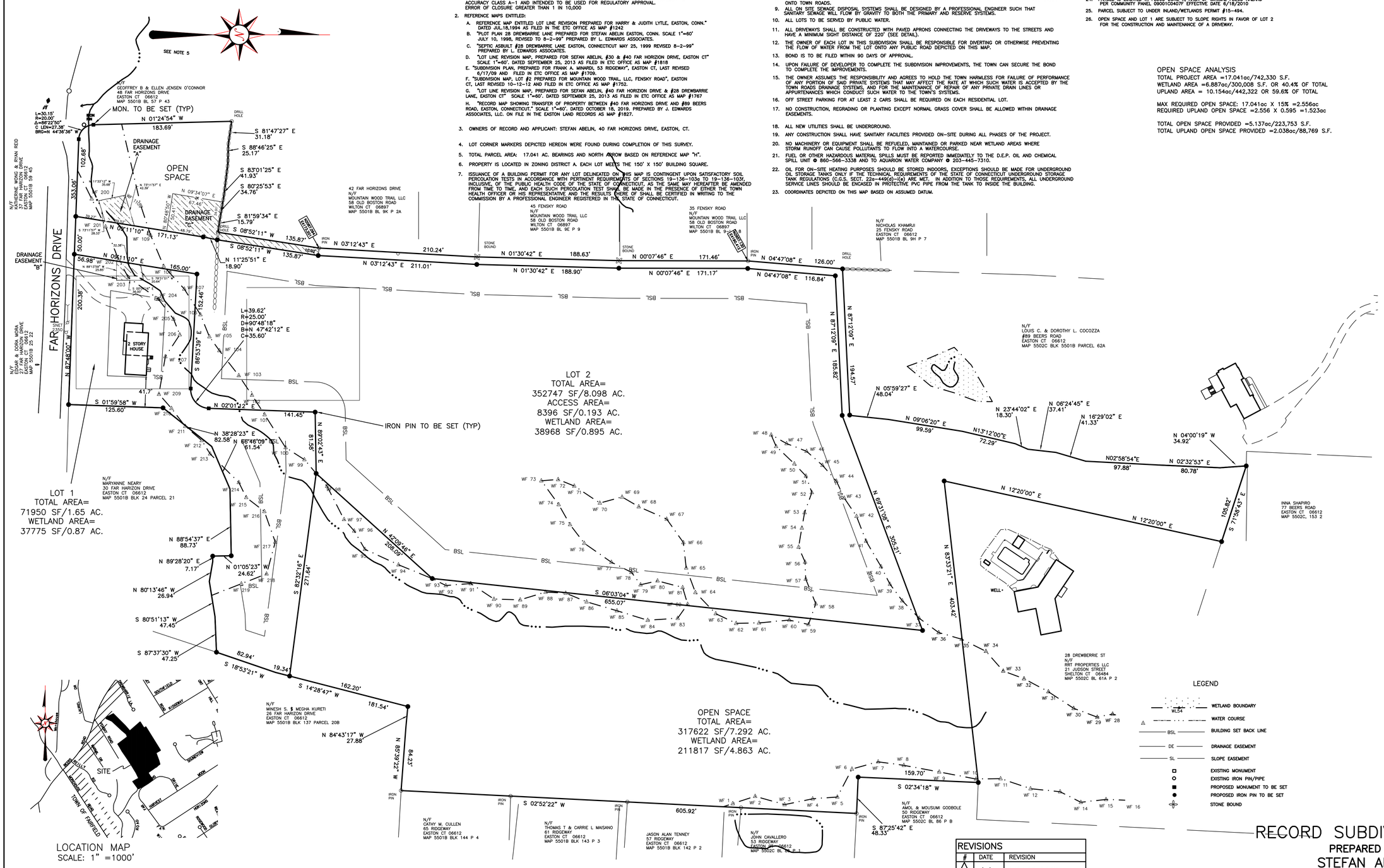
NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES WITH SECTIONS 20–300b–1 THRU 20–300b–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996 IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–1 AND INTENDED TO BE USED FOR REGULATORY APPROVAL.
ERROR OF CLOSURE GREATER THAN 1 IN 10,000
2. REFERENCE MAPS ENTITLED:
   A. REFERENCE MAP ENTITLED LOT LINE REVISION PREPARED FOR HARRY & JUDITH LYTLE, EASTON, CONN." DATED JUL.18,1994 AS FILED IN THE ETC OFFICE AS MAP #1242
   B. "PLOT PLAN 28 DREWBARRIE LANE PREPARED FOR STEFAN ABELIN EASTON, CONN. SCALE 1"=60' JULY 10, 1998, REVISED TO 8–2–99" PREPARED BY L. EDWARDS ASSOCIATES.
   C. "SEPTIC ASBUILT #28 DREWBARRIE LANE EASTON, CONNECTICUT MAY 25, 1999 REVISED 8–2–99" PREPARED BY L. EDWARDS ASSOCIATES.
   D. "LOT LINE REVISION MAP, PREPARED FOR SEFAN ABELIN, #30 & #40 FAR HORIZON DRIVE, EASTON CT" SCALE 1"=60'. DATED SEPTEMBER 25, 2013 AS FILED IN ETC OFFICE AS MAP #1818
   E. "SUBDIVISION PLAN, PREPARED FOR FRANK A. MINARDI, 53 RIDGEWAY", EASTON CT, LAST REVISED 6/17/09 AND FILED IN ETC OFFICE AS MAP #1709.
   F. "SUBDIVISION MAP, LOT #2 PREPARED FOR MOUNTAIN WOOD TRAIL, LLC, FENSKY ROAD", EASTON CT, LAST REVISED 10–12–12 AND FILED IN ETC OFFICE AS MAP #1752.
   G. "LOT LINE REVISION MAP, PREPARED FOR SEFAN ABELIN, #40 FAR HORIZON DRIVE & #28 DREWBARRIE LANE, EASTON CT" SCALE 1"=60'. DATED SEPTEMBER 25, 2013 AS FILED IN ETC OFFICE AS MAP #1767
   H. "RECORD MAP SHOWING TRANSFER OF PROPERTY BETWEEN #40 FAR HORIZONS DRIVE AND #89 BEERS ROAD, EASTON, CONNECTICUT." SCALE 1"=60'. DATED OCTOBER 18, 2019. PREPARED BY J. EDWARDS ASSOCIATES, LLC. ON FILE IN THE EASTON LAND RECORDS AS MAP #1827.
3. OWNERS OF RECORD AND APPLICANT: STEFAN ABELIN, 40 FAR HORIZONS DRIVE, EASTON, CT.
4. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND DURING COMPLETION OF THIS SURVEY.
5. TOTAL PARCEL AREA: 17.041 AC. BEARINGS AND NORTH ARROW BASED ON REFERENCE MAP "H".
6. PROPERTY IS LOCATED IN ZONING DISTRICT A. EACH LOT MEETS THE 150' X 150' BUILDING SQUARE.
7. 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 19–136–103a TO 19–136–103f, 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 THERE OF SHALL BE CERTIFIED IN WRITING TO THE COMMISSION BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CONNECTICUT.
8. NO DRIVEWAY WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO DRAIN SURFACE WATER ONTO TOWN ROADS.
9. ALL ON SITE SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER SUCH THAT SANITARY SEWAGE WILL FLOW BY GRAVITY TO BOTH THE PRIMARY AND RESERVE SYSTEMS.
10. ALL LOTS TO BE SERVED BY PUBLIC WATER.
11. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH PAVED APRONS CONNECTING THE DRIVEWAYS TO THE STREETS AND HAVE A MINIMUM SIGHT DISTANCE OF 220' (SEE DETAIL).
12. THE OWNER OF EACH LOT IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR DIVERTING OR OTHERWISE PREVENTING THE FLOW OF WATER FROM THE LOT ONTO ANY PUBLIC ROAD DEPICTED ON THIS MAP.
13. BOND IS TO BE FILED WITHIN 90 DAYS OF APPROVAL.
14. UPON FAILURE OF DEVELOPER TO COMPLETE THE SUBDIVISION IMPROVEMENTS, THE TOWN CAN SECURE THE BOND TO COMPLETE THE IMPROVEMENTS.
15. THE OWNER ASSUMES THE 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 ROADS DRAINAGE SYSTEMS, AND FOR THE MAINTENANCE OF REPAIR OF ANY PRIVATE DRAIN LINES OR APPURTENANCES WHICH CONDUCT SUCH WATER TO THE TOWN'S SYSTEMS.
16. OFF STREET PARKING FOR AT LEAST 2 CARS SHALL BE REQUIRED ON EACH RESIDENTIAL LOT.
17. NO CONSTRUCTION, REGRADING OR PLANTING EXCEPT NORMAL GRASS COVER SHALL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
18. ALL NEW UTILITIES SHALL BE UNDERGROUND.
19. ANY CONSTRUCTION SHALL HAVE SANITARY FACILITIES PROVIDED ON–SITE DURING ALL PHASES OF THE PROJECT.
20. NO MACHINERY OR EQUIPMENT SHALL BE REFUELED, MAINTAINED OR PARKED NEAR WETLAND AREAS WHERE STORM RUNOFF CAN CAUSE POLLUTANTS TO FLOW INTO A WATERCOURSE.
21. FUEL OR OTHER HAZARDOUS MATERIAL SPILLS MUST BE REPORTED IMMEDIATELY TO THE D.E.P. OIL AND CHEMICAL SPILL UNIT ☎ 860–566–3338 AND TO AQUARION WATER COMPANY ☎ 203–445–7310.
22. 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)–(e) ARE MET. IN ADDITION TO THOSE REQUIREMENTS, ALL UNDERGROUND SERVICE LINES SHOULD BE ENCASED IN PROTECTIVE PVC PIPE FROM THE TANK TO INSIDE THE BUILDING.
23. COORDINATES DEPICTED ON THIS MAP BASED ON ASSUMED DATUM.
24. PARCEL IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD PER COMMUNITY PANEL 09001C0407F EFFECTIVE DATE 6/18/2010
25. PARCEL SUBJECT TO UNDER INLAND/WETLANDS PERMIT #15–494.
26. OPEN SPACE AND LOT 1 ARE SUBJECT TO SLOPE RIGHTS IN FAVOR OF LOT 2 FOR THE CONSTRUCTION AND MAINTENANCE OF A DRIVEWAY.

