

SHEET INDEX	
SHEET NO.	TITLE OF SHEET
1	COVER SHEET
2	BOUNDARY PLAN - SUBDIVISION PLAN
3	TOPOGRAPHICAL & GRADING PLANS
4 - 5	PLAN & PROFILES
6	SEPTIC DESIGN DATA CHARTS
7	NOTES AND DETAILS

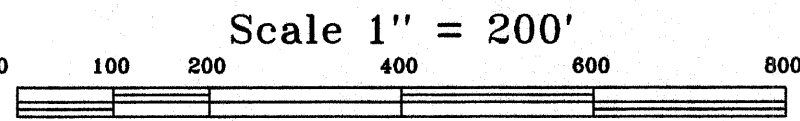
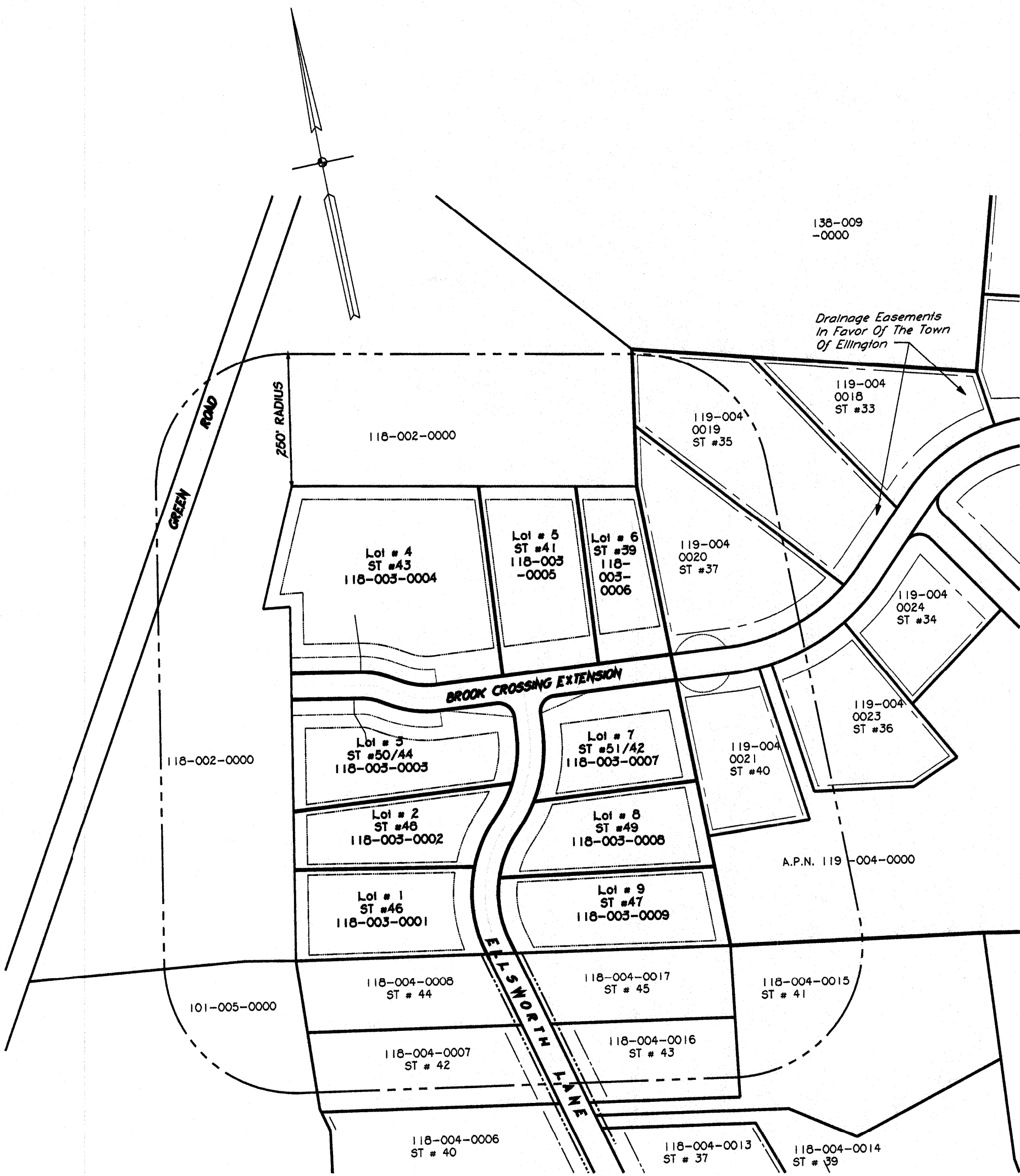
100' ABUTTERS LIST

MAP REFERENCE:

- 1) "CRESTWOOD ESTATES IV RESUBDIVISION ELLINGTON, CONNECTICUT TARBELL HEINTZ & ASSOC., INC. 1227 BURNSIDE AVE. SUITE 31 EAST HARTFORD, CONNECTICUT 06108 JOB NO. 1149 DATE 7-15-04 SCALE AS SHOWN DRAWN BY R.H.H. SHEETS 1-15 REVISED THRU 4-8-05".
- 2) "SUBDIVISION PLANS PREPARED FOR HIGHFIELD ESTATES PHASE III BROOK CROSSING ELLINGTON, CONNECTICUT TARBELL HEINTZ & ASSOC., INC. 290 ROBERTS STREET SUITE 200 EAST HARTFORD, CONNECTICUT 06108 JOB NO. 332-111 DATE 6-13-05 SCALE AS SHOWN DRAWN BY EMW SHEETS 1-11 REVISED THRU 1-31-07".

NOTES:

1. Property is located north of Ellsworth Lane and West of Brook Crossing Ext.
2. Property is shown On Assessor's Map #118-003-0000
3. Property Zoned - RAR (Rural Agricultural/Residential)
4. Proposal is a conventional subdivision/fee in-lieu-of.
5. Total Acreage of APN 118-003-0000= 14.62 Acres
Total Acreage of APN 102-026-0012= 4.02 Acres
Total Area to be utilized = 18.64 Acres
Total Number of lots = 9
Open Space Provided = 0
Area of Wetlands on the Parcel = 0.00 Acres
Area of slopes in excess of 25% = 0.25 Ac.
6. Owner: Joann C. Luginbuhl
5 Benjamin Drive
Ellington, CT
Applicant: Nutmeg Construction
5 Benjamin Drive
Ellington, CT
7. Bearings Based On Reference Maps
8. Vertical control based on referenced maps, U.S.G.S. 1929 Datum.
9. Iron Pins to be set on all property corners, Concrete Monuments to be placed, all roadway angle points, PC's, PT's and PRC's. Monument to 4"x4"x36" min.
10. Parcel is not located in a special flood hazard area per Flood Insurance Rate Map Community-Panel Number 0901560015C, Map Effective Date: 02/05/1997.
11. No Wetlands on site per John Ianni, Soil Scientist
12. All utilities to be underground
13. Soil types taken from State of Connecticut Survey Area Data: Version 12, Sept, 15, 2014
14. Any driveway over 10% grade must be paved.
15. Street trees shall be planted in accordance with Section 4.19 as shown and or as agreed upon by the ZEO.
16. Subsequent to subdivision approval, the approved building lot will require an individual site plan meeting the requirements of the North Central District Health Department, State Public Health Codes and the town of Ellington.
17. Street Classification: Brook Crossing - Collector, 32' Pavement, 55' Setback. Ellsworth Lane - Local Street, 26' Pavement, 35' Setback.
18. Installation of yard drains may be required to protect sidewalks at time of development of lots 5 & 6.



FINAL APPROVAL

Approved by the planning and zoning commission of the town of Ellington on this _____ day of _____, 20____. In accordance with sec. 8-26C of the Connecticut General Statutes, all work in connection with this subdivision must be completed by _____20____.

Secretary

Chairman

ZONE - RAR - DENSITY FACTOR = 0.5 AREA TO BE USED FOR MAXIMUM LOT DENSITY EQUALS AREA OF APN 118-003-0000, 14.62 AC. AND APN 102-026-0012, 4.02 AC. = 18.64 AC. MINUS WETLANDS, 0.00 AC. MINUS SLOPES IN EXCESS OF 25% = 0.25 AC. AREA EQUALS 18.39 AC x 0.5 = 9.19 OR 9 LOTS .	
NOTICE: "A FEE IN-LIEU-OF OPEN SPACE WILL BE ASSESSED AND PAID TO THE TOWN OF ELLINGTON WHEN LOTS ARE TRANSFERED	
FEE EQUALS 10% OF THE APPRAISE VALUE OF THE MAXIMUM DEVELOPABLE AREA OR 9.19 AC. APPRAISED VALUE EQUALS \$235,000.00 x 10% = \$23,500.00/9 LOTS = \$2,611.11 PER LOT.	
FEE SCHEDULE:	
LOT #	FEE DUE
118-003-0001	\$ 2,611.11
118-003-0002	\$ 2,611.11
118-003-0003	\$ 2,611.11
118-003-0004	\$ 2,611.11
118-003-0005	\$ 2,611.11
118-003-0006	\$ 2,611.11
118-003-0007	\$ 2,611.11
118-003-0008	\$ 2,611.11
118-003-0009	\$ 2,611.11

Zoning Bulk Table
Zone - RAR

Minimum Lot Size	40,000 Sq. Ft.
Minimum Lot Width	125'
Minimum Front Yard Setback	35'/55'
Minimum Side Yard	10'
Minimum Rear Yard	25'
Maximum Lot Coverage	25%
Maximum Building Height	38' - 2 1/2 Stories



