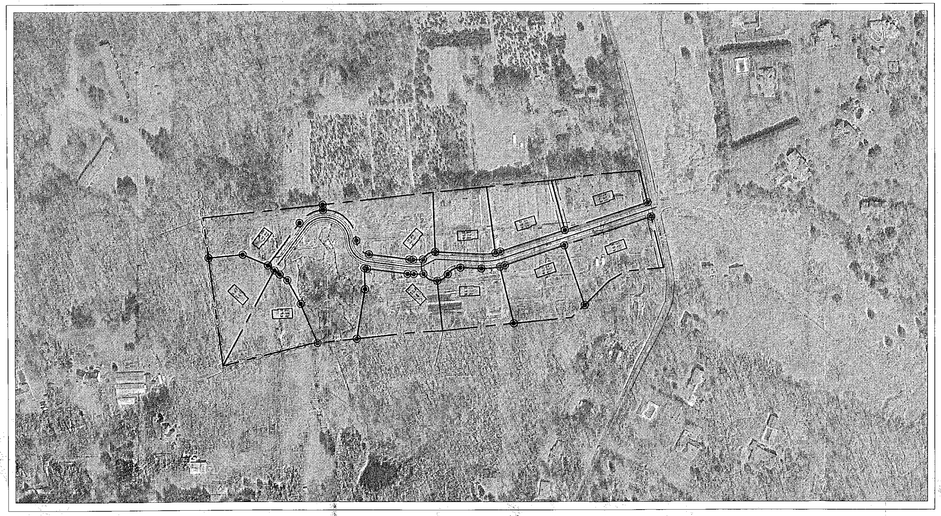
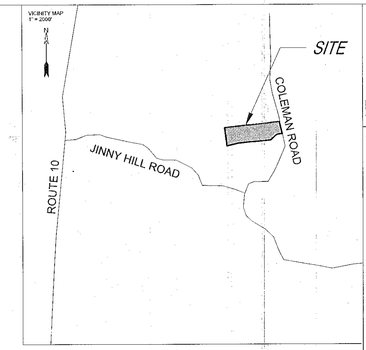
SUBDIVISION OF TRIPODINA ESTATE

791 COLEMAN ROAD
CHESHIRE, CONNECTICUT

PN# 20-23
10/12/2021



PROJECT VICINITY MAP



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CV101	EXISTING CONDITIONS
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CC102	SITE DEVELOPMENT PLAN
CC103	SEPTIC DATA & DESIGN
CC104	STORM SEWER PLAN & PROFILE
CC501	PRE- & POST- DEVELOPMENT DRAINAGE DIVIDES
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CC503	SITE DETAILS
CC504	EROSION & SEDIMENT CONTROL NOTES & DETAILS
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GENERAL NOTES:

1. BOUNDARY INFORMATION IS BASED UPON FIELD SURVEY PERFORMED BY RCL THOMPSON LLC DATED 1-8-21
2. TOPOGRAPHIC INFORMATION SOURCE: "CAPITOL REGION COUNCIL OF GOVERNMENTS" 2016. AERIAL IMAGERY RETRIEVED FROM HTTP://CTECO.UCONN.EDU/DATA/FLIGHT2016
3. HORIZONTAL DATUM = NAD 83, VERTICAL DATUM = NAVD 88
4. A WETLAND INSPECTION WAS PERFORMED BY A CERTIFIED SOIL SCIENTIST. NO WETLANDS WERE IDENTIFIED ON THE PROPERTY.
5. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED ON 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. ANY UTILITY LOCATIONS THAT DON'T MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
6. RCL THOMPSON LLC ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA THAT HAVE BEEN SUPPLIED BY OTHERS.
7. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
8. 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 ESTABLISHED BEST PRACTICES.
9. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL, AND BE SEEDED WITH GRASS OR SODDED, AS SHOWN ON THE PLANS.
10. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHALL INDICATE FINISHED GRADE.
11. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO CT STANDARDS AND SPECIFICATIONS, AND TO APPLICABLE CTDOT REQUIREMENTS, STANDARDS, AND SPECIFICATIONS.
12. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, AND STATE CODES FOR UTILITY SYSTEMS. FOR ANY CONFLICTS BETWEEN THE PLANS AND ESTABLISHED CODES, THE PREVAILING STANDARD SHALL APPLY. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION / CONSTRUCTION. THE ENGINEER SHALL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO PREVAILING CODE.
13. 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.
14. THE PROPOSED BUILDINGS ARE TO BE SERVED BY PUBLIC WATER AND ON-SITE SUBSURFACE SEWAGE DISPOSAL SYSTEMS.
15. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITEE.
16. THE CONTRACTOR MUST MAINTAIN (REPAIR / REPLACE WHEN NECESSARY) THE SILTATION CONTROL UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
17. THESE PLANS HAVE BEEN PREPARED FOR LOCAL LAND USE APPROVAL ONLY.
18. 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.
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL NOTIFY THE TOWN SO THAT INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES CAN BE MADE TO ENSURE THEY ARE IN PLACE. ADDITIONAL MEASURES MAY BE DIRECTED AND ARE TO BE INCORPORATED IF WARRANTED.
20. DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH ANY PUBLIC UTILITY, STRUCTURE OR IMPROVEMENT SUCH AS, BUT NOT LIMITED TO, STREET LINE MONUMENTS, STREET LIGHTS, FIRE HYDRANTS, CATCH BASINS, AND ACCESSIBLE ACCOMMODATIONS.

OWNER
ESTATE OF TRIPODINA LLC
791 COLEMAN ROAD
CHESHIRE, CONNECTICUT

PREPARED BY
RCL THOMPSON LLC
19 PEPPERBUSH DRIVE
CLINTON CT, 06413
P: 860-941-7721

PREPARED FOR
PINNACLE LAND DEVELOPMENT
39 WALLINGFORD ROAD
CHESHIRE, CT

PROJECT DATA

TOTAL AREA:	16.42 AC
EXISTING ZONE:	R-40
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS:	11 PROPOSED

ZONING DATA

	REQUIRED / ALLOWED	PROVIDED
MIN. LOT AREA	40,000 SF	40,000 SF
MIN. LOT WIDTH AT FRONT BUILDING LINE	200'	200'
MIN. LOT WIDTH AT FRONT LOT LINE	50'	50'
DENSITY	1 DU / 1 AC	1 DU / 1.49 AC
PRINCIPAL BUILDING SETBACKS		
MIN. FRONT YARD SETBACK	40'	40'
MIN. SIDE YARD SETBACK	30'	30'
MIN. REAR YARD SETBACK	40'	40'

RECEIVED
Town of Cheshire
OCT 13 2021
Planning Dept.

