

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION, AND SHALL BE MAINTAINED OR REPLACED AS NECESSARY.
3. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS. ANY PROPOSED CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND/OR LOCAL AUTHORITY HAVING JURISDICTION.
4. CONSTRUCTION ENTRANCE SHALL BE INSPECTED REGULARLY. STONE SHALL BE ADDED OR REPLACED AS REQUIRED, AND CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING EXISTING ROADS AS DEEMED NECESSARY.
5. AREAS TO BE LEFT BARE FOR MORE THAN 30 DAYS SHALL BE TREATED WITHIN 7 DAYS OF SUSPENSION OF WORK WITH AIR DRIED WOOD CHIP MULCH OR SEEDED WITH PERENNIAL RYE-GRASS
6. NO TREE STUMPS SHALL BE BURIED ON THE PROPERTY.
7. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY OR ORDERED BY THE ENGINEER OR THE LOCAL AUTHORITY HAVING JURISDICTION.
8. YARD SHALL BE LOAMED, SEEDED, AND MULCHED WITH STRAW PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

- NOTES:
1. ALL PLANTS INCLUDING THE ROOT BALL DIMENSIONS OR CONTAINER SIZE TO TRUNK CALIPER RATIO SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION.
  2. PROVIDE HEALTHY STOCK, GROWN IN A NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT.

**Notes:**

- 1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
- 2- See specifications for further requirements related to this detail.

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball. Berm shall begin at root ball periphery.

Root ball surface shall be positioned to be one - quarter above finished grade.

Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

Existing site soil added to create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

4" layer of mulch.

No more than 1" of mulch on top of root ball. (See specifications for mulch).

Original grade.

Finished grade.

Bottom of root ball rests on existing or recompacted soil.

3x widest dimension of root ball.

**SECTION VIEW**

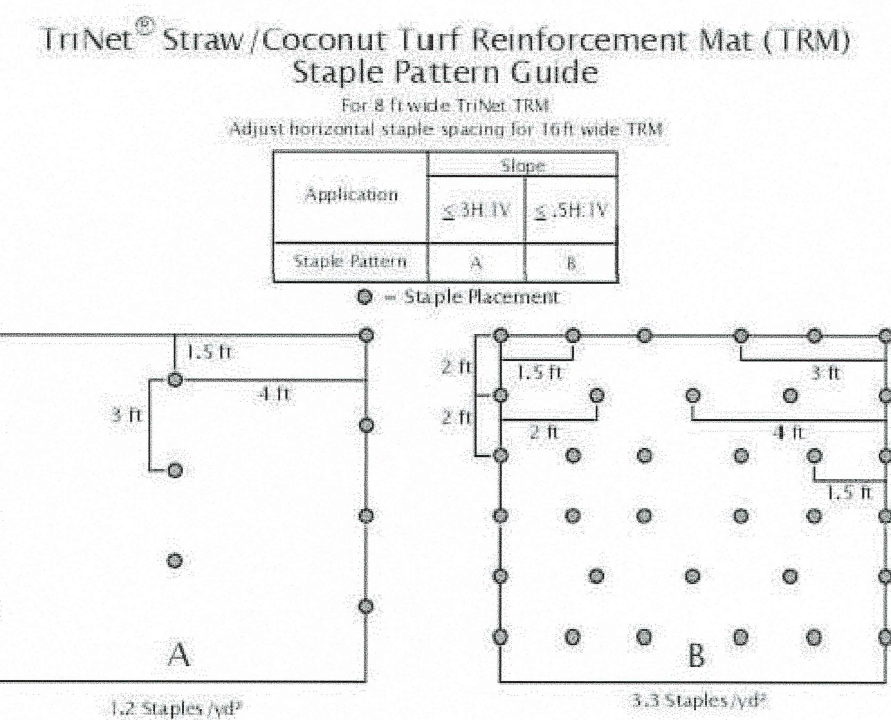
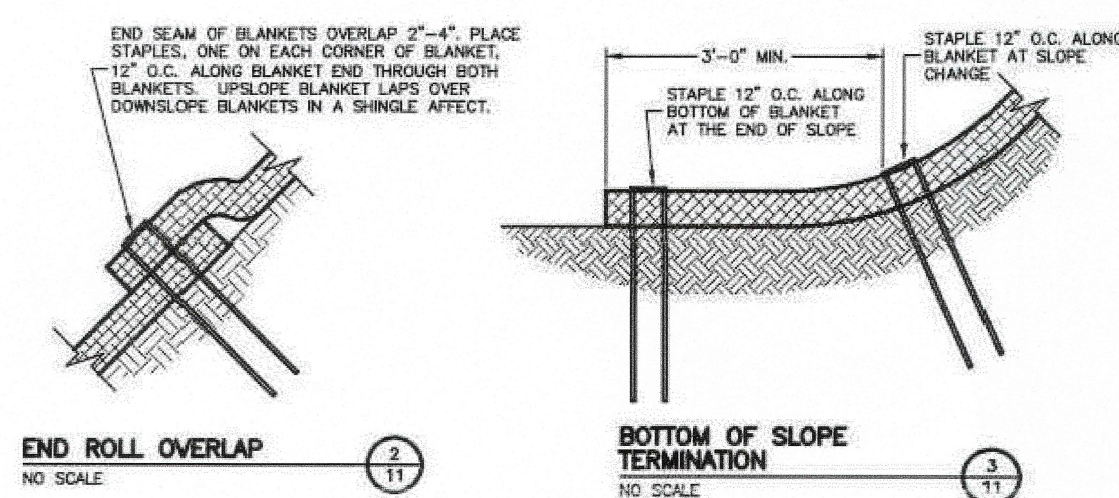
Loosened soil. Dig and turn the soil to reduce compaction to the area and depth shown.

Existing soil.

LEBAN TREE EDUCATION © 2014

**NOTES:**

1. ALL PLANTS INCLUDING THE ROOT BALL DIMENSIONS OR CONTAINER SIZE TO TRUNK CALIPER RATIO SHALL CONFORM TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" LATEST EDITION.
2. PROVIDE HEALTHY STOCK, GROWN IN A NURSERY AND REASONABLY FREE OF DIE-BACK, DISEASE, INSECTS, EGGS, BORES, AND LARVAE. AT THE TIME OF PLANTING ALL PLANTS SHALL HAVE A ROOT SYSTEM, STEM, AND BRANCH FORM THAT WILL NOT RESTRICT NORMAL GROWTH, STABILITY AND HEALTH FOR THE EXPECTED LIFE OF THE PLANT.



Notes:

1. For cohesive soil use a 6 in wire staple and for non-cohesive soil use an 8 in wire staple.
2. For best results insert staples so heads are parallel to the flow of water.

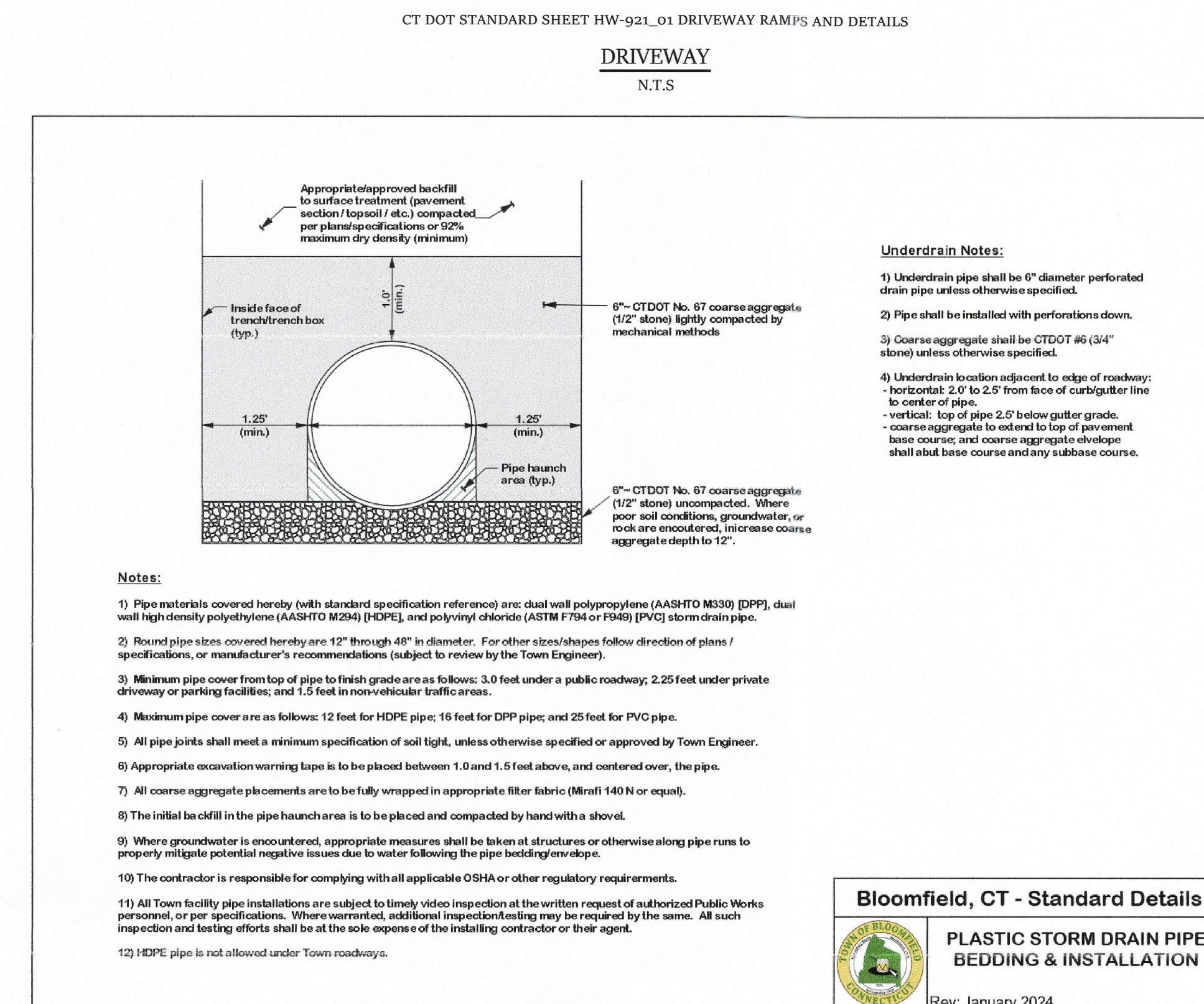
American  
Excelsior  
Company®  
Earth Science Division

AMERICAN EXCELSIOR COMPANY ARLINGTON, TEXAS	SHEET DESCRIPTION TriNet® STRAW/COCONUT SLOPE APPLICATION DETAIL	DATE 12/06/18	DRAWN BY	
		SCALE NONE	PROJECT NO.	SHEET NO. 32

N.T.S

PREPARED FOR:  
SHARON & DENNIS  
CLARKE  
2 PROSSER LANE  
BLOOMFIELD, CT 06002

**PLOT PLAN**  
9 PROSSER LANE  
BLOOMFIELD, CT



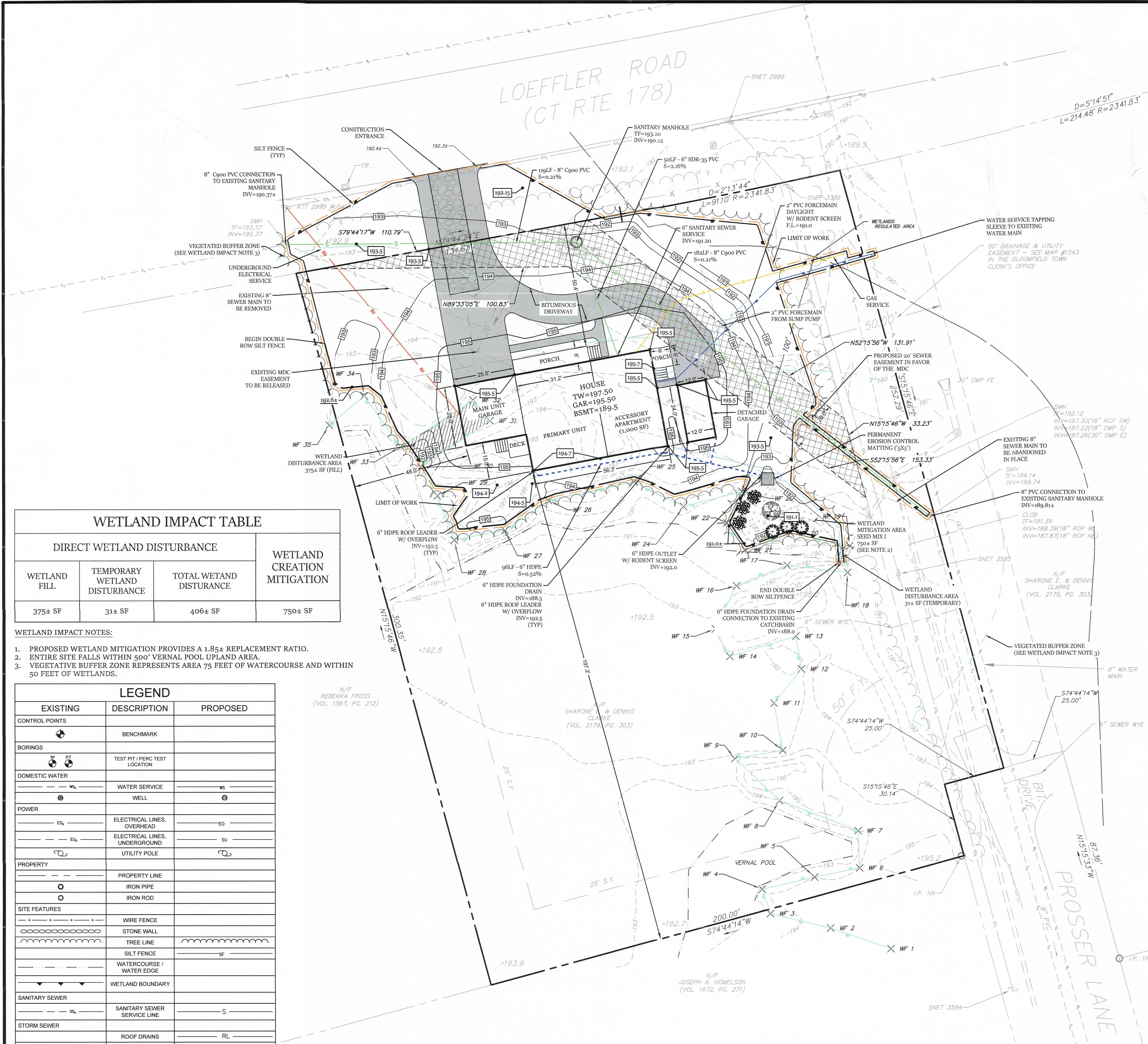
REVISION		
NO.	DATE	DESC.

PROJECT NO.:	06-202
DATE:	10/27/2
DESIGN BY:	DHJ
DRAWN BY:	DHJ
CHECKED BY:	DHJ

## PLOT PLAN DETAILS

SHEET  
**C-2**  
SHEET 2 OF 2





9 PROSSER LANE

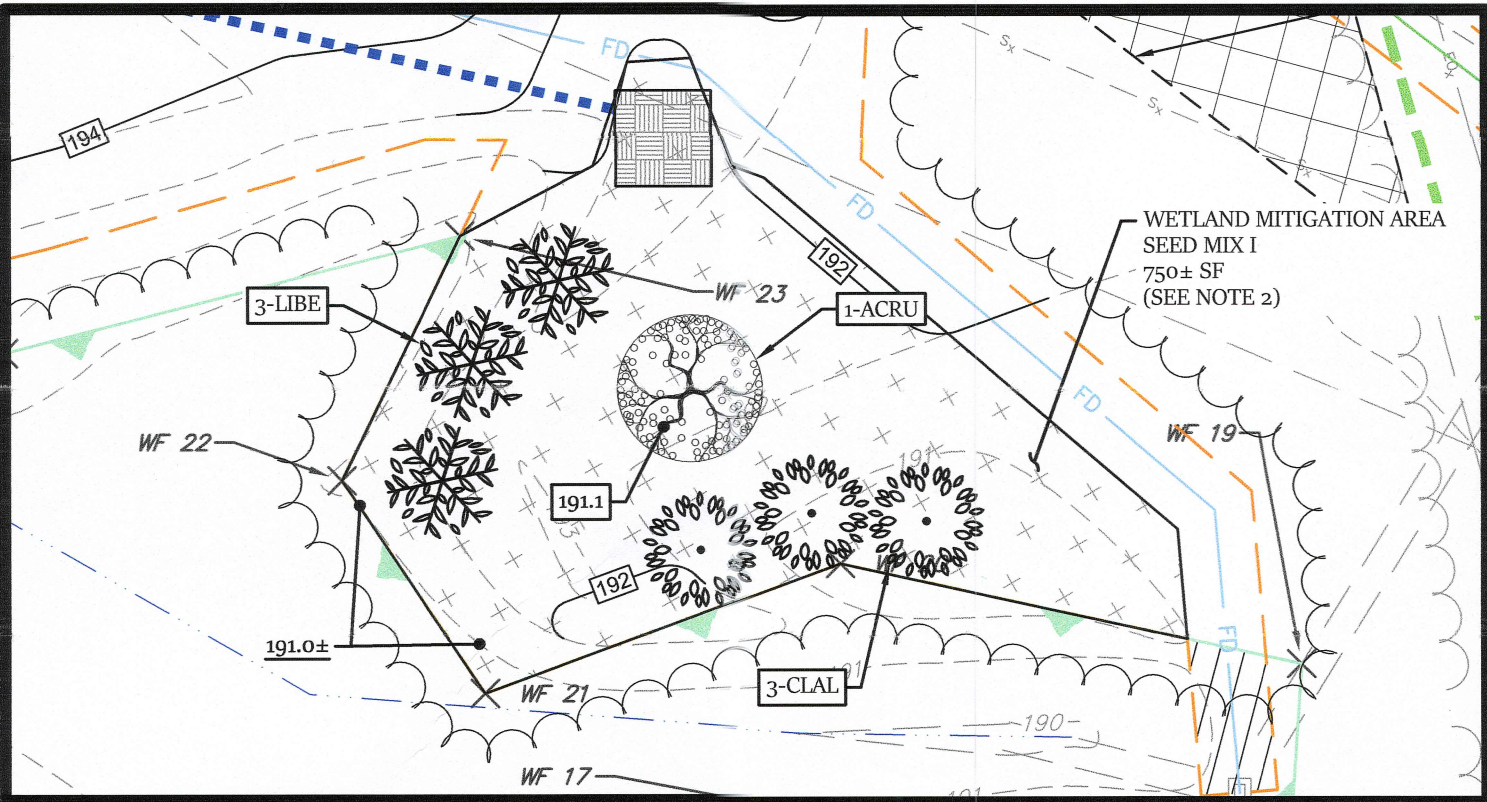
ZONE: R-30

USE: SINGLE FAMILY DWELLING WITH ACCESSORY APARTMENT

ITEM	REQUIRED/ ALLOWED	PROVIDED
Lot Area	30,000 SF	64,664± SF
Lot Width	150 FT	225.7 FT
Front Yard	50 Ft	50.40 Ft
Side Yard	25 FT	48 FT
Rear Yard	25 FT	197.2 FT
Height	35 FT	<35 FT
Stories	2	2
Building Coverage	20%	5-5%

ZONING DATA BLOCK NOTES

PER SECTION 3.1.3.C OF THE TOWN OF BLOOMFIELD ZONING REGULATIONS, AN ACCESSORY APARTMENT IN ACCORDANCE WITH SECTION 6.13 MAY BE AUTHORIZED BY SPECIAL PERMIT.



WETLAND MITIGATION AREA

SCALE: 1"=10'

WETLAND MITIGATION AREA PLANTING SCHEDULE

ID	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
ACRU	1	RED MAPLE	ACER RUBRM	2" CAL.	SEE PLAN
LIBE	3	SPICE BUSH	LINDERA BENZOIN	NO. 3	6' O.C.
CLAL	3	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	NO. 3	6' O.C.

NOTES:

- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT "CALL-BEFORE-YOU-DIG" AT 1-800-922-4455 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
- SEED MIX 1: New England Wetmix (Wetland Seed Mix)  
Seeding Rate: 1 lb per 2,500 sf / 18 lb per acre  
FROM: New England Wetland Plants  
14 Pearl Lane  
South Hadley, MA 01075  
413-548-8000  
info@newp.com

I have delineated the inland wetlands and watercourses as shown on the subject site plans in accordance with the standards and definitions found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended.

Ian T. Cole, P.W.S. #2006, Registered Soil Scientist

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

- TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE LOCATION OF EXISTING CONDITIONS RELATIVE TO PROPERTY LINES.
- THIS IS AN INDEPENDENT RESURVEY BASED ON MAP REFERENCE #1.
- HORIZONTAL ACCURACY MEETS CLASS A-2 STANDARDS. VERTICAL ACCURACY MEETS CLASS V-2 STANDARDS. TOPOGRAPHICAL ACCURACY MEETS CLASS T-2 STANDARDS.

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

STANLEY KRYLA, L.S.

70199  
LIC. NO.

WETLAND IMPACT TABLE

DIRECT WETLAND DISTURBANCE			WETLAND CREATION MITIGATION
WETLAND FILL	TEMPORARY WETLAND DISTURBANCE	TOTAL WETLAND DISTURANCE	
375± SF	31± SF	406± SF	750± SF

WETLAND IMPACT NOTES:

- PROPOSED WETLAND MITIGATION PROVIDES A 1.85± REPLACEMENT RATIO.
- ENTIRE SITE FALLS WITHIN 500' VERNAL POOL UPLAND AREA.
- VEGETATIVE BUFFER ZONE REPRESENTS AREA 75 FEET OF WATERCOURSE AND WITHIN 50 FEET OF WETLANDS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BENCHMARK	
	TEST PIT / PERC TEST LOCATION	
	WATER SERVICE	
	WELL	
	ELECTRICAL LINES, OVERHEAD	
	ELECTRICAL LINES, UNDERGROUND	
	UTILITY POLE	
	PROPERTY LINE	
	IRON PIPE	
	IRON ROD	
	WIRE FENCE	
	STONE WALL	
	TREE LINE	
	SILT FENCE	
	WATERCOURSE / WATER EDGE	
	WETLAND BOUNDARY	
	SANITARY SEWER	
	SANITARY SEWER SERVICE LINE	
	STORM SEWER	
	ROOF DRAINS	
	FOUNDATION DRAINS	
	STORM DRAIN PIPE	
	CONTOUR	
	SPOT ELEVATION	

MAP REFERENCES:

- PLAN ENTITLED: PROPERTY SURVEY, SHARONE E. & DENNIS CLARKE, 2 PROSSER LANE BLOOMFIELD, CONNECTICUT SCALE: 1"=40', PREPARED BY STANLEY KRYLA LAND SURVEYOR

DANIEL H. JAMESON, P.E.  
CIVIL ENGINEER  
12 VINLEN DR.  
WINDSOR, CT 06095  
860-752-3499 T  
djamson28@gmail.com

STANLEY KRYLA  
LAND SURVEYOR  
105 SKYLINE DR.  
SOUTH WINDSOR, CT 06074  
860-937-4998 T

PREPARED FOR:  
SHARON & DENNIS CLARKE  
2 PROSSER LANE  
BLOOMFIELD, CT 06002

PLOT PLAN  
9 PROSSER LANE  
BLOOMFIELD, CT

REVISION	NO.	DATE	DESC.

PLOT PLAN

SHEET

C-1  
SHEET 1 OF 2