EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON
CONNECTICUT

AUG. 4, 2014

OCT. 30, 2014

REV. SEPT. 8, 2016

GENERAL NOTES

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: MILONE AND MACBROOM INC., TAKEN FROM A MAP ENTITLED "PROPERTY SURVEY" PREPARED FOR CARLSON CONSTRUCTION AT A SCALE OF 1"=100', DATED: APRIL 25, 2008.
2. 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.
3. MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
4. INLAND WETLAND BOUNDARY WAS FLAGGED BY: SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC ON MAY 15, 2008 FIELD LOCATED BY MILONE AND MACBROOM INC. IN MAY 2008 AND SHOWN ON THE SITE PLAN – EXISTING CONDITIONS DRAWINGS (EX-1, EX-2)
5. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
6. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
7. 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 "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT – 2002, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
8. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
9. ALL STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED. ALL PVC PIPE SHALL BE SCHEDULE 40 UNLESS OTHERWISE INDICATED.
10. ALL ROOF LEADERS AND FOUNDATION DRAINS SHALL BE A MINIMUM OF 4" ASTM D 3034 SDR 35 PVC PIPE WITH ALL OUTLET COLLECTION PIPES BEING A MINIMUM OF 6".
11. ALL FOUNDATION DRAINS ARE TO OUTLET TO DAYLIGHT.
12. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
13. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF EASTON REQUIREMENTS AND TO THE THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, AND INCIDENTAL CONSTRUCTION, FORM 816 AND ADDENDUMS
14. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, 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.
15. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA WITH AN IMPERVIOUS FLOOR DURING NON-WORK HOURS.
16. PROPOSED HOUSES ARE TO BE CONNECTED TO SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
17. THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS HAVE BEEN SHOWN TO INDICATE HOW THE LOT COULD POSSIBLY BE DEVELOPED, BUT NOT NECESSARILY HOW THE LOT WILL BE DEVELOPED. THE FINAL SIZE, SHAPE AND LOCATION OF THE HOUSE AND DRIVEWAY, ETC. MAY VARY AS LONG AS THE APPROVED SETBACK DISTANCES ARE MAINTAINED.
18. DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH ANY PUBLIC UTILITY, STRUCTURE OR IMPROVEMENT SUCH AS, BUT NOT LIMITED TO,STREET LINE MONUMENTS, AND CATCH BASINS.
19. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
20. PERIMETER SWALES AND RESPECTIVE SILTATION BASINS SHALL BE COMPLETED AND STABLIZED PRIOR TO PROCEEDING WITH OTHER SITE CONSTRUCTION.
21. THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROLS UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.

CONSTRUCTION SEQUENCE

1. PRIOR TO COMMENCEMENT OF WORK A PRECONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF, AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
2. THE CONTRACTOR IS TO FOLLOW THE PROPOSED PHASING PLAN ON SHEET PH-1 OF THESE PLANS AND NO MORE THAN 5 ACRES ARE TO BE LEFT EXPOSED AT ANY ONE TIME.
3. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED. NO DISTURBANCE IS TO TAKE PLACE BEYOND THE LIMITS OF WORK SHOWN.
4. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND STABILIZED CONSTRUCTION ENTRANCES.
5. CLEAR AND GRUB SITE AND STOCKPILE TOPSOIL. PLACE SEDIMENT FILTER FENCE AND HAYBALES AROUND STOCKPILES.
6. CONTRACTOR TO INSTALL TEMPORARY DIVERSION BERMS AND SEDIMENT BASINS PER THE SEDIMENT AND EROSION CONTROL PLAN.
7. INITIATE MASS EARTHWORK OPERATIONS AFTER ALL REQUIRED BASINS, BERMS, SWALES, SILT FENCE & HAYBALES ARE INSTALLED.
8. TEMPORARY SEDIMENT BASINS AND DIVERSION BERMS AND SWALES ARE TO BE CONSTRUCTED PRIOR TO EACH PHASE OF GRADING AND MODIFIED AS NECESSARY TO FUNCTION.
9. COMMENCE ROADWAY AND UTILITY WORK.
10. INITIATE HOME CONSTRUCTION.
11. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL. STABILIZE ALL SLOPES IMMEDIATELY AFTER THEIR ESTABLISHMENT.
12. INSTALL REMAINING UTILITIES, AND DRIVEWAYS.
13. TEMPORARY SEDIMENT BASINS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER. CLEAN THE SEDIMENT BASIN WHEN SEDIMENT ACCUMULATION EXCEEDS ONE HALF THE WET STORAGE CAPACITY OF THE BASIN OR WHEN THE DEPTH OF AVAILABLE POOL IS REDUCED TO 18 INCHES, WHICHEVER IS ACHIEVED FIRST.
14. SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER.
15. THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MODIFIED BY THE CONTRACTOR AT THE DIRECTION OF THE ENGINEER AND THE TOWN'S DESIGNATED REPRESENTATIVE AS NECESSITATED BY CHANGING SITE CONDITIONS.
16. INSPECTION OF THE SITE FOR EROSION SHALL CONTINUE FOR A PERIOD OF THREE MONTHS AFTER COMPLETION WHEN RAINFALLS OF ONE INCH OR MORE OCCUR.
17. ALL DEWATERING WASTE WATERS SHALL BE DISCHARGED IN A MANNER WHICH MINIMIZES THE DISCOLORATION OF THE RECEIVING WATERS.
18. THE SITE SHOULD BE KEPT CLEAN OF LOOSE DEBRIS, LITTER, AND BUILDING MATERIALS SUCH THAT NONE OF THE ABOVE ENTER WATERS OR WETLANDS.
19. A COPY OF ALL PLANS AND REVISIONS, AND THE SEDIMENT AND EROSION CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION.

OPERATION AND MAINTENANCE PLAN (POST-CONSTRUCTION)

ROADWAYS:

1. THE ROADWAY SHALL BE SWEPT TWICE ANNUALLY. TYPICALLY, SWEEPING SHOULD OCCUR IN THE SPRING AFTER WINTER SANDING, AND IN THE FALL AFTER THE LEAVES HAVE FALLEN.
2. AT THE TIME OF THE SWEEPING, THE ROADWAY SHOULDERS SHOULD BE CLEANED OF ACCUMULATED SAND AND DEBRIS. ANY AREAS THAT WERE DAMAGED BY PLOWING OR THAT HAVE BEEN ERODED BY STORM WATER SHALL BE REPAIRED WITH TOPSOIL AND SEED.
3. ALL SAND AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.

STORM DRAINAGE STRUCTURES:

1. ALL CATCH BASIN AND YARD DRAIN STRUCTURES SHALL BE INSPECTED TWICE ANNUALLY. SEDIMENT SHALL BE REMOVED WHEN IT EXTENDS TO WITHIN SIX INCHES OF THE OUTLET PIPE INVERT, AND NOT LESS THAN ONCE PER YEAR. IF ANY OF THE STORM DRAINAGE STRUCTURES HAVE ANY STRUCTURAL DAMAGE, THEY SHALL BE REPAIRED AS REQUIRED.
2. ALL SEDIMENT, SAND, AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
3. ALL CATCH BASIN AND YARD DRAIN STRUCTURES SHALL BE INSPECTED IMMEDIATELY AFTER ANY SPILLAGE OF OIL, GAS, OR OTHER CONTAMINANT SPILLS. SUBSEQUENT TO CONTAMINANT SPILLS, ALL STORM DRAINAGE STRUCTURES AFFECTED SHALL BE CLEANED IMMEDIATELY AND THE CONTENTS DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.

DETENTION BASINS / INFILTRATION GALLERIES:

1. THE DETENTION BASINS AND UNDERGROUND INFILTRATION GALLERIES SHALL BE INSPECTED TWICE ANNUALLY, AND IMMEDIATELY AFTER ANY SPILLAGE OF OIL, GAS, OR OTHER CONTAMINANT SPILLS. SUBSEQUENT TO CONTAMINANT SPILLS, THE DETENTION BASIN AND INFILTRATION GALLERIES AFFECTED SHALL BE CLEANED IMMEDIATELY AND THE CONTENTS DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
2. THE OUTLET STRUCTURE CONTROLLING THE WATER EXITING THE DETENTION BASINS SHALL BE MAINTAINED TO ALLOW FOR UNOBSTRUCTED FLOW THROUGH ITS FLOW CONTROL OPENINGS. OBSTRUCTIONS IMPEDING FLOW THROUGH THE LOW-FLOW ORIFICE, V-NOTCH, EMERGENCY OVERFLOW, AND OUTLET PIPE SHALL BE REMOVED. IF THE OUTLET CONTROL STRUCTURES HAVE ANY STRUCTURAL DAMAGE, THEY SHALL BE REPAIRED AS REQUIRED.
3. THE SIDE SLOPES OF THE DETENTION BASINS ARE TO BE MOWED, AT A MINIMUM, TWICE ANNUALLY TO DISCOURAGE GROWTH OF WOODY VEGETATION.
4. THE SEDIMENT FOREBAYS SHALL BE INSPECTED TWICE ANNUALLY, AND CLEANED WHEN THE SEDIMENT REACHES ONE FOOT IN DEPTH. THE RIPRAP APRON(S) AT THE END OF THE INLET PIPE SHALL BE INSPECTED FOR ACCUMULATED SEDIMENT AND THE SEDIMENT REMOVED.
5. ALL SEDIMENT, SAND, AND DEBRIS THAT IS REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
6. NO DUMPING OF ANY DEBRIS, INCLUDING BUT NOT LIMITED TO GRASS CLIPPINGS, LEAVES, BRUSH, AND COMPOST MATERIAL SHALL OCCUR WITHIN THE DETENTION BASINS.
7. THE BOTTOM OF THE STORMWATER BASINS SHALL BE MAINTAINED WITH TRACKED EQUIPMENT ONLY.

GENERAL:

1. DURING CONSTRUCTION AND FOR THREE MONTHS AFTER PROJECT COMPLETION, INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MADE ON A WEEKLY BASIS AND AFTER RAINFALL EVENTS OF 1-INCH OR GREATER. A LOG OF SUCH INSPECTIONS SHALL BE MAINTAINED AT THE SITE.
2. A VEGETATIVE OR IMPROVED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. USE OF FERTILIZER SHOULD BE MINIMIZED AND SHOULD BE APPLIED USING PRUDENT APPLICATION PROCEDURES. ONLY ORGANIC FERTILIZERS ARE TO BE USED ON THIS SITE.
3. A LOG OF ALL INSPECTIONS SHALL BE MAINTAINED BY THE OCCUPANT AND BE AVAILABLE FOR INSPECTION.

PROJECT SITE VICINITY MAP:

0 1/2" 1"
SCALE: 1"=500'

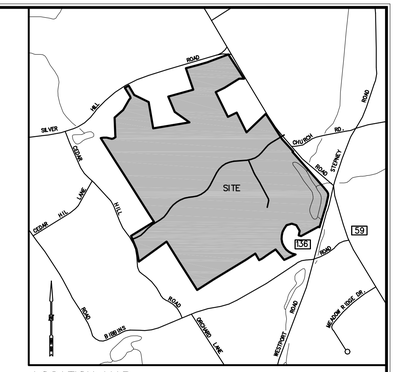
ZONE DATA

ZONE: DISTRICT PAAAC
TOTAL LAND: 5,432,125 SF (124.704 AC)

DIMENSIONAL CRITERIA	REQ'D/PERMITTED
MIN. LOT AREA	1 ACRE
MIN. FRONT YARD SETBACK FROM PROPERTY LINE	25'
MIN. REAR YARD SETBACK FROM PROPERTY LINE	25'
MIN. SIDE YARD SETBACK FROM PROPERTY LINE	10'
MIN. LOT FRONTAGE	100'
MIN. TOTAL OPEN SPACE AREA	15% OF TOTAL LAND
MAX. BUILDING HEIGHT	35'

PROJECT DATA

TOTAL # OF LOTS: 48 + PARCEL 'A'	
TOTAL AREA OF OVERALL PROPERTY	±124.7 AC
TOTAL AREA OF PARCEL 'A'	±14.1 AC
PROJECT AREA	±110.6 AC
TOTAL AREA OF WETLANDS OF OVERALL PARCEL	±28.2 AC (22.6%)
TOTAL AREA OF WETLANDS OF PROJECT AREA	±27.5 AC (24.9%)
OPEN SPACE – REQUIRED (% OF PROJECT AREA)	±16.6 AC (15%)
TOTAL OPEN SPACE – PROVIDED (% PROJECT AREA)	±42.5 AC (38.4%)
WETLAND AREA IN OPEN SPACE	±23.9 AC
MAX. IMPERVIOUS COVERAGE OF PROJECT AREA	10%



LOCATION MAP
SCALE: 1"=1,000'

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	100' WETLANDS UPLAND REVIEW AREA	
	SETBACK LINE	
70	MAJOR CONTOUR	70
68	MINOR CONTOUR	68
+70.5	SPOT GRADE	+70.5
	WETLANDS	
	TREE LINE	
	TREE/SHRUB	
	STONEWALL	
x x x	CHAIN LINK FENCE	x x x x
	SITE LIGHT	
	HYDRANT	
	PRIVATE WELL	W
	STORM DRAIN W/CATCH BASIN	
	STORM MANHOLE/YARD DRAIN	
	SUBSUFRACE DISPOSAL SYSTEM	
ETC	ELECTRIC, TELEPHONE, CABLE	ETC
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIN	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	FIRST FLOOR	FF
	GARAGE FLOOR	GF
	BASEMENT/WALKOUT FLOOR	BF/WO

MILONE & MACBROOM®
Engineering, Landscape Architecture and Environmental Science

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

- **OWNER**

SILVER SPORT ASSOCIATIES
895 SPORT HILL ROAD
EASTON, CONNECTICUT, 06612

- **APPLICANT**

SADDLE RIDGE DEVELOPERS
68 SOUNDVIEW DRIVE
EASTON, CONNECTICUT, 06612

LIST OF DRAWINGS:

	TITLE
EX1 - EX2	SITE PLAN - EXISTING CONDITIONS
ZC	ZONE CHANGE MAP
SD1 - SD2	SITE PLAN - LAYOUT, GRADING & UTILITIES
SD-3	ROADWAY DRAINAGE PLAN AND PROFILE
LA-1	SITE PLAN - LANDSCAPING
RA-1	SITE PLAN - REGULATED ACTIVITIES
SE-1	SITE PLAN - SEDIMENT AND EROSION CONTROLS
PH-1	SITE PLAN - PHASING PLAN
RP1 - RP7	ROADWAY PLAN AND PROFILE
D-1	EROSION CONTROL SPECIFICATIONS AND DETAILS
D2 - D4	SITE DETAILS
D5 - D6	SEPTIC DESIGN INFORMATION
1 OF 2, 2 OF 2	RESUBDIVISION MAP
1 OF 2, 2 OF 2	PROPERTY SURVEY (UNDER SEPARATE COVER)

GENERAL NOTES:

1. APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN TAKEN FROM "FLOOD INSURANCE RATE MAP, TOWN OF EASTON, CONNECTICUT, FAIRFIELD COUNTY, PANEL 5 OF 10, COMMUNITY PARCEL NUMBER 090006 0058, EFFECTIVE DATE: SEPTEMBER 30, 1983".
2. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: MILONE AND MACBROOM INC., TAKEN FROM A MAP ENTITLED "PROPERTY SURVEY" PREPARED FOR CARLSON CONSTRUCTION AT A SCALE OF 1"=100', DATED: APRIL 25, 2008.
3. TOPOGRAPHY FOR THIS SUBDIVISION IS PROVIDED BY OTHERS.
4. MILONE & MACBROOM INC. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
5. INLAND WETLAND BOUNDARY WAS FLAGGED BY: SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC ON MAY 15, 2008 AS SHOWN ON COMPLIED EXISTING CONDITIONS DRAWING AND FIELD LOCATED BY MILONE AND MACBROOM INC. IN MAY 2008.

SILVER HILL ROAD
SPORT HILL ROAD
CHURCH ROAD
?? CMP
CMP INV=391.70
CMP INV=391.74
1' DRAIN SILTED SWALE
12" RCP INV=425.73
HEAD WALL 24" CMP
24" CMP INV=415.26
ECB TG=433.23 INV=430.93
EXISTING BUILDINGS
EXISTING WELL
EXISTING BUILDING
IPIN (HELD)
IPIN (ONLINE)
100' UPLAND REVIEW AREA
INTERIOR DIVISION LINE
CCB TG=402.53 INV=399.03
18" RCP
CCB TG=402.11 INV=398.68 NE,SW
18" RCP INV=398.18
HEAD WALL
CHD MON (HELD)
APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN
HEAD WALL 36" RCP INV=388.02
HEAD WALL 36" RCP INV=387.63
N/F DARRIN D. SILHAVY
N/F HERMANDORFER FAMILY TRUST
N/F KITTY L. & STEPHEN S. BELL
N/F JOSEPH & JANICE CIOPPA
N/F DEBRA A. CONTE KLEIN
N/F PATRICK & RENO M. FITZSIMMONS
N/F HUNTLEY V. STONE & KYLE I. MACGILLIVARY
N/F RONALD & MARCIA SANDONE
N/F FAW LOUREZOS
N/F DAVID W. & GWEN C. EASON
N/F ANDREW M. & LYNDA A. WILLAUER
MATCHLINE – SEE SHEET EX-2
MATCHLINE – SEE SHEET EX-2

N
W E
S
0 50' 100'

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	

SITE PLAN - EXISTING CONDITIONS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
--	CEH	EAH

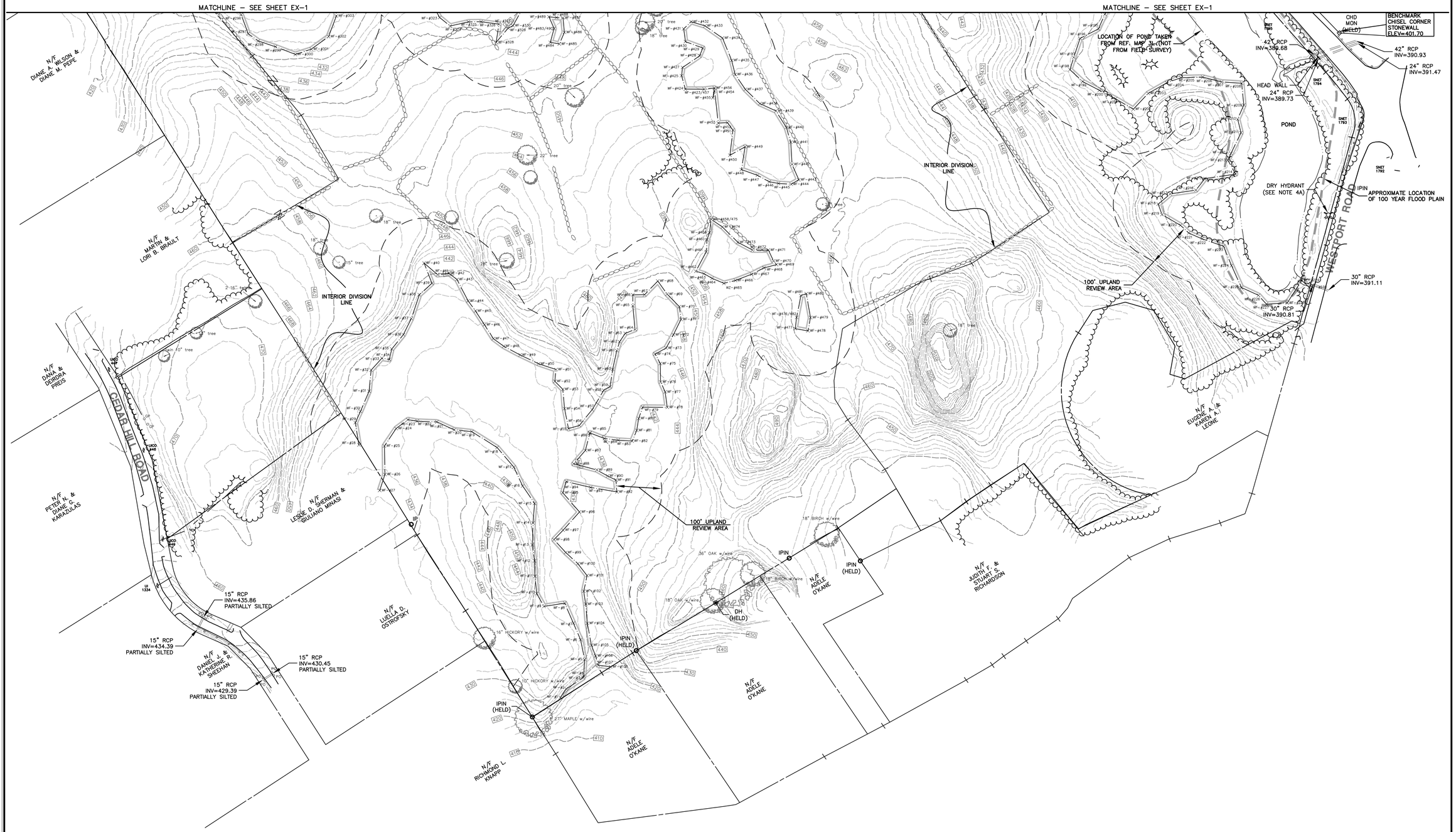
SCALE 1"=100'

DATE AUG. 4, 2014

PROJECT NO. 2683-01

EX-1

SHEET NO.



THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 2

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	

SITE PLAN - EXISTING CONDITIONS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD EASTON, CONNECTICUT

--	MSL	EAH
DESIGNED	DRAWN	CHECKED

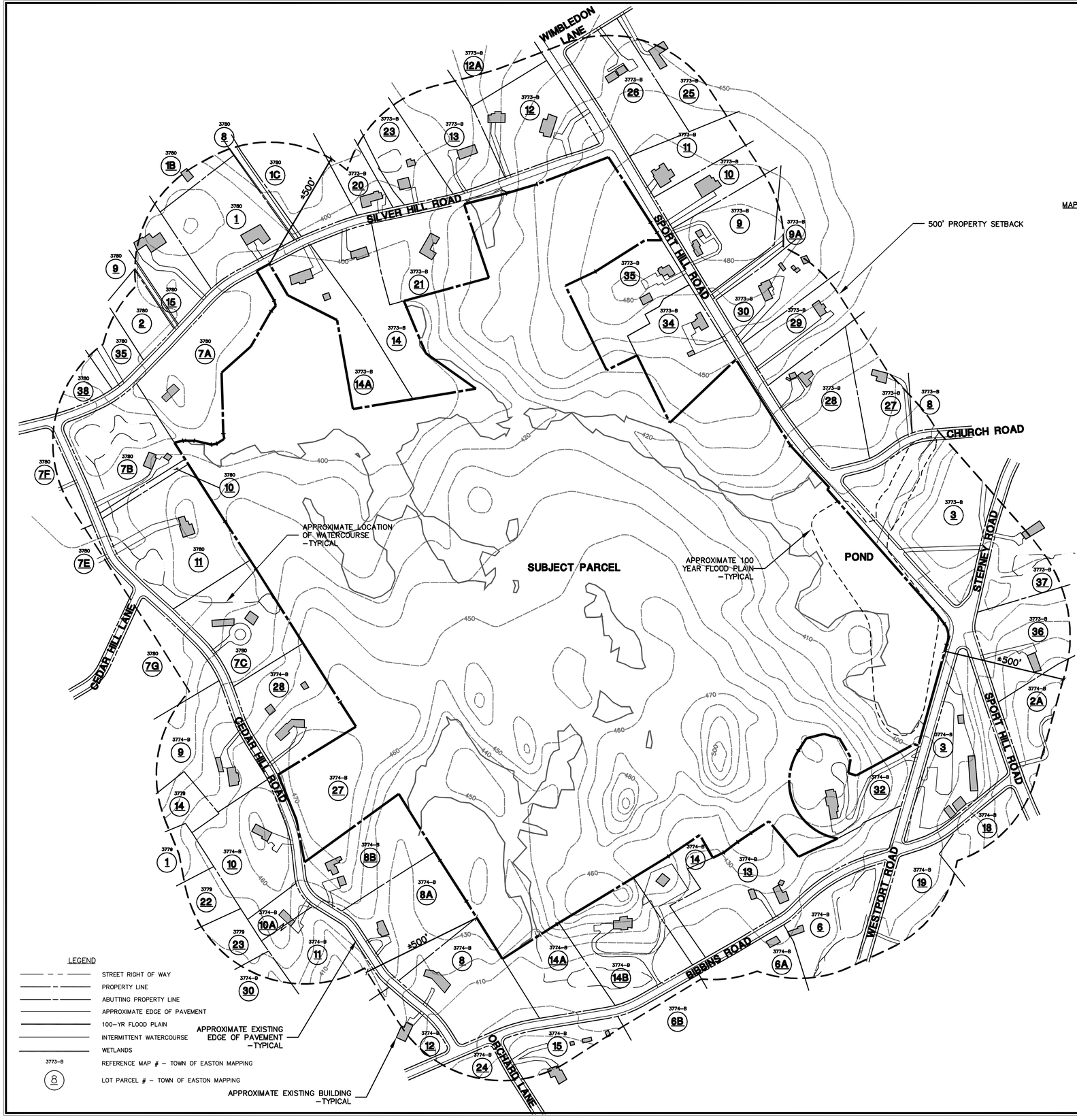
SCALE 1"=100'

DATE AUG. 4, 2014

PROJECT NO. 2683-01

EX-2

SHEET NO.



GENERAL NOTES / REFERENCE MAPS

1. "PROPERTY SURVEY, PREPARED FOR: CARLSON CONSTRUCTION, SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD, AND WESTPORT ROAD". SCALE: 1"=100', DATED: APRIL 25, 2008, PREPARED BY MILONE & MACBROOM INC.
2. "UNITED STATES DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY, STATE OF CONNECTICUT HIGHWAY DEPARTMENT, BOTSFORD QUADRANGLE, CONNECTICUT, 7.5 MINUTE SERIES (TOPOGRAPHIC)", SCALE: 1:24000, CONTOUR INTERVAL 10 FEET, DATED: 1969, PHOTOREVISED: 1984.
3. "FIRM, FLOOD INSURANCE RATE MAP, TOWN OF EASTON, CONNECTICUT, FAIRFIELD COUNTY, PANEL 5 OF 10", COMMUNITY PANEL NUMBER: 090006 0005 B, EFFECTIVE DATE: SEPTEMBER 30, 1983.
4. ADDITIONAL PHYSICAL FEATURES LOCATED ON ADJACENT PARCELS TAKEN FROM 2004 AERIAL PHOTOGRAPHS.
5. EXISTING PROPERTY BOUNDARY INFORMATION TAKEN FROM "WORK COPIED FROM WORKER PROGRESS ADMINISTRATION, DATED 1986, SCALE: 1"=100', PROJECT NUMBER 2166." BOUNDARIES FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE CONSIDERED APPROXIMATE
6. THIS MAP IS TO BE USED FOR REFERENCE ONLY TO DEPICT THE SUBJECT PARCEL AND EXISTING CONDITIONS WITHIN 500' AS REQUIRED PER THE TOWN OF EASTON ZONING REGULATIONS.

MAP/PARCEL #	LOT OWNER (MAILING ADDRESS IF DIFFERENT)
3773–B–26	KELLY, SEAN R. AND LEANN M. 10 WIMBLEDON LANE EASTON, CT 06612
3773–B–25	MONTANARO, WENDY B 16 WIMBLEDON LANE EASTON, CT 06612
3773–B–11	FIORE, ROBERT J 924 SPORT HILL ROAD EASTON, CT 06612
3773–B–10	REISMAN, MICHAEL & ELIZABETH CONTE 918 SPORT HILL ROAD EASTON, CT 06612
3773–B–9	LEUBA, EDWARD & MILLICENT 910 SPORT HILL ROAD EASTON, CT 06612
3773–B–9A	FRATTAROLI, JEFFREY & DIANE SURV 902 SPORT HILL ROAD EASTON, CT 06612
3773–B–35	STONE, HUNTLEY J. & MACGILLIVRAY, KYLE I. 891 SPORT HILL ROAD (895 SPORT HILL ROAD EASTON, CT 06612 EASTON, CT 06612)
3773–B–34	SNADONE, RONALD & MARCIA 885 SPORT HILL ROAD EASTON, CT 06612
3773–B–30	LOUKREZIS, FANI 898 SPORT HILL ROAD EASTON, CT 06612
3773–B–29	EASDON, DAVID W & GWEN C SURV 888 SPORT HILL ROAD EASTON, CT 06612
3773–B–28	WILLAUER, ANDREW M & LINDA A (S) 880 SPORT HILL ROAD (2 INDIA STREET EASTON, CT 06612 NANTUCKET, MA 02554)
3773–B–27	CORREIA KIM TRINER TRS/COB 15 CHURCH ROAD (29 WHITE BIRCH ROAD EASTON, CT 06612 REDDING, CT 06896)
3773–B–8	LEVIN, DEBORAH E 25 CHURCH ROAD EASTON, CT 06612
3773–B–3	UNION CEMETERY ASSOCIATION 880 SPORT HILL ROAD (C.O. SILHAVY, JOSEPH EASTON, CT 06612 45 SILVER HILL ROAD EASTON, CT 06612)
3773–B–37	JOHNSON, NEIL S & SUSANNE S SURV 10 STEPNEY ROAD EASTON, CT 06612
3773–B–36	WASCHILLA, EDWARD & PAMELA 830 SPORT HILL ROAD EASTON, CT 06612
3774–B–2A	CANDEE, HAROLD & SHIRLEY A 814 SPORT HILL ROAD EASTON, CT 06612
3774–B–3	TOWN OF EASTON 15 WEST PORT ROAD (225 CENTER ROAD EASTON, CT 06612 EASTON, CT 06612)
3774–B–32	LEONE, EUGENE A. AND KAREN A. 26 WESTPORT ROAD EASTON, CT 06612
3774–B–18	REVERSE MORTGAGE SOLUTIONS 785 SPORT HILL ROAD (2727 SPRING CREEK DRIVE, EASTON, CT 06612 SPRING, TX 77373)
3774–B–19	RIBEIRO JOAO A. & MARIA A J/T SURV 45 WESTPORT ROAD EASTON, CT 06612
3774–B–13	RICHARDSON, STUART SMITH QFD PRNL RDN TR&RICARDSON STUART&JUDITH TRSTE 32 BIBBINS ROAD EASTON, CT 06612
3774–B–6	SUPON MICHAEL J & LIU YA–CHING JTWRS 17 BIBBINS ROAD EASTON, CT 06612
3774–B–6A	RICHARDSON, STUART SMITH & JUDITH A. 29 BIBBINS ROAD (32 BIBBINS ROAD EASTON, CT 06612 EASTON, CT 06612)
3774–B–14	O'KANE, ADELE F QUIT CLAIM COV 46 BIBBINS ROAD (48 BIBBINS ROAD EASTON, CT 06612 EASTON, CT 06612)
3774–B–14	O'KANE, ADELE F QC/COV 48 BIBBINS ROAD EASTON, CT 06612
3774–B–6B	VASSALLO, ROSS & CAROLANN GOMBOS, VASALLO SURV 45 BIBBIONS ROAD (19 FAIR OAK DRIVE EASTON, CT 06612 EASTON, CT 06612)
3774–B–14	O'KANE, ADELE F QC/COV 62 BIBBINS ROAD (48 BIBBINS ROAD EASTON, CT 06612 EASTON, CT 06612)
3774–B–15	MORAN, CHRISTOPHER E & CHAPUT ELAINE M, SURV 94 ORCHARD LANE ROAD EASTON, CT 06612
3774–B–8	KNAPP, RICHMOND L 8 CEDAR HILL ROAD EASTON, CT 06612
3778–A&B 3774–B–2	SLADY, NANCY C 65 ORCHARD LANE EASTON, CT 06612
3774–B–12	BECKER, JEFFERY M 5 CEDAR HILL ROAD EASTON, CT 06612
3774–B–8A	OSTROFSKY, LUELLA D 24 CEDAR HILL ROAD EASTON, CT 06612
3774–B–11	FRENKEL MICHAEL & LUCIANA JT WAR/COV 27 CEDAR HILL ROAD EASTON, CT 06612
3774–B–30	SLADY, NANCY C 108 BIBBINS ROAD (65 ORCHARD LANE EASTON, CT 06612 EASTON, CT 06612)

MAP/PARCEL #	LOT OWNER(MAILING ADDRESS IF DIFFERENT)
3774–B–8B	SERMAN, LESLIE D & MINASI GIULIANO SURV 34 CEDAR HILL ROAD EASTON, CT 06612
3779–3774–B–23	SILVESTRI, PITT MARGARET 156 BIBBINS ROAD EASTON, CT 06612
3779–3774–B–22	VECHIARELLI, ANTHONY J & HEATHER N SURV 164 BIBBINS ROAD EASTON, CT 06612
3774–B–10	KARAZULAS, PETER N & DIANA G 47 CEDAR HILL ROAD EASTON, CT 06612
3774–B–27–D	SILVER SPORT ASSOCIATES LIMITED, PARTNERSHIP WAR/COV (C/O STONE, HUNTLEY J 48 CEDAR HILL ROAD 895 SPORT HILL ROAD EASTON, CT 06612 EASTON, CT 06612)
3779–3774–B–1	BOURNE, ROSE MARIE & PILKINGTON BOURNE STEFANIE LYN 170 BIBBONS ROAD EASTON, CT 06612
3779–3774–B–14	KENNY, CHARLES F JR & LAURA M SUR 180 BIBBINS ROAD EASTON, CT 06612
3774–B–3779–9	PREIS, DANA & DEIRDRA SURV 65 CEDAR HILL ROAD EASTON, CT 06612
3774–B–28	BRAULT, MARTIN & LORI B JT WAR/COV 64 CEDAR HILL ROAD EASTON, CT 06612
3780–3779–7C	WILSON, DIANE A & PEPE DIANE M SURV 80 CEDAR HILL ROAD EASTON, CT 06612
3780–3774–B–7G	KENNEY, MICHAEL P 28 CEDAR HILL LANE EASTON, CT 06612
3780–11	FITZSIMONDS, PATRICK & REIKO M SURV 100 CEDAR HILL ROAD EASTON, CT 06612
3780–7E–G	LYONS, TONY S. & MARGARET A JT/S U 103 CEDAR HILL ROAD EASTON, CT 06612
3780–7B–10	KLEIN, DEBRA A. CONTE 114 CEDAR HILL ROAD EASTON, CT 06612
3780–7F	TARANTO, PAUL R WITH LIFE USE FOR NATHALIE TARANTO 115 CEDAR HILL ROAD EASTON, CT 06612
3780–38	BELLEFEUILLE, JOSEPH R & DOROTHY K SURV 100 SILVER HILL ROAD EASTON, CT 06612
3780–35	ESPOSITO, LORI LEVINE 88 SILVER HILL ROAD EASTON, CT 06612
3780–7A	FRATE REGINA QC/COV 75 SILVER HILL ROAD EASTON, CT 06612
3780–2–1	SOGLIUZZI, RINALDO & JACQUELINE SURV 80 SILVER HILL ROAD (705 MERRITT STREET EASTON, CT 06612 BRIDGEPORT, CT 06606)
3780–9–2	MARTUCCI, CHERYL & JOSEPH P JR. SURV 76 SILVER HILL ROAD EASTON, CT 06612
3780–15	SANDERS, STEPHEN F & AMANDA B JT/SURV 72 SILVER HILL ROAD EASTON, CT 06612
3780–3773–B–1	DONIGER JONATHAN D & WENDY M SURV 60 SILVER HILL ROAD EASTON, CT 06612
3780–1B	O'KEEFE, ELAINE & BISSION MARK SURV 21 BOHUS LANE EASTON, CT 06612
3780–8	ALTIERI, PAUL & GAIL SURV 26 BOHUS LANE EASTON, CT 06612
3773–B–14	O'DONNELL JEFFERY D SURV 49 SILVER HILL ROAD EASTON, CT 06612
3773–B–14A	BACHLEDA, JO–ANN EXECUTRIX LIFE USE FOR CIOPPA JOSEPH & JAN 55 SILVER HILL ROAD (66 RIMMON HILL ROAD EASTON, CT 06612 BEACON FALLS, CT 06403)
3780–1C	STECKLER, JUDITH 22 BOHUS LANE EASTON, CT 06612
3773–B–3780–20	SYLVIA, JR WILLIAM J WAR/COV 36 SILVER HILL ROAD EASTON, CT 06612
3773–B–21	SILHAVY, DARRIN D QC/COV W/ LIFE USE FOR JOSEPH 45 SILVER HILL ROAD EASTON, CT 06612
3773–B–23	GEORGE, ROBERT G 30 SILVER HILL ROAD EASTON, CT 06612
3773–B–13	CHRZANOWSKI, THOMAS 22 SILVER HILL ROAD EASTON, CT 06612
3773–B–12A	ALVES MARIA & JOSE QC/COV SURV 935 SPORT HILL ROAD EASTON, CT 06612
3773–B–12	O'CONNELL, VERONICA 10 SILVER HILL ROAD EASTON, CT 06612

N
W E
S
0 100' 200'

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ZONE CHANGE MAP

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

RJM	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE 1"=200'

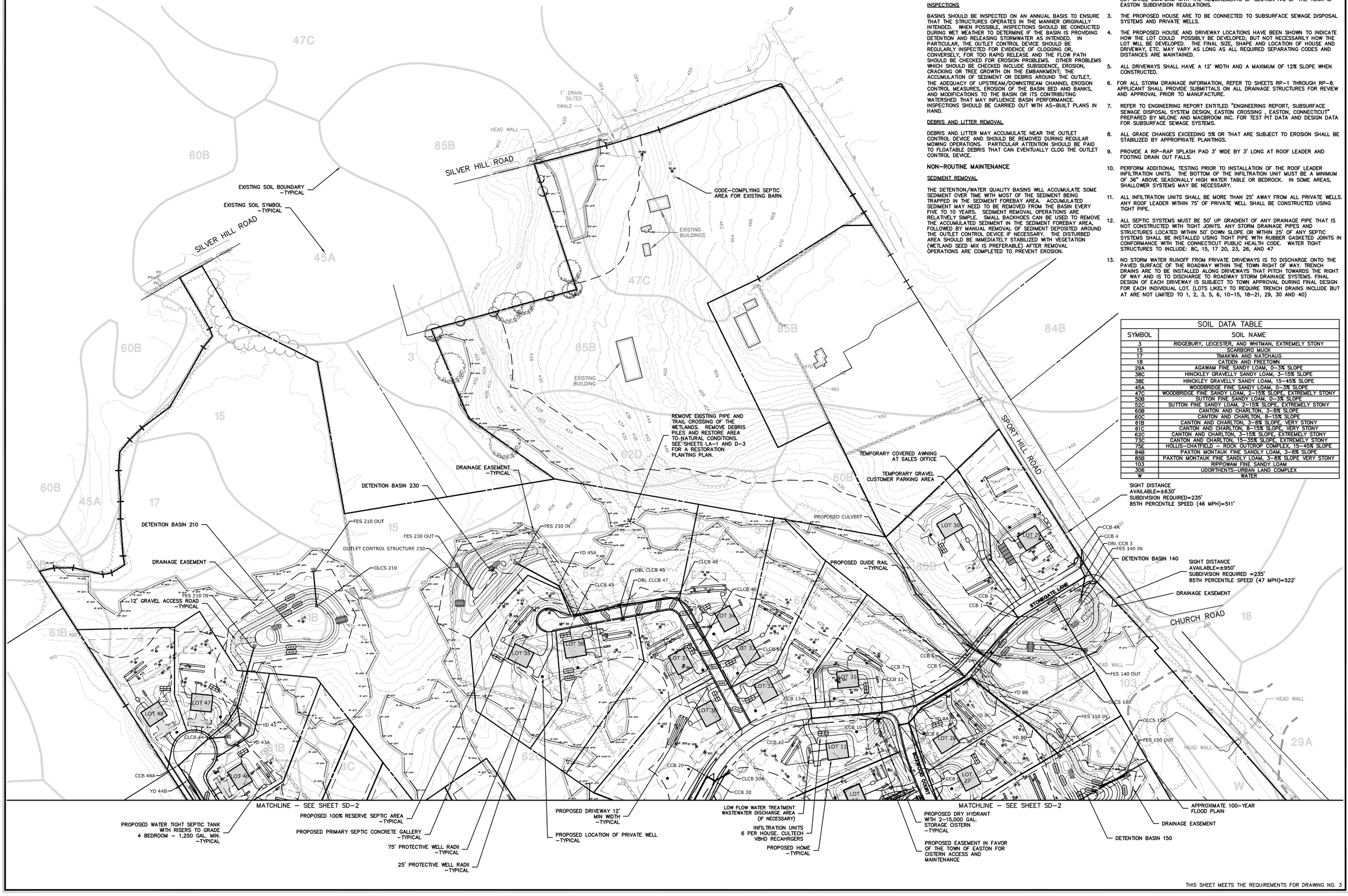
DATE AUG. 4, 2014

PROJECT NO. 2683-01

ZC

SHEET NO.

NOTE:
INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO PERFORM TEST PITS TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES IN AREAS OF PROPOSED IMPROVEMENTS. 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.



DETENTION/WATER QUALITY BASINS:

ROUTINE MAINTENANCE

MOWING

THE UPPER STAGE, SIDE SLOPES, AND EMBANKMENT OF THE DETENTION BASINS MUST BE MOWED AT LEAST TWICE A YEAR TO DISCOURAGE WOODY GROWTH AND TO CONTROL WEEDS.

INSPECTIONS

BASINS SHOULD BE INSPECTED ON AN ANNUAL BASIS TO ENSURE THAT THE STRUCTURES OPERATES IN THE MANNER ORIGINALLY INTENDED. WHEN POSSIBLE, INSPECTIONS SHOULD BE CONDUCTED DURING WET WEATHER TO DETERMINE IF THE BASIN IS PROVIDING DETENTION AND RELEASING STORMWATER AS INTENDED. IN PARTICULAR, THE OUTLET CONTROL DEVICE SHOULD BE REGULARLY INSPECTED FOR EVIDENCE OF CLOGGING OR, CONVERSELY, FOR TOO RAPID RELEASE AND THE FLOW PATH SHOULD BE CHECKED FOR EROSION PROBLEMS. OTHER PROBLEMS WHICH SHOULD BE CHECKED INCLUDE SUBSIDENCE, EROSION, CRACKING OR TREE GROWTH ON THE EMBANKMENT, THE ACCUMULATION OF SEDIMENT OR DEBRIS AROUND THE OUTLET, THE ADEQUACY OF UPSTREAM/DOWNSTREAM CHANNEL EROSION CONTROL MEASURES, EROSION OF THE BASIN BED AND BANKS, AND MODIFICATIONS TO THE BASIN OR ITS CONTRIBUTING WATERSHED THAT MAY INFLUENCE BASIN PERFORMANCE. INSPECTIONS SHOULD BE CARRIED OUT WITH AS-BUILT PLANS IN HAND.

DEBRIS AND LITTER REMOVAL

DEBRIS AND LITTER MAY ACCUMULATE NEAR THE OUTLET CONTROL DEVICE AND SHOULD BE REMOVED DURING REGULAR MOWING OPERATIONS. PARTICULAR ATTENTION SHOULD BE PAID TO FLOATABLE DEBRIS THAT CAN EVENTUALLY CLOG THE OUTLET CONTROL DEVICE.

NON-ROUTINE MAINTENANCE

SEDIMENT REMOVAL

THE DETENTION/WATER QUALITY BASINS WILL ACCUMULATE SOME SEDIMENT OVER TIME WITH MOST OF THE SEDIMENT BEING TRAPPED IN THE SEDIMENT FOREBAY AREA. ACCUMULATED SEDIMENT MAY NEED TO BE REMOVED FROM THE BASIN EVERY FIVE TO 10 YEARS. SEDIMENT REMOVAL OPERATIONS ARE RELATIVELY SIMPLE. SMALL BACKHOES CAN BE USED TO REMOVE THE ACCUMULATED SEDIMENT IN THE SEDIMENT FOREBAY AREA, FOLLOWED BY MANUAL REMOVAL OF SEDIMENT DEPOSITED AROUND THE OUTLET CONTROL DEVICE IF NECESSARY. THE DISTURBED AREA SHOULD BE IMMEDIATELY STABILIZED WITH VEGETATION (WETLAND SEED MIX IS PREFERABLE) AFTER REMOVAL OPERATIONS ARE COMPLETED TO PREVENT EROSION.

GENERAL NOTES/TOWN OF EASTON NOTES:

1. THE OWNER ASSUMES RESPONSIBILITY AND AGREES TO HOLD THE TOWN HARMLESS FOR FAILURE OF PERFORMANCE OF ANY PORTION OF SAID PRIVATE SYSTEMS THAT MAY AFFECT THE RATE AT WHICH SUCH WATER IS ACCEPTED BY THE TOWN'S ROAD DRAINAGE SYSTEMS, AND FOR THE MAINTENANCE OR REPAIR OF ANY PRIVATE DRAIN LINES OR APPURTENANCES WHICH CONDUCT SUCH WATER TO THE TOWN'S SYSTEMS.
2. THE LOCATION, DIMENSIONS AND CONSTRUCTION OF ANY DRIVEWAY SERVING A FLAG LOT SHALL CONFORM WITH THE REQUIREMENTS OF SECTION IVG OF THE TOWN OF EASTON SUBDIVISION REGULATIONS.
3. THE PROPOSED HOUSE ARE TO BE CONNECTED TO SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND PRIVATE WELLS.
4. THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS HAVE BEEN SHOWN TO INDICATE HOW THE LOT COULD POSSIBLY BE DEVELOPED, BUT NOT NECESSARILY HOW THE LOT WILL BE DEVELOPED. THE FINAL SIZE, SHAPE AND LOCATION OF HOUSE AND DRIVEWAY, ETC. MAY VARY AS LONG AS ALL REQUIRED SEPARATING CODES AND DISTANCES ARE MAINTAINED.
5. ALL DRIVEWAYS SHALL HAVE A 12' WIDTH AND A MAXIMUM OF 12% SLOPE WHEN CONSTRUCTED.
6. FOR ALL STORM DRAINAGE INFORMATION, REFER TO SHEETS RP-1 THROUGH RP-8. APPLICANT SHALL PROVIDE SUBMITTALS ON ALL DRAINAGE STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
7. REFER TO ENGINEERING REPORT ENTITLED "ENGINEERING REPORT, SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGN, EASTON CROSSING , EASTON, CONNECTICUT" PREPARED BY MILONE AND MACBROOM INC. FOR TEST PIT DATA AND DESIGN DATA FOR SUBSURFACE SEWAGE SYSTEMS.
8. ALL GRADE CHANGES EXCEEDING 5% OR THAT ARE SUBJECT TO EROSION SHALL BE STABILIZED BY APPROPRIATE PLANTINGS.
9. PROVIDE A RIP-RAP SPLASH PAD 3' WIDE BY 3' LONG AT ROOF LEADER AND FOOTING DRAIN OUT FALLS.
10. PERFORM ADDITIONAL TESTING PRIOR TO INSTALLATION OF THE ROOF LEADER INFILTRATION UNITS. THE BOTTOM OF THE INFILTRATION UNIT MUST BE A MINIMUM OF 36" ABOVE SEASONALLY HIGH WATER TABLE OR BEDROCK. IN SOME AREAS, SHALLOWER SYSTEMS MAY BE NECESSARY.
11. ALL INFILTRATION UNITS SHALL BE MORE THAN 25' AWAY FROM ALL PRIVATE WELLS. ANY ROOF LEADER WITHIN 75' OF PRIVATE WELL SHALL BE CONSTRUCTED USING TIGHT PIPE.
12. ALL SEPTIC SYSTEMS MUST BE 50' UP GRADIENT OF ANY DRAINAGE PIPE THAT IS NOT CONSTRUCTED WITH TIGHT JOINTS. ANY STORM DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN 50' DOWN SLOPE OR WITHIN 25' OF ANY SEPTIC SYSTEMS SHALL BE INSTALLED USING TIGHT PIPE WITH RUBBER GASKETED JOINTS IN CONFORMANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE. WATER TIGHT STRUCTURES TO INCLUDE: 8C, 15, 17 20, 23, 26, AND 47
13. NO STORM WATER RUNOFF FROM PRIVATE DRIVEWAYS IS TO DISCHARGE ONTO THE PAVED SURFACE OF THE ROADWAY WITHIN THE TOWN RIGHT OF WAY. TRENCH DRAINS ARE TO BE INSTALLED ALONG DRIVEWAYS THAT PITCH TOWARDS THE RIGHT OF WAY AND IS TO DISCHARGE TO ROADWAY STORM DRAINAGE SYSTEMS. FINAL DESIGN OF EACH DRIVEWAY IS SUBJECT TO TOWN APPROVAL DURING FINAL DESIGN FOR EACH INDIVIDUAL LOT. (LOTS LIKELY TO REQUIRE TRENCH DRAINS INCLUDE BUT AT ARE NOT LIMITED TO 1, 2, 3, 5, 6, 10-15, 18-21, 29, 30 AND 40)

SOIL DATA TABLE

SYMBOL	SOIL NAME
3	RIDGEBURY, LEICESTER, AND WHITMAN, EXTREMELY STONY
15	SCARBORO MUCK
17	TIMAKWA AND NATCHAUG
18	CATDEN AND FREETOWN
29A	AGAWAM FINE SANDY LOAM, 0-3% SLOPE
38C	HINCKLEY GRAVELLY SANDY LOAM, 3-15% SLOPE
38E	HINCKLEY GRAVELLY SANDY LOAM, 15-45% SLOPE
45A	WOODBRIDGE FINE SANDY LOAM, 0-3% SLOPE
47C	WOODBRIDGE FINE SANDY LOAM, 2-15% SLOPE, EXTREMELY STONY
50B	SUTTON FINE SANDY LOAM, 0-3% SLOPE
52C	SUTTON FINE SANDY LOAM, 2-15% SLOPE, EXTREMELY STONY
60B	CANTON AND CHARLTON, 3-8% SLOPE
60C	CANTON AND CHARLTON, 8-15% SLOPE
61B	CANTON AND CHARLTON, 3-8% SLOPE, VERY STONY
61C	CANTON AND CHARLTON, 8-15% SLOPE, VERY STONY
62C	CANTON AND CHARLTON, 3-15% SLOPE, EXTREMELY STONY
73C	CANTON AND CHARLTON, 15-35% SLOPE, EXTREMELY STONY
75E	HOLLIS-CHATFIELD - ROCK OUTCROP COMPLEX, 15-45% SLOPE
84B	PAXTON MONTAUK FINE SANDLY LOAM, 3-8% SLOPE
85B	PAXTON MONTAUK FINE SANDLY LOAM, 3-8% SLOPE VERY STONY
103	RIPPOWAM FINE SANDY LOAM
306	UDORTHENTS-URBAN LAND COMPLEX
W	WATER

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 3

N
W E
S
0 50' 100'

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE PLAN - LAYOUT GRADING & UTILITIES

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE 1"=100'

DATE AUG. 4, 2014

PROJECT NO. 2683-01

SD-1

SHEET NO.

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 3

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE PLAN - LAYOUT GRADING & UTILITIES

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

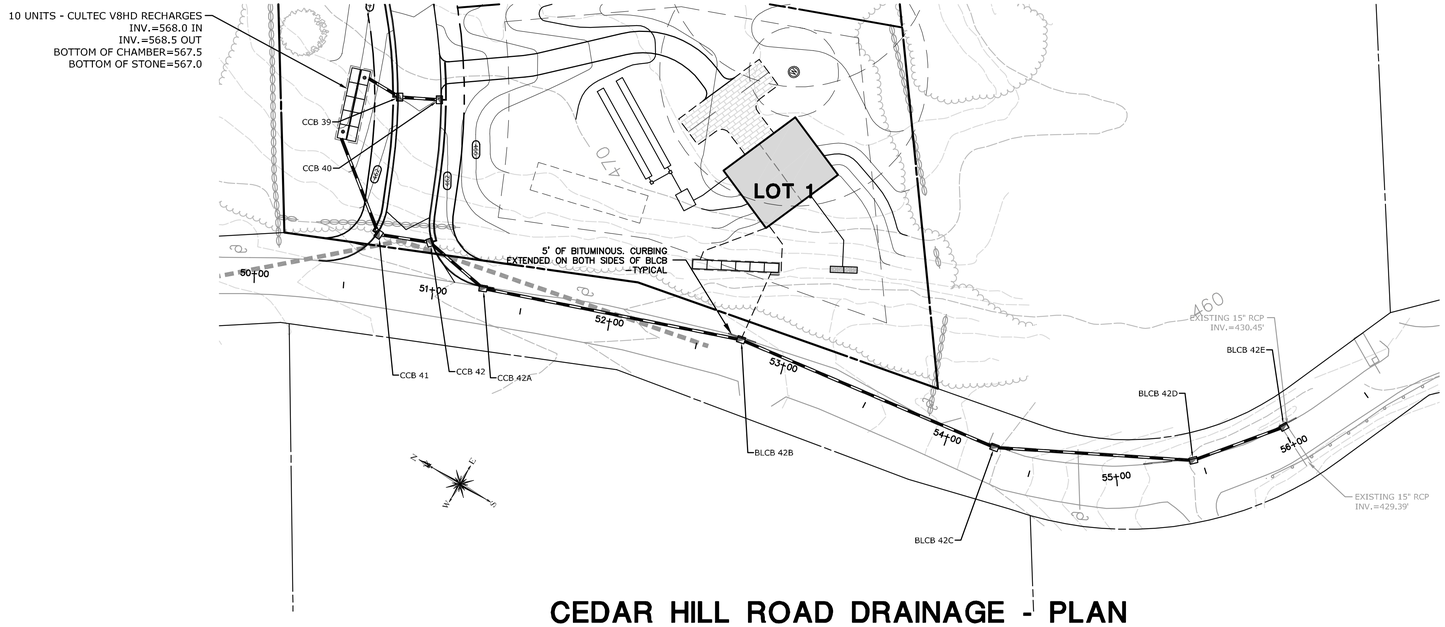
SCALE 1"=100'

DATE AUG. 4, 2014

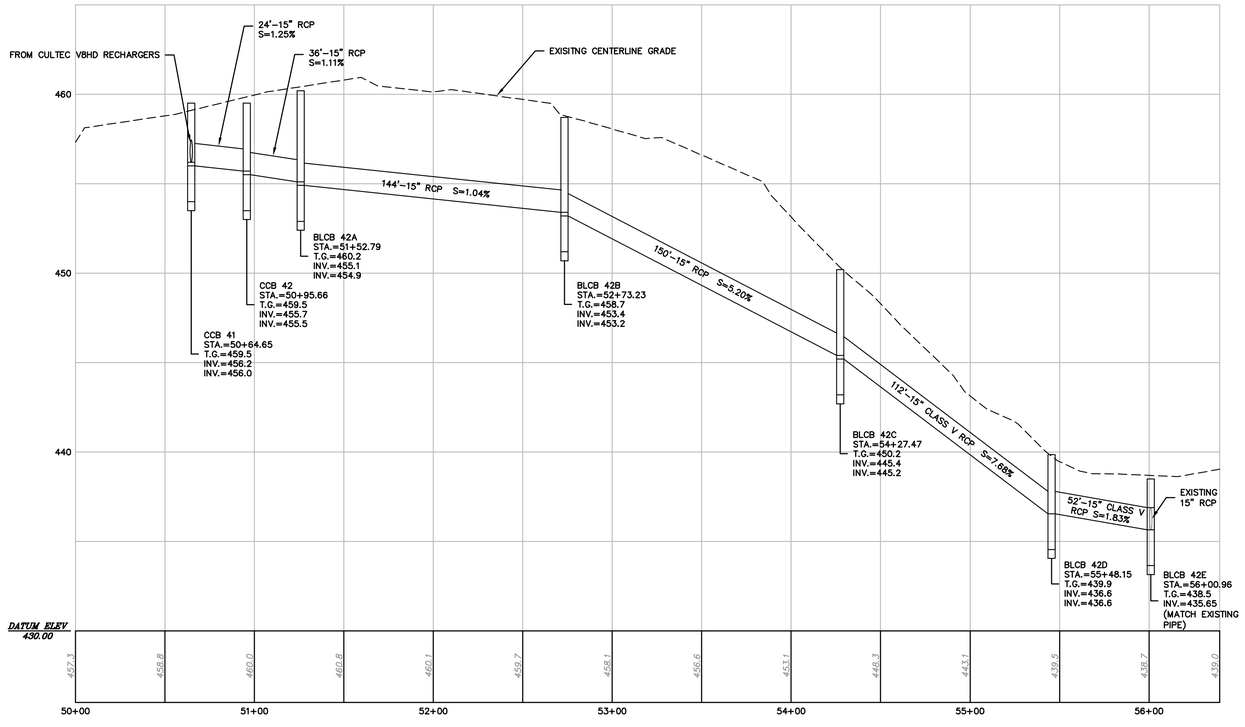
PROJECT NO. 2683-01

SD-2

SHEET NO.



