

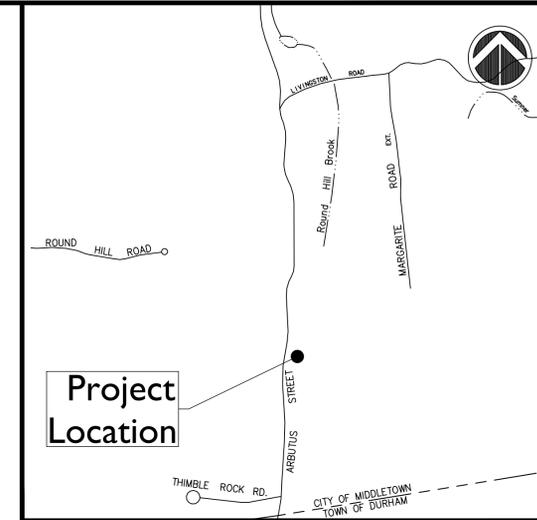
**LOCATION MAP**  
SCALE: 1"=500'

# PROPOSED SITE ACCESS DRIVE

## Map 40 Lot 113 & 115

### Arbutus Street

### MIDDLETOWN, CONNECTICUT



**VICINITY MAP**  
SCALE: 1"=1,000'

### INLAND WETLANDS & WATERCOURSES AGENCY APPLICATION



**OVERALL SITE PLAN**  
SCALE: 1"=80'

**OWNER / APPLICANT:**

MWH ASSOCIATES, LLC  
6 CHESTERFIELD LANE  
WEST HARTFORD, CT 06117

**SITE PLANNER / CIVIL ENGINEER:**



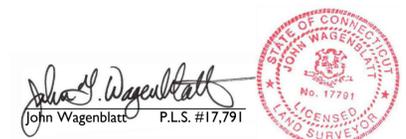
160 West Street, Suite E  
Cromwell, CT 06416  
Tel: 860.635.2877  
85 Civic Center Plaza, Suite 103  
Poughkeepsie NY 12601  
Tel: 845.243.2880  
1 International Blvd, Suite 400  
Mahwah, NJ 07495  
Tel: 908.603.5730  
www.lrcconsult.com

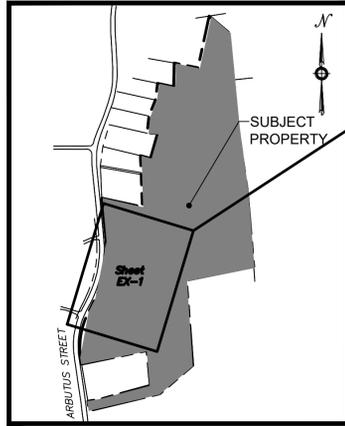
- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, DPC  
LRC Engineering and Surveying, LLC  
LRC Environmental Services, Inc.

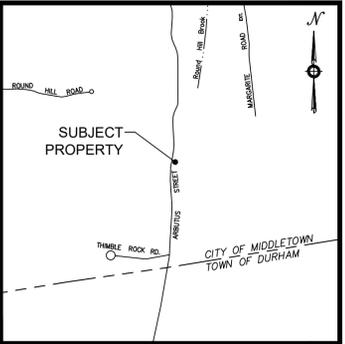
**INDEX OF DRAWINGS**

- COVER SHEET
- EX-1 EXISTING CONDITIONS
- SDP-1 SITE DEVELOPMENT PLAN
- EC-1 EROSION CONTROL PLAN
- PP-1 PLAN & PROFILE - ACCESS DRIVE
- DN-1 SITE DETAILS
- DN-2 SITE DETAILS





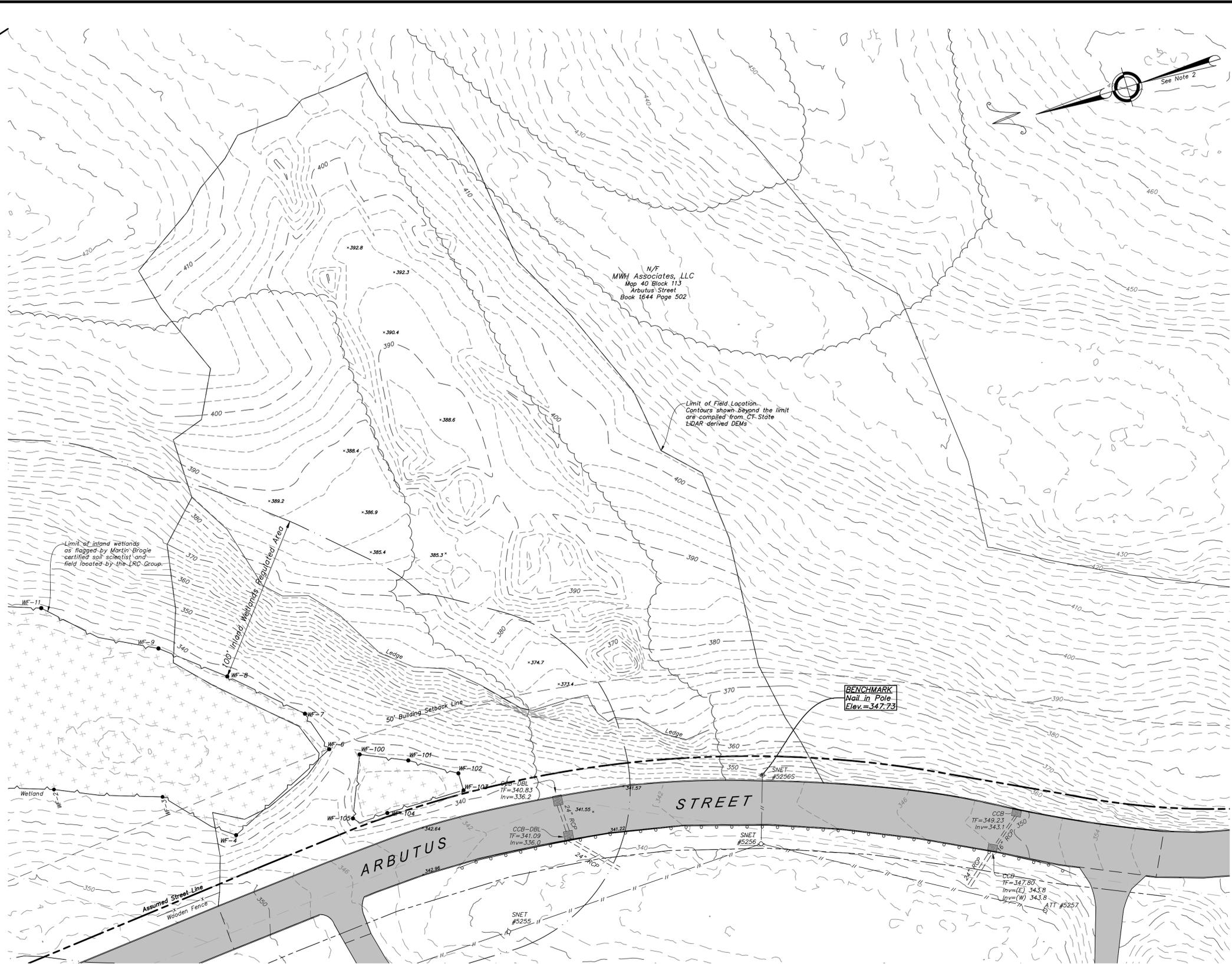
Vicinity Map  
Scale: 1"=500'



Vicinity Map  
Scale: 1"=1,500'

**Map Notes**

- This map and survey have been prepared in accordance with the Regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, "Minimum Standards of Accuracy, Content and Certification for Surveys and Maps" in the State of Connecticut, effective June 21, 1996, amended October 26, 2018.  
  
