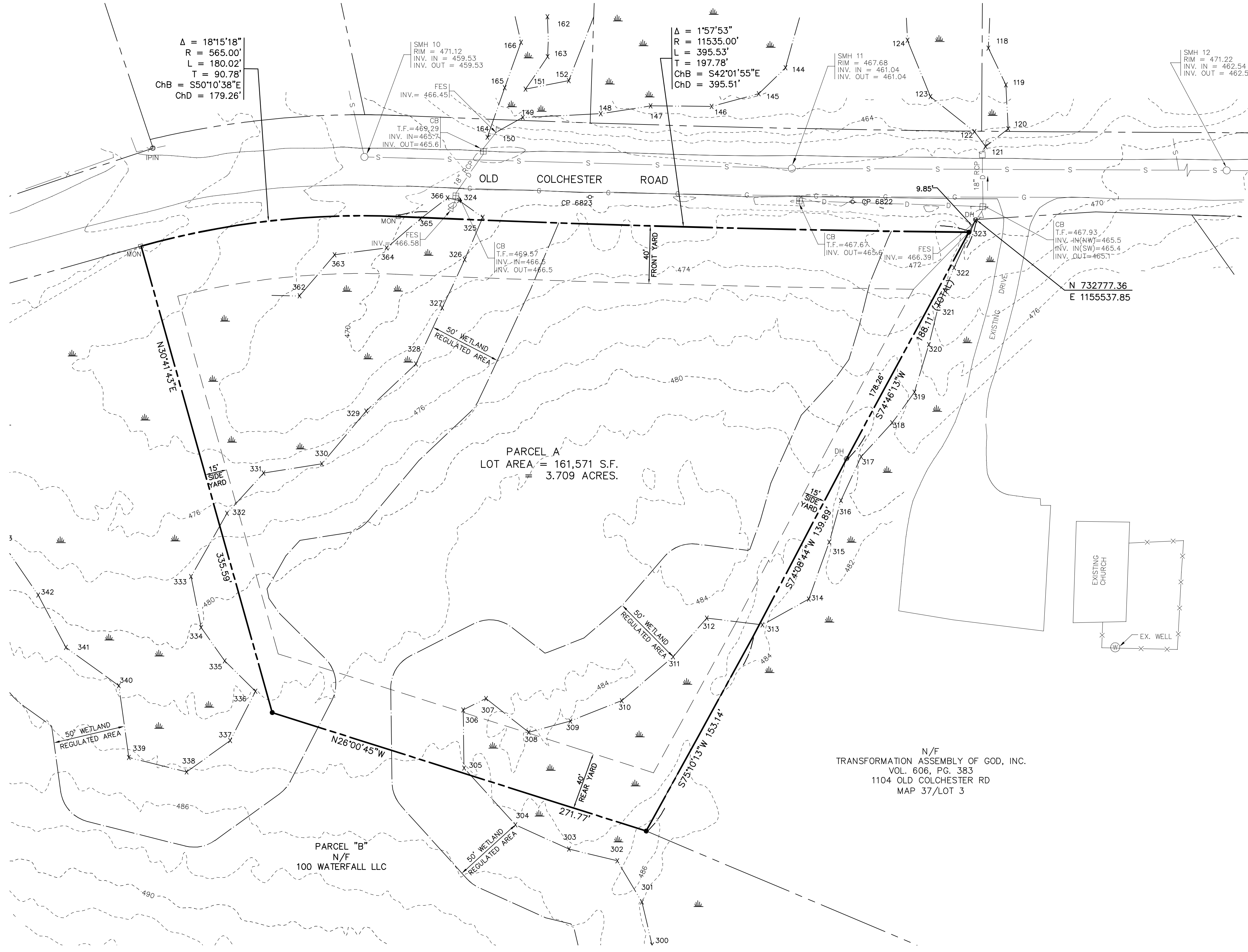
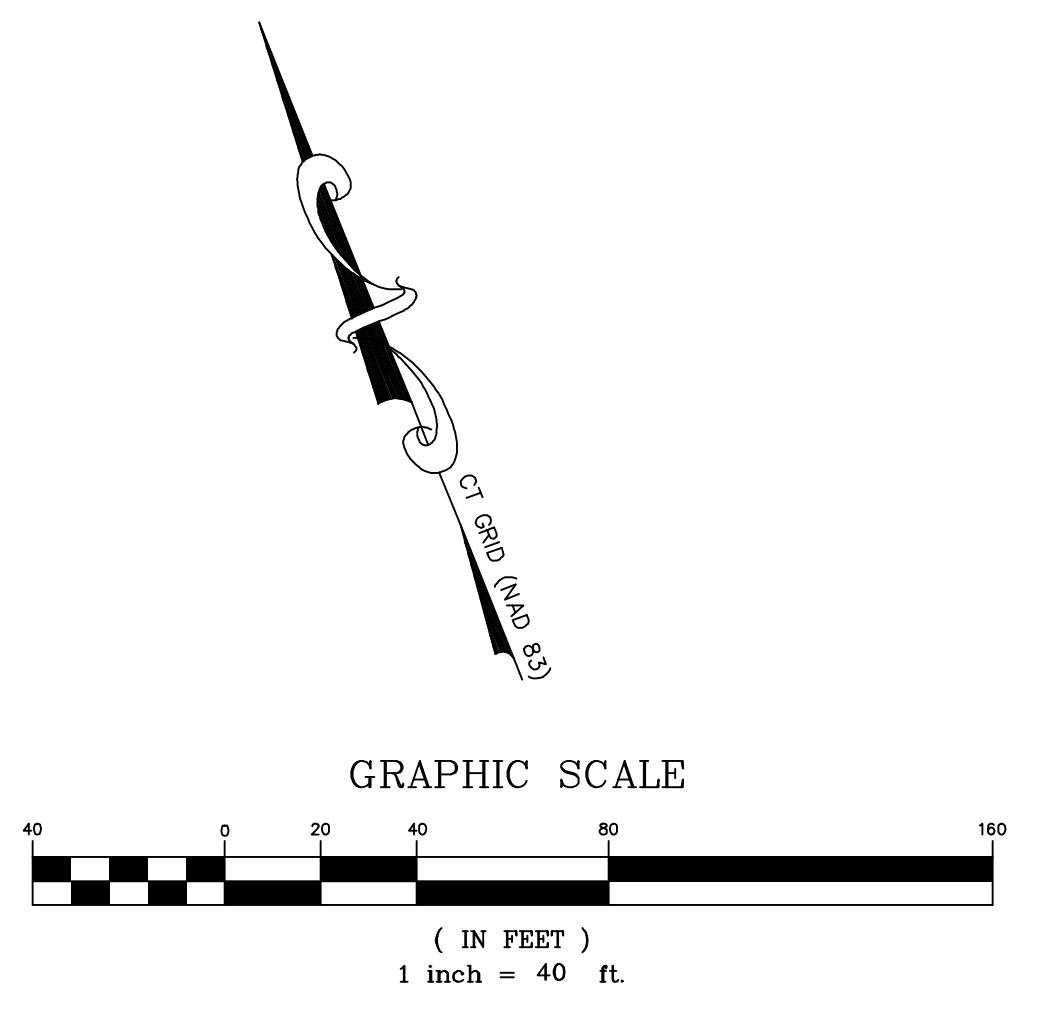


