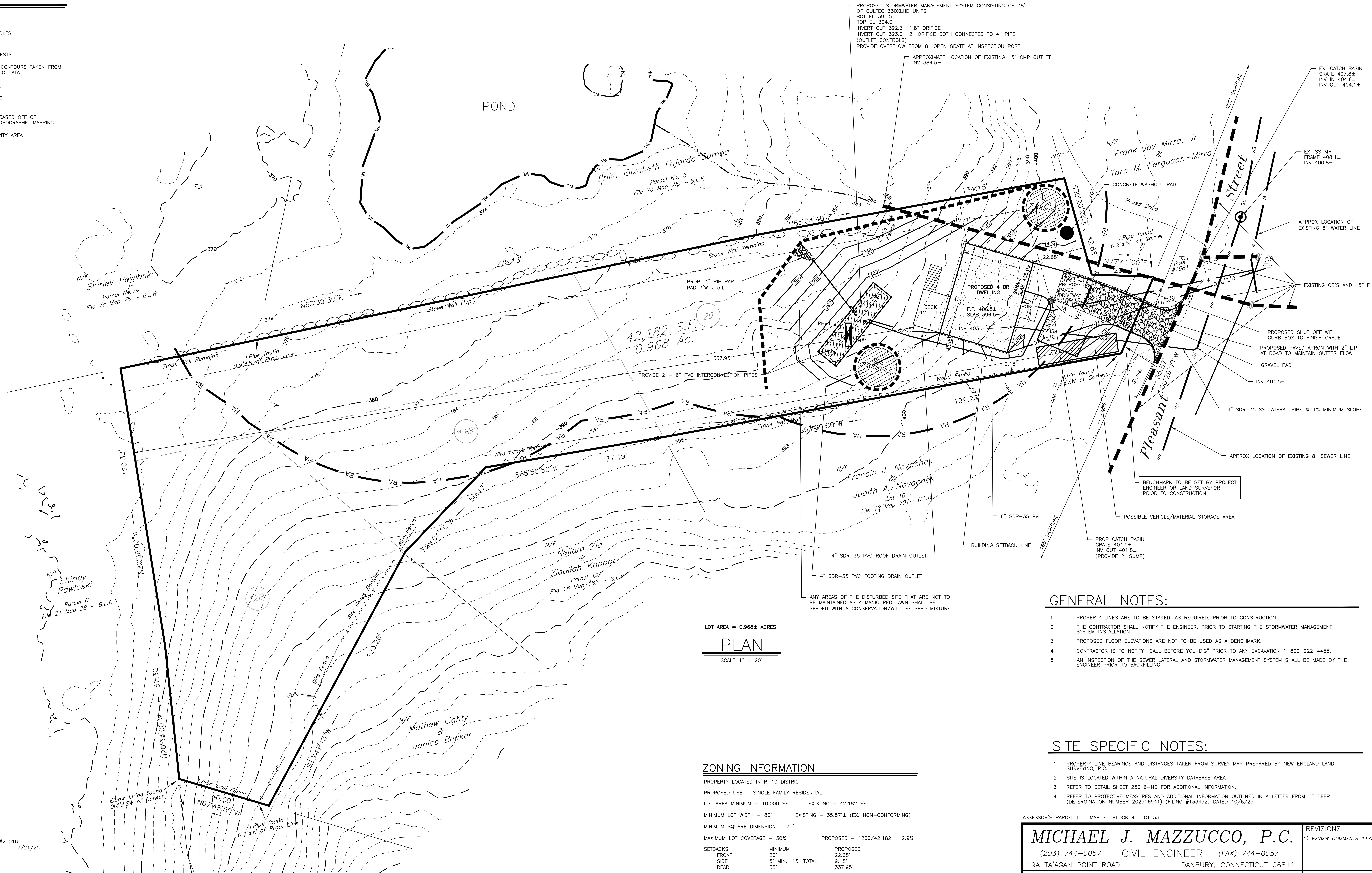
LEGEND

DH#1	APPROX. LOC. OF TEST HOLES
PH#1	APPROX. LOC. OF PERC TESTS
	APPROX. EXISTING GRADE CONTOURS TAKEN FROM CT ECO LIDAR TOPOGRAPHIC DATA
100	PROPOSED FINISH GRADING
	HAY BALES OR SILT FENCE
WL	APPROX. WETLANDS LINE BASED OFF OF SATELLITE IMAGERY AND TOPOGRAPHIC MAPPING
RA	LIMIT OF REGULATED ACTIVITY AREA
	EXIST. STONEWALL



