

Owner:
Reliance Properties
Branford Manor Preservation, LP

Applicant:
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Branford Manor Preservation, LP
60 Columbus Circle
New York, NY 10023

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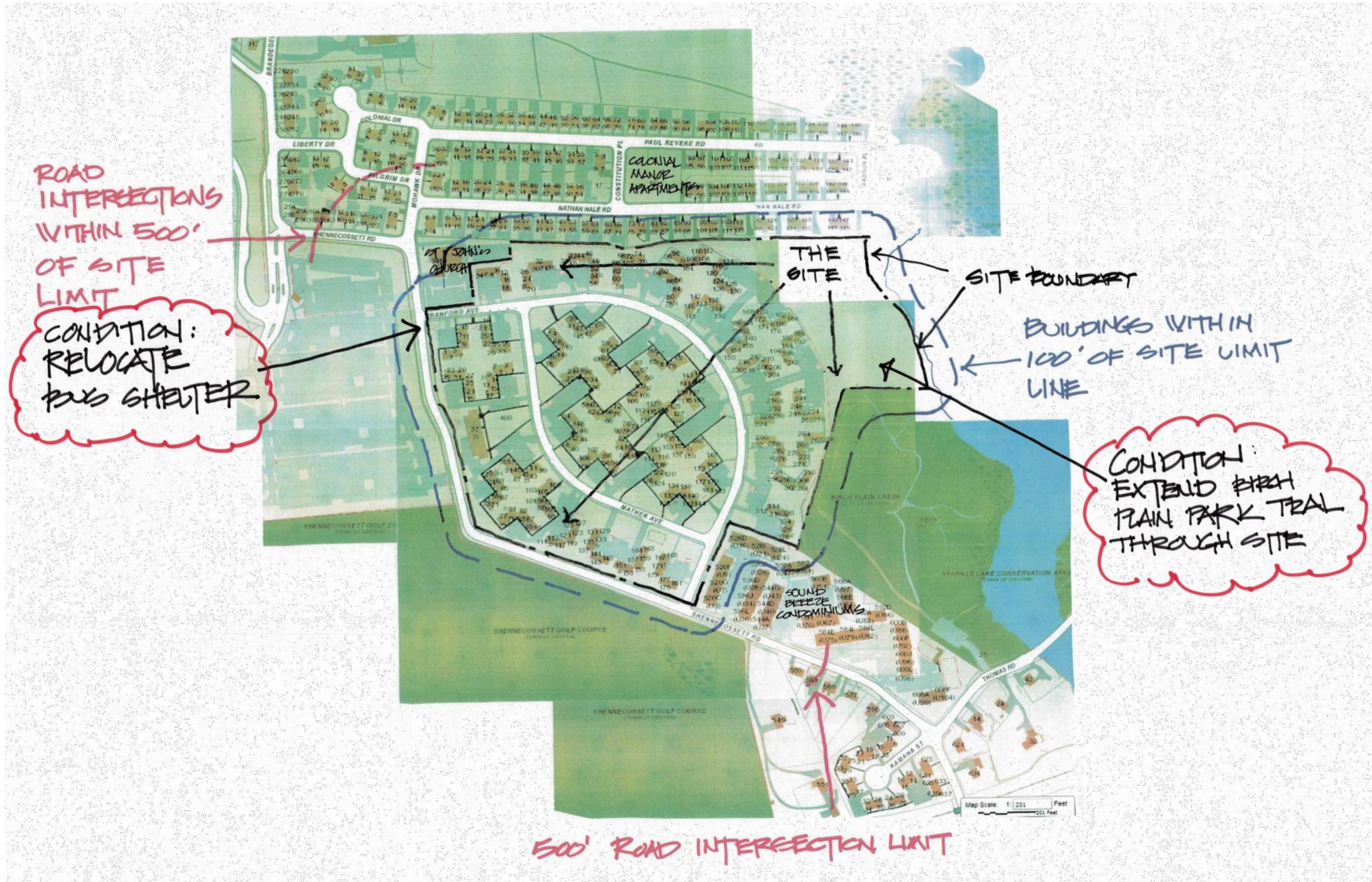
Date	Description	No.
05-15-18	C.C. Comments	1

Revisions

Conditions of Approval
Cover Sheet

Branford Manor Apartments
400 Shennecossett Road
Groton, CT

Project: 2169
Scale: As Shown
Date: 03/22/18
Drawn by: MRS
Checked by: PED
Drawing No.



