

BENNY'S & ARTI'S LIQUOR STORE

560-566 HOPMEADOW STREET - SIMSBURY, CONNECTICUT

APPLICANT:
OWNER:
SITE PLANNER:

BMG MANAGEMENT, LLC
BMG MANAGEMENT, LLC
DENNO LAND SURVEYING & CONSULTING, LLC

LEGEND

<p>--- EXISTING CONTOUR</p> <p>272.2 EXISTING SPOT GRADE</p> <p>255 PROPOSED CONTOUR</p> <p>221.0 PROPOSED SPOT GRADE</p> <p>271.0 TOP OF FRAME ELEVATION</p> <p>□ EXISTING CATCH BASIN</p> <p>~ LIMIT OF EXISTING VEGETATION</p> <p>~ LIMIT OF EXISTING VEGETATION TO REMAIN</p> <p>OP OUTLET PROTECTION SCOUR HOLE (PLUNGE POOL)</p> <p>--- F SILT FENCE</p> <p>OE CONSTRUCTION ENTRANCE PAD</p> <p>SS CATCH BASIN SILT SACK</p> <p>• IRON PIN PROPERTY CORNER TO BE SET BY DEVELOPER</p> <p>■ CONCRETE MONUMENT TO BE SET BY DEVELOPER</p> <p>--- WIRE FENCE</p>	<p>6 HOUSE NUMBER</p> <p>CB PROPOSED CATCH BASIN</p> <p>MH PROPOSED STORM MANHOLE</p> <p>YD PROPOSED YARD DRAIN</p> <p>FE PROPOSED FLARED END</p> <p>--- PROPOSED STORM PIPE</p> <p>⊕ EXISTING UTILITY POLE</p> <p>TP TREE PROTECTION</p> <p>IP INLET PROTECTION (RIP RAP)</p> <p>--- TELEPHONE, ELECTRIC & CABLE</p>
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NOTES:

- PROPERTY OF: BMG MANAGEMENT, LLC
APPLICANT: BMG MANAGEMENT, LLC
- MAP G12 BLOCK 132 LOT 036
- PARCEL AREA = 0.509 ACRES

B-1 ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SQ. FT.):	N/A	22,178	22,178
MINIMUM LOT WIDTH (FT.):	N/A	105.9	105.9
MINIMUM FRONT YARD (FT.):	25	2.9	2.9
MINIMUM SIDE YARD (FT.):	20	5.3	5.3
MINIMUM REAR YARD (FT.):	25	106.6	106.6
MAXIMUM COVERAGE (%):	40	62.1	77.6
* PARKING SPACES TO THE SIDE LINE	15	10.2	5.0
PARKING SPACES TO THE REAR LINE	10	32.7	10.0
PARKING SPACES TO THE FRONT LINE	25	0	0

* VARIANCES APPROVED FOR:

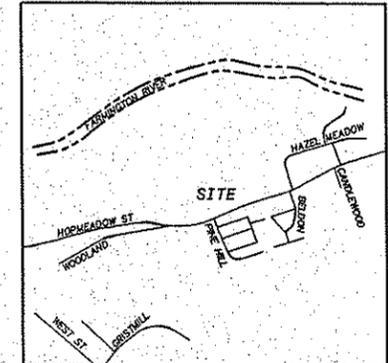
THE PARKING SPACES IN THE REQUIRED SIDE YARD.
MAXIMUM COVERAGE ALLOWED PER ZBA APPROVAL = 78.4%

5. PARKING REQUIREMENTS:

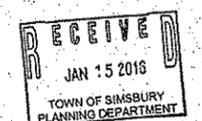
RESTAURANT 2217 SQ. FT. + 388 SQ. FT. ADDITION = 2583 SQ. FT.
LIQUOR STORE 1629 SQ. FT. + 275 SQ. FT. ADDITION = 1904 SQ. FT.
TOTAL 4487 SQ. FT./500*3.3 = 29.6 SPACES
DWELLING UNITS 2 (2 SPACES PER UNIT) = 4 SPACES
REQUIRED PARKING = 34 SPACES
PARKING SHOWN = 36 SPACES INCLUDING 2 HANDICAP SPACES
PER ARTICLE TEN, SECTION E.5.B 14 SPACES HAVE BEEN REDUCED FROM 18' x 9' TO 16' x 9' OR 39% OF THE TOTAL SPACES