LEGEND

	PROPERTY/STREET LINE
	CONCRETE MONUMENT
	IRON PIN/IRON PIPE/DRILLHOLE
	PROPOSED IRON PIN
	EASEMENT LINE
	STREAM
	INLAND WETLANDS
	WETLAND REGULATED AREA
	WETLAND/MARSH
LOT 1	
	LOT NUMBER
	STONE WALL
	CHAIN LINK FENCE
	SETBACK LINE
	CONTOUR
	STORM SEWER, CATCH BASIN
	SANITARY SEWER, MANHOLE
	GAS MAIN



- NOTES:**
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"MAYNARD" N729085.117
#4875 N723206.859 E1142281.573
 - ELEVATIONS ARE BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) HOLDING THE MONUMENTS REFERENCED IN NOTE #3.
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DATE OF COMPLETION OF ALL WORK -	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE
PLANNING AND ZONING COMMISSION	
PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN DEVELOPMENT OF THIS PLAN.	
SUBDIVIDER	DATE
ENGINEER/SURVEYOR	DATE
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE
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EROSION & SEDIMENTATION CONTROL CERTIFICATION:	
CERTIFIED BY THE MONTVILLE PLANNING AND ZONING COMMISSION.	
CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS	4

**PROPERTY AND TOPOGRAPHIC SURVEY
LAND NOW OR FORMERLY
WATCH HILL BUILDERS, LLC
1104 COLCHESTER ROAD, MONTVILLE, CT**

DATE: JULY 27, 2022
SCALE: 1"=40'
SHEET: 1 OF 4
DWG. NO.: 1

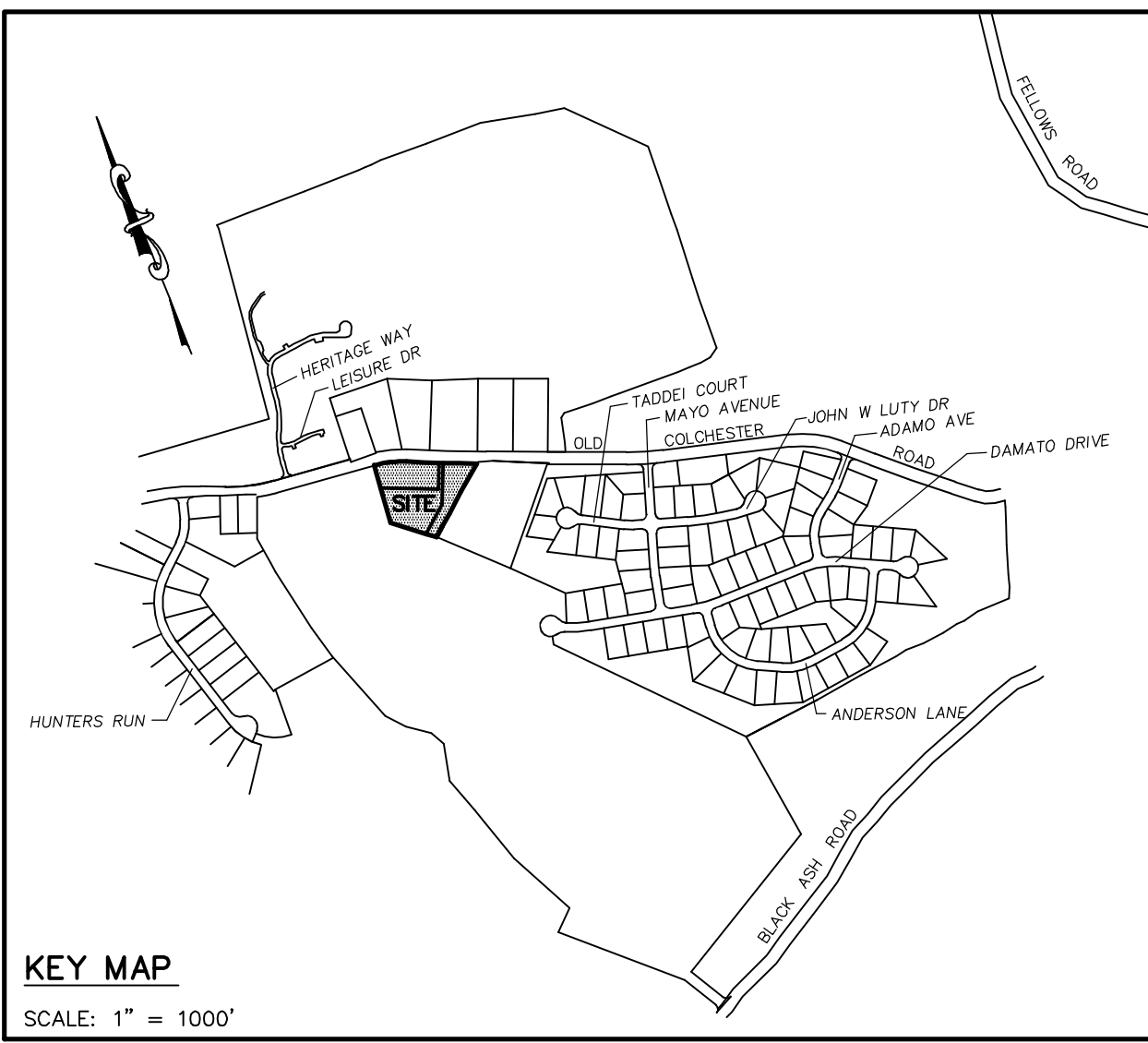
BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 346-4659 FAX (860) 346-3888

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Michael J. Bennett
MICHAEL J. BENNETT R.L.S. #10831

