

Land Use Agency
Newtown Municipal Offices
3 Primrose Street
Newtown, CT 06470
Tel. (203) 270-4350
Fax (203) 270-4278



TOWN OF NEWTOWN

Inland Wetlands Commission

AGENDA

REGULAR MEETING

December 9, 2020 @ 7:30 p.m.

Zoom Meeting

Website link:

<https://zoom.us/j/98330638274>

Call-in Number: 1 (646) 558-8656

Meeting ID: 983 3063 8274

PUBLIC HEARING

Application #20-27 by Negreiro & Sons Construction LLC, for a property located at 203 & 211 Berkshire Road, Newtown, CT, to construct 15 single family homes and a 1,550 ft. road with associated improvements.

APPROVAL OF MINUTES

ACCEPTANCE OF APPLICATIONS

SET IWC CALENDAR FOR 2021

OTHER BUSINESS

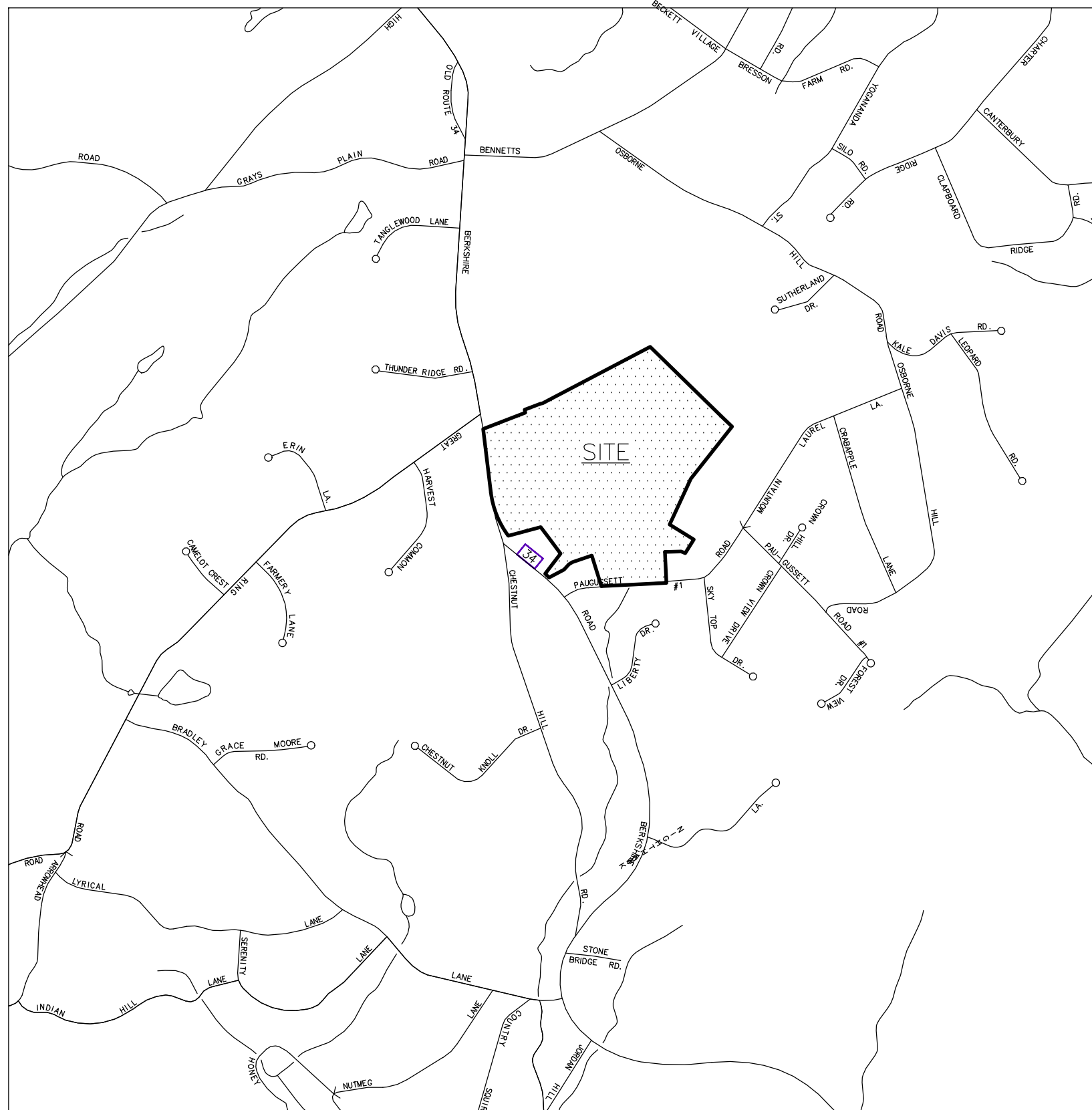
ADJOURNMENT

"HOLLY ESTATES "

NEWTOWN CONNECTICUT
203 & 211 BERKSHIRE ROAD
A
SUBDIVISION PLAN

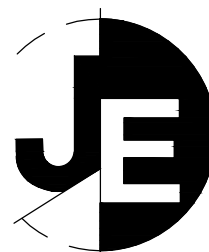
DEVELOPER:

NEGREIRO & SONS CONSTRUCTION, LLC



VICINITY MAP
1"=1200'

Prepared By:



J. EDWARDS & ASSOCIATES, LLC
Engineering and Surveying
227 Stepney Road
Easton, CT. 06612
(203)-268-4205
www.jedwardsassoc.com

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OR AFFIXED WITH
THE LIVE STAMP OF THE SIGNATORY.

LARRY EDWARDS, P.E. No. 10937

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SEPTEMBER 30, 2020

REVISIONS

[illegible]

NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

2. REFERENCE MAP ENTITLED: "SUBDIVISION MAP PREPARE FOR SYLVESTER COCIVI BERKSHIRE & PAUGUSSET ROADS, NEWTOWN CT" PREPARED BY BRAUTIGAM LAND SURVEYORS, P.C.; DATED 02/04/99.

3. REFERENCE IS MADE TO RECORD MAPS 381, 382, 622, 2574, 2732, 2733, 2882, 2980, 3365, 3978, 4064, 4246, 4434, 4604, 4985, 5576, 5812, 5913 ON FILE IN THE NEWTOWN LAND RECORDS.

3. PLAN PREPARED FOR NEGREIRO & SONS CONSTRUCTION

4. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.

5. BEARINGS BASED ON CT STATE PLANE COORDINATES (NAD 83)

6. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.

7. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.

8. LIMIT OF WETLAND SOILS DEPICTED PER CONNSOIL 3/10/97. VERIFIED BY STEVEN DANZER PHD 09/2020 WITH SOME REVISIONS.

9. TOPOGRAPHY DEPICTED PER TOWN OF NEWTOWN GIS DATA.

8 HOMER CLARK LANE
N/F
JESSIE L. LEVINE
TRUST
M-B-L 50-8-18

6 HOMER CLARK LANE
N/F
LESLIE A. &
DONNA L. RICHARDS
M-B-L 50-8-21

4 HOMER CLARK LANE
N/F
JOYCE NAGEL
M-B-L 50-8-20

199 BERKSHIRE ROAD
N/F
CARL F. &
CECILIA DALZELL
M-B-L 50-8-23-B

LEGEND

- EXISTING CONTOUR
- WATERCOURSE
- LIMIT OF WETLANDS
- WETLAND SETBACK LINE
- STONE WALL
- EDGE OF PAVEMENT
- CURB LINE
- LIMIT OF APPROXIMATE LOCATION OF 20' WIDE AT&T EASEMENT

JASON EDWARDS, L.S. No. 70308

REVISED LIMITS OF WETLANDS
PER STEVE DANZER. (TYP)
SEE NOTE 8.

18 MOUNTAIN LAUREL LANE

N/F
CHRISTOPHER &
MARY BRAND
M-B-L 53-2-107-72

26 MOUNTAIN LAUREL LANE

N/F
MARK D. &
ANGELA DUKATE
M-B-L 53-2-150-6

28 MOUNTAIN LAUREL LANE

N/F
CHRISTOPHER A. &
JEANNE MARIE K. CARNEY
M-B-L 53-2-151-5

23 PAUGUSSET ROAD

N/F
DENNIS &
DEBORAH CASEY
M-B-L 53-2-153-4

21 PAUGUSSET ROAD

N/F
LOUIS C.
BIANCO
M-B-L 53-2-18-7A

19 PAUGUSSET ROAD

N/F
PATRICK FLECK &
KATHLEEN MILLER
M-B-L 53-2-19

17 PAUGUSSET ROAD

N/F
JOHN R. &
JANET A. MERRIFIELD
M-B-L 53-2-20

3 PAUGUSSET ROAD

N/F
MADELINE A.
WRIGHT
M-B-L 54-11-5

225 BERKSHIRE ROAD

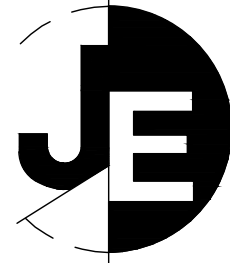
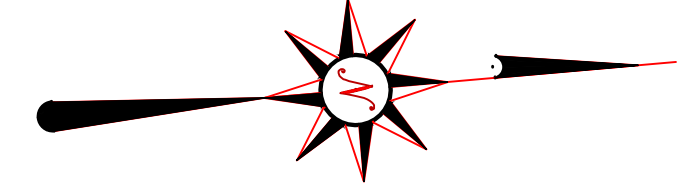
N/F
CIL
REALTY INC.
M-B-L 54-11-4

217 BERKSHIRE ROAD

N/F
KRISTEN V. WERNER
& JUDITH JOHNSON
M-B-L 54-11-2

219 BERKSHIRE ROAD

N/F
JOHN D. &
TERI A. MOORE
M-B-L 54-11-3



**J. EDWARDS &
ASSOCIATES LLC**
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HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION

DATE: 09-30-20

PROJECT #: 2759

DRAWING FILE: SITE

DRAWN BY: IE

SCALE: 1"=100'

TITLE

EXISTING
CONDITIONS
SURVEY

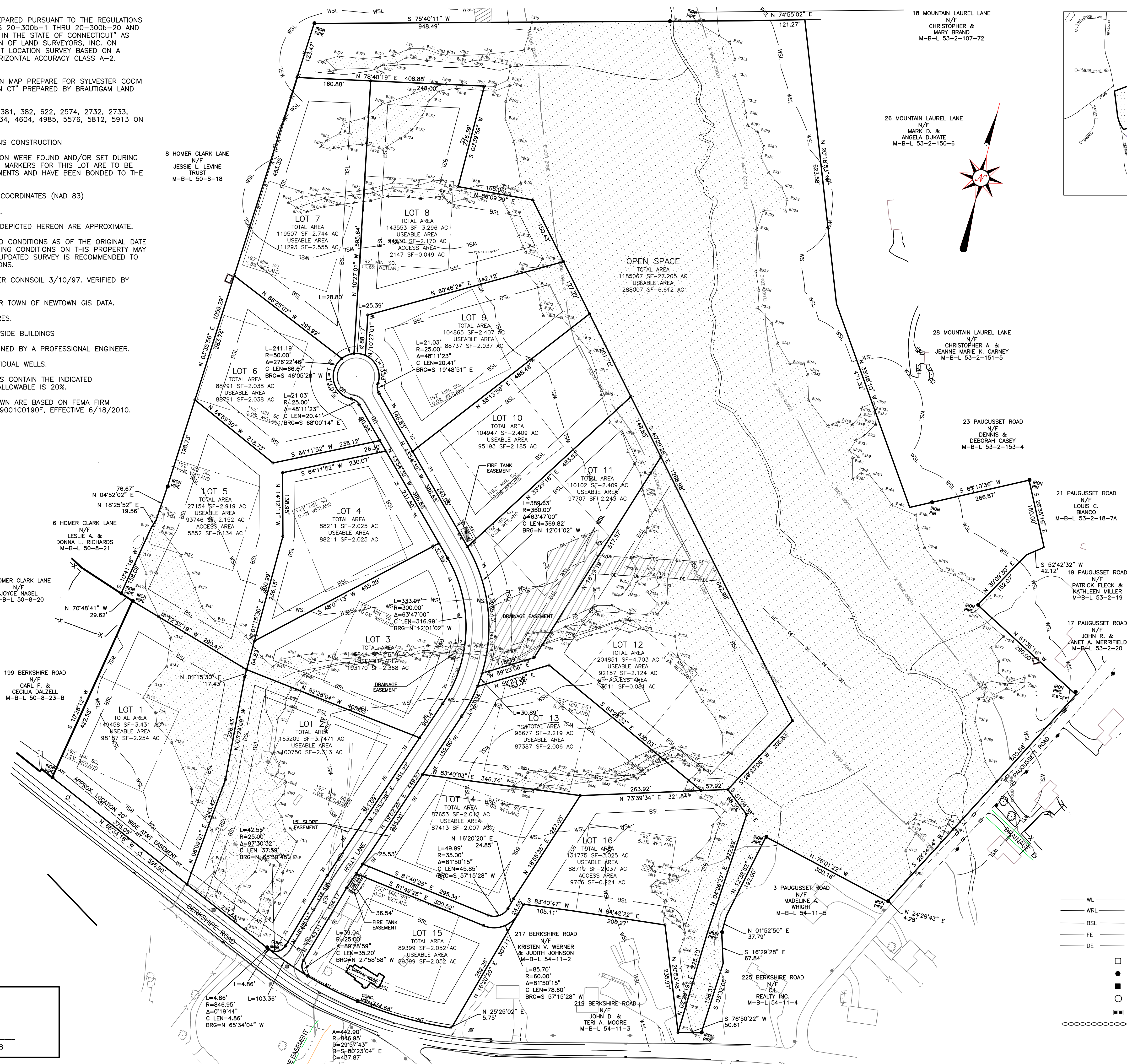
SHEET NUMBER

EX-1

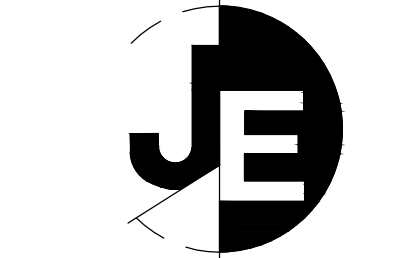
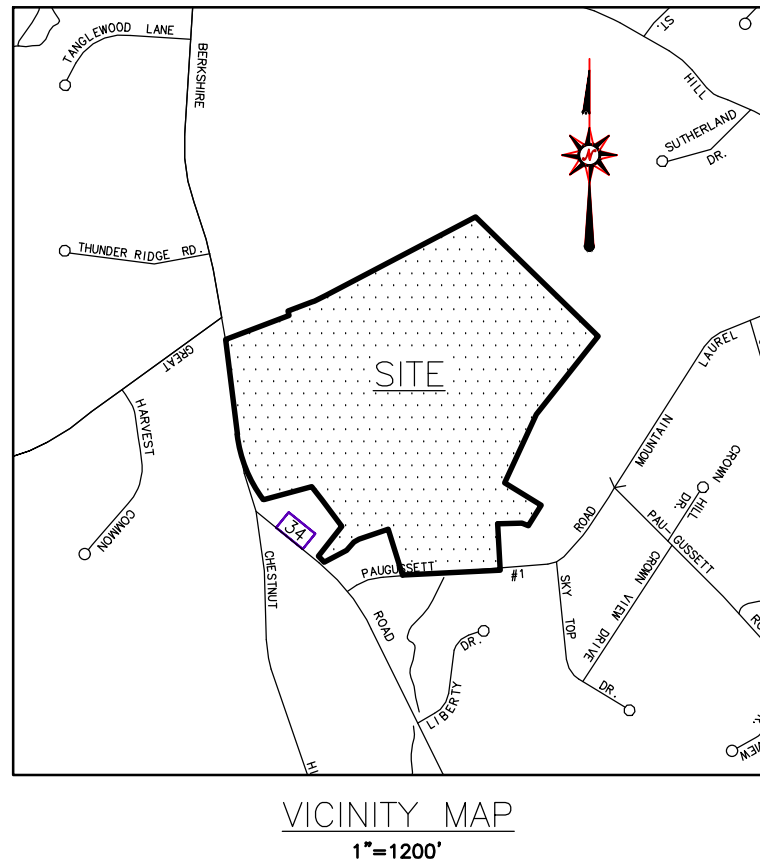
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4. PLAN PREPARED FOR NEGREIRO & SONS CONSTRUCTION
5. LOT CORNER MARKERS DEPICTED HEREON WERE FOUND AND/OR SET DURING COMPLETION OF THIS SURVEY. ALL CORNER MARKERS FOR THIS LOT ARE TO BE PLACED AS PART OF SUBDIVISION IMPROVEMENTS AND HAVE BEEN BONDED TO THE TOWN.
6. BEARINGS BASED ON CT STATE PLANE COORDINATES (NAD 83)
7. THE PARCEL IS LOCATED IN ZONE R-2.
8. LOCATION OF UNDERGROUND UTILITIES DEPICTED HEREON ARE APPROXIMATE.
9. CERTIFICATION OF THIS MAP APPLIES TO CONDITIONS AS OF THE ORIGINAL DATE OR REVISED DATE DEPICTED HEREON. EXISTING CONDITIONS ON THIS PROPERTY MAY HAVE CHANGED SINCE THAT DATE AND AN UPDATED SURVEY IS RECOMMENDED TO ACCURATELY DEPICT THE CURRENT CONDITIONS.
10. LIMIT OF WETLAND SOILS DEPICTED PER CONNSOIL 3/10/97. VERIFIED BY STEVEN DANZER PHD 09/2020.
11. TOPOGRAPHIC FEATURES DEPICTED PER TOWN OF NEWTOWN GIS DATA.
12. TOTAL AREA OF PROPERTY IS 73.2 ACRES.
13. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS
14. ALL SEPTIC SYSTEMS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
15. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.
16. THE FOLLOWING LOTS MINIMUM SQUARES CONTAIN THE INDICATED AMOUNT OF WETLANDS. THE MAXIMUM ALLOWABLE IS 20%.
17. THE LIMITS OF FLOOD ZONE X AS SHOWN ARE BASED ON FEMA FIRM COMMUNITY PANELS 09001C0189F & 09001C0190F, EFFECTIVE 6/18/2010.

