

ZONING TABLE			
ZONE: R80			
	REQUIRED	PROPOSED	NOTES
USE:		1-FAM.	PERMITTED USE
LOT AREA:	2.0 AC (87,120 SF)	3.51 AC. (152,988 SF)	COMPLIES
FRONTAGE:	200 FT	222.27 FT	COMPLIES
FRONT YARD:	50 FT	93.93 FT	COMPLIES
SIDE YARD:	40 FT	89.45 FT	COMPLIES
REAR YARD:	50 FT	298.40 FT	COMPLIES
BLDG HEIGHT:	35 FT	SEE ARCH.	SEE ARCH.

MAP REFERENCES:

- "PROPERTY & TOPOGRAPHIC SURVEY OF THE LAND OF 24 COBTAIL WAY REVOCABLE TRUST AGREEMENT LOCATED AT NO. 24 COBTAIL WAY, SIMSBURY, CONNECTICUT, SHEET NO. 1 OF 1, DATED AUGUST 26, 2021, PREPARED FOR YANTIC RIVER CONSULTANTS, LLC BY FRANKLIN SURVEYS.
- "PROPERTY & TOPOGRAPHIC SURVEY PREPARED FOR EDWARD G. CAPUTO UNIT #10 UPPER FOLLY FARM SUBDIVISION, #24 COBTAIL WAY, SIMSBURY, CONNECTICUT, SHEET 1 OF 2, DATED FEB. 08, 2008 AS REVISED THROUGH JULY 25, 2008, PREPARED BY HALLISEY, PEARSON & CASSIDY.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORK TO BE PERFORMED.
- THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF ALL LOCAL AGENCIES OF THE TOWN OF SIMSBURY AND THE STATE OF CONNECTICUT.

SEQUENCE OF CONSTRUCTION:

- INSTALL EROSION CONTROL MEASURES AT THE LOCATIONS ON THE PLANS OR AS REQUIRED BY FIELD CONDITIONS.
- CLEAR AND GRUB. LICENSED LAND SURVEYOR TO STAKE CLEARING LIMITS.
- ROUGH GRADE SITE & CONSTRUCT DRIVEWAY
- EXCAVATE, PLACE STRUCTURAL FILL, AND INSTALL FOUNDATION & FOOTING DRAIN.
- INSTALL SUBSURFACE SEWAGE DISPOSAL SYSTEM, WELL & UTILITIES.
- CONSTRUCT HOUSE & GARAGE, INSTALL ROOF LEADERS & DRAINAGE SYSTEM.
- INSTALL RETAINING WALLS.
- INSTALL PAVED DRIVEWAYS & WALKWAYS.
- FINISH GRADE, SPREAD TOPSOIL, SEED, AND COMPLETE PLANTING.
- REMOVE EROSION AND SEDIMENTATION CONTROLS WHEN PERMANENT VEGETATIVE COVER IS ESTABLISHED.

EROSION & SEDIMENT CONTROL PLAN:

- OWNER & PARTY RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL: MAX KERNIZAN
- CONSTRUCTION IS ANTICIPATED TO COMMENCE IN THE WINTER OF 2021 AND BE COMPLETED IN FALL OF 2022 WEATHER PERMITTING.
- ALL EROSION AND CONTROL MEASURES SHALL BE INSTALLED AND/OR CONSTRUCTED AT THE PROJECT SITE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DATED 2002, AS AMENDED AND THE TOWN OF SIMSBURY REGULATIONS.
- ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED BY THE CONTRACTOR DURING THE CONSTRUCTION PERIOD AS NECESSARY OR AS REQUIRED BY THE TOWN.
- SEDIMENT REMOVED FROM ANY CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE PLAN.
- AN ANTI-TRACKING APRON WILL BE INSTALLED AT THE ENTRANCE TO THE SITE IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENTS OFF THE CONSTRUCTION SITE BY TRUCK AND CONSTRUCTION EQUIPMENT. THE SURROUNDING ROAD SURFACES SHALL BE SWEEPED AS REQUIRED.
- AN EROSION CONTROL SYSTEM SHALL BE INSTALLED AROUND ON-SITE STOCKPILES OF SOIL.
- DUST CONTROL MEASURES SHALL BE APPLIED THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- A TEMPORARY DEWATERING AND/OR SILTATION BASIN SHALL BE INSTALLED AS NECESSARY.



SCALE: 1" = 30'

PROJECT NUMBER:
00124 - 001

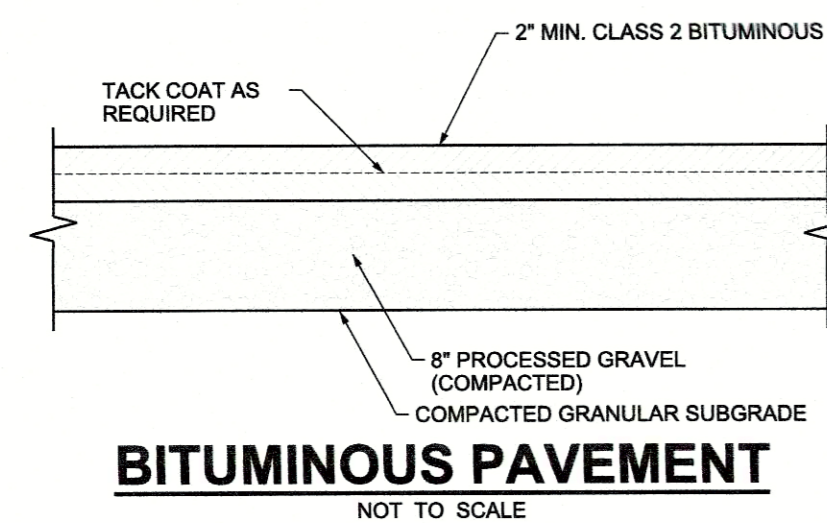
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PROFESSIONAL SEAL

