

- SITE GENERAL NOTES:**
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
  - WATER SERVICE PROVIDED BY PRIVATE WELL.
  - SANITARY SEWER SERVICE SEPTIC SYSTEM.
  - THE OWNER/CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING IMPROVEMENTS, AND PROPOSED CONSTRUCTION WITH REFERENCE TO THE PROPERTY LINE AND SETBACK REQUIREMENTS.
  - NO EXISTING WELLS ARE LOCATED WITHIN 75' OF THE PROPOSED LEACHING SYSTEM.
  - ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
  - CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL MAINTENANCE DURING DURATION OF THE PROJECT.

- SITE GRADING NOTES:**
- THE EXCESS DIRT SHALL BE TEMPORARILY STOCKPILED WITHIN THE LOCATION SHOWN ON THE PLAN, AND IT SHALL BE PROTECTED BY THE PROPOSED E&S MEASURES.
  - ALL EXCESS DIRT FROM GRADING / EXCAVATING SHALL BE SPREAD UNIFORMLY IN THE REAR OF THE LOT MAINTAINING A MINIMUM OF 5% GRADE AWAY FROM THE STRUCTURE AND A MAXIMUM 3H:1V SLOPE.

- EXISTING UTILITY NOTE:**
- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AND ALLOW ADEQUATE TIME FOR MARKING.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY "CALL BEFORE YOU DIG" AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
  - THE SITE CONTRACTORS/DEVELOPERS MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS AND REMEDIAL MEASURES.

- CONSTRUCTION ENTRANCE NOTE:**
- DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS, IN THE FIELD THE SITE INSPECTOR MAY ALLOW AN EXISTING DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE, OR THE LENGTH OF THE STANDARD CONSTRUCTION TO BE MODIFIED.

