TOWN OF SALISBURY
CONNECTICUT
P.O. Box 548
Salisbury, Connecticut 06068

Conservation Commission

Town of Salisbury, Conservation Commission, Application for Regulated Activity Permit

1) Applicants name: Salisbury Housing Committee (Peter Halle, President)

2) Applicants home address:

3) Applicants business address: P.O. Box 10, Salisbury, CT 060689

4) Applicants Home Phone #: 860-824-7272 Business Phone #:

5) Owner of property: Name: Same
Address:
Phone #:

Signature of property owner consenting to this application:

6) Applicants interest in the land: Owner

7) Geographical location of property: North end of Railroad Street

Description of the land: 5.32 acres wooded parcel in R-10 Zone with MFH Overlay

Computation of wetland area or watercourse disturbance: No direct wetland disturbance

8) Purpose and description of the proposed activity:
Construct 20 units of affordable housing with associated utilities, parking, pedestrian paths and related site work. See attached description for more detail.

9) Alternatives considered by applicant:
See attached description

Why this proposal to alter wetlands was chosen:
No wetlands will be altered. All activity is outside of the upland review area.

10) Site plan showing existing and proposed conditions in relation to wetlands and watercourses:
(Attach map and plans to application) See attached site plan package

11) Names and addresses of adjacent property owners:

North: See attached list.
South:
East:
West:

12) Certification that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through inaccurate or misleading information:

Signature:_____

13) Authorization for the commissioners and agents of the Commission to inspect the property, at reasonable times, both before and after a final decision has been issued:

Signature:_____

14) DEEP Reporting Form 22A-39-14 provided by applicant (Rev. 3/2013)

15) Any other information the Commission deems necessary to the understanding of what the applicant is proposing:

16) Section 7.6 Requirements, if stipulated by agent

17) Filing Fee: As defined in current Regulations

18) For activities involving a significant activity as determined by the Commission and defined in Section 2 of the regulations the provisions of Article 7.6 must be submitted with the application. (Attach documents).

19) If the affected property is within 500 feet of an adjacent municipality the applicant is responsible for providing documentation that the provisions of 8.9 of the regulations have been satisfied: (Attach documents).

DATE FILED: _____

DATE RECEIVED BY COMMISSION: _____

ACTION: a) INSIGNIFICANT ACTIVITY

CONDITIONS:

DATE OF APPROVAL:

b) SIGNIFICANT ACTIVITY

PUBLIC HEARING DATE:

PUBLIC HEARING DATE + 65 DAYS:

CHECK LIST:

A. PUBLIC NOTICE: DATES PUBLISHED:

B. PROOF THAT APPLICANT HAS MAILED COPIES OF PUBLIC NOTICE TO ABUTTING PROPERTY OWNERS:

C. PROOF OF PROVISIONS OF SECTION 8.2 (IF APPLICABLE):

Introduction

The Salisbury Housing Committee intends to build a 20-unit affordable housing project on a 5.32 acre parcel of land at the north end of Railroad Street.

Existing Conditions

The property lies in the R-10 Residence Zone with the Multi-Family Housing (MFH) Overlay Zone and is predominately mature forest. There are wetlands and two vernal pools on the north side of the site. The property slopes to the east at varying grades of 3% to 20%. The development occurs in areas of moderate grades generally less than 12%. The underlying non-wetland soils are predominately gravelly sandy loam. The site lies within an aquifer protection area.

James Dresser acquired the property in 1997 and donated it to the Salisbury Housing Committee in 2022. At a Town meeting on July 28, 2022 the residents voted to grant access across the adjacent town-owned land.

Proposal

The project involves the construction of nine buildings housing 20 units of housing. Eight of the buildings have two units each and one has four units. The project will include 21 paved parking spaces and 10 overflow parking spaces on a grass paver system. There will be a network of bituminous sidewalks for pedestrian travel.

Trees along the perimeter of the site will be retained in addition to several large trees within the developed area. A selection of native trees, shrubs, and other plantings will be planted. The vernal pool will be enhanced with additional native plants to provide habitat benefits. An exclusion fence will be installed between the vernal pool and the development to inhibit amphibian access to areas where they may be harmed.

Water Supply

Water service will be provided by connecting to the public water system at the intersection of Railroad Street and Fowler Street.

Sanitary Sewer

Sanitary sewer service will be provided by connecting to the public sewer line under the old railroad bed on the west side of the property. A pump is required for five of the nine buildings.

Stormwater Management

The stormwater treatment system uses several methods to manage runoff. These include rain gardens for the rooftops of seven out of the nine buildings. The remaining two

buildings direct their downspouts to splashpads and flow overland. All of the buildings that direct runoff toward the vernal pools have rain gardens. The parking area and a substantial portion of the other developed areas of the site are directed to a FocalPoint treatment system. The FocalPoint is a modular treatment system that includes plantings and a high-performance filter media. A subsurface detention system reduces peak flows to acceptable levels. Level spreaders are used at each discharge point.

A stormwater management report is attached. See additional comments under the Alternatives section of this document.

Erosion Control

The plans include a comprehensive erosion control plan and narrative. Erosion control measures include:

- Filter sock perimeter controls including a double row at sensitive areas
- Intermediate filter sock across the middle of the site
- Erosion control blanket on steep slopes
- Construction entrance

Alternatives

A number of different options were evaluated for stormwater treatment. These include:

Permeable Pavement: While the underlying soils are largely suitable for infiltration, this method was rejected since the site is in an Aquifer Protection Area and Aquarion Water Co. objects to infiltration of untreated parking lot runoff.

Infiltration: The underlying soils appear to be acceptable for infiltration but Aquarion Water Co objects to infiltrating the parking lot runoff.

Surface Detention: Surface detention is an option to achieve the project goals but has been rejected due to the potential for the detention basin to act as a decoy wetlands for the wildlife dependent on the nearby vernal pool.

Subsurface Detention: Subsurface detention along with pretreatment was selected as the most viable alternative.

Impact to Wetlands & Watercourses

The project has no direct wetland impact. In addition, all activity is outside of the Town's 75-foot upland review area.

All structures, pavement, sidewalks, and drainage structures are outside of the 100-foot vernal pool envelope. Temporary grading adjacent to the buildings and stormwater discharge points will encroach a small distance of 15 feet into the envelope but these areas will be restored after construction.

Wetlands Enhancement

Over 60 shrubs will be planted along the edges of the vernal pools to provide beneficial enhancement to the area. The shrubs include six different species that will improve the habitat and provide screening to reduce the likelihood that residents will intrude into the vernal pools. The benefits are presented in the table below:

Shrub Name	Quantity	Size	Benefit
Ilex verticillate 'Winter Red"	10	3 gal	Bird food
Alnus incana 'Speckled Alder'	15	3 gal	Bird food
Viburnum lantanoides 'Hobblebush Viburnum'	10	1 gal	Bird food
Cephalanthus occidentalis 'Button Bush'	8	3 gal	Insect pollinator
Lindera benzoin 'Spicebush'	8	3 gal	Insect pollinator and bird food
Clethra alnifolia 'Summer Sweet'	15	3 gal	Insect pollinator

Adjoining Property Owners

Map	Lot	Owner Name	Address
To the North			
56	45	PRIVATE TRUST CO TRUSTEE ETAL	P.O. BOX 1627, LAKEVILLE CT 06039
Across Railroad Bed			
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 MERCIER ST APT 1E, NEW YORK, NY 10012
To the South			
54	31	SPILLANE, SALLY K E	P.O. BOX 121, LAKEVILLE CT 06039
To the East			
54	35	SALISBURY VILLAGE OPEN SPACE ASN	P.O. BOX 17, SALISBURY CT 06068

Fee Determination

The fee is calculated as follows: $50 base fee plus $100 per lot for residential uses = $150.

Schedule A does not apply since there is no impact within the wetlands or upland review area.

PIETRAS ENVIRONMENTAL GROUP, LLC

15 Briarwood Lane, Wallingford, CT 06492 telephone 203-314-6636

WETLAND DELINEATION REPORT

Date: January 21, 2014

PEG Job # 2014-6

Prepared for: James V. Dresser, Jr.
P.O. Box 286
Salisbury, CT 06068

Project Location: Parcel 56 (north of Railroad Street), Salisbury, CT

Site Maps: property map & gis map

Inspection Date: January 13, 2014

Field Conditions: weather: mostly sunny, high 30's to mid 40's soil moisture: moist to saturated
winter features: frost depth: 0 to 2 inches snow depth: none

Legislative Definitions of Wetlands and Watercourses in CT (General Statutes, Chapter 440, Sections 22a-28 to 22a-45)
Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) section 22a-29(2).
Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).
Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) Evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation. sec.22a-38(16).

Regulated Wetlands and Watercourses Identified:

Wetlands Inland Wetlands: **yes** watercourses **none** river: brook: lake: pond:
Tidal Wetlands: none intermittent watercourse:
Wetland bounday flag #'s: 1 thru 18 19 thru 24

Local Regulated Upland Review Area: Wetland: 75 feet Watercourse: 75 feet

All established wetlands boundary lines are subject to change until officially adopted by local and state agencies.