LOT AREA = 0.968± ACRES

PLAN

SCALE 1" = 20'

ZONING INFORMATION

PROPERTY LOCATED IN R-10 DISTRICT

PROPOSED USE – SINGLE FAMILY RESIDENTIAL

LOT AREA MINIMUM – 10,000 SF   EXISTING – 42,182 SF

MINIMUM LOT WIDTH – 80'   EXISTING – 35.57'± (EX. NON-CONFORMING)

MINIMUM SQUARE DIMENSION – 70'

MAXIMUM LOT COVERAGE – 30%   PROPOSED – 1200/42,182 = 2.9%

SETBACKS	MINIMUM	PROPOSED
FRONT	20'	22.68'
SIDE	5' MIN., 15' TOTAL	9.18'
REAR	35'	337.95'

MAXIMUM BUILDING HEIGHT – LESSER OF 2 1/2 STORIES OR 35'

PROPOSED BUILDING HEIGHT – 2 STORIES/28'±

GENERAL NOTES:

1 PROPERTY LINES ARE TO BE STAKED, AS REQUIRED, PRIOR TO CONSTRUCTION.

2 THE CONTRACTOR SHALL NOTIFY THE ENGINEER, PRIOR TO STARTING THE STORMWATER MANAGEMENT SYSTEM INSTALLATION.

3 PROPOSED FLOOR ELEVATIONS ARE NOT TO BE USED AS A BENCHMARK.

4 CONTRACTOR IS TO NOTIFY "CALL BEFORE YOU DIG" PRIOR TO ANY EXCAVATION 1-800-922-4455.

5 AN INSPECTION OF THE SEWER LATERAL AND STORMWATER MANAGEMENT SYSTEM SHALL BE MADE BY THE ENGINEER PRIOR TO BACKFILLING.

SITE SPECIFIC NOTES:

1 PROPERTY LINE BEARINGS AND DISTANCES TAKEN FROM SURVEY MAP PREPARED BY NEW ENGLAND LAND SURVEYING, P.C.

2 SITE IS LOCATED WITHIN A NATURAL DIVERSITY DATABASE AREA

3 REFER TO DETAIL SHEET 25016-ND FOR ADDITIONAL INFORMATION.

4 REFER TO PROTECTIVE MEASURES AND ADDITIONAL INFORMATION OUTLINED IN A LETTER FROM CT DEEP (DETERMINATION NUMBER 202506941) (FILING #133452) DATED 10/6/25.

TEST DATA:

13 Pleasant Street, Bethel   #25016
7/21/25

DH# 0-8" Topsoil
1 -30" Orange brown sandy loam
-36" Tan-gray fine silty sand

No water   No ledge   No mottling   Rest. @36"

Perc	Time	Reading	Drop	Perc Rate
1	0	6		
20"	10	9	3.00	3.33
	20	10.5	1.50	6.67
	30	12	1.50	6.67
	40	13	1.0	10.0
	50	13.75	0.75	13.33
	60	14.5	0.75	13.33

ASSESSOR'S PARCEL ID: MAP 7 BLOCK 4 LOT 53

MICHAEL J. MAZZUCCO, P.C.
(203) 744-0057 CIVIL ENGINEER (FAX) 744-0057
19A TA'AGAN POINT ROAD DANBURY, CONNECTICUT 06811

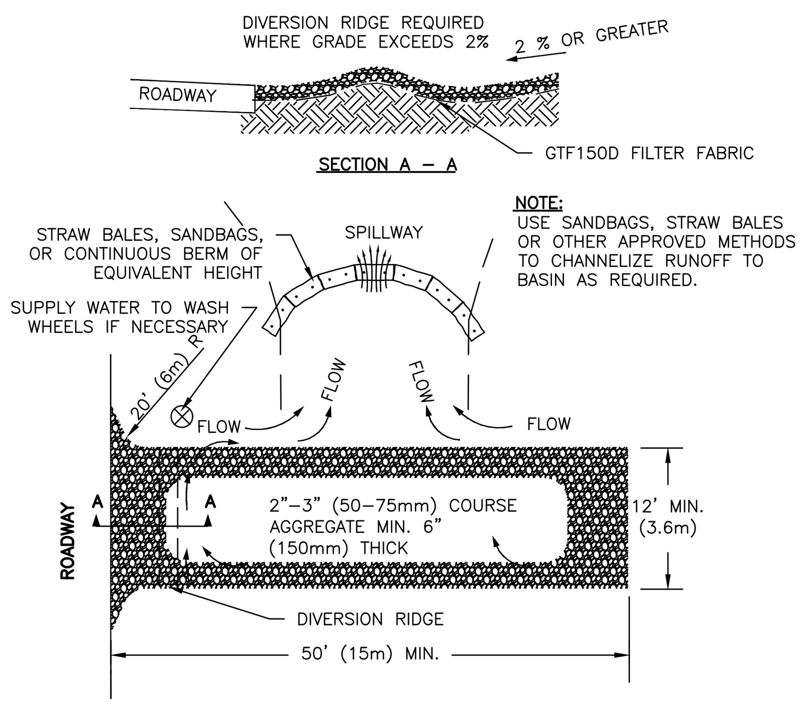
REVISIONS
1) REVIEW COMMENTS 11/8/25

PROJECT 13 PLEASANT STREET BETHEL, CT

TITLE SITE PLAN (BRUNO)

SCALE	DATE	DRAWING NO.
AS NOTED	8/25/25	25016
DRAWN BY ACAD	APPROVED BY M.M.	

STATE OF CONNECTICUT MICHAEL J. MAZZUCCO No. 13169 LICENSED PROFESSIONAL ENGINEER



NOTES:

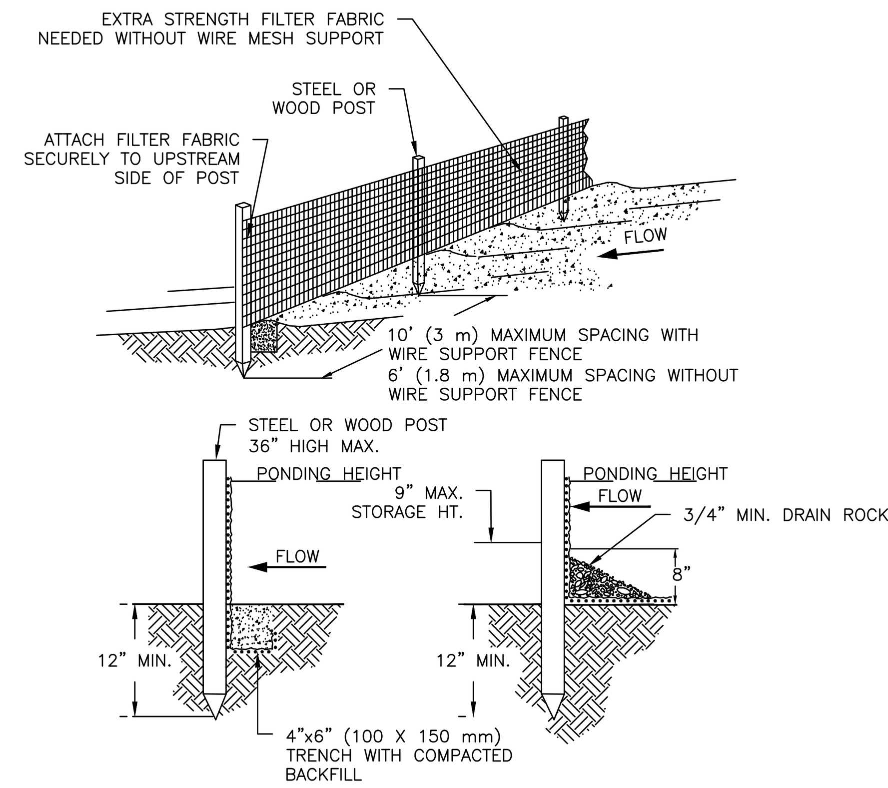
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE / EXIT

SCALE = N.T.S.