SITE MAP
SCALE: 1" = 1000'

APN 118-003-00000
"Subdivision Plan"
Prepared For
CRESTWOOD ESTATES 'V'
ELLSWORTH LANE
and
BROOK CROSSING EXTENSION
ELLINGTON, CONNECTICUT

Owner:

Joann C. Luginbuhl
5 Benjamin Drive
Ellington, CT 06029

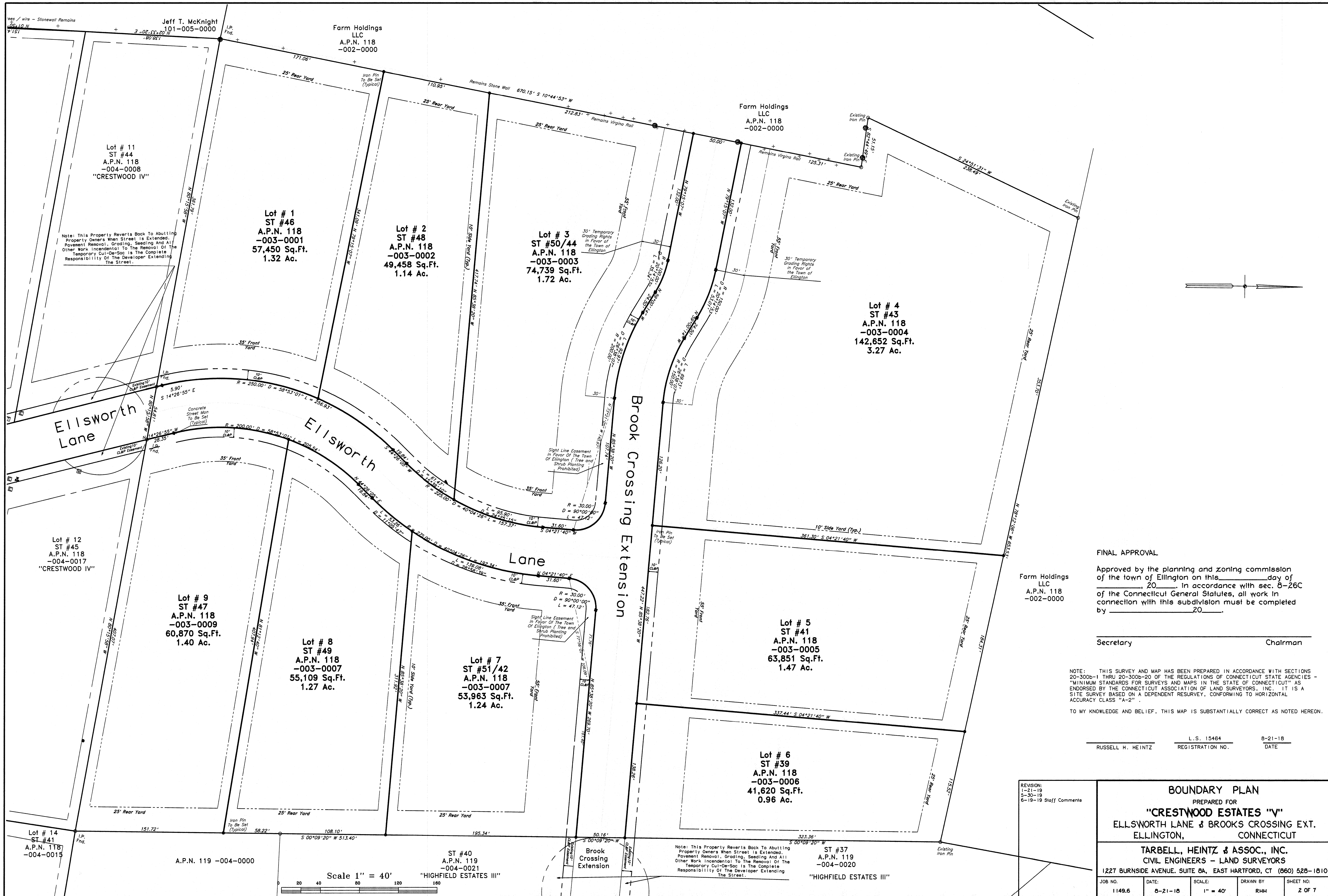
Applicant:

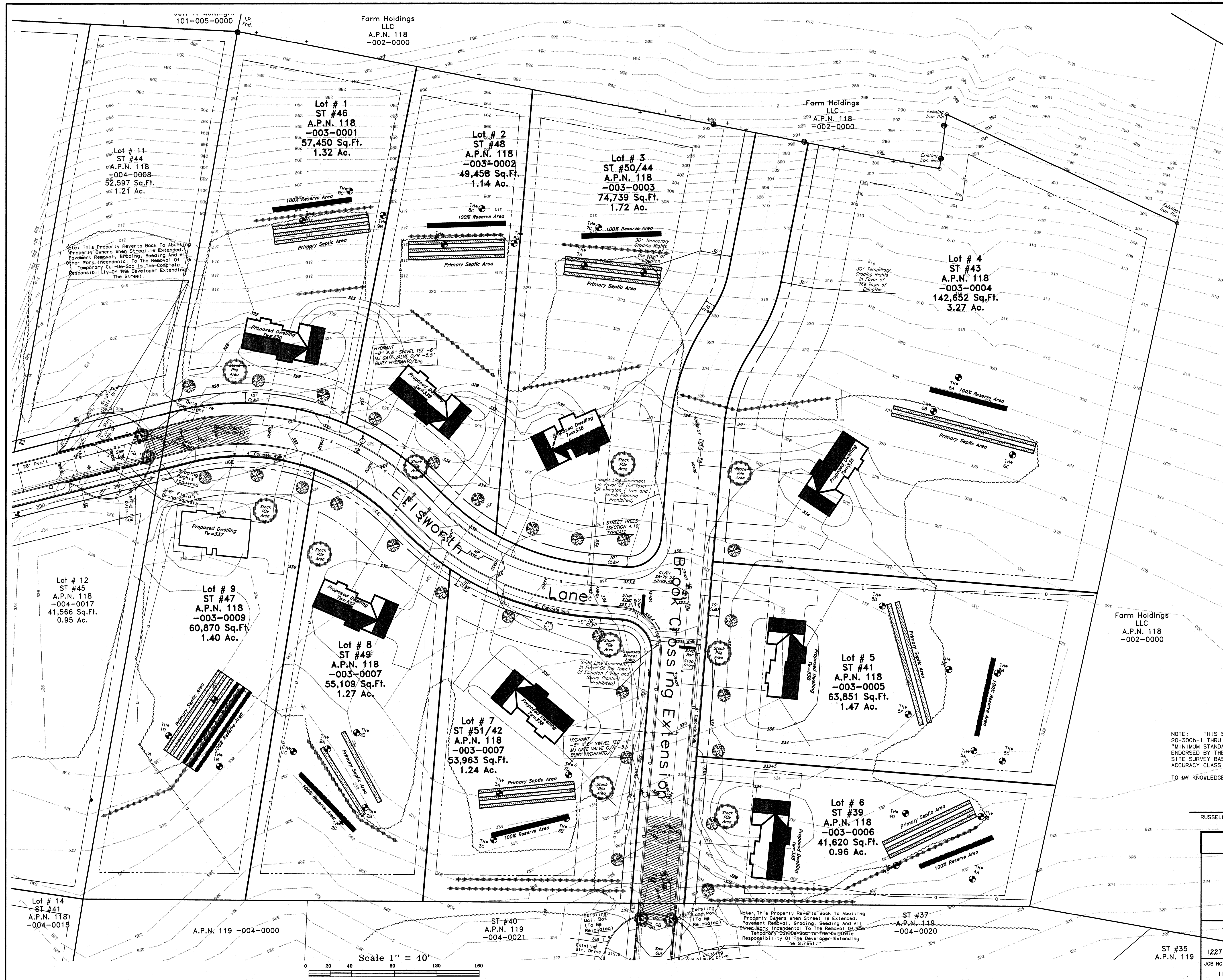
Nutmeg Construction
5 Benjamin Drive
Ellington, CT 06029

Engineers &
Surveyors

Tarbelle Heintz & Assoc., Inc.
1227 Burnside Ave. - Suite 8A
East Hartford, Connecticut 06108

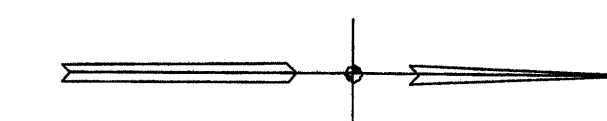
Sheet: 1 of 7
Date: 8-21-18
Revised: 5-30-19
Revised: 6-19-19
Staff Comments