LINE	BEARING	DISTANCE
L1	S 52°29'15" W	1138.59'
L2	S 10°43'00" E	67.89'
L3	S 52°29'15" W	1119.81'
L4	N 10°43'00" W	56.40'
L5	N 79°17'00" E	255.03'
L6	N 40°29'28" W	46.08'
L7	N 79°17'00" E	277.92'
L8	S 10°43'00" E	72.19'
L9	N 52°29'15" E	90.84'
L10	N 89°16'40" E	30.00'
L11	N 03°52'49" W	77.49'
L12	S 84°18'49" W	30.07'



LEGEND	
— WL —	EDGE OF INLAND WETLANDS
— WRL —	WETLAND REVIEW LINE
— BSL —	BUILDING SETBACK LINE
— FE —	FIRE TANK EASEMENT
— DE —	DRAINAGE EASEMENT
□	PROPOSED CONCRETE MONUMENT
●	EXISTING IRON PIN
■	EXISTING CONCRETE MONUMENT
○	PROPOSED IRON PIN
■	CATCH BASIN
— — — — —	STONEWALL



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HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS		
#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

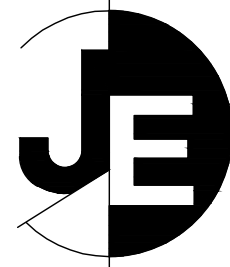
DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
SCALE: 1"=100'

RECORD
SUBDIVISION
MAP

SHEET NUMBER

S-1

JASON EDWARDS, L.S. No. 70308



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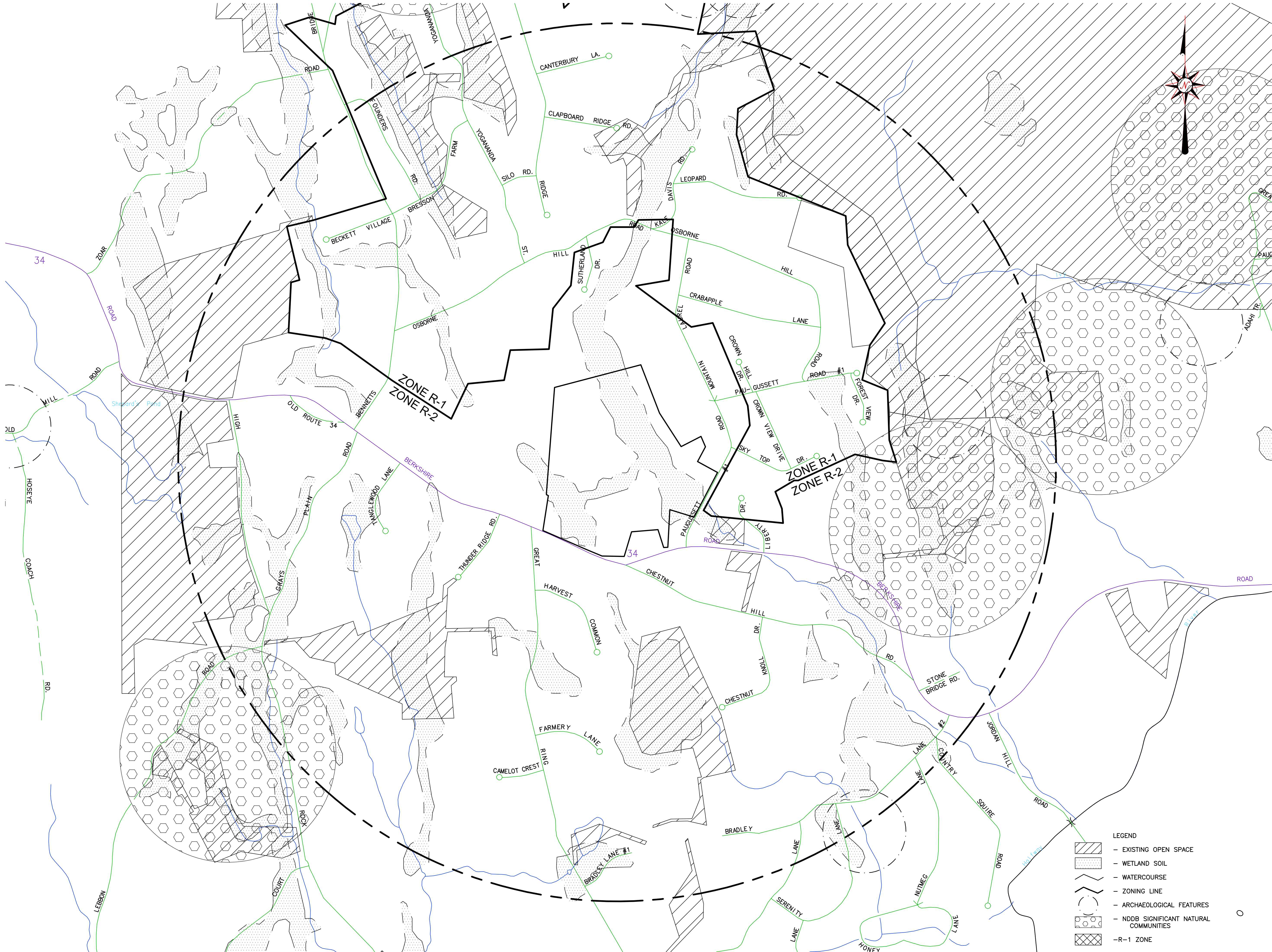
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DRAWN BY: IE
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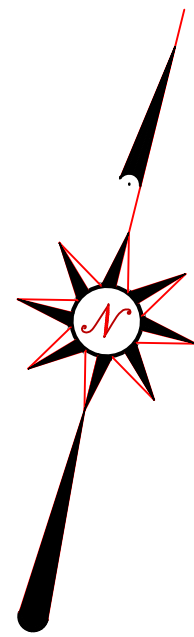
SITE
CONTEXT
MAP

SHEET NUMBER

SC-1



- LEGEND
- EXISTING OPEN SPACE
 - WETLAND SOIL
 - WATERCOURSE
 - ZONING LINE
 - ARCHAEOLOGICAL FEATURES
 - NDDB SIGNIFICANT NATURAL COMMUNITIES
 - R-1 ZONE



- NOTES:
1. CONTOURS ARE BASED ON TOWN GIS MAPPING, USING USGS DATUM.
 2. BEARINGS BASED ON SUBDIVISION MAP
 3. ALL OIL TANKS ARE TO BE LOCATED INSIDE BUILDINGS.
 4. ALL NEW SEPTIC SYSTEMS SHOWN ARE BASED ON A 4 BEDROOM HOUSE.
 5. ALL STONEWALLS WITHIN 50 FEET DOWN GRADIENT OF A SEPTIC SYSTEM ARE TO BE REMOVED PRIOR TO INSTALLATION OF THE SYSTEM.
 6. ALL CUT AND FILL AREAS SHALL BE GRADED AT 2:1 MAX. UNLESS NOTED ON THE PLANS.
 7. APPLICANT : NEGREIRO & SONS DEVELOPMENT, LLC
 8. TOTAL ACREAGE OF SITE = 73.2 ACRES
 9. PROPERTY IS LOCATED IN R2 ZONE.
 10. ALL SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
 11. ALL PROPOSED SEPTIC SYSTEMS ARE SHOWN AS MANTAS UNITS UNLESS OTHERWISE NOTED.
 12. ALL LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS.

OPEN SPACE CALCULATIONS
TOTAL AREA = 73.2 AC
AREA STEEP SLOPES AND WETLANDS = 29.8 AC (40.7%)
OPEN SPACE REQUIRED = 72.3 X 0.15 = 10.8 AC
USEABLE OPEN SPACE REQUIRED = 10.8 X (100-40.3) = 6.4 AC

TOTAL OPEN SPACE PROVIDED = 27.2 AC
OPEN SPACE STEEP SLOPES AND WETLANDS = 20.6 AC
USABLE OPEN SPACE = 27.2 AC - 20.5 AC = 6.6 AC

LEGEND

- SOIL TYPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SIGNIFICANT TREE
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING/ROOF DRAIN
- PROPOSED PRIMARY SEPTIC SYSTEM
- PROPOSED RESERVE SEPTIC SYSTEM
- PROPOSED RAIN GARDEN
- PROPOSED INFILTRATION SYSTEM
- AREA OF GREATER THAN 25% SLOPE

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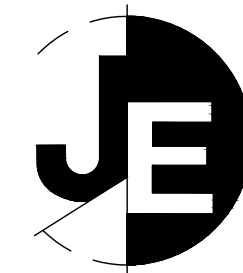
HOLLY ESTATES
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NEWTOWN CONNECTICUT

REVISIONS		
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1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
SCALE: 1"=100'

TITLE
**OVERALL
SITE
DEVELOPMENT
PLAN**
SHEET NUMBER

SD-0



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NEWTOWN CONNECTICUT**

REVISIONS		
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DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
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SCALE: 1"=40'

TITLE
**DETAILED
SITE
DEVELOPMENT
PLAN**

SHEET NUMBER

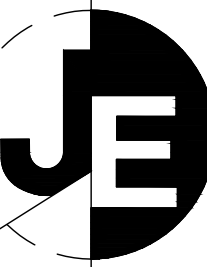
SD-1

WETLAND MITIGATION AREA
SEE DETAILED PLAN

LEGEND

- SOIL TYPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SIGNIFICANT TREE
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING/ROOF DRAIN
- PROPOSED PRIMARY SEPTIC SYSTEM
- PROPOSED RESERVE SEPTIC SYSTEM
- PROPOSED RAIN GARDEN
- PROPOSED INFILTRATION SYSTEM
- AREA OF GREATER THAN 25% SLOPE

SITE DISTANCES BASED
ON CT DOT REQUIREMENTS



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NEWTOWN CONNECTICUT

REVISIONS

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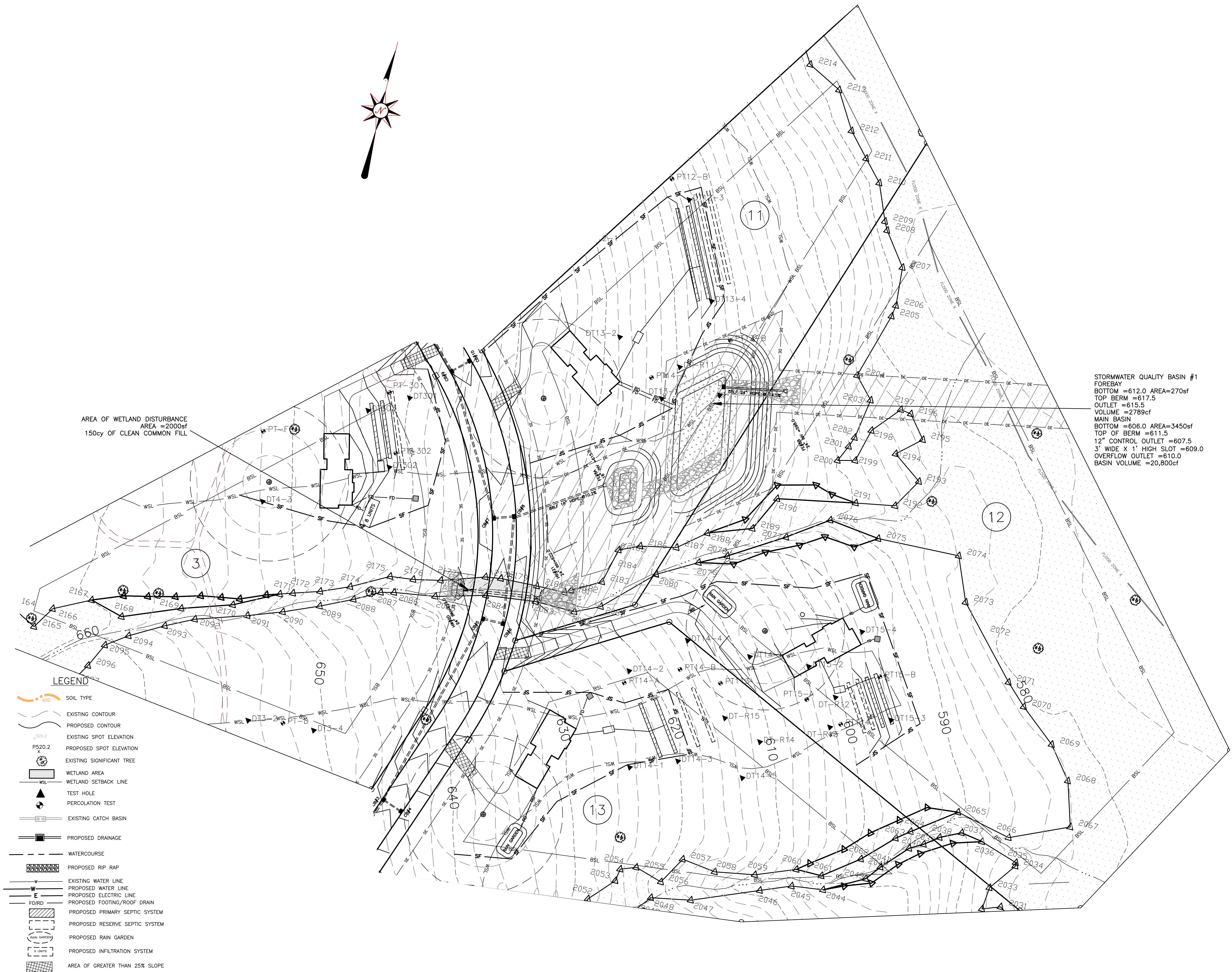
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DRAWING FILE: SITE
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TITLE

DETAILED
SITE
DEVELOPMENT
PLAN

SHEET NUMBER

SD-2





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HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

[illegible]

DATE: 09-30-20
PROJECT #: 2759
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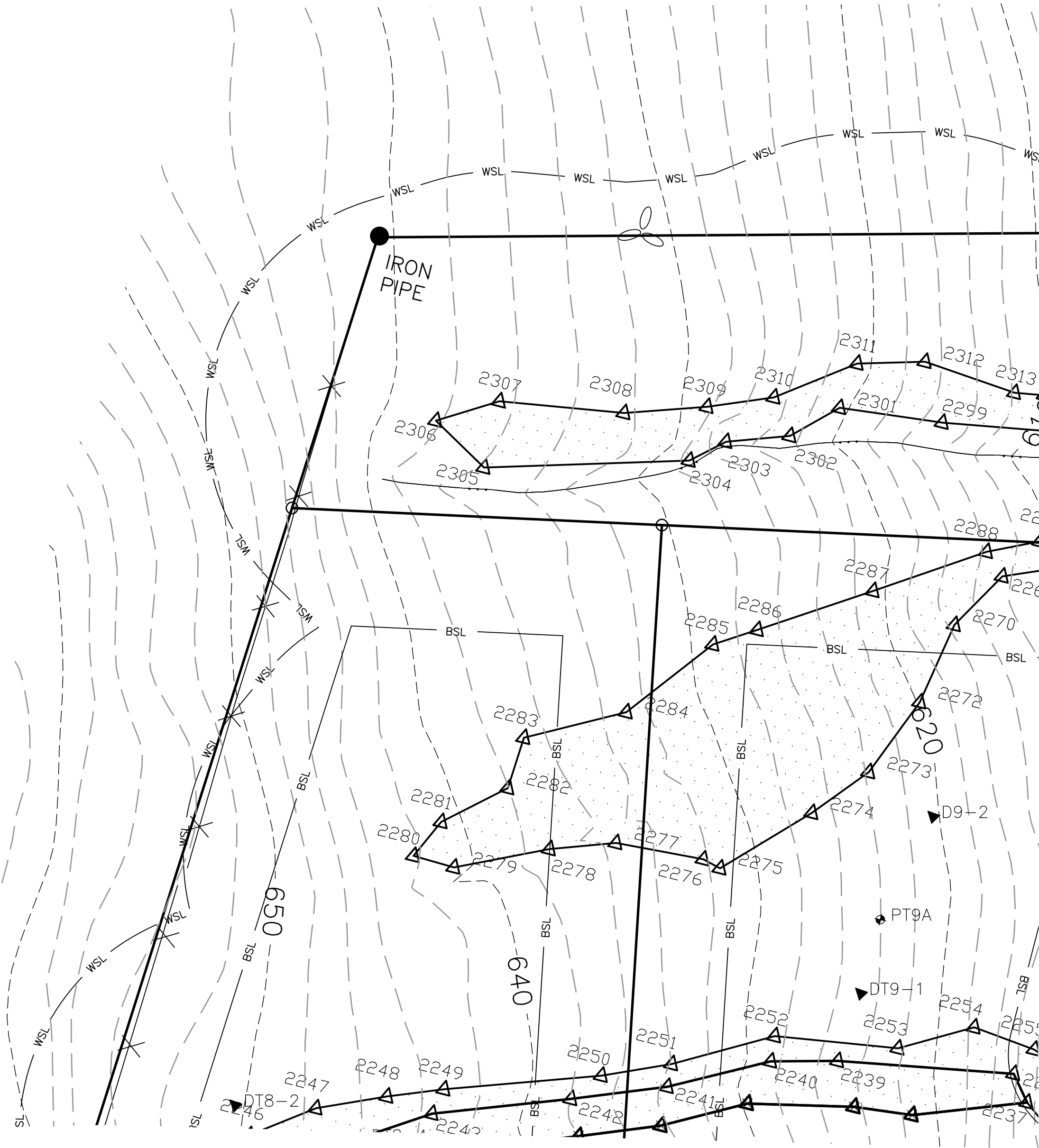
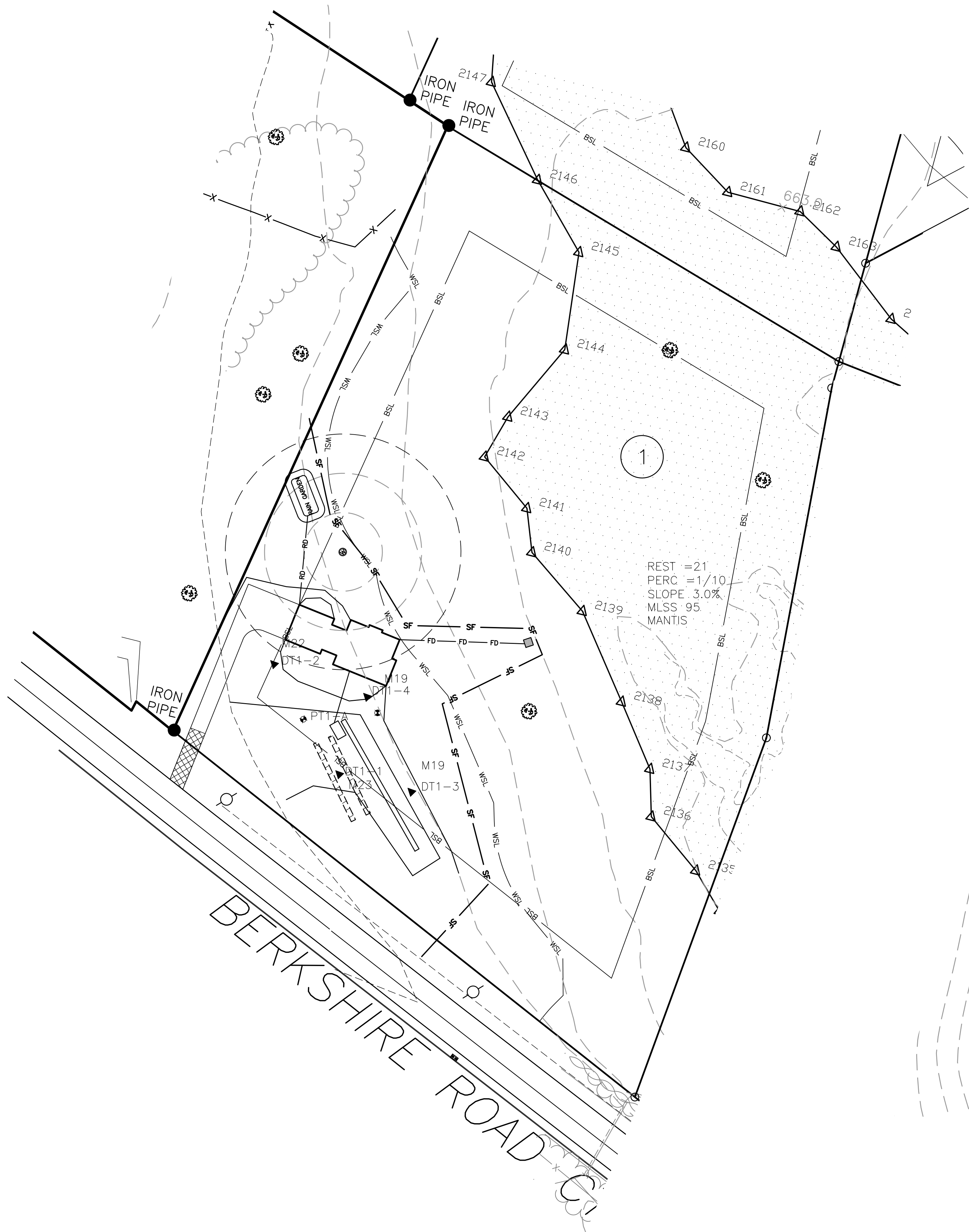
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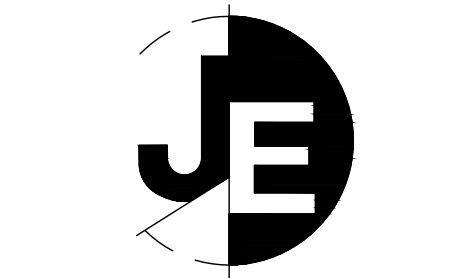
DETAILED
SITE
DEVELOPMENT
PLAN

SHEET NUMBER

SD-3







J. EDWARDS & ASSOCIATES LLC
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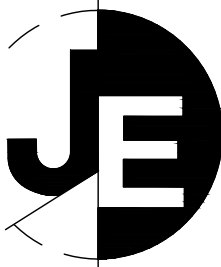
HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS		
#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
SCALE: 1"=40'

TITLE
**DETAILED
SITE
DEVELOPMENT
PLAN**

SHEET NUMBER



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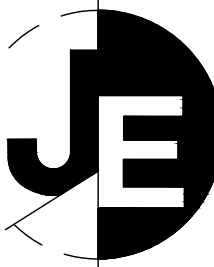
DATE: 09-30-20
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DRAWING FILE: SITE
DRAWN BY: IE
SCALE: 1"=40'

