Town of Simsbury

Office of Community Planning and Development – Inland Wetlands Permit Application

OCT 21 2022

DATE: 10/21/22 FEE: $ 240.00 CK #: 96 APP #: 22-25

PROPERTY ADDRESS: 3 old Barge Rd, Simsbury, CT 06070

NAME OF APPLICANT: Vicky Carrasco

MAILING ADDRESS: Same as above

* EMAIL ADDRESS: carrasconunez1@gmail.com TELEPHONE # 646-637-4484

NAME OF OWNER: Vicky Carrasco

MAILING ADDRESS: see property adress

* EMAIL ADDRESS: see above TELEPHONE #

NOTE: ATTACH A WRITTEN LETTER OF AGENCY, DULY ACKNOWLEDGED, TO ACT FOR THE OWNER, INCLUDING THE ABILITY TO CARRY OUT ACTIVITIES SET FORTH HEREIN.

DESCRIBE THE SPECIFIC ACTIVITY(ies) FOR WHICH A PERMIT IS SOUGHT AS IT RELATES TO "REGULATED ACTIVITIES" AS DEFINED IN SECTION 6 OF THE SIMSBURY INLAND WETLANDS REGULATIONS, SUCH AS: A) REMOVE MATERIAL FROM; B) DEPOSIT MATERIAL IN OR DISCHARGE TO; C) CONSTRUCT ON; D) OBSTRUCT; E) ALTER; F) POLLUTE; OR G) OTHERWISE ADVERSELY AFFECT A REGULATED AREA:

Provide site improvements and regrading of backyard within portion of upland review area. Property improvements to be conducted are outside of up slope from flood plain. Construction/placement of deck adjacent to house, and placement of building materials.

CERTIFICATIONS AND PERMISSIONS:

As owner, I hereby give permission to the Town of Simsbury's Conservation Commission Inland Wetlands Watercourses Agency, their Agents, or Town Staff to enter upon my land to make observations and tests as may be necessary to evaluate this application and ongoing work, subject to twenty-four hours notice of such entry/testing.

I hereby certify that all statements herein are true to the best of my knowledge, whether made by me or my agents. Any permit issued shall be contingent upon field conditions and activities being substantiated as indicated herein. A changed situation shall require reconsideration of the permit by the Commission upon discovery by either party.

I certify that I have the authority to sign this application.

Signature of Owner	*Date*	*Signature and Title of Applicant*	*Date*
[signature]	10/21/22	[signature]	10/21/22

EXHIBIT 1

10-21-2022 9665 CHECK

JACKSON ENVIRONMENTAL, LLC

- Environmental and Soil Consultants -

289 High Road, Kensington, Connecticut 06037
Telephone and Fax: 860-224-4063

October 21, 2022

Ms. Savannah-Nicole Villalba, AICP, AZT
Assistant Town Planner
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Re: Inland Wetlands Permit Application Report
#3 Old Barge Road, Simsbury, CT (Parcel No. H05 103 004)
JE Project No. 22-25

Dear Ms. Villalba:

Jackson Environmental, LLC has prepared this letter report to support the Inland Wetlands Permit Application for improvements to the existing residential property identified as #3 Old Barge Road, Simsbury, Connecticut. The purpose of the letter report is to provide answers to questions found in the Town of Simsbury Office of Community Planning and Development – Inland Wetlands Permit Application. Questions from the Town of Simsbury Appear in bold type. Answers to questions and descriptions of proposed activities to improve the subject residential property are italicized.

1. In the case of a public hearing or map amendment, list on a separate sheet of paper the names and addresses of all abutting property owners and property owners within 100 feet of all property lines. Identify on one of the attached maps.

In the event the commission determines that a public hearing or map amendment is required, the names and addresses of all abutting property owners will be provided.

2. Describe the site and the regulated area or wetlands/watercourses involved:

a. General site conditions, including vegetation and general soil conditions.

