

**LOCATION MAP**  
1"=1000'

**GENERAL NOTES:**

- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
  - A CLASS A-2 SURVEY MAP ENTITLED "TOPOGRAPHY ON LAND OF ANDREW W. GUZIEWICZ & KELLY A. ROCK, 10 COLLINS LANE, ESSEX, CONNECTICUT", SCALE: 1"=20', DATED: MAY 16, 2023 WITH REVISIONS THROUGH AUGUST 8, 2023, PREPARED BY RICHARD W. GATES.
  - ARCHITECTURAL DRAWINGS ENTITLED "GUZIEWICZ - ROCK RESIDENCE, 10 COLLINS LANE, ESSEX, CONNECTICUT" SCALE: 1/8"=1', DATED: NOVEMBER 25, 2022 WITH REVISIONS THROUGH JANUARY 4, 2024, PREPARED BY KV DESIGNS, LLC.
  - LANDSCAPE ARCHITECTURE PLANS ENTITLED, "SITE PLAN, PROPOSED IMPROVEMENTS, 10 COLLINS LANE, ESSEX, CONNECTICUT" SCALE: 1/8"=1', DATED: NOVEMBER 8, 2023 WITH REVISIONS THROUGH JANUARY 9, 2024, PREPARED BY MK DESIGNS, LLC.
- THE APPLICANTS ARE ANDREW W. GUZIEWICZ AND KELLY A. ROCK OF 10 COLLINS LANE, ESSEX, CT 06426.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 14 ON TAX ASSESSOR'S MAP 46. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 351 PAGE 85. THE AREA OF THE PARCEL IS 33,079± S.F. OR 0.76± ACRES.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE "VILLAGE RESIDENTIAL (VR)" ZONING DISTRICT. THE PARCEL LIES WITHIN THE COASTAL AREA MANAGEMENT ZONE. THE PARCEL LIES PARTIALLY WITHIN FEMA FLOOD HAZARD ZONE AE (EL. 10).
- THE APPLICANT IS PROPOSING TO RENOVATE THE EXISTING 4-BEDROOM YEAR-ROUND DWELLING & GARAGE, INSTALL A NEW POOL, SPA & PATIO AS WELL AS OTHER ASSOCIATED IMPROVEMENTS. NO CHANGES TO THE EXISTING SEPTIC SYSTEM ARE PROPOSED AT THIS TIME. IT IS OUR UNDERSTANDING THAT THE HOUSE IMPROVEMENTS WILL BE CLASSIFIED AS A FEM "SUBSTANTIAL IMPROVEMENT."
- THE PURPOSE OF THIS PLAN IS FOR REVIEW BY THE ESSEX ZONING BOARD OF APPEALS, THE CONNECTICUT RIVER GATEWAY COMMISSION, THE ESSEX PLANNING AND ZONING COMMISSION AND THE ESSEX HEALTH DEPARTMENT TO DEMONSTRATE THE PRESERVATION OF A B100a SEPTIC RESERVE AREA AS REQUIRED BY SECTION 19-13-B100a (c) OF THE CONNECTICUT PUBLIC HEALTH CODE FOR A "BUILDING ADDITION."
- THIS PROPERTY IS SERVED BY PRIVATE WELL AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS WITHIN 75 FEET OF THE SEPTIC PRESERVATION AREA.
- REFER TO ARCHITECTURAL DRAWINGS (REF. B) FOR ADDITIONAL PROPOSED BUILDING INFORMATION.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD-88 DATUM PER REF. MAP A.
- PER SECTION 102B(3), THE PROPOSED WORK IS EXEMPT FROM COASTAL AREA MANAGEMENT SITE PLAN REVIEW