TITLE
DETAILED
SITE
DEVELOPMENT
PLAN

SHEET NUMBER

SD-6





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NEWTOWN CONNECTICUT

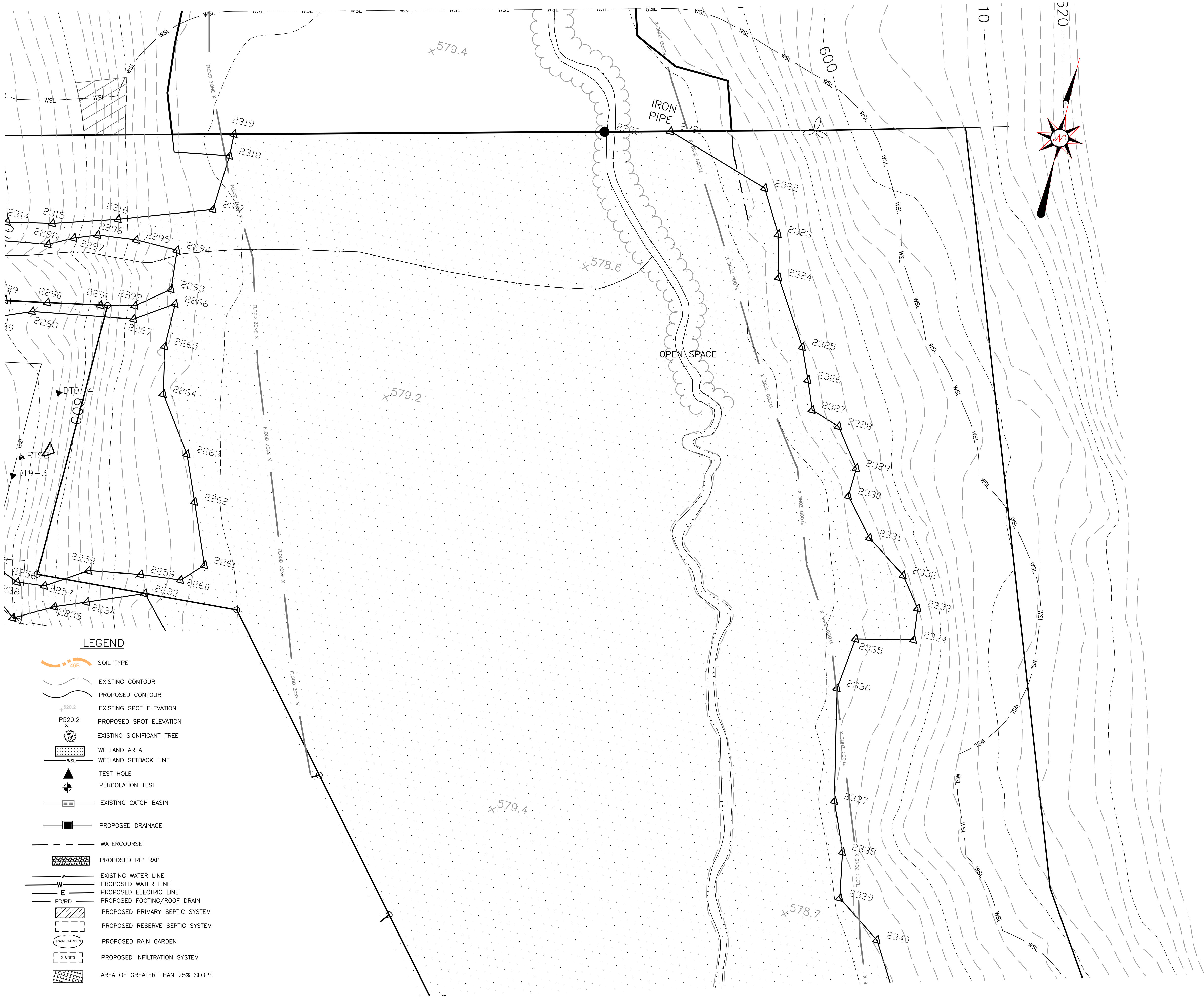
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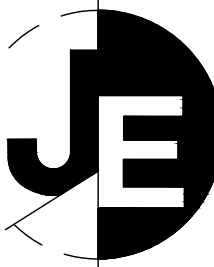
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TITLE
**DETAILED
SITE
DEVELOPMENT
PLAN**

SHEET NUMBER

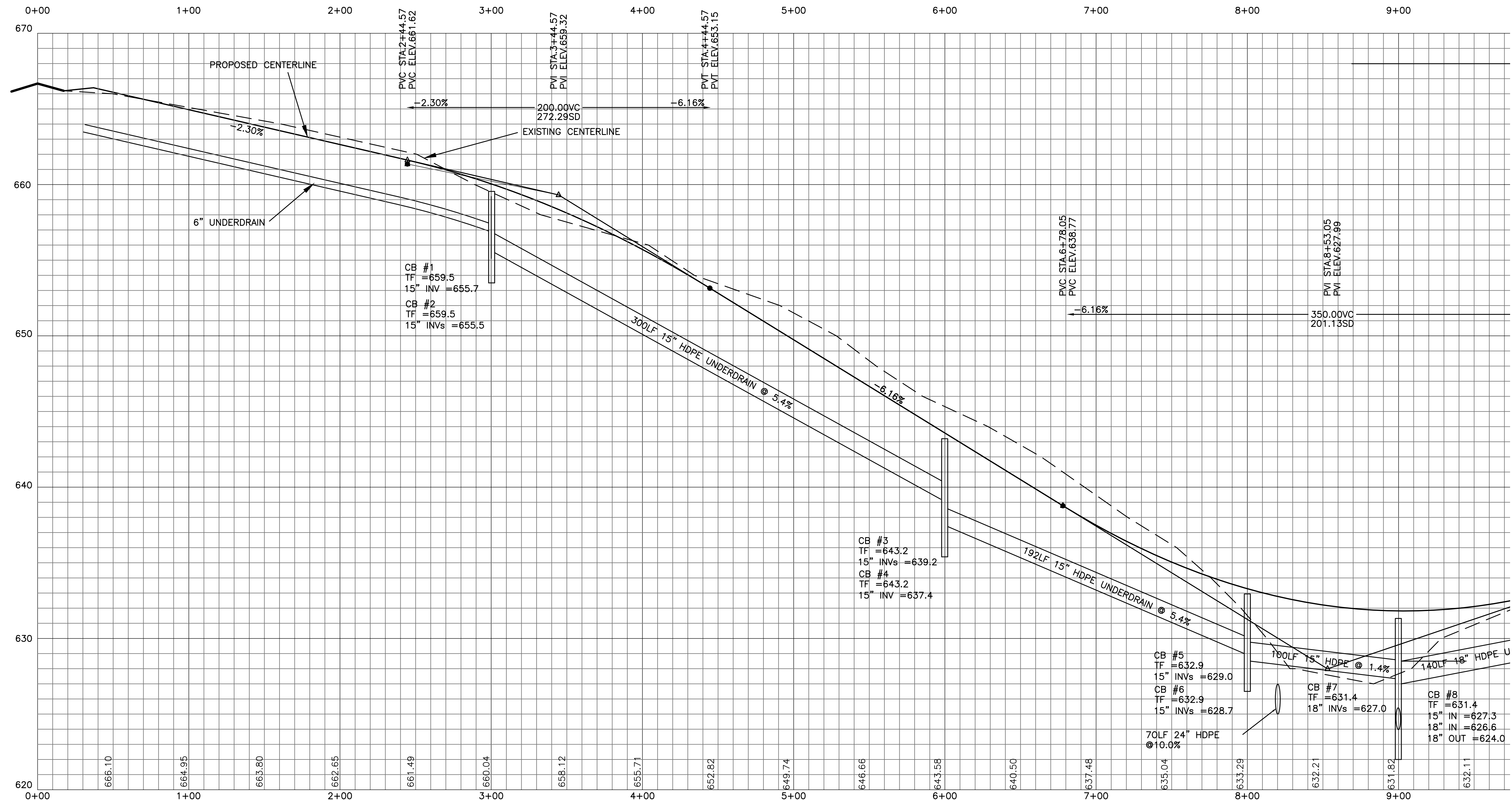
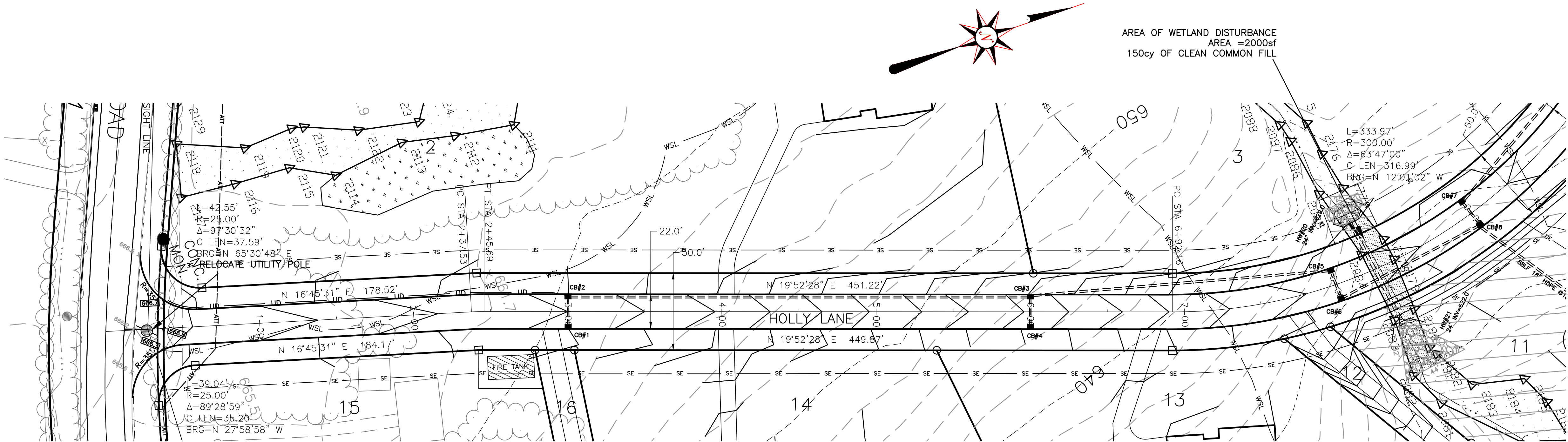
SD-7





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LEGEND

- SOIL TYPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SIGNIFICANT TREE
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING/ROOF DRAIN
- PROPOSED PRIMARY SEPTIC SYSTEM
- PROPOSED RESERVE SEPTIC SYSTEM
- PROPOSED RAIN GARDEN
- PROPOSED INFILTRATION SYSTEM

HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

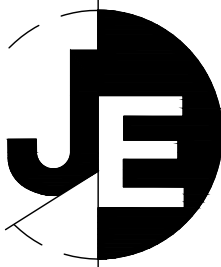
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PROJECT #: 2759
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TITLE

HOLLY LANE
PLAN & PROFILE

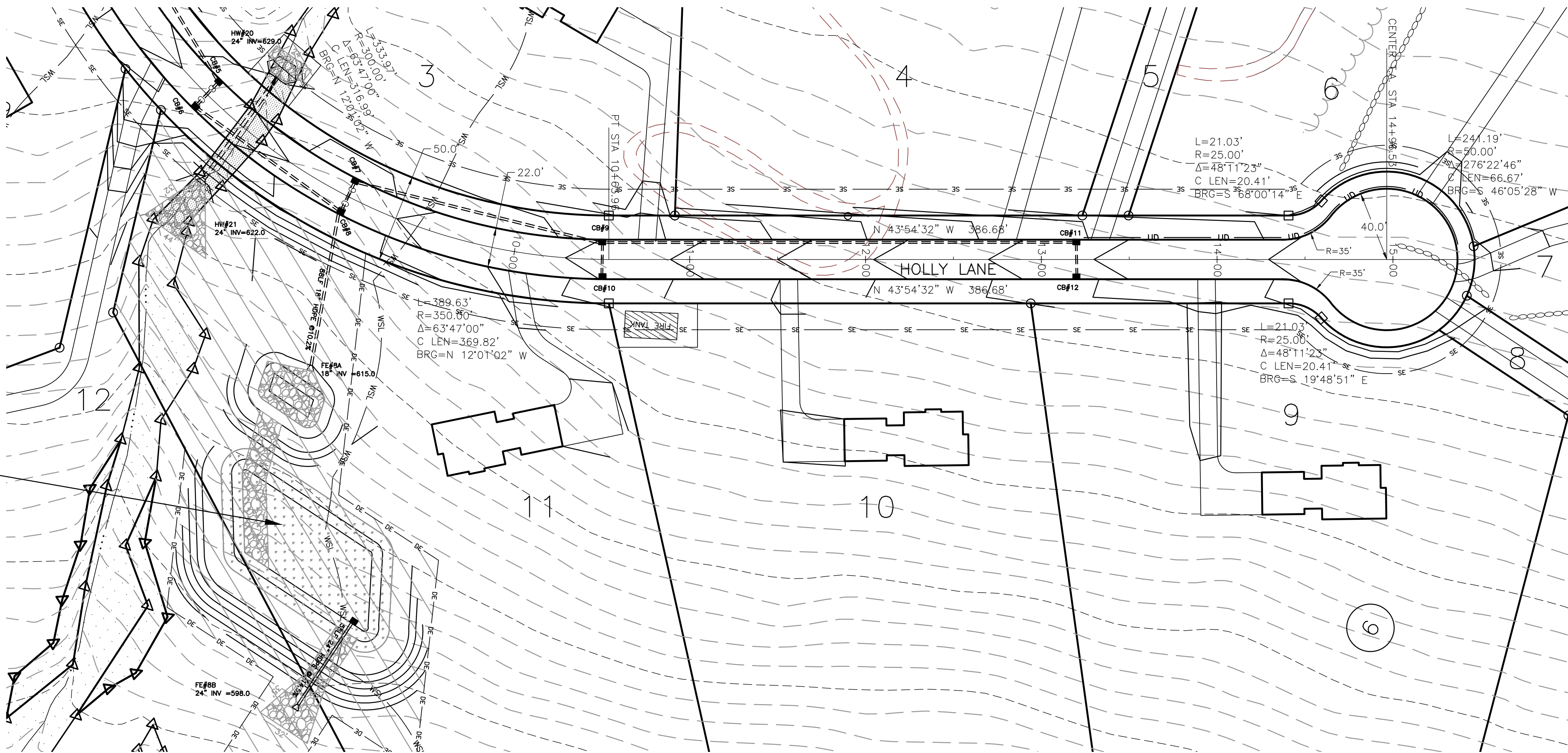
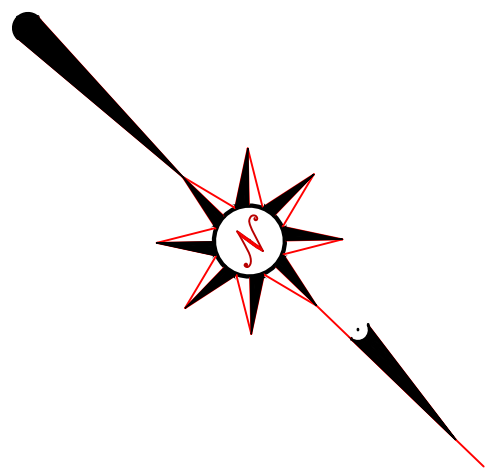
SHEET NUMBER

PP-1



**J. EDWARDS &
ASSOCIATES LLC**
ENGINEERING • SURVEYING • SITE PLANNING

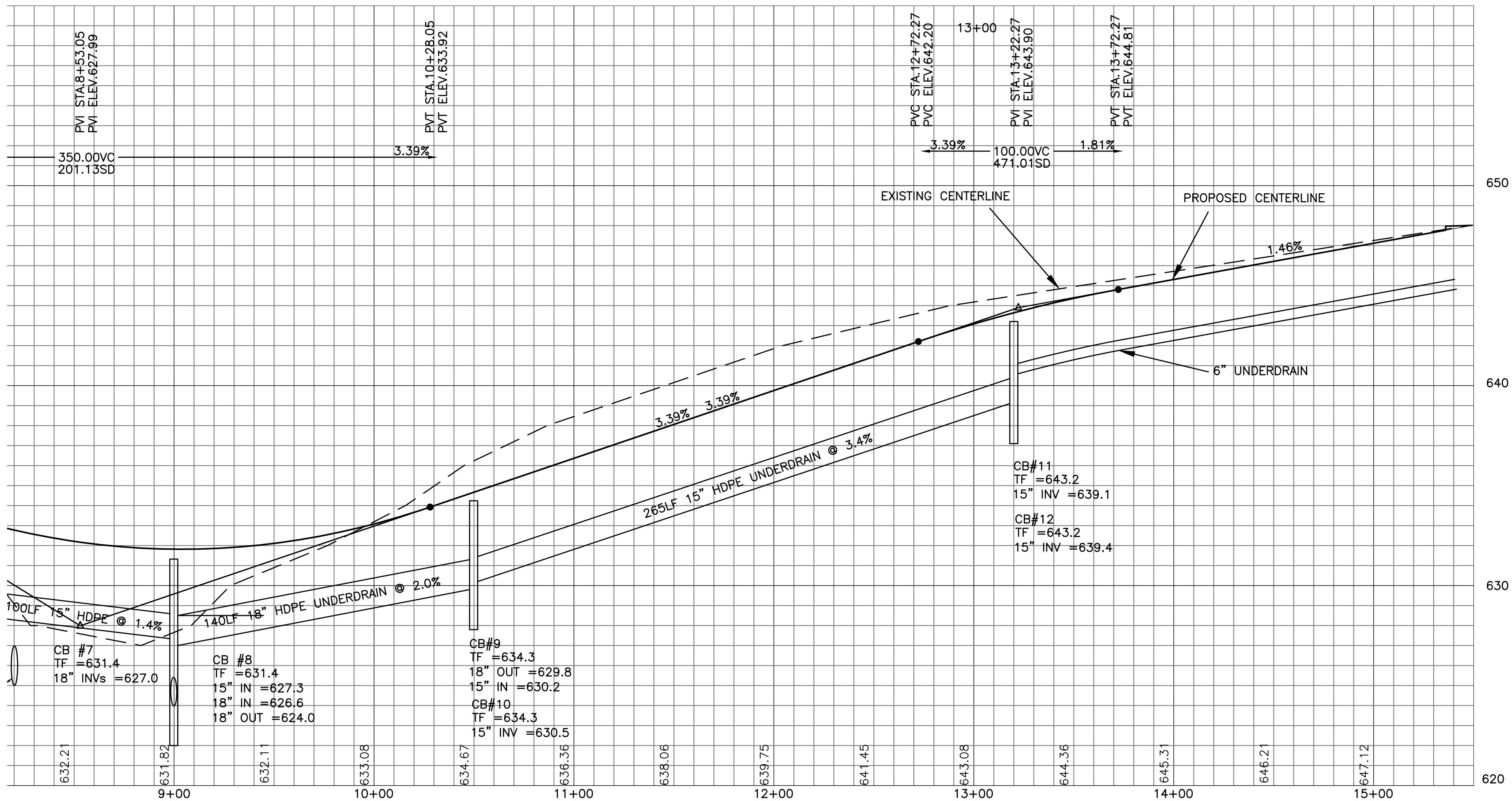
227 Stepney Road, Easton, CT 06612
Phone: 203.268.4205 Fax: 203.268.5604
www.jedwardassoc.com



STORMWATER QUALITY BASIN #1
FOREBAY
BOTTOM = 612.0 AREA=270sf
TOP BERM = 617.5
OUTLET = 615.5
VOLUME = 2789cf
MAIN BASIN
BOTTOM = 606.0 AREA=3450sf
TOP OF BERM = 611.2
12" CONTROL OUTLET = 607.5
4" WIDE X 1' HIGH SLOT = 608.7
24" OUTLET = 606.0
EMERGENCY OVERFLOW OUTLET = 610.0
BASIN VOLUME = 20,800cf

LEGEND

- SOIL TYPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SIGNIFICANT TREE
- WETLAND AREA
- WETLAND SETBACK LINE
- TEST HOLE
- PERCOLATION TEST
- EXISTING CATCH BASIN
- PROPOSED DRAINAGE
- WATERCOURSE
- PROPOSED RIP RAP
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED FOOTING/ROOF DRAIN
- PROPOSED PRIMARY SEPTIC SYSTEM
- PROPOSED RESERVE SEPTIC SYSTEM
- PROPOSED RAIN GARDEN
- PROPOSED INFILTRATION SYSTEM



HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
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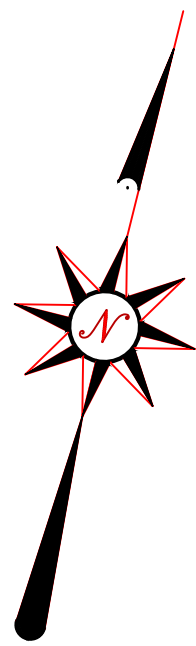
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DRAWING FILE: SITE
DRAWN BY: IE
SCALE: H= 1"=40 V=1"=4'

TITLE

HOLLY LANE
PLAN & PROFILE

SHEET NUMBER

SEDIMENT TRAP #1
AREA TO TRAP =3.0 ACRES
REQUIRED VOLUME =3.0ac X 134cy/ac = 402cy (10,854cf)
WET STORAGE = 0.85 X 3200 X 2 =5440cf
DRY STORAGE = (3200+4200)/2 X2 =7400
TOTAL STORAGE =12,840cf



SEDIMENT TRAP #1
BOTTOM ELEV=627.0 AREA=2200sf
BOTTOM DIKE=630.0 AREA=3200sf
SPILLWAY=632.0 AREA=4200sf
TOP BERM=633.0

AREA OF WETLAND DISTURBANCE
AREA =2000sf
150cy OF CLEAN COMMON FILL

INSTALL SILT SACKS IN ALL
CATCHBASINS

TEMP. DIVERSION SWALE (TYP)