CEDAR HILL ROAD DRAINAGE - PLAN



CEDAR HILL ROAD DRAINAGE - PROFILE

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 3

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milone andmacbroom.com

DRAINAGE PLAN AND PROFILE

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
RJM	CEH	EAH

SCALE 1"=4'V 1"=40'H

DATE AUG. 4, 2014

PROJECT NO. 2683-01

SD-3

SHEET NO.

GENERAL NOTES/TOWN OF EASTON NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS
2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS. INSTALL SOD AROUND NEW BUILDING. WATER AS NECESSARY TO ESTABLISH SOD.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE ADJUSTED BASED ON SPECIFIES AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. SPECIAL CONSIDERATION SHALL BE GIVEN BY THE APPLICANT TO PRESERVATION OF TREES HAVING DIAMETERS OF 24" OR LARGER WITHIN 20FT OF ANY STREET RIGHT-OF-WAY. PROPOSED DRIVEWAYS SHALL BE LOCATED WITH THE OBJECTIVE OF PRESERVING SAID LARGE TREES.
12. SEED MIXES MAY BE SUPPLEMENTED BY HERBACEOUS PLUGS AT THE DISCRETION OF THE WETLAND SCIENTIST OR LANDSCAPE ARCHITECT AS NEEDED TO ACHIEVE SATISFACTORY COVERAGE.
13. FINAL PLACEMENT OF TREES AND SHURBS TO BE DETERMINED BY WETLAND SCIENTIST OR LANDSCAPE ARCHITECT.

STREET TREES	QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	49	AR	Acer Rubrum	Red Maple	3.0"–3.5" CAL.	B&B, Min. Branching HT. 6'
	22	TC	Tilia cordata 'Greenspire"	Greenspire Linden	3.0"–3.5" CAL.	B&B, Min. Branching HT. 6'
EVERGREENS	QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	9	PA	Picea abies	Norway Spruce	6'–7' HT.	B&B, Full & Dense
	15	PS	Pinus strobus	White Pine	6'–7' HT.	B&B, Full & Dense
	8	PM	Pseudotsuga menziesii	Douglas Fir	6'–7' HT.	B&B, Full & Dense

ABBREVIATIONS

REV. = REVISION
QTY. = QUANTITY
SPR. = SPREAD
HT. = HEIGHT
B&B = BALL AND BURLAP
GAL. = GALLON
CAL. = CALIPER
CONT. = CONTAINER
MIN. = MINIMUM

EXISTING BUILDING
24" MAPLE dbl
24" MAPLE dbl
ENLARGED DETAIL "EXISTING WETLAND CROSSING" ON SHEET D-3
PARCEL 'A'
100' UPLAND REVIEW AREA
EXISTING STONE WALL DOWN GRADIENT OF PROPOSED SEPTIC SYSTEM TO BE REMOVED WITHIN 50' OF THE PROPOSED SEPTIC SYSTEM
ENLARGED DETAIL "PROPOSED WETLAND CROSSING" ON SHEET D-3
EXISTING STONE WALL TO BE PRESERVED –TYPICAL
ART HILL ROAD
100' UPLAND REVIEW AREA
SEE DETAIL SHEET D-4 FOR BASIN PLANTING –TYPICAL
50' OF EXISTING STONE WALL TO BE REMOVED DOWN GRADIENT OF THE PROPOSED SEPTIC SYSTEM
CHURCH ROAD
OPEN SPACE
PLANT NATIVE SHRUBS ON EXTERIOR SIDE OF BASIN (SEE UPLAND REVIEW AREA–TREE AND SHRUB PLANTINGS AND NOTES) –TYPICAL
EXISTING TREE TO BE REMOVED –TYPICAL
PROPOSED STREET TREE (SEE TREE PROTECTION DETAIL) –TYPICAL
SEE DETAIL SHEET D-4 FOR PLANTING –TYPICAL
DRY HYDRANT (SEE NOTE 4A)
OPEN SPACE
100' UPLAND REVIEW AREA
50' OF EXISTING STONE WALL TO BE REMOVED DOWN GRADIENT OF THE PROPOSED SEPTIC SYSTEM
SEE DETAIL SHEET D-4 FOR BASIN PLANTING –TYPICAL
EXISTING TREE TO BE REMOVED (TYP.)
PROPOSED STREET TREE –TYPICAL
EXISTING TREE TO REMAIN (SEE TREE PROTECTION DETAIL) –TYPICAL
CEDAR HILL ROAD
AREA OF EXISTING TREES TO BE MAINTAINED –TYPICAL
OPEN SPACE
OPEN SPACE
100' UPLAND REVIEW AREA
100' UPLAND REVIEW AREA
LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48

UPLAND REVIEW AREA – TREE AND SHRUB PLANTINGS

	QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS	38	BC	ARONIA MELANOCARPA	BLACK CHOKEBERRY	2'–3'
	50	SP	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	2'–3'
	27	GD	CORNUS RACEMOSA	GRAY STEMMED DOGWOOD	2'–3'
	29	BB	MYRICA PENSYLVANICA	BAYBERRY	2'–3'
	30	NB	VIBURNUM LENTAGO	NANNYBERRY	2'–3'
	21	MS	SPIRAEA LATIFOLIA	MEADOWSWEET	2'–3'
	28	WO	VACCINIUM CORYMBOSUM	HIGH–BUSH BLUEBERRY	1 GAL
	33	LB	LINDERA BENZOIN	SPICE BUSH	1 GAL

SHRUBS OBTAINED FROM NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUAL.

RECOMMENDED APPLICATION RATE: (1743 SQUARE FEET/ LB)

NEW ENGLAND CONSERVATION/WILDLIFE MIX
SEED MIX Species: Big Bluestem (Andropogon gerardii), Switchgrass (Panicum virgatum), Little Bluestem (Schizachyrium scoparium), Canada Wild Rye (Elymus canadensis), Fox Sedge (Carex vulpinoidea), Partridge Pea (Chamaecrista fasciculata), Fringed Bromegrass (Bromus ciliatus), Pennsylvania Smartweed (Polygonum pensylvanicum), Common Milkweed (Asclepias syriaca), Showy Tick–Trefoil (Desmodium canadense), New England Aster (Aster novae–angliae), Flat–top Aster (Aster umbellatus), Nodding Bur–Marigold (Bidens cernua).

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 6

N W E S
0 50' 100'

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE PLAN - LANDSCAPING

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
RJM	CEH	EAH

SCALE 1"=100'
DATE AUG. 4, 2014
PROJECT NO. 2683-01

LA-1
SHEET NO.

AREAS OF DISTURBANCE

LOT #	UPLAND REVIEW AREA	WETLAND REVIEW AREA	DESCRIPTION
4	+/- 950 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM
5	+/- 2,215 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM
6	+/- 835 SF	-	GRADING
8	+/- 1,980 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
9	+/- 2,915 SF	-	GRADING, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES, CONSTRUCTION OF SEPTIC SYSTEM, AND DRIVEWAY
10	+/- 3,220 SF	-	GRADING, CONSTRUCTION OF SEPTIC
11	+/- 1,595 SF	-	GRADING
14	+/- 1,750 SF	-	GRADING
15	+/- 60 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
17	+/- 445 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
18	+/- 1,070 SF	-	GRADING, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
23	+/- 18,915 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
24	+/- 9,125 SF	-	GRADING, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
25	+/- 15,200 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM, CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
26	+/- 13,700 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
27	+/- 6,420 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
28	+/- 18,555 SF	+/- 2,255 SF	CONSTRUCTION OF STORMWATER MANAGEMENTS FACILITIES
30	+/- 2,630 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM,
31	+/- 1,260 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM
33	+/- 500 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM
34	+/- 175 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
35	+/- 5,690 SF	-	GRADING
36	+/- 735 SF	-	GRADING
38	+/- 405 SF	-	GADING
39	+/- 1,195 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
44	+/- 3,790 SF	-	GRADING, CONSTRUCTION OF SEPTIC SYSTEM
45	+/- 2,490 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
46	+/- 1,360 SF	-	CONSTRUCTION OF SEPTIC SYSTEM
47	+/- 7,095 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENTFACILITIES
OPEN SPACE C	+/- 81,030	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
OPEN SPACE B	+/- 9,460 SF	-	CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES
OPEN SPACE D	+/- 370 SF	+/- 1,255 SF	GRADING, CONSTRUCTION OF ROAD
ROAD RIGHT OF WAY	+/- 13,835 SF	+/- 1,480 SF	GRADING, CONSTRUCTION OF ROAD

LOTS WITH NO AREAS OF DISTURBANCE: 1,2,3,7,12,13,15,16,17, 19,20,21,22,29,32,33,37,40,41,42,43, AND 48

TOTAL AREA OF ACTIVITY WITHIN UPLAND REVEIW AREA IS +/- 230,990 SF

TOTAL AREA OF ACTIVITY WITHIN WETLAND AREA IS +/- 4,960 SF

UPLAND REVIEW IMPACT AREA

DIRECT WETLAND IMPACT AREA

N

W E

S

0 50' 100'

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE PLAN - REGULATED ACTIVITIES

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

RJM	CEH	EAH
DESIGNED	DRAWN	CHECKED

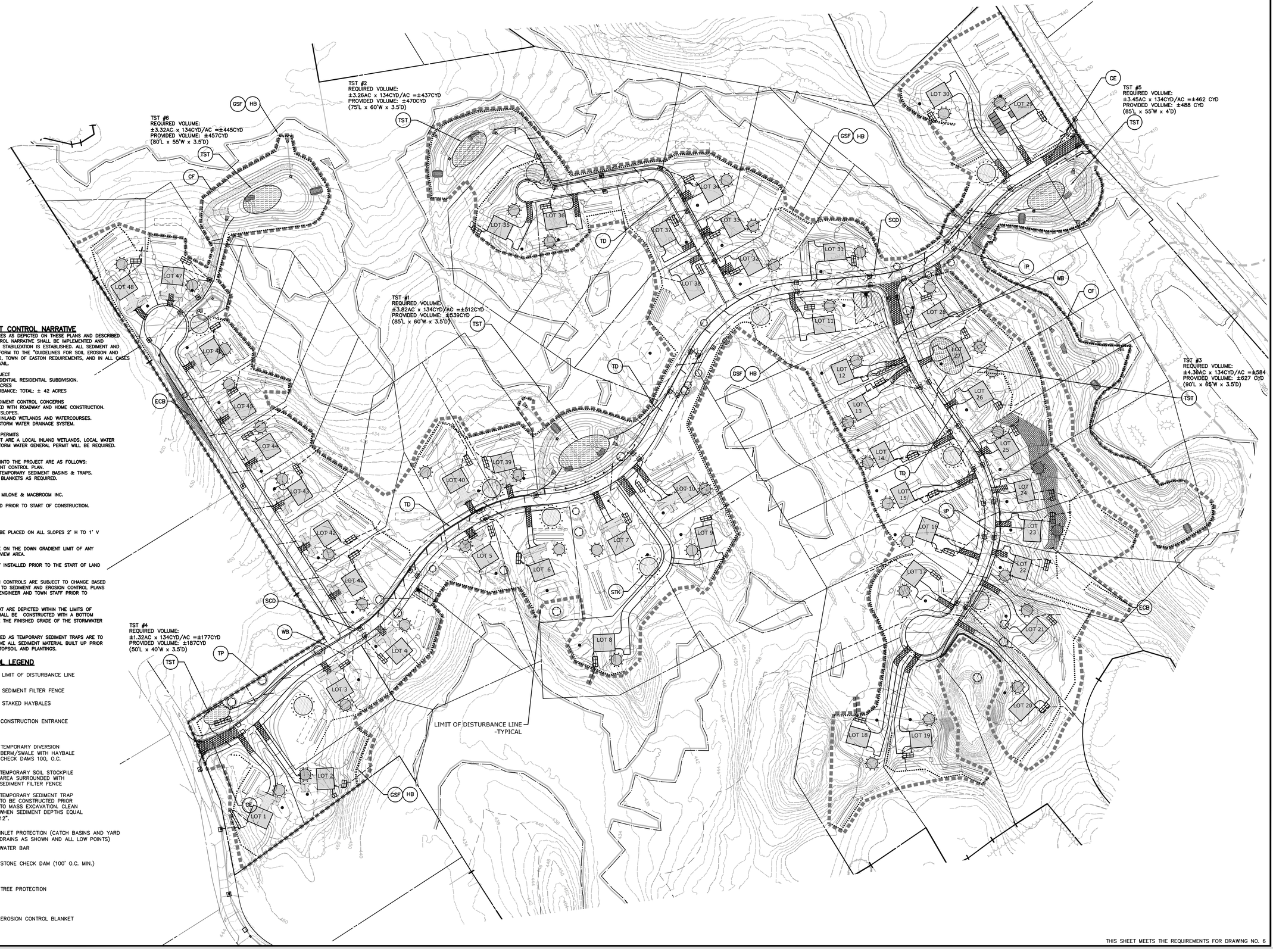
SCALE 1"=100'

DATE AUG. 4, 2014

PROJECT NO. 2683-01

RA-1

SHEET NO.



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 "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT – 2002, TOWN OF EASTON REQUIREMENTS, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.

1. PURPOSE AND DESCRIPTION OF PROJECT
   - A. A PROPOSED 48 LOT RESIDENTIAL RESIDENTIAL SUBDIVISION.
   - B. PROJECT AREA: ± 110.6 ACRES
     ESTIMATED AREA OF DISTURBANCE: TOTAL: ± 42 ACRES

2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
   - A. CUTS AND FILLS ASSOCIATED WITH ROADWAY AND HOME CONSTRUCTION.
   - B. PROTECTION OF ADJACENT SLOPES.
   - C. PROTECTION OF ADJACENT INLAND WETLANDS AND WATERCOURSES.
   - D. PROTECTION OF EXISTING STORM WATER DRAINAGE SYSTEM.

3. IDENTIFICATION OF OTHER POSSIBLE PERMITS
   THE PERMITS REQUIRED FOR THIS PROJECT ARE A LOCAL INLAND WETLANDS, LOCAL WATER COMPANY, LOCAL ZONING, AND A DEEP STORM WATER GENERAL PERMIT WILL BE REQUIRED.

4. CONSERVATION PRACTICES
   CONSERVATION PRACTICES INCORPORATED INTO THE PROJECT ARE AS FOLLOWS:
   - DETAILED SOIL EROSION AND SEDIMENT CONTROL PLAN.
   - TEMPORARY DIVERSION BERMS AND TEMPORARY SEDIMENT BASINS & TRAPS.
   - INSTALLATION OF EROSION CONTROL BLANKETS AS REQUIRED.

5. OTHER REPORTS
   - ENGINEERING REPORT PREPARED BY MILONE & MACBROOM INC.

6. CONTACT PERSON TO BE DETERMINED PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES

1. EROSION CONTROL BLANKETS SHALL BE PLACED ON ALL SLOPES 2' H TO 1' V AND STEEPER.
2. PLACE ORANGE CONSTRUCTION FENCE ON THE DOWN GRADIENT LIMIT OF ANY DISTURBANCE WITHIN THE UPLAND REVIEW AREA.
3. ALL SILT FENCE SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF LAND CLEARING/DISTURBANCE.
4. LOCATION OF SEDIMENT AND EROSION CONTROLS ARE SUBJECT TO CHANGE BASED ON FIELD CONDITIONS. ALL CHANGES TO SEDIMENT AND EROSION CONTROL PLANS ARE TO BE COORDINATED WITH THE ENGINEER AND TOWN STAFF PRIOR TO EXECUTION OF REVISIONS.
5. ALL TEMPORARY SEDIMENT TRAPS THAT ARE DEPICTED WITHIN THE LIMITS OF STORMWATER MANAGEMENT BASINS SHALL BE CONSTRUCTED WITH A BOTTOM ELEVATION A MINIMUM OF 1.5' ABOVE THE FINISHED GRADE OF THE STORMWATER MANAGEMENT BASIN.
6. ALL STORM WATER BASINS TO BE USED AS TEMPORARY SEDIMENT TRAPS ARE TO BE OVER EXCAVATED BY 1' TO REMOVE ALL SEDIMENT MATERIAL BUILT UP PRIOR TO INSTALLING STORM WATER BASIN TOPSOIL AND PLANTINGS.

EROSION CONTROL LEGEND

- LIMIT OF DISTURBANCE LINE
- GSF — SEDIMENT FILTER FENCE
- HB — STAKED HAYBALES
- CE — CONSTRUCTION ENTRANCE
- TD — TEMPORARY DIVERSION BERM/SWALE WITH HAYBALE CHECK DAMS 100, O.C.
- STK — TEMPORARY SOIL STOCKPILE AREA SURROUNDED WITH SEDIMENT FILTER FENCE
- TST — TEMPORARY SEDIMENT TRAP TO BE CONSTRUCTED PRIOR TO MASS EXCAVATION. CLEAN WHEN SEDIMENT DEPTHS EQUAL 12".
- IP — INLET PROTECTION (CATCH BASINS AND YARD DRAINS AS SHOWN AND ALL LOW POINTS)
- WB — WATER BAR
- SCD — STONE CHECK DAM (100' O.C. MIN.)
- TP — TREE PROTECTION
- ECB — EROSION CONTROL BLANKET

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 6

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE PLAN - SEDIMENT EROSION CONTROLS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE 1"=100'

DATE AUG. 4, 2014

PROJECT NO. 2683-01

SHEET NO. SE-1

PHASING NOTES:

1. THE NEXT PHASE OF THE RESIDENTIAL DEVELOPMENT CAN BE STARTED ONCE THE CURRENT PHASE IS A MINIMUM OF 60% PERMANENTLY STABILIZED AND 40% TEMPORARY STABILIZED. TEMPORARY STABILIZATION SHALL BE IN ACCORDANCE WITH THE 2002 CT E&S GUIDELINES INCLUDING BUT NOT LIMITED TO HAY MULCH, WOOD CHIPS OR SPRAYED FIBER MULCH. BUT GENERALLY SHALL MEAN A TEMPORARY COVER WHICH MINIMIZES THE POTENTIAL FOR EROSION. ALTERNATE METHODS OF STABILIZATION MAY VARY DEPENDING ON THE SITE CONDITIONS AND TIME OF THE YEAR. NO MORE THAN 50% (EXCEPT CLEARING) OF THE NEXT PHASE CAN BE UNDER CONSTRUCTION WITHOUT A MINIMUM OF 90% OF THE PREVIOUS PHASE PERMANENTLY STABILIZED.
2. FINAL PHASING TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING WITH TOWN STAFF AND CONTRACTOR.
3. DURING CONSTRUCTION, NO MORE THAN 5 ACRES WILL BE CLEARED AT ONE TIME. THIS INCLUDES THE ROAD AND HOUSE SITES. PRIOR TO MOVING ON AND CLEARING THE NEXT PHASE, THE PERVIOUS PHASE MUST BE STABILIZED WITH GRASS, EROSION CONTROL BLANKS OR MULCH.

3.1. DURING CONSTRUCTION PHASES ROADWAY AND STORM WATER BASIN INSTALLATION SHALL OCCUR AND BE SUBSTANTIALLY COMPLETE PRIOR TO COMMENCEMENT OF CONSTRUCTION ON INDIVIDUAL LOTS.

PHASE 1:
LOTS 12-30, BASINS, ROADWAY INSTALLATION AND HYDRANT SYSTEM

PHASE 2:
LOTS 11 / 31-38, PRIVATE AND PUBLIC ROADWAY INSTALLATION

PHASE 3:
LOTS 6-10 / 39, BASIN AND ROADWAY INSTALLATION

PHASE 4:
LOTS 1-5 / 40 AND ROADWAY INSTALLATION

PHASE 5:
LOTS 41-48, BASIN 210 AND PRIVATE ROADWAY INSTALLATION

CHURCH ROAD

SPORT HILL ROAD

STONEGATE LANE

BOXWOOD COURT

CEDAR HILL ROAD

MATCHLINE B SEE THIS SHEET

MATCHLINE B-SEE THIS SHEET

0 50' 100'

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE PLAN - PHASING PLAN

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

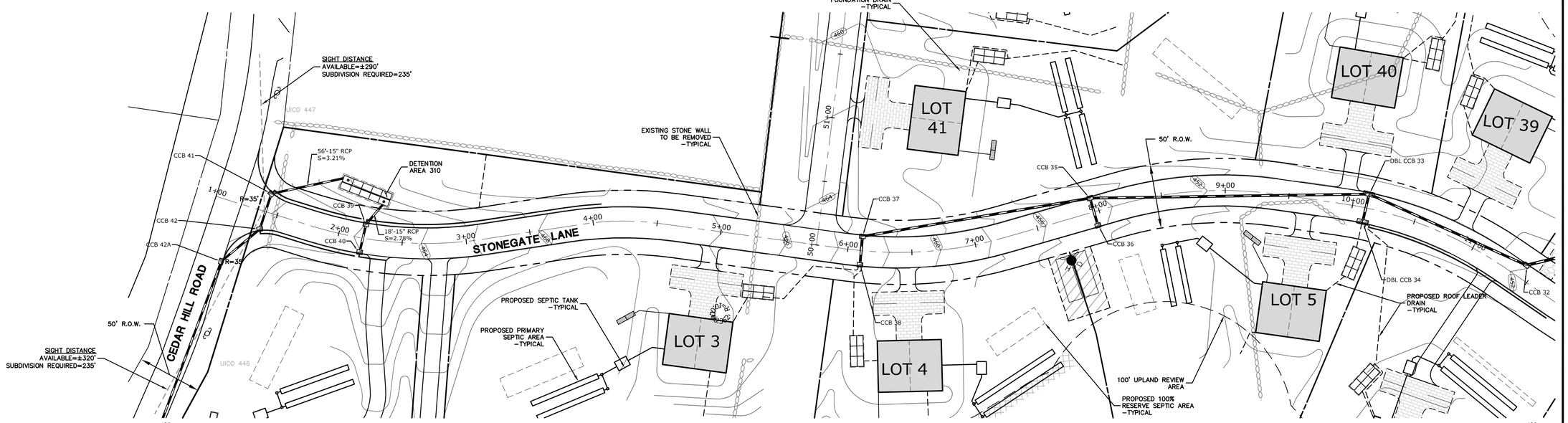
SCALE 1"=100'

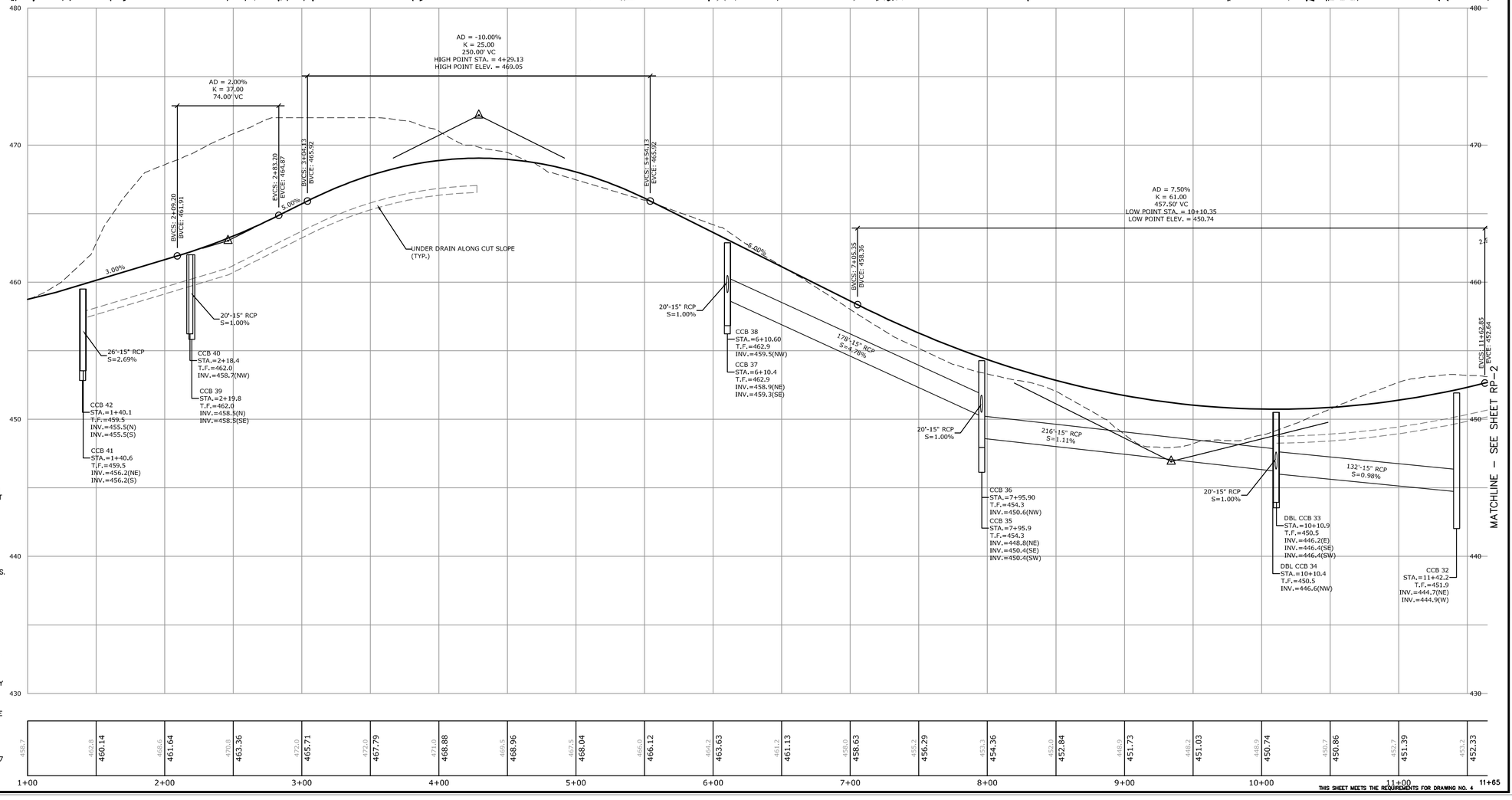
DATE AUG. 4, 2014

PROJECT NO. 2683-01

PH-1

SHEET NO.





THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 4

CONSTRUCTION NOTES FOR THE TOWN OF EASTON:

1. UPON COMPLETION OF ROAD, AN "AS–BUILT" IS TO BE SUBMITTED TO THE TOWN OF EASTON.
2. BENCHMARKS SHALL BE SET EVERY 300 FEET AND ADJACENT TO RIGHT–OF–WAY PRIOR TO START OF CONSTRUCTION.
3. ALL SITE AND ROADWAY CONSTRUCTION SHALL CONFORM TO THE TOWN OF EASTON STANDARDS. IN ABSENCE OF APPLICABLE TOWN OF EASTON STANDARDS, COMPLY WITH THE STATE OF CONNECTICUT D.O.T. FORM 816.
4. ALL DRAINAGE EASEMENTS TO BE STABILIZED WITH 6" MINIMUM TOPSOIL, SEED AND MULCH.
5. ALL REINFORCED CONCRETE PIPE TO BE CLASS IV, OR SPECIFIED OTHERWISE.
6. ALL CURBED CATCH BASINS SHALL HAVE STATE TYPE "C" CATCH BASINS WITH BLC PRECAST TOPS AND 507K–A GALVANIZED GRATES.
7. CONSTRUCTION STAKES ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION PROCESS.
8. ALL UTILITY SERVICES TO BE INSTALLED PRIOR TO SUB BASE INSTALLATION.
9. EACH DRIVEWAY SHALL HAVE A MINIMUM OF 235' SIGHT DISTANCE.
10. APPLICANT SHALL PROVIDE SUBMITTALS ON ALL DRAINAGE STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
11. PERFORM ADDITIONAL TESTING PRIOR TO INSTALLATION OF THE ROOF LEADER INFILTRATION UNITS. THE BOTTOM OF THE INFILTRATION UNIT MUST BE A MINIMUM OF 36" ABOVE SEASONALLY HIGH WATER TABLE OR BEDROCK. IN SOME AREAS, SHALLOWER SYSTEMS MAY BE NECESSARY.
12. ALL SEPTIC SYSTEMS MUST BE 50' UP GRADIENT OF ANY DRAINAGE PIPE THAT IS NOT CONSTRUCTED WITH TIGHT JOINTS. ANY STORM DRAINAGE PIPES AND STRUCTURES LOCATED WITHIN 50' DOWN SLOPE OR WITHIN 25' OF ANY SEPTIC SYSTEMS SHALL BE INSTALLED USING TIGHT PIPE WITH RUBBER GASKETED JOINTS IN CONFORMANCE WITH THE CONNECTICUT PUBLIC HEALTH CODE. WATER TIGHT STRUCTURES TO INCLUDE: 8C, 15, 17 20, 23, AND 47

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE STA: 1+00.00 - 11+00.00

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
CEH	CEH	EAH

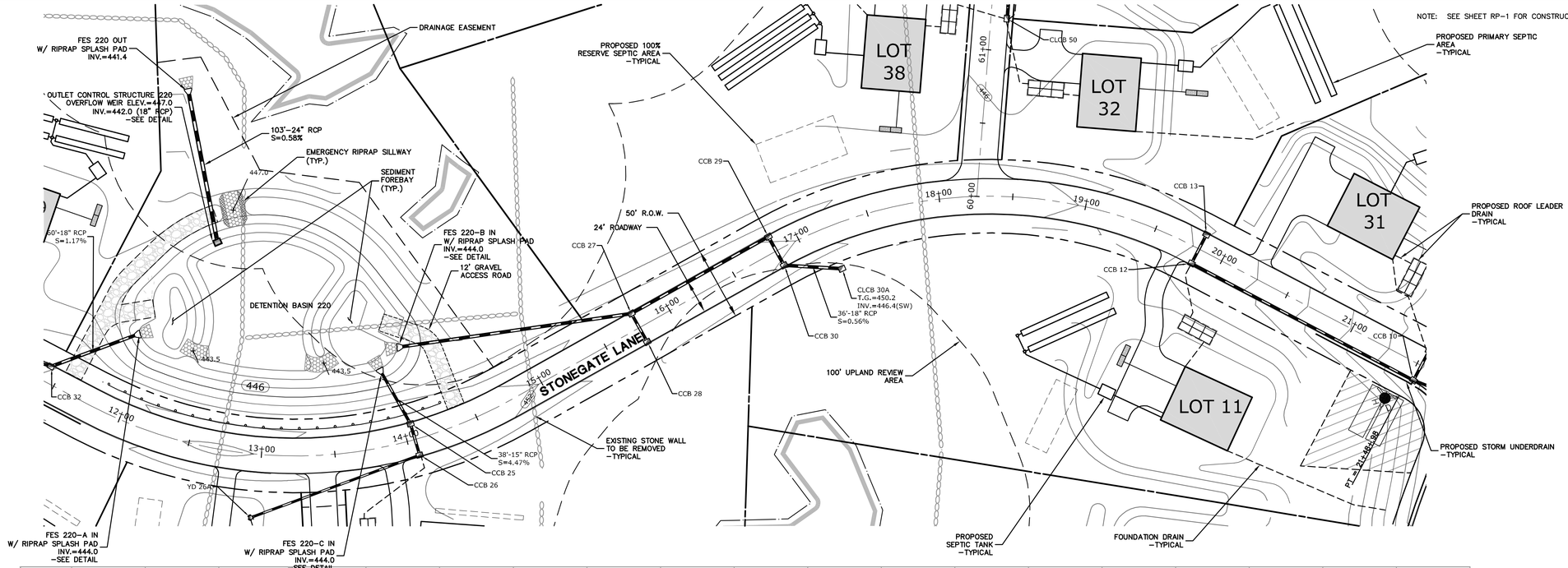
SCALE 1" = 4' V
1" = 40' H

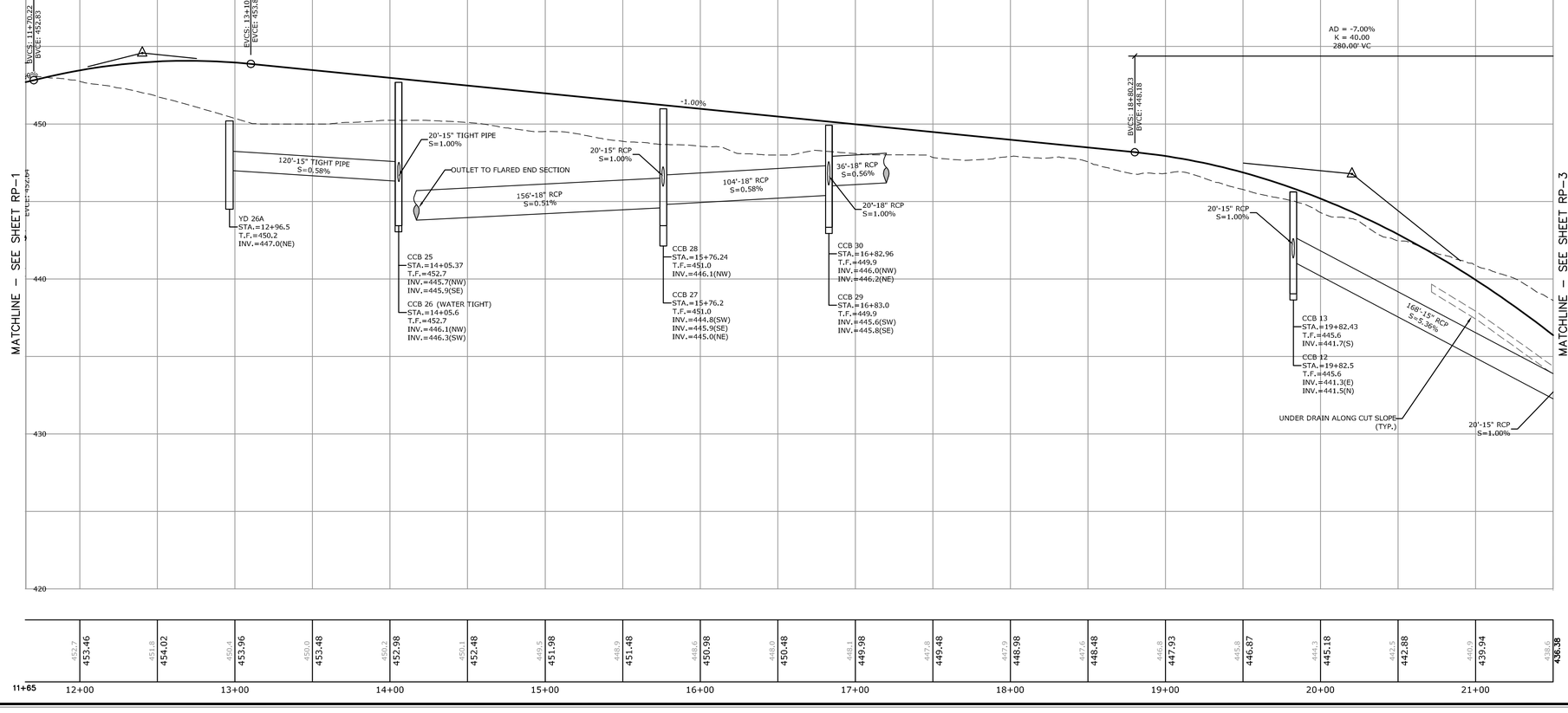
DATE AUG. 4, 2014

PROJECT NO. 2683-01

SHEET NO. RP-1

NOTE: SEE SHEET RP-1 FOR CONSTRUCTION NOTES.





THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 4

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE STA: 11+00.00 -21+50.00

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

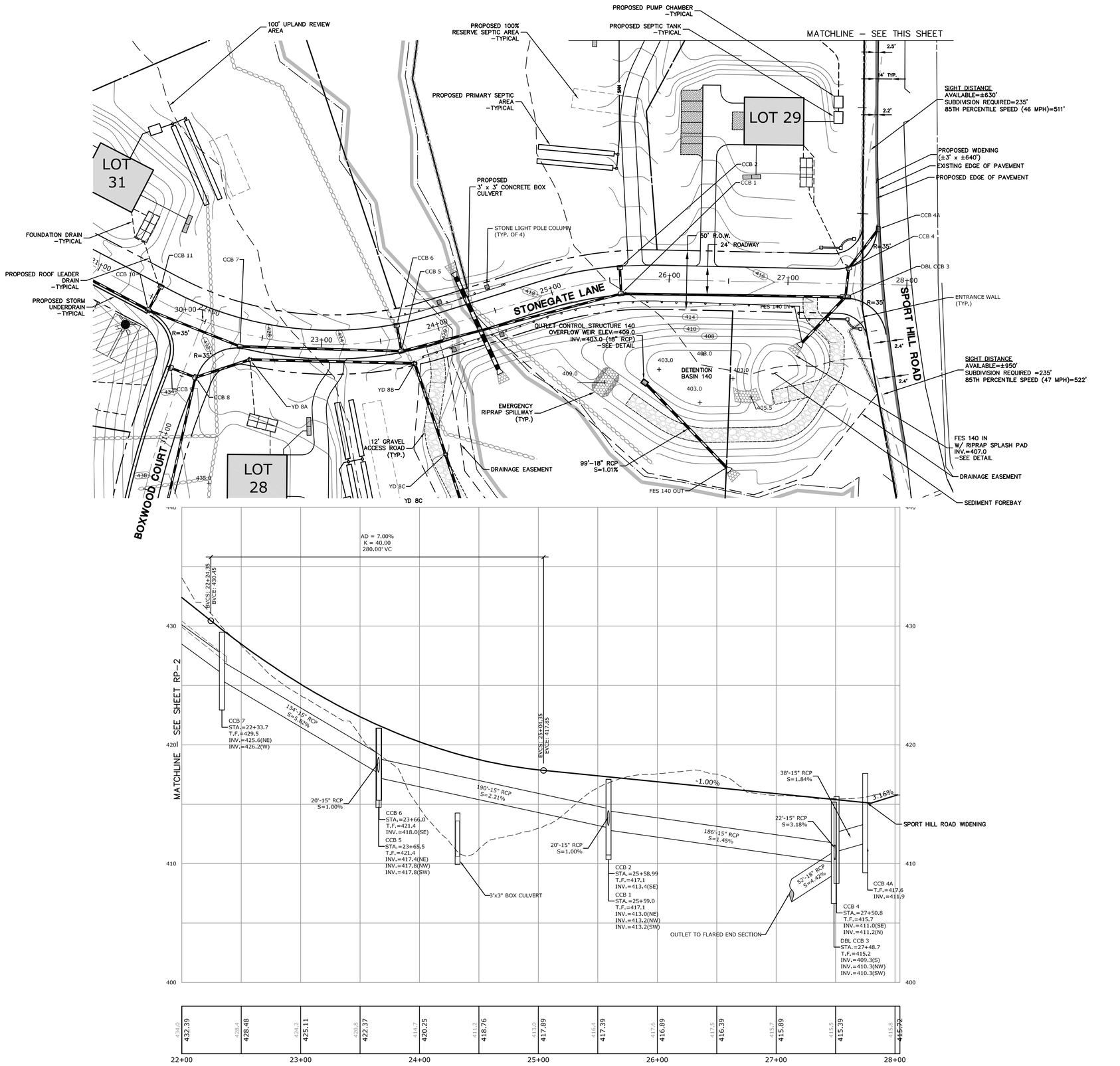
SCALE 1" = 4' V
1" = 40' H

DATE AUG. 4, 2014

PROJECT NO. 2683-01

RP-2

SHEET NO.



Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE STA: 21+50.00 - 28+03.69

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
CEH	CEH	EAH

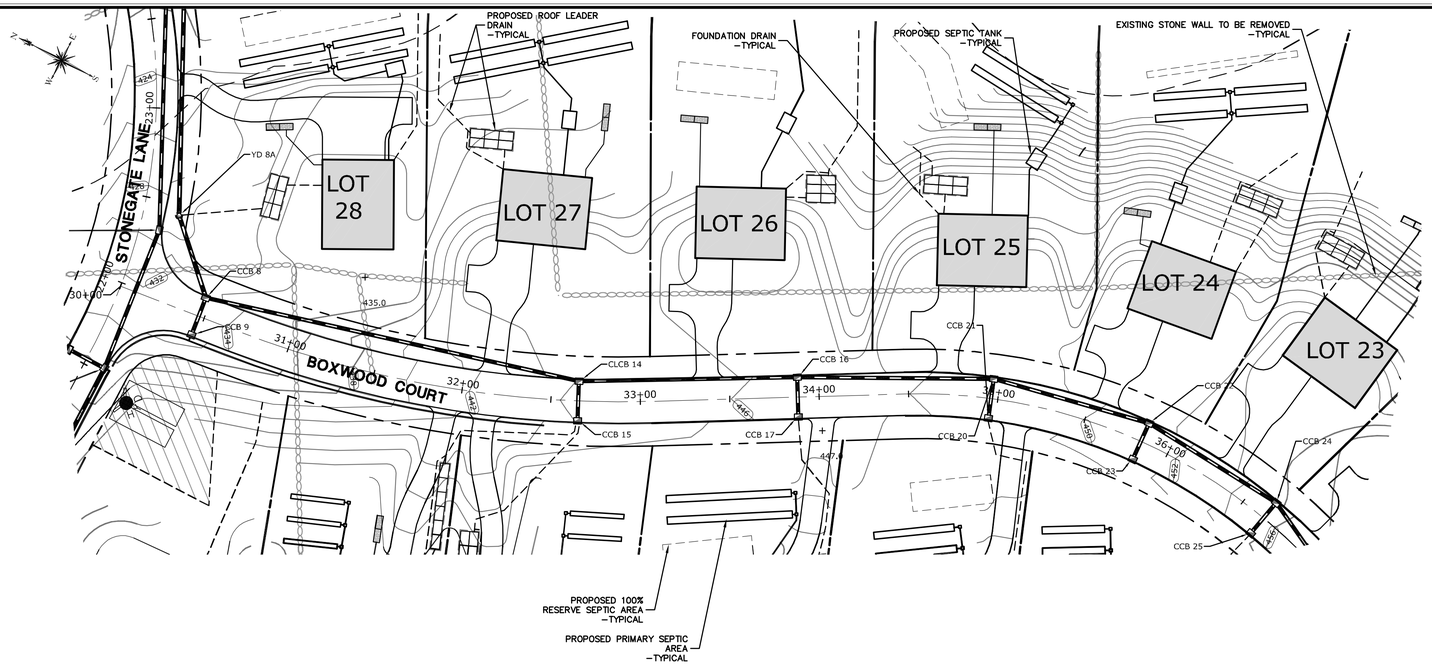
SCALE 1" = 4' V, 1" = 40' H

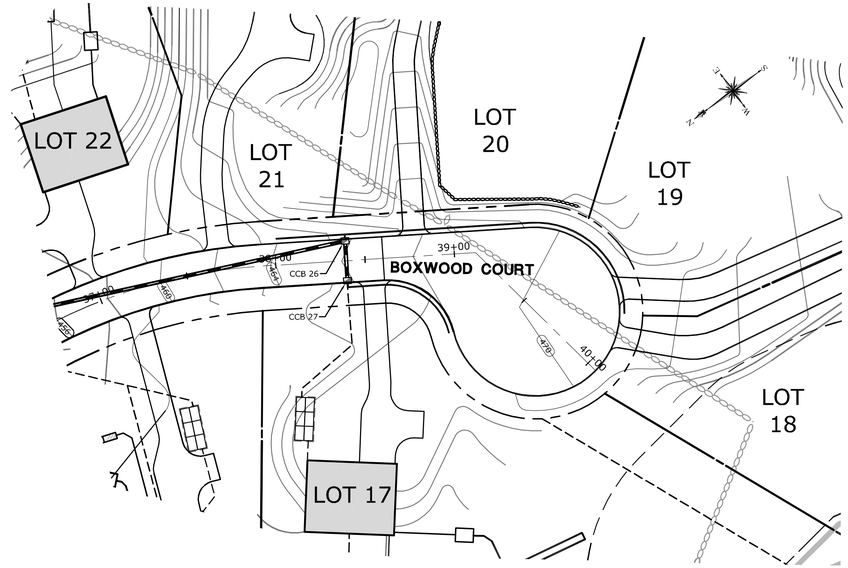
DATE AUG. 4, 2014

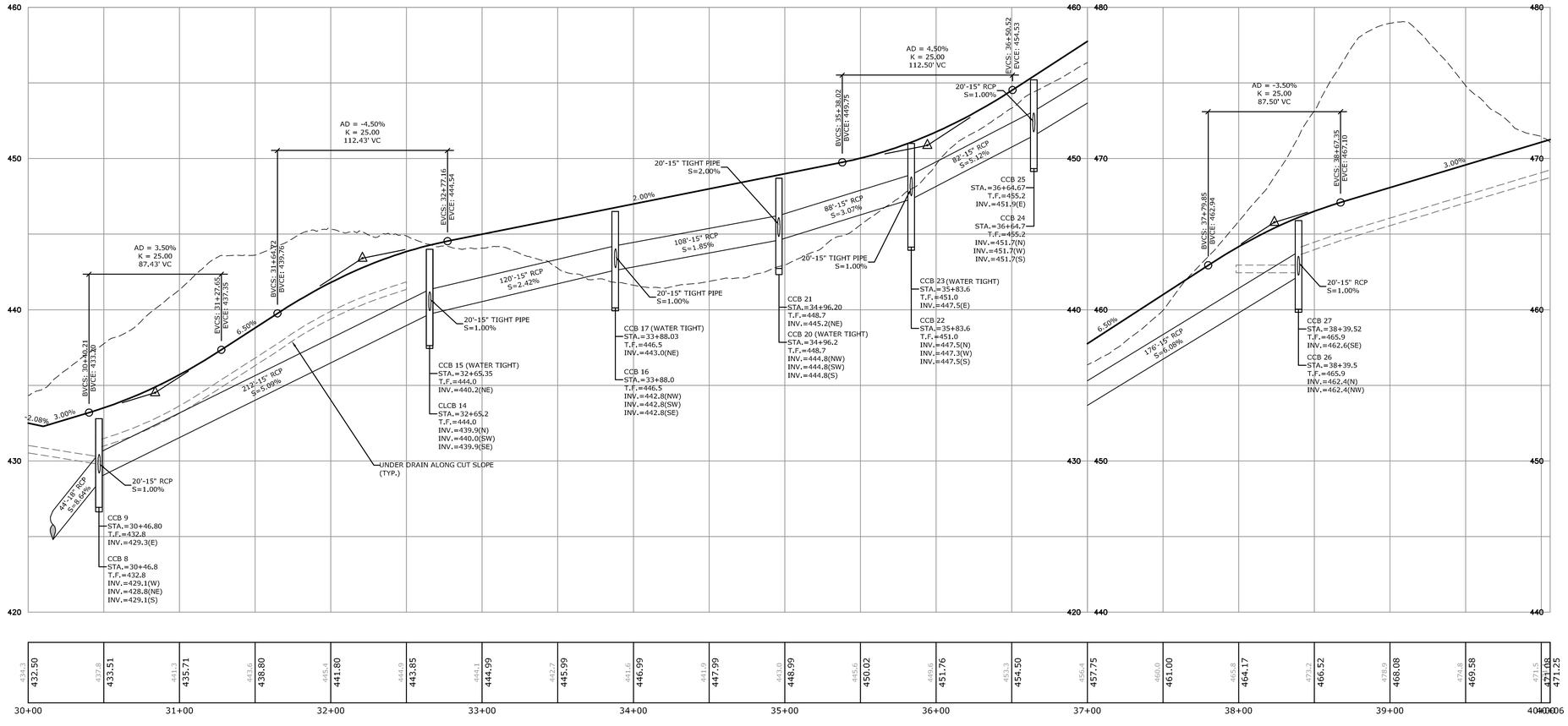
PROJECT NO. 2683-01

SHEET NO. RP-3

NOTE: SEE SHEET RP-1 FOR CONSTRUCTION NOTES.







THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 4

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE STA: 30+00.00 - 40+20.00

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
CEH	CEH	EAH

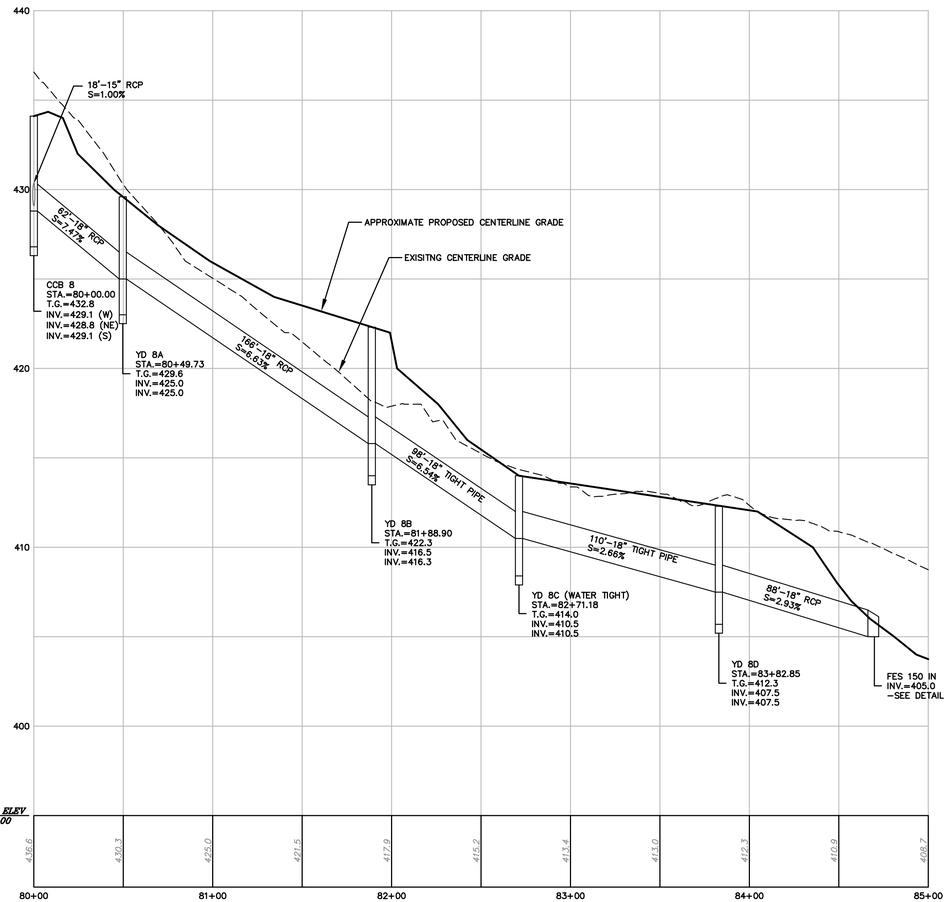
SCALE 1" = 4' V
1" = 40' H

DATE AUG. 4, 2014

PROJECT NO. 2683-01

RP-4

SHEET NO.



DETENTION BASIN 150 - PROFILE

DETENTION BASIN 150 - PLAN

NOTE: SEE SHEET RP-1 FOR CONSTRUCTION NOTES.