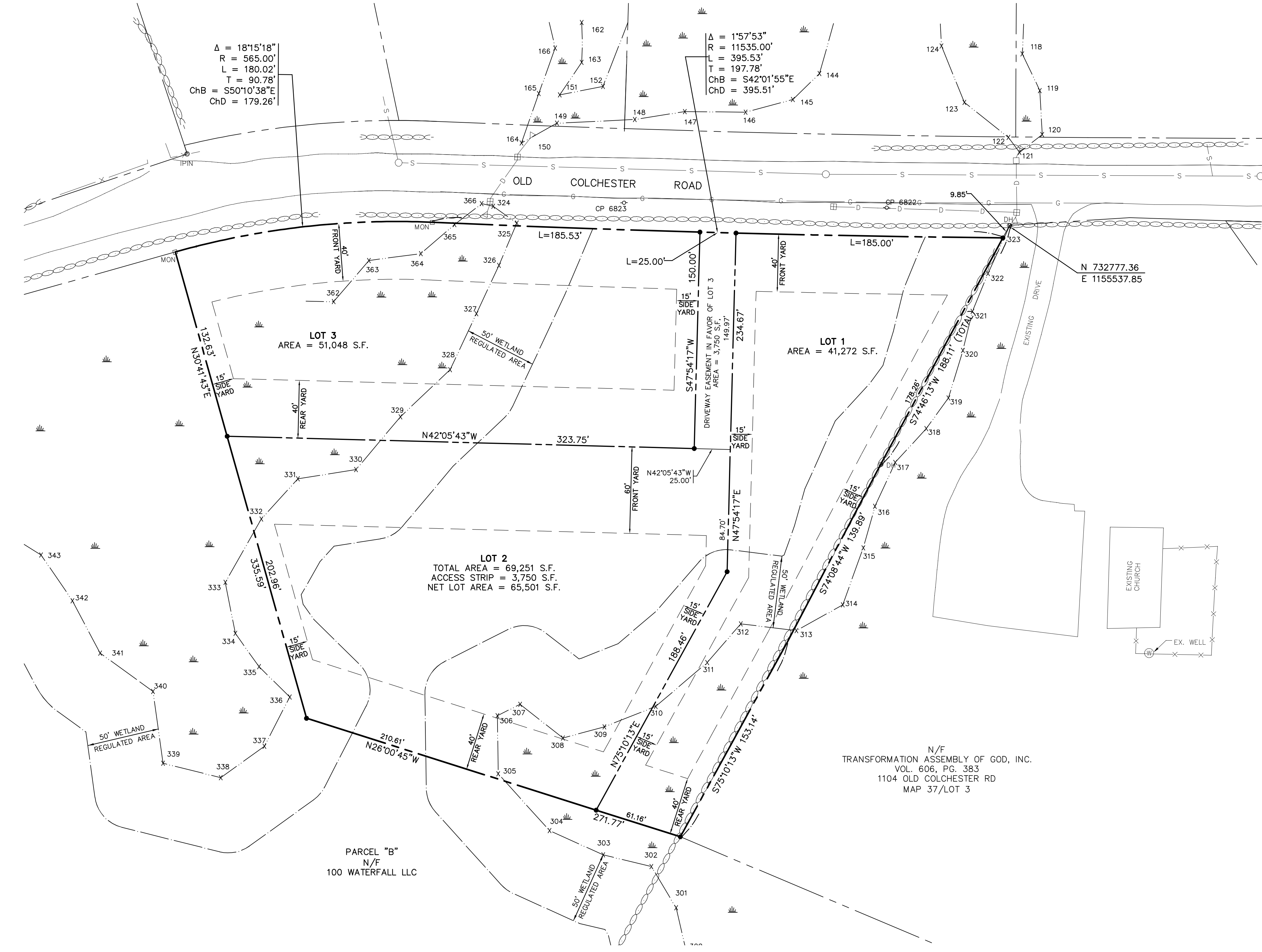
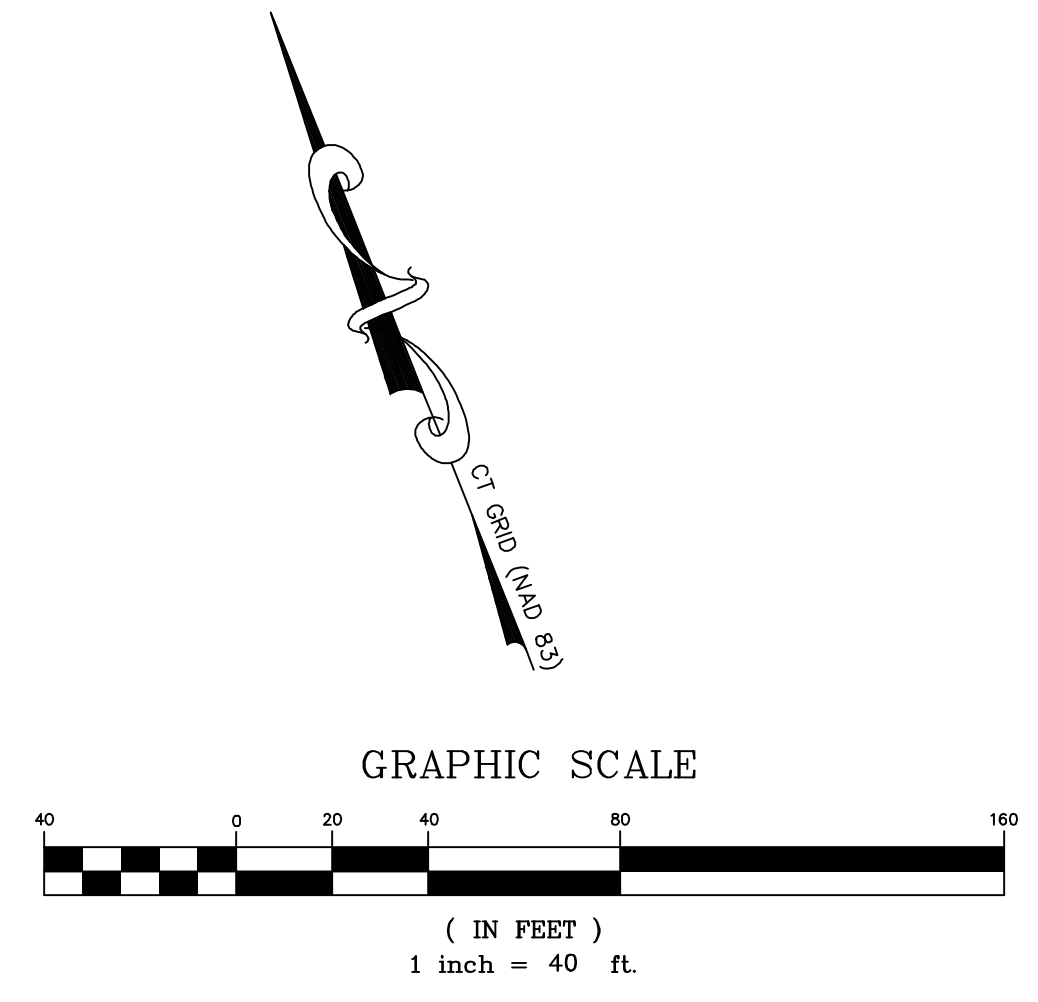
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MICHAEL J. BENNETT, L.S. No. 10831

F:\BSE PROJECTS\MONTVILLE\AMATO - SEVEN OAKS (SOUTH) 2021 CLUSTER DEV\DWG\SEVEN_OAKS_PARCEL_A_SUBDIVISION_PTS.DWG



LEGEND

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	CONCRETE MONUMENT
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	PROPOSED IRON PIN
	EASEMENT LINE
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	INLAND WETLANDS
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DATE OF COMPLETION OF ALL WORK -	
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SUBDIVIDER	DATE
ENGINEER/SURVEYOR	DATE
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CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS	4

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 MICHAEL J. BENNETT
 R.L.S. #10831

