

SITE LOCATION
SCALE: 1" = 200'

- GENERAL EROSION CONTROL NOTES:**
- EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" DATED JANUARY, 1985
 - THE CONTRACTOR SHALL LOAM AND SEED ALL DISTURBED AREAS AS SOON AS PRACTICAL DURING CONSTRUCTION.
 - ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION UNTIL ADEQUATE GROUND COVER IS ESTABLISHED IN ALL DISTURBED AREAS.
 - SILT FENCING SHALL BE PLACED DOWN SLOPE OF ALL STOCKPILED MATERIALS.
 - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY AND AS REQUIRED BY APPROPRIATE TOWN REPRESENTATIVE.
 - ALL EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL. ANY DAMAGE NOTED DURING INSPECTION SHALL BE REPAIRED IMMEDIATELY.
 - ALL TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
 - WHERE POSSIBLE, SILT FENCES AND/OR HAYBALES WILL BE INSTALLED A MINIMUM OF 6 FEET FROM THE TOE OF SLOPES.
 - ALL SLOPES GREATER THAN 1 FOOT VERTICAL TO 4 FEET HORIZONTAL SHALL BE STABILIZED WITH SEED AND VEGETATIVE COVER UPON FINAL GRADING.
 - STOCKPILED MATERIALS WHICH ARE TO BE STORED THROUGH THE WINTER MONTHS SHALL BE SEED WITH ANNUAL RYE GRASS AT A RATE OF 1 LB/1000 SF.
 - STRAW MULCH SHALL BE PLACED AT A RATE OF 1-1/2 TO 2 TONS PER ACRE IN ALL DISTURBED AREAS WHICH DO NOT HAVE ESTABLISHED GROUND COVER BY OCTOBER 15TH.
 - ALL LAWN AREAS SHALL BE SEED WITHIN THE FOLLOWING PLANTING SEASONS:
APRIL 15 THROUGH JUNE 15
AUGUST 15 THROUGH SEPT 15
 - ALL LAWN AREAS SHALL BE SEED AT A RATE OF 1 LB/1000 SF WITH THE FOLLOWING MIXTURE:

KENTUCKY BLUEGRASS: 45%
CREEPING RED FESCUE: 45%
PERENNIAL RYE GRASS: 10%

The work depicted on these plans will require disturbance of approximately an 0.49 acre of land.

EROSION CONTROL PLAN NARRATIVE:
The proposed project consists of a 2-lot subdivision as indicated on these plans, one lot of which is already developed. The actual development work will be construction of a new house and associated driveway and septic system.