Thomas W. Pietras
Professional Wetland and Soil Scientist

Thomas W. Pietras, Professional Soil Scientist and Wetland Scientist, conducted a site inspection to the subject property on January 13, 2014. The 5.3 +/- acre property is situated a short distance to the east of Salisbury Town Center and on the eastern side of an abandoned rail line. Fowler Street lies a short distance to the south. The subject property is undeveloped and forested. The majority of the parcel supports mixed hardwood, deciduous, upland forest dominated by oaks, maples, black cherry, tulip poplar, hickory and white ash.

A spade and auger were used to dig test holes for soils identification. The classification system established by the National Cooperative Soil Survey and the USDA Natural Resource Conservation Service was utilized for soils identification and mapping. In the State of Connecticut wetlands are defined as land consisting of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soil Survey. Wetlands were identified on the property and the wetland boundaries were delineated with numbered, survey tapes. Approximate locations of the wetlands and soil types identified on the subject property are shown on a sketch map that is included with this report. Soil types were assigned soil map numbers according to the State of Connecticut Soil Legend. Brief soil descriptions of the soil mapping units are included in this report. Additional information about the soils identified on the property can be found in the Soil Survey of the State of Connecticut (www.nrcs.usda.gov.ct.soilsurvey).

The property contains wetland soils that were identified as poorly drained Fredon silt loam (14), very poorly drained Halsey mucky silt loam (16) and very poorly drained Timakwa and Natchaug soils (17). Fredon and Halsey soils developed in a loamy to mucky surface overlying sand and gravel, glacial outwash. Timakwa and Natchaug are shallow muck (16 to 51 inches thick) organic soils. Two areas of wetlands were delineated (flags 1 thru 18 to the east and flags 19 thru 24 near the abandoned railroad by the western property line. The wetlands occur within a minor, small valley that extends easterly and connects with the the Spruce Swamp Creek wetland corridor. The larger wetland area (flags 1 thru 18) contains very poorly drained Halsey and very poorly drained Timakwa and Natchaug soils and supports forested swamp. The apparent remains of a shallow pond are present in the western portion of the larger wetland. The remnant pond has minimal vegetation and is covered with a thick layer of leaves overlying mucky sediment. On 1/13/2014 there were several inches of water in the remnant pond below a thin layer of ice. Portions of the forested swamp near the eastern property line were observed to contain shallow (1 to 5 inches) flooding. Plants in the swamp include red maple, American elm, green ash, musclewood, silky dogwood, nannyberry viburnum, silky dogwood, hazelnut, tussock sedge, sensitive fern, royal fern, wood reed grass and skunk cabbage.

The smaller wetland that is located near the western property line (wetland flags 19 thru 24) was identified as poorly drained Fredon silt loam. The soil in the wetland was found to contain 1 to 1.5 feet of stony, silty-very fine sands overlying gravelly, fine to medium sands. The soils were saturated and ground water was within a few inches of the surface. The very small wetland has a thick leave covered surface and only supports sparse vegetative growth.

Non-wetland soils were identified as moderately well drained Hero loam (22), well drained Copake fine sandy loam (31) and Udorthents, smoothed (308). Hero and Copake soils developed in a a friable, loamy surface that overlies sandy and gravelly glacial outwash. Udorthents are non-wetland, disturbed soils that were identified on the property in a deep fill railroad embankment.

Respectfully submitted,

PIETRAS ENVIRONMENTAL GROUP, LLC

Thomas W. Pietras

Thomas W. Pietras
Professional Soil Scientist and Wetland Scientist

BRIEF DESCRIPTIONS OF SOIL MAP UNITS IDENTIFIED

WETLAND SOILS

14 Fredon silt loam (Aeric Endoaquepts)- This is a deep, poorly drained, friable, loamy textured soil that developed over sandy and gravelly, glacial outwash. The soil materials were derived from schist, limestone and dolomite. Fredon soils occur in drainage ways and depressions within valleys, outwash plains and terraces. A water table is typically present within a foot of the surface from late fall through mid-spring.

16 Halsey mucky silt loam (Typic Humaquepts) – This is a deep, very poorly drained, friable, loamy soil that developed over sandy and gravelly, glacial outwash derived from schist, limestone and dolomite. Halsey soils occur in drainage ways and depressions within valleys, outwash plains and terraces. This soil is subject to shallow (0 to 6 inches) seasonal ponding, The seasonal water table typically remains within six inches of the surface. This soil was formerly mapped in Connecticut as the Birdsall silt loam.

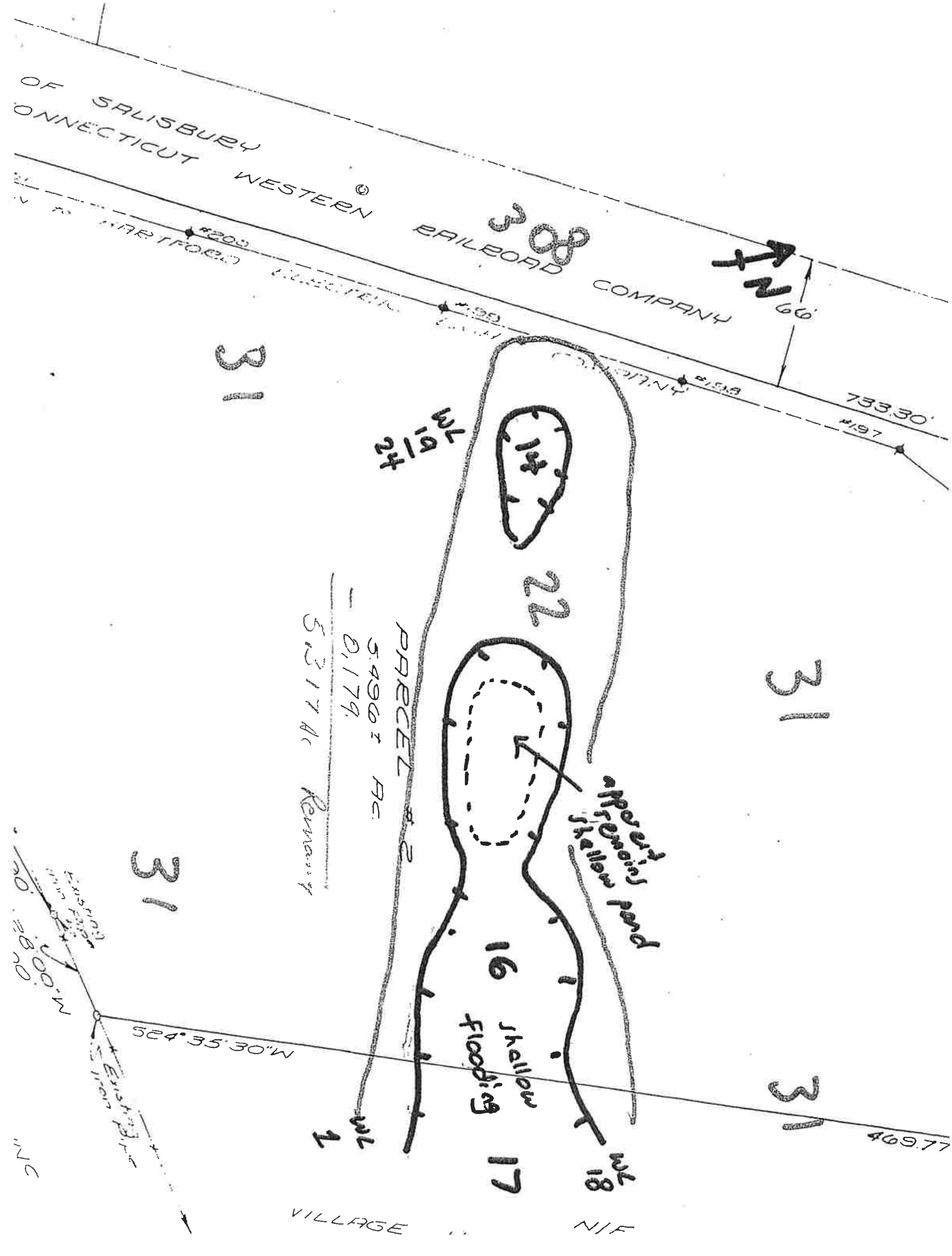
17 Timakwa and Natchaug soils (Terric Haplosaprists) – These are deep, very poorly drained, peats and mucks, organic soils overlying either sandy or loamy subsoil. Depth of the peats and mucks ranges from 16 to 51 inches. Timakwa and Natchaug soils developed within valleys and depressions subject to ponding. These soils are subject to up to twelve inches of seasonal ponding, The seasonal water table typically remains within six inches of the surface. These soils were formerly mapped in Connecticut as the Adrian and Palms mucks.

