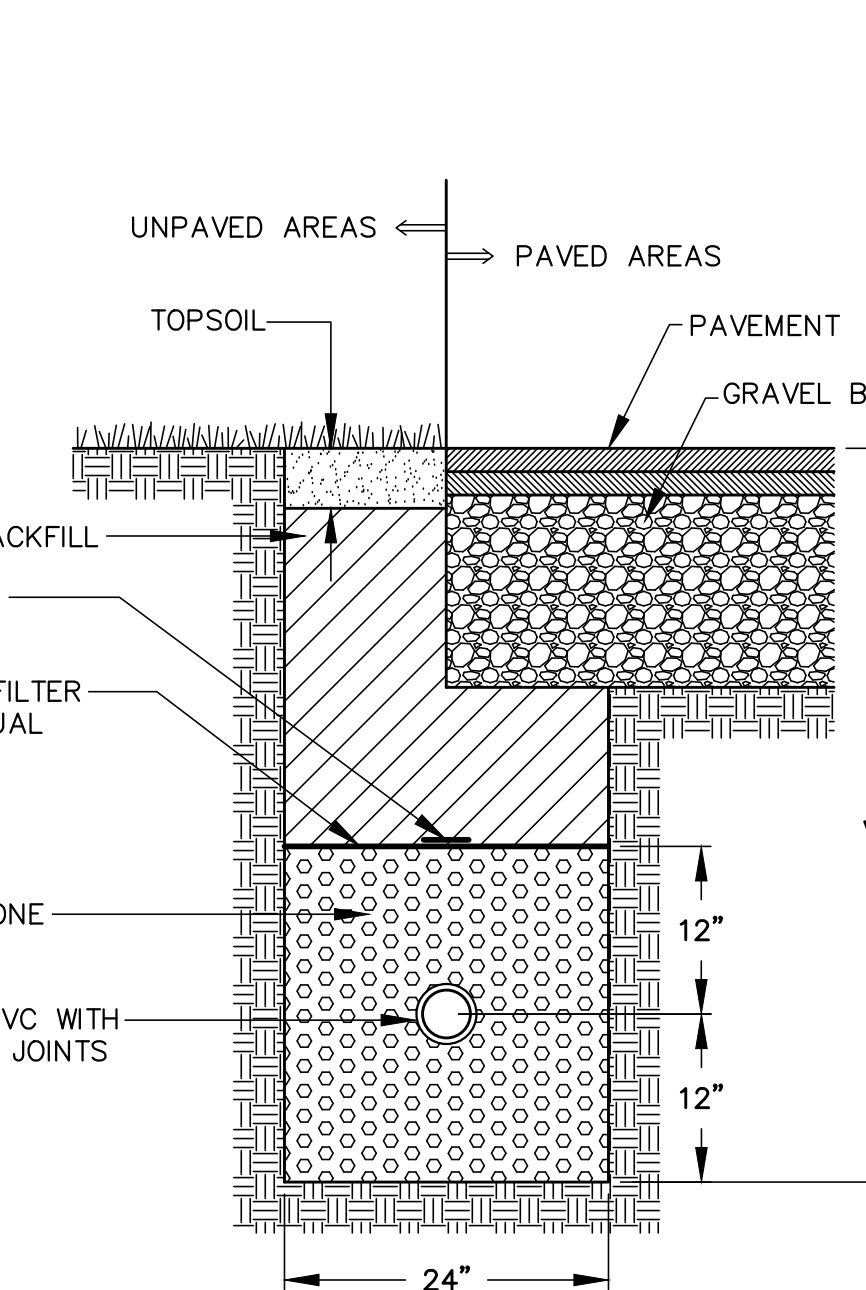
EROSION CONTROL PLAN NARRATIVE AND DETAILS

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TAP	TAP
PROJECT No. 4010271.23137		
DRAWING No. 08		
REV. 3		