PINNACLE LAND DEVELOPMENT
39 WALLINGFORD ROAD
CHESHIRE, CT 06410

SHEET CG001

TITLE: COVER SHEET
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT
DRAWING SCALE: N/A
DATE: JAN. 12, 2021

ENGINEER:
RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721

STATE OF CONNECTICUT · RYAN E. THOMPSON · 29817 · LICENSED PROFESSIONAL ENGINEER

REVISIONS

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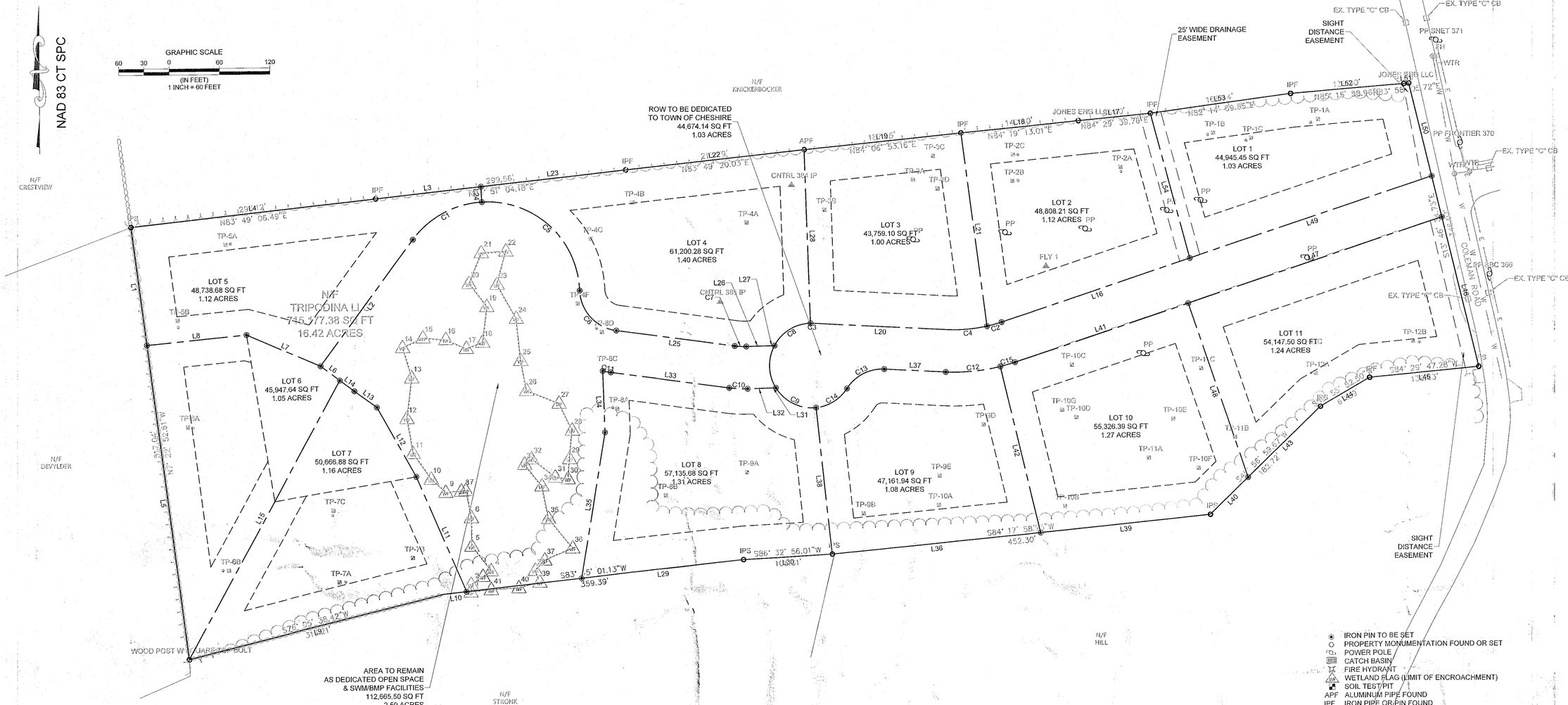
NAD 83 CT SPC

GRAPHIC SCALE
60 30 0 60 120
(IN FEET)
1 INCH = 60 FEET



Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L28	205.70	S1° 53' 41.23"E	
L38	174.31	N6° 01' 37.12"W	
L42	202.12	N13° 30' 20.85"W	
L54	177.82	N15° 08' 05.16"W	
L21	230.89	S7° 30' 32.22"E	
L11	148.75	S23° 23' 22.02"E	
L12	94.55	S29° 20' 49.59"E	
L34	72.81	N1° 50' 03.95"W	
L35	174.68	N9° 29' 40.60"E	
L48	218.18	N18° 49' 27.73"W	
L16	236.25	S71° 35' 31.26"W	
L49	303.38	S71° 35' 31.26"W	
L41	217.50	N71° 35' 31.26"E	
L47	318.09	N71° 35' 31.26"E	
L24	18.29	N3° 07' 20.17"W	
L7	95.88	S66° 43' 18.32"E	
L8	119.17	N84° 35' 43.67"E	
L15	375.95	N28° 48' 56.84"E	
L2	185.84	S36° 37' 31.48"W	
C1	96.43	50.23	110.00

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L6	28.43	S53° 22' 28.52"E	
L13	33.05	S54° 03' 22.63"E	
L14	21.57	S53° 22' 28.52"E	
C5	174.76	91.03	110.00
C6	70.05	80.27	50.00
L25	142.37	N82° 23' 17.61"W	
C7	13.84	9.33	85.00
L26	27.02	S88° 17' 09.47"W	
L27	6.70	S88° 17' 09.47"W	
L31	6.70	N88° 17' 09.47"E	
L32	27.02	N88° 17' 09.47"E	
C10	21.97	9.33	135.00
L33	142.37	S82° 23' 17.61"E	
C11	9.74	5.58	100.00
L20	159.78	N87° 08' 05.03"W	
C3	3.67	4.20	50.00
C8	52.69	60.38	50.00
C9	56.12	64.31	50.00
C14	44.60	51.11	50.00
C13	52.36	60.00	50.00

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L37	73.18	S87° 08' 05.03"E	
C12	65.47	16.67	225.00
C15	18.07	4.60	225.00
C2	17.97	5.88	175.00
C4	47.01	15.39	175.00
L1	140.89	N7° 22' 52.61"W	
L3	126.12	N83° 51' 04.18"E	
L4	293.12	N83° 49' 06.49"E	
L5	376.15	N7° 22' 52.61"W	
L9	313.21	S76° 05' 38.42"W	
L10	26.80	S83° 45' 01.13"W	
L17	86.10	N84° 29' 39.76"E	
L18	140.20	N84° 19' 13.01"E	
L19	187.56	N84° 06' 53.16"E	
L22	213.79	N83° 49' 20.03"E	
L23	173.44	N83° 51' 04.18"E	
L29	194.42	S83° 45' 01.13"W	
L30	105.81	S86° 32' 56.01"W	
L36	249.40	S84° 17' 58.75"W	
L39	202.90	S84° 17' 58.75"W	

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
L40	62.65	S45° 55' 59.67"W	
L43	120.07	S45° 55' 59.67"W	
L44	67.59	S59° 55' 52.50"W	
L45	130.63	S84° 29' 47.28"W	
L46	182.32	S13° 46' 34.73"E	
L50	113.58	S13° 46' 34.73"E	
L51	5.83	N83° 58' 05.72"E	
L52	135.00	N85° 15' 58.96"E	
L53	168.44	N82° 14' 59.55"E	

PROPERTY: 791 COLEMAN ROAD, CHESHIRE, CT 06410
MAP PREPARED FOR: PHILIP BOWMAN

NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300B-1 THROUGH 20-300B-18 OF STATE OF CONNECTICUT REGULATION OF DEPARTMENT OF CONSUMER PROTECTION CONCERNING SURVEY AND MAP STANDARDS
2. BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
3. DATUMS: H: NAD83, V: NAVD88
4. HORIZONTAL ACCURACY: CLASS A-2
5. VERTICAL ACCURACY: N/A
6. TOPOGRAPHIC INFORMATION PROVIDED BY CT ECO 2019 AERIAL IMAGERY
7. INTENT: PROPERTY SURVEY
8. RCL THOMPSON LLC DOES NOT LOCATE UNDERGROUND UTILITIES, ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED PRIOR TO ANY DIGGING BY CONTRACTOR.
9. ADJACENT PROPERTY BOUNDARIES DEPICTED ON THIS MAP, NOT SHARED BY THE SUBJECT PARCELS OF THIS SURVEY, ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THIS SURVEY ONLY CERTIFIES THE ACCURACY OF BOUNDARIES OF THE SUBJECT PARCELS.

MAP REFERENCES:
1. MAP SHOWING PROPERTY OF FLORENCE C. TRIPODINA, CHESHIRE, CT, SCALE 1"=50' APRIL 1974
2. MAP SHOWING PROPERTY OF JOHN W. LEAVENWORTH, JR & CHARLOTTE H. LEAVENWORTH, COLEMAN ROAD, CHESHIRE, CT, SCALE 1" = 100', MARCH 1, 1980, REVISED MARCH 20, 1980.