NON-WETLAND SOILS

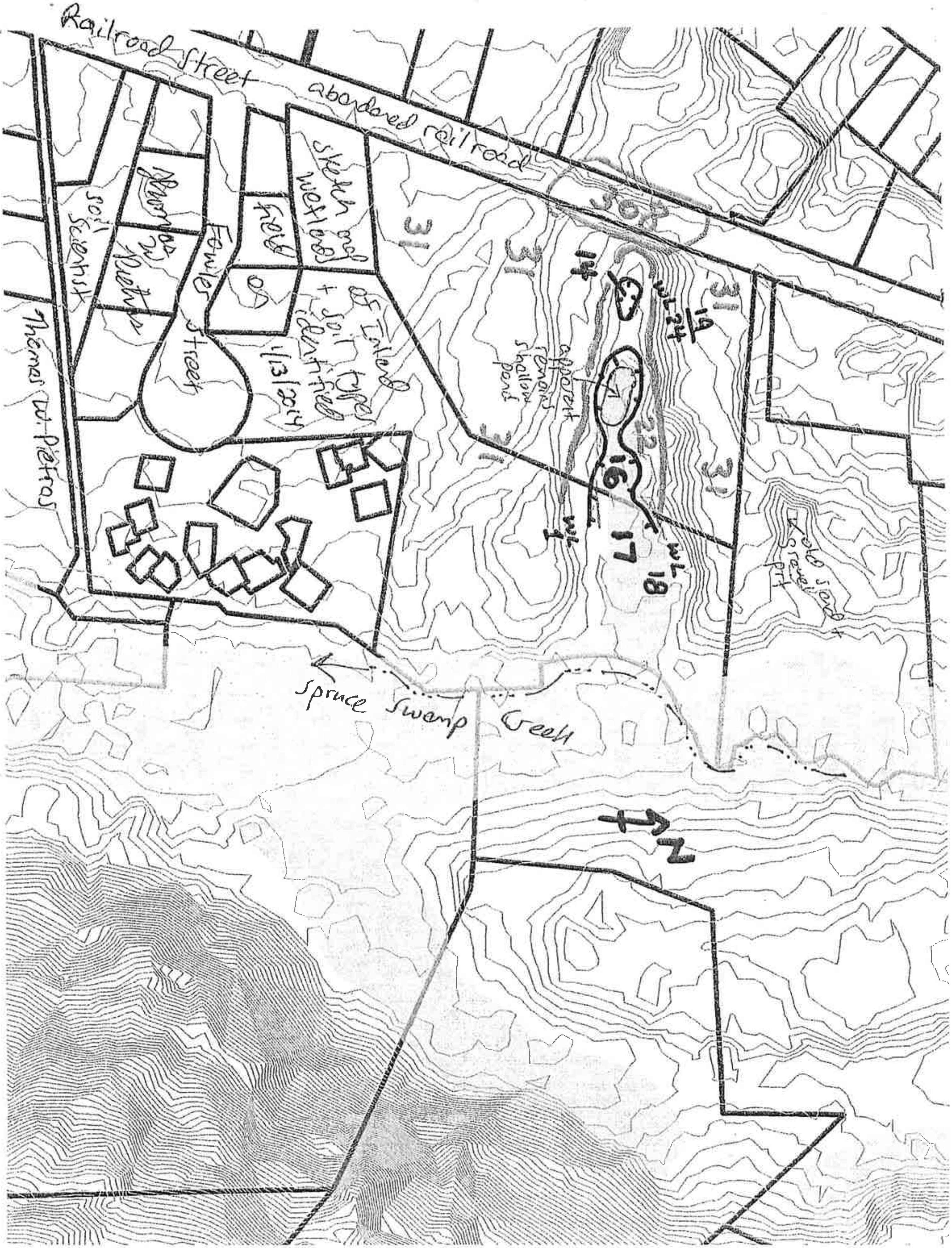
22 Hero gravelly loam (Aquic Eutrudepts) - This is a deep, moderately well drained, friable, coarse-loamy textured soil developed over sandy and gravelly, glacial outwash derived from schist, limestone and dolomite. Outwash soils occur in valleys, outwash plains and terraces. A seasonal water table is present between 18 and 30 inches of the surface.

31 Copake fine sandy loam (Dystric Eutrudepts) – This is a deep, well drained, friable, coarse-loamy textured soil that developed over sandy and gravelly, glacial outwash derived from schist, limestone and dolomite. Outwash soils occur in valleys, outwash plains and terraces. The water table is generally greater than five feet below the surface.

308 Udorthents, smoothed This is a well drained to moderately well drained soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

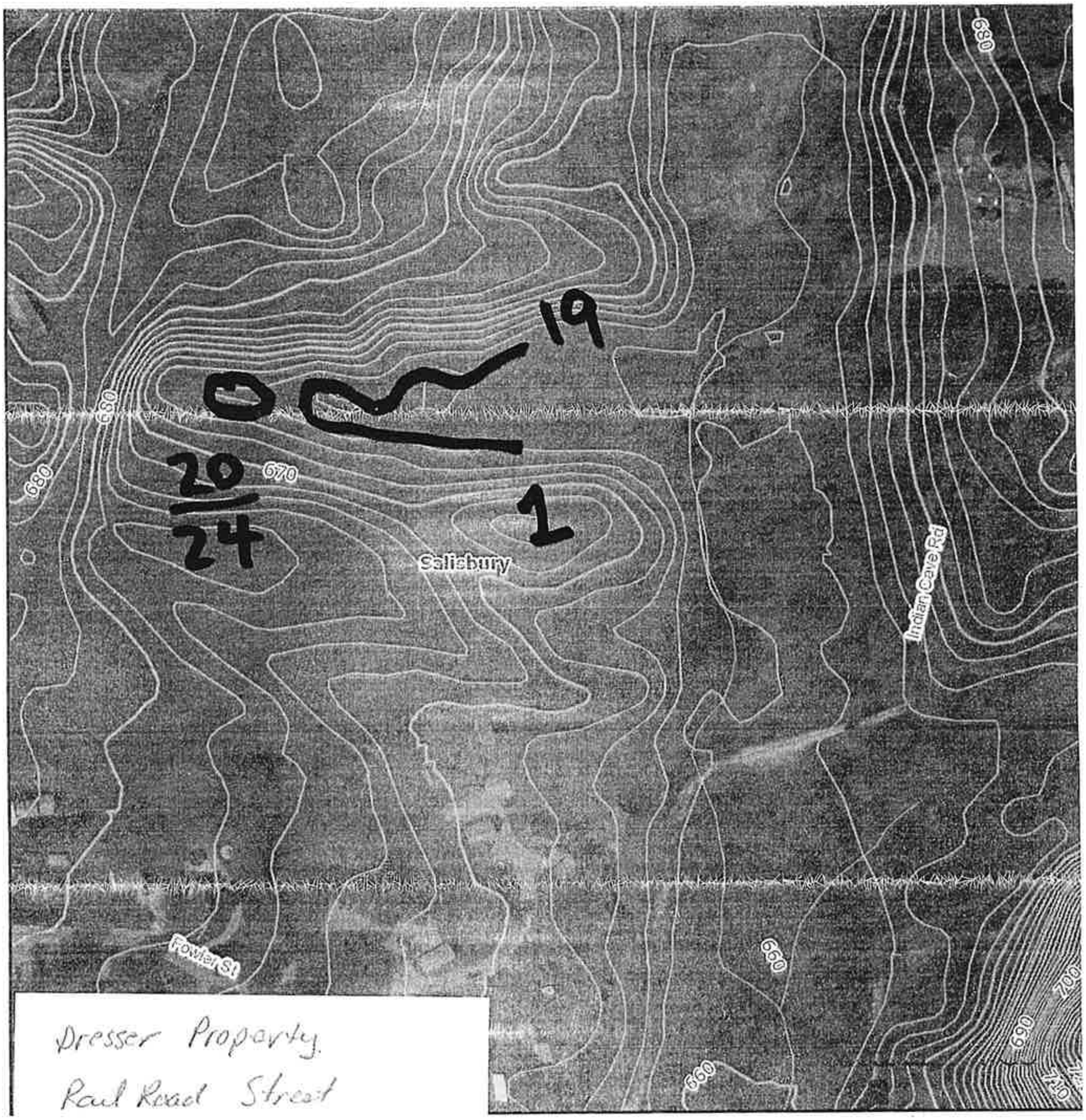


OF SALISBURY
CONNECTICUT WESTERN RAILROAD COMPANY
38
N
66'
733.30'
#200
#199
#198
#197
31
31
31
31
WL 19/24
14
22
PARCEL #2
5.496± Ac.
- 0.179
5.317 Ac Remaining
appears to remain shallow pond
16
shallow flooding
WL 1
WL 18
17
S24°35'30"W
469.77
VILLAGE
N/F