OPEN SPACE ANALYSIS
TOTAL PROJECT AREA =17.041ac/742,330 S.F.
WETLAND AREA =6.887ac/300,008 S.F. OR 40.4% OF TOTAL
UPLAND AREA = 10.154ac/442,322 OR 59.6% OF TOTAL

MAX REQUIRED OPEN SPACE: 17.041ac X 15% =2.556ac
REQUIRED UPLAND OPEN SPACE =2.556 X 0.595 =1.523ac

TOTAL OPEN SPACE PROVIDED =5.137ac/223,753 S.F.
TOTAL UPLAND OPEN SPACE PROVIDED =2.038ac/88,769 S.F.



LOCATION MAP
SCALE: 1" =1000'

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268–4205
www.leassoc.com

JASON EDWARDS, L.S. No. 70308

APPROVED

EXPIRATION DATE

REVISIONS		
#	DATE	REVISION
1	1/6/20	ADD OPEN SPACE
2	2/6/20	LAND USE COMMENTS
3	2/10/20	PUBLIC WORKS COMMENTS
4	2/19/20	LAND USE COMMENTS
5	2/24/20	PUBLIC WORKS COMMENTS
6	3/4/20	LAND USE COMMENTS
7	3/9/20	ADDITIONAL COMMENTS
8	5/1/20	ADDITIONAL COMMENTS

