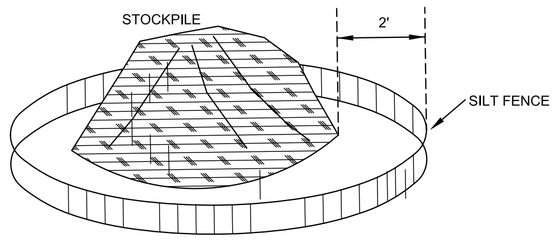
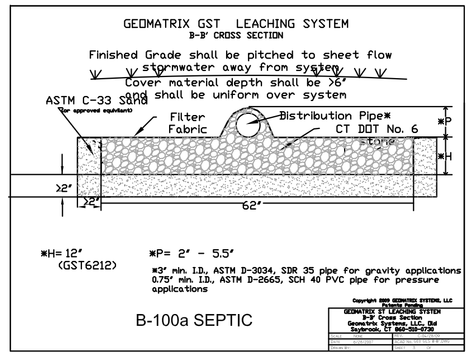
NOTES:

1. Reference Notes:
   a. Record Map #1709 entitled "Subdivision Plan Prepared For Frank A. Minardi, 53 Ridgeway, Easton, Connecticut, Scale: 1" = 40', December 1, 2007, Rev. June 17, 2009" Prepared By L. Edwards Associates LLC.
   b. Map Entitled "Improvement Location Survey Prepared For Jason Tenney, 57 Rideway Road, Easton, Connecticut, Scale: 1" = 20', Dated July 16 2018 and revised Last March 26, 2020" Prepared by L. Edwards Associates LLC.
   c. Map Entitled "Proposed Site Plan, Lot 2, 57 Rideway Road, Easton, Connecticut, Scale: 1" = 20', Dated June 23, 2011" and Revised Last October 15, 2018 and Prepared by L. Edwards Associates LLC.
   d. Deed Vol. 640; Pg. 600
2. Properties are located In Zone R 'A'
3. Property Is Served By Onsite Septic & Public Water
4. Wetlands As Depicted On Record Map #1709
6. Properties Are Located In Firm Zone "X" Unshaded On Map No. 09001C0407F Effective On June 18, 2010.
7. Underground utility, structure and facility locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parol testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.



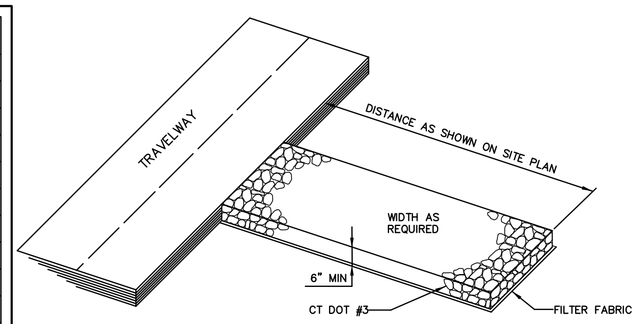
INSTALL SILT FENCE AT BASE
APPLY MIXTURE OF PERRENIAL RYEGRASS, ANNUAL RYEGRASS AND WINTER RYE AT A RATE OF 10# PER 1000 SQ. FT.

