

GENERAL NOTES:

1. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR CONFLICTS TO THE ATTENTION OF THE DESIGN ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNFORESEEN FIELD CONDITIONS, INCLUDING ALL UNDERGROUND TANKS, UTILITIES AND CABLES (GUTTERS, CABLES, ETC.) (SEE PLAN 10) AND ANY DAMAGE OR ADDITIONAL COSTS RESULTING THEREFROM.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO INSURE THE PROPER PROTECTION OF ALL UNDISTURBED AND/OR DOWNSTREAM AREAS.
4. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE TOWN, STATE, AND/OR REGULATORY AGENCY. THESE STANDARDS AND SPECIFICATIONS SHALL BE SHOWN ON THE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THE EXISTENCE OF ANY AND ALL LOCAL, REGIONAL, STATE, FEDERAL, AND FEDERAL AGENCIES AND AGENCIES REGULATORY AGENCY. THESE STANDARDS AND SPECIFICATIONS SHALL BE SHOWN ON THE PLANS.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. THE AMOUNT OF LAND DISTURBANCE, AT ANY ONE TIME, SHALL BE LIMITED TO THE MINIMUM AREA OF LAND TO BE DISTURBED AT ANY ONE TIME, AS SCHEDULED AS SOON AS POSSIBLE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY, WHENEVER POSSIBLE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2007 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, AS NECESSARY OR REQUIRED TO MAINTAIN THE PROTECTION OF ALL UNDISTURBED AREAS.
5. STONE WHEEL-WIPE PAUS TO BE PROVIDED AT ALL CONSTRUCTION ENTRANCES IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.
6. HAY BALE OR SILT FENCE FILTERS TO BE INSTALLED AROUND THE PERIMETER OF THE DEVELOPMENT AREA AS SHOWN ON THE PLAN. CATCH BASIN INLETS SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.
7. SEDIMENT TO BE REMOVED FROM CONTROL STRUCTURES ON A REGULAR BASIS AND DISPOSED OF IN A MANNER WHICH IS ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
8. EROSION AND SEDIMENT CONTROL HANDBOOK. SEDIMENT MAY BE BURIED ON SITE IN AREAS REQUIRING FILL OR MIXED WITH LOAM FOR USE IN THE ESTABLISHMENT OF LAWN AREAS.
9. SEEDING SHALL BE INSTALLED AT A RATE OF 1 1/2 BALES/1000 SQ. FT.) ON AREAS TO BE LEFT BARE FOR UP TO 30 DAYS. TEMPORARY SEEDING SHOULD BE USED ON THOSE AREAS LEFT OPEN FOR MORE THAN 30 DAYS.
10. TEMPORARY SEEDING, WHERE REQUIRED, TO BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS OF THE EROSION & SEDIMENT CONTROL HANDBOOK TO ALL DISTURBED AREAS AS SOON AS PRACTICAL FOLLOWING THE COMPLETION OF CONSTRUCTION.

SOIL EROSION AND SEDIMENT CONTROL NARRATIVE:

SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THESE PLANS AND SPECIFICATIONS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT SOIL EROSION AND SEDIMENTATION FROM OCCURRING ON UNDISTURBED AREAS.

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MAP REFERENCE:

1. PROPERTY SURVEY PREPARED FOR OWEN P. & JEAN G. MURPHY BY GEORGE T. COTTELL, INC., DATE: FEB. 1992, PREPARED BY MASCOMB & JAHNE SURVEYORS, P.C. AND CERTIFIED RECORDS AS MAP #4188.
2. OPEN SPACE SUBDIVISION PLAN, SIMSCROFT ECHO FARMS SECTION V PREPARED FOR GRARD BROTHERS CORP., SIMSBURY, CONNECTICUT BY GEORGE T. COTTELL, INC., DATE: MAR. 2003, PREPARED BY MASCOMB & JAHNE SURVEYORS, P.C. AND CERTIFIED RECORDS AS MAP #4188.