PINNACLE LAND DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410

SHEET: CC101

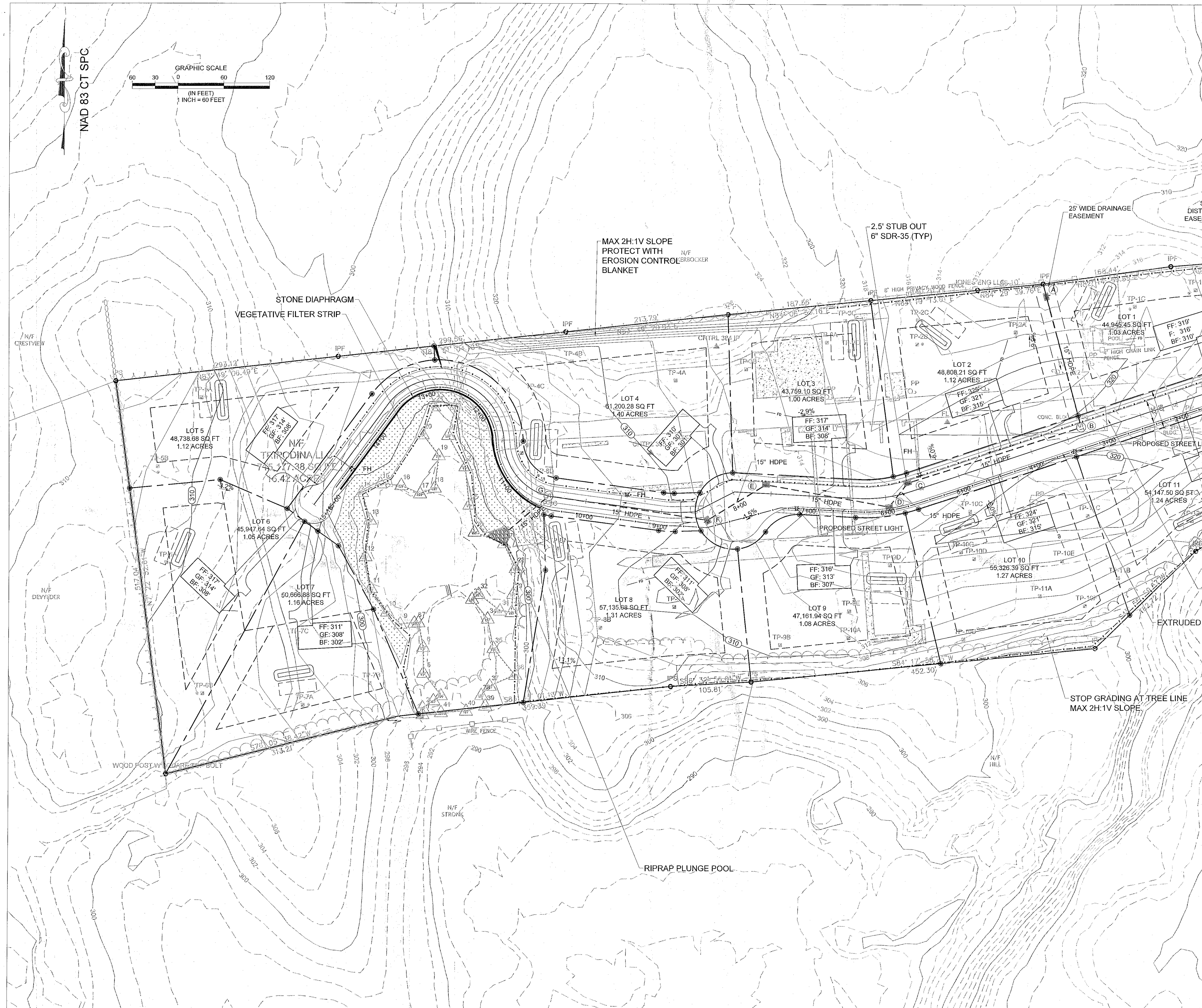
TITLE: **SUBDIVISION PLAN**
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT

DATE: October 12, 2021
DRAWING SCALE: 1" = 60'

PREPARED BY:
RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721

STATE OF CONNECTICUT — PHILIP E. THOMPSON — No. 29817 — LICENSED PROFESSIONAL ENGINEER

REVISIONS


NAD 83 CT SPC
GRAPHIC SCALE
60 30 0 60 120
(IN FEET)
1 INCH = 60 FEET
EARTHWORK REQUIREMENTS
CUT = 29,217 CY FILL = 59,434 CY
NET (FILL) = 30,217 CY
MAX 2H:1V SLOPE
PROTECT WITH
EROSION CONTROL
BLANKET
2.5' STUB OUT
6" SDR-35 (TYP)
25' WIDE DRAINAGE
EASEMENT
SIGHT
DISTANCE
EASEMENT
EX. TYPE "C" CB
SILT FENCE (TYP)
4' WIDE CONC. SIDEWALK
STONE CONSTRUCTION
ENTRANCE
STONE DIAPHRAGM
VEGETATIVE FILTER STRIP
N/F
CRESTVIEW
N/F
TRIPODINA LLC
16.42 ACRES
LOT 1
44,945.45 SQ FT
1.03 ACRES
FF: 319'
F: 316'
BF: 310'
LOT 2
48,808.21 SQ FT
1.12 ACRES
FF: 325'
GF: 321'
BF: 315'
LOT 3
43,759.10 SQ FT
1.00 ACRES
FF: 317'
GF: 314'
BF: 308'
LOT 4
61,200.28 SQ FT
1.40 ACRES
FF: 310'
GF: 307'
BF: 301'
LOT 5
48,738.68 SQ FT
1.12 ACRES
FF: 317'
GF: 314'
BF: 308'
LOT 6
45,947.64 SQ FT
1.05 ACRES
FF: 317'
GF: 314'
BF: 308'
LOT 7
50,666.88 SQ FT
1.16 ACRES
FF: 311'
GF: 308'
BF: 302'
LOT 8
57,135.68 SQ FT
1.31 ACRES
FF: 311'
GF: 308'
BF: 302'
LOT 9
47,161.94 SQ FT
1.08 ACRES
FF: 316'
GF: 313'
BF: 307'
LOT 10
55,326.39 SQ FT
1.27 ACRES
FF: 324'
GF: 321'
BF: 315'
LOT 11
54,147.50 SQ FT
1.24 ACRES
FF: 321'
GF: 318'
BF: 312'
ACCESSIBLE RAMPS (TYP)
STOP SIGN
PROPOSED STREET LIGHT
SET NEW POWER POLE
COLEMAN ROAD
15" HDPE
PROPOSED STREET LIGHT
4' WIDE CONC. SIDEWALK
ALL ELEC. / CABLE / TEL.
TO BE UNDERGROUND
8" DIP WATER MAIN
EXTRUDED CURB
N/F
DEVYLDER
WOOD POST W/ SQUARE TOP BOLT
WIRE FENCE
N/F
STRONK
N/F
HILL
RIPRAP PLUNGE POOL
STOP GRADING AT TREE LINE
MAX 2H:1V SLOPE
SIGHT
DISTANCE
EASEMENT

SHEET: CC102

PINNACLE LAND DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410

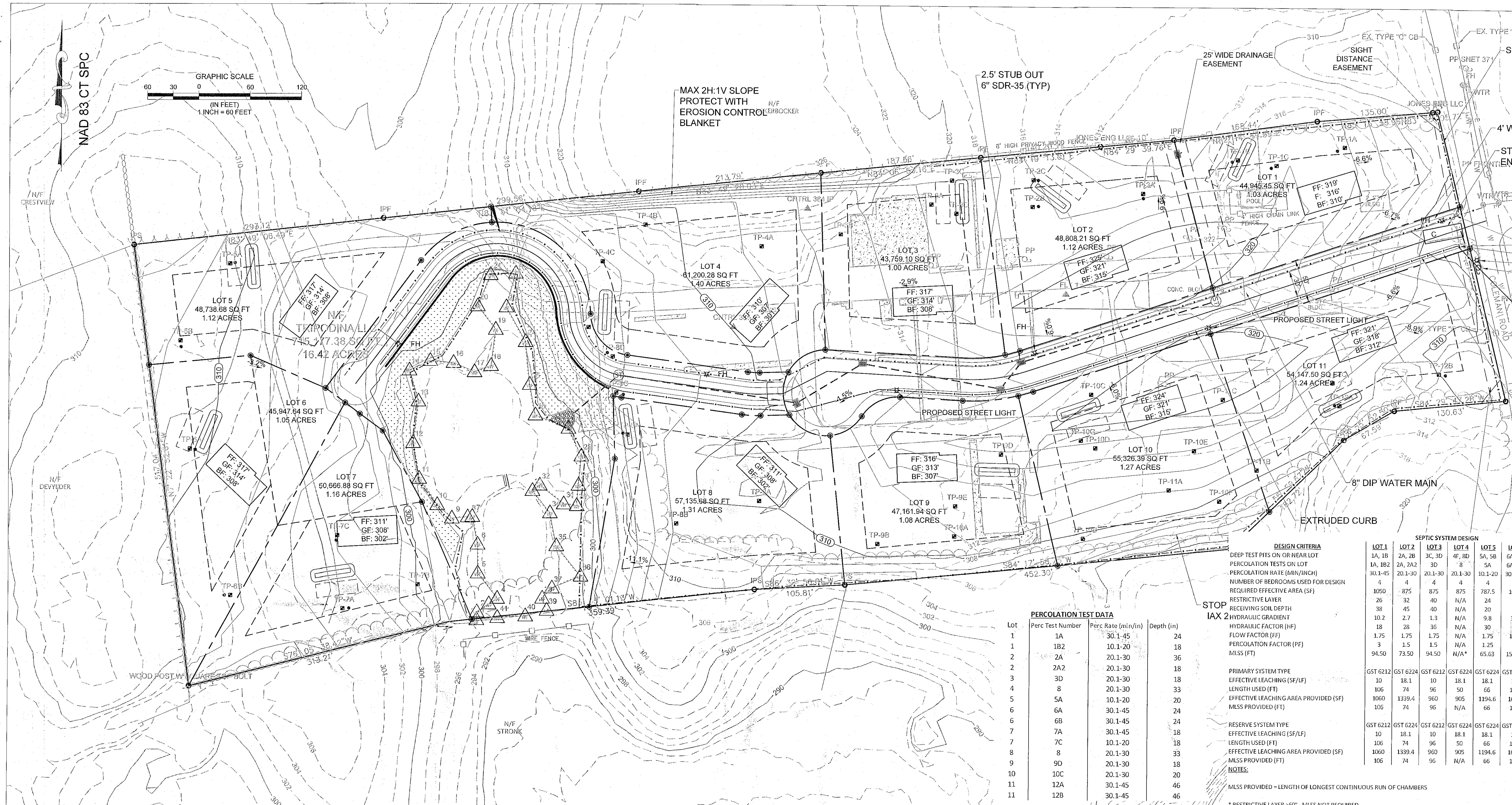
TITLE: **SITE DEVELOPMENT PLAN**
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT

DATE: October 12, 2021
DRAWING SCALE: 1" = 60'

PREPARED BY:
RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721

STATE OF CONNECTICUT
RYAN E. THOMPSON
No. 29817
LICENSED
PROFESSIONAL ENGINEER

REVISIONS



PERCOLATION TEST DATA

Lot	Perc Test Number	Perc Rate (min/in)	Depth (in)
1	1A	30.1-45	24
1	1B2	10.1-20	18
2	2A	20.1-30	36
2	2A2	20.1-30	18
3	3D	20.1-30	18
4	8	20.1-30	33
5	5A	10.1-20	20
6	6A	30.1-45	24
6	6B	30.1-45	24
7	7A	30.1-45	18
7	7C	10.1-20	18
8	8	20.1-30	33
9	9D	20.1-30	18
10	10C	20.1-30	20
11	12A	30.1-45	46
11	12B	30.1-45	46

SEPTIC SYSTEM DESIGN

DESIGN CRITERIA	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11
DEEP TEST PITS ON OR NEAR LOT	1A, 1B	2A, 2B	3C, 3D	4F, 8D	5A, 5B	6A, 6B	7A, 7C	8A, 8C	9D, 9E	10C, 10G	12A, 12B
PERCOLATION TESTS ON LOT	1A, 1B2	2A, 2A2	3D	8	5A	6A, 6B	7A, 7C	8	9D	10C	12A, 12B
PERCOLATION RATE (MIN/INCH)	30.1-45	20.1-30	20.1-30	20.1-30	10.1-20	30.1-45	20.1-30	20.1-30	20.1-30	20.1-30	30.1-45
NUMBER OF BEDROOMS USED FOR DESIGN	4	4	4	4	4	4	4	4	4	4	4
REQUIRED EFFECTIVE AREA (SF)	1050	875	875	875	787.5	1050	875	875	875	875	1050
RESTRICTIVE LAYER	26	32	40	N/A	24	28	25	N/A	51	45	52
RECEIVING SOIL DEPTH	38	45	40	N/A	20	31	27	N/A	35	45	50
HYDRAULIC GRADIENT	10.2	2.7	1.3	N/A	9.8	3.6	2	N/A	3.2	3.7	3.3
HYDRAULIC FACTOR (HF)	18	28	36	N/A	30	30	49	N/A	30	26	22
FLOW FACTOR (FF)	1.75	1.75	1.75	N/A	1.75	1.75	1.75	N/A	1.75	1.75	1.75
PERCOLATION FACTOR (PF)	3	1.5	1.5	N/A	1.25	3	1.5	N/A	1.5	1.5	3
MLSS (FT)	94.50	73.50	94.50	N/A*	65.63	157.50	128.63	N/A*	78.75	68.25	115.50
PRIMARY SYSTEM TYPE	GST 6212	GST 6224	GST 6212	GST 6224	GST 6224	GST 6212	GST 6212	GST 6224	GST 6224	GST 6224	GST 6224
EFFECTIVE LEACHING (SF/LF)	10	18.1	10	18.1	18.1	10	10	18.1	18.1	18.1	18.1
LENGTH USED (FT)	106	74	96	50	66	160	130	50	80	70	70
EFFECTIVE LEACHING AREA PROVIDED (SF)	1060	1339.4	960	905	1194.6	1600	1300	905	1448	1267	1267
MLSS PROVIDED (FT)	106	74	96	N/A	66	160	130	N/A	80	70	70
RESERVE SYSTEM TYPE	GST 6212	GST 6224	GST 6212	GST 6224	GST 6224	GST 6212	GST 6212	GST 6224	GST 6224	GST 6224	GST 6224
EFFECTIVE LEACHING (SF/LF)	10	18.1	10	18.1	18.1	10	10	18.1	18.1	18.1	18.1
LENGTH USED (FT)	106	74	96	50	66	160	130	50	80	70	70
EFFECTIVE LEACHING AREA PROVIDED (SF)	1060	1339.4	960	905	1194.6	1600	1300	905	905	1267	1267
MLSS PROVIDED (FT)	106	74	96	N/A	66	160	130	N/A	80	70	70

NOTES:

MLSS PROVIDED = LENGTH OF LONGEST CONTINUOUS RUN OF CHAMBERS

* RESTRICTIVE LAYER >60". MLSS NOT REQUIRED

SOIL TEST PIST DATA BY LOT

LOT 1

Test Pit 1A
Date: 1/5/2021
0-6 Organic
6-26 R/B Silt Loam
26-32 Gray Mottled Sil Loam
32-51 Compact Mottled Silt Loam
Mottling: 26
Water: None Observed
Ledge: 51
Hardpan: None Observed
Roots: 17
Restrictive: 26

Test Pit 1B
Date: 1/5/2021
0-12 Organic
12-40 Orange Brown Fine Sandy Loam
40-50 Red Brown Silt Loam
50-106 Red Brown Compact Silty Loam
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 42
Restrictive: 50

LOT 2

Test Pit 2A
Date: 1/5/2021
0-20 Mixed fill with organic / gravel
20-32 Orange Brown Fine Sandy Loam
32-48 Gray Mottled FSL
48-110 Compact R/B Silt Loam
Mottling: 32
Water: 108
Ledge: None Observed
Hardpan: None Observed
Roots: Sparse
Restrictive: 32

Test Pit 2B
Date: 1/5/2021
0-16 Mixed fill with organic / gravel
16-45 Orange Brown Fine Sandy Loam
45-58 Brown medium silty sand w/ gravel
58-109 Compact R/B Silt Loam
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: Sparse
Restrictive: 58

LOT 3

Test Pit 3C
Date: 1/5/2021
0-40 Red Sandy Fill
40-64 Compact R/B Silt Loam
64-80 R/B Silt Loam w/ gravel and med. Sand
80-112 Compact R/B Silt Loam
Mottling: None Observed
Water: 110
Ledge: None Observed
Hardpan: None Observed
Roots: None Observed
Restrictive: 40

Test Pit 3D
Date: 8/12/2021
0-17 Fill
17-52 5 Y/R 4/4 fsl w/ high silt content compact
52-92 Very gravelly sand w/ cobbles
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: None Observed
Restrictive: 17-52

LOT 4

Test Pit 8D
Date: 1/5/2021
0-20 Mixed fill
20-74 Orange Brown Fine Sandy Loam w/ Silt
74-108 Red Brown Firm Silty Loam w/ boulders
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 34
Restrictive: 74

