

Subdivision Plan

Prepared for Sunmar/RAF Builders, LLC

Property of Walter N. Wainwright, Jr.

East Lake Road & Fire Street

Montville (Oakdale), Connecticut

June 2022

Applicant:

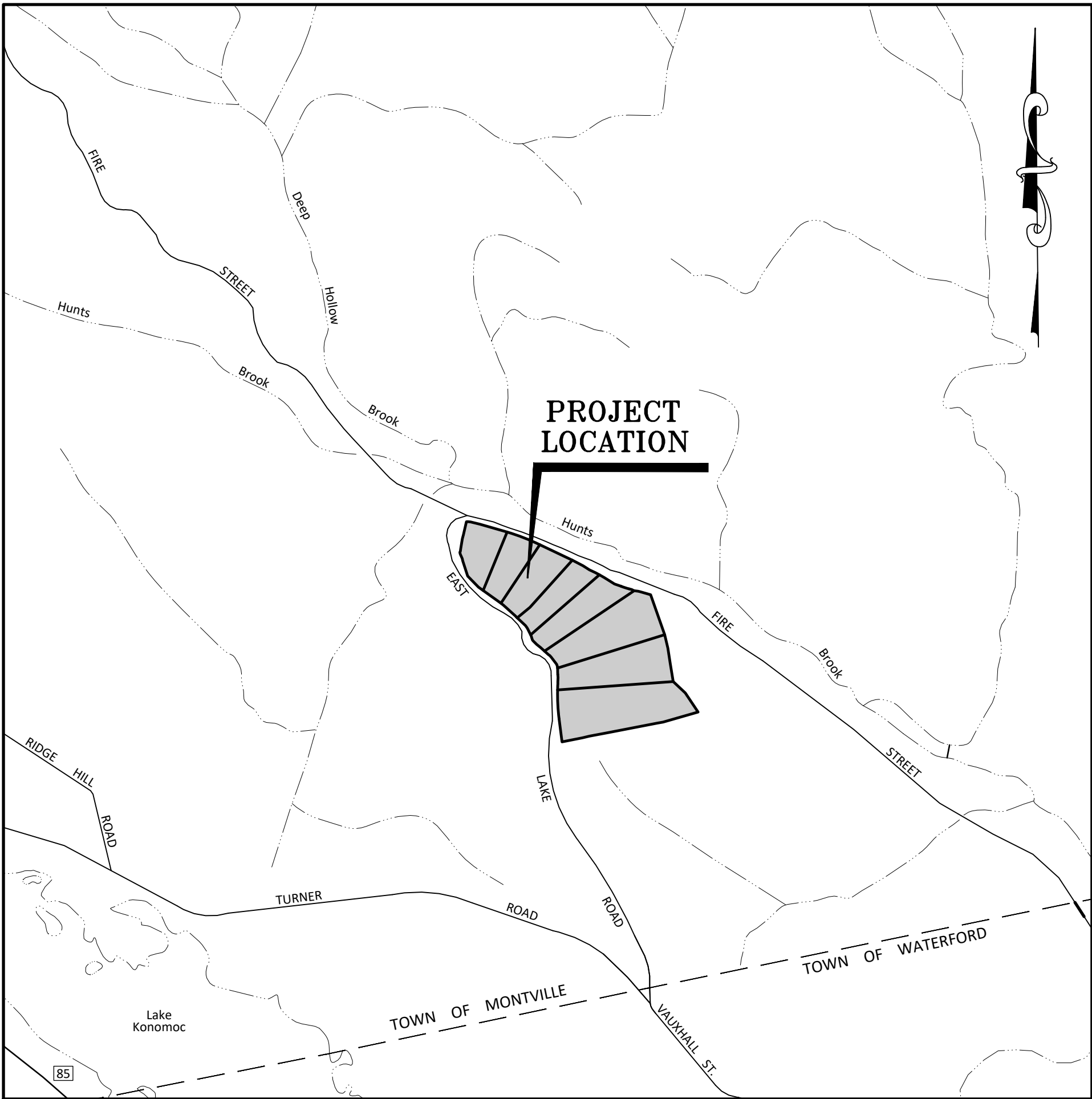
SUNMAR/RAF BUILDERS, LLC
Richard A. Franklin
285 Old Colchester Road
Uncasville, CT 06382

Owner:

Walter N. Wainwright, Jr.
149 Great Neck Road
Waterford, CT 06385

Property Info:

Address: East Lake Road
Montville Assessor's ID: 007-035-000
Area: 47.65± Acres
Zoning District: WRP-160
Owner: Walter N. Wainwright, Jr.
Deed Reference: Volume 633, Page 170



Key Map

Scale: 1" = 1000'

SURVEY NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A "SUBDIVISION PLAN" BASED ON RESURVEY AND CONFORMS TO HORIZONTAL CLASS "A-2" AND TOPOGRAPHIC CLASS "T-2" ACCURACY STANDARDS IN THE AREAS OF DEVELOPMENT AND TOPOGRAPHIC CLASS "T-3" FOR THE REMAINDER OF THE PROPERTY. IT IS INTENDED TO BE USED FOR SUBDIVISION AND MUNICIPAL PERMITTING PURPOSES.
- NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON JANUARY 21, 2022.
- VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED UPON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEODET12A ON JANUARY 21, 2022.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. ALL SUBTERRANEAN FEATURES AND IMPROVEMENTS MAY NOT BE DEPICTED OR NOTED HEREON. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. CONTACT "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OPERATIONS.
- THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 16, 2022. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON AUGUST 18, 2022.
- RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A TRUSTEE'S DEED FROM CHARLES KATZ AND CHARLENE SOLTZ ETIKES, SUCCESSOR CO-TRUSTEES UNDER THE LESTER SOLTZ TRUST AGREEMENT DATED AUGUST 15, 2006 AND THE SEYMOUR SOLTZ TRUST AGREEMENT DATED AUGUST 15, 2006 TO WALTER N. WAINWRIGHT, JR. DATED MARCH 16, 2018 AND RECORDED IN BOOK 633, PAGE 170 OF THE TOWN OF MONTVILLE LAND RECORDS.
- INLAND WETLANDS WERE DELINEATED BY DEMAN A. SORRENTINO, C.S.S. ON DECEMBER 23, 2021. TOTAL AREA OF WETLAND/WATERCOURSE ON THE SUBJECT PROPERTY IS 158,286± SF (3.63± AC).
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN "ZONE X - AREA OF MINIMAL FLOOD HAZARD" AS DEPICTED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, MAP NUMBER 09011C03416, EFFECTIVE DATE JULY 18, 2011.

REFERENCE MAPS

- PROPERTY SURVEY PREPARED FOR WALTER WAINWRIGHT, EAST LAKE ROAD & FIRE STREET, MONTVILLE, CONNECTICUT, PROJECT NO. 18-005, DRAWN BY: RAD, DATE: 1/3/18, SCALE: 1"=100', SHEET 1 OF 2, PREPARED BY ADVANCED SURVEYS, LLC. (MONTVILLE LAND RECORDS MAP #2683)
- SUBDIVISION PLAN PREPARED FOR J&S REALTY GROUP, EAST LAKE ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=100', DATE: 11/21/89, REVISED TO 12/12/89, JOB NO. 89-027, SHEET 1 OF 2, PREPARED BY CAMP LAND SURVEYORS, PC. (MONTVILLE LAND RECORDS MAP #1166)
- PLAN OF LANDS OF JOHN M. KELLY AND AUDREY R. KELLY, EAST LAKE ROAD, TOWN OF MONTVILLE, CONN., MARCH 5, 1959, SCALE: 1 IN - 40 FT., PREPARED BY ROBERT L. BUCHER, LAND SURVEYOR. (MONTVILLE LAND RECORDS MAP #165-A)

LEGEND & ABBREVIATIONS

UTILITY POLE	x 376.2	PROPOSED SPOT GRADE
GUY WIRE	x 367.3	EXISTING SPOT GRADE
CONNECTICUT LIGHT AND POWER COMPANY	S	SLOPE
EVERSOURCE	SAN	SANITARY
FRONTIER	INV	INVERT
MORE OR LESS	ELEV	ELEVATION
NOW OR FORMERLY	FF	FINISHED FLOOR
BEDROOM	BSMT	BASEMENT
TYPICAL	PVC	POLYVINYL CHLORIDE
REBAR, IRON PIN, IRON PIPE OR COPPER PIN	SCHED	SCHEDULE
ANGLE POINT	MAX	MAXIMUM
WITH	HDPE	HIGH DENSITY POLYETHYLENE
STONE WALL	CMP	CORRUGATED METAL PIPE
STONE WALL REMAINS	FD	FOOTING DRAIN
EXISTING CONTOUR	EXISTING OVERHEAD UTILITIES	
PROPOSED CONTOUR	PROPOSED UNDERGROUND UTILITIES	
BUILDING SETBACK LINE	TREELINE	
DEEP TEST PIT	WETLAND FLAG	
PERCOLATION TEST	REBAR W/ CAP TO BE SET	
WELL	CONCRETE MONUMENT TO BE SET	
	BOULDER	

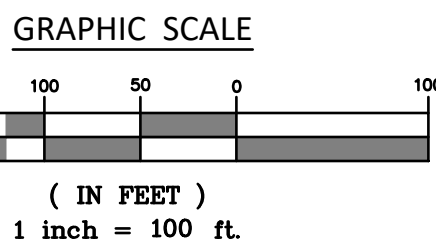
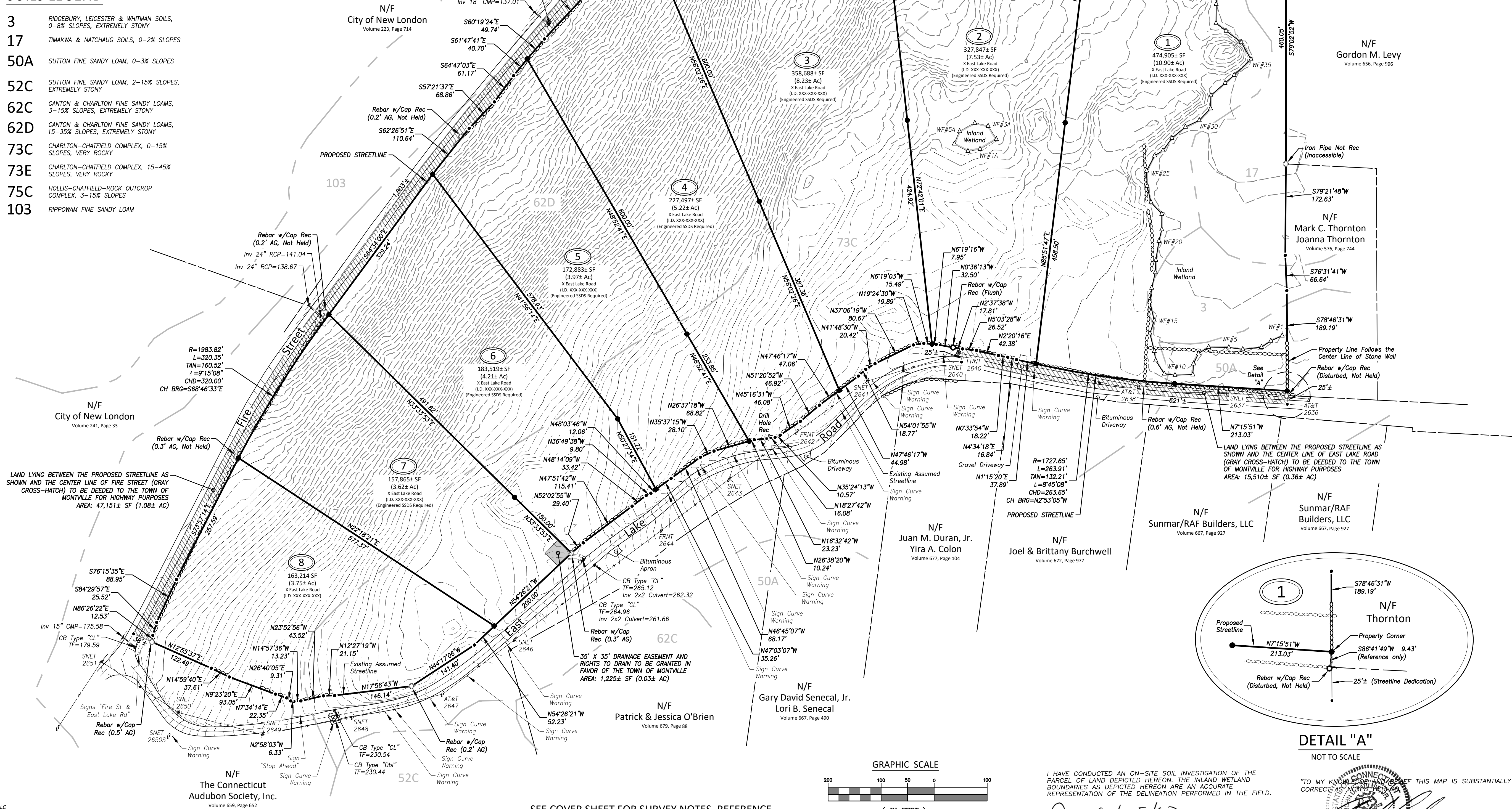
Sheet No.	Description
1	Cover Sheet
2	Record Subdivison Plan
3	Conceptual Development Plan (Lots 1-4)
4	Conceptual Development Plan (Lots 5-8)
5	Soils Data & Sanitary Design Information
6	Notes & Details
7	Sight Line Profiles

ZONING COMPLIANCE TABLE: "WRP-160" DISTRICT									
ITEM	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
MINIMUM LOT AREA	160,000 SF	474,905 SF	327,847 SF	358,688 SF	227,497 SF	172,883 SF	183,519 SF	157,865 SF	163,214 SF
MINIMUM LOT FRONTAGE *	300 FT	476.94 FT	200.11 FT	200.22 FT	200.18 FT	200.35 FT	200.09 FT	200.00 FT	708.81 FT
MINIMUM FRONT YARD **	75 FT	75 FT	75 FT	98 FT	75 FT	75 FT	75 FT	76 FT	76 FT
MINIMUM SIDE YARD **	30 FT	35 FT (L)	37 FT (L)	36 FT (R)	54 FT (R)	35 FT (R)	80 FT (L)	79 FT (R)	46 FT (R)
MINIMUM REAR YARD **	75 FT	944 FT	912 FT	877 FT	733 FT	632 FT	545 FT	482 FT	416 FT
MAXIMUM BUILDING HEIGHT	35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT	<35 FT
WATER SUPPLY		PRIVATE WELL							
SANITARY		ON-SITE SSDS							

* LOT FRONTAGE IS MEASURED ALONG EAST LAKE ROAD WHERE THE PROPOSED HOUSES WILL BE LOCATED.
** YARD DIMENSIONS PROVIDED IN THIS TABLE APPLY TO CONCEPTUAL DEVELOPMENT AS DEPICTED ON SHEETS 3-4.