The type of survey performed and the mapped features depicted herein are in accordance with the requirements of a Topographic Survey, and intended to depict the area of development, roadway and tree line.  
  
The contour interval is two (2) feet.  
  
There is no boundary determination.  
  
This survey conforms to Horizontal Accuracy Class A-2.  
This survey conforms to Topographic Survey Accuracy Class T-2.  
This survey conforms to Vertical Accuracy Class V-2.  
  
Field survey was completed on November 24, 2020.
  - North Arrow is referenced to NAD83 projected onto the CT State Plane based on GPS observations made on 11/24/2020 utilizing the Keystone KeyNetGPS VRS GPS network.
  - Contours and elevations are referenced to NAVD83 based GPS observations made on 11/24/2020 utilizing the Keystone KeyNetGPS VRS GPS network.
  - Reference is made to the following map:  
A. "Conceptual Layout-Parcel Division Map", Arbutus Street Prepared for Tom Hutton, Middletown, Conn., scale 1"=100', dated November 11, 2009, revised through March 10, 2010, prepared by Megson & Heagle.
  - Parcel is identified as Tax Block 40, Lot 113 on the City of Middletown Assessor's Map.
  - Property is located in Zone "X" as depicted on Flood Insurance Rate Map (FIRM) Panel 0119G, Middlesex County, Connecticut, City of Middletown, community number 090068, map number 0907C0119G, effective date: August 28, 2008.
  - The subsurface utilities depicted herein conform to the following Utility Quality Levels, as defined by the American Society of Civil Engineers (ASCE) in Document C/ASCE 38-02 titled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data":  
    - Storm Sewer: QLC
    - Communications: QLC and QLD
- The subsurface utilities were compiled from parcel evidence, record drawings, and surficial evidence located during the field survey. The Surveyor has not physically exposed the subsurface utilities, and makes no guarantee that the subsurface utilities depicted herein comprise all such utilities within the surveyed area, either in service or abandoned. The Surveyor further does not warrant or guarantee that the subsurface utilities are in the exact location depicted, though they have been plotted, in accordance with the standard of care, from information available.
- The contractor is required to utilize the local utility one call system prior to excavation for the purpose of verifying the subsurface utilities in the area.

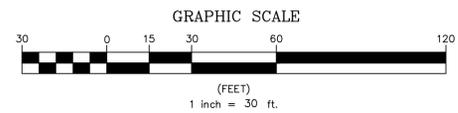


**Legend**

	Property Line
	Easement Line
	Index Contour
	Intermediate Contour
	Treeline
	Fence
	Guide Rail
	Stream/Edge of Water
	Limit of Wetlands
	Upland Review/Regulated Area
	Storm Sewer
	Overhead Wire
	Wetland Flag
	Existing Spot Grade
	Utility Pole
	Catch Basin
	Double Catch Basin
	Now or Formerly (in Title of)
	Soil Boring
	Bituminous Concrete Surface

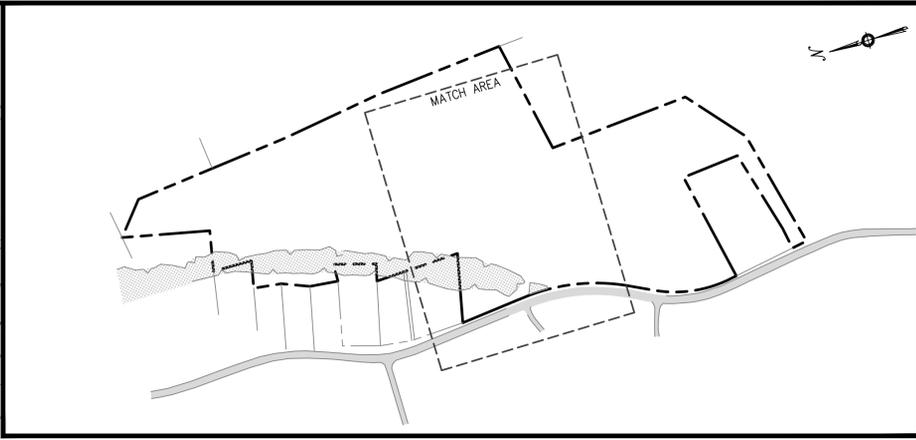
**Certification**  
To my knowledge and belief this map is substantially correct as noted hereon.

*John F. Wagenblatt*  
JOHN F. WAGENBLATT  
L.S. No. 17,791



		<p><b>TOPOGRAPHIC SURVEY</b></p> <p><b>LAND OF MWH ASSOCIATES, LLC</b> ARBUS STREET CITY OF MIDDLETOWN MIDDLESEX COUNTY, CONNECTICUT</p>	
<p>● Land Planning ● Civil Engineering ● Environmental Services ● Land Surveying ● Landscape Architecture</p> <p>169 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877</p> <p>1 International Blvd., Suite 400 Middletown, NJ 07895 Tel: 908.603.5730 www.lrcconsult.com</p> <p>LRC Engineering &amp; Surveying, DPC LRC Engineering &amp; Surveying, LLC LRC Environmental Services, Inc.</p>	<p>Date</p> <p>Revisions</p>	<p>Design/Codes XXX</p> <p>Drawn XXX</p> <p>Checked XXX</p> <p>Approved XXX</p>	<p>CAD File EX20263001.dwg</p> <p>Project No. 20-2630</p> <p>Date 11/24/2020</p> <p>Scale 1"=30'</p>
			<p>Sheet No. <b>EX-1</b></p>

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Vicinity Map  
SCALE 1"=300'

