EROSION AND SEDIMENTATION CONTROL PLAN

REFERENCE IS MADE TO THE CURRENT BEST MANAGEMENT PRACTICES (BMP's) AS CONTAINED IN DEP BULLETIN 34, "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", AS AMENDED, AND TO THE TOWN HIGHWAY ENGINEERING STANDARDS AND SPECIFICATIONS. THE GUIDELINES ARE OBTAINABLE FROM THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION, STATE OFFICE BUILDING, HARTFORD, CONNECTICUT 06106, AND SHOULD BE USED AS A REFERENCE IN CONSTRUCTING THE EROSION AND SEDIMENT CONTROLS INDICATED ON THESE PLANS.

IN ALL AREAS, REMOVAL OF TREES, BUSHES AND OTHER VEGETATION AS WELL AS DISTURBANCE OF THE SOIL IS TO BE KEPT TO AN ABSOLUTE MINIMUM WHILE ALLOWING PROPER DEVELOPMENT OF THE SITE.

DURING CONSTRUCTION, EXPOSE AS SMALL AN AREA OF SOIL AS POSSIBLE FOR AS SHORT A TIME AS POSSIBLE.

AFTER CONSTRUCTION, GRADE, RESPREAD TOPSOIL AND STABILIZE SOIL BY SEEDING AND MULCHING SO AS TO PREVENT EROSION.

THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AT THE BEGINNING AND END OF EACH STEP OF THE CONSTRUCTION PROCEDURE AND SHALL NOT PROCEED WITH THE NEXT STEP UNTIL THE TOWN ENGINEER HAS INSPECTED THE WORK.

THE STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION OF "THE TOWN OF WINDSOR ENGINEERING STANDARDS AND SPECIFICATIONS" ARE THE STANDARD FOR THIS PROJECT.

STRIPPING AND STOCKPILING

THE CONTRACTOR SHALL CAREFULLY STRIP ALL TOPSOIL, LOAM OR ORGANIC MATERIAL PER THE GEOTECHNICAL REPORT PRIOR TO CONSTRUCTION OPERATIONS AND SHALL STORE THEM SEPARATELY FROM ALL OTHER MATERIALS DURING EXCAVATION. IN AREAS DESIGNATED AS REGULATED AREAS, THE UPPER STRATA TO A DEPTH OF 2 FEET SHALL BE STRIPPED AND STORED SEPARATELY. DURING BACKFILLING, THESE MATERIALS SHALL BE REPLACED AND FINISHED AS THEY EXISTED BEFORE CONSTRUCTION BEGAN, EXCEPT FOR SPECIAL ACCESS WAYS AS NOTED ON THE PLANS.

THE CONTRACTOR SHALL NOT INTRODUCE ANY QUANTITIES OF FILL MATERIALS INTO ANY AREAS DESIGNATED AS REGULATED AREAS EXCEPT AS SHOWN ON THE APPROVED GRADING PLANS.

THE CONTRACTOR SHALL MAINTAIN ALL BACKFILLED EXCAVATION IN PROPER CONDITION UNTIL EXPIRATION OF THE MAINTENANCE PERIOD. ALL DEPRESSIONS APPEARING IN THE BACKFILLED EXCAVATION SHALL BE PROPERLY FILLED AND RESEEDED IF NECESSARY.

DISPOSAL OF TREES AND BRUSH

ALL SAPLING TREES AND BRUSH CUT ON THE JOB SHALL BE CHIPPED FOR DISPOSAL. WOOD CHIPS SHALL BE 1/8 INCH NOMINAL THICKNESS WITH NOT LESS THAN 50 PERCENT OF THE CHIPS HAVING AN AREA NOT LESS THAN ONE (1) SQUARE INCH, NOR MORE THAN SIX (6) SQUARE INCHES. THE CHIPS SHALL BE DISPOSED OF BY UNIFORM SPREADING OVER THE PROJECT IN WOODED AREAS DESIGNATED BY THE ENGINEER.

ALL OTHER CUT TREES AND STUMPS SHALL BE REMOVED FROM THE REGULATED AREAS.