- CONTRACTOR MUST VERIFY EXISTING SITE TOPOGRAPHY AND UTILITIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR MUST NOTIFY DESIGN ENGINEER OF ANY DIFFERENCES BETWEEN CONDITIONS FOUND ON THE SITE AND THOSE DEPICTED ON THIS PLAN. CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" 1-800-922-4455 AT LEAST 48 HOURS PRIOR TO EXCAVATION NEAR PUBLIC UTILITIES.
- TOPOGRAPHY TAKEN FROM TOWN OF SIMSBURY TOPOGRAPHIC MAPPING.
- PRIOR TO THE START OF ANY CONSTRUCTION, THE DEVELOPER'S CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE TOWN STAFF.
- ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF SIMSBURY STANDARDS AND CONNECTICUT DOT FORM 815.
- ANY ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN ENGINEER, OR THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE DURING THE CONSTRUCTION OF ANY SITE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE DEVELOPER. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE/REPAIR/REPLACEMENT OF ALL SEDIMENT/EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND THE CONSERVATION COMMISSION, OR ITS DESIGNATED REPRESENTATIVE.
- LOAM AND SEED ALL DISTURBED AREAS WHICH ARE NOT PAVED, MULCHED, OR PLANTED PER THE SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.
- THE DEVELOPER SHALL CLEAN ANY REMAINING DEBRIS, TRASH, RUBBISH AND DISCARDED MATERIALS FROM THE SITE AND DISPOSE OF SAME IN AN AREA AND BY METHODS APPROVED BY THE TOWN OF SIMSBURY AND THE STATE DEEP.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS AS ORDERED BY THE TOWN OR STATE, OF ANY DEBRIS FROM HIS CONSTRUCTION ACTIVITIES.
- THE USE, STORAGE OR DISPOSAL OF ANY MATERIAL NOT IN ACCORDANCE WITH THAT SHOWN ON THE APPROVED PLANS, OR REQUIRED BY ANY REGULATORY AGENCY, MAY RESULT IN THE IMMEDIATE REVOCATION OF ANY PERMIT OR APPROVAL GRANTED BY THE COMMISSION.
- THERE SHALL BE NO STOCKPILING OR DISPOSAL OF SURPLUS MATERIAL WITHIN OR IMMEDIATELY ADJACENT TO REGULATED AREAS, TEMPORARILY OR PERMANENTLY, BEYOND THE EXTENT SHOWN ON THE PLANS. ANY EXCESS MATERIAL FROM THE PROPOSED CONSTRUCTION SHALL BE DEPOSITED IN AN OFF-SITE NON-REGULATED AREA AND THE APPLICANT SHALL PROVIDE CERTIFICATION OF ITS DEPOSITION AND QUANTITY. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FOR THE DEPOSITION OF THIS MATERIAL.
- ANY PERMIT REQUIRED BY CONNECTICUT DEEP UNDER SECTION 22A-430B (STORM WATER ACTIVITY ASSOCIATED WITH CONSTRUCTION ACTIVITIES GENERAL PERMIT) OF THE CONNECTICUT GENERAL STATUTES MUST BE OBTAINED BY THE DEVELOPER PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

- HORIZONTAL DATUM IS NAD 83, VERTICAL DATUM IS NAVD 88. TAKEN FROM PLANS BY OTHERS
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL DURING CONSTRUCTION TO KEEP DUST AND BLOWN DEBRIS FROM AFFECTING ADJACENT PROPERTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
- ANY SIGN TO BE INSTALLED ON THE PROPERTY SHALL BE SUBJECT TO STAFF AND/OR COMMISSION REVIEW.
- ANY EXCESS MATERIAL MUST BE DISPOSED OF IN A SUITABLE MANNER AND LOCATION ACCEPTABLE TO TOWN STAFF.
- LOAM AND SEED ALL DISTURBED AREAS NOT PAVED, MULCHED, OR PLANTED PER SEDIMENTATION AND EROSION CONTROL DETAILS PLAN.