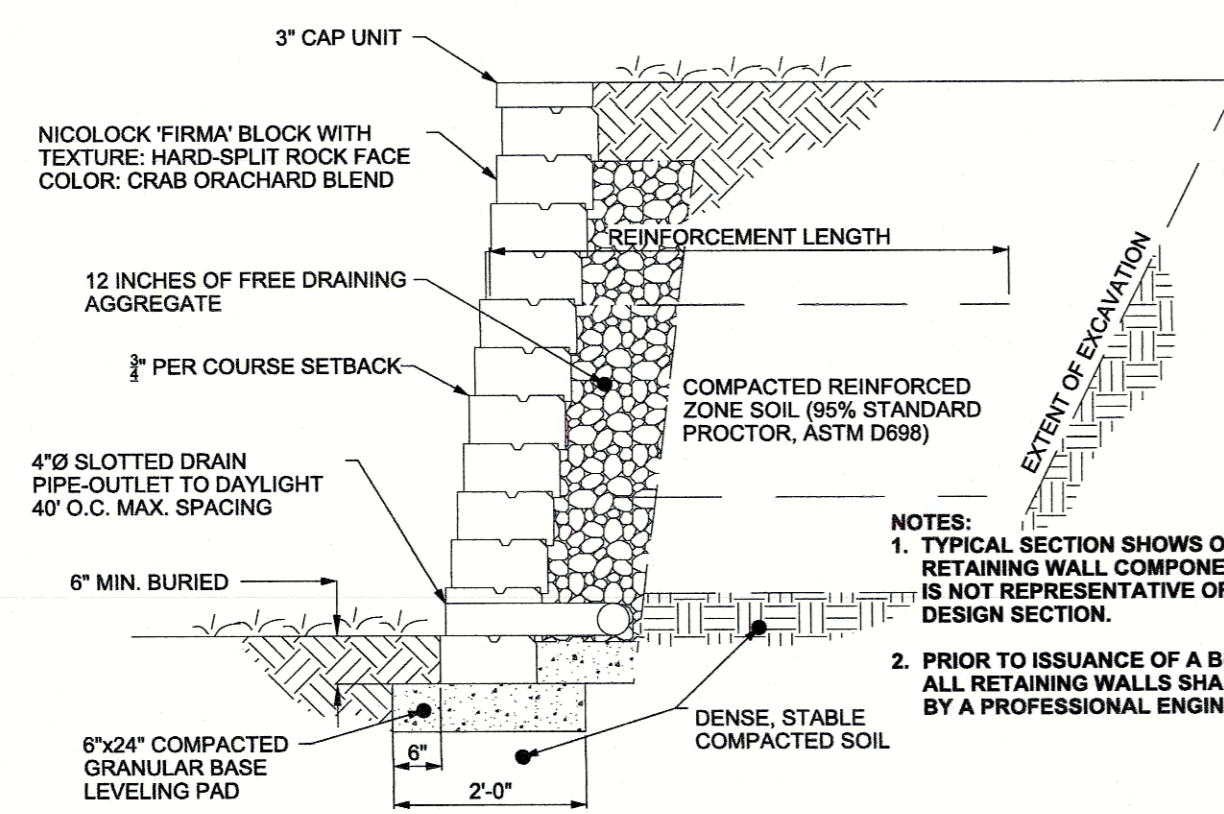
SINGLE-FAMILY LOT DEVELOPMENT
24 COBTAIL WAY
 PREPARED FOR
 MAX KERNIZAN
PLOT PLAN

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	1 OF 3
10/29/21	REDUCED RETAINING WALLS W/ WALKOUT	
		10/7/21
		REVISED
		10/25/21