TRENCH EXCAVATION AND BACKFILL

CARE SHALL BE TAKEN TO EXCAVATE TO THE CORRECT LINE AND GRADE AND WIDTH AT ALL POINTS. THE METHODS AND EQUIPMENT USED FOR EXCAVATION MUST BE ADAPTED TO THE CONDITIONS AT THE SITE AND THE DIMENSIONS OF THE REQUIRED TRENCH. THE WIDTH OF THE DISTURBED GROUND OR STREET SURFACE, CUT OR DISTURBED, SHALL BE KEPT AS SMALL AS PRACTICABLE TO ACCOMMODATE THE WORK.

TRENCH EXCAVATION BELOW THE TWO FOOT DEPTH WHICH IS TO BE STRIPPED AND STORED SEPARATELY SHALL BE STOCKPILED AND SHALL BE USED AS THE TRENCH BACKFILL MATERIAL IN THE WETLANDS AREA, UNLESS THE ENGINEER DECLARES IT UNSUITABLE FOR BACKFILL MATERIAL. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR IN AN AREA DESIGNATED BY THE ENGINEER.

RESTORATION

THE FINAL RESTORATION AND RESEEDING SHALL BE DONE IN ACCORDANCE WITH OTHER SPECIFICATIONS IN THIS CONTRACT.

EROSION AND SEDIMENTATION CONTROL MEASURES

F.. SYNTHETIC FILTER BARRIER FENCE AS SPECIFIED IS TO BE INSTALLED AT ALL LOCATIONS AS INDICATED ON THE PLANS TO INTERCEPT SILT AND SEDIMENT BEFORE IT REACHES THE DRAINAGE SYSTEM, WETLANDS OR WATERCOURSES. DEPOSITS OF SEDIMENT AND SILT ARE TO BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE FENCE. THIS MATERIAL IS TO BE SPREAD AND STABILIZED IN AREAS NOT SUBJECT TO EROSION, OR TO BE USED AS FILL IN AREAS WHICH ARE NOT TO BE PAVED OR BUILT ON. THE FENCE IS TO BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. THE FENCE IS TO REMAIN IN PLACE AND TO BE MAINTAINED TO INSURE EFFICIENT SILTATION CONTROL UNTIL ALL AREAS ABOVE THE FENCE ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.

R.. RIP-RAP AS SPECIFIED IS TO BE INSTALLED AT THESE POINTS AS ENERGY DISSIPATION STRUCTURES. THE RIP-RAP IS TO BE INSTALLED BEFORE THE OUTLET STRUCTURES ARE ACTIVATED AND ALL ADJACENT AREAS ARE TO BE IMMEDIATELY SEEDED IF IN SEASON, OR THE SOIL IS TO BE STABILIZED BY OTHER METHODS. THIS MAY REQUIRE SODDING OR MULCHING OR OTHER METHODS AS DEFINED IN THE "GUIDELINES".

ESTABLISHING VEGETATION COVER ON DISTURBED AREAS

1. SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 10" OF TOPSOIL ON ALL AREAS TO BE SEEDED.
2. APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS./1000 SQ. FT.)
3. FERTILIZE
   a) FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 SQ. FT.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 LBS. PER ACRE ON THE SURFACE.
   b) FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 LBS. PER ACRE (14 LBS./1000 SQ. FT.) AND WORK INTO SOIL.
4. SMOOTH AND FIRM SEEDBED, APPLY SEED UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
5. MULCH IMMEDIATELY WITH HAY FREE FROM WEAK SEEDS, AT A RATE OF 3 BALES PER 1000 SQ. FT.

6. PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHERE FINAL GRADING IS COMPLETE:
   (EXCEPT FOR TOWN R.O.W. AND ADJACENT AREAS)