**SITE DEVELOPMENT PLAN NOTES:**

- REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
- THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE DETAIL SHEETS.
- SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE OWNER AND ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES.
- REFER TO DETAIL SHEETS FOR PAVEMENT, SIDEWALK AND CURBING INFORMATION.
- TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB.
- THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED.
- OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN (10) FEET OF ANY ELECTRIC LINE UNDER 50KV. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINE(S), CONTACT POWER COMPANIES TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
- THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS, THAT ARE TO REMAIN, DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF MIDDLETOWN STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CITY PERMITS FOR WORK WITHIN ROAD RIGHT OF WAYS. AN EROSION CONTROL BOND IS REQUIRED BEFORE THE START OF ANY ACTIVITY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE TRAFFIC PROTECTION NECESSARY FOR THIS WORK.
- EXISTING PROPERTY AND TOPOGRAPHY BASED ON MAPPING PREPARED BY LRC SURVEYING.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER AND SITE ENGINEER PRIOR TO INSTALLATION.
- INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AREA SHOW TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG 72 HOURS BEFORE COMMENCEMENT OF WORK AT (800)922-4455 OR 811 AND VERIFY ALL LOCATIONS.
- BEFORE THE START OF ANY WORK ON SITE THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH CITY STAFF, WHICH SHALL INCLUDE BUT NOT LIMITED TO: BUILDING INSPECTORS OFFICE, HEALTH DEPARTMENT, PUBLIC WORKS DEPARTMENT, AND PLANNING DEPARTMENT AS REQUIRED.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
- THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. A FABRIC, GEGRID OR APPROVED EQUAL MAY BE REQUIRED. CONSULT A GEOTECHNICAL ENGINEER FOR GUIDANCE.
- CORRUGATED POLYETHYLENE PIPE (HDPE) AND FITTINGS SHALL BE SOLID TYPE S WITH A SMOOTH OR CORRUGATED INTERIOR WALL BY HANCOR "HI-Q", OR EQUAL, WITH SNAP AND SPIN-ON COUPLINGS, AND MEET THE REQUIREMENTS OF ASTM 405, F667, AND AASHTO M294.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION. STORM SEWERS MAY BE PLACED PRIOR TO PLACING FILL.
- THE PROPOSED CATCH BASINS SHALL BE CONSTRUCTED WITH 4 FOOT SUMPS.
- NO SITE LIGHTING IS PROPOSED.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO ITS ORIGINAL CONDITION OR BETTER.
- PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR SOIL EROSION AND SEDIMENT POLLUTION CONTROL. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE LOCAL MUNICIPALITIES, WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
- ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE SPECIFICATIONS AND DETAILS AND APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE "LOAD BEARING FILL" (COURSE AGGREGATE #24), AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENT OF THE CTDOT, UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 AT 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
- ALL DISTURBANCE INCURRED TO CITY/STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY/STATE AUTHORITIES.
- THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE SITE ENGINEER AND ALLOWED BY THE CITY ENGINEER.
- SHEETING, SHORING OR OTHER MEANS OF PROTECTION FOR WORKERS, ADJACENT PROPERTY AND THE GENERAL PUBLIC SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL FOLLOW ALL REGULATIONS OF THE CITY AND ALL REQUIREMENTS OF STATE AND FEDERAL REGULATIONS AS THEY APPLY TO UNDERGROUND TRENCHING AND IN CUT SITUATIONS.
- ALL FIELD CHANGES TO BE APPROVED BY THE CITY ENGINEER PRIOR TO COMPLETION IN THE FIELD. THE CONTRACTOR SHALL MAINTAIN A SET OF "AS BUILT" PLANS ON THE SITE ON WHICH ALL CHANGES TO THE APPROVED PLANS SHALL BE RECORDED. AT THE COMPLETION OF CONSTRUCTION, THIS SET OF PLANS WILL BE TURNED OVER TO THE DESIGN ENGINEER WHO WILL REVISE THE ORIGINAL PLANS ACCORDINGLY AND WILL FILE THE REVISED PLANS WITH THE CITY'S ENGINEERING DIVISION AND WITH EACH UTILITY OWNER.
- SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.

**Legend**

EXISTING	PROPOSED
Property Line	Property Line
Index Contour	Index Contour
Intermediate Contour	Intermediate Contour
Storm Drainage Pipe	Storm Drainage Pipe
Curbside Catch Basin	Curbside Catch Basin
Curb Inlet Catch Basin	Curb Inlet Catch Basin
Fence	Fence

Date	Description

**LRC GROUP**

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

160 West Street, Suite II  
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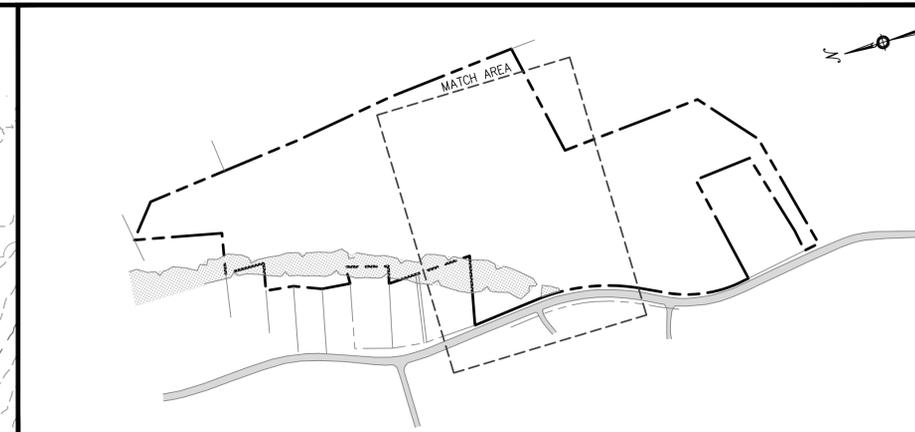
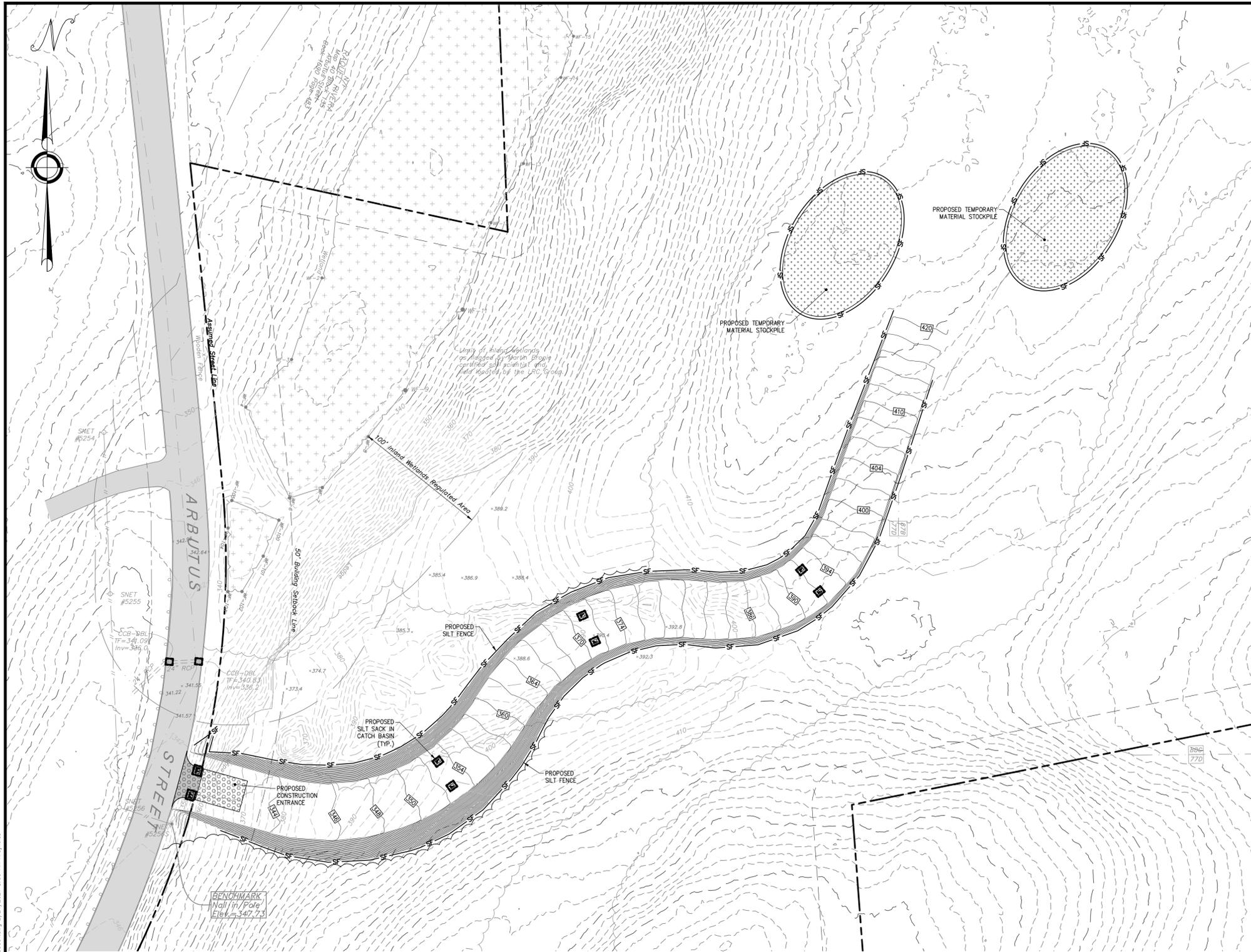
**SITE DEVELOPMENT PLAN**

