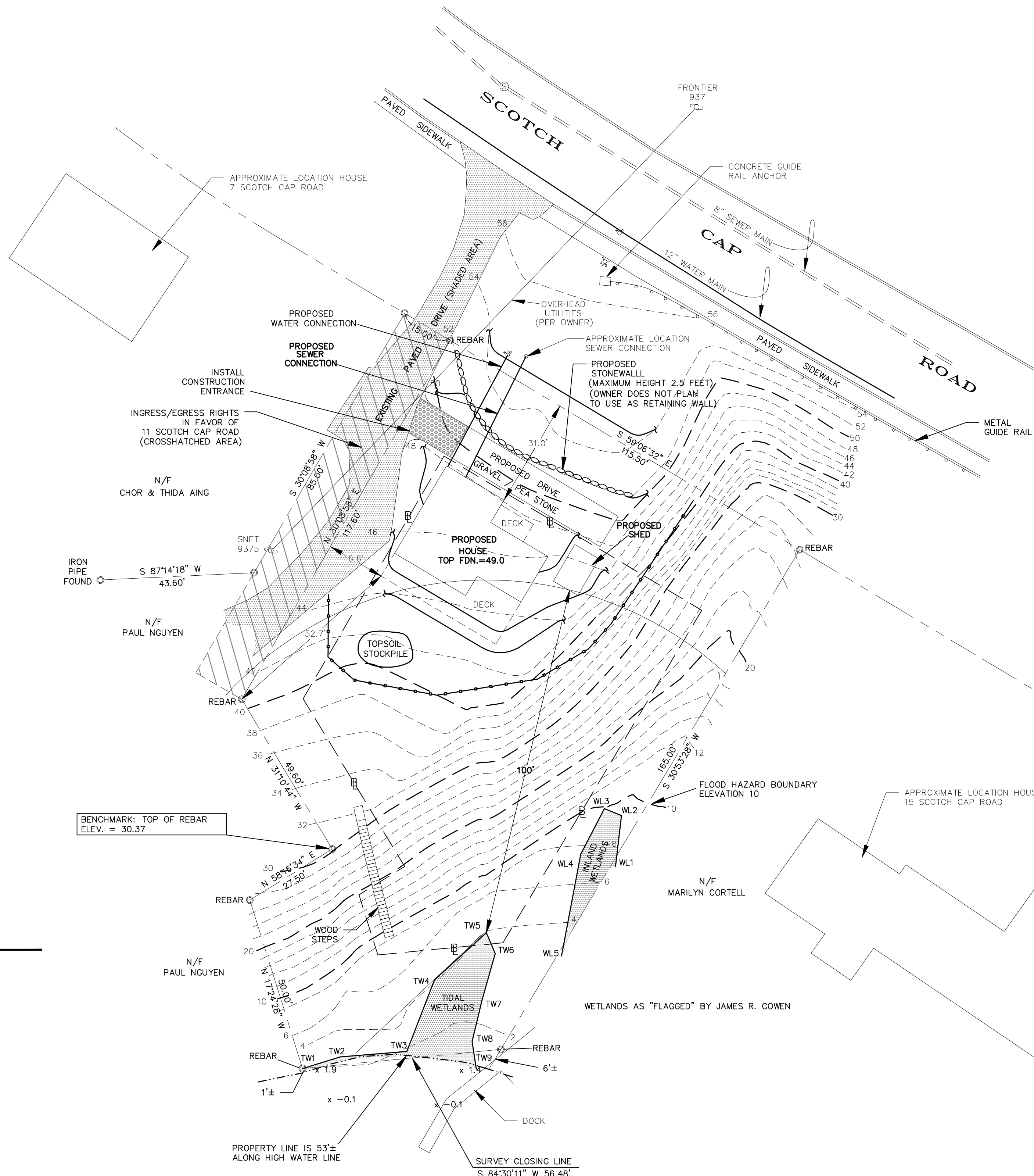
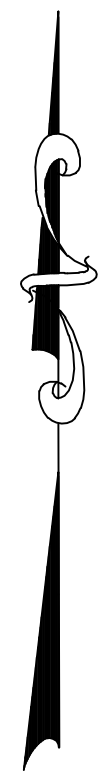