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

ROADWAY PLAN AND PROFILE - BASIN 150

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

RJM	CEH	EAH
DESIGNED	DRAWN	CHECKED

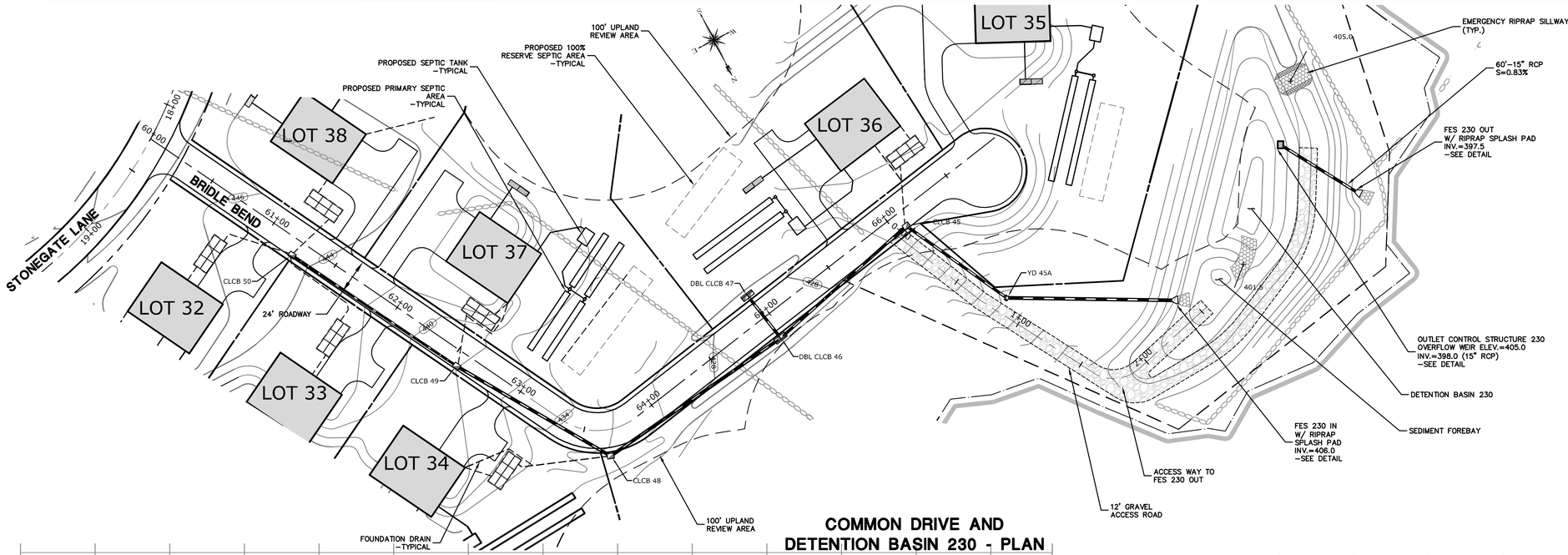
SCALE 1" = 4' V
1" = 40' H

DATE AUG. 4, 2014

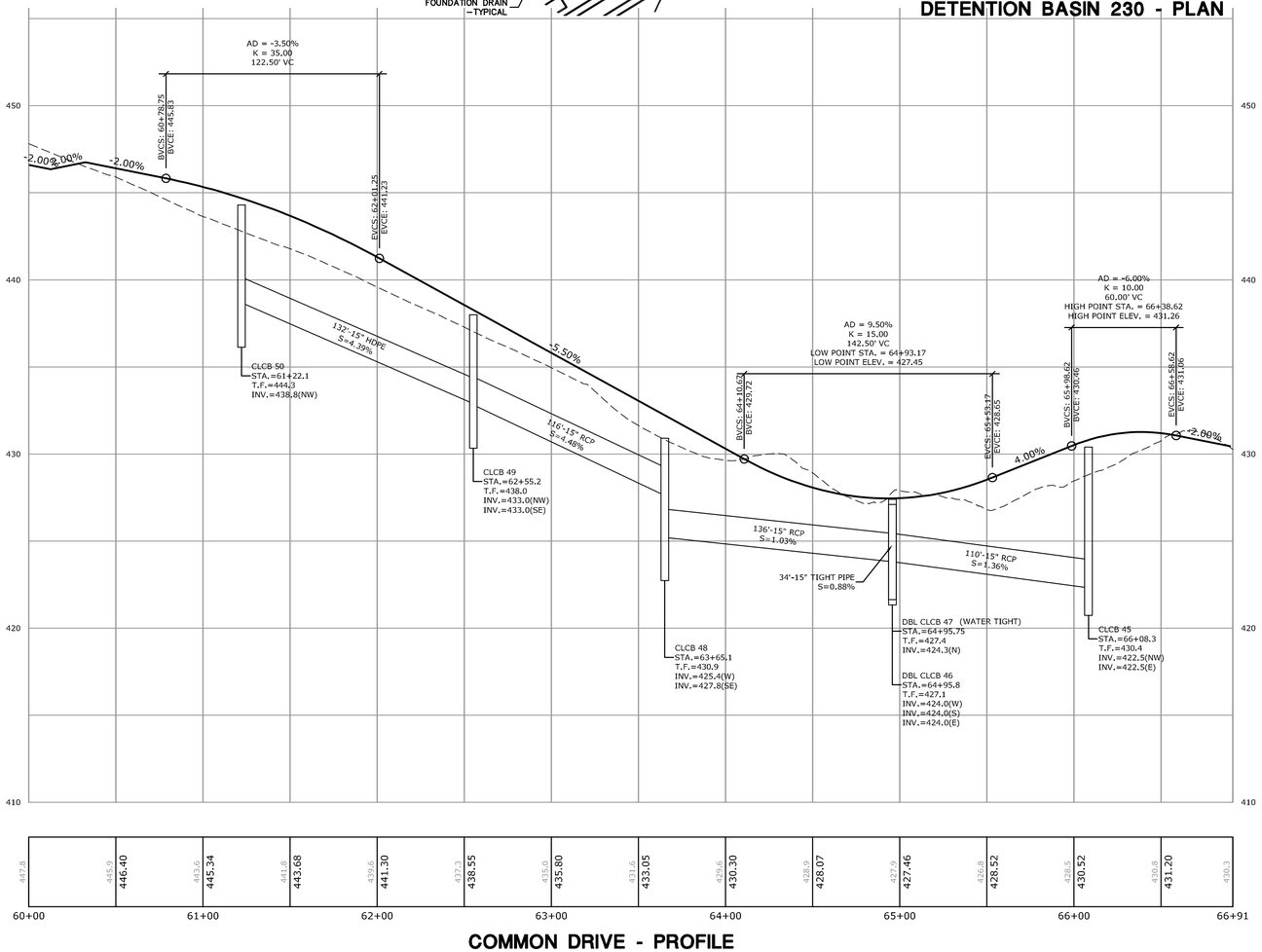
PROJECT NO. 2683-01

RP-5
SHEET NO.

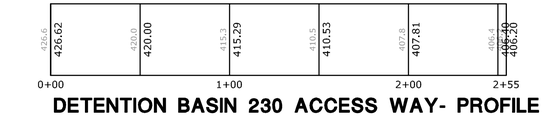
NOTE: SEE SHEET RP-1 FOR CONSTRUCTION NOTES.



COMMON DRIVE AND DETENTION BASIN 230 - PLAN



COMMON DRIVE - PROFILE



DETENTION BASIN 230 ACCESS WAY- PROFILE

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE : BRIDLE BEND AND BASIN 230

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

RJM	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE 1" = 4' V
1" = 40' H

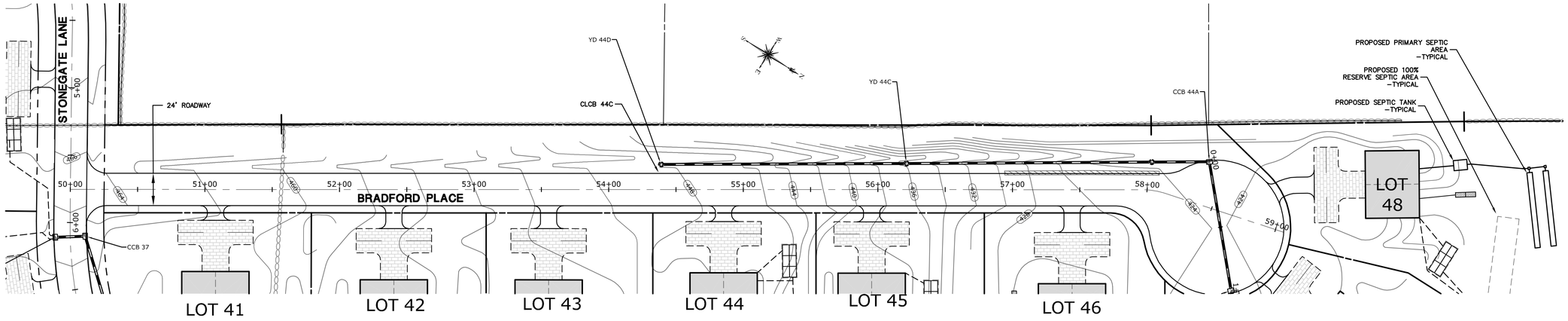
DATE AUG. 4, 2014

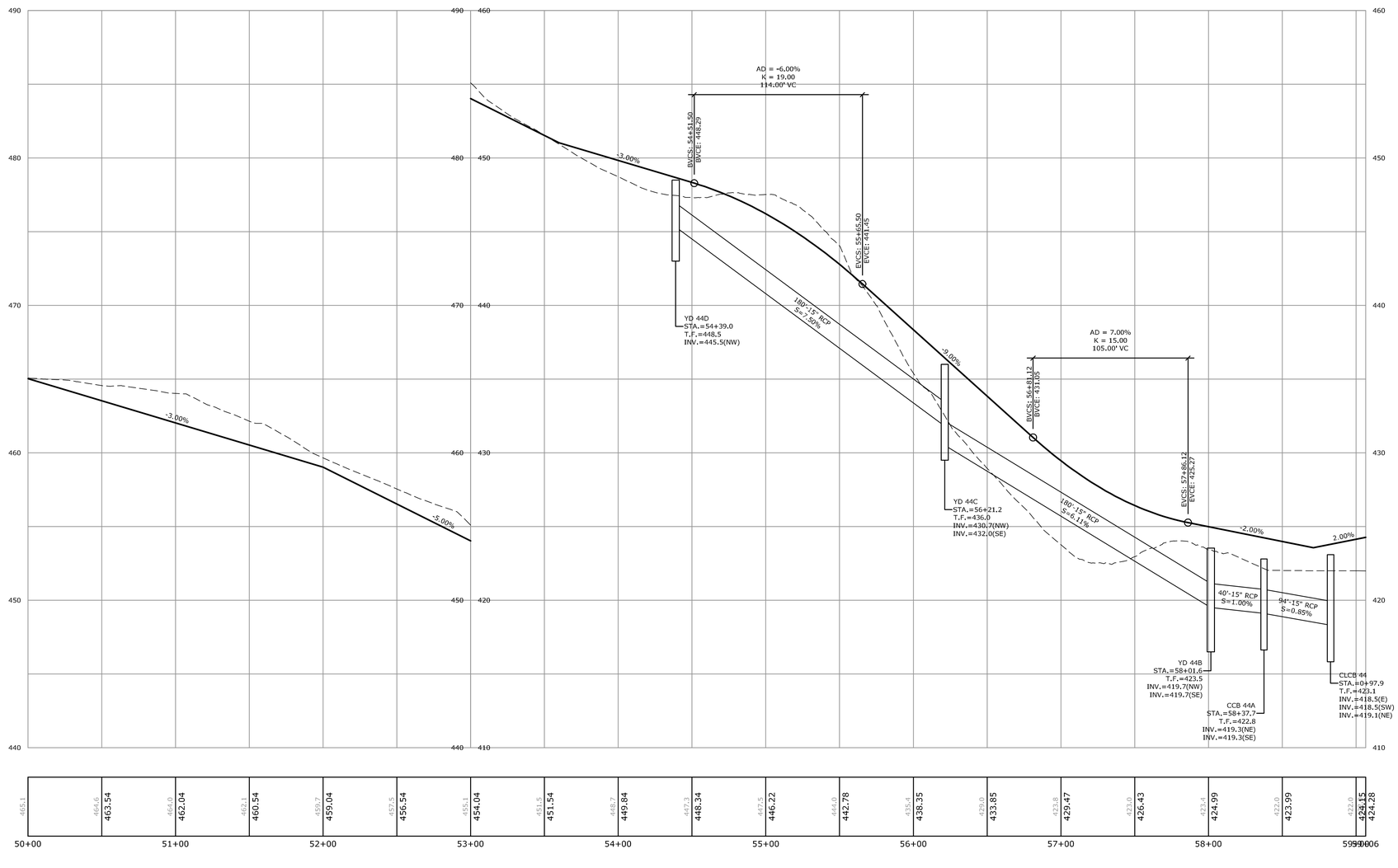
PROJECT NO. 2683-01

RP-6

SHEET NO.

NOTE: SEE SHEET RP-1 FOR CONSTRUCTION NOTES.





Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®

99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE - 50+00-59+06.00

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

DESIGNED	DRAWN	CHECKED
CEH	CEH	EAH

SCALE 1" = 4' V
1" = 40' H

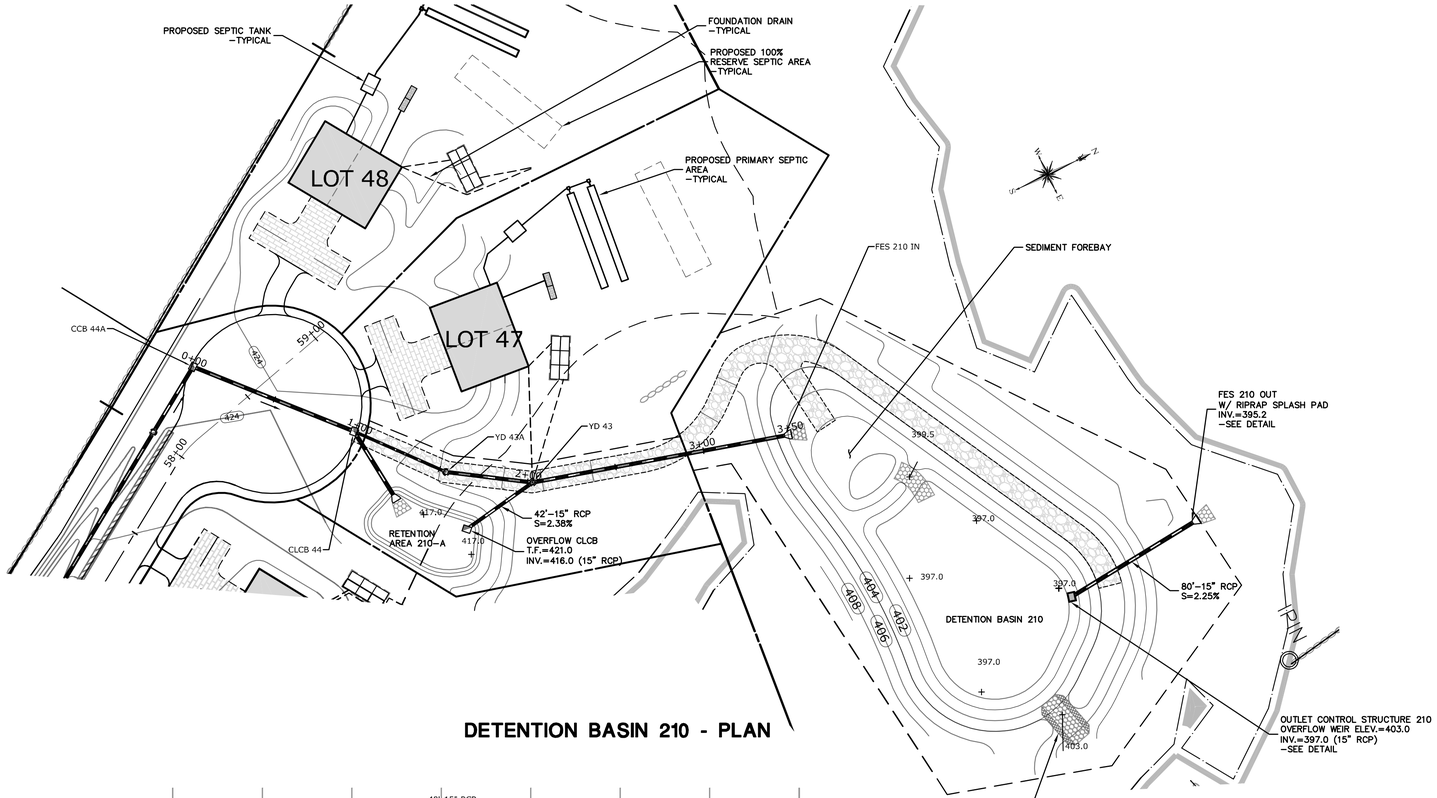
DATE AUG. 4, 2014

PROJECT NO. 2683-01

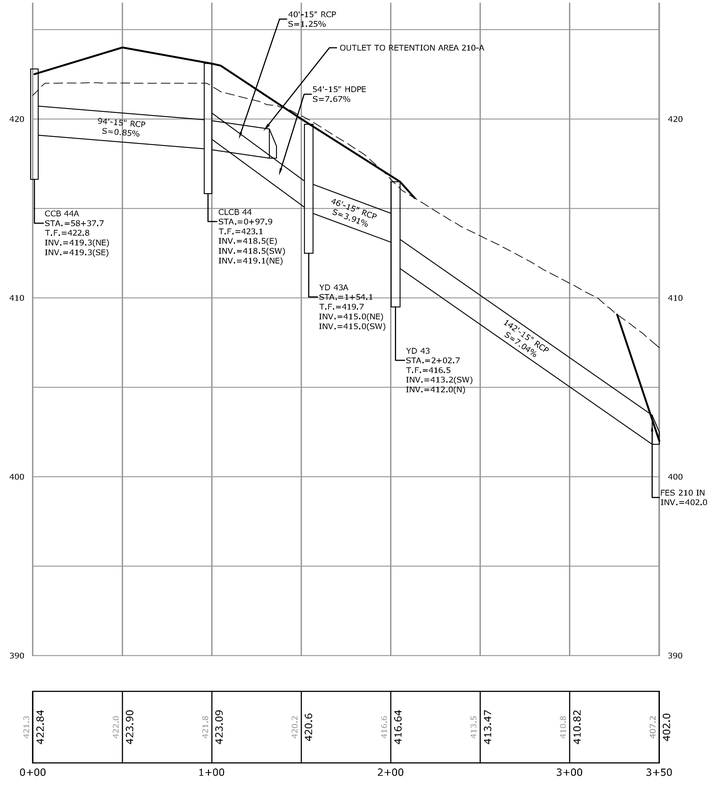
RP-7

SHEET NO.

NOTE: SEE SHEET RP-1 FOR CONSTRUCTION NOTES.



DETENTION BASIN 210 - PLAN



DETENTION BASIN 210 - PROFILE

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

ROADWAY PLAN AND PROFILE - 50+00-59+06.00

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE 1" = 4' V
1" = 40' H

DATE AUG. 4, 2014

PROJECT NO. 2683-01

RP-8

SHEET NO.

SEDIMENT & EROSION CONTROL SPECIFICATIONS

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

IN GENERAL, ALL CONSTRUCTION ACTIVITIES SHALL PROCEED IN SUCH A MANNER SO AS NOT TO POLLUTE ANY WETLANDS, WATERCOURSE, WATERBODY, 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 WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE, EROSION ON THE SITE.

ANY ADDITIONAL SPECIFICATIONS AND/OR REQUIREMENTS FOR SEDIMENT AND EROSION CONTROL THAT ARE INCLUDED IN THE REMEDIAL ACTION PLAN (RAP) FOR THE SUBJECT SITE SHALL BE FOLLOWED DURING CONSTRUCTION.

LAND GRADING

GENERAL:

1. 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:

   a. THE CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

   b. THE PERMANENT EXPOSED FACES OF FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

   c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).

   d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.

   e. EXCAVATIONS SHOULD NOT BE MADE SO CLOSE TO PROPERTY LINES AS TO ENDANGER ADJOINING PROPERTY WITHOUT PROTECTING SUCH PROPERTY FROM EROSION, SLIDING, SETTLING, OR CRACKING.

   f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATERBODIES.

   g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTERANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.

TOPSOILING

GENERAL:

1. 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.
2. UPON ATTAINING FINAL SUBGRADES, SCARIFY SURFACE TO PROVIDE A GOOD BOND WITH TOPSOIL.
3. REMOVE ALL LARGE STONES, TREE LIMBS, ROOTS AND CONSTRUCTION
4. APPLY LIME ACCORDING TO SOIL TEST OR AT THE RATE OF TWO (2) TONS

MATERIAL:

1. TOPSOIL SHOULD HAVE PHYSICAL, CHEMICAL, AND BIOLOGICAL CHARACTERISTICS FAVORABLE TO THE GROWTH OF PLANTS.
2. TOPSOIL SHOULD HAVE A SANDY OR LOAMY TEXTURE.
3. 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.
4. AN ORGANIC MATTER CONTENT OF SIX PERCENT (6%) IS REQUIRED. AVOID LIGHT COLORED SUBSOIL MATERIAL.
5. 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.
6. THE pH SHOULD BE MORE THAN 6.0. IF LESS, ADD LIME TO INCREASE pH TO AN ACCEPTABLE LEVEL.

APPLICATION:

1. AVOID SPREADING WHEN TOPSOIL IS WET OR FROZEN.
2. SPREAD TOPSOIL UNIFORMLY TO A DEPTH OF AT LEAST FOUR INCHES (4"), OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

TEMPORARY VEGETATIVE COVER

GENERAL:

1. 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 SEEDED BY SEPTEMBER 1.

SITE PREPARATION:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. 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.).
4. 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.
5. UNLESS HYDROSEEDED, WORK IN LIME AND FERTILIZER TO A DEPTH OF FOUR (4") INCHES USING A DISK OR ANY SUITABLE EQUIPMENT.
6. TILLAGE SHOULD ACHIEVE A REASONABLY UNIFORM LOOSE SEEDBED. WORK ON CONTOUR IF SITE IS SLOPING.

ESTABLISHMENT:

1. SELECT APPROPRIATE SPECIES FOR THE SITUATION. NOTE RATES AND SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
2. APPLY SEED UNIFORMLY ACCORDING TO THE RATE INDICATED BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
3. UNLESS HYDROSEEDED, COVER RYEGRASS SEEDS WITH NOT MORE THAN 1/4 INCH OF SOIL USING SUITABLE EQUIPMENT.
4. MULCH IMMEDIATELY AFTER SEEDING IF REQUIRED. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW.) APPLY STRAW OR HAY MULCH AND ANCHOR TO SLOPES GREATER THAN 3% OR WHERE CONCENTRATED FLOW WILL OCCUR.

PERMANENT VEGETATIVE COVER

GENERAL:

1. 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:

1. INSTALL REQUIRED SURFACE WATER CONTROL MEASURES.
2. REMOVE LOOSE ROCK, STONE, AND CONSTRUCTION DEBRIS FROM AREA.
3. PERFORM ALL PLANTING OPERATIONS PARALLEL TO THE CONTOURS OF THE SLOPE.
4. APPLY TOPSOIL AS INDICATED ELSEWHERE HEREIN.
5. APPLY FERTILIZER ACCORDING TO SOIL TEST OR:
   - SPREAD 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 300 VEGETATIVE COVER SHALL BE APPLIED. LBS. OF 10–10–10 FERTILIZER PER ACRE. AFTER SEPTEMBER 1, TEMPORARY
   - FALL SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS. OF 10–10–10 FERTILIZER PER ACRE (14 LBS. PER 1,000 SQ. FT.).

VEGETATIVE COVER SELECTION & MULCHING

TEMPORARY VEGETATIVE COVER:

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

* PERMANENT VEGETATIVE COVER:

BARON KENTUCKY BLUEGRASS	60%
JAMESTOWN II CHEWINGS FESCUE	20%
PALMER PERENNIAL RYEGRASS	20%

* LOFTS – "TRIPLEX GENERAL" MIX OR APPROVED EQUAL. RECOMMENDED TIME SEEDING. 5 LB./1000 S.F. SEEDING RATE.

SPRING SEEDING: 4/1 to 5/31

FALL SEEDING: 8/16 to 10/15

TEMPORARY MULCHING:

STRAY OR HAY 70–90 LBS./1,000 SQ.FT.
(TEMPORARY VEGETATIVE AREAS)

WOOD FIBER IN HYDROMULCH SLURRY 25–50 LBS./1,000 SQ. FT.

ESTABLISHMENT:

1. SMOOTH AND FIRM SEEDBED WITH CULTIPACKER OR OTHER SIMILAR EQUIPMENT PRIOR TO SEEDING (EXCEPT WHEN HYDROSEEDING).
2. SELECT ADAPTED SEED MIXTURE FOR THE SPECIFIC SITUATION. NOTE RATES AND THE SEEDING DATES (SEE VEGETATIVE COVER SELECTION & MULCHING SPEC. BELOW).
3. APPLY SEED UNIFORMLY ACCORDING TO RATE INDICATED, BY BROADCASTING, DRILLING, OR HYDRAULIC APPLICATION.
4. COVER GRASS AND LEGUME SEED WITH NOT MORE THAN 1/4 INCH OF SOIL WITH SUITABLE EQUIPMENT (EXCEPT WHEN HYDROSEEDING).
5. MULCH IMMEDIATELY AFTER SEEDING, IF REQUIRED, ACCORDING TO TEMPORARY MULCHING SPECIFICATIONS. (SEE VEGETATIVE COVER SELECTION & MULCHING SPECIFICATION BELOW).
6. USE PROPER INOCULANT ON ALL LEGUME SEEDINGS, USE FOUR (4) TIMES NORMAL RATES WHEN HYDROSEEDING.
7. USE SOD 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:

1. TEST FOR SOIL ACIDITY EVERY THREE (3) YEARS AND LIME AS REQUIRED.
2. 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.
3. 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.).

EROSION CHECKS

GENERAL:

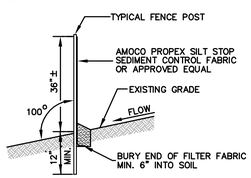
1. TEMPORARY PERVIOUS BARRIERS USING BALES OF HAY OR STRAW, HELD IN PLACE WITH STAKES DRIVEN THROUGH THE BALES AND INTO THE GROUND OR GEOTEXTILE FABRIC FASTENED TO A FENCE POST AND BURIED INTO THE GROUND, SHALL BE INSTALLED AND MAINTAINED AS REQUIRED TO CHECK EROSION AND REDUCE SEDIMENTATION.

CONSTRUCTION:

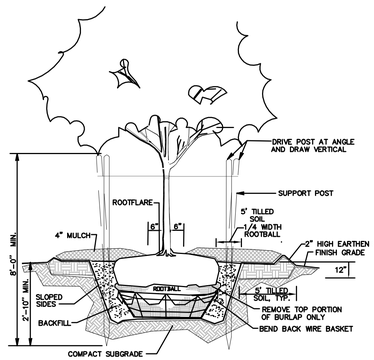
1. BALES SHOULD BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR (4") INCHES.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY WOOD STAKES OR REINFORCEMENT BARS DRIVEN THROUGH THE BALES AND INTO THE GROUND. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD THE PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
4. 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 A MINIMUM OF TWO FEET (2').

INSTALLATION AND MAINTENANCE:

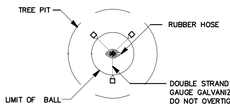
1. BALED HAY EROSION BARRIERS SHALL BE INSTALLED AT ALL STORM SEWER INLETS.
2. BALED HAY EROSION BARRIERS AND GEOTEXTILE FENCE SHALL BE INSTALLED AT THE LOCATION INDICATED ON THE PLAN AND IN ADDITIONAL AREAS AS MAY BE DEEMED APPROPRIATE DURING CONSTRUCTION.
3. ALL EROSION CHECKS SHALL BE MAINTAINED UNTIL ADJACENT AREAS ARE STABILIZED.
4. INSPECTION SHALL BE FREQUENT (AT MINIMUM MONTHLY AND BEFORE AND AFTER HEAVY RAIN) AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. EROSION CHECKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORMWATER FLOW OR DRAINAGE.



SEDIMENT FILTER FENCE
N.T.S.