**LAND OF MWH ASSOCIATES, LLC**

**ARBUS STREET CITY OF MIDDLETOWN MIDDLESEX COUNTY, CONNECTICUT**

Design/Calcs	BLS	CAD File	SDP20263001.dwg	Sheet No.
Drawn	BLS	Project No.	20-2630	<b>SDP-1</b>
Checked	JW	Date	2/24/21	
Approved	JW	Scale	1"=40'	

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Vicinity Map  
SCALE 1"=300'

**EROSION CONTROL NOTES:**

1. AT ANY PARTICULAR TIME, LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION SHALL BE SCHEDULED AS SOON AS POSSIBLE. IF PERMANENT SLOPES CAN NOT BE COMPLETED IMMEDIATELY UPON THEIR PLACEMENT, TEMPORARY MULCH OR GRASS COVER SHALL BE ESTABLISHED.
2. SILT FENCE AND/OR HAY BALE BERMS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS AT THE LOCATIONS SHOWN ON THE PLANS, AND STAKED IN PLACE. ALL SUCH PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO ANY CUTTING OR FILLING PROCEEDS.
3. CATCH BASINS SHALL BE PROTECTED WITH SILT FENCE, HAY BALES, OR SILT SACKS THROUGHOUT THE CONSTRUCTION PERIOD. THE STRUCTURES SHALL BE ENCIRCLED COMPLETELY AT LOW POINTS. ON SLOPED AREAS THE SILT FENCE SHALL FORM A POCKET TO TRAP WATER IMMEDIATELY UPSTREAM FROM THE STRUCTURE. STABILIZATION OF GRASS AND PAVED AREAS SHALL BE COMPLETE BEFORE REMOVAL OF THE FENCE.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION UNLESS SPECIFIC PERMISSION IS OBTAINED FROM THE TOWN TO OTHERWISE PROCEED FOR SPECIFIC AREAS.
6. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH EITHER PAVEMENT, GRASS OR APPROVED GROUND COVER. CONTROL MEASURES SHALL BE INSPECTED BY THE SITE CONTRACTOR OR DESIGNATED REPRESENTATIVE BEFORE AND AFTER ALL RAIN STORMS AND AFTER EACH WORKING DAY.
7. THE PERSON RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN IS THE SITE CONTRACTOR. HE SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS, INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.
8. ADDITIONAL CONTROL MEASURES SHALL BE IMMEDIATELY INSTALLED, AS REQUIRED BY THE INTENT OF THIS PLAN AND/OR IF REQUESTED BY THE CITY. 200 FEET OF UNUSED SILT FENCE SHALL BE KEPT AVAILABLE ON THE SITE FOR THIS PURPOSE.
9. ALL DISTURBED AND STOCKPILED MATERIALS SHALL BE SEEDING AS SOON AS POSSIBLE. IN THE CASE OF WINTER CONSTRUCTION, MULCH SHALL BE PLACED AND EROSION CONTROL MEASURES PLACED TO PREVENT WASHOUTS OF THE STOCKPILED MATERIAL. THE SAME REQUIREMENTS MAY BE NEEDED FOR CONSTRUCTION DURING OTHER SEASONS AS DIRECTED BY THE TOWN AND THE ENGINEER.
10. STRAW OR MULCH WATTLES ARE ACCEPTABLE FOR USE INSTEAD OF HAYBALES OR HAY MULCH.
11. A SCHEDULE OF PLANNED ACTIVITIES INCLUDING EROSION AND SEDIMENT CONTROL MEASURE INSTALLATION SHALL BE SUBMITTED TO THE CITY ALONG WITH ANY OTHER REPORTS REQUESTED BY THE COMMISSION.
12. SEEDING MIXTURES SHALL BE IN COMPLIANCE WITH CHAPTER 6 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL". TEMPORARY SEEDING SHALL BE USED WHEN THE GROWING SEASON REMAINING IS LESS THAN 60 DAYS. PERMANENT SEEDING SHALL BE USED WHEN MORE THAN 60 DAYS REMAINS. FOR SEASONS WHEN SEEDING IS NOT POSSIBLE, SUCH AS THE WINTER OR THE DRY PART OF THE SUMMER, MULCH SHALL BE USED AT THE RATE OF TWO TONS PER ACRE. PERMANENT SEEDING SHALL REPLACE TEMPORARY SEEDING AS SOON AS THE SEASON PERMITS AND AS APPROVED BY THE TOWN ENGINEER. REFER THE SEEDING CHARTS ON THE DETAIL SHEETS.
13. HAY MULCH SHOULD BE APPLIED AT THE RATE OF TWO TONS PER ACRE (40 BALES PER ACRE) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS FOR MORE THAN 30 DAYS.
14. SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
15. E&S CONTROLS BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS OF GREATER THAN 0.1 INCH.
16. COVER OR WATER TEMPORARY SOIL STOCKPILES AND SITE TO PREVENT WIND EROSION AS NEEDED.
17. SITE CONTRACTOR SHALL PROVIDE WATER AND/OR CALCIUM CHLORIDE FOR DUST CONTROL DURING CONSTRUCTION.

