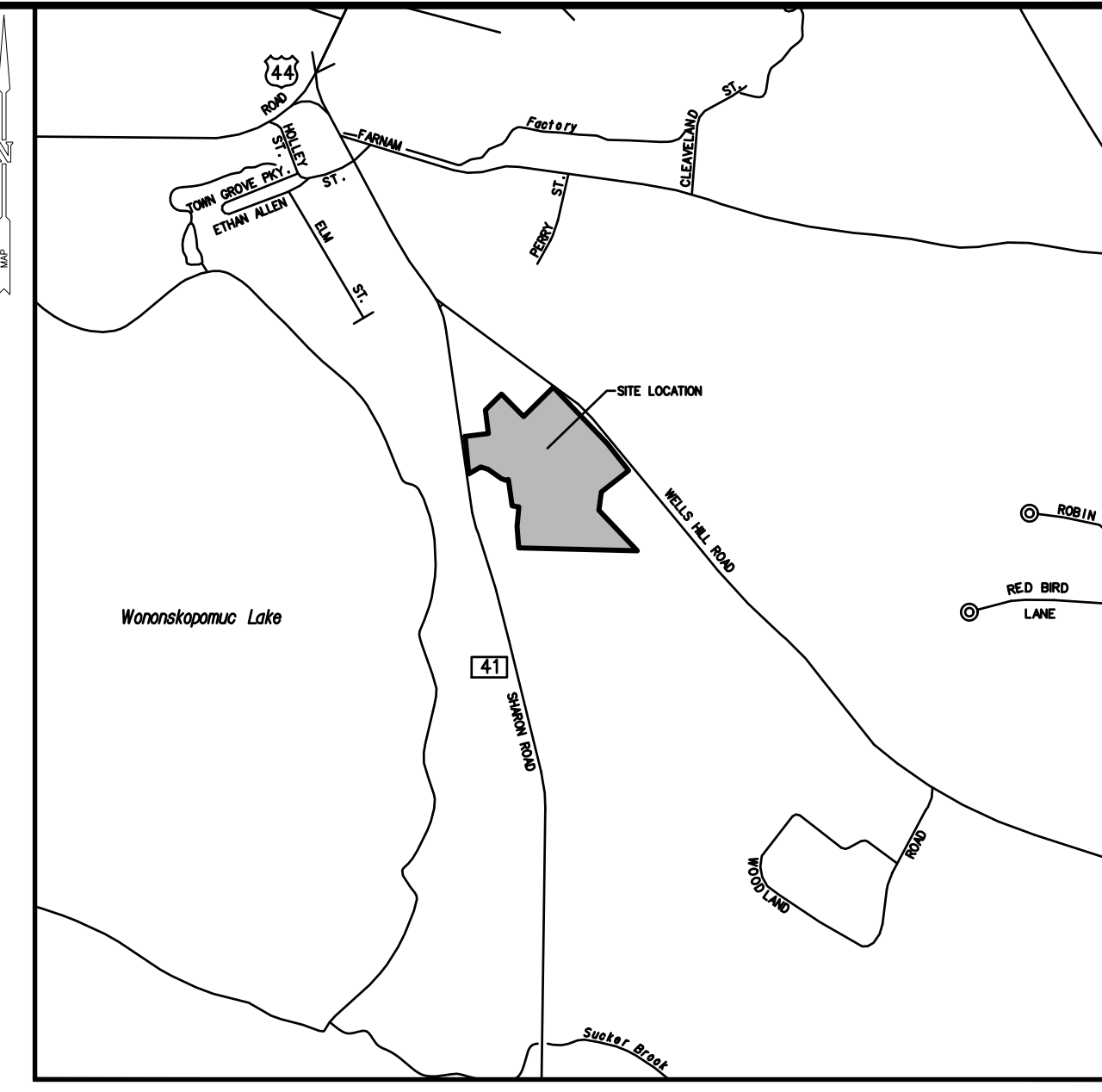


# WAKE ROBIN INN REDEVELOPMENT

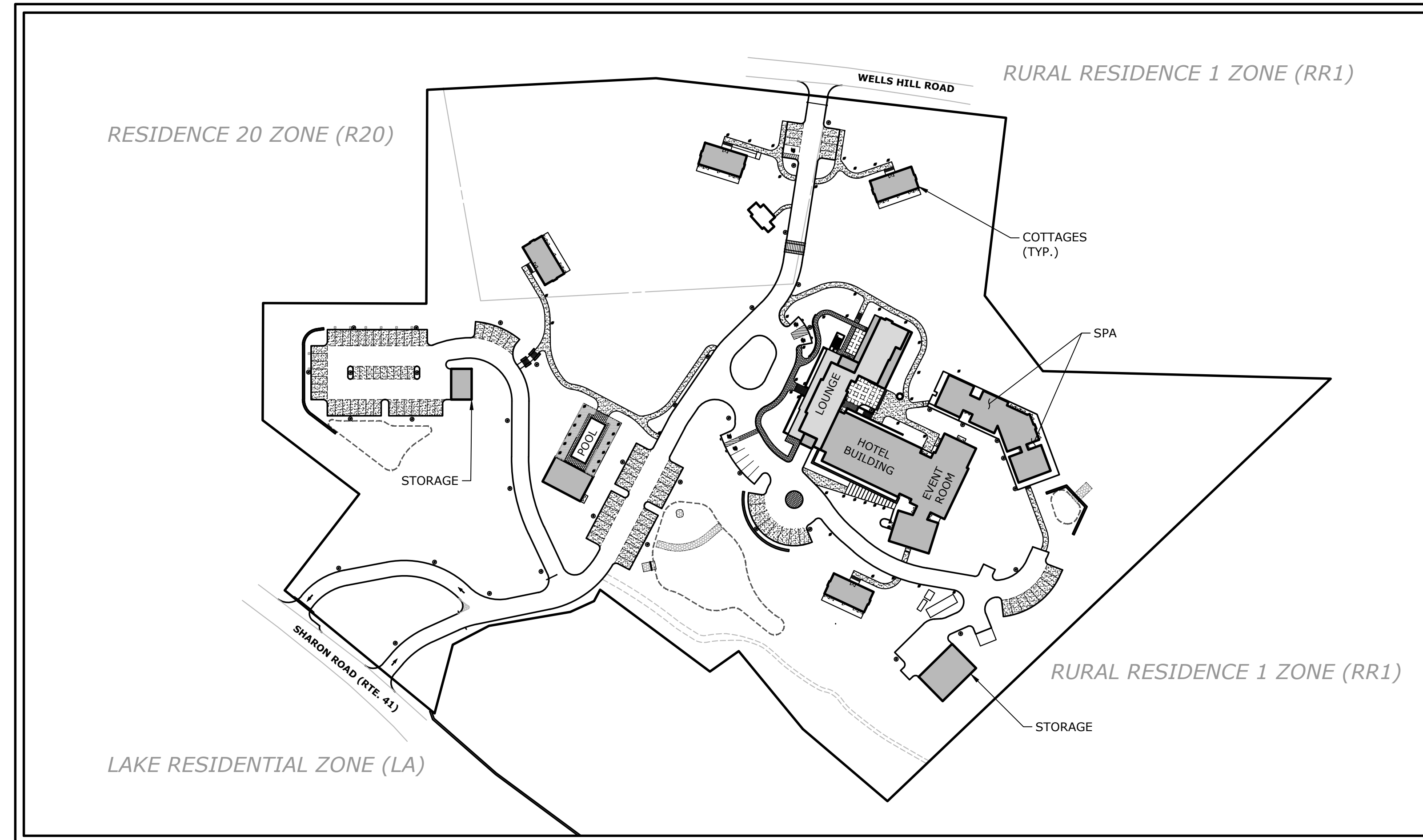
104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
SALISBURY, CONNECTICUT

SLR# 22100.00001  
APRIL 29, 2025  
REVISED: JULY 28, 2025

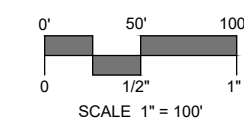


## GENERAL NOTES

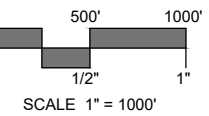
- BOUNDARY AND TOPOGRAPHIC INFORMATION HAVE BEEN TAKEN FROM SURVEY ENTITLED "EXISTING CONDITIONS MAP", PREPARED BY ARTHUR H. HOWLAND & ASSOCIATES, P.C., PREPARED FOR ARADEV LLC, DATED AUGUST 1, 2024, SCALED 1"=60'.
- NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT GRID SYSTEM (CTGS).
- ELEVATIONS, CONTOUR AND BENCHMARKS ARE BASED UPON NAVD 1988.
- INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
- SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
- INLAND WETLANDS AND WATERCOURSES ON SITE WERE DELINEATED IN THE FIELD ON APRIL 25 AND MAY 21, 2024 BY MATTHEW J. SANFORD, REGISTERED SOIL SCIENTIST FROM SLR CONSULTING.
- A CTDEEP STORMWATER GENERAL PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER AND PUBLIC WATER ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
- ALL STORM PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) UNLESS OTHERWISE NOTED.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- ALL GRAVITY SANITARY SEWER PIPE SHALL BE SDR35 UNLESS OTHERWISE NOTED.
- ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED ON SITE SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA DURING NON-WORK HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UTILITIES INCLUDING IRRIGATION PIPES PRIOR TO THE START OF CONSTRUCTION.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2023, AS AMENDED, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
- ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL AND BE SEEDED WITH SPECIFIED SEED MIX, AS SHOWN ON THE PLANS.
- IN ALL CASES, TOPSOIL AND OTHER CONSTRUCTION MATERIALS SHALL BE DRAWN FROM THE ON-SITE STOCKPILES OF EXISTING MATERIAL. ONLY WHEN ON-SITE STOCKPILES HAVE BEEN USED SHALL MATERIAL BE IMPORTED TO THE SITE.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF SALISBURY REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM 819 AND ADDENDUMS.
- THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
- COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND PERMITEE.
- THESE PLANS HAVE BEEN PREPARED FOR REGULATORY APPROVAL ONLY. THEY ARE NOT INTENDED FOR USE DURING CONSTRUCTION.
- THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE EROSION CONTROLS UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.



PROJECT SITE VICINITY MAP:



LOCATION MAP:



## LEGEND

EXISTING		PROPOSED
—	STREET LINE	—
—	PROPERTY LINE	—
- - -	EASEMENT	—
- - -	SETBACK LINE	—
- - -	NDDB BOUNDARY	70
- - -	MAJOR CONTOUR	68
- - -	MINOR CONTOUR	+70.5
- - -	SPOT GRADE	
- - -	WETLANDS	
- - -	75' WETLANDS SETBACK	
- - -	AQUIFER PROTECTION AREA BOUNDARY	
—	TREE LINE	
—	TREE/SHRUB	
—	STONEWALL	
—	SITE LIGHT	
—	HYDRANT	
—	WATER METER	
—	WATER VALVE	
—	GAS VALVE	
—	CATCH BASIN	
—	MANHOLE/YARD DRAIN	
—	SANITARY SEWER SERVICE/MAIN	
—	STORM DRAIN W/CATCH BASIN	
—	WATER MAIN	
—	ELECTRICAL CONDUIT	
—	OVERHEAD WIRE	
—	UTILITY POLE	
—	TRAFFIC SIGN	
—	MONUMENT	
—	EDGE OF PAVEMENT W/CURB	

## PREPARED FOR:

ARADEV LLC  
352 ATLANTIC AVENUE, UNIT 2  
BROOKLYN, NY 11217

## LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02	EX	EXISTING CONDITIONS
03	RP	SITE PLAN - REMOVALS
04	LA	SITE PLAN - LAYOUT
05	LS	SITE PLAN - LANDSCAPING
06	GR	SITE PLAN - GRADING
07	UT	SITE PLAN - UTILITIES
08	PP-1	PHASING PLAN
09	PP-2	PHASING PLAN NOTES
10	SE-1	SEDIMENT & EROSION CONTROL PLAN
11	SE-2	SEDIMENT & EROSION CONTROL NOTES & DETAILS
12-20	SD-1 - SD-9	SITE DETAILS
21	STR-1	STRUCTURAL DETAILS
22	VM-1	VEHICULAR TURNING MOVEMENTS PLAN - SU-30
23-24	VM-2 - VM-3	VEHICULAR TURNING MOVEMENTS PLAN - SU-40
1 OF 1	SL-IC	SITE LIGHTING PHOTOMETRIC CALCULATION

## BEDROOM MATRIX

UNIT TYPE	COUNT
KING / DOUBLE	29
DOUBLE DOUBLE	12
SUITE	7
SUITE W/ ALCOVE	4
LOFT SUITE	1
COTTAGE	4
<b>TOTAL</b>	<b>57</b>

## UNIT MATRIX

UNIT TYPE	COUNT
COTTAGES	4
EXISTING MAIN INN	14
TOTAL INN ADDITIONS	39
<b>TOTAL</b>	<b>57</b>

## ZONING DATA TABLE

RURAL RESIDENCE 1 ZONE (RR-1)		
ADDRESS: 104 & 106 SHARON ROAD AND 53 WELLS HILL ROAD		
	REQUIRED/ALLOWED	PROVIDED
MIN. LOT AREA (104 & 106 SHARON ROAD)	80,000 SF	501,362 SF (11.5 ACRES)
MIN. LOT AREA (53 WELLS HILL ROAD)	80,000 SF	99,518 SF (2.3 ACRES)
MIN. LOT AREA (TOTAL)	80,000 SF	600,880 SF (13.8 ACRES)
MIN. BUILDABLE AREA	20,000 SF	> 20,000 SF
MIN. STREET FRONTAGE	25'	> 25'
MIN. FRONT SETBACK	40'	68.8' (COTTAGE 1)
MIN. SIDE SETBACK	30'	40.2' (STORAGE)
MIN. REAR SETBACK	30'	N/A
MIN. SQUARE EACH SIDE	150'	150'
MAX. BUILDING COVERAGE	10%	6.1%
MAX. IMPERVIOUS SURFACE COVERAGE	---	18.3%
MAX. BUILDING HEIGHT (INN)	52' (EXISTING)	< 52' (PROP. ADDITION)
MAX. BUILDING HEIGHT (OTHER)	30' (FLAT ROOF)/35' (OTHER ROOF)	30'/35'
MIN. SEPARATION BETWEEN BUILDINGS	10'	10'

## PARKING DATA

	COUNT
PERMANENT PARKING SPACES	107
ADA ACCESSIBLE PARKING SPACES	5
OVERFLOW GREAT LAWN SPACES	39
TOTAL PARKING SPACES	146 (107+39)

PER TABLE 703.11 TABLE OF PARKING REQUIREMENTS  
1 SPACE PER ROOM; ADDITIONAL FOR OTHER FACILITIES BASED ON PARKING NEEDS ASSESSMENT

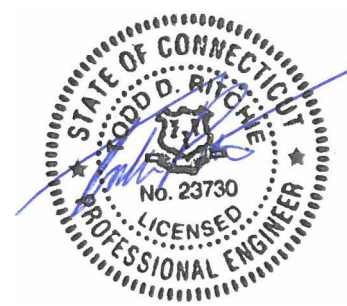
## AQUIFER PROTECTION AREA DATA

	AREA (SF)
PROPERTY AREA WITHIN AQUIFER PROTECTION	248,640 SF (5.71 ACRES)
IMPERVIOUS AREA WITHIN AQUIFER PROTECTION	30,146 SF (0.69 ACRES)
PERCENTAGE OF IMPERVIOUS AREA	12.1%

## PREPARED BY:



99 REALTY DRIVE  
CHESHIRE, CT 06410  
203.271.1773  
SLRCONSULTING.COM



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www.cbyd.com

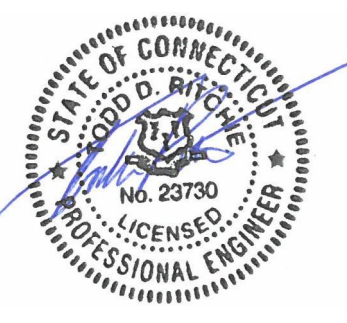
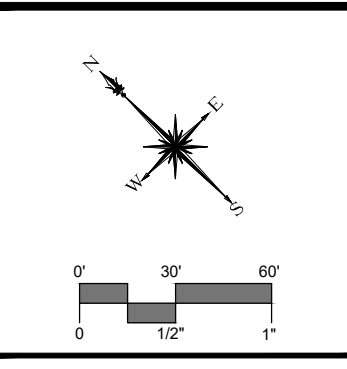


**EXISTING TREE LEGEND**

- DEAD
- POOR
- FAIR
- GOOD

**NOTES:**

1. TREE INVENTORY WAS CONDUCTED ON SEPTEMBER 30 - OCTOBER 2, 2024 BY TIM ARMSTRONG OF BARTLETT TREE EXPERTS, CONSULTING ARBORIST, ASCA REGISTERED CONSULTING ARBORIST #790, ASCA TREE AND PLANT APPRAISAL QUALIFIED, ISA BOARD CERTIFIED MASTER ARBORIST #NE-7132B, MASSACHUSETTS CERTIFIED ARBORIST #2464, ISA TREE RISK ASSESSMENT QUALIFIED

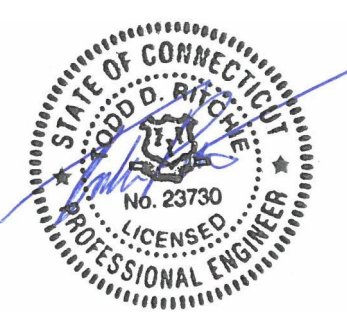
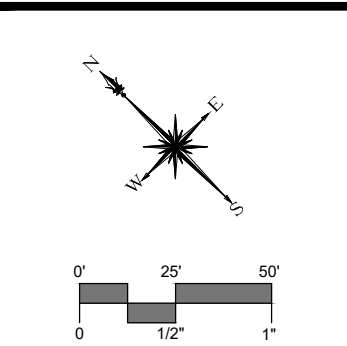
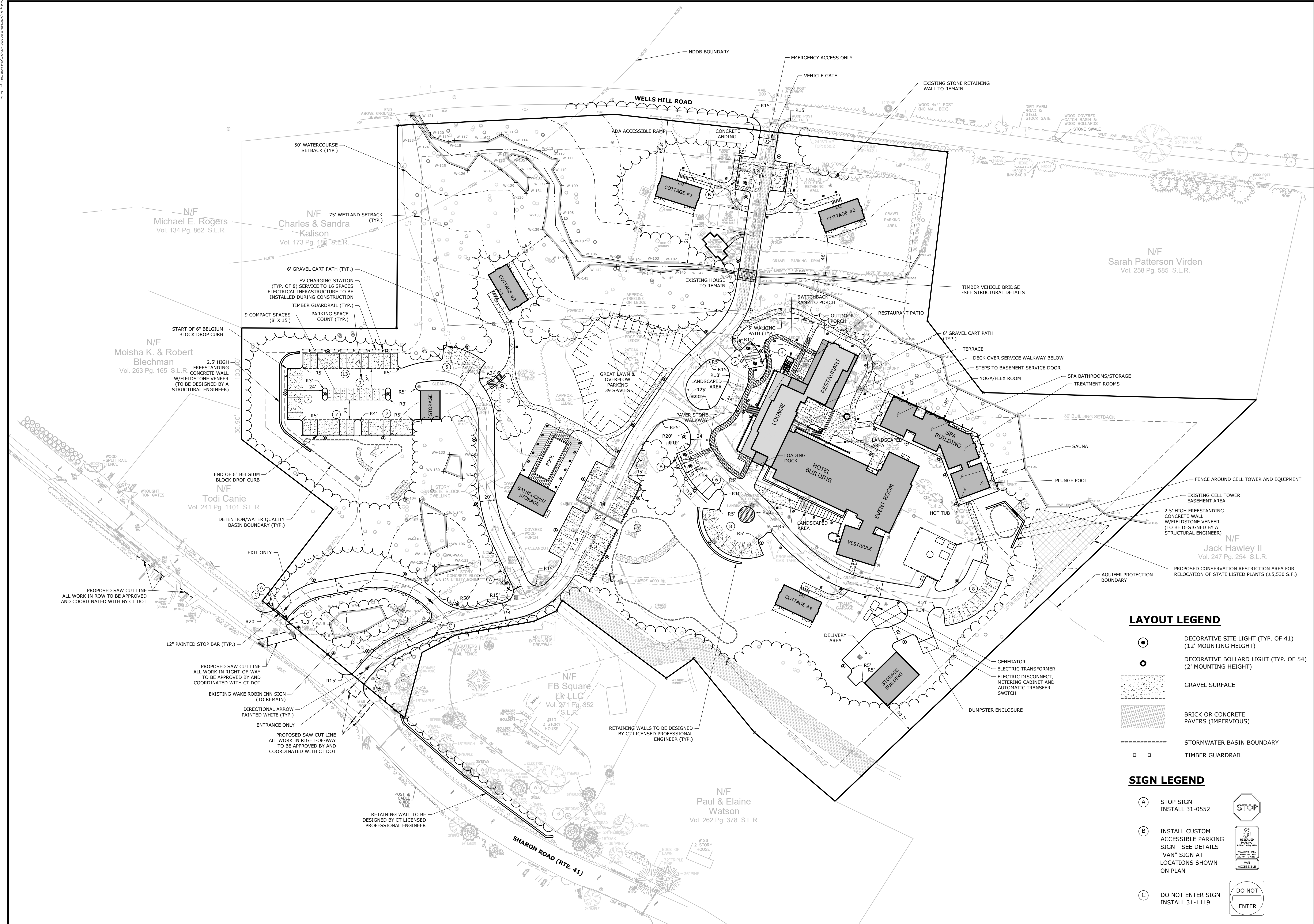


DESCRIPTION	DATE	BY

**EXISTING CONDITIONS**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED
SCALE: 1"=60'		
DATE: APRIL 29, 2025		
PROJECT NO.: 22100.00001		
SHEET NO.: 02 OF 23		
<b>EX</b>		





**SLR**  
 99 REALTY DRIVE  
 SUITE 200  
 GRAFTON, CT 06110  
 203.271.1773  
 SLRCONSULTING.COM

DESCRIPTION	DATE	BY

**SITE PLAN - LAYOUT**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

MA	SM	MA
DESIGNED	DRAWN	CHECKED
SCALE: 1"=50'		
DATE: APRIL 29, 2025		
PROJECT NO.: 22100.00001		
SHEET NO.: 04 OF 23		
<b>LA</b>		

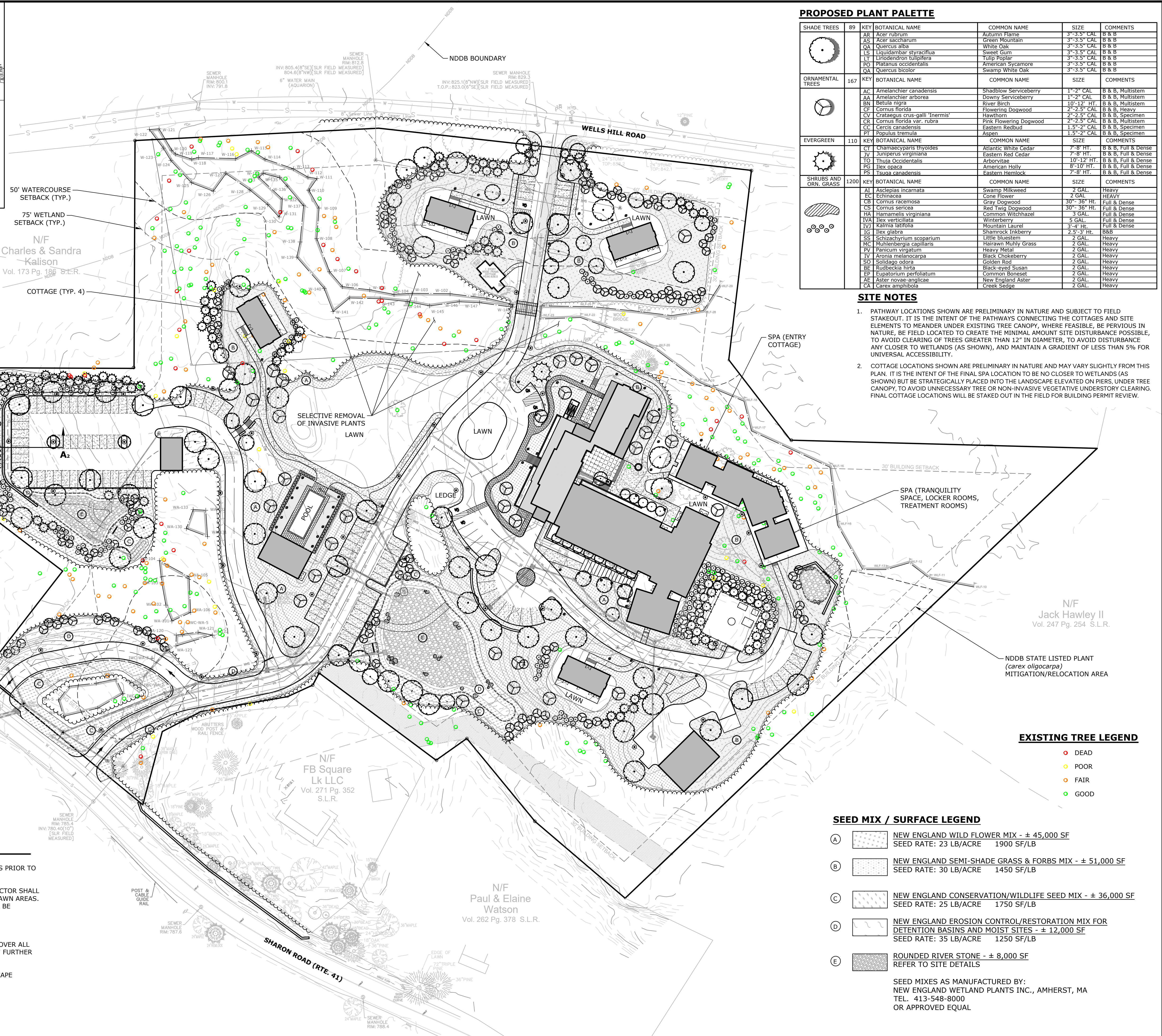
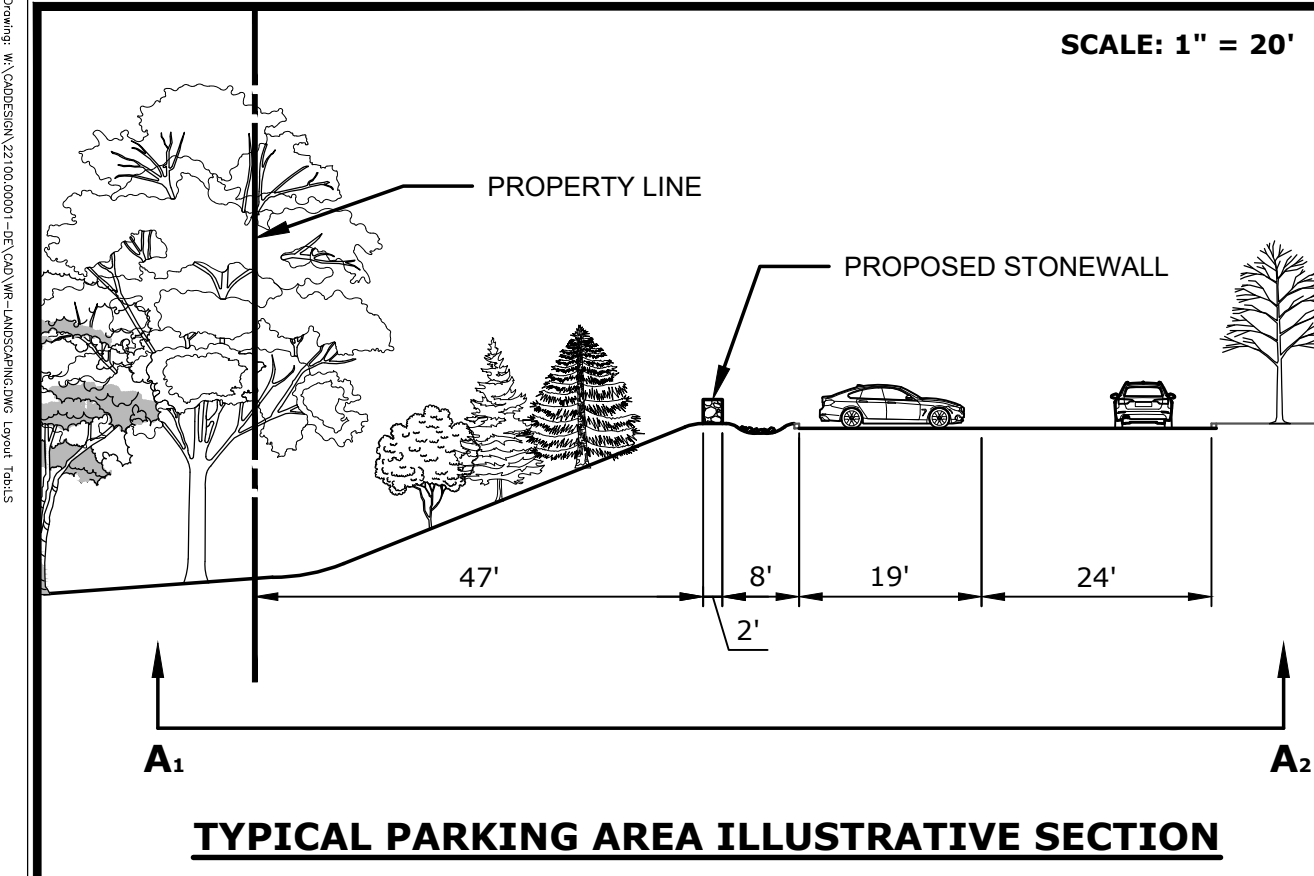
**LAYOUT LEGEND**

- DECORATIVE SITE LIGHT (TYP. OF 41) (12' MOUNTING HEIGHT)
- DECORATIVE BOLLARD LIGHT (TYP. OF 54) (2' MOUNTING HEIGHT)
- ▨ GRAVEL SURFACE
- ▨ BRICK OR CONCRETE PAVERS (IMPERVIOUS)
- - - STORMWATER BASIN BOUNDARY
- +—+— TIMBER GUARDRAIL

**SIGN LEGEND**

- (A) STOP SIGN  
INSTALL 31-0552
- (B) INSTALL CUSTOM ACCESSIBLE PARKING SIGN - SEE DETAILS "VAN" SIGN AT LOCATIONS SHOWN ON PLAN
- (C) DO NOT ENTER SIGN  
INSTALL 31-1119

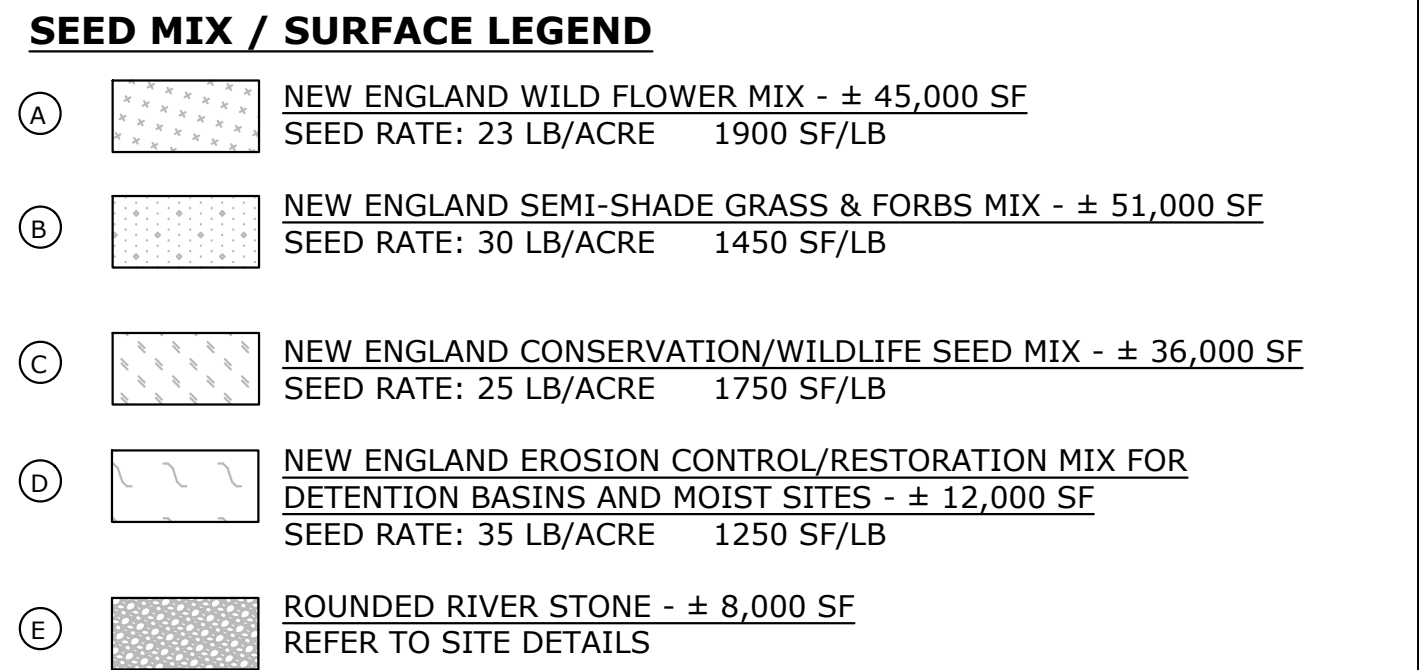
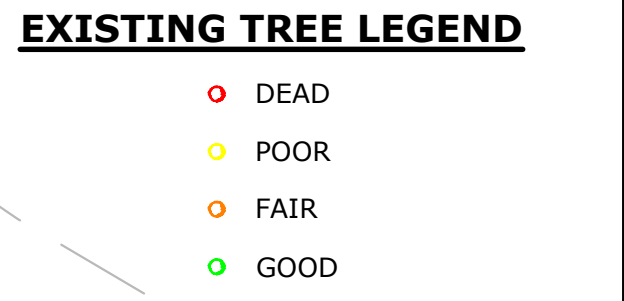




**PROPOSED PLANT PALETTE**

SHADE TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	AR	Acer rubrum	Autumn Flame	3'-3.5' CAL	B & B
	AS	Acer saccharum	Green Mountain	3'-3.5' CAL	B & B
	QA	Quercus alba	White Oak	3'-3.5' CAL	B & B
	LS	Liquidambar styraciflua	Sweet Gum	3'-3.5' CAL	B & B
	LP	Liriodendron tulipifera	Tulip Poplar	3'-3.5' CAL	B & B
	PO	Platanus occidentalis	American Sycamore	3'-3.5' CAL	B & B
	QA	Quercus bicolor	Swamp White Oak	3'-3.5' CAL	B & B
	AC	Amelanchier canadensis	Shadblow Serviceberry	1'-2' CAL	B & B, Multistem
	AA	Amelanchier arborea	Downy Serviceberry	1'-2' CAL	B & B, Multistem
	BN	Betula nigra	River Birch	10'-12' HT.	B & B, Multistem
	CF	Cornus florida	Flowering Dogwood	2'-2.5' CAL	B & B, Specimen
	CV	Crataegus crus-galli 'Inermis'	Hawthorn	2'-2.5' CAL	B & B, Specimen
	CR	Cornus florida var. rubra	Pink Flowering Dogwood	2'-2.5' CAL	B & B, Multistem
	CC	Cercis canadensis	Eastern Redbud	1.5'-2' CAL	B & B, Specimen
	PT	Populus tremula	Aspen	1.5'-2' CAL	B & B, Specimen
	CT	Chamaecyparis thyoides	Atlantic White Cedar	7'-8' HT.	B & B, Full & Dense
	JV	Juniperus virginiana	Eastern Red Cedar	7'-8' HT.	B & B, Full & Dense
	TO	Taxus occidentalis	Arborvitae	10'-12' HT.	B & B, Full & Dense
	PG	Ilex opaca	American Holly	8'-10' HT.	B & B, Full & Dense
	PS	Tsuga canadensis	Eastern Hemlock	7'-8' HT.	B & B, Full & Dense
	AI	Asclepias incarnata	Swamp Milkweed	2 GAL.	Heavy
	EC	Echinacea	Cone Flower	2 GAL.	Heavy
	CS	Cornus racemosa	Gray Dogwood	30"-36" HE.	Full & Dense
	CS	Cornus sericea	Red Twig Dogwood	30"-36" HE.	Full & Dense
	HA	Hamamelis virginiana	Common Witchhazel	3 GAL.	Full & Dense
	IWA	Ilex verticillata	Winterberry	3 GAL.	Full & Dense
	IJ	Kalmia latifolia	Mountain Laurel	3'-4' HT.	Full & Dense
IG	Ilex glabra	Shamrock Inkberry	2.5'-3' HT.	B&B	
SS	Schizachyrium scoparium	Little Bluestem	2 GAL.	Heavy	
MC	Muhlenbergia capillaris	Hairawn Muhly Grass	2 GAL.	Heavy	
PV	Panicum virgatum	Heavy Metal	2 GAL.	Heavy	
IV	Aronia melanocarpa	Black Chokeberry	2 GAL.	Heavy	
SO	Solidago odora	Golden Rod	2 GAL.	Heavy	
BE	Rudbeckia hirta	Black-eyed Susan	2 GAL.	Heavy	
EP	Eupatorium perfoliatum	Common Boneset	2 GAL.	Heavy	
AE	Aster novae-anglicae	New England Aster	2 GAL.	Heavy	
CA	Carex amphibola	Creek Sedge	2 GAL.	Heavy	

- SITE NOTES**
1. PATHWAY LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO FIELD STAKEOUT. IT IS THE INTENT OF THE PATHWAYS CONNECTING THE COTTAGES AND SITE ELEMENTS TO MEANDER UNDER EXISTING TREE CANOPY, WHERE FEASIBLE, BE PERVIOUS IN NATURE, BE FIELD LOCATED TO CREATE THE MINIMAL AMOUNT SITE DISTURBANCE POSSIBLE, TO AVOID CLEARING OF TREES GREATER THAN 12" IN DIAMETER, TO AVOID DISTURBANCE ANY CLOSER TO WETLANDS (AS SHOWN), AND MAINTAIN A GRADIENT OF LESS THAN 5% FOR UNIVERSAL ACCESSIBILITY.
  2. COTTAGE LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND MAY VARY SLIGHTLY FROM THIS PLAN. IT IS THE INTENT OF THE FINAL SPA LOCATION TO BE NO CLOSER TO WETLANDS (AS SHOWN) BUT BE STRATEGICALLY PLACED INTO THE LANDSCAPE ELEVATED ON PIERS, UNDER TREE CANOPY, TO AVOID UNNECESSARY TREE OR NON-INVASIVE VEGETATIVE UNDERSTORY CLEARING. FINAL COTTAGE LOCATIONS WILL BE STAKED OUT IN THE FIELD FOR BUILDING PERMIT REVIEW.