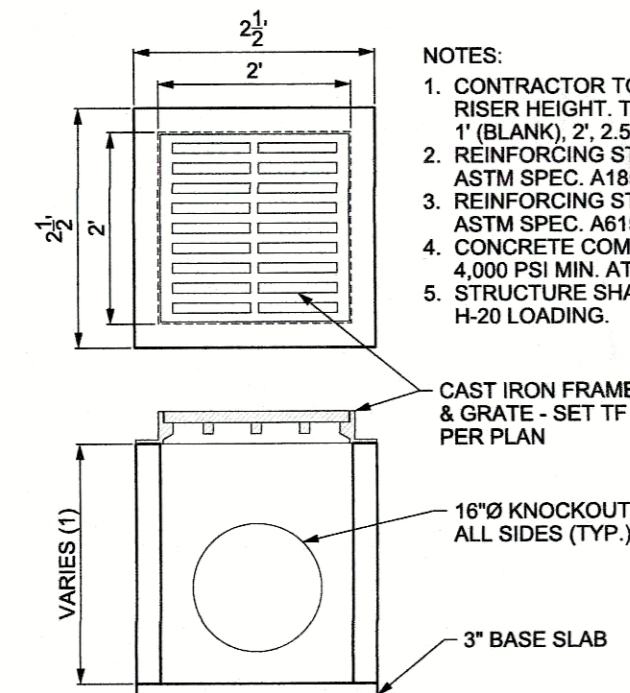
24 COBTAIL WAY SIMSBURY, CT



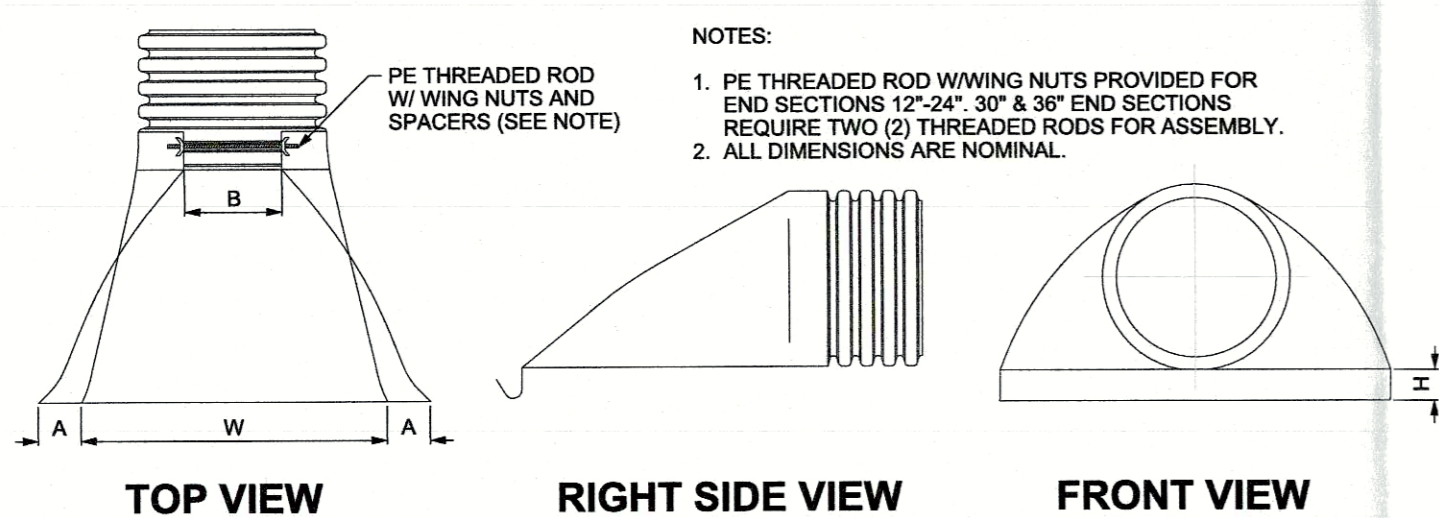
BITUMINOUS PAVEMENT
NOT TO SCALE



TYPICAL RETAINING WALL SECTION
NOT TO SCALE

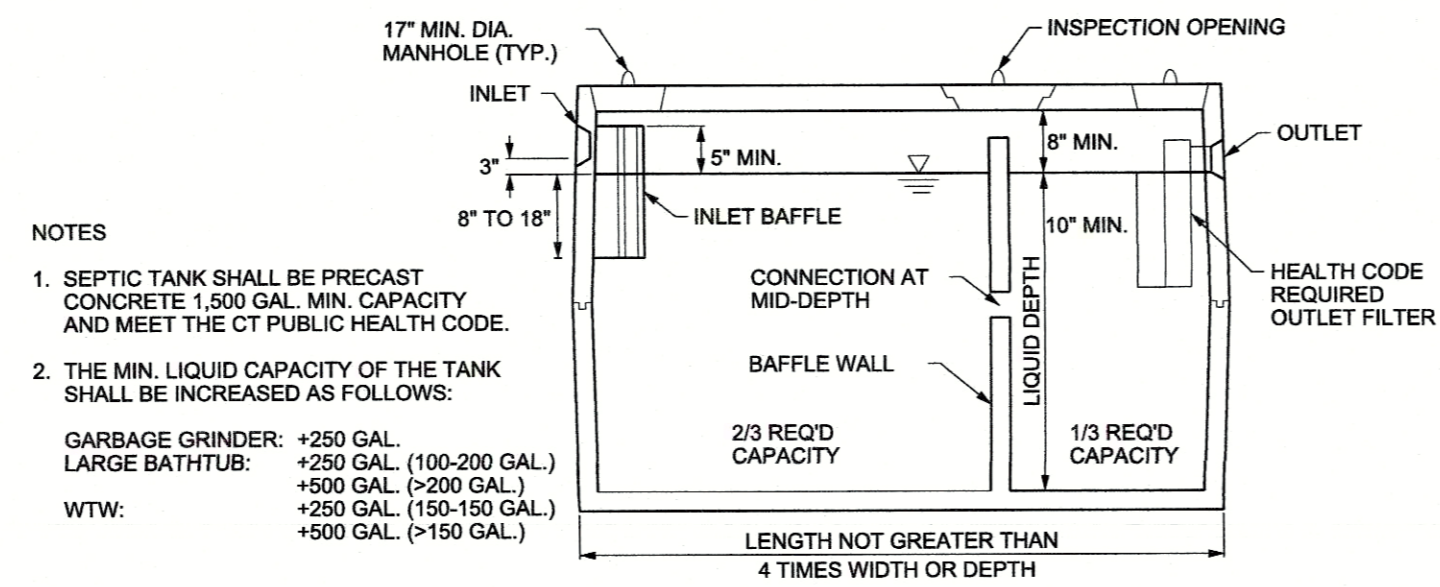


YARD DRAIN
NOT TO SCALE



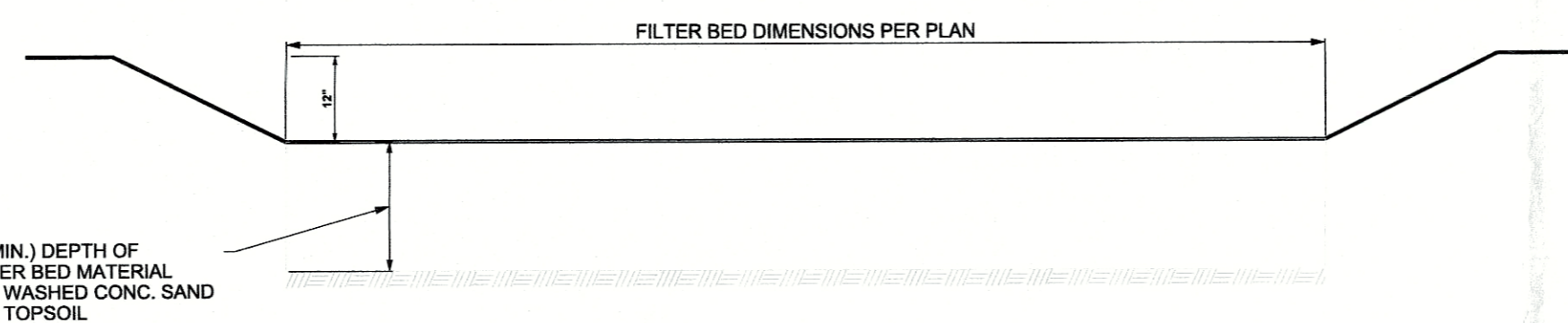
FLARED END DETAIL
NOT TO SCALE

PART #	PIPE SIZE	A	B (MAX.)	H	L	W
1210NP	12" (300 mm)	6.5" (165 mm)	10.00" (254 mm)	6.5" (165 mm)	25.00" (635 mm)	29.00" (737 mm)
1510NP	15" (375 mm)	6.5" (165 mm)	10.00" (254 mm)	6.5" (165 mm)	25.00" (635 mm)	29.00" (737 mm)
1810NP	18" (450 mm)	7.5" (191 mm)	15.00" (381 mm)	6.5" (165 mm)	32.00" (813 mm)	35.00" (889 mm)
2410NP	24" (600 mm)	7.5" (191 mm)	18.00" (450 mm)	6.5" (165 mm)	36.00" (914 mm)	45.00" (1143 mm)
3015NP	30" (750 mm)	7.5" (191 mm)	12.00" (305 mm)	6.5" (165 mm)	58.00" (1473 mm)	63.00" (1600 mm)
3615NP	36" (900 mm)	7.5" (191 mm)	25.00" (635 mm)	6.5" (165 mm)	58.00" (1473 mm)	63.00" (1600 mm)