LEGEND

- Existing Contour
- Proposed Contour
- 98.7 Existing Elevation
- 98+7 Proposed Elevation
- ~~~~~ Vegetation Line
- ===== Silt Fence



NOTE: 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 A SITE SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL "1-2".

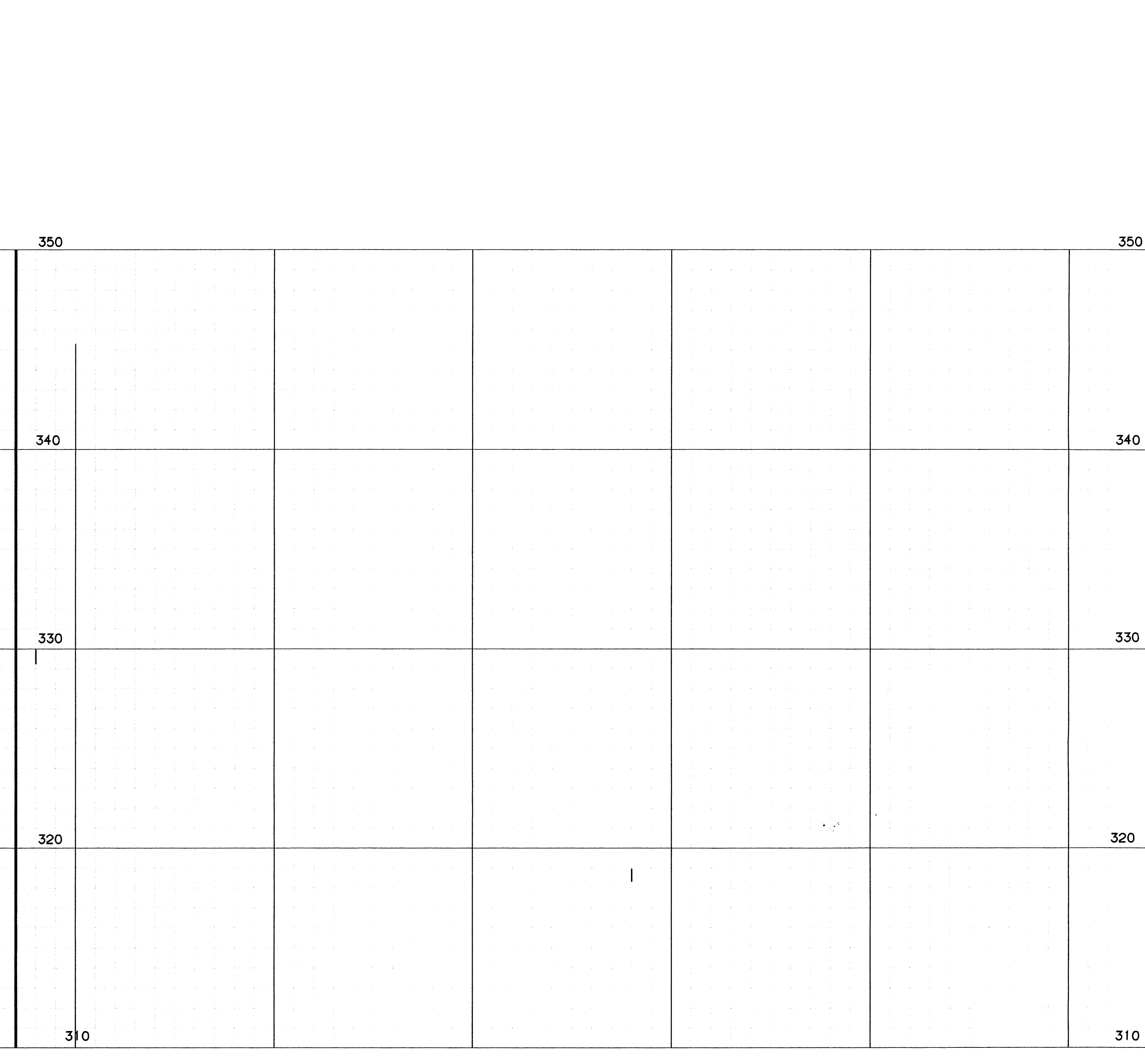
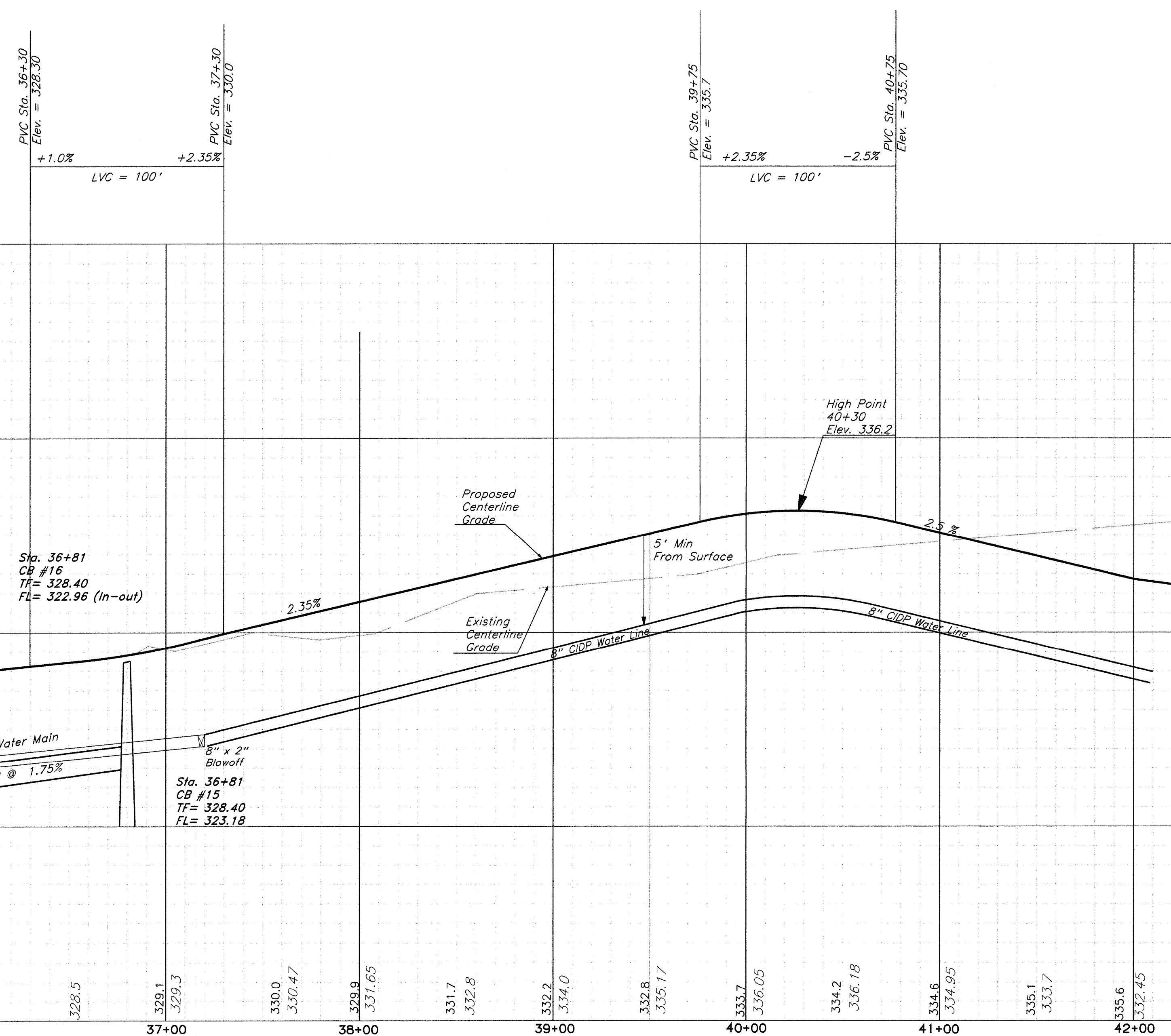
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RUSSELL H. HEINTZ
L.S. 15464
REGISTRATION NO.

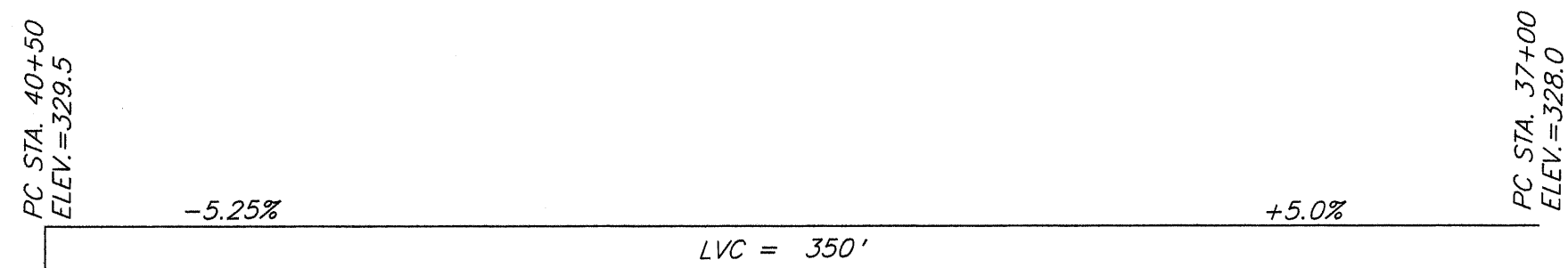
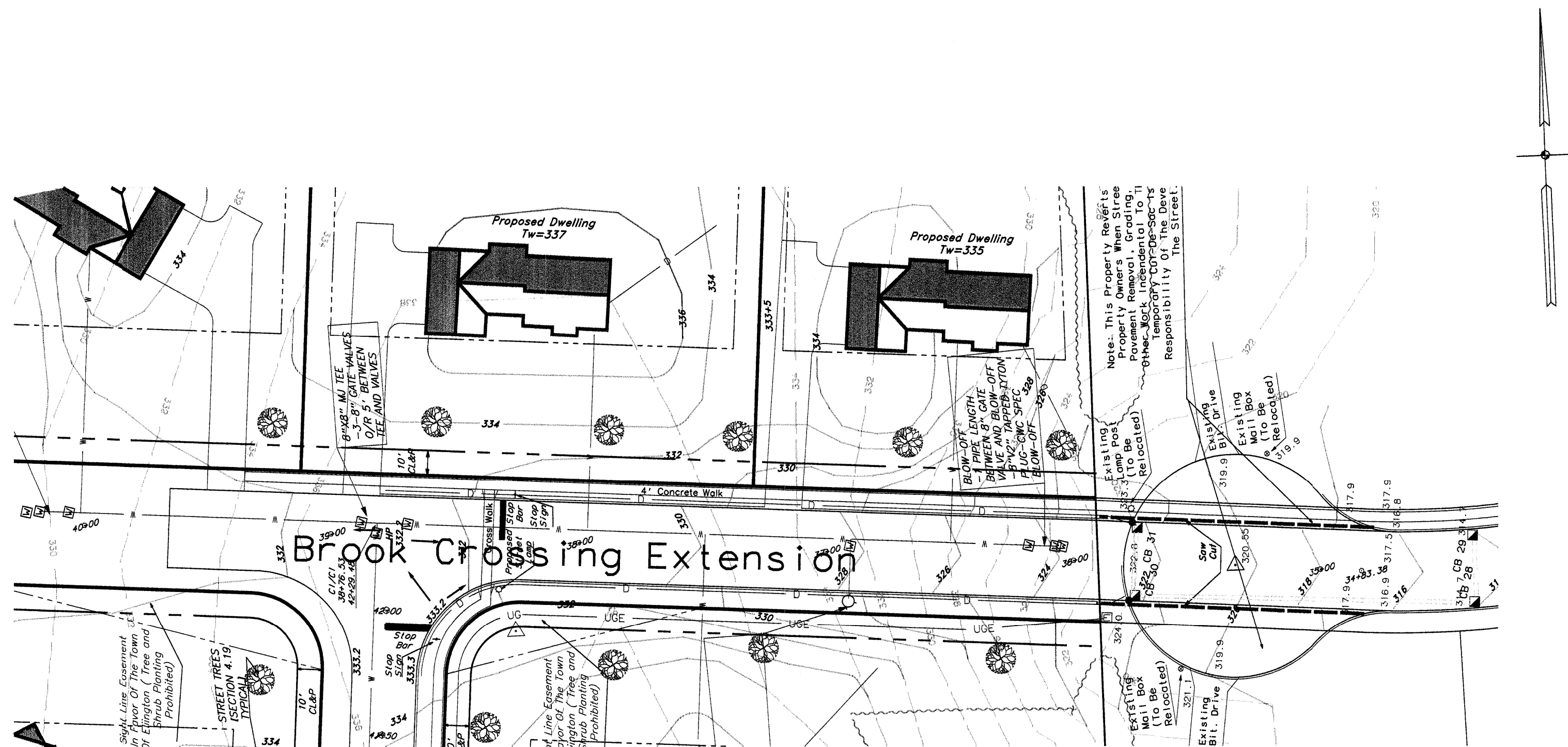
8-21-18
DATE

Rev. 1-24-19
Rev. 5-30-19
Rev. 6-19-19

GRADING PLAN				
TOPOGRAPHICAL PLAN				
PREPARED FOR				
"CRESTWOOD ESTATES "V"				
ELLSWORTH LANE & BROOK CROSSING EXT.				
ELLINGTON, CONNECTICUT				
TARBELL, HEINTZ & ASSOC., INC.				
CIVIL ENGINEERS - LAND SURVEYORS				
1227 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 528-1810				
JOB NO.	DATE	SCALE	DRAWN BY	SHEET NO.
1149.6	8-21-18	1" = 40'	RHH	3 OF 7



				RHH	RHH	GFB	TARBELL, HEINTZ & ASSOCIATES INC. SURVEYORS & CIVIL ENGINEERS 1227 BURNSIDE AVE. STE. 8A, EAST HARTFORD, CT. 860-528-1810	PLAN & PROFILE "CRESTWOOD ESTATES V" ELLSWORTH LANE ELLINGTON, Connecticut			SHEET OF SHEETS	
3	rh	6-19-19		DRAWN	DESIGNED	CHECKED					4	7
2	rh	5-30-19										
1	rh	1-24-19			8-21-18	1149						
NO.	BY	DATE	REVISION	DESCRIPTION	APPROVED	DATE					PROJECT NO.	



3				rh				6-19-19				RHH				RHH				GFB				TARBELL, HEINTZ & ASSOCIATES INC.				PLAN & PROFILE				SHEET OF SHEETS			
2				rh				5-30-19				DRAWN				DESIGNED				CHECKED				SURVEYORS & CIVIL ENGINEERS				"CRESTWOOD ESTATES V"				5			
1				rh				1-24-19				APPROVED				8-21-18				1149				1227 BURNSIDE AVE. STE. 8A, EAST HARTFORD, CT. 860-528-1810				BROOK CROSSING EXTENSION				7			
NO.				BY				DATE				REVISION				DESCRIPTION				PROJECT NO.															

TEST HOLE DATA
Test Holes Performed By, N.C.D.H.D.
and Witnessed By Torbell, Heintz & Assoc., Inc.
Dated:

LOT # 1 APN MAP # 118-003-0001 ST # 48	LOT # 2 APN MAP # 118-003-0002 ST # 48	LOT # 3 APN MAP # 118-003-0003 ST # 50	LOT # 4 APN MAP # 118-003-0004 ST #	LOT # 5 APN MAP # 118-003-0005 ST #	LOT # 6 APN MAP # 118-003-0006 ST #	LOT # 7 APN MAP # 118-003-0007 ST # 51	LOT # 8 APN MAP # 118-003-0008 ST # 49	LOT # 9 APN MAP # 118-003-0009 ST # 47
TH # 9A	TH # 8A	TH # 7A	TH # 6A	TH # 5A	TH # 4A	TH # 3A	TH # 2A	TH # 1A
0-4" TOP SOIL 4-30" BRN FINE SANDY LOAM 30-82" REDDISH SANDY TILL	0-4" TOP SOIL 4-26" BRN FINE SANDY LOAM 26-82" REDDISH SANDY TILL	0-5" TOP SOIL 5-28" BRN FINE SANDY LOAM 28-84" REDDISH LOAMY SANDY/GRAVEL RL*31"	0-3" TOP SOIL 3-21" BRN FINE SANDY LOAM 21-86" REDDISH LOAMY SANDY TILL SOMEWHAT COMPACT	0-4" TOP SOIL 4-22" BRN FINE SANDY LOAM 22-80" REDDISH LOAMY SANDY TILL SOMEWHAT COMPACT	0-5" TOP SOIL 5-24" BRN FINE SANDY LOAM 22-85" REDDISH SOMEWHAT COMPACT TILL	0-4" TOP SOIL 4-24" BRN FINE SANDY LOAM 24-98" REDDISH SANDY TILL	0-6" TOP SOIL 6-26" BRN FINE SANDY LOAM 26-78" REDDISH SANDY TILL	0-3" TOP SOIL 3-26" BRN FINE SANDY LOAM 26-88" REDDISH LOAMY SANDY - TILL FIRM # 48"