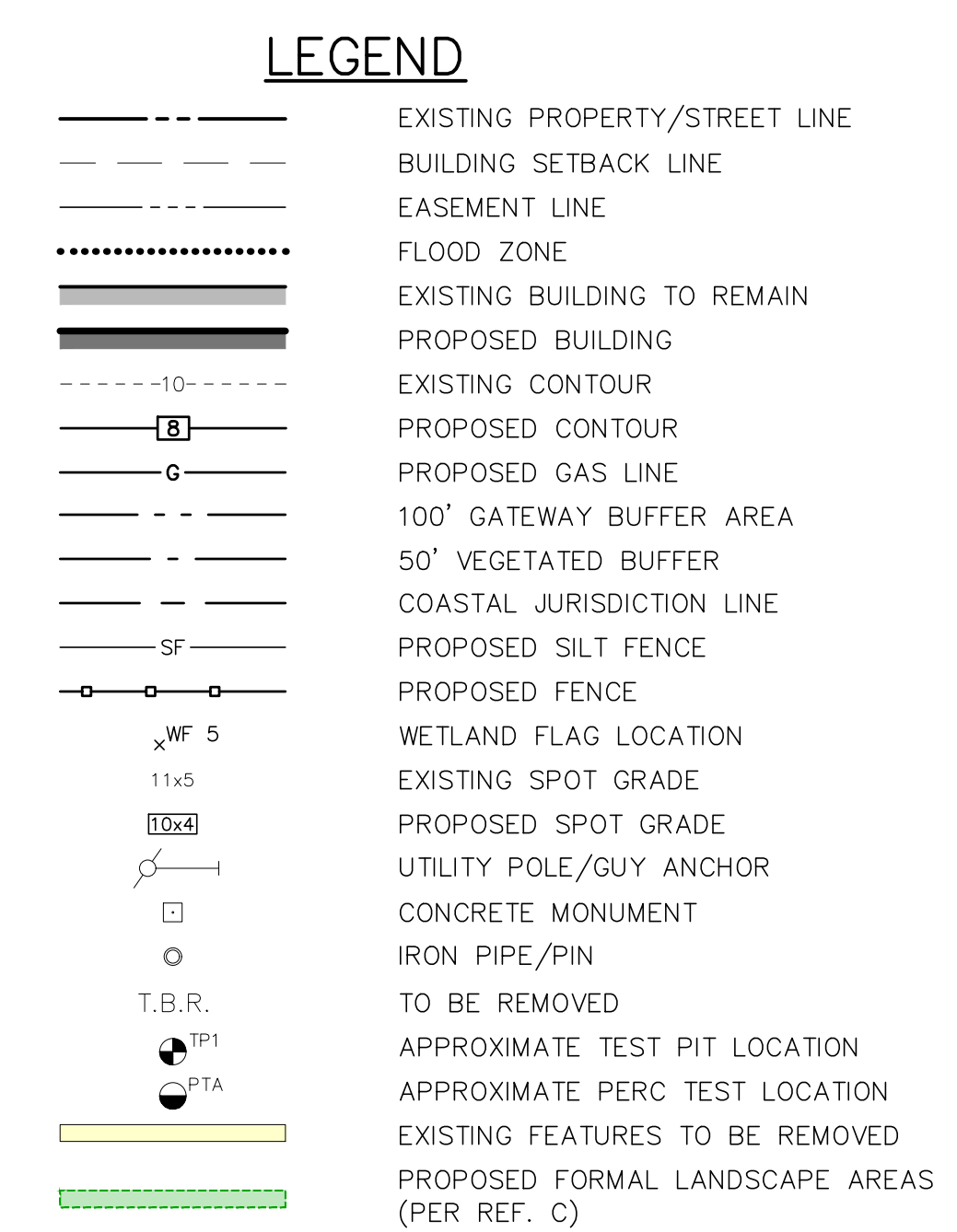
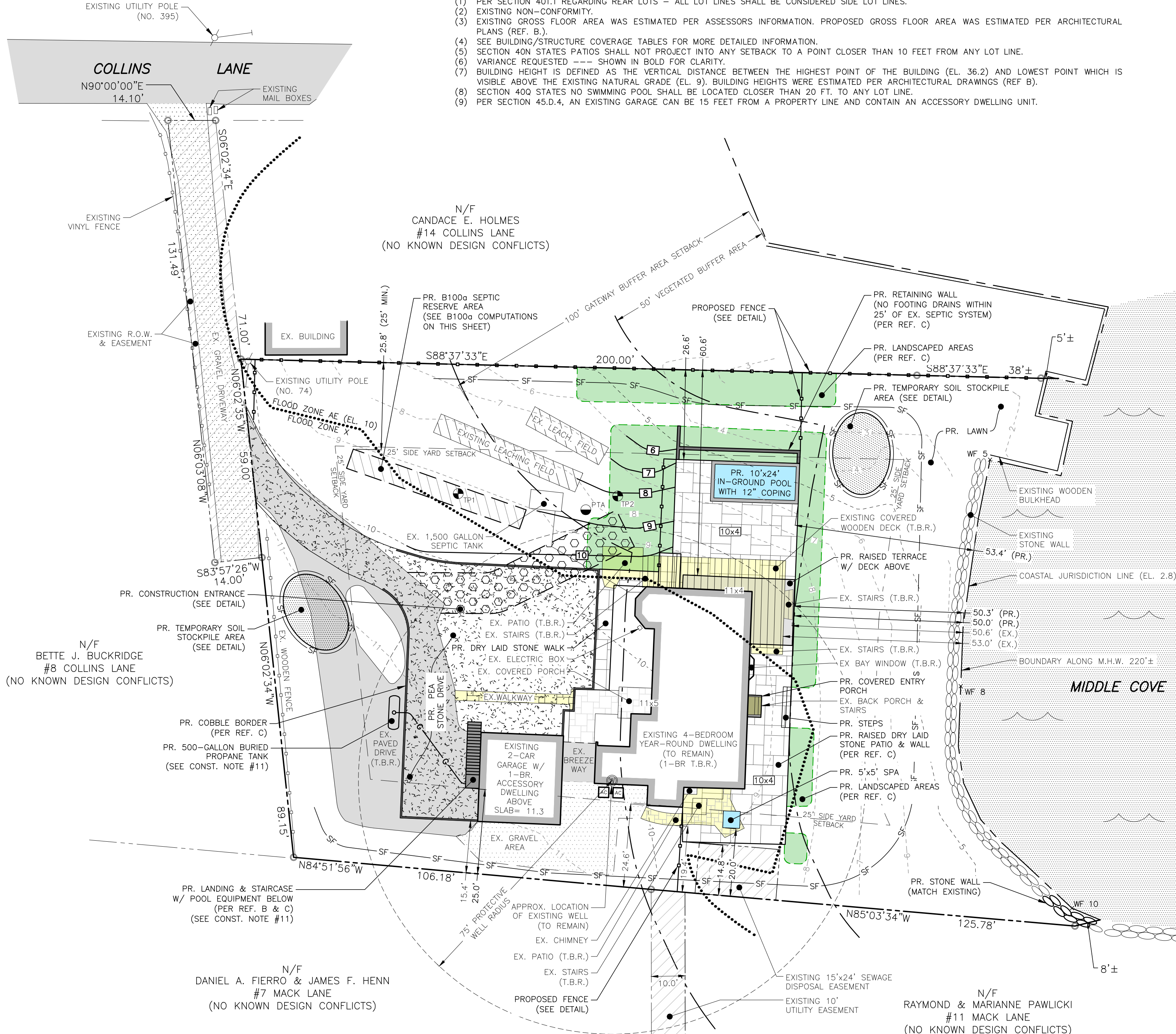
**CONSTRUCTION NOTES:**

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-922-4455 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF ESSEX STANDARDS AND REGULATIONS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF ESSEX AND THE CUSTODIAL UTILITY COMPANIES. ALL UTILITY TRENCHES SHALL BE NO LESS THAN 5 FEET FROM THE SEPTIC SYSTEM AND NOT BACKFILLED WITH FREE DRAINING MATERIAL. ALL WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY PART OF THE SEPTIC SYSTEM.
- ALL PROPERTY LINES SHALL BE VERIFIED IN THE FIELD. NO PRIVATE PROPERTY SHALL BE DISTURBED UNLESS PROPER RIGHTS ARE OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONFIRM AND ABIDE BY ANY APPLICABLE "NO HAMMER" TIME PERIODS OF THE COMMUNITY.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF THE TOWN OF ESSEX.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE AND CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- ALL NEW MECHANICAL OR ELECTRICAL EQUIPMENT WITHIN THE FEMA FLOOD ZONE SHALL BE INSTALLED AT OR ABOVE ELEVATION 11.0 (NAVD-88) IN ACCORDANCE WITH FEMA FLOOD REGULATIONS AND LOCAL FLOOD ORDINANCES.
- ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED. THE CONTRACTOR SHALL GRADE THE PROPERTY IN SUCH A MANNER TO MAINTAIN EXISTING LOCAL DRAINAGE PATTERNS AND TO PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.
- GENERAL LOT GRADING IS BASED ON AVAILABLE INFORMATION. THESE ELEVATIONS MAY BE ADJUSTED BY THE CONTRACTOR TO CONFORM TO ACTUAL FIELD CONDITIONS UPON REVIEW AND APPROVAL OF THE DESIGN ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD LOCATE AND TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE EXISTING LEACHING SYSTEM AND SEPTIC TANK.
- ALL PROPOSED UTILITIES (POOL EQUIPMENT, UNDERGROUND PROPANE TANK, ETC.) SHALL BE INSTALLED IN STRICT CONFORMANCE WITH ALL APPLICABLE CODES AND SPECIFICATIONS AND REQUIRED SEPARATION DISTANCES.
- NO WORK SHALL BE CONDUCTED WATERWARD OF THE COASTAL JURISDICTION LINE.