- PLANTING NOTES**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
  2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHALL BE LOOSENEED OR SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES.
  3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
  4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
  5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
  6. TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.

SLR

99 REALTY DRIVE  
SUITE 200  
283-271-1773  
SLRCONSULTING.COM

DATE	DESCRIPTION	BY

SITE PLAN - LANDSCAPING

WAKE ROBIN INN  
REDEVELOPMENT  
104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
SALISBURY, CONNECTICUT

MA	SB	MA
DESIGNED	DRAWN	CHECKED

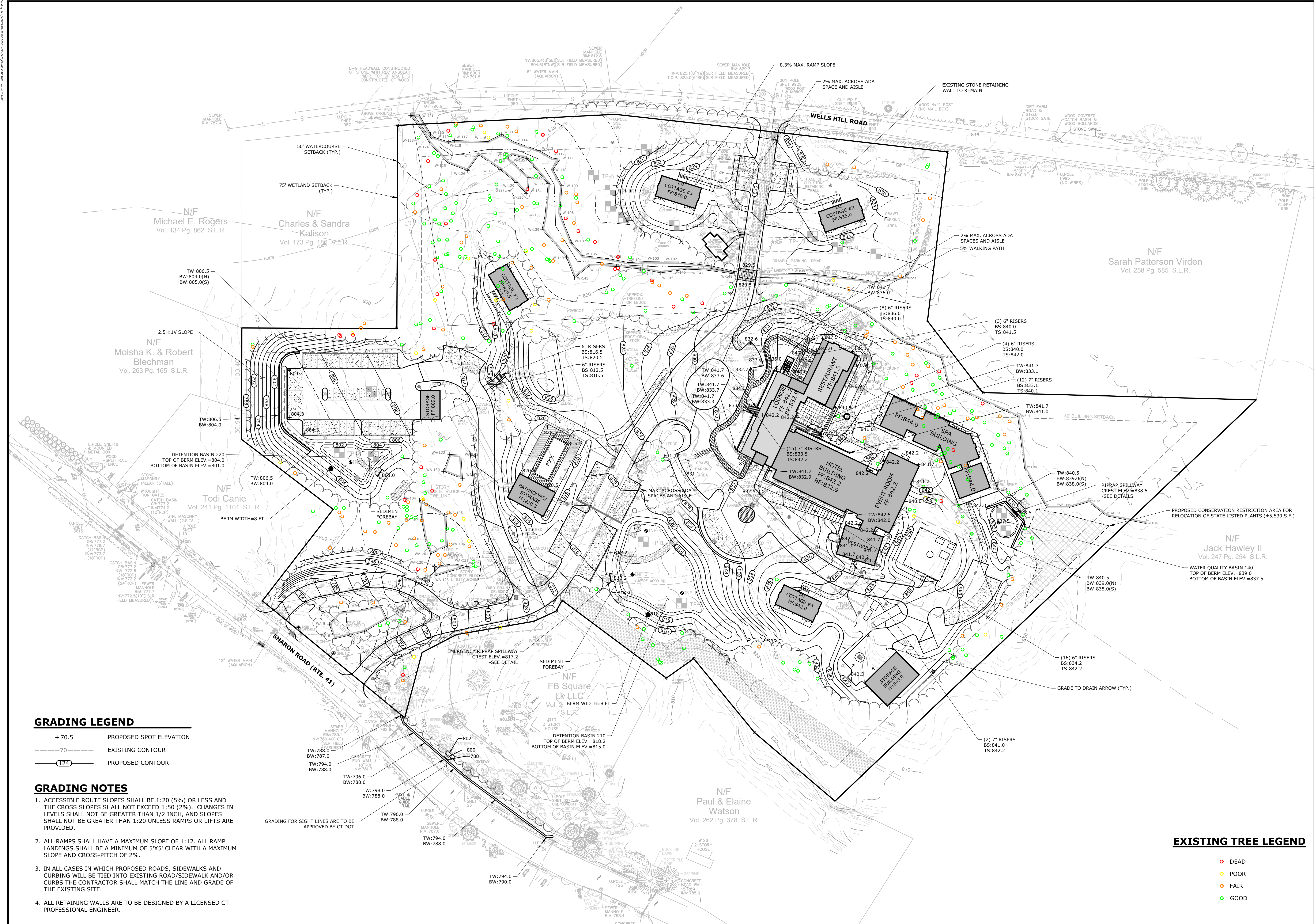
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DATE: APRIL 29, 2025

PROJECT NO.: 22100.00001

SHEET NO.: 05 OF 23

LS



**GRADING LEGEND**

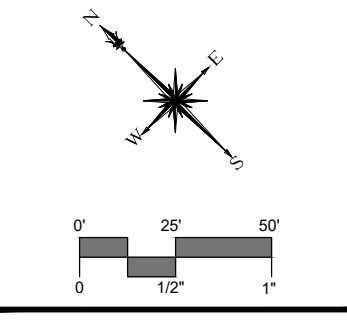
+70.5 PROPOSED SPOT ELEVATION  
 ---70--- EXISTING CONTOUR  
 (124) PROPOSED CONTOUR

**GRADING NOTES**

- ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
- ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
- IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.
- ALL RETAINING WALLS ARE TO BE DESIGNED BY A LICENSED CT PROFESSIONAL ENGINEER.

**EXISTING TREE LEGEND**

- DEAD
- POOR
- FAIR
- GOOD

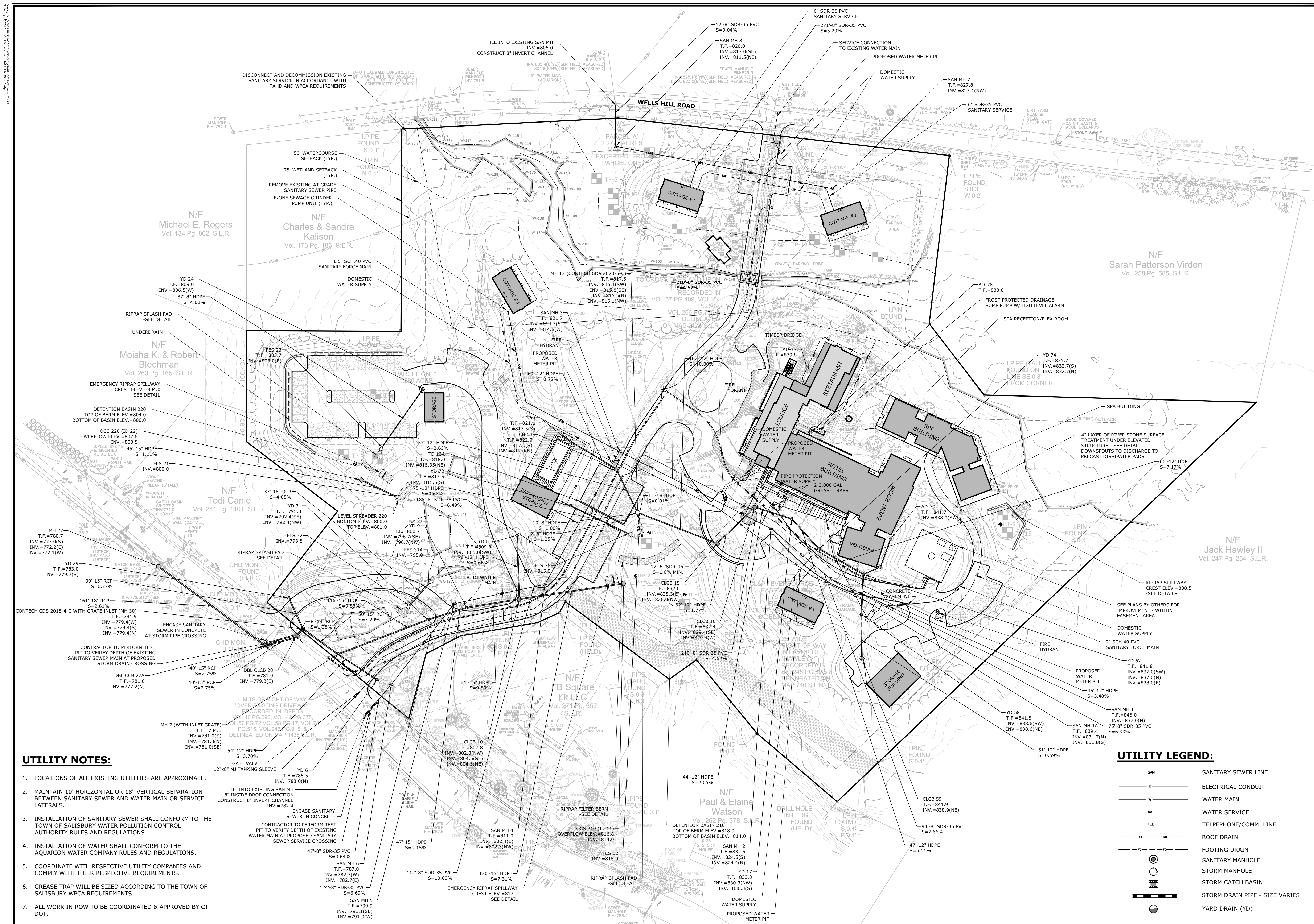


**SLR**  
 99 REALTY DRIVE  
 SUITE 100  
 283-271-1773  
 SLRCONSULTING.COM

DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	7/28/2025	MCB

**SITE PLAN - GRADING**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	MA
DESIGNED	DRAWN	CHECKED
SCALE: 1"=50'		
DATE: APRIL 29, 2025		
PROJECT NO.: 22100.00001		
SHEET NO.: 06 OF 23		
<b>GR</b>		

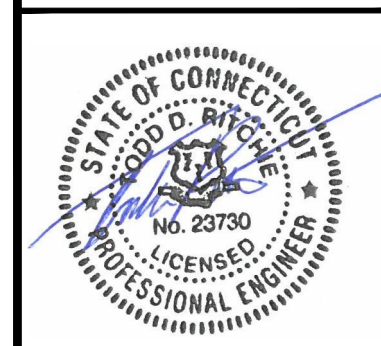
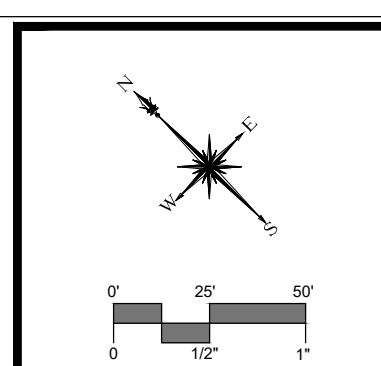


**UTILITY NOTES:**

1. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE.
2. MAINTAIN 10' HORIZONTAL OR 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER MAIN OR SERVICE LATERALS.
3. INSTALLATION OF SANITARY SEWER SHALL CONFORM TO THE TOWN OF SALISBURY WATER POLLUTION CONTROL AUTHORITY RULES AND REGULATIONS.
4. INSTALLATION OF WATER SHALL CONFORM TO THE AQUARIUM WATER COMPANY RULES AND REGULATIONS.
5. COORDINATE WITH RESPECTIVE UTILITY COMPANIES AND COMPLY WITH THEIR RESPECTIVE REQUIREMENTS.
6. GREASE TRAP WILL BE SIZED ACCORDING TO THE TOWN OF SALISBURY WPCA REQUIREMENTS.
7. ALL WORK IN ROW TO BE COORDINATED & APPROVED BY CT DOT.

**UTILITY LEGEND:**

	SAN	SANITARY SEWER LINE
	E	ELECTRICAL CONDUIT
	W	WATER MAIN
	WS	WATER SERVICE
	TEL	TELEPHONE/COMM. LINE
	RD	ROOF DRAIN
	FD	FOOTING DRAIN
	SM	SANITARY MANHOLE
	SMH	STORM MANHOLE
	SCB	STORM CATCH BASIN
	SDP	STORM DRAIN PIPE - SIZE VARIES
	YD	YARD DRAIN (YD)



DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	7/28/2025	MCB

**SITE PLAN - UTILITIES**

**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED

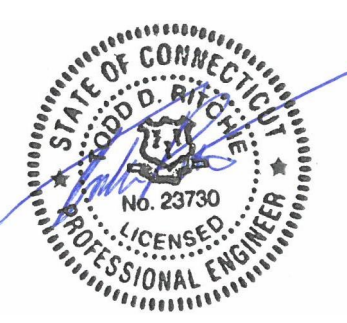
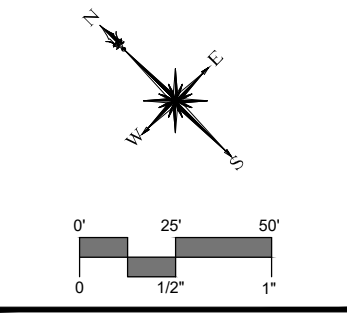
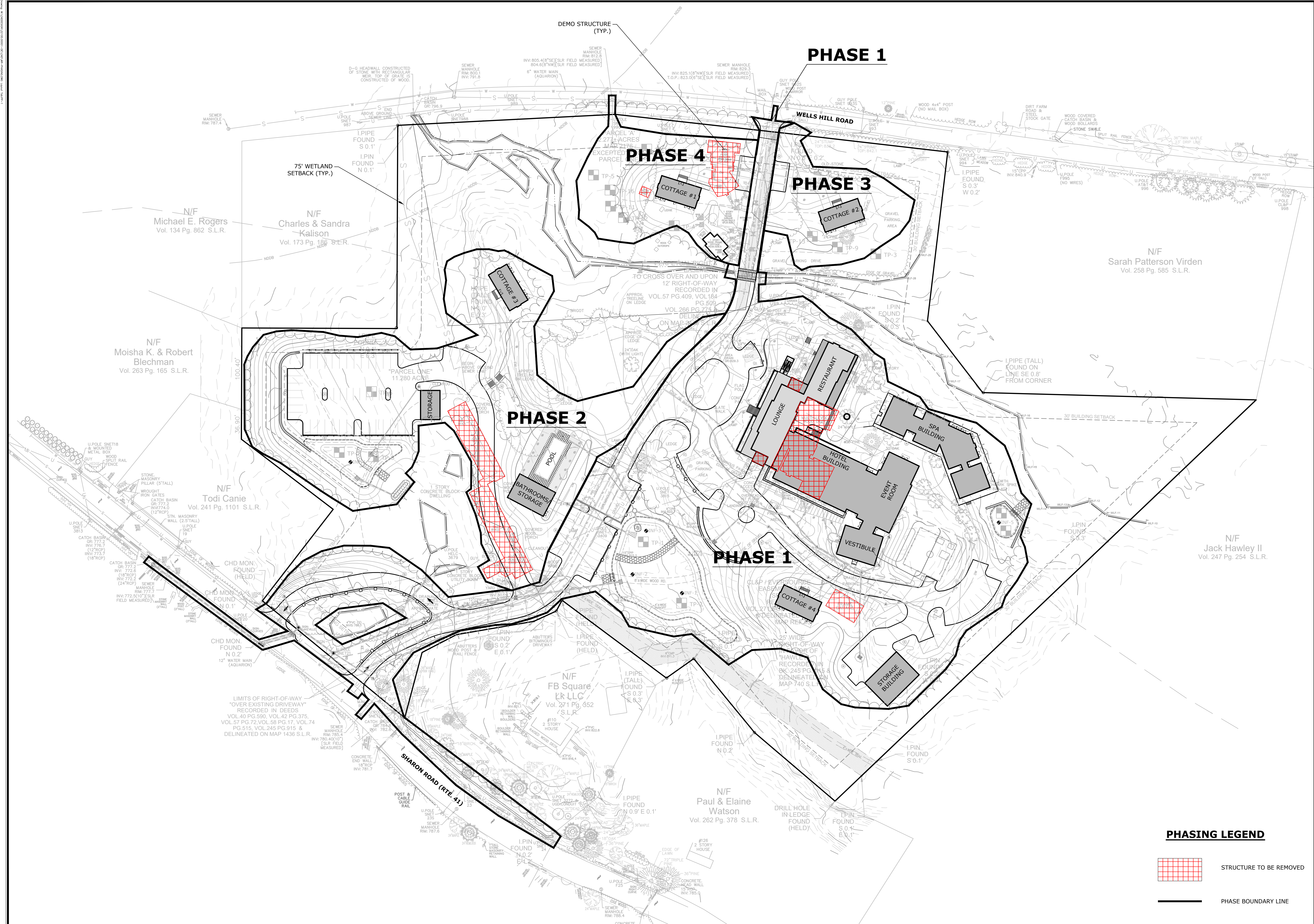
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DATE: APRIL 29, 2025

PROJECT NO.: 22100.00001

SHEET NO.: 07 OF 23

**UT**



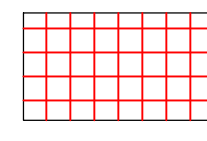
**SLR**  
 99 REALTY DRIVE  
 SUITE 100  
 283.271.1773  
 SLRCONSULTING.COM


DESCRIPTION	DATE	BY

**PHASING PLAN**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED
1"=50'		
DATE: AUGUST 1, 2024		
PROJECT NO.: 22100.00001		
SHEET NO.: 08 OF 23		
<b>PP-1</b>		
SHEET NAME		

**PHASING LEGEND**

 STRUCTURE TO BE REMOVED

 PHASE BOUNDARY LINE



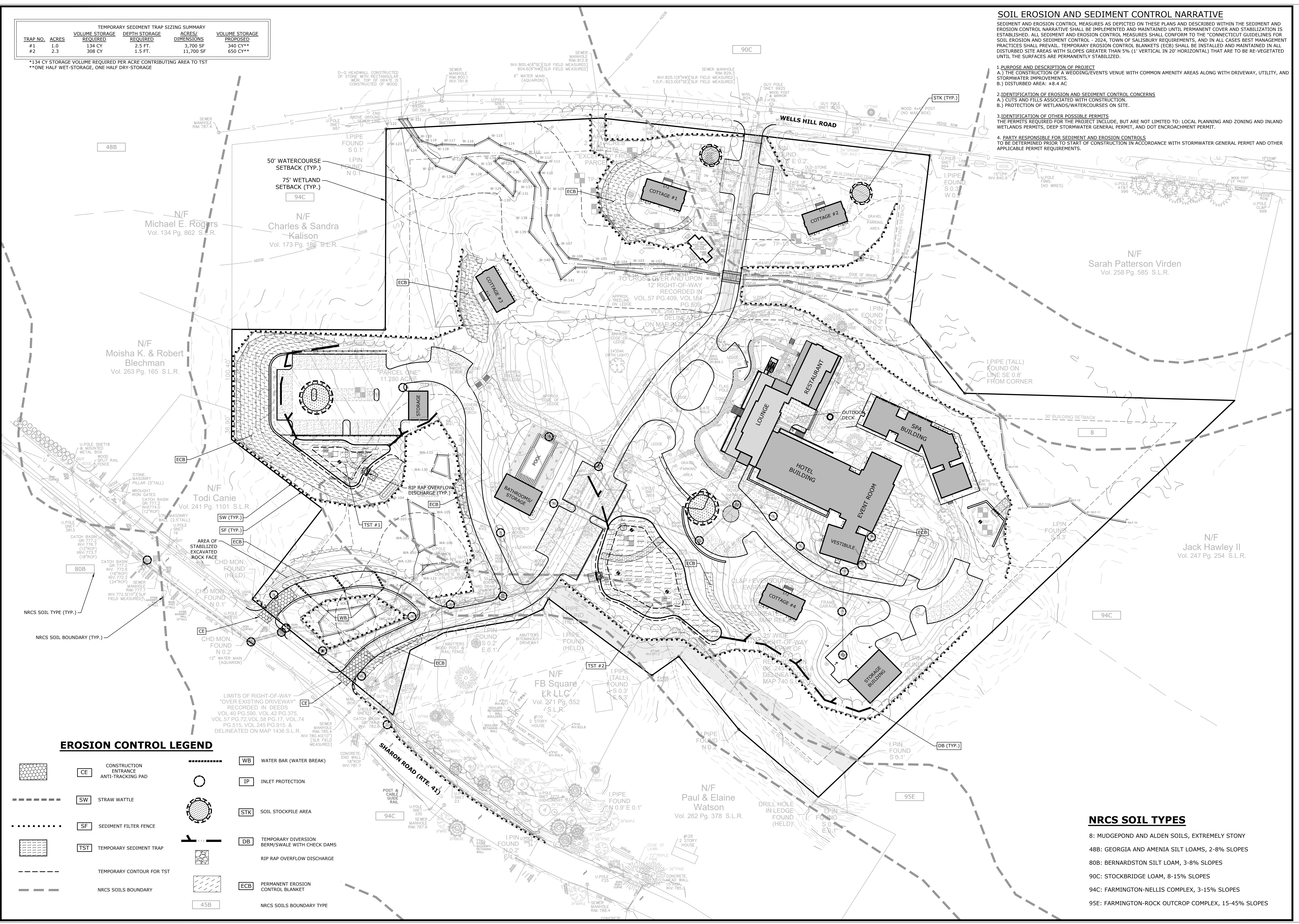
TEMPORARY SEDIMENT TRAP SIZING SUMMARY				
TRAP NO.	ACRES	VOLUME STORAGE REQUIRED	DEPTH STORAGE REQUIRED	VOLUME STORAGE PROPOSED
#1	1.0	134 CY	2.5 FT.	340 CY**
#2	2.3	308 CY	1.5 FT.	650 CY**

\*134 CY STORAGE VOLUME REQUIRED PER ACRE CONTRIBUTING AREA TO TST  
 \*\*ONE HALF WET-STORAGE, ONE HALF DRY-STORAGE

### SOIL EROSION AND SEDIMENT CONTROL NARRATIVE

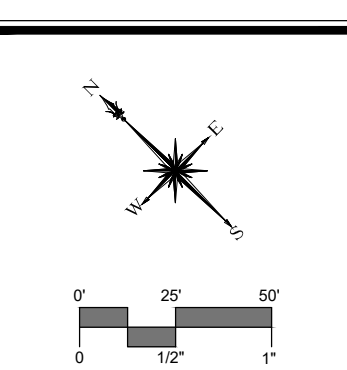
SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2024, TOWN OF SALISBURY REQUIREMENTS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL. TEMPORARY EROSION CONTROL BLANKETS (ECB) SHALL BE INSTALLED AND MAINTAINED IN ALL DISTURBED SITE AREAS WITH SLOPES GREATER THAN 5% (1" VERTICAL IN 20' HORIZONTAL) THAT ARE TO BE RE-VEGETATED UNTIL THE SURFACES ARE PERMANENTLY STABILIZED.

- PURPOSE AND DESCRIPTION OF PROJECT**  
 A.) THE CONSTRUCTION OF A WEDDING/VENUE WITH COMMON AMENITY AREAS ALONG WITH DRIVEWAY, UTILITY, AND STORMWATER IMPROVEMENTS.  
 B.) DISTURBED AREA: ±8.4 AC
- IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS**  
 A.) CUTS AND FILLS ASSOCIATED WITH CONSTRUCTION.  
 B.) PROTECTION OF WETLANDS/WATERCOURSES ON SITE.
- IDENTIFICATION OF OTHER POSSIBLE PERMITS**  
 THE PERMITS REQUIRED FOR THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO: LOCAL PLANNING AND ZONING AND INLAND WETLANDS PERMITS, DEEP STORMWATER GENERAL PERMIT, AND DOT ENCROACHMENT PERMIT.
- PARTY RESPONSIBLE FOR SEDIMENT AND EROSION CONTROLS**  
 TO BE DETERMINED PRIOR TO START OF CONSTRUCTION IN ACCORDANCE WITH STORMWATER GENERAL PERMIT AND OTHER APPLICABLE PERMIT REQUIREMENTS.



### EROSION CONTROL LEGEND

	<b>CE</b> CONSTRUCTION ENTRANCE ANTI-TRACKING PAD		<b>WB</b> WATER BAR (WATER BREAK)
	<b>SW</b> STRAW WATTLE		<b>IP</b> INLET PROTECTION
	<b>SF</b> SEDIMENT FILTER FENCE		<b>STK</b> SOIL STOCKPILE AREA
	<b>TST</b> TEMPORARY SEDIMENT TRAP		<b>DB</b> TEMPORARY DIVERSION BERM/SWALE WITH CHECK DAMS
	TEMPORARY CONTOUR FOR TST		RIP RAP OVERFLOW DISCHARGE
	NRCS SOILS BOUNDARY		<b>ECB</b> PERMANENT EROSION CONTROL BLANKET
			NRCS SOILS BOUNDARY TYPE



DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	7/28/2025	TDR

**SEDIMENT & EROSION CONTROL PLAN**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED

SCALE: 1"=50'  
 DATE: APRIL 29, 2025  
 PROJECT NO.: 22100.00001  
 SHEET NO.: 10 OF 23  
**SE-1**

### NRCS SOIL TYPES

- 8: MUDGEPOUND AND ALDEN SOILS, EXTREMELY STONY
- 48B: GEORGIA AND AMENIA SILT LOAMS, 2-8% SLOPES
- 80B: BERNARDSTON SILT LOAM, 3-8% SLOPES
- 90C: STOCKBRIDGE LOAM, 8-15% SLOPES
- 94C: FARMINGTON-NELLIS COMPLEX, 3-15% SLOPES
- 95E: FARMINGTON-ROCK OUTCROP COMPLEX, 15-45% SLOPES

# SEDIMENT & EROSION CONTROL SPECIFICATIONS

## GENERAL:

THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND/OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION, AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATER BODY, AND CONDUIT CARRYING WATER, ETC. THE CONTRACTOR SHALL LIMIT, INsofar AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES, AND WATER BODIES, AND TO PREVENT, INsofar AS POSSIBLE, EROSION ON THE SITE.

## LAND GRADING:

THE RESHAPING OF THE GROUND SURFACE BY EXCAVATION AND FILLING OR A COMBINATION OF BOTH, TO OBTAIN PLANNED GRADES, SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:

- THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO TWO VERTICAL (1:2).
- PROVISIONS SHOULD BE INCLUDED TO CONVEY SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
- NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE INTO ADJACENT WETLANDS, WATERCOURSES, OR WATER BODIES.
- PRIOR TO ANY RE-GRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

## TOPSOILING:

TOPSOIL SHALL BE SPREAD OVER ALL EXPOSED AREAS IN ORDER TO PROVIDE A SOIL MEDIUM HAVING FAVORABLE CHARACTERISTICS FOR THE ESTABLISHMENT, GROWTH, AND MAINTENANCE OF VEGETATION.

UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.

REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION DEBRIS.

APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS PER ACRE.

## MATERIAL:

- TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
- TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
- TOPSOIL SHOULD BE RELATIVELY FREE OF SUBSOIL MATERIAL AND MUST BE FREE OF STONES (OVER 1" IN DIAMETER), LUMPS OF SOIL, ROOTS, TREE LIMBS, TRASH, OR CONSTRUCTION DEBRIS. IT SHOULD BE FREE OF ROOTS OR RHIZOMES SUCH AS THISTLE, NUTGRASS, AND QUACKGRASS.
- AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
- SOLUBLE SALT CONTENT OF OVER 500 PARTS PER MILLION (PPM) IS LESS SUITABLE. AVOID TIDAL MARSH SOILS BECAUSE OF HIGH SALT CONTENT AND SULFUR ACIDITY.
- THE pH SHOULD BE MORE THAN 6.0. IF LESS, ADD LIME TO INCREASE pH TO AN ACCEPTABLE LEVEL.

## APPLICATION:

- AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
- SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST SIX INCHES (6"), OR TO THE DEPTH SHOWN ON THE PLANS.

## TEMPORARY VEGETATIVE COVER:

TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED ON ALL UNPROTECTED AREAS THAT PRODUCE SEDIMENT, AREAS WHERE FINAL GRADING HAS BEEN COMPLETED, AND AREAS WHERE THE ESTIMATED PERIOD OF BARE SOIL EXPOSURE IS LESS THAN 12 MONTHS. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED IF AREAS WILL NOT BE PERMANENTLY SEEDDED BY SEPTEMBER 1.

## SITE PREPARATION:

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- APPLY LIME ACCORDING TO SOIL TEST OR AT A RATE OF ONE (1) TON OF GROUND DOLOMITIC LIMESTONE PER ACRE (5 LBS. PER 100 SQ. FT.).
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR AT THE RATE OF 300 LBS. OF 10-10-10 PER ACRE (7 LBS. PER 1,000 SQ. FT.) AND SECOND APPLICATION OF 200 LBS. OF 10-10-10 (5 LBS. PER 1,000 SQ. FT.) WHEN GRASS IS FOUR INCHES (4") TO SIX INCHES (6") HIGH. APPLY ONLY WHEN GRASS IS DRY.
- UNLESS HYDROSEEDDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

## ESTABLISHMENT:

- APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- UNLESS HYDROSEEDDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4" INCH OF SOIL USING SUITABLE EQUIPMENT.
- MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (REFER TO TEMPORARY OR PERMANENT VEGETATIVE COVER REQUIREMENTS.) APPLY STRAW MULCH AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE CONCENTRATED FLOW WILL OCCUR.

## PERMANENT VEGETATIVE COVER:

PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED AS VARIOUS SECTIONS OF THE PROJECT ARE COMPLETED IN ORDER TO STABILIZE THE SOIL, REDUCE DOWNSTREAM DAMAGE FROM SEDIMENT AND RUNOFF, AND TO ENHANCE THE AESTHETIC NATURE OF THE SITE. IT WILL BE APPLIED TO ALL CONSTRUCTION AREAS SUBJECT TO EROSION WHERE FINAL GRADING HAS BEEN COMPLETED AND A PERMANENT COVER IS NEEDED.

## SITE PREPARATION:

- INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
- REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
- PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
- APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
- APPLY FERTILIZER ACCORDING TO SOIL TEST OR:

- SPRING SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 300 LBS. OF 10-10-10 FERTILIZER PER ACRE (7 LBS. PER 1,000 SQ. FT.); THEN SIX (6) TO EIGHT (8) WEEKS LATER, APPLY ON THE SURFACE AN ADDITIONAL 300LBS. OF 10-10-10 FERTILIZER PER ACRE. AFTER SEPTEMBER 1, TEMPORARY VEGETATIVE COVER SHALL BE APPLIED.
- FALL SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS. OF 10-10-10 FERTILIZER PER ACRE (14 LBS. PER 1,000 SQ. FT.).

## EROSION CHECKS:

### GENERAL:

TEMPORARY PERVIOUS BARRIERS USING BALES OF STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

### CONSTRUCTION:

BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.

BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.

GEOTEXTILE FABRIC SHALL BE SECURELY ANCHORED AT THE TOP OF A THREE FOOT (3') HIGH FENCE AND BURIED A MINIMUM OF FOUR INCHES (4") TO THE SOIL. SEAMS BETWEEN SECTIONS OF FILTER FABRIC SHALL OVERLAP MINIMUM OF TWO FEET (2').

## INSTALLATION AND MAINTENANCE:

- BALED STRAW EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
- BALED STRAW EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
- ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
- INSPECTION SHALL BE FREQUENT (AT MINIMUM BI-MONTHLY AND AFTER RAINFALL EVENTS GREATER THAN ONE HALF INCH) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.

## TEMPORARY STABILIZATION FOR WINTER CONDITIONS:

ANY SIGNIFICANT AREAS OF EXPOSED SOIL WHICH HAVE BEEN DISTURBED AFTER OCTOBER 15<sup>TH</sup> SHALL BE TEMPORARILY STABILIZED BY ONE OF THE FOLLOWING METHODS UNTIL SUCH TIME THAT PERMANENT STABILIZATION MEASURES AND SEEDING CAN BE APPLIED, TYPICALLY AFTER MAY 15<sup>TH</sup>.

- INSTALLATION OF AN ANCHORED EROSION CONTROL BLANKET. EROSION CONTROL BLANKETS SHOULD NOT BE INSTALLED ON SNOW OR GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
- APPLICATION OF STRAW MULCH AT A RATE OF FOUR (4) TONS PER ACRE.
- APPLICATION OF WOOD CHIP MULCH AT A MINIMUM DEPTH OF THREE INCHES (3"). WOOD CHIP MULCH SHOULD NOT BE USED ON SLOPES GREATER THAN 2:1 (H:V). ALL WOOD CHIP MULCH SHALL BE REMOVED PRIOR TO RESUMING SITE GRADING.

## VEGETATIVE COVER SELECTION & MULCHING:

### TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 3 LBS./1,000 SQ.FT. (10LJUM PERENNE)

### PERMANENT VEGETATIVE COVER:

- TURFGRASS MIX OR EQUAL:

RECOMMENDED APPLICATION RATE: 1 POUND PER 1,750 SF SEED MIX SPECIES: CREEPING RED FESCUE (Festuca rubra var. rubra (endophyte enhanced)) - 15%, PERENNIAL RYEGRASS (Lolium multiflorum) - 15%, KENTUCKY BLUEGRASS (Poa pratensis "Kentblue") - 35%, CHEWINGS FESCUE (Festuca rubra var. commutata "Tiffany") - 15%.

TEMPORARY MULCHING: STRAW AT 70-90 LBS./1,000 SQ.FT. (TEMPORARY VEGETATIVE AREAS) WOOD FIBER IN HYDROMULCH SLURRY 25-50 LBS./1,000 SQ. FT.