NOTES:

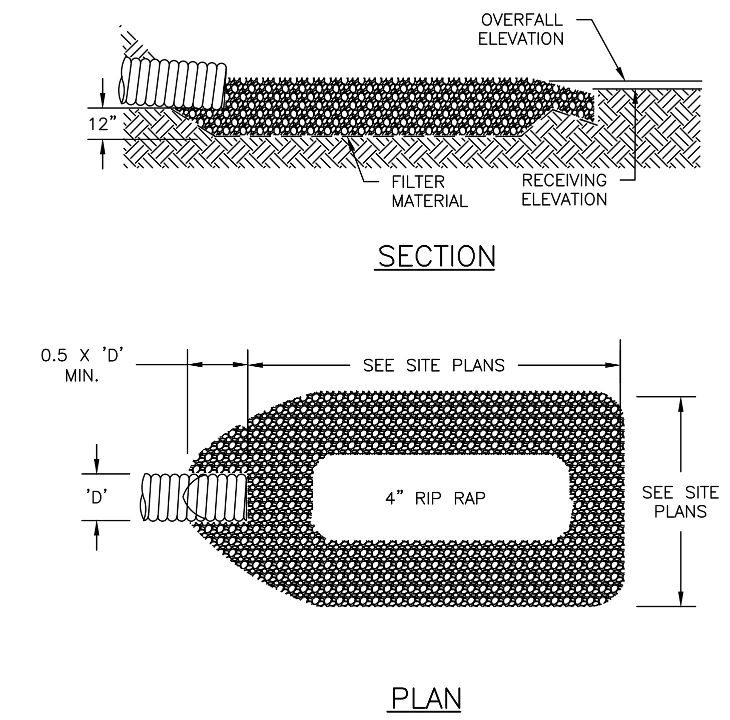
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE DETAIL

N.T.S.



ENERGY DISSIPATER

SCALE = N.T.S.

GENERAL NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
2. ALL CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLAN(S).
3. ALL CONTROL MEASURES SHALL BE INSPECTED AND APPROVED PRIOR TO COMMENCEMENT OF ANY WORK, INCLUDING PRE–CONSTRUCTION CLEARING AND GRUBBING.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
5. NO CONTROL MEASURES SHALL BE REMOVED WITHOUT APPROVAL FROM THE CITY/TOWN.
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF DEEMED NECESSARY BY THE CITY/TOWN OR ITS AUTHORIZED AGENT.
7. THE LIMITS OF CLEARING, GRADING AND DISTURBANCE, AS SHOWN ON THE PLAN(S), SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE THE LIMITS OF CLEARING SHALL REMAIN TOTALLY UNDISTURBED.
8. ANY CONTROL MEASURES RETAINING SEDIMENT OVER 50% THEIR HEIGHT SHALL HAVE THE SEDIMENT IMMEDIATELY REMOVED, AND ALL DAMAGED CONTROL MEASURES SHALL BE REMOVED AND REPLACED.
9. ALL CATCH BASINS LOCATED DOWN–GRADE OF THE SITE SHALL BE PROTECTED BY PLACING FILTER FABRIC BENEATH THE GRATE UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
10. ALL NEW AND EXISTING CATCH BASINS LOCATED ON THE SITE SHALL BE PROTECTED BY STAKED HAYBALES AND BY PLACING FILTER FABRIC BENEATH THE GRATE UNTIL ALL DISTURBED AREAS HAVE BEEN THOROUGHLY STABILIZED.
11. ALL SEDIMENT SHALL BE IMMEDIATELY REMOVED FROM NEW AND EXISTING DRAINAGE STRUCTURES AND PIPING IMPACTED BY THE PROPOSED CONSTRUCTION.
12. SEDIMENT REMOVED FROM CONTROL MEASURES AND DRAINAGE FACILITIES SHALL BE DISPOSED OF IN A MANNER THAT IS CONSISTENT WITH STATE AND LOCAL REGULATIONS.
13. THE PLANTING SEASONS FOR THE SPECIFIED SEED MIXTURE SHALL BE AS DEFINED IN THE 2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, UNLESS DIRECTED OTHERWISE. AREAS WILL BE STABILIZED WITH HAYBALE CHECK DAMS, FILTER FABRIC, OR WOODCHIP MULCH AS REQUIRED TO CONTROL EROSION.
14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT NO DRAINAGE FROM TOWN ROADS ENTERS THE SITE DURING OR AFTER CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. THE CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
16. TEMPORARY STOCKPILING OF CONSTRUCTION MATERIALS SHALL ONLY BE ALLOWED IN THE LOCATIONS SHOWN ON THE PLAN(S). STOCKPILE AREAS SHALL BE FULLY ENCLOSED BY SILT FENCE.
17. ALL GROUNDWATER EXTRACTED DURING DEWATERING OF EXCAVATIONS SHALL BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENTATION CONTROL PLAN. THIS INCLUDES THE INSTALLATION AND MAINTENANCE OF ALL CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE TOWN OF ANY TRANSFER OF THIS RESPONSIBILITY.