EXISTING		PROPOSED	
LOT AREA:	33,079 S.F.	LOT AREA:	33,079 S.F.
EXISTING HOUSE, GARAGE & BREEZEWAY:	2,797.0 S.F.	EXISTING HOUSE, GARAGE & BREEZEWAY:	2,797.0 S.F.
EXISTING DECK, STAIRS, BAY WINDOW, FRONT & BACK PORCH:	768.0 S.F.	PROPOSED DECK, STAIRS, FRONT & BACK PORCH:	510.0 S.F.
EXISTING BUILDING COVERAGE:	3,565 S.F.	PROPOSED BUILDING COVERAGE:	3,307 S.F.
PERCENT EXISTING BUILDING COVERAGE:	3,565 S.F. / 33,079 S.F. = 10.8%	PERCENT PROPOSED BUILDING COVERAGE:	3,307 S.F. / 33,079 S.F. = 10.0%
EXISTING BUILDING COVERAGE:	3,565 S.F.	PROPOSED BUILDING COVERAGE:	3,307 S.F.
EXISTING PAVED DRIVE, PATIOS & WALKWAYS:	4,020.0 S.F.	PROPOSED PATIO, POOL, SPA WALKWAY & RETAINING WALL:	2,554.0 S.F.
EXISTING ELECTRIC METER & AC UNITS & STONE WALL:	455.0 S.F.	EXISTING ELECTRIC METER & AC UNITS & PR. STONE WALL:	501.0 S.F.
EXISTING LOT COVERAGE:	8,040 S.F.	PROPOSED LOT COVERAGE:	6,362 S.F.
PERCENT EXISTING LOT COVERAGE:	8,040 S.F. / 33,079 S.F. = 24.3%	PERCENT PROPOSED LOT COVERAGE:	6,362 S.F. / 33,079 S.F. = 19.2%

ZONING DATA TABLE			
ESSEX 'VILLAGE RESIDENCE' DISTRICT			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	60,000 S.F.	33,079± S.F. (2)	33,079± S.F. (NO CHANGE) (2)
MIN. LOT WIDTH	120 FT.	147± FT.	147± FT. (NO CHANGE)
SIDE YARD SETBACK (NORTH BOUNDARY)	25 FT. (1)	52.8± FT. (EX. PATIO)	26.6± FT. (PR. PATIO)
	10 FT. (5)	55.2± FT. (EX. DECK)	60.6± FT. (PR. DECK)
SIDE YARD SETBACK (EAST BOUNDARY)	25 FT. (1)	50.6± FT. (EX. STEPS)	50.0± FT. (PR. PATIO)
	10 FT. (5)	53.0± FT. (EX. DECK)	50.3± FT. (PR. DECK)
SIDE YARD SETBACK (SOUTH BOUNDARY)	25 FT. (1)	61.4± FT. (EX. BAY WINDOW)	53.4± FT. (PR. POOL COPING)
	10 FT. (5)	63.2± FT. (EX. HOUSE)	63.2± FT. (EX. HOUSE) (NO CHANGE)
	20 FT. (6)	15.4± FT. (EX. GARAGE) (9)	15.4± FT. (EX. GARAGE) (NO CHANGE) (9)
SIDE YARD SETBACK (WEST BOUNDARY)	25 FT. (1)	19.4± FT. (EX. PATIO)	14.8± FT. (PR. PATIO) (5)
	20 FT. (6)	24.6± FT. (EX. HOUSE) (2)	20.0 FT. (PR. SPA) (8)
		24.6± FT. (EX. HOUSE) (NO CHANGE) (2)	
MAX. BUILDING HEIGHT	35 FT.	27.2 FT. (EX. HOUSE)	27.2 FT. (EX. HOUSE) (NO CHANGE) (7)
		25.8 FT. (EX. GARAGE)	25.8 FT. (EX. GARAGE) (NO CHANGE) (7)
MAX. GROSS FLOOR AREA	40% (±13,232 S.F.)	±14.5% (4,812± S.F.) (3)	±14.9% (4,932± S.F.) (+0.4% (+120 S.F.)) (3)
MAX. BUILDING/STRUCTURE COVERAGE	10% (±3,308 S.F.)	±10.8% (3,565± S.F.) (4)	±10.0% (3,307± S.F.) (-0.8% (-258 S.F.)) (5)
MAX. LOT COVERAGE	65% (±21,501 S.F.)	±24.3% (8,040± S.F.) (4)	±19.8% (6,565± S.F.) (-4.5% (-1,475 S.F.)) (4)
50' VEGETATED BUFFER (SECTION 101F)	50 FT.	50.6± FT. (EX. STEPS)	50.0± FT. (PR. PATIO) (6)
		53.0± FT. (EX. DECK) (2)	50.3± FT. (PR. DECK) (6)
100' GATEWAY BUFFER AREA (SECTION 101E)		61.4± FT. (EX. BAY WINDOW) (2)	53.4± FT. (PR. POOL COPING) (6)
		63.2± FT. (EX. HOUSE) (2)	63.2± FT. (EX. HOUSE) (NO CHANGE) (2)
		50.6± FT. (EX. STEPS) (2)	50.0± FT. (PR. PATIO) (6)

- PER SECTION 401.1 REGARDING REAR LOTS - ALL LOT LINES SHALL BE CONSIDERED SIDE LOT LINES.
- EXISTING NON-CONFORMITY.
- EXISTING GROSS FLOOR AREA WAS ESTIMATED PER ASSESSORS INFORMATION. PROPOSED GROSS FLOOR AREA WAS ESTIMATED PER ARCHITECTURAL PLANS (REF. B).
- SEE BUILDING/STRUCTURE COVERAGE TABLES FOR MORE DETAILED INFORMATION.
- SECTION 400 STATES PATIOS SHALL NOT PROJECT INTO ANY SETBACK TO A POINT CLOSER THAN 10 FEET FROM ANY LOT LINE.
- VARIANCE REQUESTED --- SHOWN IN BOLD FOR CLARITY.
- BUILDING HEIGHT IS DEFINED AS THE VERTICAL DISTANCE BETWEEN THE HIGHEST POINT OF THE BUILDING (EL. 36.2) AND LOWEST POINT WHICH IS VISIBLE ABOVE THE EXISTING NATURAL GRADE (EL. 9). BUILDING HEIGHTS WERE ESTIMATED PER ARCHITECTURAL DRAWINGS (REF. B).
- SECTION 400 STATES NO SWIMMING POOL SHALL BE LOCATED CLOSER THAN 20 FT. TO ANY LOT LINE.
- PER SECTION 45D.4, AN EXISTING GARAGE CAN BE 15 FEET FROM A PROPERTY LINE AND CONTAIN AN ACCESSORY DWELLING UNIT.



**CONCEPTUAL B100a LEACHING SYSTEM AREA COMPUTATIONS**

PROPOSED 4-BEDROOM YEAR-ROUND MULTI-FAMILY DWELLING. USE 54.2 L.F. (13 UNITS) OF GEOMATRIX SB1-7-72.

E.L.A. COMPUTATIONS:  
DESIGN PERCOLATION RATE = LESS THAN 10.0 MIN./INCH  
E.L.A. REQUIRED = 532.5 S.F.  
E.L.A. PROVIDED = 54.2 L.F. x 15.9 S.F./L.F. = 861.8 S.F.  
E.L.A. PROVIDED > E.L.A. REQUIRED --- O.K.

M.L.S.S. COMPUTATIONS:  
RECEIVING SOIL DEPTH = 26.1'-30.0"  
HYDRAULIC GRADIENT = 6.1'-8.0%\*  
HYDRAULIC FACTOR (HF) = 28  
FLOW FACTOR (FF) = 1.92  
PERCOLATION FACTOR (PF) = 1.0  
M.L.S.S. REQUIRED = 53.8 FT.  
M.L.S.S. PROVIDED = 54.2 FT.