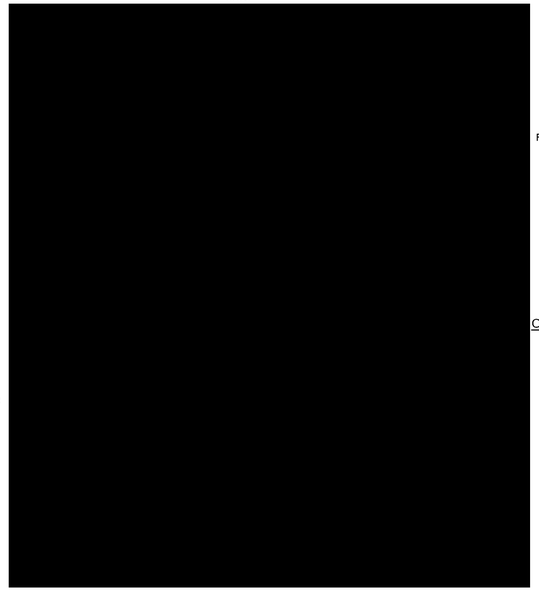
SECTION



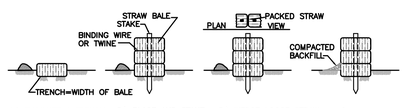
PLAN

NOTES:
1. SUPPORT STAKES SHALL BE REMOVED BY THE CONTRACTOR ONE YEAR AFTER INSTALLATION

TREE DETAIL
N.T.S.



TREE PROTECTION DETAIL
N.T.S.



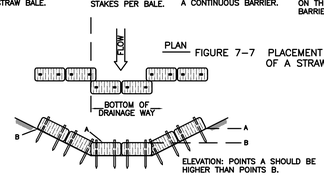
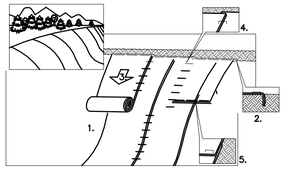


FIGURE 7–7 PLACEMENT AND CONSTRUCTION OF A STRAW BALE BARRIER

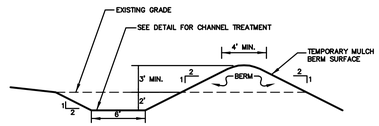
PLACEMENT & CONSTRUCTION OF A STRAW BALE BARRIER
N.T.S.



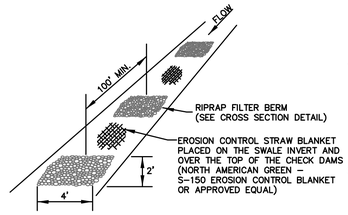
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING SC0225, DO NOT SEED PREPARED AREA. SC0225 MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAP AREA, APPROXIMATELY 12" APART.

REFER TO GENERAL STAPLE PATTERN GUIDE IN NORTH AMERICAN GREEN CATALOG FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

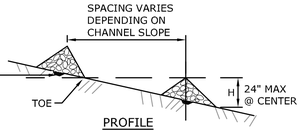
APPLICATION OF EROSION CONTROL BLANKET ON SLOPES
NOT TO SCALE



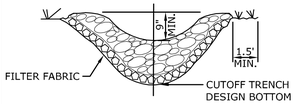
DIVERSION BERM AND SWALE
N.T.S.



CHANNEL TREATMENT
NOT TO SCALE
(SEE TYPICAL DIVERSION BERM & SWALE DETAIL)

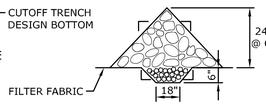


PROFILE
NOT TO SCALE



SECTION A-A
NOT TO SCALE

$X = \frac{H\ (Ft)}{SLOPE\ (FT/FT)}$

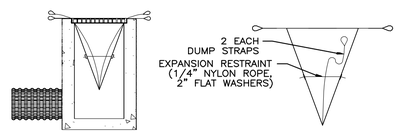


SECTION B-B
NOT TO SCALE

CHECK DAM
NOT TO SCALE

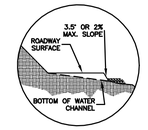
CONSTRUCTION SPECIFICATIONS

1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND LOCATIONS SHOWN IN THE PLAN.
2. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. MAXIMUM DRAINAGE AREA 2 ACRES.

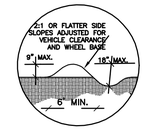


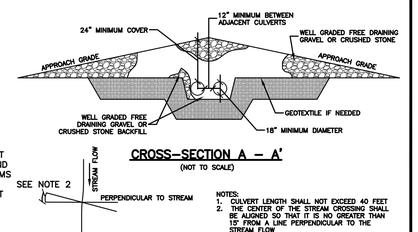
INLET PROTECTION DETAIL
N.T.S.

SECTION A – A

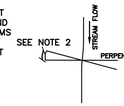


SECTION B – B

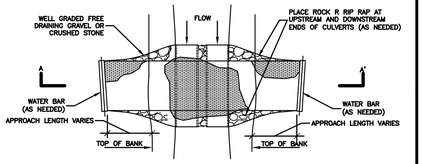




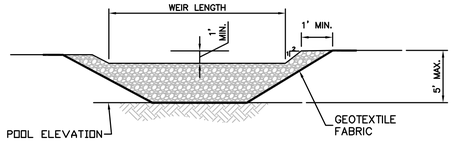
CROSS–SECTION A – A'
(NOT TO SCALE)



NOTES:
1. CULVERT LENGTH SHALL NOT EXCEED 40 FEET
2. THE CENTER OF THE STREAM CROSSING SHALL BE ALIGNED SO THAT IT IS NO GREATER THAN 15° FROM A LINE PERPENDICULAR TO THE STREAM FLOW



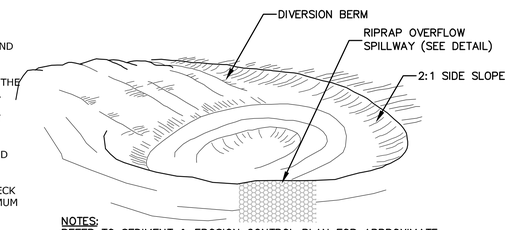
WATER BAR
NOT TO SCALE



SECTION

SOURCE: 2002 CT. GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

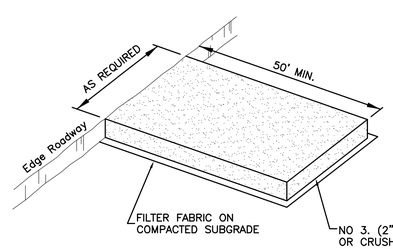
SEDIMENT TRAP RIPRAP OVERFLOW SPILLWAY
NTS



NOTES:
REFER TO SEDIMENT & EROSION CONTROL PLAN FOR APPROXIMATE DIMENSIONS AND REQUIRED VOLUME.

SOURCE: 2002 CT. GUIDELINES
FOR SOIL EROSION AND SEDIMENT CONTROL

TEMPORARY SEDIMENT TRAP
N.T.S.



NOTE:
CONSTRUCTION ENTRANCE PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD.

CONSTRUCTION ENTRANCE PAD
N.T.S.

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

EROSION CONTROL SPECIFICATIONS AND DETAILS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

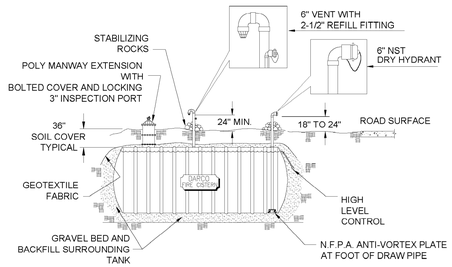
CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE N.T.S.

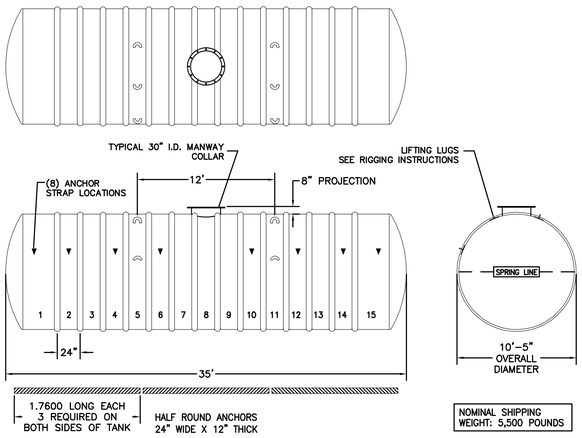
DATE AUG. 4, 2014

PROJECT NO. 2683-01

D-1
SHEET NO.



Note: PUMPER NOZZLE SIZE AND TYPE TO BE SPECIALIZED BY THE EASTON FIRE DEPARTMENT



1.7600 LONG EACH 3 REQUIRED ON BOTH SIDES OF TANK — HALF ROUND ANCHORS 24" WIDE X 12" THICK

NOMINAL SHIPPING WEIGHT: 5,500 POUNDS

⚠ WARNING

KEY	
LIFT LUG	
ANCHOR STRAP	
DEADMAN	– DEADMAN ANCHORING SYSTEMS APPLY ONLY TO LOCATIONS WHERE GROUND WATER WILL NOT RISE ABOVE "SPRING LINE".
	– MINIMUM SOIL DEPTH ABOVE TANK, WHEN USING DEADMAN ANCHORS, IS 2 FEET.
	– CONFIRM ANCHOR SIZE AND TYPE ON "ANTI-FLOATATION ANCHORS" DETAIL DRAWING.

TYPICAL FIBERGLASS CISTERN DETAIL

N.T.S.

Note: Overall Tank Dimensions Are Based On Darco Inc. Sizing. Tank Size May Vary Per Manufacturer As Long As Specified Volume is Consistent. Contractor To Confirm Tank Sizes Prior To Installation.

Procedure for Restoring Trench Excavations within the Public Right of Way

The intent of this policy shall be to give guidance to those Contractors and Utilities working within the public rights-of-way in the Town of Easton.

The requirements set forth below shall be enforced by the Director of Public Works or his representatives, open only to interpretation by the Director.

All roads shall be restored to their original condition or better.

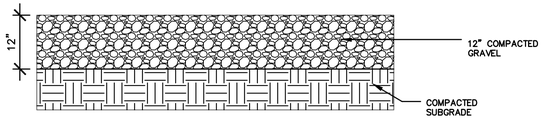
Contractor shall give the Easton Public Works Department at (203) 268-0714, advance written notice not less than forty-eight (48) hours prior to actual work FAX (203) 261-7915. Such repair work will be subject to the same conditions as the original work performed, and will require an authorized person from the Department to be present throughout the process.

Procedures for Restoration of Road Surface are as follows:

1. **Make straight vertical cuts with a pavement saw.**
2. **Remove all material from the upper section of excavation to a firm support depth of four (4) inches or 1 inch deeper than the existing pavement whichever is deeper.**
3. **If the Town Inspector believes that poor quality process has been used for backfill, then the excavation shall be sixteen (16) inches deep. The excavation is to be back-filled with twelve (12) inches of 1 ½" Road Process meeting State DOT Spec. M.02.06 Grading C compacted to 95% density, in four (4) inch lifts by means of a pneumatic tamper, vibrating roller or vibrating plate compactor.**
4. **All vertical edges of the patch shall be tack coated with SS-1 emulsified Asphalt.**
5. **Two, 2 inch layers or 1 inch thicker than the existing pavement or whichever is greater, of Class II asphalt mix is to be placed each individually compacted to level of surrounding pavement.**
6. **The finished surface shall be to the level of the pavement. The finish joint shall be sealed with the tack coat.**
7. **The Contractor is responsible for barricades and traffic control signs throughout construction in accordance with the signing pattern in compliance with the 2003 Manual on Uniform Traffic Control Devices (MUTCD).**
8. **The Town ordinances requires Permittee to maintain the condition of the patch until the bond is released after its first winter season. The Permittee is responsible for the condition of the patch and any damage that may occur to the motoring public due to defective work.**
9. **Failure to fulfill said obligations by the Permittee will result in forfeiture of the bond and any further issuance of Road Opening Permits.**
10. **The contractor shall put in a written request for the return of the bond after all above conditions have been met.**

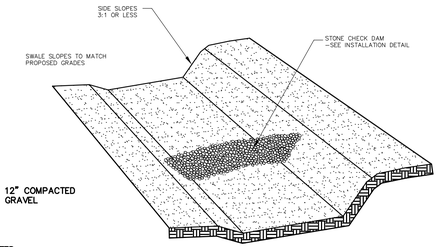
PERMANENT PAVEMENT REPAIR

N.T.S.



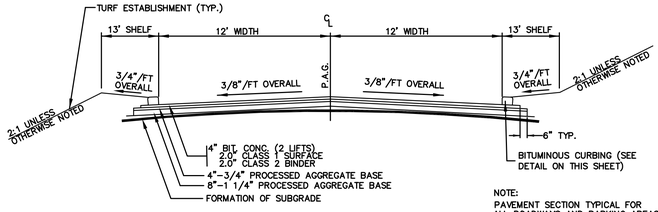
12' GRAVEL ACCESS ROAD

N.T.S.



GRASSED SWALE DETAIL

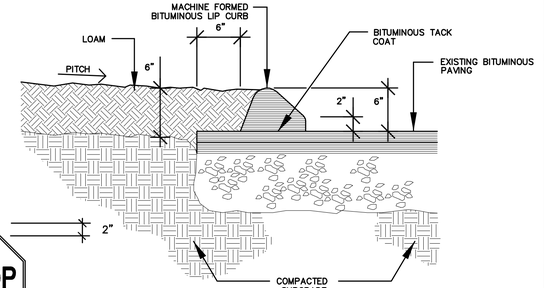
N.T.S.



NOTE:
PAVEMENT SECTION TYPICAL FOR ALL ROADWAYS AND PARKING AREAS

TYPICAL ROADWAY SECTION

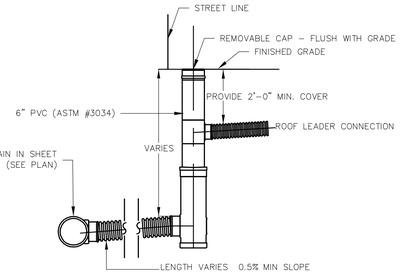
N.T.S.



BITUMINOUS CONCRETE LIP CURBING

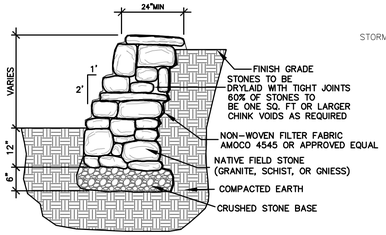
NTS

NOTE: WHERE BIT. CURB IS OVERLAID ON EXISTING PAVEMENT, SETBACK OF PAVEMENT; LAY CURBLINE STRAIGHT AND PROVIDE SMOOTH TRANSITIONS.



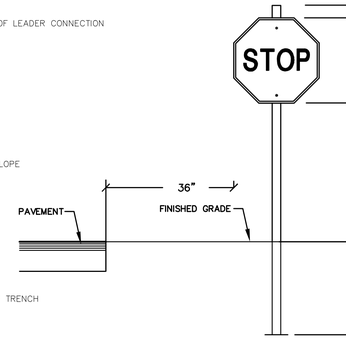
ROOF LEADER PIPE

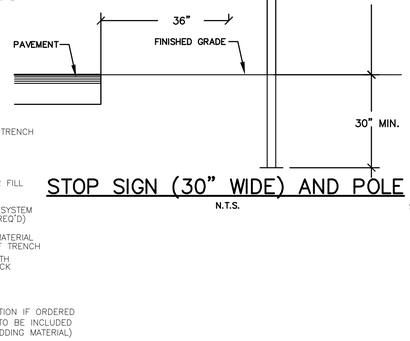
N.T.S.



DRYLAID FIELD STONE RETAINING WALL

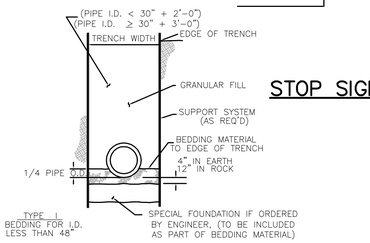
N.T.S.





STOP SIGN (30" WIDE) AND POLE

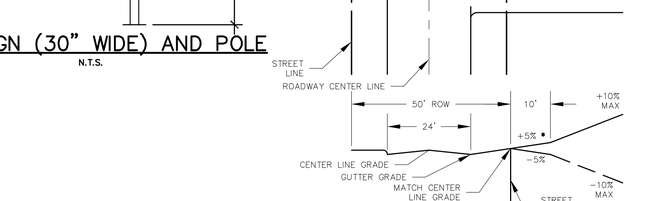
N.T.S.



TYPICAL TRENCH SECTION STORM DRAINS AND CULVERTS

N.T.S.

NOTE:
STORM DRAINS WITH IN 50' DOWN SLOPE AND 25' UP SLOPE OF A LEACHING SYSTEM SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL



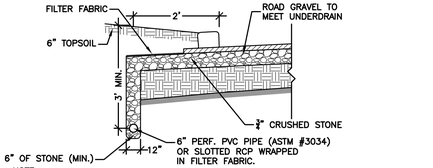
NOTE:
MAX GRADE AT ANY POINT ON DRIVE IS ±10%
– TRENCH DRAINS AREA TO BE INSTALLED ON DRIVEWAYS WHERE NECESSARY SO AS TO NOT DISCHARGE SURFACE FLOW ONTO TOWN ROADWAYS. FINAL DESIGN OF INDIVIDUAL LOTS IS SUBJECT TO TOWN APPROVAL.

RESIDENTIAL DRIVEWAY APRON DETAIL

N.T.S.

DRYLAID FIELD STONE WALL

N.T.S.



NOTE:
1. FILTER FABRIC MAY BE REQUIRED AROUND SIDEWALL OF TRENCH IF MATERIAL IS UNSUITABLE.
2. PAVEMENT TO BE SAW CUT IN ROADWAY FOR ALL TRENCHING.

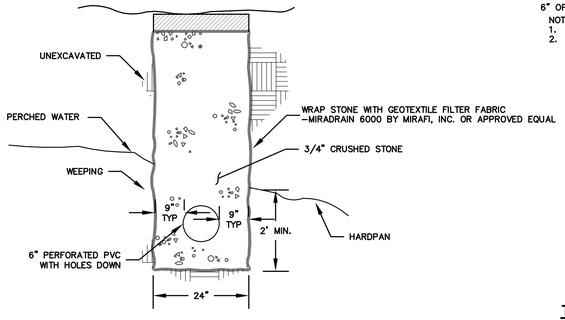
DETAIL OF UNDERDRAIN

N.T.S.

COMMON DRIVEWAY SECTION

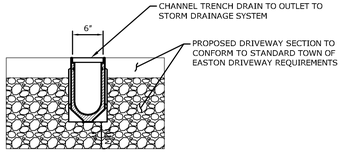
N.T.S.

NOTE: CURTAIN DRAIN SHALL BE INSTALLED UPGRADE AT LEAST 25' AWAY FROM ALL SEPTIC SYSTEM COMPONENTS.



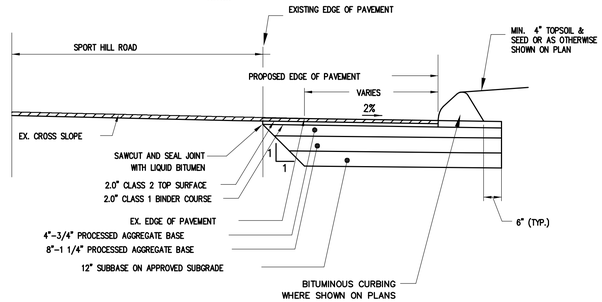
TYPICAL CURTAIN DRAIN DETAIL

N.T.S.



TRENCH DRAIN ALONG PRIVATE DRIVEWAYS

N.T.S.



TYPICAL ROADWAY WIDENING SECTION

N.T.S.

Engineering,
Landscape Architecture
and Environmental Science

MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE DETAILS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

–	CEH	EAH
DESIGNED	DRAWN	CHECKED

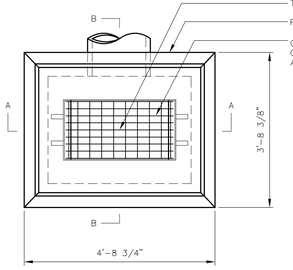
SCALE N.T.S.

DATE AUG. 4, 2014

PROJECT NO. 2683-01

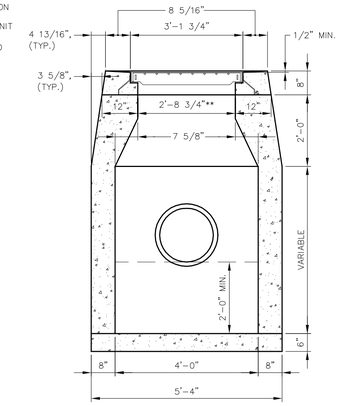
D-2

SHEET NO.

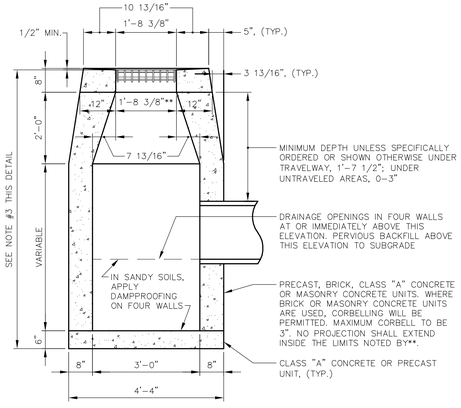


PLAN

NOTES:
1. WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.
2. WHERE SHOWN ON THE PLANS OR WHERE DIRECTED BY THE ENGINEER, CATCH BASINS SHALL BE CONSTRUCTED WITH PAVED INVERTS AND NO SUMPS, OR DEEP SUMPS.
3. WALLS OF CATCH BASINS OVER 10' DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSIONS TO REMAIN THE SAME.
4. REINFORCING STEEL NOT SHOWN FOR CLARITY.

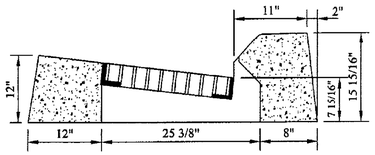


SECTION A-A

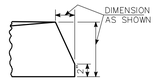


SECTION B-B

TYPE "C-L" CATCH BASIN
N.T.S.

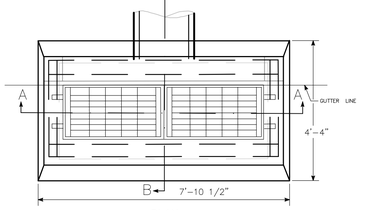


BITUMINOUS CURB TYPE FOR CATCH BASIN
N.T.S.

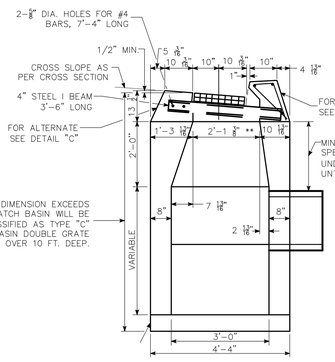


DETAIL "C"

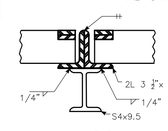
ALTERNATE CONSTRUCTION OF TYPE II TOP



PLAN

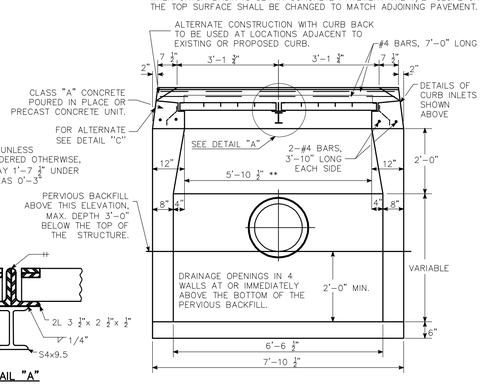


SECTION B-B



DETAIL "A"

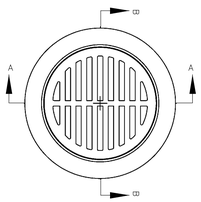
NOTE:
WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.



SECTION A-A

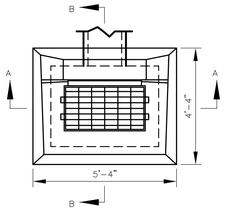
WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C" CATCH BASIN DOUBLE GRATE-TYPE II



PLAN

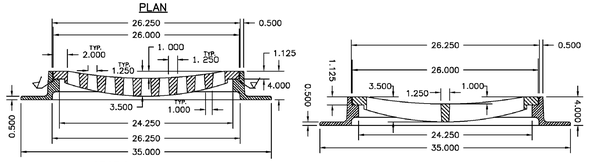
NOTE:
LeBARON CATALONG NO. LAM 246-2-000.
WITH #6 CAM LOCK WITH STORM CAST IN



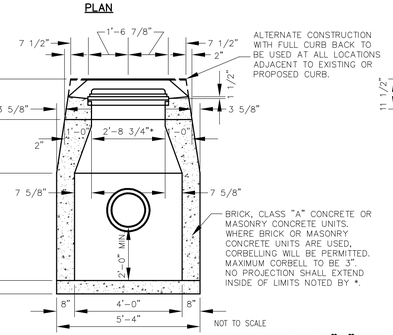
PLAN

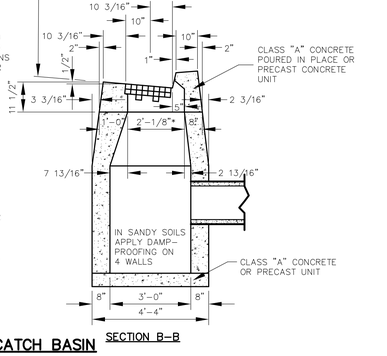
NOTES:
1. WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT. THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.
2. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

NOTES
1. WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS, INSIDE DIMENSIONS TO REMAIN THE SAME.
2. ALL STEEL, EXECPT REINFORCING BARS,SHALL BE GALVANIZED IN ACCORDANCE WITH M.06.03.
3. ALL BARS SHALL HAVE 2" COVER.
4. ALL STRAIGHT REINF. BARS WILL BE #4 BARS.
5. ALL STIRRUPS WILL BE #3 BARS 9" C.C. TYP.

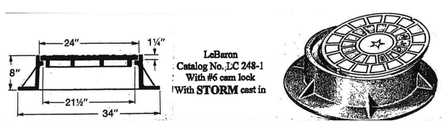


YARD DRAIN FRAME & GRATE
N.T.S.

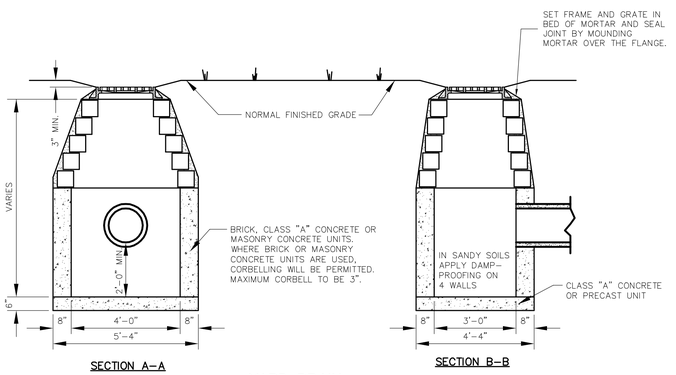




TYPE "C" CATCH BASIN
NOT TO SCALE

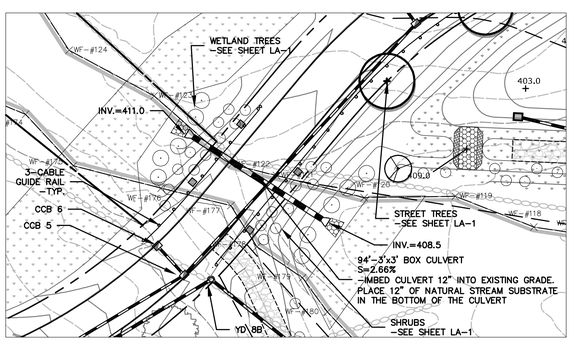


TYPICAL LOCKING MANHOLE DETAIL
N.T.S.