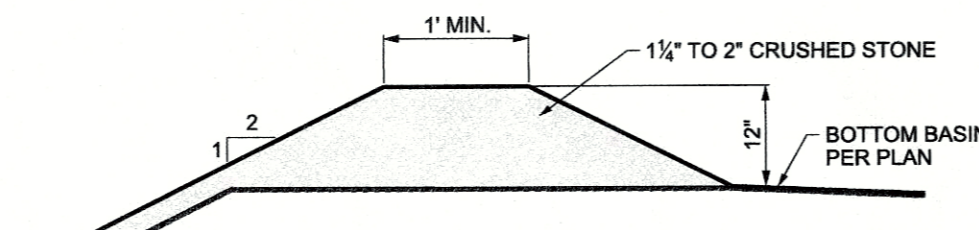


SEPTIC TANK CROSS SECTION
NOT TO SCALE

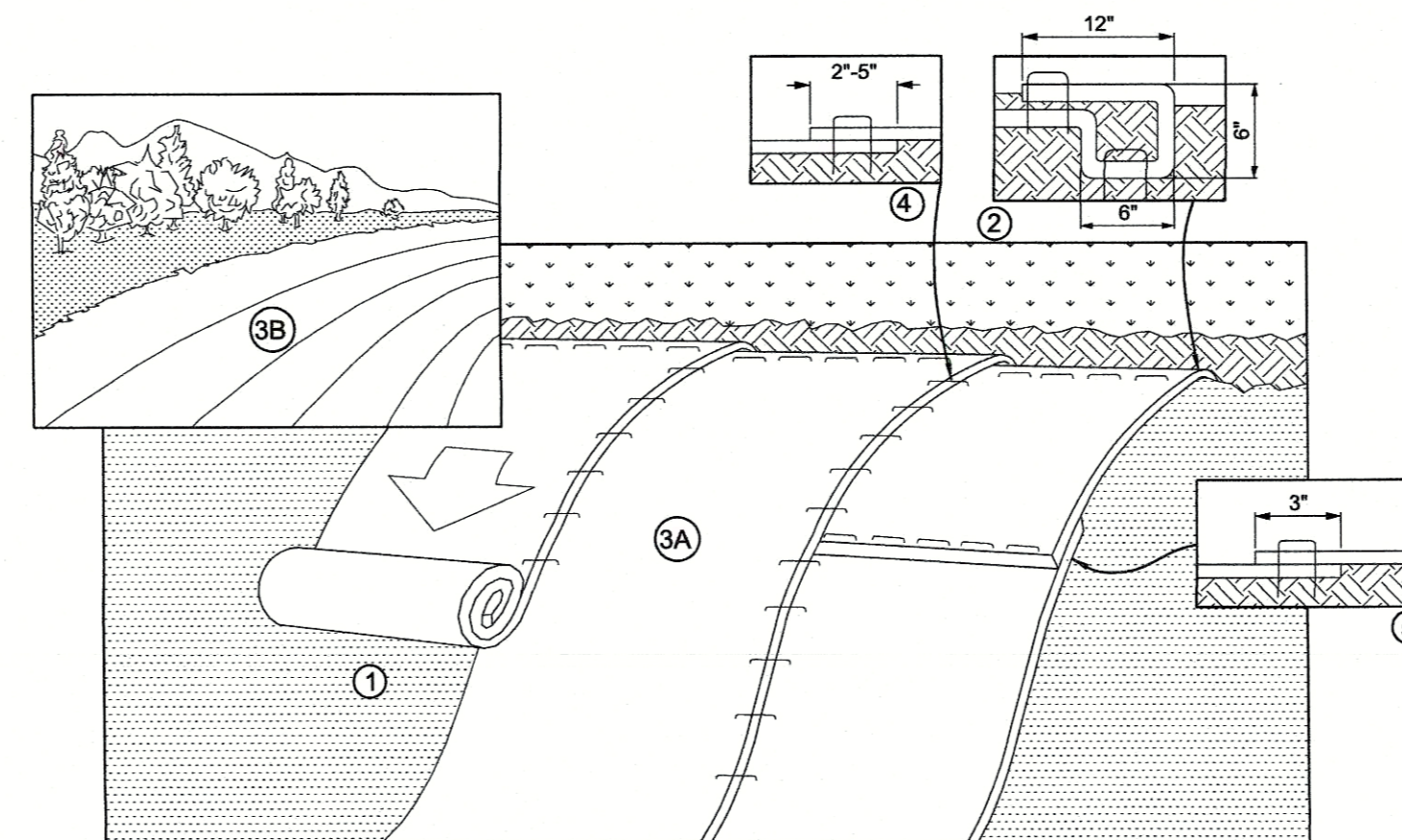
- NOTES:
- SEPTIC TANK SHALL BE PRECAST CONCRETE 1,500 GAL. MIN. CAPACITY AND MEET THE CT PUBLIC HEALTH CODE.
 - THE MIN. LIQUID CAPACITY OF THE TANK SHALL BE INCREASED AS FOLLOWS:
GARBAGE GRINDER: +250 GAL.
LARGE BATHTUB: +250 GAL. (100-200 GAL.)
+500 GAL. (>200 GAL.)
+250 GAL. (150-150 GAL.)
+500 GAL. (>150 GAL.)
- WTW: _____