Test Pit 4F
Date: 8/12/2021
0-56 Fill
56-84 7.5 Y/R gravelly FSL
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 76
Restrictive: N/A

LOT 5

Test Pit 5A
Date: 1/5/2021
0-10 Topsoil
10-24 L/B FSL
24-68 Red Hard Pan
Mottling: None Observed
Water: None Observed
Ledge: 68
Hardpan: 24
Roots: 20
Restrictive: 24

Test Pit 5B
Date: 12/21/2020
0-6 Topsoil
6-16 R/B Silt / Loam
16-52 Red Hard Pan
Mottling: None Observed
Water: None Observed
Ledge: 52
Hardpan: 16
Roots: sparse
Restrictive: 16

LOT 6

Test Pit 6A
Date: 1/5/2021
0-6 Topsoil
6-28 O/B FSL
28-64 R/B Silt / Loam Tight
64-67 Mottled Gray Medial Sand
Mottling: 64
Water: 67
Ledge: 67
Hardpan: Not Observed
Roots: 12
Restrictive: 28

Test Pit 6B
Date: 1/5/2021
0-16 Topsoil
16-34 O/B FSL
34-44 Compact gray medium sand degraded ledge
Mottling: None Observed
Water: None Observed
Ledge: 44
Hardpan: None Observed
Roots: Sparse
Restrictive: 34

LOT 7

Test Pit 7A
Date: 1/5/2021
0-12 Topsoil
12-25 O/B FSL
25-50 R/B silty Loam
50-68 Compact mottled gray medium sand
Mottling: 50
Water: 63
Ledge: 68
Hardpan: None Observed
Roots: 14
Restrictive: 25

Test Pit 7C
Date: 1/5/2021
0-20 Topsoil
20-29 O/B FSL
29-56 R/B Silt Loam compact
56-80 Mottled Gray Medium sand
Mottling: 56
Water: 29/75
Ledge: 80
Hardpan: None Observed
Roots: 14
Restrictive: 29

LOT 8

Test Pit 8A
Date: 1/5/2021
0-53 Fill
53-63 Original Topsoil
63-92 O/B FSL
92-124 R/B Silt / Loam
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 70
Restrictive: N/A

Test Pit 8C
Date: 1/5/2021
0-6 Gravel
6-40 Fill
40-48 Original Topsoil
48-80 O/B FSL
80-108 R/B Silt Loam
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 72
Restrictive: 80

LOT 9

Test Pit 9D
Date: 8/12/2021
0-16 Fill
16-53 5 y/r 4/3 gravelly FSL w/ silt
53-78 5 y/r 4/3 firm compact gravelly FSL w/ silt
Mottling: 51
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 27
Restrictive: 51

Test Pit 9E
Date: 8/12/2021
0-18 Fill
18-39 7.5 Y/R 4/4
39-57 5 y/r 4/3 firm compact gravelly FSL w/ silt
57-80 5 y/r 4/3 gravelly FSL
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: None Observed
Restrictive: 39-57

LOT 10

Test Pit 10C
Date: 8/12/2021
0-36 Fill
36-87 7.5 Y/R 4/3 Gravelly FSL
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 58
Restrictive: N/A

Test Pit 10G
Date: 1/5/2021
0-15 Fill
15-45 5 Y/R 4/3 Gravelly FSL
45-56 2.5 Y/R 4/4 Firm / Compact FSL
56-84 2.5 Y/R 3/3 Very Gravelly Sand w/ Cobbles
Mottling: None Observed
Water: None Observed
Ledge: None Observed
Hardpan: None Observed
Roots: 59
Restrictive: 45-56

LOT 11

Test Pit 12A
Date: 1/4/2021
0-14 Topsoil
14-48 O/B FSL
48-55 Mottled FSL w/ Gravel
55-70 Compact R/B Silt Loam
Mottling: 48
Water: 70
Ledge: 70
Hardpan: None Observed
Roots: Sparse
Restrictive: 48

Test Pit 12B
Date: 1/4/2021
0-22 Fill
22-32 Original Topsoil
32-52 O/B FSL
52-56 Mottled FSL
56-78 Red/Brown Compact Silt Loam
Mottling: 52
Water: 56-70
Ledge: None Observed
Hardpan: None Observed
Roots: Sparse
Restrictive: 52

SHEET: CC103

PINNACLE LAND DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410

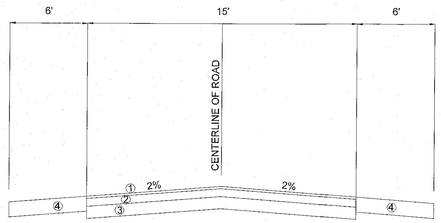
TITLE: SEPTIC DATA & DESIGN
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT

DATE: October 12, 2021
DRAWING SCALE: 1" = 60'

PREPARED BY: RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721

STATE OF CONNECTICUT RYAN E. THOMPSON No. 29817 LICENSED PROFESSIONAL ENGINEER

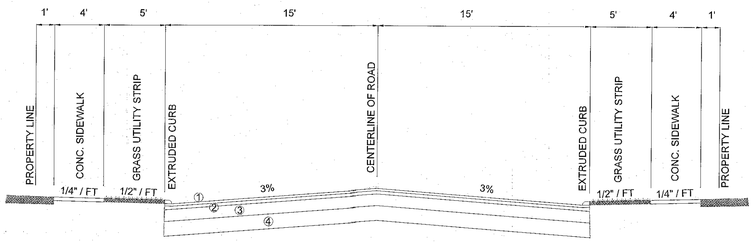
REVISIONS



① 2" BITUMINOUS CONCRETE (ONE COURSE)
② 4" PROCESSED STONE
③ 6" BANK RUN GRAVEL
④ 8" BANK RUN GRAVEL

TYPICAL REAR ACCESS SECTION

N.T.S.



TYPICAL ROADWAY SECTION

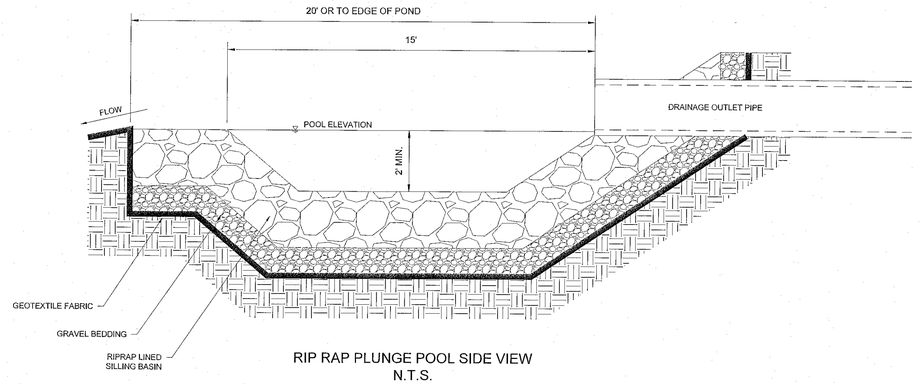
N.T.S.

① 1-1/2" BITUMINOUS CONCRETE CLASS 2
② 2" BITUMINOUS CONCRETE BINDER CLASS 1
③ 6" PROCESSED STONE
8" BANK RUN GRAVEL
④ SUBGRADE*

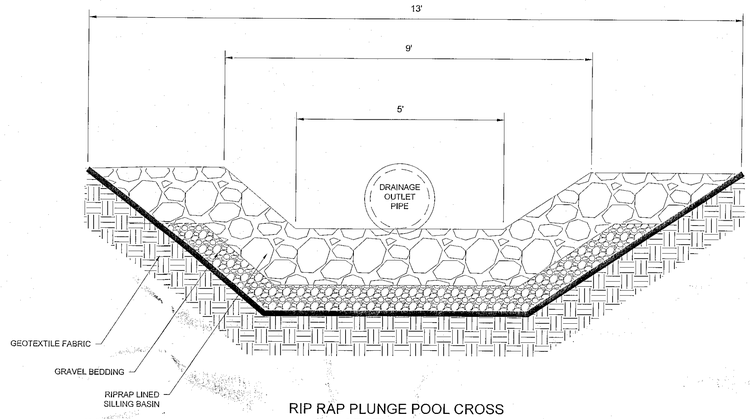
NOTES:

* AN ADDITIONAL 12" DEPTH OF BANK RUN GRAVEL, GEOTEXTILE FABRIC, UNDERDRAINS, OR OTHER STABILIZING METHODS MAY BE REQUIRED BY THE TOWN ENGINEER IF THE SUBGRADE MATERIALS POSSESS HIGH FROST SUSCEPTIBILITY, LOW CBR STRENGTH (CALIFORNIA BEARING RATIO) OR OTHER INDICATIONS OF LOW STABILITY

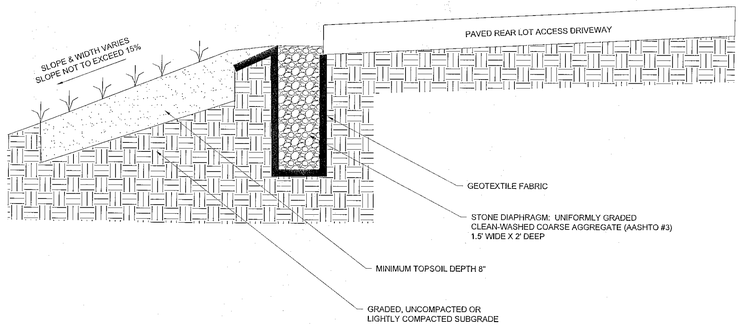
** CTDOT SECTIONS REFER TO CURRENT FORM 814



RIP RAP PLUNGE POOL SIDE VIEW
N.T.S.



RIP RAP PLUNGE POOL CROSS
SECTION N.T.S.



VEGETATIVE FILTER STRIP &
STONE DIAPHRAGM DETAIL
N.T.S.

SHEET: CC502

PINNACLE LAND
DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410

TITLE: SITE & DRAINAGE DETAILS
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT

DATE: October 12, 2021

DRAWING SCALE: N/A

PREPARED BY:
RCL THOMPSON LLC
19 PEPPERBUSH DR.
CLINTON, CT 06413
860-941-7721

STATE OF CONNECTICUT
RYAN C. THOMPSON
No. 29817
LICENSED
PROFESSIONAL ENGINEER

REVISIONS

GENERAL EROSION & SEDIMENT CONTROL NOTES

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

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP OF CLEARING.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE BUILDING INSPECTOR.

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS.

DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.

A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ADDITIONAL SLOPE STABILIZATION MEASURES SHOULD BE PROVIDED TO PREVENT EXCESS EROSION ON SLOPES.

CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

ADEQUATE DRAINAGE PROTECTION SHALL BE MADE WHENEVER WATER SEEPS FROM A SLOPE FACE.

ALL STORM SEWER INLETS (IF ANY) THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED.

ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS TO WORKING WITHIN OR CROSSING A WATERCOURSE SHALL BE MET.

PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE AREA, WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PUBLIC OR PAVED ROADS.

ALL TEMPORARY EROSION / SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION WITH THE PERMISSION OF THE INSPECTOR.

PERMANENT SEEDING

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 SHALL BE SEEDED WITHIN 7 DAYS OF ESTABLISHMENT OF FINAL GRADES.

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 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 LBS. OF 10-10-10 FERTILIZER PER ACRE. AFTER SEPTEMBER 1, TEMPORARY VEGETATIVE COVER SHALL BE APPLIED.
* FALL SEEDING: WORK DEEPLY IN SOIL, BEFORE SEEDING, 600 LBS. OF 10-10-10 FERTILIZER PER ACRE (14 LBS. PER 1,000 SQ. FT.)

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS..

SILT FENCE

SILT FENCE SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:.
1. SYNTHETIC FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR ETHYLENE YARN.
2. SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
3. IF WOODEN STAKES ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A DIAMETER OF 2" WHEN OAK IS USED AND 3" WHEN PINE IS USED. WOODEN STAKED MUST HAVE A MINIMUM LENGTH OF 5'.
4. IF STEEL POSTS (STANDARD "U" AND "T" SECTION) ARE UTILIZED FOR SILT FENCE CONSTRUCTION, THEY MUST HAVE A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT AND SHALL HAVE A MINIMUM LENGTH OF 5'.
5. THE HEIGHT OF A SILT FENCE SHALL BE A MINIMUM OF 16" ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT EXCEED 34" ABOVE GROUND ELEVATION
6. SILT FENCE SHOULD BE USED FOR DRAINAGE AREAS THAT ARE NO LARGER THAN 0.25 ACRES PER 100' OF SILT FENCE LENGTH. THE MAXIMUM SLOPE LENGTH BEHIND THE BARRIER IS 100'. THE MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1. SILT FENCE IS BEST USED WHEN THE SLOPE ABOVE THE FENCE, EITHER CUT OR FILL, IS NOT STEPPER THAN 3:1.

MAINTENANCE PROGRAM

1. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SITE SUPERINTENDENT FOR STRUCTURAL DAMAGE, EROSION, OR ANY OTHER UNDESIRABLE CONDITIONS. ANY DAMAGED STRUCTURES ARE TO BE PREPARED IMMEDIATELY (PRIOR TO THE END OF THE WORKING DAY) INCLUDING RESEEDING AND MULCHING OR RESODDING IF NECESSARY.
2. TEMPORARILY AND PERMANENTLY SEEDED AREAS DAMAGED BY RAINFALL ARE TO BE RESEEDED AND MULCHED WITHIN TWO (2) DAYS AND WHENEVER GROUND CLOVER HAS NOT BEEN ADEQUATELY ESTABLISHED TO PREVENT EROSION.
3. ADDITIONAL SLOPE STABILIZATION MEASURES MUST BE PROVIDED FOR SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR UNTIL THE PROBLEM IS CORRECTED.
4. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN THE DEPTH IS EQUAL TO ON-HALF ($\frac{1}{2}$) THE HEIGHT OF THE FENCE. SILT FENCES AND SUPER SILT FENCES WILL BE CHECKED REGULARLY AND DAMAGED FENCES WILL BE REPAIRED OR REPLACED IMMEDIATELY.
5. THE MATERIAL REMOVED FROM THE EROSION AND SEDIMENT CONTROL STRUCTURES MAY BE DISPOSED OF BY SPREADING THE MATERIAL ON-SITE OR BY HAULING IT AWAY, IN NOT SUITABLE FOR PLACEMENT AS TOPSOIL.
6. NO AREA SHALL BE LEFT DENUDED FOR A PERIOD LONGER THAN SEVEN (7) DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND SEVEN (7) DAYS. IN THE EVENT SUCH MAXIMUM PERIOD IS EXCEEDED AND ANY SUCH AREAS REMAIN EXPOSED WITHOUT COVER, THE COUNTY WILL (IN THE EVENT THE DEVELOPER OR BUILDER DOES NOT) INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL.

TOPSOIL

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 UPGRADES, 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 PER ACRE.

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, KNOTGRASS, AND QUAKERS.
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 (PM) 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 SIX INCHES (6") OR TO THE DEPTH SHOWN ON THE LANDSCAPING PLANS.

GRADING

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:
   - 1.a. THE PERMANENT CUT FACE OF EARTH EXCAVATION SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   - 1.b. THE PERMANENT EXPOSED FACES OF EARTHEN FILLS SHALL NOT BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
   - 1.c. THE CUT FACE OF ROCK EXCAVATION SHALL NOT BE STEEPER THAN ONE HORIZONTAL TO FOUR VERTICAL (1:4).
   - 1.d. PROVISION SHOULD BE MADE TO CONDUCT SURFACE WATER SAFELY TO STORM DRAINS TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES AND FILL SLOPES.
   - 1.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.
   - 1.f. NO FILL SHOULD BE PLACED WHERE IT WILL SLIDE OR WASH UPON THE PREMISES OF ANOTHER OWNER OR UPON ADJACENT WETLANDS, WATERCOURSES, OR WATER BODIES BODIES.
   - 1.g. PRIOR TO ANY REGRADING, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE TO THE WORK AREA IN ORDER TO REDUCE MUD AND OTHER SEDIMENTS FROM LEAVING THE SITE.
   - 1.h. GRADES STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SHALL BE STABILIZED USING SOIL STABILIZATION BLANKETS.

VEGETATIVE COVER SELECTION

TEMPORARY VEGETATIVE COVER:

PERENNIAL RYEGRASS 3 LBS./1,000 SQ.FT.
(LOLIUM 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.