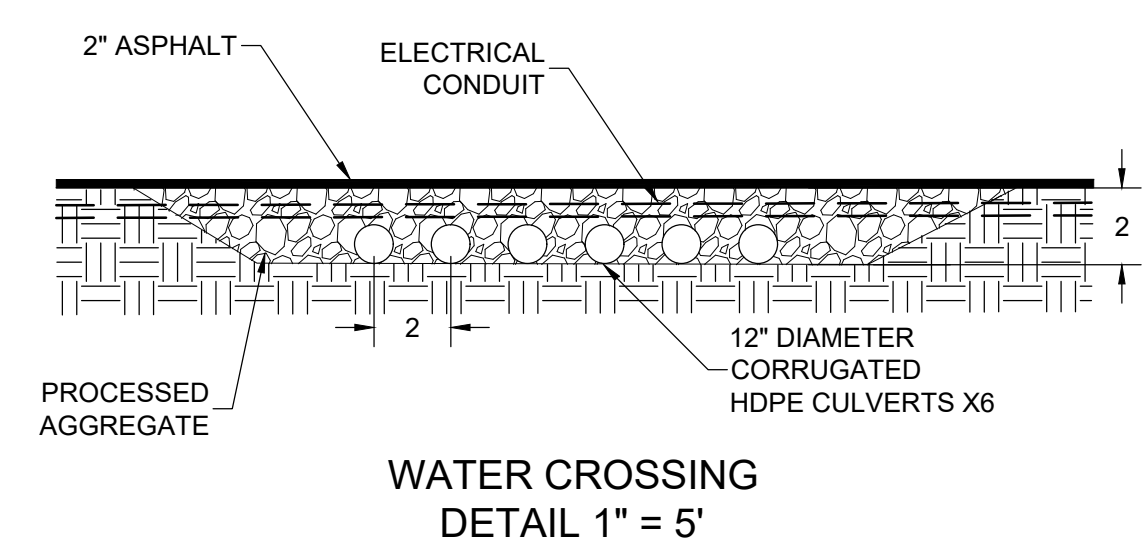
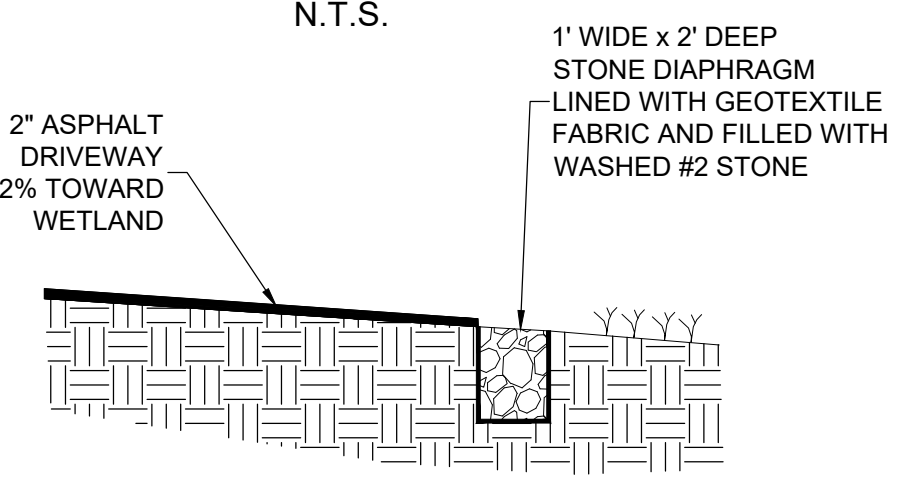
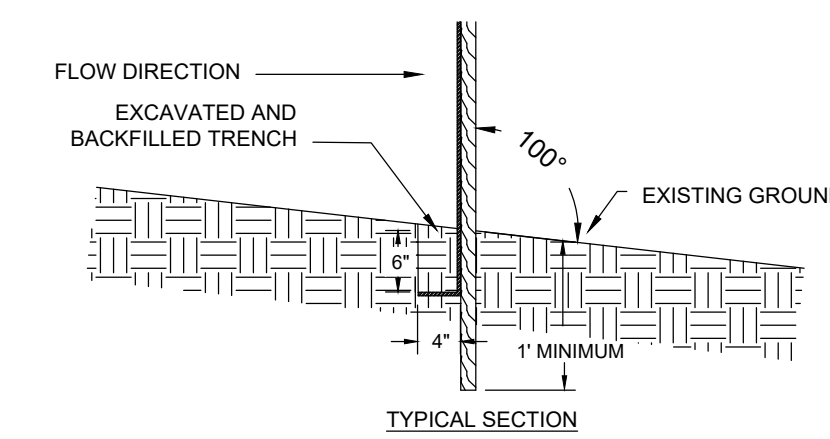
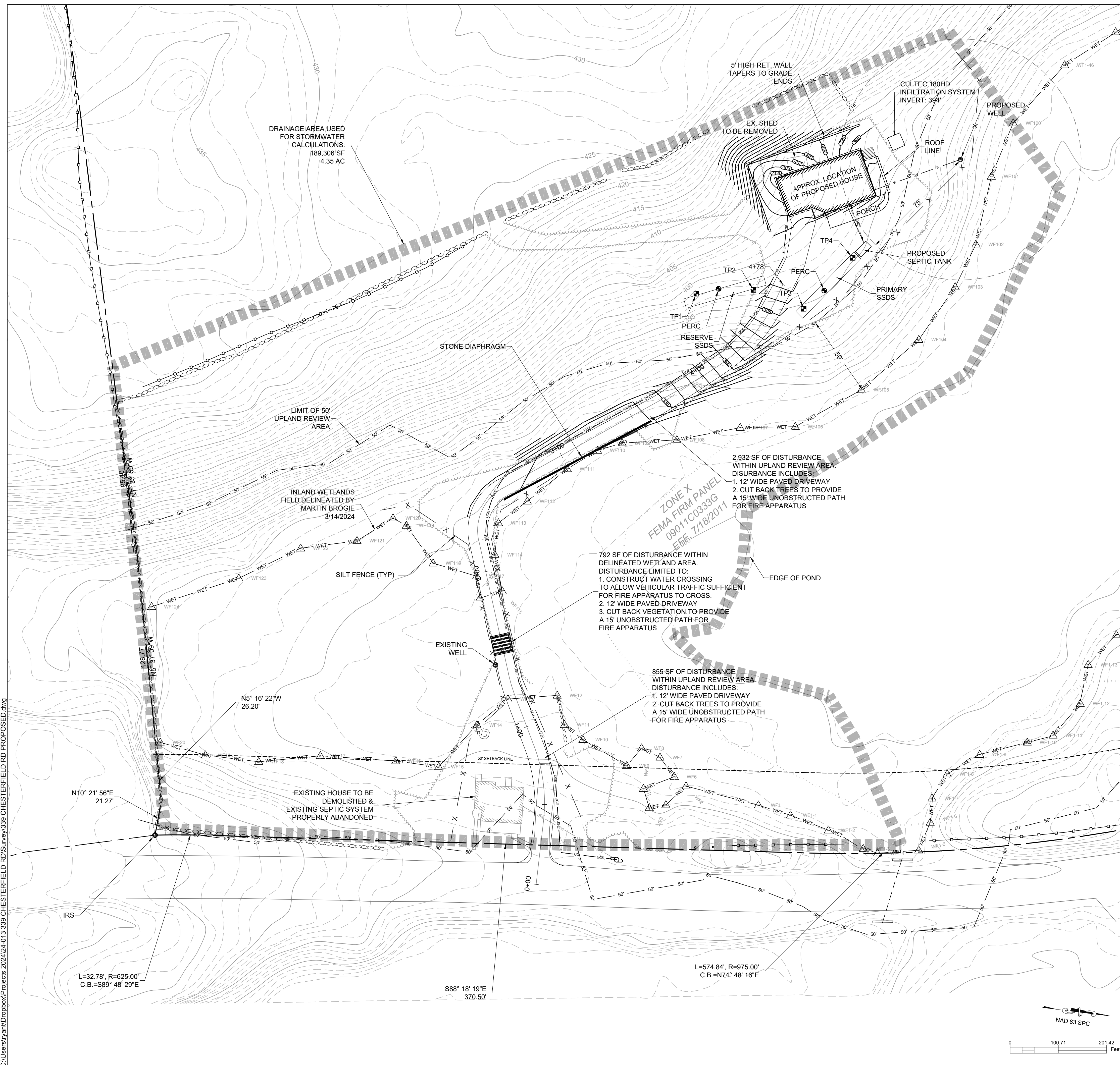
- STOCKPILE NARRATIVE:**
- THE SOIL FROM EXCAVATING FOUNDATION WILL BE STOCKPILED IN THE AREA AS SHOWN ON THIS SITE PLAN. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
  - THE HEIGHT OF THE STOCKPILES MATERIAL SHALL NOT EXCEED FOUR (4) FT. THE MAXIMUM SLOPE OF THE STOCKPILE SHALL NOT BE GREATER THAN 3: 1.
  - THE STOCKPILE MATERIALS SHALL BE PROTECTED FROM DRAINING INTO ADJOINING NON DISTURBED AREA BY SILT FENCE OR ANY OTHER SEDIMENT CONTROL DEVICES.
  - EXCESS OR UNUSED STOCKPILE MATERIALS (IF ANY) SHALL BE GRADED INTO THE REAR YARD.

