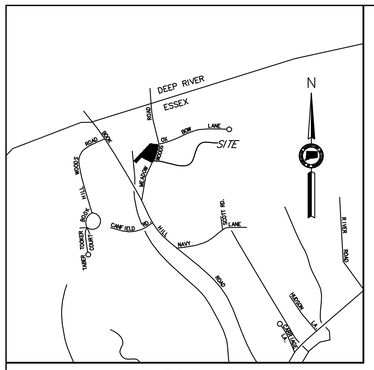
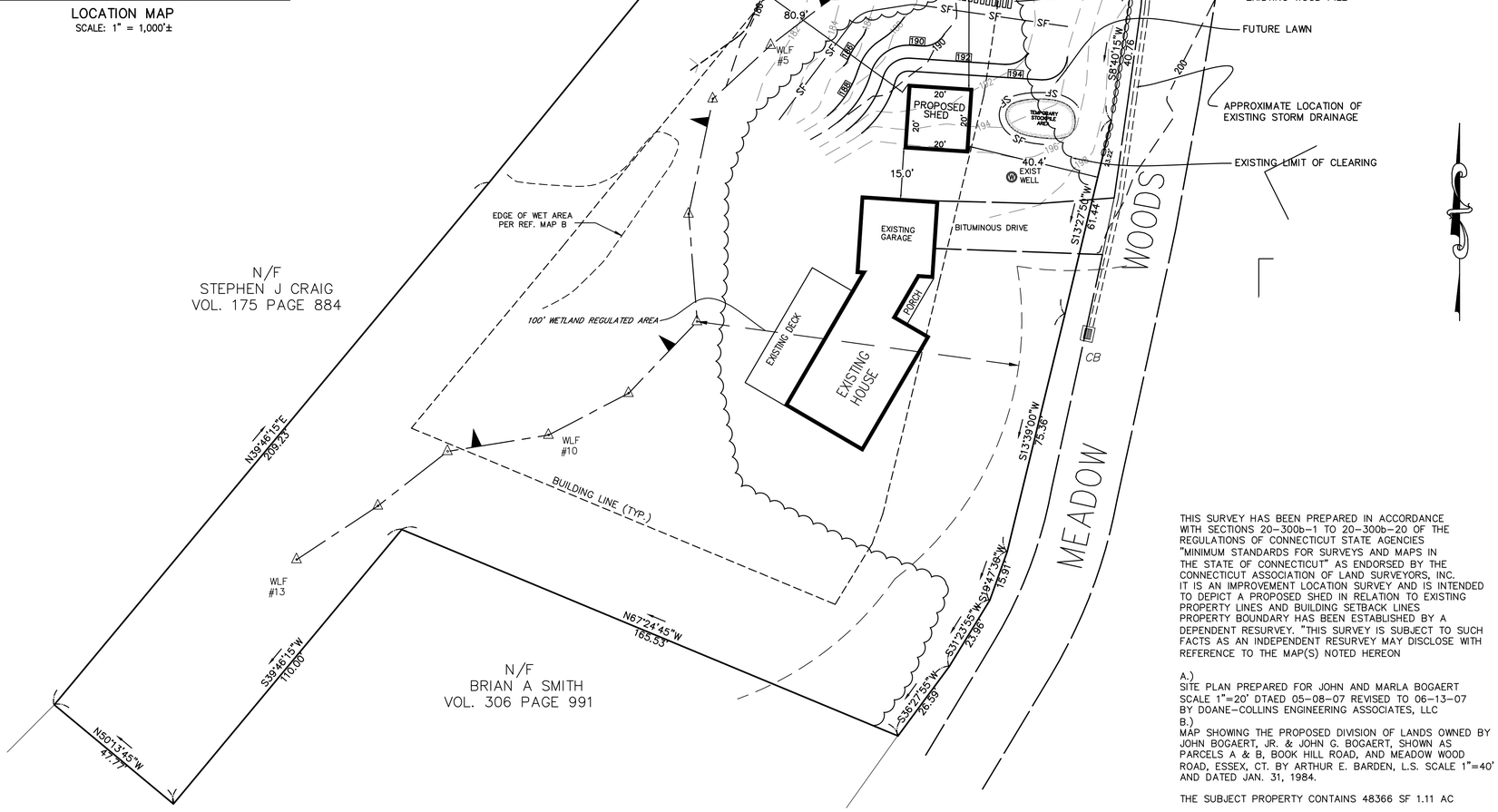
DATE	REVISION	CK.