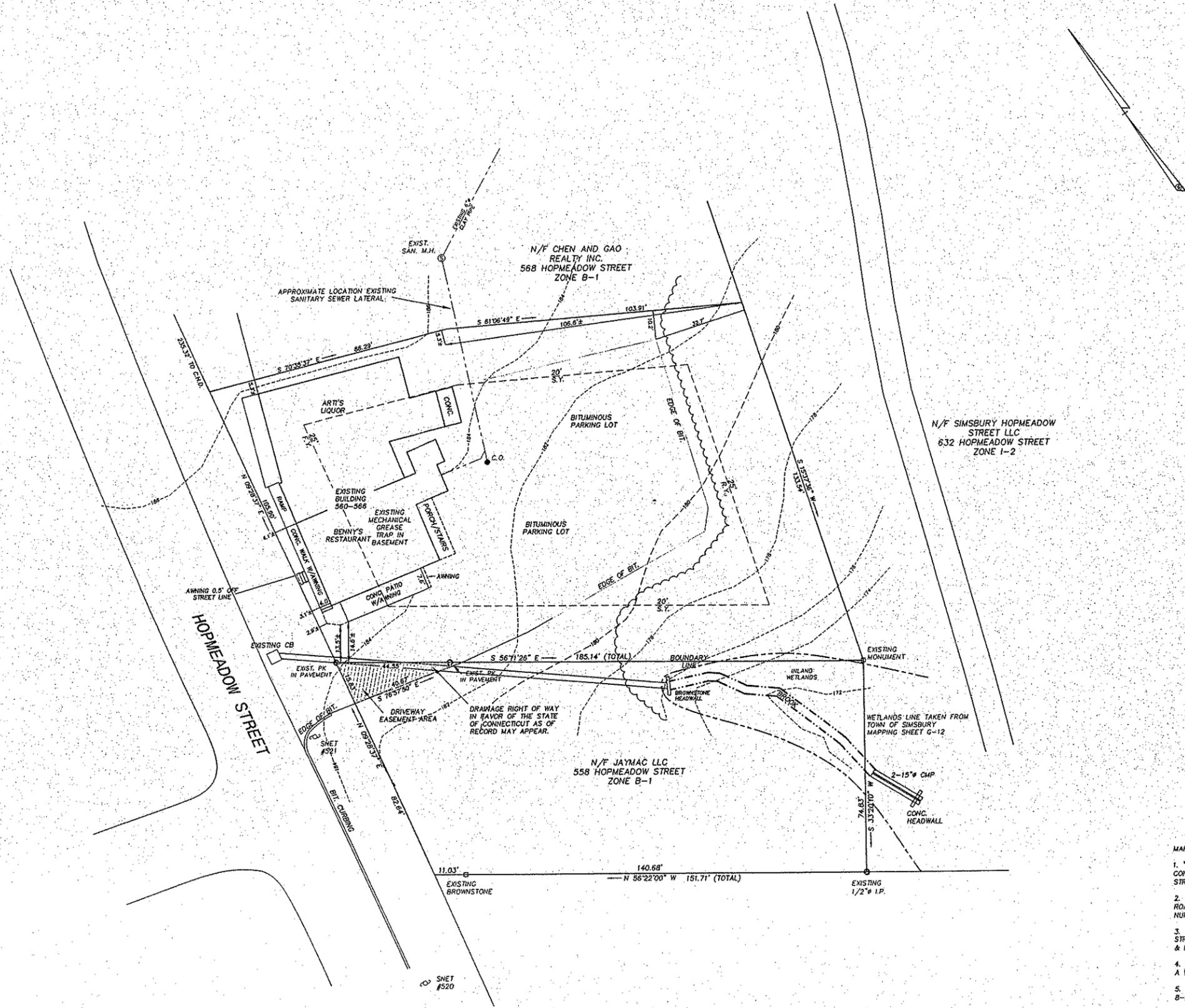


KEY MAP
1" = 1,000'



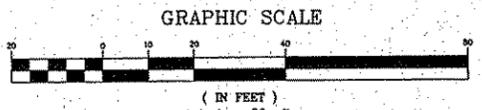
DRAWING INDEX

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SHEET 6 OF 6	CONSTRUCTION DETAILS PLAN



- MAP REFERENCES:
- "MAP OF LAND OWNED BY DELOS W. JR. & LINDA P. LANDER 558 HOPMEADOW STREET SIMSBURY CONNECTICUT SCALE 1" = 20' MAY, 1996 K95-78 NASCHBEH & JAHNE SURVEYORS P.C. 220 WEST MAIN STREET AVON, CONNECTICUT."
 - "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF SIMSBURY AVON-SIMSBURY ROAD FROM JUNCTION OF WOODLAND STREET SOUTHERLY ABOUT 2895 FEET ROUTE NO 116 SCALE 1" = 40' NUMBER 10 SHEETS 1 & 2 OF 2."
 - "MAP OF PROPERTY EXCHANGE BETWEEN MINNIE K. CLEMENT & FREDERICK L. BOURGEOIS SOUTH MAIN STREET SIMSBURY, CONN. SCALE 1 IN. = 20 FT. FEBRUARY, 1956 SURVEY BY HAROLD R. SANDERSON, C.E. & L.S. BLOOMFIELD, CT. S.L.R. MAP #720."
 - "SURVEY - MALYSKO LOT 558 HOPMEADOW STREET SIMSBURY, CONN SCALE 1" = 20' 9-25-72 CLIFFORD A WASHBURN, JR. L.S. SANDERSON & WASHBURN SIMSBURY, CONN."
 - "SURVEY - MARTIN LOT 570-572 HOPMEADOW ST. SIMSBURY, CONN. SCALE 1" = 40' 12-22-76 REVISED 8-22-77 CLIFFORD A. WASHBURN, JR. L.S. SANDERSON & WASHBURN."
 - "DRIVEWAY EASEMENT PLAN PREPARED FOR DANIEL J. GASPARINO 558 HOPMEADOW STREET SIMSBURY, CONNECTICUT SCALE 1" = 20' DATE 6/11/08 SHEET NO. 1 OF 1 DENNO LAND SURVEYING & CONSULTING, LLC."

UTILITY STATEMENT
 UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.



REVISIONS:

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

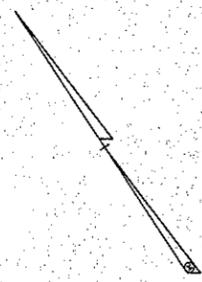
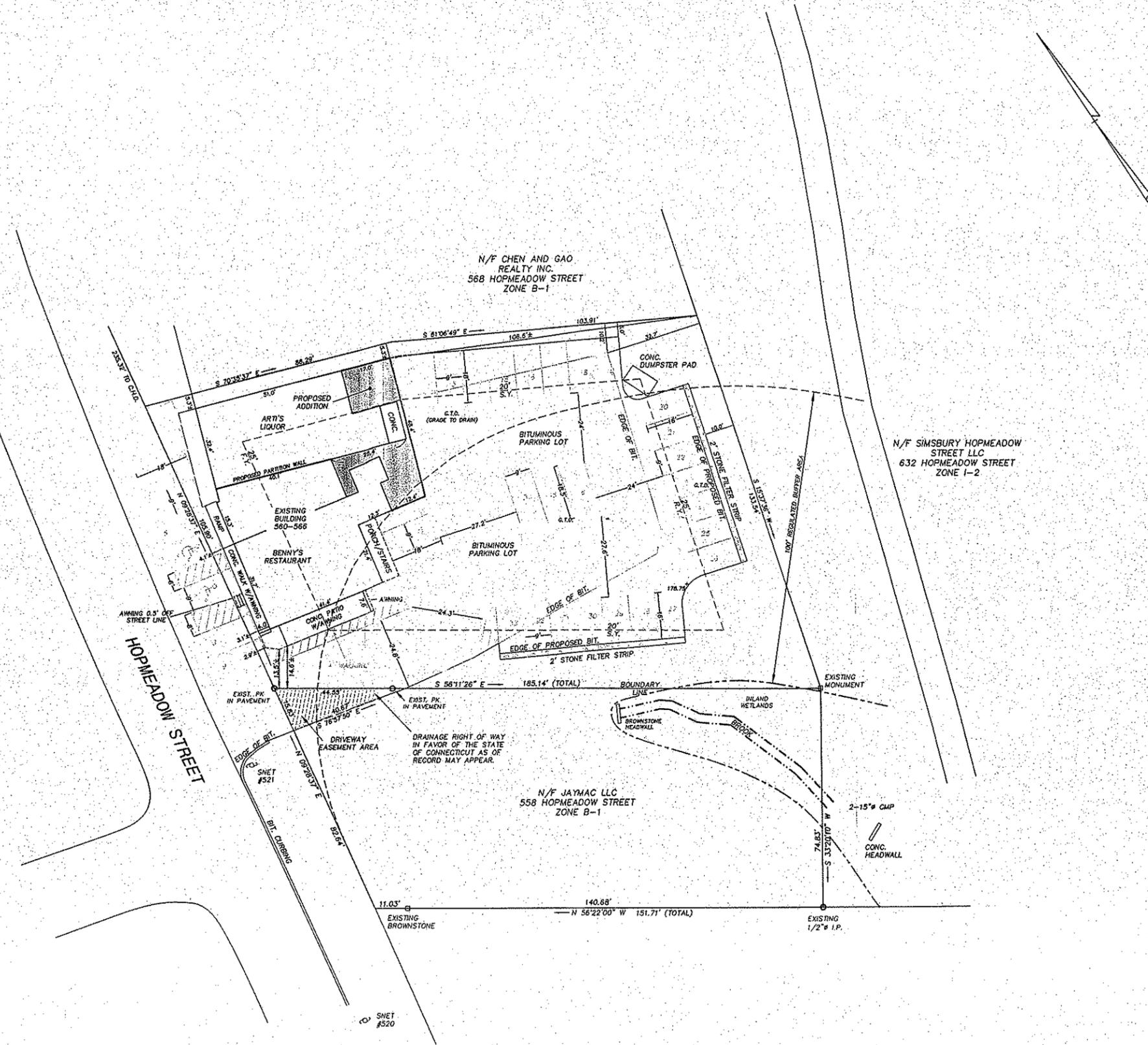
D. Gasparino

NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS APPLIED

DENNO LAND SURVEYING & CONSULTING, LLC

EXISTING CONDITIONS PL
SITE PLAN
 PREPARED FOR
BENNY'S & ATRI'S LIQUOR STOP
560-566 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE 1" = 20'	DATE 1/15/16	SHEET NO. 2 OF 6
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N/F CHEN AND GAO
REALTY INC.
568 HOPMEADOW STREET
ZONE B-1