EROSION CONTROL NOTES:

A GENERAL REQUIREMENTS

1 LAND DISTURBANCE IS TO BE KEPT TO A MINIMUM. ALL DISTURBED AREAS ARE TO BE STABILIZED BY TOPSOILING, SEEDING, MULCHING, OR PLANTINGS AS SOON AS PRACTICAL.

2 EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL SPECIFIED LOCATIONS AND MAINTAINED UNTIL ALL DISTURBED AREAS ARE STABILIZED.

3 ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING CONSTRUCTION IF DEEMED NECESSARY BY THE ENGINEER OR ENVIRONMENTAL AGENT.

4 THE DEVELOPER IS RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND PROPER DISPOSAL OF SEDIMENT REMOVED.

5 EROSION AND SEDIMENT CONTROLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2024 CT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

6 ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS SHOWN ON THE SITE PLAN/EROSION SEDIMENT CONTROL PLAN. SAID SEDIMENT FENCE OR HAY BALES SHALL BE INSPECTED BY THE BETHEL INLAND WETLANDS AGENT FOR APPROPRIATE INSTALLATION BEFORE PROCEEDING WITH ANY OTHER ACTIVITIES.

7 THE PERSON RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES IS JEFF BRUNO (203) 994–1727.

8 IF, AT ANY TIME, THE OWNERSHIP OF THE PROJECT IS TRANSFERRED, THE NEW OWNERS SHALL NOTIFY ALL APPROPRIATE MUNICIPAL OFFICIALS AND AGENCIES.

B CONSTRUCTION SEQUENCE

1 START AND COMPLETION DATES: START: 11/25 COMPLETION: 6/26

2 OBTAIN ALL NECESSARY PERMITS.

3 NOTIFY ALL APPLICABLE MUNICIPAL AGENCIES OF START OF CONSTRUCTION.

4 ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED AS SHOWN ON THE SITE PLAN/EROSION SEDIMENT CONTROL PLAN. SAID SEDIMENT FENCE OR HAY BALES SHALL BE INSPECTED BY THE BETHEL INLAND WETLANDS AGENT FOR APPROPRIATE INSTALLATION BEFORE PROCEEDING WITH ANY OTHER ACTIVITIES.

5 INSTALL ANTI–TRACKING (GRAVEL PAD).

6 CLEAR AND GRUB SITE.

7 STRIP AND STOCKPILE TOPSOIL FROM AREAS OF DISTURBANCE. TOPSOIL TO BE PROTECTED BY A NATURAL OR ARTIFICIAL COVER, OR BY SILT FENCE OR HAY BALES.

8 INSTALL DRAINAGE WHILE BRINGING SITE TO ROUGH GRADE.

9 INSTALL FOUNDATIONS AND CONTINUE WITH REMAINING CONSTRUCTION ACTIVITIES.

10 INSTALL UTILITIES, ADDITIONAL DRAINAGE, ETC.

11 FINAL GRADE SITE, INSTALL GRAVEL FOR PARKING AREAS AND PAVE.

C FINAL SITE STABILIZATION

1 FINE GRADE ALL DISTURBED AREAS, SPREAD TOPSOIL AND RAKE, SEED, AND MULCH GRASSED AREAS.

2 INSTALL LANDSCAPING.

3 AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED AND APPROVAL TO REMOVE EROSION CONTROL MEASURES HAVE BEEN OBTAINED FROM THE ENVIRONMENTAL AGENT, THE CONTROL MEASURES CAN BE REMOVED. SEED AND MULCH REMAINING DISTURBED AREAS.

