SEDIMENTATION & SOIL EROSION SPECIFICATIONS

1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.

2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE EROSION ON THE SITE.

3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2002) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

1. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.

2. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABLIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.

3. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES. SILT FENCES AND BARRIERS MUST BE CLEANED OR REPLACED WHEN SOIL HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

4. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

5. SEDIMENT TRAPS, IF APPLICABLE, MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.

6. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN AND IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.

7. FILL MATERIAL SHALL BE FREE FROM DEBRIS PERISHABLE OR COMBUSTIBLE MATERIAL AND FROZEN OR WET EARTH OR STONES LARGER THAN 6 INCHES IN MAXIMUM DIMENSION. FILL SHALL BE PLACED IN MAXIMUM 12 INCH LOOSE LIFTS AND COMPACTED TO WITHIN 90% OF THE MODIFIED PROCTOR TEST RESULT.

8. PAVEMENT BASE COURSE MUST BE PLACED IN ALL PROPOSED PAVEMENT AREAS UPON COMPLETION OF FINE GRADING.

9. PERMANENT LANDSCAPED AREAS SHALL BE SEEDED OR SODDED ON ALL EXPOSED AREAS IMMEDIATELY AFTER FINAL GRADING. MULCH AS NECESSARY FOR SEED PROTECTION AND ESTABLISHMENT. LIME AND FERTILIZE PRIOR TO PERMANENT SEEDING.
   - 9.1. TOPSOIL PREPARATION:
     - 9.1.1. TOPSOIL SHOULD BE A MINIMUM OF FOUR INCHES DEEP (COMPACTED) BEFORE SEEDING.
     - 9.1.2. HAVE TOPSOIL TESTED FOR PH, ADD LIME AS NECESSARY TO ACHIEVE PH OF 6.5. APPLY FERTILIZER AT A RATE OF 300 POUNDS PER ACRE OR SEVEN POUNDS PER 1,000 SQUARE FEET USING 10-20-10 OR EQUIVALENT. IN ADDITION, 300 POUNDS 38-0-0 PER ACRE OF SLOW RELEASE NITROGEN MAY BE USED IN LIEU OF TOP DRESSING.
     - 9.1.3. WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE GENERAL CONTOUR. CONTINUE ALL CLAY OR SILTY SOIL AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEED BED WHEREVER FEASIBLE.
     - 9.1.4. REMOVE FROM THE SURFACE ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMP, OR OTHER UNSUITABLE MATERIAL.
     - 9.1.5. INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT SOIL COMPACT, THE AREA MUST BE RE-TILLED AND COMPACTED AS ABOVE.
   - 9.2. SEED MIXTURE (APPLY AT A RATE OF 200 POUNDS/ACRE):
     - 9.2.1. 10% KENTUCKY BLUEGRASS – BARON MIX
     - 9.2.2. 20% PERENNIAL RYEGRASS
     - 9.2.3. 70% TURF TYPE TALL FESCUE

10. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.

12. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.

13. THE RESPONSIBILITY FOR: IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE PLANNING AND ZONING COMMISSION, ITS DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND ENSURING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.

14. ANY CONVEYANCE OF THIS PROJECT PRIOR TO ITS COMPLETION, WILL TRANSFER FULL RESPONSIBILITY FOR COMPLIANCE WITH THE CERTIFIED PLAN TO ANY SUBSEQUENT OWNERS.

DEEP TESTS

TESTED ON 2/18/2022

TP-1

0'-4"	TOPSOIL	
4'-36"	ORANGE BROWN SILTY LOAM	
36"-74"	LIGHT BROWN FIRM SANDY TILL	
MOTTLING @ 40"		
WATER @ 68"		
NO LEDGE		
ROOTS @ 44"		
RESTRICTIVE @ 36"		

TP-2

0'-4"	TOPSOIL	
4'-34"	ORANGE BROWN SILTY LOAM	
34"-72"	LIGHT BROWN FIRM SANDY TILL	
NO MOTTLING		
NO WATER		
NO LEDGE		
ROOTS @ 42"		
RESTRICTIVE @ 34"		