NO Ledge Roots + 30" MOTTS 30" NO SEEPS	NO Ledge Roots + 26" MOTTS 26" NO SEEPS	NO Ledge Roots + 26" MOTTS ??? RL + 31"	NO Ledge Roots + 23" MOTTS 22" SEEPS 48"	NO Ledge Roots + 23" MOTTS 22" NO SEEPS	NO Ledge Roots + 22" MOTTS 20" NO SEEPS	NO Ledge Roots + 26" MOTTS 22" SEEPS 50"	NO Ledge Roots + 26" MOTTS 26" SEEPS 60"	NO Ledge Roots + 30" MOTTS 26" NO SEEPS
TH # 9B	TH # 8B	TH # 7B	TH # 6B	TH # 5B	TH # 4B	TH # 3B	TH # 2B	TH # 1B
0-4" TOP SOIL 4-28" BRN FINE SANDY LOAM 28-80" REDDISH SANDY TILL	0-4" TOP SOIL 4-24" BRN FINE SANDY LOAM 24-82" REDDISH SANDY TILL/COMPACT *32"	0-5" TOP SOIL 5-26" BRN SANDY LOAM 24-82" REDDISH SANDY TILL/SAND	0-4" TOP SOIL 4-23" BRN SANDY LOAM 24-82" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-24" BRN SANDY LOAM 24-78" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-22" BRN SANDY LOAM 26-78" REDDISH SOMEWHAT COMPACT TILL	0-3" TOP SOIL 3-22" BRN SANDY LOAM 22-90" REDDISH LOAMY SANDYTILL SOME WHAT COMPACT FIRM #48"	0-4" TOP SOIL 4-24" BRN SANDY LOAM 24-98" REDDISH SOME WHAT COMPACT TILL	0-4" TOP SOIL 4-30" BRN SANDY LOAM 30-88" REDDISH LOAMY SANDY TILL FIRM #48"
NO LEDGE ROOTS + 32" MOTTS 29" NO SEEPS	NO LEDGE ROOTS + 36" MOTTS 32" NO SEEPS	NO LEDGE ROOTS + 26" MOTTS 28" NO SEEPS	NO LEDGE ROOTS + 23" MOTTS 21" SEEPS 40"	NO LEDGE ROOTS + 22" MOTTS 21" SEEPS 42"	NO LEDGE ROOTS + 22" MOTTS 22" NO SEEPS	NO LEDGE ROOTS + 24" MOTTS 21" SEEPS 48"	NO LEDGE ROOTS + 28" MOTTS 25" SEEPS 60"	NO LEDGE ROOTS + 36" MOTTS 30" NO SEEPS
TH # 9C	TH # 8C	TH # 7C	TH # 6C	TH # 5C	TH # 4C	TH # 3C	TH # 2C	TH # 1C
0-4" TOP SOIL 4-30" BRN FINE SANDY LOAM 30-82" REDDISH SANDY TILL	0-5" TOP SOIL 5-27" BRN FINE SANDY LOAM 27-88" REDDISH SANDY TILL	0-4" TOP SOIL 4-24" BRN FINE SANDY LOAM 24-83" REDDISH SANDY TILL/COMPACT *30"	0-3" TOP SOIL 3-22" BRN SANDY LOAM 22-76" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-20" BRN SANDY LOAM 20-78" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-22" BRN SANDY LOAM 22-80" REDDISH SOMEWHAT COMPACT TILL	0-4" TOP SOIL 4-23" BRN SANDY LOAM 23-82" REDDISH SOME WHAT COMPACT TILL	0-5" TOP SOIL 5-25" BRN SANDY LOAM 25-90" REDDISH LOAMY SAND TILL FIRM # 40"	0-5" TOP SOIL 5-24" BRN FINE SANDY LOAM 24-85" REDDISH LOAMY SANDY - TILL
NO LEDGE ROOTS + 32" MOTTS 29" NO SEEPS	NO LEDGE ROOTS + 30" MOTTS 27" NO SEEPS	NO LEDGE ROOTS + 30" MOTTS ????? RL+ 30"	NO LEDGE ROOTS + 22" MOTTS 22" SEEPS 46"	NO LEDGE ROOTS + 24" MOTTS 24" NO SEEPS	NO LEDGE ROOTS + 22" MOTTS 22" SEEPS 42"	NO LEDGE ROOTS + 22" MOTTS 21" SEEPS + 52"	NO LEDGE ROOTS + 28" MOTTS 25" SEEPS + 50"	NO Ledge Roots + 24" MOTTS 23" NO SEEPS
SLOPE = 15%> RESTRICTIVE LAYER (RL) = 28"	SLOPE = 13% RESTRICTIVE LAYER (RL) = 24"	SLOPE = 12% RESTRICTIVE LAYER (RL) = 24"	SLOPE = 0% RESTRICTIVE LAYER (RL) = 21"	SLOPE = 0% RESTRICTIVE LAYER (RL) = 21"	SLOPE = 0% RESTRICTIVE LAYER (RL) = 18"	SLOPE = 0% RESTRICTIVE LAYER (RL) = 20"	SLOPE = 0% RESTRICTIVE LAYER (RL) = 22"	SLOPE = 7% RESTRICTIVE LAYER (RL) = 23"
TH # 9D	TH # 8D	TH # 7D	TH # 6D	TH # 5D	TH # 4D	TH # 3D	TH # 2D	TH # 1D