SURVEY CERTIFICATION:

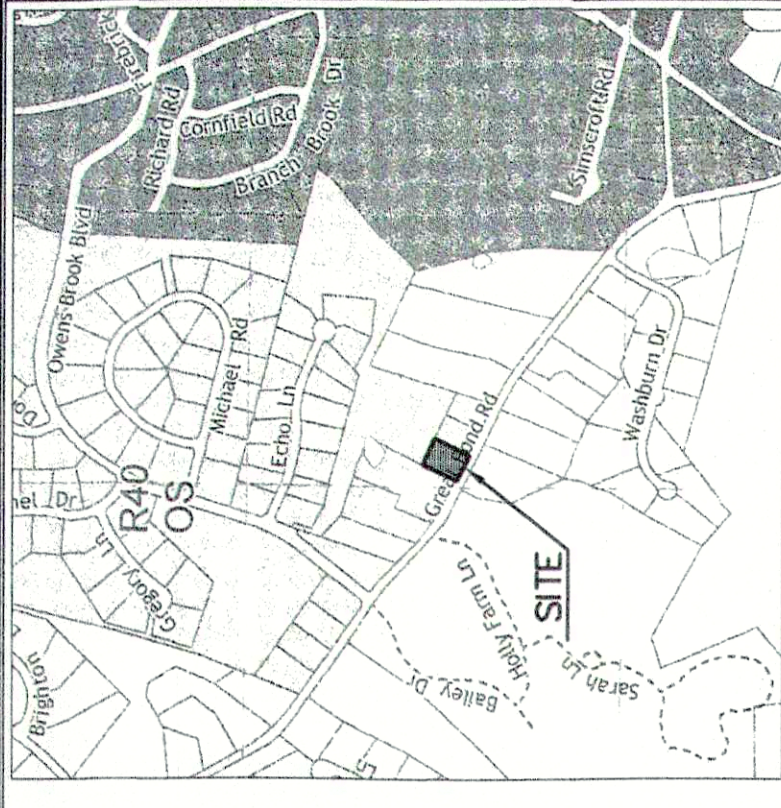
THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE REGULATIONS OF THE PROFESSIONAL SURVEYORS IN THE STATE OF CONNECTICUT, AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THIS IS A DEPENDENT RESURVEY. THIS MAP CONFORMS TO CLASS A-2 ACCURACY. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ERIC D. CARSON, P.E., LICENSE # 10275
PRINCIPAL SURVEYOR, O.C.C. GROUP, INC.

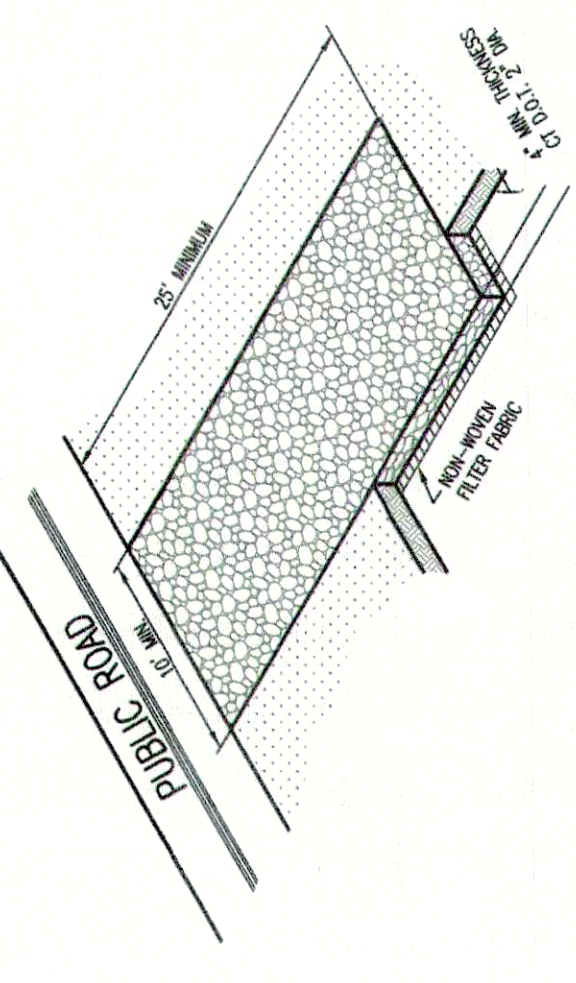
SITE & WETLAND DATA:

- LOT AREA: 30,000 S.F.
- REGULATED WETLAND AREA: 0 S.F.
- PROPOSED WETLAND DISTURBANCE: 0 S.F.
- PROPOSED UPLAND REVIEW AREA: 0 S.F.
- SCARBORO MUCK: 0-3%
- HINKLEY LOAMY SAND: 3-15%
- SUDBURY SANDY LOAM: 0-5%



VICINITY MAP
SCALE: 1" = 1000'

ZONING CHART	
PARCEL SIZE	30,000 SQ. FT. = 0.69 ACRES
ZONING DISTRICT	R-4065 RESIDENCE DISTRICT
PROPOSED USE	RESIDENTIAL SINGLE FAMILY DWELLING
ZONING SUMMARY	
ITEM	REQUIRED/PERMITTED
MIN. SITE (LOT) SIZE	30,000 SQ. FT. PROVIDED
MIN. FRONTAGE	150 FT.
BUILDING SETBACK	50 FT. FRONT, 25 FT. SIDE, 50 FT. REAR
MAX. BUILDING HEIGHT	30 FT.



ANTI-TRACKING PAD DETAIL

N.T.S.
NOTE: TO BE USED AT CONSTRUCTION ENTRANCE

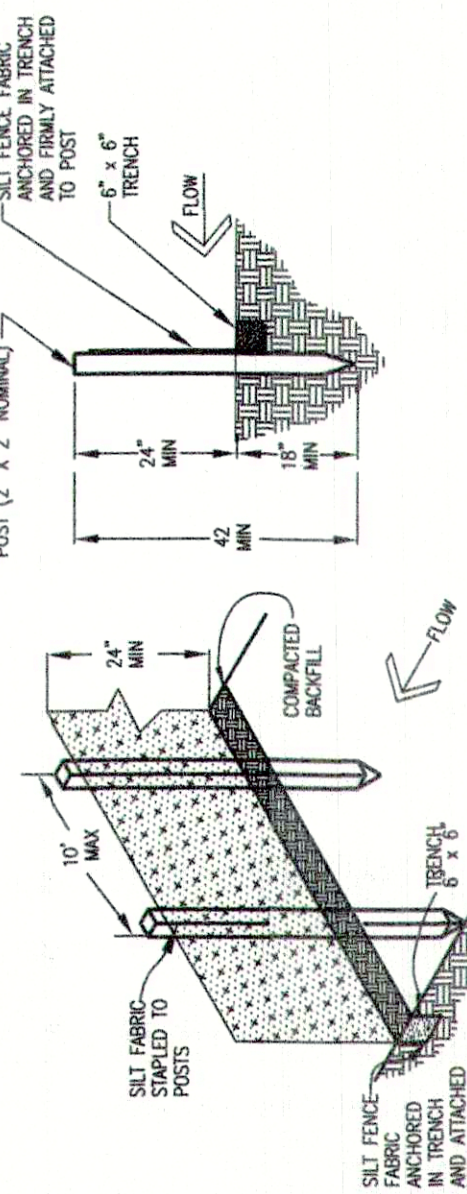
OWNER
BRIAN & ANN M O'DONNELL
84 Holcomb Street
Simsbury Ct. 06070

DEVELOPER
NORTHWEST HOMES

SITE PLAN
FOR PROPERTY OF
58 GREAT POND ROAD
SIMSBURY, CONNECTICUT
SCALE: 1" = 20'

PREPARED BY
OCC Group, Incorporated
ENGINEERING SURVEYING PLANNING CONSULTANTS
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SYNTHETIC FILTER BARRIER (SILT FENCE)
N.T.S.



I hereby certify that the Inland Wetland and Watercourse boundary line (9) shown on this map is substantially correct.

3/16/2023 Date:
Eric D. Carson, P.E. Signature



ERIC D. CARSON, P.E., LICENSE # 10275
PRINCIPAL ENGINEER, O.C.C. GROUP, INC.