N/F SIMSBURY HOPMEADOW
STREET LLC
632 HOPMEADOW STREET
ZONE I-2

N/F JAYMAC LLC
558 HOPMEADOW STREET
ZONE B-1

HOPMEADOW STREET

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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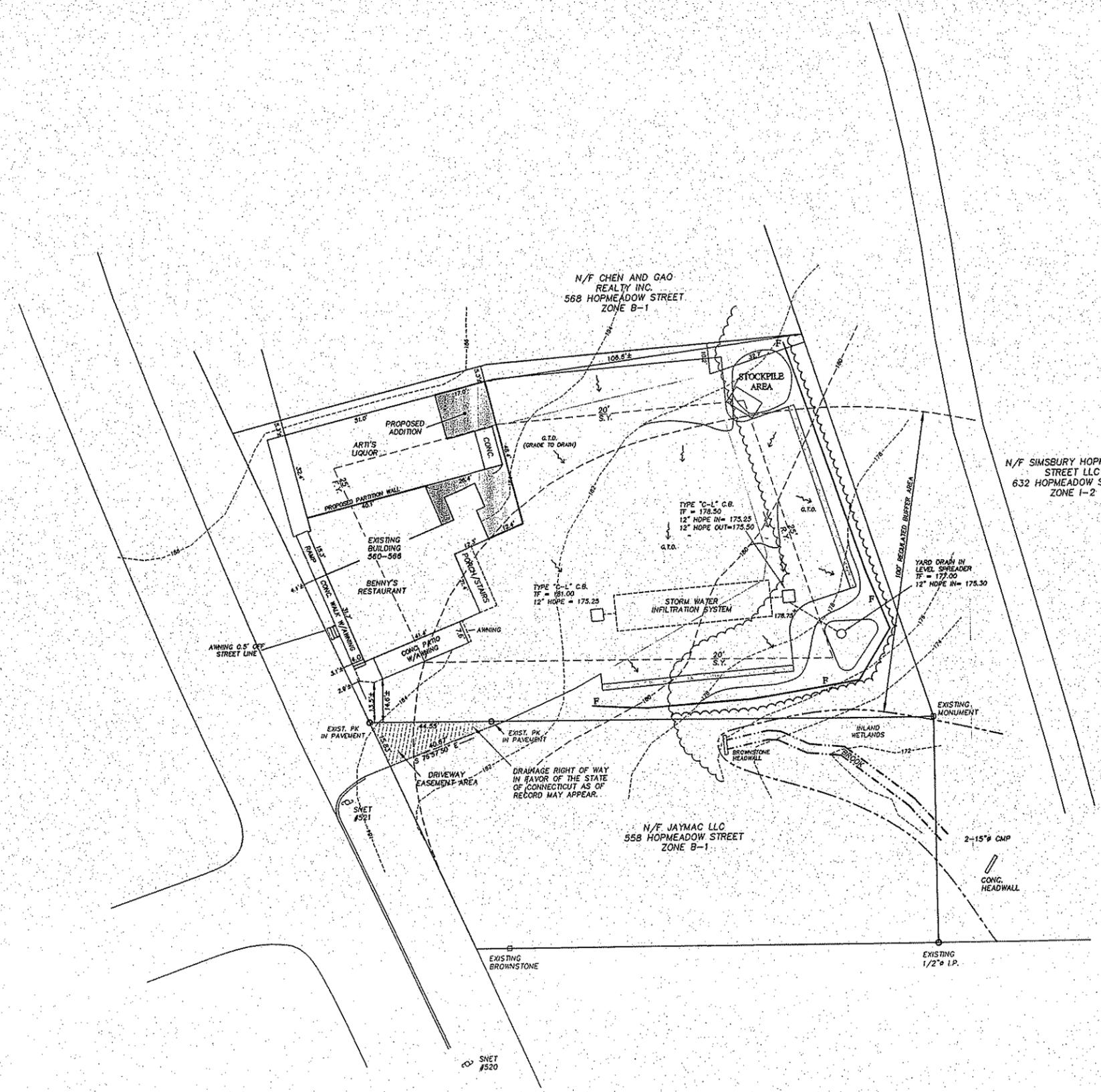
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DENNO LAND SURVEYING & CONSULTING, LLC

LAYOUT PL
SITE PLAN

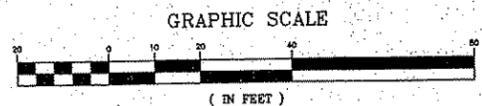
PREPARED FOR
BENNY'S & ARTI'S LIQUOR STORE
560-566 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE: 1" = 20'
DATE: 1/15/16
SHEET NO.: 3 OF 3

UTILITY STATEMENT
UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO THIS SURVEYOR. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.