FILTER BED SECTION
NOT TO SCALE

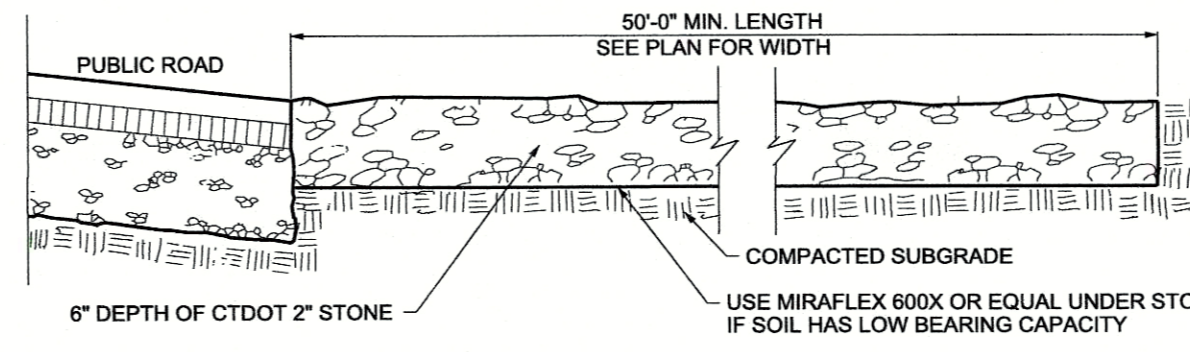


FILTER BASIN LEVEL SPREADER
NOT TO SCALE

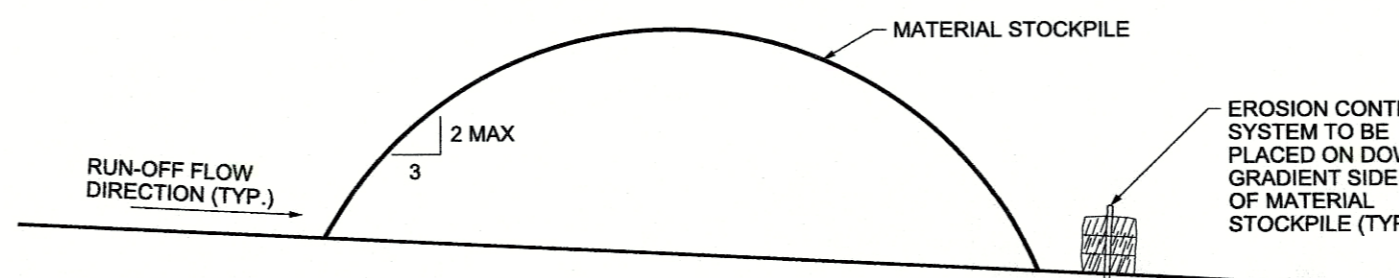


EROSION CONTROL BLANKET SLOPE INSTALLATION
NOT TO SCALE

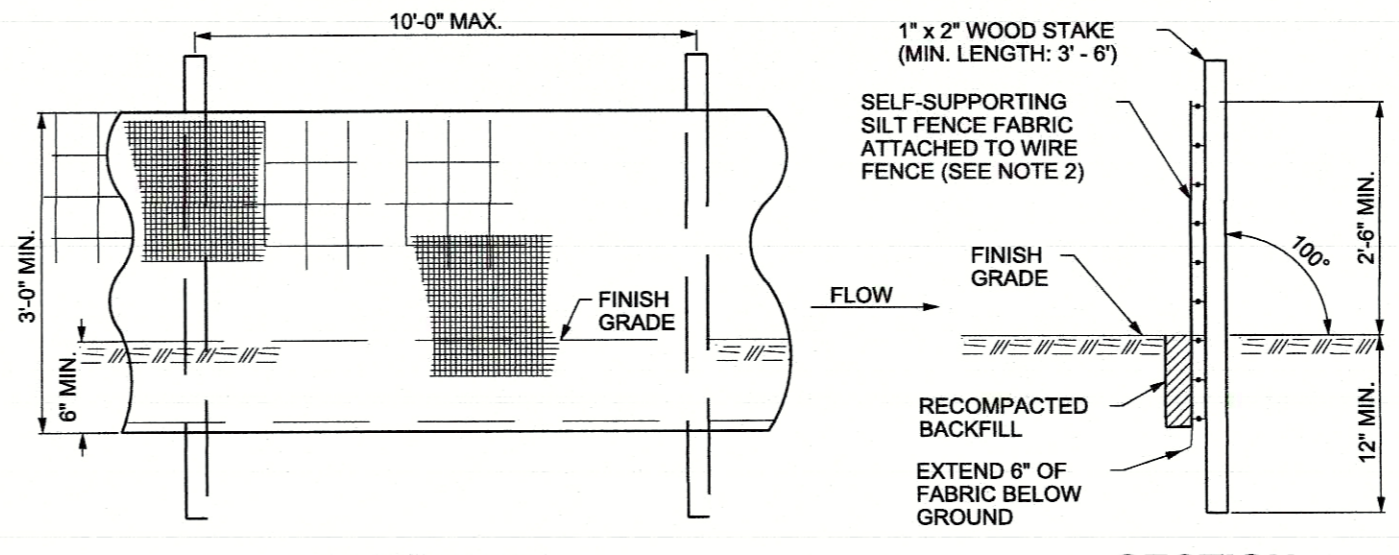
- NOTES:
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING AND NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
 - ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECP'S TYPE.
 - CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROX. 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