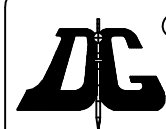


LEGEND

○○○○○○○○○○	STONE WALL
— — — — —	PROPERTY LINE
— — — — —	STREET LINE
— — — — —	EXISTING CONTOUR
— — — — —	PROPOSED CONTOUR
⊙	UTILITY POLE
⊕	HYDRANT
⊕	WATER GATE
⊙	SEWER MANHOLE
— — — — —	HIGH WATER LINE
TW3	EDGE WETLANDS & FLAG NUMBER
TW	TIDAL WETLANDS
WL	INLAND WETLANDS
— — — — —	BUILDING SETBACK LINE
— — — — —	SILT FENCE/BACKED BY HAYBALES

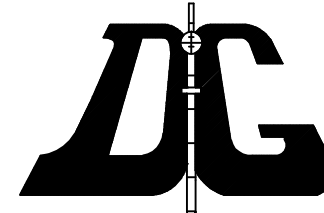
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED



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EROSION & SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED
- CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF A RESIDENTIAL HOME.

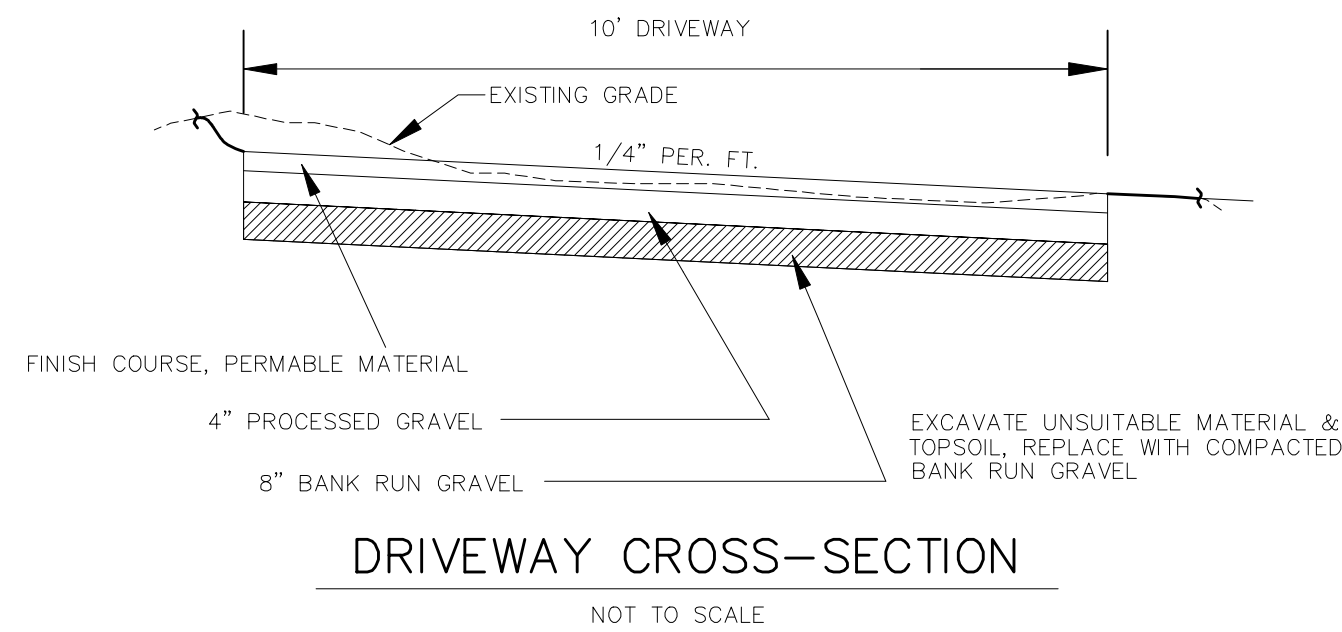
JAMES MULHOLLAND OR OWNER AT TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR IMPLEMENTING THIS PLAN AND MAINTAINING EROSION/SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE: HOME

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE HOUSE AND DRIVEWAY.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
4. ROUGH GRADE THE DRIVEWAY AND HOUSE AREA.
5. INSTALL/CONNECT UTILITIES
6. FOLLOWING CONSTRUCTION OF THE HOME, FINISH GRADE ALL DISTURBED AREAS.
7. LOAM AND SEED ALL DISTURBED AREAS.