SOILS LEGEND

- 3 RIDGEBURY, LEICESTER & WHITMAN SOILS, 0-8% SLOPES, EXTREMELY STONY
17 TIMAKWA & NATCHAUG SOILS, 0-2% SLOPES
50A SUTTON FINE SANDY LOAM, 0-3% SLOPES
52C SUTTON FINE SANDY LOAM, 2-15% SLOPES, EXTREMELY STONY
62C CANTON & CHARLTON FINE SANDY LOAMS, 3-15% SLOPES, EXTREMELY STONY
62D CANTON & CHARLTON FINE SANDY LOAMS, 15-35% SLOPES, EXTREMELY STONY
73C CHARLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY
73E CHARLTON-CHATFIELD COMPLEX, 15-45% SLOPES, VERY ROCKY
75C HOLLIS-CHATFIELD-ROCK OUTCROP COMPLEX, 3-15% SLOPES
103 RIPPOWAM FINE SANDY LOAM

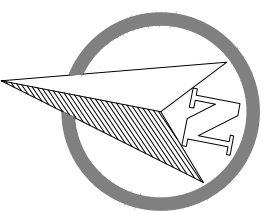


I HAVE CONDUCTED AN ON-SITE SOIL INVESTIGATION OF THE PARCEL OF LAND DEPICTED HEREON. THE INLAND WETLAND BOUNDARIES AS DEPICTED HEREON ARE AN ACCURATE REPRESENTATION OF THE DELINEATION PERFORMED IN THE FIELD.

DEMAN A. SORRENTINO, C.S.S.
DATE 6/6/22

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
JOHN U. FAHUSE, JR., C.S.S.
LICENSE NO. 70016
DATE 6/6/22

Subdivision Plan
"Conceptual Development Plan (Lots 1-4)"



SCALE: 1" = 40'

DATE: June 2022

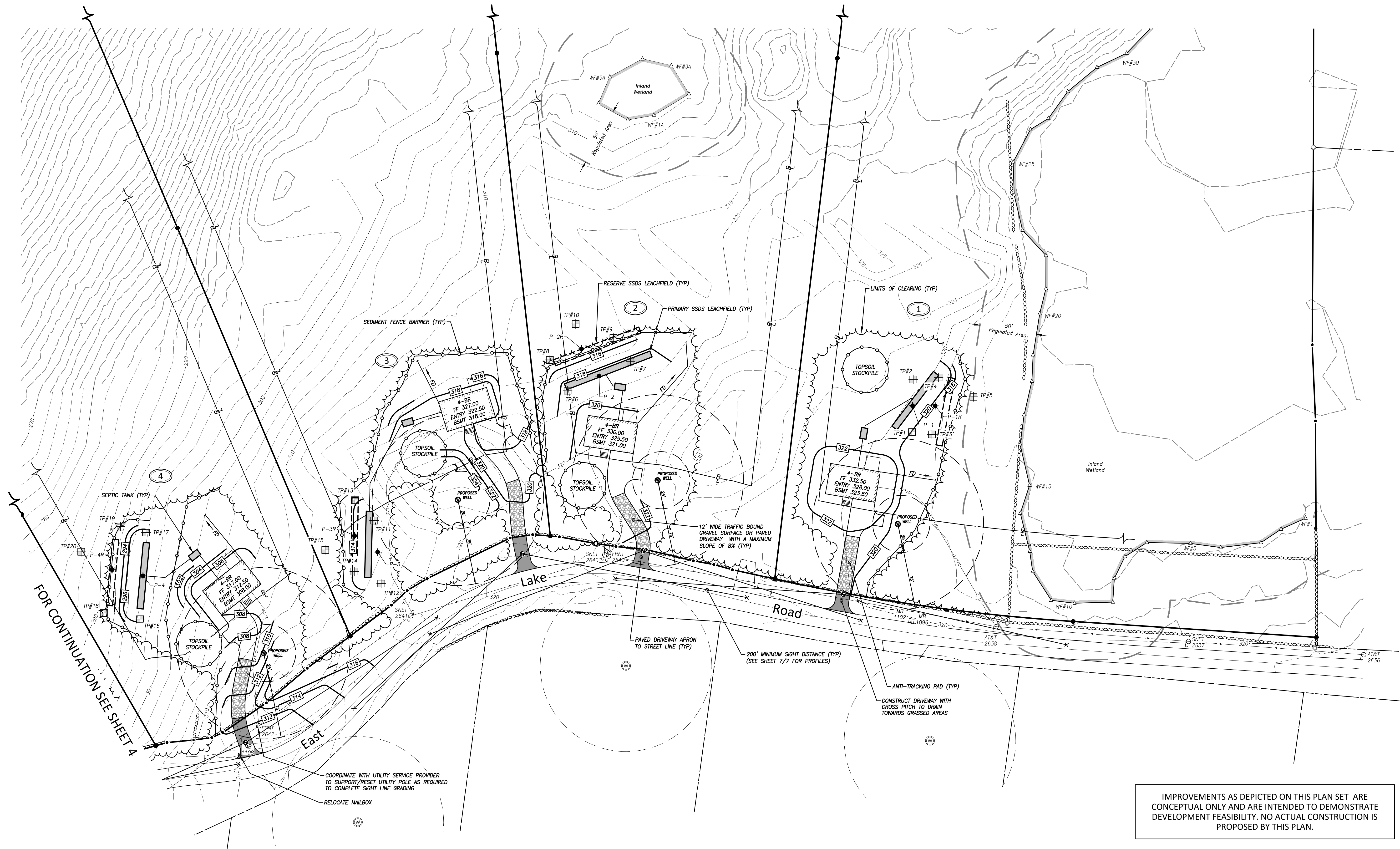
JOB I.D. NO.	21-3036
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Revisions

SHEET NO.

3

7



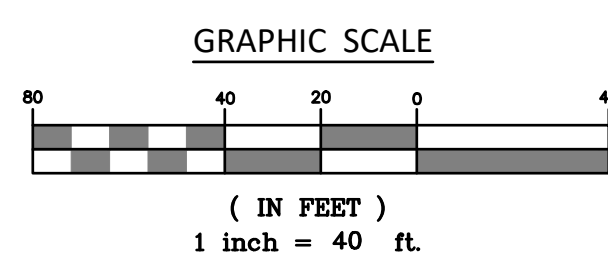
IMPROVEMENTS AS DEPICTED ON THIS PLAN SET ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE DEVELOPMENT FEASIBILITY. NO ACTUAL CONSTRUCTION IS PROPOSED BY THIS PLAN.

PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.

ALL PROPOSED UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE GOVERNING UTILITY AUTHORITY.

NOTES

See Sheet 1/7 for Legend & Abbreviations
See Sheet 2/7 for Zoning Compliance Table
See Sheet 5/7 for Soils Data & Sanitary Information

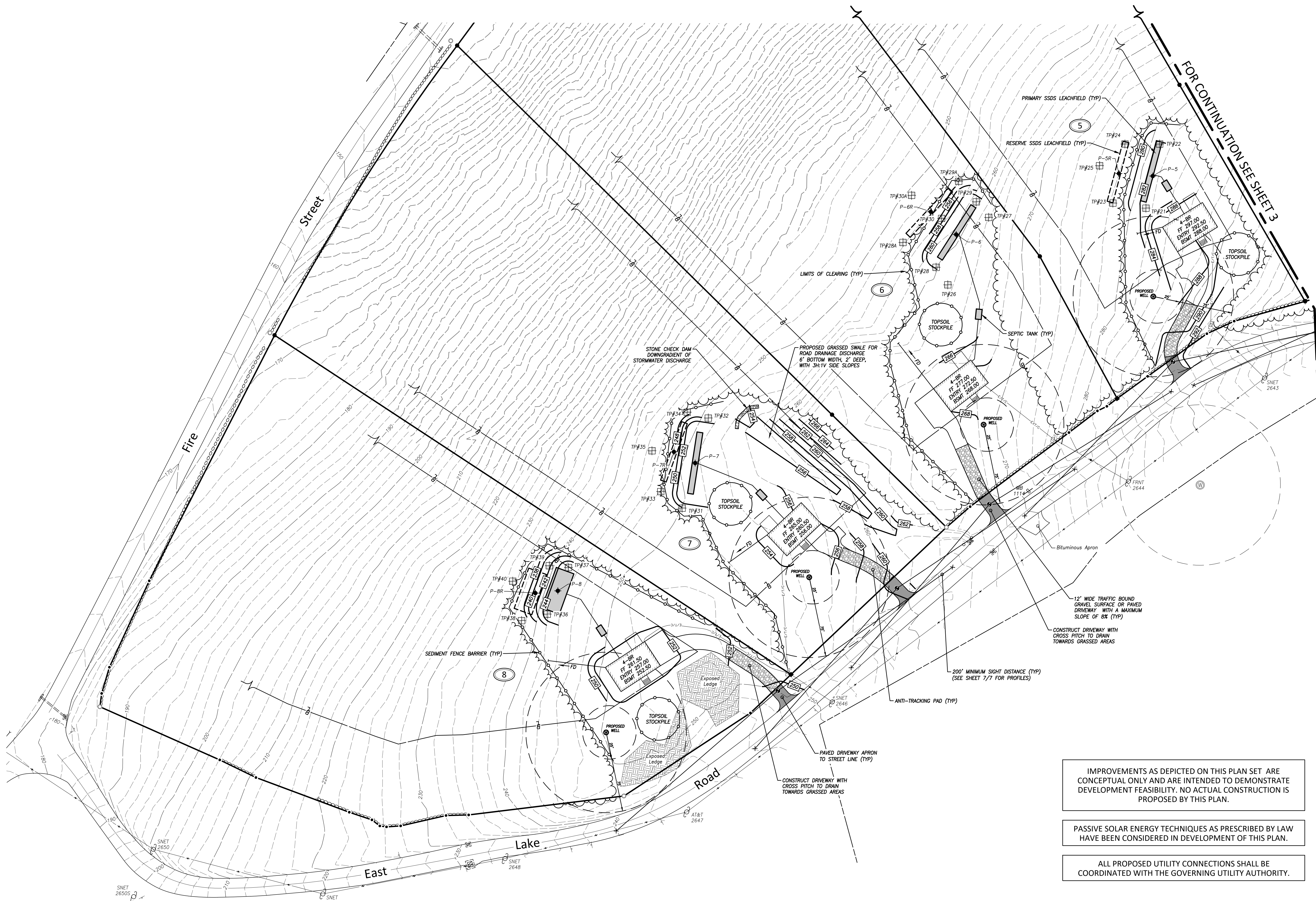
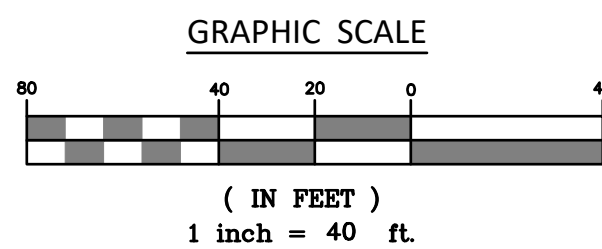




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THIS DRAWING IS THE PROPERTY OF BOUNDARIES LLC AND HAS BEEN SPECIFICALLY
PREPARED FOR THE OWNER OF THIS PROJECT, AT THIS SITE, AND IS NOT TO BE
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OR OWNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF BOUNDARIES LLC.

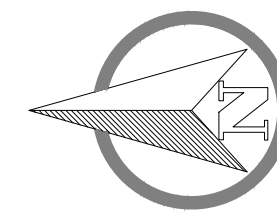
NOTES

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Subdivision Plan "Conceptual Development Plan (Lots 5-8)"

Prepared for
Sunmar/RAF Builders, LLC
East Lake Road & Fire Street - Montville (Oakdale), Connecticut



SCALE: 1" = 40'
DATE: June 2022
JOB I.D. NO. 21-3036
Revisions

SHEET NO.

4

7

DEEP TEST HOLE RESULTS

TEST HOLES WERE PERFORMED ON MARCH 22 & 23, 2022 AND WITNESSED BY MICHAEL KIRBY, CHIEF SANITARIAN OF THE UNICAS HEALTH DISTRICT AND DEMIAN A. SORRENTINO, CERTIFIED SOIL SCIENTIST OF BOUNDARIES, LLC.

LOT 1

TP#1
0'- 7" DARK BROWN TOPSOIL
7'- 26" BROWN SANDY LOAM
28'- 77" GRAY/BROWN SILTY SAND W/ STONES
REDOX @ 26"
GROUNDWATER @ 66"
NO LEDGE
ROOTS TO 30"

TP#2
0'- 6" DARK BROWN TOPSOIL
6'- 31" BROWN SANDY LOAM
31'- 40" GRAY/BROWN SILTY SAND W/ STONES
40'- 46" GRAY/BROWN MED/COARSE SAND
REDOX @ 31"
GROUNDWATER @ 55"
NO LEDGE
ROOTS TO 36"

TP#3
0'- 9" DARK BROWN TOPSOIL
9'- 29" ORANGE/BROWN SANDY LOAM
29'- 57" GRAY/BROWN SANDY SILT W/ STONES
REDOX @ 29"
GROUNDWATER @ 46"
NO LEDGE
ROOTS TO 30"

TP#4
0'- 8" DARK BROWN TOPSOIL
8'- 34" BROWN SANDY LOAM
34'- 75" GRAY/BROWN SANDY SILT W/ STONES
REDOX @ 34"
GROUNDWATER @ 50"
NO LEDGE
ROOTS TO 38"

TP#5
0'- 10" DARK BROWN TOPSOIL
10'- 25" ORANGE/BROWN SANDY LOAM
25'- 68" GRAY/BROWN SANDY SILT, HEAVY REDOX
REDOX @ 25"
GROUNDWATER @ 29"
NO LEDGE
ROOTS TO 24"

LOT 2

TP#6
0'- 7" DARK BROWN TOPSOIL
7'- 29" ORANGE/BROWN SANDY LOAM
29'- 85" GRAY/BROWN SILTY SAND W/ STONES, HEAVY REDOX
REDOX @ 29"
GROUNDWATER @ 36"
NO LEDGE
ROOTS TO 32"

TP#7
0'- 8" DARK BROWN TOPSOIL
8'- 24" ORANGE/BROWN SANDY LOAM
24'- 81" GRAY/BROWN SILTY SAND W/ STONES, HEAVY REDOX
REDOX @ 24"
GROUNDWATER @ 35"
NO LEDGE
ROOTS TO 26"

TP#8
0'- 8" DARK BROWN TOPSOIL
8'- 31" ORANGE/BROWN SANDY LOAM
31'- 85" GRAY/BROWN SILTY SAND W/ STONES, HEAVY REDOX
REDOX @ 31"
GROUNDWATER @ 51", SEEPAGE @ 31"
NO LEDGE
ROOTS TO 39"

TP#9
0'- 10" DARK BROWN TOPSOIL
10'- 24" ORANGE/BROWN SANDY LOAM
24'- 84" GRAY/BROWN SILTY SAND W/ STONES, HEAVY REDOX
REDOX @ 24"
GROUNDWATER @ 41", SEEPAGE @ 28"
NO LEDGE
ROOTS TO 26"

TP#10
0'- 7" DARK BROWN TOPSOIL
7'- 25" ORANGE/BROWN SANDY LOAM
25'- 66" GRAY/BROWN SILTY SAND W/ STONES, HEAVY REDOX
REDOX @ 25"
GROUNDWATER @ 39", SEEPAGE @ 25"
NO LEDGE
ROOTS TO 32"

LOT 3

TP#11
0'- 9" DARK BROWN TOPSOIL
9'- 28" ORANGE/BROWN SANDY LOAM
28'- 91" BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 28"
GROUNDWATER @ 89"
NO LEDGE
ROOTS TO 69"

TP#12
0'- 5" DARK BROWN TOPSOIL
5'- 31" ORANGE/BROWN SANDY LOAM
31'- 98" BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 31"
NO GROUNDWATER
ROOTS TO 61"

TP#13
0'- 10" DARK BROWN TOPSOIL
10'- 29" BROWN SANDY LOAM
29'- 78" BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 29"
NO GROUNDWATER
ROOTS TO 52"

TP#14
0'- 7" DARK BROWN TOPSOIL
7'- 35" ORANGE/BROWN SANDY LOAM
35'- 83" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 35"
GROUNDWATER @ 82"
NO LEDGE
ROOTS TO 47"

TP#15
0'- 10" DARK BROWN TOPSOIL
10'- 40" ORANGE/BROWN SANDY LOAM
40'- 99" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 40"
GROUNDWATER @ 96"
NO LEDGE
ROOTS TO 40"

LOT 4

TP#16
0'- 6" DARK BROWN TOPSOIL
6'- 32" BROWN SANDY LOAM
32'- 78" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 35"
NO GROUNDWATER
ROOTS TO 72"

TP#17
0'- 6" DARK BROWN TOPSOIL
6'- 36" ORANGE/BROWN SANDY LOAM
36'- 82" BROWN SILTY SAND W/ STONES
NO REDOX
NO GROUNDWATER
NO LEDGE
ROOTS TO 43"

TP#18
0'- 6" DARK BROWN TOPSOIL
6'- 32" BROWN SANDY LOAM
32'- 64" GRAY/BROWN SILTY SAND W/ STONES
64'- 80" GRAY SAND & GRAVEL
REDOX/RESTRICTIVE @ 32"
GROUNDWATER @ 74"
NO LEDGE
ROOTS TO 56"

TP#19
0'- 8" DARK BROWN TOPSOIL
8'- 30" BROWN SANDY LOAM
30'- 85" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 30"
NO GROUNDWATER
NO LEDGE
ROOTS TO 32"

TP#20
0'- 5" DARK BROWN TOPSOIL
5'- 24" BROWN SANDY LOAM
24'- 83" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 32"
GROUNDWATER @ 79"
NO LEDGE
ROOTS TO 38"

LOT 5

TP#21
0'- 8" DARK BROWN TOPSOIL
8'- 32" ORANGE/BROWN SANDY LOAM
32'- 78" GRAY/BROWN SILTY SAND W/ COBBLES
REDOX/RESTRICTIVE @ 32"
NO GROUNDWATER
NO LEDGE
ROOTS TO 40"

TP#22
0'- 6" DARK BROWN TOPSOIL
6'- 29" ORANGE/BROWN SANDY LOAM
29'- 58" GRAY/BROWN SILTY SAND W/ STONES
58'- 88" GRAY SAND & GRAVEL
REDOX/RESTRICTIVE @ 29"
NO GROUNDWATER
NO LEDGE
ROOTS TO 36"

TP#23
0'- 8" DARK BROWN TOPSOIL
8'- 30" ORANGE/BROWN SANDY LOAM
30'- 90" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 30"
NO GROUNDWATER
NO LEDGE
ROOTS TO 73"

TP#24
0'- 7" DARK BROWN TOPSOIL
7'- 28" ORANGE/BROWN SANDY LOAM
28'- 65" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 28"
NO GROUNDWATER
LEDGE @ 65"
ROOTS TO 44"

LOT 6

TP#25
0'- 7" DARK BROWN TOPSOIL
7'- 32" ORANGE/BROWN SANDY LOAM
32'- 91" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 32"
NO GROUNDWATER
ROOTS TO 35"

TP#26
0'- 5" DARK BROWN TOPSOIL
5'- 36" ORANGE/BROWN SANDY LOAM
36'- 96" GRAY/BROWN SILTY SAND W/ COBBLES
REDOX/RESTRICTIVE @ 36"
GROUNDWATER @ 87"
NO LEDGE
ROOTS TO 22"

TP#27
LEDGE @ 42" - UNSUITABLE

TP#28
0'- 7" DARK BROWN TOPSOIL
7'- 30" ORANGE/BROWN SANDY LOAM
30'- 48" GRAY/BROWN SILTY SAND W/ COBBLES
NO REDOX
NO GROUNDWATER
LEDGE @ 48"
ROOTS TO 30"

TP#28A
0'- 8" DARK BROWN TOPSOIL
8'- 29" ORANGE/BROWN SANDY LOAM
29'- 93" GRAY/BROWN SILTY SAND W/ COBBLES
REDOX @ 36"
NO GROUNDWATER
NO LEDGE
ROOTS TO 28"

TP#29
0'- 8" DARK BROWN TOPSOIL
8'- 31" ORANGE/BROWN SANDY LOAM
31'- 48" GRAY/BROWN SILTY SAND W/ COBBLES
NO REDOX
NO GROUNDWATER
LEDGE @ 48"
ROOTS TO 41"

TP#29A
0'- 6" DARK BROWN TOPSOIL
6'- 26" ORANGE/BROWN SANDY LOAM
26'- 91" GRAY/BROWN SILTY SAND W/ COBBLES
REDOX @ 37"
GROUNDWATER SEEPING @ 56"
NO LEDGE
ROOTS TO 37"

LOT 6 (CONTINUED)

TP#30
0'- 4" DARK BROWN TOPSOIL
4'- 18" ORANGE/BROWN SANDY LOAM
18'- 46" GRAY/BROWN SILTY SAND W/ COBBLES
48'- 73" GRAY SAND & GRAVEL
REDOX @ 33"
GROUNDWATER @ 70"
NO LEDGE
ROOTS TO 33"

TP#30A
0'- 6" DARK BROWN TOPSOIL
6'- 29" ORANGE/BROWN SANDY LOAM
29'- 55" ORANGE/TAN SANDY SILT
58'- 90" GRAY/BROWN SILTY SAND W/ COBBLES
REDOX @ 29"
GROUNDWATER SEEPING @ 73"
NO LEDGE
ROOTS TO 31"

LOT 7

TP#31
0'- 6" DARK BROWN TOPSOIL
6'- 29" ORANGE/BROWN SANDY LOAM
29'- 74" GRAY/BROWN SILTY SAND W/ STONES
REDOX @ 34"
GROUNDWATER @ 74"
LEDGE @ 74"
ROOTS TO 45"

TP#32
0'- 6" DARK BROWN TOPSOIL
6'- 21" ORANGE/BROWN SANDY LOAM
21'- 30" GRAY/BROWN SILTY SAND W/ STONES
30'- 82" GRAY SAND & GRAVEL
NO REDOX
NO GROUNDWATER
NO LEDGE
ROOTS TO 42"

TP#33
0'- 5" DARK BROWN TOPSOIL
5'- 31" ORANGE/BROWN SANDY LOAM
31'- 88" GRAY/BROWN SILTY SAND W/ STONES
REDOX @ 31"
GROUNDWATER @ 85"
NO LEDGE
ROOTS TO 47"

TP#34
0'- 6" DARK BROWN TOPSOIL
6'- 24" ORANGE/BROWN SANDY LOAM
24'- 52" GRAY SAND & GRAVEL
NO REDOX
NO GROUNDWATER
LEDGE @ 52"
ROOTS TO 30"

TP#35
0'- 7" DARK BROWN TOPSOIL
7'- 24" ORANGE/BROWN SANDY LOAM
24'- 87" GRAY SAND & GRAVEL
REDOX @ 38"
NO GROUNDWATER
NO LEDGE
ROOTS TO 27"

LOT 8

TP#36
0'- 10" DARK BROWN TOPSOIL
10'- 35" ORANGE/BROWN SANDY LOAM
35'- 47" ORANGE/BROWN SAND W/ STONES
47'- 82" GRAY/BROWN SILTY SAND W/ STONES
NO REDOX
NO GROUNDWATER
NO LEDGE
ROOTS TO 42"

TP#37
0'- 9" DARK BROWN TOPSOIL
9'- 30" ORANGE/BROWN SANDY LOAM
30'- 41" GRAY SILTY SAND & GRAVEL
REDOX/RESTRICTIVE @ 46"
NO GROUNDWATER
NO LEDGE
ROOTS TO 55"

TP#38
0'- 8" DARK BROWN TOPSOIL
8'- 24" ORANGE/BROWN SANDY LOAM
24'- 39" ORANGE/BROWN SAND W/ STONES
39'- 87" GRAY/BROWN SILTY SAND W/ STONES
REDOX/RESTRICTIVE @ 39"
NO GROUNDWATER
NO LEDGE
ROOTS TO 41"

TP#39
0'- 5" DARK BROWN TOPSOIL
5'- 30" ORANGE/BROWN SANDY LOAM
30'- 85" GRAY/BROWN SILTY SAND W/ STONES
NO REDOX
NO GROUNDWATER
NO LEDGE
ROOTS TO 37"

TP#40
0'- 8" DARK BROWN TOPSOIL
8'- 30" ORANGE/BROWN SANDY LOAM
30'- 79" ORANGE/BROWN SAND W/ STONES
REDOX/RESTRICTIVE @ 37"
NO GROUNDWATER
NO LEDGE
ROOTS TO 37"

TP#40
0'- 6" DARK BROWN TOPSOIL
6'- 26" ORANGE/BROWN SANDY LOAM
26'- 91" GRAY/BROWN SILTY SAND W/ COBBLES
REDOX @ 37"
GROUNDWATER SEEPING @ 56"
NO LEDGE
ROOTS TO 37"

PERCOLATION TEST RESULTS

PERCOLATION TESTS WERE PERFORMED ON APRIL 4, 2022 AND APRIL 7, 2022 BY BOUNDARIES, LLC.