TP-3

0'-4"	TOPSOIL	
4'-36"	ORANGE BROWN SILTY LOAM	
36"-64"	LIGHT BROWN FIRM SANDY TILL	
NO MOTTLING		
NO WATER		
LEDGE @ 64"		
ROOTS @ 50"		
RESTRICTIVE @ 36"		

TP-4

0'-6"	TOPSOIL	
6"-52"	ORANGE BROWN SILTY LOAM	
52"-70"	LIGHT BROWN FIRM SANDY TILL	
NO MOTTLING		
NO WATER		
NO LEDGE		
ROOTS @ 54"		
RESTRICTIVE @ 32"		

TP-5

0'-6"	TOPSOIL	
6"-34"	ORANGE BROWN SILTY LOAM	
34"-72"	LIGHT BROWN FIRM SANDY TILL	
NO MOTTLING		
NO WATER		
NO LEDGE		
ROOTS @ 62"		
RESTRICTIVE @ 34"		

TP-6

0'-4"	TOPSOIL	
4"-32"	ORANGE BROWN SILTY LOAM	
32"-72"	LIGHT BROWN FIRM SANDY TILL	
NO MOTTLING		
NO WATER		
NO LEDGE		
ROOTS @ 56"		
RESTRICTIVE @ 32"		

TP-A

0'-6"	TOPSOIL	
6"-24"	ORANGE BROWN SILTY LOAM	
24"-55"	BROWN FIRM SANDY TILL	
MOTTLING @ 30"		
WATER @ 30"		
LEDGE @ 55"		

TP-B

0'-6"	TOPSOIL	
6"-30"	ORANGE BROWN SILTY LOAM	
30"-62"	BROWN FIRM SANDY TILL	
WATER @ 58"		

PERCOLATION TESTS

TEST STARTED 24" BELOW GRADE

P-1	MEASUREMENT	CHANGE
11:36	4.50"	–
11:55	7.25"	2.75"
12:05	8.75"	1.50"
12:15	10.00"	1.25"
12:25	11.25"	1.25"
12:35	12.50"	1.25"

THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 8.0 MINUTES

TEST STARTED 24" BELOW GRADE

P-2	MEASUREMENT	CHANGE
11:37	6.00"	–
11:56	13.00"	7.00"
12:06	15.00"	2.00"
12:16	16.50"	1.50"
12:26	17.75"	1.25"
12:36	18.75"	1.00"

THE MINIMUM OBSERVED PERCOLATION RATE IS 1" DROP IN 10.0 MINUTES

SEPTIC SYSTEM

DESIGN DATA

- 4 BEDROOM DWELLING
- 1 IN-LAW APARTMENT
- 1,250 GALLON SEPTIC TANK
- EXISTING LEACHING SYSTEM
  - ** DESIGN PERCOLATION RATE: UP TO 10.0 MIN
  - ** 495 SF + 82.5 SF + 165 SF = 742.5 SF OF EFFECTIVE LEACHING AREA REQUIRED
  - ** 76 LF OF GEOMATRIX GST 6212 76 LF X 10.0 ELA = 760.0 SF PROVIDED
- RESERVE LEACHING SYSTEM
  - ** DESIGN PERCOLATION RATE: UP TO 10.0 MIN
  - ** 742.5 SF OF EFFECTIVE LEACHING AREA REQUIRED
  - ** USE 76 LF OF GEOMATRIX GST 6212 76 LF X 10.0 ELA = 760.0 SF PROVIDED

M.L.S.S.

RESTRICTIVE LAYER			
DEEP TEST #	1	5	6 (DOWNHILL)
ELEVATION	706.5'	702.1'	700.5'
OBSERVED RL DEPTH	36"	34"	32"
AVERAGE DESIGN RL	(36"+34")/2=35";(35"+32")/2=33.5"		
HYDRAULIC FACTOR (HF)			
AVERAGE DESIGN RESTRICTIVE LAYER	33.5"		
SLOPE	>15.0%		
DESIGN HYDRAULIC FACTOR	18		
PERCOLATION FACTOR (PF)			
PERCOLATION RATE	UP TO 10.0 MIN/INCH		
DESIGN PERCOLATION FACTOR	1.0		
FLOW FACTOR (FF)			
# OF BEDROOMS	4 BEDROOMS + IN LAW		
DESIGN FLOW FACTOR	1.75+0.5=2.25		
MINIMUM LEACHING SYSTEM SPREAD (M.L.S.S.)			
M.L.S.S.	(HF) x (PF) x (FF)		
M.L.S.S. REQUIRED	18 x 1.0 x 2.25 = 40.5 LF		
M.L.S.S. PROVIDED	76.0 LF		