Railroad Street
abandoned railroad
Fowler Street
Thomas W. Pietras
soil scientist
1/13/2014
308
31
14
WL 24
19
apparent
shallow
pond
22
16
17
18
WL 1
WL
Spruce Swamp Creek
N

Map



Dresser Property
Rail Road Street
Salisbury
Wetland delineation
by Thomas Pietras.
1/13/2014

Town Line
e
n
eline
ame
Town Name
e
stline

Waterbody Line 7
Water
Dam
Waterbody Poly 7
Water
5 FT Contours
50 ft
20 ft
10 ft
5 ft

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions.
If completing by hand - please print and use the pdf version.
Incomplete or incomprehensible forms will be mailed back to the municipal inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: **Click Here for Year** month: **Click Here for Month**
2. CHOOSE ACTION TAKEN (see instructions for code): **Click Here to Choose a Code**
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (type name) _____ (signature) _____

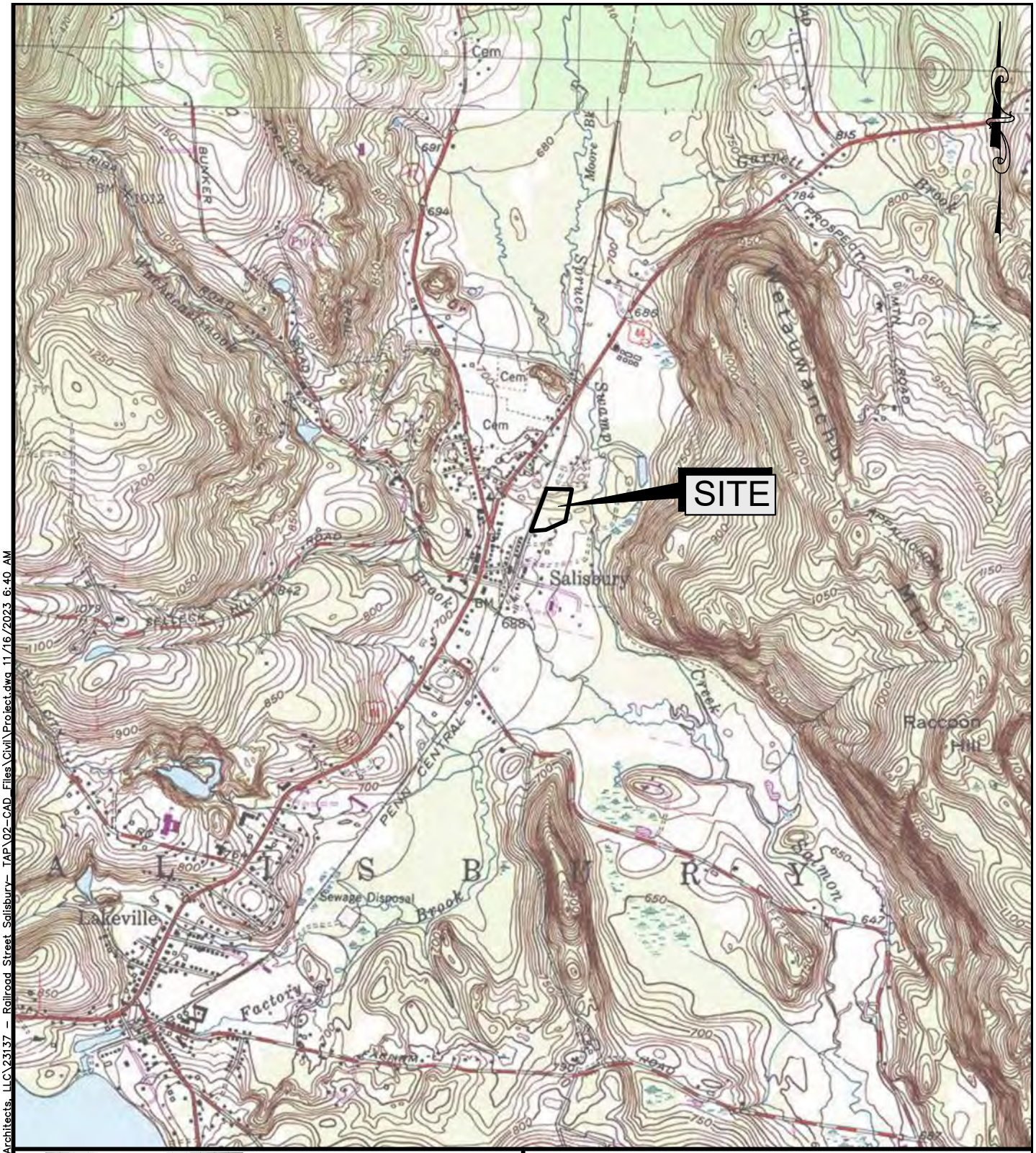
PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

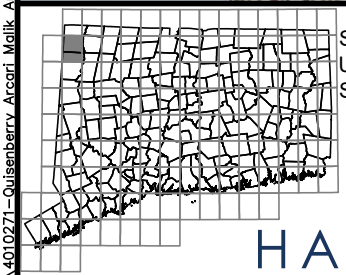
5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (type name): **Salisbury**
   does this project cross municipal boundaries (check one)? yes ☐ no ☒
   if yes, list the other town(s) in which the activity is occurring (type name(s)): _____, _____
6. LOCATION (click on hyperlinks for information): USGS quad map name: **Sharon** or quad number: _____
   subregional drainage basin number: **6006**
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): **Salisbury Housing Committee**
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (type information): **Railroad Street**
   briefly describe the action/project/activity (check and type information): temporary ☐ permanent ☒ description: **Construct 20-unit affordable housing project in upland review area**
9. ACTIVITY *PURPOSE* CODE (see instructions for code): **C**
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): **14**, **Click for Code**, **Click for Code**, **Click for Code**
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, type acres or linear feet as indicated):
    wetlands: **0.00** acres open water body: **0.00** acres stream: **0.00** linear feet
12. UPLAND AREA ALTERED (type acres as indicated): **2.50** acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type acres as indicated): **0.10** acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO





Source:
USGS TOPOGRAPHIC MAP
SHARON, CT QUADRANGLE

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM

LOCATION MAP

DRESSER WOODS

RAILROAD STREET

SALISBURY, CT

Scale 1:24000

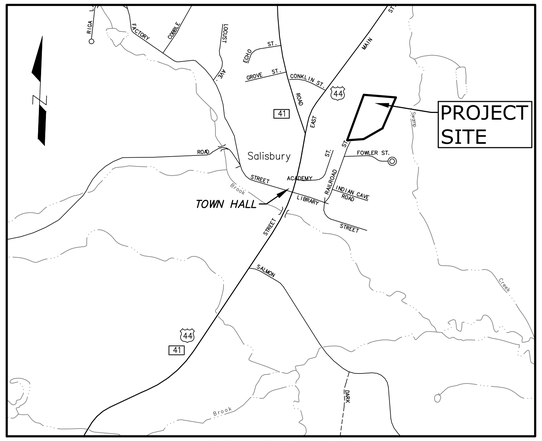
SALISBURY HOUSING COMMITTEE

DRESSER WOODS

RAILROAD STREET

SALISBURY, CONNECTICUT

NOVEMBER 20, 2023



VICINITY MAP

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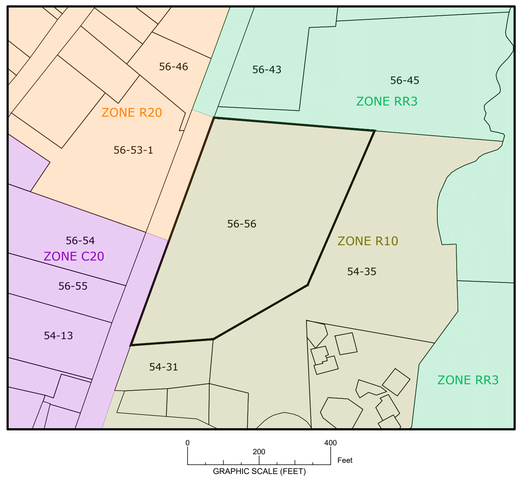
GRAPHIC SCALE (FEET)



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GRAPHIC SCALE (FEET)

List of abutters as of November 15, 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