- WITHIN 100-FOOT REGULATED UPLAND AREAS FROM WETLANDS:

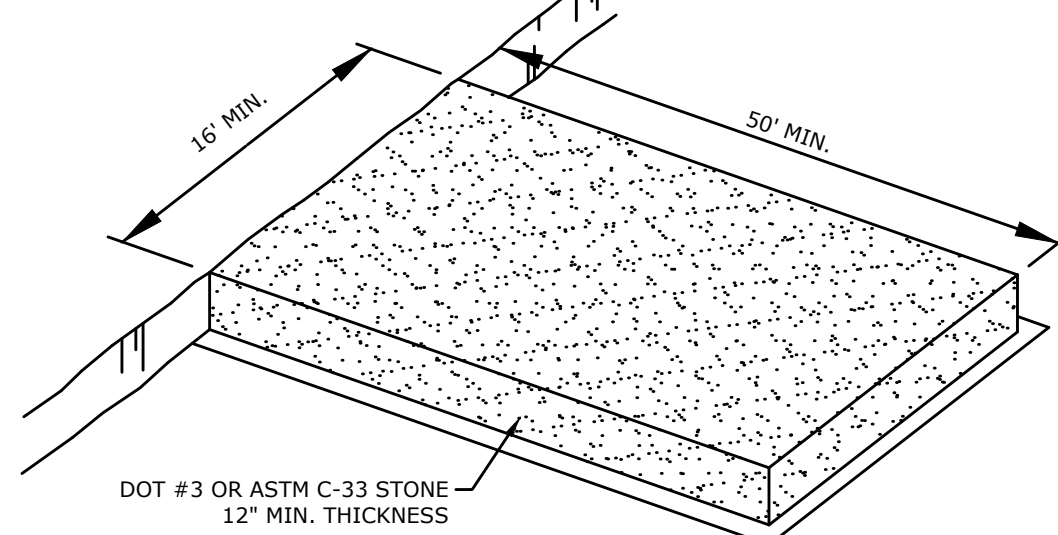
RECOMMENDED APPLICATION RATE: 1 POUND PER 1,250 SF SEED MIX SPECIES: NEW ENGLAND EROSION CONTROL/RESTORATION MIX (FOR MOIST SITES) OR 1 POUND PER 1,750 SF NEW ENGLAND CONSERVATION/WILDLIFE MIX.

## ESTABLISHMENT:

- SMOOTH AND FIRM SEEDBED WITH CULTPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
- SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (REFER TO TEMPORARY OR PERMANENT VEGETATIVE COVER REQUIREMENTS).
- APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
- COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4" INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
- MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (REFER TO TEMPORARY OR PERMANENT VEGETATIVE COVER REQUIREMENTS).
- USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
- THE USE OF SOD IS AN ACCEPTABLE ALTERNATIVE WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IN CRITICAL AREAS WHERE IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER TO PREVENT EROSION.

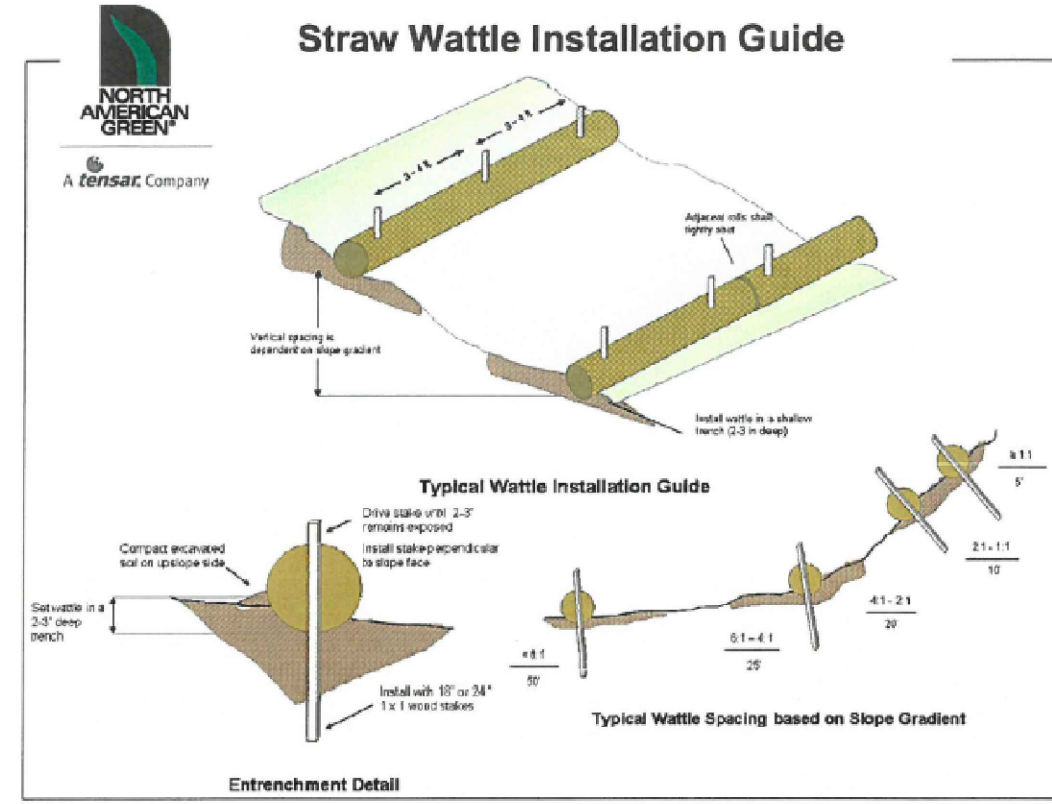
## MAINTENANCE:

- TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.
- ON SITES WHERE GRASSES PREDOMINATE, BROADCAST ANNUALLY 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (12 LBS. PER 1,000 SQ. FT.) OR AS NEEDED ACCORDING TO ANNUAL SOIL TESTS.
- ON SITES WHERE LEGUMES PREDOMINATE, BROADCAST EVERY THREE (3) YEARS OR AS INDICATED BY SOIL TEST 300 POUNDS OF 0-20-20 OR EQUIVALENT PER ACRE (8 LBS PER 1,000 SQ. FT.).



## TEMPORARY DUMPSTER PAD

NOT TO SCALE



- BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2'-3" (5'-5 CM) DEEP X 8" (20.3 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
- PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UP-SLOPE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
- SECURE THE WATTLE WITH 1/2" (1.27 CM) STAKES EVERY 1'-0" (30.5 - 12 IN) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 3" (7.6 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

North American Green Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fences and straw bales for sediment control and storm water runoff.

Substitutes are prohibited for use in design, installation, and structure spacing. The substitutes may require modification due to variation in soil type, rainfall amount or duration, and amount of runoff affecting the application site.

To maximize sediment containment with the Straw Wattle, place the initial structure at the top edge of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downslope from the top edge of the slope. The final structure should be installed at or just beyond the bottom edge of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.

Straw Wattles are a temporary sediment control device and are not intended to replace related erosion control products (S&S) or hydraulic erosion control products (HEPC). If vegetation is desired for permanent erosion control, North American Green recommends that REPC or HEPC be used to provide effective immediate erosion control until vegetation is established. Straw Wattles may be used in conjunction with hay bales, mats, and sods as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

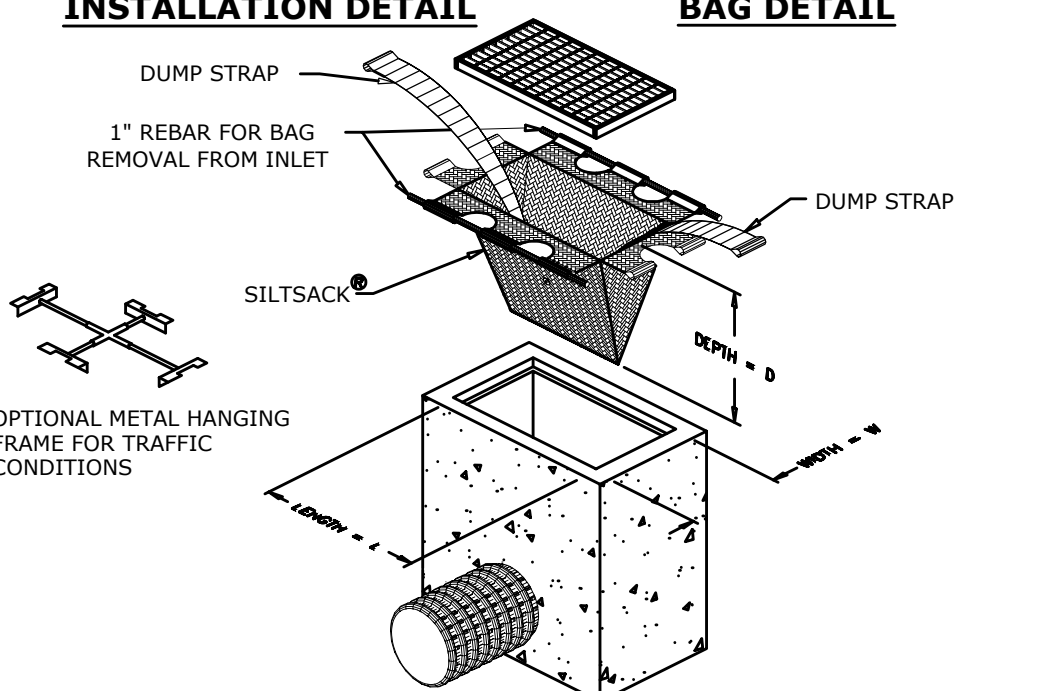
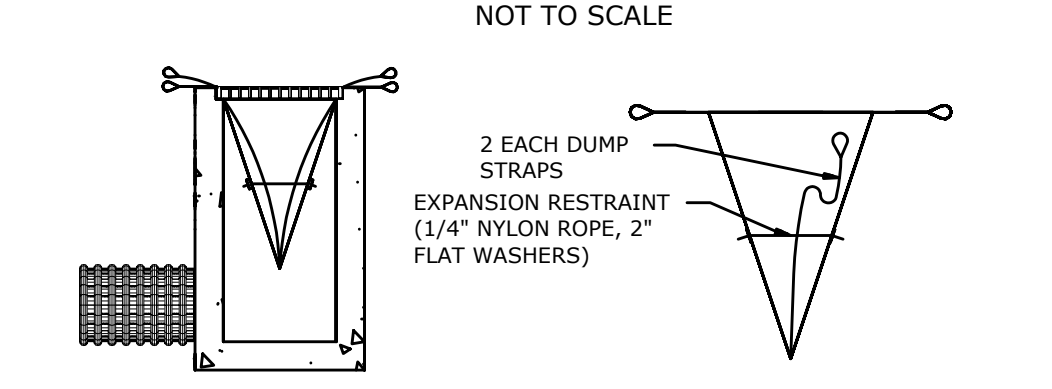
For additional installation assistance, please contact North American Green's Technical Services Department at 1-855-772-2040

14649 Highway 41 North, Evansville, Indiana 47725  
1-800-772-2040 www.naagreen.com

Rev. 1/2008

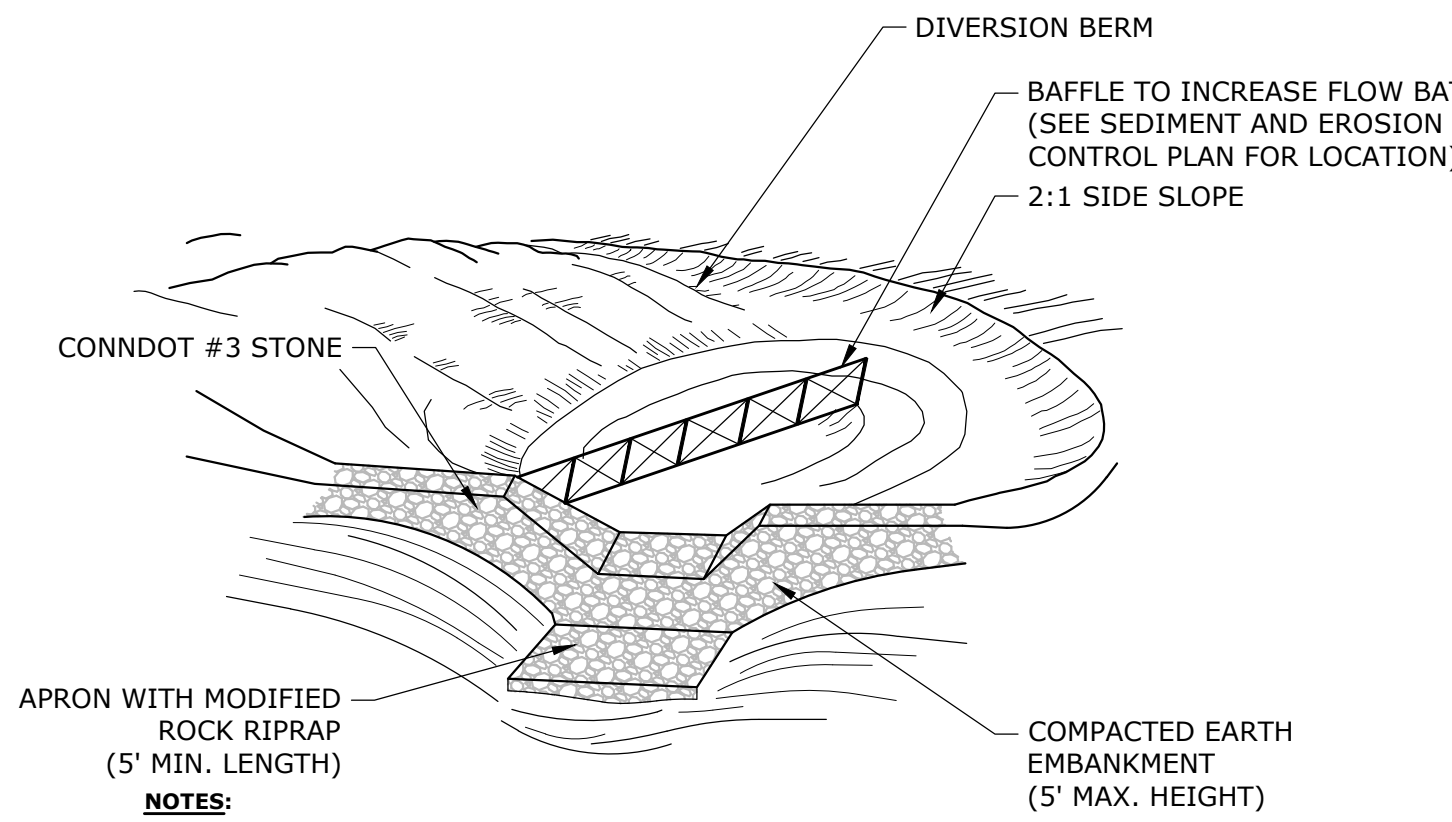
## STRAW WATTLE (SW)

NOT TO SCALE



## INLET PROTECTION (IP)

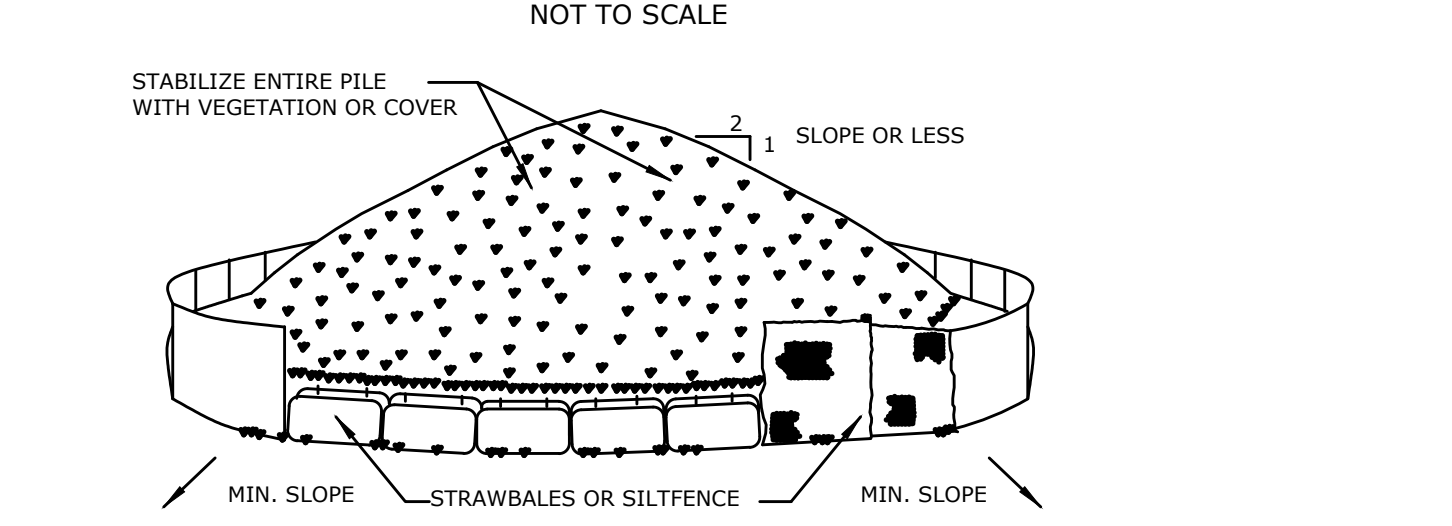
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- REFER TO SEDIMENT & EROSION CONTROL PLAN FOR APPROXIMATE DIMENSIONS AND REQUIRED VOLUME.
- FOLLOWING GRADING OF THE SEDIMENT TRAP, A TEMPORARY RUBBERIZED IMPERVIOUS LINER SHALL BE INSTALLED ACROSS THE ENTIRE BOTTOM OF THE TRAP TO THE ELEVATION ALONG THE SIDE SLOPES THAT IS 1' ABOVE THE OUTLET ELEVATION. ALL OUTER EDGES OF THE LINER SHALL BE KEVED INTO SOIL TO A DEPTH OF 1' BELOW GRADE.
- PRIOR TO DECOMMISSIONING THE SEDIMENT TRAP ALL ACCUMULATED SEDIMENT SHALL BE REMOVED AND THEN THE IMPERVIOUS LINER SHALL BE REMOVED.

## TEMPORARY SEDIMENT TRAP

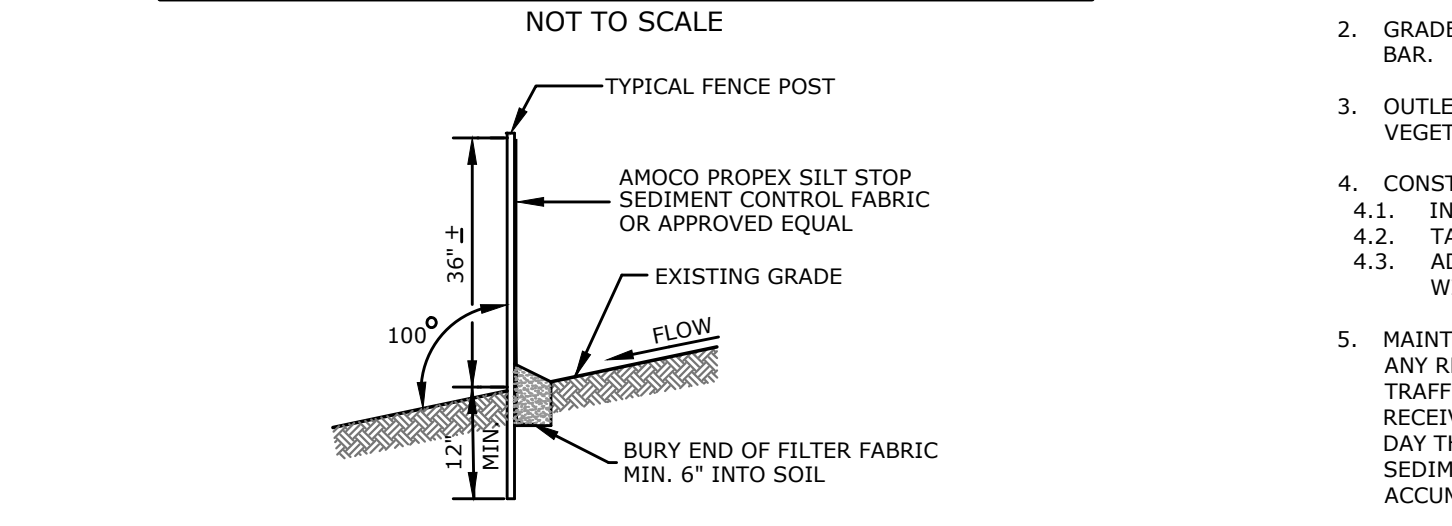
NOT TO SCALE



- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
- ALL STOCK PILES TO REMAIN IN PLACE FOR MORE THAN 30 CONSECUTIVE DAYS SHALL BE TEMPORARILY SEEDED.

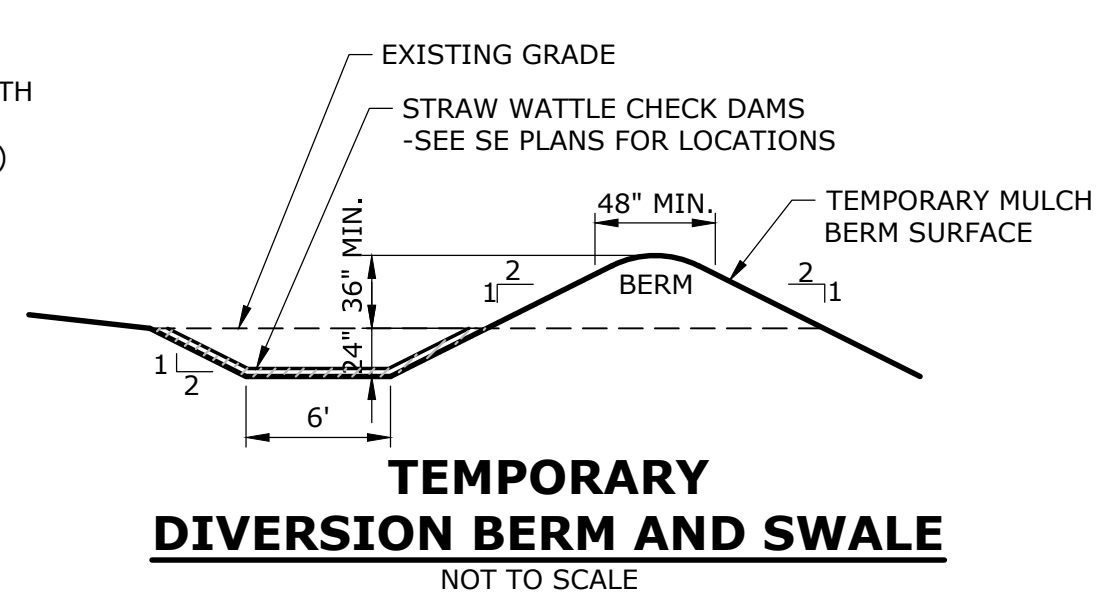
## STOCKPILE PROTECTION (STK)

NOT TO SCALE



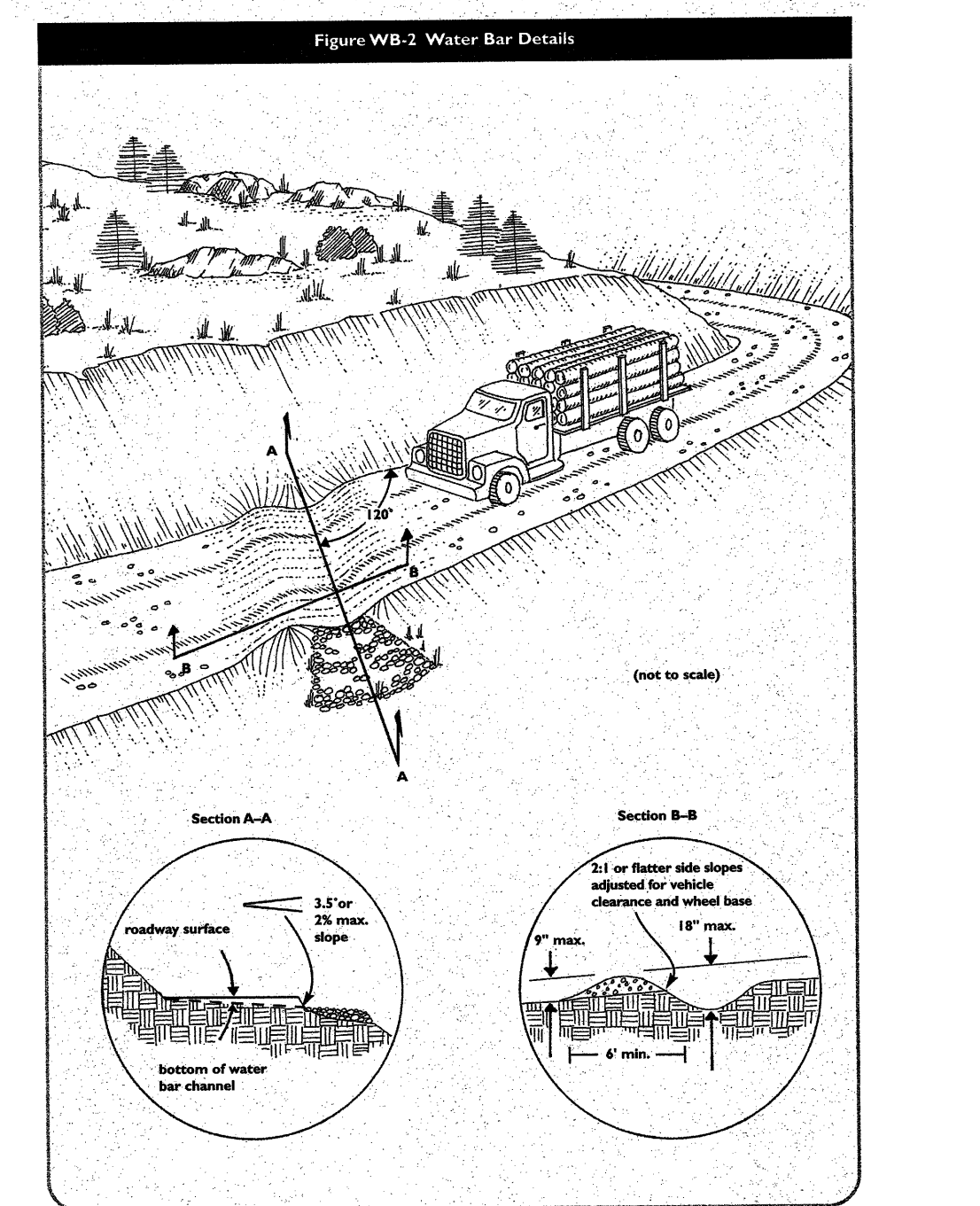
## GEOTEXTILE SILT FENCE (SF)

NOT TO SCALE



## TEMPORARY DIVERSION BERM AND SWALE

NOT TO SCALE

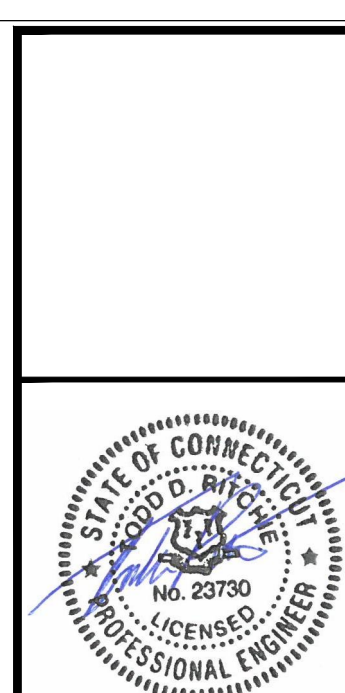


- LENGTH - SPAN THE WATER BAR COMPLETELY ACROSS THE ACCESS WAY OR ROADWAY.
- GRADE - PROVIDE POSITIVE DRAINAGE WITH 2% OR LESS SLOPE ALONG THE UPSLOPE SIDE OF THE WATER BAR.
- OUTLET - DISCHARGE THE WATER BAR TO A STABILIZED OUTLET, SEDIMENT TRAPPING FACILITY, OR A VEGETATED FILTER OF ADEQUATE SIZE.
- CONSTRUCTION
  - INSTALL THE WATER BAR AS SOON AS ACCESS WAY OR ROADWAY HAS BEEN CLEARED AND/OR GRADED
  - TAMP OR COMPACT ALL EARTHEN BERM PORTIONS OF THE WATER BAR
  - ADJUST THE FIELD LOCATION OF THE OUTLET AS NEEDED TO UTILIZE STABILIZED OUTLET AREA, WITHOUT VIOLATING THE SPACING RESTRICTIONS
- MAINTENANCE - FOR WATER BARS RECEIVING DRAINAGE FROM DISTURBED AREAS, INSPECT AND PERFORM ANY REPAIR WORK AT THE END OF EACH DAY DURING WHICH THE WATER BAR IS EXPOSED TO VEHICULAR TRAFFIC AND WITHIN 24 HOURS OF THE END OF A STORM THAT GENERATES A DISCHARGE. FOR WATER BARS RECEIVING DAMAGE FROM STABLE AREAS INSPECT AND PERFORM ANY REPAIR WORK AT THE END OF EACH DAY THAT THE WATER BAR IS EXPOSED TO VEHICULAR TRAFFIC OR ANNUALLY, WHENEVER COMES FIRST. IF SEDIMENT DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE WATER BAR, REMOVE THE ACCUMULATED SEDIMENTS.
- WHEN THE WATER BARS HAVE SERVED THEIR USEFULNESS, THEY MAY BE REMOVED.

## WATER BAR (WB)

NOT TO SCALE

EROSION CONTROL MAINTENANCE INTERVALS				
EROSION CONTROL MEASURE	CONTROL OBJECTIVE	INSPECTION/MAINTENANCE	FAILURE INDICATORS	REMOVAL
<b>TEMPORARY SEDIMENT TRAP (TST)</b>	- DETAIN SEDIMENT-LADEN RUNOFF FROM SMALL DISTURBED AREAS LONG ENOUGH TO ALLOW A MAJORITY OF THE SEDIMENT TO SETTLE OUT.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. STONE OUTLET SHOULD BE AT LEAST 0.5 FEET BELOW CREST OF EMBANKMENT. SEDIMENT MUST BE REMOVED WHEN ACCUMULATION REACHES 1/2 OF THE REQUIRED WET STORAGE.	- TURBID WATER - EXCESSIVE SEDIMENT ACCUMULATION - OVERTOPPING EVIDENCE	TST MAY BE REMOVED ONCE THE CONTRIBUTING DRAINAGE AREA IS PERMANENTLY STABILIZED.
<b>SILT FENCE (SF) (RELATED: IP, STK)</b>	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE ITS DEPTH IS EQUAL TO 1/2 THE TRENCH HEIGHT. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	SILT FENCE MAY BE REMOVED AFTER UPHILL AND SENSITIVE AREAS HAVE BEEN PERMANENTLY STABILIZED.
<b>STRAW WATTLE (SW)</b>	- INTERCEPT, AND REDIRECT/DETAIN SMALL AMOUNTS OF SEDIMENT FROM SMALL DISTURBED AREAS. - DECREASE VELOCITY OF SHEET FLOW. - PROTECT SENSITIVE SLOPES OR SOILS FROM EXCESSIVE WATER FLOW.	INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. ACCUMULATED SEDIMENT MUST BE REMOVED ONCE THE DEPTH OF SEDIMENT IS WITHIN 3" OF THE TOP OF THE BARRIER. INSPECT FREQUENTLY DURING PUMPING OPERATIONS IF USED FOR DEWATERING OPERATIONS.	- PHYSICAL DAMAGE OR DECOMPOSITION - EVIDENCE OF OVERTOPPED OR UNDERCUT FENCE - EVIDENCE OF SIGNIFICANT FLOWS EVADING CAPTURE - REPETITIVE FAILURE	STRAW WATTLE MAY BE REMOVED AFTER UPHILL AREAS HAVE BEEN PERMANENTLY STABILIZED.
<b>TEMPORARY DIVERSION BERM/SWALE (TBS) OR TEMPORARY SWALE (TBS)</b>	- MINIMIZE VELOCITY AND CONCENTRATION OF SHEET FLOW ACROSS CONSTRUCTION SITE TO A SEDIMENT TRAPPING FACILITY. - DIVERT WATER ORIGINATING FROM UNDISTURBED AREA AWAY FROM CONSTRUCTION.	WHEN LOCATED WITHIN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC INSPECT AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL OF 0.5 INCHES OR MORE. REPAIR THE TEMPORARY MEASURE AND ANY OTHER ASSOCIATED MEASURES WITHIN 24 HOURS.	- PHYSICAL DAMAGE - EXCESSIVE SCOURING/EROSION - REPETITIVE FAILURE	TEMPORARY DIVERSIONS MAY BE REMOVED ONCE CONSTRUCTION HAS CEASED AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED.
<b>ANTI-TRACKING PAD (CE)</b>	- REDUCE THE TRACKING OF SEDIMENT OFF-SITE ONTO PAVED SURFACES.	INSPECT AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC ADDITION OF STONE, OR LENGTHENING OF ENTRANCE MAY BE REQUIRED AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES AS A RESULT OF INEFFICIENCY OF CONSTRUCTION ENTRANCE SHALL BE IMMEDIATELY REMOVED.	- SEDIMENT IN ROADWAY ADJACENT TO SITE	CONSTRUCTION ENTRANCE MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL OTHER SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
<b>CATCH BASIN INLET PROTECTION (IP)</b>	- PROHIBIT SILT IN CONSTRUCTION-RELATED RUNOFF FROM ENTERING STORM DRAINAGE SYSTEM.	INSPECT AFTER ANY RAIN EVENT. IF FILTER BAG INSIDE CATCH BASIN CONTAINS MORE THAN 6" OF SEDIMENT, REMOVE SEDIMENT FROM BAG. CHECK SURROUNDING SILT FENCE AND HAY BALES PER NOTED ABOVE.	- RIPPED BAG - FAILED HAY BALES / SILT FENCE - SIGNIFICANT SILT PRESENCE IN STORM DRAINAGE SYSTEM OUTFLOW.	INLET PROTECTION MAY BE REMOVED ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED, AND ALL SECTIONS OF ROADWAY HAVE BEEN PERMANENTLY PAVED.
<b>STOCKPILE PROTECTION (STK)</b>	- RETAIN SOIL STOCKPILE IN LOCATIONS SPECIFIED, AND REDUCE WATER-TRANSPORT.	INSPECT SILT FENCE AT THE END OF EACH WORK DAY AND IMMEDIATELY REPAIR DAMAGES. PERIODIC REINFORCEMENT OF SILT FENCE, OR ADDITION OF HAY BALES MAY BE NECESSARY.	- EVIDENCE OF STOCK PILE DIMINISHING DUE TO RAIN EVENTS - FAILURE OF SILT FENCE	STOCKPILE PROTECTION MAY BE REMOVED ONCE THE STOCKPILE IS USED OR REMOVED.
<b>DUST CONTROL</b>	- TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES, WHICH MAY CAUSE BOTH OFF-SITE AND ON-SITE DAMAGE, BE A HEALTH HAZARD TO HUMANS, WILDLIFE, AND PLANT LIFE, OR CREATE A HAZARD BY REDUCING TRAFFIC VISIBILITY.	- USE MECHANICAL SWEEPING DAILY ON PAVED AREAS WHERE DUST AND FINE MATERIALS ACCUMULATE, IF HEAVILY TRAFFICATED AND SEDIMENT ACCUMULATES QUICKLY. MOISTEN UNPAVED TRAVELWAYS TO CONTROL DUST WHEN EVIDENCE OF AIRBORNE DUST.	- AIRBORNE DUST	- REPEAT APPLICATION OF DUST CONTROL MEASURES UNTIL ALL AREAS ARE PERMANENTLY STABILIZED, VEGETATED, AND PAVED, OR AS LONG AS THERE IS AIRBORNE DUST.



DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	7/28/2025	TDR

SEDIMENT & EROSION CONTROL NOTES & DETAILS  
 WAKE ROBIN INN REDEVELOPMENT  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED

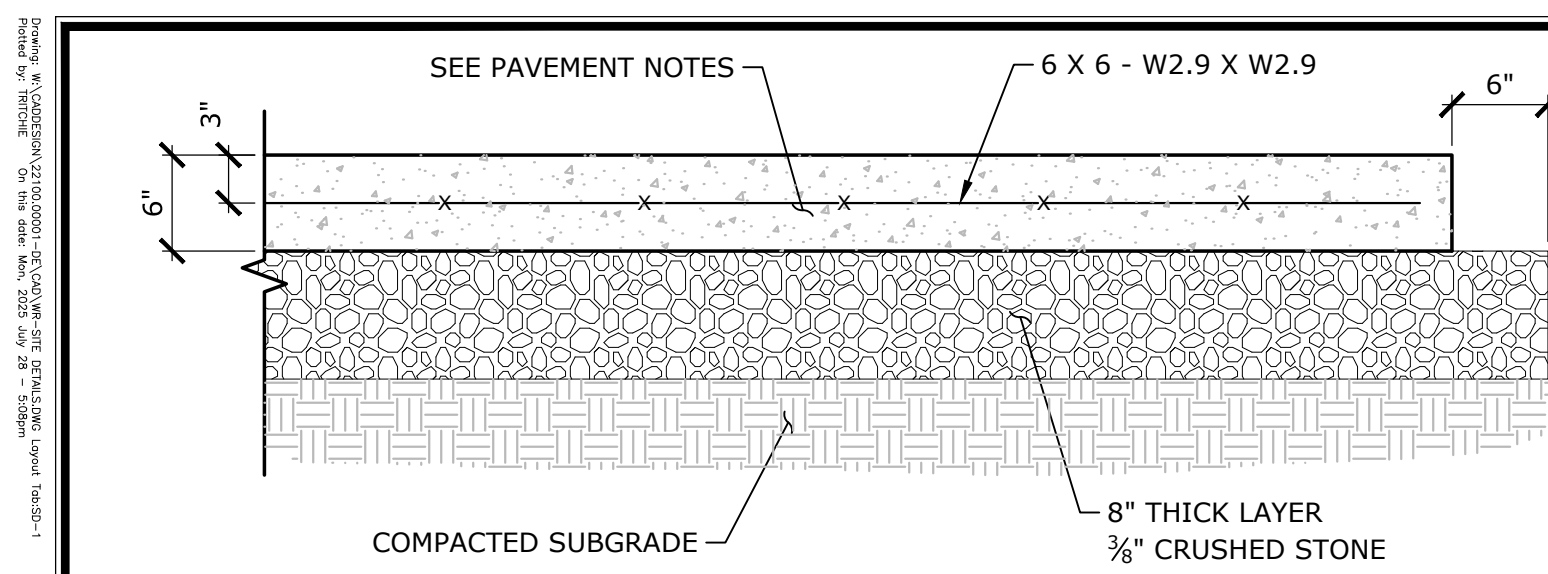
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DATE: APRIL 29, 2025

PROJECT NO: 22100.00001

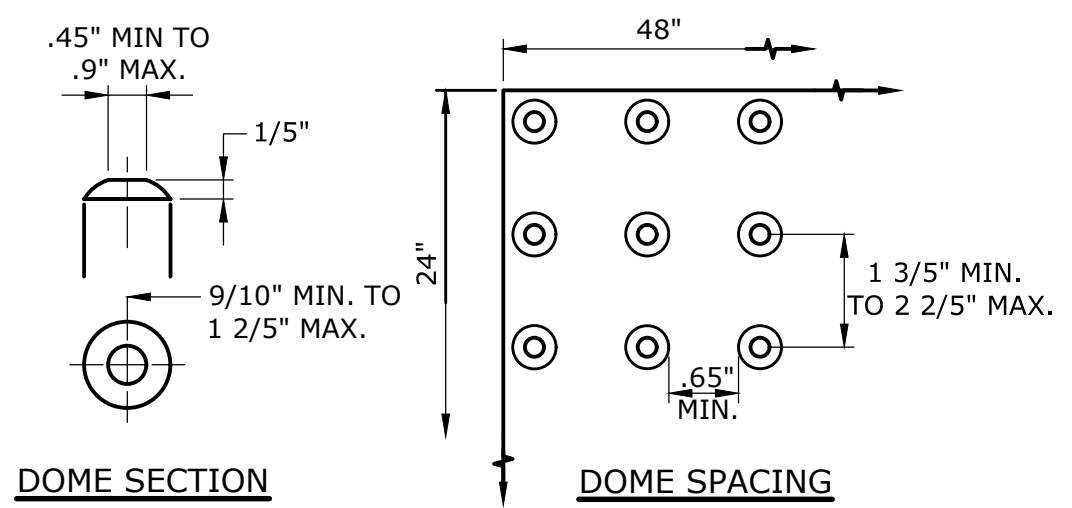
SHEET NO: 11 OF 23

SE-2



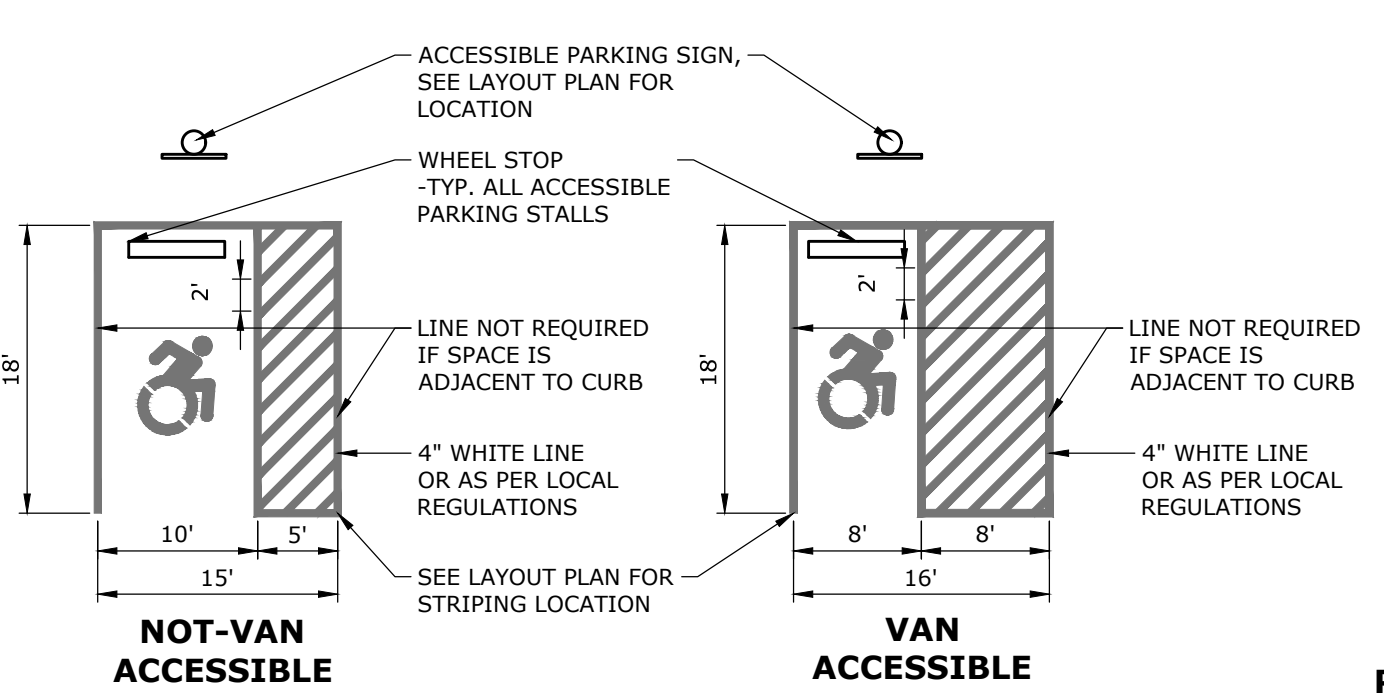
**NOTE:**  
1. SEE UTILITY PAD PLAN VIEW FOR OVERALL DIMENSIONS.

**CONCRETE UTILITY PAD AT GENERATOR - TYPICAL SECTION**  
NOT TO SCALE

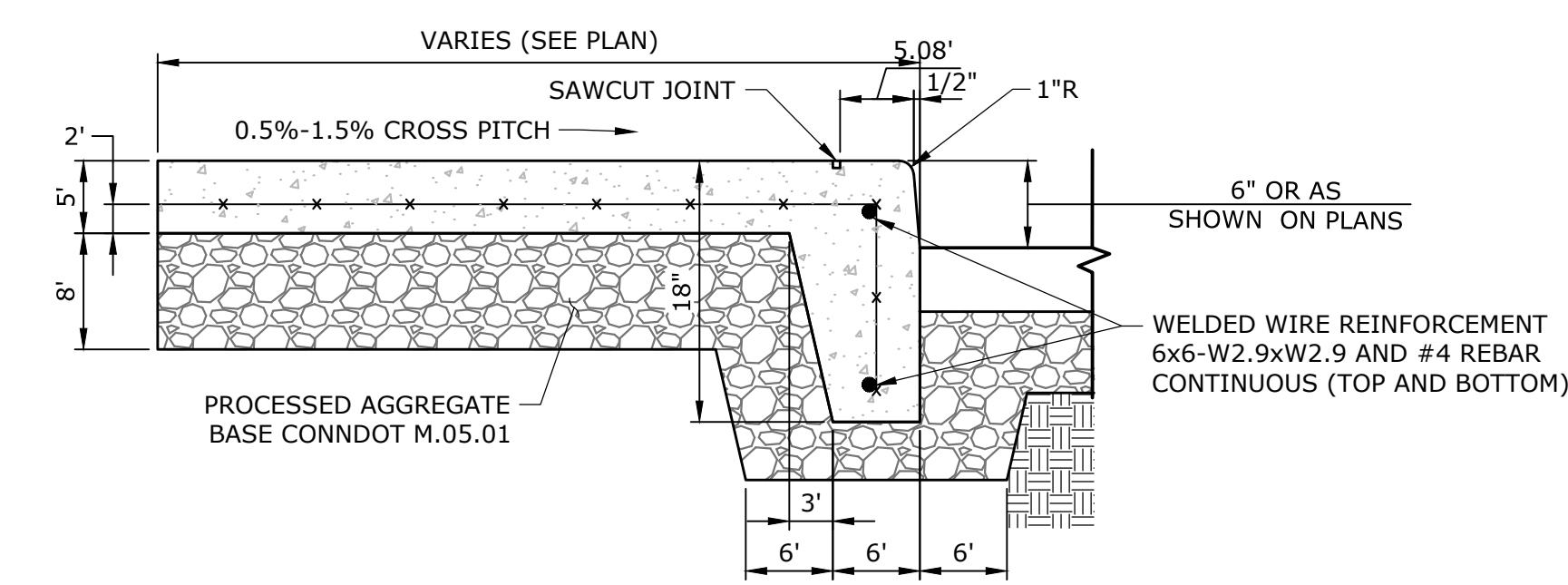


- NOTES:**
- MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20:1.
  - CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
  - CONCRETE PER CONDOT MATERIAL M.03.03, FORM 818
    - PCON462
    - 4,000 PSI AT 28 DAYS
    - CEMENT CONTENT OF 615LB MINIMUM
    - AGGREGATE 3/4" MAX
    - WATER TO CEMENT RATIO 0.42
  - SIDEWALK RAMP SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP, THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
  - DIAGONAL SIDEWALK RAMP AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
  - WHEN INSTALLING RAMP WITHIN OR NEXT TO EXISTING WALKS, CUT ADJACENT WALKS TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. 12" MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' FOR A PARALLEL RAMP SHALL BE USED.
  - EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
  - TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
  - TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID. IN THE DIRECTION OF PEDESTRIAN TRAVEL.

**DETECTABLE WARNING STRIP FOR ACCESSIBLE WALK**  
NOT TO SCALE

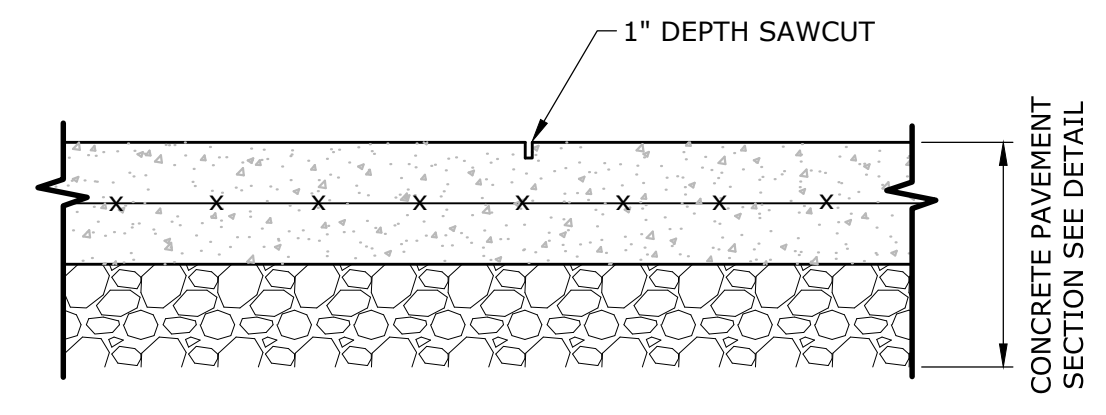


**ACCESSIBLE PARKING SPACE LAYOUT & STRIPING**  
NOT TO SCALE



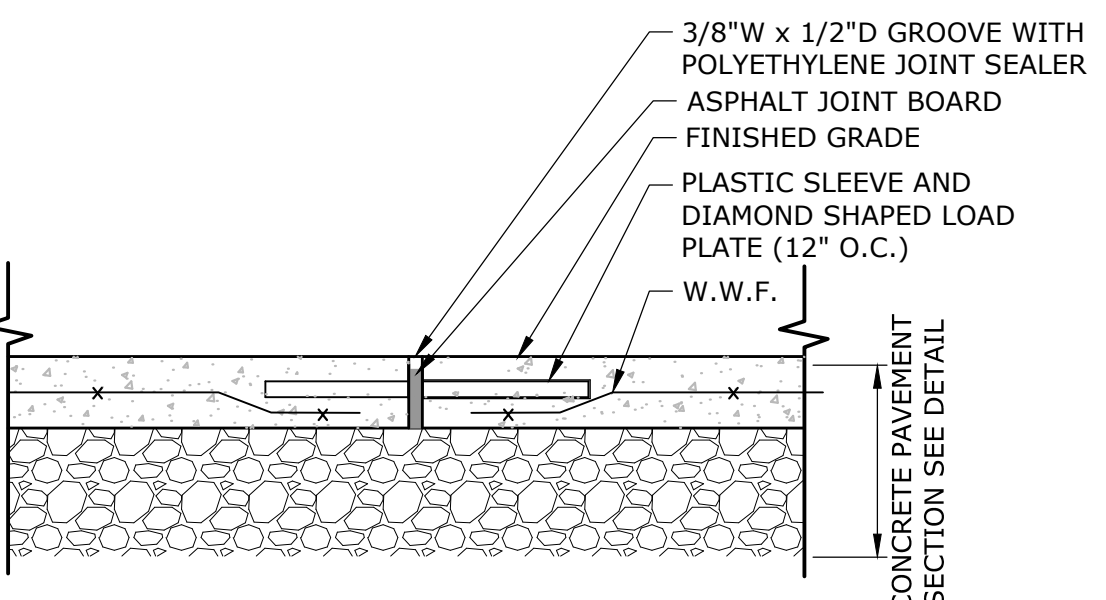
- NOTES:**
- CONCRETE TO BE 4,000 PSI AT 28 DAYS. 1/2" EXPANSION JOINT AT INTERVALS NOT TO EXCEED 20'. EXPANSION JOINT TO RUN TO THE FACE OF CURB.
  - TO BE USED IN ALL LOCATIONS WHERE PROPOSED CONCRETE WALKS ABUT PROPOSED CONCRETE CURB.

**INTEGRAL CONCRETE SIDEWALK CURB**  
NOT TO SCALE



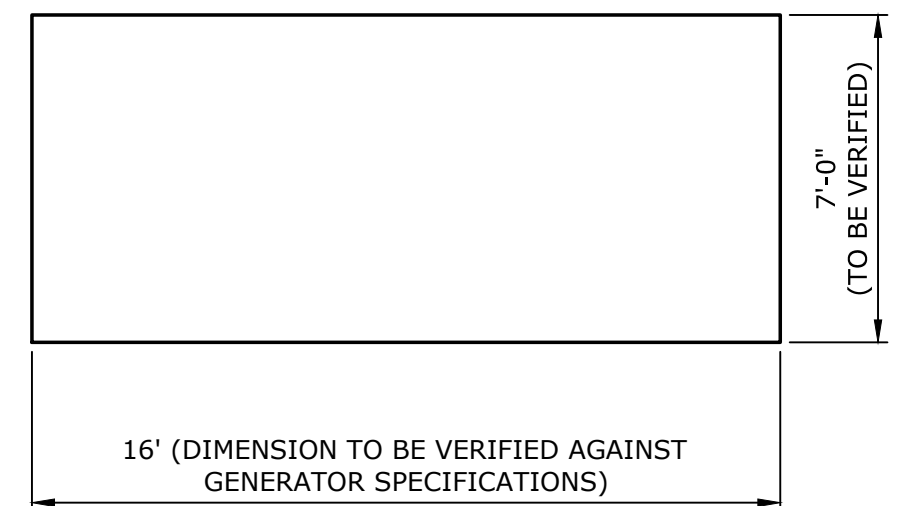
- NOTES:**
- PROVIDE SAWCUTS AS SHOWN ON THE PLANS.

**SCORE JOINT - SAWCUT**  
NOT TO SCALE



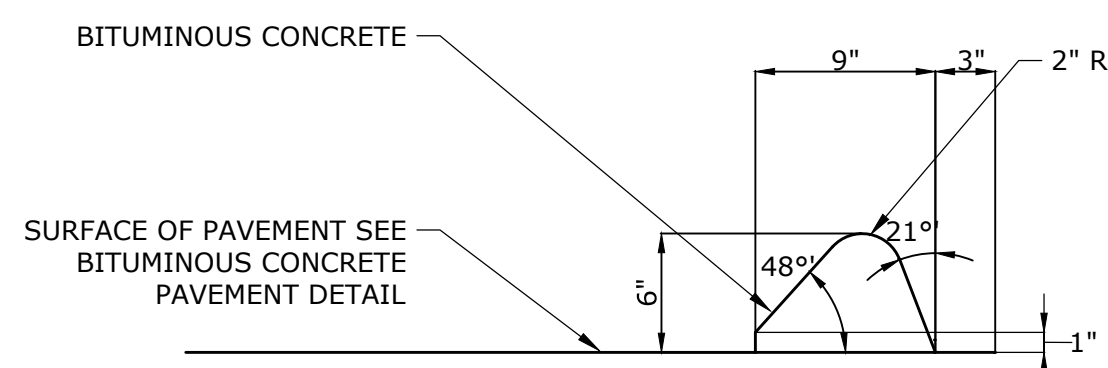
- NOTES:**
- PROVIDE PREFORMED EXPANSION JOINT AT ALL CONSTRUCTION JOINT, AND OTHER LOCATIONS WHERE CONCRETE ABUTTS EXISTING CONCRETE.

**CEMENT CONCRETE EXPANSION JOINT**  
NOT TO SCALE

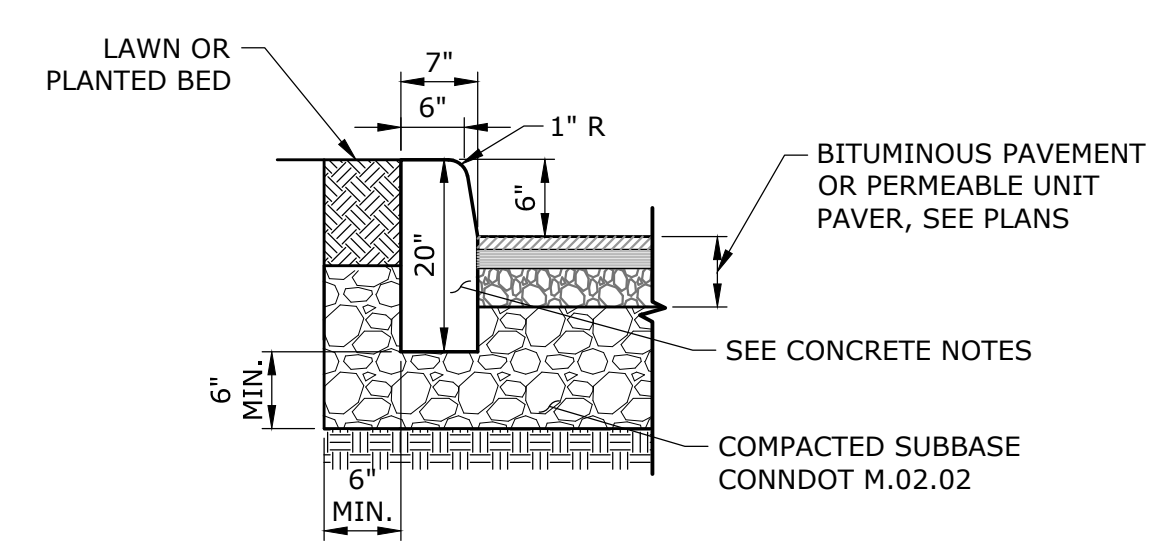


- NOTES:**
- CONTRACTOR TO COORDINATE WITH EQUIPMENT MANUFACTURER FOR BOLT LOCATIONS, SLEEVES, AND ANY PENETRATIONS PRIOR TO POURING CONCRETE.
  - SEE CONCRETE UTILITY PAD-TYPICAL SECTION ON THIS SHEET.

**CONCRETE UTILITY PAD AT GENERATOR - PLAN**  
NOT TO SCALE

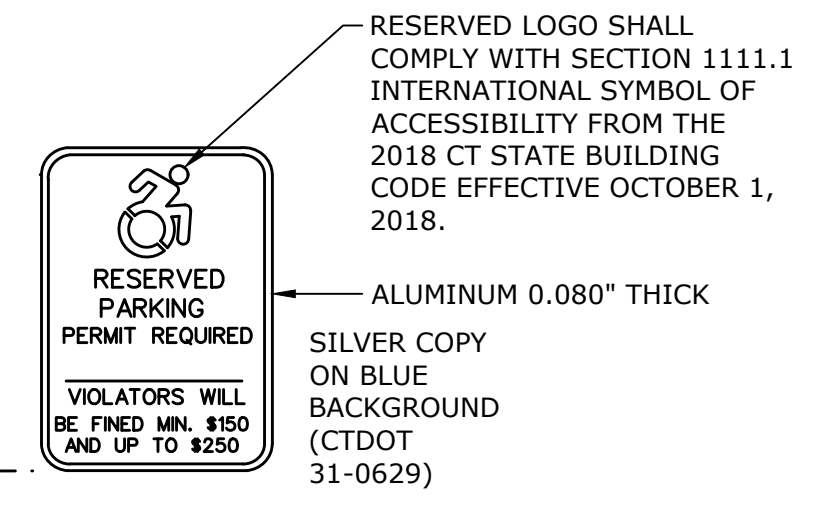


**BITUMINOUS CONCRETE CURB**  
NOT TO SCALE



**NOTE:** DETAIL APPLIES WHERE CURB ABUTS LAWN OR PLANTED BED

**CONCRETE OR GRANITE CURB**  
NOT TO SCALE



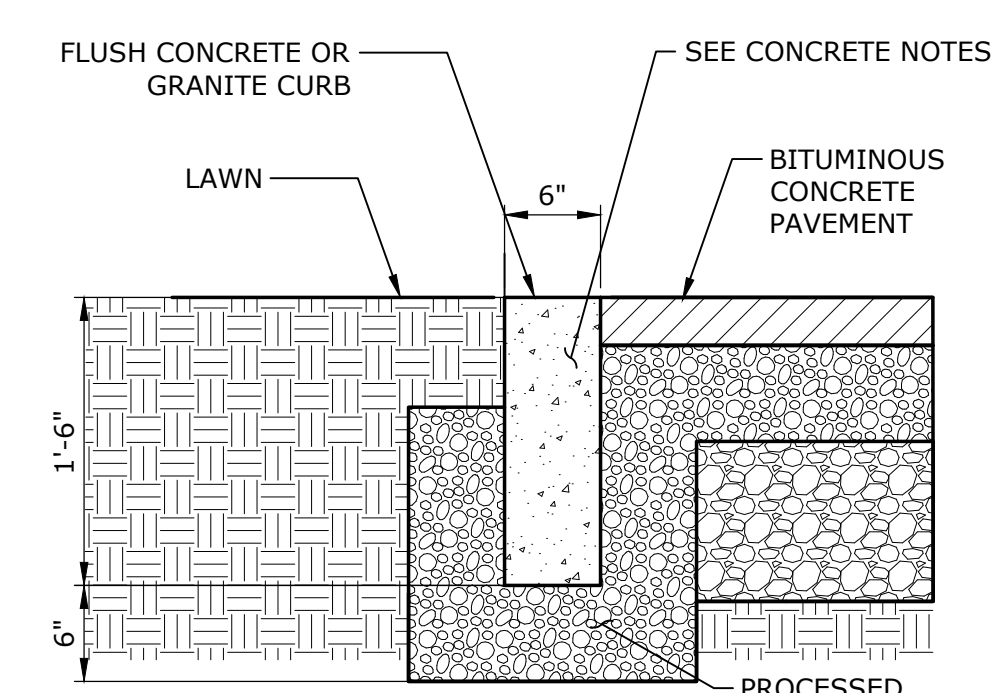
RESERVED LOGO SHALL COMPLY WITH SECTION 1111.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY FROM THE 2018 CT STATE BUILDING CODE EFFECTIVE OCTOBER 1, 2018.

ALUMINUM 0.080" THICK  
SILVER COPY ON BLUE BACKGROUND (CTDOT 31-0629)

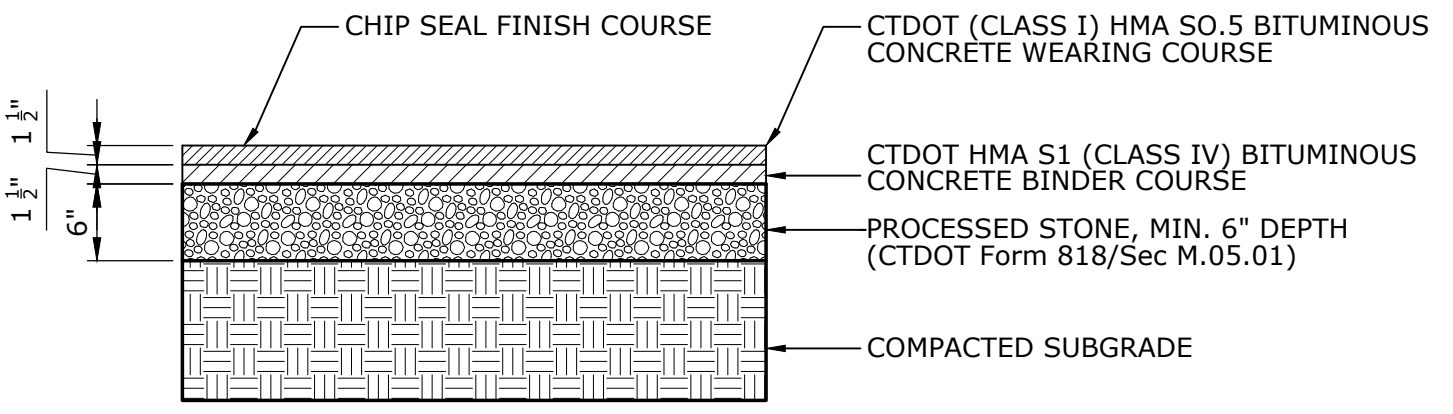
VAN ACCESSIBLE  
VAN ACCESSIBLE SIGN CTDOT (31-0648) SEE PLAN FOR APPROPRIATE APPLICATION

- NOTES:**
- FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN. FOR FENCE MOUNTING, USE NON-CORROSIVE FASTENERS, 2 PER SIGN

**RESERVED PARKING SIGN**  
NOT TO SCALE

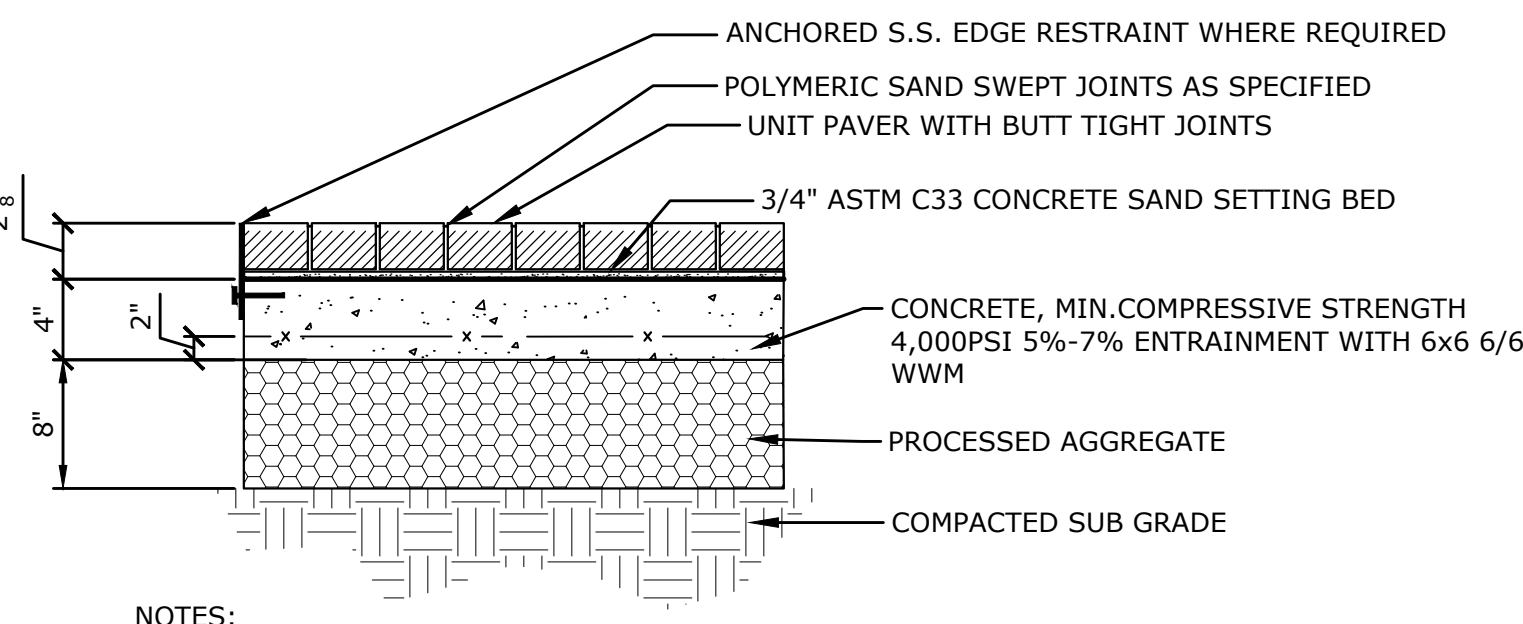


**FLUSH CONCRETE OR GRANITE CURB**  
NOT TO SCALE



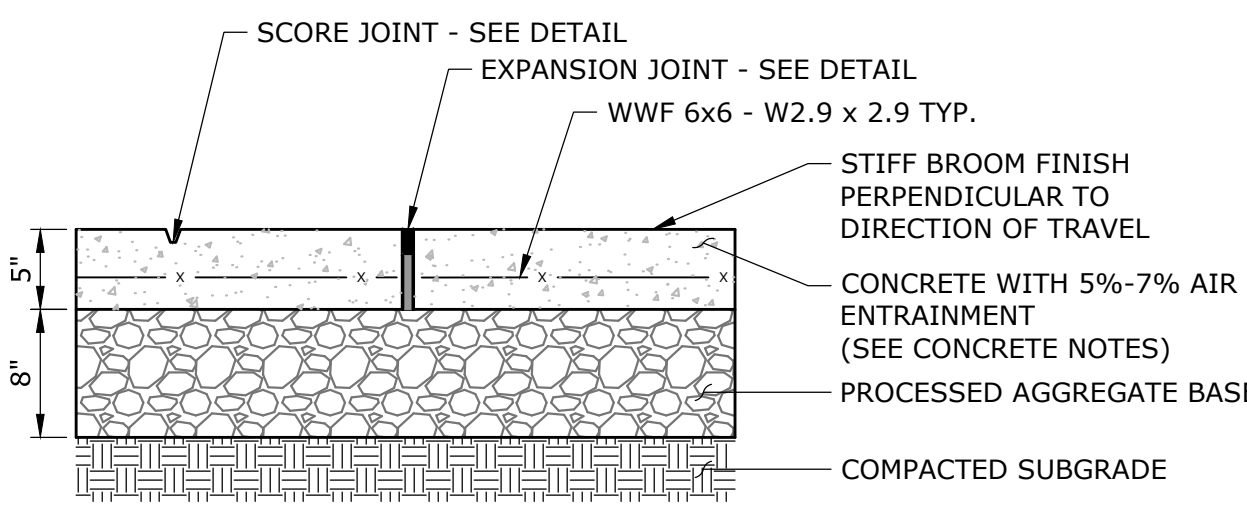
**NOTE:** REFER TO GEOTECH REPORT AS PREPARED BY SLR CONSULTING FOR ADDITIONAL INFORMATION REGARDING SUBGRADE AND PAVEMENT RECOMMENDATIONS

**BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



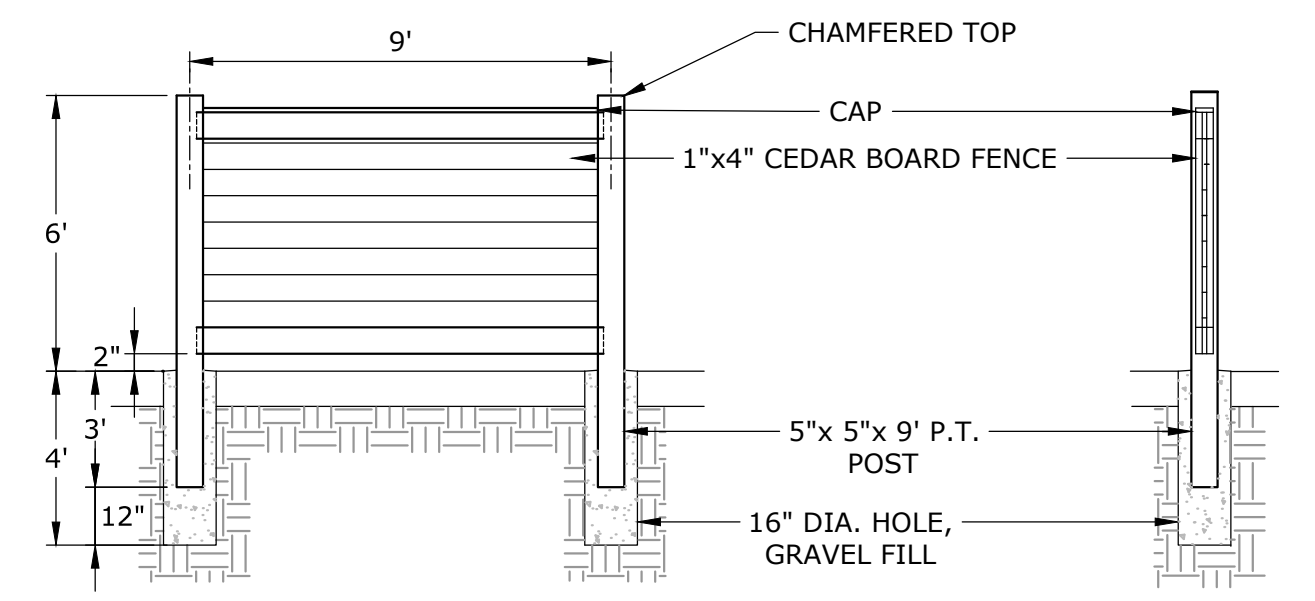
- NOTES:**
- EXPANSION JOINTS 20' O.C. MAXIMUM.
  - CONCRETE BASE SHALL BE SCREEDDED WITH A FLOAT FINISH AND PITCHED TO GRADE.

