

CONSTRUCTION SEQUENCING:

CONSTRUCTION OF MARTY'S WAY AT ITS INTERSECTION WITH VINEGAR HILL ROAD.

1. The Applicant shall remove surface soil in the area proposed for the installation of the anti-tracking pad construction entrance at the intersection of proposed Marty's Way with Vinegar Hill Road.
2. Any stumps removed shall either be ground in place or removed to a location approved, in advance, by the Town of Ledyard Zoning Enforcement Officer. In no event shall stumps be buried on site.
3. Surface soil shall be stripped and shall be stockpiled in the surface soil stockpile locations delineated on the Plan.
4. Surface soil shall be retained on site for eventual use in the stabilization of all disturbed areas of the Property. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each stockpile location. The stockpiles shall be constructed at a slope not to exceed 4:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of forty (40) pounds per acre. Mulch shall be applied at the rate of eighty (80) pounds per one thousand (1,000) square feet and shall be spread by hand or with a mulch blower.
5. The road shall be "boxed out" and trenches excavated for the installation of all utilities, including stormwater drainage.
6. Subsequent to the installation of bedding, utilities, including drainage pipe, shall be installed as delineated on the Plan.
7. Catch basins shall remain elevated in order to ensure that stormwater is not introduced into the stormwater drainage system.
8. Disturbed areas shall be stabilized by spreading stockpiled surface soil over these areas at a thickness of not less than four (4") inches. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of fifty (50) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of seven and one-half (7.5) pounds per one thousand (1,000) square feet. Following the initial application of lime and fertilizer, there are to be no periodic applications of lime and fertilizer. Disturbed areas will be seeded with a seeding mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. A hydroseed mix utilizing comparable cultivars shall be a suitable substitute. In the event that a hydroseed mix is not utilized, after seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.
9. Once all disturbed areas have been thoroughly stabilized, erosion control measures shall be removed.

INDIVIDUAL LOT DEVELOPMENT (WITH UPLAND REVIEW AREA ACTIVITIES).

1. The Applicant shall clear, but not grub, within the limits of development activity for each lot on the Plan.
2. The Applicant shall install a construction entrance to each lot which is being developed in accordance with the "Temporary Construction Entrance" detail.
3. The Applicant shall install a single row of erosion control in the location delineated on each lot in locations down gradient from proposed construction activities.
4. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard, septic system and driveway. Surface soil shall be retained on each lot for eventual use in the stabilization of disturbed areas.
5. No stumps shall be buried on site.
6. Construction of the dwelling house, septic system, driveway and well shall be completed.
7. Upon the completion of construction of improvements on each lot, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of one hundred (100) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of fifteen (15) pounds per one thousand (1,000) square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. Hydroseed, utilizing comparable cultivars shall be an acceptable substitute for the referenced seeding mix. After seeding, and in the event that a hydroseed application is not used, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.

EROSION & SEDIMENT CONTROL PLAN

1. NARRATIVE

1.1 PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 170.16 ACRES OF LAND TO CREATE 25 NEW RESIDENTIAL BUILDING LOTS. LOTS RANGE IN SIZE FROM 0.46 ACRES TO 11.0 ACRES. 950 PLUS/MINUS LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PLANNED PAVEMENT WIDTH IS 28 FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES CURBED PAVEMENT EDGES AND CATCH BASINS WITH A MINIMUM SUMP DEPTH OF 2 FEET. THE UPLANDS ARE GENTLY TO LOCALLY SLOPING AND WOODED.

IT IS ANTICIPATED THAT ONCE WORK ON THE PUBLIC IMPROVEMENTS BEGINS, IT WILL CONTINUE UNTIL THE PROJECT IS COMPLETED. IT IS ANTICIPATED THAT THE ROAD CONSTRUCTION WILL BE COMPLETED WITHIN ONE YEAR OF COMMENCEMENT.

(AMY GOTTESDIENER 508-326-4807) OR OWNER AT TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR THE SEDIMENT CONTROL MEASURES.