0-4" TOP SOIL 5-22" BRN SANDY LOAM 24-74" REDDISH SANDYTILL FIRM # 36"	0-5" TOP SOIL 5-22" BRN FINE SANDY LOAM 24-74" REDDISH SANDYTILL FIRM # 36"	0-4" TOP SOIL 4-24" BRN FINE SANDY LOAM 24-83" REDDISH SANDY TILL/COMPACT *30"	0-3" TOP SOIL 3-22" BRN SANDY LOAM 22-76" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-20" BRN SANDY LOAM 20-78" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-5" TOP SOIL 5-20" BRN V FINE SANDY LOAM 20-68" REDDISH SOMEWHAT COMPACT TILL	0-6" TOP SOIL 6-26" BRN FINE SANDY LOAM 20-72" REDDISH SANDY TILL	0-4" TOP SOIL 4-26" BRN SANDY LOAM 26-88" REDDISH SANDYTILL SOME WHAT COMPACT *36"	0-4" TOP SOIL 4-24" BRN FINE SANDY LOAM 24-78" REDDISH SANDY TILL
NO LEDGE ROOTS + 20" MOTTS 19" SEEPS + 46"	NO Ledge Roots + 20" MOTTS 18" SEEPS 48"	NO Ledge Roots + 20" MOTTS 20" SEEPS 68"	NO Ledge Roots + 22" MOTTS 18" SEEPS 50"	NO Ledge Roots + 22" MOTTS 18" SEEPS 48"	SLOPE = 6% RESTRICTIVE LAYER (RL) = 18"	NO Ledge Roots + 20" MOTTS 20" SEEPS 48"	NO Ledge Roots + 20" MOTTS 26" NO SEEPS	NO Ledge Roots + 24" MOTTS 22" SEEPS 48"
TH # 9E	TH # 8E	TH # 7E	TH # 6E	TH # 5E	TH # 4E	TH # 3E	TH # 2E	TH # 1E
0-4" TOP SOIL 4-24" BRN SANDY LOAM 24-71" REDDISH SANDYTILL	0-5" TOP SOIL 5-26" BRN FINE SANDY LOAM 26-88" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-24" BRN FINE SANDY LOAM 24-83" REDDISH SANDY TILL/COMPACT *30"	0-3" TOP SOIL 3-22" BRN SANDY LOAM 22-76" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-20" BRN SANDY LOAM 20-78" REDDISH LOAMY SANDYTILL SOME WHAT COMPA	0-4" TOP SOIL 4-22" BRN SANDY LOAM 22-80" REDDISH SOMEWHAT COMPACT TILL	0-4" TOP SOIL 4-23" BRN SANDY LOAM 23-82" REDDISH SOME WHAT COMPACT TILL	0-5" TOP SOIL 5-25" BRN SANDY LOAM 25-90" REDDISH LOAMY SAND TILL FIRM # 40"	0-5" TOP SOIL 5-24" BRN FINE SANDY LOAM 24-85" REDDISH LOAMY SANDY - TILL
NO LEDGE ROOTS + 20" MOTTS 20" SEEPS 68"	NO Ledge Roots + 22" MOTTS 18" SEEPS 50"	NO Ledge Roots + 22" MOTTS 20" SEEPS 68"	NO Ledge Roots + 22" MOTTS 18" SEEPS 50"	NO Ledge Roots + 22" MOTTS 18" SEEPS 48"	SLOPE = 3.7% RESTRICTIVE LAYER (RL) = 18"	SLOPE = 3.7% RESTRICTIVE LAYER (RL) = 20"	SLOPE = 8% RESTRICTIVE LAYER (RL) = 22"	SLOPE = 8% RESTRICTIVE LAYER (RL) = 22"

[illegible][illegible]

FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)		FLOW FACTOR = DESIGN FACTOR (FF)	
TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)	TYPICAL USES	FLOW FACTOR (FF)
Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)		Residential Use: Bedroom Has A Design Flow Of 150 Gallons Per Day (GPD)	
2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0	2 Bedroom Home = 300/300	1.0
3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300		3 Bedroom Home = 450/300	
4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75	4 Bedroom Home = 525/300	0.75
Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)		Non - Residential Design Flow (GPD)/300 (FF)	

SEPTIC DESIGN DATA CHART

SUBDIVISION PLAN

PREPARED FOR

PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)	PERCOLATION FACTOR (PF)
Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.	Up to 10" = 1.0 10.1" - 20" = 1.25 20.1" - 30" = 1.5 30.1" - 45" = 3.0, or 2.0+ 45.1" - 60" = 5.0, or 3.0+ If leaching system is entirely in septic fill and the bottom of system is above existing grade and at least 24 inches above maximum groundwater.

REVISION: 8-15-18 Additional Test Holes Added	JOB NO. 1149.6	DATE: 7-31-18	SCALE: NA	DRAWN BY RHH	SHEET NO: 6 of 7
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CONTACT PERSON: SCOT LUGINBUHL
PHONE: 860-305-8250