LOCATION MAP
SCALE: 1" = 1,000'±



LEGEND

- DH — DRILL HOLE FOUND
- IRON PIPE/ROD TO BE SET
- MON — MONUMENT
- IP — IRON PIPE/ROD
- CONC. — CONCRETE
- FND — FOUND
- FF — FINISHED FLOOR
- EXIST. — EXISTING
- CL&P# 1198 — EXISTING UTILITY POLE
- TH#1 — TEST HOLE
- 7.0 — PROPOSED SPOT ELEVATION
- 100 — EXISTING CONTOURS
- SF — SILT FENCE
- PW — PROPOSED WATERLINE

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 TO 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 AND IS INTENDED TO DEPICT A PROPOSED SHED IN RELATION TO EXISTING PROPERTY LINES AND BUILDING SETBACK LINES PROPERTY BOUNDARY HAS BEEN ESTABLISHED BY A DEPENDENT RESURVEY. "THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE WITH REFERENCE TO THE MAP(S) NOTED HEREON

A.)
SITE PLAN PREPARED FOR JOHN AND MARLA BOGAERT SCALE 1"=20' DTAED 05-08-07 REVISED TO 06-13-07 BY DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
B.)
MAP SHOWING THE PROPOSED DIVISION OF LANDS OWNED BY JOHN BOGAERT, JR. & JOHN G. BOGAERT, SHOWN AS PARCELS A & B, BOOK HILL ROAD, AND MEADOW WOOD ROAD, ESSEX, CT. BY ARTHUR E. BARDEN, L.S. SCALE 1"=40' AND DATED JAN. 31, 1984.

THE SUBJECT PROPERTY CONTAINS 48366 SF 1.11 AC

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)

SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 175, PG 217

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

ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463

STATE OF CONNECTICUT ROBERT L. DOANE, JR. NO. 11463 REGISTERED PROFESSIONAL ENGINEER

STATE OF CONNECTICUT ROBERT L. DOANE, JR. NO. 11463 LICENSED LAND SURVEYOR

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I. GENERAL:

A. EARTHWORK ACTIVITY SHOULD OCCUR BETWEEN MARCH 15TH AND OCTOBER 15TH OF THE YEAR OF INITIATION WITH THE SITE STABILIZED BEFORE OCTOBER 15TH.
B. SHOULD IT BE DETERMINED THAT THE PERMITTED ACTIVITY WILL NOT BE COMPLETED BETWEEN MARCH 15TH AND OCTOBER 15TH OF THE YEAR OF INITIATION, THE OWNER AGREES TO APPEAR BEFORE THE COMMISSION, PRIOR TO OCTOBER 15TH AND PRESENT A PLAN FOR STABILIZATION OF THE SITE DURING THE MONTHS OF NO ACTIVITY.
C. THE OWNER/CONTRACTOR WILL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL.
D. ALL SITE ACTIVITIES SHALL BE PERFORMED TO MINIMIZE EROSION AND SEDIMENTATION IN ACCORDANCE WITH "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
E. IF DURING CONSTRUCTION, THE ENFORCEMENT OFFICER OR ENGINEER DEEMS ADDITIONAL EROSION CONTROL NECESSARY, IT SHALL BE ADDED. THE CONTRACTOR SHALL MAKE ADDITIONAL SUPPLIES READILY AVAILABLE.
F. ONLY THE AREAS WHICH ARE ACTIVELY BEING GRADED SHOULD BE EXPOSED. ALL OTHER AREAS SHOULD BE HEAVILY MULCHED, HAVE NATURAL VEGETATION PRESERVED OR HAVE A GOOD COVER OF TEMPORARY OR PERMANENT VEGETATION ESTABLISHED.
G. DISTURBED AREAS SHALL BE STABILIZED AS QUICKLY AS POSSIBLE.
H. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST REMAIN IN PLACE AND BE MAINTAINED UNTIL PERMANENT STABILIZATION IS ACCOMPLISHED.
I. INSPECTION SHOULD BE MADE OF ALL EROSION AND SEDIMENTATION CONTROL MEASURES A MINIMUM OF ONCE A WEEK AND AFTER EACH RAINFALL EVENT.