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REVISIONS:
 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 [Signature]
 NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED.
 DENIMO LAND SURVEYING & CONSULTING, LLC

GRADING, UTILITY & EROSION CONTROL

SITE PLAN
 PREPARED FOR
BENNY'S & ATRI'S LIQUOR ST
560-566 HOPMEADOW STREET
SIMSBURY, CONNECTICUT

SCALE: 1" = 20'
 DATE: 1/15/16
 SHEET: 4 OF 4

EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENTATION CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION OF CONNECTICUT D.O.T. FORM 816 ARE THE OFFICIAL SPECIFICATIONS FOR CONSTRUCTION IN THE TOWN.

SPECIAL PROVISIONS REGARDING WETLANDS AND WATERCOURSES

GENERAL

WHENEVER CONSTRUCTION SHALL TAKE PLACE IN AREAS DESIGNATED AS WETLANDS, REGULATED AREAS OR AREAS TO BE ECOLOGICALLY PROTECTED, THE CONTRACTOR SHALL TAKE SPECIAL CARE WITH HIS CONSTRUCTION METHODS AND SHALL COMPLY WITH THE FOLLOWING REGULATIONS:

ANY PROCEDURES INVOLVING WATERCOURSES SHALL BE CONDUCTED IN SUCH A MANNER AS TO PREVENT INJURY TO PERSONS OR PUBLIC HEALTH, AND TO PREVENT FLOODING OF PUBLIC OR PRIVATE PROPERTY.

ALL EXISTING VEGETATION SHALL BE PROTECTED, AND ONLY THAT CLEARING AND CUTTING WHICH IS ABSOLUTELY NECESSARY FOR THE PROPOSED CONSTRUCTION OR TO CLEAR THE PERMANENT RIGHT-OF-WAY SHALL BE ALLOWED.

ALL REGULATED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND CONTOUR EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN.

EXCESS EXCAVATED MATERIAL, INCLUDING THAT RESULTING FROM CLEARING AND GRUBBING, SHALL NOT BE DEPOSITED WITHIN THE REGULATED AREA EXCEPT AS SHOWN ON THE APPROVED GRADING PLAN.

SEDIMENTATION CONTROL

ALL REGULATED AREAS AND WATERCOURSES SHALL BE PROTECTED FROM SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION. THIS PROVISION APPLIES PARTICULARLY TO DEWATERING ACTIVITIES, STORAGE OF EXCAVATED OR STOCKPILED MATERIAL AND TRENCH OR DITCH EXCAVATION.

WORK WITH REGULATED AREAS

IF PORTIONS OF THIS PROJECT ARE TO BE CONSTRUCTED IN WETLANDS, REGULATED AREAS AND WOODED AREAS, THE INTENT OF THIS CONTRACT IS TO LIMIT DISTURBANCE OF THESE AREAS TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION AND TO RESTORE THE AREAS AS CLOSELY AS POSSIBLE TO THEIR ORIGINAL NATURAL STATE. THE DEVELOPER WILL OBTAIN THE NECESSARY PERMIT FROM THE TOWN WETLANDS COMMISSION. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PERMIT, THE MAPS HELD BY THE TOWN INDICATING THE LIMITS OF REGULATED AREAS AND CONDITIONS FOR CONSTRUCTION WITHIN THESE AREAS. THE CONTRACTOR SHALL BE REQUIRED TO STRICTLY ADHERE TO ALL REQUIREMENTS AND RESTRICTIONS IMPOSED BY THE WETLANDS PERMIT.

STRIPPING AND STOCKPIILING

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PRIOR TO TRENCHING OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS.

THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEDED IF NECESSARY.

DISPOSAL OF TREES AND BRUSH

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH NOT LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS.

TRENCH EXCAVATION AND BACK FILL

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

MINIMIZING STREAM SILTATION

THE CROSSING OF STREAMS WITH UNDERGROUND UTILITIES WILL BE ACCOMPLISHED BY INSTALLING A LARGE DIVERSION PIPE IN THE EXISTING CHANNEL AND THEN TUNNELING UNDER THE BED. ONCE THE UTILITY IS INSTALLED THE DIVERSION PIPE SHALL BE REMOVED LEAVING THE STREAM ESSENTIALLY UNDISTURBED.

SMALL WATERCOURSES THAT CAN BE TEMPORARILY DAMMED UP SHALL BE RESTRICTED WITH BALED HAY, STONES AND/OR TIMBERS TO PREVENT SILTING.

WATER PUMPED FROM POORLY DRAINED AREAS AND THE TRENCH EXCAVATION SHALL BE FREE FROM SILT AND SHALL BE DISCHARGED SO AS TO MINIMIZE TURBULENCE IN ADJACENT WATERCOURSES. IF NECESSARY, WATER SHALL BE DISCHARGED TO SILTATION PONDS PRIOR TO DISCHARGE TO THE STREAM.

RESTORATION

THE FINAL RESTORATION AND RESEEDING SHALL BE DONE IN ACCORDANCE WITH OTHER SPECIFICATIONS IN THIS CONTRACT.