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

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

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

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

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

PROJECT
DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE
COVER SHEET

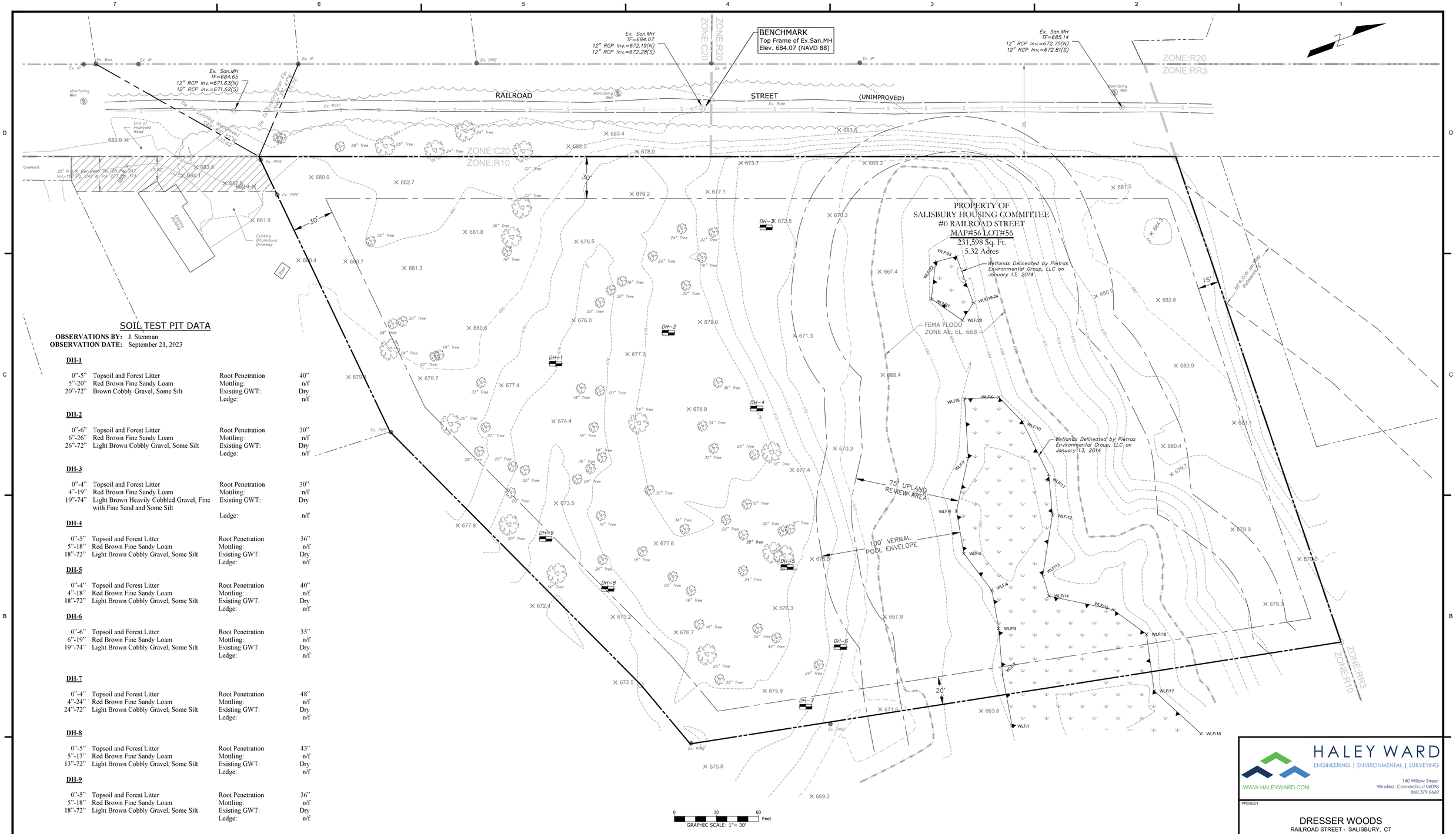
DATE	SCALE
November 20, 2023	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TAP	TAP

PROJECT No. 4010271.23137

DRAWING No. 01 REV.

STATE OF CONNECTICUT · No. 16473 · LICENSED PROFESSIONAL ENGINEER



SOIL TEST PIT DATA

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

DH-1

0"-5"	Topsoil and Forest Litter	Root Penetration	40"
5"-20"	Red Brown Fine Sandy Loam	Mottling:	n/f
20"-72"	Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-2

0"-6"	Topsoil and Forest Litter	Root Penetration	30"
6"-26"	Red Brown Fine Sandy Loam	Mottling:	n/f
26"-72"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-3

0"-4"	Topsoil and Forest Litter	Root Penetration	30"
4"-19"	Red Brown Fine Sandy Loam	Mottling:	n/f
19"-74"	Light Brown Heavily Cobbled Gravel, Fine with Fine Sand and Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-4

0"-5"	Topsoil and Forest Litter	Root Penetration	36"
5"-18"	Red Brown Fine Sandy Loam	Mottling:	n/f
18"-72"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-5

0"-4"	Topsoil and Forest Litter	Root Penetration	40"
4"-18"	Red Brown Fine Sandy Loam	Mottling:	n/f
18"-72"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-6

0"-6"	Topsoil and Forest Litter	Root Penetration	35"
6"-19"	Red Brown Fine Sandy Loam	Mottling:	n/f
19"-74"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-7

0"-4"	Topsoil and Forest Litter	Root Penetration	48"
4"-24"	Red Brown Fine Sandy Loam	Mottling:	n/f
24"-72"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-8

0"-5"	Topsoil and Forest Litter	Root Penetration	43"
5"-13"	Red Brown Fine Sandy Loam	Mottling:	n/f
13"-72"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

DH-9

0"-5"	Topsoil and Forest Litter	Root Penetration	36"
5"-18"	Red Brown Fine Sandy Loam	Mottling:	n/f
18"-72"	Light Brown Cobbly Gravel, Some Silt	Existing GWT:	Dry
		Ledge:	n/f

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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PROJECT

DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE

EXISTING CONDITIONS

DATE	SCALE
November 20, 2023	1"= 30'

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TAP	TAP

PROJECT No. 4010271.23137

DRAWING No. 02 REV.

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PROJECT
DRESSER WOODS
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.	

FILE LOCATION: P:\CT\4010271-QUISENBERRY ARCARI MALIK ARCHITECTS, LLC\23137 - RAILROAD STREET SALISBURY- TAP\02-CAD_FILES\CIVIL\PROJECT.DWG, 2023.11.20, 4:08 PM


RESTRAIN ALL JOINTS AT DEAD END AND ALL CHANGES IN DIRECTION
WATER MAIN TEE AND THREE WATER GATES
END CAP WITH THRUST RESTRAINT
LANDMARK TO REMAIN: OAK TREE
CONNECT TO EXISTING MAIN PER DIRECTION OF CONNECTICUT WATER COMPANY
INSTALL 8" VALVE AND 2" AIR VENT
INSTALL 2" AIR VENT
NEW 8" D.I. WATER MAIN
Ex. San.MH TF=684.65 12" RCP Inv.=671.63(N) 12" RCP Inv.=671.62(S)
Ex. San.MH TF=684.07 12" RCP Inv.=672.19(N) 12" RCP Inv.=672.28(S)
BENCHMARK Top Frame of Ex.San.MH Elev. 684.07 (NAVD 88)
Ex. San.MH TF=685.14 12" RCP Inv.=672.75(N) 12" RCP Inv.=672.81(S)
RAIL TRAIL
RAILROAD
STREET
(UNIMPROVED)
RAIN GARDEN 2
RAIN GARDEN 3/4
SAN. LAT. INV. 676.0
SAN. LAT. INV. 674.5
YARD DRAIN TF 675.5 INV. 672.5
ZONE:C20
ZONE:R10
ZONE:R20
ZONE:RR3
SAW CUT
SAW CUT
SAW CUT
RESTORE PAVEMENT IN CONFORMANCE WITH TOWN OF SALISBURY REQUIEMENTS
REMOVE PAVEMENT IN HATCHED AREAS
Existing Building
Existing Bituminous Driveway
Shed
OVERFLOW PARKING GRASS PAVERS
DOWNSPOUT TO SPLASH PAD
LEVEL SPREADER 18" CONCRETE GALLERY BOT. TRENCH EL. 670.75
R-TANK SUBSURFACE DETENTION WRAPPED IN GEOMEMBRANE INV. 672.2 (IN) INV. 671.5 (OUT) BOT. EL 671.5 TOP EL. 672.94 14.46'x39.87'
METER PIT
INV. 675.6
INSTALL 2" AIR VENT
END CAP WITH THRUST RESTRAINT UNDER PAVED AREA
Wetlands Delineated by Pietras Environmental Group, LLC on January 13, 2014
BUILDING 1 TYPE A FF 682.0
BUILDING 2 TYPE C FF 680.1
BUILDING 3 TYPE A FF 680.5
BUILDING 4 TYPE D FF 680.3
BUILDING 5 TYPE B FF 679.2
BUILDING 6 TYPE E FF 679.0
BUILDING 7 TYPE F FF 678.0
BUILDING 8 TYPE E FF 678.0
BUILDING 9 TYPE B FF 679.5
FOOTING DRAIN
ROOF DRAIN
SSMH-1 TF 679.2 INV. 673.9
SSMH-3 TF 677.9 INV. 671.9
8" D.I. WATER MAIN
8" PVC
WALKOUT BASEMENT (BUILDING 4 ONLY)
METER PIT
FEMA FLOOD ZONE AE, EL. 668
WILDLIFE EXCLUSION FENCE
METER PIT
FIRE HYDRANT (LOW POINT OF NEW MAIN)
DUMPSTER
INV. 670.75
RAIN GARDEN 9
PUMP STATION GENERATOR
SANITARY SEWAGE PUMP STATION TF 679.5 INV. 671.1
INV. 675.0
RAIN GARDEN 5
METER PIT
INV. 674.0
75' UPLAND REVIEW AREA
TWO SIDE BY SIDE PRETX LIGHT TF 677.5
INV. 674.5
INV. 675.0
100' VERNAL POOL ENVELOPE
10'X20' FOCAL POINT TREATMENT SYSTEM EL. 676.5
INV. 674.2
RAIN GARDEN 6/7
YARD DRAIN-1 TF 674.7 INV. 673.2 SILT SAC DURING CONSTRUCTION
SSMH-2 TF 677.7 INV. 673.0
65 LF 12" HDPE PIPE
103 LF 12" HDPE PIPE
YARD DRAIN-2 TF 674.1 INV. 672.6 SILT SAC DURING CONSTRUCTION
R-TANK SUBSURFACE DETENTION WRAPPED IN GEOMEMBRANE INV. 671.57 (IN) INV. 671.20 (OUT) BOT. EL. 671.2 TOP EL. 672.64 30.19'x 75.07'
4" PVC OUTLET CONDUIT
INV. 670.75
LEVEL SPREADER CONCRETE GALLERY BOT. TRENCH EL. 669.25
50' R.O.W. per Map Reference "g"
GRAPHIC SCALE: 1"= 30'
0 30 60 Feet