500' ROAD INTERSECTION LIMIT

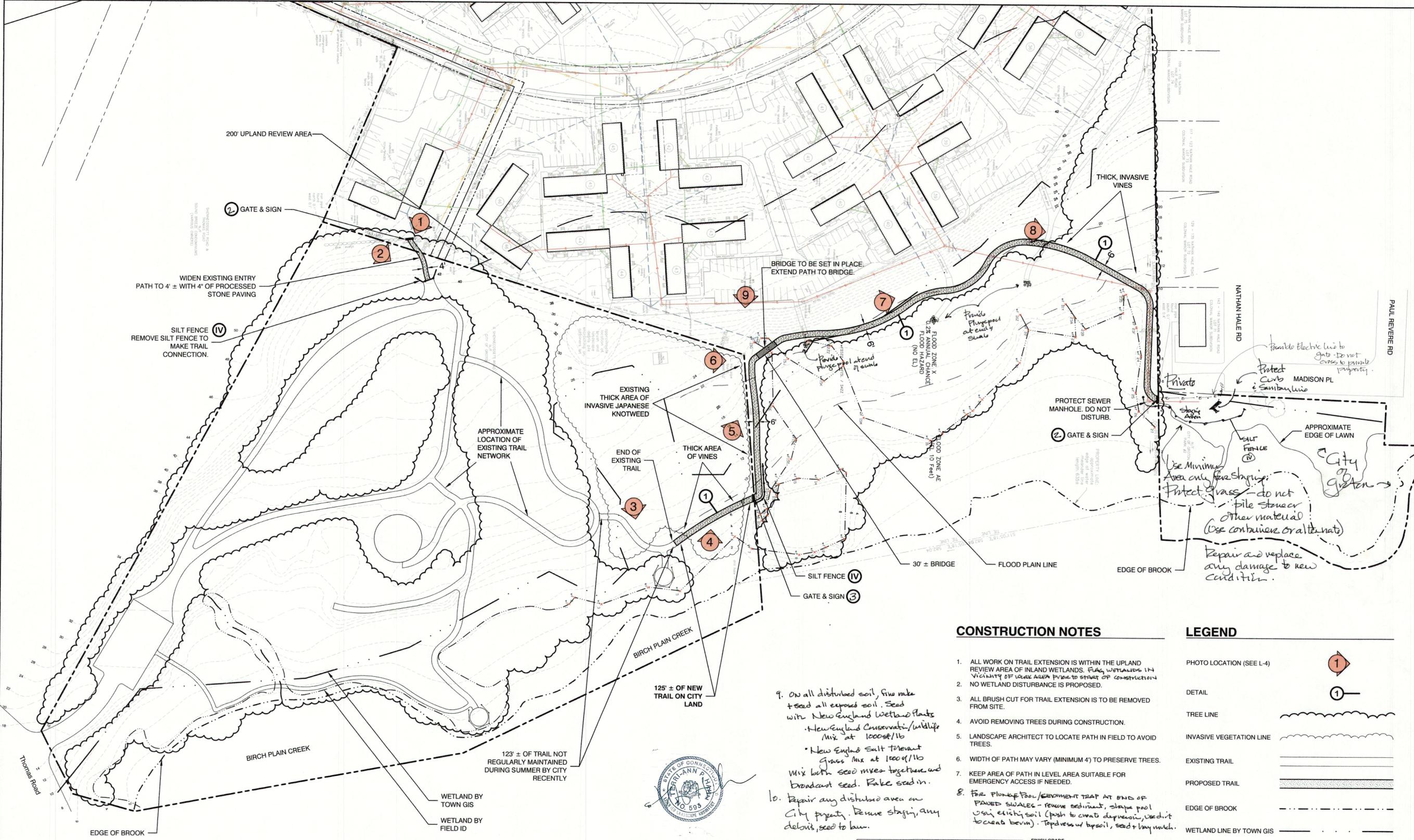
**PRIOR TO START OF CONSTRUCTION
CALL 1-800-922-4455 BEFORE YOU DIG!**