EROSION AND SEDIMENTATION CONTROL MEASURES

F. SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

R. RIP-RAP AS SPECIFIED IS TO BE INSTALLED AT THESE POINTS AS ENERGY DISSIPATION STRUCTURES. THE RIP-RAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE ACTIVATED AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SOODING OR MULCHING OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".

O. AN INTERCEPTOR DIKE IS TO BE INSTALLED IN THE ROADWAY AT THIS POINT TO DIVERT RUNOFF FLOWING IN THE ROADWAY TO A TEMPORARY OUTLET. THE DIVERSION IS TO REDUCE RUNOFF AND EROSION IN THE ROADWAY DOWNSTREAM OF THE DIVERSION. THE INTERCEPTOR DIKE SHALL BE INSTALLED AFTER ROUGH GRADING OF THE ROADWAY AND SHALL REMAIN IN PLACE UNTIL JUST BEFORE THE ROAD BASE AND SURFACE COURSES ARE INSTALLED.

ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

- SCARIFY SURFACE OF ALL AREAS TO BE TOPSIDE AND PLACE A MINIMUM OF 4" OF TOPSOIL ON ALL AREAS TO BE SEEDDED.
- APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS./1000 SQ. FT.)
- FERTILIZE
 - FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.
 - FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 LBS. PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.
- SMOOTH AND FIRM SEEDBED. APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.

8. PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE.

AREA WHERE SEED MIX APPLIES	SEEDING MIXTURE BY WEIGHT	RATE PER 1000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	CREEPING RED FESCUE	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	KENTUCKY BLUEGRASS	0.45 LB	
ROAD CUTS & FILLS AND DIVERSION DITCHES	CREEPING RED FESCUE	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	REDTOP	0.45 LB	
	TALL FESCUE OR SMOOTH BROMEGRASS	0.95 LB	
VERY STEEP SLOPES	CREEPING FESCUE	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	REDTOP	0.45 LB	
	CROWN VETCH	0.85 LB	
NO MAINTENANCE AREAS	RED CANARYGRASS	0.45 LB	APRIL 15 - JUNE 15 OR AUGUST 15 - SEPT 15
	REDTOP	0.10 LB	
		0.55 LB	

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SHADY CONDITIONS.

7. TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER.

SPECIES	RATE/1000 SQ. FT.	OPTIMUM SEEDING DATE	OPTIMUM SEED DEPTH
ANNUAL RYEGRASS	1.0	3/1 - 6/15 8/1 - 10/1	0.5
PERENNIAL RYEGRASS	1.0	3/15 - 6/15 8/1 - 10/1	0.5
WINTER RYE	3.0	4/15 - 6/15 8/15 - 10/1	1.0
OATS	2.0	3/1 - 6/15 8/1 - 10/1	1.0
WHEAT	3.0	4/1 - 6/15 8/15 - 10/1	1.0
MILLET	0.5	6/1 - 7/1 5/15 - 8/15	1.0
SUDANGRASS	0.7	5/15 - 8/15	1.0
BUCKWHEAT	0.4	4/1 - 9/15	1.0
WEEPING LOVEGRASS	0.2	6/1 - 7/1	0.25

- MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
- SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
- THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES	RATES PER ACRE	RATES PER 1000 SQ.FT.	NOTES
STRAW OR HAY	1 1/2 - 2 TONS	70 - 90 LBS.	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.
WOOD FIBER	1000 - 2000 LBS.	25 - 50 LBS.	FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY.
CORN STALKS	4 - 6 TONS	185 - 275 LBS.	CUT OR SHREDDED IN 4-6 INCH LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.

2 SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN FIGURE 7-1.

- MATERIALS**
SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7-1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.
- PRIOR TO MULCHING**
APPROXIMATELY 1000-SQUARE FOOT SECTIONS AND PLACE TO 2 TO 3 LBS. (1/2 TO 2 BALES) OF STRAW OR HAY PER 1000 SQ. FT. OF AREA TO BE MULCHED.
- APPLICATION**
MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE.

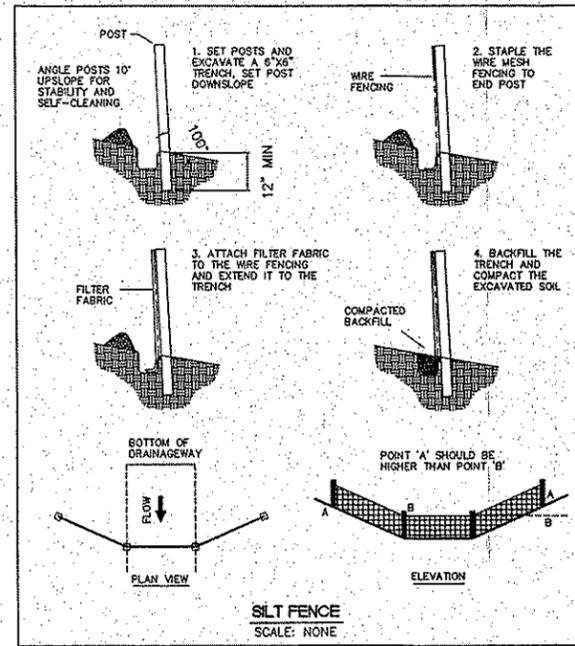
WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.
- ORGANIC MULCH ANCHORING**
STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLUING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.
 - MULCH ANCHORING TOOL**
THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTAL TO 1 VERTICAL), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR.
 - TRACKING**
APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO CONTOUR.
 - MULCH NETTINGS**
INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