The 0.7-acre subject property is shown on the October 18, 2022 Boundary Survey, Showing Proposed Improvements, Property of Luiz M. Nunez & Vicky Carrasco, #3 Old Barge Road, Simsbury, Connecticut, prepared by Flynn & Cyr Land Surveying, LLC (Scale: 1"=20'). The Town's Property Listing Report indicates the residential property was developed in 1981. The project area, the area of site re-grading, is confined within a previously cleared area located adjacent to the rear of the existing home. A steep (20 – 30%) uplands slope is located between the home and Bissell Brook. This slope is vegetated with mature deciduous and conifer trees and shrubs. The soils observed on the subject property are excessively-drained loamy sand and gravel derived from glaciofluvial parent materials.

b. Size of wetland within site or distance of the activity from the wetland.

The wetlands / watercourse boundary adjacent subject property was delineated on October 13, 2022, by William Jackson. Wetland / watercourse boundary flags "wf-A1" through "wf-A7" were placed along the toe-of-slope bordering the Bissell Brook channel. The wetlands / watercourse boundary flags are shown on the October 18, 2022 Boundary Survey. This section of the brook is located immediately upstream of a concrete headwall and culvert beneath Old Barge Road.

The project area is located outside of the Federal Emergency Management Agency (FEMA) Flood Hazard Line for Zone A. The FEMA Flood Hazard Line is shown on the October 18, 2022 Boundary Survey.

c. Size of total contiguous wetland.

The wetlands / watercourse boundary coincides with the section of Bissell Brook Channel shown of the October 18, 2022 Boundary Survey. The west-flowing brook extends along the northern property boundary for the subject property.

d. Position relative to other wetlands on site.

There were no other wetlands or watercourses observed in the vicinity of the subject property.

e. Type of wetland characterized by vegetative and soil type and/or watercourse.

The wetlands / watercourse boundary coincides with the section of Bissell Brook Channel shown of the October 18, 2022 Boundary Survey. The Web Soil Survey[1] identified the following map units on the subject parcel:

Hinckley loamy sand, 15 to 45 percent slopes (38E)

The U.S. Department of Agriculture, Natural Resources Conservation Service describes the Hinckley series as "very deep, excessively drained soils formed in sandy and gravelly glaciofluvial materials. Slope ranges from 0 to 60 percent."[2]

Fluvaquents and Udifluvents complex, frequently flooded (109)

The Fluvents soil map unit consists of relatively recently formed, nearly level, moderately well drained, sandy soil formed in glacial outwash. A thin terrace of Fluvents located

[1] The Web Soil Survey. USDA, Natural Resources Conservation Service. http://websoilsurvey.nrcs.usda.gov

[2] https://soilseries.sc.egov.usda.gov/OSD_Docs/H/HINCKLEY.html

adjacent to the Bissell Brook Channel were delineated by wetland / watercourse flags "wf-A5" and "wf-A6".

3. Depth to water table, depth to mottled soil, and seasonal variation of water table.

Depth to the water table for Hinckley soil is listed as greater than 80 inches.

4. Describe the immediate impact on the wetlands and watercourses, including, but not limited to:

a. Quantities, by volume and area disturbed, of materials to be removed, deposited, or altered.

The area within the Upland Review Area that will be disturbed is 4,400 square feet. Less than 100 cubic yards of soil will be removed within the Upland Review Area. Approximately 3-inches of topsoil and grass seed will be placed on the flat and gently sloping areas. Wood chips will be used to stabilize the steeper slopes on the southeast corner of the project area.

b. Kinds of materials by soil types and vegetative classifications, and materials classification to be removed, deposited, or altered.

The soil type to be removed is identified as Hinckley loamy sand which is comprised predominately of excessively drained, gravelly loamy sand. At least one older tree stump will also be removed along with concrete block rubble from former retaining walls. There are no retaining walls proposed as part of the site re-grading plan. Loamy topsoil and grass seed will be placed within the project area.

c. Percent of wetlands/watercourses disturbed or altered to total area of wetlands/watercourses on the parcel.