APPROVED BY THE CITY OF GROTON INLAND WETLANDS & WATERCOURSES COMMISSION
CHAIRMAN / SECRETARY _____ DATE _____

APPROVED BY THE CITY OF GROTON PLANNING AND ZONING COMMISSION
CHAIRMAN / SECRETARY _____ DATE _____

Date	Description	No.
05-15-18	C.C. Comments	1
06-04-18	Revision	2
06-15-18	Approval	3

Conditions of Approval
Birch Plain Creek Trail Extension Plan
Branford Manor Apartments
Thomas Road & 400 Shennecossett Road
Groton, CT



CONSTRUCTION NOTES

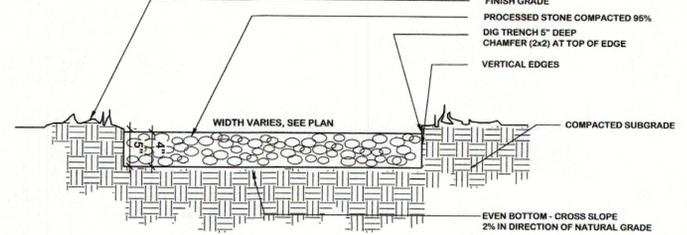
- ALL WORK ON TRAIL EXTENSION IS WITHIN THE UPLAND REVIEW AREA OF INLAND WETLANDS. FLAG WETLANDS IN VICINITY OF WORK AREA PRIOR TO START OF CONSTRUCTION. NO WETLAND DISTURBANCE IS PROPOSED.
- ALL BRUSH CUT FOR TRAIL EXTENSION IS TO BE REMOVED FROM SITE.
- AVOID REMOVING TREES DURING CONSTRUCTION.
- LANDSCAPE ARCHITECT TO LOCATE PATH IN FIELD TO AVOID TREES.
- WIDTH OF PATH MAY VARY (MINIMUM 4') TO PRESERVE TREES.
- KEEP AREA OF PATH IN LEVEL AREA SUITABLE FOR EMERGENCY ACCESS IF NEEDED.
- FOR PLUNGE POOL/EMBANKMENT TRAP AT END OF PAVED SWALES - REMOVE SEDIMENT, SHAPE POOL USING EXISTING SOIL (PUSH TO CREATE DEPRESSION, SCOLD IT TO CREATE BERM). TOPDRESS W/ TOPSOIL, SEED & MULCH.

9. On all disturbed soil, first rake + seed all exposed soil. Seed with New England Wetland plants - New England Conservatory/wildlife mix at 1000#/lb
New England Salt tolerant grass mix at 1000#/lb
Mix both seed mixes together and broadcast seed. Rake seed in.

10. Repair any disturbed area on City property. Remove stumps, any debris, seed to lawn.

LEGEND

- PHOTO LOCATION (SEE L-4)
- DETAIL
- TREE LINE
- INVASIVE VEGETATION LINE
- EXISTING TRAIL
- PROPOSED TRAIL
- EDGE OF BROOK
- WETLAND LINE BY TOWN GIS
- WETLAND LINE BY FIELD ID
- FLOOD PLAIN LINE
- 200' UPLAND REVIEW AREA
- EXISTING UTILITIES:
 - OVERHEAD ELECTRIC UTILITY LINE
 - STORM WATER LINE
 - SANITARY SEWER LINE
 - POTABLE WATER LINE



1 PROCESSED STONE PATH
N.T.S.

THE WETLANDS AND WATERCOURSES WERE DELINEATED BY DAVISON ENVIRONMENTAL, LLC IN AUGUST 2017. THE WETLANDS AS DEPICTED ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

Eric Davison 6/5/18
ERIC DAVISON DATE

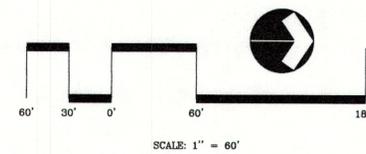
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C:\CIP\2018\Branford Manor\Birch Plain Creek Trail Extension\DWG\2169 Layout.dwg, 3 Birch Plain Creek Trail Extension Plan.mxd, May 17, 2018