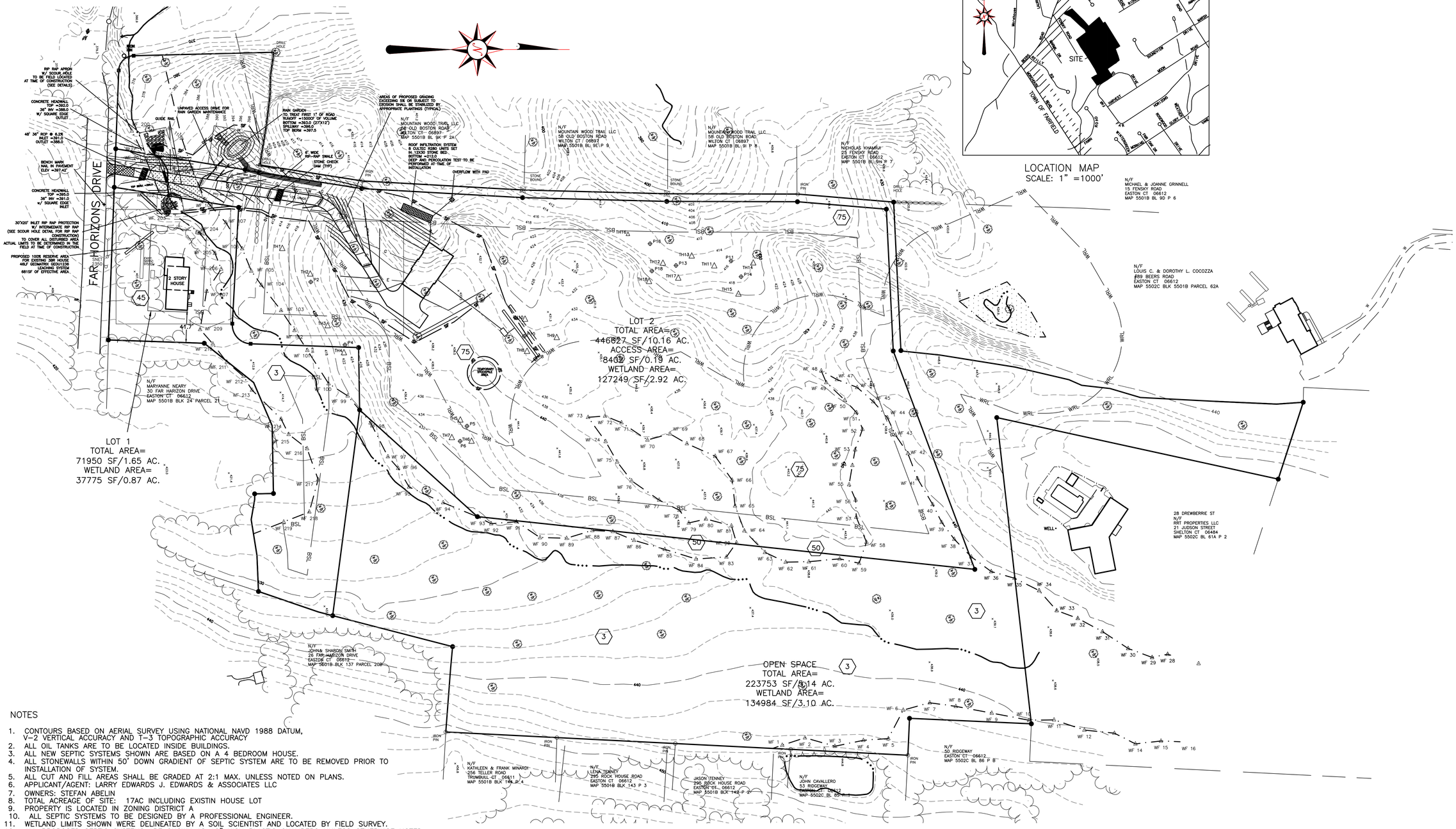
RECORD SUBDIVISION MAP
PREPARED FOR
STEFAN ABELIN
#40 FAR HORIZONS DRIVE
EASTON, CONNECTICUT

0 60 120 180

SCALE 1"=60' NOVEMBER 18, 2019

SHEET 1 OF 6

FILE NO. 386



NOTES

1. CONTOURS BASED ON AERIAL SURVEY USING NATIONAL NAVD 1988 DATUM, V-2 VERTICAL ACCURACY AND T-3 TOPOGRAPHIC ACCURACY
2. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS.
3. ALL NEW SEPTIC SYSTEMS SHOWN ARE BASED ON A 4 BEDROOM HOUSE.
4. ALL STONEWALLS WITHIN 50' DOWN GRADIENT OF SEPTIC SYSTEM ARE TO BE REMOVED PRIOR TO INSTALLATION OF SYSTEM.
5. ALL CUT AND FILL AREAS SHALL BE GRADED AT 2:1 MAX. UNLESS NOTED ON PLANS.
6. APPLICANT/AGENT: LARRY EDWARDS J. EDWARDS & ASSOCIATES LLC
7. OWNERS: STEFAN ABELIN
8. TOTAL ACREAGE OF SITE: 17AC INCLUDING EXISTIN HOUSE LOT
9. PROPERTY IS LOCATED IN ZONING DISTRICT A
10. ALL SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
11. WETLAND LIMITS SHOWN WERE DELINEATED BY A SOIL SCIENTIST AND LOCATED BY FIELD SURVEY.
12. ALL PROPOSED SEPTIC SYSTEMS ARE SHOWN AS 12" HIGH PLASTIC CHAMBERS UNLESS OTHERWISE NOTED.
13. ALL LOTS TO BE SERVED BY PUBLIC WATER.
14. ALL SILT FENCE TO BE INSTALLED PRIOR TO STARTING LAND CLEARING/DISTURBANCE.
15. THIS SITE IS TOTALLY WOODED EXCEPT FOR EXISTING HOUSE YARDS. LARGE TREES SHOWN BASED ON STATE OF CONNECTICUT AERIAL PHOTOGRAPHS.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH SEAL OR AFFIXED WITH THE LIVE STAMP OF SIGNATORY

LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
X 326.8	PROPOSED SPOT ELEVATION
TP3-2	DEEP TEST PIT
3R	PERCOLATION TEST
	ROOF INFILTRATION SYSTEM
73	SCS SOIL TYPE
	WOODLINE/TREELINE
SF	SILT FENCE
	SIGNIFICANT TREE
	ROOF DRAIN
	FOOTING DRAIN
	WETLAND LIMITS
WRL	100' WETLAND REVIEW LIMIT
GR	GUIDE RAIL
W	WATER LINE
G	GAS LINE
E	ELECTRIC/CABLE/TEL LINE
CE	CONSERVATION EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE

REVISIONS		
#	DATE	REVISION
1	1/6/20	ADD OPEN SPACE
2	2/6/20	LAND USE COMMENTS
3	2/10/20	PUBLIC WORKS COMMENTS
4	2/19/20	LAND USE COMMENTS
5	2/24/20	PUBLIC WORKS COMMENTS
6	3/4/20	LAND USE COMMENTS
7	3/9/20	ADDITIONAL COMMENTS
8	5/1/20	ADDITIONAL COMMENTS

THIS PLAN IS INTENDED TO MEET THE REQUIREMENTS OF DRAWINGS 3, 5 AND 6, GRADING & DRAINAGE, SEWAGE DISPOSAL AND EROSION CONTROL PLANS

OVERALL SITE DEVELOPMENT PLAN #40 FAR HORIZONS DRIVE

EASTON, CONNECTICUT

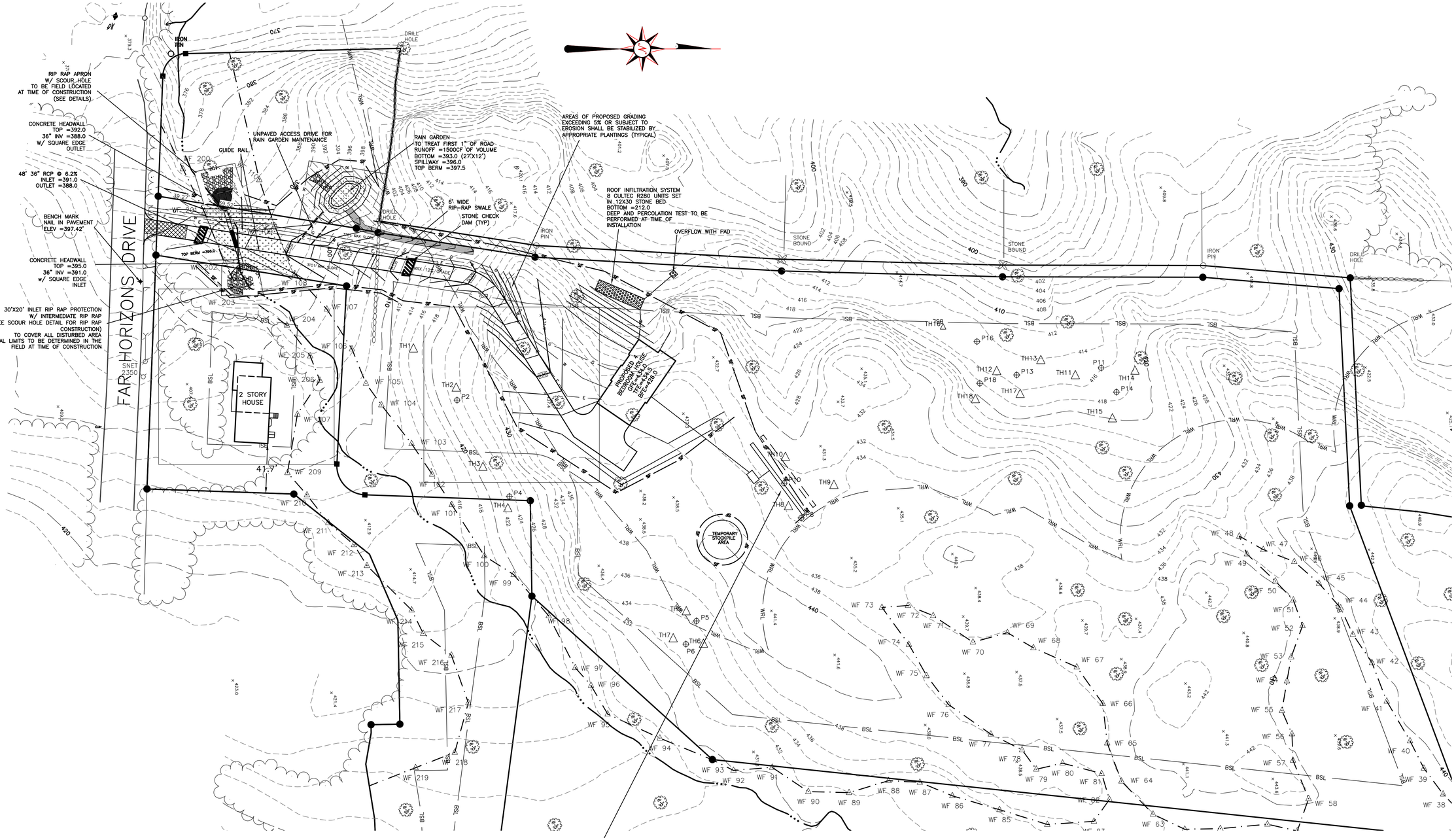
0 60 120 180

SCALE 1"=60' NOVEMBER 18, 2019

SHEET 2 OF 6

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268-4205
www.leassoc.com

LARRY EDWARDS, P.E. No. 10937



LEGEND

75 LF MANTIS 536-8 UNITS
825 SF LEACHING AREA PROVIDED
787.5 SF LEACHING AREA REQUIRED
FOR 4 BEDROOM HOUSE

- EXISTING CONTOUR
- PROPOSED CONTOUR
- x 326.8 — PROPOSED SPOT ELEVATION
- TP3-2 — DEEP TEST PIT
- 3R — PERCOLATION TEST
- ROOF INFILTRATION SYSTEM
- 73 — SCS SOIL TYPE
- WOODLINE/TREELINE
- SF — SILT FENCE
- RD — ROOF DRAIN
- FD — FOOTING DRAIN
- WETLAND LIMITS
- WRL — 100' WETLAND REVIEW LIMIT
- GR — GUIDE RAIL
- W — WATER LINE
- G — GAS LINE
- E — ELECTRIC/CABLE/TEL LINE
- CE — CONSERVATION EASEMENT
- DE — DRAINAGE EASEMENT
- BSL — BUILDING SETBACK LINE

THIS PLAN IS INTENDED TO MEET THE REQUIREMENTS OF DRAWINGS 3, 5 AND 6, GRADING & DRAINAGE, SEWAGE DISPOSAL AND EROSION CONTROL PLANS

REVISIONS		
#	DATE	REVISION
1	1/6/20	ADD OPEN SPACE
2	2/6/20	LAND USE COMMENTS
3	2/10/20	PUBLIC WORKS COMMENTS
4	2/19/20	LAND USE COMMENTS
5	2/24/20	PUBLIC WORKS COMMENTS
6	3/4/20	LAND USE COMMENTS
7	3/9/20	ADDITIONAL COMMENTS
8	5/1/20	ADDITIONAL COMMENTS

SITE DEVELOPMENT PLAN
LOT 2
#40 FAR HORIZONS DRIVE
EASTON, CONNECTICUT

0 40' 80' 120'

SCALE 1"=40' NOVEMBER 18, 2019

SHEET 3 OF 6

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268-4205
www.leassoc.com

LARRY EDWARDS, P.E. No. 10937

3.0 CONSTRUCTION DETAILS

3.1 Cut existing pavement one foot (1') from the edge of the traveled portion of the road with a saw or pavement breaker and remove material from this area.

Note: Not required if existing pavment is in excellent conditon.

3.2 Install eight inches (8") of Bank Run Gravel constructed to provide proper water drainage flow and not to interfere with the function of the existing culverts or drainage systems.

3.3 Blend driveway inside the property line from existing or proposed ground level to paved section so as to create a smooth and acceptable driving transition.

3.4 Typical detail sections as follows:

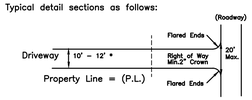


FIGURE 1 -- PLAN VIEW

LIP REQUIREMENTS:
ROAD WITH CURBING = 2" LIP
ROAD W/O CURBING = FLUSH

* See Zoning Article 5.14.5 for maximum grades

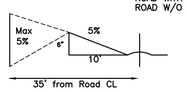
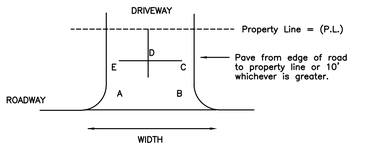
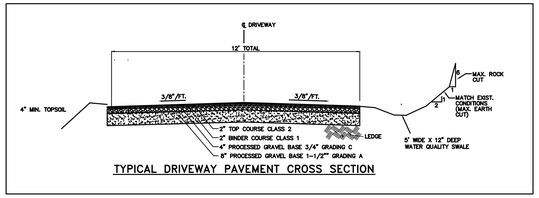


FIGURE 2 -- ELEVATION VIEW

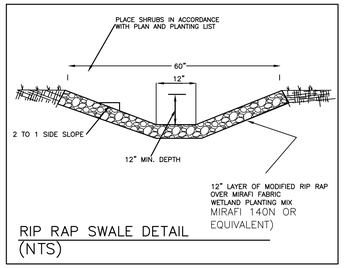
4.0 INSPECTION REQUIREMENTS



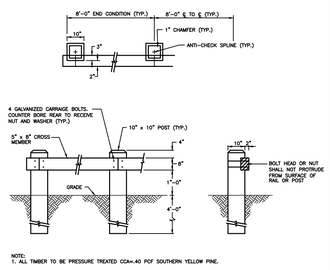
Width at road : 20' maximum
Width at R.O.W. line : 12'
Slope upwards A to E, B to C = 6"
Crown DE/DC : 2"



TYPICAL DRIVEWAY PAVEMENT CROSS SECTION



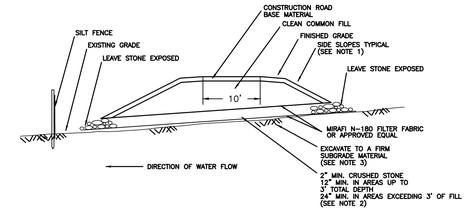
RIP RAP SWALE DETAIL
(NTS)



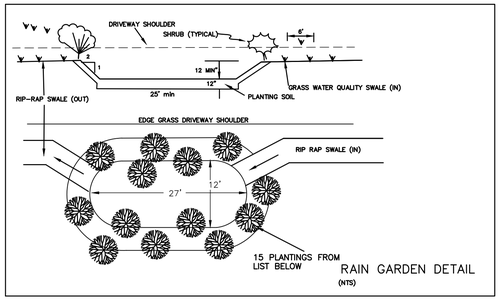
NOTE:
1. ALL TIMBER TO BE PRESSURE TREATED CCA=.40 PCF SOUTHERN YELLOW PINE.

TIMBER GUIDE RAIL
(NTS)

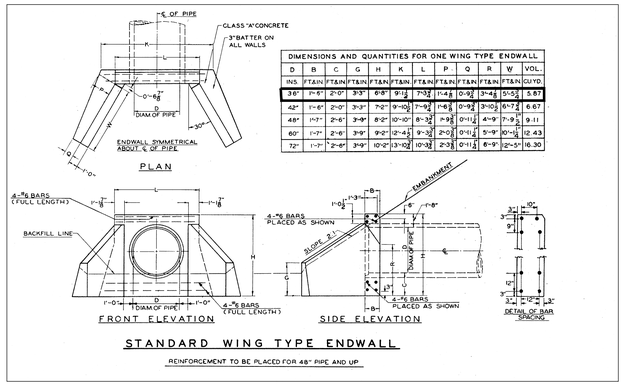
NOTES:
1. 2:1 MAX. SLOPE FOR EARTH EMBANKMENTS AND 1:1 MAX. SLOPE FOR STONE EMBANKMENTS, MINIMUM SIZE IS 18" STONE.
2. PROVIDE FOR A MINIMUM OF ONE 12"DIA. C.P.P. ALONG CENTERLINE OF EXISTING STREAM BED. ENDS OF PIPE TO EXTEND TO THE UPHILL AND DOWNHILL TOE OF SLOPES.
3. WHERE THE CONTRACTOR IS REQUIRED TO OVER EXCAVATE TO ACCEPTABLE SUBGRADE MATERIAL, THE VOLUME MAY BE REPLACED WITH A CLEAN FREE DRAINING MATERIAL IN LIEU OF STONE AS APPROVED BY THE ENGINEER.