EROSION & SEDIMENT CONTROL NARRATIVE

SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED IN WITHIN THE SEDIMENT AND 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.

1. PURPOSE AND DESCRIPTION OF PROJECT
   - 1.1. CONSTRUCTION OF AN 11 LOT RESIDENTIAL SUBDIVISION.
   - 1.2. AREA OF DISTURBANCE = 4.14 ACRES
2. IDENTIFICATION OF EROSION AND SEDIMENT CONTROL CONCERNS
   - 2.1. CUTS AND FILLS ASSOCIATED WITH SITE GRADING.
   - 2.2. PROTECTION OF OFFSITE DRAINAGE AND NEIGHBORING PROPERTIES.
3. IDENTIFICATION OF OTHER POSSIBLE PERMITS
   - 3.1. THE PERMITS REQUIRED FOR THIS PROJECT ARE A LOCAL PLANNING AND ZONING PERMIT, A DEEP STORMWATER GENERAL PERMIT.
4. CONSERVATION PRACTICES INCORPORATED INTO THE PROJECT AREA ARE AS FOLLOWS:
   - 4.1. DETAILED STORMWATER AND SEDIMENT CONTROL PLAN.
5. PARTY RESPONSIBLE FOR SOIL AND EROSION CONTROLS
   - 5.1. SITE CONTRACTOR

SEQUENCE OF CONSTRUCTION:

PHASE 1:
A: INSTALL EROSION AND SEDIMENTATION CONTROL SILT FENCE AROUND ENTIRE SITE
B: DEMOLISH EXISTING STRUCTURES, CONCRETE FOUNDATIONS, POOL, AND RETAINING WALLS
C: RE-GRADE DISTURBED AREAS AND SEED
TOTAL DISTURBED AREA DURING PHASE 1 = 16,685 SF

PHASE 2:
A: ROUGH GRADING OF REAR ACCESS DRIVEWAY & LOTS 5, 6, & 7
B: CONSTRUCTION OF RIPRAP PLUNGE POOL, STONE DIAPHRAGM, & VEGETATIVE FILTER STRIP
C: SEED AND ESTABLISH GROUND COVER OF ALL DENUDED AREAS
TOTAL DISTURBED AREA DURING PHASE 2 = 4.28 AC

PHASE 3:
A: GRADE ROADWAY AND ROUGH GRADE LOTS 3, 4, & 8
B: CONSTRUCTION OF WATER MAIN & FIRE HYDRANTS
C: CONSTRUCTION OF STORM SEWER
D: CONSTRUCTION OF STREET LIGHTING FOUNDATIONS
E: SEED AND ESTABLISH GROUND COVER OF ALL DENUDED AREAS EXCEPT ROADWAY
F: PLACE BASE COARSE AGGREGATE FOR ROADWAY
TOTAL DISTURBED AREA DURING PHASE 3 = 4.69 AC

PHASE 4:
A: ROUGH GRADING OF LOTS 1, 2, 9, 10, & 11
B: CONSTRUCTION OF ROADWAY, DRIVEWAY ENTRANCES, CUL-DE-SAC, & SIDEWALKS
C: INSTALL STREET LIGHTING
TOTAL DISTURBED AREA DURING PHASE 4 = 4.99 AC

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

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September 1, 2021

Ryan E. Thompson
RCL Thompson LLC
19 Pepperbush Dr
Clinton CT 06413
ryan@rclthompson.com

Project: Residential subdivision, 791 Coleman Rd, Cheshire, CT
NDDB Determination No.: 202109171

Dear Mr. Thompson,

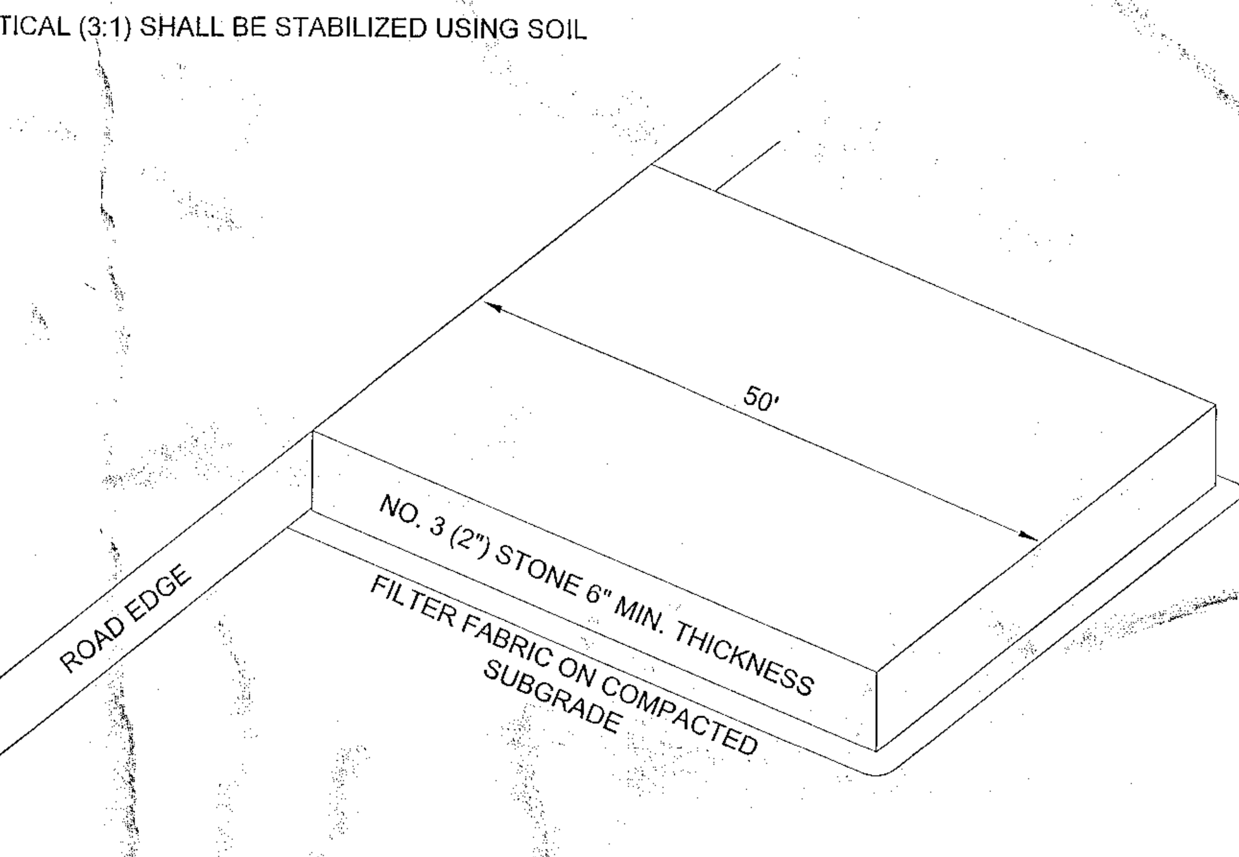
I have reviewed Natural Diversity Database (NDDB) maps and files regarding the area of work provided for the proposed 11 lot subdivision of 791 Coleman Road in Cheshire, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB. The result of this review does not preclude the possibility that listed species, including Special Concern Eastern box turtles, may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. If turtles are encountered on site they should be moved out of the immediate work zone, to an adjacent area and exclusion fencing should be added to prevent reentry. Contact NDDB to report the presence of any listed species and for more detailed guidance. This determination is good for two years. Please re-submit a new NDDB Request for Review if the scope of work changes or if work has not begun on this project by September 1, 2023.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey, cooperating units of DEEP, landowners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substitutes for on-site surveys necessary for a thorough environmental impact assessment. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the database as it becomes available.