AREA WHERE SEED MIX APPLIES	SEEDING MIXTURE BY WEIGHT	RATE PER 1000 SQ. FT.	SEEDING DATES
ALL LAWN AREAS	CREEPING RED FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	0.45 LB 0.45 LB 0.10 LB 1.00 LB	APRIL 15 – JUNE 15 OR AUGUST 15 – SEPT 15
ROAD CUTS & FILLS AND DIVERSION DITCHES	CREEPING RED FESCUE REDTOP TALL FESCUE OR SMOOTH BROMEGRASS	0.45 LB 0.05 LB 0.45 LB 0.95 LB	APRIL 15 – JUNE 15 OR AUGUST 15 – SEPT 15
VERY STEEP SLOPES	CREEPING FESCUE REDTOP CROWN VETCH	0.45 LB 0.05 LB 0.35 LB 0.85 LB	APRIL 15 – JUNE 15 OR AUGUST 15 – SEPT 15
NO MAINTENANCE AREAS	RED CANARYGRASS REDTOP	0.45 LB 0.10 LB 0.55 LB	APRIL 15 – JUNE 15 OR AUGUST 15 – SEPT 15

IF TREES ARE TO BE RETAINED, THE SEED MIX SHOULD BE ADAPTED FOR SHADY CONDITIONS.

7. TEMPORARY SEEDING: TO PROTECT THE SOIL OVER THE WINTER.
   (EXCEPT FOR TOWN R.O.W. AND ADJACENT AREAS)

SPECIES	RATE/1000 SQ. FT.	OPTIMUM SEEDING DATE [1,3]	OPTIMUM SEED DEPTH [2]
ANNUAL RYEGRASS	1.0	3/1 – 6/15 8/1 – 10/1	0.5
PERENNIAL RYEGRASS	1.0	3/15 – 6/15 8/1 – 10/1	0.5
WINTER RYE	3.0	4/15 – 6/15 8/15 – 10/1	1.0
OATS	2.0	3/1 – 6/15 8/1 – 10/1	1.0
WHEAT	3.0	4/1 – 6/15 8/15 – 10/1	1.0
MILLET	0.5	6/1 – 7/1 5/15 – 8/15	1.0
SUDANGRASS	0.7	5/15 – 8/15	1.0
BUCKWHEAT	0.4	4/1 – 9/15	1.0
WEEPING LOVEGRASS	0.2	6/1 – 7/1	0.25

1 MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED.
2 SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.
3 THE FALL SEEDING DATES MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS OF NEW LONDON, MIDDLESEX, NEW HAVEN AND FAIRFIELD COUNTIES.

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONN.

ORGANIC MULCH MATERIALS AND APPLICATION RATES

MULCHES	RATES PER ACRE	RATES PER 1000 SQ.FT.[2]	NOTES
STRAW OR HAY	1 1/2 – 2 TONS	70 – 90 LBS.	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.
WOOD FIBER	1000 – 2000 LBS.	25 – 50 LBS.	FIBERS 4MM OR LONGER. DO NOT USE ALONE IN WINTER OR DURING HOT, DRY WEATHER. APPLY AS SLURRY.
CORN STALKS	4 – 6 TONS	185 – 275 LBS.	CUT OR SHREDDED IN 4-6 INCH LENGTHS. AIR DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.

2 SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOIL.

SEEDING MIX FOR ROAD R.O.W AND ADJACENT AREAS

SPECIES	PROPORTION BY WEIGHT (%)	MINIMUM PURITY (%)	MINIMUM GERMINATION (%)
PERENNIAL RYE GRASS	50 PARTS	98	90
KENTUCKY BLUE GRASS	20 PARTS	85	75
FINE FESCUE	30 PARTS	98	85

APPLY SEEDING PER "TECHNICAL SPECIFICATION 415 LOAMING, SEEDING, HYDROSEEDING, SODDING, AND EROSION CONTROL MATTING"

INSTALLATION REQUIREMENTS FOR ORGANIC MULCHES

ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN FIGURE 7-1.

1. MATERIALS

   SELECT MULCH MATERIAL BASED ON SITE CONDITIONS, AVAILABILITY OF MATERIALS, AND LABOR AND EQUIPMENT. FIGURE 7-1 LISTS THE MOST COMMONLY USED ORGANIC MULCHES. OTHER MATERIALS MAY BE USED WITH THE PERMISSION OF THE APPROVING AUTHORITY.

2. PRIOR TO MULCHING

   COMPLETE THE REQUIRED GRADING AND INSTALL NEEDED SEDIMENT CONTROL MEASURES.

3. APPLICATION

   MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE.