TYPICAL WETLAND CROSSING – POLYPROPYLENE FILTER FABRIC ENVELOPE
(NTS)



RAIN GARDEN DETAIL
(NTS)



DIMENSIONS AND QUANTITIES FOR ONE WING TYPE ENDWALL												
D	B	C	G	H	K	L	P	Q	R	W	VOL.	
INS	FT&IN	FT&IN	FT&IN	FT&IN	FT&IN	FT&IN	FT&IN	FT&IN	FT&IN	FT&IN	CU.YD.	
36"	1'-6"	2'-0"	3'-3"	6'-8"	9'-1 1/2"	7'-3 1/2"	1'-4 1/2"	0'-9 1/2"	3'-4 1/2"	5'-5 1/2"	5.87	
42"	1'-6"	2'-0"	3'-3"	7'-2"	9'-10 1/2"	7'-9 1/2"	1'-6 1/2"	0'-9 1/2"	3'-10 1/2"	6'-7 1/2"	6.67	
48"	1'-7"	2'-6"	3'-9"	8'-2"	10'-10"	8'-3 1/2"	1'-9 1/2"	0'-11 1/2"	4'-9"	7'-9 1/2"	9.11	
60"	1'-7"	2'-6"	3'-9"	9'-2"	12'-4 1/2"	9'-3 1/2"	2'-0 1/2"	0'-11 1/2"	5'-9"	10'-1 1/2"	12.43	
72"	1'-7"	2'-6"	3'-9"	10'-2"	13'-10 1/2"	10'-3 1/2"	2'-3 1/2"	0'-11 1/2"	6'-9"	12'-5 1/2"	16.30	

STANDARD WING TYPE ENDWALL
REINFORCEMENT TO BE PLACED FOR 48" PIPE AND UP

Table 2. PLANTINGS FOR RAIN GARDENS

Table 1a: Herbaceous Seed Mix for Rain Garden

New England Erosion Control/Restoration Mix (NEWP)*

Scientific name	Common Name
Aster novae angliae	New England aster
Bidens cernua	Nodding bur marigold
Eupatoreum maculatum	Joe Pye
Eupatoreum perfoliatum	Boneset
Elymus virginicum	Virginia wild rye
Euthamia graminifolia	Grassleaf goldenrod
Festuca rubra	Creeping red fescue
Juncus effusus	Soft rush
Panicum virgatum	Switchgrass
Scirpus atrovirens	Green bulrush
Verbena hastata	Blue vervain

Seeding

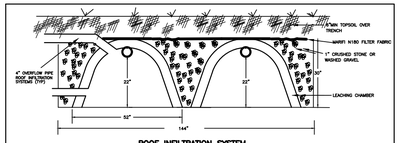
1. Prepare planting bed at a time when no standing water is present
2. Incorporate 6" of topsoil into the top 6 inches of soil and rake smooth
3. Seed after shrubs have been planted on edge of rain garden.
4. Seed at a rate of 1lb/1000 square feet.
5. Seed in fall or spring, not between May 15th and August 30th.
6. To broadcast evenly by hand, mix 1:1 by volume with sand.
7. Rake seeds in lightly (< 1/2 – 1 inch).
8. Cover lightly with mulch.
9. Water using a water truck, if there is no rain for more than one week.

Table 1b: Shrubs for Rain Garden

Scientific name	Common Name
SHRUBS (seasonal saturation to temporary flooding)	
Aronia arbutifolia	Red Chokeberry
Clethra ainifolia	Sweet pepperbush
Cornus amornum	Silky dogwood
Flex verticillata	Winterberry
Myrica pennsylvanica	Bayberry
Sambucus canadensis	Elderberry
Salix discolor	Pussy willow
Vaccinium corymbosusm	Highbush blueberry
Vibumum dentatum	Arrowwood

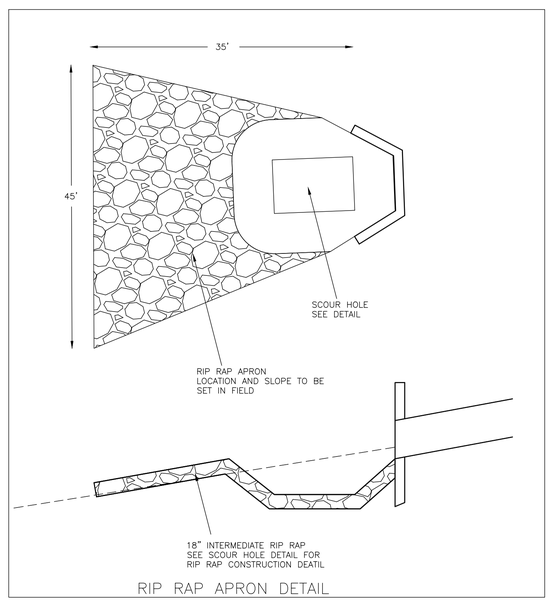
1. Store shrubs in shade and plant within 5 days of delivery.
2. Select four shrub species from the adjacent list.
3. Plant two to three of each on the perimeter of raingarden (10 total)
4. Use planting stock that is at least 3 feet tall, balled or in pots.
5. Form a two inch high moat around each shrub to hold water.
6. Mulch with bark mulch (3 foot diameter circle) after planting.

* Available from New England Wetland Plants (NEWP) in Amherst, Massachusetts



ROOF INFILTRATION SYSTEM
NTS

NOTE: SECTION SHOWN IS RECHARGER 280 BY CULTEC INC. SIMILAR PRODUCTS WHICH PROVIDE 7.4 SF/LF EFFECTIVE LEACHING AREA CAN BE UTILIZED.