SILT FENCE (TYP)

CLEARING LIMITS (TYP)

STONE CHECK DAM (TYP)

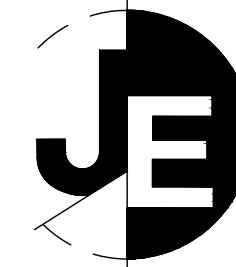
WATER BREAK (TYP)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SEDIMENT TRAP
- HAY BALE DAM
- SF SINGLE ROW SILT FENCE
- DSF DOUBLE ROW SILT FENCE
- CL CLEARING LIMITS
- TEMP. DIVERSION SWALE
- WB TEMP. WATER BREAK
- TEMP. BERM
- STONE CHECK DAM
- WOODLINE/TREELINE



75' ANTI TRACKING APRON



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REVISIONS

#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
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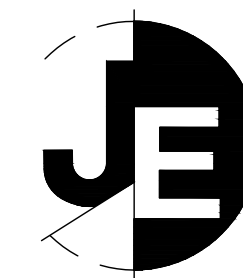
TITLE

EROSION
CONTROL
PLAN
ROAD
CONSTRUCTION

SHEET NUMBER

EC-1

AREA TO TRAP = 6.0 ACRES
 REQUIRED VOLUME = 6.0ac X 134cy/ac = 804cy (21,708cf)
 WET STORAGE = 0.85 X 5800 X 2 = 9860cf
 DRY STORAGE = (5800+7200)/2 X 2 = 13,000cf
 TOTAL STORAGE = 22,860cf



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HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

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DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
SCALE: 1"=50'

TITLE

EROSION
CONTROL
PLAN
ROAD
CONSTRUCTION

SHEET NUMBER

EC-2



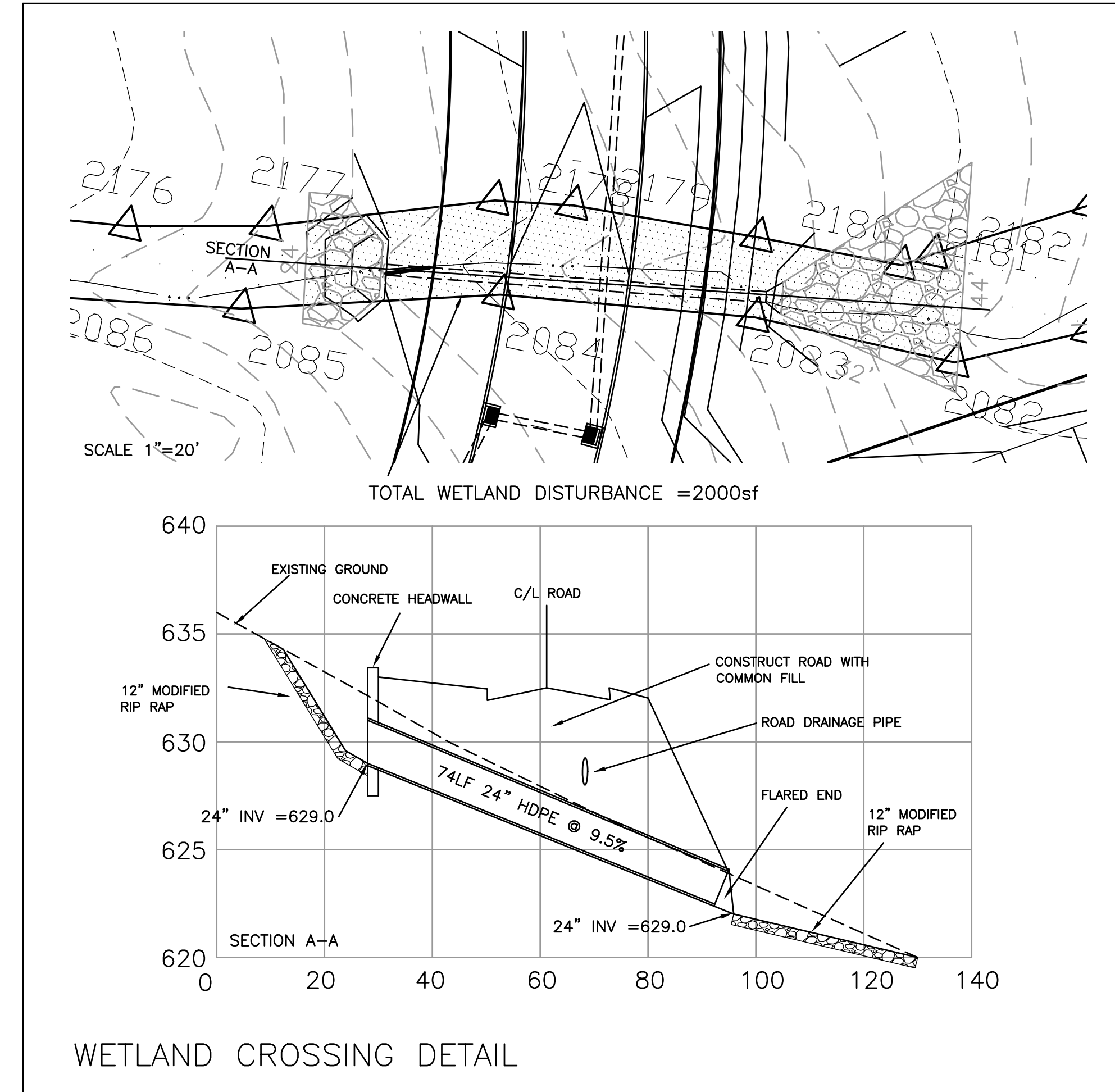
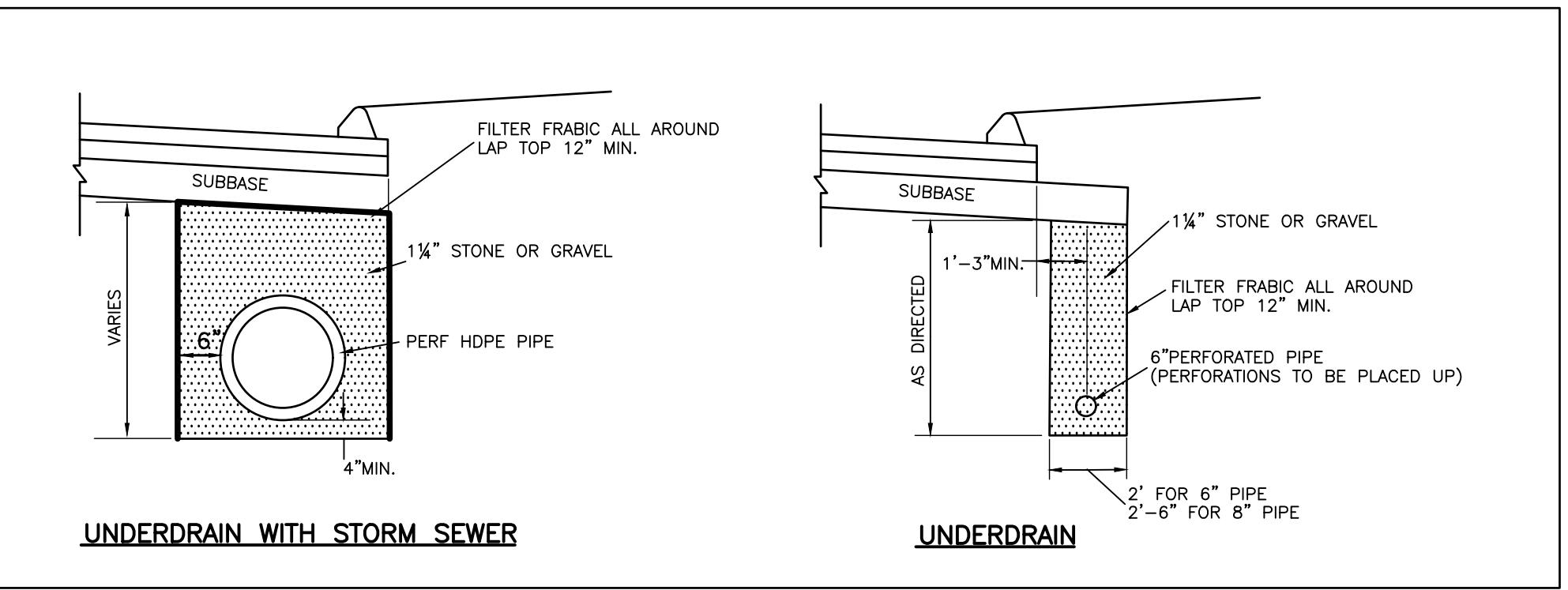
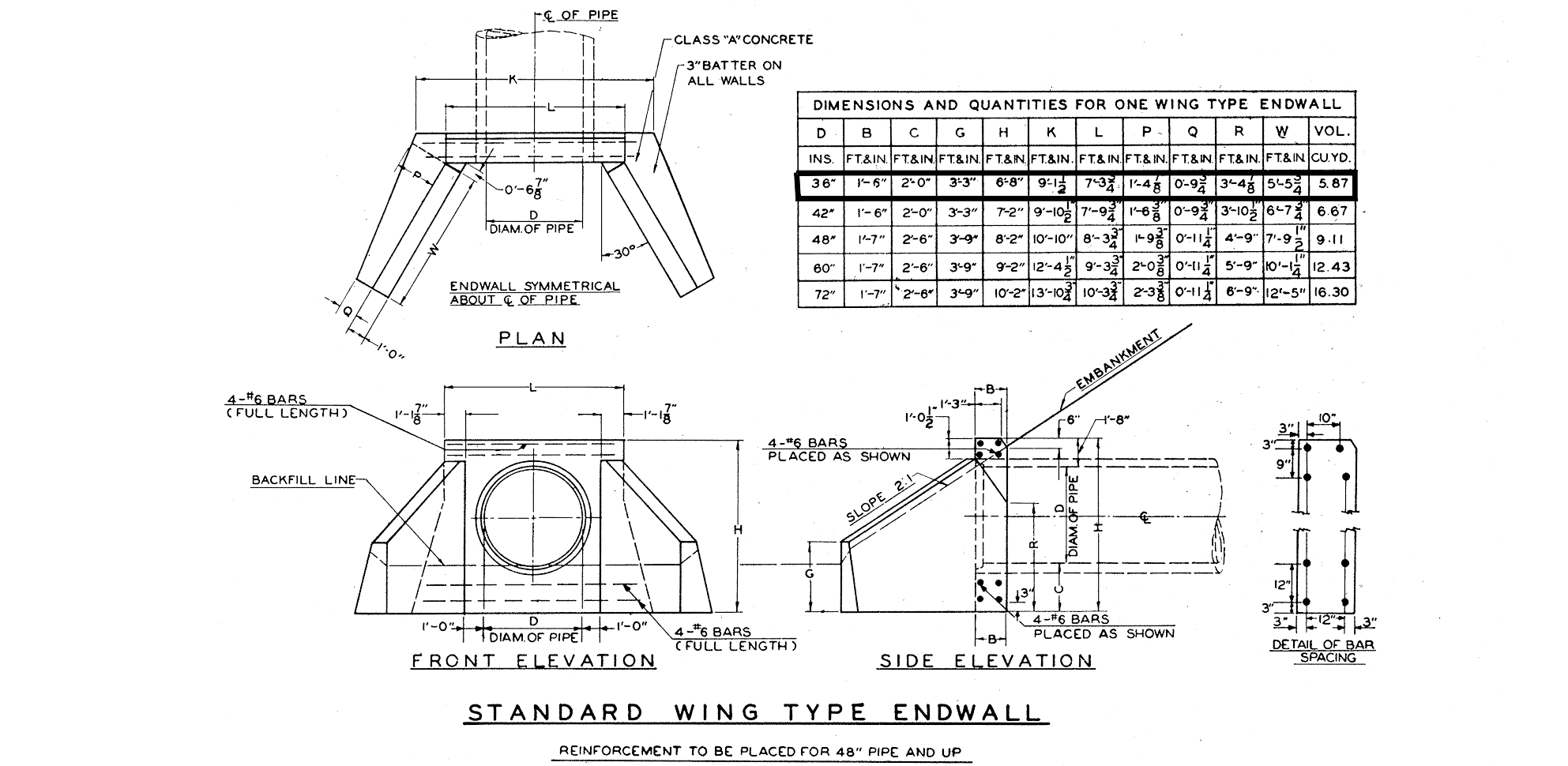


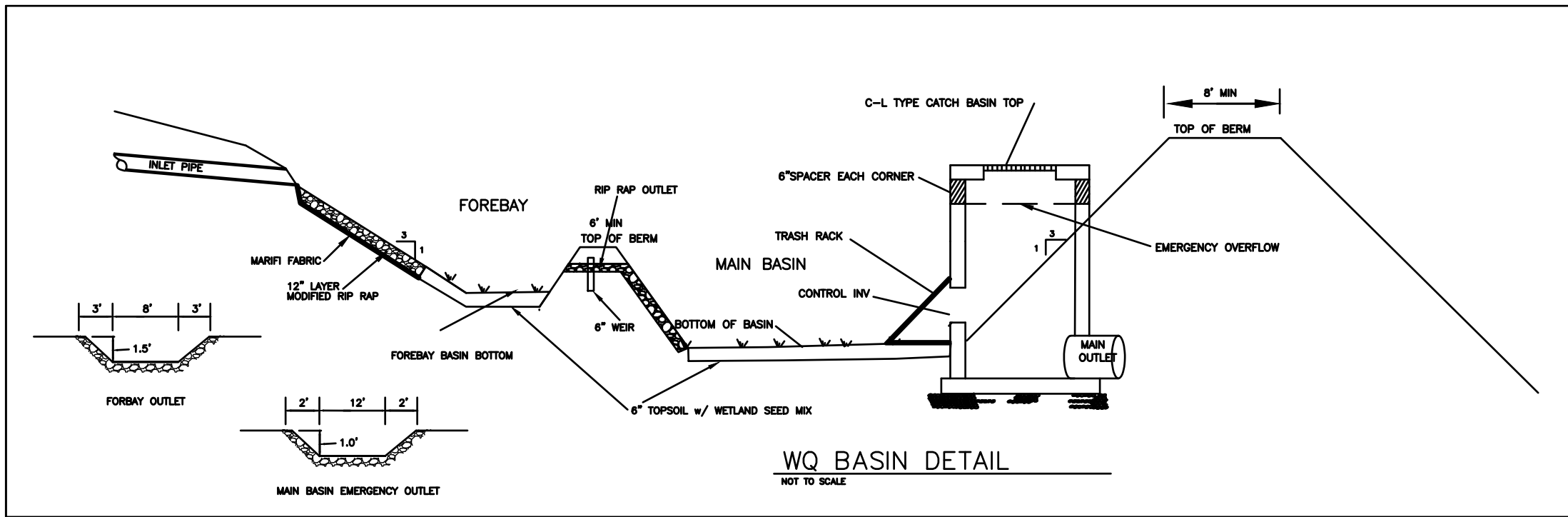
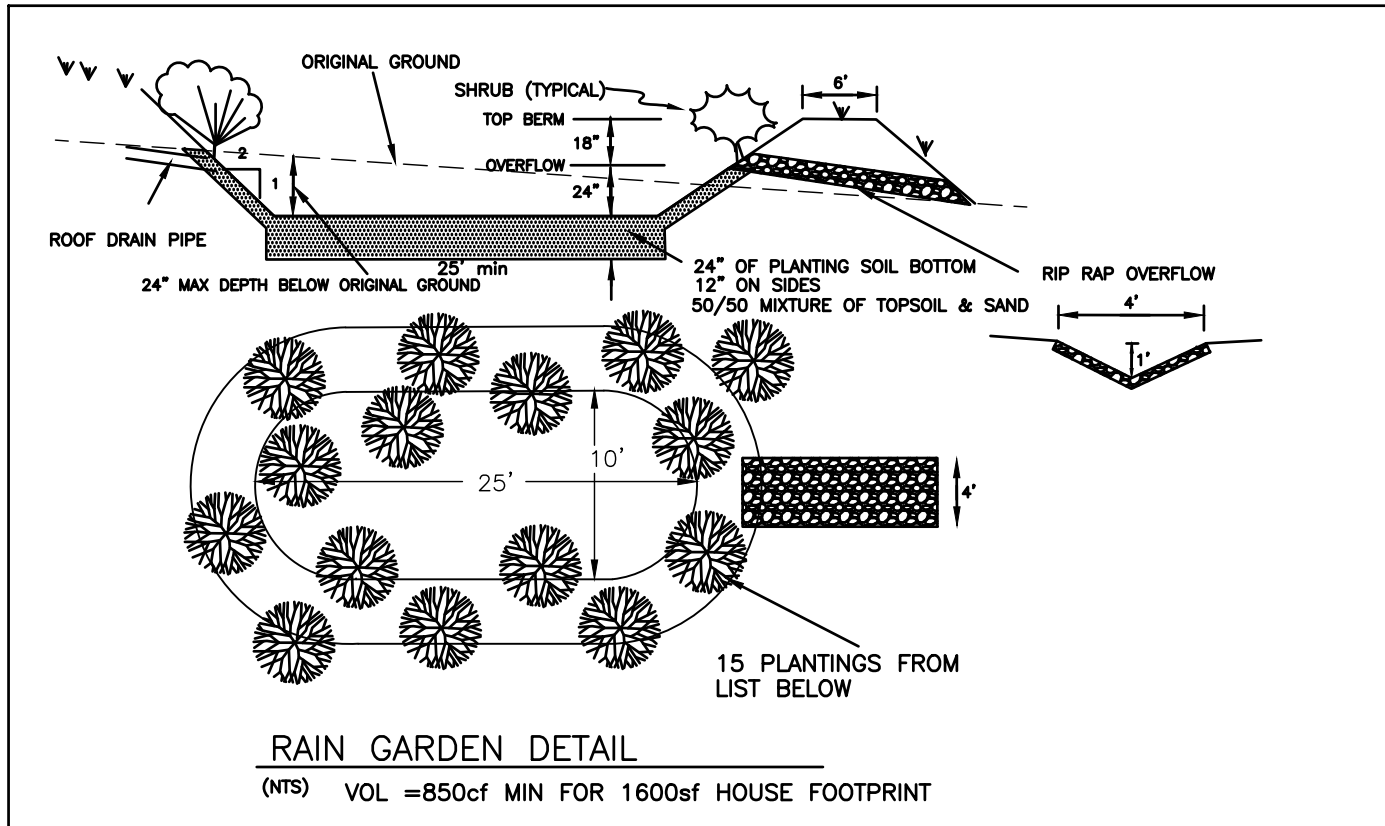
Table 2. PLANTINGS FOR RAIN GARDENS

Table 1a: Herbaceous Seed Mix for Rain Garden	
New England Erosion Control/Restoration Mix (NEW)	
Scientific name	Common Name
Aster novae angliae	New England aster
Bidens cernua	Nodding bur marigold
Eupatorium maculatum	Joe Pye
Eupatorium perfoliatum	Boneset
Elymus virginicus	Virginia wild rye
Euthamia graminifolia	Glossleaf goldenrod
Festuca rubra	Creeping red fescue
Juncus effusus	Soft rush
Panicum virgatum	Switchgrass
Scirpus atrovirens	Green bulrush
Verbena hastata	Blue vervain

Table 1b: Shrubs for Rain Garden	
Scientific name	Common Name
Aronia arbutifolia	Red Chokeberry
Clethra alnifolia	Sweet pepperbush
Silky dogwood	Silky dogwood
Winterberry	Winterberry
Myrica pennsylvanica	Bayberry
Sambucus canadensis	Elderberry
Salix discolor	Pussy willow
Vaccinium corymbosum	Highbush blueberry
Viburnum dentatum	Aronwood