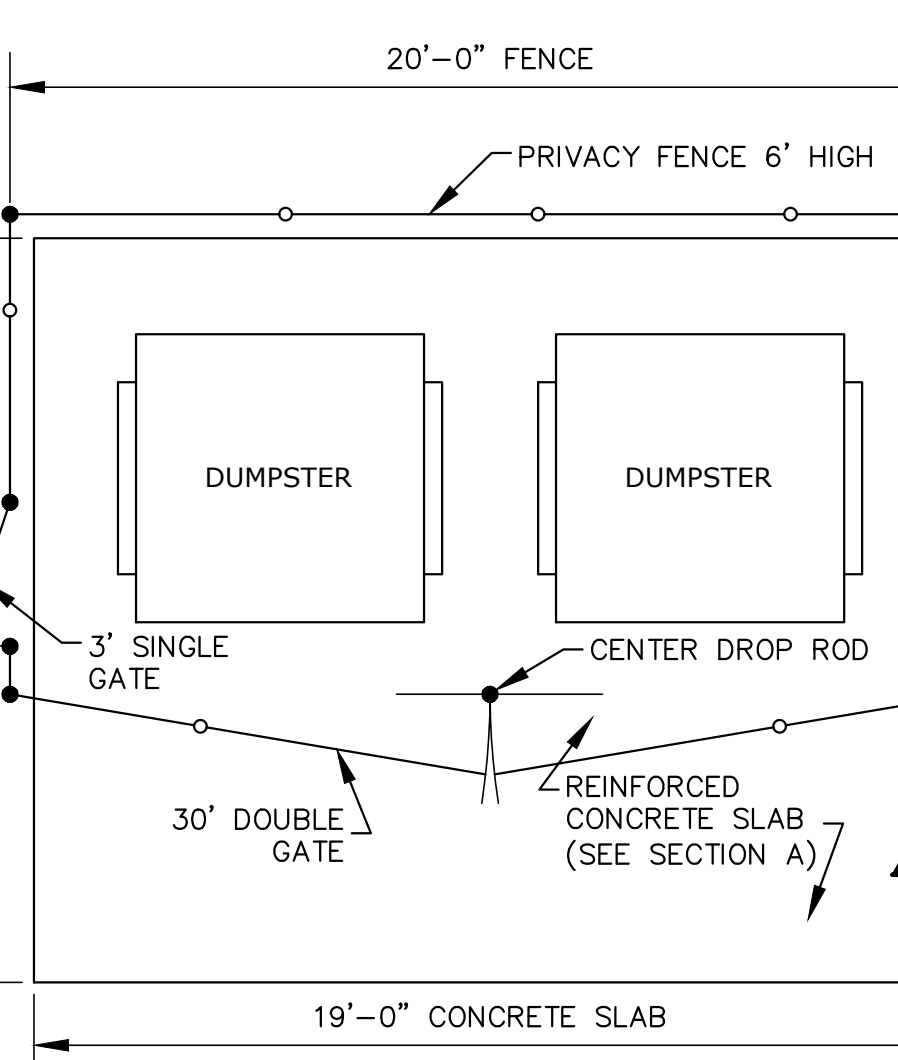
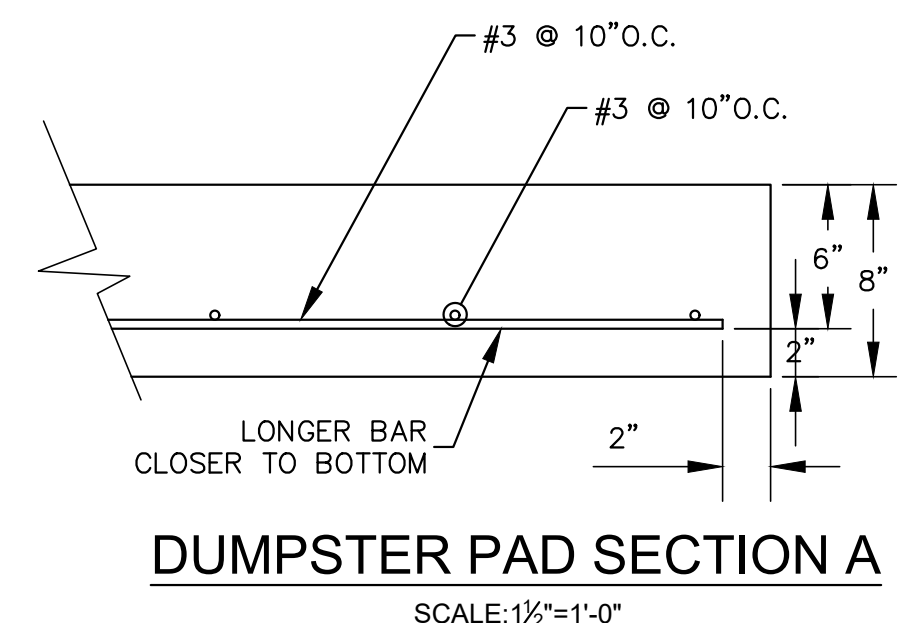
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