   APPROXIMATELY 1000 SQUARE FOOT SECTIONS AND PLACE 70-90 LBS (1-1/2 TO 2 BALES) OF STRAW OR WHEN SPREADING STRAW OR HAY MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO

   HAY IN EACH SECTION TO INSURE UNIFORM DISTRIBUTION.

4. ORGANIC MULCH ANCHORING

   STRAW OR HAY MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT WINDBLOWING. OTHER ORGANIC MULCHES DO NOT REQUIRE ANCHORING. THE FOLLOWING METHODS OF ANCHORING STRAW OR HAY MAY BE USED.

   A. MULCH ANCHORING TOOL

      THIS IS A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE. THIS METHOD PROVIDES MAXIMUM EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3 TO 1 (3 HORIZONTALLY TO 1 VERTICALLY), WHERE EQUIPMENT CAN OPERATE SAFELY. MACHINERY SHALL BE OPERATED ON THE CONTOUR.

   B. TRACKING

      APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO CONTOUR.

   C. MULCH NETTINGS

      INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

ALL MULCHES MUST BE INPSECTED PERIODICALLY. IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. NETTING SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHOULD TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED. GRASSES SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED WHICH IS MATURE ENOUGH TO CONTROL SOIL EROSION AND TO SURVIVE SEVERE WEATHER CONDITIONS. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTING, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

PROJECT NARRATIVE

1. THE SITE IS IN THE R-40 ZONE AND CONTAINS 7.163 ACRES OF UPLANDS AND NO WETLANDS.

2. THE PROPERTY IS PROPOSED TO BE DIVIDED INTO TWO LOTS; LOT 1 WILL CONTAIN THE EXISTING HOUSE LOT AND 148,050 S.F. (3.399 ACRES), LOT2 CONTAINS 163,972 S.F. (3.764 ACRES).

3. THE PROPOSED CONSTRUCTION OF THE HOUSE, SEPTIC SYSTEM, OTHER UTILITIES, DRIVE AND LAWN AREAS WILL CAUSE THE DISTURBANCE OF 27,239 S.F. (0.625 ACRES).

4. THE LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM AND PUBLIC WATER.

5. FIRST INCH OF STORMWATER RUNOFF FROM THE ROOF AREAS WILL BE DIRECTED VIA RAIN LEADERS INTO DRYWELLS FOR INFILTRATION INTO THE SOIL TO REPLICATE EXISTING RUNOFF CONDITIONS.

6. CONSTRUCTION OF THE HOUSE AND RELATED INFRASTRUCTURE WILL START IN RESPONSE TO MARKET DEMANDS AND THE DESIRES OF THE PURCHASER.

7. CONSTRUCTION SHOULD TAKE 6 MONTHS AND MUST FOLLOW THE CONSTRUCTION AND EROSION CONTROL SEQUENCE.

CONSTRUCTION AND EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER AND/OR THE IWWC AGENT AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:
   A. START OF CONSTRUCTION
   B. COMPLETION OF CLEARING LIMIT DEMARCATION
   C. INSTALLATION OF E & S MEASURES
   D. COMPLETION OF SITE CLEARING
   E. COMPLETION OF ROUGH GRADING
   F. COMPLETION OF FINAL GRADING
   G. PRIOR TO THE REMOVAL OF CONSTRUCTION E & S CONTROL SYSTEM
2. SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
3. E & S CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCE FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN THE ACCUMULATED SEDIMENT HAS REACHED ONE-HALF ABOVE THE GROUND HEIGHT OF THE FENCE.
5. THE DEVELOPER SHALL STORE 10 HAYBALES AND 50 FEET OF SILT FENCE ON SITE, PER DISTURBED LOT, FOR MAINTAINING, REPAIRING AND REPLACING EFFECTIVE SEDIMENT AND EROSION CONTROL BARRIER.