The wetlands / watercourse boundary shown along Bissell Brook, adjacent to the northern property boundary, will not be disturbed. The proposed project area for the improvements is also located outside (up-slope) from the FEMA Flood Hazard Line for the brook.

5. Describe the related construction activities and their impact on:

a. Area and location of wetlands and watercourses.

No wetlands or watercourse boundaries will be disturbed. The proposed project area for the residential improvements is located outside (up-slope) from the floodplain for the brook.

b. Types and amounts of vegetation.

Prior to construction, the projected area within the backyard was predominately vegetated by grass. There will be no change in vegetation. The area will be re-seeded and remain

vegetated with grass and maintained by mowing. The steeper slopes will be stabilized with wood chips.

c. Surface and groundwater.

Erosion and sediment controls are maintained on the property, the proposed re-grading activity will not impact surface or groundwater.

f. Visual impacts.

There are no negative visual impacts resulting from the re-grading project.

e. Wildlife habitats.

The project area is confined to the direct vicinity of the existing residence. There are no proposed impacts to the wooded area of the property bordering Bissell Brook.

6. Describe the long term or permanent impact of the activity(ies) on environmental aspects, such as the surface and groundwater quality, storm water runoff, visual impact(s), or wildlife habitats on:

a. Wetlands and/or watercourses.

There are no projected impacts to surface and groundwater quality, stormwater runoff, visual impact or wildlife habitat. No increase in impervious area is proposed. In addition, Hinckley soil is listed as excessively drained. The runoff class is low. The capacity to transmit water is moderately high to very high (1.42 to 99.90 in/hr.)

b. Abutting riparian properties and/or wetlands and/or watercourses.

The project area is confined to the direct vicinity of the existing residence. There are no proposed impacts to the wooded area of the property bordering Bissell Brook.

7. Identify sedimentation and erosion control measures to be used.

Silt fence will be utilized on the downslope limits of the project area as shown on the Site Plan (per item 11.b.of this Application). The silt fence will be inspected and maintained until the disturbed areas have been stabilized.

8. Identify alternatives to the proposed activity that were considered, including alternative sites and why this one was chosen.

The proposed improvements are confined to the homeowner's backyard.

9. Estimate cost of work and time for completion.

The proposed site re-grading, soil stabilization and deck replacement will be performed in the fall of 2022. The establishment of seed may be accomplished by the spring of 2023.

10. Attach drainage calculations and other reports as indicated to substantiate the statements made above.

The Soil Map and Map Unit Description for Hinckley soil from the web soil survey are attached.

11. REQUIRED MAPS

a. Attach a vicinity map on an 8 ½"x11" sheet at scale 1"=200' or 1'=800' (depending upon the size of the parcel) showing the general location of the area in which the regulated activity is proposed. The map should be in sufficient detail to allow the identification of the property on the official Inland Wetlands and Watercourses map. A guide to the kinds of information to be shown is available in the Planning Department at the Town Hall.

A 1"=200' scale Vicinity Map is attached.

b. Site Plan(s) showing:

i. The topography showing contours at intervals of not more than two (2) feet and a minimum of two (2) contour marks per ten (10) acres at a scale of 1"=100' or 1"=40' (whichever is more appropriate).
ii. Location of existing watercourses and/or ponds.
iii. Location of regulated activity.
iv. Proposed grading and/or filling.
v. Proposed drainage, site utilities, wells, etc.
vi. Sedimentation and erosion control measures.

A reduced-scale print of the October 18, 2022 Boundary Survey, Showing Proposed Improvements, Property of Luiz M. Nunez & Vicky Carrasco, #3 Old Barge Road, Simsbury, Connecticut, Prepared by Flynn & Cyr Land Surveying, LLC (Scale: 1"=20') is attached.