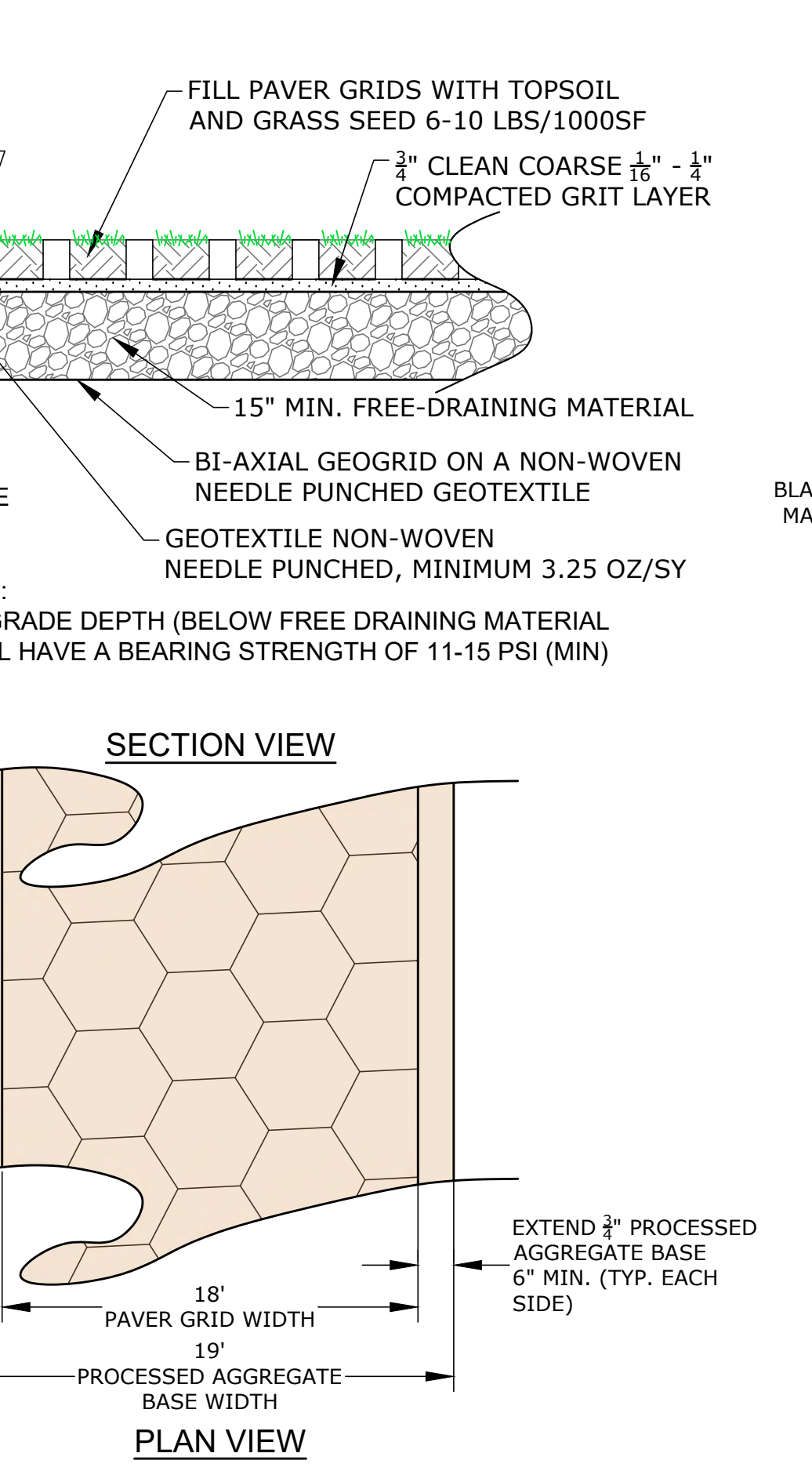
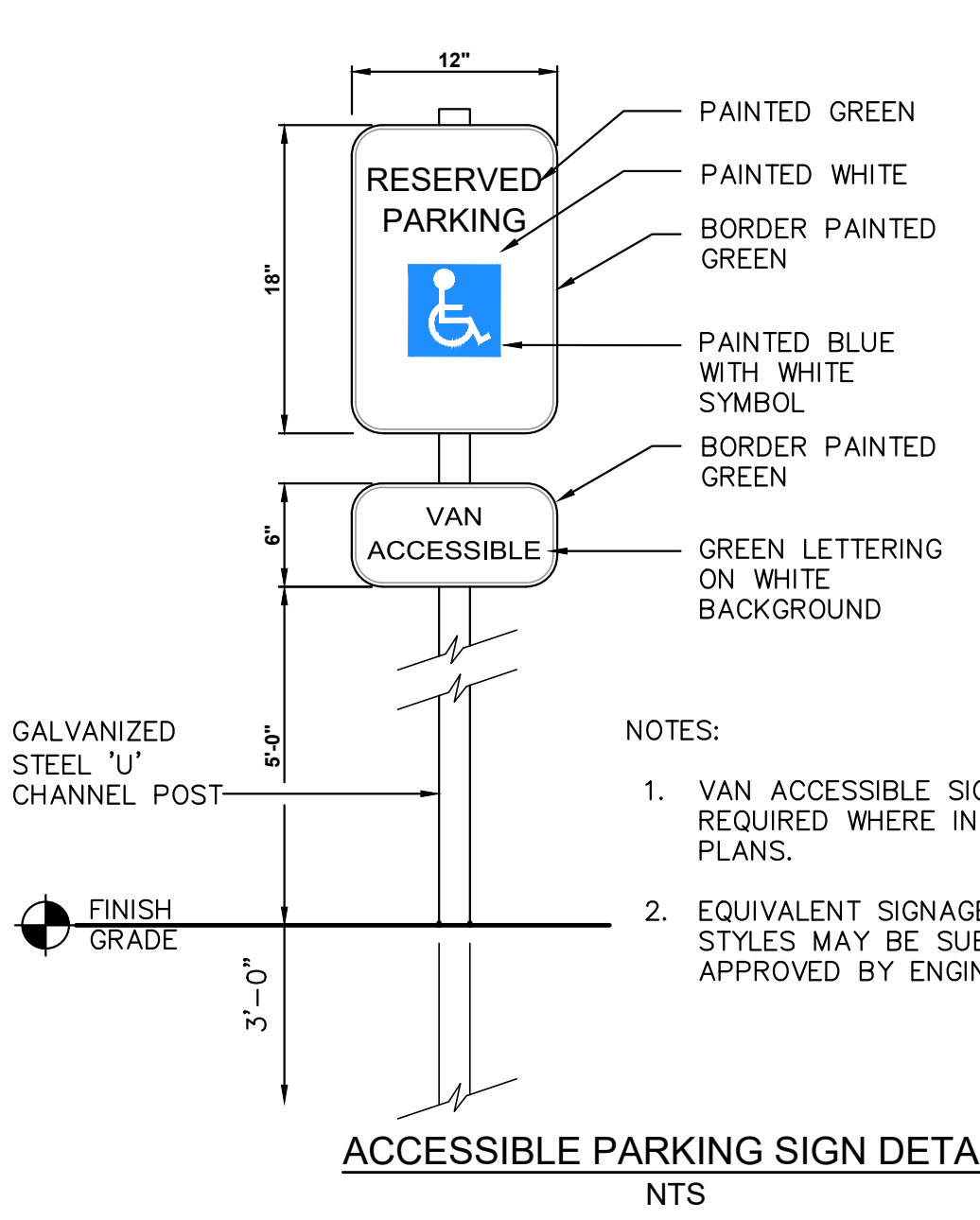
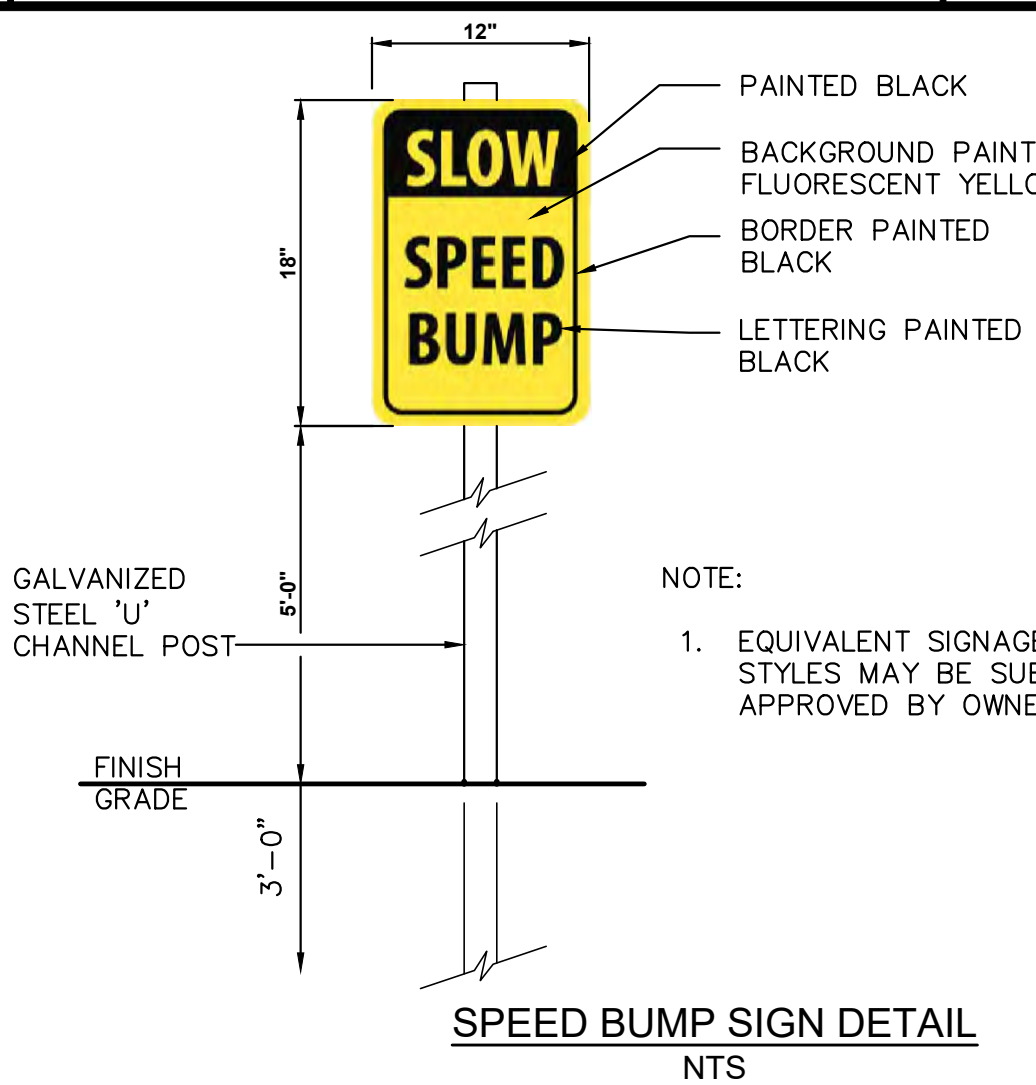
SANITARY SEWER MANHOLE
NOT TO SCALE