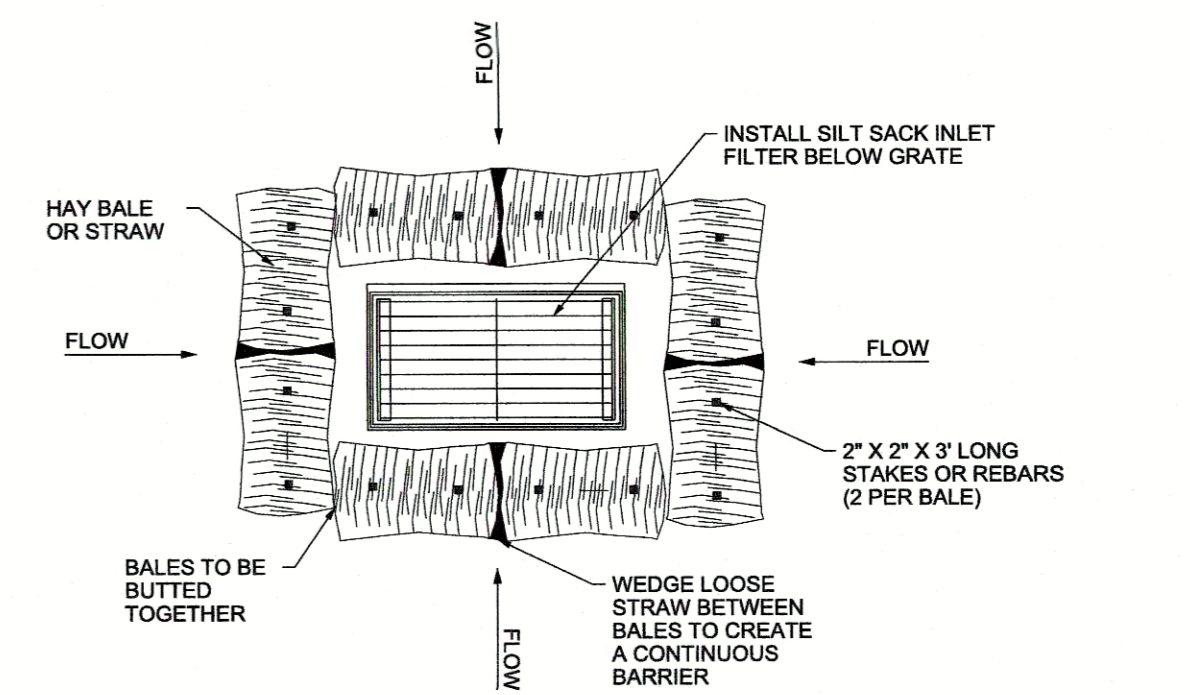


SOIL STOCKPILE DETAIL
NOT TO SCALE

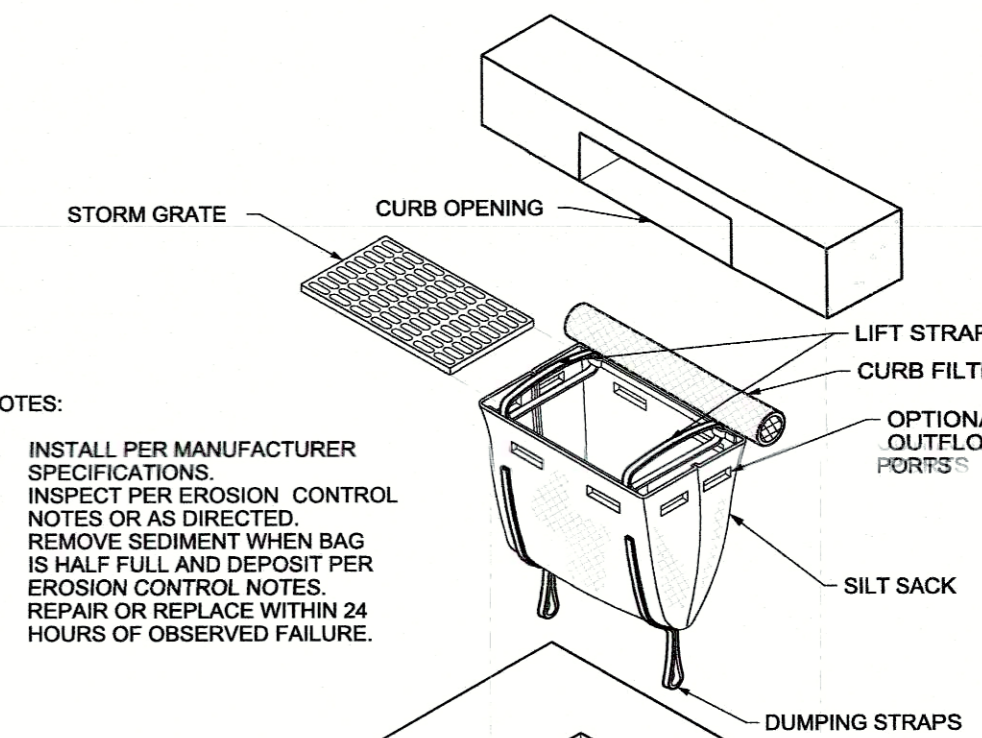


SILT FENCE
NOT TO SCALE

- NOTES:
- INSTALL SILT FENCE & WOOD STAKES AS RECOMMENDED BY MANUFACTURER.
 - SILT FENCE SUBJECT TO HEAVY LOADS SHALL BE REINFORCED WITH FARM FENCING & STEEL POSTS (0.5 # STEEL/F.). THE MINIMUM POST LENGTH SHALL BE 5'-0".
 - SILT FENCE FABRIC SHALL BE A PERVIOUS SHEET OF WOVEN PROPYLENE, NYLON, POLYESTER, OR POLYETHYLENE FILAMENTS AND SHALL BE CERTIFIED BY THE MANUFACTURER OR SUPPLIER.