P-1 (LOT 1)

DEPTH = 24"
PRESOAK @ 9:00

TIME	READING
10:00	1"
10:05	5-1/2"
10:10	9-1/4"
10:15	10"
10:20	14"
10:25	15-1/2"
10:30	17"
10:35	18"
10:40	19-1/4"
10:45	20-1/4"
10:50	21"
10:55	21-3/4"
11:00	22-1/2"

PERC RATE @ 24"
DEPTH = 6.7 MIN/INCH

P-1R (LOT 1)

DEPTH = 24"
PRESOAK @ 9:01

TIME	READING
10:02	1"
10:07	6-1/2"
10:12	9-3/4"
10:17	12-1/4"
10:22	14-1/4"
10:27	16"
10:32	17-1/4"
10:37	18-1/4"
10:42	19"
10:47	19-3/4"
10:52	20-1/2"
10:57	21"
11:02	21-1/2"

PERC RATE @ 24"
DEPTH = 10.0 MIN/INCH

P-2 (LOT 2)

DEPTH = 24"
PRESOAK @ 9:51

TIME	READING
11:08	1"
11:13	3"
11:18	4-1/2"
11:23	5-5/8"
11:28	6"
11:33	6-5/8"
11:38	7-1/2"
11:43	8-1/4"
11:48	9"
11:53	9-5/8"
11:58	10-1/8"
12:03	10-5/8"
12:08	11-1/4"

PERC RATE @ 20"
DEPTH = 10.0 MIN/INCH

P-2R (LOT 2)

DEPTH = 20"
PRESOAK @ 9:52

TIME	READING
11:10	1"
11:15	1-3/4"
11:20	2-3/8"
11:25	2-5/8"
11:30	3-1/8"
11:35	3-1/2"
11:40	3-3/4"
11:45	4-1/8"
11:50	4-3/8"
11:55	4-3/4"
12:00	5"
12:05	5-1/4"
12:10	5-1/2"

PERC RATE @ 20"
DEPTH = 10.0 MIN/INCH

P-3 (LOT 3)

DEPTH = 20"
PRESOAK @ 12:41

TIME	READING
1:02	1"
1:41	1"
1:46	4-3/4"
1:51	7-7/8"
1:56	9"
2:01	10-3/8"
2:06	11-3/4"
2:11	12-3/4"
2:16	13-1/2"
2:21	14"
2:26	14-5/8"
2:31	15-1/4"
2:36	15-3/4"
2:41	16-1/4"

PERC RATE @ 20"
DEPTH = 10.0 MIN/INCH

P-3R (LOT 3)

DEPTH = 24"
PRESOAK @ 12:42

TIME	READING
1:04	1"
1:43	1"
1:48	4-7/8"
1:53	7-1/2"
1:58	9-1/2"
2:03	10-7/8"
2:08	12-1/8"
2:13	13-3/8"
2:18	14-1/8"
2:23	15"
2:28	15-7/8"
2:33	16-1/2"
2:38	17-1/8"
2:43	17-5/8"

PERC RATE @ 24"
DEPTH = 10.0 MIN/INCH

P-4 (LOT 4)

DEPTH = 24"
PRESOAK @ 8:15

TIME	READING
9:15	1"
9:20	4-5/8"
9:25	7-5/8"
9:30	10"
9:35	12-1/8"
9:40	13-3/4"
9:45	15-1/4"
9:50	16-1/2"
9:55	17-5/4"
10:00	18-3/4"
10:05	19-5/8"
10:10	20-1/4"
10:15	21"

PERC RATE @ 24"
DEPTH = 8.0 MIN/INCH

P-4R (LOT 4)

DEPTH = 24"
PRESOAK @ 8:17

TIME	READING
9:17	1"
9:22	5-1/4"
9:27	7-5/8"
9:32	9-7/8"
9:37	11-5/4"
9:42	13-3/8"
9:47	14-5/8"
9:52	15-3/4"
9:57	16-3/4"
10:02	17-5/8"
10:07	18-1/2"
10:12	19-1/4"
10:17	20"

PERC RATE @ 24"
DEPTH = 6.7 MIN/INCH

P-5 (LOT 5)

DEPTH = 24"
PRESOAK @ 8:49

TIME	READING
11:08	1"
11:13	5"
11:18	6-7/8"
11:23	8-1/8"
11:28	9-1/4"
11:33	10-5/8"
11:38	11-1/4"
11:43	11-3/4"
11:48	12-1/2"
11:53	13-1/4"
11:58	14"
12:03	14-1/2"
12:08	15-1/8"

PERC RATE @ 24"
DEPTH = 10.0 MIN/INCH

P-5R (LOT 5)

DEPTH = 24"
PRESOAK @ 8:50

TIME	READING
10:27	1"
10:32	2-7/8"
10:37	4"
10:42	5-1/8"
10:47	6-3/8"
10:52	7-1/2"
10:57	8-3/4"
11:02	10"
11:07	11-1/8"
11:12	12"
11:17	12-7/8"
11:22	13-3/4"
11:27	14-3/8"

PERC RATE @ 24"
DEPTH = 8.0 MIN/INCH

P-6 (LOT 6)

DEPTH = 24"
PRESOAK @ 12:02

TIME	READING
1:02	1"
1:07	5"
1:12	7-1/4"
1:17	9-3/8"
1:22	11"
1:27	12-1/8"
1:32	13"
1:37	13-3/4"
1:42	14-1/2"
1:47	15-1/8"
1:52	15-7/8"
1:57	16-3/8"
2:02	17"

PERC RATE @ 24"
DEPTH = 10.0 MIN/INCH

P-6R (LOT 6)

DEPTH = 24"
PRESOAK @ 12:04

TIME	READING
1:04	1"
1:09	3-1/2"
1:14	5-1/2"
1:19	7"
1:24	8-3/8"
1:29	9-3/4"
1:34	11"
1:39	12"
1:44	12-7/8"
1:49	13-3/4"
1:54	14-5/8"
1:59	15-1/2"
2:04	16-1/4"

PERC RATE @ 24"
DEPTH = 6.7 MIN/INCH

SANITARY DESIGN CRITERIA & MLSS CALCULATIONS

LOT #1

PROPOSED 4-BEDROOM HOUSE
DESIGN PERCOLATION RATE = <10.1 MINUTES/INCH
LEACHING AREA REQUIRED = 577.5 SF EFFECTIVE (495 + 82.5)
DESIGN: 1,500 (MIN) GALLON SEPTIC TANK AND 1 ROW OF 60' OF GEOMATRIX GST6212 LEACHING MEDIA.
LEACHING AREA PROVIDED = 600 SF EFFECTIVE (60 LF X 10.0 SF/LF)
100% RESERVE AREA PROVIDED (1 ROW OF 60' OF GEOMATRIX GST6212 LEACHING MEDIA)

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION
HYDRAULIC GRADIENT = 4.1-6.0%
DEPTH TO RESTRICTIVE LAYER (USE TP#5) = 25"
HYDRAULIC FACTOR = 34
FLOW FACTOR FOR 4 BEDROOMS = 1.75
PERCOLATION FACTOR FOR UP TO 10.0 MIN/INCH = 1.0
MLSS REQUIRED = 59.5'
MLSS PROVIDED = 60'

LOT #2

PROPOSED 4-BEDROOM HOUSE
DESIGN PERCOLATION RATE = <10.1 MINUTES/INCH
LEACHING AREA

NARRATIVE

THIS PLAN SET DEPICTS THE SUBDIVISION OF A 47.854 ACRE PARCEL OF LAND, IDENTIFIED AS ASSESSOR'S ID 007-035-000 LOCATED ON EAST LAKE ROAD AND FIRE STREET IN THE OAKDALE SECTION OF MONTVILLE, CONNECTICUT. THE PROPOSED SUBDIVISION WILL RESULT IN THE CREATION OF 8 LOTS FOR NEW DEVELOPMENT IN ACCORDANCE WITH THE WRP-160 ZONING DISTRICT REQUIREMENTS. THE RECORD SUBDIVISION WITH ASSIGNED LOT NUMBERS AND LOT AREAS IS SHOWN ON SHEET 2.

ALL SUBDIVISION LOTS ARE INTENDED TO BE DEVELOPED FOR NEW SINGLE-FAMILY RESIDENTIAL USE. SHEETS 3 AND 4 DEMONSTRATE DEVELOPMENT FEASIBILITY FOR SINGLE-FAMILY RESIDENTIAL USE, INCLUDING FEASIBLE LOCATIONS OF DRIVEWAYS, UTILITIES, HOUSES, WATER SUPPLY WELLS, SUBSURFACE SEWAGE DISPOSAL SYSTEMS, CONCEPTUAL SITE GRADING AND SOIL EROSION & SEDIMENT CONTROLS. DEVELOPMENT DETICED BY THIS PLAN IS CONCEPTUAL ONLY, AND NO ACTUAL CONSTRUCTION IS PROVIDED BY THIS PLAN. INDIVIDUAL SITE DEVELOPMENT PLANS WILL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION.

SOIL TYPES PRESENT ON THE SUBJECT PROPERTY ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, ARE DEPICTED ON THE RECORD SUBDIVISION PLAN ON SHEET 2.

INLAND WETLANDS AND WATERCOURSES LOCATED UPON THE SUBJECT PROPERTY WERE DELINEATED BY DEMIAN A. SORRENTINO, CERTIFIED SOIL SCIENTIST. THERE ARE NO ACTIVITIES PROPOSED WITHIN A WETLAND OR WATERCOURSE, AND NO REGULATED ACTIVITIES PROPOSED WITHIN THE 50' UPLAND REVIEW AREA.

DRAINAGE NARRATIVE

THE SUBDIVISION DEPICTED ON THIS PLAN SET DOES NOT INCLUDE CONSTRUCTION OF ANY NEW ROADS, NOR DOES IT INCLUDE CONSTRUCTION OF ANY PROPOSED DRAINAGE IMPROVEMENTS RELATED TO EAST LAKE ROAD, WITH THE EXCEPTION OF A GRASSED SWALE LOCATED ON LOT 7 TO DIVERT RUNOFF FROM THE PUBLIC DRAINAGE DISCHARGE AROUND THE LOT'S DEVELOPABLE AREA.

THE CONCEPTUAL DEVELOPMENT PLANS DEPICTED ON SHEETS 3 AND 4 HAVE BEEN DESIGNED TO MINIMIZE THE DRIVEWAYS THAT CONTRIBUTE STORMWATER RUNOFF TO THE EAST LAKE ROAD RIGHT-OF-WAY. BEYOND THE PAVED APRONS, THE CONCEPTUAL DRIVEWAYS FOR LOTS 2, 3, 4, 5 AND 7 ARE PITCHED AWAY FROM EAST LAKE ROAD. THE DRIVEWAYS FOR LOTS 1, 6 AND 8 ARE PITCHED GENTLY TOWARDS EAST LAKE ROAD, HOWEVER, CROSS-PITCH ON THE DRIVEWAYS WILL DIRECT STORMWATER ONTO ADJACENT LAWN AREAS. THE SLOPE OF ALL PROPOSED DRIVEWAYS IS LESS THAN 8%, SO ALL DRIVEWAYS MAY BE CONSTRUCTED OF TRAFFIC BOUND GRAVEL SURFACE OR BITUMINOUS CONCRETE.

CONCEPTUAL PROPOSED SITE GRADING AS DEPICTED IS GENERALLY CONSISTENT WITH THE NATURAL GRADIENT OF THE LAND, AND FINISHED GRADING ON ALL PROPOSED EARTH SLOPES DOES NOT EXCEED 3H:1V, WITH THE EXCEPTION OF THE 2H:1V SLOPES FOR THE CONCEPTUAL LEACHING FIELD FILL PACKAGES. ALL DEVELOPMENT SITES SLOPE IN A GENERAL EASTERLY DIRECTION. PROPOSED CLEARING IS LIMITED TO WHAT IS REQUIRED TO ACHIEVE ADEQUATE SIGHT LINES AT THE DRIVEWAYS AND CLEARING FOR THE DEVELOPMENT SITES. EACH LOT GENERALLY WILL DRAIN INTO THE WOODED AREAS TO THE EAST OF THE DEVELOPMENT SITE. UNDISTURBED AREAS OF EACH PROPERTY WILL BE BETWEEN 400 FEET AND 900 FEET IN DEPTH FROM THE LIMIT OF DISTURBANCE TO THE REAR PROPERTY LINE/RIGHT-OF-WAY OF FIRE STREET.

ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, THE SOIL TYPES UNDERLYING THE CONCEPTUAL DEVELOPMENT AREAS OF THE SUBDIVISION LOTS ARE:

73C CHARLTON-CHATFIELD COMPLEX, 0-15% SLOPES, VERY ROCKY DC = WD HSG = B
(DC = DRAINAGE CLASS, WD = WELL DRAINED; HSG = HYDROLOGIC SOIL GROUP)

ANALYSIS OF THE DRAINAGE CLASS AND HYDROLOGIC SOIL GROUP OF THE ABOVE-REFERENCED SOIL TYPE, COUPLED WITH EXTENSIVE DEEP SOILS TEST PIT OBSERVATIONS AND PERCOLATION TESTING, INDICATES THAT THE PROPERTY IS SUITABLE FOR A LOW-DENSITY SUBDIVISION AND SUBSEQUENT DEVELOPMENT FOR SINGLE-FAMILY RESIDENTIAL USE WITH PROVISION OF ON-SITE WATER SUPPLY AND SUBSURFACE SEWAGE DISPOSAL.

FEASIBLE LOCATION(S) OF FOOTING DRAIN OUTLETS ARE ALSO DEPICTED ON THE CONCEPTUAL DEVELOPMENT PLANS ON SHEETS 3 AND 4, THE LOCATION(S) OF WHICH ACHIEVE ADEQUATE SLOPE AND DO NOT CONFLICT WITH ON-SITE UTILITIES. ROOF DRAINAGE SHALL DISCHARGE TO VEGETATED SURFACES TO PROMOTE DISCONNECTION OF IMPERVIOUS SURFACES.

NO NEGATIVE IMPACT TO ADJACENT PROPERTIES AS A RESULT OF THIS SUBDIVISION AND SUBSEQUENT LOT DEVELOPMENT IS ANTICIPATED.

OPERATION & MAINTENANCE OF EROSION CONTROLS FOR TYPICAL LOT DEVELOPMENT

NO CONSTRUCTION SHALL PROCEED UNTIL PROPER SEDIMENTATION AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS THE SEQUENCE OF CONSTRUCTION NECESSITATES.

ALL TEMPORARY FILL, STORAGE OR STOCKPILE AREAS SHALL BE PROPERLY STABILIZED TO PREVENT EROSION AND SUITABLY CONTAINED TO PREVENT TURBID RUNOFF. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS, AND REVEGETATED WITH SUITABLE VEGETATION PRIOR TO THE COMPLETION OF CONSTRUCTION. THE USE OF TEMPORARY FILL AND/OR EXCAVATION SHALL BE MINIMIZED TO ONLY THAT AREA REQUIRED TO PERFORM THE WORK.

DUMPING OF OIL OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL FROM EQUIPMENT USED ON SITE. VEHICLE MAINTENANCE SHALL BE COMPLETED OFF SITE TO THE MAXIMUM EXTENT PRACTICABLE. ALL OIL SPILLS SHALL BE IMMEDIATELY REPORTED TO THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION/HAZARDOUS MATERIALS OFFICE. FAILURE TO DO SO MAY RESULT IN THE IMPOSITION OF FINES UNDER THE APPLICABLE CONNECTICUT GENERAL STATUTES.

EVERY PRECAUTION SHALL BE USED DURING CONSTRUCTION TO PREVENT AND MINIMIZE THE DEGRADATION OF THE EXISTING WATER QUALITY. ALL ACTIVITIES SHALL BE IN CONFORMANCE TO AND CONSISTENT WITH ALL APPLICABLE WATER QUALITY STANDARDS AND MANAGEMENT PRACTICES AS SET FORTH BY LOCAL, STATE AND FEDERAL AGENCIES.