\*PER THE CT PUBLIC HEALTH CODE, THE HYDRAULIC GRADIENT WAS ESTIMATED BASED ON THE AVERAGE PERCENT SLOPE OF EXITING NATURALLY OCCURRING GRADE [(10-7)/48.3] = 6.2%  
--- USE 6.1-8.0% FOR SYSTEM DESIGN.

M.L.S.S. PROVIDED > M.L.S.S. REQUIRED --- O.K.

**DEEP TEST PIT DATA**

DATE: 5/25/07  
WITNESSED BY: MEYERS WENDY ARNOLD (ESSEX)

TP #1	TP #2
0-13" TOPSOIL	0-13" TOPSOIL
13-26" YELLOW-BROWN FINE SANDY LOAM	13-26" YELLOW-BROWN FINE SANDY LOAM
26-36" GRAY-BROWN FINE-MEDIUM SAND, DAMP	26-36" GRAY-BROWN FINE-MEDIUM SAND, DAMP
36-72" RED VERY FINE SILT	26-36" GRAY-BROWN FINE-MEDIUM SAND, DAMP
72-84" GRAY FINE-MEDIUM SAND	36-63" RED VERY FINE SILT
MOTTLING @ 29" GROUNDWATER @ 70" NO LEDGE	MOTTLING @ 27" GROUNDWATER @ 63" NO LEDGE

**PERCOLATION TEST DATA**

CONDUCTED BY: WENDY ARNOLD (ESSEX)

PERC A  
DATE: 6/13/07  
DEPTH: 25"±

TIME (MIN.)	DEPTH (INCHES)	DROP (INCHES)	PERC RATE (MIN./INCH)
0	15	---	---
5	17 1/4	2 1/4	2.2
10	18	3/4	6.7
15	19	1	6.0
20	19 7/8	7/8	5.7
25	21	1 1/8	4.4
30	22 1/8	1 1/8	4.4
35	23	7/8	5.7
40	24	1	5.0
45	25	1	5.0
50	25 3/4	3/4	6.7
55	26 1/4	1/2	10.0

PERCOLATION RATE = 1.0-10.0 MIN./INCH

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THE EMBOSSED SEAL OF THE ENGINEER SHALL BE AFFIXED HERE FOR THIS MAP TO BE VALID

REVISED	DESCRIPTION	DATE
00	REMOVED SHED, REDUCED PATIO, DECK & MISC. FOR ZBA RESUBMITTAL	3/21/24
01	MINOR REVISIONS FOR ZBA SUBMITTAL	1/25/24
02	MINOR REVISIONS PER HEALTH DEPARTMENT COMMENTS	1/19/24
03	DESCRIPTION	#

**COASTAL SITE PLAN**  
PREPARED FOR ANDREW W. GUZIEWICZ & KELLY A. ROCK  
10 COLLINS LANE -- MAP 46 LOT 14  
ESSEX, CONNECTICUT

DATE: DECEMBER 21, 2023  
SCALE: 1"=20'  
DRAWN BY: CO  
CHECKED BY: JW  
DWG. NO.: CSP-1  
SHEET NO.: 1 of 2  
JOB NO.: 2023-951

**SOIL EROSION & SEDIMENTATION CONTROL PLAN NARRATIVE**

THE SITE CONTRACTOR MUST FOLLOW ALL GUIDELINES SET FORTH IN THE MANUAL ENTITLED "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION. THIS MANUAL IS ALSO KNOWN AS DEP BULLETIN 34.

**PROJECT DESCRIPTION**

THIS SUBJECT PROPERTY IS SERVED BY A PRIVATE WELL AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM.

CONSTRUCTION IS ANTICIPATED TO COMMENCE IN SPRING 2024. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. E & S CONTROLS SHALL BE MAINTAINED AND REPAIRED OR REPLACED AS NEEDED THROUGHOUT THE CONSTRUCTION DURATION. ALL E & S CONTROLS SHALL BE REMOVED AND PROPERLY DISPOSED OF AS SOON AS THE SITE IS COMPLETELY STABILIZED.

**CONSTRUCTION SEQUENCE**

- CONTACT "CALL BEFORE YOU DIG" TO MARK OUT ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- ENSURE ALL LAND USE PERMITS HAVE BEEN SECURED. OBTAIN ALL NECESSARY PERMITS.
- A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK ON THE CORRECT ELEVATION DATUM AND SHALL STAKE OUT ALL PROPOSED IMPROVEMENTS PRIOR TO ANY CONSTRUCTION.
- INSTALL ALL EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL AND OTHER EXCAVATED SOILS IN AREA(S) SHOWN ON PLAN. APPLY TEMPORARY SEED MIXTURE TO PILES IF THEY WILL NOT BE DISTURBED FOR MORE THAN 30 DAYS.
- ROUGH GRADE DRIVEWAY AND LOT.
- BEGIN BUILDING RENOVATIONS AND PATIO/POOL CONSTRUCTION.
- INSTALL UNDERGROUND UTILITIES AS NEEDED AND PROPANE TANK.
- FINISH GRADE AND INSTALL DRIVEWAY, SHED AND LANDSCAPING.
- FINISH GRADE, SEED AND MULCH ALL DISTURBED AREAS AS REQUIRED.
- REMOVE ALL EROSION AND SEDIMENT CONTROLS ONCE SITE IS COMPLETELY STABILIZED. DISPOSE OF PROPERLY.

**LAND DISTURBANCE**

- ALL EXISTING VEGETATION OUTSIDE OF THE CLEARING LIMITS SHALL BE PROTECTED. EXISTING VEGETATION SHALL BE REMOVED ONLY IN AREAS NECESSARY FOR SITE CONSTRUCTION ACTIVITIES. ANY ADDITIONAL CLEARING OUTSIDE OF THE PROPOSED CLEARING LIMITS SHALL BE APPROVED BY TOWN STAFF PRIOR TO CLEARING.
- ALL AREAS SHALL REMAIN UNDISTURBED UNTIL IMMEDIATELY PRIOR TO SITE DEVELOPMENT.
- ALL CONSTRUCTION EQUIPMENT, MATERIALS AND STOCKPILES SHALL NOT BE PLACED OUTSIDE OF THE DISTURBED AREAS.
- ALL TREES, BRUSH, STUMPS, WOOD CHIPS OR OTHER ORGANIC MATTER SHALL BE DISPOSED OF PROPERLY OFF-SITE. WOOD CHIPS MAY BE USED AS A SILTATION BARRIER DURING CONSTRUCTION AND SPREAD AFTER SITE IS STABILIZED. NO ORGANIC MATTER INCLUDING TREES, BRUSH AND STUMPS SHALL BE BURIED ON-SITE.