- SITE PREPARATION:**
- CALL "CALL BEFORE YOU DIG" FOR MARK OUT OF ALL UTILITIES.
  - INSTALL SILT FENCE.
  - CLEAR AND GRUB DISTURBED AREAS AND STOCKPILE TOPSOIL & INSTALL EROSION CONTROL MEASURES.
  - INITIATE SITE-WORK TO INSTALL SEPTIC SYSTEM, FOUNDATION WORK, AND DRIVEWAY. DO NOT COMPACT SOIL IN VICINITY OF SEPTIC SYSTEM.
  - PERMANENTLY STABILIZE DISTURBED AREAS.
  - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED WITH VEGETATION.
  - SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 1/2 OR GREATER RAINFALL EVENT

**ZONING DATA**  
 ZONE: R-80  
 WATER: PRIVATE WELL  
 WASTE WATER: PRIVATE SEPTIC

	REQUIRED	EXISTING 339	EXISTING 311	PROPOSED MERGED
MIN. LOT AREA (SQ. FT.)	80,000	1,131,539	1,264,670	2,396,209
MIN. FRONTAGE (FT)	180	400	607	1,007
FRONT SETBACK (FT)	50	12.90	N/A	389.8
REAR SETBACK (FT)	50	2,515.3	N/A	2130.2
SIDE LINE SETBACK (FT)	20	195.0 W, 260.8 E	N/A	425.1 W, 543.9 E
MAX BUILDING HEIGHT (FT)	35	20	N/A	20

- LEGEND:**
- CHD - CONC. HIGHWAY MON.
  - MS - MERESTONE
  - CMF - CONC. MON. FOUND
  - CMS - CONC. MON. SET
  - SMF - STONE MON. FOUND
  - IRF - IRON REBAR FOUND
  - IRS - IRON REBAR SET
  - IRP - IRON PIPE FOUND
  - PKS - PK NAIL SET
  - PKF - PK NAIL FOUND
  - DHS - DRILL HOLE SET
  - DHF - DRILL HOLE FOUND
  - WCAP - WITH CAP
- N 90° 00' 00" E PROPERTY LINE  
 20' SETBACK LINE BRL (SETBACK)  
 EASEMENT  
 FENCE  
 OVERHEAD ELECTRICAL LINE  
 UNDERGROUND ELECTRICAL LINE  
 WATER PIPE  
 STORM PIPE  
 MAJOR CONTOUR  
 MINOR CONTOUR  
 STONE WALL  
 POWER POLE  
 WATER METER  
 CATCH BASIN



**FILE: SITE DEVELOPMENT PLAN**  
 339 CHESTERFIELD RD  
 OAKDALE, CT

DATE: June 20, 2024  
 DRAWING SCALE: 1"=80.71'

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