DURING THE PERIOD OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. SAID MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINSTORM WITH GREATER THAN 0.5" OF RAINFALL IN A 24-HOUR PERIOD. ACCUMULATED DEPOSITS OF SEDIMENT AND SILT SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE EROSION AND SEDIMENT CONTROL BARRIERS, AND UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER, SUCH MATERIALS REMOVED SHALL BE SPREAD AND STABILIZED IN NON-WETLAND AREAS THAT ARE NOT SUBJECT TO EROSION, AND ARE NOT TO BE PAVED OR BUILT UPON.

HAY BALES, SEDIMENT FENCE, WOOD CHIP FILTER BERM, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED AND/OR REPLACED AS NECESSARY THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO MAINTAIN COMPLETE AND INTEGRAL EROSION AND SEDIMENT CONTROL PROTECTION. ONCE IN PLACE, ALL EROSION AND SEDIMENT CONTROL FACILITIES AND MEASURES ARE TO REMAIN IN PLACE AND IN PROPER CONDITION AND BE CONTINUOUSLY MAINTAINED UNTIL FINAL GRADING HAS BEEN COMPLETED, ALL DISTURBED AREAS UPGRADIENT OF SAID FACILITIES HAVE BEEN PERMANENTLY STABILIZED, AND ALL NEWLY GRASSED AREAS HAVE HAD AT LEAST TWO MOWINGS. FOLLOWING SUCH PERMANENT STABILIZATION, THE FACILITIES SHALL BE DISMANTLED, REMOVED, AND DISPOSED OF IN AN APPROVED MANNER.

DISTURBANCE OF THE LAND SHALL BE LIMITED TO THE MINIMUM EXTENT NECESSARY TO COMPLETE THE PROPOSED DEVELOPMENT. ALL EXISTING TREES AND SHRUBS SHALL BE CONSERVED WHERE POSSIBLE, EXCEPT THOSE WHOSE REMOVAL IS REQUIRED TO PERFORM THE PROPOSED WORK. THE LIMITS OF DISTURBANCE SHALL BE ESTABLISHED IN THE FIELD PRIOR TO STARTING ANY ACTUAL CONSTRUCTION ACTIVITIES AND SHALL BE GENERALLY AS DEPICTED ON THIS PLAN.

THE CONTRACTOR SHALL INSPECT ALL DISTURBED AREAS OF CONSTRUCTION ACTIVITY THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF ALL RAIN EVENTS WITH A RAINFALL TOTAL OF GREATER THAN 0.5 INCHES IN A 24 HOUR PERIOD. WHERE SITES HAVE BEEN TEMPORARILY OR FINALLY STABILIZED, SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH FOR THREE CONSECUTIVE MONTHS.

DURING CONSTRUCTION AND IMMEDIATELY FOLLOWING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND MAINTENANCE TO ASSURE PROPER PERFORMANCE OF THE SEDIMENTATION AND EROSION CONTROL SYSTEM. INSPECTING AND MAINTAINING SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:

- * INSPECTION OF ALL SEDIMENT FENCE, STAKED HAY BALES, AND WOOD CHIP FILTER BERMS. REMOVE ACCUMULATED SEDIMENT IF REQUIRED (GREATER THAN 4" DEPTH)
- * INSPECTION OF ANTI-TRACKING PAD, REMOVE, DISPOSE OF, AND REPLACE IF PAD IS NO LONGER FUNCTIONAL IN THE COLLECTION OF SEDIMENTS FROM VEHICULAR/TRUCK TRAFFIC (WITHIN 2" OF CRUSHED STONE SURFACE).

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO INSURE THAT THEY ARE OPERATING CORRECTLY. DISCHARGE LOCATIONS OR POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO DOWNSTREAM WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BEYOND THOSE DEPICTED HEREIN SHALL BE PUT IN PLACE WHENEVER NECESSARY TO ADDRESS FIELD CONDITIONS AND/OR AS ORDERED BY THE TOWN OF MONTVILLE, OR THEIR DESIGNATED AGENT.

THE CONTRACTOR SHALL APPOINT AN AGENT WHO SHALL BE PERSONALLY RESPONSIBLE FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN AND ENFORCING THE PRESCRIBED SAFEGUARDS DURING THE CONSTRUCTION PERIOD.

THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PROPER TOWN AGENCIES AND OFFICIALS OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE OF THE LAND IS TRANSFERRED TO A THIRD PARTY.

EROSION CONTROL NOTES FOR TYPICAL LOT DEVELOPMENT

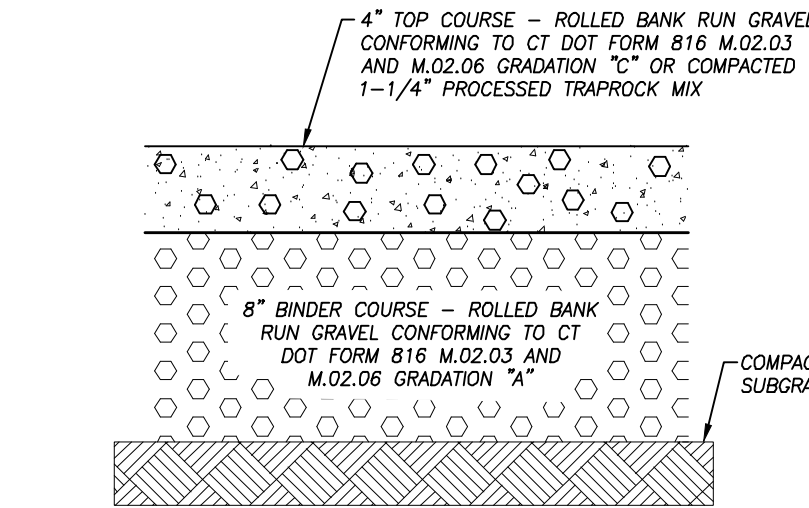
- THE RESPONSIBLE PARTY FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE THE EXCAVATION CONTRACTOR WHICH IS UNDETERMINED AT THIS TIME.
- THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEP BULLETIN 34, SHALL BE REFERENCED FOR PROPER METHODS OF INSTALLING AND MAINTAINING ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY IF DIRECTED BY THE ENGINEER OR TOWN OF MONTVILLE STAFF.
- SEEDING FOR PERMANENT STABILIZATION SHALL BE COMPLETED BETWEEN APRIL 15 THROUGH JUNE 15 OR BETWEEN AUGUST 15 THROUGH SEPTEMBER 15. IF SEEDING CANNOT BE COMPLETED WITHIN THESE TIMES, APPLY TEMPORARY MULCH UNTIL THE NEXT SEEDING TIME. SEED MIXTURE SHALL BE AS FOLLOWS:

ALL 2:1 SLOPE AREAS	
CROWN VETCH	15 LBS/ACRE OR 0.35 LBS/1,000 SF
PERENNIAL RYEGRASS	10 LBS/ACRE OR 0.25 LBS/1,000 SF
ALL OTHER GRASSED AREAS	
KENTUCKY BLUEGRASS	20 LBS/ACRE OR 0.45 LBS/1,000 SF
CREeping RED FESCUE	20 LBS/ACRE OR 0.45 LBS/1,000 SF
PERENNIAL RYEGRASS	5 LBS/ACRE OR 0.10 LBS/1,000 SF

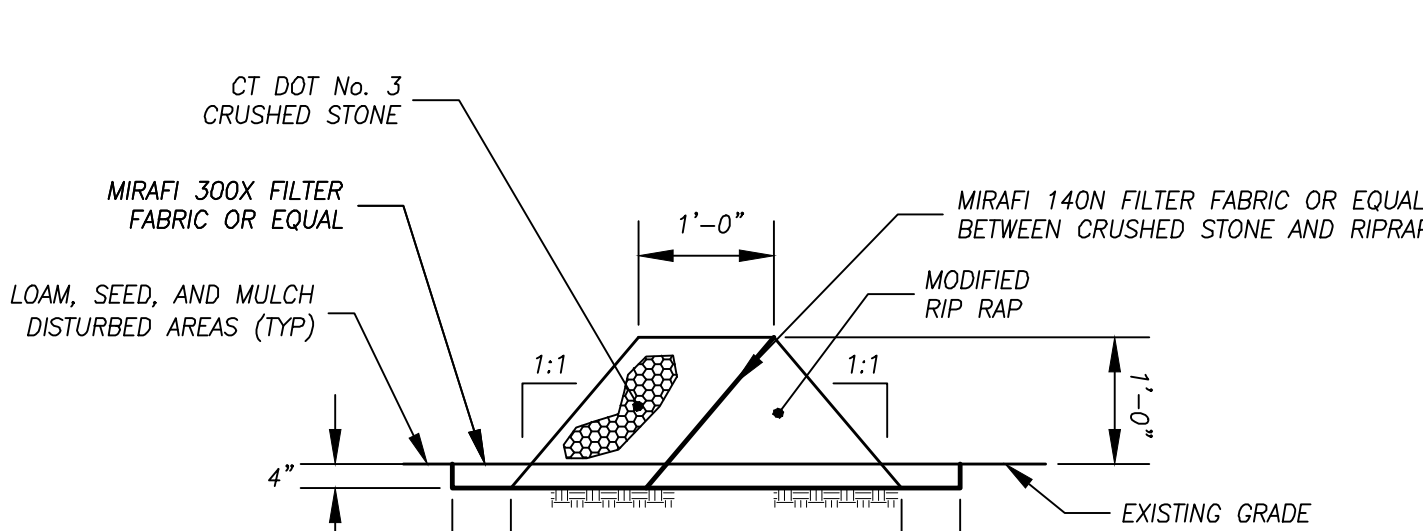
MULCH SHALL BE A GOOD QUALITY HAY OR STRAW AND SHALL BE APPLIED AT A RATE OF 100-200 BALES PER ACRE.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WITHIN 24 HOURS AFTER RAIN EVENTS WITH TOTAL RAINFALL OF 0.5" OR GREATER WITHIN A 24-HOUR PERIOD, AND REPAIRED OR REPLACED AS NECESSARY TO INSURE COMPLIANCE WITH THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN.

CONSTRUCTION SEQUENCE FOR TYPICAL LOT DEVELOPMENT

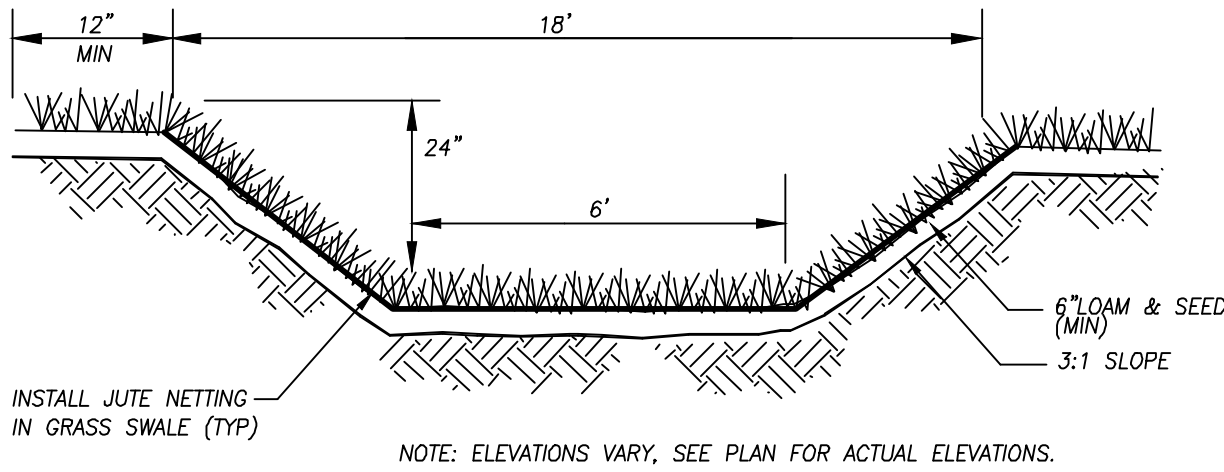
- SECURE ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS.
- INSTALL ANTI-TRACKING PAD AT CONSTRUCTION ENTRANCE.
- CLEAR ALL VEGETATION WITHIN THE PROPOSED DEVELOPMENT AREA.
- INSTALL EROSION CONTROL MEASURES DOWN GRADIENT OF THE PROPOSED CONSTRUCTION AREA AT THE LOCATIONS SHOWN.
- GRUB VEGETATION AND REMOVE FROM SITE. STRIP TOPSOIL AND STOCKPILE FOR FUTURE REUSE, SURROUND STOCKPILE WITH SEDIMENT FENCE AND SEED FOR TEMPORARY STABILIZATION.
- BEGIN EARTHWORK ACTIVITIES FOR DRIVEWAY, HOUSE AND SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- INSTALL BUILDING FOUNDATION AND CONSTRUCT BUILDING.
- INSTALL WELL, SUBSURFACE SEWAGE DISPOSAL SYSTEM AND UTILITIES.
- ROUGH GRADE DRIVEWAY TO SUBGRADE ELEVATION. PLACE AND COMPACT PROCESSED GRAVEL, TRAFFIC BOUND GRAVEL SURFACE. INSTALL PAVED APRON PER TOWN REQUIREMENTS.
- INSTALL LANDSCAPING AND IMMEDIATELY LOAM ALL DISTURBED AREAS WITH 4" MINIMUM OF TOPSOIL, SEED AND MULCH.
- AFTER ALL AREAS HAVE BEEN PERMANENTLY STABILIZED, REMOVE EROSION CONTROL MEASURES.