**STRIPPING AND STOCKPILING**

ALL STOCKPILES THAT CONSIST OF ERODIBLE MATERIALS SHALL BE LOCATED WITHIN AREAS AS SHOWN ON THE SITE PLAN AND SURROUNDED BY A SILTATION BARRIER. ANY STOCKPILE THAT WILL REMAIN UNDISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE SEEDED WITH A TEMPORARY GRASS SEED MIXTURE TO PREVENT EXCESSIVE EROSION AND SEDIMENTATION.

**TRENCH EXCAVATION AND BACKFILL**

THE CONTRACTOR SHALL PROPERLY MAINTAIN ALL BACKFILLED EXCAVATIONS. ANY DEPRESSIONS DUE TO SETTLING IN THESE AREAS SHALL BE FILLED AND RESEEDED AS NECESSARY.

THE WIDTH OF ALL EXCAVATED TRENCHES SHALL BE KEPT AS NARROW AS PRACTICABLE TO ACCOMMODATE THE WORK. ALL MATERIALS EXCAVATED FROM TRENCHES SHALL BE STOCKPILED AND USED AS TRENCH BACKFILL MATERIAL UNLESS IT IS DETERMINED TO BE UNSUITABLE BY THE ENGINEER. EXCESS MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

**SOIL EROSION AND SEDIMENT CONTROLS**

ALL ADJACENT PROPERTIES AND RECEIVING WATERCOURSES AND/OR WETLAND AREAS SHALL BE ADEQUATELY PROTECTED FROM SOIL EROSION AND SEDIMENTATION BOTH DURING AND AFTER CONSTRUCTION.

ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED BY THE TOWN AND SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROLS BEFORE, DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL EROSION AND SEDIMENT CONTROLS ONCE THE SITE IS COMPLETELY STABILIZED.

ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER ALL RAINFALL EVENTS. E & S CONTROLS SHALL BE REPAIRED OR REPLACED AS NECESSARY WITHIN 24 HOURS THROUGHOUT THE CONSTRUCTION DURATION.

ALL ACCUMULATED SEDIMENTS AT ALL EROSION AND SEDIMENT CONTROLS SHALL BE PERIODICALLY REMOVED AND SPREAD IN AREAS THAT ARE NOT SUBJECT TO EROSION.

THE CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES TO CONTROL STORMWATER DISCHARGES AND TO PREVENT EROSION AND SEDIMENTATION AND TO OTHERWISE PREVENT POLLUTION OF PRIVATE PROPERTY. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE TOWN OF ANY PROBLEMS INVOLVING EROSION AND/OR SEDIMENTATION THAT HAVE DEVELOPED IN THE COURSE OF, OR THAT ARE CAUSED BY, THE AUTHORIZED WORK.

THE RESPONSIBLE CONTACT PERSON FOR THE INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS ON THIS PROJECT WILL BE THE SITE CONTRACTOR AND/OR GENERAL CONTRACTOR. ONCE THE CONTRACTOR IS SELECTED, CONTACT INFORMATION WILL BE PROVIDED TO THE TOWN.

**VEGETATIVE TURF ESTABLISHMENT PROCEDURE**

SCARIFY ALL AREAS TO BE TOPSOILED AND SEEDED. APPLY A MINIMUM OF 4 INCHES OF TOPSOIL ON ALL AREAS TO BE SEEDED. APPLY GRASS SEED, LIME, FERTILIZER AND MULCH ACCORDING TO THE FOLLOWING SCHEDULE:

PERMANENT SEED MIXTURE:	
CREeping RED FESCUE	0.45 LBS. PER 1,000 SQ. FT.
REdTOP	0.05
TALL FESCUE	0.45
TOTAL	0.95

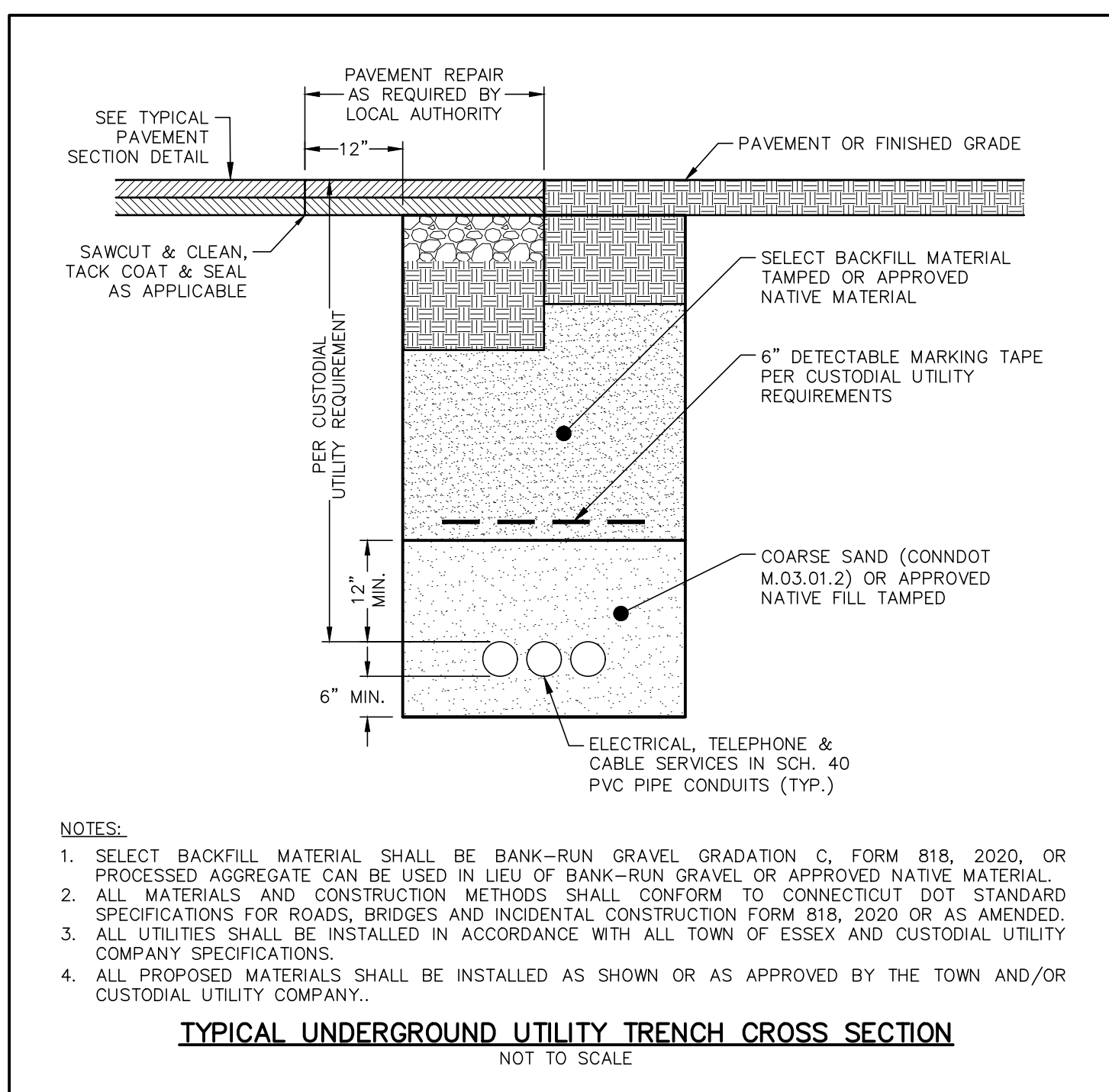
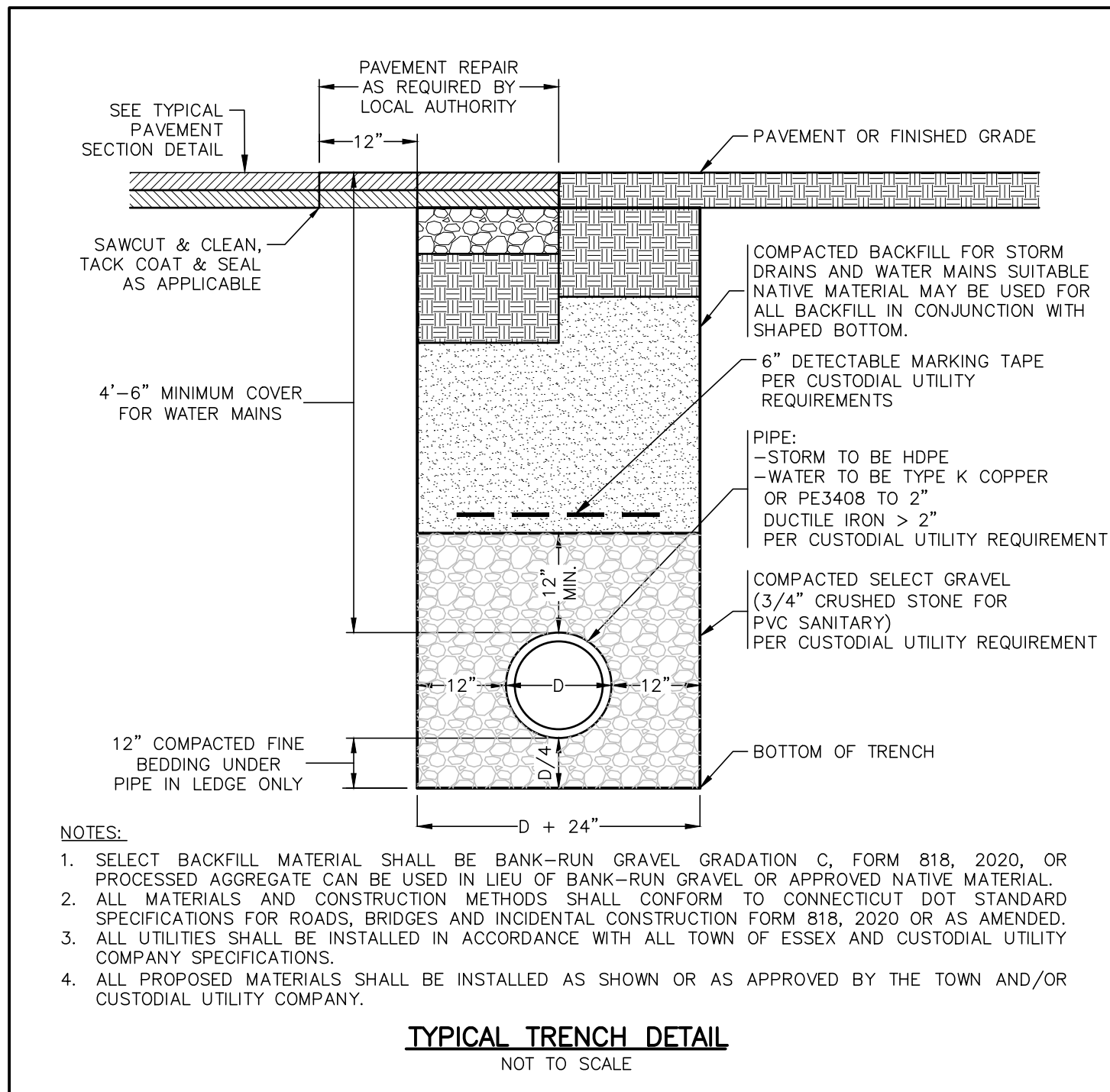