EXISTING CONDITIONS



Brook
Bank height approximately 2-2 1/2'
Approximate location of footings

6 Area of bridge

PREFABRICATED PEDESTRIAN BRIDGE

Amish Creations (www.allwebdiscounts.com)
Brodheads ville, PA

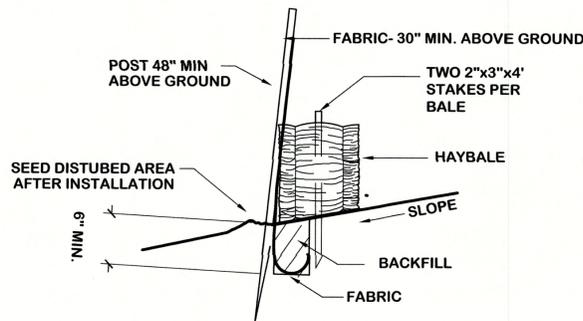
Arched Wood bridge: \$8,000 delivered

- 6' x 30'
- Treated lumber
- Stained
- Comes fully assembled
- Concrete piers need to be installed prior to bridge installation
- \$600-700 less for a flat style bridge vs arched
- Does not include costs of equipment for getting bridge into place near brook
- For equipment consider local rental company or landscape company (2 small tractors, 2 skid loaders, small crane, etc.)
- Seal All Wood before installation



Example: "Residential Style" pedestrian bridge

Gate: 4' wide Chainlink gate w/ Posts
Gate to be 3' High
Mount Sign on gate



NOTES: SILT FENCE INSTALLATION:

1. USE 2" X 2" X 7' STAKES OF WOOD OR METAL SPACED 6' TO 10' APART.
2. BURY FABRIC ON UPHILL SIDE 6" DEEP WITH FABRIC CURLED UPSLOPE.
3. SECURE FABRIC TO EACH STAKE. FILTER FABRIC TO BE GEOFAB MATERIAL OR APPROVED EQUAL.
4. ANGLE STAKES TOWARD WATER SOURCE.
5. OVERLAP ENDS OF FABRIC TO PROHIBIT WATER FROM ESCAPING AROUND ENDS.

HAYBALE INSTALLATION:

1. INSTALL HAYBALE UPHILL OF SILT FENCE.
2. BUTT ENDS OF HAYBALE TIGHTLY.

IV SILT FENCE/HAYBALE BARRIER DETAIL

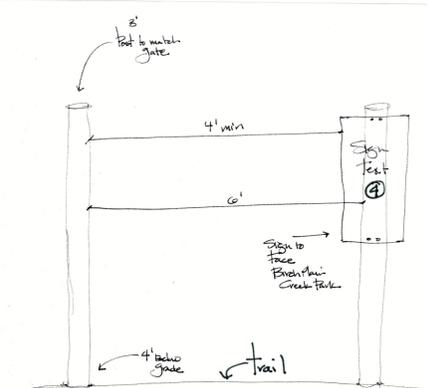
Erosion & sediment control barriers to be placed at direction of landscape architect as needed to protect work.

2 GATE & SIGN 4

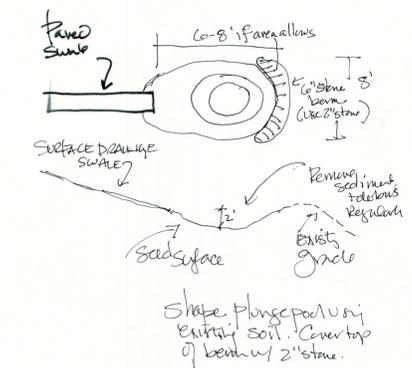


Text, font, colors and sign style to match City of Groton standard. Final text to match Birch Plain Creek Park rules. Additional graphics (city seal, etc) are allowed as required by City.
Sign to be pre-printed metal and attached to gate or gate post as shown on details 2 and 3

4 Nature Trail Sign



3 Posts with Sign @ BTC Park / Branford Manor Prop. Line



5 PLUNGE POOL / SEDIMENT TRAP @ Paved Swale

LADA, P.C.
Land Planners
104 West Street
Groton, CT 06340
Phone: 860-448-0400 Fax: 860-448-0899

Loureiro Engineers
100 Fort Hill Road, Suite 3
Groton, CT 06340
Phone: 860-448-0400 Fax: 860-448-0899

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C:\CIP\2018 Branford Manor\Branford Manor\2169 Layout.dwg - 5 Prefabricated Bridge & Detail\180517_2018