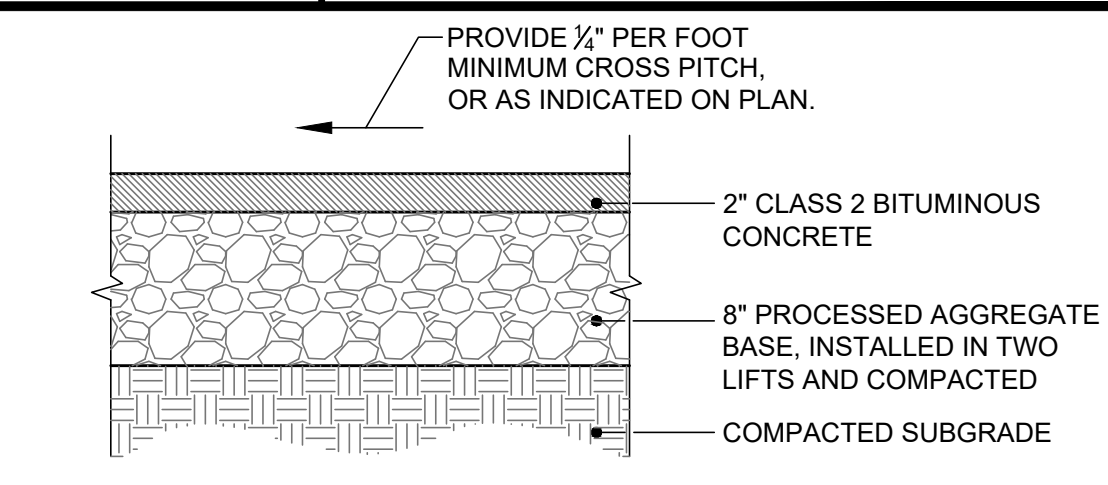
SANITARY SEWER TRENCH
NOT TO SCALE



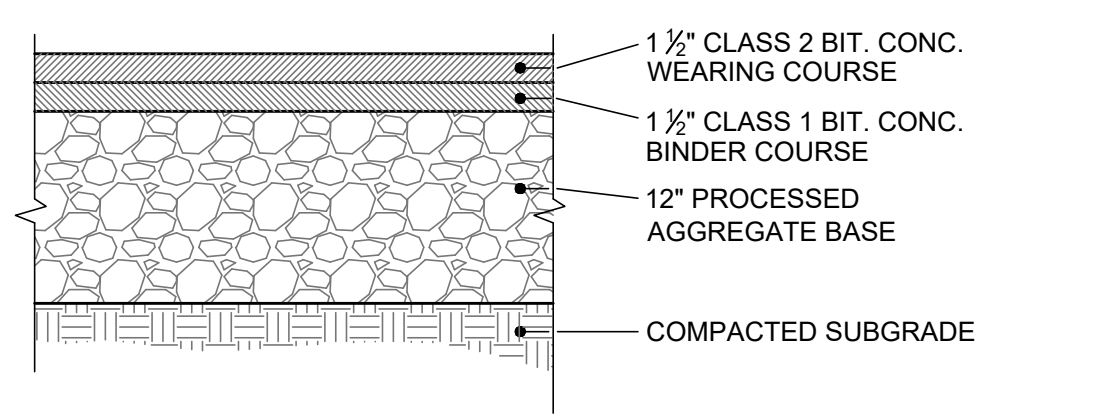
DUMPSTER PAD DETAIL
SCALE: 1/4"=1'-0"