UTILITY NOTES

1. Contact Call-Before-You-Dig prior to any excavation.
2. All sanitary sewer system work shall comply with the Town of Salisbury Water Pollution Control Authority standards and specifications.
3. All water system work shall comply with Aquarion Water Company standards and specifications.

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PROJECT

DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE

UTILITY PLAN

DATE	SCALE
November 20, 2023	1"= 30'

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TAP	TAP

PROJECT No. 4010271.23137

DRAWING No. 04 REV.

STATE OF CONNECTICUT · TODD PARSONS · No. 16473 · LICENSED PROFESSIONAL ENGINEER


BENCHMARK
Top Frame of Ex.San.MH
Elev. 684.07 (NAVD 88)
Ex. San.MH
TF=684.07
12" RCP Inv.=672.19(N)
12" RCP Inv.=672.28(S)
Ex. San.MH
TF=684.65
12" RCP Inv.=671.63(N)
12" RCP Inv.=671.62(S)
Ex. San.MH
TF=685.14
12" RCP Inv.=672.75(N)
12" RCP Inv.=672.81(S)
LANDMARK TO REMAIN: OAK TREE
RAIL TRAIL
RAILROAD
STREET
(UNIMPROVED)
Ex. Path
Monitoring Well
Ex. Mon.
Ex. IP
Ex. PIPE
Tie To Existing Monument S49° 53' 27"W 133.62'
Tie To Existing Iron Pin N46° 37' 47"W 71.74'
End of Improved Road
25' R.O.W. Per Deed Vol.128 Pg. 247, Vol. 128 Pg. 249 & Vol. 223 Pg. 113
17.52'
Existing Building
Existing Bituminous Driveway
Shed
ZONE:C20
ZONE:R10
ZONE:R20
ZONE:RR3
30'
66'
15'
20'
50' R.O.W. per Map Reference "g"
4' WIDE BITUMINOUS
CONCRETE SIDEWALK
20' BIT. CONC. DRIVEWAY
OVERFLOW PARKING
GRASSPAVERS
16' TYP.
6' PRIVACY
FENCE
BUILDING 1
TYPE A
FF 682.0
BUILDING 2
TYPE C
FF 680.1
BUILDING 3
TYPE A
FF 680.5
BUILDING 4
TYPE D
FF 680.3
BUILDING 5
TYPE B
FF 679.2
BUILDING 6
TYPE E
FF 679.0
BUILDING 7
TYPE F
FF 678.0
BUILDING 8
TYPE E
FF 678.0
BUILDING 9
TYPE B
FF 679.5
SIDEWALK
RAMP
CAPE COD CURBING
AROUND PARKING STALLS
18' TYP.
9' TYP.
5'
4'
R5'
R10'
R15'
DUMPSTER
BITUMINOUS CONCRETE DRIVEWAY
BITUMINOUS
CONCRETE
SIDEWALK, TYP.
RETAINING WALL
RETAINING WALL
4' CRUSHED STONE PATH
WILDLIFE
EXCLUSION FENCE
PUMP STATION
GENERATOR
75' UPLAND
REVIEW AREA
100' VERNAL
POOL ENVELOPE
Wetlands Delineated by Pietras
Environmental Group, LLC on
January 13, 2014
Wetlands Delineated by Pietras
Environmental Group, LLC on
January 13, 2014
WLF/1
WLF/2
WLF/3
WLF/4
WLF/5
WLF/6
WLF/7
WLF/8
WLF/9
WLF/10
WLF/11
WLF/12
WLF/13
WLF/14
WLF/15
WLF/16
WLF/17
WLF/18
WLF/19-24
WLF/20
WLF/21
WLF/22
WLF/23

GRAPHIC SCALE: 1"= 30'
0 30 60 Feet

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PROJECT
DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE
LAYOUT PLAN

DATE	SCALE
November 20, 2023	1"= 30'

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TAP	TAP

PROJECT No. 4010271.23137

DRAWING No. 05 REV.

STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER No. 16473

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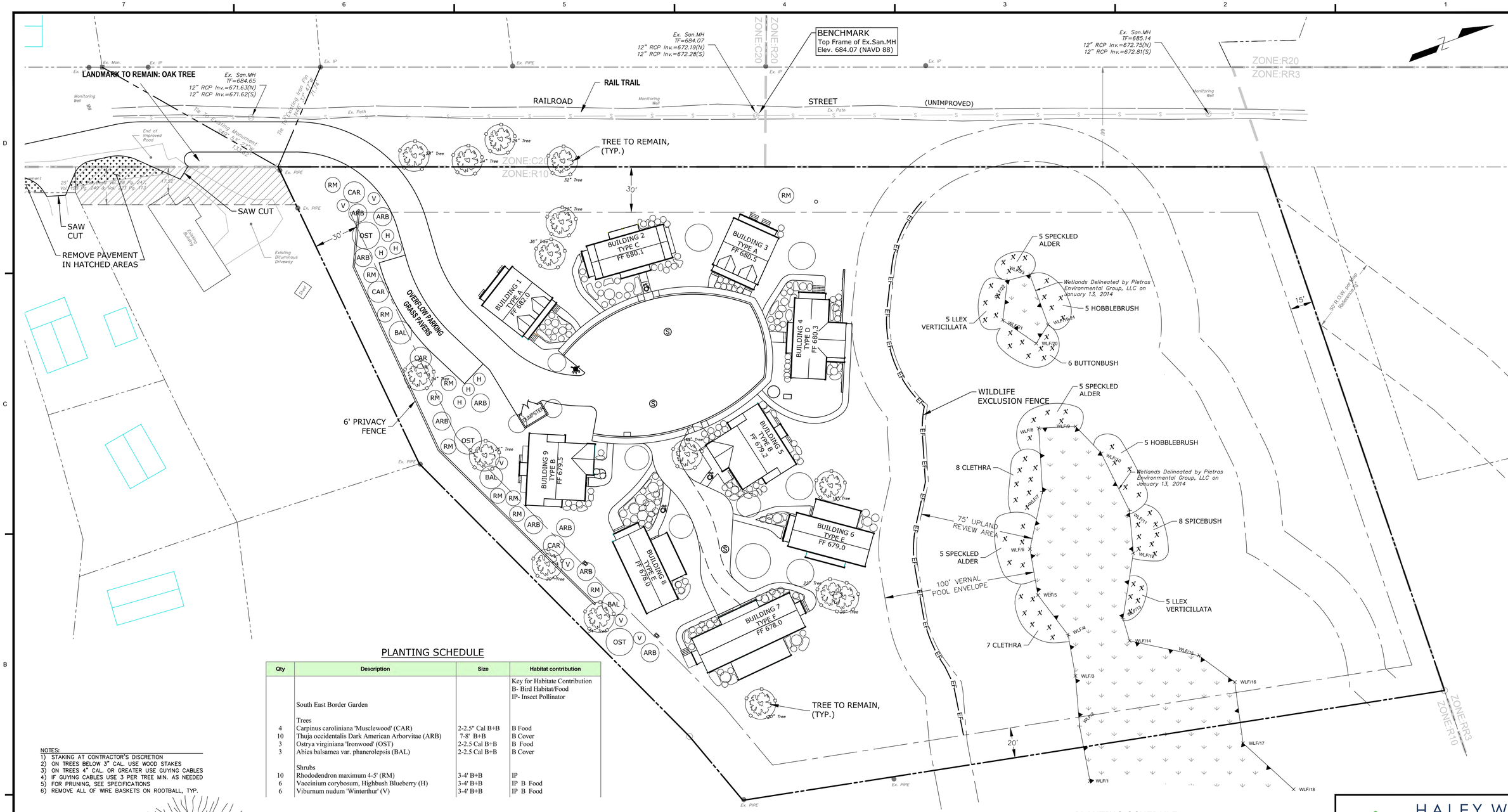
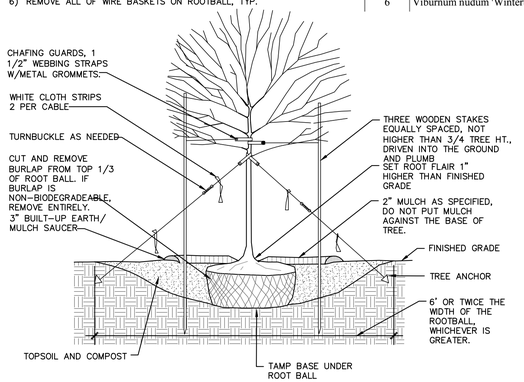