Construction Schedule/Narrative

- The development contains 14.6 Acres, to be serviced by public water and on site septic.
- Construction will commence on or about the fall of 2018 and be substantially completed by the early summer of 2019.
- Contractor will be assigned the responsibility for implementing this Erosion and Sediment Control Plan. This responsibility includes the installation and maintenance of erosion control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan and notifying the Town of Vernon or the proper Town Agency of any transfer of this responsibility. The owner shall be responsible for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.

Notes

- This plan may be modified by authorized Town Agents depending on actual site and weather conditions.
- It may be determined that some additional erosion controls may have to be implemented before major site work begins. In this case, the Town may require that the erosion controls are implemented before a zoning permit will be issued.
- Once a zoning permit is issued, it may be withdrawn and a stop work order may be issued if the required erosion control devices are not properly maintained.
- Prior to the issuance of a certificate of occupancy all property pins must be installed and certified by a licensed Land Surveyor.

General Site Construction

- A preconstruction meeting with Town Staff and Contractor to be held on site.
- Install hay bales/silt fence and silt socks as indicated in the plans.
- Install anti-tracking pad (as per detail on plans) at project entrance to facilitate the removal of sediments from construction traffic.
- Flagged limits of clearing to be done by a licensed Land Surveyor.
- Conduct clearing and grubbing.
- Loam to be stripped and stockpiled in designated areas.
- Rough grade road and house lots to elevations shown on the plans, as deemed necessary that time.
- Install water main.
- Grade roads to elevations shown on the plans.
- Install remaining underground utilities.
- Install bituminous paving, binder coat.
- Loam and seed remaining disturbed areas as soon as possible upon completion of grading. Mulch with hay, netting, etc., as necessary, until disturbed areas are stabilized.

Grading & Seeding Applications

- All graded or disturbed areas, including slopes, shall be protected during clearing and construction in accordance with the approved sediment control plan until they are permanently stabilized.
- All sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved sediment control plan.
- Topsoil required for the establishment of vegetation shall be stockpiled in the amount necessary to complete the limited grading of all exposed areas.
- Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable material.
- All fills shall be compacted, as required, to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or codes.
- Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on a frozen foundation.
- Fill shall not be kept free of sediment during all phases of development.
- Seeps or springs encountered during construction shall be handled in accordance with the measures of subsurface drainage or other approved methods.