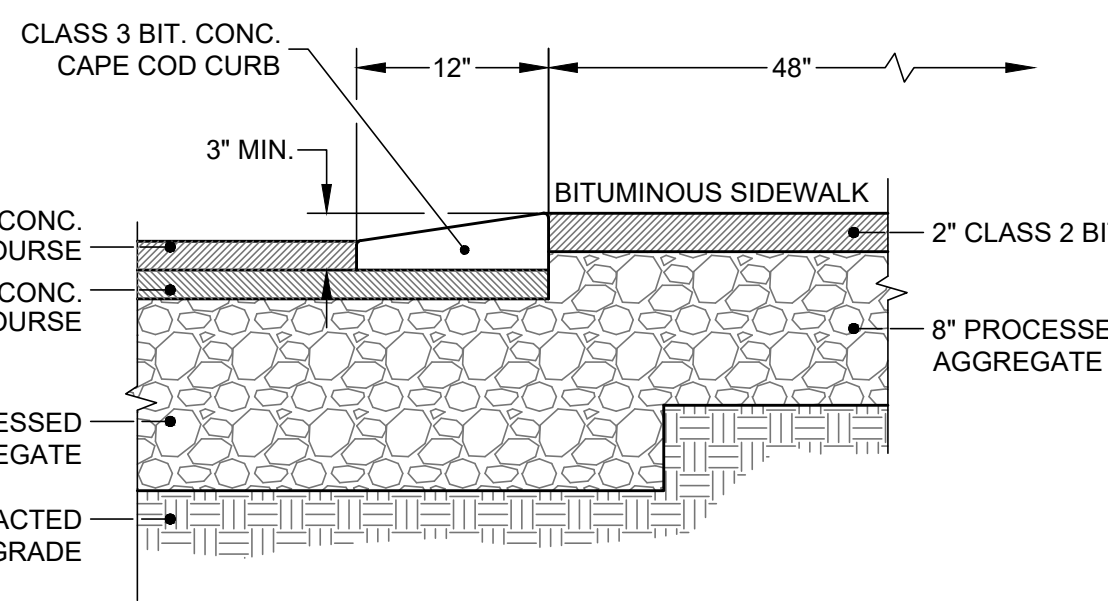
GRASS PAVER OVERFLOW PARKING
NTS



BITUMINOUS CONCRETE SIDEWALK
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT, CURB, AND SIDEWALK
NOT TO SCALE

- NOTES**
1. Processed aggregate base shall conform to CTDOT Form 818 Article M.05.01 compacted to 95% maximum dry density.
 2. Bituminous concrete shall conform to CTDOT Form 818 Article 4.06.02 and be installed in accordance with Article 4.06.03

AGTEC HEAVY DUTY DRIVEWAY & PARKING GRID PAVERS
THE INTERLOCKING SOLUTION FOR TRUCK PARKING, REST AREAS & ACCESS ROUTES

SPECIFICATIONS

- Length: 23 3/4"
- Width: 15 1/2"
- Height: 3 3/4"
- Weight/piece: 19.84 lbs
- Coverage: 2.58 ft²
- Quantity/pallet: 135 pieces
- Area/pallet: 348 ft²
- Material: 100% recycled plastic
- Color: Gray

KEY FACTS

- High compressive strength
- Flexible and resistant to cracking
- Harmless to flora and fauna
- Meet SLW60 loading category (vehicle up to 60 metric tonnes / 66 tons gross weight)
- Within NIOSH manual handling guidelines

Permeable design
A rigid but open cellular design allows the grids to provide both exceptional support and water management.

Lightweight
Complies with HSE manual handling guidelines.

Flexible
Polymer construction is semi-flexible and resistant to cracking unlike concrete.

Environmentally friendly
Manufactured from 100% recycled plastic.

