

GENERAL NOTES

1. BOUNDARY INFORMATION HAS BEEN TAKEN FROM SURVEY ENTITLED "PROPERTY SURVEY", PREPARED BY SLR CONSULTING, DATED JULY 16, 2025, SCALED 1"=100'.
2. TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM SURVEY ENTITLED "PROPERTY SURVEY", PREPARED BY MILONE & MACBROOM, DATED APRIL 25, 2008, SCALED 1"=100'.
3. NORTH ARROW AND BEARINGS ARE BASED UPON THE CONNECTICUT COORDINATE SYSTEM (NAD 1983).
4. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "CALL BEFORE YOU DIG", 1-800-922-4455. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
5. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
6. INLAND WETLANDS AND WATERCOURSES ON SITE WERE DELINEATED IN THE FIELD BY: SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC. IN MAY 2008.
7. A CTDEP STORMWATER GENERAL PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION.
8. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES.
9. ALL STORM PIPING SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) UNLESS OTHERWISE NOTED.
10. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
11. ALL FUEL, OIL, PAINT, OR OTHER HAZARDOUS MATERIALS USED ON SITE SHOULD BE STORED IN A SECONDARY CONTAINER AND REMOVED TO A LOCKED INDOOR AREA DURING NON-WORK HOURS.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ANY UTILITIES INCLUDING IRRIGATION PIPES PRIOR TO THE START OF CONSTRUCTION.
13. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
14. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL - 2024", AS AMENDED, AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
15. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 6" TOPSOIL AND BE SEDED WITH SPECIFIED SEED MIX, AS SHOWN ON THE PLANS.
16. IN ALL CASES, TOPSOIL AND OTHER CONSTRUCTION MATERIALS SHALL BE DRAWN FROM THE ON-SITE STOCKPILES OF EXISTING MATERIAL. ONLY WHEN ON-SITE STOCKPILES HAVE BEEN USED SHALL MATERIAL BE IMPORTED TO THE SITE.
17. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE TOWN OF EASTON REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES, FACILITIES AND INCIDENTAL CONSTRUCTION, FORM B19 AND ADDENDUMS.
18. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
19. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND PERMITTEE.
20. THESE PLANS HAVE BEEN PREPARED FOR REGULATORY APPROVAL ONLY. THEY ARE NOT INTENDED FOR USE DURING CONSTRUCTION.
21. THE PROPERTY OWNER MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE EROSION CONTROLS UNTIL ALL DEVELOPMENT ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
22. THE PROPOSED LOTS ARE TO BE SERVED BY INDIVIDUAL WATER SUPPLY WELLS AND SUBSURFACE SEWAGE DISPOSAL SYSTEMS THAT REQUIRE APPROVAL FROM ASPETUCK HEALTH DISTRICT.
23. THE PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED.
24. THERE ARE 100-YEAR FLOODPLAIN AREAS LOCATED ON THE PROPERTY. THE SITE IS LOCATED IN FEMA FLOOD ZONE X PER "FIRM, FLOOD INSURANCE RATE MAP, FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS)", PANEL 270 OF 626, MAP NUMBER 09001C0270F, EFFECTIVE DATE: JUNE 18, 2010.
25. ALL FOOTING DRAINS CONNECTION TO THE STORMWATER DRAINAGE SYSTEM SHALL HAVE BACKFLOW PREVENTION DEVICES.

CONSTRUCTION SEQUENCE:

- THE FOLLOWING IS INTENDED TO OUTLINE A REASONABLE CONSTRUCTION SEQUENCE OF MAJOR TASKS THAT MINIMIZE THE AMOUNT OF EXPOSED SOIL AREA AT ANY ONE TIME. ANY CHANGES TO THE SEQUENCE OF CONSTRUCTION MUST BE COORDINATED WITH THE TOWN ENGINEER AND/OR A DESIGNATED TOWN REPRESENTATIVE.
1. PRIOR TO COMMENCEMENT OF WORK A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH TOWN STAFF AND REPRESENTATIVES OF THE CONTRACTOR AND OWNER. AT THIS MEETING, ONE PERSON WILL BE PLACED IN CHARGE OF SEDIMENT AND EROSION CONTROL FOR THE ENTIRE SITE.
 2. CONTRACTOR TO STAKE OUT LIMIT OF DISTURBANCE AND VEGETATION TO BE RETAINED.
 3. CONTRACTOR TO INSTALL SEDIMENT AND EROSION CONTROLS ALONG THE PERIMETER, AND INSTALL STABILIZED CONSTRUCTION ENTRANCES, AS SHOWN ON THE PLANS.
 4. CONTRACTOR TO INSTALL DIVERSION BERMS, AND TEMPORARY SEDIMENT BASINS PER THE SEDIMENT AND EROSION CONTROL PLAN PRIOR TO EACH PHASE OF GRADING AND MODIFIED AS NECESSARY TO FUNCTION.
 5. CONTRACTOR TO STAKE OUT ROADWAY AND STORMWATER DRAINAGE INFRASTRUCTURE.
 6. BEGIN STAKING TOPSOIL AND CLEARING FOR ROADWAY CONSTRUCTION. TOPSOIL SHALL BE STOCKPILED IN AREAS DESIGNATED ON THE DESIGN PLANS AND BE ENCIRCLED WITH SEDIMENT FILTER FENCES. DO NOT STOCKPILE OVER PRIMARY AND RESERVE SEPTIC SYSTEM AREAS. TOPSOIL STOCKPILES THAT ARE TO SIT UNDISTURBED FOR GREATER THAN 30 DAYS ARE TO BE STABILIZED WITH TEMPORARY SEEDING.
 7. INITIATE MASS EARTHWORK OPERATIONS AFTER ALL BASINS, BERMS, SILT FENCE & HAY BALES ARE INSTALLED.
 8. SLOPES ARE TO BE ESTABLISHED AS SOON AS PRACTICAL BEFORE UTILITY INSTALLATION. ALL DISTURBED AREAS THAT WILL NOT BE ACTIVE FOR 1-12 MONTHS SHALL BE STABILIZED WITH A TEMPORARY VEGETATIVE SOIL COVER. IF APPLIED DURING THE GROWING SEASON, OUTSIDE OF GROWING SEASON EITHER WOODCHIPS OR OTHER NON-LIVING SOIL PROTECTION SHALL BE PROVIDED.
 9. BEGIN ROADWAY AND UTILITY CONSTRUCTION, MODIFY EROSION CONTROL PLAN ACCORDINGLY TO ACCOMMODATE CHANGES IN DRAINAGE PATTERNS CREATED BY ROADWAY CONSTRUCTION. Dewatering wastewaters shall be pumped into a filtering device.
 10. CREATE WATERBARS EVERY 300' ALONG THE ROAD TO PREVENT STORMWATER RUNNING DOWN THE BOXED-OUT ROAD. SURFACE RUNOFF FROM ROADWAY CONSTRUCTION IS TO BE DIRECTED TO TEMPORARY SEDIMENT TRAPS UNTIL SUCH TIME THAT THE ROAD BASE IS DOWN AND THE PERMANENT STORM DRAINAGE SYSTEM CAN BE UTILIZED. ADJUSTMENT TO SPACING OF WATER BAR WILL BE MADE BASED UPON FIELD CONDITIONS AND DEMONSTRATED EFFECTIVENESS. ADD STAKED HAYBALES AND/OR CRUSHED STONE CHECKDAMS IN THE GUTTER IN-BETWEEN THE WATERBARS. CREATE A STOCKPILE OF FIFTEEN HAYBALES TO BE KEPT ON-SITE UNDER COVER FOR EMERGENCY USE.
 11. NO LATER THAN 60 DAYS AFTER THE START OF CONSTRUCTION, INSTALL PERIMETER EROSION CONTROLS AROUND THE DETENTION BASIN AND BEGIN CONSTRUCTION OF DETENTION BASIN INCLUDING FILTER BERM, AND OUTLET PROTECTION. EXCAVATE BASIN AND FORM EMBANKMENT PER SPECIFICATIONS ON PLANS. INSTALL OUTLET CONTROL STRUCTURE, CONNECTION TO TOWN DRAINAGE SYSTEM, AND STABILIZE ALL SLOPES. TST# 1 SHOULD REMAIN UNTIL THERE IS NO CONTRIBUTING DISTURBED AREA GREATER THAN 1 ACRES.
 12. BEGIN MASS EARTHWORK FOR REMAINDER OF ROADWAY CONSTRUCTION.
 13. ONCE UTILITY CONSTRUCTION IS COMPLETE WITHIN THE ROADWAY, THE PROCESSED AGGREGATE ROAD BASE SHALL BE PLACED, FINE GRADED, AND COMPACTED. AT THIS TIME, INLET PROTECTION FOR THE PROPOSED CATCH BASINS SHALL BE INSTALLED. PROVIDE STONE BERM TO DIRECT RUNOFF INTO THE DRAINAGE SYSTEM.
 14. ROADWAY SHOULDER AND SLOPE AREAS SHALL BE FINE GRADED, TOPSOIL PLACED, AND PERMANENT VEGETATIVE COVER ESTABLISHED.
 15. PLACE BINDER COURSE OF BITUMINOUS CONCRETE ON THE PROPOSED ROADWAY.
 16. AFTER BINDER COURSE IS PLACED ON THE ROAD AND THE WATERSHED TO THE WATER QUALITY/DETENTION BASIN IS SUBSTANTIALLY STABILIZED, ANY PROPOSED PLANTINGS FOR THE BASIN MAY BE PLACED. THE PLANTINGS SHALL BE PLACED IN LATE FALL OR EARLY SPRING WHICHEVER IS MOST APPROPRIATE ACCORDING TO CONSTRUCTION SCHEDULE.
 17. INSTALL CURBING ON ROAD.
 18. INSPECT AND CLEAN STORM DRAINAGE SYSTEM AS NEEDED.
 19. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR FINAL COURSE OF PAVEMENT. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
 20. INDIVIDUAL LOT DEVELOPMENT WILL OCCUR AS LOTS ARE SOLD. THE PROPOSED HOUSE AND DRIVEWAY LOCATIONS HAVE BEEN SHOWN ON THESE PLANS TO INDICATE HOW THE LOT COULD POSSIBLY BE DEVELOPED, BUT NOT NECESSARILY HOW THE LOT WILL BE DEVELOPED. THE FINAL SIZE, SHAPE AND LOCATION OF THE HOUSE AND DRIVEWAY MAY VARY AS LONG AS ALL REQUIRED SEPARATING CODES AND DISTANCES ARE MAINTAINED. PLOT PLANS PREPARED FOR INDIVIDUAL LOT DEVELOPMENT SHALL INCORPORATE SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, CONNECTICUT - 2024".

SADDLE RIDGE CLUSTER SUBDIVISION

SPORT HILL ROAD & CEDAR HILL ROAD EASTON, CONNECTICUT

17307.00017
OCTOBER 9, 2025
REV. OCTOBER 15, 2025



PROJECT SITE VICINITY MAP:

0' 150' 300'
0 1/2' 1'



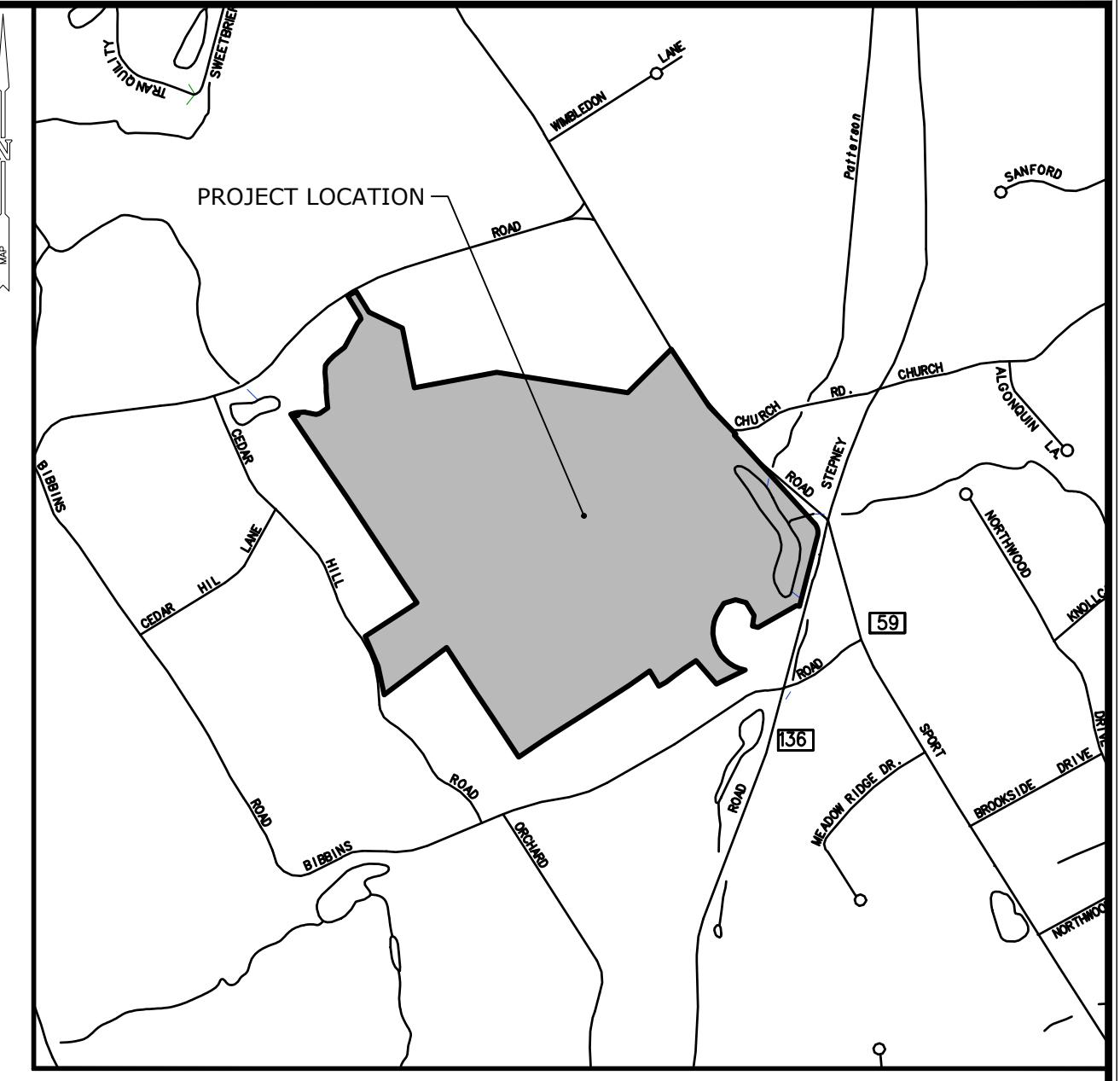
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LOCATION MAP:

LEGEND

EXISTING	PROPOSED
STREET LINE	70
PROPERTY LINE	68
EASEMENT	70.5
SETBACK LINE	70.5
NDDB	70.5
NDDB BOUNDARY	70.5
MAJOR CONTOUR	70.5
MINOR CONTOUR	70.5
SPOT GRADE	70.5
WETLANDS	70.5
75' WETLANDS SETBACK	70.5
AQUIFER PROTECTION AREA BOUNDARY	70.5
TREE LINE	70.5
TREE/SHRUB	70.5
STONEWALL	70.5
SITE LIGHT	70.5
HYDRANT	70.5
WATER METER	70.5
WATER VALVE	70.5
GAS VALVE	70.5
CATCH BASIN	70.5
MANHOLE/YARD DRAIN	70.5
SANITARY SEWER SERVICE/MAIN	70.5
STORM DRAIN W/CATCH BASIN	70.5
WATER MAIN	70.5
ELECTRICAL CONDUIT	70.5
OVERHEAD WIRE	70.5
UTILITY POLE	70.5
TRAFFIC SIGN	70.5
MONUMENT	70.5
EDGE OF PAVEMENT W/CURB	70.5

ZONING DATA TABLE - CLUSTER SUBDIVISION

EXISTING ZONE: RESIDENTIAL B (RB) DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF.	40,000 SF.
MINIMUM LOT FRONTAGE	100'	100'
MINIMUM FRONT YARD	50'	50'
MINIMUM SIDE YARD	20'	20'
MINIMUM REAR YARD	40'	40'
MINIMUM SQUARE	80'	80'
MAXIMUM BUILDING HEIGHT	2.5 STORIES, 35' ABOVE HIGHEST ELEV.	2.5 STORIES
MINIMUM OVERALL PROPERTY TO OPEN SPACE	15%	17.1%
MAXIMUM WETLANDS TO OPEN SPACE RATIO*	24.81%	16.8%

*PER SECTION 3.05 OF EASTON SUBDIVISION REGULATIONS, THE RATIO OF PROPOSED OPEN SPACE CLASSIFIED AS INLAND WETLANDS TO THE TOTAL AREA OF OPEN SPACE SHALL BE EQUAL TO OR SMALLER THAN THE RATIO OF THE AREA OF ALL INLAND WETLANDS IN THE SUBDIVISION TO THE TOTAL AREA OF THE SUBDIVISION

LIST OF DRAWINGS

NO.	NAME	TITLE
1	--	TITLE SHEET
2 - 3	EX-1 - EX-2	EXISTING CONDITIONS
4	IN	INDEX PLAN
5 - 6	SM-1 - SM-2	RESUBDIVISION MAP
7	TR	TRAIL ROUTING PLAN
8 - 11	SP-1 - SP-4	SITE DEVELOPMENT PLAN
12	WM	WETLAND MITIGATION PLAN
13 - 16	SE-1 - SE-4	SOIL EROSION & SEDIMENT CONTROL PLAN
17 - 19	ST-1 - ST-3	SOIL TESTING DATA
20	SP	SEPTIC SYSTEM DESIGN
21 - 22	PR-1 - PR-2	ROADWAY PLAN AND PROFILE
23	CS	CULVERT SECTION
24 - 28	SD-1 - SD-5	SITE DETAILS