STOCKPILE STABILIZATION
NTS

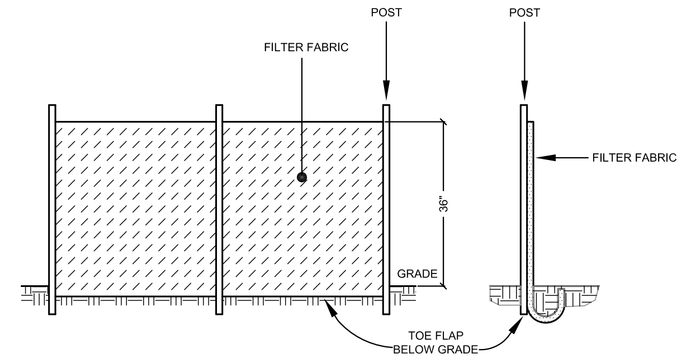


B-100a SEPTIC

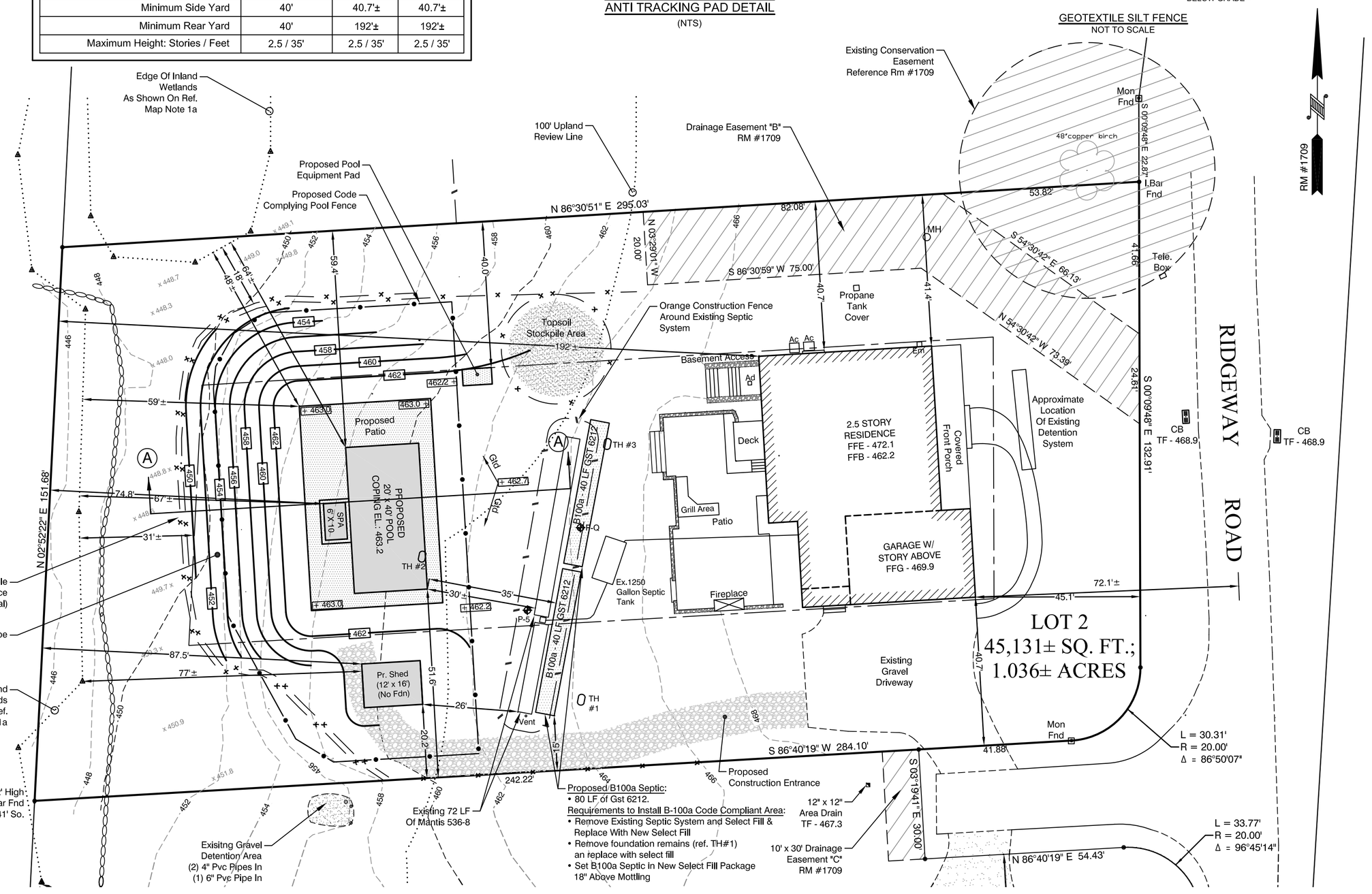
TOWN OF EASTON: ZONING R "A"			
	REQUIRED	EXISTING	PROPOSED
Minimum Lot Size: Area	40,000 sf	45,131± sf	45,131± sf
Minimum Buildable Area	34,000 sf	44,000± sf	44,000± sf
Lot Shape	150' x 150'	150+ x 150+	150+ x 150+
Minimum Frontage (Unless Noted)	200'	---	---
Minimum Frontage (Corner Lots)	200' (One Road)	---	---
Minimum Frontage (Flag Lots)	25' Min./50' Max.	---	---
Minimum Frontage (Common Driveway)	N/A	N/A	N/A
Minimum Front Yard	50'	45.1	45.1
Min. Front Yard To Centerline Of Road	75'	72.1'±	72.1'±
Min. Yard To Common Driveway	40'	40.7'±	40.7'±
Minimum Side Yard	40'	40.7'±	40.7'±
Minimum Rear Yard	40'	192'±	192'±
Maximum Height: Stories / Feet	2.5 / 35'	2.5 / 35'	2.5 / 35'