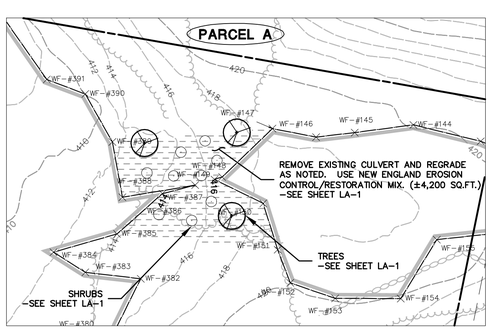


YARD DRAIN
N.T.S.

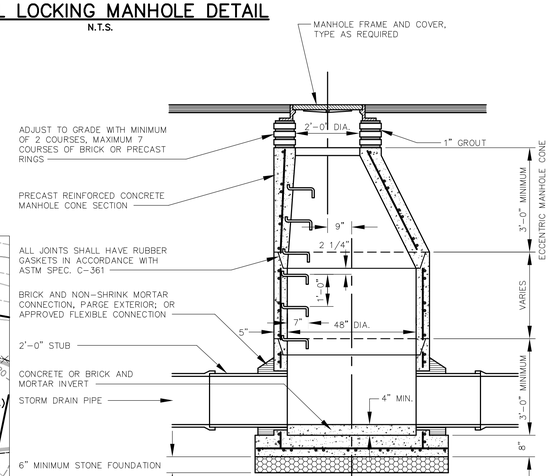
NOTES:
1. WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.



PROPOSED WETLAND CROSSING
SCALE: 1"=40'



EXISTING WETLAND CROSSING
SCALE: 1"=40'



NOTE:
5' OR 6' DIAMETER PRECAST BASES MAY BE REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' OR 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE BY 1" FOR EACH 1'-0" OF INSIDE DIAMETER.

PRECAST CONCRETE STORM DRAINAGE MANHOLE
N.T.S.

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE DETAILS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD EASTON, CONNECTICUT

--	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE N.T.S.

DATE AUG. 4, 2014

PROJECT NO. 2683-01

SHEET NO. D-3

FORMATION OF EMBANKMENT FOR STORMWATER BASINS

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.

1. 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	15–40

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

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 PROPER 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

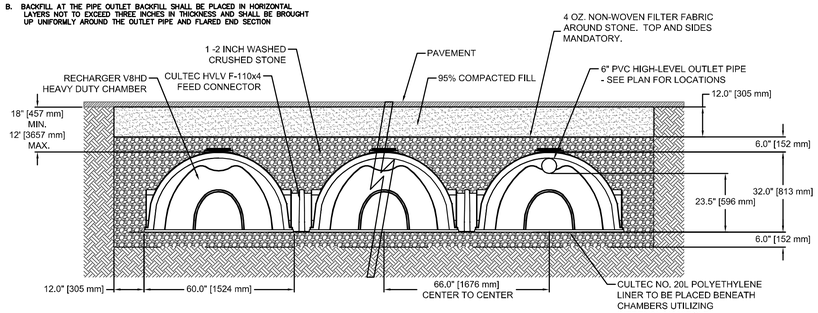
A. EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY AT NEAR OPTIMUM MOISTURE CONTENT AND BY THE COMPACTION EQUIPMENT SPECIFIED HEREIN. THE COMPACTION EQUIPMENT SHALL TRAVERSE THE ENTIRE SURFACE OF EACH LAYER OF FILL MATERIAL.

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 STRINGLINES TO INSURE THAT THEY CONFORM TO THE SLOPES GIVEN ON THE PLANS AND ARE UNIFORM FOR THE ENTIRE LENGTH OF THE SLOPE.



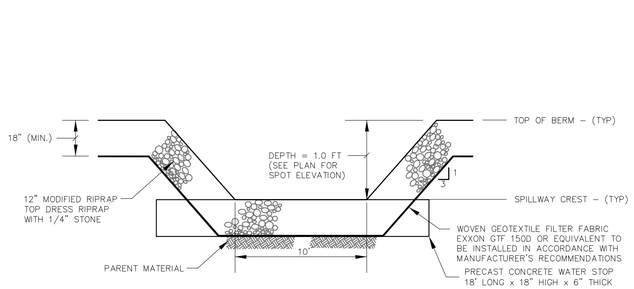
GENERAL NOTES

RECHARGER V8HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 13.274 CF/FT PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER V8HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.

ALL RECHARGER V8HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER V8HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER V8HD TYPICAL CROSS SECTION

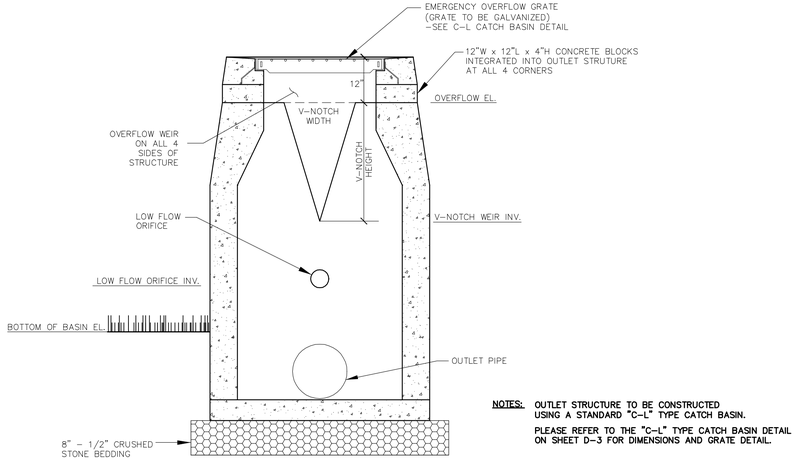
N.T.S.



NOTE: ALL EMERGENCY SPILLWAYS TO BE ACCESSIBLE OR RUBBER TIRE CONSTRUCTION EQUIPMENT TO CROSS.

EMERGENCY RIPRAP SPILLWAY

N.T.S.



FRONT VIEW

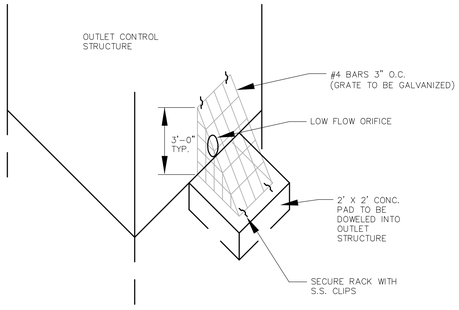
NOTES: OUTLET STRUCTURE TO BE CONSTRUCTED USING A STANDARD "C–L" TYPE CATCH BASIN.

PLEASE REFER TO THE "C–L" TYPE CATCH BASIN DETAIL ON SHEET D–3 FOR DIMENSIONS AND GRATE DETAIL.

	DET 140	DET 150	DET 210	DET 220	DET 230
TOP OF BERM ELEVATION	410.0	408.0	404.0	448.0	406.0
OVERFLOW ELEVATION	409.0	407.0	403.0	447.0	405.0
100–YR STORM ELEVATION	408.48	406.83	402.95	446.96	404.92
V–NOTCH WEIR DIMENSIONS (WxH)	2.0'x2.5'	2.5'x2.0'	1.5'x2.0'	1.75'x2.0'	1.75'x2.5'
V–NOTCH WEIR INVERT	406.5	405.0	401.0	445.0	402.5
LOW FLOW ORIFICE DIAMETER	4.0" DIA	n/a	4.0" DIA	4.0" DIA	4.0" DIA
LOW FLOW ORIFICE INVERT	405.0	n/a	398.0	443.0	401.0
BASIN BOTTOM ELEVATION	403.0	400.0	397.0	442.0	398.0
OUTLET PIPE DIAMETER	18"	24"	15"	18"	15"
OUTLET PIPE INVERT	403.0	400.0	397.0	442.0	398.0

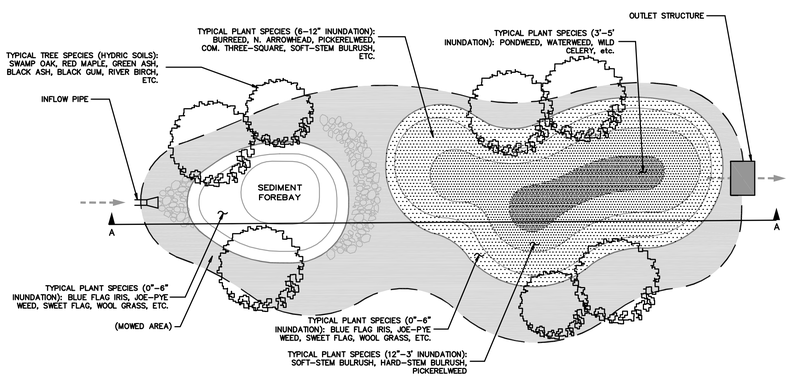
DETENTION BASIN OUTLET CONTROL STRUCTURE

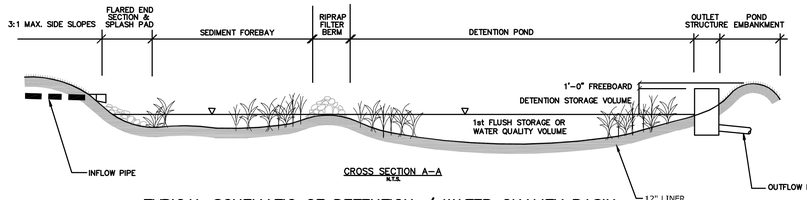
N.T.S.



OUTLET CONTROL STRUCTURE TRASH GRATE

N.T.S.





TYPICAL SCHEMATIC OF DETENTION / WATER QUALITY BASIN

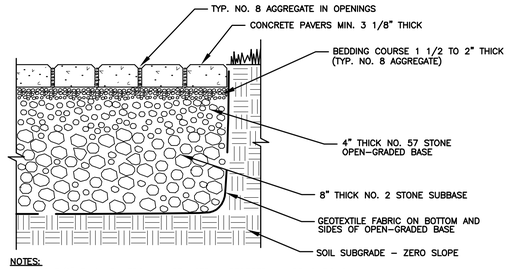
N.T.S.

NOTES:

1. FIRST FLUSH STORAGE VOLUME: 1" OF RUNOFF FROM IMPERVIOUS SURFACE.
2. INSTALL SHADE TREES AS NECESSARY TO PROVIDE SHADE TO STANDING WATER AREAS. DO NOT PLANT TREES ON EARTHEN EMBANKMENT AREAS.
3. SEED BED PREPARATION:

PREPARE THE GROWING MEDIA BLEND TO CONSIST OF A LOAMY SAND TYPE MATERIAL (80% SAND, 10% SILT, AND 10% CLAY).

ONCE PREPARED, SPREAD THE MEDIA EVENLY OVER THE BOTTOM OF THE BASINS IN A MINIMAL 6" LIFT VIA SMALL BULLDOZER/BUCKET LOADER. A FINAL THREE (3) INCH LAYER OF LEAF COMPOST (20% ORGANIC MATTER) SHOULD BE SPREAD OVER THE MEDIA AND LIGHTLY INCORPORATED INTO THE UPPER 4". THE SEED BED SHOULD BE SMOOTH AND FIRM PRIOR TO SEEDING. THE HIGH ORGANIC CONTENT ON THE BOTTOM OF THE BASIN PROVIDES AN EXCELLENT GROWING MEDIA AND ACTS AS A CARBON FILTER TO RENOVATE STORMWATER.

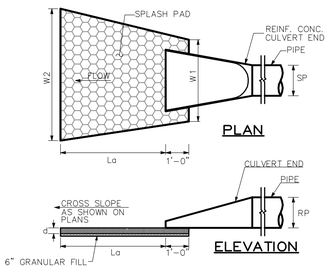


NOTES:

1. 2 3/8" THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
2. INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI) OR APPROVED EQUAL UNIT.

INTERLOCKING CONCRETE PAVEMENT INSTITUTE (ICPI)
13291 PARK CENTER ROAD
SUITE 270
HERNDON, VA 20171
TEL: 703–657–6900
FAX: 703–657–6901
WEB LINK: www.icpi.org

ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT



FLARED END SECTION WITH RIPRAP SPLASH PAD

N.T.S.

OUTLET PROTECTION ID	Type	Sp(ft)	Rp(ft)	La(ft)	W1(ft)	W2(ft)	d(in)
FES 140–IN	Modified Type B	1.5'	1.5'	23.0'	5.0'	14.0'	12.0"
FES 140–OUT	Modified Type B	1.5'	1.5'	14.0'	5.0'	10.0'	12.0"
FES 150–IN	Intermediate Type B	1.5'	1.5'	31.0'	5.0'	17.0'	18.0"
FES 150–OUT	Modified Type A	2.0'	2.0'	11.0'	6.0'	14.0'	12.0"
FES 210–IN	Modified Type B	1.25'	1.25'	15.0'	4.0'	10.0'	12.0"
FES 210–OUT	Modified Type B	1.25'	1.25'	13.0'	4.0'	9.0'	12.0"
FES 220A–IN	Modified Type B	1.5'	1.5'	15.0'	5.0'	11.0'	12.0"
FES 220B–IN	Modified Type B	1.5'	1.5'	13.0'	5.0'	10.0'	12.0"
FES 220C–IN	Modified Type B	1.25'	1.25'	11.0'	4.0'	8.0'	12.0"
FES 220–OUT	Modified Type A	2.0'	2.0'	11.0'	6.0'	14.0'	12.0"
FES 230–IN	Intermediate Type A	1.5'	1.5'	14.0'	5.0'	14.0'	18.0"
FES 230–OUT	Modified Type B	1.25'	1.25'	17.0'	4.0'	11.0'	12.0"

NOTE:
1. OUTLET PROTECTION TYPE A HAS TAILWATER DEPTH TO BE LESS THAN HALF THE PIPE DIAMETER.
2. OUTLET PROTECTION TYPE B HAS TAILWATER DEPTH TO BE EQUAL TO OR GREATER THAN HALF THE PIPE DIAMETER.

RIPRAP ENERGY DISSIPATOR

N.T.S.

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 FAX (203) 272-9733
www.milone&macbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SITE DETAILS

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

--	FAB	EAH
DESIGNED	DRAWN	CHECKED

SCALE N.T.S.

DATE AUG. 4, 2014

PROJECT NO. 2683-01

SHEET NO. D-4

SEPTIC SYSTEM DESIGN CHART

Building Number	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17
Number of Bedrooms within Building	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Deep Test Pits On or Near Leaching Field	10, 34, 515, 516, 517, 520, 521, 531, 530	504, 505, 506, 507, 508, 509, 510, 511, 518	509, 519	501, 502, 503, 522, 523, 524, 525, 526	2014–6, 2014–7 2014–8	36, 75, 619, 620, 621, 614, 615	39, 78, 604, 613, 616	12, 38, 618	605, 607, 623	70, 72, 608, 609	701, 702, 703, 704, 727	65, 709, 723, 724	710, ,711, 713	15, 714, 715, 716	717, 718, 719, 720, 735, 736	721, 722, 737	803, 804, 805, 806, 17
Percolation Tests On or Near Leaching Field	10, 521	509, 510, 511	509, 519	523, 525, 501, 503	2014–7,7A, 2014–8	36, 615	604, 616, 78	38	605	70	702, 703	723	711, 713	15, 715	718, 720	722	804, 805, 17
Test Pit(s) Used For Design	10/34/516	AVERAGE (58)	519	501, 524	2014–7, 2014–8	614, 615, 619	616	12/38	605	70/608	702	723	710/713	715	718, 720	722	804
Percolation Rate (min/inch)	1.0–10.0	10.1–20.0	1.0–10.0	10.1–20.0	10.1–20.0	1.0–10.0	1.0–10.0	1.0–10.0	1.0–10.0	1.0–10.0	1.0–10.0	10.1–20.0	10.1–20.0	10.1–20.0	10.1–20.0	10.1–20.0	10.1–20.0
Required Effective Area (sq. ft.)	660	900	660	900	900	660	660	825	660	660	660	900	900	900	900	900	900
Restrictive Layer	NO RESTRICTIVE	LEDGE	NO RESTRICTIVE	LEDGE	NO RESTRICTIVE	LEDGE	MOTTLING	NO RESTRICTIVE	NO RESTRICTIVE	MOTTLING	NO RESTRICTIVE	NO RESTRICTIVE	NO RESTRICTIVE	MOTTLES	NO RESTRICTIVE	NO RESTRICTIVE	MOTTLES
Restrictive Layer Depth (inch)	---	58"	---	56"	---	AVERAGE (49.3)	30"	---	---	24"	---	---	---	32	---	---	26
Slope (%)	---	>15	---	4.1–6.0	---	4.1–6.0	3.1–4.0	---	---	3.1–4.0	---	---	---	8.1–10.0	---	---	8.1–10
Hydraulic Factor (HF)	---	10	---	20	---	20	34	---	---	42	---	---	---	20	---	---	28
Flow Factor (FF)	---	2.0	---	2.0	---	2.0	2.0	---	---	2.0	---	---	---	2.0	---	---	2.0
Percolation Factor (PF)	---	1.5	---	1.5	---	1.2	1.2	---	---	1.2	---	---	---	1.5	---	---	1.5
MLSS (ft.)	---	30	---	60	---	48	81.6	---	---	100.8	---	---	---	60	---	---	84
Primary System Type	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	24"X48" C.G.	30"X18" M.T.	12"X48" C.G.	12"X48" C.G.	24"X48" C.G.	24"X48" C.G.	12"X48" C.G.	24"X48" C.G.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.
Effective Leaching (sq. ft./l.f.)	5.9	5.9	5.9	6.8	11.0	5.9	5.9	6.8	6.8	5.9	6.8	11.0	11.0	11.0	11.0	11.0	11.0
Length Used (ft.)	2X56	2x80	2X56	2X72	2X45	2X64	2X88	2X64	2X64	2X104	2X64	3X30	3X30	2X70	2X45	3x35	1x85
Effective Leaching Area Provided (sq. ft.)	660.8	944	660.8	979.2	944	755.2	1227.2	870.4	870.4	1227.2	870.4	990	990	1540	990	1155	935
Center To Center Spacing (ft.)	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Reserve System Type	12"X48" C.G.	12"X48" C.G.	24"X48" C.G.	30"X18" M.T.	30"X18" M.T.	30"X18" M.T.	24"X48" C.G.	24"X48" C.G.	24"X48" C.G.	30"X18" M.T.	48"X48" C.G.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.	30"x18" M.T.
Effective Leaching (sq. ft./l.f.)	5.9	5.9	6.8	11.0	11.0	11.0	5.9	6.8	6.8	11	9.2	11.0	11.0	11.0	11.0	11.0	11.0
Length Used (ft.)	2X64	2X80	2X64	2X45	2X45	1x80	2X64	2X64	2X64	1X60	2X48	2X45	2X45	2X50	2x45	2x55	2x45
Effective Leaching Area Provided (sq. ft.)	755.2	944	870.4	944	944	880	870.4	870.4	870.4	660	883.2	990	990	1100	990	1100	990
Center To Center Spacing (ft.)	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
C.G. = CONCRETE GALLERY																	
M.T. = Mantis 536–8																	
S.T. = STANDARD TENCH																	

Building Number	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34
Number of Bedrooms within Building	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Deep Test Pits On or Near Leaching Field	815, 816, 817, 818, 819, 820, 827	822, 823, 824, 825, 826, 89	811, 812, 813, 814, 829	18, 47, 48, 808, 809, 810	919, 920, 921, 922, 2014–16	19, 20, 49, 50, 51, 915, 916, 917, 918, 927	52, 914, 928, 2014–14, 2014–15	60, 908, 909, 910, 911	904, 905, 906, 907, 909, 912, 923, 925	21, 53, 54, 84, 903, 2014–13	901, 902, 924, 2014–12	1, 68, 104–109, 2014–17, 2014–18, 2014–19	69, 101, 102, 103, 110	2, 56, 221, 222, 223, 224	55, 217, 218, 219, 220	3, 57, 213, 214, 215, 216, 229	58, 77, 211, 212
Percolation Tests On or Near Leaching Field	815, 817, 820, 827	822, 826	812, 813	18, 47	919, 921, 2014–16	49,50,51, 917, 918	2014–14, 2014–15	60, 909	905, 907	21, 54, 903, 2014–13	902, 2014–12	1, 106, 108, 2014–17, 2014–18	69, 103	56, 222, 223	55, 218, 220	57, 213, 216	58, 212
Test Pit(s) Used For Design	817	822	812	18	919	918	52, 2014–14	60	905	84, 2014–13	901, 2014–12	2014–17,2014–19	69	223	218	213, 214	211/212
Percolation Rate (min/inch)	1.0–10.0	10.1–20.0	10.1–20.0	1.0–10.0	10.1–20.0	1.0–10.0	10.1–20.0	10.1–20.0	1.0–10.0	10.1–20.0	10.1–20.0	10.1–20.0	1.0–10.0	1.0–10.0	1.0–10.0	1.0–10.0	10.1–20.0
Required Effective Area (sq. ft.)	660	900	900	660	900	660	900	900	660	900	1125	900	660	660	660	660	900
Restrictive Layer	WATER	NO RESTRICTIVE	NO RESTRICTIVE	MOTTLING	MOTTLING	MOTTLING	MOTTLING	NO RESTRICTIVE	MOTTLING	NO RESTRICTIVE	MOTTLING	MOTTLING	NO RESTRICTIVE	LEDGE	MOTTLING	MOTTLING/LEDGE	MOTTLES
Restrictive Layer Depth (inch)	20"	---	---	39	27	27	33	---	40	---	31	26 (AVERAGE)	---	60	38	24/57	40
Slope (%)	15+	---	---	4.1–6.0	15+	10.1–15.0	10.1–15.0	---	15+	---	10.1–15.0	3.1–4.0	---	8.1–10	6.1–8.0	6.8–8.0	6.1–8.0
Hydraulic Factor (HF)	20	---	---	26	20	24	20	---	16	---	20	34	---	16	24	30	24
Flow Factor (FF)	2.0	---	---	2.0	2.0	2.0	2.0	---	2.0	---	2.0	2.0	---	2.0	2.0	2.0	2.0
Percolation Factor (PF)	1.2	---	---	1.2	1.5	1.2	1.5	---	1.2	---	1.5	1.5	---	1.2	1.2	1.2	1.5
MLSS (ft.)	48	---	---	62.4	60	57.6	60	---	38.4	---	75	102	---	38.4	57.6	72	72
Primary System Type	12"X48" C.G.	24"X48" C.G.	24"X48" C.G.	30"x18" M.T.	12"X48" C.G.	30"x18" M.T.	12"X48" C.G.	30"X18" M.T.	24"X48" C.G.	12"X48" C.G.	24"X48" C.G.	30"X18" M.T.	24"x48" C.G.	12"x48" C.G.	12"x48" C.G.	12"X48" C.G. w/ 1' S.T. AT EACH END	12"x48" C.G.
Effective Leaching (sq. ft./l.f.)	5.9	6.8	6.8	11.0	5.9	11.0	5.9	11.0	6.8	5.9	6.8	11.0	6.8	5.9	5.9	5.9, 3.0	5.9
Length Used (ft.)	2X72	2X88	2X88	1X80	2X96	1X80	2X80	2X55	2X64	2X96	2X88	2X55 (50' OC.)	2X64	2X72	2X72	2X80, 2X1	2X80
Effective Leaching Area Provided (sq. ft.)	849.6	1196.8	1196.8	880	1132.8	880	944	1210	870.4	1132.5	1196.8	1210	870.4	849.6	849.6	944+6=950	944
Center To Center Spacing (ft.)	12	12	12	12	12	12	12	12	12	12	12	12 (50' OC.)	12	12	12	12	12
Reserve System Type	30"x18" M.T.	24"X48" C.G.	24"X48" C.G.	30"x18" M.T.	24"X48" C.G.	30"x18" M.T.	30"X18" M.T.	30"X18" M.T.	30"X18" M.T.	12"X48" C.G.	24"X48" C.G.	12"X48" C.G.	30"x18" M.T.	30"x18" M.T.	24"x48" C.G.	12"x48" C.G.	12"x48" C.G.
Effective Leaching (sq. ft./l.f.)	11.0	6.8	6.8	11.0	6.8	11.0	11.0	11.0	11.0	5.9	6.8	5.9	11.0	11.0	6.8	5.9	5.9
Length Used (ft.)	1X75	2X88	2X88	1X80	2X88	1X80	1X85	2X55	2X55	2X88	2X88	2X88	2X55	2X50	2X64	2X64	2X80
Effective Leaching Area Provided (sq. ft.)	825	1196.8	1196.8	880	1196.8	880	935	1210	1210	1038.4	1196.8	944	1210	1100	870.4	755.2	944
Center To Center Spacing (ft.)	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
C.G. = CONCRETE GALLERY																	
M.T. = Mantis 536–8																	
S.T. = STANDARD TENCH																	

NOTE:
THE SUBSURFACE SEWAGE DISPOSAL SYSTEM DESIGNS LISTED FOR EACH LOT ARE SHOWN TO DEMONSTRATE HOW THE LOTS MAY BE DEVELOPED BUT NOT NECESSARILY HOW THEY WILL BE DEVELOPED. ALL LOTS MAY BE DEVELOPED UTILIZING ANY ACCEPTABLE LEACHING SYSTEM DESCRIBED IN THE CONNECTICUT PUBLIC HEALTH CODE.

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

OCT. 30, 2014	REVIEW COMMENTS
SEPT. 8, 2016	REVIEW COMMENTS

SEPTIC DESIGN INFORMATION

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE N.T.S.

DATE AUG. 4, 2014

PROJECT NO. 2683-01

D-5

SHEET NO.