II. CONSTRUCTION SEQUENCE:

A. THE SEQUENCE FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL, GRADING AND SITE STABILIZATION SHALL BE AS FOLLOWS:
1. NOTIFY "CALL BEFORE YOU DIG" (1-800-922-4455) PRIOR TO CONSTRUCTION.
2. STAKE SITE STABILIZATION LIMITS AND REVIEW WITH TOWN ENFORCEMENT OFFICER
3. INSTALL SILT FENCE BARRIER WHERE SHOWN ON THE DRAWINGS AND AS INDICATED IN THE DETAIL.
4. STOCKPILES SHALL BE LOCATED AND GRADED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT.
A. SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2 TO 1.
B. SURROUND STOCKPILES WITH SILT FENCE.
C. TEMPORARY SEEDING OF STOCKPILE SHALL BE COMPLETED WITHIN 15 DAYS OF ITS FORMATION IN ACCORDANCE WITH THE MEASURES OUTLINED IN ITEM V.
5. REPLACE TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS AS DESCRIBED IN THIS NARRATIVE AND IN "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
6. MAINTAIN SILT FENCE AND/OR HAY BALE EROSION CONTROL UNTIL ALL DISTURBED AREAS ARE STABILIZED.

III. SEEDING DATES:

A. TO ESTABLISH PERMANENT VEGETATION, SEEDING SHOULD BE PERFORMED BETWEEN APRIL 1 THROUGH JUNE 15 AND AUG 15 THROUGH OCTOBER 15. SHOULD GRADING BE COMPLETE DURING ANOTHER PERIOD, TEMPORARY SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH ITEM V ON THIS SHEET.
B. TEMPORARY OR PERMANENT SEEDING SHOULD BE PERFORMED WITHIN 7 DAYS AFTER ESTABLISHING FINAL GRADES.
C. WHEN GRADING WORK WITHIN A DISTURBED AREA IS TO BE SUSPENDED FOR A PERIOD OF MORE THAN 1 YEAR, PERMANENT SEEDING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION IV THIS SHEET AND "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
D. SHOULD WORK BE SUSPENDED ON A GRADING OPERATION AND SUCH SUSPENSION IS EXPECTED TO LAST FOR 1 TO 12 MONTHS, TEMPORARY SEEDING SHALL BE PROVIDED IN ACCORDANCE WITH ITEM V ON THIS SHEET AND THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"

IV. PERMANENT SEEDING:

A. PERMANENT SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 5-3-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
B. SITE PREPARATION:
1. GRADE IN ACCORDANCE WITH LAND GRADING MEASURES AS SET FORTH IN CHAPTER 5-2-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
2. FOR AREAS TO BE MOWED REMOVE ALL SURFACE STONES 2 INCHES OR LARGER.
3. ON AREAS WHERE WOOD CHIPS OR BARK MULCH WAS PREVIOUSLY APPLIED, EITHER REMOVE THE MULCH OR INCORPORATE IT INTO THE SOIL WITH A NITROGEN FERTILIZER ADDED. (12 LBS NITROGEN PER TON OF WOOD CHIPS OR BARK MULCH)

C. SEEDBED PREPARATION:
1. APPLY TOPSOIL, IF NECESSARY, IN ACCORDANCE WITH CHAPTER 5-2-2 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
2. APPLY FERTILIZER AND GROUND LIMESTONE ACCORDING TO SOIL TESTS CONDUCTED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY OR OTHER RELIABLE SOURCES.
3. WHERE SOIL TESTING IS NOT FEASIBLE, APPLY FERTILIZER AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 (NITROGEN - PHOSPHORIC ACID - POTASH) OR EQUIVALENT AND LIMESTONE AT A RATE OF 4 TONS PER ACRE OR 200 POUNDS PER 1,000 SQUARE FEET.
4. APPLY LIME AT THE RATE OF 2 TONS PER ACRE.
5. APPLY SEED MIXTURE AS FOLLOWS:

10 PERCENT PERENNIAL RYE GRASS
45 PERCENT KENTUCKY BLUE GRASS
45 PERCENT CREEPING RED FESCUE

RATE OF APPLICATIONS: 5 POUNDS PER 1000 SF

SEED TO A DEPTH OF FROM .25 TO .5 INCHES

6. INSPECT SEEDED AREA AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5 INCHES DURING THE FIRST GROWING SEASON.
7. MAINTAIN SEEDED AREA AS SET FORTH IN CHAPTER 5-2-5 AND IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"
8. IF PERMANENT SEEDING AND STABILIZATION DOES NOT OCCUR PRIOR TO OCT 15, TEMPORARY VEGETATIVE COVER SHALL BE PROVIDED ON ALL DISTURBED AREAS IN ACCORDANCE WITH CHAPTER 5-3-2- OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL"

V. TEMPORARY VEGETATIVE COVER:

A. TEMPORARY SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 5-3-2 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
B. SITE PREPARATION:
1. INSTALL NECESSARY EROSION CONTROL MEASURES IN ACCORDANCE WITH APPROVED PLAN.
2. GRADE IN ACCORDANCE WITH LAND GRADING MEASURES AS SET FORTH IN CHAPTER 5-2-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".