**UNIT PAVERS ON CONCRETE BASE**  
NOT TO SCALE



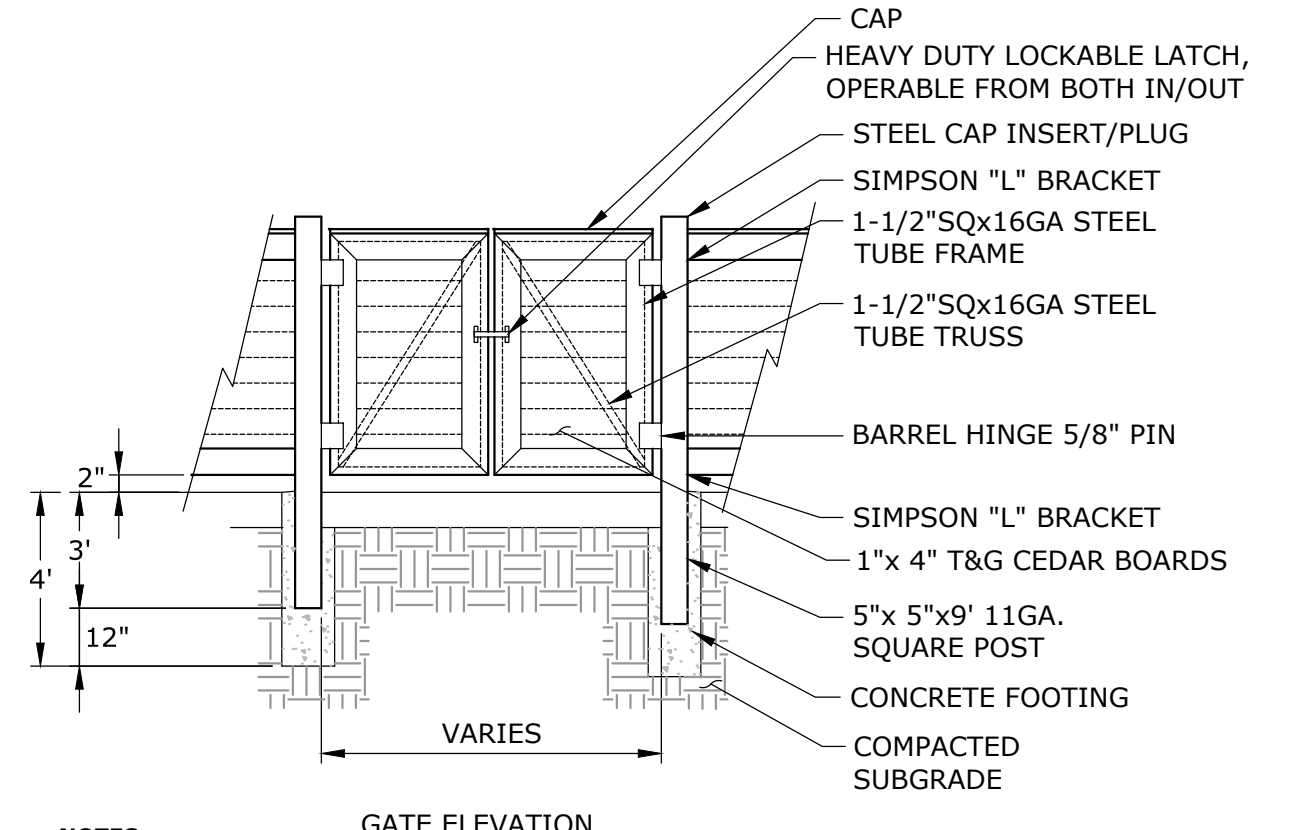
- NOTES:**
- EXPANSION JOINTS 20' O.C. MAXIMUM CONSTRUCTION JOINTS 6' O.C. TYPICAL (OR AS SHOWN ON PLANS).
  - W.W.F SHALL BE INSTALLED UTILIZING CHAIR SUPPORTS.

**CONCRETE PAVEMENT**  
NOT TO SCALE



ELEVATION

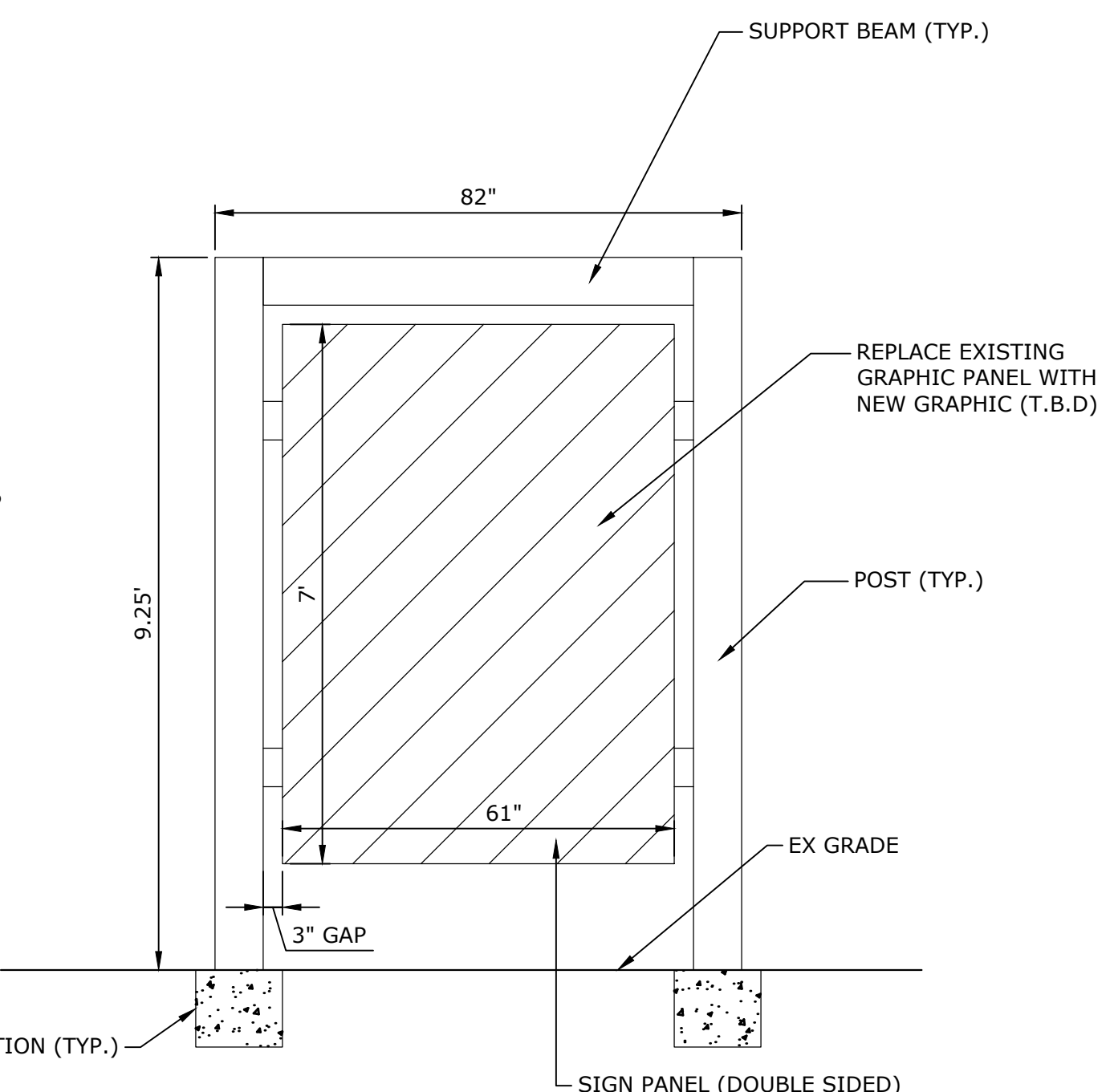
SECTION



**NOTES:**

- ALL WOOD PANELS SHALL BE CEDAR
- ALL WOOD POSTS TO BE PRESSURE TREATED, SMOOTH FINISH.
- STEEL GATE FRAMES TO BE PRE-ASSEMBLED AND POWDER COATED AFTER WELDING
- ALL GATE FASTENERS AND HARDWARE SHALL BE STAINLESS STEEL.
- GATE HARDWARE SHALL BE MECHANICALLY ATTACHED, NOT WELDED, TO THE FRAME AND POSTS

**WOODEN FENCE, GATE, REFUSE ENCLOSURE (DUMPSTER ENCLOSURE)**  
NOT TO SCALE



**NOTES:**

- SIGN DIMENSION SHALL NOT CHANGE
- SIGN SUPPORT STRUCTURES MAY BE REPLACED WITH SIMILAR MATERIALS
- FINAL SIGN GRAPHIC IS T.B.D.
- SIGN WILL BE ILLUMINATED, BOTH SIDES, DOWN LIGHT ONLY

**EXISTING WAKE ROBIN INN SIGN AT ENTRY**  
NOT TO SCALE




DESCRIPTION	DATE	BY

**SITE DETAILS**  
WAKE ROBIN INN REDEVELOPMENT  
104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED
SCALE: AS NOTED		
DATE: APRIL 29, 2025		
PROJECT NO.: 22100.00001		
SHEET NO.: 12 OF 23		
SHEET NAME: SD-1		

Order Code: **SELUX**  
 Model: **INLU**  
 Project: **INLU**  
 Type: **INLU**




Order Code: **SELUX**  
 Model: **INLU**  
 Project: **INLU**  
 Type: **INLU**

Light Fixture: **INLU**  
 CCT: **3000K**  
 Beam Angle: **30°**  
 Lumens: **1500**  
 Voltage: **120V**  
 Power: **15W**

Specifications:  
 • High Power LED  
 • Light Output: 1500 Lumens  
 • Beam Angle: 30°  
 • Voltage: 120V  
 • Power: 15W

**TYPICAL LIGHT BOLLARD**  
 NOT TO SCALE

Order Code: **SELUX**  
 Model: **SATURN**  
 Project: **SATURN**  
 Type: **SATURN**



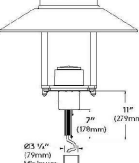
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 Model: **SATURN**  
 Project: **SATURN**  
 Type: **SATURN**

Light Fixture: **SATURN**  
 CCT: **3000K**  
 Beam Angle: **30°**  
 Lumens: **1500**  
 Voltage: **120V**  
 Power: **15W**

Specifications:  
 • High Power LED  
 • Light Output: 1500 Lumens  
 • Beam Angle: 30°  
 • Voltage: 120V  
 • Power: 15W

**TYPICAL SITE LIGHT (12' HEIGHT)**  
 NOT TO SCALE

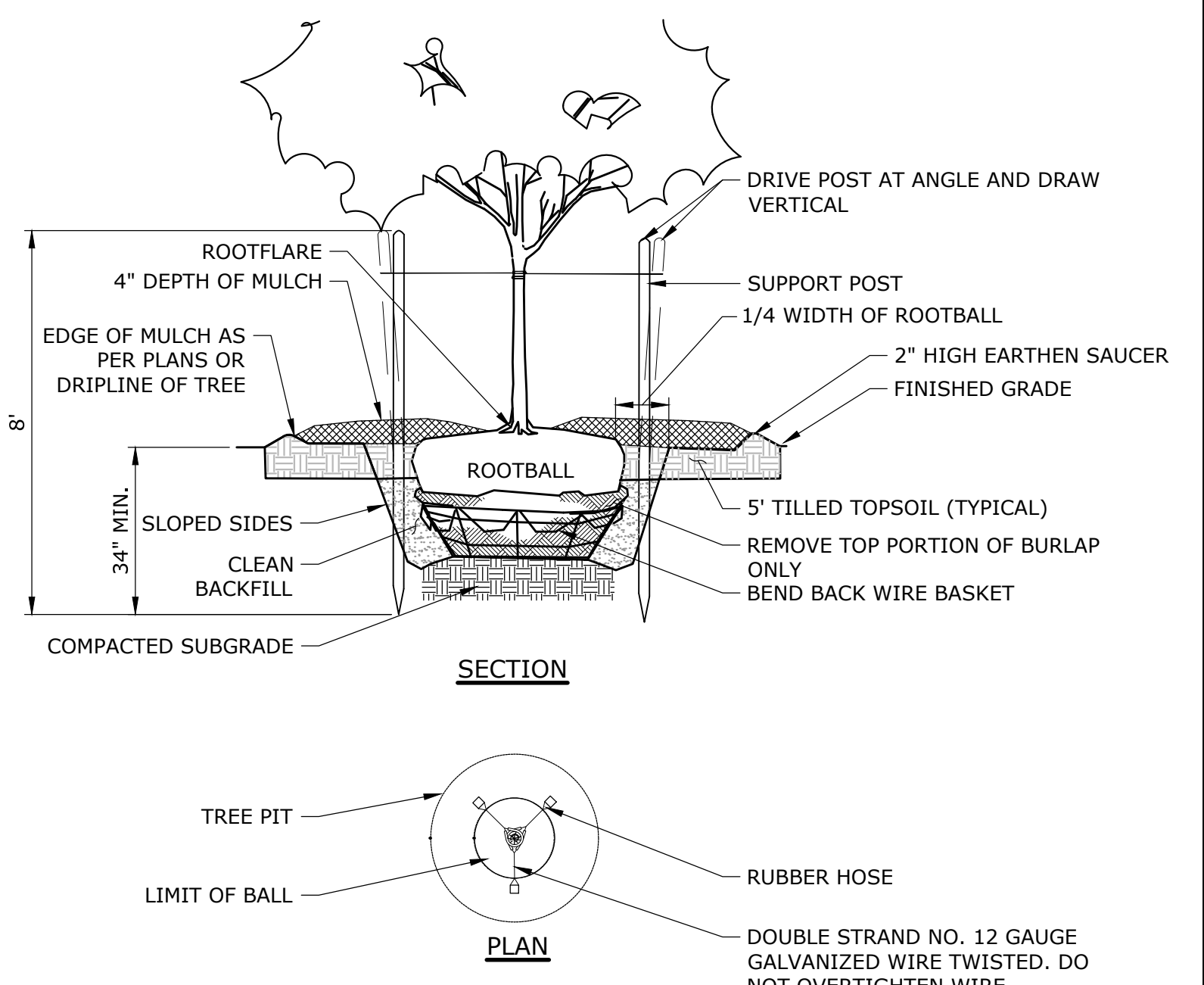
Order Code: **SELUX**  
 Model: **SEASIDE**  
 Project: **SEASIDE**  
 Type: **SEASIDE**



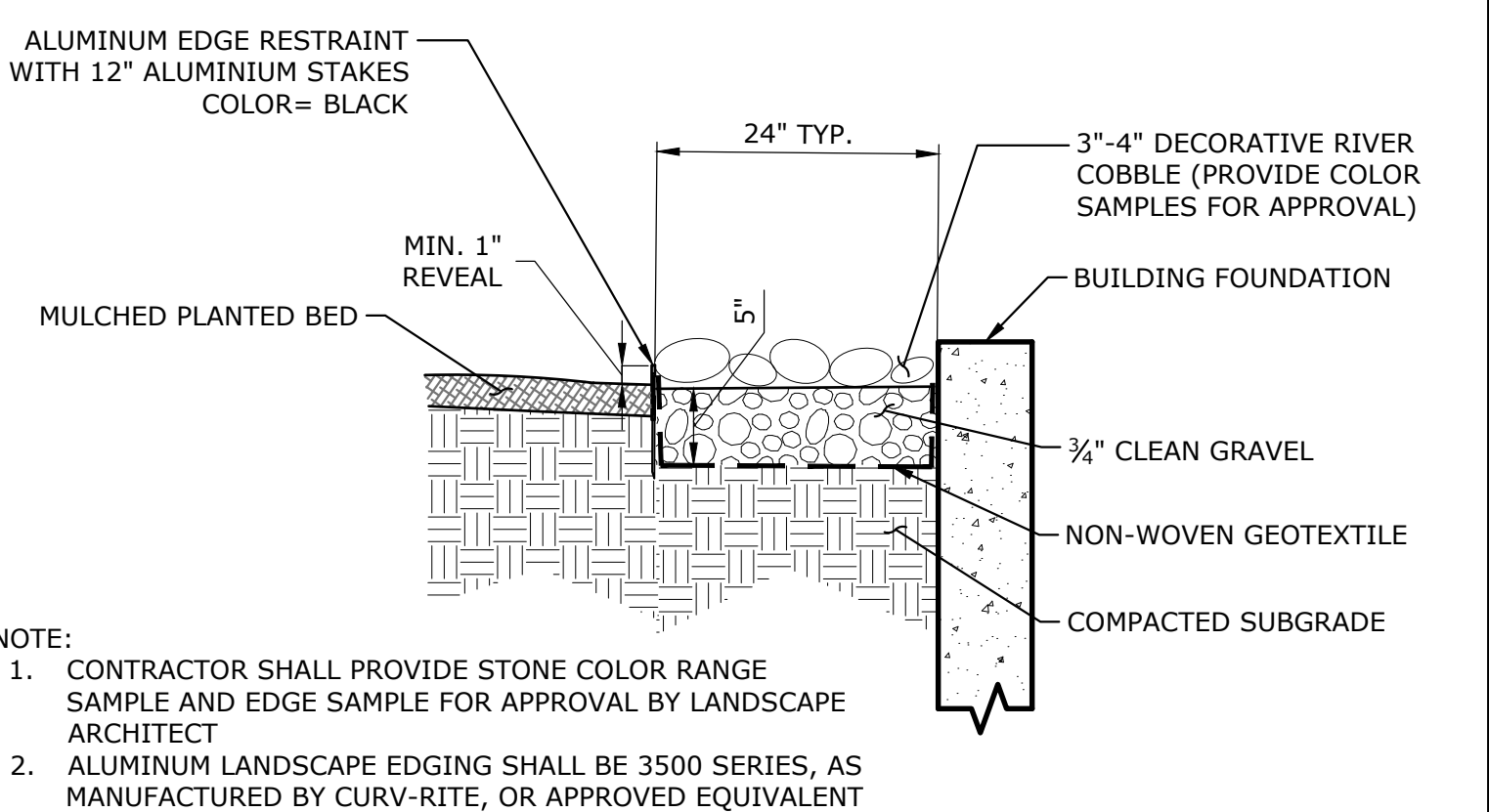
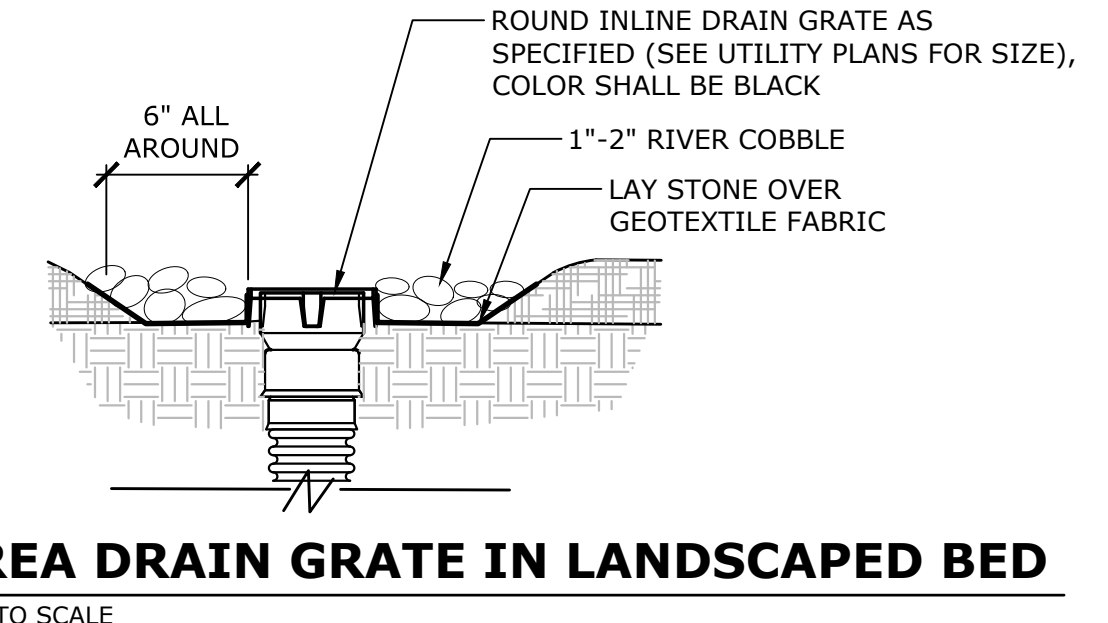
Order Code: **SELUX**  
 Model: **SEASIDE**  
 Project: **SEASIDE**  
 Type: **SEASIDE**

Light Fixture: **SEASIDE**  
 CCT: **3000K**  
 Beam Angle: **30°**  
 Lumens: **1500**  
 Voltage: **120V**  
 Power: **15W**

Specifications:  
 • High Power LED  
 • Light Output: 1500 Lumens  
 • Beam Angle: 30°  
 • Voltage: 120V  
 • Power: 15W

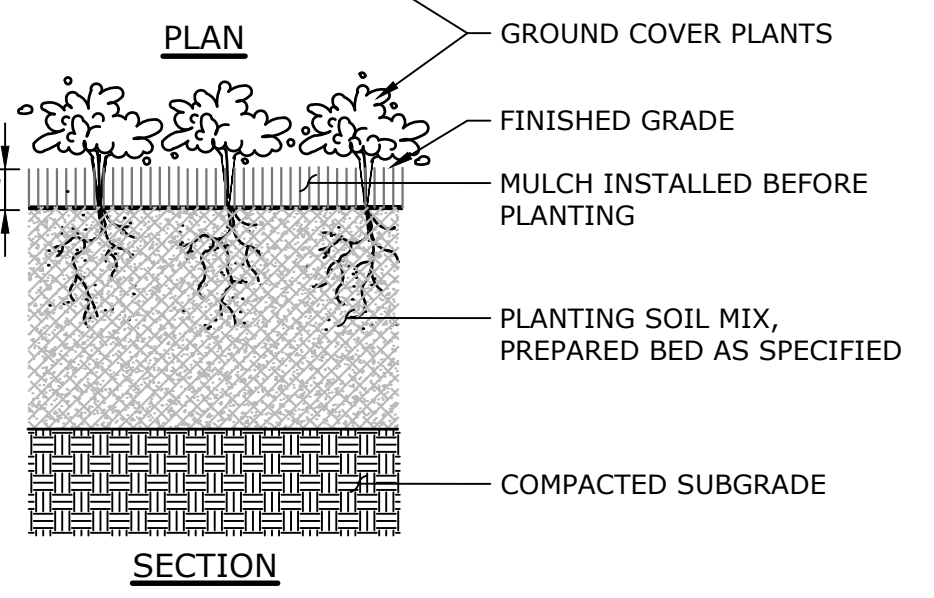
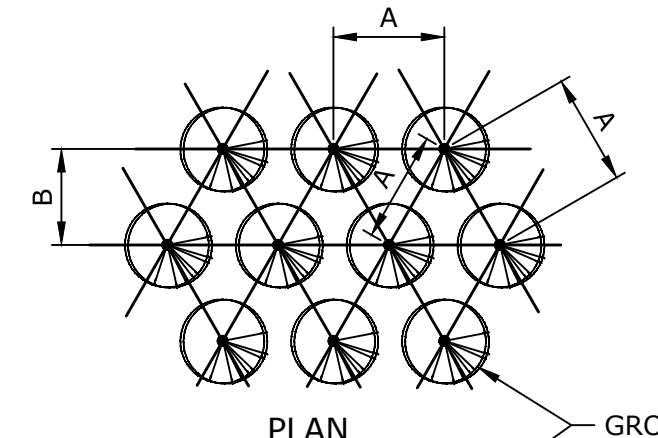


**TREE PLANTING**  
 NOT TO SCALE

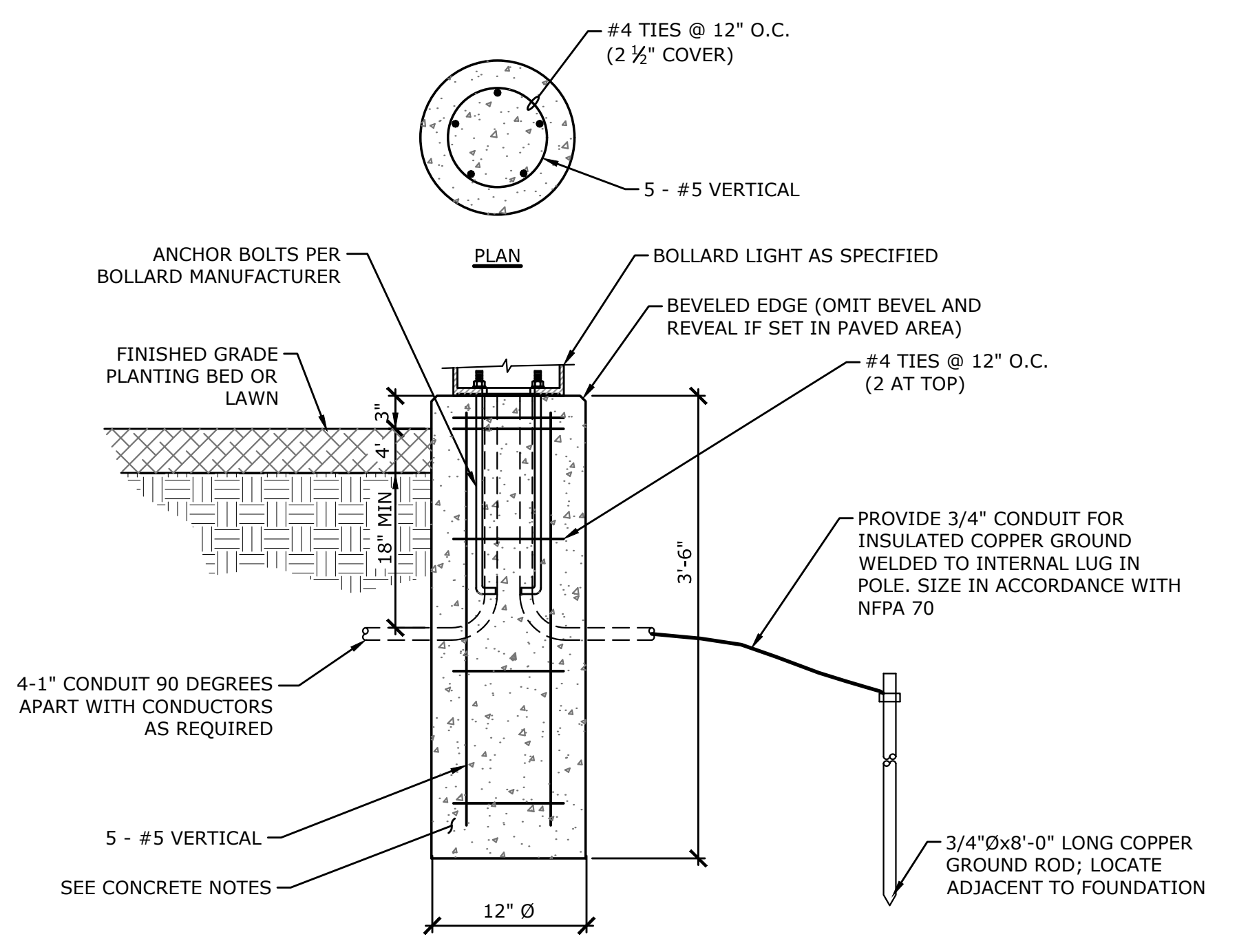


**GROUND COVER SPACING TABLE**

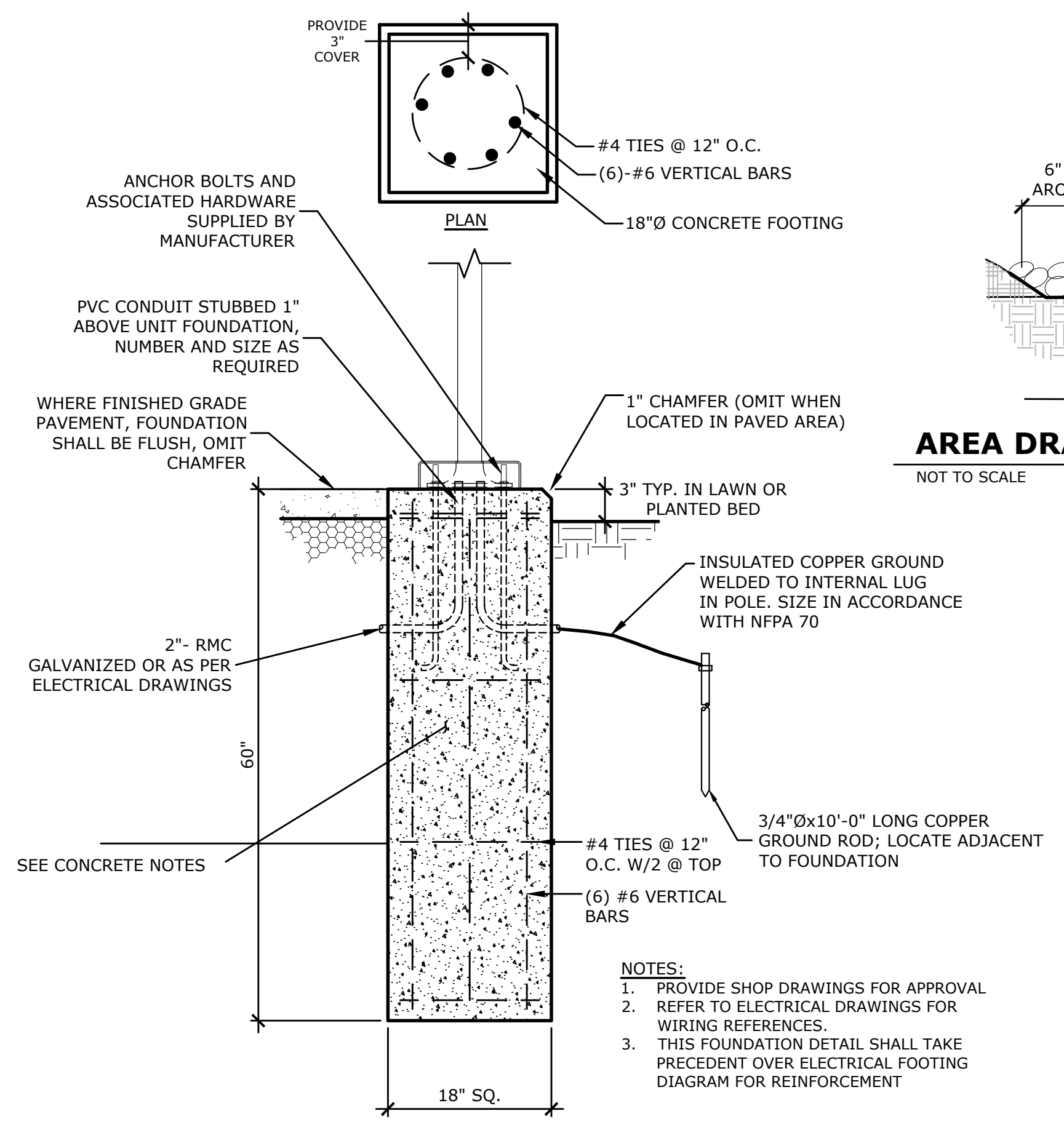
PLANT SPACING "A"	ROW SPACING "B"	NO. OF PLANTS	AREA OF UNIT
6" O.C.	5.2"	4.61	1 SQ. FT.
8" O.C.	6.93"	2.6	1 SQ. FT.
10" O.C.	8.66"	1.66	1 SQ. FT.
12" O.C.	10.4"	1.15	1 SQ. FT.