12. The Applicant shall certify whether:

a. Any portion of the property on which the regulated activity is proposed is located within 500 feet of the boundary of an adjoining municipality.
Not applicable.
b. Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
Not applicable.
c. Sewer or water drainage from the project site will flow through and affect the sewage or drainage system within the adjoining municipality or
Not applicable.

d. Water runoff from the improved site will affect streets or other municipal or private property within the adjoining municipality.
Not applicable.
e. Documentation that notice of the pending application was provided to the adjacent municipality (certified mail, return receipt requested) on the same day of filing an inland wetland permit application with the Town of Simsbury.
Not applicable.
f. The property is subject to a conservation restriction or preservation restriction, and, if so, what party or parties are holders thereof or intended to be benefitted thereby.
Not applicable.

Please contact me at (860) 213-3152 with any questions or comments regarding Inland Wetlands Permit Application.

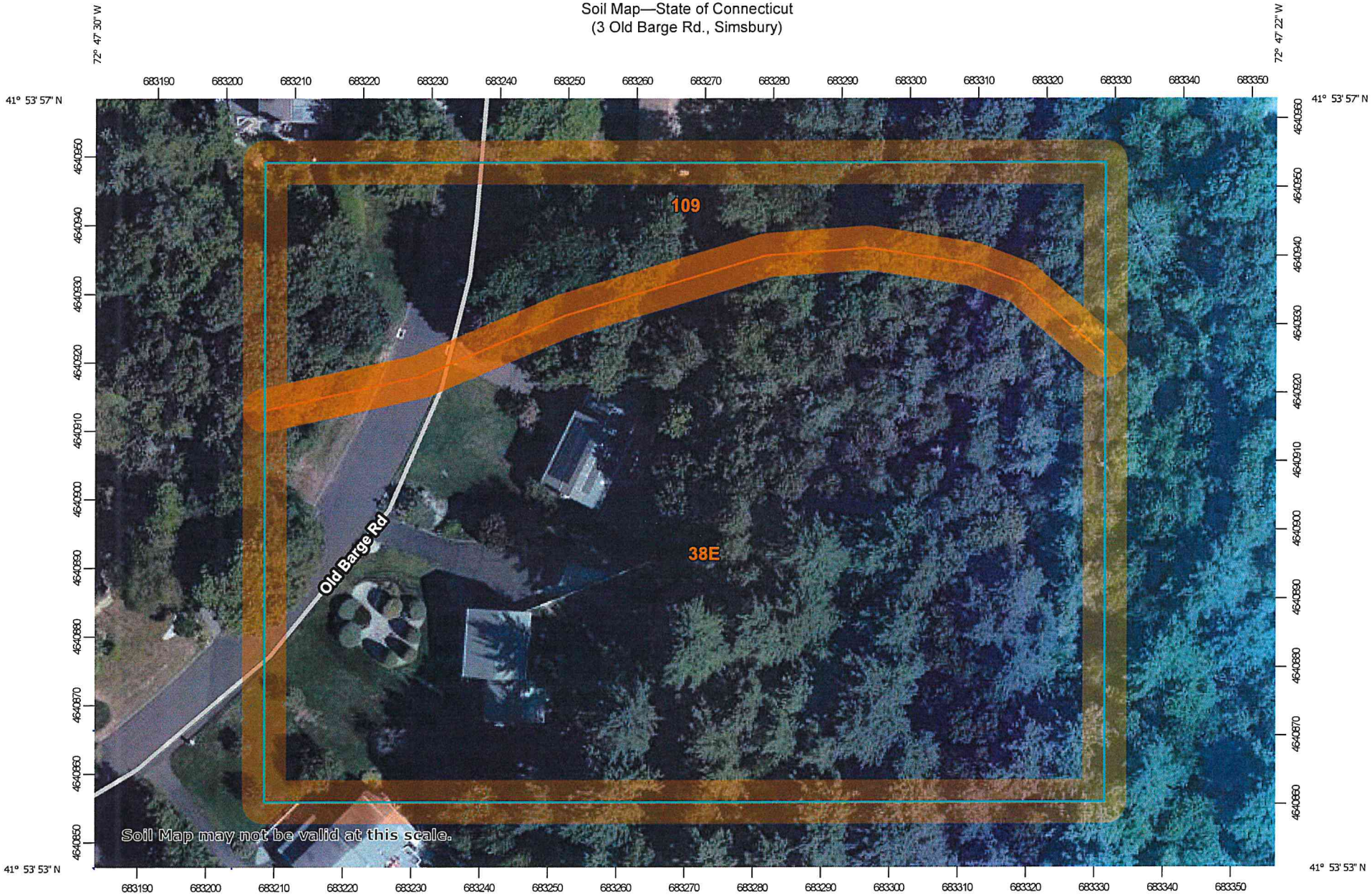
Sincerely,

JACKSON ENVIRONMENTAL, LLC

William A. Jackson, R.S., L.E.P.
Registered Soil Scientist

cc: Ms. Vicky D. Carrasco
Mr. Luis Nunez

Soil Map—State of Connecticut
(3 Old Barge Rd., Simsbury)



Map Scale: 1:790 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 24, 2019—Oct 24, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38E	Hinckley loamy sand, 15 to 45 percent slopes	2.2	76.9%
109	Fluvaquents-Udifluvents complex, frequently flooded	0.7	23.1%
Totals for Area of Interest		**2.8**	**100.0%**

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

State of Connecticut

38E—Hinckley loamy sand, 15 to 45 percent slopes

Map Unit Setting

National map unit symbol: 2svmj