SEPTIC SYSTEM DESIGN CHART

Building Number	LOT 35	LOT 36	LOT 37	LOT 38	LOT 39	LOT 40	LOT 41	LOT 42	LOT 43	LOT 44	LOT 45	LOT 46	LOT 47	LOT 48
Number of Bedrooms within Building	4	4	4	4	4	4	4	4	4	4	4	4	4	4
Deep Test Pits On or Near Leaching Field	63, 225, 226, 227, 228, 230, 231, 232	73, 74, 208	59, 60, 201, 202, 203, 204, 209, 210	5, 205, 206, 207, 233, 2014–11	322, 323, 324, 325, 2014–9, 2014–10	6, 22, 320, 321, 326	301, 302, 303, 304, 332	7, 24, 25, 306, 307, 308, 309, 315, 328	26, 310, 311, 312, 313, 319, 331	315, 316, 317, 318, 2014–4, 2014–5	8, 24, 27, 29	401, 402, 403, 404, 412	9, 31, 32, 33, 80, 405, 406, 417	407, 408, 409, 410, 411, 414, 415, 416
Percolation Tests On or Near Leaching Field	63, 227, 228	208	59, 201, 202	5, 207, 2014–11	322, 325, 2014–9	6, 320	301, 304	25, 307, 308	26, 311, 312	317, 2014–4, 2014–5	8, 29	401, 402, 403, 412	31, 406	408, 411
Test Pit(s) Used For Design	227	73, 208	59, 202, 210	5, 205	2014–9, 2014–10	6	301, 302	308	311	2014–4, 2014–5	8	401	406	411
Percolation Rate (min/inch)	1.0–10.0	1.0–10.0	10.1–20.0	5.1–10.0	10.1–20.0	10.1–20.0	5.1–10.0	10.1–20.0	1.0–10.0	10.1–20.0	10.1–20.0	1.0–10.0	1.0–10.0	1.0–10.0
Required Effective Area (sq. ft.)	660	660	900	660	900	900	660	900	660	900	900	660	660	660
Restrictive Layer	LEDGE	MOTTLING	MOTTLING	MOTTLING	MOTTLING	MOTTLING	MOTTLING	MOTTLING	MOTTLING	MOTTLING	COMPACT	NO RESTRICTIVE	NO RESTRICTIVE	LEDGE
Restrictive Layer Depth (inch)	57	38 (AVERAGE)	33 (AVERAGE)	31 (AVERAGE)	35 (AVERAGE)	40	40	36	54	29 (AVERAGE)	36	---	---	53
Slope (%)	10.1–15	4.1–6.0	4.1–6.0	4.1–6.0	2.1–3.0	6.1–8.0	4.1–6.0	8.1–10	6.1–8.0	>15.0	10.1–15.0	---	---	6.1–8.0
Hydraulic Factor (HF)	14	26	30	28	34	24	26	24	18	20	20	---	---	18
Flow Factor (FF)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.0	2.0	---	---	2.0
Percolation Factor (PF)	1.2	1.2	1.5	1.2	1.5	1.5	1.2	1.5	1.2	1.5	1.5	---	---	1.2
MLSS (ft.)	33.6	62.4	67.2	67.2	102	72	62.4	72	54	60	60	---	---	43.2
Primary System Type	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	12"X48" S.T.	12"X48" C.G.	12"X48" C.G.	12"X48" S.T.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.
Effective Leaching (sq. ft./l.f.)	5.9	5.9	5.9	3.0	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9
Length Used (ft.)	2x72	2X64	2X88	3X74	2X104	2X80	2X80	2X80	2X56	2X80	2X80	2X56	2X56	2X56
Effective Leaching Area Provided (sq. ft.)	849.6	755.2	1038.4	666.0	1038.4	944	944	944	660.8	944	944	660.8	660.8	660.8
Center To Center Spacing (ft.)	12	12	12	8	12	12	12	12	12	12	12	12	12	12
Reserve System Type	24"X48" C.G.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	30"X18" M.T.	30"X18" M.T.	12"X48" C.G.	12"X48" C.G.	12"X48" C.G.	30"X18" M.T.	30"X18" M.T.	24"x48" C.G.	24"x48" C.G.	12"x48" C.G.
Effective Leaching (sq. ft./l.f.)	6.8	5.9	5.9	5.9	11.0	11.0	5.9	5.9	5.9	11.0	11.0	6.8	6.8	5.9
Length Used (ft.)	2X64	2X64	2X80	3X56	2X45	2X45	2X80	2X80	2X64	2X45	2X45	2X64	2X64	2X64
Effective Leaching Area Provided (sq. ft.)	870.4	755.2	1038.4	991.2	990	990	944	944	870.4	990	990	870.4	870.4	755.2
Center To Center Spacing (ft.)	12	12	12	12	12	12	12	12	12	12	12	12	12	12
C.G. = CONCRETE GALLERY														
M.T. = Mantis 536–8														
S.T. = STANDARD TENCH														

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.milonemacbroom.com

REVISIONS

SEPT. 8, 2016	REVIEW COMMENTS

SEPTIC DESIGN INFORMATION

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD,
CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

CEH	CEH	EAH
DESIGNED	DRAWN	CHECKED

SCALE N.T.S.

DATE AUG. 4, 2014

PROJECT NO. 2683-01

D-6

SHEET NO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°46'46"E	50.00
L2	S32°07'56"E	36.27
L3	S89°36'24"W	68.74
L4	S64°34'55"W	136.86
L5	N63°57'50"E	138.54
L6	S32°18'26"E	420.00
L7	S42°50'56"E	234.26
L8	S56°31'54"W	11.37
L9	N74°24'22"W	19.00
L10	S61°33'59"W	270.00
L11	N73°18'23"W	34.86
L12	N10°14'50"E	64.00
L13	N30°48'01"W	92.48
L14	N73°49'10"W	66.00
L15	S75°30'14"W	75.00
L16	S32°54'30"W	59.00
L17	S57°00'43"W	88.97
L18	S55°57'13"W	65.30
L19	S53°13'03"W	71.36
L20	S63°21'03"W	49.69
L21	N30°07'07"W	108.15
L22	S55°53'47"W	156.12
L23	S58°30'03"W	319.79
L24	S57°33'43"W	81.58
L25	S57°16'53"W	183.29
L26	N32°03'00"W	279.92
L27	N32°41'27"W	121.20
L28	N77°02'54"E	35.89
L29	N89°30'35"E	46.36
L30	S77°03'38"E	72.97
L31	N78°51'30"E	21.85
L32	N57°39'34"E	36.48
L33	N10°00'25"W	21.52
L34	N39°10'45"E	34.03
L35	N19°23'45"W	19.89
L36	N30°23'57"W	141.95
L37	N61°58'23"E	60.05
L38	S30°23'57"E	150.00
L39	N54°43'27"W	252.74
L40	N22°45'47"W	232.52
L41	N74°43'23"E	362.19
L42	N73°16'04"E	132.48

Curve Table			
Curve #	Delta	Radius	Length
C1	73°14'48"	25.22	32.24
C2	18°42'41"	275.00	89.81
C3	30°20'39"	325.00	172.12
C4	81°47'12"	25.00	35.69
C5	22°45'54"	575.00	228.46
C6	65°35'26"	325.00	372.05
C7	259°50'09"	60.00	272.10
C8	79°50'09"	25.00	34.83
C9	65°35'26"	275.00	314.81
C10	22°45'54"	625.00	248.33
C11	83°26'02"	25.00	36.40
C12	57°00'18"	275.00	273.60
C13	57°00'18"	325.00	323.35
C14	26°18'29"	275.00	126.27
C15	24°10'35"	275.00	116.04
C16	23°48'07"	325.00	135.01
C17	16°21'11"	275.00	78.49
C18	25°48'41"	325.00	146.41
C19	90°00'00"	22.00	34.56
C20	90°00'00"	22.00	34.56

Curve Table			
Curve #	Delta	Radius	Length
C21	25°48'41"	275.00	123.89
C22	16°21'11"	325.00	92.76
C23	23°48'07"	275.00	114.24
C24	24°10'35"	325.00	137.14
C25	26°18'29"	325.00	149.23
C26	57°00'18"	275.00	273.60
C27	57°00'18"	325.00	323.35
C28	45°07'25"	275.00	216.58
C29	18°42'41"	325.00	106.14
C30	90°51'31"	25.00	39.64
C31	79°42'50"	25.00	34.78
C32	215°29'01"	55.00	206.85
C33	77°41'17"	73.50	99.66
C34	77°41'17"	43.50	58.98
C35	72°17'29"	27.50	34.70
C36	72°17'29"	57.50	72.55

OWNER
SILVER SPORT ASSOCIATIES
895 SPORT HILL ROAD
EASTON, CONNECTICUT, 06612

APPLICANT
SADDLE RIDGE DEVELOPERS
68 SOUNDVIEW DRIVE
EASTON, CONNECTICUT, 06612

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A RESUBDIVISION PLAN BASED ON AN ORIGINAL SURVEY WITH EXISTING BOUNDARIES BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–1 AND IS INTENDED TO FOR SUBMISSION TO APPLICABLE REGULATORY ENTITIES.

2. NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).

3. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:

A. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EASTON, SPORT HILL ROAD FROM EASTON CENTER ROAD NORTHERLY TO UNION CEMETERY (ROUTE NO 69), SCALE: 1" = 40', DATED: MARCH 31, 1938, NUMBER 45–05, SHEET 5 OF 5 (CTDOT).

B. "MAP SHOWING PROPERTY OF SILVER HILL ESTATES, INCORPORATED, SILVER HILL ROAD, BIBBINS ROAD, CEDAR HILL ROAD & CEDAR HILL LANE, EASTON, CONNECTICUT," SCALE: 1" = 100', DATED: JANUARY 21, 1947, PREPARED BY: EUGENE STEPHEN HAYES. MAP #214 E.L.R.

C. "MAP OF PROPERTY SURVEYED FOR LILLIAN P. WALLMAN, KNOWN AS THE BIBBINS FARM, EASTON, CONN.," SCALE: 1" = 80', DATED: APRIL 1947, PREPARED BY: W. J. WOOD, JR. MAP #241 E.L.R.

D. "MAP OF PROPERTY TO BE ACQUIRED BY C. HORACE TUTTLE, EASTON, CONN.," SCALE: 1" = 80', DATED: SEPT. 1947, PREPARED BY: W. J. WOOD, JR. MAP #250 E.L.R.

E. "MAP PREPARED FOR RICHARD J. WILSON, EASTON, CONN.," SCALE: 1" = 80', DATED: OCT. 1954, PREPARED BY: W. J. WOOD, JR. MAP #429 E.L.R.

F. "PROPERTY OF JOSEPH SILHAVY, EASTON, CONN.," SCALE: 1" = 80', DATED: AUG. 11, 1961, PREPARED BY: DANIEL B. GUION. MAP #417 E.L.R.

G. "MAP OF PROPERTY IN EASTON, CONN. FOR: ATTY. HUNTLEY STONE AND OTHERS," SCALE: 1" = 100', DATED: MARCH 6, 1964, PREPARED BY: FULLER & CO. INC. MAP #835 E.L.R.

H. "MAP OF PARTITION OF PROPERTY IN EASTON, CONN. FOR: JOSEPH SILHAVY," SCALE: 1" = 50', DATED: SEPTEMBER 15, 1965, PREPARED BY: FULLER & CO., INC. MAP #1245 E.L.R.

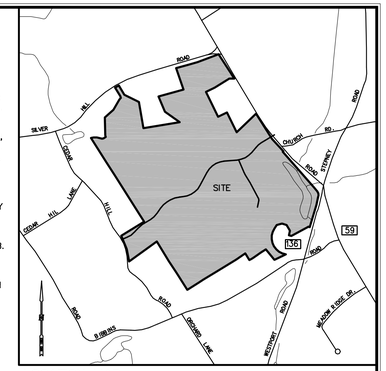
I. "MAP OF PROPERTY IN EASTON, CONN. FOR: CAROLYN S. JOHNSON, CORDELIA A. STONE, HUNTLEY J. STONE," SCALE: 1" = 100', DATED: OCTOBER 16, 1981, PREPARED BY: FULLER CO., INC. MAPS #972 & 973 E.L.R.

J. "MAP OF SUBDIVISION OF PROPERTY IN EASTON, CONN. FOR CAROLYN S. JOHNSON, CORDELIA A. STONE, HUNTLEY J. STONE," SCALE: 1" = 100', DATED: MARCH 22, 1984, REVISED TO: 10/19/84, PREPARED BY: FULLER CO, INC. MAP #1036 E.L.R.

K. "PROPOSED ONE LOT SUBDIVISION OF PROPERTY IN EASTON, CT. KNOWN AS #49 SILVER HILL ROAD FORMERLY OF AND PARTITIONED BY JOSEPH SILHAVY, PREPARED FOR: JOHN WALTER OLIVER," SCALE: 1" = 50', DATED: FEB. 23, 1993, REVISED: JULY 24, 1993, PREPARED BY: FULLER & CO. INC. MAP #1244 E.L.R.

L. "MAP OF PERIMETER SURVEY OF PROPERTIES IN EASTON, CT. PREPARED FOR: SADDLE RIDGE DEVELOPERS, LLC," SCALE: 1" = 100', DATED: JULY 14, 2006, PREPARED BY: FULLER ENGINEERING & LAND SURVEYING, LLC.

M. "PROPERTY SURVEY, PREPARED FOR: CARLSON CONSTRUCTION, SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD, EASTON, CONNECTICUT" SCALE: 1"=100'; DATED: APRIL 25, 2008, PREPARED BY: MILONE AND MACBROOM, INC.



LOCATION MAP
SCALE: 1"=1,000'

4. ASSESSORS LOT 3774B/7 IS AFFECTED BY THE FOLLOWING:

A. EASEMENT FOR FIRE FIGHTING DRY HYDRANT GRANTED BY MAROLYN STONE TO THE TOWN OF EASTON, BOARD OF FIRE COMMISSION, DATED: JUNE 7, 1997 AND RECORDED IN VOLUME 299 AT PAGE 232 E.L.R.

5. ASSESSORS LOT 3773B/15 IS AFFECTED BY THE FOLLOWING:

A. SPECIAL EXCEPTION GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EASTON TO HUNTLEY J. STONE, DATED: NOVEMBER 4, 1982 AND RECORDED IN VOLUME 78 AT PAGE 180 E.L.R.

B. NOTICE OF ZONING VIOLATION FROM THE EASTON PLANNING AND ZONING COMMISSION TO: HUNTLEY J. STONE, CORDELIA A. STONE AND CAROLYN S. JOHNSON, DATED: FEBRUARY 18, 2004 AND RECORDED IN VOLUME 501 AT PAGE 47 E.L.R.

6. ISSUANCE OF A BUILDING PERMIT FOR ANY LOT DELINEATED ON THIS MAP IS CONTINGENT UPON SATISFACTORY SOIL PERCOLATION TESTS IN ACCORDANCE WITH PERTINENT REQUIREMENTS OF SECTIONS 19–13B–103A TO 19A–13B–103F, INCLUSIVE, OF THE PUBLIC HEALTH CODE OF THE STATE OF CONNECTICUT AS THE SAME MAY HEREAFTER BE AMENDED FROM TIME TO TIME, AND EACH SUCH PERCOLATION TEST SHALL BE MADE IN THE PRESENCE OF EITHER THE TOWN HEALTH OFFICER OR HIS REPRESENTATIVE AND THE RESULTS THEREOF SHALL BE CERTIFIED IN WRITING TO THE COMMISSION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CONNECTICUT.

7. THE OWNER ASSUMES RESPONSIBILITY AND AGREES TO HOLD THE TOWN HARMLESS FOR FAILURE OF PERFORMANCE OF ANY PORTION OF SAID PRIVATE SYSTEMS THAT MAY AFFECT THE RATE AT WHICH SUCH WATER IS ACCEPTED BY THE TOWN'S ROAD DRAINAGE SYSTEMS, AND FOR THE MAINTENANCE OR REPAIR OF ANY PRIVATE DRAIN LINES OR APPURTENANCES WHICH CONDUCT SUCH WATER TO THE TOWN'S SYSTEMS.

8. THE LOCATION, DIMENSIONS AND CONSTRUCTION OF ANY DRIVEWAY SERVING A FLAG LOT SHALL CONFORM WITH THE REQUIREMENTS OF SECTION IVG OF THE TOWN OF EASTON SUBDIVISION REGULATIONS.

9. PARCEL LOCATED IN ZONE DISTRICT B

TOTAL SITE AREA: 124.703 AC

11. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH PAVED APRONS CONNECTING THE DRIVEWAY TO THE STREET.

12. NO DRIVEWAY WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO DRAIN SURFACE WATER ON TO TOWN ROADS.

13. THE OWNERS OF EACH OF THE LOTS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR DIVERTING OR OTHERWISE PREVENTING THE FLOW OF WATER FROM THE LOT ONTO ANY PUBLIC ROAD SHOWN ON THIS MAP.

14. BOND IS TO BE FILED WITHIN 90 DAYS OF APPROVAL.

15. UPON FAILURE OF DEVELOPER TO COMPLETE THE SUBDIVISION IMPROVEMENTS, THE TOWN CAN SECURE THE BOND TO COMPLETE THE IMPROVEMENTS.

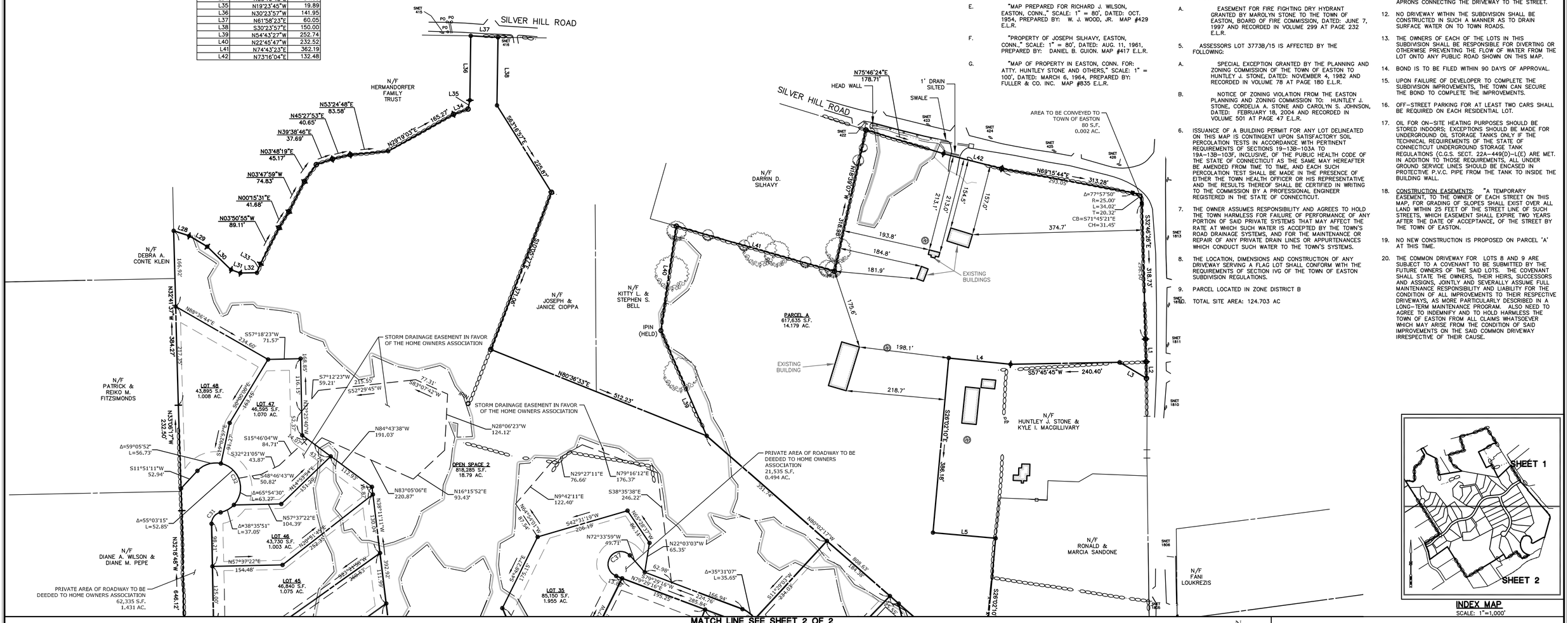
16. OFF–STREET PARKING FOR AT LEAST TWO CARS SHALL BE REQUIRED ON EACH RESIDENTIAL LOT.

17. OIL FOR ON–SITE HEATING PURPOSES SHOULD BE STORED INDOORS; EXCEPTIONS SHOULD BE MADE FOR UNDERGROUND OIL STORAGE TANKS ONLY IF THE TECHNICAL REQUIREMENTS OF THE STATE OF CONNECTICUT UNDERGROUND STORAGE TANK REGULATIONS (C.G.S. SECT. 22A–449(D)–L(E) ARE MET. IN ADDITION TO THOSE REQUIREMENTS, ALL UNDER GROUND SERVICE LINES SHOULD BE ENCASED IN PROTECTIVE P.V.C. PIPE FROM THE TANK TO INSIDE THE BUILDING WALL.

18. CONSTRUCTION EASEMENTS: "A TEMPORARY EASEMENT, TO THE OWNER OF EACH STREET ON THIS MAP, FOR GRADING OF SLOPES SHALL EXIST OVER ALL LAND WITHIN 25 FEET OF THE STREET LINE OF SUCH STREETS, WHICH EASEMENT SHALL EXPIRE TWO YEARS AFTER THE DATE OF ACCEPTANCE, OF THE STREET BY THE TOWN OF EASTON.

19. NO NEW CONSTRUCTION IS PROPOSED ON PARCEL 'A' AT THIS TIME.

20. THE COMMON DRIVEWAY FOR LOTS 8 AND 9 ARE SUBJECT TO A COVENANT TO BE SUBMITTED BY THE FUTURE OWNERS OF THE SAID LOTS. THE COVENANT SHALL STATE THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY ASSUME FULL MAINTENANCE RESPONSIBILITY AND LIABILITY FOR THE CONDITION OF ALL IMPROVEMENTS TO THEIR RESPECTIVE DRIVEWAYS, AS MORE PARTICULARLY DESCRIBED IN A LONG–TERM MAINTENANCE PROGRAM. ALSO NEED TO AGREE TO INDEMNIFY AND TO HOLD HARMLESS THE TOWN OF EASTON FROM ALL CLAIMS WHATSOEVER WHICH MAY ARISE FROM THE CONDITION OF SAID IMPROVEMENTS ON THE SAID COMMON DRIVEWAY IRRESPECTIVE OF THEIR CAUSE.



INDEX MAP
SCALE: 1"=1,000'

LEGEND

- STREET LINE
- PROPERTY LINE
- PROPERTY SETBACK
- STONEWALL
- WATERCOURSE
- EXISTING TREELINE
- EXISTING EDGE OF PAVEMENT
- WETLANDS
- IRON PIPE FOUND (IP)
- IRON PIN FOUND (IPIN)
- CONCRETE MONUMENT FOUND (MON)
- DRILLHOLE (DH)
- IPIN TO BE SET
- CONCRETE MONUMENT TO BE SET
- DRILLHOLE TO BE SET

GRAPHIC SCALE
100' 0 50' 100' 200'
(IN FEET)
1 inch = 100' ft.

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 1

REV. SEPT. 8, 2016
REV. OCT. 30, 2014

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL F. MANSFIELD, LS L.S. #70120

MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

RESUBDIVISION MAP

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD
EASTON, CONNECTICUT

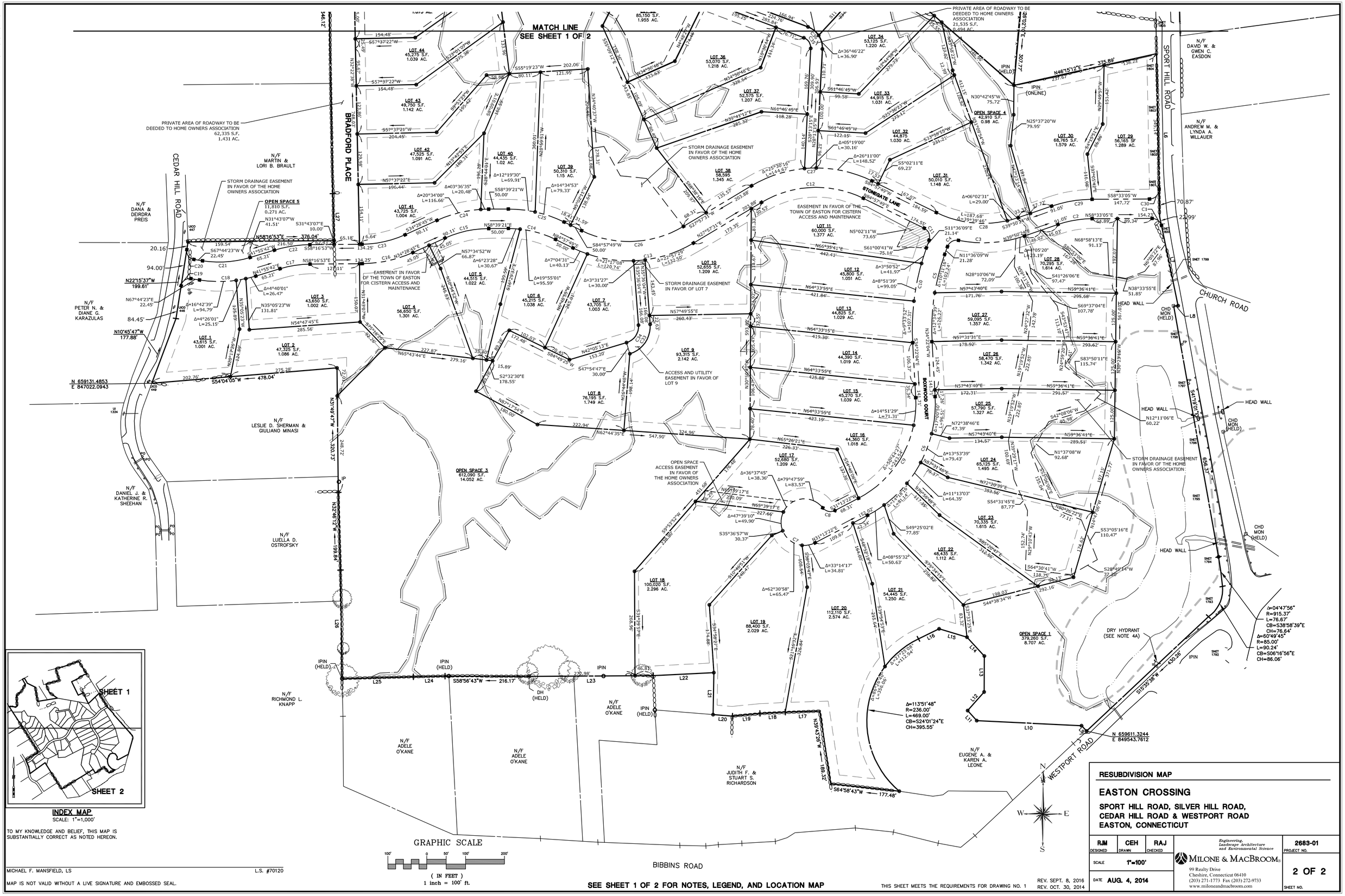
DESIGNED	DRAWN	CHECKED
RJM	CEH	RAJ

SCALE 1"=100'
DATE AUG. 4, 2014

Engineering, Landscape Architecture and Environmental Science
MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

2683-01 PROJECT NO.

1 OF 2 SHEET NO.



INDEX MAP
SCALE: 1"=1,000'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

MICHAEL F. MANSFIELD, LS L.S. #70120

MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

THIS SHEET MEETS THE REQUIREMENTS FOR DRAWING NO. 1

REV. SEPT. 8, 2016
REV. OCT. 30, 2014

RESUBDIVISION MAP

EASTON CROSSING

SPORT HILL ROAD, SILVER HILL ROAD, CEDAR HILL ROAD & WESTPORT ROAD EASTON, CONNECTICUT

RJM	CEH	RAJ
DESIGNED	DRAWN	CHECKED

SCALE 1"=100'

DATE AUG. 4, 2014

Engineering, Landscape Architecture and Environmental Science

MILONE & MACBROOM®
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax (203) 272-9733
www.miloneandmacbroom.com

2683-01
PROJECT NO.

2 OF 2
SHEET NO.