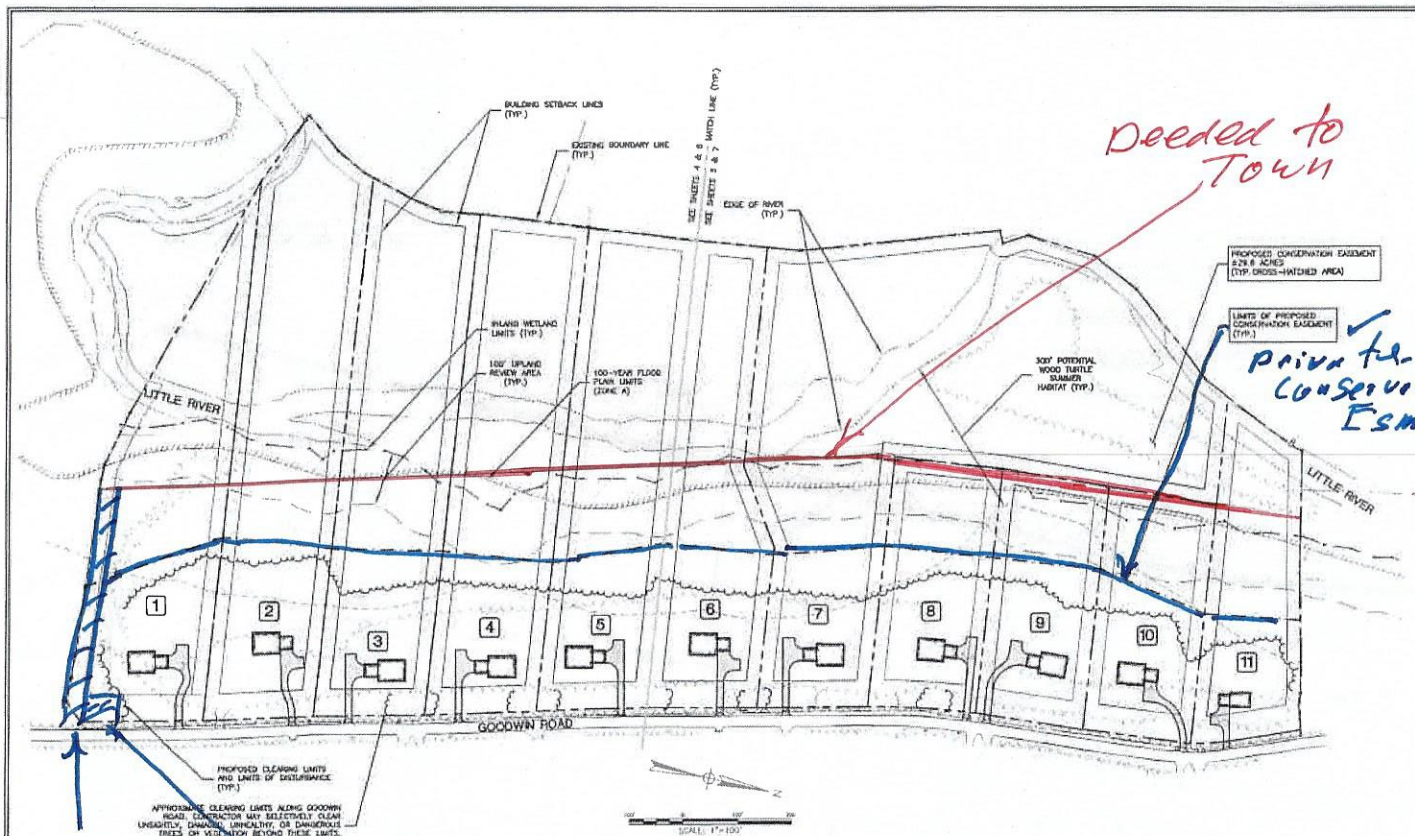

DEVELOPMENT

THE PROPOSED DEVELOPMENT IS A 11 LOT RESIDENTIAL SUBDIVISION ALONG GOODWIN ROAD IN CANTERBURY, CT. THE PROPOSED LIMITS OF DISTURBANCE ARE BEST SHOWN ON PLANS. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 11.0 ACRES.

