LANDTECH
Civil Engineering · Site Planning
Environmental Science & Engineering
Structural Engineering · Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

REVISION DATE	ISSUE

PREPARED FOR:
PETER STOFA

PROJECT LOCATION:
27 OLD OAKS ROAD
EASTON, CT

TITLE:
PROPOSED SITE IMPROVEMENTS FOR A NEW SINGLE FAMILY RESIDENCE - SITE PLAN

PROJECT No.	20216-01
SCALE	1" = 20'
DATE	1/18/2021
DRAWN BY:	SM
CHECKED BY:	PR

C-2

NOT FOR CONSTRUCTION
FOR PERMIT AND APPROVAL BY PUBLIC AGENCIES ONLY

SCALE IN FEET
0 20 40 60

WETLAND DISTURBACNE

TOTAL SITE AREA = 265,945 SF
TOTAL WETLAND AREA = 68,645 SF
TOTAL REGULATED AREA = 134,015 SF
TOTAL ENCROACHMENT INTO REGULATED AREA = 16,285 SF
TOTAL ENCROACHMENT INTO WETLAND AREA = 0 SF

OLD OAK ROAD

PROPOSED 5 BEDROOM DWELLING FFE=392.5

PROPOSED BARN

PROPOSED POOL CABANA

PROPOSED 11 SHADBLOW

PROPOSED RAIN GARDEN

PROPOSED WELL

PROPOSED 1,500 GALLON SEPTIC TANK INV=386.40 (IN) INV=386.30 (OUT) INV=386.75 (OUT)

PROPOSED 1,000 GALLON PROPANE TANK

PROPOSED GENERATOR

PROPOSED 25 GULTEC 330XL HD

PROPOSED 60 LF ELJEN MANTIS DW-100 SEPTIC GALLERY INV=385.95

PROPOSED 60 LF ELJEN MANTIS DW-100 B-100 SEPTIC RESERVE AREA (NOT TO BE CONSTRUCTED AT THIS TIME)

PROPOSED 15 LF 4" PVC (SDR 35) @ 1" PER LF MIN. INV=386.40 (IN) INV=386.30 (OUT)

PROPOSED 79 LF 4" PVC (SDR 35) @ 1" PER LF MIN.

PROPOSED 4" PVC (SDR 35)

PROPOSED CONNECT ROOF LEADERS AND FOOTING DRAINS TO 6" PVC @ S=1.0% MIN.

PROPOSED 12 WIDE GRASS PAVER DRIVE

PROPOSED ASPHALT DRIVE

PROPOSED GRAVEL DRIVEWAY

PROPOSED STAGING AREA

PROPOSED TEMPORARY STOCKPILE AREA

PROPOSED BRICK PAVERS

PROPOSED FENCE (TYP.)

PROPOSED SILT FENCE (TYP.)

PROPOSED INSTALL TREE PROTECTION FENCING

PROPOSED REMOVE EXISTING DRIVE

PROPOSED RAZE EXISTING HOUSE

PROPOSED MAINTAIN & PRESERVE EXISTING VEGETATION

PROPOSED ENHANCE WITH PLANTED SHRUBS & GRASS

PROPOSED 100' UPLAND REVIEW AREA

PROPOSED LIMIT OF WETLANDS

PROPOSED CONSTRUCTION ENTRANCE

PROPOSED CONTRACTOR TO LOCATE AND ABANDON EXISTING SEPTIC SYSTEM PER STATE OF CONNECTICUT HEALTH CODE

PROPOSED APPROX. LOCATION OF ABANDONED WELL

PROPOSED SPLIT RAIL FENCE

PROPOSED FLAGPOLE

PROPOSED COURTYARD

PROPOSED PATIO

PROPOSED PORCH

PROPOSED WALKWAY

PROPOSED DRIVE

PROPOSED POOL

PROPOSED POOL EQUIP.

PROPOSED AC UNITS

PROPOSED 75' RADIUS

PROPOSED 100.0' UPLAND REVIEW AREA

PROPOSED DTH-1 DTH-2 DTH-3 DTH-4 DTH-5 DTH-6 DTH-7 DTH-8

PROPOSED RESERVE

PROPOSED PRIMARY

PROPOSED SNET #1957

PROPOSED SNET #1946

PROPOSED CB GRT=379.49

PROPOSED CB GRT=378.83

PROPOSED EDGE OF PAVEMENT

PROPOSED 1FT COP INV=386.40

PROPOSED 18" CPP INV=386.60

PROPOSED 12" CH

PROPOSED 12" HE

PROPOSED 15" CE

PROPOSED 18" P

PROPOSED 24" AS

PROPOSED 30" AS

PROPOSED 24" O

PROPOSED 36" O

PROPOSED 12" M

PROPOSED 15" M

PROPOSED 18" M

PROPOSED 24" M

PROPOSED 12" HI

PROPOSED 15" HI

PROPOSED 18" HI

PROPOSED 24" HI

PROPOSED 12" SP

PROPOSED 15" SP

PROPOSED 18" SP

PROPOSED 30" SP

PROPOSED 12" SR

PROPOSED 15" SR

PROPOSED 18" SR

PROPOSED 24" SR

PROPOSED 12" TR

PROPOSED 15" TR

PROPOSED 18" TR

PROPOSED 24" TR

PROPOSED 30" TR

PROPOSED 36" TU

PROPOSED 12" BI

PROPOSED 24" BI

PROPOSED 24" N

PROPOSED 18" N

PROPOSED 30" N

PROPOSED 36" N

PROPOSED WF

PROPOSED 50.0'

PROPOSED 25.0'

PROPOSED 10.0'