SITE GRADING INSET
SCALE: 1"=20'

SITE UTILITY INSET
SCALE: 1"=20'

SITE GRADING & UTILITY PLAN
53 FOREST AVENUE
GREENWICH, CT
COLLINS ENTERPRISES, LLC

DATE
3/8/2021 3:58 PM

Drawing No.: G:\JOBFILES\3000\3900\3901\dwg\3901 Master 2 (2021-02-02).dwg
SEDIMENTATION & EROSION CONTROL PLAN

SE-3

3 FOREST AVENUE
GREENWICH, CT

COLLINS ENTERPRISES, LLC

Date: 3/8/2021 3:58 PM

Sheet: SE-3

53 FOREST AVENUE
GREENWICH, CT

PERMITTING & PLANNING
CIVIL ENGINEERING
SURVEYING

12/14/20

Rev. Sheet

CHECKED BY:

SIGNATURE & SEAL:

CONSTRUCTION

PHASE III: CLEAN UP AFTER ALL AREAS ARE STABILIZED

1. If disturbed areas cannot be immediately seeded due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

2. All permanent and temporary sediment control devices will be maintained in effective condition and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

3. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and other details with respect to construction, see appropriate drawings.

4. No construction or construction equipment or storage of materials will be allowed on the downhill side of temporary sediment control measures. All off-site construction activity and equipment will be limited to the paved area of the job site.

5. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition during the construction period. The pads shall be at least 50' wide and sufficient length to prevent off-site movement of soil.

6. Water shall be applied to the soil at the rate of 10-20 gpm/acre. This shall be done either by a fence sprinkler system, a water truck, a hose or a gun to establish cover. Belleville mulch shall be applied at a rate of 1 to 2 tons per acre, based on the percent of the area to be mulched.

7. Excess material shall be stockpiled on uphill side of silt fence. Excavated silt and earth stockpiles shall not be permitted to be stored on site. 

8. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

9. Pipelines and service lines shall be protected by the use of the proper silt fence. Filter fabric, topsoil, and organic soil-structure shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be avoided as much as possible.

10. Tree protection (Silt fence) shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric and manufacturer recommendations prior to work in any upland areas.

11. Perennial ryegrass, Creeping Red Fescue, and Perennial Ryegrass are permitted to be used on the project. Perennial ryegrass and Creeping Red Fescue shall be used on the project. Perennial ryegrass and Creeping Red Fescue shall be used on the project.

12. The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes

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STORM AND SANITARY SEWER SYSTEMS:

**GENERAL NOTES:**

1. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form No. 818 (latest edition), Section 4.06. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06.

2. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be permitted to inspect the construction site for any evidence of soil erosion and sedimentation. The Contractor shall be responsible to coordinate the preconstruction meeting.

3. All materials shall be free from foreign matter, such as soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces, mud, dirt, or other deleterious material. All materials shall be kept from touching pipe. The Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5% aggregate passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500 ppm.

4. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with CT DOT Standard Practice. The Contractor is hereby required to submit a written plan for the repair of disturbed areas to the Site Engineer for approval.

5. Erosion and sediment control systems are to be designed to prevent soil movement that may result in damage to the storm and sanitary sewer system. The Contractor shall be responsible for the development of erosion and sediment control plans in a manner consistent with the requirements of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.

6. Compaction shall be performed in accordance with the requirements of the "Guidelines for Soil Erosion and Sediment Control". Compaction shall be performed in accordance with the requirements of the "Guidelines for Soil Erosion and Sediment Control". Compaction shall be performed in accordance with the requirements of the "Guidelines for Soil Erosion and Sediment Control".

7. All signs and pavement markings installed must conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways", published by the American Association of State Highway and Transportation Officials - AASHTO - 2009. All pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form No. 818 (latest edition), Section 4.06.

8. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing indicating the completed work. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

9. All submittals required under the storm and sanitary sewage system plan must be submitted to the Site Engineer for review and approval prior to the work being done. All submittals required under the storm and sanitary sewage system plan must be submitted to the Site Engineer for review and approval prior to the work being done.