CONSTRUCTION AND EROSION CONTROL SEQUENCE

1. CONTACT TOWN ZONING ENFORCEMENT AGENT, SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING.
2. SURVEYOR TO STAKE AND CLEARLY MARK THE LOCATION OF THE CONSTRUCTION ENTRANCE WITH WOOD STAKES AND THE EDGE OF THE VEGETATED AREAS TO BE CLEARED WITH WOOD STAKES AT 50 FEET ON CENTER.
3. INSTALL CONSTRUCTION ENTRANCE PAD.
4. INSTALL PERIMETER SILT FENCE.
5. CUT & REMOVE TREES, VEGETATION AND STUMPS.
6. REMOVE STUMPS AFTER EROSION CONTROLS ARE INSTALLED. TREES MAY BE CHIPPED AND STUMPS GROUND ON SITE FOR USE AS MULCH. CHIPS MAY BE STORED ON SITE NO STUMPS OR WOOD MAY BE BURIED ON SITE. DISPOSE OF EXCESS MATERIAL IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
7. STRIP TOPSOIL.
8. EXCAVATE FOR FOUNDATION AND ROUGH GRADE SITE.
9. CONSTRUCT HOUSE.
10. INSTALL SEPTIC SYSTEM.
11. INSTALL BALANCE OF UTILITIES TO SERVE HOUSE.
12. INSTALL DRIVEWAY BASE AND DRIVEWAY.
13. GRADE, TOPSOIL AND PREPARE LAWN AREAS.
14. REMOVE EROSION CONTROLS FROM STABILIZED AREAS.

EROSION AND SEDIMENTATION CONTROL CHECKLIST

PROJECT: RE-SUBDIVISION – 1 PROPOSED RESIDENCE
LOCATION: 5 PINNACLE MOUNTAIN ROAD
PROJECT DESCRIPTION: SINGLE FAMILY HOUSE CONSTRUCTION
PARCEL AREA: 7.163 ACRES

RESPONSIBLE PERSONNEL:

RANDY SWINFORD (860) 810-9318
5 PINNACLE MOUNTAIN ROAD
SIMSBURY, CT 06070

EROSION AND SEDIMENT CONTROL PLAN PREPARER:

ED LALLY & ASSOCIATES, INC. (860) 688-2413
111 PROSPECT HILL ROAD
WINDSOR, CONNECTICUT 06095

CHECKLIST:

WORK DESCRIPTION Erosion & Sediment Control Measures	LOCATION	DATE INSTALLED	INITIALS	DATE REMOVED	INITIALS
CONSTRUCTION ENTRANCE	PROPOSED DRIVEWAY APRON				
SILT FENCE	TOE OF SLOPES				
	STOCKPILES				
TOPSOIL, MULCH & SEED	ALL DISTURBED AREAS				

MAINTENANCE OF MEASURES:

LOCATION	DESCRIPTION OR NUMBER	DATE	INITIALS
PROPOSED DRIVEWAY APRON	CONSTRUCTION ENTRANCE		
TOE OF SLOPES	SILT FENCE		
STOCKPILES	SILT FENCE		
ALL DISTURBED AREAS	TOPSOIL, MULCH & SEED		

PROJECT DATES:

DESCRIPTION	DATE	INITIALS
DATE OF GROUNDBREAKING FOR PROJECT		
DATE OF FINAL STABILIZATION		

FINAL APPROVAL

This subdivision received Final Approval as authorized by the Simsbury Planning Commission.

Signature_____
Planning Commission Chairman or Secretary)

Date of Final Approval_____

Pursuant to Title 8 of the Connecticut General Statutes as revised and Section 12 B of these regulations, all work in connection with this subdivision must be completed by_____, otherwise the approval will lapse.

This approval, unless otherwise indicated by special notation, does not include specific approval of driveway construction, building size or location, or septic design. Subdivision may also be subject to conditions, the satisfaction of which may be a prerequisite to the issuance of a Zoning or Building Permit. Buyers are advised to inquire at the Simsbury Land Use Office.

SEDIMENTATION & EROSION CONTROL NOTES

DATE	REVISION
9-5-14	PER TOWN STAFF
7-3-14	EROSION CONTROLS ADDED

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

ed lally and associates, inc.

• 111 PROSPECT HILL ROAD • WINDSOR, CT 06095 • (860) 688-2413 •

RE-SUBDIVISION
PROPERTY OF
RANDY E. & SHELLY SWINFORD
5 PINNACLE MOUNTAIN ROAD
SIMSBURY, CONNECTICUT

SCALE: NONE

MARCH 7, 2014