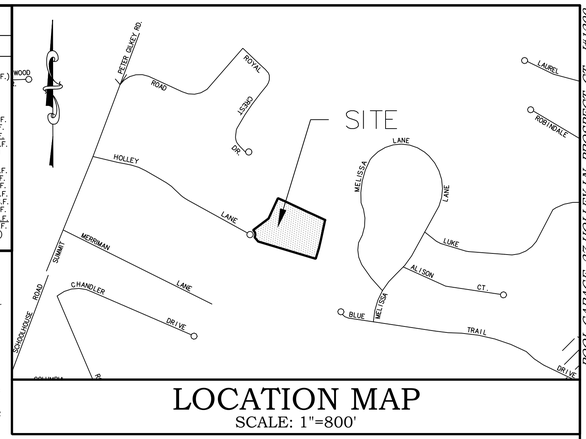
SITE STATISTICS

SINGLE FAMILY DWELLING

ZONING DISTRICT "RA-1"	REQUIRED	PROPOSED
BULK STATISTICS		
MIN. LOT AREA	0.918 ACRES (40,000 S.F.)	7.231 ACRES (314,995.3 S.F.)
MIN. LOT FRONTAGE	150'	165.1'
MIN. BUILDING SETBACK (FRONT)	50'	293.3'
MIN. BUILDING SETBACK (SIDE)	25'	150.6'
MIN. BUILDING SETBACK (REAR)	50'	360.1'
MAX. BUILDING COVERAGE	15%	DWELLING: 3,493.6 S.F. SHED: 159.1 S.F. PROPOSED GARAGE: 780 S.F. TOTAL: 4,432.7 S.F. (1.4%)
MAX. LOT COVERAGE	30%	BUILDING COVERAGE: 4,432.7 S.F. DECKS: 371.2 S.F. EXISTING DRIVEWAY: 8,650 S.F. PATIO: 75.6 S.F. STEPS: 137.4 S.F. PROPOSED DRIVEWAY: 940 S.F. PROPOSED POOL/PATIO: 1,496 S.F. TOTAL 16,102.9 S.F. (5.1%)

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A–2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V–2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T–2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS A IMPROVEMENT LOCATION SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING & PROPOSED CONDITIONS.
6. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.