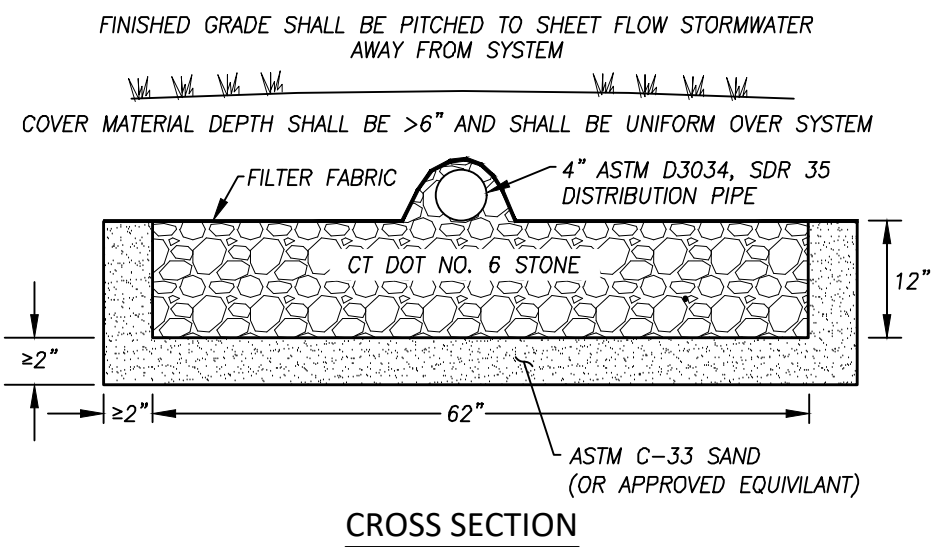
TRAFFIC BOUND GRAVEL SURFACE NOT TO SCALE



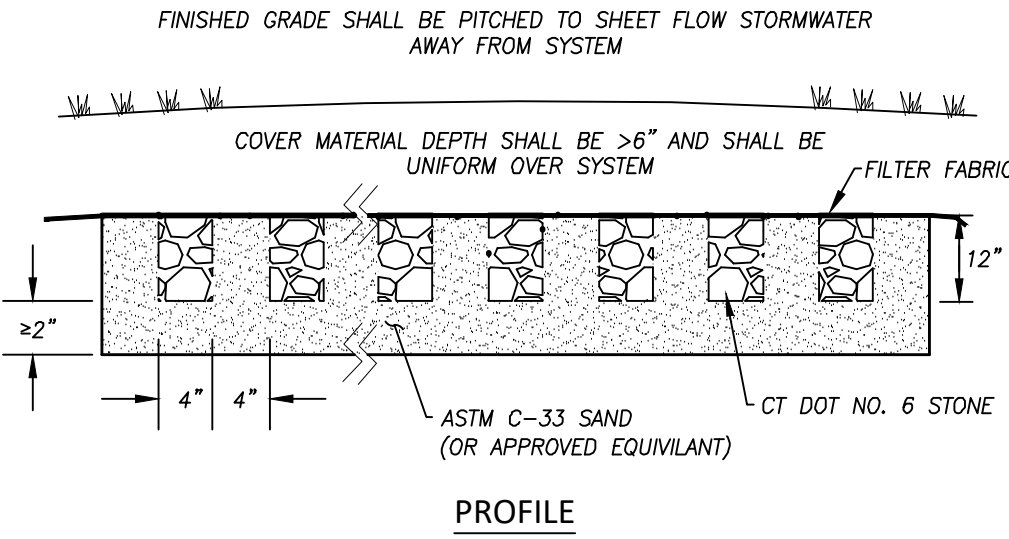
STONE CHECK DAM NOT TO SCALE



GRASSED SWALE DETAIL NOT TO SCALE

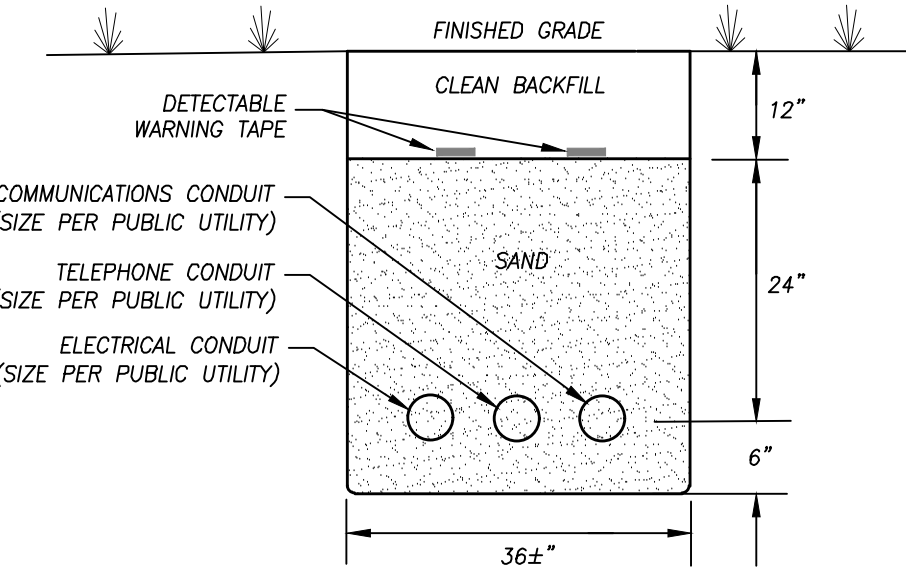


SEDIMENT FENCE DETAIL NOT TO SCALE



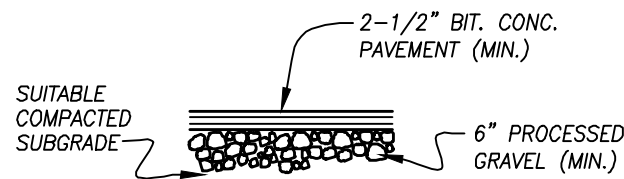
NOTE: INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

GEOMATRIX GST 6212 DETAIL NOT TO SCALE

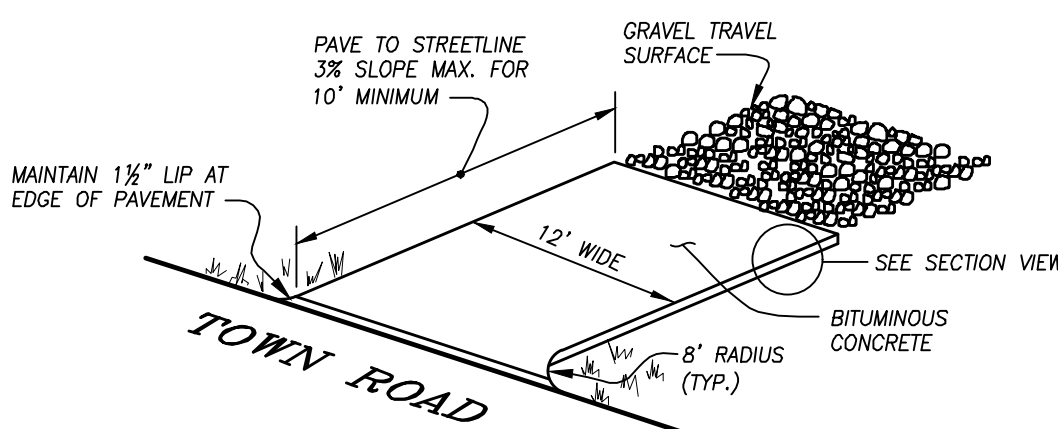


NOTE: CONTRACTOR TO CONFIRM UTILITY CONDUIT REQUIREMENTS PRIOR TO CONSTRUCTION

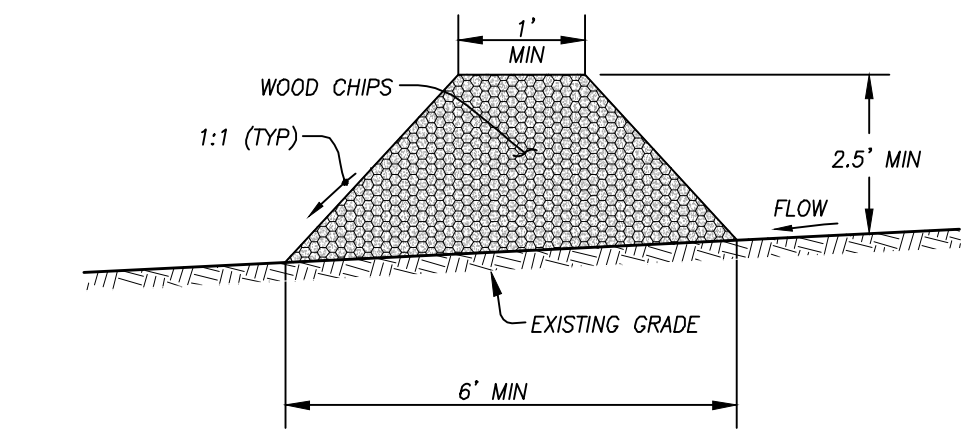
UTILITY TRENCH DETAIL NOT TO SCALE



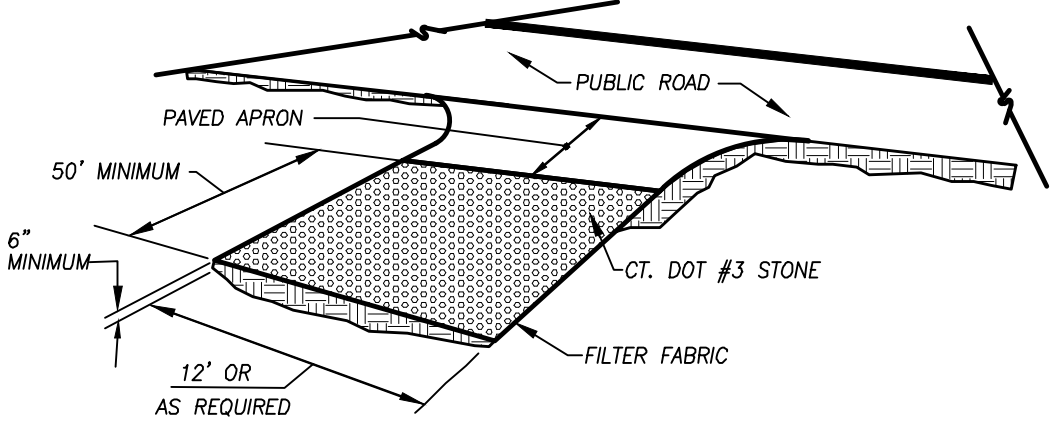
SECTION VIEW NOT TO SCALE



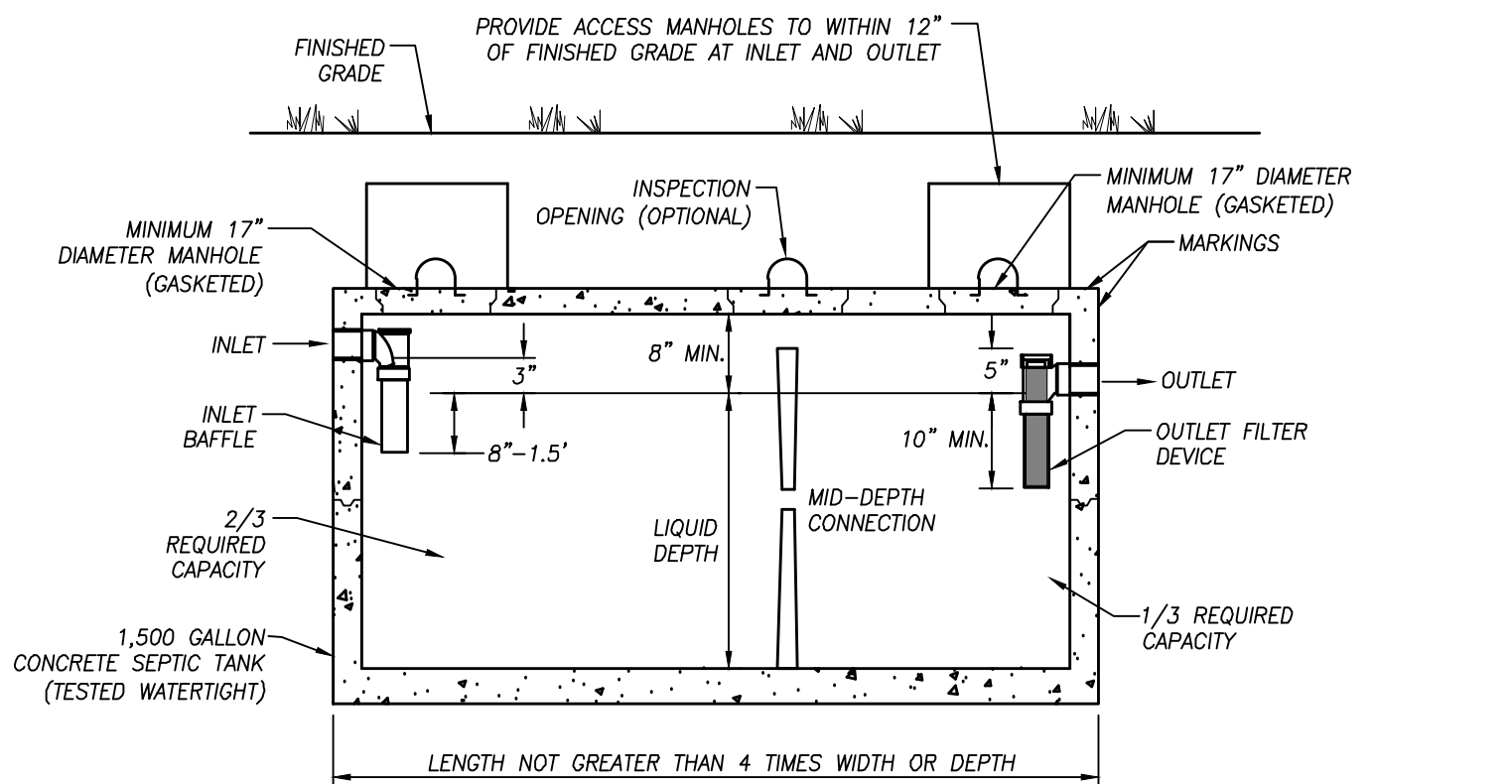
TYPICAL DRIVEWAY APRON NOT TO SCALE



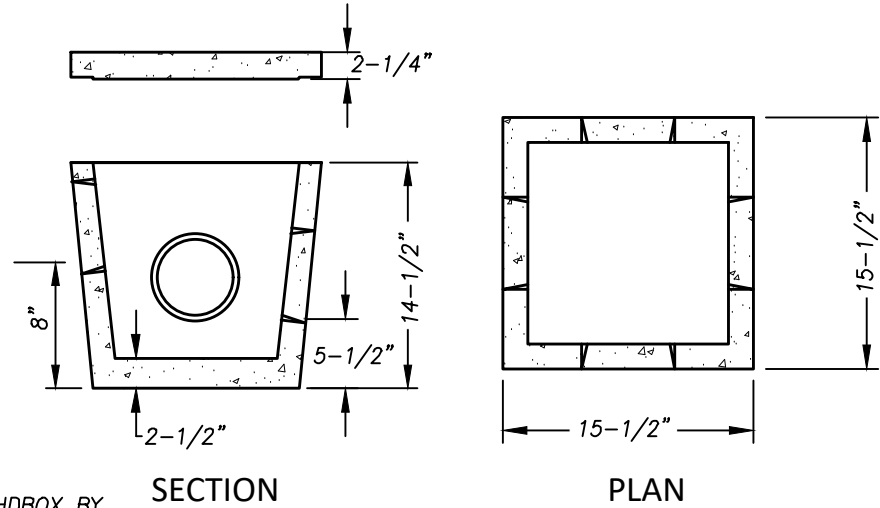
WOOD CHIP BERM NOT TO SCALE



ANTI-TRACKING PAD AT DRIVEWAY NOT TO SCALE



SEPTIC TANK DETAIL NOT TO SCALE



D-BOX DETAIL NOT TO SCALE

CIVIL ENGINEERING LAND SURVEYING LAND USE PLANNING SOIL SCIENCE

BOUNDARIES

Boundaries, LLC
179 Pachaug River Drive, Griswold, CT 06331
T 860.376.2006 | www.boundariesllc.net

