

**SILT FENCE DETAIL**  
(NOT TO SCALE)

NOTE: HAYBALE TO BE SET ON BOTH SIDES OF SILT FENCE.

**SEDIMENTATION AND EROSION CONTROL MEASURES**

1. CLEAR TREES, BRUSH FROM AREA TO BE GRADED.
2. INSTALL SILT FENCE EROSION BARRIER (SEE PLAN).
3. FILL AND GRADE ONLY THOSE AREAS SHOWN ON PLAN.
4. REMOVE ALL STONES, STUMPS, ETC. FROM GRADED AREA, THEN PLACE LOAM TO A DEPTH OF 4" OR MORE.
5. DURING SEED BED PREPARATION, APPLY FERTILIZER AT THE RATE OF 7.5 LBS. PER 1000 SQUARE FEET USING 10-10-10 OR EQUIVALENT.
6. SEED ALL EXPOSED AREAS WITH THE FOLLOWING SEED MIXTURE:  
KENTUCKY BLUEGRASS 45 LBS/1000 SQ. FT.  
PERENNIAL RYEGRASS 10 LBS/1000 SQ. FT.  
CREEPING RED FESCUE 45 LBS/1000 SQ. FT.
7. AFTER SEEDING, MULCH SHOULD BE APPLIED TO EXPOSED AREAS. STRAW AND HAY MULCHES REQUIRE ANCHORING. THIS MAY BE ACCOMPLISHED BY THE USE OF A MULCHING ANCHORING TOOL, LIQUID MULCH BINDER, OR BY DRIVING TRACKED EQUIPMENT UP AND DOWN THE SLOPE KEEPING THE TRACK CLEATS PERPENDICULAR TO THE SLOPE.
8. WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO OCTOBER 30, APPLY JUTE MESH AS PER CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL INSTALLED SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE MAINTAINED UNTIL THE AREA IS ESTABLISHED. INSPECTIONS SHOULD BE MADE AT LEAST ONCE A WEEK AND AFTER EACH RAIN.

| ZONING DATA TABLE<br>R-80 ZONING DISTRICT | REQUIRED    | EXISTING              | PROPOSED              |
|-------------------------------------------|-------------|-----------------------|-----------------------|
| MINIMUM REQUIRED                          |             |                       |                       |
| GROSS LOT AREA (SQUARE FEET)              | 80,000 S.F. | 261,892 S.F.          | 261,892 S.F.          |
| NET BUILDABLE LOT AREA (SQUARE FEET)      | 50,000      | 607.5 FT.             | 607.5 FT.             |
| LOT WIDTH (AT STREET LINE)                | 200 FT.     | 639.2 FT.             | 639.2 FT.             |
| LOT DEPTH (FROM STREET LINE)              | 200 FT.     | 639.2 FT.             | 639.2 FT.             |
| SETBACKS FROM PROPERTY LINE               |             |                       |                       |
| FRONT (FROM STREET LINE)                  | 40 FT.      | 251.9 FT.             | 251.9 FT.             |
| ANY ONE SIDE YARD                         | 50 FT.      | 119.9 FT.             | 114.4 FT.             |
| TOTAL OF BOTH SIDE YARDS                  | 30 FT.      | 216.8 FT.             | 210.5 FT.             |
| REAR YARD                                 |             |                       |                       |
| MAXIMUM PERMITTED                         |             |                       |                       |
| BUILDING HEIGHT                           | 35 FT.      |                       |                       |
| LOT COVERAGE (ALL STRUCTURES)             | 10%         | 2.6%<br>(6,795 S.F.)  | 2.8%<br>(7,342 S.F.)  |
| IMPERVIOUS SURFACES (INCLUDING ROOFS)     | 15%         | 7.8%<br>(80,519 S.F.) | 8.0%<br>(80,906 S.F.) |