RIP RAP APRON DETAIL

B-100 SEPTIC SYSTEM ANALYSIS
TESTS CONDUCTED 8/5/15
LOT 1 40 FAR HORIZON DRIVE

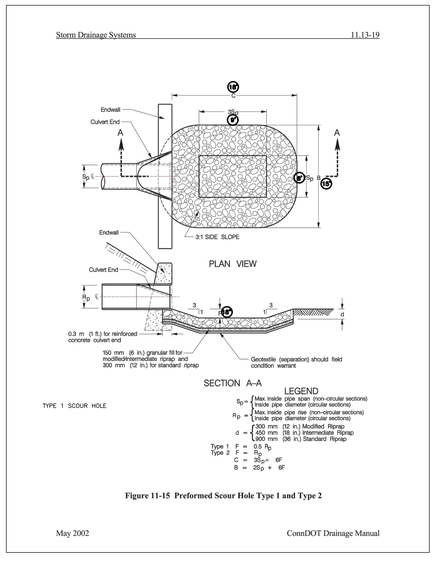
TH#20
0-8" TOPSOIL
8-36" ORG BR SANDY SUBSOIL
36-72" GR BR SILTY/SANDY TILL
WATER @60" MOTTLING @48"

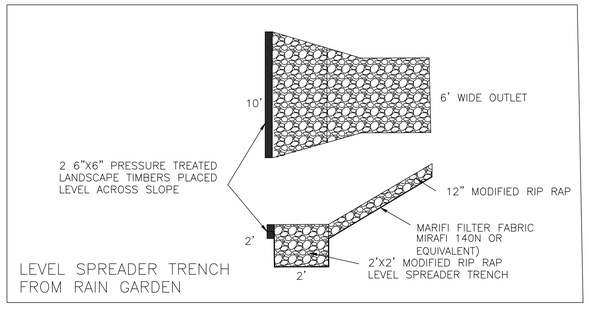
TH#21
0-14" TOPSOIL
14-30" ORG BR SANDY SUBSOIL
36-68" MED BR COMP SILTY TILL
MOTTLING @30"

TH#22
0-10" TOPSOIL
10-30" ORG BR SANDY SUBSOIL
30-68" MED BR SILTY COMP TILL
68-84" GR BR SILTY TILL
WATER @60" MOTTLING @48"

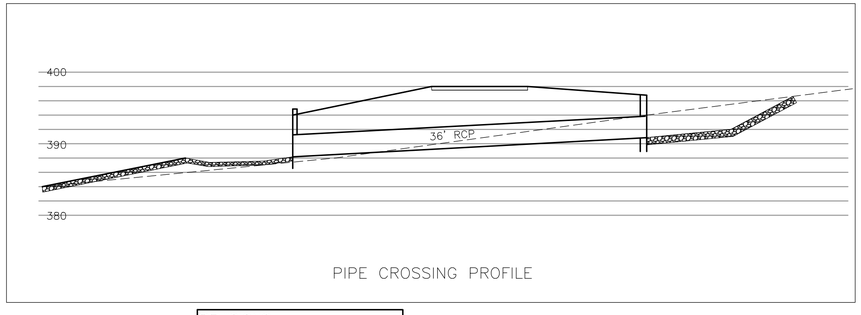
PERCOLATION TEST P20

DEPTH =19"
0 2.0"
10 8.0"
20 10.0"
30 12.0"
40 14.0"
50 15.0"
60 16.0"
RATE 1" IN 20 MIN





LEVEL SPREADER TRENCH FROM RAIN GARDEN



PIPE CROSSING PROFILE

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268-4205
www.leassoc.com

LARRY EDWARDS, P.E. No. 10937

REVISIONS		
#	DATE	REVISION
1	1/6/20	ADD OPEN SPACE
2	2/6/20	LAND USE COMMENTS
3	2/10/20	PUBLIC WORKS COMMENTS
4	2/19/20	LAND USE COMMENTS
5	2/24/20	PUBLIC WORKS COMMENTS
6	3/4/20	LAND USE COMMENTS
7	3/9/20	ADDITIONAL COMMENTS
8	5/1/20	ADDITIONAL COMMENTS

DETAIL PLAN
#40 FAR HORIZONS DRIVE
EASTON, CONNECTICUT

SCALE =NTS NOVEMBER 18, 2019

SHEET 4 OF 6

EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

I. GENERAL STATEMENT

1. This project consists of 1 parcel of approximately 17 acres which will be divided into 2 building lots.

2. Work on this project is expected to commence upon approval by the Planning and Zoning Commission. Final stabilization shall be completed as soon as possible after completion of work. In all cases disturbed areas shall be stabilized by the end of the growing season so that grass cover can be established.

3. The Erosion Control program for this site shall include the following as shown on the approved map:
   a. Installation of a filter fence as shown on the plan.
   b. Installation of anti–tracking apron on the driveways and at entrance to the road.

4. Prior to any construction on the site, a pre construction meeting shall be held with the owner, contractor, design engineer, and the authorized town official to review the site and the required erosion and sedimentation control program.

II. SCHEDULING OF GRADING AND CONSTRUCTION ACTIVITIES

1. Prior to starting construction on the site, all erosion measures shall be installed as directed by the design engineer and/or authorized town agent.

Sequence of construction for common driveways:

See separate sequence of construction

Sequence of construction activities for individual lots:

a. Prior to starting construction, install filter fence and anti–tracking apron as shown on plans.
b. Finish grading and seeding those areas where additional construction operations are not required.
c. At completion of construction, seed balance of disturbed areas.
d. Remove filter fence and other temporary sedimentation control devices.

III. MEASURES TO BE USED DURING CONSTRUCTION.

1. Filter fence to be installed along all down slope limits of construction to control migration of sediment beyond work limits.

2. Anti–tracking apron consisting of 2" min. crushed stone shall be installed at the existing road approach point to reduce the tracking of mud onto existing streets during wet times.