1. THERE IS NO PROPOSED INLAND WETLANDS DISTURBANCE.
2. THERE IS NO PROPOSED WORK WITHIN THE 100-FOOT UPLAND REVIEW REGULATED AREA.
3. THERE IS 100-YEAR FLOOD PLAIN LOCATED ON A PORTION OF THE PROPERTY. THERE IS NO PROPOSED WORK WITHIN THIS AREA. (FIRM MAP #09015C0015A, MAP DT. OCTOBER 16, 1984)
4. THE PROPERTY LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA.
5. NO PORTION OF THE LOT LIES WITHIN THE AQUIFER PROTECTION AREA.
6. THE RESIDENTIAL LOTS WILL BE SERVED BY ONSITE SEPTIC SYSTEMS.
7. THE RESIDENTIAL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT CONSIDERED ACCURATE OR COMPLETE.
3. MAINTENANCE AND PROTECTION OF TRAFFIC:
   A. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC, TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES AND TEMPORARY LANE ASSIGNING. CONTINUOUS ACCESS FOR BUSES AND EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
   B. "PASSAGE OF TRAFFIC ON ROADWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO INTERFERE CONFLICTING TO TRAFFIC WITHIN THE PROJECT SITE.
   C. RESIDENTS OR BUSINESSES WITH DRIVES AFFECTED BY CONSTRUCTION SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AND SHALL BE ALLOWED CONTINUOUS ACCESS TO THEIR PROPERTY. CERTIFIED MAILINGS SHALL BE USED FOR TRAFFIC CONTROL AS NEEDED THROUGHOUT THE DURATION OF CONSTRUCTION.
   CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE RETROREFLECTIVE.
4. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS, AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES FURNISHED BY UTILITY AGENCIES.
6. MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL LOCATE STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS AS SHOWN ON THE PLANS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED. ADJUSTMENTS TO THESE LOCATIONS MAY BE MADE IN THE FIELD PROVIDED THAT EROSION AND SEDIMENTATION CONTROL MEASURES ARE FURNISHED & INSTALLED AND IN NO CASE MAY THEY BE LOCATED WITHIN THE 100-YEAR REGULATED AREA OR BEYOND THE APPROVED LIMITS OF DISTURBANCE.
7. IF BLASTING IS PERFORMED A PRE-BLAST SURVEY WILL BE REQUIRED. ANY AND ALL BLASTING SHALL CONFORM TO THE REGULATIONS SET FORTH BY THE TOWN AND SHALL BE APPROVED BY THE APPROPRIATE TOWN AGENCIES AND ADJACENT UTILITY OWNERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING TO GRADE ALL FRAMES, GRATES/COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
9. ALL WORK TO CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 817, DATED JANUARY 2016, AS REVISED.
10. ALL FILL MATERIAL (IGNEOUS) IMPORTED TO THE SITE SHALL BE "CLEAN FILL" IN ACCORDANCE WITH DEEP'S SOLID WASTE MANAGEMENT REGULATIONS (RCSA SECTION 22a-209-1).

811 Know what's below. Call 811 before you dig.

CONSTRUCTION SEQUENCE

IT IS ANTICIPATED THAT THE CONSTRUCTION ACTIVITIES WILL BEGIN DURING THE LATE WINTER OF 2020/2021 AND THE LOT DEVELOPMENT WILL BE COMPLETED IN APPROXIMATELY 36 MONTHS. THE SUBDIVISION LOTS WILL BE DEVELOPED ON AN INDIVIDUAL BASIS.

LOT DEVELOPMENT CONSTRUCTION SEQUENCE:

1. PRIOR TO ANY SITE DISTURBANCE CONTACT "CALL BEFORE YOU DIG" 811 TO MARK EXISTING UTILITY LOCATIONS.
2. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE EROSION AND SEDIMENTATION CONTROL PLAN & NARRATIVE.
3. CLEAR AND GRUB THE PROPOSED WORK AREA.
4. CUT & FILL FOR THE DRIVEWAYS, SEPTIC SYSTEMS, AND FOUNDATIONS TO ESTABLISH THE SITE SUBGRADE.
5. INSTALL PROPOSED UNDERGROUND UTILITIES.
6. FINISH GRADE THE DRIVEWAYS. INSTALL BITUMINOUS SURFACE COURSES AS CALLED FOR IN THE SECTION DETAILS.
7. INSTALL ALL LANDSCAPING. LOAM, SEED, FERTILIZE AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.
8. AFTER ALL DISTURBED AREAS ARE STABILIZED AND WITH PRIOR APPROVAL FROM TOWN STAFF, REMOVE EROSION AND SEDIMENTATION CONTROL MEASURES.

WOOD TURTLE PROVISIONS

WOOD TURTLES (GLYPTEMYS INSCULPTA), A STATE LISTED SPECIES OF SPECIAL CONCERN, HAVE BEEN FOUND IN THE VICINITY OF THE PROPERTY. WOOD TURTLES ARE RIVERINE AND RIPARIAN OBLIGATES, OVERWINTERING AND MATING IN CLEAR, COLD, PREDOMINANTLY SAND-GRAVEL AND ROCK BOTTOM STREAMS AND FORAGING IN RIPARIAN ZONES, FIELDS AND UPLAND FORESTS DURING THE LATE SPRING AND SUMMER. THE LITTLE RIVER IS A KNOWN WOOD TURTLE HABITAT.

1. WOOD TURTLES ARE PROTECTED BY LAW. NO TURTLES SHALL BE REMOVED FROM THE SITE.
2. CONSERVATION EASEMENTS HAVE BEEN INDICATED ON THE PLANS. THESE AREAS SHALL BE LEFT UNDISTURBED, AND FUTURE DEVELOPMENT WITHIN THE EASEMENTS SHALL BE PROHIBITED.
3. CONSTRUCTION CONSIDERATIONS:
   A. ALL CONSTRUCTION PERSONNEL SHALL BE APPRISED OF THE WOOD TURTLES DESCRIPTION, POSSIBLE PRESENCE OF THE TURTLES, AND PROCEDURES TO FOLLOW IF TURTLES ARE FOUND AT THE SITE.
   B. NOVEMBER 1 – MARCH 31 (DORMANT SEASON): UPLAND LAND DISTURBANCE AS OUTLINED ON THE PLANS MAY BE PERFORMED WITHOUT RISK TO THE TURTLES.
   C. APRIL 1 – OCTOBER 31: EXCLUSIONARY PRACTICES SHALL BE UTILIZED TO PREVENT TURTLE ACCESS INTO CONSTRUCTION AREAS.
      a. SILT FENCE SHALL BE INSTALLED ALONG THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CONSTRUCTION DETAILS.
      b. SILT FENCE SHALL BE INSPECTED BI-WEEKLY AND AFTER MAJOR WEATHER EVENTS TO SECURE GAPS OR OPENINGS AT GROUND LEVEL THAT MAY LET TURTLES PASS THROUGH.
      c. PRIOR TO DISTURBANCE FOR THE LOT DEVELOPMENT THE PROPOSED WORK AREA SHALL BE SEARCHED FOR TURTLES. ALL TURTLES OCCURRING WITHIN THE WORK AREA SHALL BE RELOCATED TO SUITABLE HABITAT OUTSIDE OF THE DISTURBANCE AREA UNDER SUPERVISION BY A PROFESSIONAL FAMILIAR WITH THE HABITAT REQUIREMENTS AND BEHAVIOR OF THE SPECIES.
      d. NO HEAVY EQUIPMENT, MACHINERY, OR VEHICLES SHALL BE PARKED IN ANY TURTLE HABITAT.
      e. THE CONTRACTOR SHALL SHALL SEARCH THE WORK AREA FOR TURTLES EACH MORNING PRIOR TO STARTING ANY WORK.
      f. ANY TURTLES ENCOUNTERED IN THE IMMEDIATE WORK AREA SHALL BE CAREFULLY MOVED TO AN ADJACENT AREA OUTSIDE OF THE EXCLUDED AREA. FENCING SHALL BE INSPECTED TO IDENTIFY AND REPAIR THE ACCESS POINT.
      g. SILT FENCE SHALL BE REMOVED IMMEDIATELY AFTER THE SITE IS STABILIZED.

OPEN SPACE CALCULATION

OPEN SPACE WILL BE ESTABLISHED BY CONSERVATION EASEMENT IN ACCORDANCE WITH SECTION 4.10.H OF THE SUBDIVISION REGULATIONS.

10% OF THE GROSS AREA OF THE WHOLE TRACT OF LAND TO BE SUBDIVIDED IS REQUIRED AS OPEN SPACE.

TOTAL SUBDIVISION LAND AREA	43.66A ACRES
MINIMUM OPEN SPACE AREA	43.66A ACRES x 10% = 4.51 ACRES
OPEN SPACE AREA PROVIDED	21.8 ACRES
PERCENTAGE OF OPEN SPACE PROVIDED	21.8 ACRES / 43.66A ACRES = 49.9%

THE OPEN SPACE IS PROPOSED TO BE LEFT UNDISTURBED AS SUITABLE NATURAL HABITAT FOR WOOD TURTLES AND OTHER SPECIES THAT MAY RESIDE ALONG THE LITTLE RIVER CORRIDOR.

APPROVED BY THE CANTERBURY INLAND WETLANDS COMMISSION

CHAIRMAN OR VICE CHAIRMAN — DATE

APPROVED BY THE CANTERBURY PLANNING AND ZONING COMMISSION

CHAIRMAN OR VICE CHAIRMAN — DATE

REVIEWED BY THE TOWN ENGINEER

TOWN ENGINEER OR AUTHORIZED REPRESENTATIVE — DATE

BOARD OF SELECTMEN

REPRESENTATIVE — DATE

CLA

No.	DATE	REMARKS
3	9/8/2020	Misc. Revisions & Additions
2	08/13/2020	Misc. Revisions & Additions
1	04/8/2020	Misc. Revisions & Additions

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Goodwin Road
Canterbury, Connecticut

Hartley Estates Residential Subdivision

Subdivision Plan of Development

Project No. 19A-8077
Proj. Engineer K.E.B.
Date 10/23/2020
Sheet No. 3