Elevation: 0 to 1,280 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Hinckley and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hinckley

Setting

Landform: Eskers, kames, outwash deltas, outwash terraces, moraines, outwash plains, kame terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Head slope, nose slope, side slope, crest, riser
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy and gravelly glaciofluvial deposits derived from gneiss and/or granite and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 8 inches: loamy sand
Bw1 - 8 to 11 inches: gravelly loamy sand
Bw2 - 11 to 16 inches: gravelly loamy sand
BC - 16 to 19 inches: very gravelly loamy sand
C - 19 to 65 inches: very gravelly sand

Properties and qualities

Slope: 15 to 45 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: F144AY022MA - Dry Outwash
Hydric soil rating: No

Minor Components

Windsor

Percent of map unit: 5 percent

Landform: Eskers, kames, moraines, outwash deltas, outwash terraces, outwash plains, kame terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Head slope, nose slope, side slope, crest, riser
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

Merrimac

Percent of map unit: 5 percent
Landform: Outwash plains, outwash terraces, moraines, eskers, kames
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Head slope, nose slope, side slope, crest, riser
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Agawam

Percent of map unit: 3 percent
Landform: Eskers, kame terraces, outwash deltas, outwash terraces, moraines, kames, outwash plains
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Head slope, nose slope, side slope, crest, riser
Down-slope shape: Concave, convex, linear
Across-slope shape: Convex, linear, concave
Hydric soil rating: No

Sudbury

Percent of map unit: 2 percent
Landform: Kames, eskers, outwash deltas, outwash plains, kame terraces, outwash terraces, moraines
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: No