Subdivision Plan
"Notes & Details"
Prepared for
Sunmar/RAF Builders, LLC
East Lake Road & Fire Street - Montville (Oakdale), Connecticut

SCALE: As Noted
DATE: June 2022
JOB I.D. NO. 21-3036

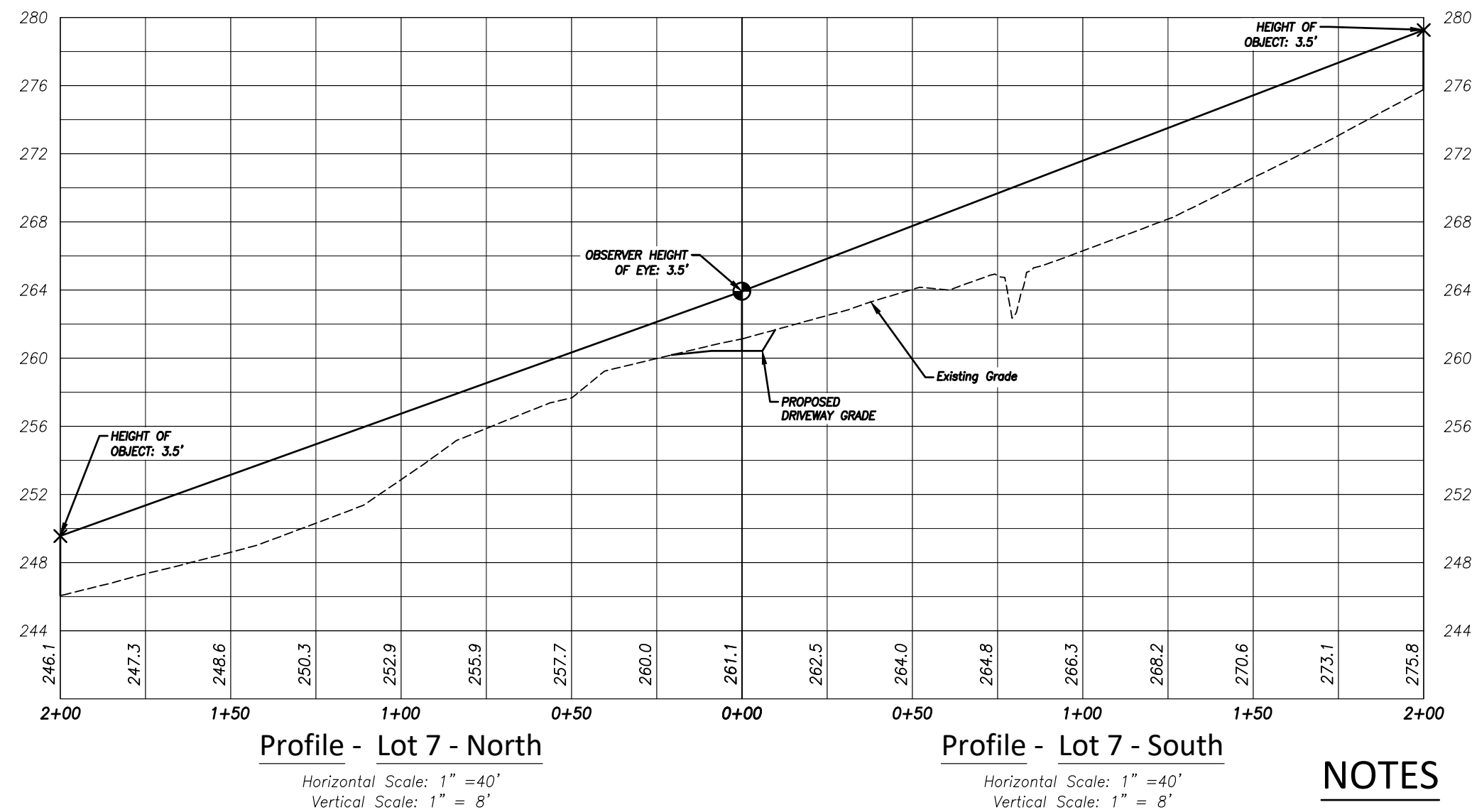
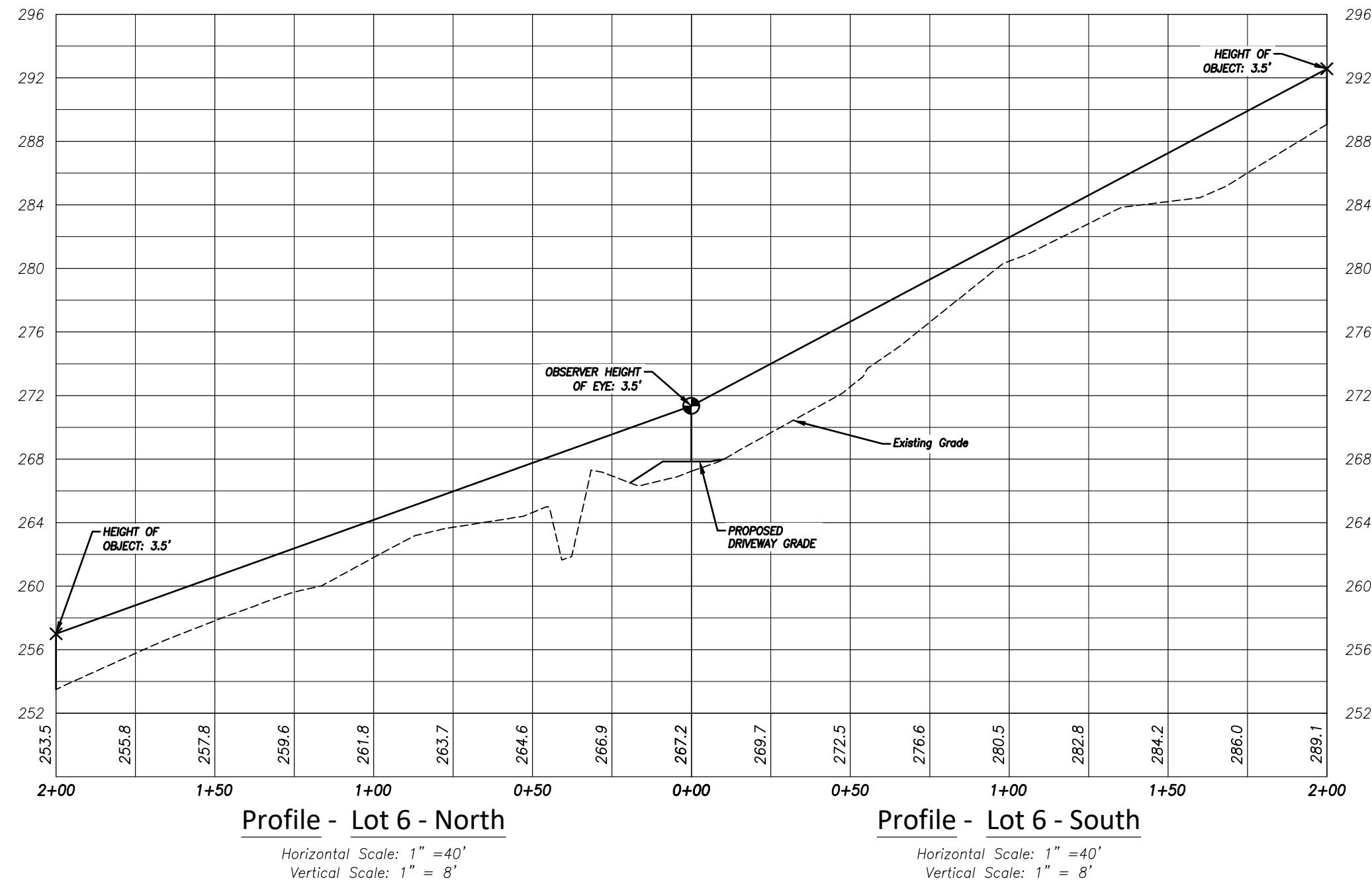
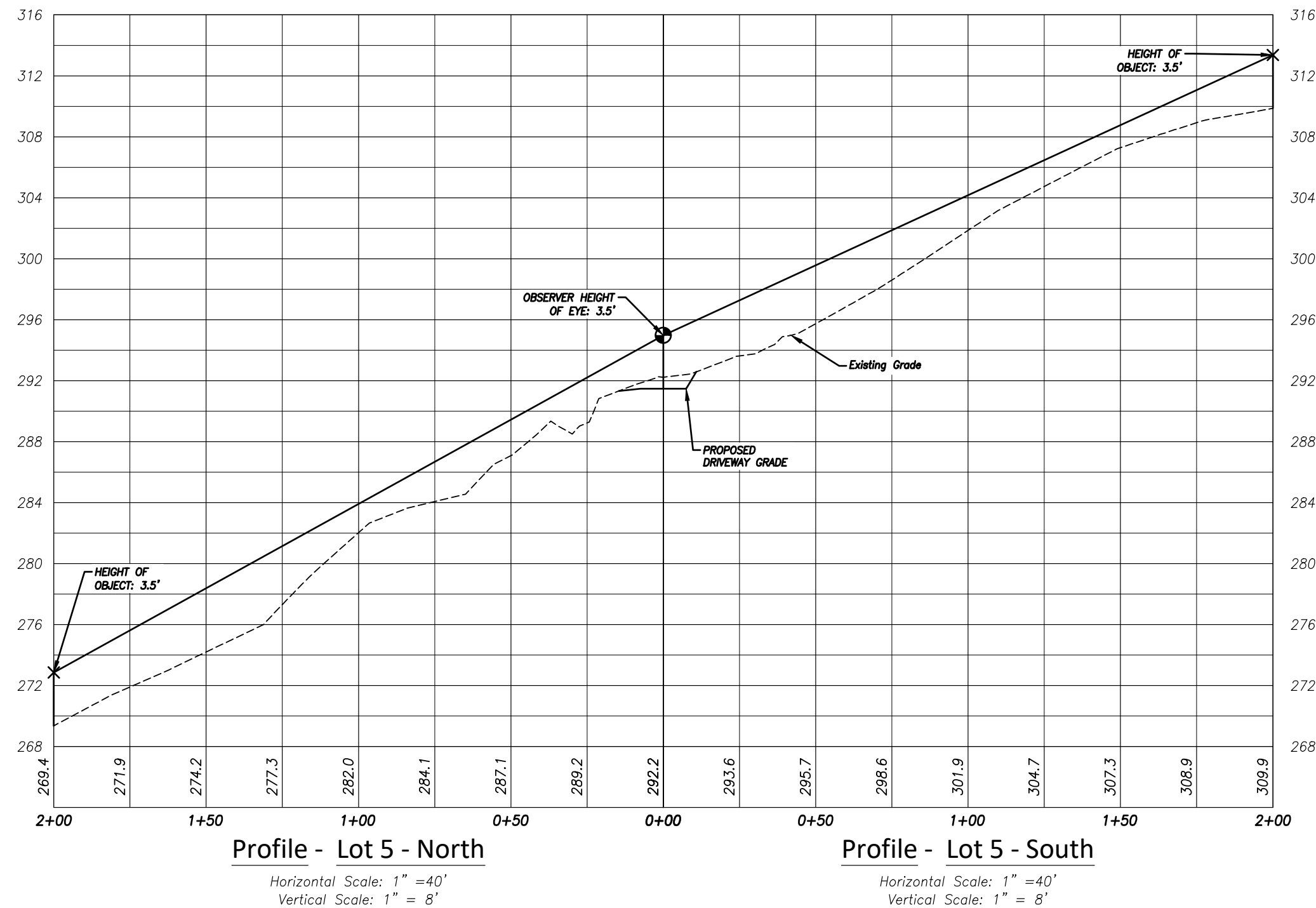
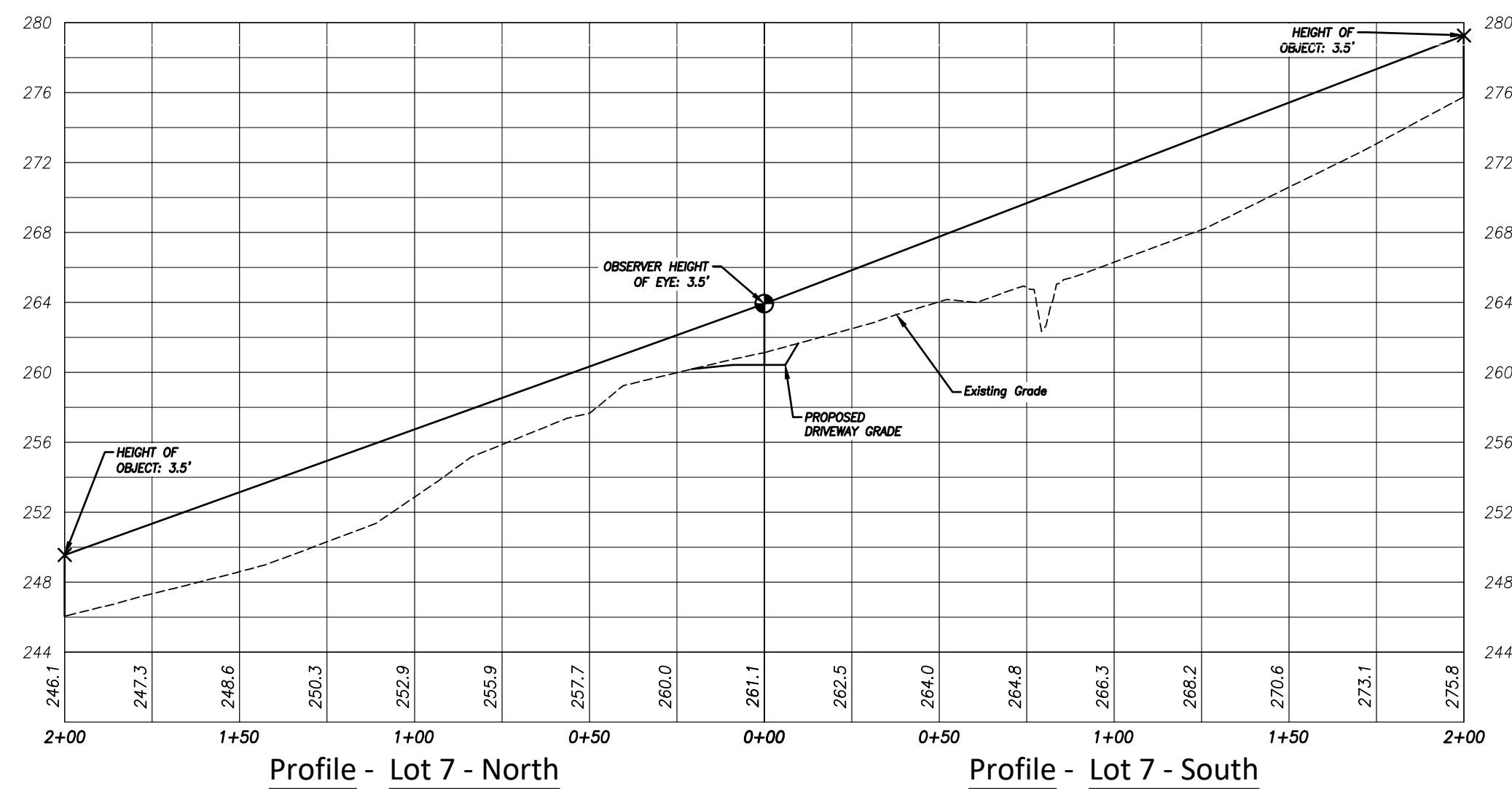