1.2 ESTIMATES OF THE TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

THE TOTAL PROJECT AREA IS 170.16 ACRES OF WHICH 9± ACRES TOTAL WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD, HOMES, DRIVEWAYS AND ESTABLISHMENT OF REASONABLE YARD AREAS.

1.3 THE PLANNED START AND COMPLETION DATES FOR EACH PHASE OF THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT (PUBLIC IMPROVEMENT PORTION) WILL COMMENCE DURING THE FALL/WINTER OF 2018 AND BE COMPLETED BEFORE THE END OF SUMMER 2019.

1.4 - WOOD CHIPS, SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT MAY BE UTILIZED. ALL SILT FENCE SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.5 FEET. BREACHES IN SILT FENCE SHALL BE REPAIRED IMMEDIATELY. THE SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCH IN A 24 HOUR PERIOD.

1.5 - STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. TOPSOIL STOCKPILES WILL BE LOCATED AS DEPICTED ON THE PLANS, AND WILL BE TREATED AS DISTURBED GROUND, I.E.: SURROUNDED BY SILT FENCE, AND SEEDED TO GRASS. AFTER ALL THE TOPSOIL TO BE STRIPPED IS PLACED IN THE STOCKPILE, STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

1.6 - TOPSOILING SHALL TAKE PLACE AS AREAS WITHIN THE PROJECT SITE ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S).

1.7 - PERMANENT SEEDING WILL BE DONE AS DISTURBED AREAS ARE BROUGHT TO GRADE AND TOPSOILED AS LONG AS SUCH SEEDING IS DONE BETWEEN APRIL 1 AND JUNE 15 OR AUGUST 15 THROUGH NOVEMBER 15. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

MAINTENANCE: THE SEEDBED WILL BE INSPECTED AT LEAST ONCE PER WEEK, AND WITHIN 24 HOURS OF A RAINFALL IN AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REAPPLIED AND SMOOTHED, AND RESEEDED AS DESCRIBED ABOVE.

1.8 (CONSTRUCTION SEQUENCE). PRIOR TO THE COMMENCEMENT OF MAJOR EARTH DISTURBANCES, THE FOLLOWING SHALL BE IN PLACE.

1.8A - CONSTRUCTION ENTRANCES AS DEPICTED ON PLAN.

1.8B - STAKEOUT LIMITS OF DISTURBANCE ASSOCIATED WITH THE PROPOSED CONSTRUCTION. CLEAR TREES, CHIP WOOD AND BRUSH. WOOD CHIPS MAY BE TRUCKED OFF SITE OR SAVED FOR USE AS MULCH ON THE PROJECT SITE. INSTALL SILT FENCE/HAYBALES WITH WOOD CHIPS.

1.8C - INSTALL SEDIMENT BARRIERS AS DEPICTED ON THE PLANS.

1.8D - REMOVE STUMPS FROM ROADWAY.

1.8E - STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL.

1.8F - GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.

1.8G - APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.

1.8H - INSTALL ALL DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLET OF THE DRAINAGE SYSTEM SO THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE.

1.8I - PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE.

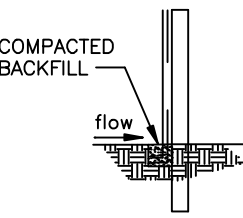
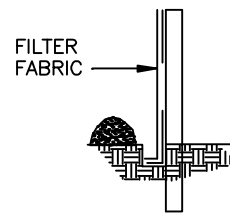
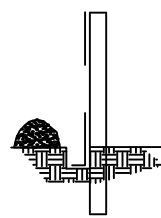
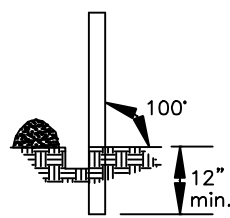
1.8J - TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.

1.8K - LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

1.8L - INSTALL CURBING.