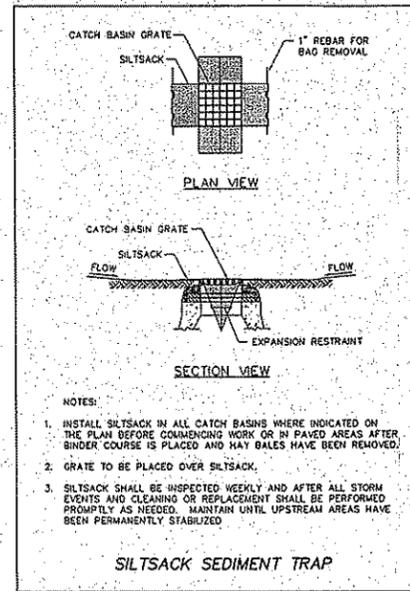
ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. NETTING SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING AS REQUIRED. INSPECT FOR WEATHER DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTING, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

NOTE:
STUMPS SHALL BE REMOVED FROM THE SITE OR GROUND ON SITE TO BE USED AS MULCH. STUMPS SHALL NOT BE BURIED ON SITE.

REGISTRATION WITH THE DEP IS REQUIRED FOR THE OVER ALL SITE DISTURBANCE 4 ACRES OR LESS THAN 10 ACRES.



SILT FENCE
SCALE: NONE



- NOTES:
- INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
 - GRATE TO BE PLACED OVER SILTSACK.
 - SILTSACK SHALL BE INSPECTED WEEKLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILTSACK SEDIMENT TRAP

EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: SITE IMPROVEMENTS
LOCATION: 560-566 HOPMEADOW STREET
PROJECT DESCRIPTION: ADDITION, PARKING AND UTILITY IMPROVEMENTS
PARCEL AREA: 0.509 ACRES

RESPONSIBLE PERSONNEL:

BISLIM G. JOHNSON 1-860-883-9440
25 WHITEHILL DRIVE
WEST HARTFORD, CONNECTICUT 06117

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

DENNO LAND SURVEYING & CONSULTING, LLC (860) 408-9187
2 THUNIS ROAD SUITE 210
TARIFFVILLE, CONNECTICUT 06081

CHECKLIST:

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
SILT FENCE	TOE OF SLOPES				
	STOCKPILES				
TOPSOIL, MULCH & SEED	ALL DISTURBED AREAS				

MAINTENANCE OF MEASURES:

LOCATION	DESCRIPTION OR NUMBER	DATE	INITIALS
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

PROJECT DATES:

DESCRIPTION	DATE	INITIALS
DATE OF GROUND BREAKING FOR PROJECT		
DATE OF FINAL STABILIZATION		

CONSTRUCTION SCHEDULE:

- DEVELOPER'S SURVEYOR TO STAKE AND CLEARLY MARK THE EDGE OF VEGETATION TO REMAIN UNDISTURBED.
- ERECT BRIGHT NYLON BARRIER TAPE ALONG EDGE OF CLEARING.
- REMOVE TREES, BRUSH AND STUMPS IN AREAS TO BE CLEARED.
- INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES.
- PREPARE REAR OF BUILDING FOR THE ADDITION.
- CONSTRUCT ADDITION.
- STRIP AND STOCK TOPSOIL, PROTECT FROM EROSION.
- CONSTRUCT BUILDING, UTILITIES, PARKING AND STORAGE AREAS.
- INSTALL LANDSCAPING.
- GRADE, STABILIZE, SEED AND MULCH ALL DISTURBED AREAS.
- ONCE SITE IS STABILIZED REMOVE ALL EROSION CONTROLS.

SEDIMENTATION & EROSION CONTROL DATA

REVISIONS: TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. NOT VALID UNLESS LIVE SIGNATURE AND EMBOSSED SEAL IS AFFIXED DENNO LAND SURVEYING & CONSULTING, LLC	SITE PLAN PREPARED FOR BMG MANAGEMENT, LLC 560-566 HOPMEADOW STREET SIMSBURY, CONNECTICUT
SCALE	DATE
	SHEET