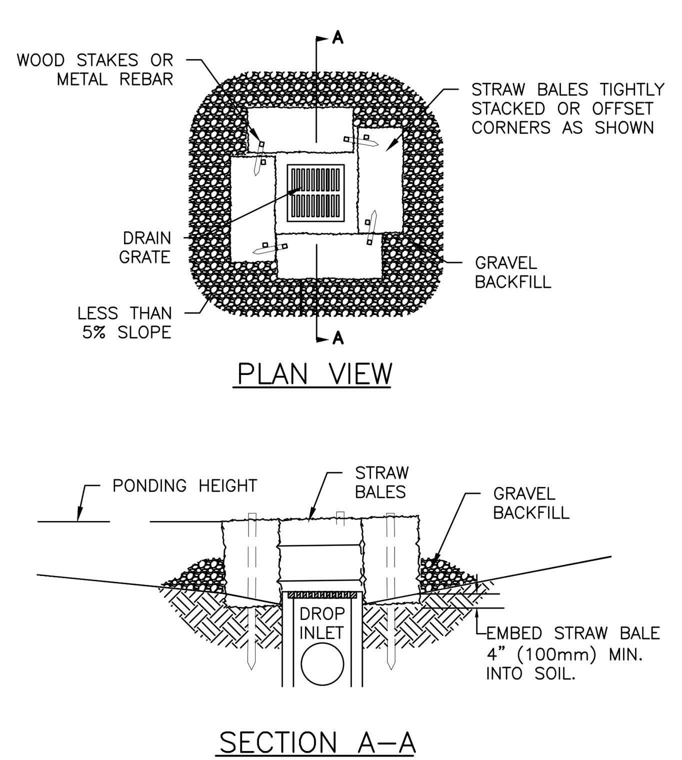
D MAINTENANCE OF EROSION AND SEDIMENT CONTROLS

1 ALL EROSION CONTROL MEASURES ARE TO BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5" OR GREATER TO DETERMINE MAINTENANCE NEEDS.

2 ALL REMOVED SILT TO BE PROPERLY DISPOSED OF OUTSIDE OF ROADWAY AREAS. DISPOSED SILT IS TO BE STABILIZED IMMEDIATELY.

E. PLANTING NOTES:

1 ALL SEEDING AND PLANTING, AND MAINTENANCE OF THE TWO, SHALL CONFORM TO CHAPTER SIX OF THE 2024 GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



NOTES:

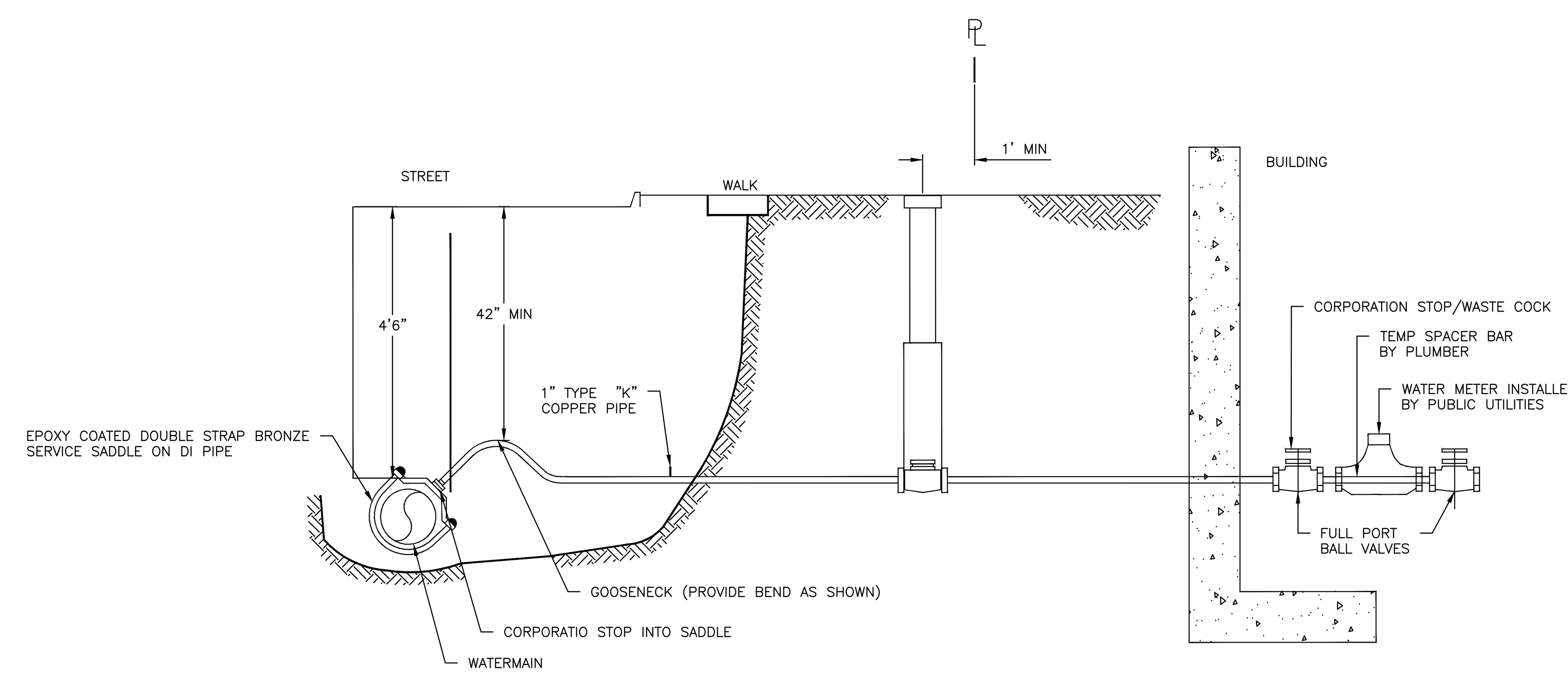
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)