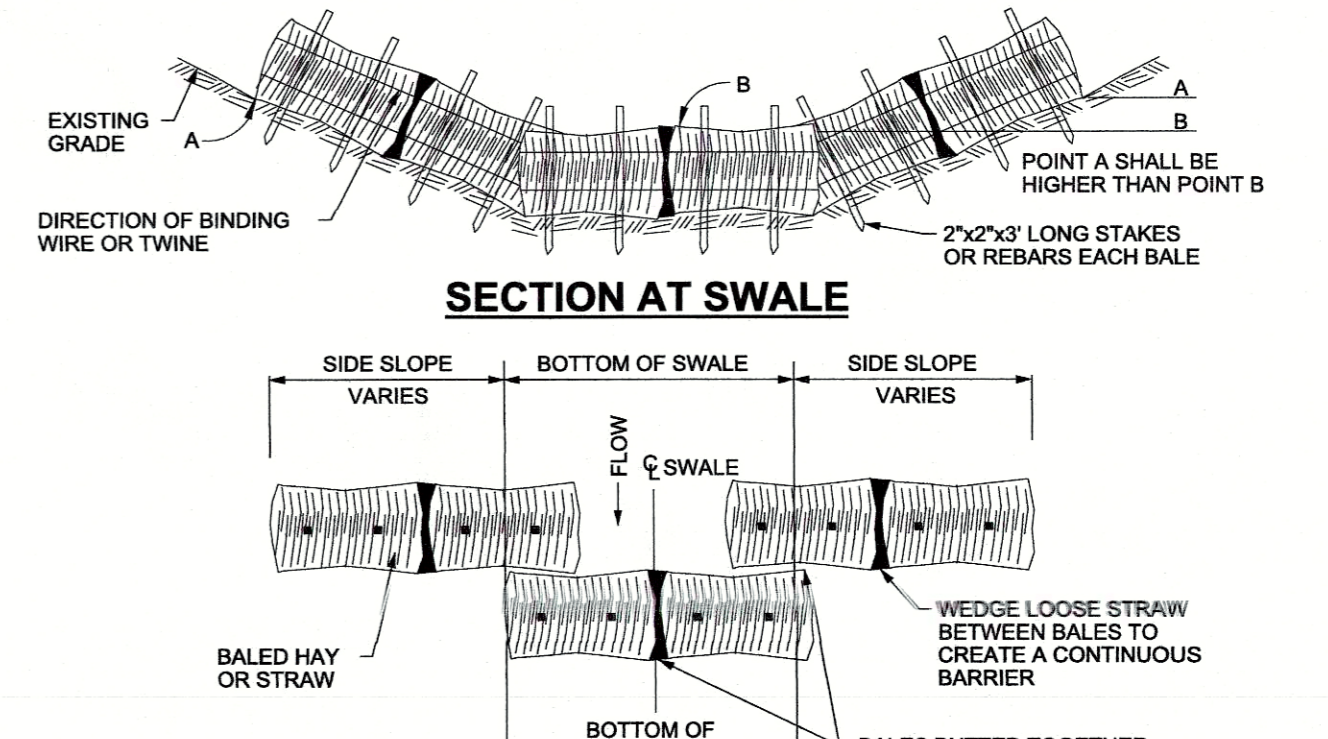


HAY BALES AROUND CATCH BASIN
NOT TO SCALE

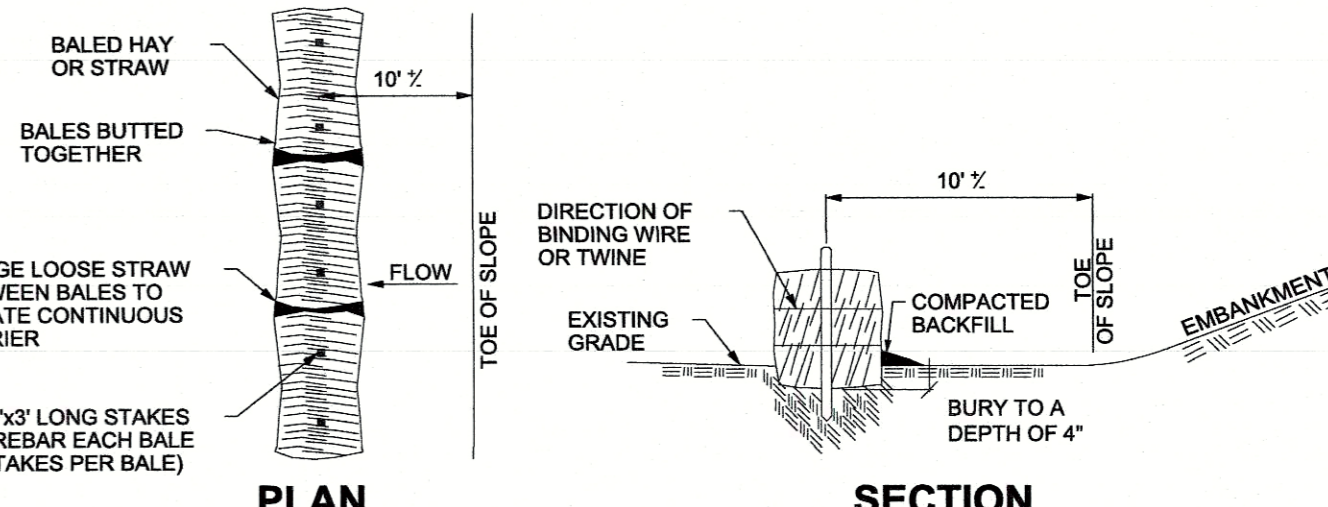


INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

- NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - INSPECT PER EROSION CONTROL NOTES OR AS DIRECTED.
 - REMOVE SEDIMENT WHEN BAG IS HALF FULL AND DEPOSIT PER EROSION CONTROL NOTES.
 - REPAIR OR REPLACE WITHIN 24 HOURS OF OBSERVED FAILURE.



HAY BALES AT SWALE
NOT TO SCALE



HAY BALES AT TOE OF SLOPE
NOT TO SCALE

SCALE: 1" = 30'

PROJECT NUMBER: 00124 - 001

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PROFESSIONAL SEAL

SINGLE-FAMILY LOT DEVELOPMENT
24 COBTAIL WAY

PREPARED FOR
MAX KERNIZAN

DETAILS

24 COBTAIL WAY SIMSBURY, CT

REVISION SUMMARY		SHEET
DATE	DESCRIPTION	3 OF 3
10/25/21	REDUCED RETAINING WALLS W/ WALKOUT	DATE
		10/7/21
		REVISED
		10/25/21