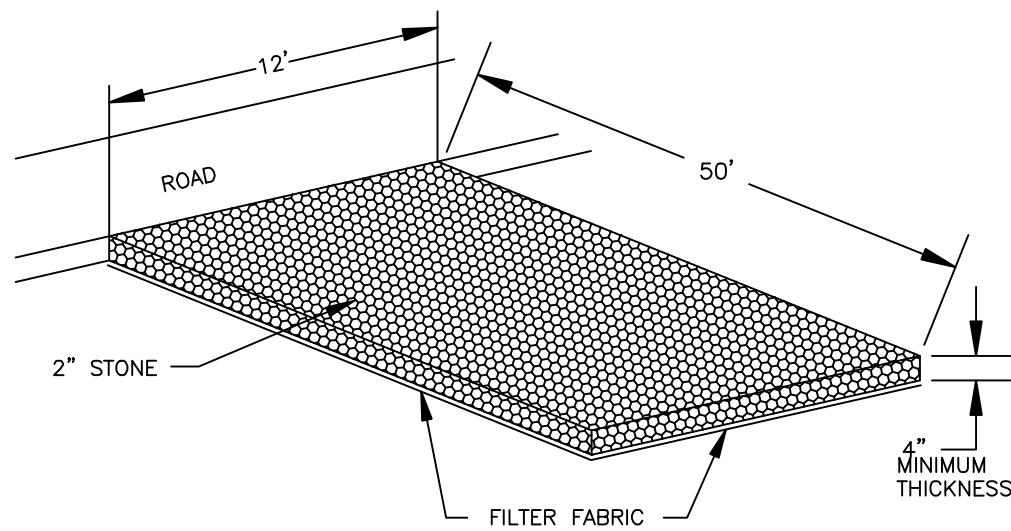
1.8M - APPLY TOP COURSE OF BITUMINOUS PAVEMENT.

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.



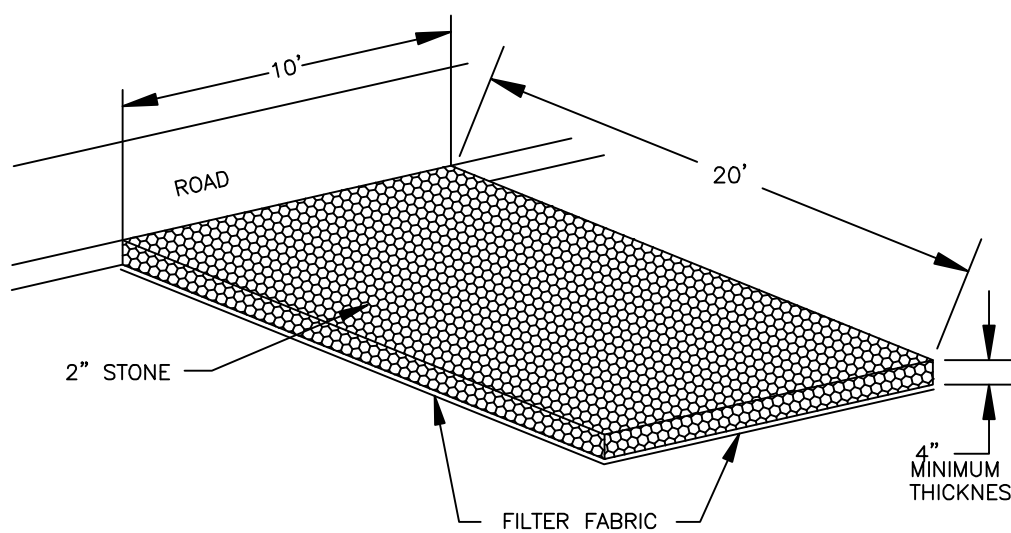
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE FOR HOMES

NOT TO SCALE

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

CHAIRMAN OR SECRETARY _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

TWNC APPLICATION# _____

APPROVED, _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA: NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

ZONING/WETLANDS OFFICER _____ DATE _____

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

PLAN SHOWING
CONSTRUCTION SEQUENCING
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
EAGLES LANDING
AN OPEN SPACE SUBDIVISION
PROPERTY OF
MR G 1 LLC
79 VINEGAR HILL ROAD
LEDYARD, CONNECTICUT
JUNE 2022