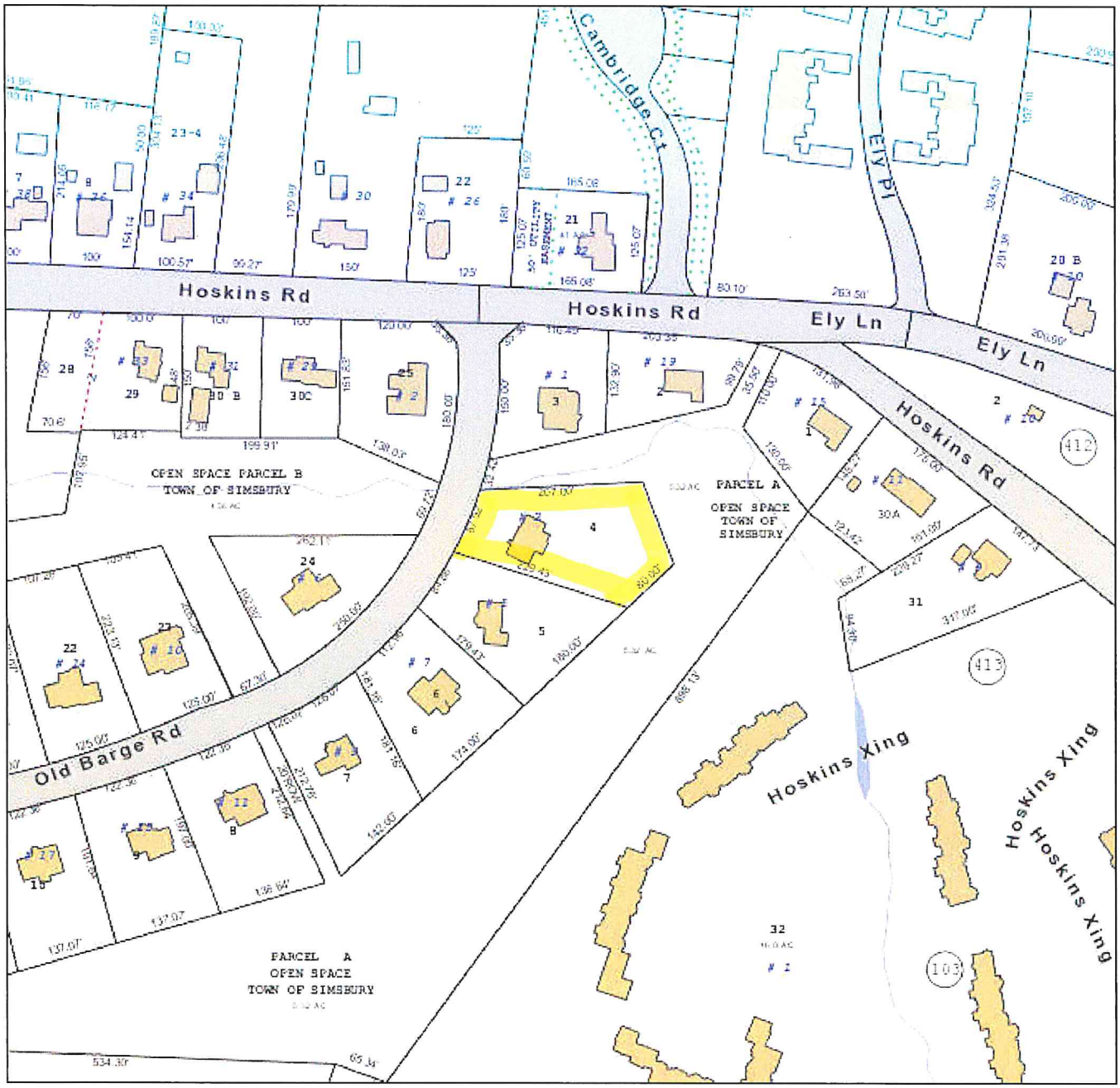
Data Source Information

Soil Survey Area: State of Connecticut
Survey Area Data: Version 22, Sep 12, 2022

Town of Simsbury

Geographic Information System (GIS)

Date Printed: 10/20/2022



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Simsbury and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

0 200 Feet

N W E S

MAP REFERENCE:

1). MAP ENTITLED, "BOUNDARY SURVEY HOSKINS' CROSSING PREPARED FOR LANDFORMS, INC. HOSKINS RD. & HOPMEADOW ST. SIMSBURY, CONN. SCALE: 1"=100'. JANUARY 31, 1977 REVISED THRU MARCH 14, 1978. "ED LALLY L.S."