- All graded areas shall be permanently stabilized immediately following finished grading. If final grading is to be delayed for more than 30 days after land disturbance activities cease, temporary soil stabilization measures shall be applied immediately.
- Site is to be graded as needed, and feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.
- Cut and fill slopes shall not be steeper than 2:1 (2 horizontally to 1 vertically). Where it is to be mowed, the slope shall be no steeper than 3:1. A 4:1 slope is preferred because of safety factors related to mowing steep slopes.
- Apply seed uniformly by hand, cyclone seeder, drill cultipacker type seeder or hydroseeder (slurry including seed and fertilizer). Normal seeding depth is from 1/4 to 1/2 inch. Hydroseedings which are mulched may not be left on soil surface.
- Where feasible, except where either a cultipacker type seeder or a hydroseeder is used, the seedbed should be firmed following seeding operations with a roller, or light drag. Seeding operations should be on the contour.
- The final harrowing or discing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.
- Remove from the surface all stones two inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, pieces on concrete, clods/lumps or other unsuitable material.
- Inspect seeded just before seeding. If traffic has left the soil compacted, the area must be retitled and firmed as above.
- Where grasses predominate, fertilize according to a soil test or broadcast biennially, 300 pounds of 10-10-10 or equivalent per acre (7.5 pounds per 1,000 square feet).

Temporary seeding of disturbed areas shall be in accordance with the following schedule:

Species	lbs/acre	lbs/100SF	Recommended Seeding Dates
Annual Ryegrass	40	1.0	
Winter Ryegrass	120	3.0	
Sudangrass	30	0.7	

(Temporary seeding is not limited to the species shown. Other species recommended by the soil conservation service for temporary seeding may be used.)

Straw hay mulch is to be applied to seedbed at the rate of 1-1/2 to 2 tons per acre, or 70 to 90 pounds per 1,000 square feet.

Seedbed Preparation: Seeding dates - 4/15 to 6/15 & 8/15 to 9/15

Disturbed areas shall be covered with a minimum of 4 inches of topsoil. Fertilizer to be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet, using 10-10-10 or equivalent. Apply lime - lime (equivalent to 50% calcium plus magnesium) at the rate of 2 tons/acre or 90 pounds per 1,000 square feet.

Seed Mixture

Kentucky Bluegrass	20 pounds/acre	45 pounds/1,000 square foot
Creeping Red Fescue	20 pounds/acre	45 pounds/1,000 square foot
Perennial Ryegrass	45 pounds/acre	10 pounds/1,000 square foot
Total	45 pounds/acre	1.00 pounds/1,000 square foot

Cover with Hay Mulch

Strow/Hay Bales

(1) Sheet Flow Application

- Bales shall be placed in a single row, lengthwise with the contour, with ends of adjacent bales tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the binding.
- The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier (see figures 7-7, 7-8). Ideally, bales should be placed 10 feet away from toe of slope (figure 7-8).
