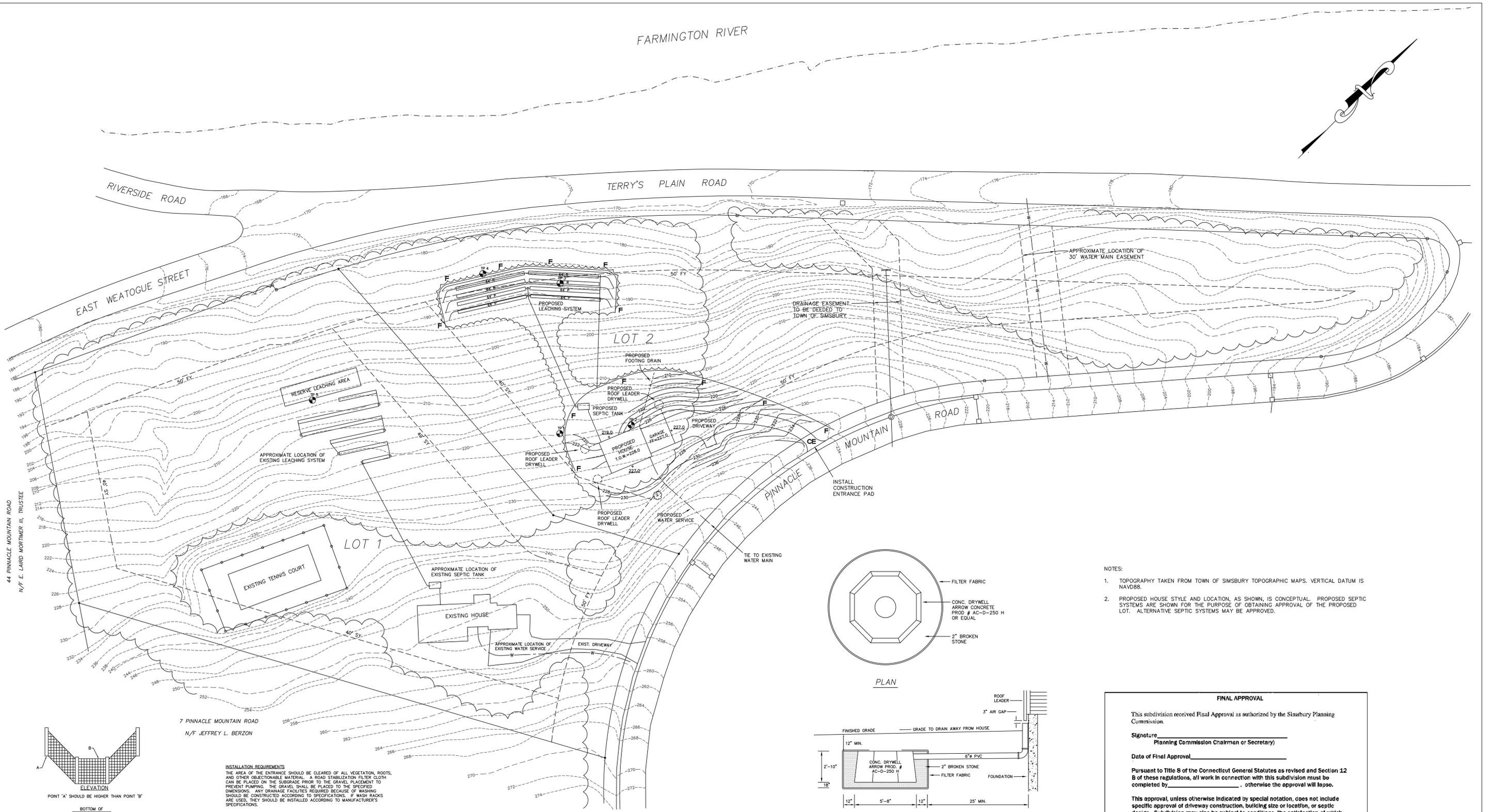
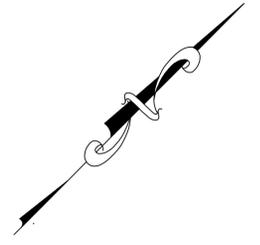


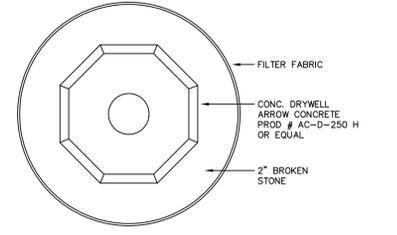
FARMINGTON RIVER



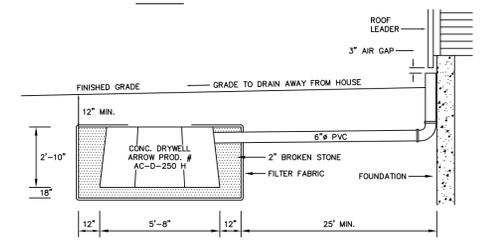
44 PINNACLE MOUNTAIN ROAD
N/F E. LAIRD MORTIMER III, TRUSTEE

7 PINNACLE MOUNTAIN ROAD
N/F JEFFREY L. BERZON

- NOTES:
1. TOPOGRAPHY TAKEN FROM TOWN OF SIMSBURY TOPOGRAPHIC MAPS. VERTICAL DATUM IS NAVD88.
 2. PROPOSED HOUSE STYLE AND LOCATION, AS SHOWN, IS CONCEPTUAL. PROPOSED SEPTIC SYSTEMS ARE SHOWN FOR THE PURPOSE OF OBTAINING APPROVAL OF THE PROPOSED LOT. ALTERNATIVE SEPTIC SYSTEMS MAY BE APPROVED.



PLAN



SECTION

ROOF LEADER DRYWELL DETAIL

FINAL APPROVAL

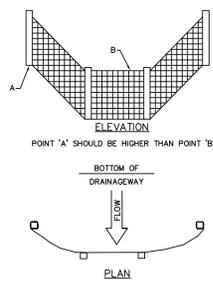
This subdivision received Final Approval as authorized by the Simsbury Planning Commission.

Signature _____
Planning Commission Chairman or Secretary)

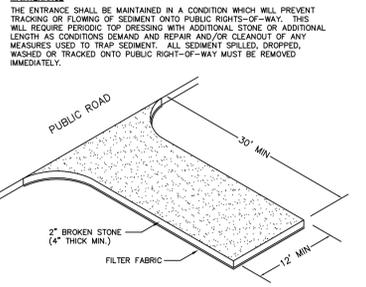
Date of Final Approval _____

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.



SILT FENCE



CONSTRUCTION SITE ENTRANCE PAD

INSTALLATION REQUIREMENTS
THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

MAINTENANCE
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

LEGEND

- 228--- EXISTING CONTOUR
- 228--- PROPOSED CONTOUR
- --- EXISTING WATERCOURSE
- --- LIMIT EXISTING VEGETATION
- --- LIMIT VEGETATION TO BE REMOVED
- EXISTING CATCH BASIN
- EXISTING CATCH BASIN
- EXISTING ENDWALL
- EXISTING WATER PIPE
- TEST PIT
- CE CONSTRUCTION ENTRANCE PAD
- F SILT FENCE

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

GRADING & EROSION CONTROL PLAN

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

proj: 5/14/14
9: West/Simsbury/plan_mth 10/grading