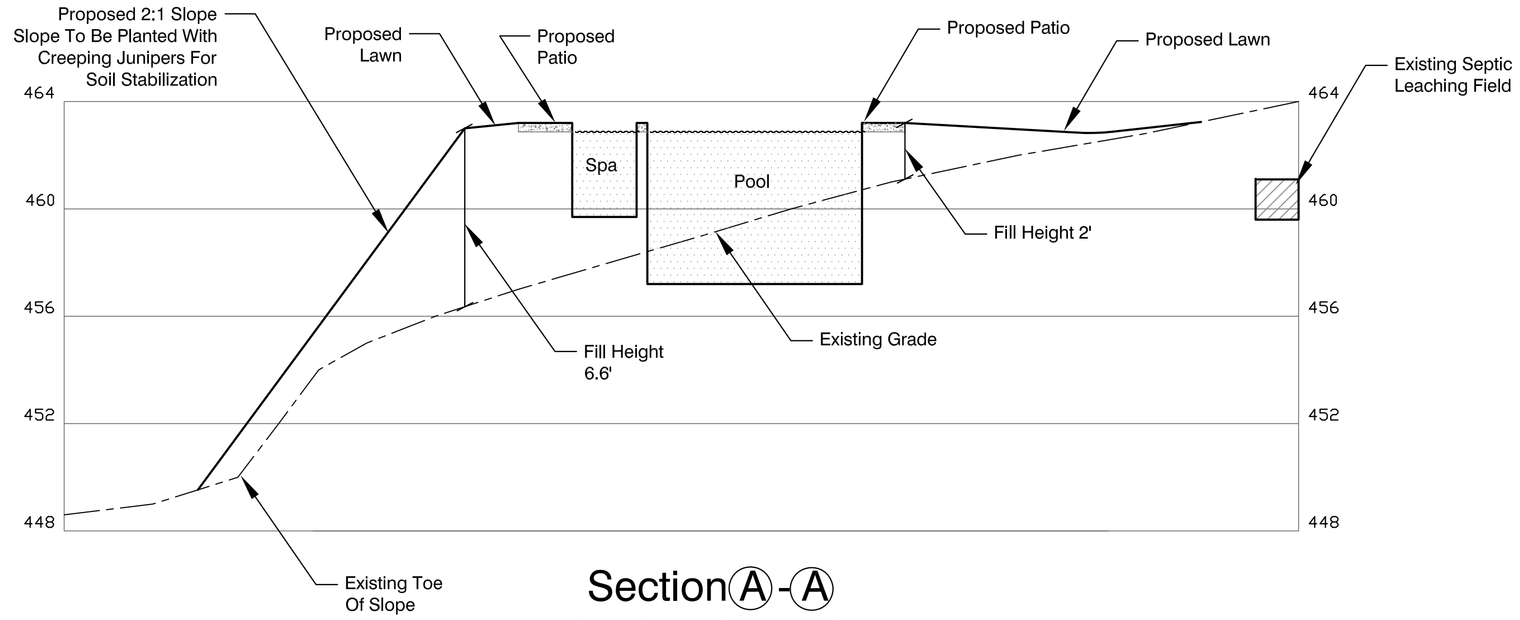


CONSTRUCTION ENTRANCE
ANTI TRACKING PAD DETAIL
(NTS)



GEOTEXTILE SILT FENCE
NOT TO SCALE





Section Ⓐ-Ⓐ
Horiz: 1" = 10'
Vert: 1" = 4'

LEGEND

270	Existing Contours
x 271.1	Existing Spot Elevation
270	Proposed Contour
+ 271.1	Proposed Spot Elevation
	Utility Pole
CD	Curtain Drain
FD	Proposed Foundation Drain
RL	Proposed Roof Leader Drain
x	Proposed Siltfence
	GV (Gas Valve)
	WV (Water Valve)
	UIMH (Utility Manhole)
	STMH (Storm Manhole)
OHW	Overhead Utility Wires
E E	Underground Electric
W	Waterline
G	Gas line
	CB (Catchbasin)
	MH (Manhole)
	AD (Area Drain)
	Edge Of Wetlands
	Easement
	Stonewall
	Building Setback: Streetline - 50' Side - 40'; Rear - 40'

57 RIDGEWAY ROAD , EASTON

Testholes Performed By Ochman Associates, Inc. On December 23, 2020 (Fb 166, Pg.42), Percolation Tests By Others Dated On File In the Easton Health Dept. (Reference Map 1c.)

TH #1		PERC 5	
0 - 12"	Fill	TIME	DOWN
12" - 20"	Original Topsoil	0	21"
20" - 48"	Brown Loamy Fine Sand	10	24"
48" - 84"	Compact Loamy Fine Sand	20	26.5"
Ledge	None	30	28"
Groundwater	None	40	29.25"