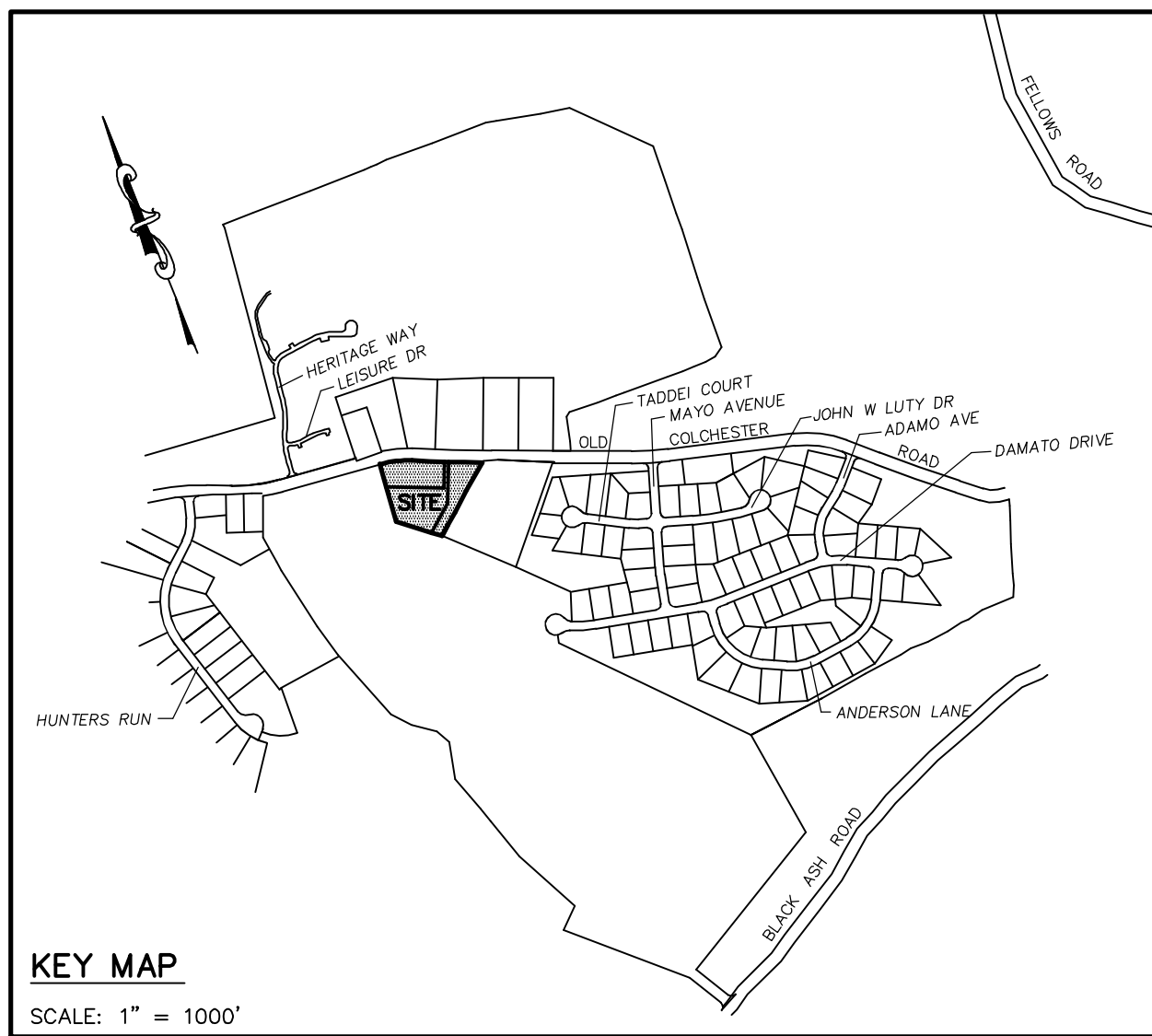
SEAL
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 MICHAEL J. BENNETT, L.S. No. 10831

RECORD SUBDIVISION MAP
LAND NOW OR FORMERLY OF
WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT

BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 346-4669 FAX (860) 346-8868