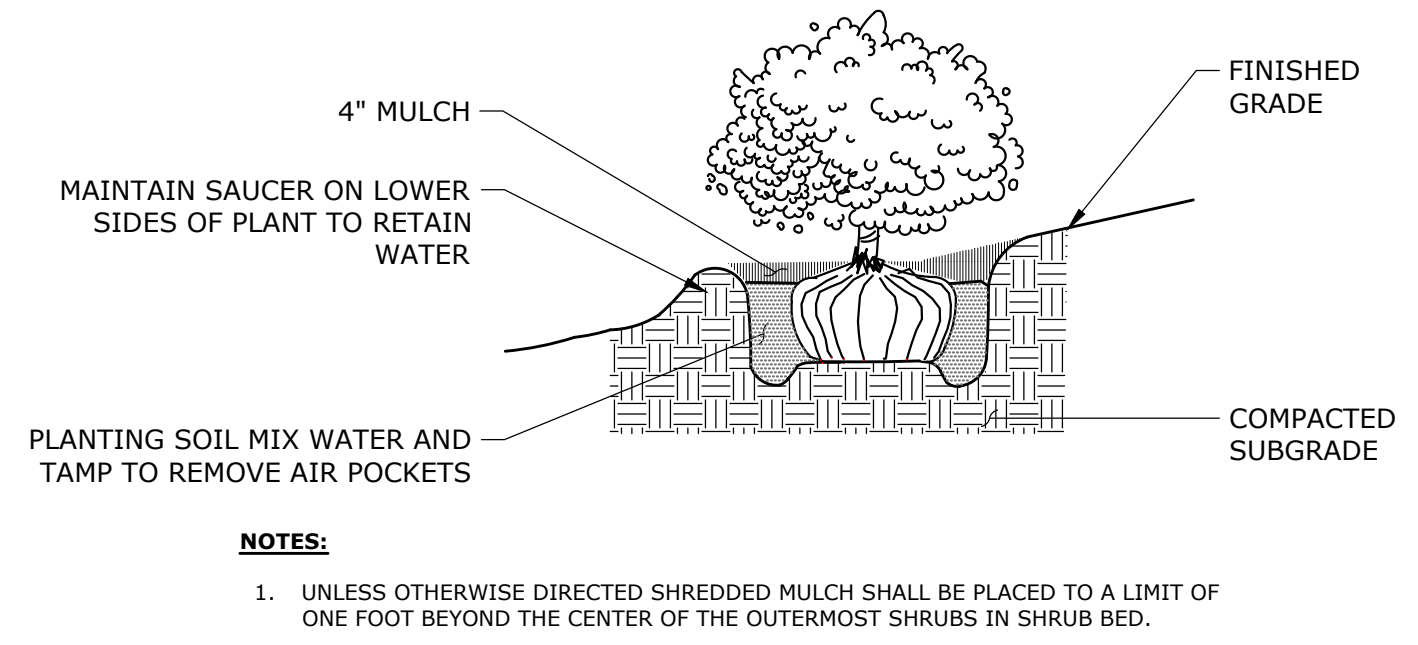
**GROUND COVER/ PERENNIAL PLANTING**  
 NOT TO SCALE



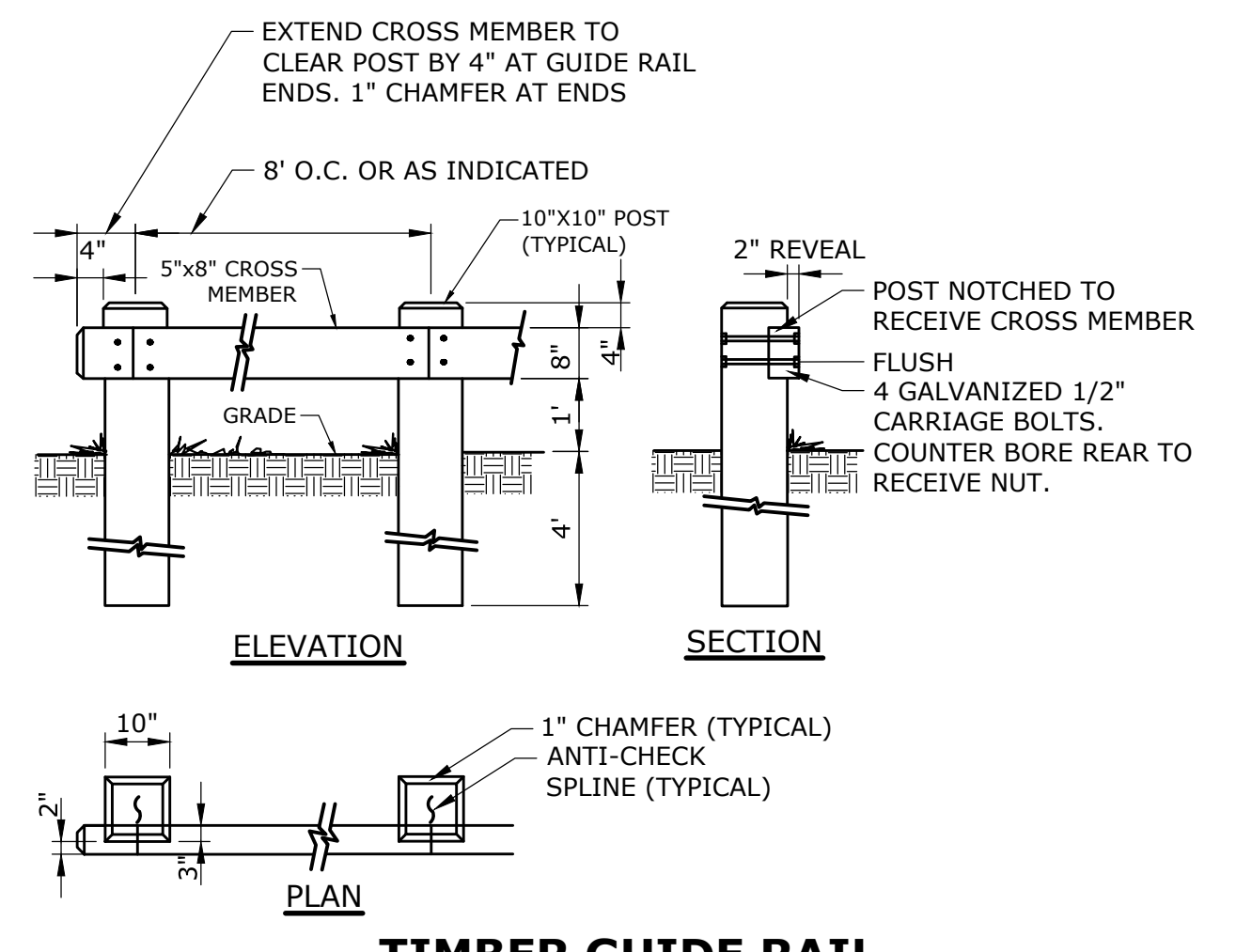
- NOTES:**  
 1. CONTRACTOR TO PROVIDE SHOP DRAWING FOR CONCRETE BASE AND BOLT PATTERN. BOLT PATTERN TO BE COORDINATED WITH BOLLARD LIGHT MANUFACTURER  
 2. REFER TO ELECTRICAL DRAWINGS FOR SPECIFIED FIXTURE  
 3. PROVIDE CONDUIT WITH CONDUCTORS



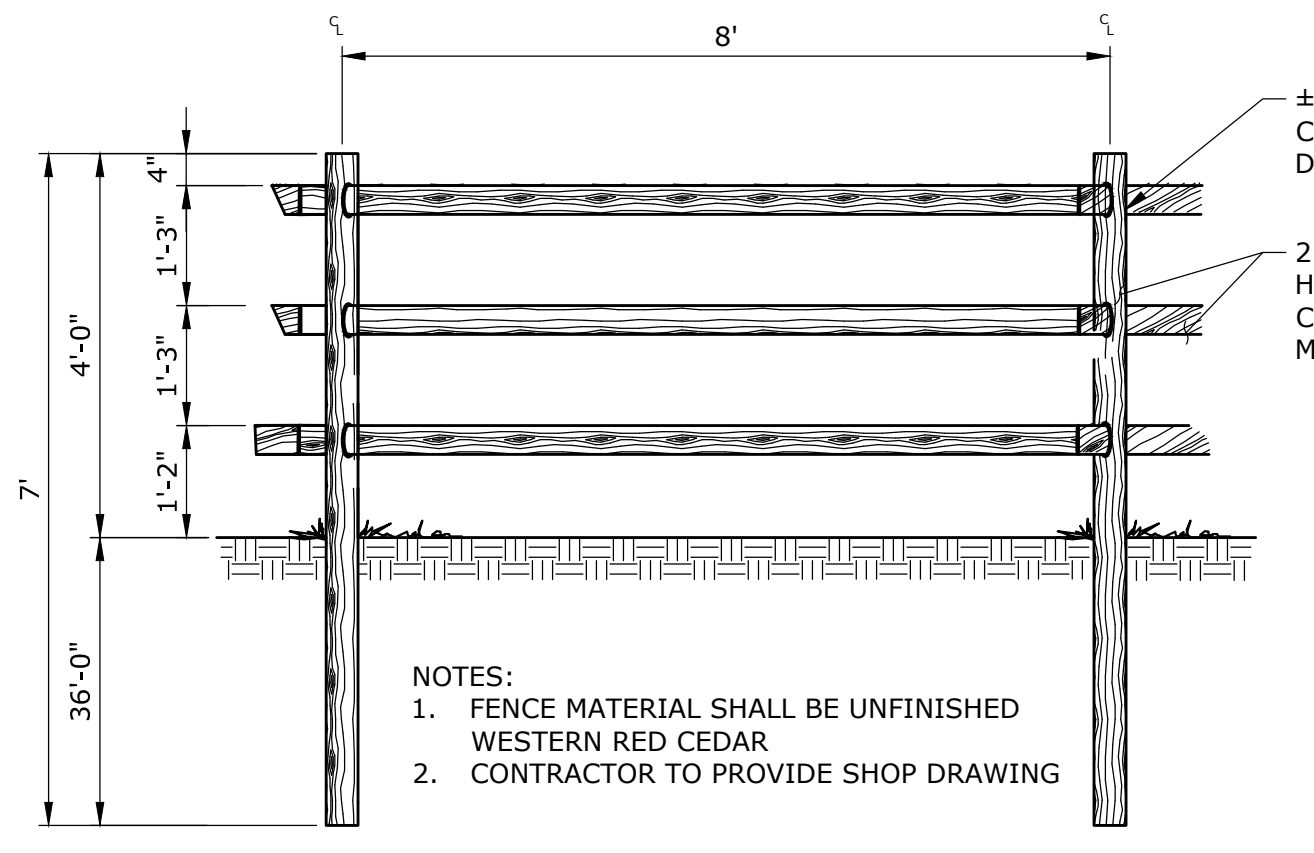
**SHRUB PLANTING**  
 NOT TO SCALE



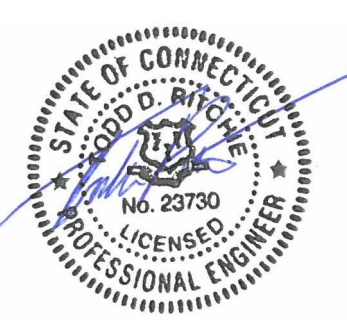
**SHRUB PLANTING**  
 NOT TO SCALE



**TIMBER GUIDE RAIL FACEMOUNT 10x10 POSTS**  
 NOT TO SCALE



**CEDAR 3-RAIL FENCE**  
 NOT TO SCALE

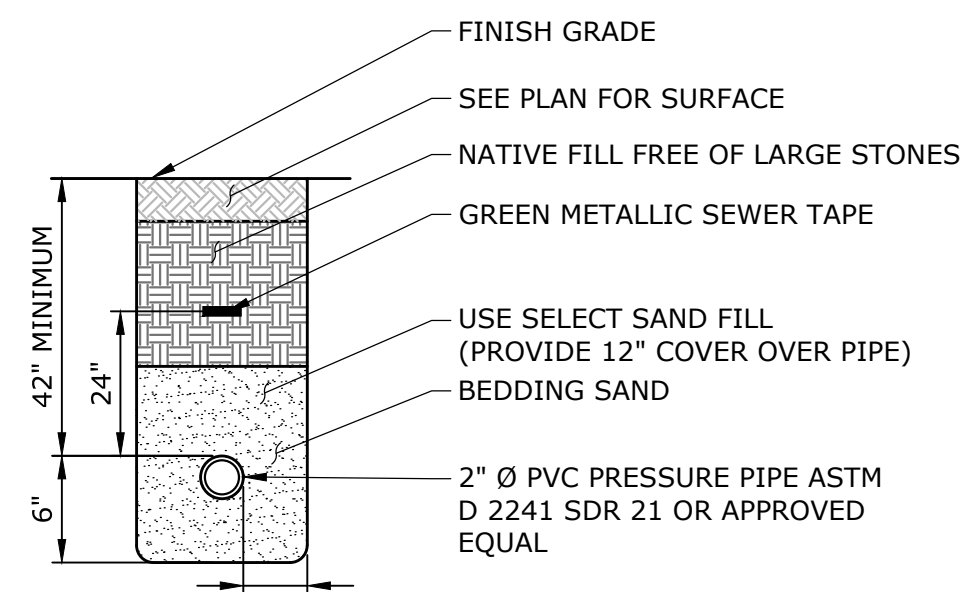


DESCRIPTION	DATE	BY

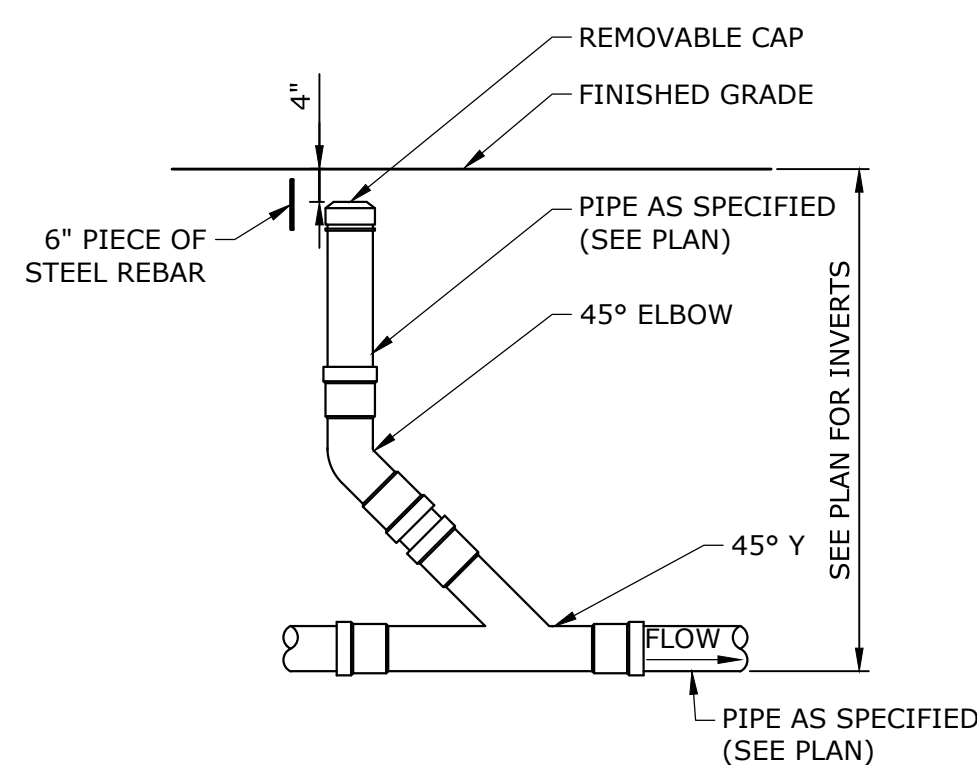
**SITE DETAILS**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED
SCALE: <b>AS NOTED</b>		
DATE: <b>APRIL 29, 2025</b>		
PROJECT NO.: <b>22100.00001</b>		
SHEET NO.: <b>13 OF 23</b>		
<b>SD-2</b>		



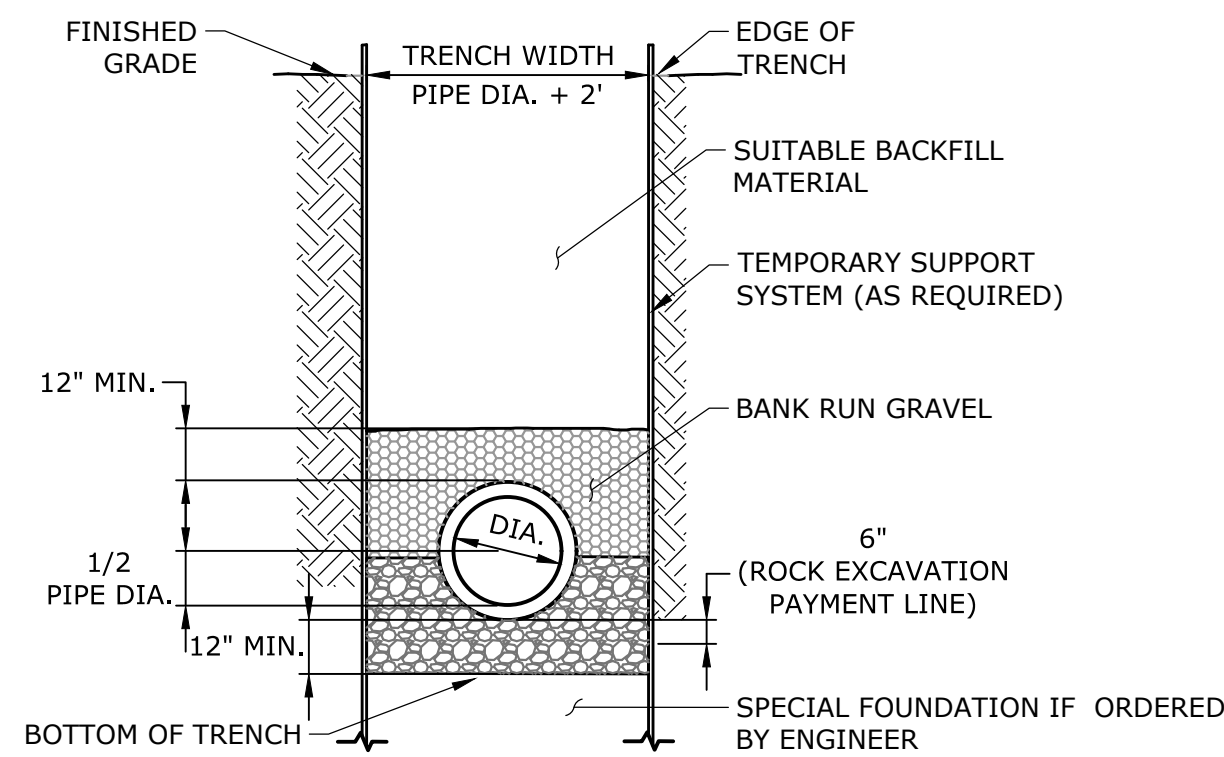


**FORCE MAIN TRENCH**  
NOT TO SCALE

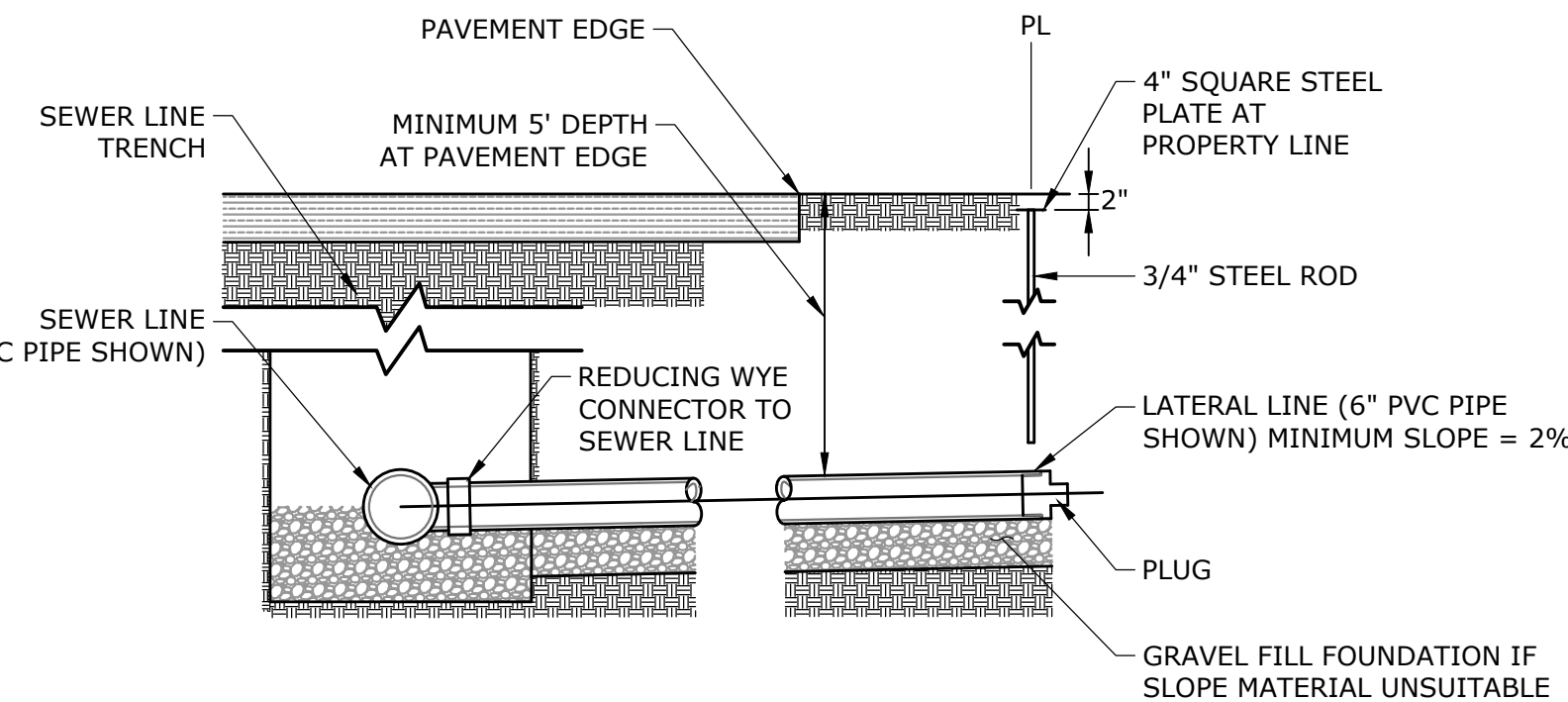


**SANITARY CLEANOUT**  
NOT TO SCALE

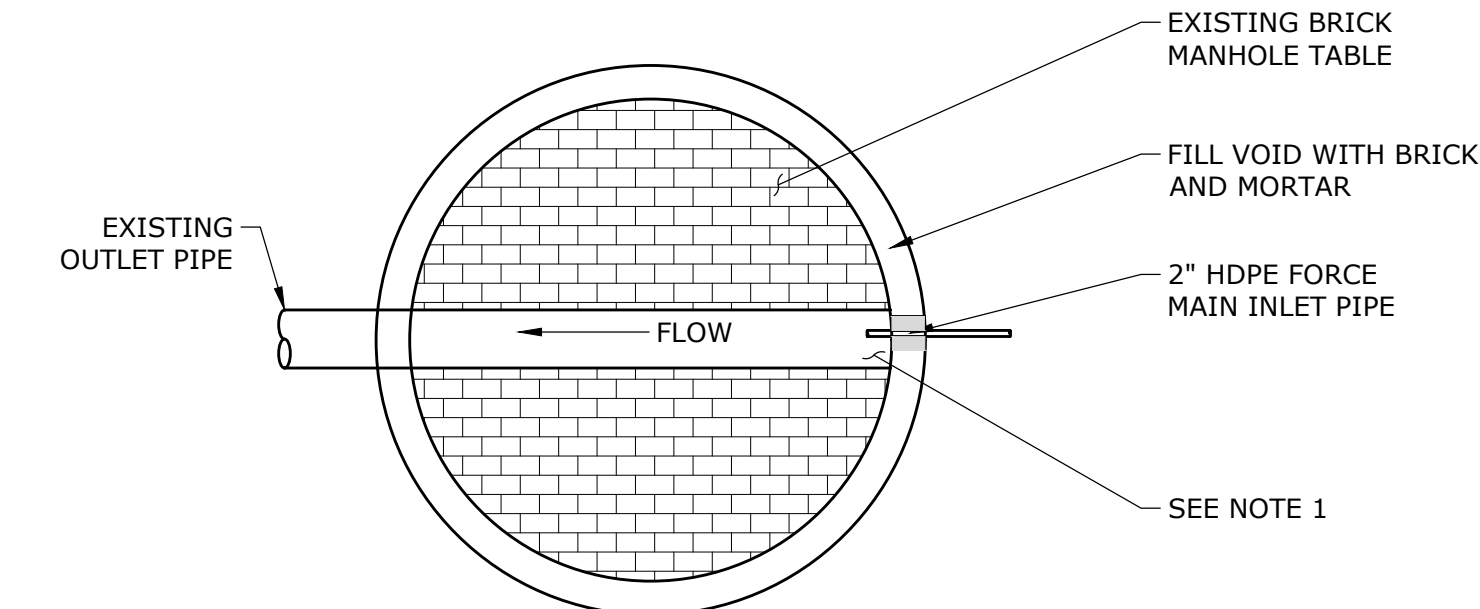
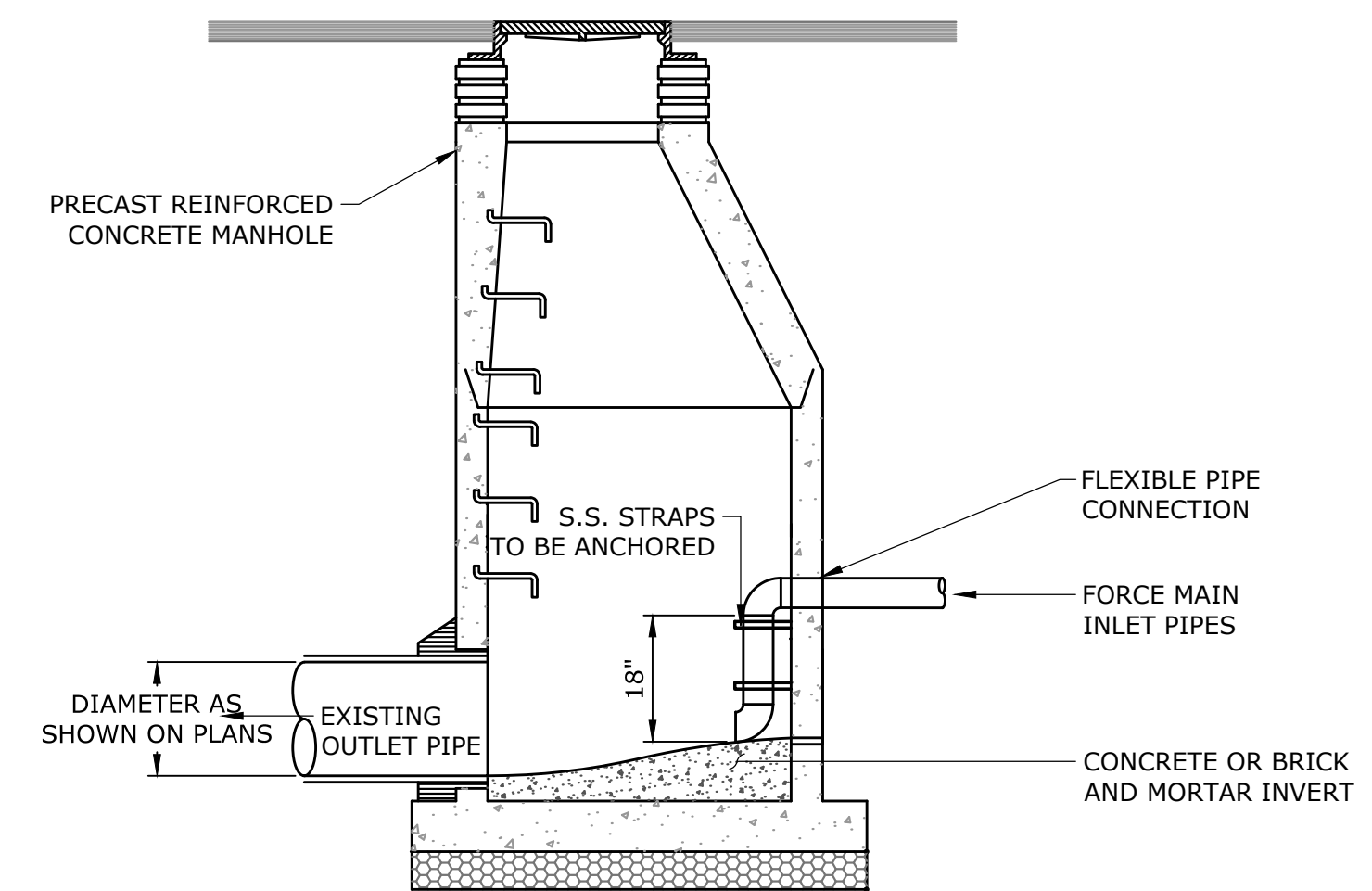
TOP OF FRAME (T.F.) TO BE SET AT:  
1) ELEVATION INDICATED ON THE PLANS  
2) AS DIRECTED BY THE ENGINEER, OR  
3) FLUSH WITH THE FINAL PAVEMENT GRADE OR GROUND SURFACE



**SANITARY SEWER TRENCH**  
NOT TO SCALE

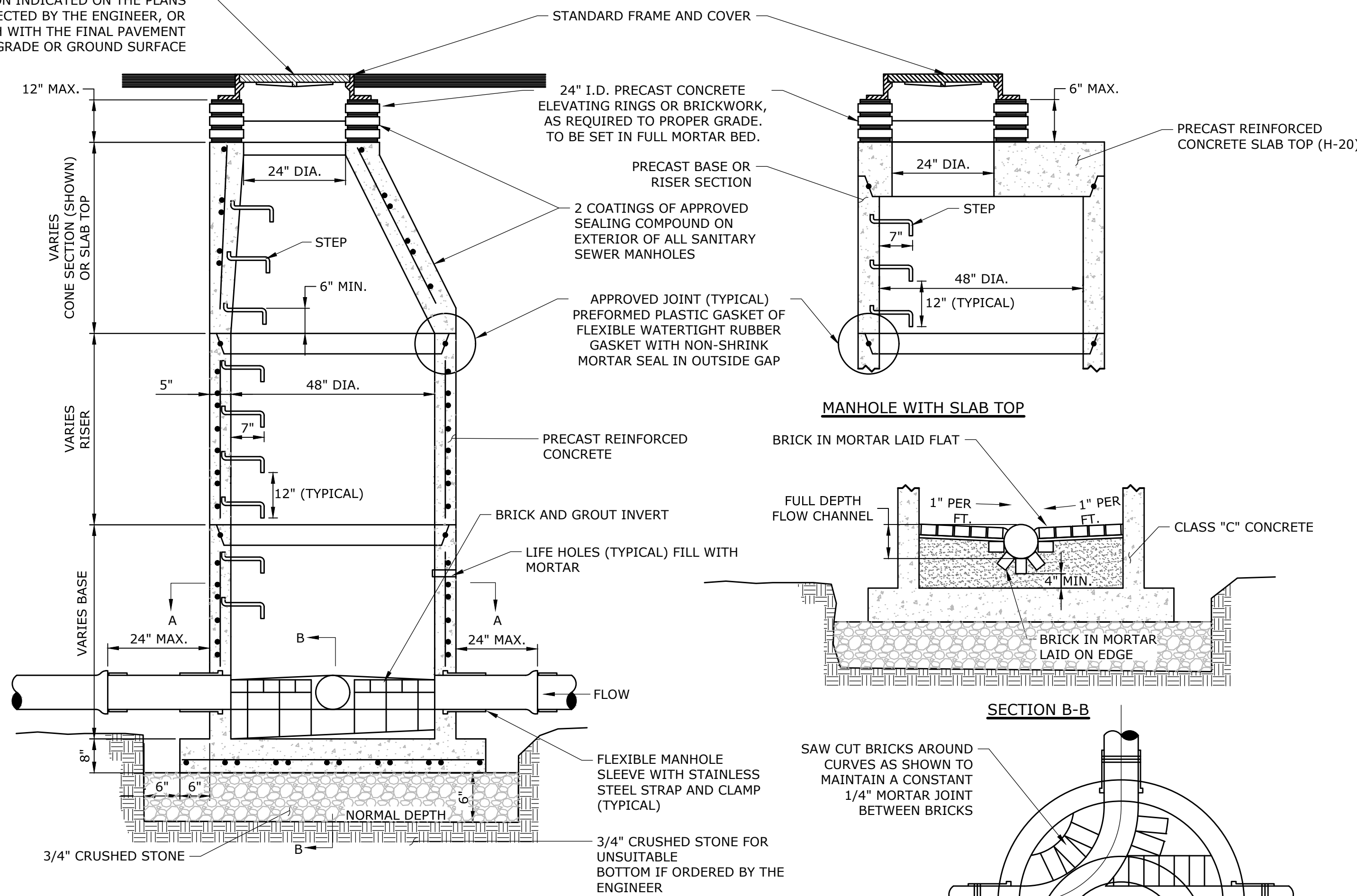


**SERVICE LATERAL CONNECTION**  
NOT TO SCALE



**NOTES:**  
1. INVERT TO BE REBUILT UNDER SUPERVISION OF ENGINEER. A 24 HOUR ADVANCED NOTIFICATION IS REQUIRED FOR ALL INSPECTIONS.  
2. NO OUTSIDE PIPE DROPS WILL BE ALLOWED.

**FORCE MAIN CONNECTION TO SEWER MANHOLE**  
NOT TO SCALE



**NOTES:**  
1. CONNECTIONS TO EXISTING SANITARY MANHOLES TO BE APPROVED BY WPCA AND CORE DRILLED WITH FLEX BOOT (FLEX-N-SEAL OR EQUAL)

**SANITARY MANHOLE**  
NOT TO SCALE

**CDS2015-4-C DESIGN NOTES**

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO MEET SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION	
GRATED INLET ONLY AND INLET PIPES	
GRATED INLET WITH INLET PIPE OR PIPES	
CURB INLET ONLY (NO INLET PIPES)	
CURB INLET WITH INLET PIPE OR PIPES	
SEPARATE OIL/WAX/FIBRE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)	
SEDIMENT WEIR FOR INLET / INLET CONFORMING UNITS	

REQUIRED TREATMENT FLOW RATE = 0.49 CFS

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
DATE QUALITY FLOW RATE (CFS OR LPM)			
PEAK FLOW RATE (CFS OR LPM)			
RETURN PERIOD OF PEAK FLOW (HRS)			
SCREEN APERTURE (GRID OR GRID)			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
RIM ELEVATION			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
NOTES/SPECIAL REQUIREMENTS:			
* PER ENGINEER OF RECORD			

**GENERAL NOTES:**  
1. CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.  
2. DIMENSIONS MARKED WITH (1) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.  
3. FOR FABRICATION DRAWINGS WITH ALL DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: [www.contech-es.com](http://www.contech-es.com)  
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.  
5. STRUCTURE SHALL MEET ASHTO H20 AND CASTINGS SHALL MEET H20 (ASHTO M 306) LOAD RATING, ASKING GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.  
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELVE AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

**INSTALLATION NOTES:**  
A. ANY ELEVATION, BACKFILL DEPTH AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE DICTATED BY ENGINEER OF RECORD.  
B. CONTRACTOR TO PROVIDE EQUIPMENT LIFTING AND READY CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).  
C. CONTRACTOR TO PROVIDE SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ADJACENT STRUCTURE.  
D. CONTRACTOR TO PROVIDE, INSTALL AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.  
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE INFILTRATION WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH ENGINEERED SOLUTIONS LLC**  
6030 Centre Pointe Dr., Suite 402, Columbus, OH 43260  
614-885-1122 614-885-7000 614-885-7800 FAX

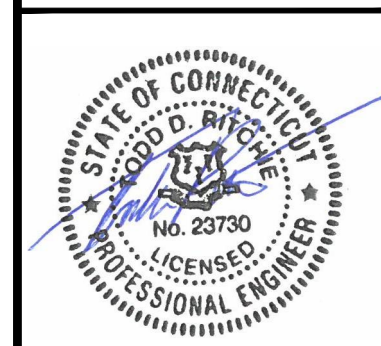
CDS2015-4-C  
INLINE CDS  
STANDARD DETAIL

**PLAN VIEW B-B**  
N.T.S.

**SECTION B-B**  
N.T.S.

**ELEVATION A-A**  
N.T.S.

**FRAME AND COVER**  
(DIAMETER VARIES)  
N.T.S.

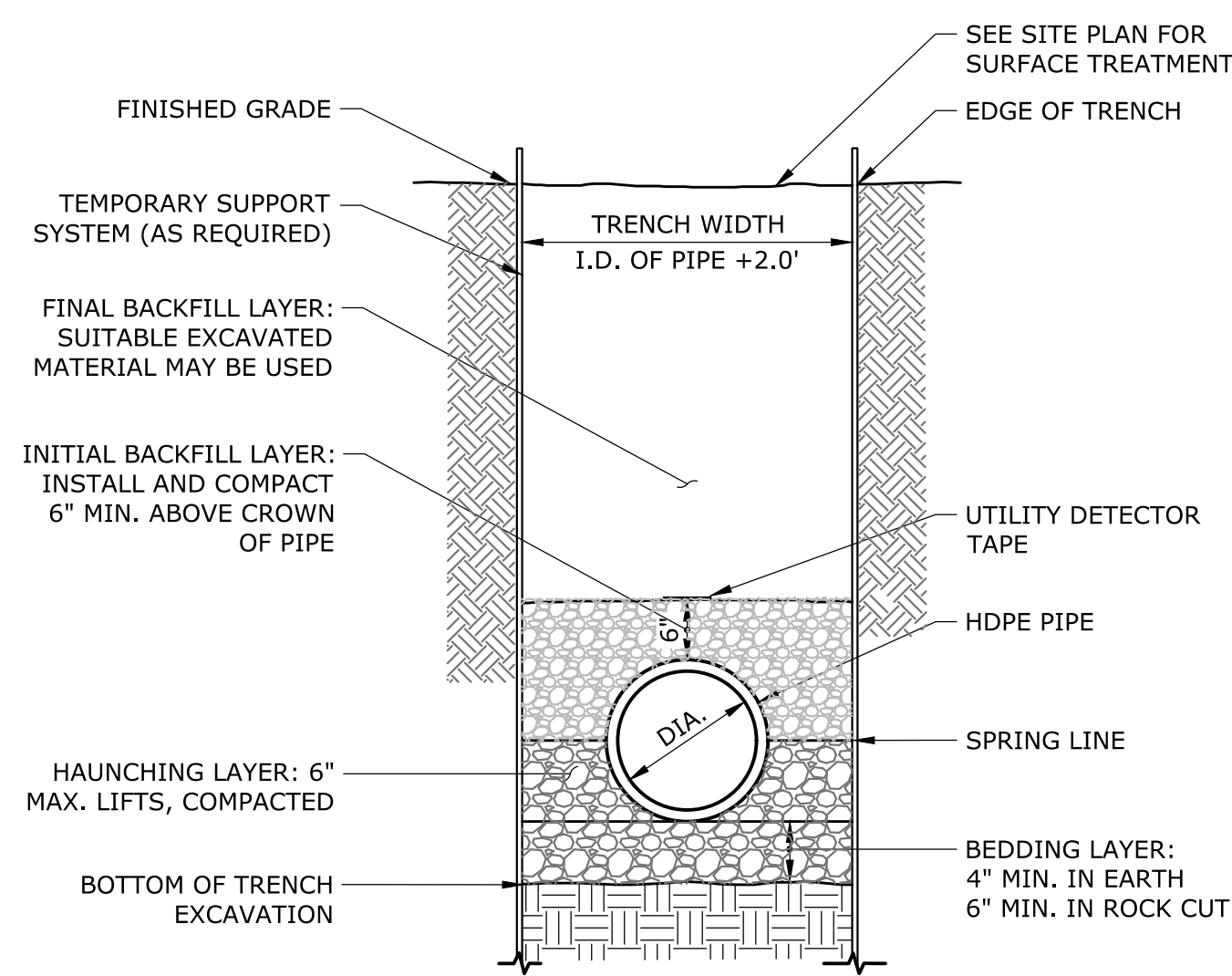


DESCRIPTION	DATE	BY
ENGINEERING COMMENTS	7/28/2025	TDR

**SITE DETAILS**  
WAKE ROBIN INN  
REDEVELOPMENT  
104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
SALISBURY, CONNECTICUT