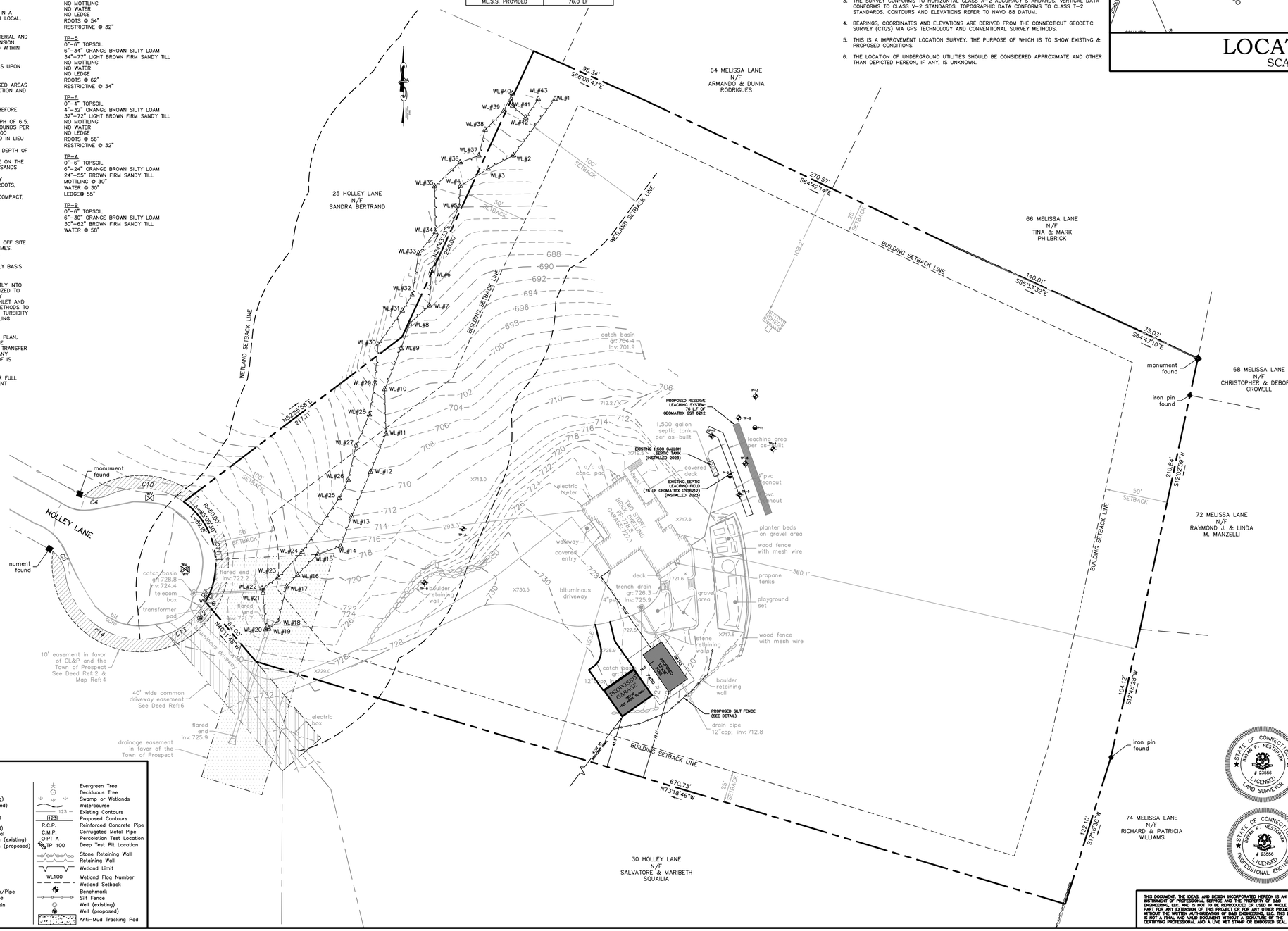
LOCATION MAP

SCALE: 1"=800'

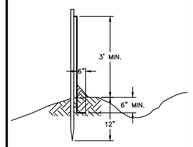
POOL-GARAGE; 27 HOLLEY LN, PROSPECT, CT J#1200

GENERAL NOTES

1. PROPERTY IS ALSO KNOWN AS TOWN OF PROSPECT TAX LOT 27 ON ASSESSOR'S MAP 109.
2. TOTAL AREA: = 314,995.3 SQ.FT. OR 7.231 ACRES
3. PROPERTY LIES IN ZONING DISTRICT "RA-1".
4. CONTOURS AND ELEVATIONS SHOWN HEREON REFER TO A NAVD88.
5. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
6. PROPOSED FOOTPRINTS ARE BASED OFF OF DRAWINGS OBTAINED FROM THE OWNER AND/OR ARCHITECT. CONTRACTOR SHOULD REFER TO ARCHITECTURAL DRAWINGS FOR EXACT STRUCTURE DIMENSIONS & ACTUAL LOCATIONS OF UTILITY ENTRANCES.
7. LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC., AND COMPLIING INFORMATION FROM PLANS SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS ARE REQUIRED BY STATE REGULATIONS TO CONTACT CALL-BEFORE-YOU-DIG AT 1-800-922-4455 FOR LOCATION AND STAKEOUT OF UTILITIES PRIOR TO ANY EXCAVATION.
8. IF THERE ARE ANY VARIATIONS ON THIS MAP WITH WHAT IS FOUND OR DESIRED IN THE FIELD, THE CONTRACTOR SHALL CONTACT AND NOTIFY THE SITE ENGINEER IMMEDIATELY PRIOR TO COMMENCING THE RELATED WORK TO DETERMINE THE CORRECT COURSE OF ACTION.
9. B&B ENGINEERING, LLC MAKES NO GUARANTEE WITH THIS PLAN UNLESS B&B INSPECTS ALL ASPECTS OF CONSTRUCTION.
10. MAP REFERENCES
    - 10.1. BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A MAP ENTITLED "IMPROVEMENT LOCATION SURVEY OF 27 HOLLEY LANE, PROSPECT, CONNECTICUT PREPARED FOR CHRIS O'CONNELL", DATED 10/27/2025, REVISED 3/15/2026 PREPARED ACCURATE LAND SURVEYING, WOODBRIDGE, CONNECTICUT.
    - 10.2. EXISTING SEPTIC SYSTEM INFORMATION OBTAINED FROM A PLAN ENTITLED "AS-BUILT SEPTIC SYSTEM PLAN OF 27 HOLLEY LANE, PROSPECT, CONNECTICUT PREPARED FOR CHRIS O'CONNELL"; DATED 2/16/2023, PREPARED B&B ENGINEERING, LLC., WOODBRIDGE, CONNECTICUT.
    - 10.3. PLAN ENTITLED "PROPOSED SITEDEVELOPMENT PLAN OF 27 HOLLEY LANE, PROSPECT, CONNECTICUT PREPARED FOR CHRIS O'CONNELL"; DATED 3/9/2022, REVISED 8/24/2022 PREPARED B&B ENGINEERING, LLC, WOODBRIDGE, CONNECTICUT.