DATE: JULY 27, 2022
 SCALE: 1"=40'
 SHEET: 2 OF 4
 DWG. NO.: 2

F:\BSE PROJECTS\MONTVILLE\AMATO - SEVEN OAKS (SOUTH) 2021 CLUSTER DEV\DWG\SEVEN_OAKS_PARCEL_A_SUBDIVISION_RISLDWG

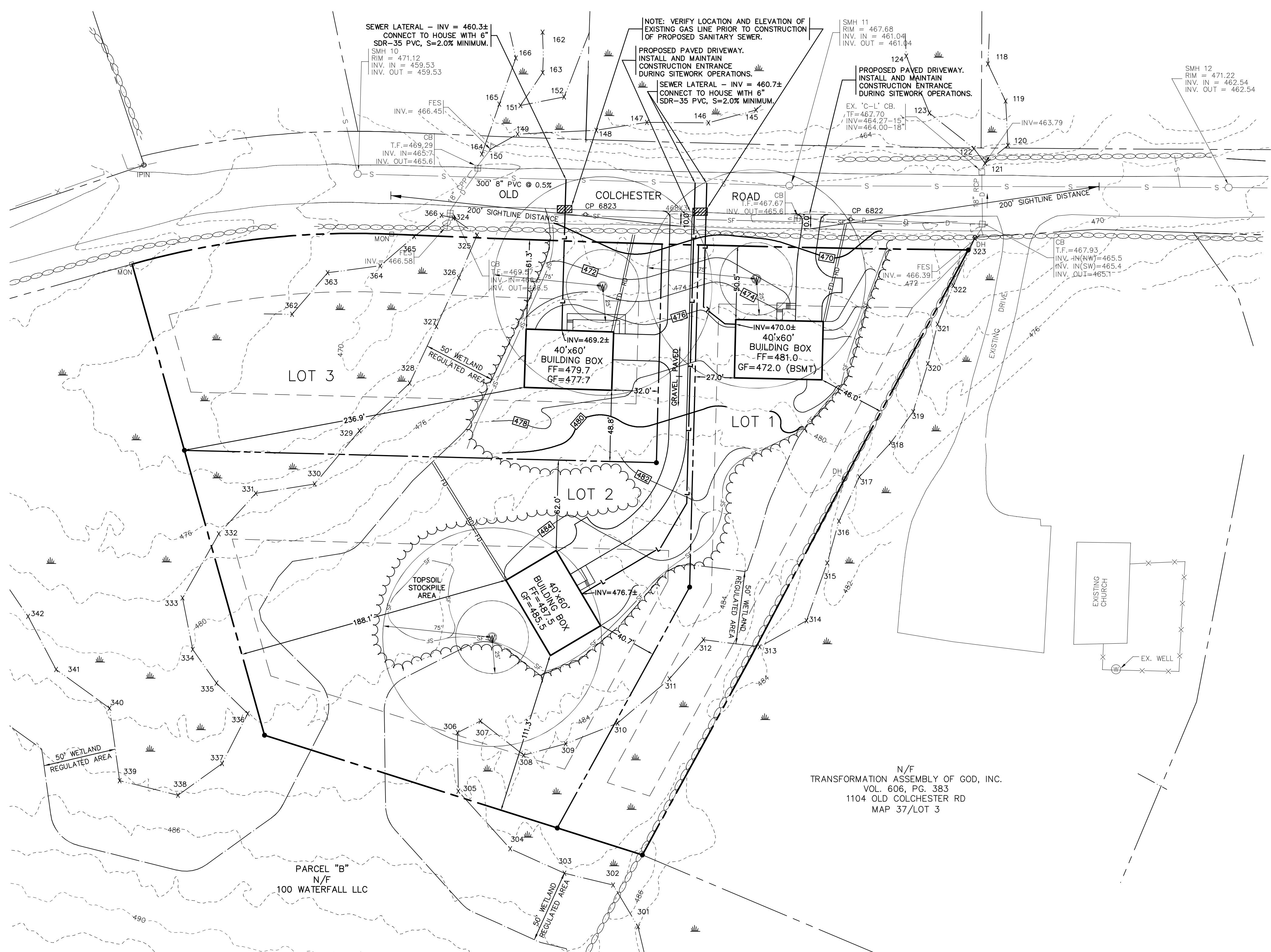
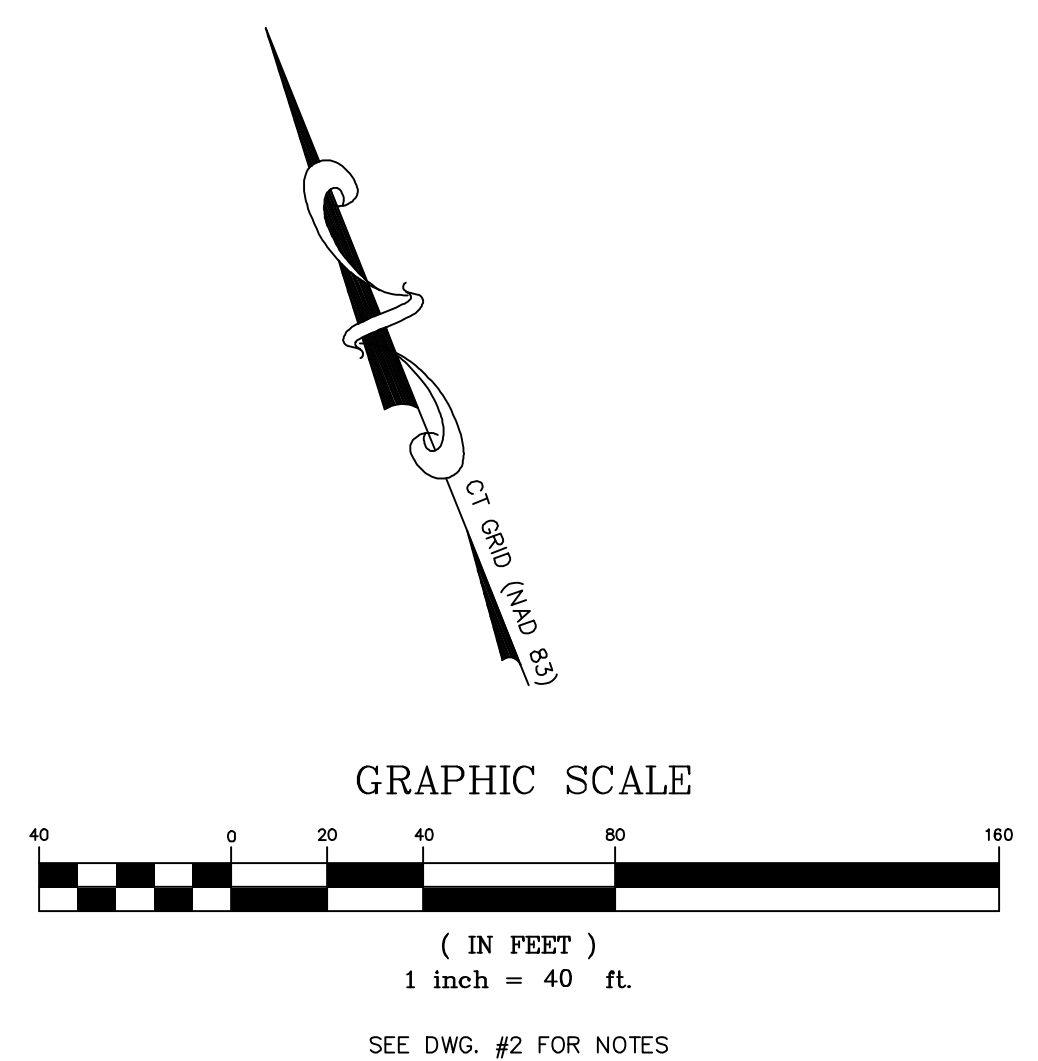


- LEGEND**
- PROPERTY/STREET LINE
 - ▣ MON CONCRETE MONUMENT
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 - PROPOSED IRON PIN
 - EASEMENT LINE
 - STREAM
 - INLAND WETLANDS
 - WETLAND REGULATED AREA
 - WETLAND/MARSH
 - LOT 1**
 - ○ ○ ○ ○ STONE WALL
 - EXISTING CHAIN LINK FENCE
 - SETBACK LINE
 - 50' --- EXISTING CONTOUR
 - ▣ --- D --- EXISTING STORM SEWER, CATCH BASIN
 - S --- EXISTING SEWER, MANHOLE
 - G --- EXISTING GAS MAIN
 - 50' --- PROPOSED CONTOUR
 - SF --- PROPOSED SILT FENCE
 - L --- PROPOSED SANITARY LATERAL
 - RD --- PROPOSED ROOF DRAIN
 - FD --- PROPOSED FOOTING DRAIN
 - ⊕ --- PROPOSED WELL

ZONING DATA CHART

ZONING DISTRICT: R-40, RESIDENCE	REQUIRED	PROPOSED		
		LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	40,000 S.F.	41,272 S.F.	65,501 S.F.	51,048 S.F.
MINIMUM FRONTAGE	150'	185.00'	25.00'	365.55'
MINIMUM FRONT YARD	40'	50.5'	62.0'	61.3'
MINIMUM SIDE YARD	15'	27.0'	40.7'	32.0'
MINIMUM REAR YARD	40'	331.7'	111.3'	48.8'
MAXIMUM HEIGHT	35'	<35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	15%	5.8%	3.7%	4.7%

NOTES:



N/F
TRANSFORMATION ASSEMBLY OF GOD, INC.
VOL. 606, PG. 383
1104 OLD COLCHESTER RD
MAP 37/LOT 3

BENNETT & SMILAS ASSOCIATES, INC.
415 KILLINGWORTH ROAD, P.O. BOX 241
HIGGANUM, CONNECTICUT 06441
(860) 346-4669 FAX (860) 346-3888

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Michael J. Bennett
MICHAEL J. BENNETT R.L.S. #10831

SEAL
THE EMBOSSED SEAL OF THE SURVEYOR MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
MICHAEL J. BENNETT, L.S. No. 10831

Provost & Doyere, Inc.
Civil Engineering - Surveying - Site Planning
Registered Professional - Professional Engineering
57 Hamstead Connecticut 06441
(860) 230-0800 - FAX (860) 230-0800
www.provost.com

SEAL
THE ORIGINAL SEAL OF THE ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
DAVID J. HOLD, P.E. No. 24287

8/4/2022
**SITE DEVELOPMENT PLAN
LAND NOW OR FORMALLY
WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT**

DATE OF COMPLETION OF ALL WORK -	DATE
CHAIRMAN, VICE CHAIRMAN OR SECRETARY PLANNING AND ZONING COMMISSION	DATE
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SUBDIVIDER	DATE
ENGINEER/SURVEYOR	DATE
APPROVED BY THE MONTVILLE PLANNING & ZONING COMMISSION	
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CHAIRMAN, VICE CHAIRMAN OR SECRETARY	DATE

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS	4

DATE: JULY 27, 2022
SCALE: 1"=40'
SHEET: 3 OF 4
DWG. NO.: 3

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. N.R.C.S. Soil Survey of Connecticut.