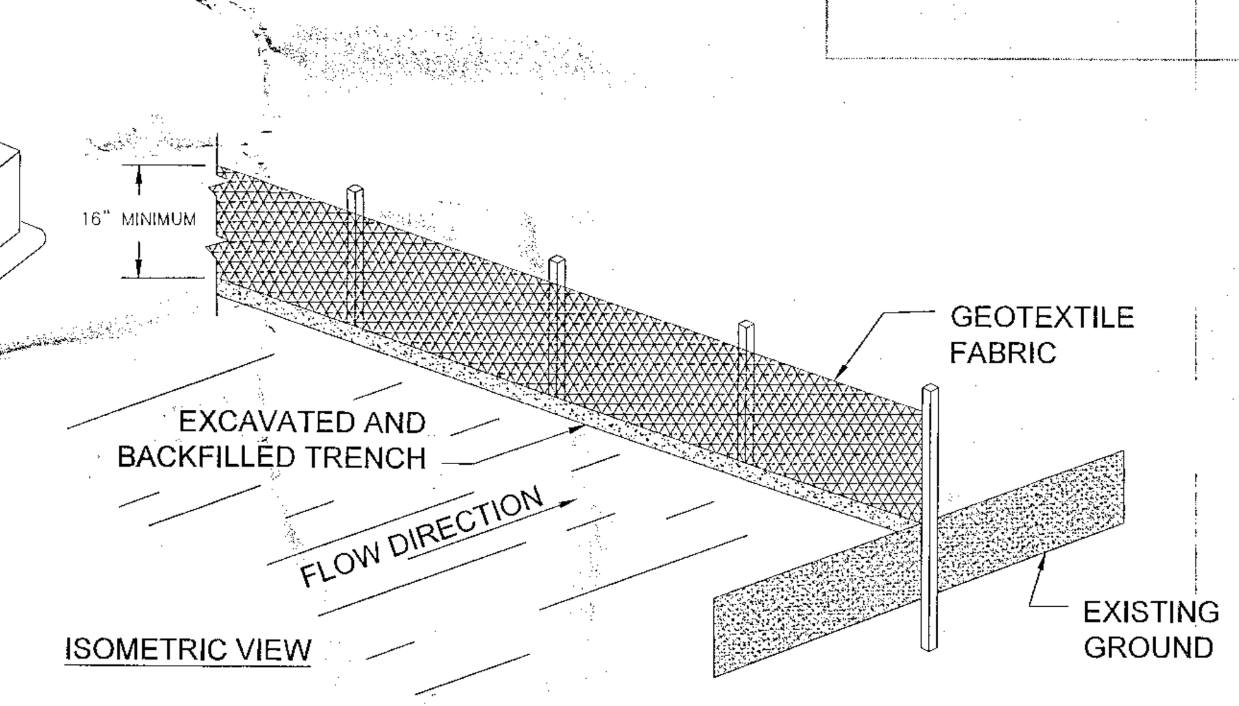
Please contact me if you have further questions at (860) 424-3378, or karen.zyko@ct.gov . Thank you for consulting the Natural Diversity Database.

Sincerely,

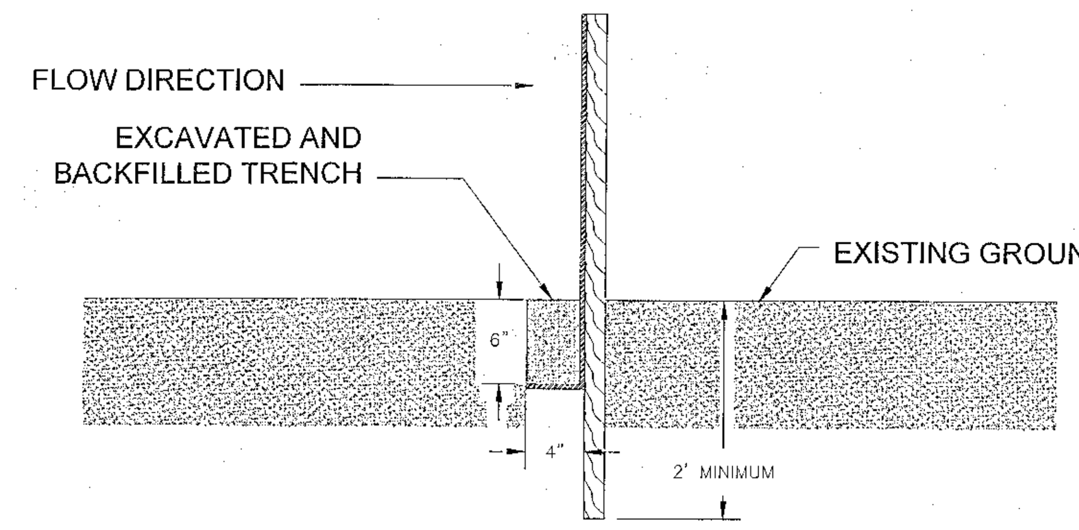
Karen Zyko
Environmental Analyst



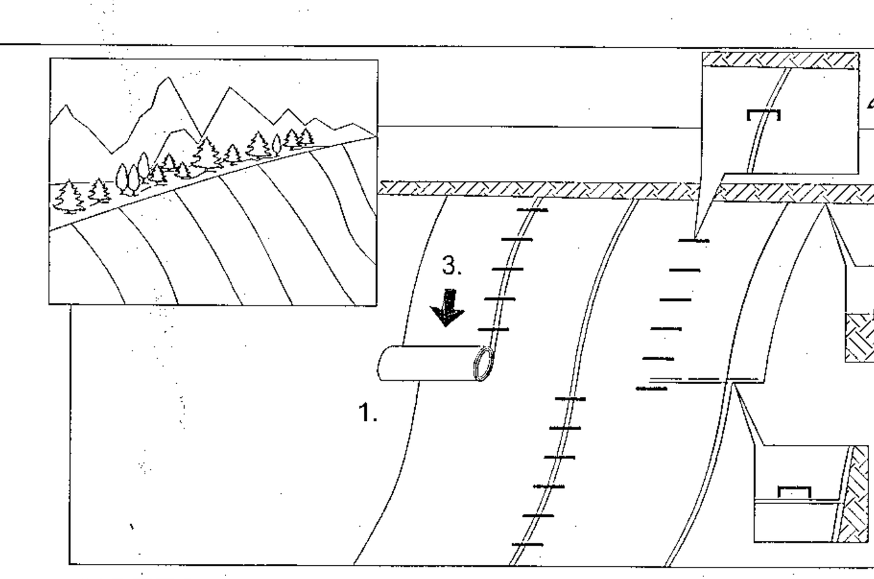
CONSTRUCTION ENTRANCE PAD
N.T.S.



ISOMETRIC VIEW



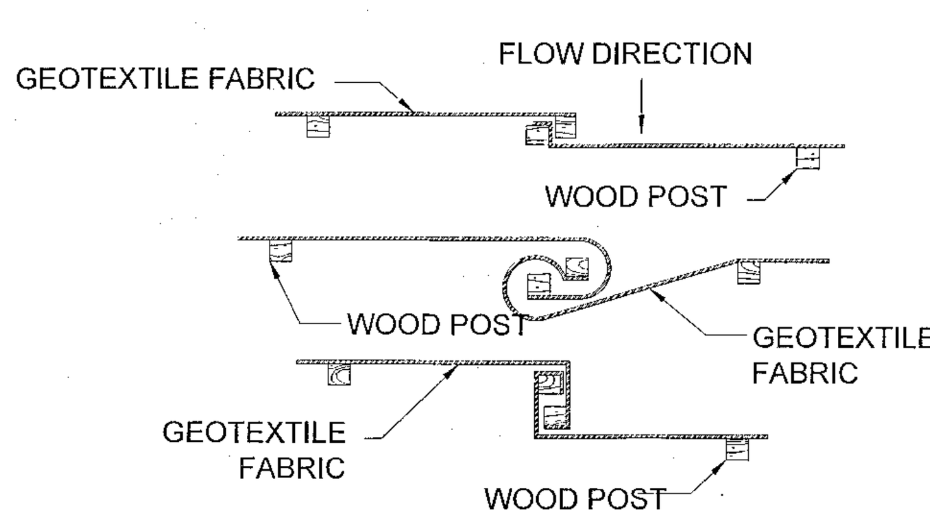
TYPICAL SECTION



NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATIONS OF LIME, FERTILIZER, AND SEED.
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 MST 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



SILT FENCE DETAILS
N.T.S.

SHEET: CC504

PINNACLE LAND DEVELOPMENT
31 WALLINGFORD ROAD
CHESHIRE, CT 06410

TITLE: EROSION & SEDIMENT CONTROL NOTES & DETAILS
SUBDIVISION OF THE TRIPODINA ESTATE
791 COLEMAN ROAD
CHESHIRE, CT

DATE: October 12, 2021
DRAWING SCALE: N/A

PREPARED BY:
RCL THOMPSON LLC
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860-941-7721

STATE OF CONNECTICUT
RYAN E. THOMPSON
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