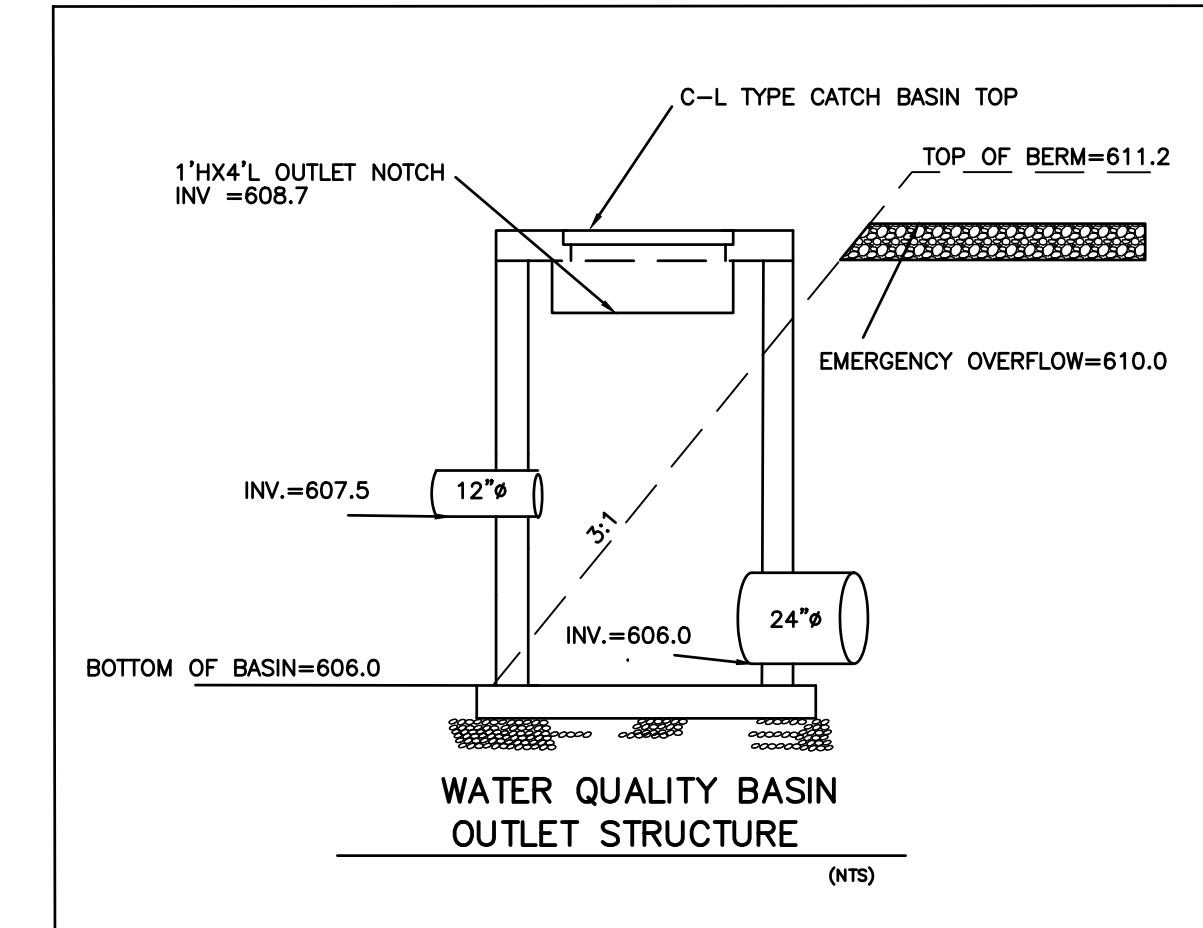
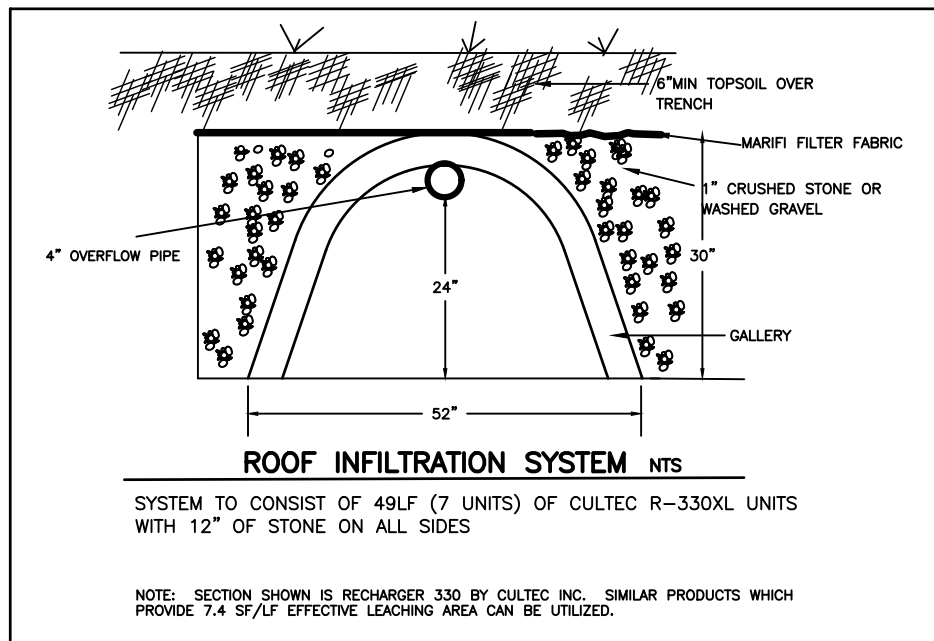
* Available from New England Wetland Plants (NEW) in Amherst, Massachusetts

1. Store shrubs in shade and plant within 5 days of delivery.
2. Select four shrub species from the adjacent list.
3. Plant two to three of each on the perimeter of rain garden (10 total).
4. Use planting stock that is at least 3 feet tall, balled or in pots.
5. Form a two inch high mound around each shrub to hold water.
6. Mulch with bark mulch (3 foot diameter circle) after planting.



INFILTRATION SYSTEM FOR ROOF RUNOFF

1. THE ROOF RUNOFF COLLECTION SYSTEM SHOULD BE SIZED TO COLLECT THE 1st 2" OF RUNOFF FROM PROPOSED HOUSE ROOF. THE SUBDIVISION SITE PLAN SHOWS A TYPICAL SYSTEM COMPRISING OF 5 CULTEC R-330XL UNITS. THE ACTUAL SYSTEM SIZE WILL DEPEND ON THE SIZE OF THE HOUSE FOOTPRINT.
2. THE REQUIRED STORAGE CAPACITY CAN BE PROVIDED BY AN IN GROUND SYSTEM OR SURFACE RAIN GARDEN AS LONG AS THE REQUIRED CAPACITY IS PROVIDED.
3. THE TYPICAL DETAIL SHOWN REPRESENT THE REQUIRED REQUIRED STORAGE FOR TYPICAL HOUSE SIZES WOULD BE:
2000sf HOUSE 335cf OF STORAGE
2500sf HOUSE 420cf
3000sf HOUSE 500cf
3500sf HOUSE 585cf
4. THE FINAL SHAPE AND DEPTH OF THE RAIN GARDEN CAN BE ADJUSTED TO MEET ON SITE CONDITIONS. THE FINAL VOLUME SHOULD BE VERIFIED PRIOR TO FINAL LANDSCAPING.



SOIL TYPES FOUND ON SITE PER WEB SOIL SURVEY

SYMBOL	NAME
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony
17	Timakwa and Natchaug soils, 0 to 2 percent slopes
38C	Calden and Freetown soils, 0 to 2 percent slopes
45A	Hinckley loamy sand, 3 to 15 percent slopes
45B	Woodbridge fine sandy loam, 0 to 3 percent slopes
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes
47C	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony
47C	Woodbridge fine sandy loam, 3 to 15 percent slopes, extremely stony
50B	Sutton fine sandy loam, 3 to 8 percent slopes
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes
60D	Canton and Charlton soils, 15 to 25 percent slopes
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony
62C	Canton and Charlton fine sandy loams, 3 to 15 percent slopes, extremely stony
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony
85C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes, very stony
86C	Paxton and Montauk fine sandy loams, 3 to 15 percent slopes, extremely stony
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony

PROPOSED CUT/FILL QUANTITIES

LOT #	CUT	FILL	NET
1	0	170	170cy ADDED
2	0	55	50cy ADDED
3	75	65	10cy REMOVED
4	0	0	0
5	0	0	0
6	140	80	60cy REMOVED
7	50	35	15cy REMOVED
8	180	130	50cy REMOVED
9	90	130	40cy ADDED
10	105	35	70cy REMOVED
11	155	0	155cy REMOVED
12	40	200	160cy ADDED
13	0	20	20cy ADDED
14	0	80	80cy ADDED
15	EXISTING HOUSE	NONE	
16	60	60	0

REVISIONS

#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20

PROJECT #: 2759

DRAWING FILE: SITE

DRAWN BY: IE

SCALE: NTS

TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

A. GENERAL STATEMENT

This project consists of the development of a 73 acre parcel which is to be developed as a 16 lot residential subdivision.

- Work on this project is expected to commence upon approval by the Town of Newtown. Final stabilization shall be completed as soon as possible after completion of work. In all cases disturbed areas shall be stabilized by the end of the growing season so that grass cover can be established. Construction shall be completed in accordance with the attached schedule.
- The Storm Pollution Control program for this site shall include the following as shown on the approved map:
 - Installation of a filter fence as shown on the plan.
 - Installation of anti-tracking apron on the driveways and at entrance to the roads.
 - Installation of detention/sediment basins and traps
- Prior to any construction on the site, a pre-construction meeting shall be held with the owner, contractor, design engineer, and the authorized town official to review the site and the required erosion/ sedimentation and storm pollution control program.
- The approved site plans, erosion control plan, engineering report and land use applications are considered part of this plan.

B. SCHEDULING OF GRADING AND CONSTRUCTION ACTIVITIES

Prior to starting construction on the site, all erosion and sediment control measures shall be installed as directed by the design engineer, permittee and/or authorized town agent. Detailed plans have been provided. Detailed construction sequencing has been included on the sheet for each phase.

Construction sequence:
A detailed construction sequence has been included on the Erosion Control Plan.

C. MEASURES TO BE USED DURING CONSTRUCTION

1. SILT FENCE

Silt fence consists of wooden post and filter fabric. Fences will be secured in place by wood posts set a maximum of five feet on-center. The filter fabric will be three feet in height. Fabric of the silt fence will be buried at least six inches into the ground. Tine will be used to secure the fence on the uphill side to prevent overturning. The purpose of silt fences is to intercept and detain sediment contained in overland runoff from disturbed areas of limited extent. (Envirofence by Mirafi Inc. is an acceptable alternative to the system described above.)

Installation and Maintenance shall conform to the following:
Sediment will be removed from behind silt fences when sediment has accumulated to 50% of original height of the fence.

2. ANTI-TRACKING APRON

A ramp of crushed stone extending a minimum distance of 50 feet will be installed at the point of ingress and egress to the site. The purpose of the device is to minimize the potential of tracking mud from the site onto public right-of-way.

Installation and Maintenance shall conform to the following:
Minimum length will be 50 feet.
Stone size will meet CT DOT standards for two inch crushed gravel.
Stone will be placed upon the full width of the entrance roads.
Thickness of stone will be four inches or greater.
All sediment spilled, dropped, washed, or tracked onto public right-of-way will be removed immediately.

3. TEMPORARY WATER BREAKS

This temporary device consists of a swale constructed across proposed roadways. The purpose of this device is to direct runoff away from the road surface and minimize sediment from entering the drainage system. This shortens the length of disturbed slope by intercepting runoff and diverting it away from the roadway catch basins.

Installation and Maintenance shall conform to the following:
Swales will be placed across roads, which are to be constructed in fill.
Every 200 feet on slopes of 5-10%.
Every 300 feet on slopes less than 5%.
Contributory drainage areas, which are less than five acres.
Swales drain to hay bale check dams.

4. HAY BALE CHECK DAMS

Hay bale check dams of tightly bound, steel pin anchored, hay bales embedded four inches below grade in drainage swales adjacent to roadways or at the toe of an exposed slope. The purpose of a hay bale check dam is to reduce runoff velocity, and promote deposition and filtering of sediment from runoff. Hay bale check dams will be used where the runoff velocities will be less than three feet per second.

Installation and Maintenance shall conform to the following:
Compacted backfill will be placed against the up slope side of the Hay bales to a height of 4" above the ground.
Check dams will be placed in drainage swales:
Every 100 feet on slopes greater than 10%.
Every 200 feet on slopes 5-10%.
Every 300 feet on slopes less than 5%.
Sediment shall be removed from hay bale check dams when sediment has accumulated to 50% of the original height.

5. TEMPORARY SEDIMENT TRAPS

Runoff collected in roadway interceptor swales or other swales will be directed to a sediment trap. The trap consists of a small excavation and/or embankment. The purpose of the trap is to collect runoff, promote settling of sediment, and de-concentrate and distribute clean runoff overland through natural vegetation before it enters existing watercourses and wetlands.

Installation and Maintenance shall conform to the following:
Contributory drainage areas that are less than or equal to five acres.
Utilized as part of swales prior to discharge to natural slopes.
Traps will be placed such that runoff discharging from the trap will flow at least 30 feet overland through natural vegetation before entering stream channels or wetlands.
Traps will be designed before construction.
Trap sides shall be compacted during construction.
The trap outlet shall have crushed stone rip-rap hand placed for energy dissipation.
Traps will be cleaned when sediment has accumulated to 50% of design volume.
Remove sediment deposited upland and treat to reduce potential erosion.

6. CATCH BASIN FILTERS

Temporary catch basin filters will be utilized to prevent the deposition of sediment into the storm sewer system prior to the stabilization of exposed areas with vegetation and/or pavement. These filters will consist of tightly bound, pin-anchored hay bales embedded four inches below grade, surrounding each catch basin inlet.

Installation and Maintenance shall conform to the following:
Placed around each catch basin inlet prior to paving or stabilization with vegetation.
Sediment shall be removed from the filters when sediment has accumulated to 50% of the filter's original height.

7. TEMPORARY GRADE TO DRAINS

This is a temporary raised berm of compacted soil, placed across a disturbed slope that intercepts runoff from disturbed areas and directs it to an appropriate outlet. This device will be used mostly on steep slopes above deep excavations.

Installation and Maintenance shall conform to the following:
Temporary grade to drains may be placed on cut and fill slopes exceeding 10 feet in height.
Contributory drainage area should not be greater than one acre.
Runoff will be diverted overland by the berms to sediment traps, sedimentation basins, swales, or check dams.
On slopes over 5%, additional stabilization is required in the form of stone rip-rap eight inches vertically up the upslope side of the berm and seven feet upslope from the upslope toe of the berm.
Top width of berm will be two feet. Side slopes will be 2:1 or flatter.
All berms shall be machine compacted.

8. RIP-RAP OUTFALL PROTECTION

As a permanent erosion control measure to protect the soil surface from the erosive forces and to slow the velocity of concentrated runoff while enhancing the potential for infiltration, velocity reducers in the form of all crushed stone rip-rap will be used at the outfalls of all drainage structures that discharge to wetlands or other sensitive areas. The minimum thickness of the rip-rap layer will be 1.5 times the maximum stone diameter but not less than six inches. Sizing the stone and determining the dimensions of the rip-rap pads will be completed upon further design of the project using the methods described in the Connecticut Guidelines for Soil Erosion and Sediment Control.

Names, addresses and phone numbers of all persons and organizations that will be responsible for the installation and maintenance of the erosion and sedimentation devices will be provided prior to any earth moving or any other construction activity.

10. Construction area to be kept clean from all litter, debris and other building materials collected and disposed of offsite in approved manner. All fuels, oils and other controlled chemicals to be stored in approved areas. Such areas to be bermed as necessary to prevent spills from entering open watercourses. Fueling of equipment shall not be allowed in other than approved areas. In the event of a fuel or chemical spill, immediate measures to be taken to control damage and local and state officials are to be notified immediately.

11. Where construction activities have permanently ceased or have temporarily been suspended for more than seven days, or when final grades are reached in any portion of the site, stabilization practices shall be implemented within three days. Areas that remain disturbed but inactive for at least thirty days shall receive temporary seeding in accordance with the guidelines

D. MAINTENANCE PROGRAM DURING CONSTRUCTION

- The designated site monitor will inspect disturbed areas of the construction activity that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven calendar days and within 24 hours of the end of a storm that is 1 inches or greater. Where sites have been temporarily or finally stabilized, such inspection shall be conducted at least once every month for three months.
- Additional control measures will be installed and the plan revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the site within 24 hours and implementation of any changes to the plan with 3 calendar days following the inspection. The plan shall be revised and the site controls updated in accordance with sound engineering practices, and applicable state and local regulations.
- All control measures shall be maintained in effective working condition throughout the construction period.
- Control measures found to be in disrepair shall be repaired or replaced immediately.
- Sediment removed from control structures will be disposed of in a neat manner and disposed of in areas designated by the authorized town official or design engineer.
- A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the Stormwater Pollution Control Plan, and actions taken shall be made and retained as part of the Plan for at least three years after the date of inspection. The permittee, or his authorized representative shall sign the report.
- The Owner, or his designated agent is assigned the responsibility for implementing this erosion and storm pollution control plan. This responsibility includes site inspections, preparation of reports, the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Commission of any transfer of this responsibility, and for conveying a copy of the Erosion and Sediment Control Plan and the Implementation Schedule for Erosion and Sedimentation Control if the title to the land is transferred.

E. POST-CONSTRUCTION STORM MANAGEMENT

After completion of site disturbance and satisfactory stabilization, all permanent control structures including detention basins, storm water ditches, and catch basins to be cleaned of all sediment and debris. At time of transfer of ownership and/or responsibility for controls, the new owner or designated agent shall be advised of the sedimentation control maintenance requirements for the project.

MAINTENANCE PROGRAM

Seasonal Site Inspection/Maintenance

- In the spring sweep sand deposits from the driveway areas and deposit at approved site. Inspect the water quality areas for excessive sediment buildup and remove as required.
- In the fall, remove leaf debris from the site to avoid excessive loading of the water quality areas and rain gardens. Mow area, as required eliminating unwanted plant species.
- All catchbasins to be inspected and cleaned yearly.
- The infiltration systems to be inspected yearly. If there is significant sediment accumulation in the systems, the cleaning schedule for the catchbasins shall be increased to 2 times per year.

F. REPORTING AND RECORD KEEPING REQUIREMENTS

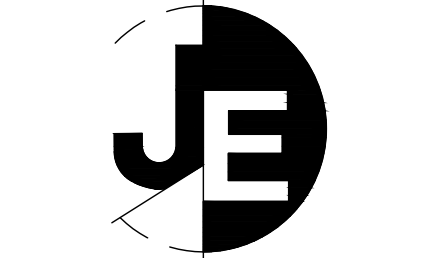
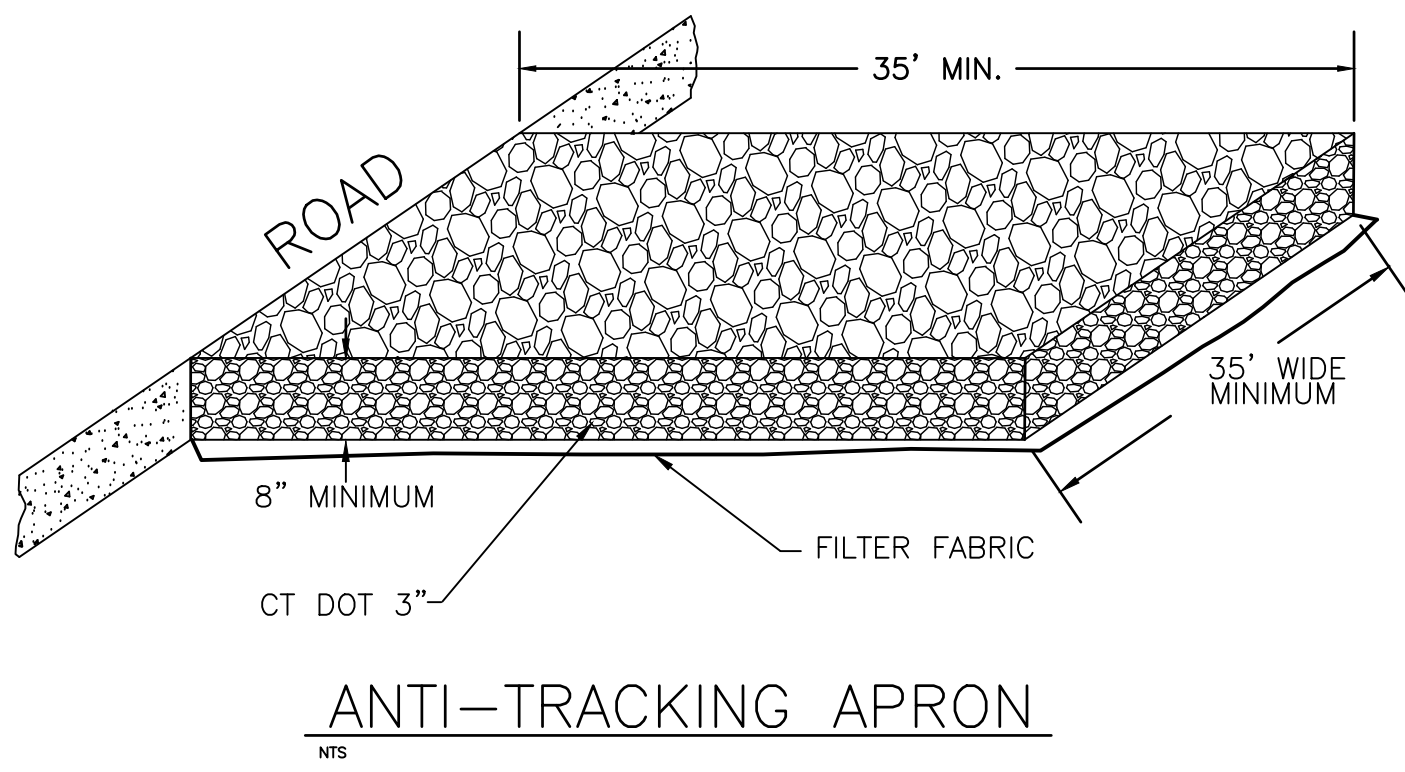
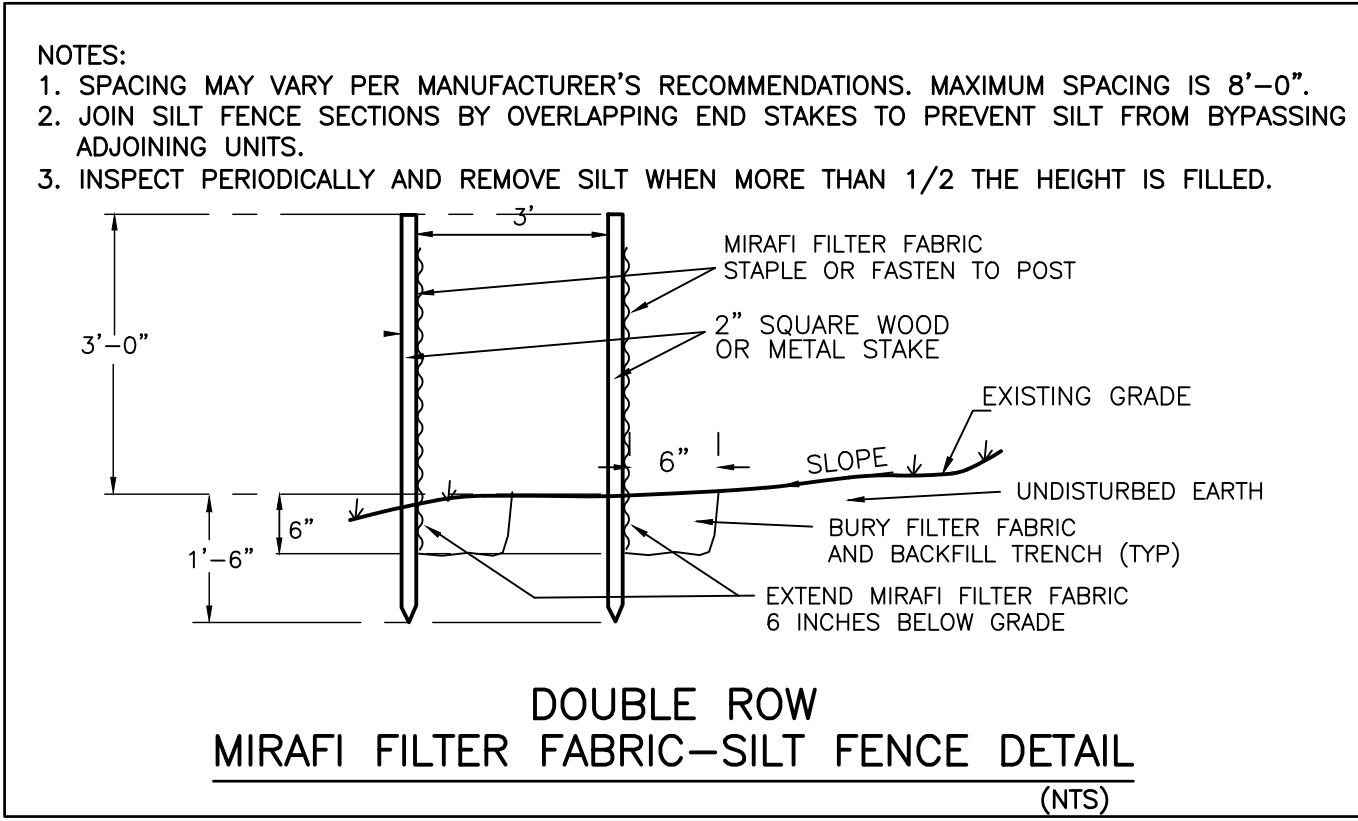
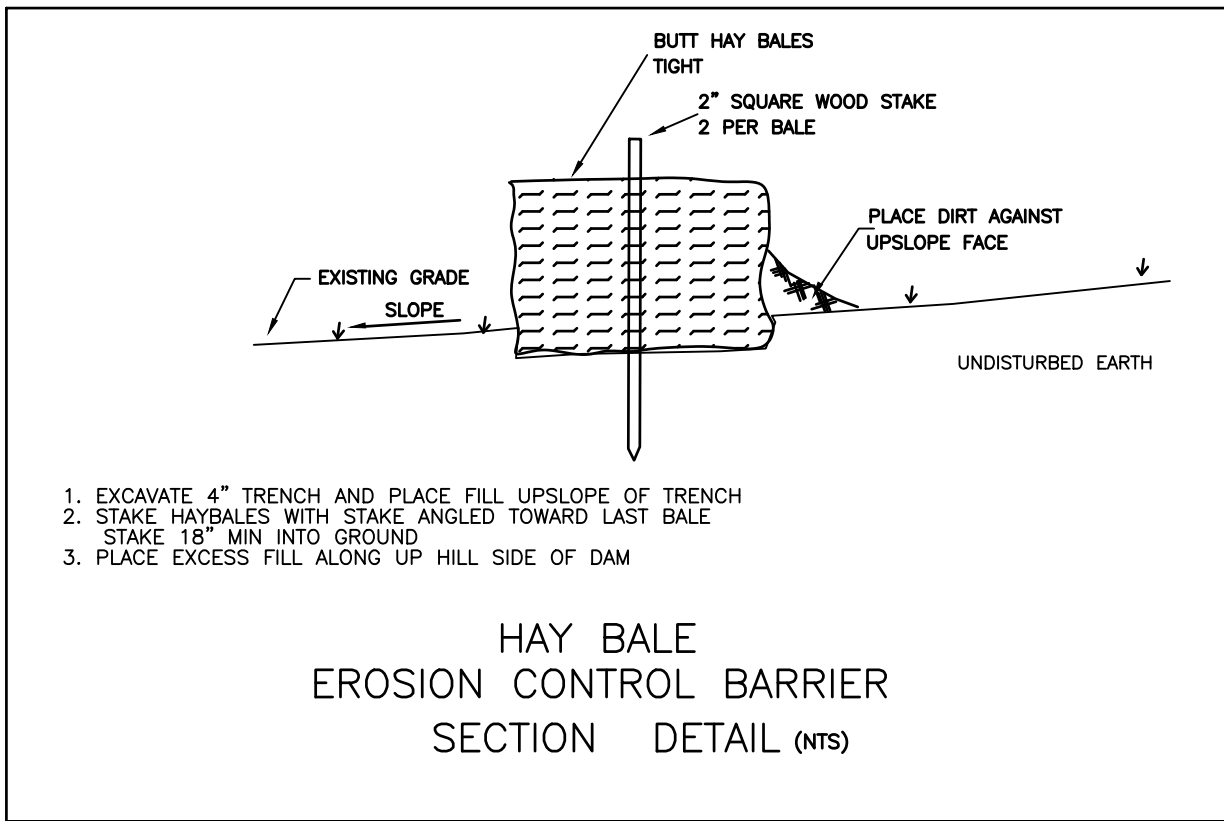
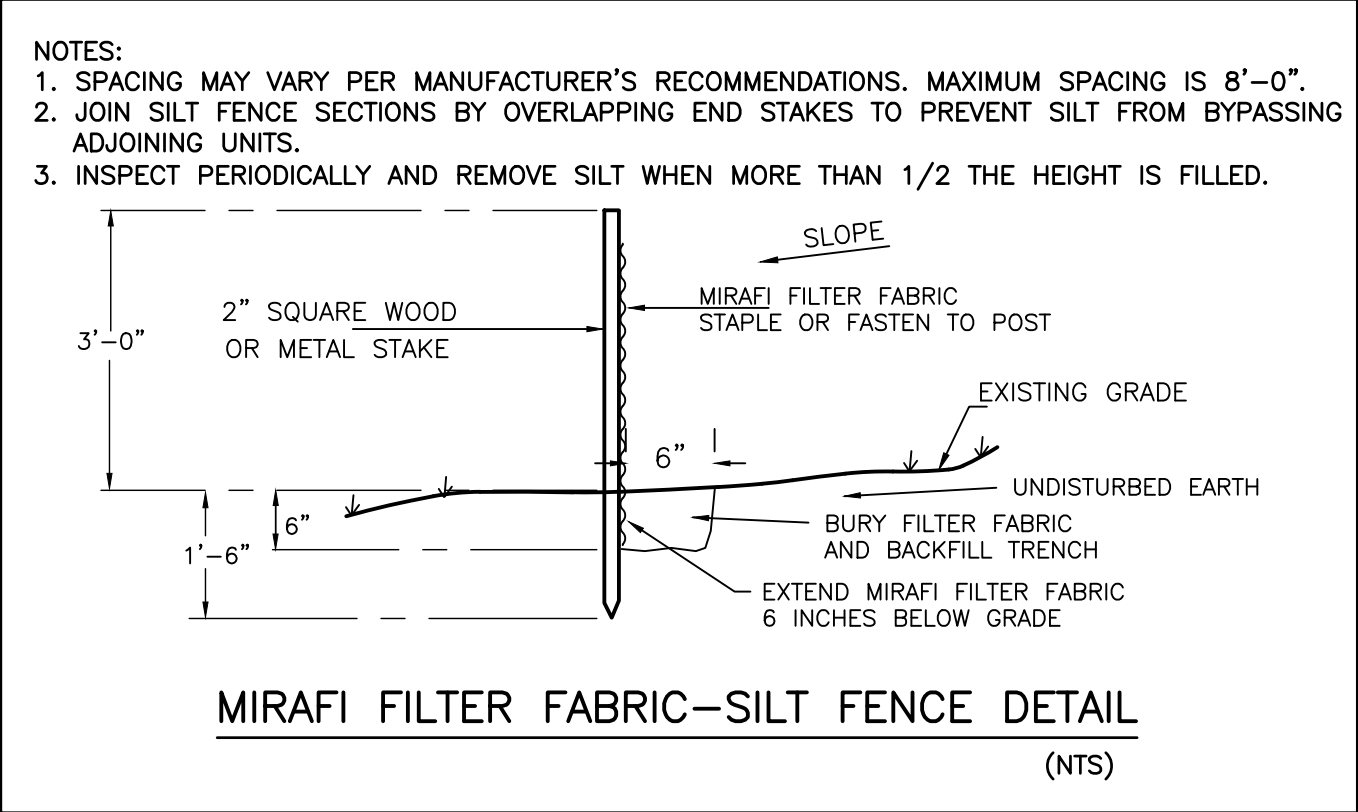
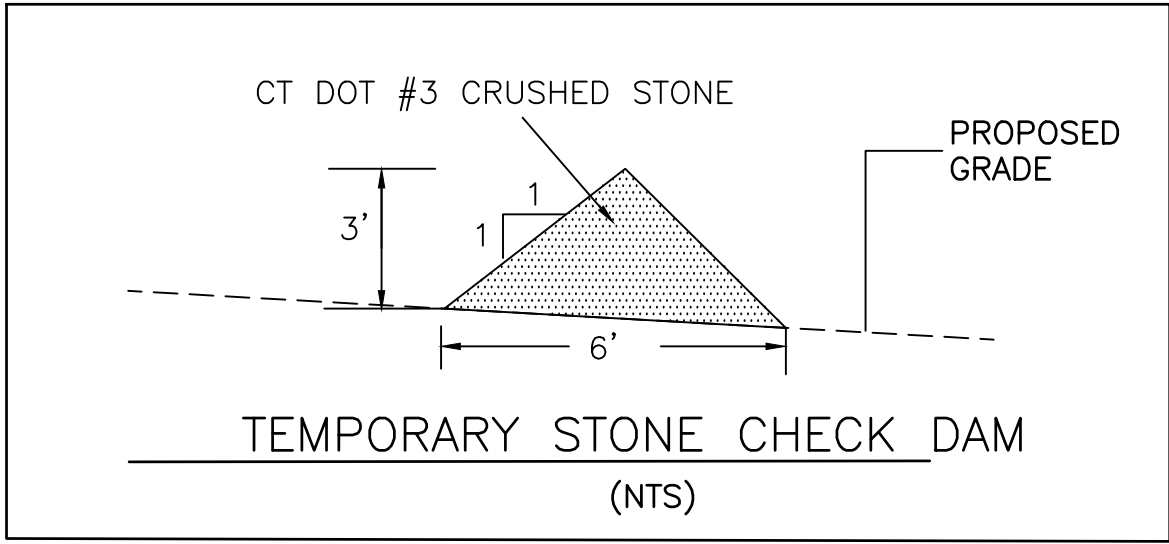
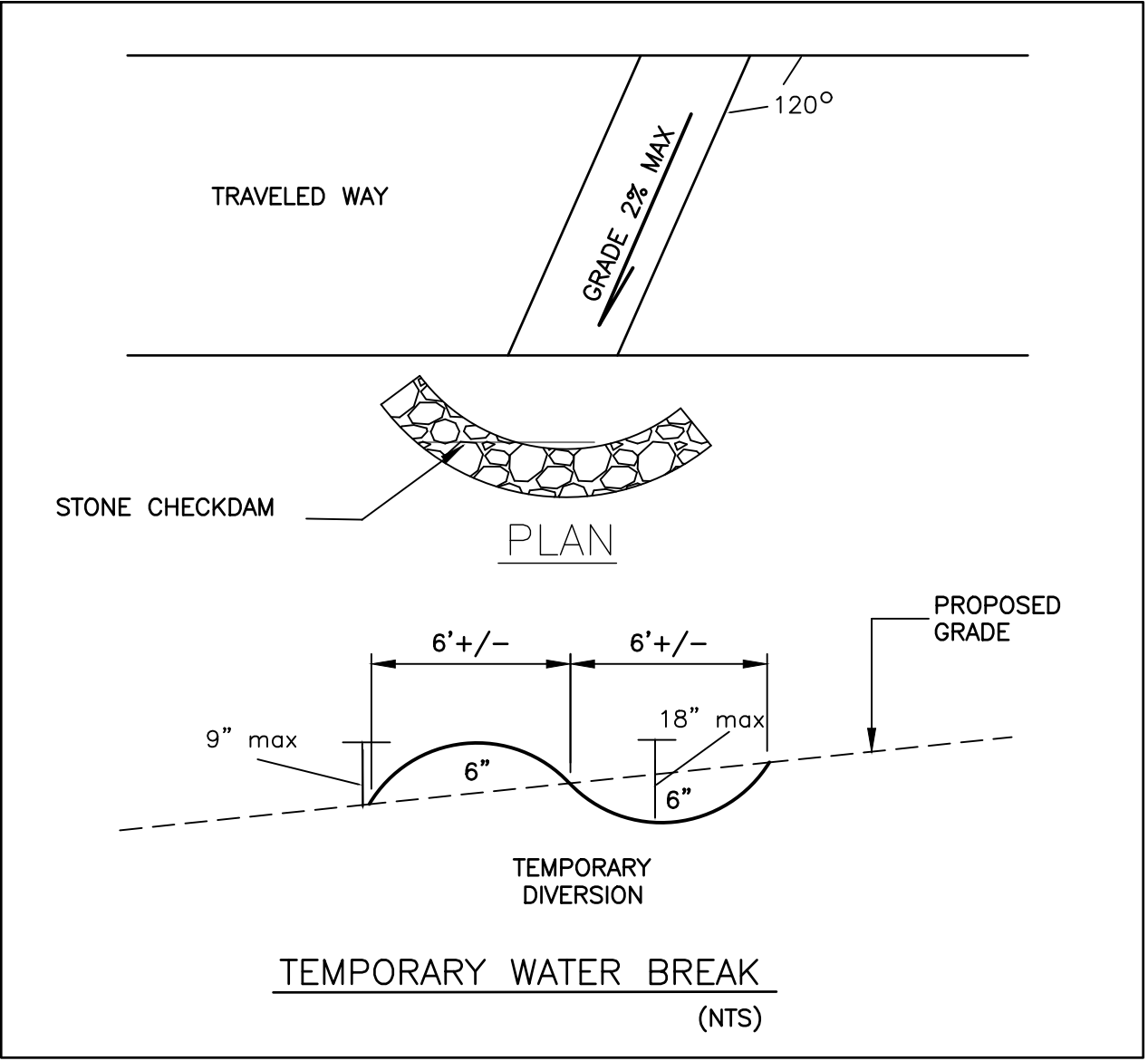
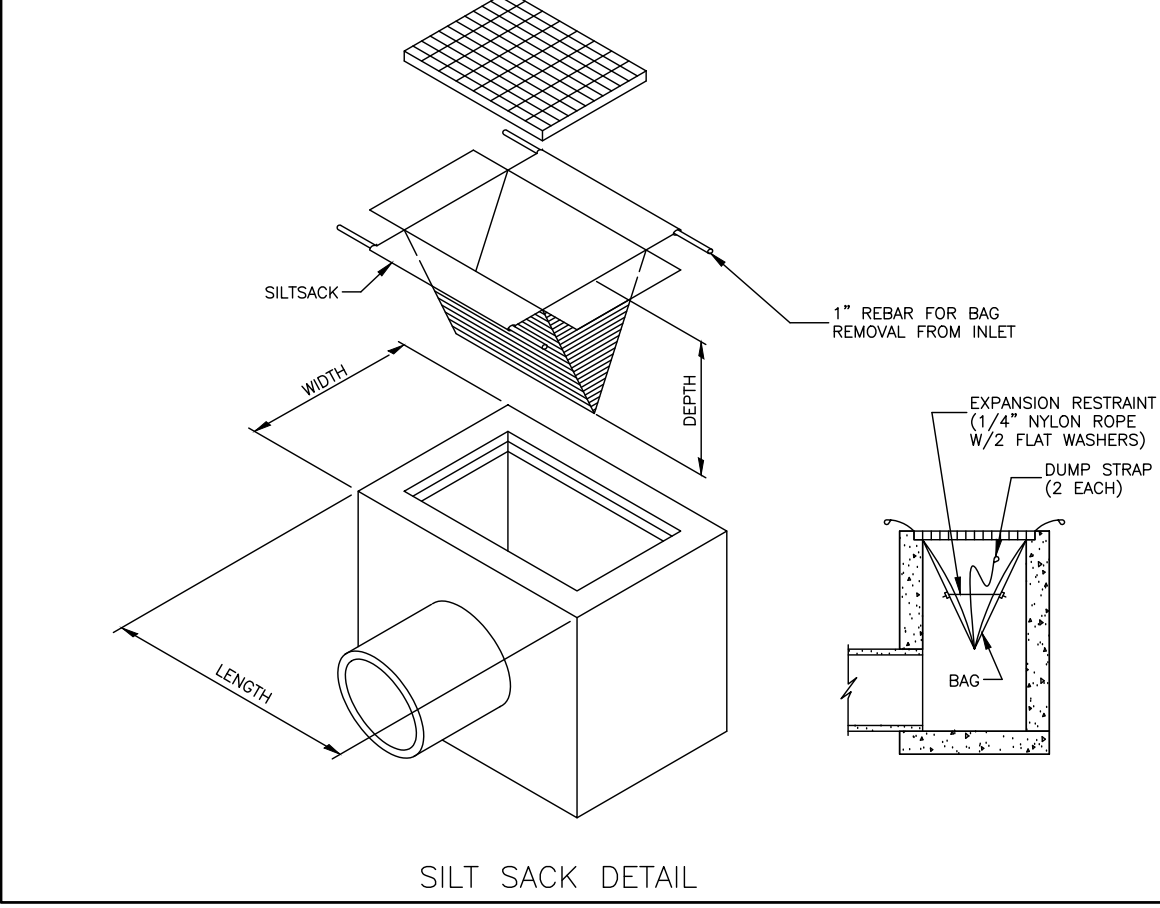
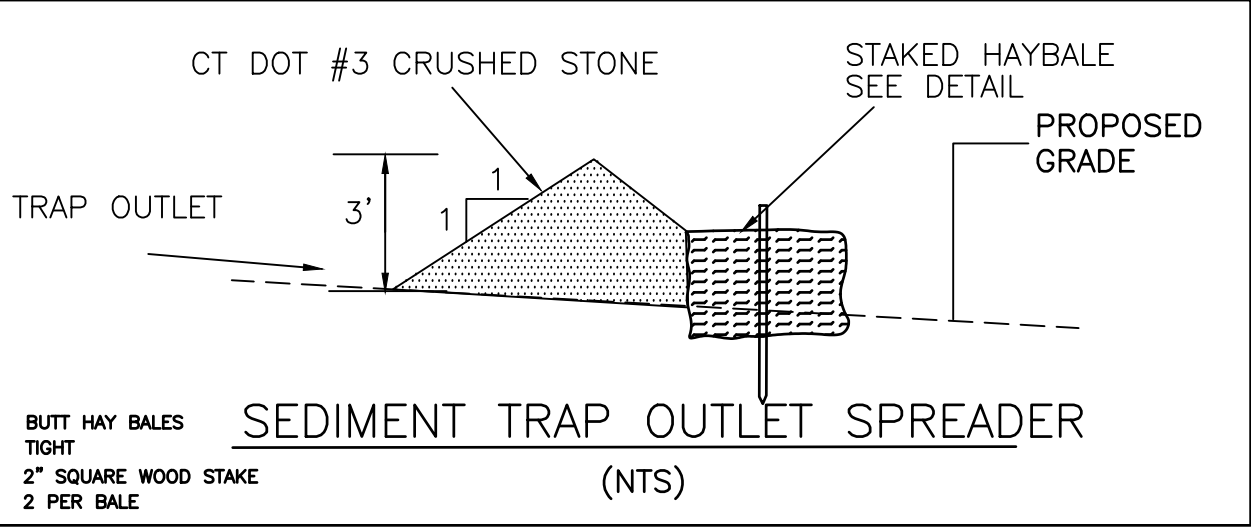
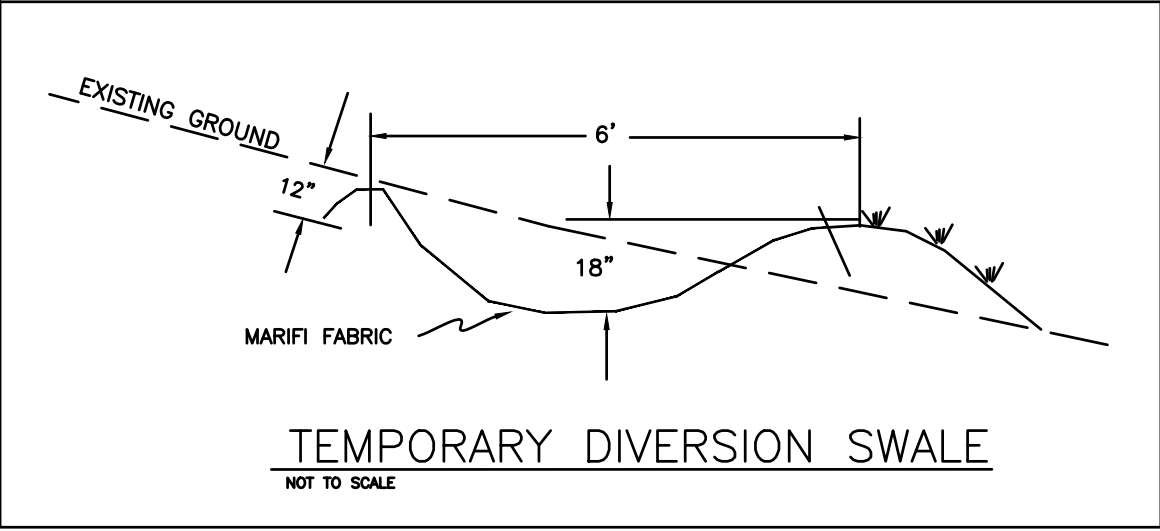
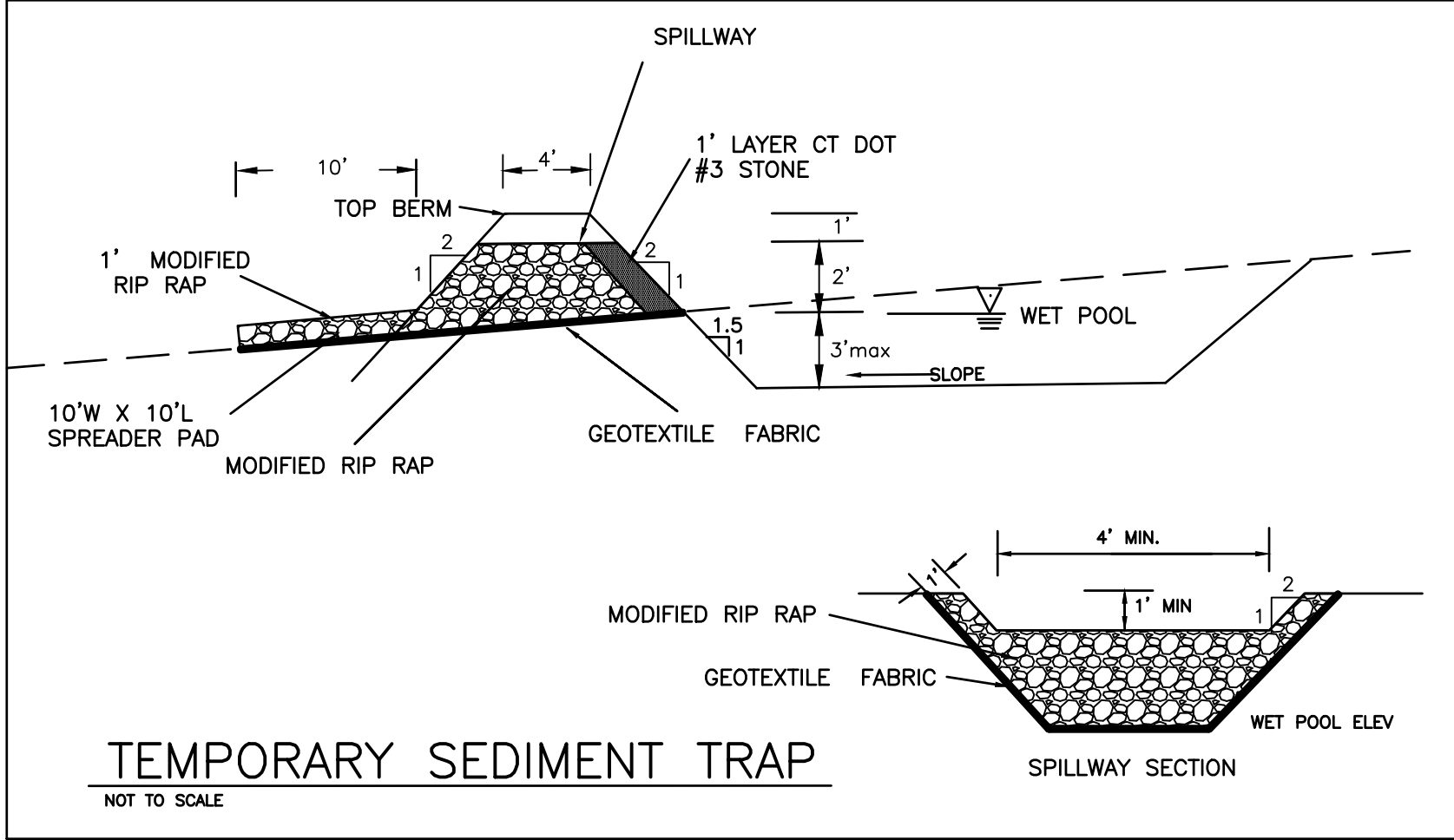
- The permittee shall retain copies of Stormwater Pollution Control Plans and all reports required by this general permit, and records of all data used to complete the registration to be authorized by this general permit, for a period of at least three years from the date that construction at the site is completed unless the commissioner specifies another time period in writing.
- The permittee shall retain an updated copy of the Stormwater Pollution Control Plan required by this general permit at the construction site from the date construction is initiated at the site until the date construction at the site is completed.
- Upon completion of construction, for sites authorized by the General Permit for the Discharge of Stormwater Associated with Commercial Activity or the General Permit for the Discharge of Stormwater Associated with Industrial Activity, the Stormwater Pollution Control Plan shall be kept as an appendix to the Stormwater Management Plan or Stormwater Pollution Prevention Plan (as applicable) for a period of at least three years from the date of completion of construction. A notice of termination form shall be completed by the permittee and forwarded to DEP upon completion of all site construction.

ROAD CONSTRUCTION SEQUENCE

- PRIOR TO STARTING ANY CONSTRUCTION ON THE SITE, ASSURE THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND ARE CURRENT.
- CONTACT SITE LAND SURVEYOR AND HAVE ALL LIMITS OF CONSTRUCTION CLEARLY MARKED FOR CLEARING. CLEARLY MARK ANY TREES WHICH ARE TO BE PROTECTED.
- CONTACT CALL BEFORE YOU DIG AT 800-922-4455 TO MARK ALL EXISTING UTILITIES ON THE SITE.
- PRIOR TO STARTING ANY CONSTRUCTION ON THE SITE HOLD A PRE-CONSTRUCTION MEETING AT THE SITE. MEETING TO INCLUDE ALL CONTRACTORS, SITE ENGINEER, TOWN WETLANDS AND EROSION CONTROL OFFICER AND ANY DESIGNATED SITE MONITOR.
- CLEAR SITE TO LIMITS MARKED BY THE SURVEYOR. REMOVE ALL CUT MATERIALS FROM SITE BEFORE STARTING ANY OTHER SITE CONSTRUCTION.
- INSTALL ANTI TRACKING APRON.
- INSTALL SILT FENCE ALONG LIMITS OF CONSTRUCTION.
- STUMP SITE AND REMOVE STUMPS TO APPROVED DISPOSAL OR RECYCLING SITE.
- STRIP USABLE TOPSOIL FROM CONSTRUCTION AREA AND STOCKPILE IN DESIGNATED AREA. STABILIZE PILES AND INSTALL PERMANENT SILT FENCES.
- CONSTRUCT TEMPORARY SEDIMENT TRAPS AND DIVERSION SWALES AS REQUIRED.
- ROUGH GRADE ROAD UP TO BROOK CROSSING AT STATION 8+50. INSTALL CROSS CULVERT.
- COMPLETE ROUGH GRADING OF ROAD.
- INSTALL ROAD DRAINAGE AND CONSTRUCT WATER QUALITY BASIN/DRAINAGE. INSTALL SILT SACKS IN CATCHBASINS.
- LOAM, SEED AND MULCH ALL DISTURBED AREAS AS SOON AS POSSIBLE.
- INSTALL SITE UTILITIES.
- INSTALL PAVEMENT SUBBASE. PLACE BINDER PAVEMENT AND INSTALL CURBS.
- REMOVE TEMPORARY SEDIMENT TRAPS.
- LOAM, SEED AND MULCH ALL REMAINING DISTURBED AREA.
- WHEN SITE IS TOTALLY STABILIZED, REMOVE REMAINING EROSION CONTROLS.

GENERAL EROSION CONTROL NOTES:

- A MINIMUM OF 4" OF TOPSOIL MUST BE PLACED ON ALL DISTURBED AREAS.
- ALL WASTE MATERIAL INCLUDING WASTEWATER, SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAW. LITTER SHALL BE PICKED UP AT THE END OF EACH WORKING DAY.
- EAS CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 1 INCH.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP SILT FENCES FUNCTIONAL. IN ALL CASES, DEPOSITS SHALL BE REMOVED WHEN ACCUMULATED SEDIMENT HAS REACHED ONE-HALF ABOVE THE GROUND HEIGHT OF THE FENCE.
- ALL SOIL STABILIZATION SHALL BE COMPLETED WITHIN FIVE (5) DAYS OF CLEARING OR INACTIVITY IN CONSTRUCTION.
- THE DEVELOPER SHALL PRACTICE EFFECTIVE DUST CONTROL PER SOIL CONSERVATION HANDBOOK DURING CONSTRUCTION AND UNTIL ALL AREAS ARE STABILIZED OR SURFACE TREATED. THE DEVELOPER SHALL BE RESPONSIBLE FOR CLEANING OF NEARBY STREETS, AS ORDERED BY THE TOWN, OF ANY DEBRIS FROM THESE CONSTRUCTION ACTIVITIES.
- IF SEEDING OR OTHER VEGETATIVE EROSION CONTROL METHOD IS USED, IT SHALL BECOME ESTABLISHED WITHIN TWO WEEKS OR THE TOWN MAY REQUIRE THE SITE TO BE RESEEDD OR A NONVEGETATIVE OPTION TO BE EMPLOYED.
- SOIL STOCKPILES MUST BE STABILIZED AS PER THE LATEST EDITION OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- ALL DISTURBED AREAS TO BE SEEDD WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX (SEE CONSTRUCTION DETAIL SHEET) UNLESS OTHERWISE SPECIFIED ON PLANS.



J. EDWARDS & ASSOCIATES LLC
ENGINEERING • SURVEYING • SITE PLANNING

227 Stepney Road Easton, CT 06612
Phone: 203.268.4205 Fax: 203.268.5604
www.jedwardsassoc.com

HOLLY ESTATES
203 & 211 BERKSHIRE ROAD
NEWTOWN CONNECTICUT

REVISIONS

#	DATE	DESCRIPTION
1	11/18/20	P&Z SUBMISSION

DATE: 09-30-20
PROJECT #: 2759
DRAWING FILE: SITE
DRAWN BY: IE
SCALE: NTS

TITLE

**EROSION CONTROL
DETAIL SHEET**

SHEET NUMBER

PLANTING LEGEND

- PROPERTY LINE -----
- PROPOSED NATIVE SHRUBS ○
- PROPOSED NATIVE TREE ○ +
- EXISTING TREE TO BE REMOVED ○ X
- PROPOSED AREA OF WETLAND CREATION (EXCAVATE) [Hatched Box]
- PROPOSED AREA OF NEW ENGLAND WETMIX [Dotted Box]
- WETLAND LINE ---△---
- PROPOSED SILT FENCE ---●---●---●---●---●---●---●---

PLANTING NOTES:

- CONTACT CALL BEFORE YOU DIG AT 800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED PRIOR TO START OF ANY EXCAVATION WORK.
- ANY INVASIVE VEGETATION WITHIN THE WORK AREA TO BE REMOVED IS TO BE FLAGGED BY LANDSCAPE ARCHITECT, REMOVED BY HAND AND DISPOSED OF IN AN OFF-SITE LOCATION.
- EXACT LOCATION OF PLANTINGS, SPECIES TYPES AND QUANTITIES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE 'AMERICAN STANDARDS FOR NURSERY STOCK' LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES OF PLANTS IN THE PLANT LIST AND THE ACTUAL QUANTITIES SHOWN ON THE PLAN THE PLAN SHALL GOVERN.
- ALL PLANTING WORK SHALL BE PERFORMED EITHER BY HAND OR BY TRACKED EQUIPMENT.
- ANY PLANTINGS SUSCEPTIBLE TO DEER BROWSING SHALL BE SPRAYED WITH ORGANIC DEER REPELLENT.
- PLANTINGS SHALL BE HAND WATERED OR WATERED WITH A TEMPORARY IRRIGATION SYSTEM UNTIL ESTABLISHMENT.
- BASE MAP INFORMATION WAS TAKEN FROM 'DETAILED SITE DEVELOPMENT PLAN' PREPARED BY J. EDWARDS & ASSOCIATES, LLC ENGINEERING AND SURVEYING, DATED SEPTEMBER 30, 2010. ADDITIONAL INFORMATION WAS ADDED FROM MEASUREMENTS TAKEN BY TRACY CHALIFOUX LLC.

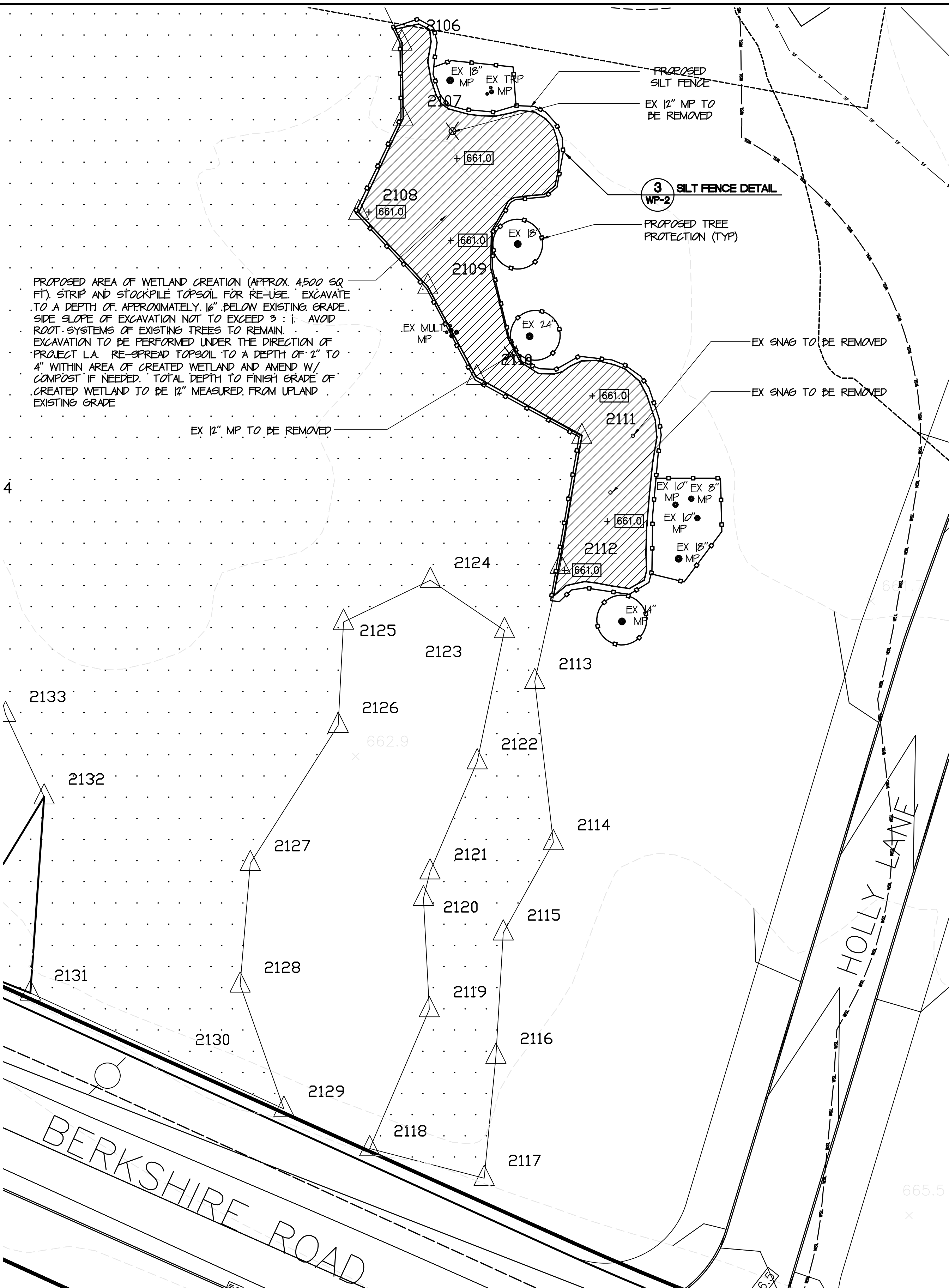
WORK SEQUENCE:

- INSTALL EROSION CONTROLS AND TREE PROTECTION AS SHOWN ON PLAN
- EXCAVATE NEW WETLAND AREA, STRIPPING AND STOCKPILING TOPSOIL FOR RE-USE. EXCAVATE NEW WETLAND AREA TO A DEPTH OF APPROXIMATELY 16 INCHES UNDER THE DIRECTION OF PROJECT LANDSCAPE ARCHITECT. SIDE SLOPES OF EXCAVATED AREA SHALL NOT EXCEED 3 : 1.
- RE-SPREAD STOCKPILED TOPSOIL TO A DEPTH OF APPROXIMATELY 2 TO 4 INCHES.
- INSTALL NATIVE TREES AND SHRUBS
- APPLY WETMIX WETLAND SEED MIX BY NEW ENGLAND WETLAND PLANTS, INC. AS PER MANUFACTURER INSTRUCTIONS
- PROVIDE 2" ON NON-DYED MULCH IMMEDIATELY BENEATH ALL NEW TREES AND SHRUBS
- FINE RAKE, SEED AND HAY MULCH TO RESTORE ALL DISTURBED LAWN AREAS
- REMOVE EROSION CONTROLS AFTER SITE IS STABLE