C. SEED PREPARATION:
1. LOOSEN THE SOIL TO A DEPTH OF 3-4 INCHES WITH A SLIGHTLY ROUGHENED SURFACE.
2. APPLY FERTILIZER AND GROUND LIMESTONE ACCORDING TO SOIL TESTS CONDUCTED BY THE UNIVERSITY OF CONNECTICUT SOIL TESTING LABORATORY OR OTHER RELIABLE SOURCES.
3. WHERE SOIL TESTING IS NOT FEASIBLE, APPLY FERTILIZER AT THE RATE OF 300 POUNDS PER ACRE OR 7.5 POUNDS PER 1,000 SQUARE FEET USING 10-10-10 (NITROGEN - PHOSPHORIC ACID - POTASH) OR EQUIVALENT AND LIMESTONE AT A RATE OF 4 TONS PER ACRE OR 200 POUNDS PER 1,000 SQUARE FEET.
4. APPLY LIME AT THE RATE OF 2 TONS PER ACRE.
5. APPLY SEED AT A MINIMUM RATE FOR THE SELECTED SEED IDENTIFIED IN FIGURE BELOW. INCREASE SEEDING RATE BY 10 PERCENT WHEN HYDROSEEDING.

TEMPORARY SEEDING RATES

SPECIES (4)	SEEDING RATES (POUNDS) PER ACRE	PER 1,000 SF	OPTIMUM SEEDING DATE (1)	OPTIMUM SEED DEPTH (2) (INCHES)
ANNUAL RYEGRASS	40	1.0	3/1 - 6/15 8/1 - 10/15	0.5
PERENNIAL RYEGRASS	40	1.0	3/15 - 7/1 8/1 - 10/15	0.5
WINTER RYE	120	3.0	4/15 - 7/1 8/15 - 10/15	1.0
OATS	86	2.0	3/1 - 6/15 8/1 - 9/15	1.0
WINTER WHEAT	120	3.0	4/15 - 7/ 8/1 - 10/15	1.0
MILLET	20	0.5	5/15 - 7/15 5/15 - 8/1	1.0
SUDANGRASS	30	0.7	5/15 - 8/15	1.0
BUCKWHEAT	15	0.4	4/1 - 9/15	1.0
WEEPING LOVEGRASS	5	0.2	6/1 - 7/1	0.25
DOT ALL PURPOSE MIX (3)	150	3.4	3/15 - 6/17 8/15 - 10/15	.5

(1) MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED. FALL SEEDING MAY BE EXTENDED 15 DAYS IN THE COASTAL TOWNS.
(2) SEED AT TWICE THE INDICATED DEPTH FOR SANDY SOILS.
(3) SEE PERMANENT SEEDING FIGURE PS-3 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".
(4) LISTED SPECIES MAY BE USED IN COMBINATION TO OBTAIN A BROADER TIME SPECTRUM. IF USED IN COMBINATIONS, REDUCE EACH SPECIES PLANTING RATE BY 20 PERCENT OF THAT LISTED.

6. TEMPORARY SEEDINGS MADE DURING OPTIMUM SEEDING DATES SHALL BE MULCHED ACCORDING TO THE "MULCH FOR SEED" MEASURES AS SET FORTH IN CHAPTER 5-4-5 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."

A. HAY, STRAW, CELLULOSE FIBER, TACKIFIERS AND NETTINGS ARE ALL ACCEPTABLE TYPES OF MULCHES.

7. INSPECT SEEDED AREA AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF .5 INCHES OR GREATER FOR SEED AND MULCH MOVEMENT AND RILL EROSION.
8. CONTINUE INSPECTIONS UNTIL THE GRASSES ARE FIRMLY ESTABLISHED.

MAP #16 LOT #11-1

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
JOHN G & MARLA R BOGAERT
#16 MEADOWWOODS ROAD, ESSEX , CONNECTICUT

SCALE:	DATE:	SHEET NO.:	IDENT. NO.:
1"=20'	02-23-21	1 OF 1	

T:\PROJ\BOGAERT\DWG\BOGAERT.DWG, 1000, 1000\BOGAERT, JBW