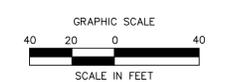
**EROSION CONTROL LEGEND**

CONTROL MEASURE	ILLUSTRATION
INLET PROTECTION	
SILT FENCE	
CONSTRUCTION ENTRANCE	
LIMIT OF CLEARING	
STOCKPILE AREA	

**SITE SOILS**

SOIL TYPES REFERENCED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY

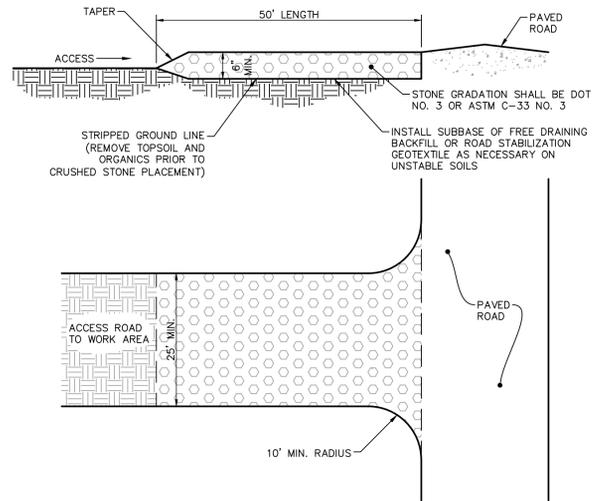
- 87B** - WETHERSFIELD LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC SOIL GROUP C)
- 88C** - WETHERSFIELD LOAM, 8 TO 15 PERCENT SLOPES (HYDROLOGIC SOIL GROUP C)
- 77D** - CHESHIRE-HOLYOKE COMPLEX, 15 TO 35 PERCENT SLOPES (HYDROLOGIC SOIL GROUP B)



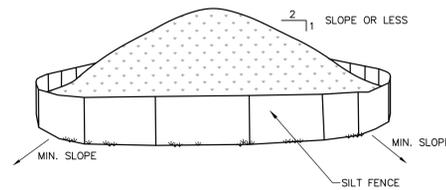
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 <ul style="list-style-type: none"> <li>Land Planning</li> <li>Civil Engineering</li> <li>Environmental Services</li> <li>Land Surveying</li> <li>Landscape Architecture</li> </ul> 160 West Street, Suite II Cromwell, CT 06416 Tel: 860.635.2877 85 Civic Center Plaza, Suite 103 Pomfret, VT 05201 Tel: 845.243.2880 1 International Blvd, Suite 400 Mahwah, NJ 07495 Tel: 908.603.5730 www.lrcconsult.com LRC Engineering & Surveying, DPC LRC Engineering & Surveying, LLC LRC Environmental Services, Inc.	<b>EROSION CONTROL PLAN</b>  <b>LAND OF MWH ASSOCIATES, LLC</b> ARBUTUS STREET CITY OF MIDDLETOWN MIDDLESEX COUNTY, CONNECTICUT			Design/Colors BLS Drawn BLS Checked JW Approved JW	CAD File EC20263001.dwg Project No. 20-2630 Date 2/24/21 Scale 1"=40'	Sheet No.          <b>EC-1</b>
	Date Description Revisions					



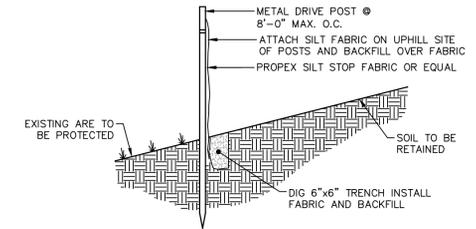


**CONSTRUCTION ENTRANCE DETAIL**  
SCALE: NOT TO SCALE



- NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
  4. SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
  5. HAYBALES OR SILT SOCKS TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.

**MATERIALS STOCKPILE DETAIL**  
SCALE: NOT TO SCALE



- NOTE:**
- FOR SLOPES > 5:1; PERPENDICULAR WINGS PLACED EVERY 100'
  - FOR SLOPES > 3:1 TO 5:1; PERPENDICULAR WINGS PLACED EVERY 75'
  - FOR SLOPES > 2:1 TO 3:1; PERPENDICULAR WINGS PLACED EVERY 50'

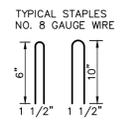
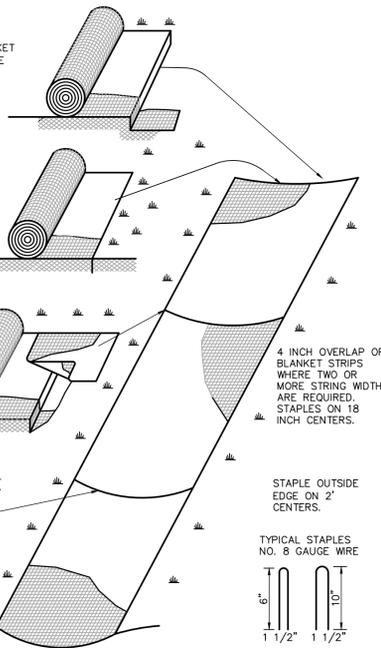
**SILT FENCE DETAIL**  
SCALE: NOT TO SCALE

A. BURY THE TOP END OF BLANKET STRIPS IN A TRENCH 6" OR MORE IN DEPTH.

B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH

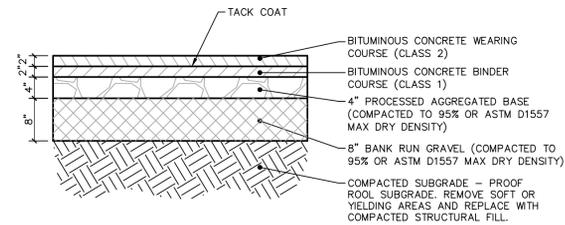
C. OVERLAP--BURY UPPER END OF LOWER STRIP AS IN "A" AND 18" OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.

D. EROSION STOP--FOLD OF JUTE BURIED IN SLIT TRENCH AND TAMPED. DOUBLE ROW OF STAPLES

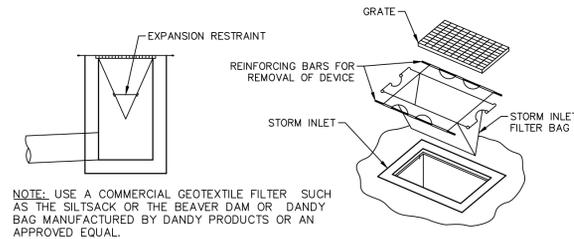


- NOTES:**
1. BLANKET IS TO BE INSTALLED ON ANY FINISHED SLOPES THAT ARE 4:1 OR GREATER.
  2. 4:1 SLOPES OR STEEPER WHERE INDICATED ON THE CONTRACT DRAWINGS:
- EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150 OR SHALL BE A GREEN, WOOD FIBER MAT CONSTRUCTED FROM 100% ASPEN CURLED FIBERS WITH A GREEN PHOTO-DEGRADABLE NETTING APPLIED TO ONE SIDE. EROSION CONTROL BLANKET TO BE AS MANUFACTURED BY AMERICAN EXCELSIOR COMPANY, ARLINGTON, TX, "QUICK GRASS" OR APPROVED EQUAL.