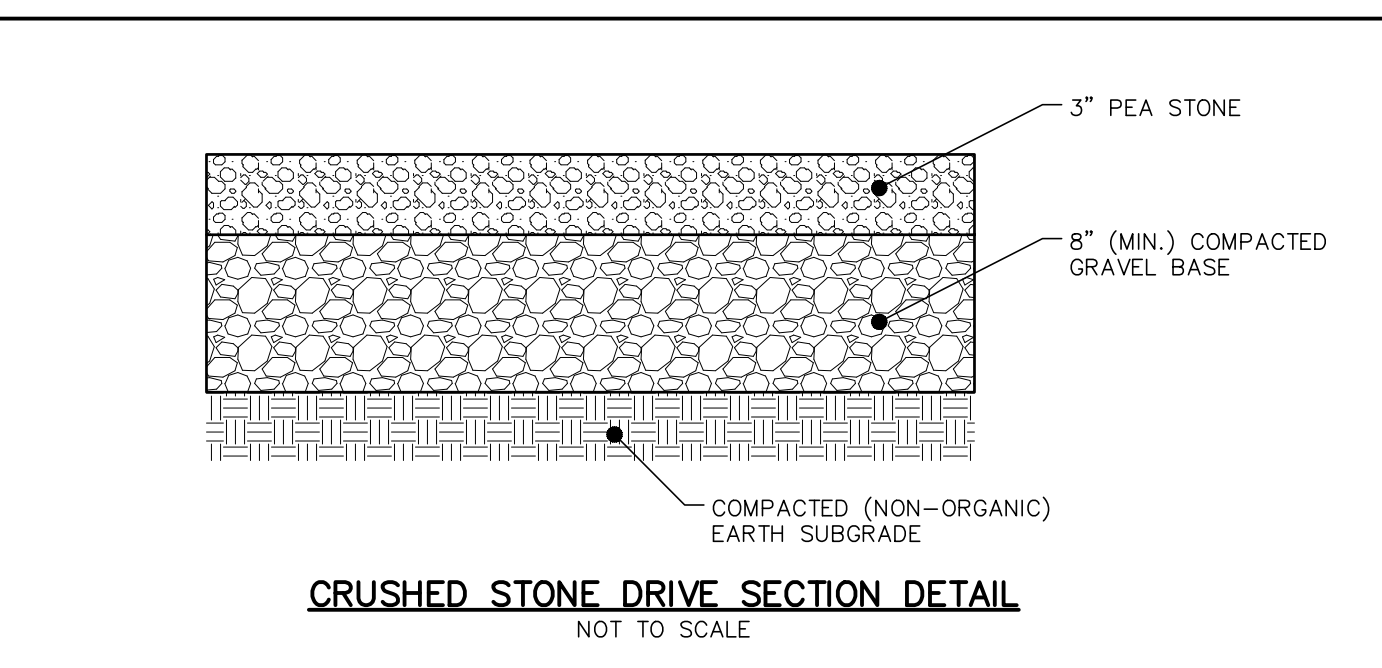
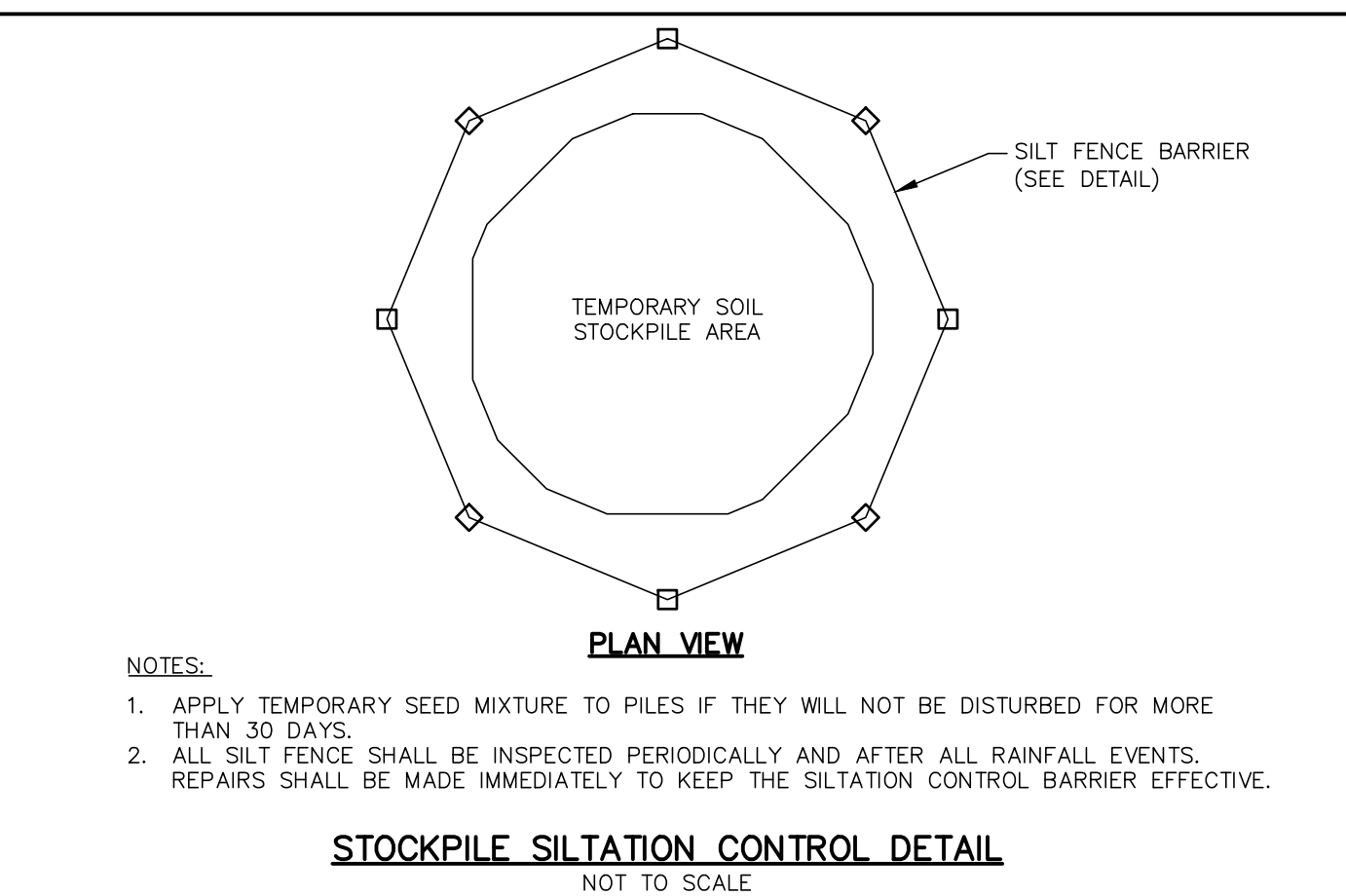
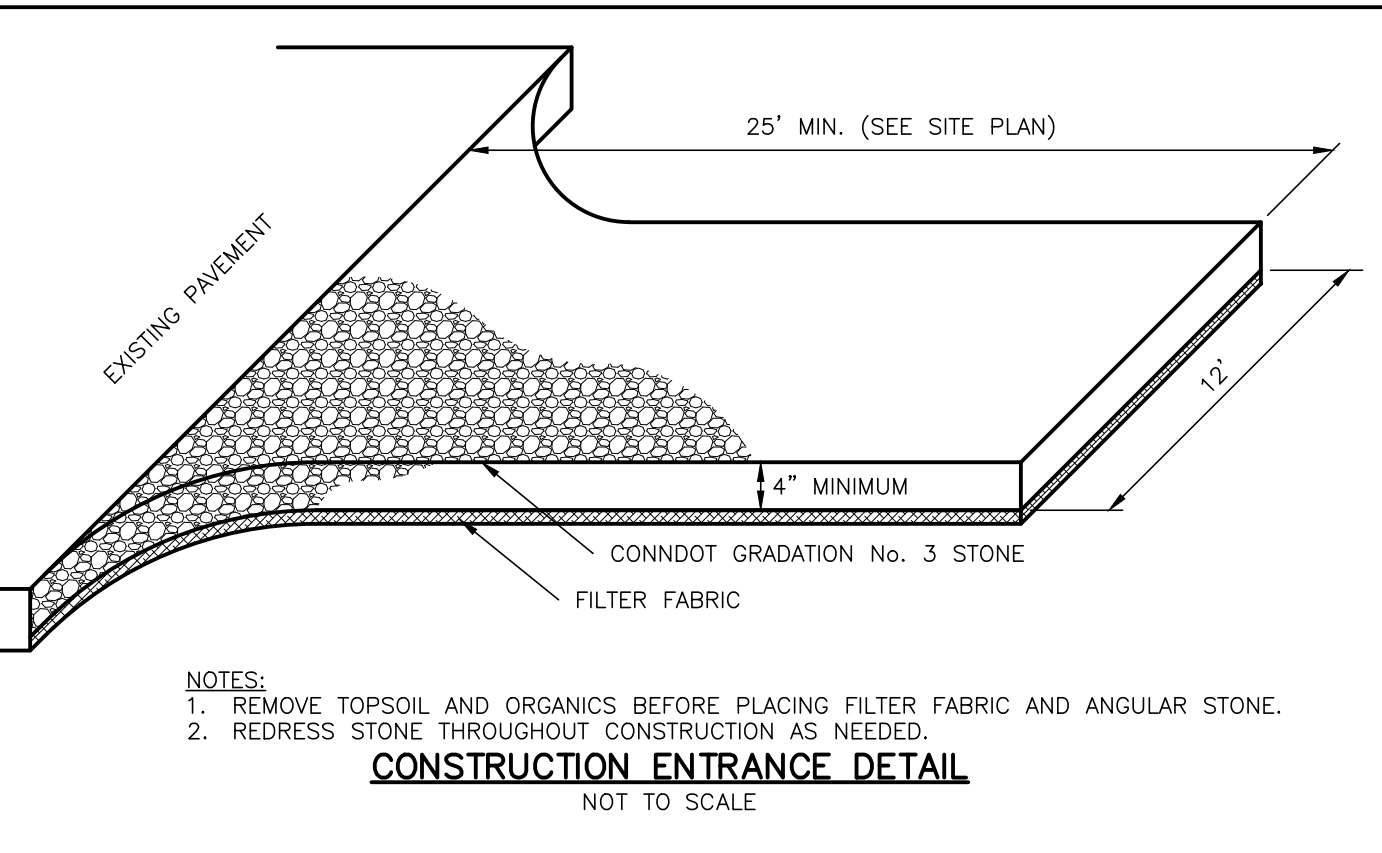
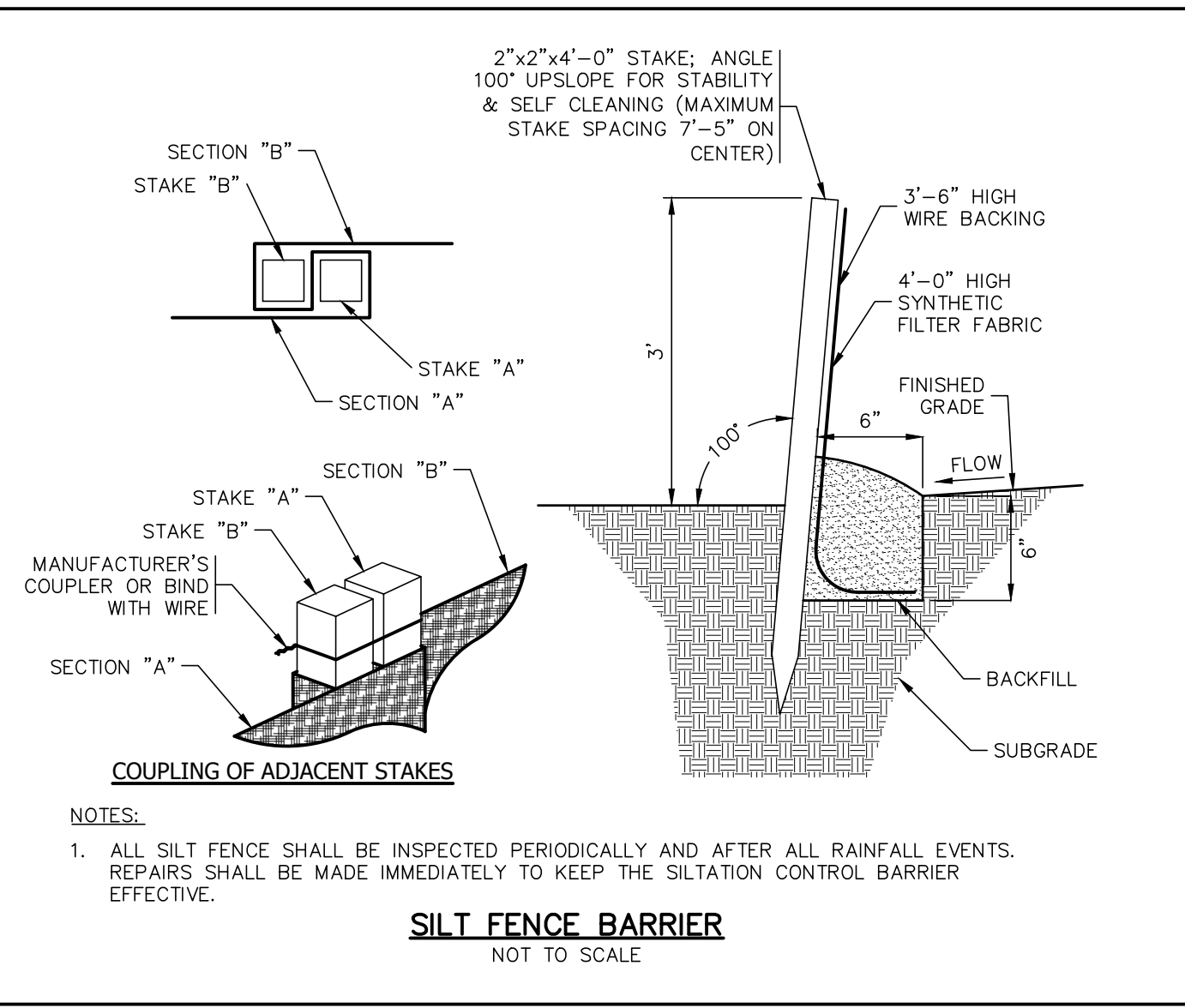
FERTILIZER:  
10-10-10 APPLY AT 7.5 LBS. PER 1,000 SQ. FT.