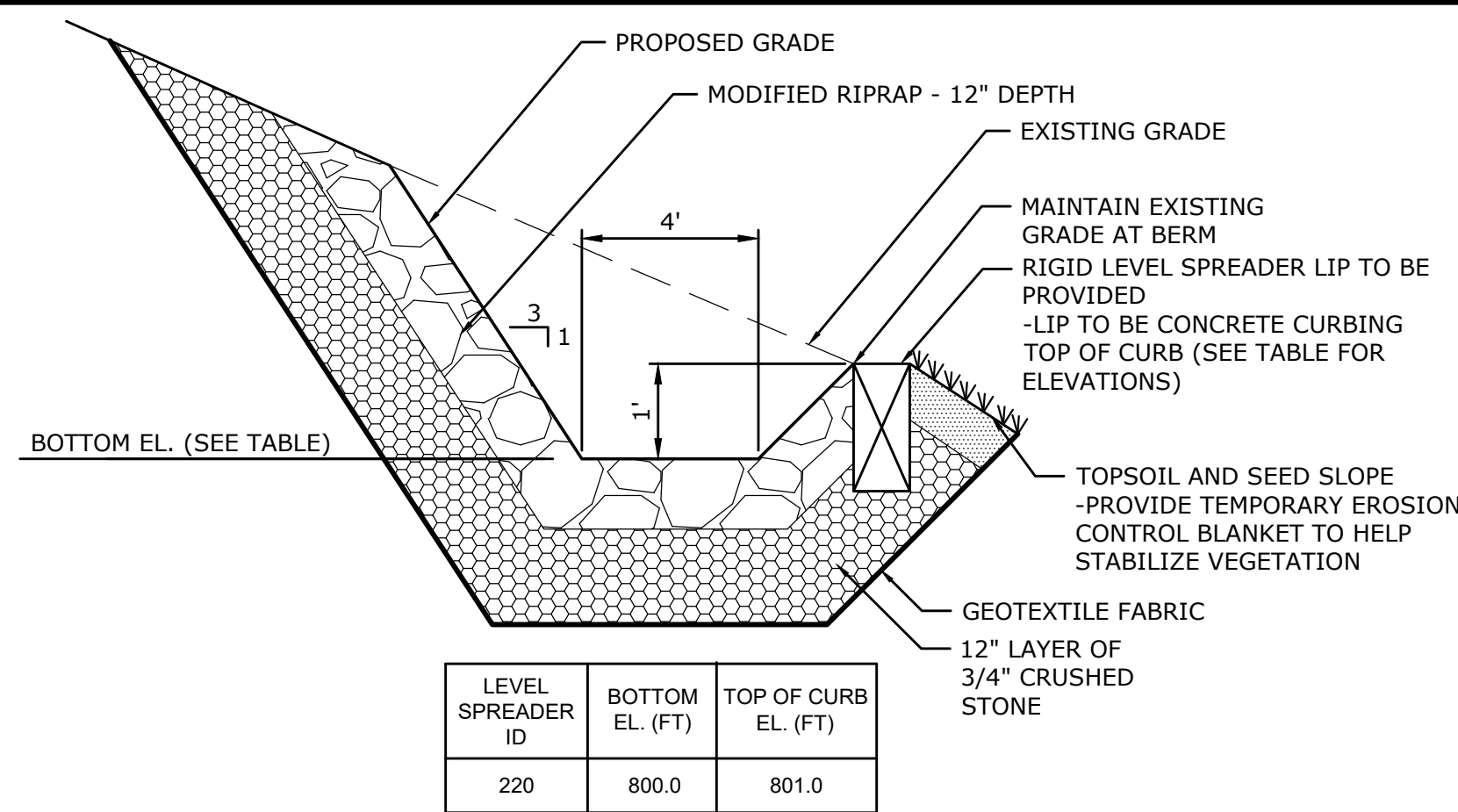
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DESIGNED	DRAWN	CHECKED
AS NOTED		
APRIL 29, 2025		
DATE		
22100.00001		
PROJECT NO.		
15 OF 23		
SHEET NO.		
SD-4		
SHEET NAME		

2025 RELEASE UNDER E.O. 14176

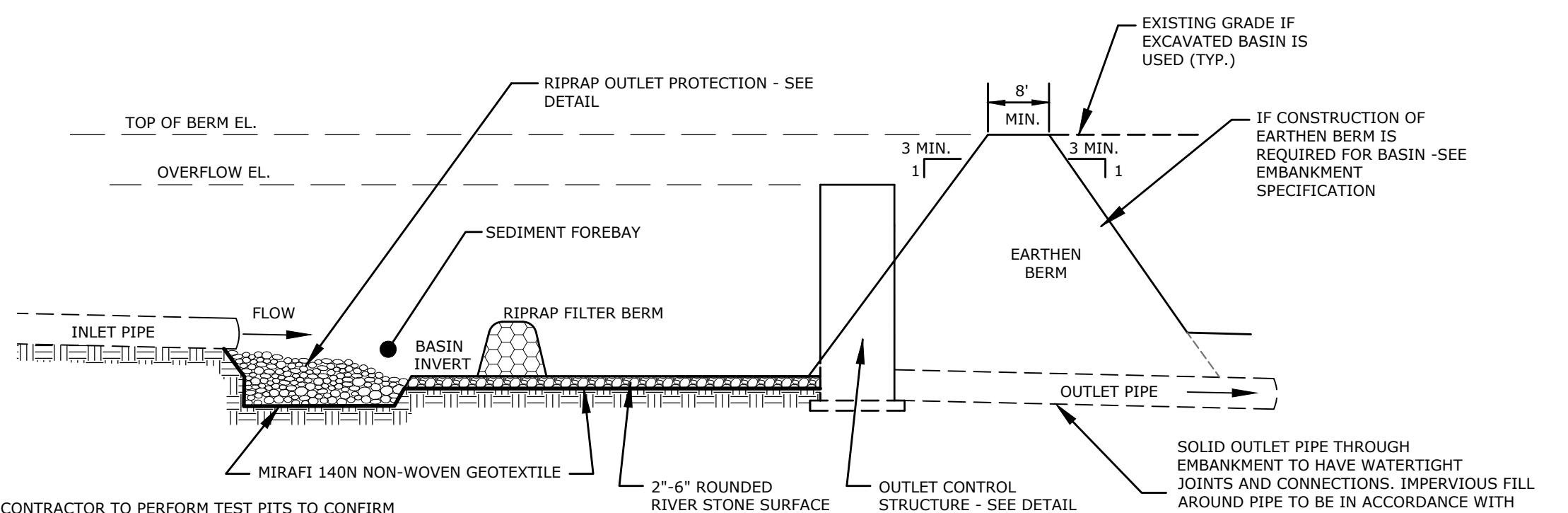


- NOTES:**
- BACKFILL MATERIAL USED IN BEDDING, HAUNCHING, AND INITIAL BACKFILL LAYERS SHALL BE 3/4" CRUSHED STONE.
  - PAYMENT LIMIT FOR ROCK IN TRENCH TO BE PIPE DIAMETER + 3.0'

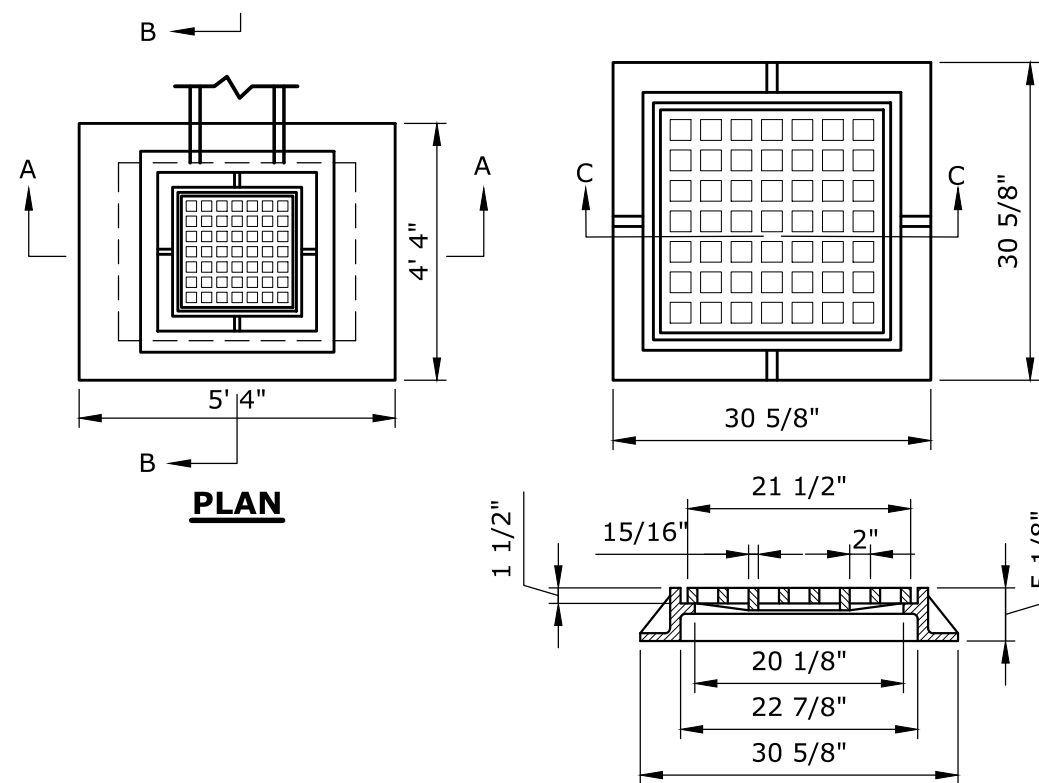
**STORM DRAINAGE TRENCH**  
NOT TO SCALE



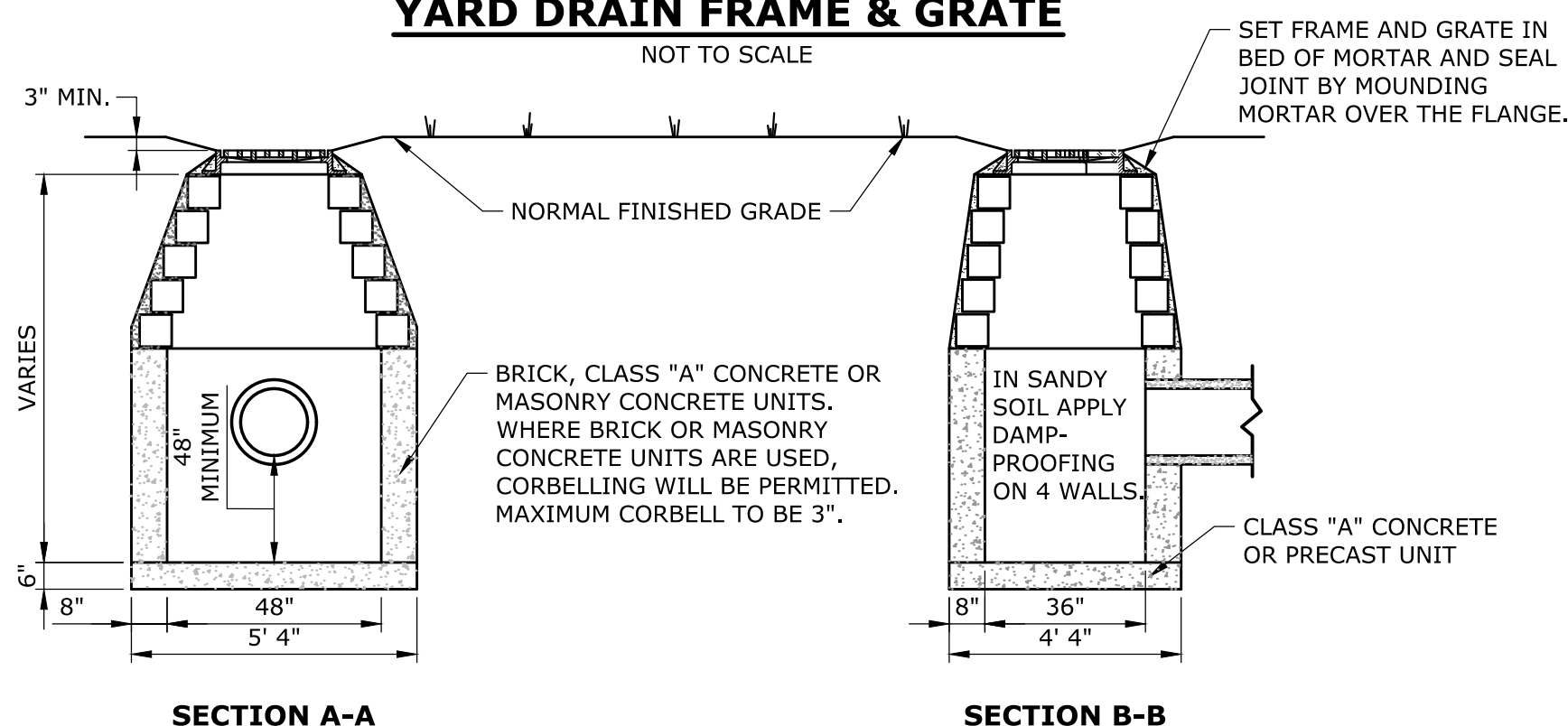
**LEVEL SPREADER**  
NOT TO SCALE



**TYPICAL DETENTION BASIN**  
NOT TO SCALE

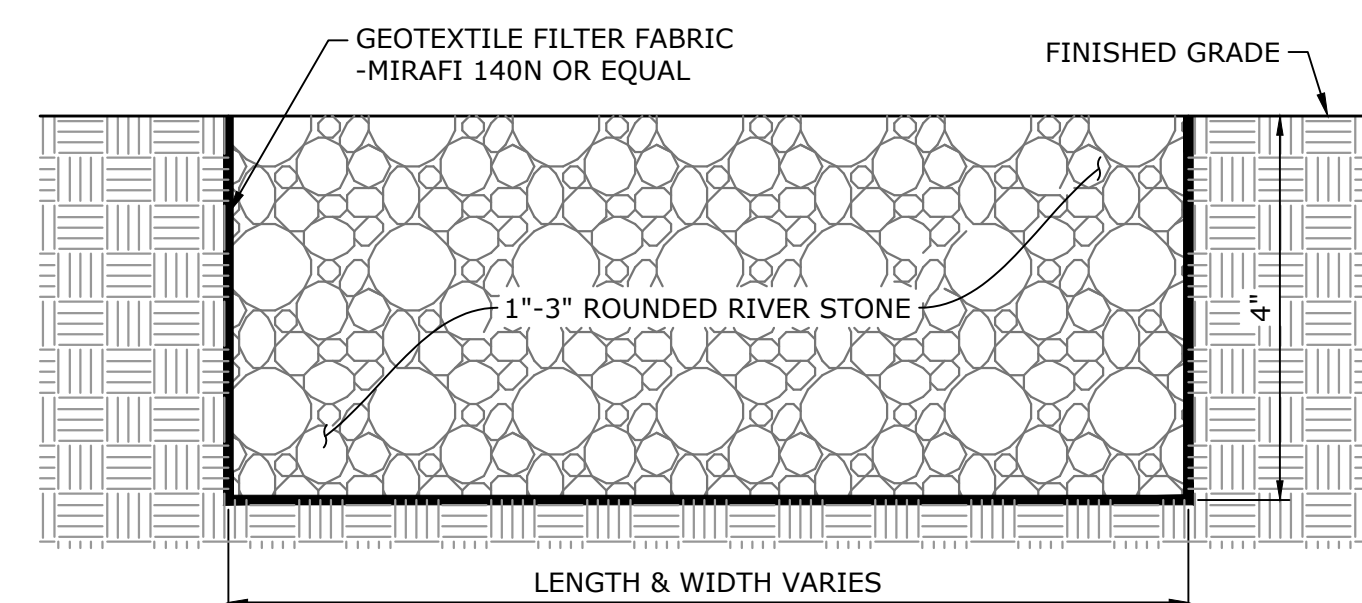


**SECTION C-C**  
**YARD DRAIN FRAME & GRATE**  
NOT TO SCALE

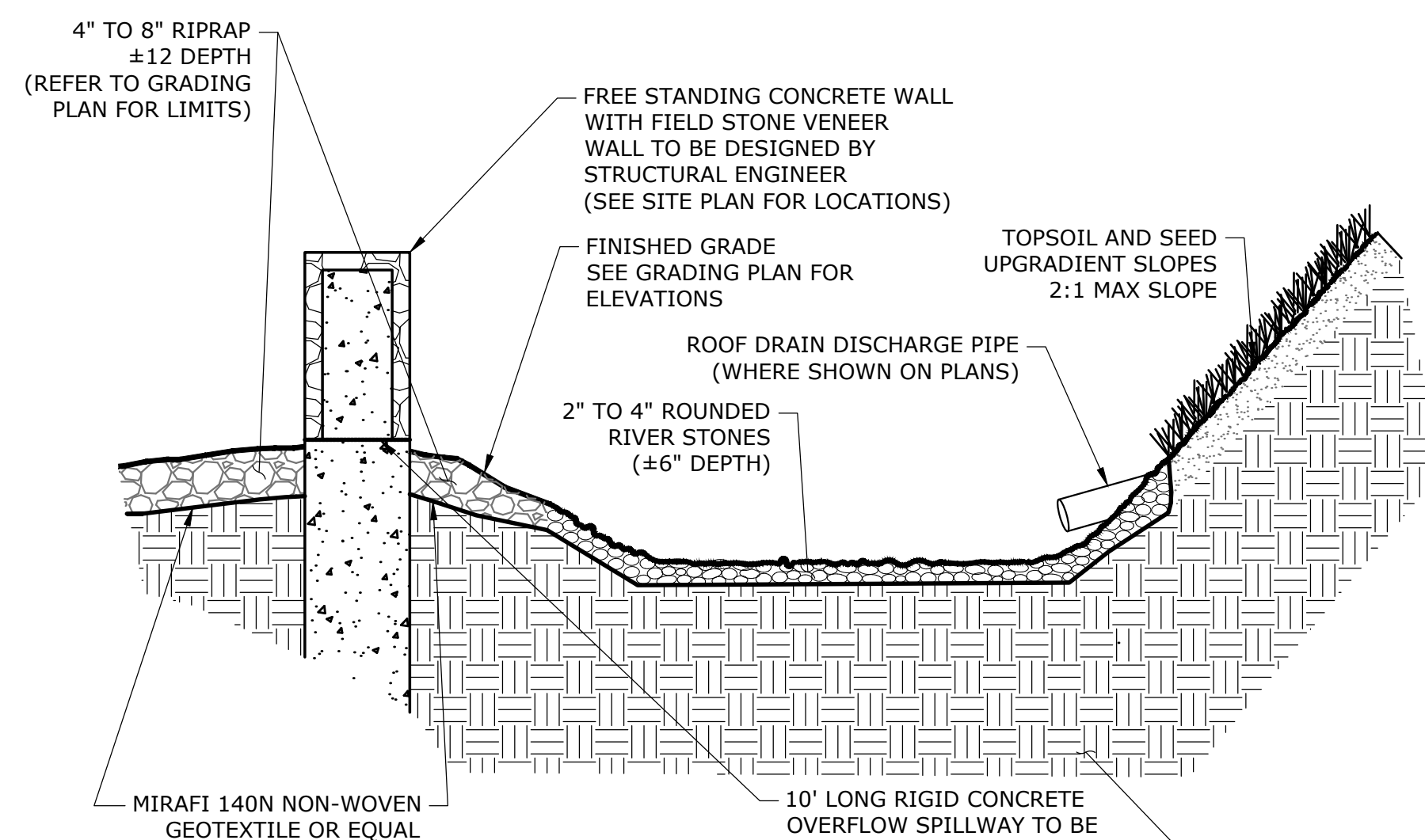


- NOTES:**
- WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLET FROM THE CATCH BASIN.

**YARD DRAIN**  
NOT TO SCALE



**STONE SURFACE TREATMENT BELOW ELEVATED STRUCTURE**  
NOT TO SCALE



**TYPICAL WATER QUALITY BASIN (RAIN GARDEN)**  
NOT TO SCALE

- NOTE:** CONTRACTOR TO PERFORM TEST PITS TO CONFIRM DEPTH OF LEDGE IS AT LEAST 3' BELOW THE BOTTOM FINISHED GRADE OF THE RAIN GARDEN. LEDGE SHALL BE EXCAVATED AS NECESSARY TO PROVIDE THE 3' VERTICAL SEPARATION. EXCAVATED LEDGE AREAS/VOLUMES ARE TO BE BACKFILLED WITH ASTM C-33 WASHED SAND FILL.

**FORMATION OF EMBANKMENTS FOR STORMWATER BASINS**

- 1. MATERIALS**
- ALL FILL MATERIALS SHALL BE OBTAINED FROM REQUIRED EXCAVATIONS OR DESIGNATED BORROW AREAS. FILL MATERIAL SHALL CONTAIN NO FROZEN MATERIAL, SOD, BRUSH, ROOTS, OR OTHER ORGANIC MATERIAL. EARTH EMBANKMENTS SHALL CONTAIN NO STONES OR ROCK PARTICLES OVER THREE INCHES IN DIAMETER.
- THE MATERIAL USED IN THE CENTER PORTION OF THE EMBANKMENT SHALL BE THE MOST IMPERVIOUS MATERIAL OBTAINED FROM THE BORROW AREAS IF REQUIRED. THE MORE PERVIOUS MATERIALS SHALL BE USED IN THE OUTER PORTION OF THE EMBANKMENT AS SHOWN ON THE PLANS.

- A. IMPERVIOUS FILL MATERIALS**
- IMPERVIOUS FILL SHALL BE A GLACIAL TILL, AND TO BE PROVIDED FROM AN OFFSITE SOURCE IN THE QUANTITIES REQUIRED FOR COMPLETION. FILL TO BE APPROVED BY THE ENGINEER. GLACIAL TILL SHALL CONSIST OF HARD AND DURABLE PARTICLES OR FRAGMENTS AND SHALL BE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIALS. GLACIAL TILL SHALL GENERALLY CONFORM TO THE FOLLOWING GRADATION LIMITS:

U.S. STANDARD SIEVE SIZE	PERCENTAGE PASSING BY WEIGHT
3 INCH	100
NO. 4	60-95
NO. 10	50-95
NO. 40	30-75
NO. 100	20-65
NO. 200	10-40

- 2. EMBANKMENT FOUNDATION PREPARATION**
- AREAS WHERE EMBANKMENTS ARE TO BE FORMED SHALL BE CLEARED AND GRUBBED OF ALL TOPSOIL AND OTHER ORGANIC MATERIALS TO A DEPTH OF AT LEAST 24 INCHES, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS. FOUNDATION AREAS SHALL BE SCARIFIED TO A DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF FILL MATERIAL.

- 3. PLACEMENT**
- NO FILL SHALL BE PLACED UNTIL THE FOUNDATION PREPARATION AND EXCAVATIONS IN THE FOUNDATION HAVE BEEN COMPLETED. NO FILL SHALL BE PLACED ON A FROZEN SURFACE NOR SHALL FROZEN MATERIAL BE INCORPORATED.

- A. EMBANKMENT**
- MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS. THE THICKNESS OF LAYERS SHALL BE SIX INCHES. DURING CONSTRUCTION, THE SURFACE OF THE FILL SHALL HAVE A CROWN OR CROSS-SLOPE OF NOT LESS THAN TWO PERCENT. EACH LAYER OR LIFT SHALL EXTEND OVER THE ENTIRE AREA OF THE FILL.

- THE FILL SHALL BE FREE FROM LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFERING SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL. THE MORE PERVIOUS MATERIAL SHALL BE PLACED IN THE OUTSIDE PORTION OF THE EMBANKMENT OR AS INDICATED ON THE DRAWINGS. THE FINISHED FILL SHALL BE SHAPED AND GRADED TO THE LINES AND GRADE SHOWN ON THE DRAWINGS.

- B. BACKFILL AT THE PIPE OUTLET**
- BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT TO EXCEED THREE INCHES IN THICKNESS AND SHALL BE BROUGHT UP UNIFORMLY AROUND THE OUTLET PIPE AND FLARED END SECTION

- 4. MOISTURE CONTROL**
- THE MOISTURE CONTENT OF MATERIALS IN THE EMBANKMENT SHALL BE CONTROLLED TO MEET THE REQUIREMENTS OF SECTION 5, "COMPACTION OF EMBANKMENT." WHEN NECESSARY, MOISTURE SHALL BE ADDED BY USE OF APPROVED SPRINKLING EQUIPMENT. WATER SHALL BE ADDED UNIFORMLY AND EACH LAYER SHALL BE THOROUGHLY DISKED OR HARROWED TO PROVIDE ROVER MIXING. ANY LAYER FOUND TOO WET FOR PROPER COMPACTION SHALL BE ALLOWED TO DRY BEFORE ROLLING. PLACING OR ROLLING OF MATERIAL ON EARTH FILLS WILL NOT BE PERMITTED DURING OR IMMEDIATELY AFTER RAINFALLS WHICH INCREASE THE MOISTURE CONTENT BEYOND THE LIMIT OF SATISFACTORY COMPACTION. THE EARTH FILL SHALL BE BROUGHT UP UNIFORMLY AND ITS TOP SHALL BE KEPT GRADED AND SLOPED SO THAT A MINIMUM OF RAINWATER WILL BE RETAINED THEREON. COMPACTED EARTH FILL DAMAGED BY WASHING SHALL BE ACCEPTABLY REPLACED BY THE CONTRACTOR.

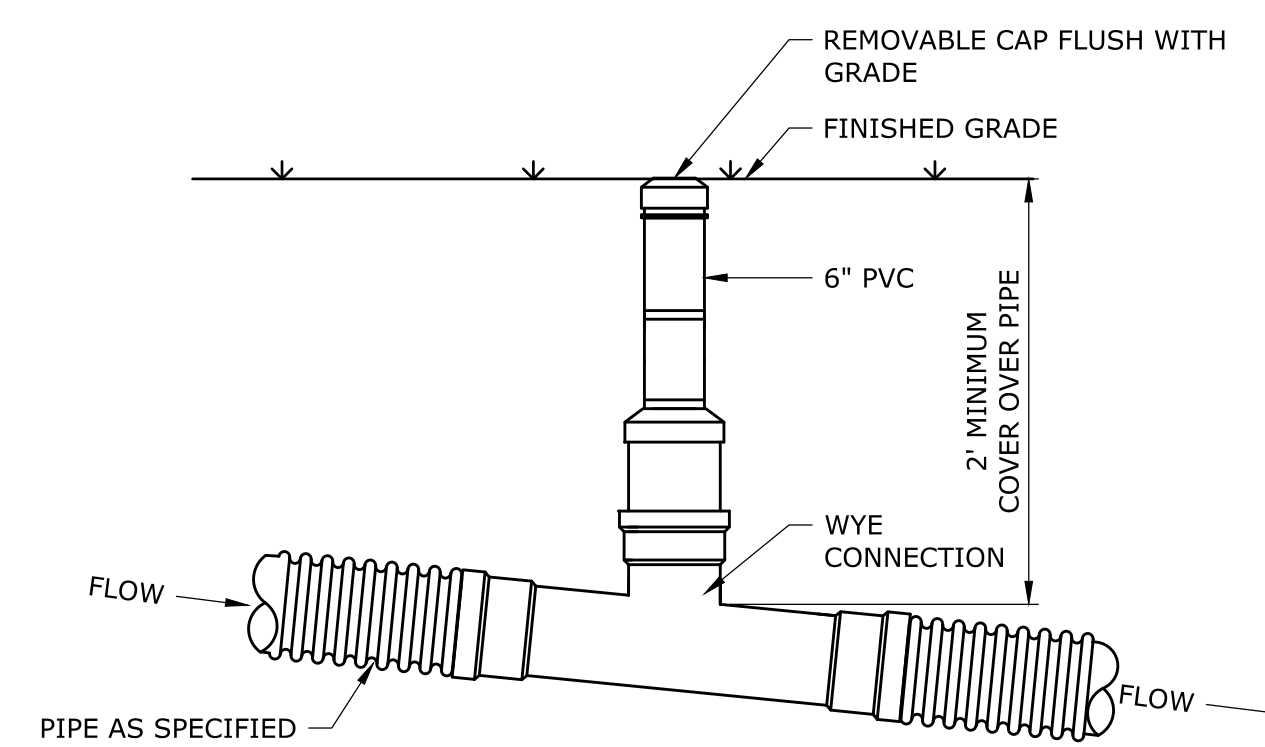
- 5. COMPACTION**
- A. EMBANKMENT**
- EMBANKMENT SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AT NEAR OPTIMUM MOISTURE CONTENT AND BY THE COMPACTION EQUIPMENT SPECIFIED HEREIN. THE COMPACTION EQUIPMENT SHALL TRAVERSE THE ENTIRE SURFACE OF EACH LAYER OF FILL MATERIAL.

- APPROVED TAMPING ROLLERS SHALL BE USED FOR COMPACTING ALL PARTS OF THE EMBANKMENTS WHICH THEY CAN EFFECTIVELY REACH. THE CONTRACTOR SHALL DEMONSTRATE THE EFFECTIVENESS OF THE ROLLER BY ACTUAL SOIL COMPACTION RESULTS OF THE SOIL TO BE USED IN THE EMBANKMENT WITH LABORATORY WORK PERFORMED BY AN APPROVED SOIL TESTING LABORATORY.

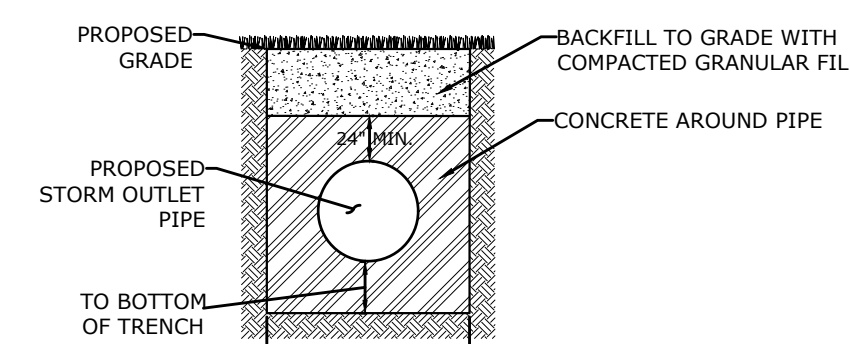
- B. BACKFILL AT OUTLET CONDUIT**
- BACKFILL SHALL BE COMPACTED BY HAND TAMPING WITH MECHANICAL TAMPERS. HEAVY EQUIPMENT SHALL NOT BE OPERATED WITHIN TWO FEET OF ANY STRUCTURE. EQUIPMENT SHALL NOT BE ALLOWED TO OPERATE OVER THE OUTLET CONDUITS UNTIL THERE IS 24 INCHES OF FILL OVER THE PIPE CONDUITS.

- 6. FINISHING EMBANKMENTS**
- THE EMBANKMENTS SHALL BE CONSTRUCTED TO THE ELEVATIONS, LINES, GRADES AND CROSS-SECTIONS AS SHOWN ON THE DRAWINGS. THE EMBANKMENTS SHALL BE MAINTAINED IN A MANNER SATISFACTORY TO THE ENGINEER AND SURFACES SHALL BE COMPACT AND ACCURATELY GRADED BEFORE TOPSOIL IS PLACED ON THEM. THE CONTRACTOR SHALL CHECK THE EMBANKMENT SLOPES WITH STRING LINES TO INSURE THAT THEY CONFORM TO THE SLOPES GIVEN ON THE PLANS AND ARE UNIFORM FOR THE ENTIRE LENGTH OF THE SLOPE.

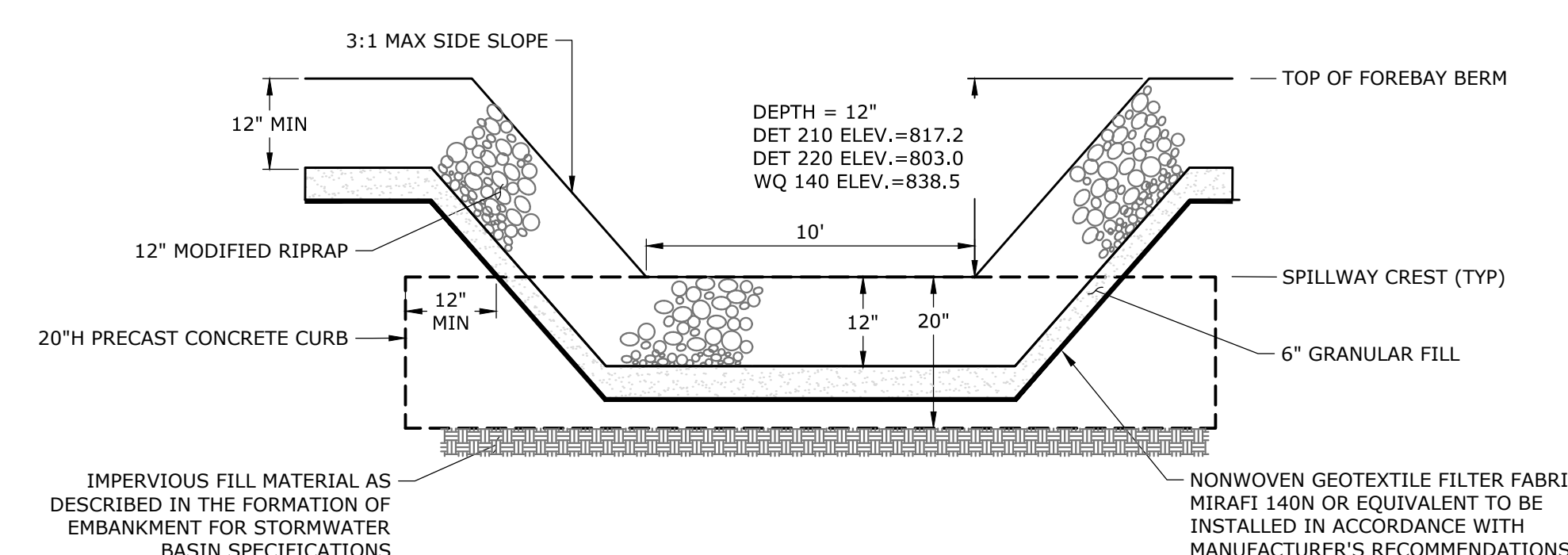
- 7. CONTROL OF WATER**
- THE PROJECT SITE IS SUBJECT TO HIGH WATER TABLE. THE CONTRACTOR SHALL USE TEMPORARY PIPES OR PUMPS TO ASSURE PLACEMENT OF SELECT FILL IN DRY CONDITIONS.