MAINTENANCE

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.



1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.
2. STAPLE THE WIRE MESH FENCING TO END POST.
3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.

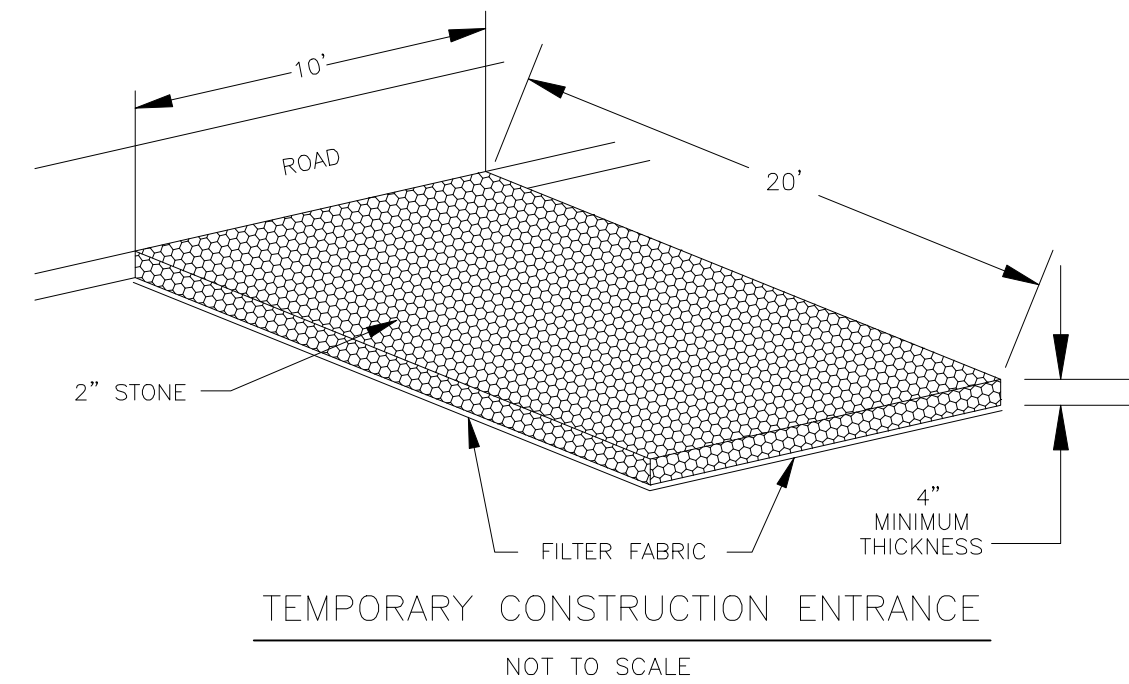
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE

ZONING COMPLIANCE TABLE VR-15 ZONE

ITEM	REQUIRED	PROVIDED
FRONT YARD	WITHIN 5' OF 29' *	31.0'
SIDE YARD	15'	16.6'
REAR YARD	30'	52.7'
MINIMUM LOT FRONTAGE	50'	115.50'
MINIMUM LOT AREA (Sq. Ft.)	15,000 Sq. Ft.	18,900± Sq. Ft.
LOT WIDTH	75'	115'
MAXIMUM HEIGHT (EFF. 8/01/02)	20'	LESS THAN 20'
MAXIMUM BUILDING COVERAGE	20%/3,780 Sq. Ft.	7.3%/1,392 Sq. Ft.

*THE FRONT YARD SETBACK WITHIN 5 FEET OF THE AVERAGE OF THE SETBACKS OF THE ADJACENT BUILDINGS ON EITHER SIDE OF LOT.



PLAN SHOWING
PROPOSED HOUSE, DRIVE,
WATER CONNECTION
AND
SEWER CONNECTION
ON PROPERTY OF
LYNN F. MULHOLLAND
11 SCOTCH CAP ROAD
WATERFORD, CONNECTICUT
SCALE: 1"=20'
OCTOBER 2021
REVISED: JULY 6, 2023

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC SURVEY BASED ON TOPOGRAPHIC ACCURACY 1-2 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: OCTOBER 5, 2021