EROSION AND SEDIMENT CONTROL MEASURES

A. All construction activities shall be in accordance with the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control."

B. Development of the site shall be overseen by the excavation contractor, who shall be responsible for the installation and maintenance of erosion and sediment control measures throughout site re-grading.

C. The erosion and sediment control measures shall remain in place from the start of construction until permanent vegetation has been established. The property owner shall be responsible for maintaining erosion and sediment control measures after the completion of site re-grading.

D. The following General Construction Sequence with Erosion and Sediment Control Measures shall be implemented in the order shown below:

1. Prior to any disturbance of soils on the site, install sedimentation and erosion control measures: silt fence and possibly haybales, if needed.
2. Install / Maintain Silt fencing as shown on the October 17, 2022 Boundary Survey prepared by Flynn & Cyr Land Surveying, LLC.
3. Clear trees and brush. Cleared material shall be removed from the site or chipped for use in stabilizing the slopes.
4. Stumps shall be removed from the site and be properly disposed of. No stumps, brush or other unsuitable material shall be buried on site.
5. The erosion and sediment controls shall be maintained during site re-grading. Any migration of silt or sediment beyond the project limits, as defined by silt fencing, shall be mitigated as soon as possible.
6. It is anticipated that less than 100 cubic yards of soil shall be removed from the site. A soil stockpile area shall not be utilized, as the soil shall be removed directly and topsoil shall be brought in after rough grading has been achieved.
7. After final grading has been completed, all disturbed areas shall be seeded. Slopes shall be stabilized with wood chips.
8. Hay bales and silt fences may be removed when the disturbed areas have been stabilized.

REGULATIONS FOR R-15 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	15,000 S.F.	30,305 S.F.	30,305 S.F.
MIN. FRONTAGE	100'	87.5' *	87.5' *
MIN. FRONT YARD	35'	55.1'	55.1'
MIN. SIDE YARD	12'	17.2'	17.2'
MIN. REAR YARD	25'	139.3'	139.3'
MAX. BLDG. HEIGHT	35'	33.4'	33.4'
MAX. COVERAGE	N/A	N/A	N/A
MIN. FLOOR AREA	1200 S.F. 768 1ST FLR.	2869 S.F. 1346 1ST FLR.	2869 S.F. 1346 1ST FLR.

*Non-conforming but pre-existing condition.

NOTES:

1). WETLANDS FLAGS SHOWN AS FLAGGED BY WILLIAM JACKSON RSS.

2). A PORTION PROPERTY LIES IN FEMA FEDERAL FLOOD HAZARD ZONE A AS PER F.I.R.M. 09003C0193F eFF. 9/26/08.

CERTIFICATION:

1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS:
THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY.

PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 & T-2 SURVEY.

2). THIS MAP AND SURVEY WERE PREPARED FOR LUIS M. NUNEZ & VICKY CARRASCO TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.

3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

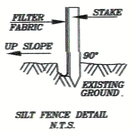
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Kenneth R. Cyr 10-18-2022