2. EMBED THE BALES 4" (100mm) INTO THE SOIL AND OFFSET CORNERS OF PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.

3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. EXCAVATION A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

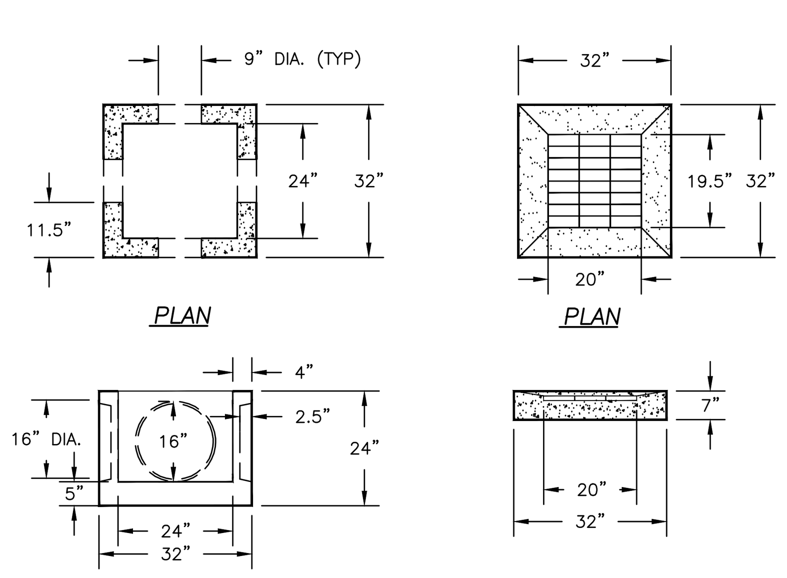
STRAW BALE / GRAVEL DROP INLET SEDIMENT BARRIER

SCALE = N.T.S.