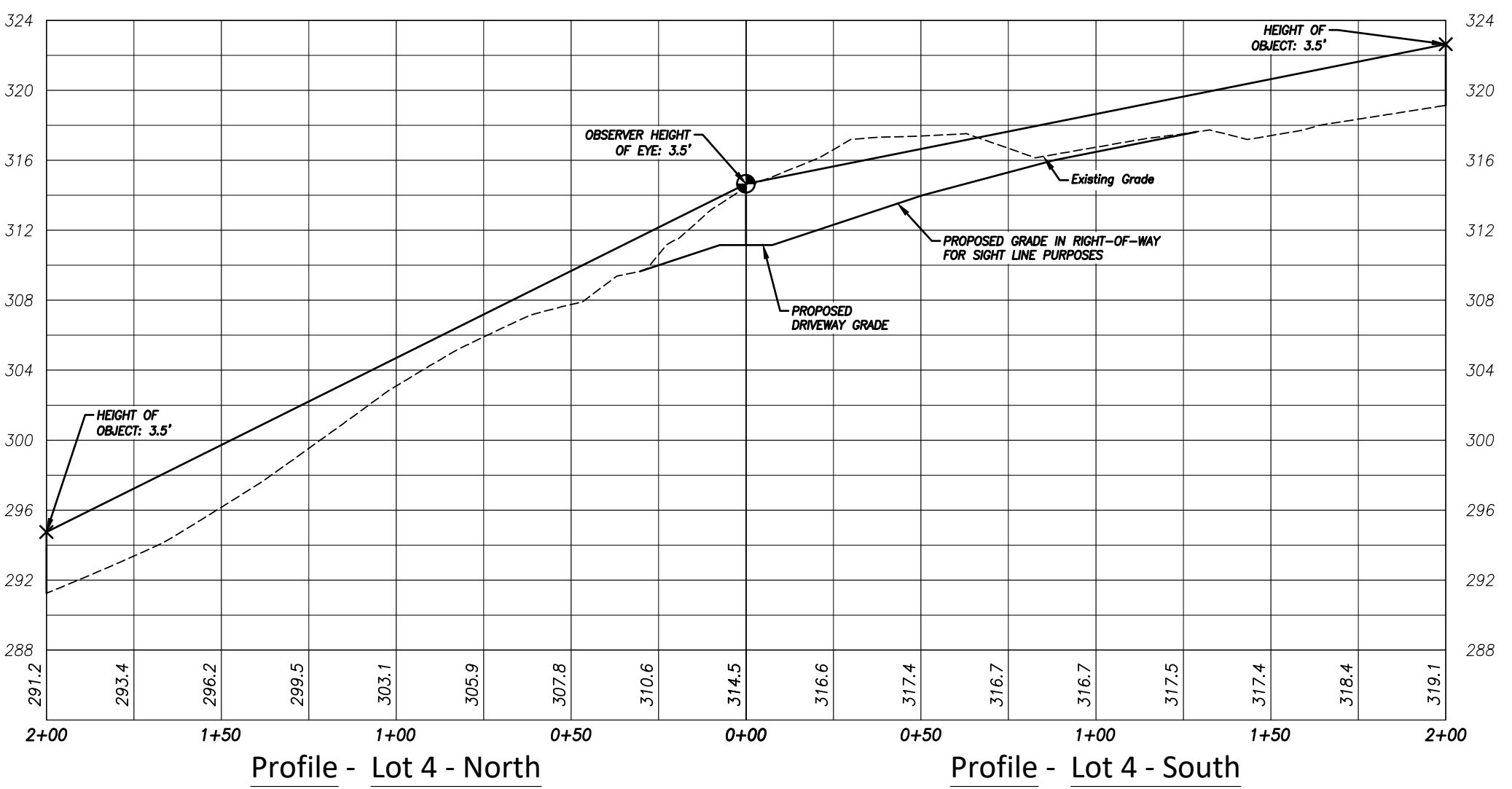
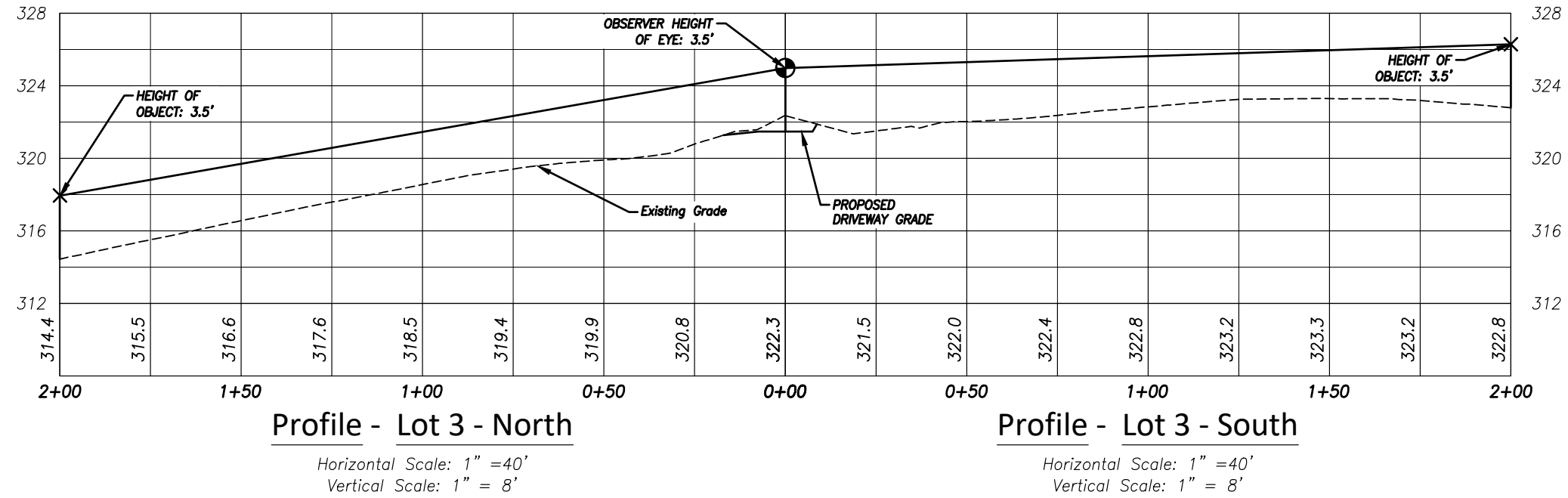
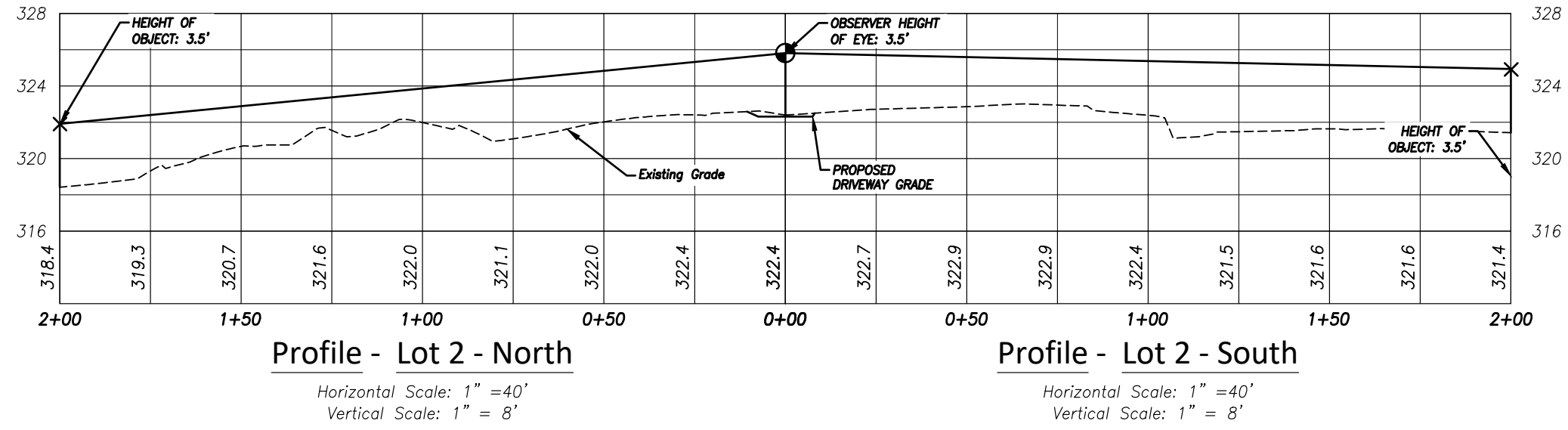
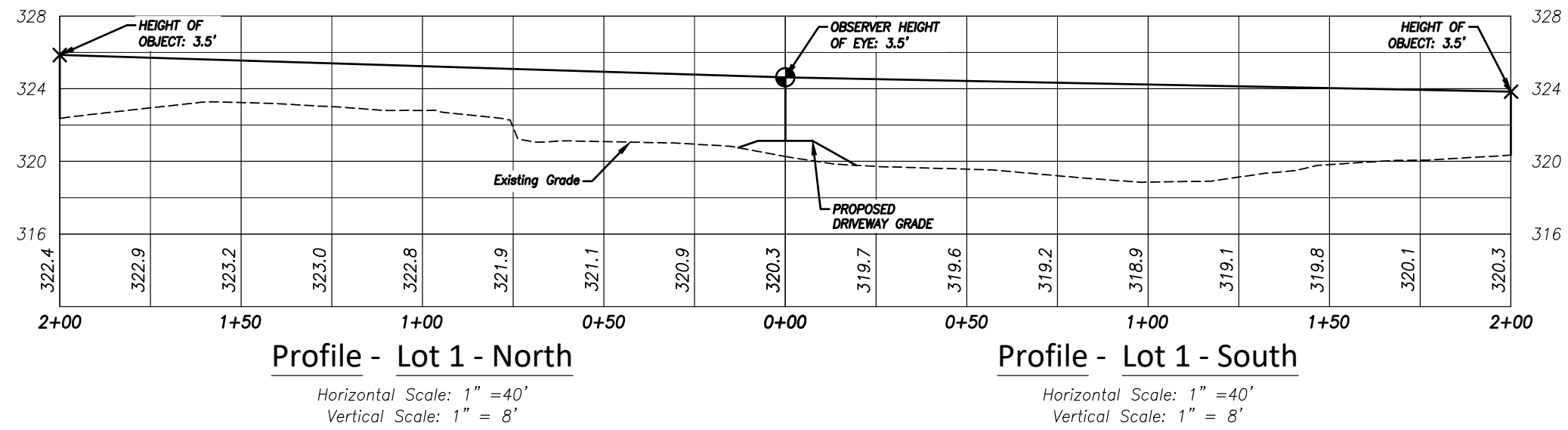
Revisions

SHEET NO. 6

7



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NOTES

Sight line profiles shown for 200' minimum sight
distance per Section 1308.8 of the Town of
Montville Road Standard and Improvement Details.