SILT FENCE



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 10 FT O. C.

LEGEND

C.H.D.	Conn. Hwy. Dept. Monument	O.W.G.	Water gate valve
Mon.	Monument	O.G.G.	Gas gate valve
	Iron Pin to be Set	W	Water main (existing)
	Conc. Monument to be Set	W	Water main (proposed)
I. Pipe	Iron Pipe		Hydrant
I.P.	Iron Pin	WS	Water service lateral
D.H.	Drill Hole	G	Gas Main (existing)
	Pile of Stones	G	Gas main (proposed)
F.P.	Fence Post	SS	Sanitary sewer lateral
Fnd.	Found	S	Sanitary Sewer Main (existing)
n/f	Now or Formerly	S (S)	Sanitary Sewer Main (proposed)
	Property Line		Stone Wall
	Property Line (adjoining)		Barbed Wire Fence
	Building Setback Line		Fence
	Easement Line		Utility Pole
	Centerline		Existing Manhole
	Ledge or Boulders		Proposed Manhole
	Earth or gravel fill		Existing Catch Basin/Pipe
x123.4	Existing Spot Elevation		Proposed Storm Pipe
x123.4	Proposed Spot Elevation		Proposed Catch Basin
INV:	Invert Elevation of Pipe		Building (existing)
			Evergreen Tree
			Deciduous Tree
			Swamp or Wetlands
		123	Watercourse
		123	Existing Contours
		R.C.P.	Proposed Contours
		C.M.P.	Reinforced Concrete Pipe
		P.I.T. A	Corrugated Metal Pipe
		TP 100	Percolation Test Location
			Deep Test Pit Location
			Stone Retaining Wall
			Retaining Wall
			Wetland Limit
		WL100	Wetland Flag Number
			Wetland Setback
			Benchmark
			Silt Fence
			Well (existing)
			Well (proposed)
			Anti-Mud Tracking Pad

No.	Date	REVISION DESCRIPTION
1.	3/31/2026	ADDED SURVEY INFORMATION

SCALE: 1"=40'

0 20 40 80 120

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Land Surveying, Professional Engineering & Land Use Consultants

IMPROVEMENT LOCATION SURVEY - PROPOSED

OF

27 HOLLEY LANE PROSPECT, CT

PREPARED FOR

CHRIS O'CONNELL

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

BRYAN P. NESTERIAK, CT. P.E.,L.S. 23556

STATE OF CONNECTICUT BRYAN P. NESTERIAK # 23556 LICENSED LAND SURVEYOR

STATE OF CONNECTICUT BRYAN P. NESTERIAK # 23556 LICENSED PROFESSIONAL ENGINEER

Date	3/23/2026
Scale	1"=40'
Job No.	1200
Drawing No.	1 of 1

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