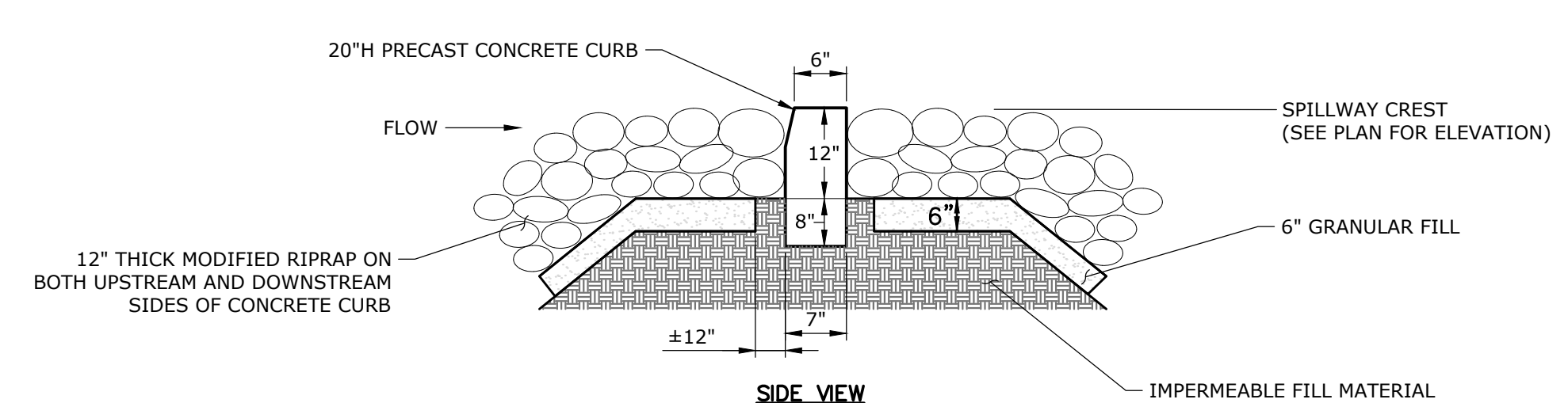
**ROOF LEADER CLEANOUT**  
NOT TO SCALE



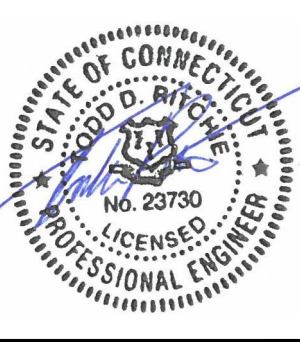
**ANTI-SEEPAGE COLLAR**  
NOT TO SCALE



**FRONT VIEW**



**EMERGENCY RIPRAP SPILLWAY**  
NOT TO SCALE

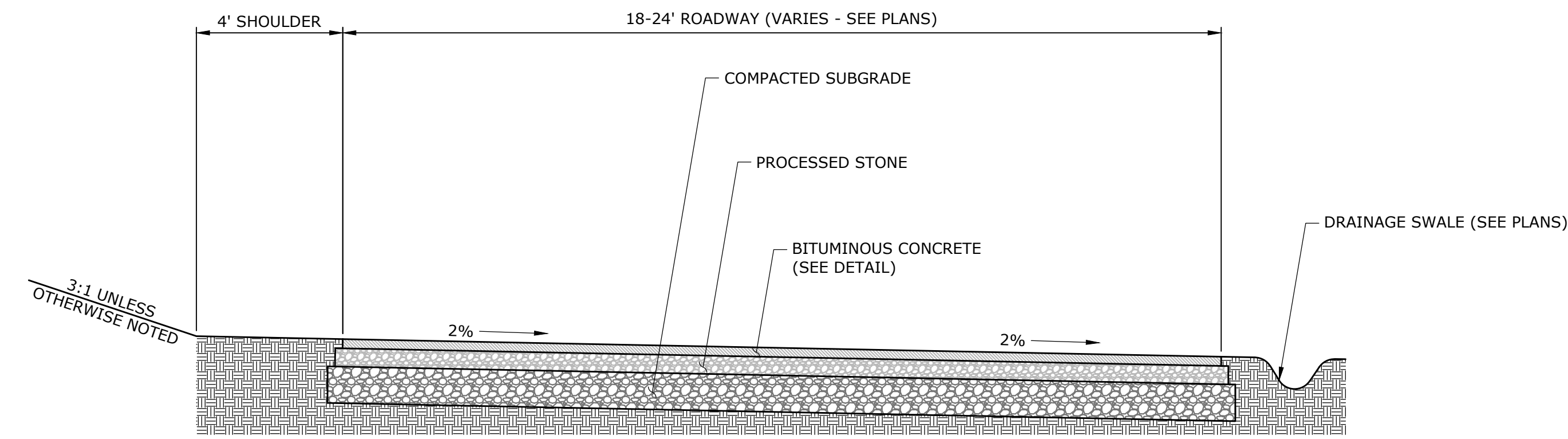


DATE	BY	DESCRIPTION
7/28/2025	TDR	ENGINEERING COMMENTS

**SITE DETAILS**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

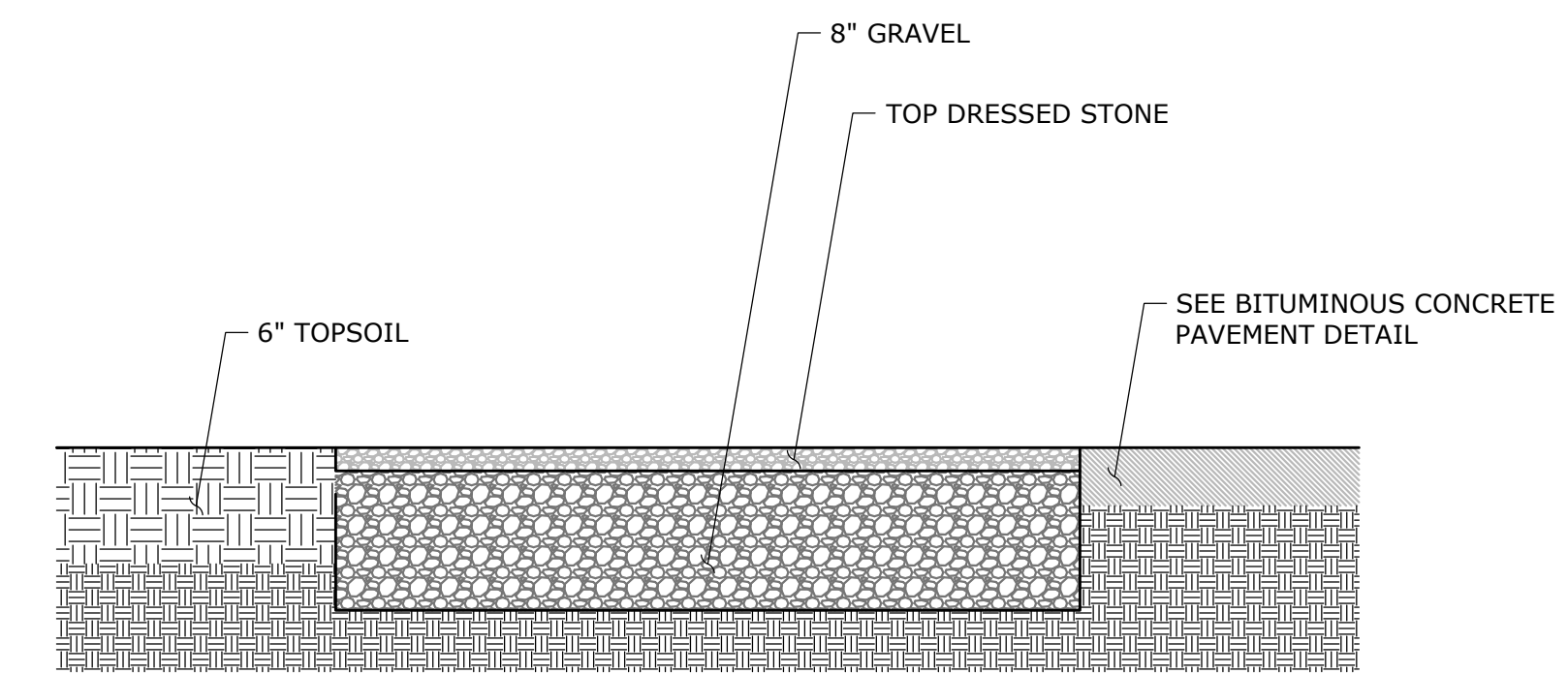
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DESIGNED	DRAWN	CHECKED
SCALE: AS NOTED		
DATE: APRIL 29, 2025		
PROJECT NO.: 22100.00001		
SHEET NO.: 16 OF 23		
<b>SD-5</b>		





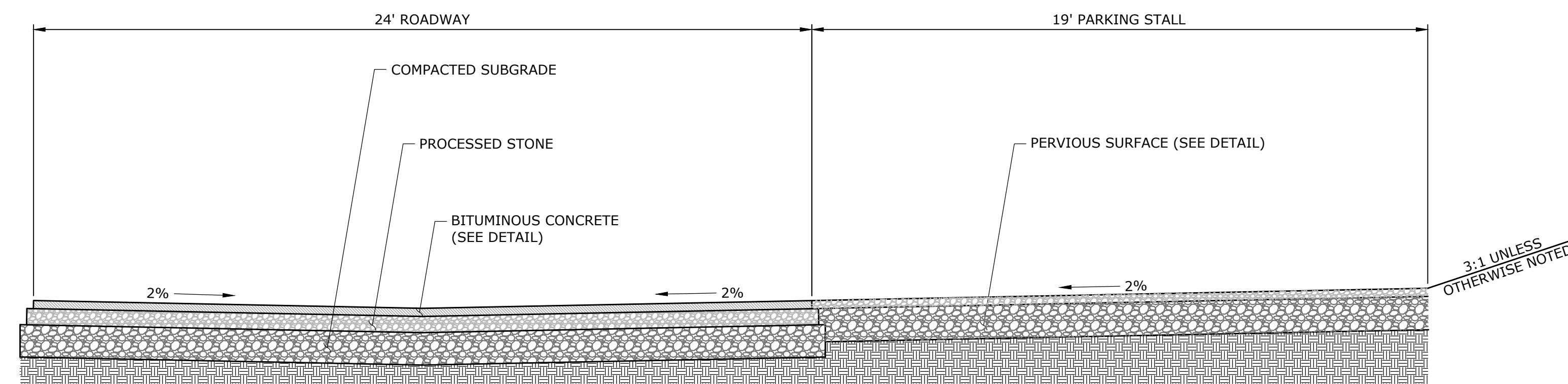
**ROADWAY SECTION (SWALE)**

SCALE 1:3



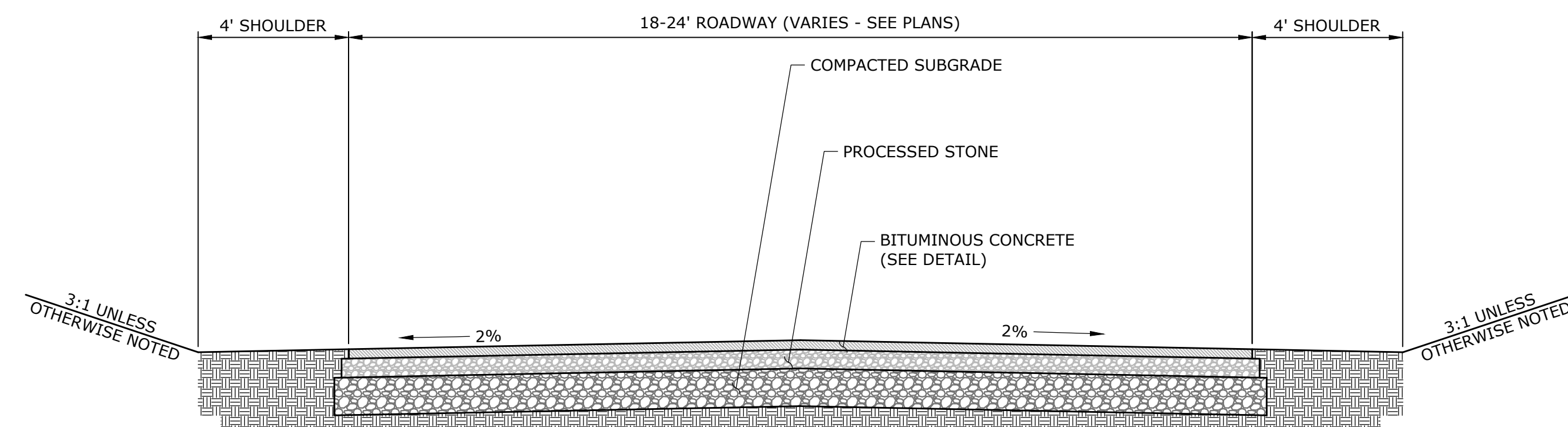
**GRAVEL SURFACE**

NOT TO SCALE



**ROADWAY SECTION (REVERSE CROWN)**

SCALE 1:3



**ROADWAY SECTION (CROWN)**

SCALE 1:3



69 REALTY DRIVE  
SUITE 100  
283-271-1773  
SLRCONSULTING.COM

DESCRIPTION	DATE	BY

**SITE DETAILS**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

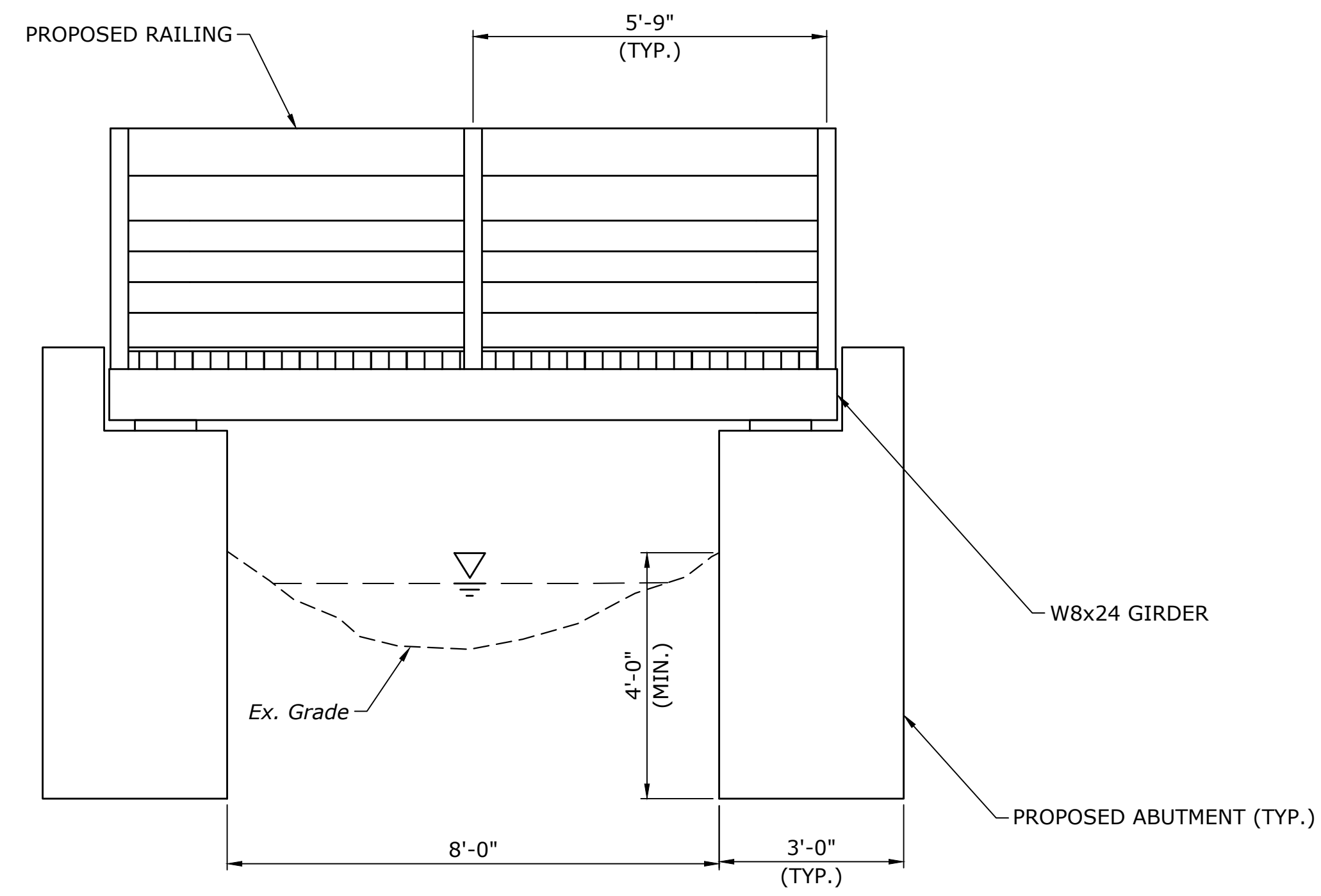
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DESIGNED	DRAWN	CHECKED
AS NOTED		
SCALE		
DATE		
SEPTEMBER 6, 2024		
PROJECT NO.		
22100.00001		
SHEET NO.		
18 OF 23		

**SD-7**

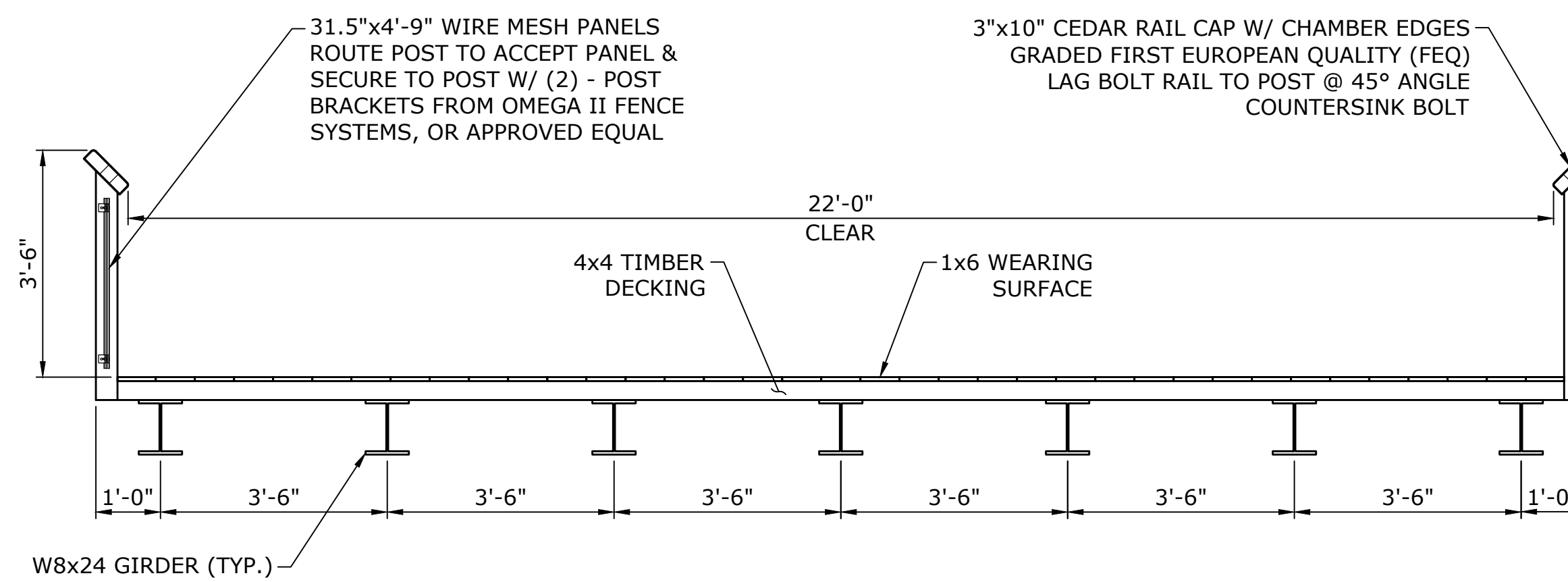




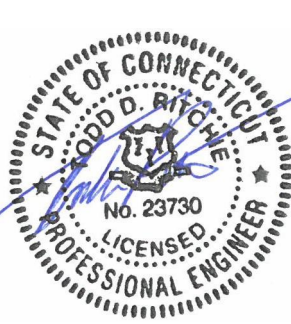
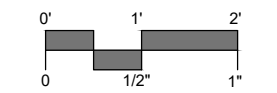
STATE OF CONNECTICUT  
 DEPARTMENT OF TRANSPORTATION  
 100 WATER STREET, SUITE 200  
 HARTFORD, CT 06103  
 TEL: 860-418-6200  
 FAX: 860-418-6201  
 WWW.STATE.CT.US



**PROPOSED ELEVATION**  
SCALE: 1/2"=1'-0"



**TYPICAL BRIDGE SECTION  
(TIMBER)**  
SCALE: 1/2"=1'-0"



**SLR**  
 69 REALTY DRIVE  
 SUITE 200  
 283.271.1773  
 SLRCONSULTING.COM

DESCRIPTION	DATE	BY

**STRUCTURAL DETAILS**  
 WAKE ROBIN INN  
 REDEVELOPMENT  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

KP	DR	KP
DESIGNED	DRAWN	CHECKED

SCALE: 1/2"=1'-0"

DATE: SEPTEMBER 6, 2024

PROJECT NO.: 22100.00001

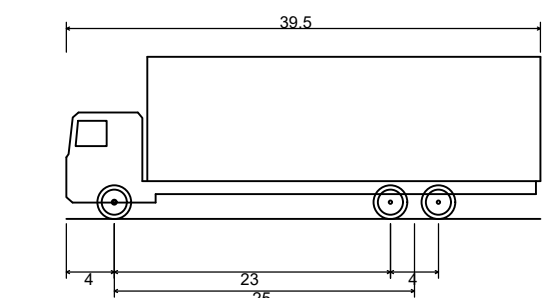
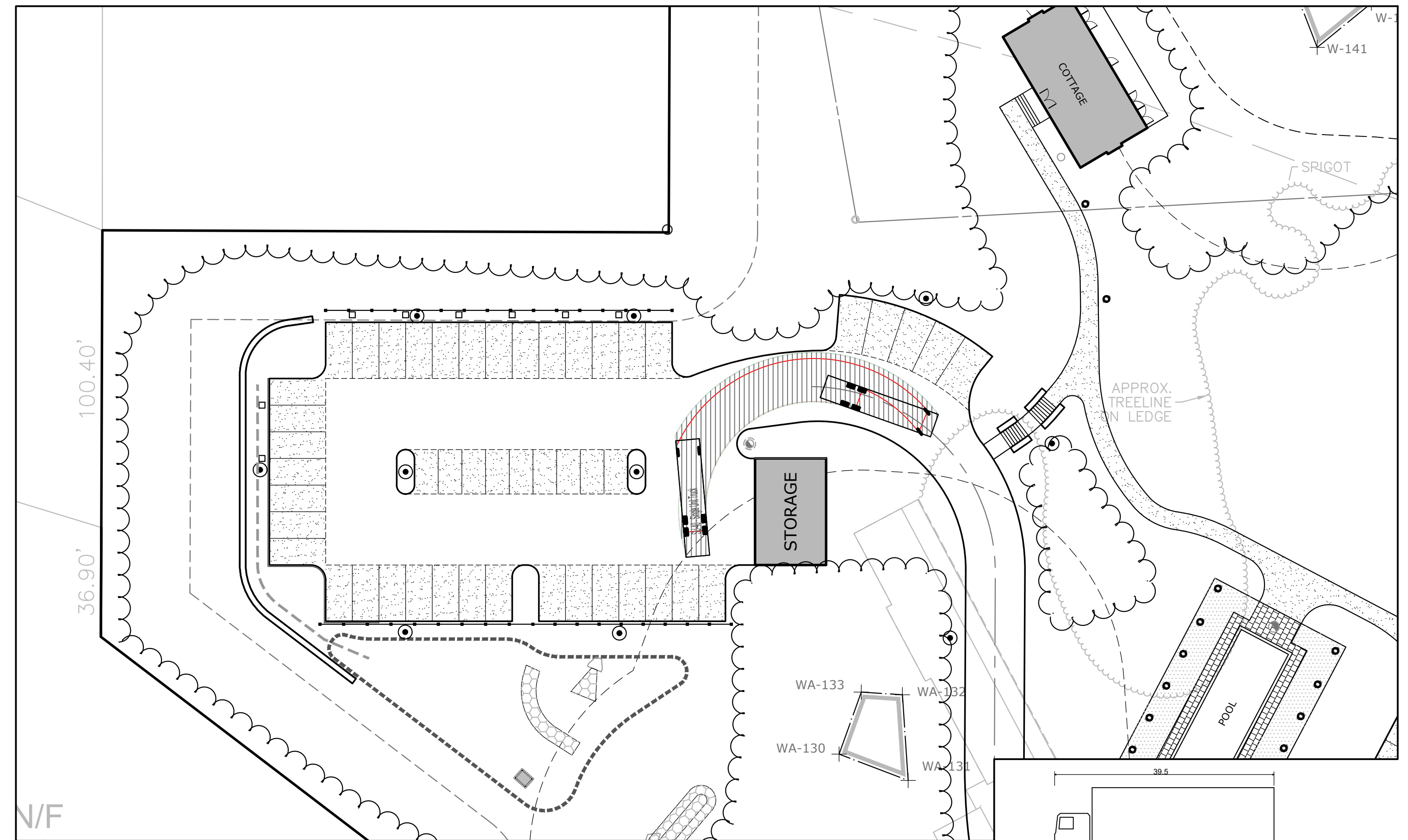
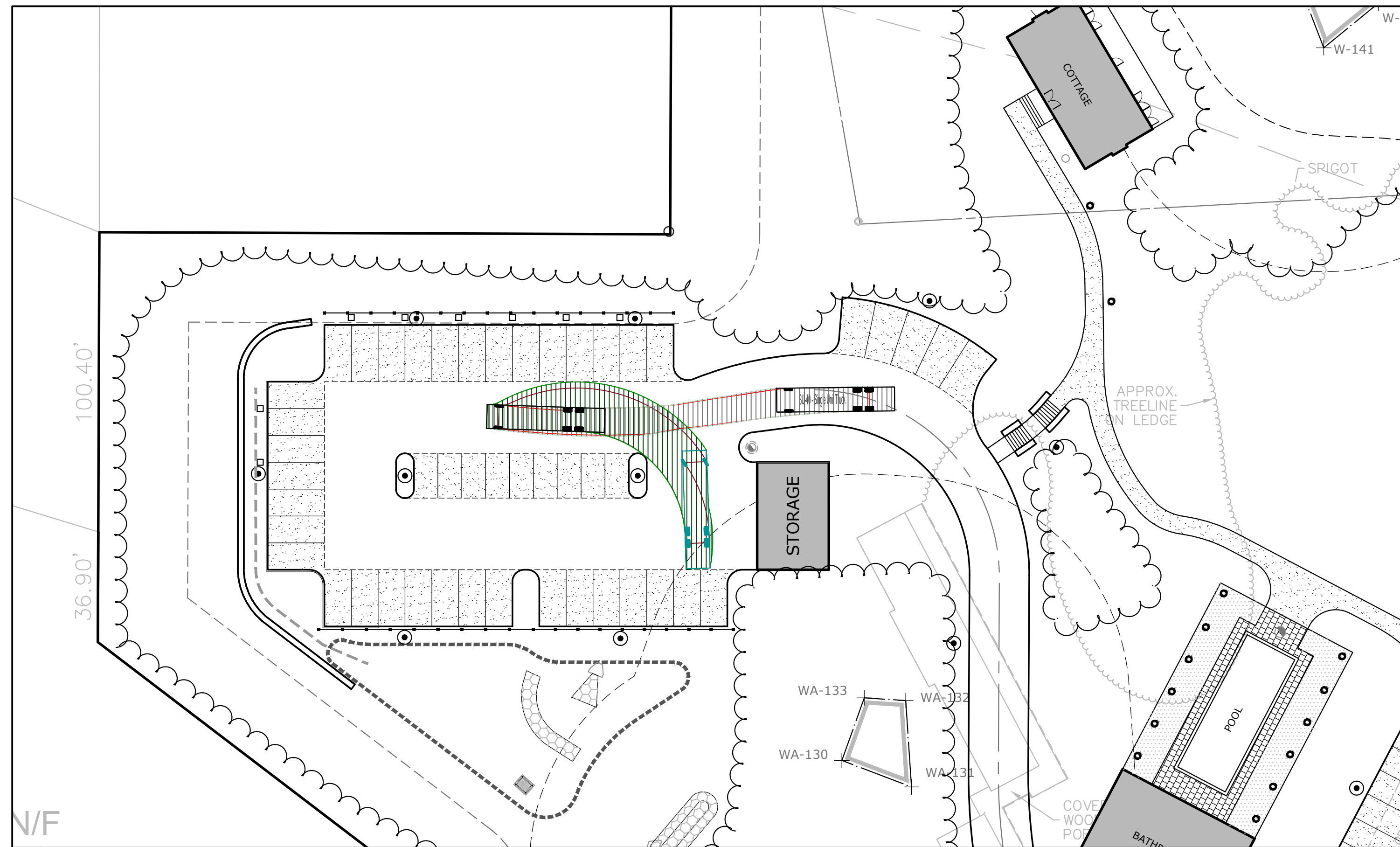
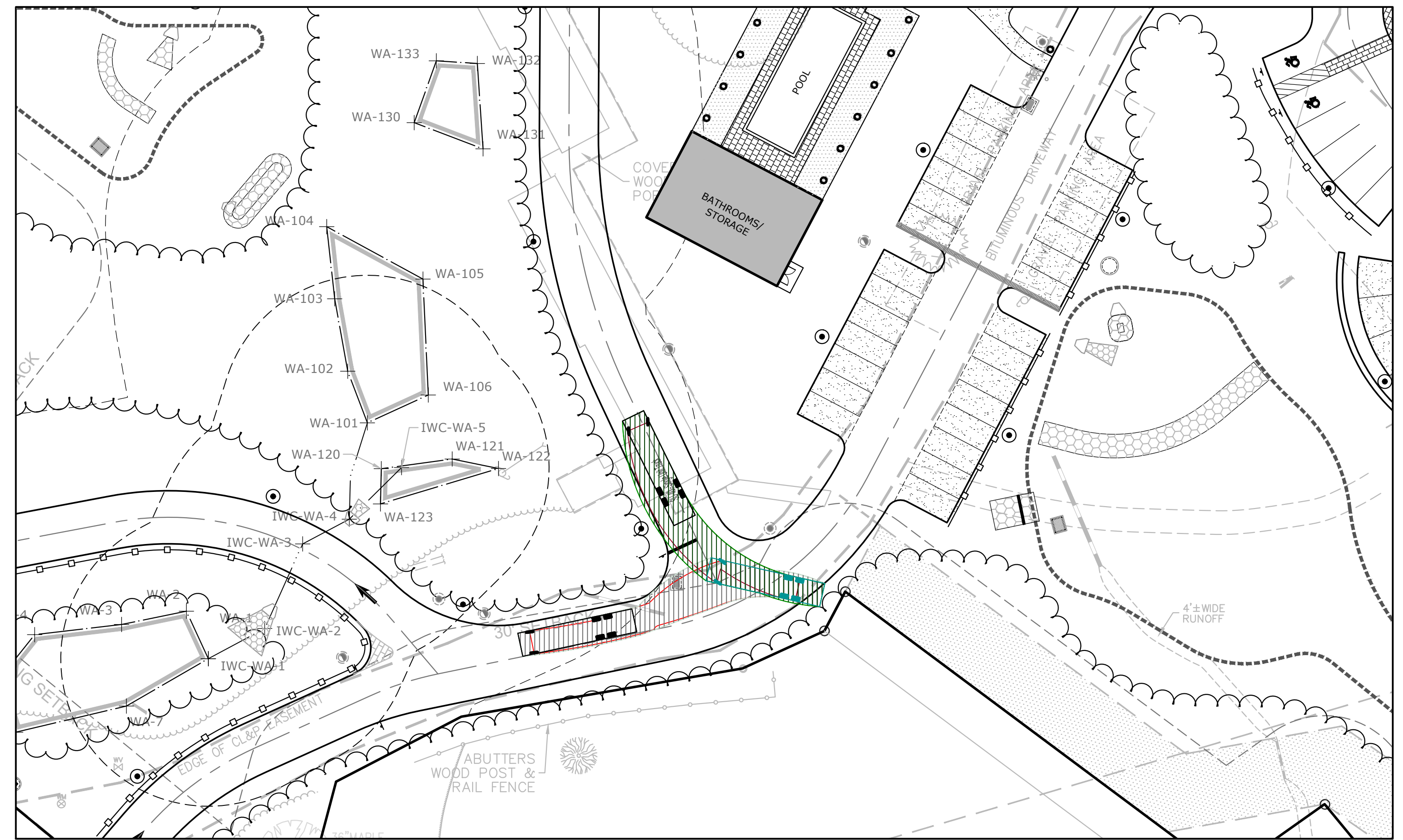
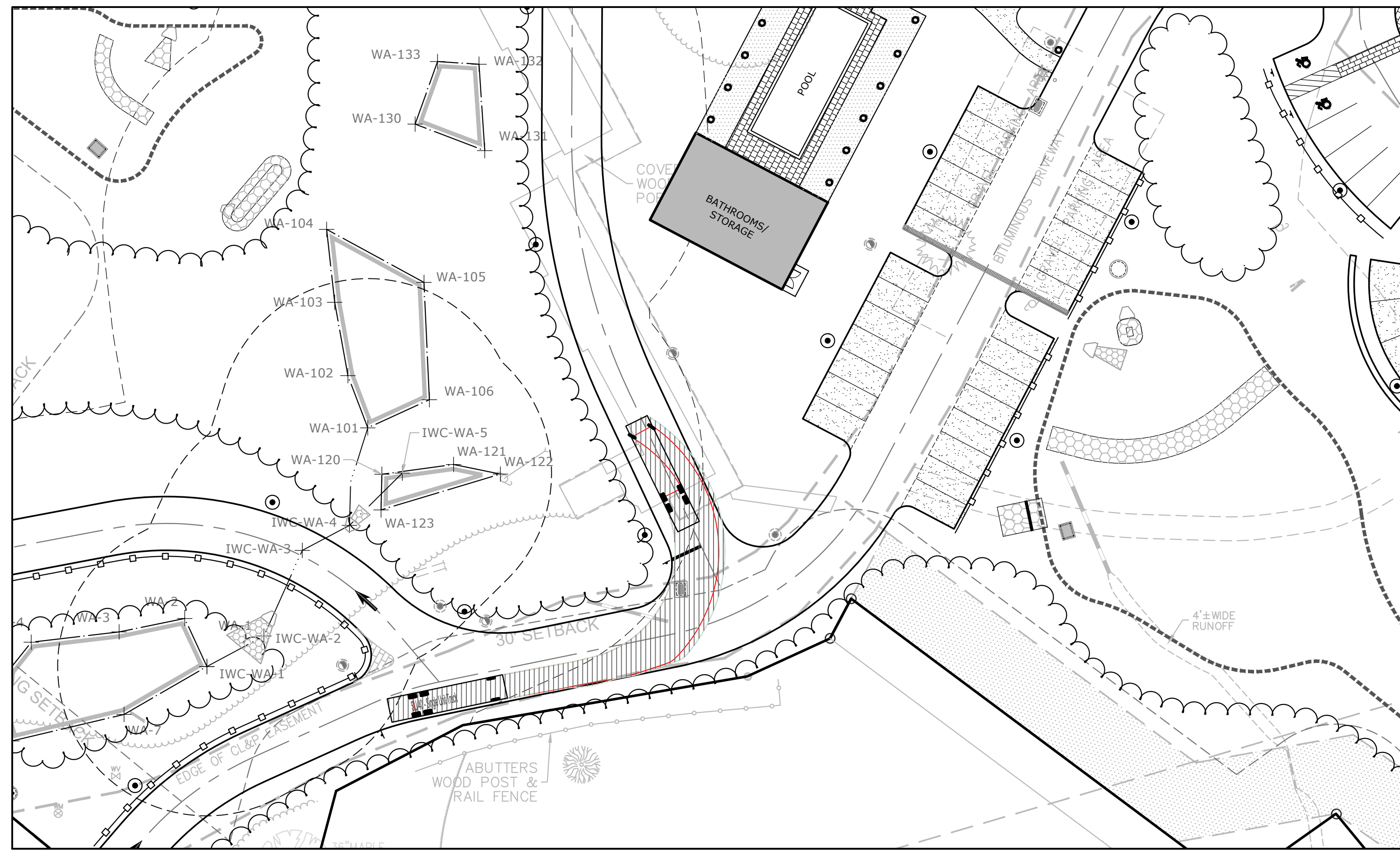
SHEET NO.: 21 OF 23

**STR-1**

SHEET NAME

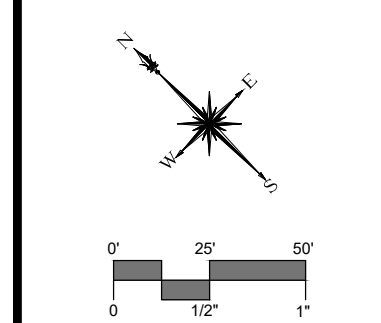






SU-40 - Single Unit Truck  
 Overall Length 39.500ft  
 Overall Width 8.000ft  
 Overall Body Height 13.500ft  
 Min Body Ground Clearance 1.367ft  
 Track Width 8.000ft  
 Lock-to-lock time 5.00s  
 Max Steering Angle (Virtual) 31.80°

**SU-40 VEHICLE DIAGRAM**  
 NOT TO SCALE



DESCRIPTION	DATE	BY

**VEHICULAR TURNING MOVEMENTS PLAN - SU-40**  
**WAKE ROBIN INN REDEVELOPMENT**  
 104 & 106 SHARON ROAD & 53 WELLS HILL ROAD  
 SALISBURY, CONNECTICUT

SM	SM	TR
DESIGNED	DRAWN	CHECKED
SCALE: 1"=50'		
DATE: DECEMBER 9, 2024		
PROJECT NO.: 22100.00001		
SHEET NO.: 24 OF 23		
SHEET NAME: VM-3		