**EROSION CONTROL BLANKET DETAIL**  
SCALE: NOT TO SCALE

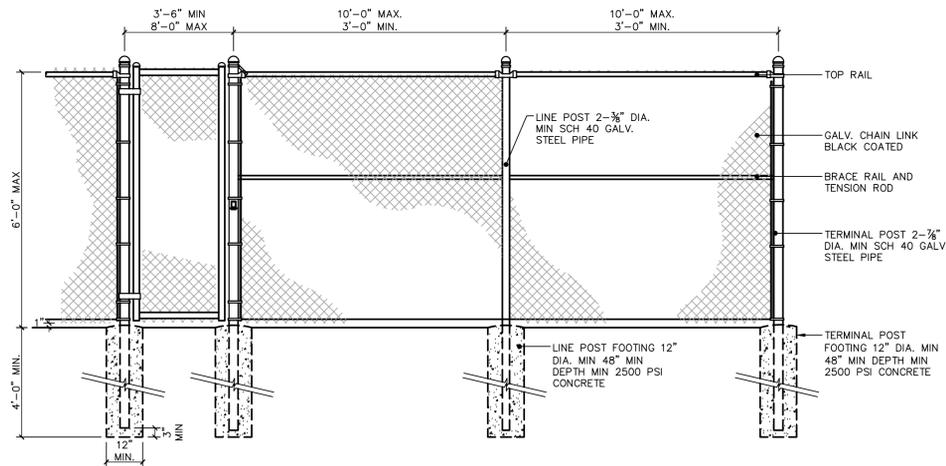


**BITUMINOUS CONCRETE ACCESS DRIVE ENTRANCE**  
SCALE: NOT TO SCALE



**NOTE:** USE A COMMERCIAL GEOTEXTILE FILTER SUCH AS THE SILTSACK OR THE BEAVER DAM OR DANDY BAG MANUFACTURED BY DANDY PRODUCTS OR AN APPROVED EQUAL.

**SILT SACK DETAIL**  
SCALE: NOT TO SCALE



**CHAIN LINK FENCE DETAIL**  
SCALE: 1/2" = 1'-0"

		<b>SITE DETAILS</b>	
<ul style="list-style-type: none"> <li>• Land Planning</li> <li>• Civil Engineering</li> <li>• Environmental Services</li> <li>• Land Surveying</li> <li>• Landscape Architecture</li> </ul>		<b>LAND OF MWH ASSOCIATES, LLC</b> ARBUTUS STREET CITY OF MIDDLETOWN MIDDLESEX COUNTY, CONNECTICUT	
160 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877		85 Civic Center Plaza, Suite 103 Middletown, CT 06455 Tel: 845.243.2880	
1 International Blvd., Suite 400 Middletown, NJ 07895 Tel: 908.603.5730 www.lrcconsult.com		Design/Codes BLS CAD File DN20263001.dwg Sheet No. 20-2630 Drawn BLS Project No. 2/24/21 Checked JW Date AS NOTED Approved JW Scale	

1.0 POST CONSTRUCTION INSPECTION & MAINTENANCE

Post-construction, regularly scheduled inspections and maintenance will be necessary to ensure the permanent structural features such as the stormwater management areas, isolator rows of the underground chamber system and the stormwater conveyance system components remain optimally functional and continue to reduce the risk of sediment loading of inland wetlands and surface water bodies.

When construction is complete, the Contractor will remain responsible for the site until the entire site has reached final stabilization. The site is considered stabilized when all soil disturbing activities have been completed and a full uniform, perennial vegetative cover has been established or equivalent stabilization measures such as the use of mulches or geotextiles have been employed on all unpaved areas and areas not covered by permanent structures. Weekly inspections should continue until the site has reached this point. Additionally, visual inspections should be performed after every rain event of 0.5 inches or more in 24-hours for the lifetime of the permanent stormwater control measures.

At the time of final stabilization, the Owner's Engineer shall perform a final inspection of the site and certify that the site has successfully undergone final stabilization using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls such as silt fence, not needed for long term use, have been removed. At this point, the Owner is responsible for the following:

- The project construction shall disturb between one and five acres and adhere to the erosion and sediment control land use regulations of the municipality in which the construction activity is conducted. No registration to CTDEEP is required provided that a land use commission of the municipality reviews and issues a written approval.
  - Identify all the permanent stormwater management structures that have been constructed. Land Owner shall familiarize himself with the maintenance requirements for the stormwater management areas and underground chamber system included herein.
  - Certify that the permanent structures have been constructed in accordance with the approved plans and manufacturers recommendations and requirements.
- The Land Owner shall overtake responsibility of inspecting and maintaining drainage and erosion control features over the lifetime of the structures. Maintenance personnel, employed by the Land Owner, must be aware of the operation and maintenance of the stormwater conveyance system and should be trained to recognize signs that stabilization measures may not be performing optimally or are failing. The inspection of on-site stabilization measures will become part of routine preventative maintenance practiced by the Land Owner. Inspections should be performed after rain events of 0.5 inches or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and at a minimum of twice per year (April 1st and Nov 1st). Inspections and maintenance should be performed as described below within this section.

1.1 Inspection

Overall Site Inspection

The overall site, embankments, vegetation and stormwater conveyance system components including stormwater management chambers, outlet pipes and, catch basin sumps should be inspected after every major rain event of 0.5 inch or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and twice per year (April 1st and Nov 1st). A rain gauge should be installed and permanently maintained at the site. The inspections should include but are not limited to:

- Density and condition of vegetation and ground cover.
- Erosion, differential settlement or cracking of embankment.
- Bulging or sliding of toe of embankments.
- Sedimentation of on-site or downstream water bodies.
- Sedimentation of culverts or swales.
- Sedimentation of lawn areas, paved areas and catch basin sumps.
- Accumulation of pollutants, including oils or grease in isolator row of underground chamber system and outlets.
- Damage or fatigue of storm sewer structures or associated components.
- Accumulation of sediment and debris at catch basin grates. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot.

Stormwater Management Chambers Inspection

Stormwater management chambers and all associated features such as inlets and outlets should be inspected after every major rain event of 0.5 inch or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and twice per year (April 1st and Nov 1st). Inspections should include but are not limited to:

- Evidence of clogging or sedimentation at inlets or outlets, including paved leak-offs.
- Accumulation of sediments at catch basin grates. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot.

1.2 Maintenance

Overall Site Maintenance

Maintaining vegetative and structural measures for soil protection is necessary to keep the storm water system functioning properly. Maintenance should occur after every major rain event of 0.5 inch or greater in a 24-hour period for the lifetime of the permanent stormwater control measures and twice per year (April 1st and Nov 1st), and should include but is not limited to:

Seasonal Maintenance

- Vegetated areas should be maintained to promote vigorous and dense growth. Lawn areas should be mowed at least three times a year but may require more frequent mowings depending on the growth rate.
- Accumulation of litter and debris should be removed during each mowing or sweep operation. Parking Area Surface Cleaning – All paved parking areas shall be swept annually between April 1st and July 1st.
- Structural components of the storm sewer system such as culverts, isolator rows, underground detention system and outlet structures (including sumps) which require repair or replacement should be addressed immediately following identification. All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot. Outlet control structures shall be inspected annually between May 1st and September 15th. Debris and sediment within the structures shall be removed annually.

Winter Maintenance

- Remove snow and ice from catch basin grates, basin inlet and outlet structures and away from culvert end sections.
- Snow removed from paved areas should not be piled at inlets/outlets of the storm water management basin or on the catch basin grates.
- Use of deicing materials should be limited to sand and environmentally friendly chemical products. Use of salt mixtures should be kept to a minimum.
- Sand used for deicing should be clean, coarse material free of fines, silt, and clay.
- Materials used for deicing should be removed during the early spring by sweeping and/or vacuuming. Parking Area Surface Cleaning – All paved parking areas shall be swept annually between April 1st and July 1st.