Mottling	48'	50	30.25"
Roots	No Significant Roots	60	31.0"
(Old Foundation South Side Of Hole)		1" in 13.3 Minutes	

TH #2		PERC Q	
0 - 44"	Misc. Fill	TIME	DOWN
44" - 48"	Original Topsoil	0	4"
48" - 64"	Brown Silty Loam	10	9"
64" - 78"	Gray Loamy Fine Sand	20	10.5"
Ledge	None	30	12.0"
Groundwater	None	40	14.0"
Mottling	64"	50	15.5"
Roots	44" - 64"	60	16.75"
		1" in 8 Minutes	

TH #3
0 - 28" Misc. Fill
28" - 33" Original Topsoil
33" - 46" Brown Silty Loam
46" - 66" Brown/Gray Compact Loamy Sand
Ledge None
Groundwater None
Mottling 46"
Roots None

B100a Septic System Design

Proposal: Existing 4 Bedrooms. Show B100a Septic Area for Proposed Pool. Existing System Consists Of A 1250 Gallon Septic Tank & 72 LF of Mantis 536-8.

B100a Septic System is based on a percolation rate of **1" IN 10.1-20 MINUTES**.

Connecticut Public Health Code requires **787.5** sq. ft. of effective leaching area for a **4** bedroom residence.

System shall be **80** L.F of **GST 6212** with an application rate of **10.0** sq. ft./ft. to provide an effective area of **800** sq. ft.

Size of septic tank required is **1,250 Gallons**.