LMESTONE:  
APPLY AT 150 LBS. PER 1,000 SQ. FT.

MULCHING:  
SPREAD HAY OR STRAW OVER ALL AREAS AFTER SEEDING. USE 1 1/2 TO 2 BALES PER 1,000 SQ. FT. TARGET FOR 100% COVERAGE. ANCHOR BY USING NETTING OR TRACKING AS NECESSARY.

TEMPORARY EROSION CONTROL BLANKETS:  
USE TEMPORARY EROSION CONTROL BLANKETS ON ALL SEEDED SLOPES EQUAL TO OR STEEPER THAN 3(H):1(V) IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

SEEDING DATES:  
SEEDING DATES IN CONNECTICUT ARE NORMALLY APRIL 1 THROUGH JUNE 15 AND AUGUST 15 THROUGH OCTOBER 1. SEED GERMINATION NORMALLY CANNOT BE EXPECTED FROM NOVEMBER THROUGH FEBRUARY. IF ADEQUATE SEED GERMINATION IS NOT POSSIBLE DUE TO TIME OF YEAR CONSTRAINTS, MULCHING SHALL BE ADEQUATELY PROVIDED TO PROTECT THE SEED FROM WIND AND SURFACE EROSION UNTIL THE WEATHER IMPROVES AND THE SEEDING BECOMES WELL ESTABLISHED.



PLAN PREPARED BY:  
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THE EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER IS AFFIXED HERE FOR THIS MAP TO BE VALID

#	DATE	DESCRIPTION
3	3/21/24	REMOVED SHED, REDUCED PATIO, DECK & MISC. FOR ZBA RESUBMITTAL
2	1/25/24	MINOR REVISIONS FOR ZBA SUBMITTAL
1	1/9/24	MINOR REVISIONS PER HEALTH DEPARTMENT COMMENTS

**E&S NARRATIVE & CONSTRUCTION DETAILS**  
PREPARED FOR ANDREW W. GUZIEWICZ & KELLY A. ROCK  
10 COLLINS LANE -- MAP 46 LOT 14  
ESSEX, CONNECTICUT

DATE:	DECEMBER 21, 2023
SCALE:	NOT TO SCALE
DRAWN BY:	CO
CHECKED BY:	JW
DWG. NO.:	ES-1
SHEET NO.:	2 of 2
JOB NO.:	2023-951