10. The property shall be served by the storm and sanitary sewage system. The Contractor shall be responsible to coordinate all matters related to the storm and sanitary sewage system.

11. The Contractor shall be responsible for all matters related to the storm and sanitary sewage system. The Contractor shall be responsible for all matters related to the storm and sanitary sewage system.

12. This drawing is intended only to depict the design of site improvements. No work shall commence until erosion controls have been inspected. The property shall be served by the storm and sanitary sewage system.

13. No work shall commence until erosion controls have been inspected.

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EXISTING CONCRETE WALL TO BE PATCHED & REPAIRED AND REFINISHED TO MATCH EXISTING ADJACENT SURFACE

PAINTED METAL FRAMING AT EXISTING ENTRY DOORS, SIDE LIGHTS, AND WINDOWS AT "COVERED" POSITION OF ENTRY PATIO TO BE RE-CLAD IN BRONZE.

NEW PLANTING AND LANDSCAPING; SEE DRAWINGS PROVIDED BY LANDSCAPE ARCHITECT.

INSTALL NEW STONE TREADS & NOSING AT NEW STEPS. SEE LANDSCAPE ARCHITECT DRAWINGS FOR NATURAL STONE SPECIFICATION.

EXISTING CONCRETE WALL TO BE PATCHED & REPAIRED AND REFINISHED TO MATCH EXISTING ADJACENT SURFACE

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01 NEW DRIVE ENTRY WITH SIGN POSTS

02 NEW ENTRY STEPS - FRONT VIEW

03 NEW ENTRY STEPS - SIDE VIEW

SCALE: NO SCALE

NEW DRIVE ENTRY WITH SIGN POSTS

NEW ENTRY STEPS - FRONT VIEW

NEW ENTRY STEPS - SIDE VIEW
**Proposed Planting Schedule**

<table>
<thead>
<tr>
<th>Op. Dwg.</th>
<th>Symbol</th>
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**Shrub Selection**

- **Nursery Stock** (ANSI Z60.1 - 2004) of plant quantities shown on the plant list & plant call-offs.

**Warranty**

- Warranty replacement will be provided at no cost to the owner and contractor shall replace, as soon as required and receive approval prior to any planting operations. Contact Cliff Gilbert from Illuminate Lighting for additional information; tel: 203-788-0814, email: cgilbert@illuminate-ne.com.

**Symmetric Pole Top Luminaire '77 180' in Bronze (BZ) color finish and 3000K light color temp.**

**Symmetric Lightrail 'LR5 Series' in 1.66" with Bronze finish, Tenon Post Mount Treatments, Radius End (-RE), and 3000K light color temp.**

**Proposed Trees**

- **Tree Lilac**
  - **Botanical Name**: Syringa vulgaris
  - **Common Name**: Tree Lilac
  - **Type**: Deciduous
  - **Size**: 3'-4' HT.
  - **Qty.**: 1
  - **Remarks**: Full, heavy flowers, matching, from Select Horticulture.

- **Whitespire Birch**
  - **Botanical Name**: Betula Populifolia
  - **Common Name**: Whitespire Birch
  - **Type**: Deciduous
  - **Size**: 3'-4' HT.
  - **Qty.**: 2
  - **Remarks**: Full, nicely shaped, matching specimen, from Select Horticulture.

- **Scarlet Oak**
  - **Botanical Name**: Acer rubrum
  - **Common Name**: Scarlet Oak
  - **Type**: Deciduous
  - **Size**: 12'-14' HT.
  - **Qty.**: 1
  - **Remarks**: Full, heavy foliage, nicely shaped, specimen, from Select Horticulture.

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Landscape Layout Plan: Overall and Enlargement, Planting Notes, Soil Chart, Proposed Planting Schedule and Proposed Lighting Schedule - See Sheets L-1.0 and L-1.1.