Size of septic tank for B100a Septic System **1,250 Gallons (Existing)**

MLSS
Minimum leaching spread required by the State Health Code based on the Hydraulic Gradient = 4'/48 =8.3% and
Receiving Soil = ((TH 1 + Th 3)/2+ Th 2)/2 = ((36"+20")/2+18")/2 = 23".
HF x PF x FF = 28 x 1.25 x 1.75 =61.25' (Required Spread)
MLSS Provided = 80' (Proposed Spread)

* No Apparent Wells Within 75' Of Proposed B100a Septic System

SOIL EROSION AND SEDIMENT CONTROL NOTES

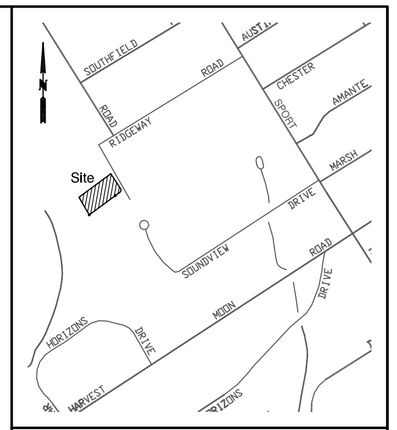
NARRATIVE:
The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during the pool construction.
THE PRIMARY POLICIES OF THIS PROGRAM ARE:
a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly.

NOTES:
1. This drawing is intended to describe the soil erosion and sediment control plan for the pool construction only. For other details with respect to construction, see appropriate drawings.
2. All soil erosion and sediment controls shall be done in conformance with the 2002 Connecticut "Guidelines for Soil Erosion and Sediment Control", DEP Bulletin #34, prepared by the Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this soil erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office and Conservation Department of any transfer of this responsibility.
4. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of proposed facilities shown beyond the fences.
7. The location of the proposed stockpile is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
8. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
9. Any excavations that must be dewatered will be pumped into an active drainage system or dispersed in an undisturbed field area. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirtbag.
10. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover.

TEMPORARY SEED MIX:		PERMANENT SEED MIX:	
Perennial ryegrass	40 lbs/acre	Kentucky Bluegrass	20 lbs/acre
1 lb/1000 sq. ft.		Creeping Red Fescue	20 lbs/acre
		Perennial ryegrass	5 lbs/acre
TOTAL 45 lbs/acre	1lb/1000 sq. ft		

Optimum Seeding Dates: April 15 - June 15; August 15 - October 1

11. If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch as the season permits.
12. Loaded trucks shall be covered as required to keep down dust.
13. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction.
14. Dust control to be achieved with watering down disturbed areas as required.
15. After each storm event or once weekly, all soil erosion and sediment controls will be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.
16. Additional soil erosion and sediment control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing agency.
17. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of properly.



ORIENTATION SCALE: 1" = 800'

OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 76
EASTON, CONNECTICUT 06612
PHONE (203) 268-9194

NO.	DATE	REVISION
1.	01/04/21	Conservation Commission Comments

SHEET NO. 1 OF 1

SHEET TITLE:

ZONING LOCATION SURVEY: PROPOSED POOL

PREPARED FOR

JASON ALAN TENNEY
#57 RIDGEWAY ROAD
EASTON, CONNECTICUT
ASSESSOR MAP 5501B • BLOCK 142 • LOT 2

DECEMBER 5, 2020

DATE: Nov. 11, 2020	FB: 166 PG: 16
DRAWN BY: MAO	PROJECT NO.:
CHECKED BY: BVM	DWG NO.L: 24-

SCALE:
0 20 1" = 20' 40 60

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20- 300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996.

IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RE-SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

STATE OF CONNECTICUT · MARK ALAN OCHMAN · No. 24913 · LICENSED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT · MARK ALAN OCHMAN · No. 24913 · LICENSED LAND SURVEYOR

MARK A. OCHMAN, PE, LS LICENSE # 24913
(Not Valid Without A Live Signature & Embossed Seal)