GENERAL CONSTRUCTION SEQUENCE (HOUSE LOTS):

1. Limits of disturbance and proposed improvements shall be staked by a Connecticut licensed land surveyor.
2. Install construction entrance.
3. Clear trees and brush. Cleared material shall be removed from the site or chipped for use in stabilizing the site.
4. Install silt fence or staked haybale perimeter erosion controls as shown on the plot plan.
5. Grub stumps from the development area. Stumps shall be removed from the site or be properly disposed of. No stumps, brush or other unsuitable materials shall be buried on site.
6. Strip topsoil and stockpile on site for use in final site stabilization. Stockpiles shall be protected with a perimeter silt fence or staked haybale barrier. If stockpiles will be in place for an extended time period, they shall be stabilized with a vegetative cover.
7. Rough grade the site for the installation of the house foundation and driveway.
8. Install the foundation and driveway as shown on the plot plan. Continue construction of the house.
9. Install utilities to the house.
10. When house construction and weather conditions permit, the site shall be permanently stabilized with topsoil, seed and mulch to establish a permanent vegetative cover. Temporary perimeter controls shall be removed and disposed of when the site has been permanently stabilized.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
 - the fence has been overtopped, undercut or bypassed by runoff water,
 - the fence has been moved out of position (knocked over), or
 - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, disking, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