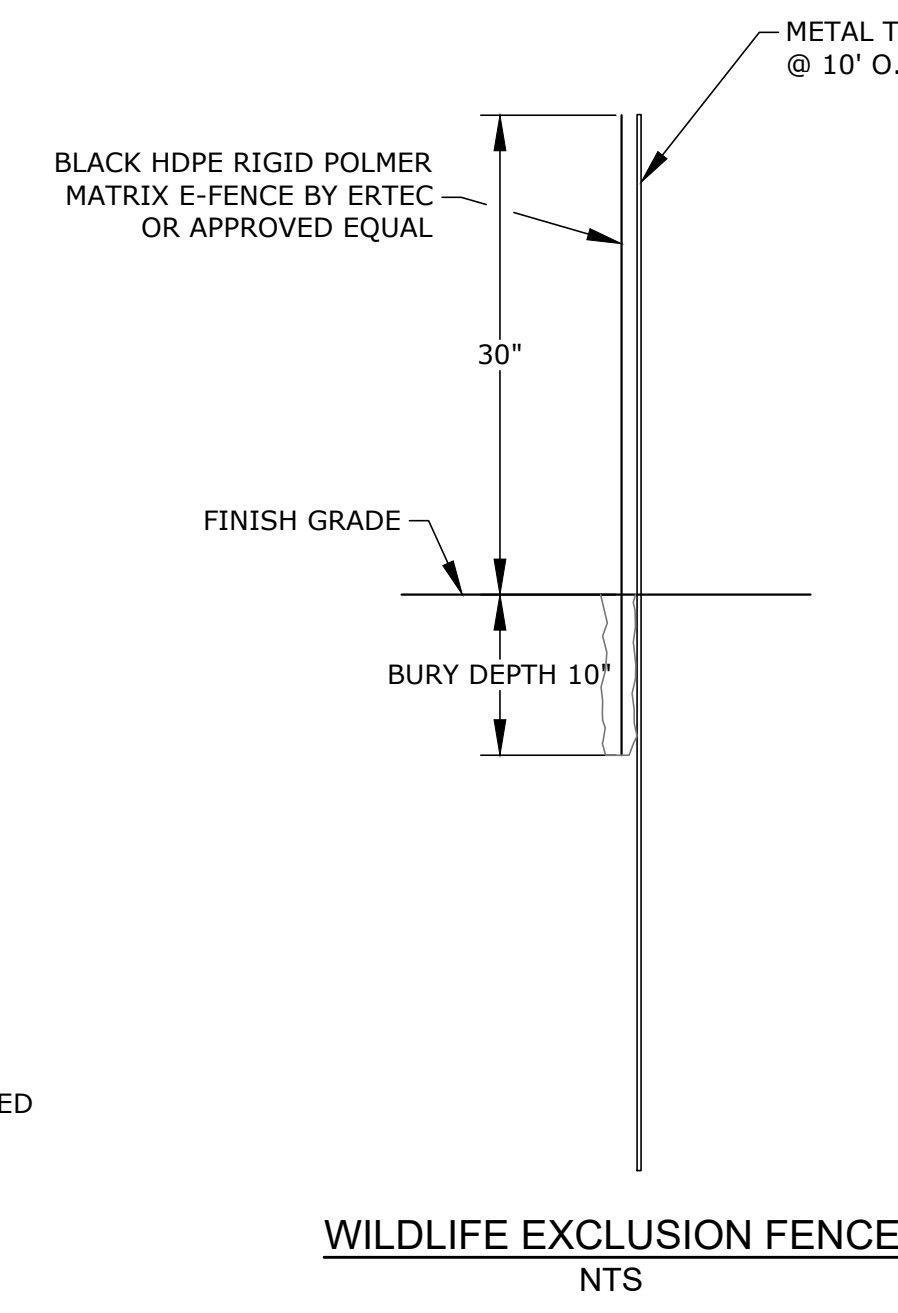
Application options
Open cells can be filled with either gravel or soil and seed depending on your application.

High load
Meets high static vertical load specifications, up to 60 metric tonnes (DN-1072).

Stable
Location fit connection improves stability once units are in position.

AgTec
133 Main Road, Hampden, Maine 04444
1-202-692-0700
www.agtec.com

100% recycled 100% recyclable



WILDLIFE EXCLUSION FENCE
NTS

REV	DATE	DESCRIPTION	BY	CHK.
3	2024.02.05	Zoning Commission Comments	JS	TAP
2	2024.01.10	Planning & Zoning Submission	JS	TAP
1	2024.01.04	Town Engineer Comments	JS	TAP

PERMIT SET

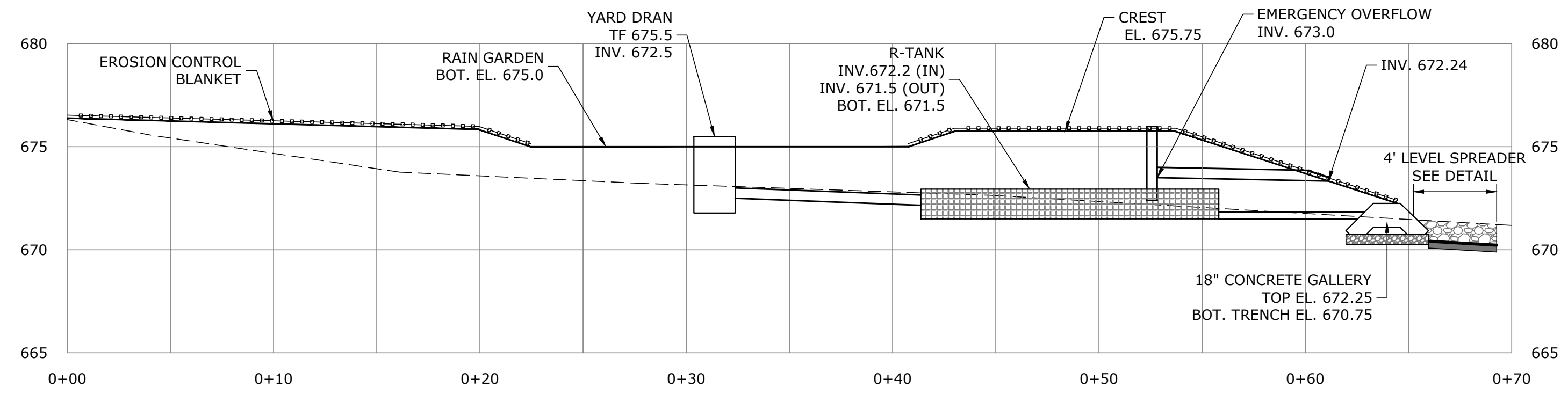
HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
140 Willow Street
Winsted, Connecticut 06098
860.379.6669

DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

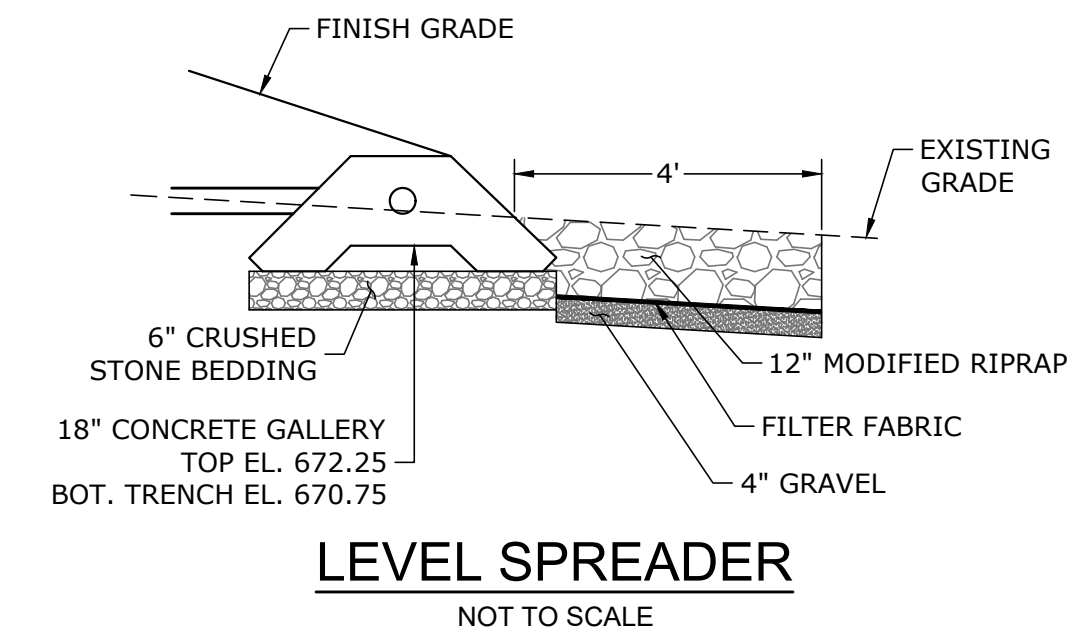
SITE DETAILS

DATE	SCALE
November 20, 2023	As Noted
DRAWN BY: JS	DESIGNED BY: TAP
CHECKED BY: TAP	
PROJECT No.:	4010271.23137
DRAWING No.:	09
REV:	3

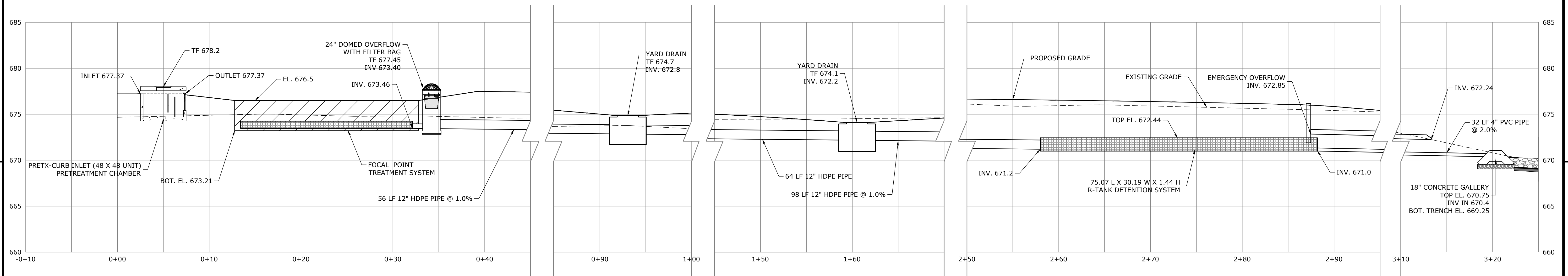
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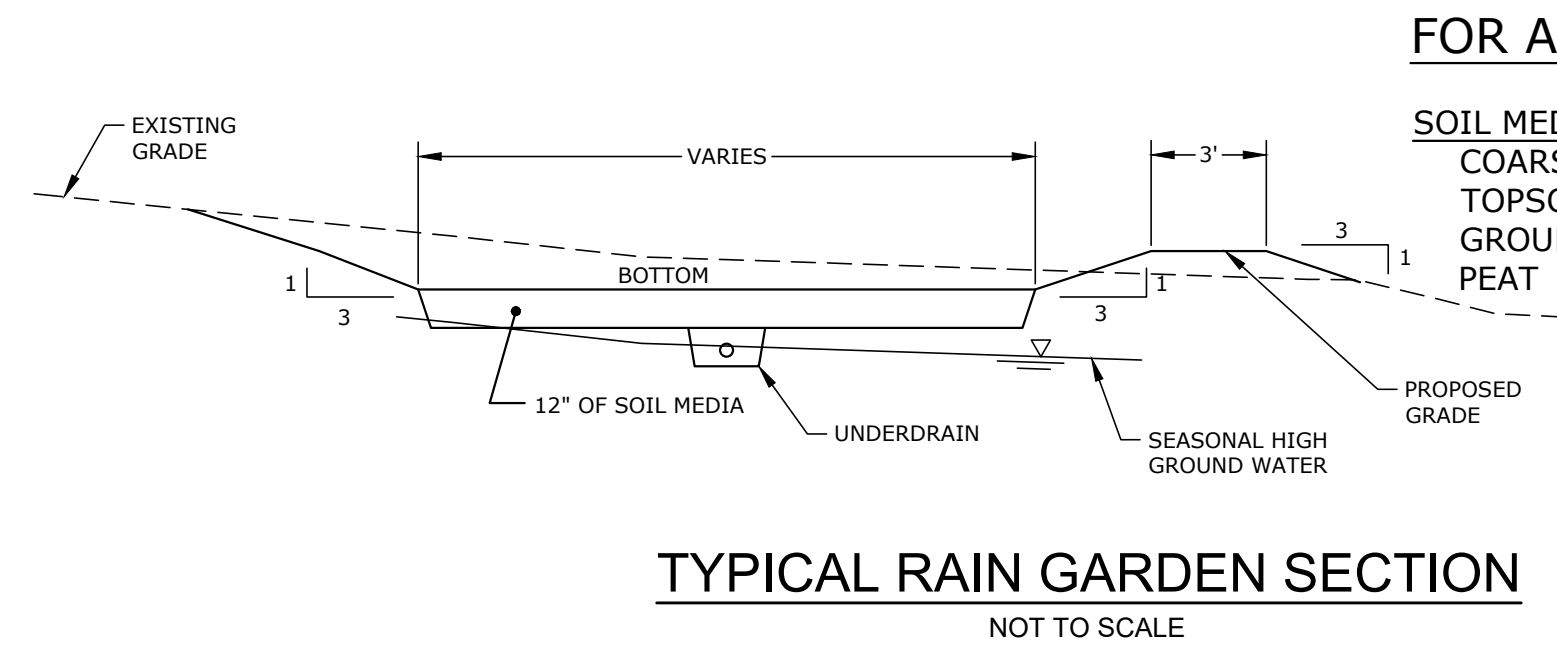
SECTION THROUGH RAIN GARDEN 3/4 AND R-TANK
NOT TO SCALE