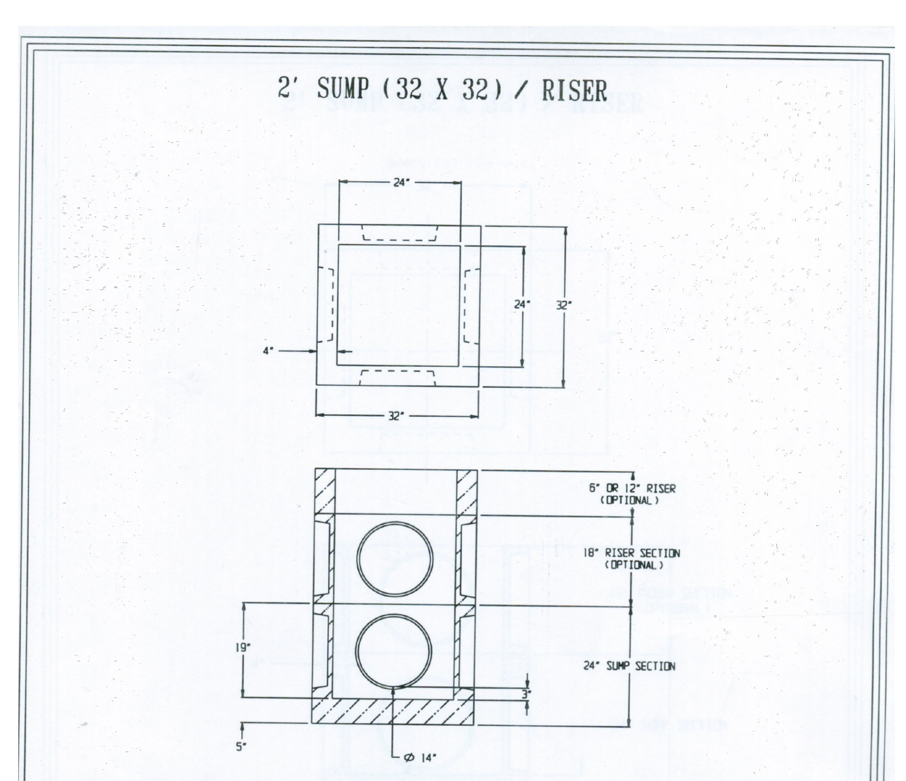
WATER SERVICE TAP CONNECTION

SCALE N.T.S.



32"X 32" TYPE CL CATCH BASIN DETAIL (YARD BASIN)

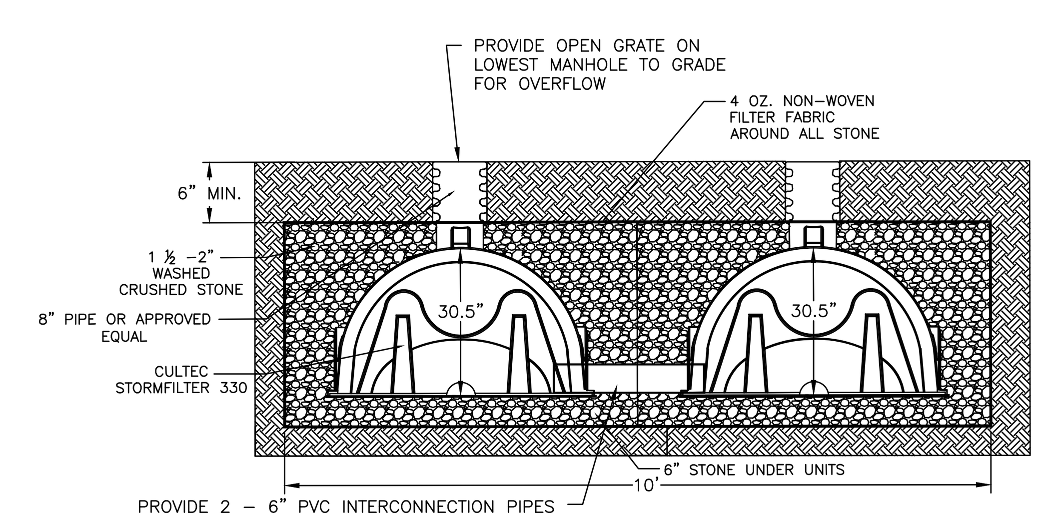
SCALE = N.T.S.



SPECIFICATIONS:
* Concrete Minimum Compressive Strength-4,000 P.S.I at 28 days.
* Steel Reinforcement:
  Welded Wire Mesh 6"x 6"x W1.4/W1.4 ASTM A-185, or equal
* Available Tops:
  - Cast Iron-Frame & Grate, or Frame & Cover
  - Concrete Catch Basin Top Type C or CL w/Steel Frame & Grate
  - Concrete Slab
* Approximate Weight: Sump 900 lbs., Riser 375 lbs/vf

EASTERN PRECAST COMPANY, INCORPORATED
2 COMMERCE DRIVE PO BOX 5133, BROOKFIELD, CT 06804
PHONE(203)775-0230 FAX(203)740-2059 WWW.EASTERNPRECAST.COM

PROJECT			
TITLE			
DRAWN BY Brett B.	DATE 09-18-05		
	DWG.NO. 2SR3232	SHEET 1 OF 1	REV. E



CULTEC RECHARGER 330XLHD STORM FILTER (DOUBLE ROW)

N.T.S.

ASSESSOR'S PARCEL ID: MAP 7 BLOCK 4 LOT 53

MICHAEL J. MAZZUCCO, P.C.
CIVIL ENGINEER
(203) 744–0057 (FAX) 744–0057
19A TA'AGAN POINT ROAD DANBURY, CONNECTICUT 06811

REVISIONS
1) REVIEW COMMENTS 11/8/25

PROJECT 13 PLEASANT STREET BETHEL, CT (BRUNO)

TITLE CONSTRUCTION & EROSION SEDIMENT CONTROL DETAILS AND NOTES

SCALE	DATE	DRAWING NO.
AS NOTED	8/25/25	25016–ND
DRAWN BY ACAD	APPROVED BY M.M.	