3. Construction area to be kept clean from all litter, debris and other building materials collected and disposed of off site in approved manor. All fuels, oils and other controlled chemicals to be stored in approved areas. Such area to be bermed as necessary to prevent spills from entering open watercourses. Fueling equipment shall not be allowed in other than approved areas. In the event of a fuel or chemical spill, immediate measures to be taken to control damage. Local and state officials to be notified immediately.

IV. MAINTENANCE PROGRAM FOR CONTROL FACILITIES

1. The site monitor if requested in writing, will inspect the entire site every 30 days and issue a report to the owners and the town indicating measures and required maintenance to be implemented to mitigate sedimentation and erosion at the site.

2. Additional control measures will be installed during the construction, if necessary or as required by the authorized town agent.

3. All control measures shall be maintained in effective working condition throughout the construction period.

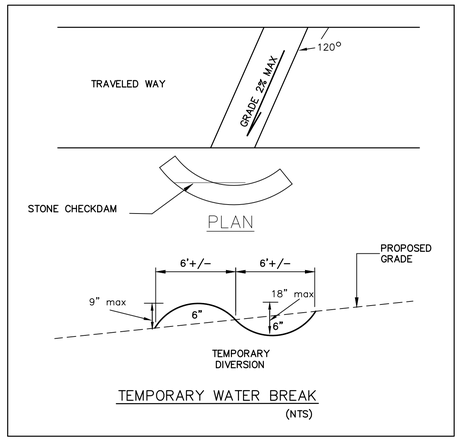
4. Control measures found to be in disrepair shall be repaired or replaced immediately.

5. Sediment removed from control structures will be disposed of in a neat manner and disposed of in areas designated by the authorized town official or design engineer.

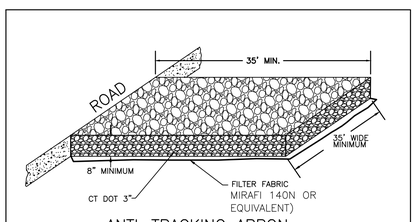
6. The owner is assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Commission of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan and the Implementation Schedule for Erosion and Sedimentation Control if the title to the land is transferred.

V. POST CONSTRUCTION STORM MANAGEMENT

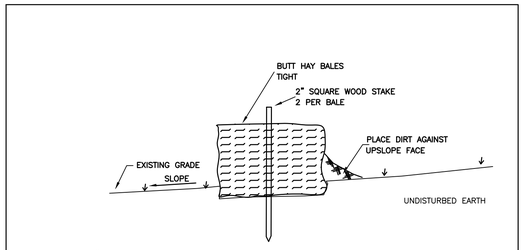
1. After completion of site disturbance and satisfactory stabilization, all permanent control structures including detention basins, stormwater ditches, and catch basins to be cleaned of all sediment and debris. At time of transfer of ownership and/or responsibility for controls, the new owner or designated agent shall be advised of the sedimentation control maintenance requirements for the project.



TEMPORARY WATER BREAK
(NTS)



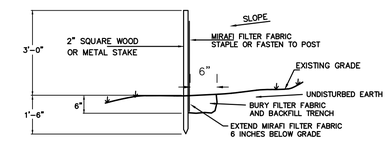
ANTI–TRACKING APRON
NTS



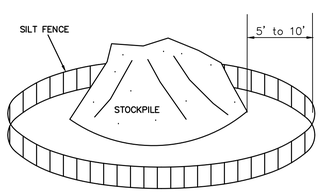
1. EXCAVATE 4" TRENCH AND PLACE FILL UPSLOPE OF TRENCH
2. STAKE HAYBALES WITH STAKE ANGLED TOWARD LAST BALE STAKE 18" MIN INTO GROUND
3. PLACE EXCESS FILL ALONG UP HILL SIDE OF DAM

HAY BALE
EROSION CONTROL BARRIER
SECTION DETAIL (NTS)

NOTES:
1. SPACING MAY VARY PER MANUFACTURER'S RECOMMENDATIONS. MAXIMUM SPACING IS 8'–0".
2. JOIN SILT FENCE SECTIONS BY OVERLAPPING END STAKES TO PREVENT SILT FROM BYPASSING ADJOINING UNITS.
3. INSPECT PERIODICALLY AND REMOVE SILT WHEN MORE THAN 1/2 THE HEIGHT IS FILLED.

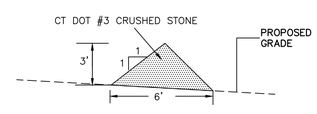


MIRAFI FILTER FABRIC
SILT FENCE
SECTION DETAIL (NTS)



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)



TEMPORARY STONE CHECK DAM
(NTS)

REVISIONS

#	DATE	REVISION
1	1/6/20	ADD OPEN SPACE
2	2/6/20	LAND USE COMMENTS
3	2/10/20	PUBLIC WORKS COMMENTS
4	2/19/20	LAND USE COMMENTS
5	2/24/20	PUBLIC WORKS COMMENTS
6	3/4/20	LAND USE COMMENTS
7	3/9/20	ADDITIONAL COMMENTS
8	5/1/20	ADDITIONAL COMMENTS

EROSION CONTROLS
DETAIL SHEET

#40 FAR HORIZONS DRIVE
EASTON, CONNECTICUT

SCALE = NTS MARCH 1, 2015

SHEET 5 OF 6

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268–4205
www.leassoc.com

LARRY EDWARDS, P.E. No. 10937

DRAINAGE AREA MAP

#40 FAR HORIZONS DRIVE

EASTON, CONNECTICUT

REVISIONS		
#	DATE	REVISION
1	1/6/20	ADD OPEN SPACE
2	2/6/20	LAND USE COMMENTS
3	2/10/20	PUBLIC WORKS COMMENTS
4	2/19/20	LAND USE COMMENTS
5	2/24/20	PUBLIC WORKS COMMENTS
6	3/4/20	LAND USE COMMENTS
7	3/9/20	ADDITIONAL COMMENTS

0 100 200 300

SCALE 1"=100' NOVEMBER 30, 2015

SHEET 6 OF 6

J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203) 268-4205
www.leassoc.com