LEVEL SPREADER
NOT TO SCALE



SECTION THROUGH STORM WATER SYSTEM (PRETX, FOCAL POINT, R-TANK)
NOT TO SCALE



TYPICAL RAIN GARDEN SECTION
NOT TO SCALE

FOR ALL RAIN GARDENS

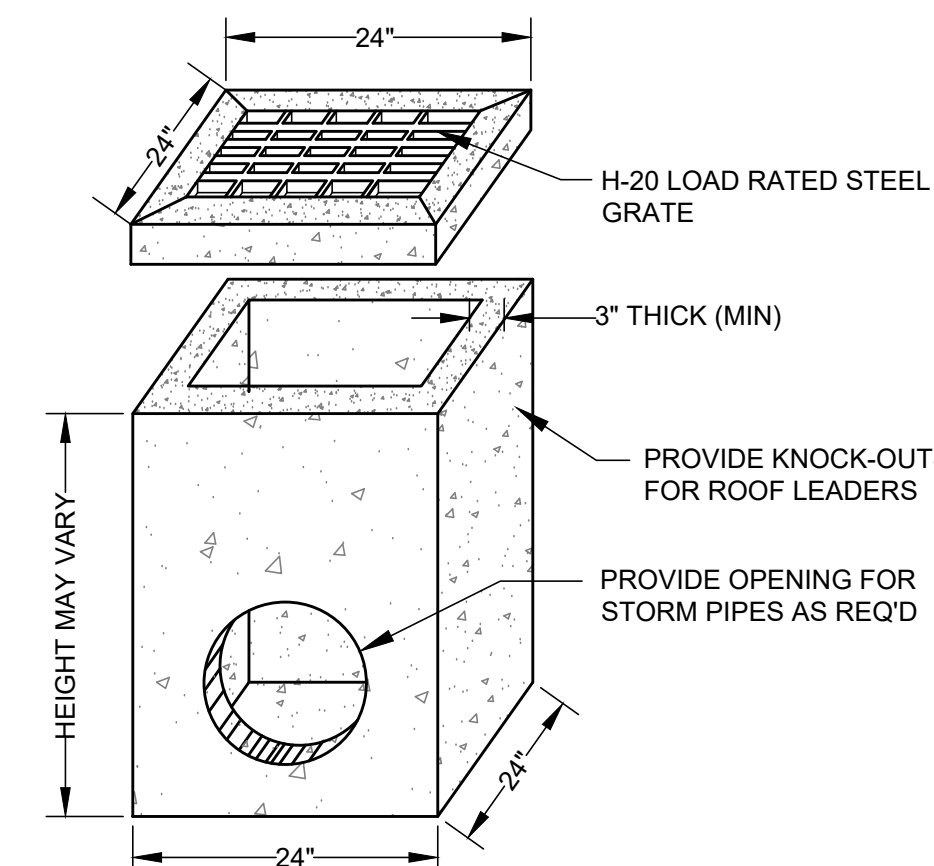
SOIL MEDIA	
COARSE SAND	70%
TOPSOIL	10%
GROUND MULCH	15%
PEAT	5%

RAIN GARDEN PLANTING SCHEDULE

Contractor shall select a mixture of the plants in the table and plant them in the rain gardens.

Plants

Wild red columbine	(Aquilegia canadensis)
New England aster novae-angliae	(Symphyotrichum novae-angliae, syn. Aster novae-angliae)
Marsh marigold	(Caltha palustris)
Cardinal flower	(Lobelia cardinalis)
Partridgeberry	(Mitchella repens)
Wild blue phlox	(Phlox divaricata)
Bloodroot	(Sanguinaria canadensis)
Foamflower	(Tiarella cordifolia)



PRODUCT NOTES:

- CATCH BASIN AND TOP SHALL BE MANUFACTURED TO ACCOMMODATE H-20 VEHICLE LOADING.
- MINIMUM CONCRETE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS.
- MINIMUM REINFORCING BAR SIZE SHALL BE #4.
- PRODUCT SHALL BE PRECAST WITH REINFORCING HOLES OR HOOKS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ALTERNATE PRODUCTS MAY BE CONSIDERED AT THE SOLE DISCRETION OF THE OWNER AND ENGINEER.

YARD DRAIN
NOT TO SCALE

REV	DATE	DESCRIPTION	BY	CHK
3	2024.02.05	Zoning Commission Comments	JS	TAP
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1	2024.01.04	Town Engineer Comments	JS	TAP

PERMIT SET



PROJECT
DRESSER WOODS
37 RAILROAD STREET - SALISBURY, CT

TITLE
STORMWATER PROFILES AND DETAILS

DATE	SCALE
November 20, 2023	As Noted
DRAWN BY JS	DESIGNED BY TAP
CHECKED BY TAP	
PROJECT No. 4010271.23137	
DRAWING No. 10	REV. 3