2. Site & Landscape Details - See Sheet L-2.0.

3. Site Development Plan, Drainage Plan and Grading Plan - See Civil Drawings.

NOTES

- Transition curbs to back (both sides)
- Concrete Paving
- Asphalting Paving
- Stone Border
- Existing Building
- Existing Trees to Remain
- Proposed Stone Pavers/Border
- Proposed Planting Beds
- Proposed Shrubs
- Proposed Trees
- Entry Pillars - See Arch. Dwgs.
- Entry Drive
- Transition curbs to flush (both sides)
- Existing Tree to Remain, (typ)
- Per DPW + ARC Comments
- 3/5/2021

Office Park

53 Forest Avenue
Old Greenwich

Sheet: www.wesleystout.com
96 Main Street, New Canaan, CT 06840
203 966-3100  FAX 203 966-3131

WESLEY STOUT
ASSOCIATES
Concrete Paving

Asphalt Paving

Stone Paving

Drain Grate

Architectural Stairs w/ Illuminated Handrail

Evergreen Tree Planting

Stone Border and Stone Curb

Pole Light

Groundcover Planting

Shrub Planting

1. Terrace- Retaining Wall - See Plan for Locations
   - Regular Joe 24" Square

2. Driveway Paving - See Plans for Locations
   - Mortar Setting Bed

3. Stone Curb - See Plans for Locations
   - "Ash" Granite Paver
   - WWM Reinforcement, (typ)

4. Stone Border and Stone Curb
   - Compacted Aggregate Base - Basemetal of L-1.0

5. Stone Edge
   - Compacted Aggregate Base - Basemetal of L-1.0

6. Drain Grate
   - Grading Plan - See Civil Drawings

7. Pole Light
   - Streetlight Plan - See Sheet L-1.0

8. Architectural Stairs w/ Illuminated Handrail
   - DRAIN GRATE - CHARACTER IMAGE

9. Groundcover Planting
   - Plan - Groundcover spacing

10. Shrub Planting

11. Evergreen Tree Planting

12. Deciduous Tree Planting

NOTES

1. Site Development Plan, Drainage Plan and Lighting Schedule - See Sheets L-1.0 and L-1.1.
   - Proposed Planting Schedule and Proposed Enlargement, Planting Notes, Soil Chart, Landscape Layout Plan: Overall and Locations and Layout and Proposed Lighting or approved equal. See plans for locations and layout.

2. Hedges shall be pruned to uniform height

3. Prune out any dead branches, and any branches that pose a hazard

4. 3" Min. shredded pine bark mulch. Do not place around trunk and root ball.

5. Do not stake or wrap trees.

6. Plant so that rootball is 2-3" higher or flush with grade.

7. For container grown trees, pull out roots from outer root ball.

8. Test soil for Ph and nutrient levels, adjust as required.

9. Cut top bands of wire basket and fold away from top of root ball.

10. During the planting process:

   a. Cut off any dead branches, and any branches that pose a hazard

   b. Prune out any dead branches, and any branches that pose a hazard

   c. Cut top bands of wire basket and fold away from top of root ball

   d. Pull out roots from outer root ball

   e. Test soil for Ph and nutrient levels, adjust as required

   f. Remove container

   g. Dig wide shallow hole with tapered sides

   h. Roughen sides of pit

   i. Fold burlap away from top half of root ball

   j. Roughen sides of pit

   k. Fold burlap away from top 6" of prepared soil.

   l. Till or dead branches, and any branches that pose a hazard

11. Never stake or wrap trees.

12. Rootball = min. width

13. Compacted or undisturbed subgrade

14. 4-6" deeper compacted soil at bottom of planting pit.

15. Finished grade thoroughly with prepared soil.


17. Soil test for nutrient levels and pH when planting and adjust as required.

18. In poorly drained soils set rootball several inches higher than grade.

19. Plant row "Ash" Granite Border - See Plans for Locations

20. Mortar Setting Bed

21. Compacted Aggregate Base - Basemetal of L-1.0

22. Uncompacted aggregate base - Basemetal of L-1.0

23. Not to Scale

24. As noted

25. Sheet: L-2.0

26. Date: 12/15/2020