Stormwater Management Area/Water Quality Maintenance

- Side slope, embankments, inlets and overflow spillways should be mowed at least three times a year but may require more frequent mowings depending on the growth rate.
- Trees and shrubs should be removed at the inlets and outlets.
- Accumulation of litter and debris should be removed during each mowing or sweep operation. Parking Area Surface Cleaning – All paved parking areas shall be swept annually between April 1st and July 1st.
- Structural components of the basin which require repair or replacement should be addressed immediately following identification.
- The chamber system should be maintained by manufacturer's specifications after construction is complete, when the site has reached a full uniform, perennial vegetative cover. The water quality units should also be maintained twice a year (April 1st and Nov 1st) per manufacturer's specifications; which typically involves measurements of sludge depth with a "sludge judge" followed by removal with a "vac-truck". These maintenance measures are to be performed at the Land Owners expense.

CONSTRUCTION TIME SCHEDULE

- Total construction time for the proposed site improvements is approximately 6 months. Start construction as soon as possible (Spring 2021).
- All erosion control measures shall be in place and inspected prior to start of Construction.
- STOCKPILE AREAS: Loam and fill stockpile areas shall be seeded per the temporary seeding schedule as soon as possible with minimal disturbance after that time, until the material is required for final installation. All areas of the site not finished graded shall be seeded per the temporary seeding schedule.

WETLANDS APPLICATION DATA

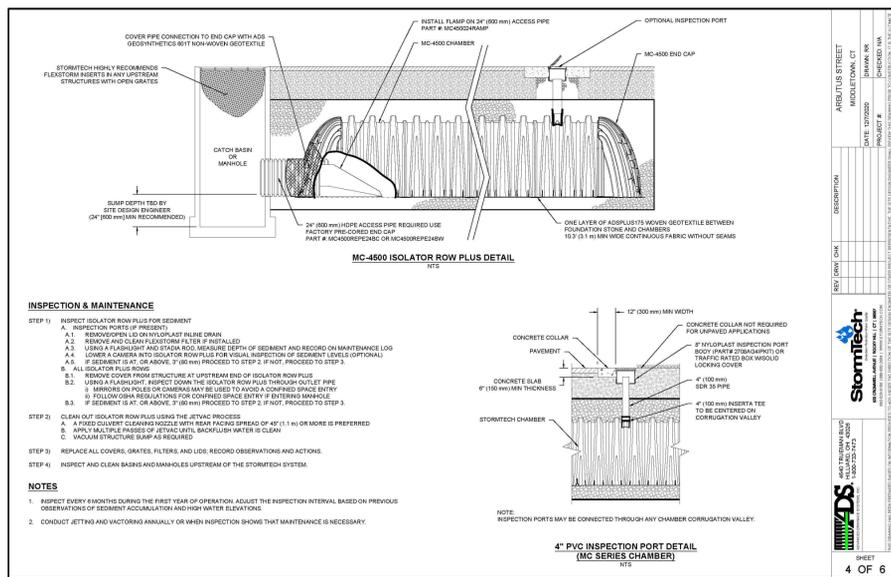
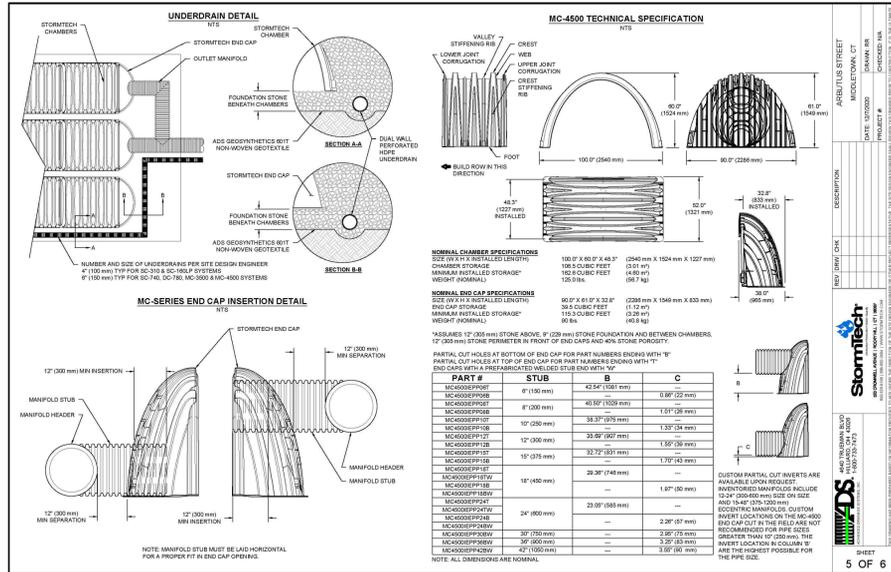
- This project involves the construction of a stone access drive, storm drainage and an underground stormwater management system.
- The on-site storm drainage system is designed for a storm having a recurrence interval of once in 50 years. The storm drainage system will collect runoff from the site and discharge it into the underground stormwater management chamber system prior to discharging into the municipal drainage system. The construction of the underground chamber system are designed to attenuate the proposed stormwater runoff to resemble the predevelopment flow characteristics for all of the storms analyzed (2, 10, 25 and 50 year).
- The wetlands were delineated by Martin Brogie Certified Soil Science and field located by LRC Group on November 30, 2020.
- The property contains 1.593 acres of inland wetlands. No disturbance is proposed within the inland wetlands. 0.007 acres of upland regulated area are proposed to be disturbed for the installation of the drainage outlet pipe connection into the municipal drainage system.

CONSTRUCTION SEQUENCE

- Contact the City of Middletown at least 48 hours prior to commencement of construction activities.
- Clearing limits shall be marked in the field and approved by the City of Middletown wetlands enforcement officer prior to start of work on the site.
- Install construction entrance, silt socks, silt fence and other required erosion control measures as shown on the plan.
- Clear and grub the area for the access drive construction.
- Stockpile topsoil.
- Install double row of silt fence around stockpile areas.
- Begin site grading.
- Begin construction stakeout of access drive, drainage structures.
- Install storm drainage system and underground chamber system.
- Install gravel base for access drive and bituminous concrete pavement at entrance.
- Upon direction of the City of Middletown wetlands enforcement officer, erosion and sediment control measures shall be removed following stabilization of the site.

Species <sup>4</sup>	Seeding Rates (pounds/1000 sq. ft.)	Optimum Seed Depth <sup>4</sup> (inches)	Optimum Seeding Dates <sup>4</sup>										Plant Characteristics	
			3/15 4/15 5/15 6/15 7/15 8/15 9/15 10/15											
			3/15	4/15	5/15	6/15	7/15	8/15	9/15	10/15				
Annual ryegrass Lolium multiflorum	40	1.0	0.5											May be added in mixes. Will mow out of most stands
Perennial ryegrass Lolium perenne	40	1.0	0.5											Use for winter cover. Tolerates cold and low moisture.
Winter rye Secale cereale	120	3.0	1.0											Quick germinating and heavy spring growth. Dies back in June with little regrowth.
Oats Avena sativa	86	2.0	1.0											In northern CT, will winter kill with the first killing frost and may throughout the state in severe winters.
Winter Wheat Triticum aestivum	120	3.0	1.0											Quick germination with moderate growth. Dies back in June with no regrowth.
Millet Echinochloa crusgalli	20	0.5	1.0											Warm season small grain. Dies with frost in September.
Sudangrass Sorghum sudanense	30	0.7	1.0											Tolerates warm temperatures and droughty conditions.
Sudangrass Sorghum sudanense	15	0.4	1.0											Hardy plant that will resist itself and is good as a green manure crop.
Weeping Lovegrass Eragrostis curvula	5	0.2	0.25											Warm-season perennial. May bunch. Tolerates hot, dry slopes, acid infertile soils. Excellent nurse crop. Usually winter kills.
DOT All Purpose Mix <sup>5</sup>	150	3.4	0.5											Suitable for all conditions.