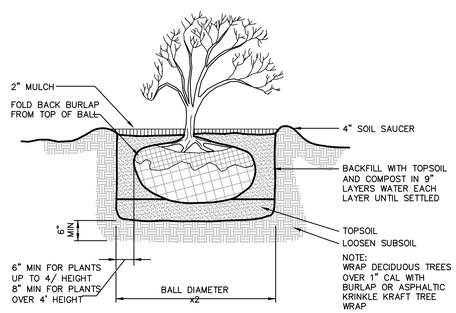
PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
			Key for Habitate Contribution B- Bird Habitat/Food IP- Insect Pollinator
	South East Border Garden		
	Trees		
4	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. phanerolepsis (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.



TREE DETAIL



SHRUB DETAIL

PLANTING SCHEDULE

Qty	Description	Size	Habitat contribution
			Key for Habitate Contribution B- Bird Habitat/Food IP- Insect Pollinator
	Wetland Enhancement.		
	Shrubs		
10	Ilex verticillata 'Winter Red'	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

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PROJECT
DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE
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.:

STATE OF CONNECTICUT — No. 16473 — LICENSED PROFESSIONAL ENGINEER

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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 Code		
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
	Cornus florida 'Cloud Nine' Dogwood (Dog)	2-2.5" cal B+B	B Food
3	Thuja occidentalis 'Elegantissama' Arborvitae (Elega)	7-8' B+B	B Cover
3	Thuja occidentalis 'Hetz Midget Globe Arborvitae'(HMG)	5 gal	
3	Thuja occidentalis 'Rheingold Arborvitae'(Rhien)	5 gal	
4	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)		
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 Rhododen' (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 Mountian Laurel' (KLL)	5g	IP
4	Kalmia latifolia 'Sarah Mountian Laurel' (KLS)	5g	IP
8	Ilex glabra 'Shamrock' (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 urva ursa 'Bear Berry' (BB)	1g	B Food
40	Geranium 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	Onothera 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 hubrectii 'Blue Star'(AH)	1g	IP
10	Polystichum acrosticiodes Christmas Fern (PA)	1g	

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

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PROJECT
DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE
FOUNDATION PLANTING PLAN

STATE OF CONNECTICUT — No. 19473 — LICENSED PROFESSIONAL ENGINEER

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

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 sitework 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 site 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. PRECONSTRUCTION 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 manufacturers 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 cleat 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 abutting 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 half full. 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/Bioretention 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 (CONNDOT 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 washwater 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 ½ 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 to 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.

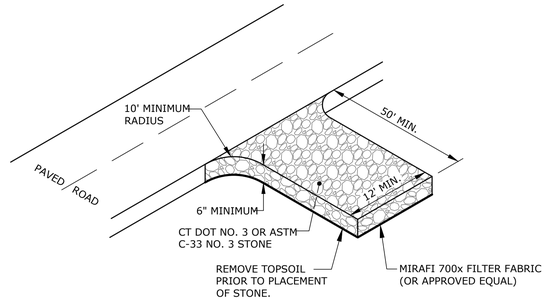
7.3 Refueling of equipment or machinery within 75 feet of any wetland or watercourse is prohibited.

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
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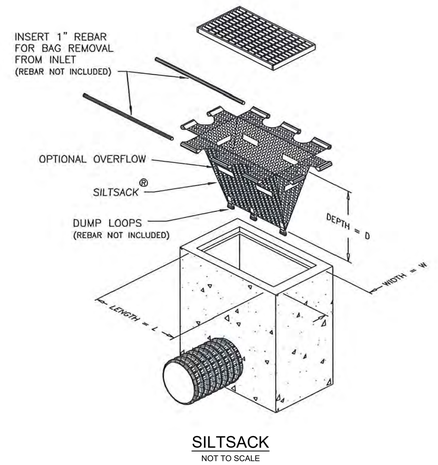

SILTSACK
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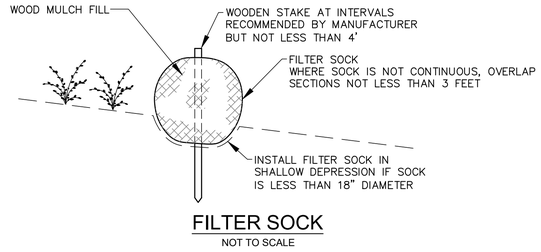

FILTER SOCK
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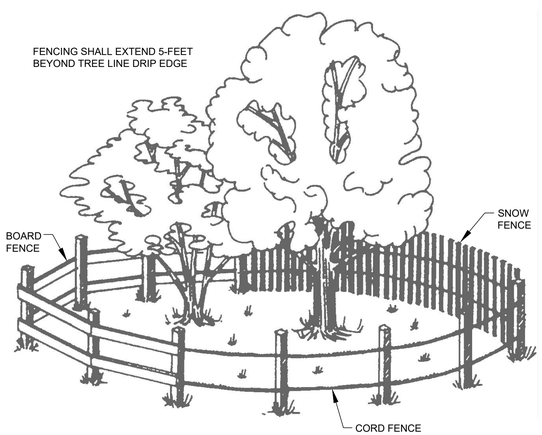

TREE PROTECTION
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140 Willow Street
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PROJECT
DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE
EROSION CONTROL PLAN NARRATIVE AND DETAILS

STATE OF CONNECTICUT — No. 18473 — LICENSED PROFESSIONAL ENGINEER

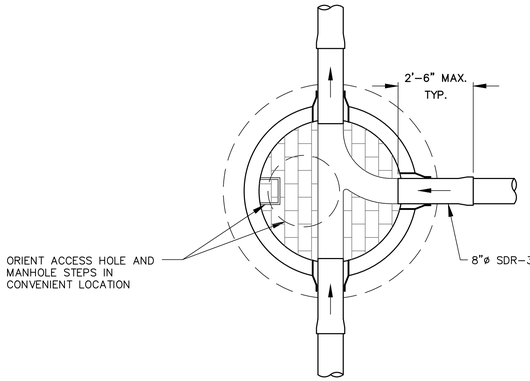
DATE	SCALE
November 20, 2023	As Noted

DRAWN BY	DESIGNED BY	CHECKED BY
JS	TAP	TAP

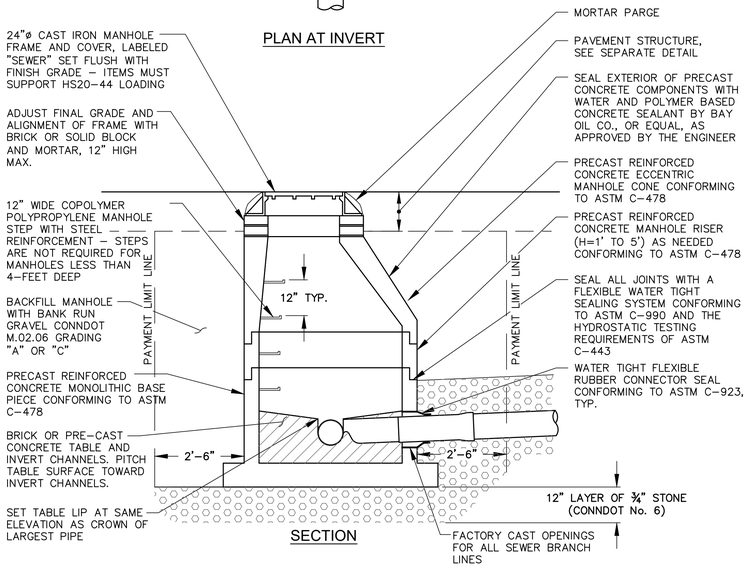
PROJECT No. 4010271.23137

DRAWING No. 08

REV.