**NOTES:**

1. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
A. STREAM LOCATION & BOUNDARY SURVEY, LAND OF KAREN KATEN, DEEP RIVER, CONN. DATED: NOV. 8, 1982 REV'D THRU MAY 23, 1994 BY: DONALD R. CARLSON.  
B. SITE DEVELOPMENT PLAN PORTION OF PROPERTY OF KAREN KATEN, MEADOW WOODS ROAD & RIVER ROAD, DEEP RIVER, CONNECTICUT, DATED: JUNE 10, 1999, BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.  
C. SITE DEVELOPMENT PLAN PORTION OF PROPERTY OF KAREN KATEN, MEADOW WOODS ROAD & RIVER ROAD, DEEP RIVER, CONNECTICUT, DATED: MARCH 31, 1997, BY: ANGUS McDONALD/GARY SHARPE & ASSOCIATES, INC.  
D. IMPROVEMENT LOCATION SURVEY PLAN, PORTION OF PROPERTY OF KAREN KATEN, MEADOW WOODS ROAD & RIVER ROAD, DEEP RIVER, CONNECTICUT, DATED: FEB. 20, 2003 AND REVISED BY: ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC.
2. CONTOURS AND SPOT ELEVATIONS SHOWN ARE BY FIELD SURVEY AND ARE BASED ON AN ASSUMED DATUM.
3. LIMITS OF INLAND WETLANDS SHOWN HEREON MARKED IN FIELD BY SOIL SCIENTIST RICHARD SNARSKI ON 12/20/02 AND LOCATED BY FIELD SURVEY.
4. ALL PUMP LOCATIONS ARE APPROXIMATE. DETAILS AND SPECIFICATIONS OF PUMPS TO BE SUPPLIED BY CONTRACTOR.

SCALE IN FEET  
0 10 20 30 40 50 60

**LEGEND**

- 00 ——— EXISTING CONTOURS
- 0.00 ——— EXISTING SPOT ELEVATION
- ——— UTILITY POLE
- ☆ ——— LIGHT POLE
- ——— YARD LIGHT
- EDGE OF WETLAND/FLAG NUMBER
- SILT FENCE

I HAVE REVIEWED THE WETLANDS BOUNDARIES AS SHOWN ON THIS PLAN AND AM OF THE OPINION THAT THEY REPRESENT THE SOIL BOUNDARIES MARKED BY ME IN THE FIELD.

*Richard Snarski*  
RICHARD SNARSKI, CERTIFIED SOIL SCIENTIST, #1975

DATE 12/20/02

MATTHEW B. WHITE  
CONN. P.E. #19476

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION. PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS BEING ACCURATELY LOCATED OR DEPICTED.

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THE WORD "CERTIFY", AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

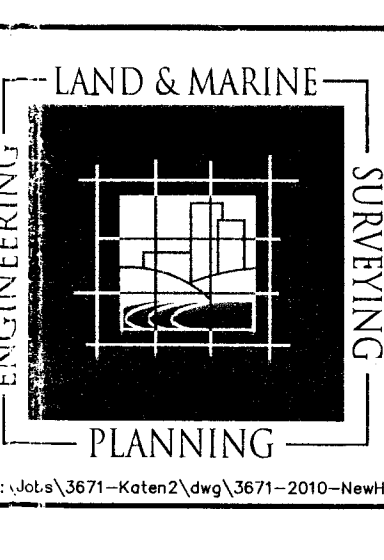
**CERTIFICATION NOTES:**

1. THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 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, 1986.
2. TYPE OF SURVEY: TOPOGRAPHIC SURVEY (PARTIAL).
3. BOUNDARY DETERMINATION: PORTION SHOWN IS DEPENDENT RESURVEY (PER REF. MAP 1-A & 1-B).
4. THIS SURVEY CONFORMS TO THE STANDARDS AND ACCURACY OF CLASS A-2 & T-2. CLASS A-2 PERTAINS TO IMPROVEMENTS ONLY (PER REF. MAP 1-A & 1-B).

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

ANGUS L. McDONALD JR  
CONN. L.S. #70173

*Angus L. McDonald Jr.*



**ANGUS McDONALD  
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SINCE 1966

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**SITE DEVELOPMENT PLAN**  
PORTION OF PROPERTY OF  
**KAREN KATEN**  
MEADOW WOODS ROAD & RIVER ROAD  
DEEP RIVER, CONNECTICUT

DATE: OCTOBER 5, 2010 SCALE: 1"=20'  
DR'N TRN CK'D APP'D

SHEET 1 of 1 JOB NO. 973871

REVISIONS: