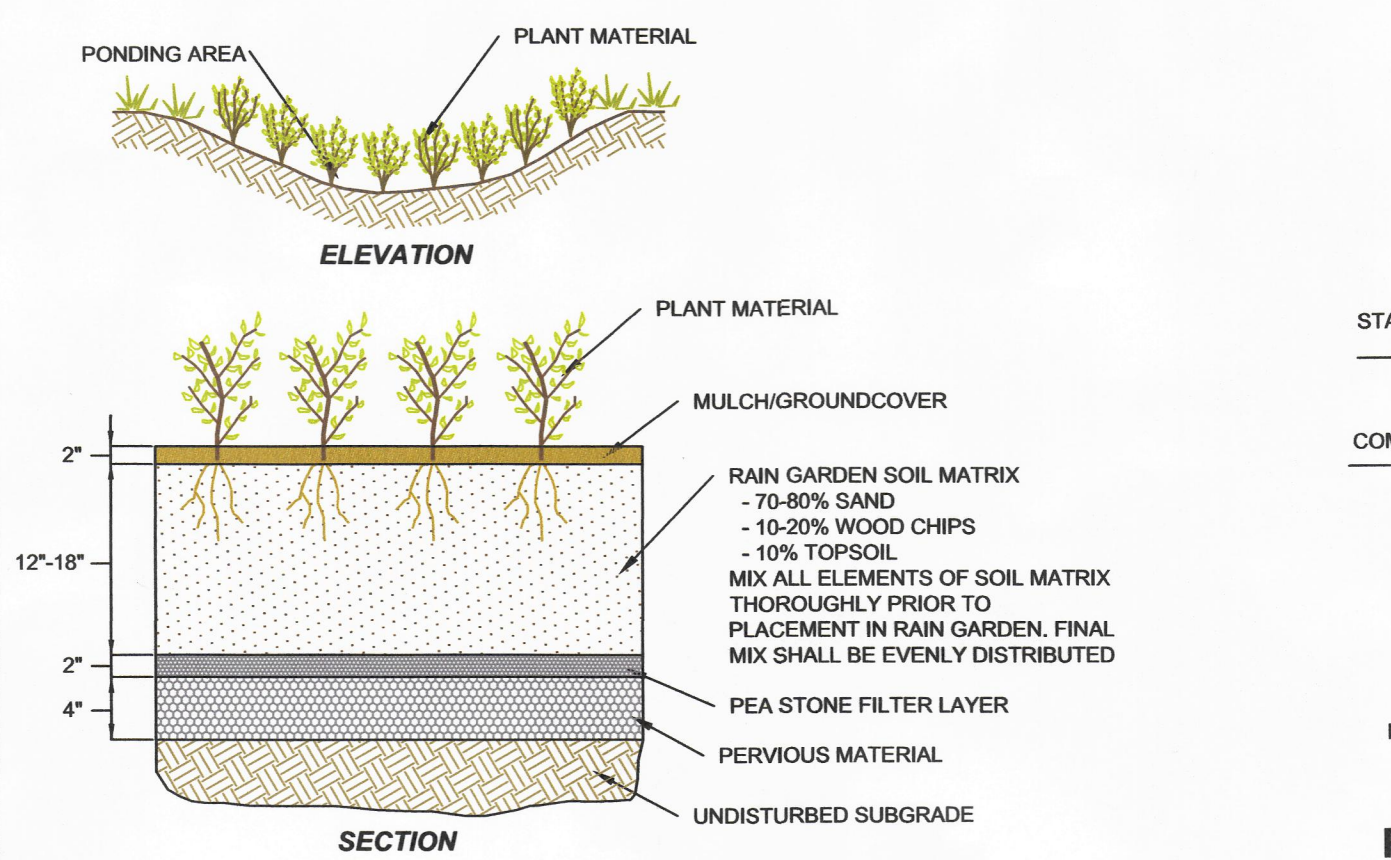
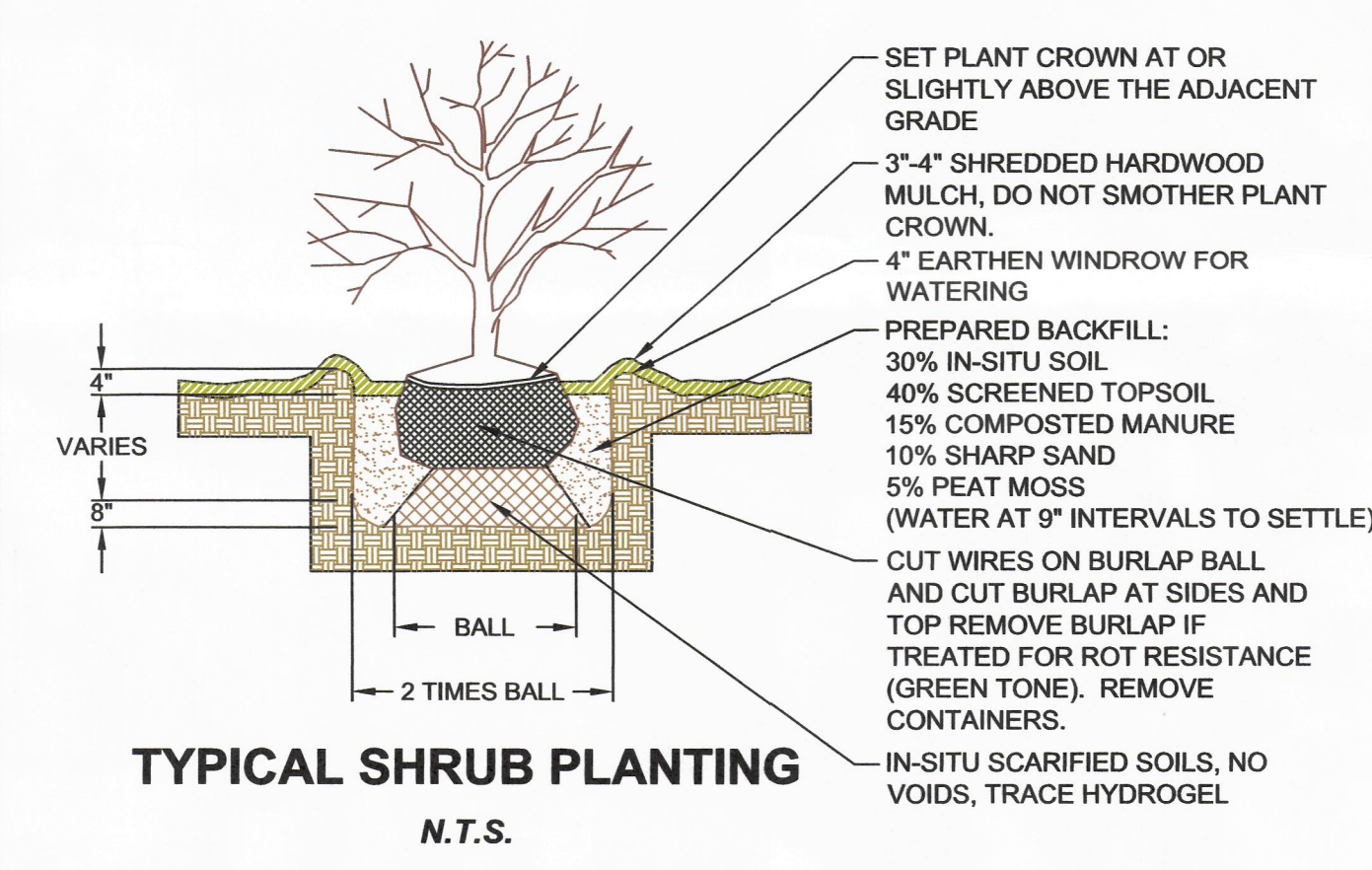


PROPOSED STONE WALL WITH PLANTED "WET POND"
N.T.S.



"WET POND" CROSS SECTION
N.T.S.



TYPICAL SHRUB PLANTING
N.T.S.

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

1.1 THIS PROJECT INVOLVES THE RECONSTRUCTION OF A WOOD DECK, STAIRS AND PARKING AREA. NEW CONSTRUCTION IS PROPOSED FOR STEPPING STONE WALKWAYS, RETAINING WALLS, LEVEL GRAVEL SITTING AREA, DRAINAGE IMPROVEMENTS, AND PLANTINGS.

1.2 THE AREA OF THE PROJECT SITE IS APPROXIMATELY 21.68 ACRES, OF WHICH ABOUT 0.08 ACRES ARE EXPECTED TO BE DISTURBED.

1.3 SPECIAL CARE SHOULD BE TAKEN ON THIS SITE TO ENSURE THAT THE CONSTRUCTION FENCE, SILT FENCE AND/OR STAKED HAY BALES ARE REPLACED PROMPTLY IF DAMAGED.

1.4 THE RECONSTRUCTION OF THE LAKESIDE AND CONSTRUCTION OF THE WALKWAYS, RETAINING WALLS, ASSOCIATED APPURTENANCES AND STORM WATER DRAINAGE IMPROVEMENTS ARE THE ONLY IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

1.5 ALL NECESSARY PERMITS SHALL BE ACQUIRED PRIOR TO THE START OF CONSTRUCTION.

1.6.1 SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

a. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ANY NECESSARY SURVEYING TO MARK BOUNDARY LINES AND/OR LIMITS OF CLEARING SHALL BE COMPLETED.

b. EROSION CONTROL MEASURES, AS SHOWN ON THE PLAN (I.E. SILT FENCE AND STAKED HAY BALES), SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SAID MEASURES ARE TO BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED AND ALL SEEDED AREAS HAVE ESTABLISHED GROWTH.

c. ANY MATERIAL STORAGE PILES OUTSIDE THE IMMEDIATE CONSTRUCTION AREA SHALL HAVE A SILT FENCE OR APPROVED EQUAL SURROUNDING THEM TO CONFINE THE MATERIAL AND POSSIBLE EROSION.

d. THE DISTURBANCE OF LAND SHALL BE AS MINIMAL AS PRACTICABLE. RESTABILIZATION OF ALL AREAS SHALL OCCUR AS SOON AS POSSIBLE. IF DISTURBED AREAS ARE EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE TEMPORARILY SEEDED PER SECTION 5-3 OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED. IN THE EVENT THAT CONSTRUCTION OCCURS DURING TIMES WHEN SEEDING CAN NOT BE CARRIED OUT, ERODIBLE AREAS SHALL BE MULCHED WITH HAY OR HAVE NETTING INSTALLED AND MAINTAINED TO PREVENT EROSION.

e. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES AS SET FORTH IN THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," AS AMENDED.

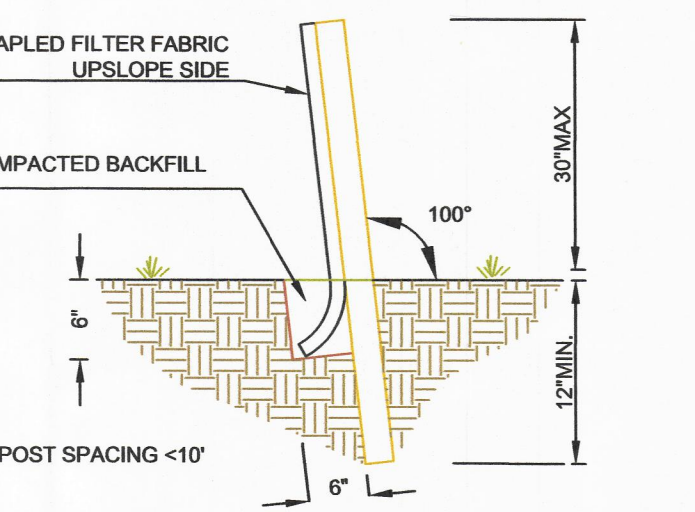
f. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. IF THE MEASURES ARE DAMAGED, THEY SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY.

g. IN ORDER TO PREVENT EROSION, EARTH SLOPES SHALL BE 2' (HORIZONTAL) TO 1' (VERTICAL) MAXIMUM. ALL 2'(H)1'(V) SLOPES SHALL BE STABILIZED WITH BIODEGRADABLE MATTING OR APPROVED EQUAL.

h. IN ORDER TO CONTROL SEDIMENT, TEMPORARY BARRIERS, UTILIZING STAKED HAY BALES OR SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. ANY TRAPPED SEDIMENT SHALL BE DISPOSED OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

i. ANY REQUIRED CULVERTS OR DRAINAGE FACILITIES SHALL BE OF PROPER CONSTRUCTION SO AS TO PREVENT EROSION DURING AND AFTER CONSTRUCTION.

j. ADDITIONAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AFTER THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR AND A REPRESENTATIVE FROM THE TOWN SHALL BE PRESENT.



PLACEMENT AND CONSTRUCTION OF A SILT FENCE BARRIER
N.T.S.

1.6.2 CONSTRUCTION NOTES AND SEQUENCE FOR RENOVATION & CONSTRUCTION ALONG THE LAKEFRONT

- OBTAIN ALL NECESSARY PERMITS.
- FLAG THE LIMITS OF CONSTRUCTION, AND TREE PROTECTION AREAS.
- HOLD PRECONSTRUCTION MEETING (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
- INSTALL EROSION AND SEDIMENTATION CONTROLS AS SHOWN ON THE PLAN PRIOR TO CONSTRUCTION ACTIVITY (1 WEEK). CONTACT TOWN OF WASHINGTON LAND USE DEPARTMENT FOR REVIEW OF EROSION CONTROLS, ALLOW 48 HOURS NOTICE FOR INSPECTION.
- ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED AFTER 1/2" RAIN EVENTS OR LARGER. REPAIR OR REPLACE EROSION CONTROLS AS NECESSARY (DURATION OF PROJECT). INSTALL BUFFER PLANTINGS ALONG LAKE EDGE.
- RAZE PORTIONS OF THE EXISTING STAIRS AND WALLS AS NECESSARY. DISPOSE OF ALL MATERIAL IN DUMPSTERS FOR DISPOSAL OFF SITE. MINIMIZE SITE DISTURBANCE AS PRACTICAL. REPAIR AND CONSTRUCT THE PROPOSED RETAINING WALLS AND STAIRS (1 MONTH).
- CUT AND STUMP TREES AS PROPOSED. AFTER ALL DEBRIS IS REMOVED OFFSITE THE RECONSTRUCTION OF THE WATERFRONT CAN BEGIN. (2 MONTHS).
- INSTALL STEPPING STONE STAIRS AND PATHS. CONSTRUCT PEA STONE LEVEL AREA AND GRAVEL PARKING.(2 WEEKS)
- CONSTRUCT THE WET POND AND STORM WATER OUTLET CONTROLS. STABILIZE DISTURBED AREAS AND INSTALL PLANTINGS. COMPLETE FIELD STONE VENEER OF HEAD WALL. (2 WEEKS)
- FINISH GRADING AND PLACE TOPSOIL WHERE REQUIRED. COMPLETE ANY PROPOSED PERIMETER LANDSCAPE PLANTINGS (1 WEEK).
- FINE GRADE, RAKE, SEED, AND MULCH AS NECESSARY (1 WEEK).
- UPON SUBSTANTIAL COMPLETION OF THE CONSTRUCTION, COMPLETE THE BALANCE OF SITE WORK AND APPLY STABILIZATION MEASURES (I.E. TOPSOIL, SEEDING, SOODING, MULCHING, ETC.) TO DISTURBED AREAS. FOLLOW SECTION 5-3 OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (1 WEEK).
- INSPECT AND CLEAN DRAINAGE AS NEEDED (1 DAY).
- CLEAN UP ANY TRAPPED SEDIMENT AND PLACE IN AN AREA THAT WILL ALLOW IT TO BLEND INTO THE LANDSCAPE. REMOVE SES CONTROLS AT PROPER TIMES. (ONLY AFTER ALL CONSTRUCTION AREAS ARE STABILIZED.) (1 DAY)
- AFTER DISTURBED AREAS ARE STABILIZED, REMOVE TEMPORARY PERIMETER EROSION CONTROLS (I.E. SILT FENCE, HAYBALES, ETC.) (3 DAYS).

LAKE FRONT PLANTING AREA:

PLANTING	QUANTITY	TYPE
CEPHALANTHUS OCCIDENTALIS (BUTTBUSH)	3	SHRUBS
SAMBUCUS CANADENSIS (COMMON ELDERBERRY)	5	SHRUBS
VIBURNUM LENTAGO (NANNYBERRY)	2	SHRUBS
ONOCLEA SENSIBILIS (SENSITIVE FERN)	8	IGAL/PERENNIAL
HELIOPSIS HELIANTHOIDES (SMOOTH OXEYE)	6	IGAL/PERENNIAL
GENTIANA CLAUSSA (BOTTLE GENTIAN)	10	IGAL/PERENNIAL

WET POND AREA:

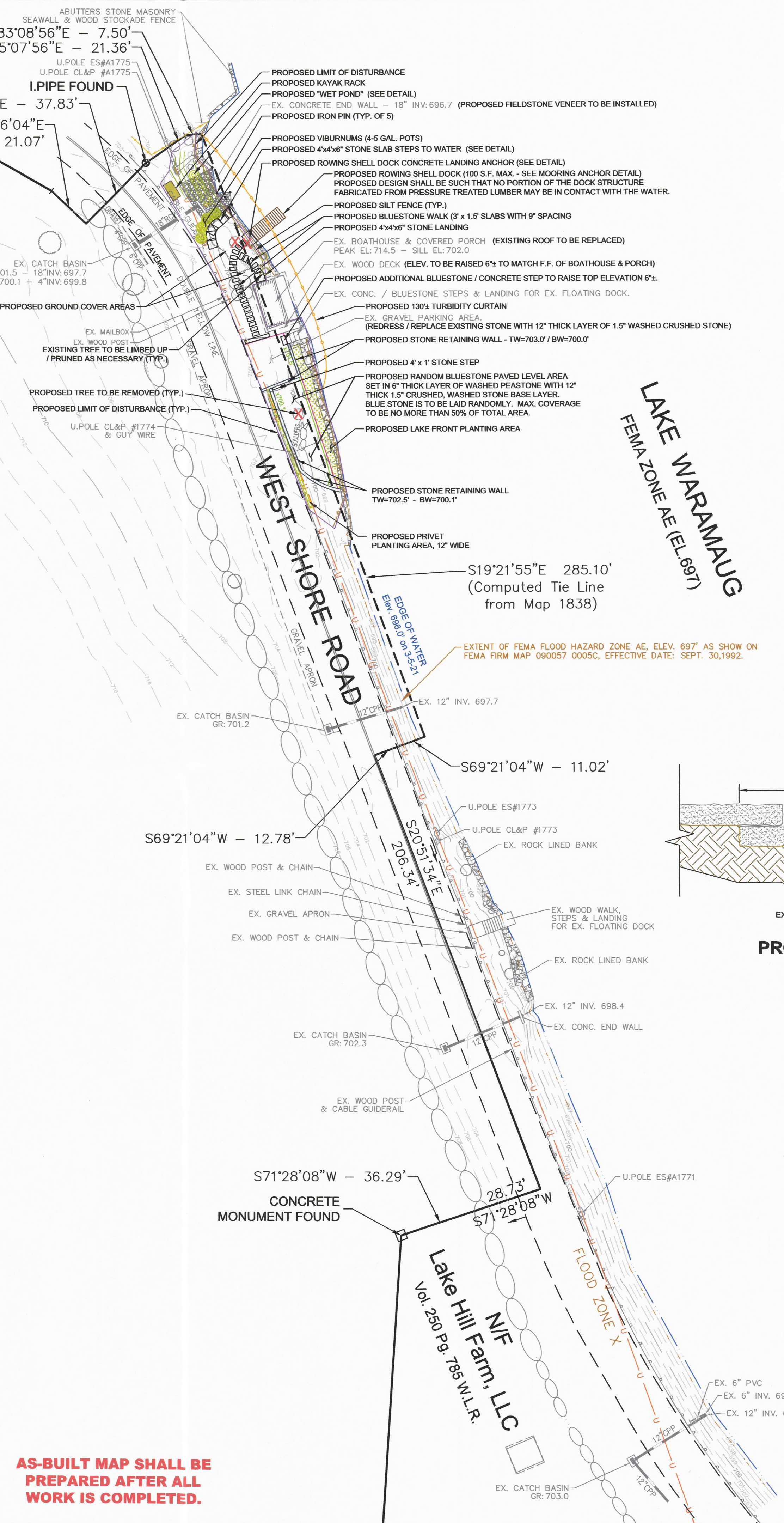
PLANTING	QUANTITY	TYPE
DIERVILLA LONICERA (NORTHERN BUSH HONEYSUCKLE)	8	SHRUBS
RHODODENDRON VISCOSUM (SWAMP AZALEA)	10	SHRUBS
SPIRAEA TOMENTOSA (STEEPLEBUSH)	6	SHRUBS
ECHINACEA PURPUREA (PURPLE CONEFLOWER)	20	IGAL/PERENNIAL
MONARDA FISTULOSA (WILD BERAMOT)	10	IGAL/PERENNIAL
PANICUM VIRGATUM (SWITCHGRASS)	10	IGAL/PERENNIAL

WET POND & DRAINAGE OUTLET INSPECTION & MAINTENANCE SCHEDULE:

INSPECTIONS:
FIRST YEAR- INSPECT WEEKLY AND AFTER EVERY STORM OF 0.5" OR GREATER FOR THE FIRST YEAR AFTER FINAL STABILIZATION.
SEMI-ANNUAL - INSPECT FOR INVASIVE VEGETATION AND REMOVE WHERE POSSIBLE.
ANNUAL - INSPECT FOR DAMAGE AND REPAIR AS REQUIRED. MONITOR FOR SEDIMENT ACCUMULATION. EXAMINE INFLOW SWALES ENSURE THAT THEY ARE FREE OF DEBRIS AND OPERATIONAL.

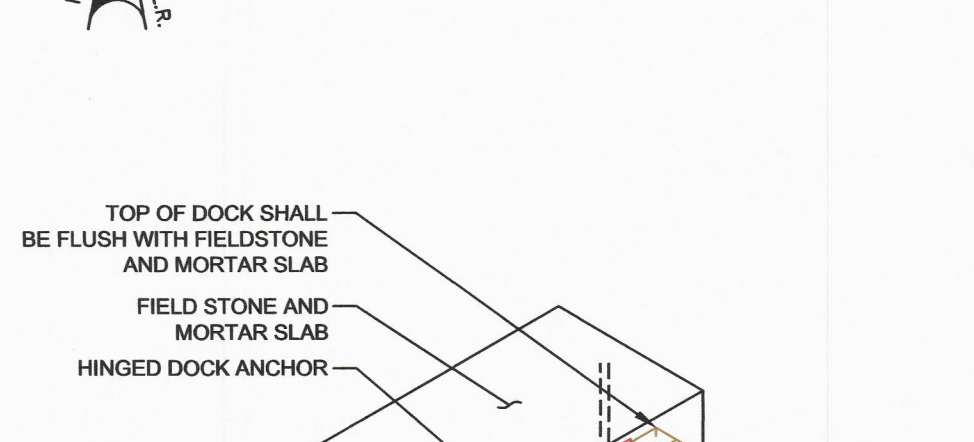
PERMANENT MAINTENANCE:
WET POND, RAIN GARDEN AND LAKE FRONT PLANTING AREA:
AS NEEDED- REPAIR UNDERCUT OR ERODED AREAS.
MONTHLY- CLEAN AND REMOVE DEBRIS. HIGH GRASS ALONG EDGE OF FEATURE WILL DISCOURAGE WATERFOWL FROM TAKING UP RESIDENCE AND SERVE TO FILTER POLLUTANTS.
EVERY 5 YEARS- REMOVE ACCUMULATED SEDIMENT AND DISPOSE OF IN AN ENVIRONMENTALLY ACCEPTABLE MANNER. IF IT IS DETERMINED THROUGH ANNUAL MONITORING THAT RAIN GARDEN IS REQUIRED TO BE MAINTAINED MORE OR LESS FREQUENTLY, PROVIDE MAINTENANCE AS NEEDED.

AS-BUILT MAP SHALL BE PREPARED AFTER ALL WORK IS COMPLETED.

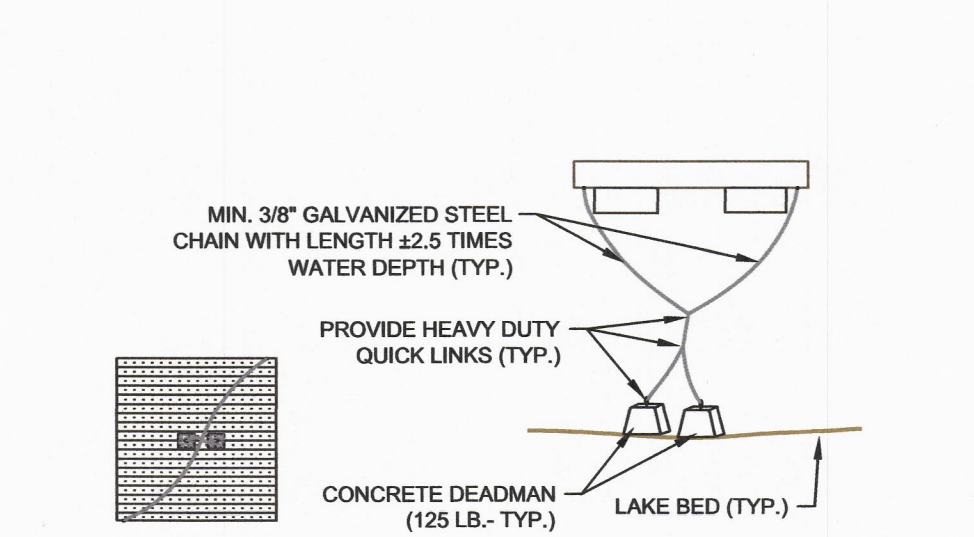


MAP REFERENCES:

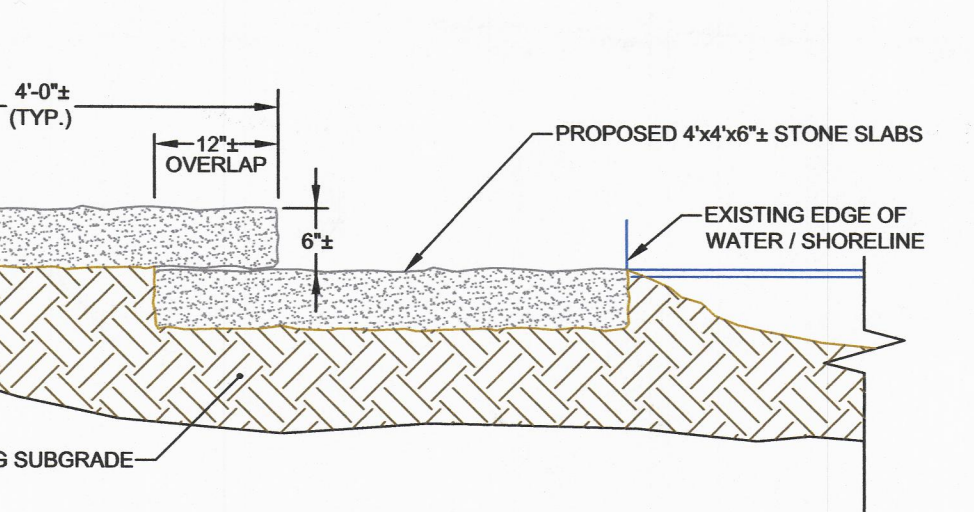
- "PROPERTY/BOUNDARY SURVEY MAP PREPARED FOR LEILA KLEIN, LINDA CANNIZZARO, WEST SHORE ROAD & TINKER HILL ROAD, WASHINGTON, CONNECTICUT. SCALE 1" = 150'. OCTOBER, 2009". PREPARED BY T. MICHAEL ALEX, L.L.S. ON FILE IN WASHINGTON LAND RECORDS AS MAP 1838.
- "1.4834 ACRES, MAP PREPARED FOR T. ROBERT FROST SR., WEST SHORE ROAD, WASHINGTON, CONNECTICUT. SCALE 1" = 80'. OCTOBER 1979". PREPARED BY BURHAM AND GEE. ON FILE IN WASHINGTON LAND RECORDS AS MAP 556.
- FEMA FLOOD INSURANCE RATE MAP, TOWN OF WASHINGTON, LITCHFIELD COUNTY, PANEL 5 OF 15, COMMUNITY-PANEL NO. 090057 0005 C, MAP REVISED: SEPT. 30, 1992.



DOCK LANDING ANCHOR DETAIL
N.T.S.



DOCK MOORING ANCHOR DETAILS
N.T.S.



PROPOSED STONE SLAB STEPS
N.T.S.

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING CONTOUR (5 FOOT)
- EXISTING CONTOUR (1 FOOT)
- EXISTING REGULATED AREA
- EXISTING STORM PIPE
- EXISTING EDGE OF PAVEMENT (ROAD)
- EXISTING EDGE OF PAVEMENT (PARKING)
- EXISTING BUILDING/HOUSE
- EXISTING WOOD FENCE
- EXISTING RETAINING WALL
- EXISTING STONE WALL
- EXISTING SPOT ELEVATION
- EXISTING RIM PIN
- EXISTING UTILITY POLE
- EXISTING STORM STRUCTURE
- EXISTING WELL
- EXISTING SEPTIC SYSTEM (PRIMARY)
- EXISTING WETLAND
- EXISTING LEDGE OUTCROP
- EXISTING LANDSCAPING OR TREELINE
- PROPOSED CONTOUR (10 FOOT)
- PROPOSED WATER UTILITY
- PROPOSED STORM PIPE
- PROPOSED EDGE OF PAVEMENT (DRIVEWAY)
- PROPOSED BUILDING/HOUSE
- PROPOSED PORCH/LOADING DOCK
- PROPOSED RETAINING WALL
- PROPOSED STONE WALL
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SPOT ELEVATION
- PROPOSED STORM STRUCTURE
- PROPOSED RR/PAP

Underground utility, structure and facility locations have been determined from record maps provided by utility companies, governmental agencies, testimony, field locations, and other sources. Other utilities may exist on site or in the area shown. The size, location, and existence of all underground features must be field verified by the appropriate providers prior to construction Call Before You Dig, 1-800-922-4455.

1) COPIES NOT BEARING THE EMBOSSED SEAL OF THE SURVEYOR OR ENGINEER SHALL BE RENDERED NULL AND VOID.

2) REVISIONS TO THESE PLANS BY ANYONE OTHER THAN ARTHUR H. HOWLAND & ASSOC., PC SHALL MAKE THESE PLANS NULL AND VOID. ARTHUR H. HOWLAND & ASSOC., PC SHALL TAKE NO RESPONSIBILITY FOR SAID REVISIONS.

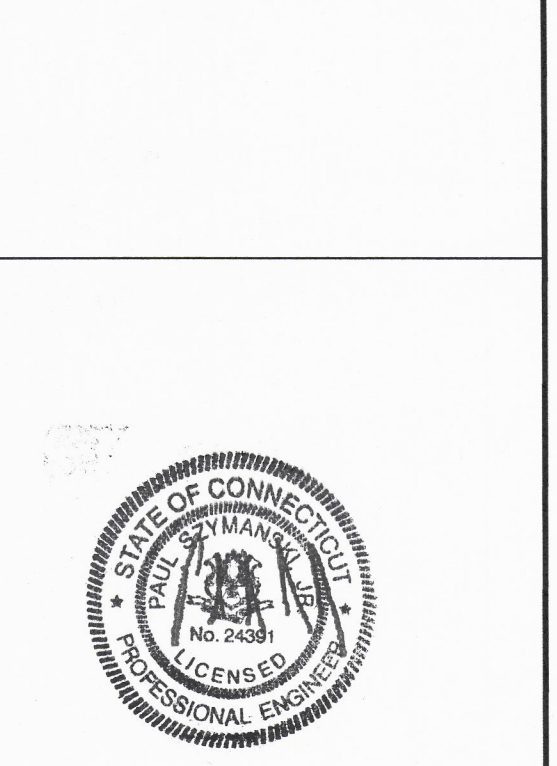
REVISIONS:

-	06/19/2020	- Additional construction detail added to plan
-		
-		
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DEED REFERENCES:
VOL. 211 PG. 114 WASHINGTON LAND RECORDS.

PROPERTY IS LOCATED WITHIN THE "R-3, LAKE WARAMAUG RESIDENTIAL" ZONE DISTRICT.

CONTOURS AND ELEVATIONS ARE BASED ON AN NGVD29 DATUM.



ARTHUR H. HOWLAND & ASSOCIATES, P.C.
CIVIL ENGINEERS • LAND SURVEYORS
SOIL SCIENTISTS • LAND PLANNERS
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PHONE: 203-785-4455
FAX: 203-785-4415
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Proposed Lakefront Site Development Map

prepared for
West Shore Farm, LLC
Tax Map 7- 6 Lot 24
Area = 944,279± S.F. / 21.68± Ac.
285 West Shore Road
Town of Washington
County of Litchfield
State of Connecticut

DATE: **May 20, 2021**
SCALE: **1" = 30'**
SHEET: **SD.1**