- Each bale shall be securely anchored by at least two stakes or rebar driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or rebar shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between the bales shall be chinked (filled by wedging) with strow to prevent water from seeping between the bales. Loose strow scattered over the area immediately up hill from the strow bale barrier tends to increase barrier efficiency.
- Bale barriers shall be removed when they have served their usefulness, but not before the up slope areas have been permanently stabilized.

(2) Channel Flow Application

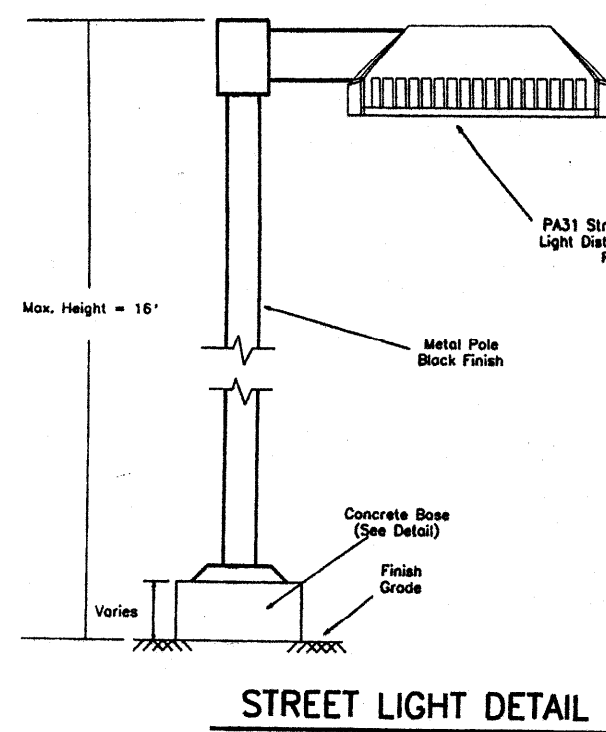
- Bales shall be placed in a single row, lengthwise, oriented perpendicular to the contour, with ends of adjacent bales tightly abutting one another.
- The remaining steps for installing a bale barrier for sheet flow application apply here, with the following addition:
- The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment laden runoff will flow either through or over the barrier but not around it.

(3) Maintenance

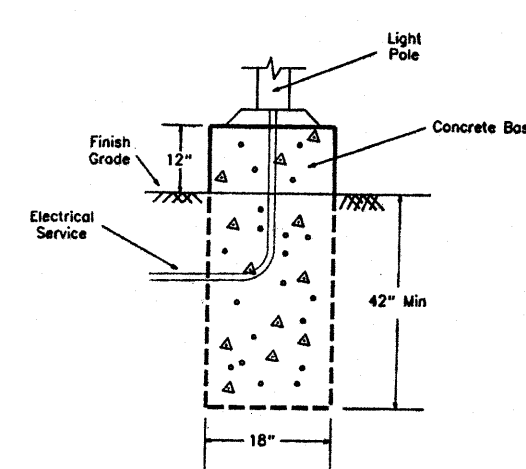
- Inspection shall be made after each storm event and repair or replacement shall be made promptly, as needed.
- Cleanout of accumulated sediment behind the bales is necessary if 1/2 of the original height of the bales become filled with sediment.

(4) Maintenance

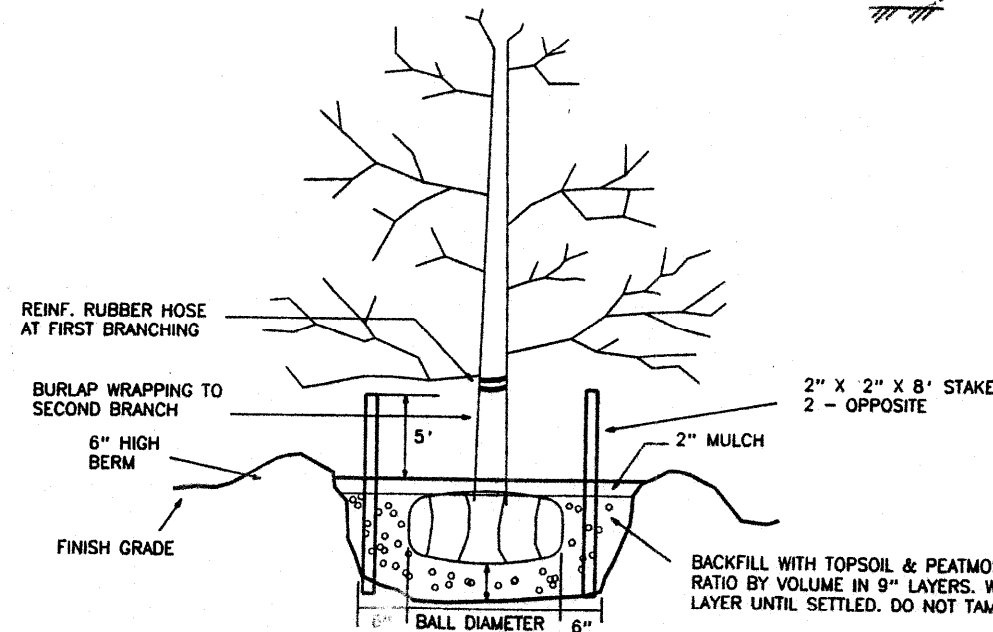
- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric decompose or become ineffective prior to the end of the expected useful life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed when they reach approximately one-half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.



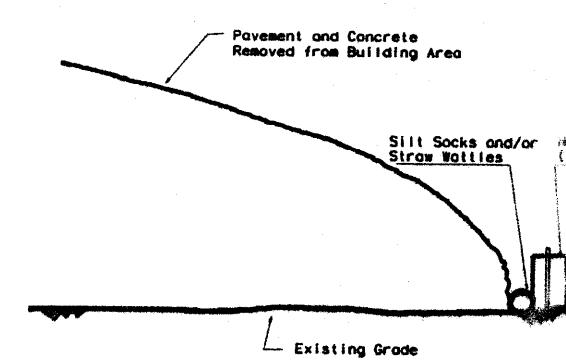
BIT. CONC. LIP CURB
NOT TO SCALE



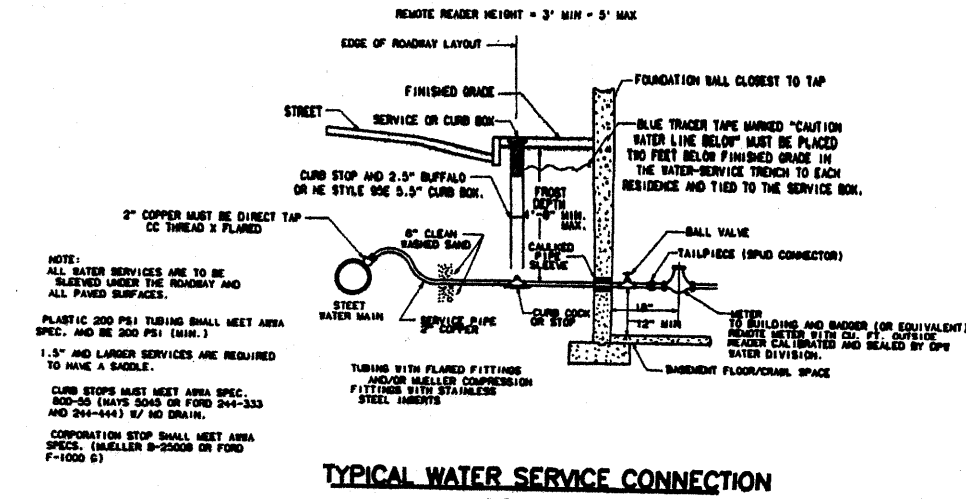
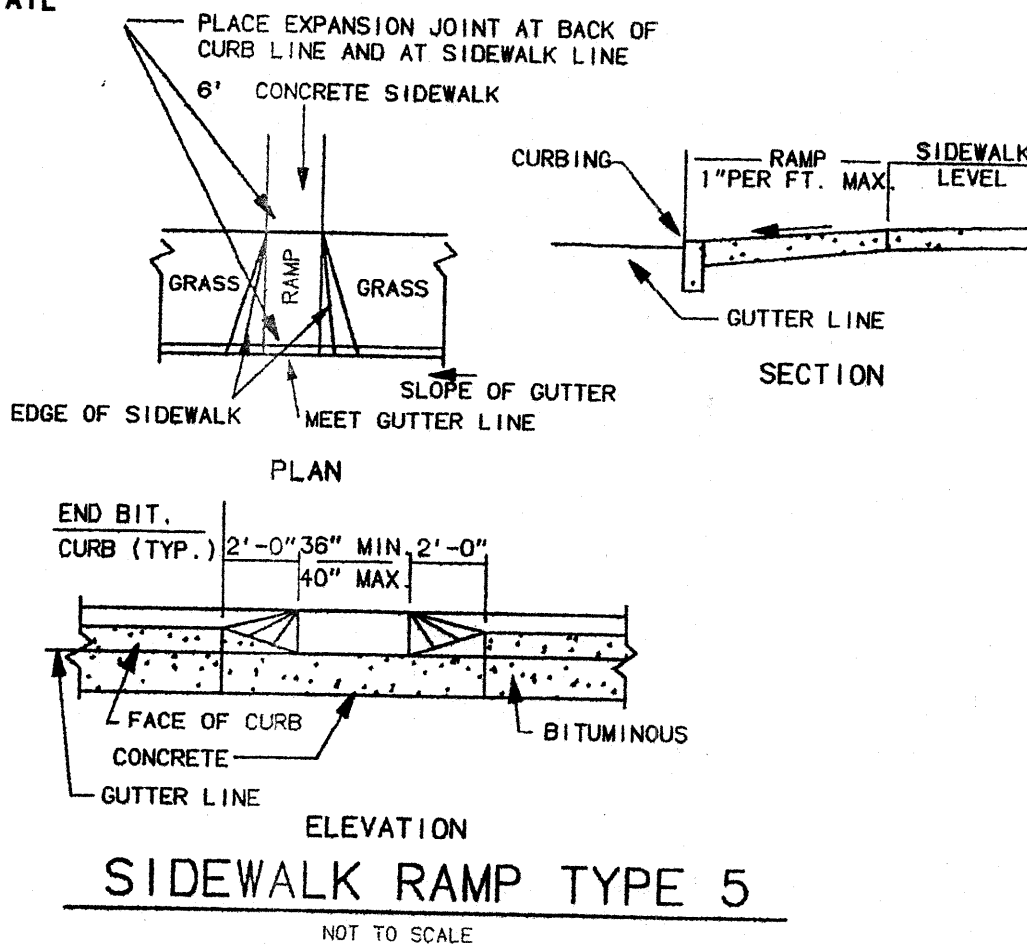
LIGHT SUPPORT BASE DETAIL
N.T.S.



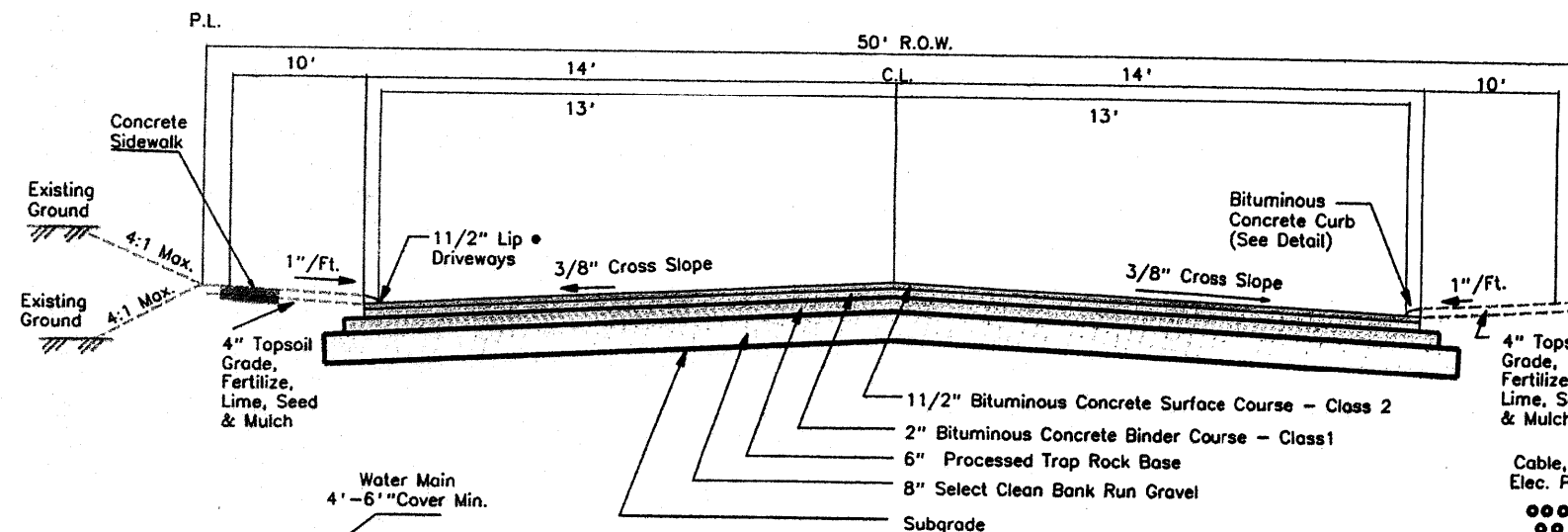
TREE / SHRUB PLANTING DETAIL
N.T.S.
PLANTING & GROWING DETAILS--FOR MINOR TREES AND SHRUBS
2 1/2" CALIPER OR SMALLER, BALLED & BURLAPPED - PLACED AS SHOWN



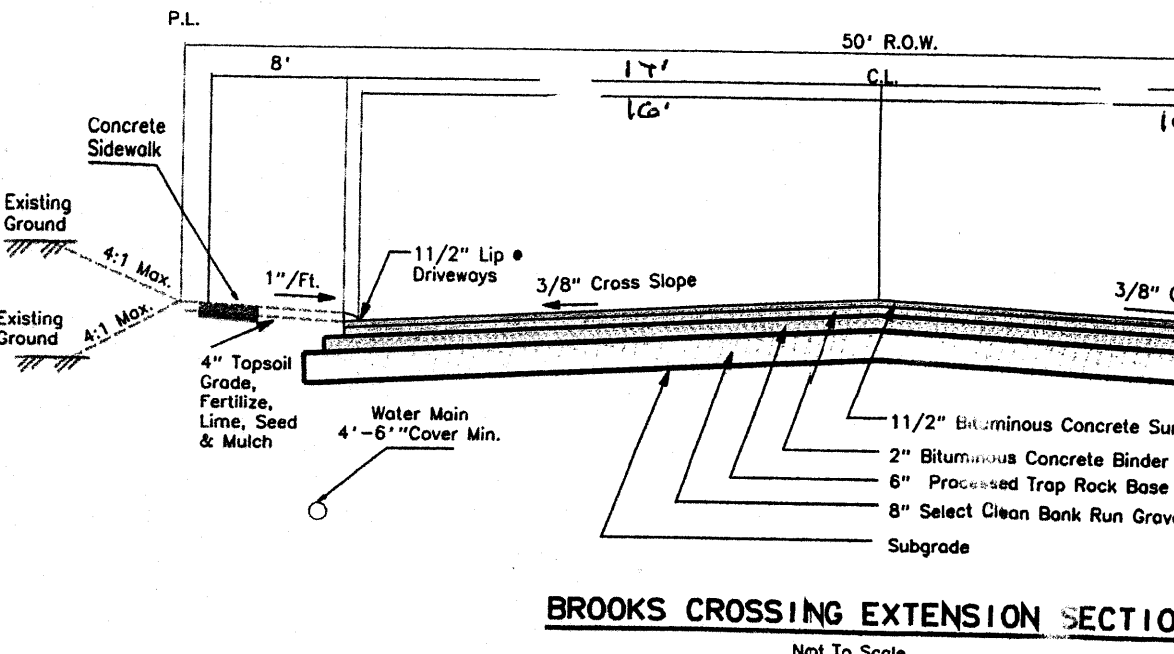
STOCKPILE DETAIL
Not To Scale



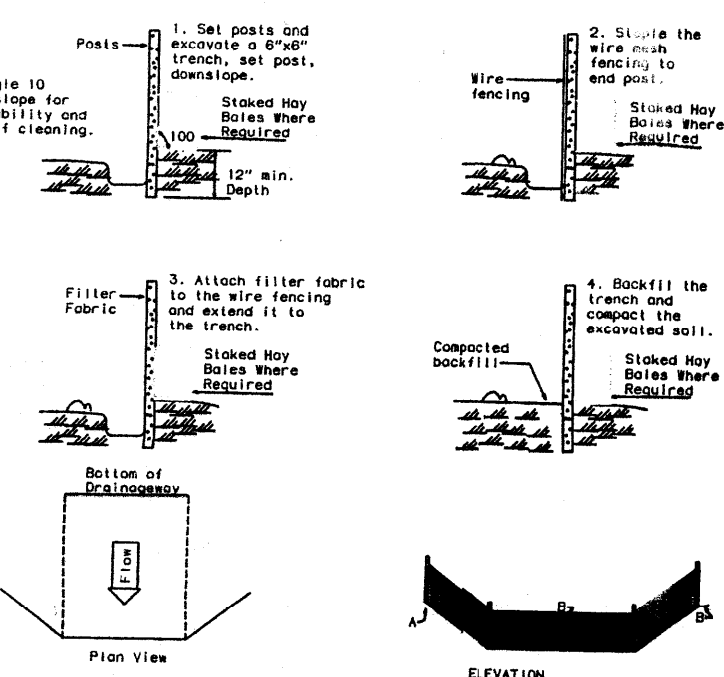
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



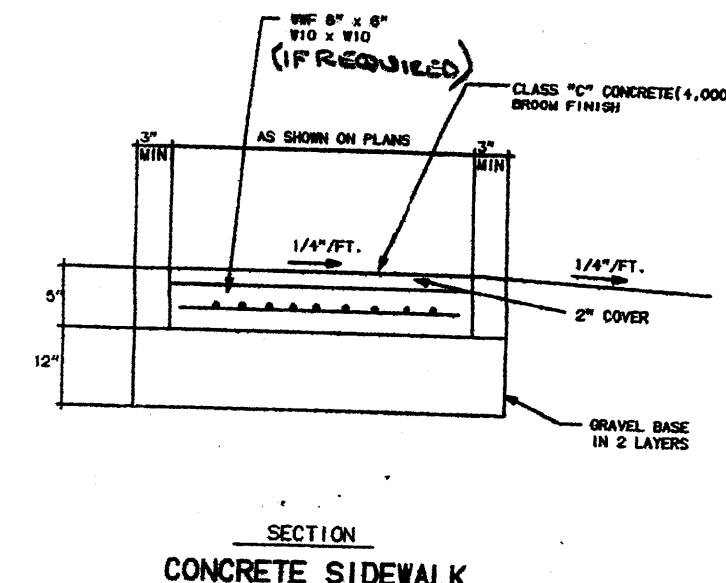
ELLSWORTH LANE
Not To Scale



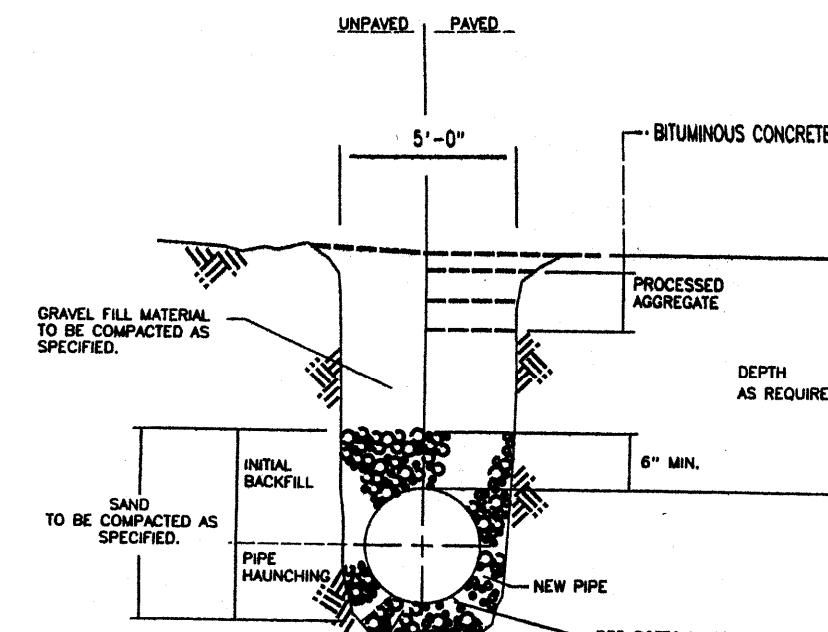
BROOKS CROSSING EXTENSION SECTION
Not To Scale



SILT FENCE DETAIL
NOT TO SCALE



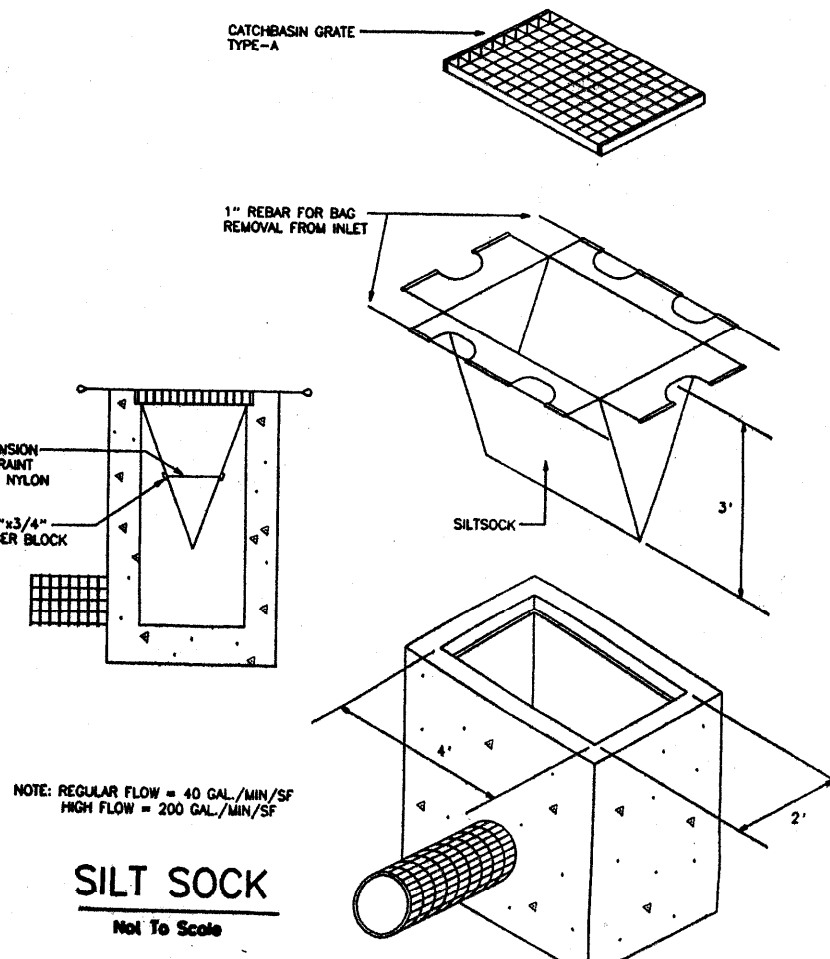
CONCRETE SIDEWALK
NOT TO SCALE



TYPICAL WATER TRENCH DETAIL
N.T.S.

LEGEND

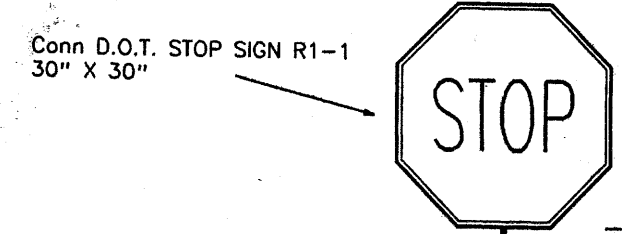
- 76--- Existing Contour
- 76--- Proposed Contour
- 98.7 Existing Elevation
- 98.7 Proposed Elevation
- ~~~~~ Vegetation Line
- ===== Silt Fence



SILT SOCK
Not To Scale

NOTE: REGULAR FLOW = 40 GAL/MIN/50
HIGH FLOW = 200 GAL/MIN/50

TEMPORARY SEDIMENT CONTROL
DURING CONSTRUCTION - TO BE
USED ON ALL BASINS UNTIL ALL
DISTURBED AREAS ARE STABILIZED
SILT SOCKS ARE TO BE CHECKED



STOP SIGN DETAIL
NOT TO SCALE

NOTES & DETAILS

PREPARED FOR

"CRESTWOOD ESTATES "V"
ELLSWORTH LANE & BROOKS CROSSING EXT.
ELLINGTON, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS
1221 BURNSIDE AVENUE, SUITE 8A, EAST HARTFORD, CT (860) 528-1810

REVISION:

5-30-19

DATE: 8-21-18
SCALE: n/a
DRAWN BY: RHH
SHEET NO: 7 of 7