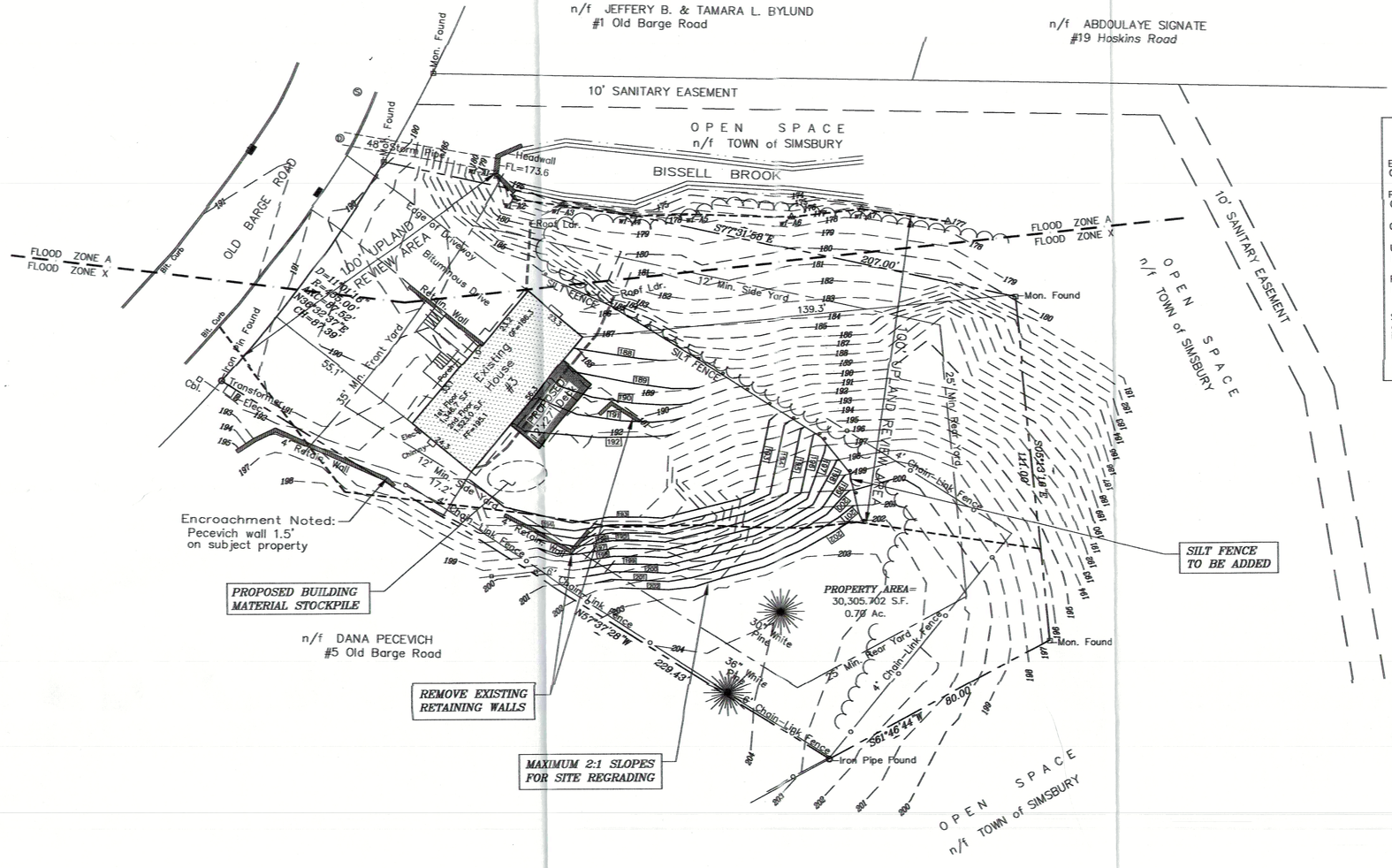
PETER D. FLYNN CT.L.L.S. #8792
KENNETH R. CYR CT.L.L.S. #70116 DATE

NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
1204 FARMINGTON AVE. 860-529-7886



SILT FENCE DETAIL N.T.S.



LEGEND OF SYMBOLS

- Existing Topographic Contour Line — 188
- Proposed Topographic Contour Line — 188
- Current Tree Line
- Upland Review Boundary Line
- FEMA Flood Hazard Line — FLOOD ZONE A / FLOOD ZONE X
- Staked Silt Fence and Project Limits in Regulated Area

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

BOUNDARY SURVEY SHOWING PROPOSED IMPROVEMENTS PROPERTY OF LUIS M. NUNEZ & VICKY CARRASCO #3 OLD BARGE ROAD SIMSBURY, CONNECTICUT SCALE 1"=20' OCT. 18, 2022

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.