- May be planted throughout summer if soil moisture is adequate or can be irrigated. Fall seeding may be extended 15 days in the coastal towns.
- Seed at twice the indicated depth for sandy soils.
- See Permanent Seeding Figure PS-3 for seeding mixture requirements.
- Listed species may be used in combinations to be obtain a broader time spectrum. If used in combinations, reduce each species planting rate by 20% of that listed.



STORMWATER MANAGEMENT AREA DETAILS  
SCALE: NOT TO SCALE

Figure PS-3 Seed Mixtures for Permanent Seeding

No.	Seed Mixture (Variety) <sup>4</sup>	Lbs/Acre	Lbs/1,000 Sq. Ft.
15	Kentucky Bluegrass	20	.45
	Creeping Red Fescue (Pennlawn, Wintergreen)	5	.10
	Perennial Ryegrass (Norica, Manhattan)	45	1.00
Total 45			
25	Creeping Red Fescue (Pennlawn, Wintergreen)	2	.05
	Redtop (streaker, Common)	2	.05
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	40	.95
Total 42			
35	Creeping Red Fescue (Pennlawn, Wintergreen)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	20	.45
Total 48			
45	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	2	.05
	Redtop (Streaker, Common)	2	.05
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
Total 30			
55	White Clover	10	.25
	Perennial Ryegrass	2	.05
	Perennial Ryegrass	12	.30
Total 12			
65	Creeping Red Fescue	10	.50
	Redtop (streaker, Common)	2	.05
	Perennial Ryegrass	20	.50
Total 42			
75	Smooth Bromegrass (Saratoga, Lincoln)	15	.35
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	10	.25
Total 30			
85	Switchgrass (Blackwell, Shelter, Cave-in-rock)	10 <sup>1</sup>	.25
	Weeping Lovegrass	3	.07
	Little Bluestem (Boze, Aldous, Camper)	10 <sup>1</sup>	.25
Total 23			
95	Creeping Red Fescue (Pennlawn, Wintergreen)	10	.25
	Crown Vetch (Chemung, Pennigitt) with inoculant <sup>1</sup> (or Flatpea (Lathco) with inoculant <sup>1</sup> )	15	.35
	Tall Fescue (Kentucky 31) or Smooth Bromegrass (Saratoga, Lincoln)	15	.35
Total 42 (or 57)			
105	Creeping Red Fescue (Pennlawn, Wintergreen)	20	.45
	Redtop (streaker, Common)	2	.05
	Crown Vetch (Chemung, Pennigitt) with inoculant (or Flatpea (Lathco) with inoculant )	15	.35
Total 37 (or 52)			
115	Bird's-foot Trefoil (Empire, Viking) with inoculant <sup>1</sup>	8	.20
	Crown Vetch (Chemung, Pennigitt) with inoculant <sup>1</sup>	15	.35
	Creeping Red Fescue (Pennlawn, Wintergreen) or Tall Fescue (Kentucky 31)	15	.35
Total 48			
125	Switchgrass (Blackwell, Shelter, Cave-in-rock)	101	.25
	Perennial Ryegrass (Norica, Manhattan)	5	.10
	Crown Vetch (Chemung, Pennigitt) with inoculant <sup>1</sup>	15	.35
Total 121			
13-15	Not used		
165	Tall Fescue (Kentucky 31)	20	.45
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Tall Fescue (Kentucky 31)	20	.45
Total 50			
17 & 18	Not used		
195	Chewing Fescue	35	.80
	Hard Fescue	30	.70
	Colonial Bentgrass	5	.10
205	Bird's-foot Trefoil (Empire, Viking)	10	.20
	Perennial Ryegrass	5	.10
	Perennial Ryegrass	20	.50
Total 100			
215	Creeping Red Fescue (Pennlawn, Wintergreen)	60	1.35
	Creeping Red Fescue (Pennlawn, Wintergreen)	40	.90
	Tall Fescue (Kentucky 31)	20	.45
Total 60			
235	Creeping Red Fescue (Pennlawn, Wintergreen)	15	.35
	Flatpea (Lathco) with inoculant <sup>1</sup>	30	.75
	Flatpea (Lathco) with inoculant <sup>1</sup>	15	.36
Total 45			
24-28	Not used		
29	Turf Type Tall Fescue (Bonanza, Mustang, Rebel II, Spartan, Jaguar) or Perennial Ryegrass ("Future 2000" mix, Fiesta II, Blazer II, and Dasher II)	175 to 250	6 to 8

<sup>1</sup> Use pure inoculant for legume seeds, use four times recommended rate when hydroseeding.

<sup>2</sup> Use Pure Live Seed (PLS) =  $\frac{\% \text{ Germination} \times \% \text{ Purity}}{100}$

EXAMPLE: Common Bermuda seed with 70% germination and 80% purity =  $\frac{70 \times 80}{100}$  or  $\frac{56}{100}$  or 56%

$\frac{10 \text{ lbs PLS/acre}}{56\%} = 17.9 \text{ lbs/acre of bagged seed}$

<sup>3</sup> DOT All purpose mix

<sup>4</sup> Wild flower mix containing New England Aster, Baby's Breath, Black Eye Susan, Catchfly, Dwarf Columbine, Purple Ceanothus, Lance-leaved Coreopsis, Cowslower, Ox-eye Daisy, Dame's Rocket, Scarlet Flax, Foxglove, Gayfeather, Rocky Larkspur, Spanish Larkspur, Corn Poppay, Spurred Snapdragon, Wallflower and/or Yarrow may be added to any seed mix given. Most seed suppliers carry a wild flower mixture that is suitable for the Northeast and contains a variety of both annual and perennial flowers. Seeding rates for the specific mixtures should be followed.

<sup>5</sup> Considered to be a cool season mix.

<sup>6</sup> Considered to be a warm season mix.

**LRC GROUP**

**SITE DETAILS**

**LAND OF MWH ASSOCIATES, LLC**

**ARBUTUS STREET CITY OF MIDDLETOWN MIDDLESEX COUNTY, CONNECTICUT**

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 • Civil Engineering  
 • Environmental Services  
 • Land Surveying  
 • Landscape Architecture  
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 www.lrcconsult.com  
 LRC Engineering & Surveying, DPC  
 LRC Engineering & Surveying, LLC  
 LRC Environmental Services, Inc.

Date	Revisions

Design/Colos	BLS	CAD File	DN20263002.dwg	Sheet No.
Drawn	BLS	Project No.	20-2630	DN-2
Checked	JW	Date	2/24/21	
Approved	JW	Scale	AS NOTED	