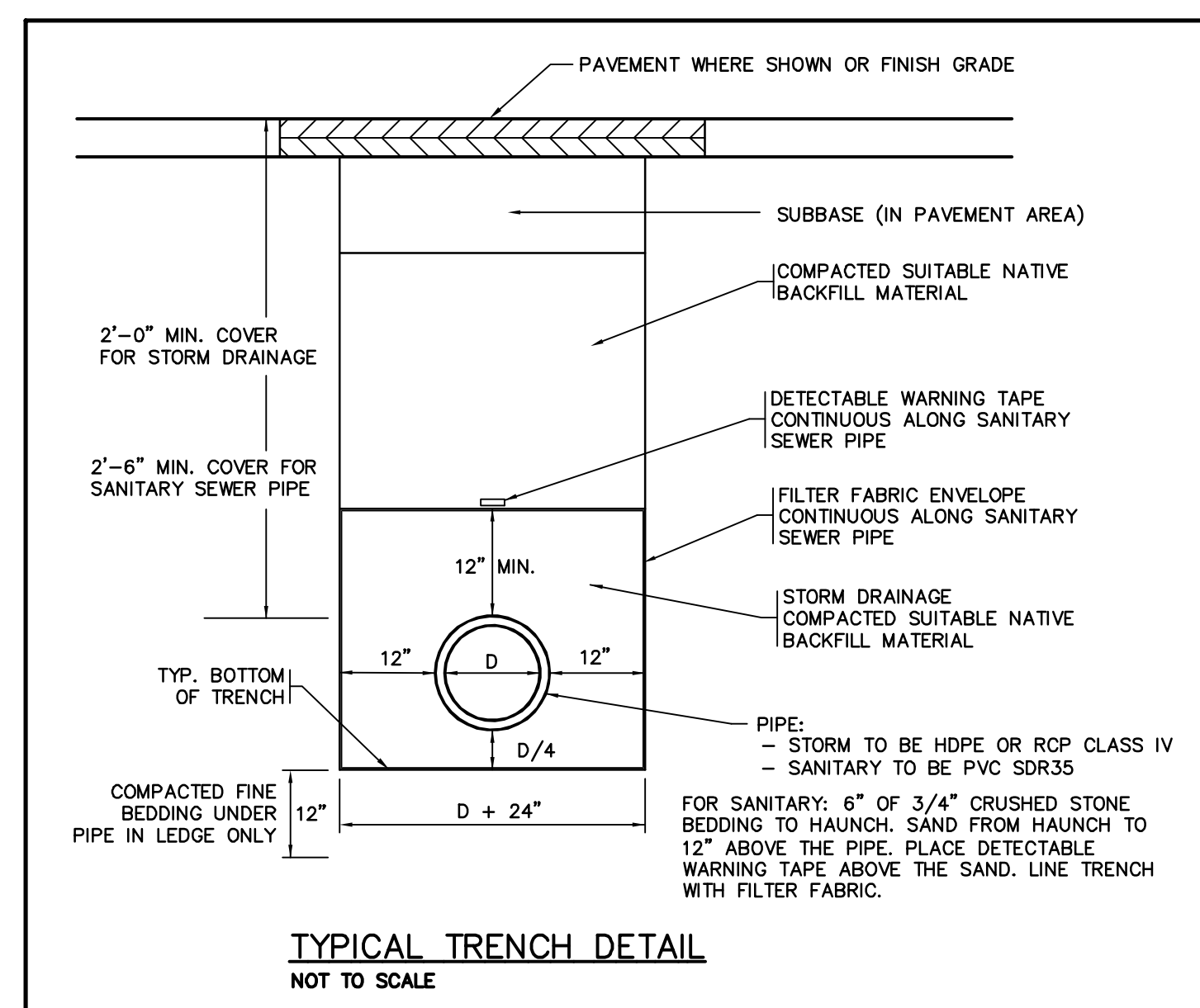
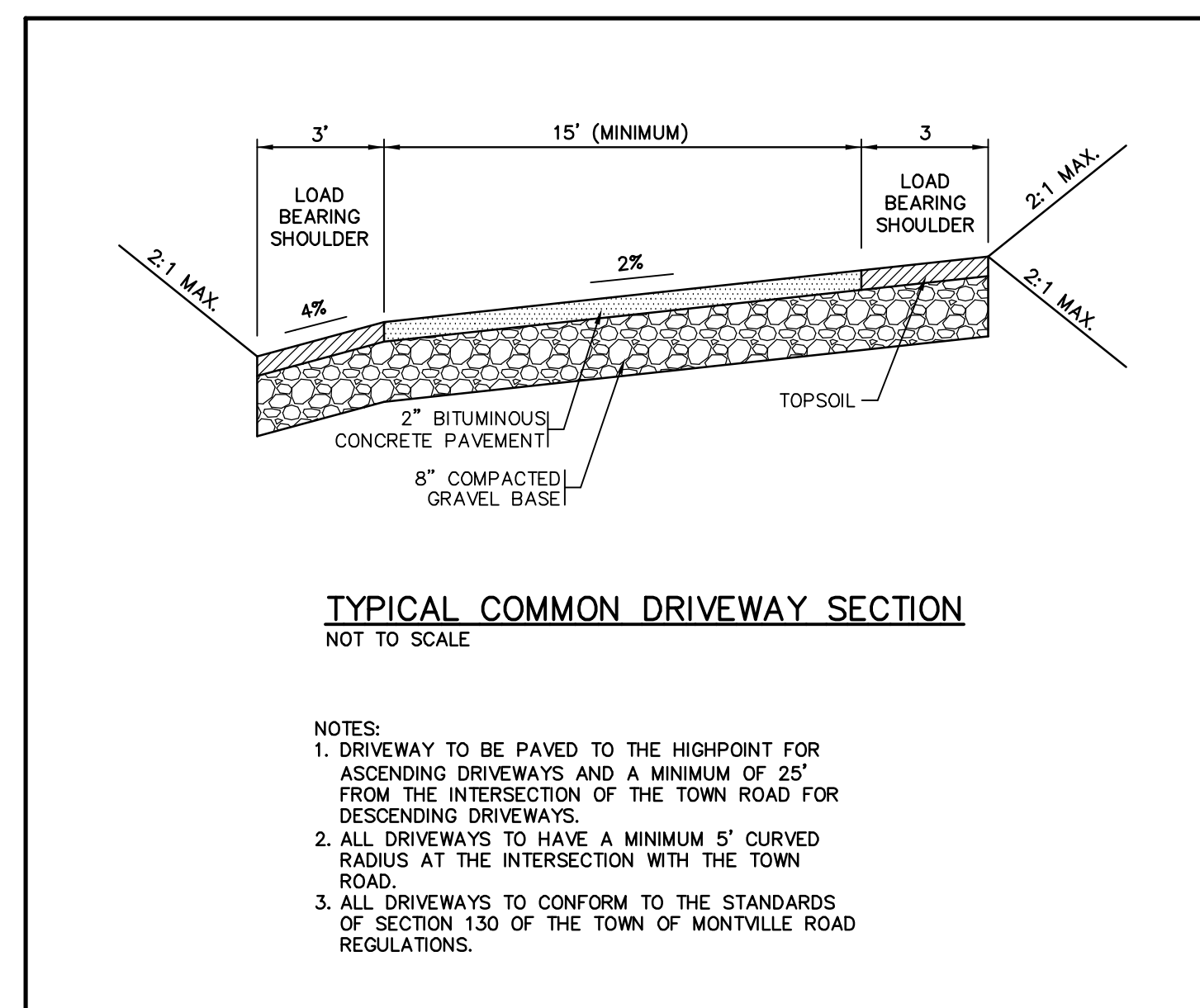
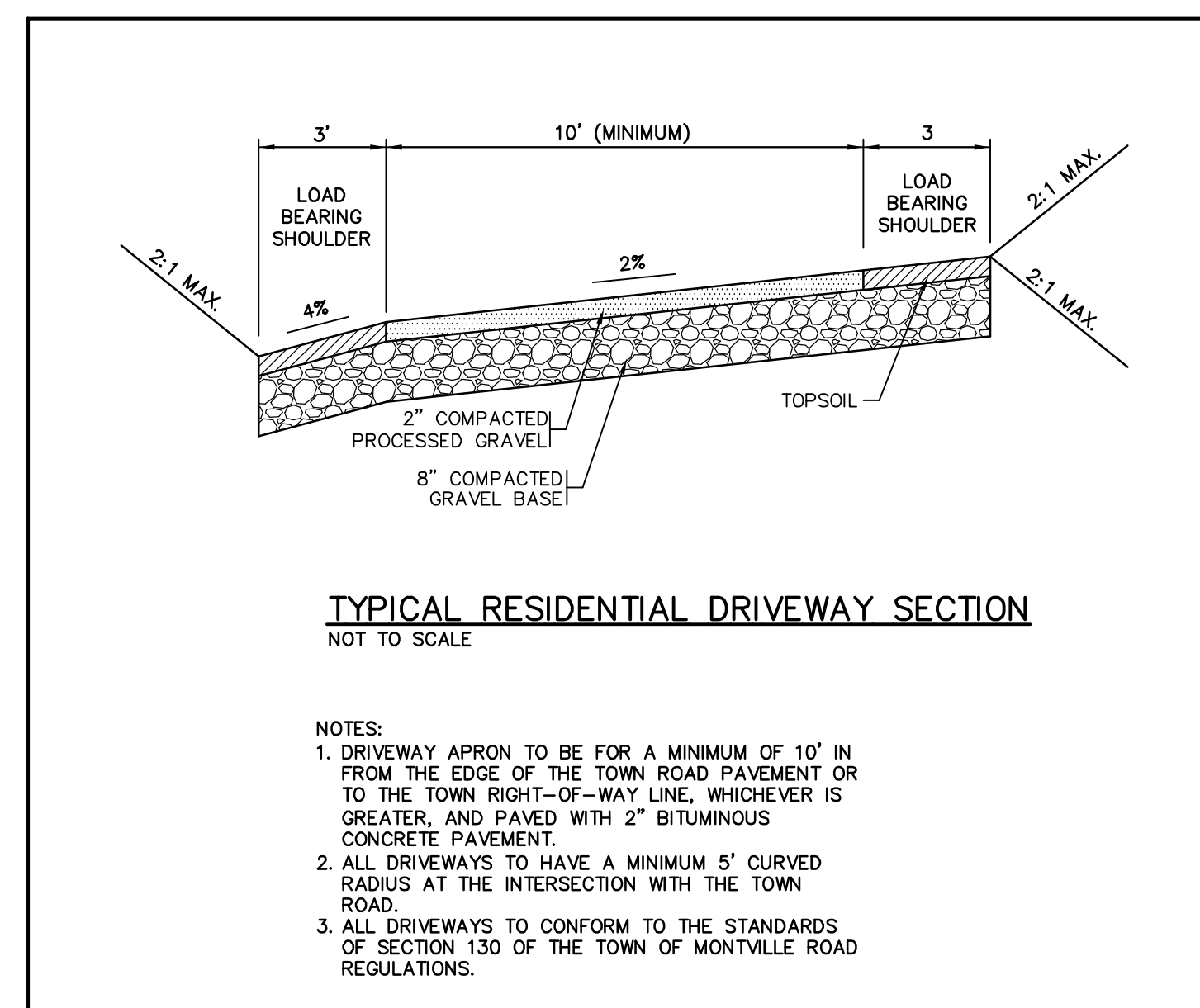
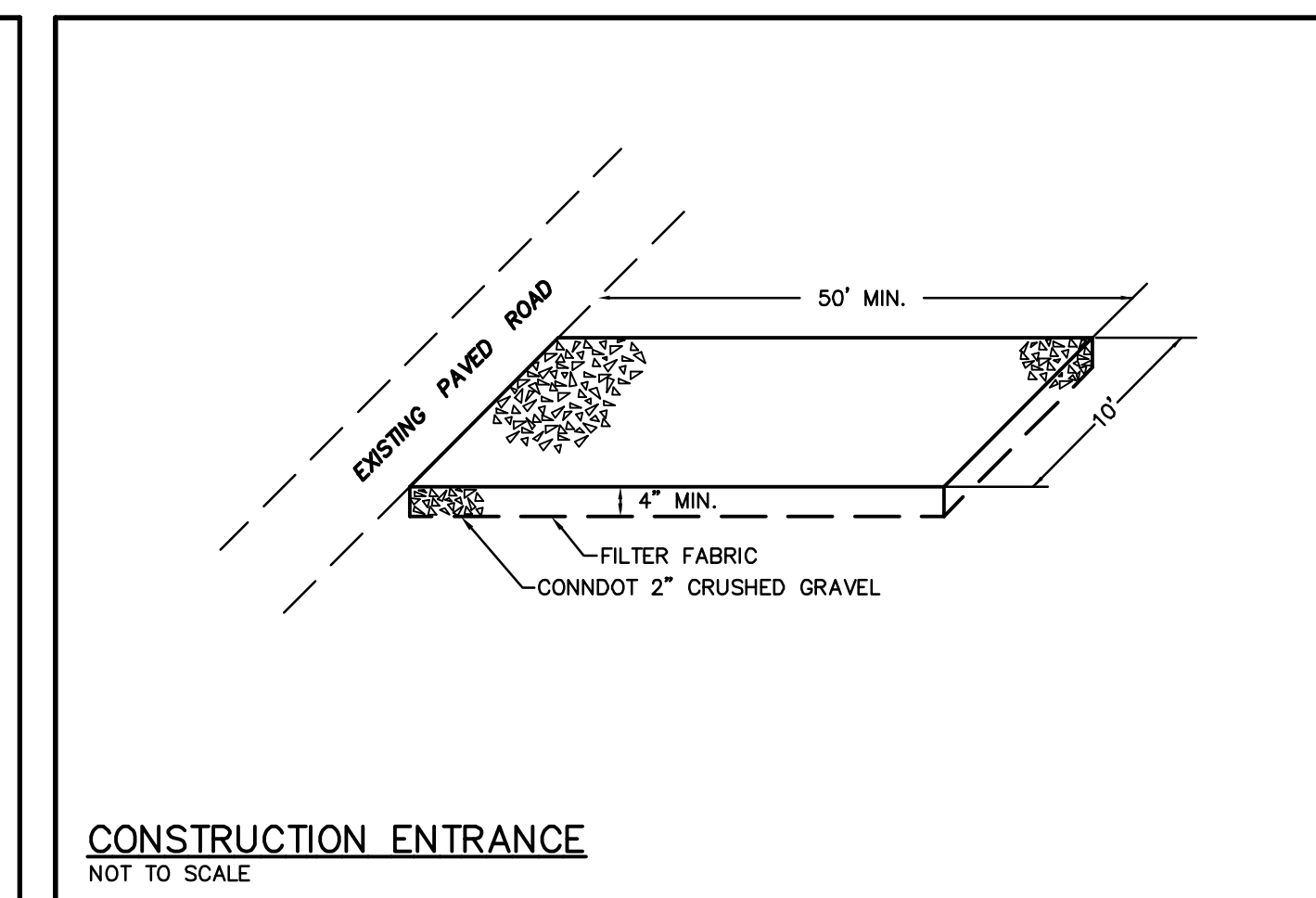
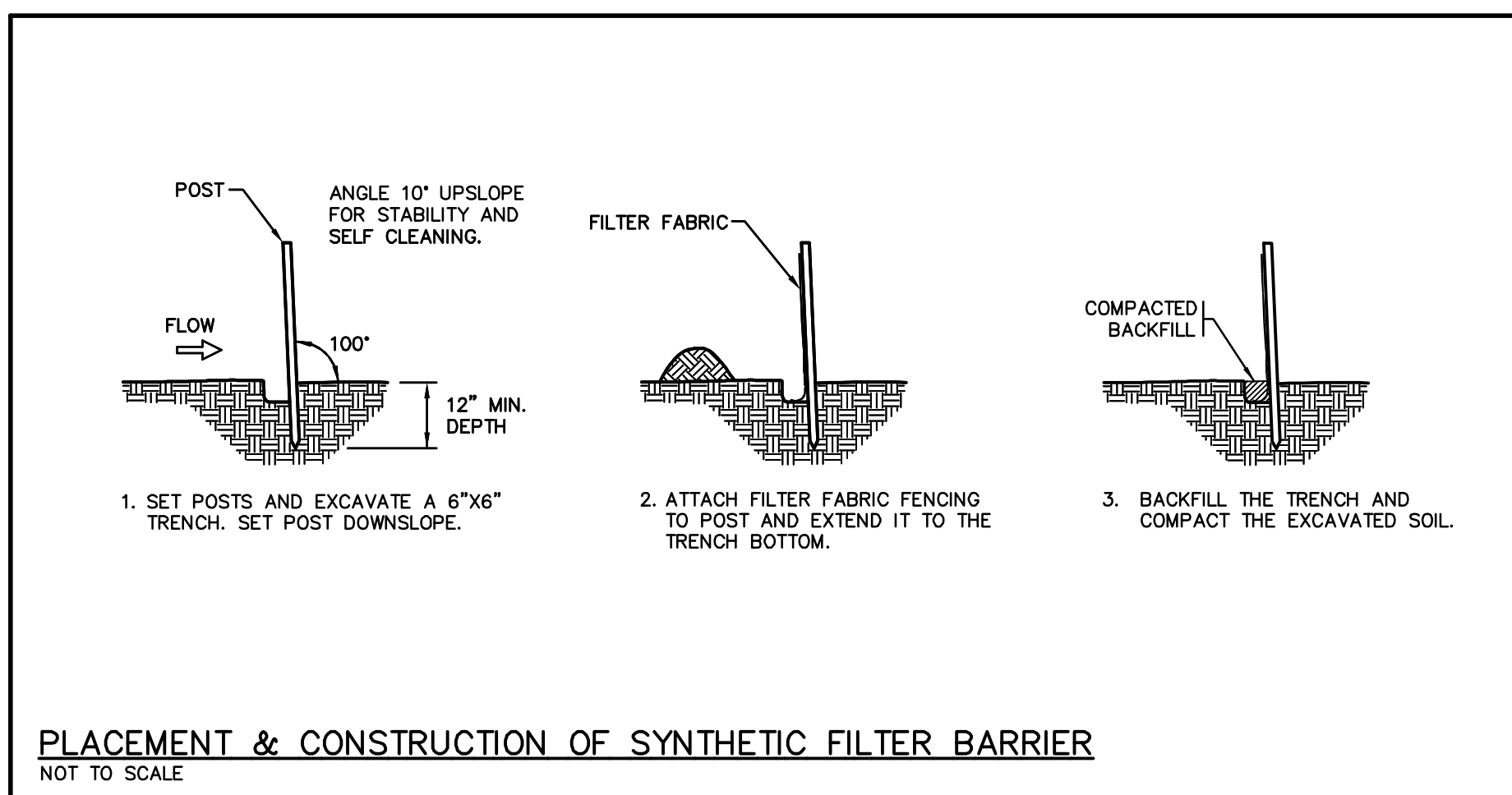
Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streams would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.



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SEAL
THE ORIGINAL SEAL OF THE ENGINEER MUST BE AFFIXED HERE FOR THIS MAP TO BE VALID
DAVID J. HELD, P.E. No. 24287

8/4/2022
CONSTRUCTION NOTES AND DETAILS
LAND NOW OR FORMALLY
WATCH HILL BUILDERS, LLC
OLD COLCHESTER ROAD, MONTVILLE, CT

DATE: JULY 27, 2022
SCALE: AS SHOWN
SHEET: 4 OF 4
DWG. NO.: 4

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
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SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS	4