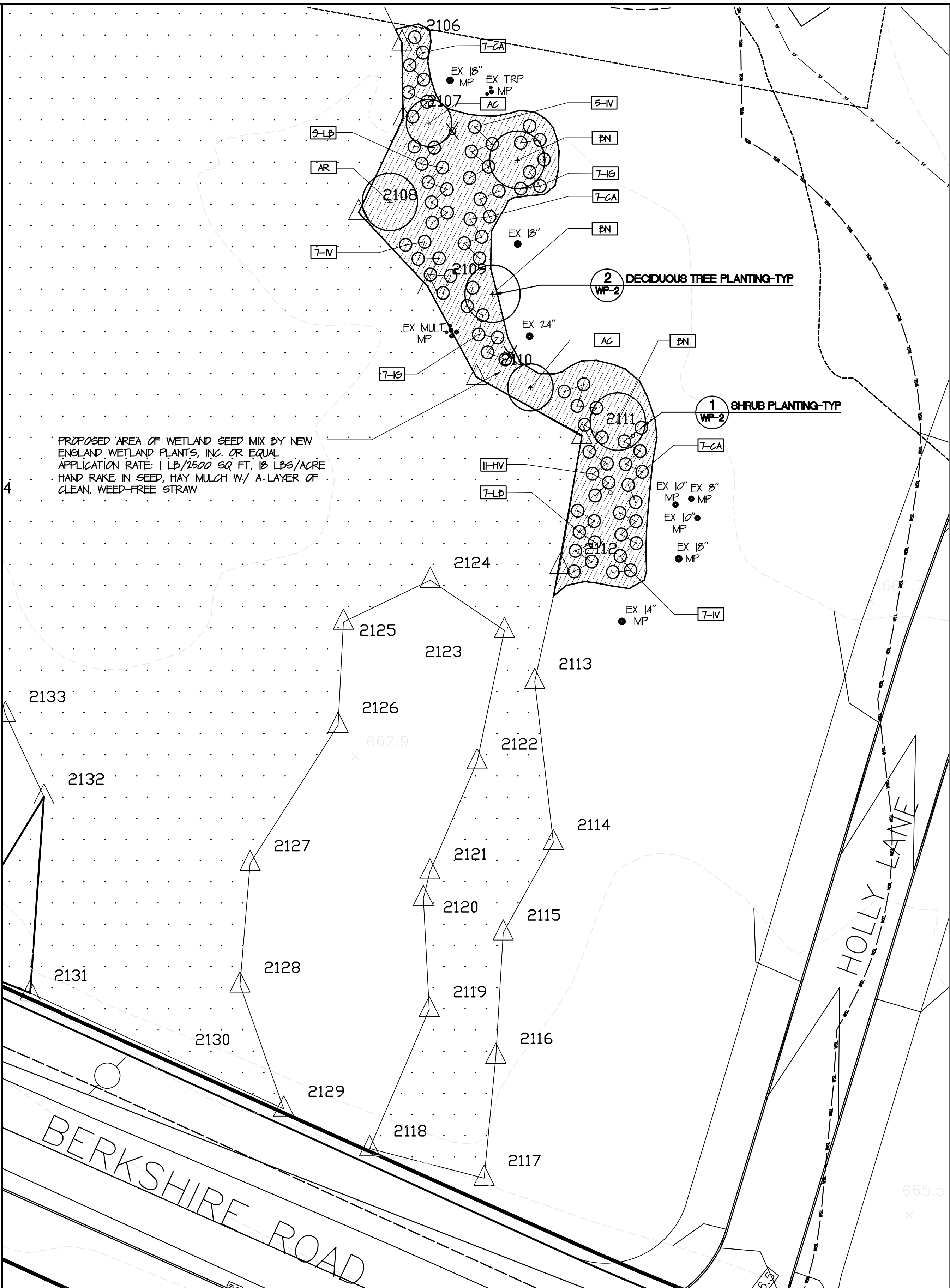
PLANT LIST-Holly Estates

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
1	AR	Acer rubrum	Swamp Red Maple	2"-2 1/2" cal.	
2	AC	Amelanchier canadensis	Shadblow Serviceberry	8'-10' ht.	
3	BN	Betula nigra 'Heritage'	Heritage River Birch	8'-10' ht.	
SHRUBS					
21	CA	Clethra alnifolia	Sweet Pepperbush	3'-3 1/2' ht.	6' O.C.
11	HV	Hamamelis vernalis	Vernal Witchhazel	3'-3 1/2' ht.	6' O.C.
14	IG	Ilex glabra	Inkberry	3'-3 1/2' ht.	6' O.C.
19	IV	Ilex verticillata	Winterberry Holly	3'-3 1/2' ht.	6' O.C.
16	LB	Lindera benzoin	Spicebush	3'-3 1/2' ht.	6' O.C.

Note: Provide beneath trees and shrubs 2" of non-dyed bark mulch.



WETLAND CREATION PLAN
SCALE: 1" = 20'-0"



WETLAND PLANTING PLAN
SCALE: 1" = 20'-0"

Revisions

Date

Tracy Chalifoux LLC

Landscape Architect

7 King Street, Danbury, CT 06811

Office: 845-364-1360

E-mail: tchalifoux@gmail.com

STEVEN DANZER, PhD & ASSOCIATES LLC

Wetlands & Environmental Consulting

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203 451-8319

WETLAND BIODIVERSITY • FORD & LAMB MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Seal

STATE OF CONNECTICUT

LANDSCAPE ARCHITECT

TRACY CHALIFOUX

NO. 1125

EXPIRATION DATE 12/31/2024

Project Title

WETLAND CREATION PLAN
HOLLY ESTATES
DEVELOPER: NEGREIRO & SONS CONSTRUCTION, LLC

Location

203 & 211 BERKSHIRE ROAD
NEWTOWN, CONNECTICUT

Graphic Scale and North Arrow

0 20' 40'

Date

October 27, 2020

Scale

1"=20'-0"

Checked

SD

Drawn

TLC

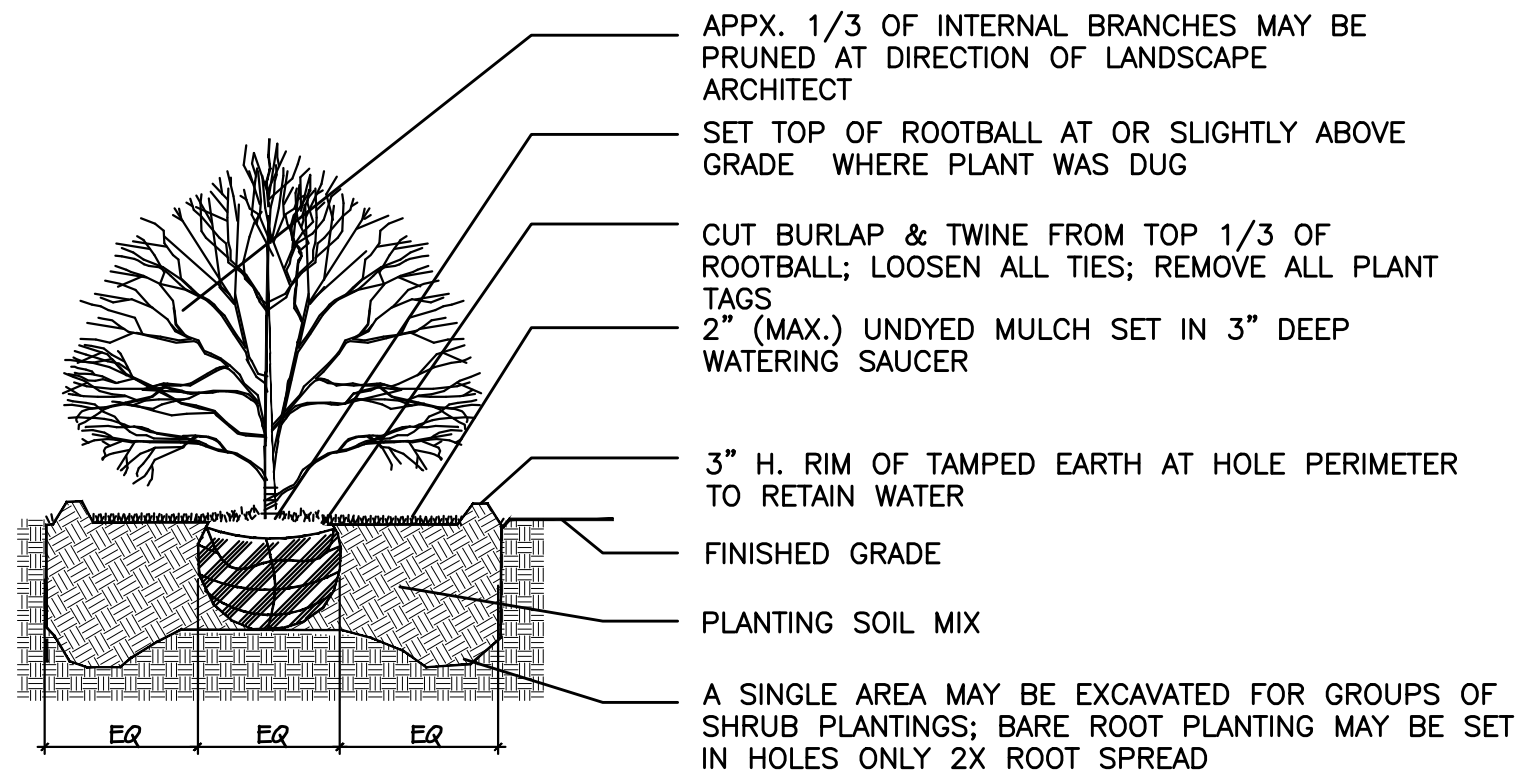
Drawing Title

WETLAND CREATION PLAN,
WETLAND PLANTING PLAN
AND PLANT LIST

Drawing No.

WP-1

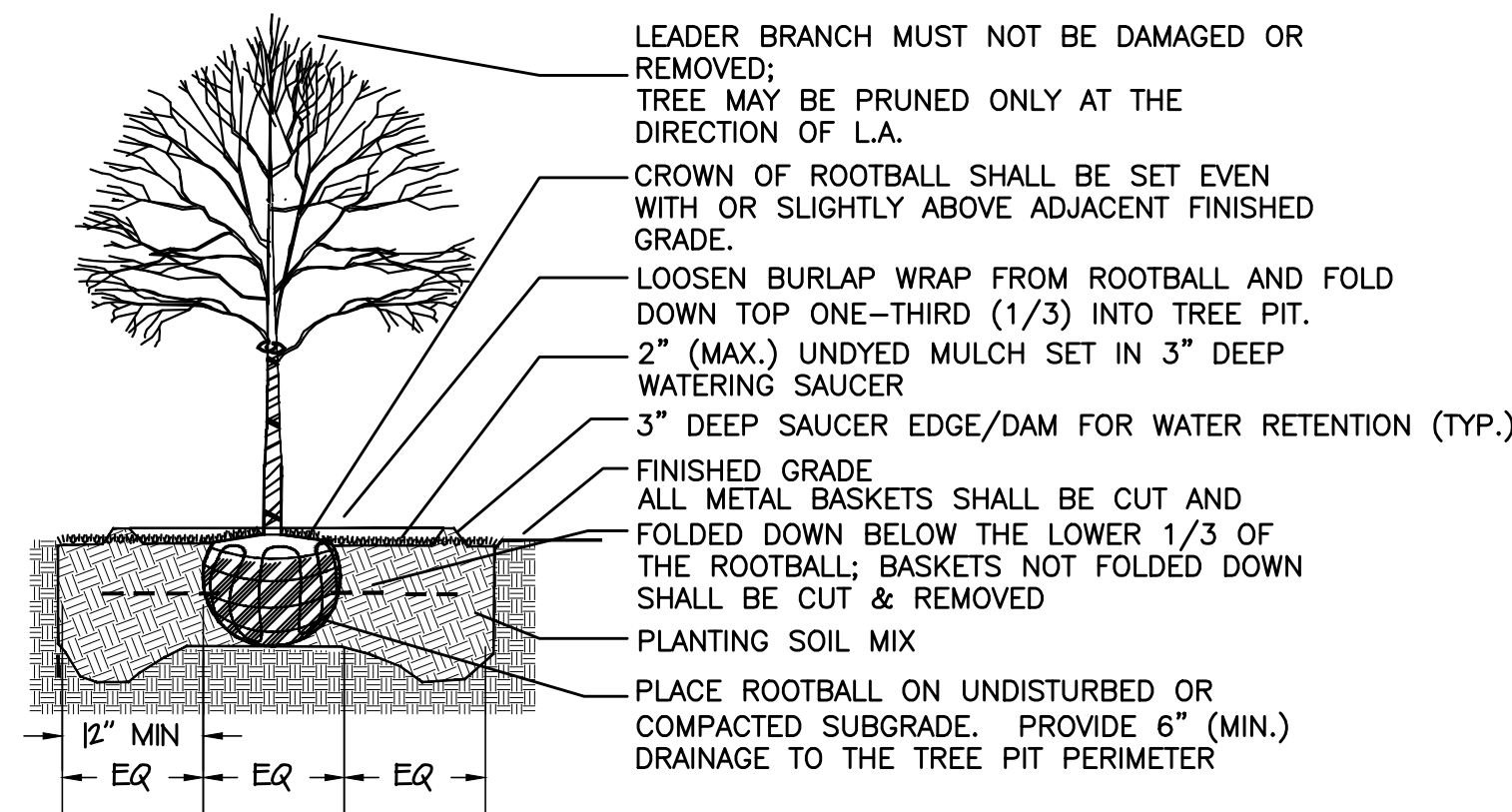
SHEET 1 OF 2



NOTE: FOR ALL CONTAINER GROWN PLANTS, REMOVE FROM CONTAINER JUST PRIOR TO PLANTING AND MAKE VERTICAL INCISIONS ALONG THE SURFACE OF THE ROOTBALL WITH A SHARP INSTRUMENT. CUT THROUGH CIRCULAR ROOTS AND GENTLY COMB OUT ROOTS.

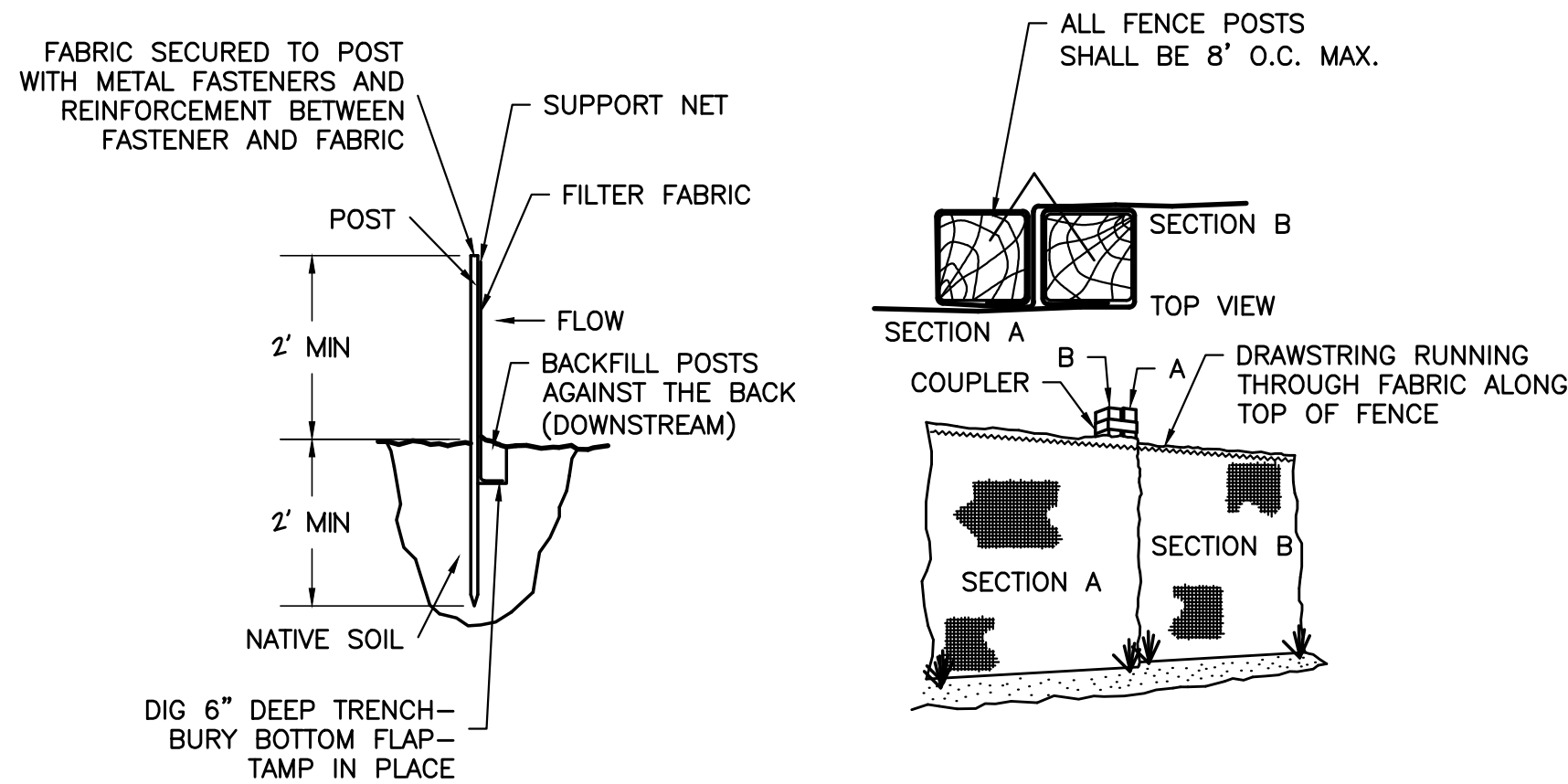
1 SHRUB PLANTING DETAIL

NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



TOE-IN METHOD

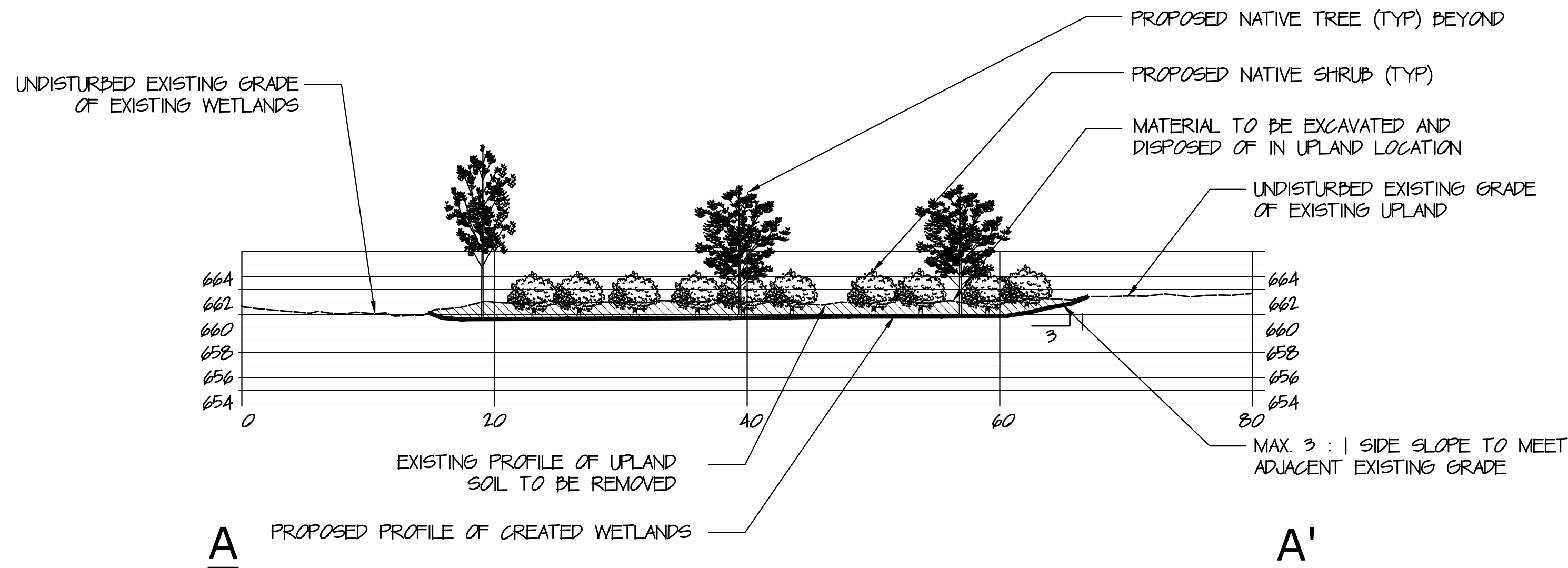
INSTALLATION NOTES:

1. ALL INSTALLATION AS PER ASTM STANDARDS
2. EXCAVATE A 6 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE
3. UNROLL A SECTION AT A TIME AND POSITION WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW)
4. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM
5. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH
6. JOIN SECTIONS AS SHOWN ABOVE

JOINING SECTIONS OF FENCING

3 FABRIC SILTATION FENCE DETAIL

NOT TO SCALE



KEY

EXISTING MATERIAL TO BE EXCAVATED

PROPOSED PROFILE OF CREATED WETLANDS

EXISTING PROFILE OF UPLAND SOIL TO BE REMOVED