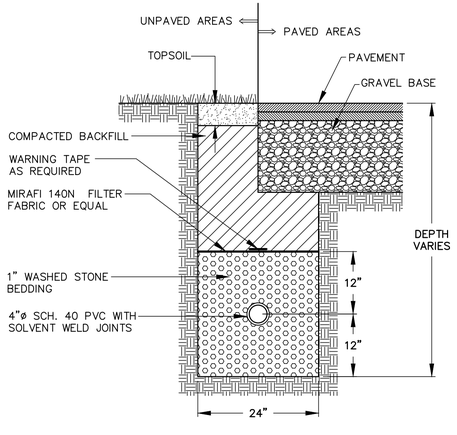
PLAN AT INVERT



SECTION

SANITARY SEWER MANHOLE

NOT TO SCALE



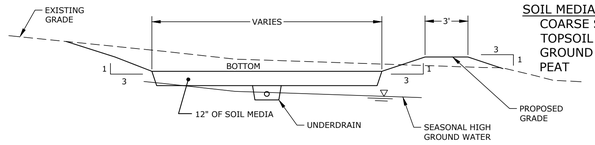
SANITARY SEWER TRENCH

NOT TO SCALE

FOR ALL RAIN GARDENS

SOIL MEDIA

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



TYPICAL RAIN GARDEN SECTION

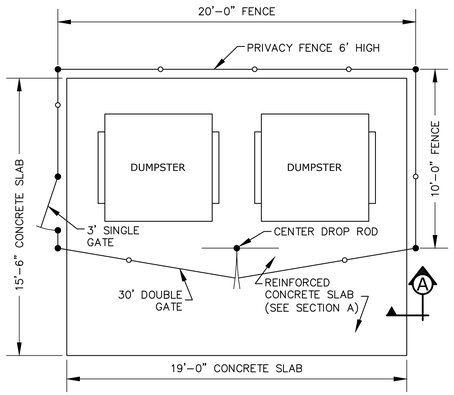
NOT TO SCALE

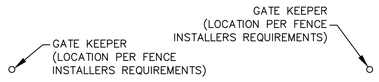
RAIN GARDEN PLANTING SCHEDULE

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

Plants

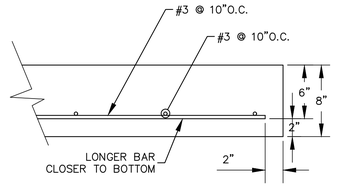
Wild red columbine	(Aquilegia canadensis)
New England aster novae-angliae)	(Symphyotrichum novae-angliae, syn.Aster
Marsh marigold	(Caltha palustris)
Cardinal flower	(Lobelia cardinalis)
Partridgeberry	(Mitchella repens)
Wild blue phlox	(Phlox divaricata)
Bloodroot	(Sanguinaria canadensis)
Foamflower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





DUMPSTER PAD DETAIL

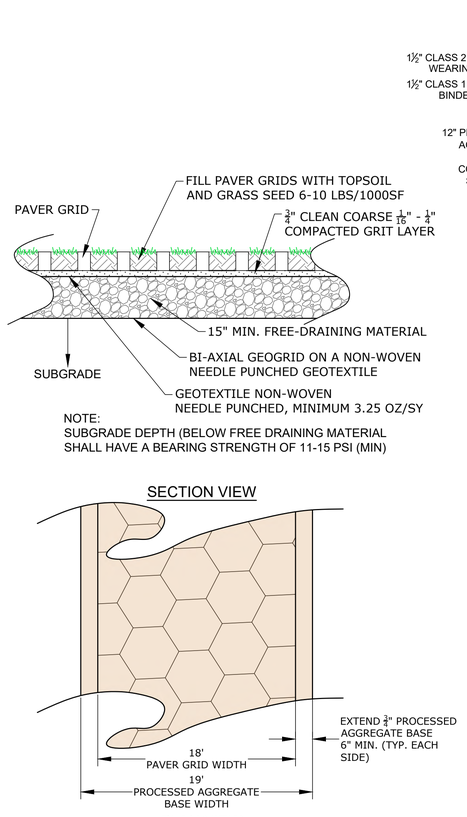
SCALE: ¼"=1'-0"



DUMPSTER PAD SECTION A

SCALE:1½"=1'-0"

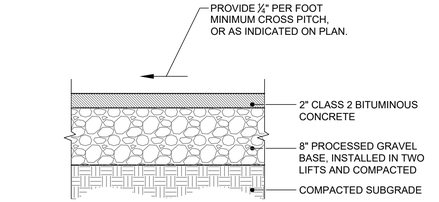
GRASS PAVER OVERFLOW PARKING
NTS



NOTE:
SUBGRADE DEPTH (BELOW FREE DRAINING MATERIAL SHALL HAVE A BEARING STRENGTH OF 11-15 PSI (MIN)

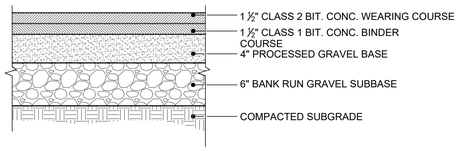
SECTION VIEW

PLAN VIEW



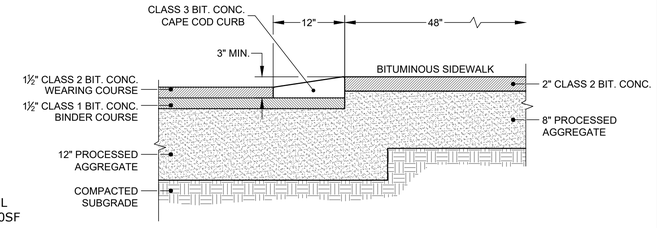
BITUMINOUS CONCRETE SIDEWALK

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT, CURB, AND SIDEWALK

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PROJECT

DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE

SITE DETAILS

STATE OF CONNECTICUT No. 18473 REGISTERED PROFESSIONAL ENGINEER

DATE	SCALE
November 20, 2023	As Noted

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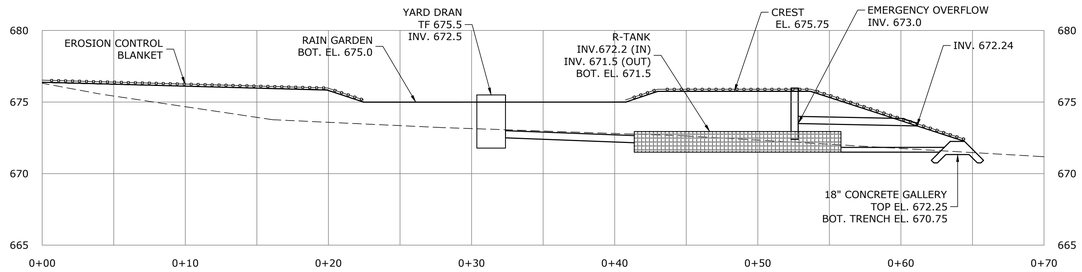
JS	TAP	TAP

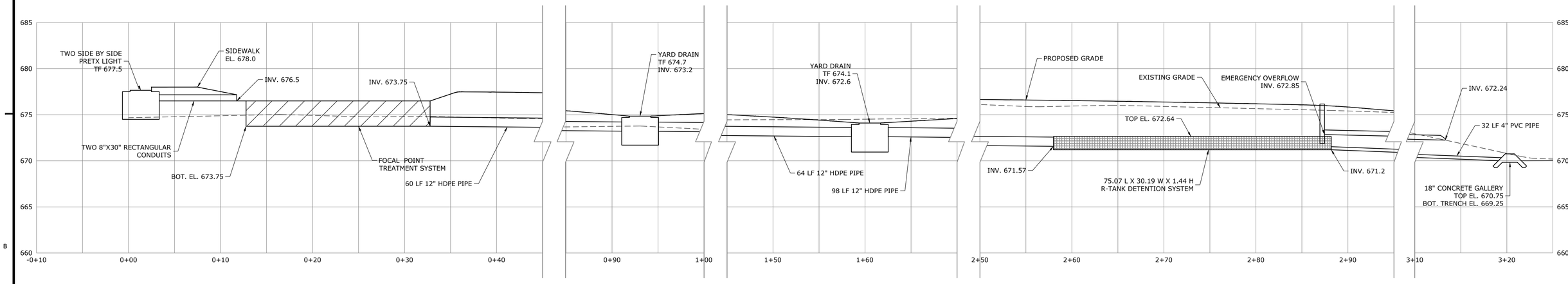
PROJECT No. 4010271.23137

DRAWING No. 09 REV.



SECTION THROUGH RAIN GARDEN 3/4 AND R-TANK

NOT TO SCALE



SECTION THROUGH STORM WATER SYSTEM (PRETX, FOCAL POINT, R-TANK)

NOT TO SCALE

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PROJECT

DRESSER WOODS
RAILROAD STREET - SALISBURY, CT

TITLE

STORMWATER PROFILES AND DETAILS

DATE	SCALE
November 20, 2023	As Noted

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JS	TAP	TAP

PROJECT No. 4010271.23137

DRAWING No. 10 REV.

STATE OF CONNECTICUT TIMOTHY A. PAGE No. 16473 LICENSED PROFESSIONAL ENGINEER