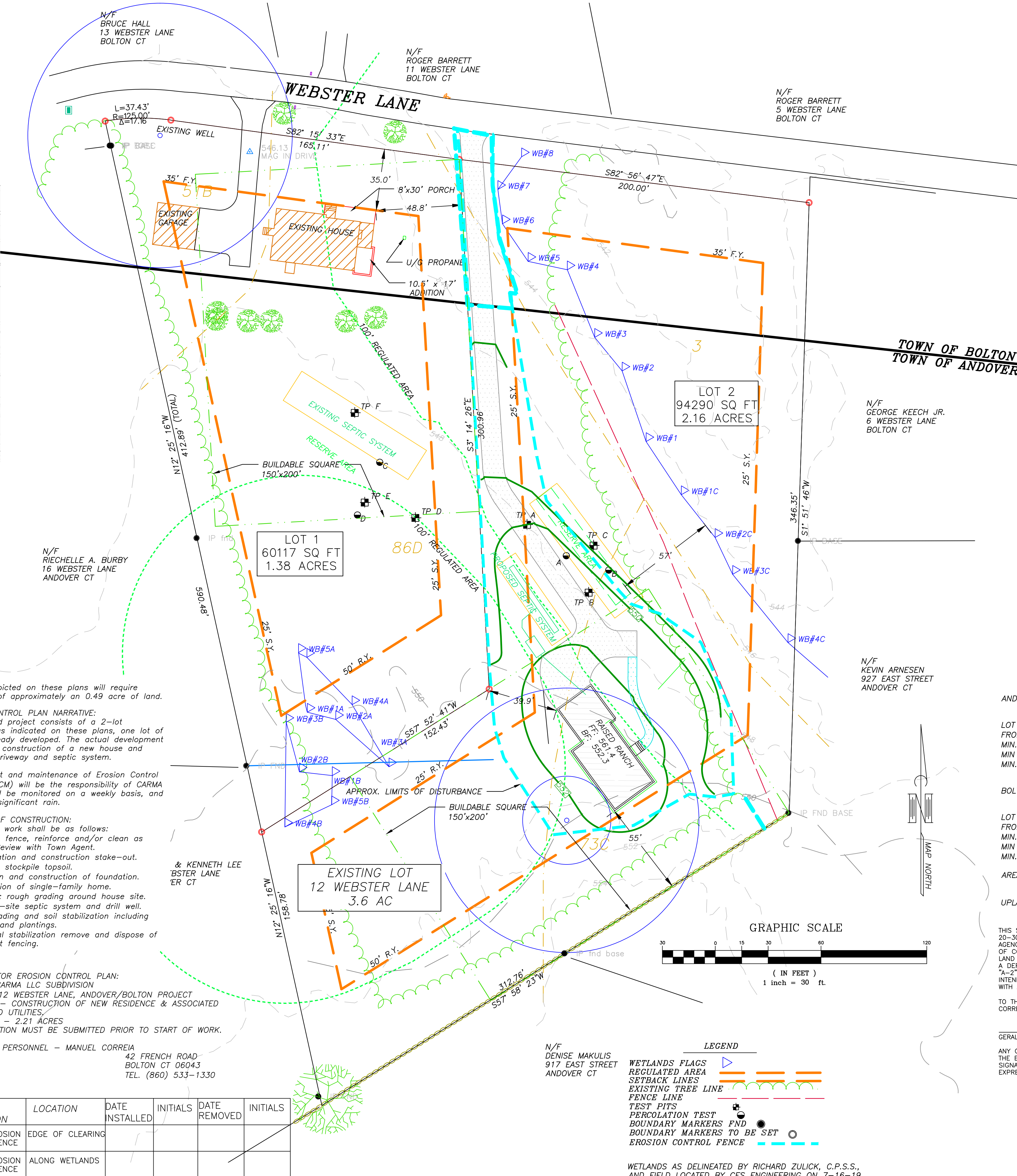
Establishment and maintenance of Erosion Control Measures (ECM) will be the responsibility of CARMA LLC, and will be monitored on a weekly basis, and offer every significant rain.

SEQUENCE OF CONSTRUCTION:
Sequence of work shall be as follows:
1) Install silt fence, reinforce and/or clean as necessary. Review with Town Agent.
2) Field location and construction stake-out.
3) Strip and stockpile topsoil.
4) Excavation and construction of foundation.
5) Construction of single-family home.
6) Backfill & rough grading around house site.
7) Install on-site septic system and drill well.
8) Finish grading and soil stabilization including landscaping and plantings.
9) Upon final stabilization remove and dispose of perimeter silt fencing.

CHECK LIST FOR EROSION CONTROL PLAN:
PROJECT - CARMA LLC SUBDIVISION
LOCATION - 12 WEBSTER LANE, ANDOVER/BOLTON PROJECT
DESCRIPTION - CONSTRUCTION OF NEW RESIDENCE & ASSOCIATED UNDERGROUND UTILITIES
PARCEL AREA - 2.21 ACRES
THIS INFORMATION MUST BE SUBMITTED PRIOR TO START OF WORK.

RESPONSIBLE PERSONNEL - MANUEL CORREA
42 FRENCH ROAD
BOLTON CT 06043
TEL. (860) 533-1330

WORK DESCRIPTION	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
INSTALL EROSION CONTROL FENCE	EDGE OF CLEARING				
INSTALL EROSION CONTROL FENCE	ALONG WETLANDS				



TEST PIT DATA:
8-12-19 by
THAD KING, R.S., EHHD
G. HARDISTY, P.E., CES ENGINEERING LLC

TP A
0 - 10 TOPSOIL
10 - 18 LT BRN FSL
18 - 24 DRKR BRN FSL
24 - 84 COMP. FSL W/ SILT
MOTTLING: 24"
ROOTS: FINE FEW TO 24"

TP B
0 - 10 TOPSOIL
10 - 24 LT BRN FSL
24 - 75 COMP. BRN FSL
MOTTLING 24"
ROOTS TO 25"

TP C
0 - 8 TOPSOIL
8 - 24 LT BRN FSL
24 - 67 COMP. BRN FSL
MOTTLING 24"

MLSS:
S = 6.2%
D = 24" HF = 30
PF = 1.0
FF = 1.5 (3 BDRM)
MLSS = 1.5 x 30 = 45 LF

REQ'D AREA= 495 SFEA
PROVIDED: 1 ROW MANTIS 536-8
45 LF @ 11.0 SFEA/LF = 495 SFEA

SYSTEM TO BE NOT MORE THAN 6" INTO EXISTING GRADE.

SYSTEM ELEVATIONS:
TRENCH 1 BOTTOM: 548.50
FL: 549.50
D-BOX IN: 549.75
TANK OUT: 550.15
TANK IN: 550.40
SOIL PIPE: 551.15

ANDOVER ZONING - ARD		
LOT AREA:	REQUIRED: 60,000 SF	PROVIDED: 60,117 SF
FRONTAGE	200'	200'
MIN. FRONT YARD	50'	NA
MIN. SIDE YARD	10'	25'
MIN. REAR YARD	50'	50'

BOLTON ZONING - R-1		
LOT AREA:	REQUIRED: 40,000 SF	PROVIDED: 61,117 SF
FRONTAGE	200'	200'
MIN. FRONT YARD	35'	35'
MIN. SIDE YARD	25'	25'
MIN. REAR YARD	40'	50'

AREA OUTSIDE OF 50' REGULATED AREA

UPLAND REVIEW AREA = 100'

THIS SURVEY AND MAP 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 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION MAP BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND TOPOGRAPHIC ACCURACY CLASS "T-2". THIS SURVEY AND MAP IS INTENDED TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

GERALD E. HARDISTY, L.S. #15974

ANY ORIGINAL OR DUPLICATE OF THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE. NO OTHER CERTIFICATION OR WARRANTY IS EXPRESSED OR IMPLIED.

GERALD E. HARDISTY, L.S. #15974

General Notes

ANDOVER ASSESSOR'S MBL: 19/16/0001
BOLTON ASSESSOR'S MBL: 24// 45//
ANDOVER VOL. 19, PG. 359
BOLTON VOL. 45, PG. 1026

MAPS REFERENCED:
1. PRELIMINARY SUBDIVISION PLAN PREPARED FOR VALENTINO FIANO, HEBRON AND ANDOVER, CONN. SCALE: 1"=100', JUNE 3, 1958, by HAYDEN GRISWOLD C.E.

2. "ELIZABETH HEIGHTS" PROPERTY OF W. HARRY ANDOVER JR. et al. HEBRON & ANDOVER, CONN. Scale: 1"=100' - JUNE 6, 1963 HAYDEN L. GRISWOLD, C.E.

3. PLAN PREPARED FOR OLOF ERLANDSON, EAST STREET ANDOVER CONNECTICUT, by A. BOWEN DAVIES, dated 3-01-79, rev. 5-15-79

MAP NOTES:
1. DIMENSIONS CITED IN DEED (VOL 19 P. 326) FILED OCTOBER 11, 1957 REFERRED TO THE NORTHERLY BOUNDARY AS A LINE "ALONG THE SOUTHERLY LINE OF WEBSTER LANE, FOUR HUNDRED FIVE FEET, MORE OR LESS . . ." WEBSTER LANE HAD NOT YET BEEN ESTABLISHED. IN CREATING THIS SUBDIVISION, WE ASSUMED A NEW NORTHERLY BOUNDARY APPROXIMATELY 25' OFFSET FROM THE CENTERLINE OF THE EXISTING PAVEMENT IN WEBSTER LANE.

3.	Address staff comments	9/20/20
2.	Address staff (Andover) comments	8/2/20
1.	Revised Lot line, lot areas	7/22/20
No.	Revision/Issue	Date

CARMA, LLC
TWO-LOT SUBDIVISION
12 WEBSTER LANE
ANDOVER/BOLTON CT
DEVELOPMENT PLAN

Civil Engineering Services, LLC
203 BOSTON HILL ROAD
ANDOVER CT 06232
ph. (860) 742-0364

Project 1913-WEBSTER LANE	
Date AUG 26, 2019	Sheet 2 OF 2
Scale 1" = 30'	