

A&B EXCAVATION

69 FITCH HILL RD & LEFFINGWELL RD

MONTVILLE, CT

ZONING COMPLIANCE CHART

ZONING DISTRICT: LI

ITEM	REQUIRED	PROPOSED
LOT AREA	40,000 SF	1,482,199 SF
LOT FRONTAGE	100 FT	201 FT
FRONT YARD SETBACK	50 FT	50 FT
SIDE YARD SETBACK	30 FT	65 FT & 34 FT
REAR YARD SETBACK	30 FT	710 FT
BUILDING HEIGHT	N/A	N/A

PARKING CALCULATIONS

BUILDING 1

6,000 SF @ 1 SPACE/1,000 SF = 6 SPACES
6 SPACES PROVIDED

BUILDING 2

19,920 SF @ 1 SPACE/1,000 SF = 20 SPACES
22 SPACES PROVIDED

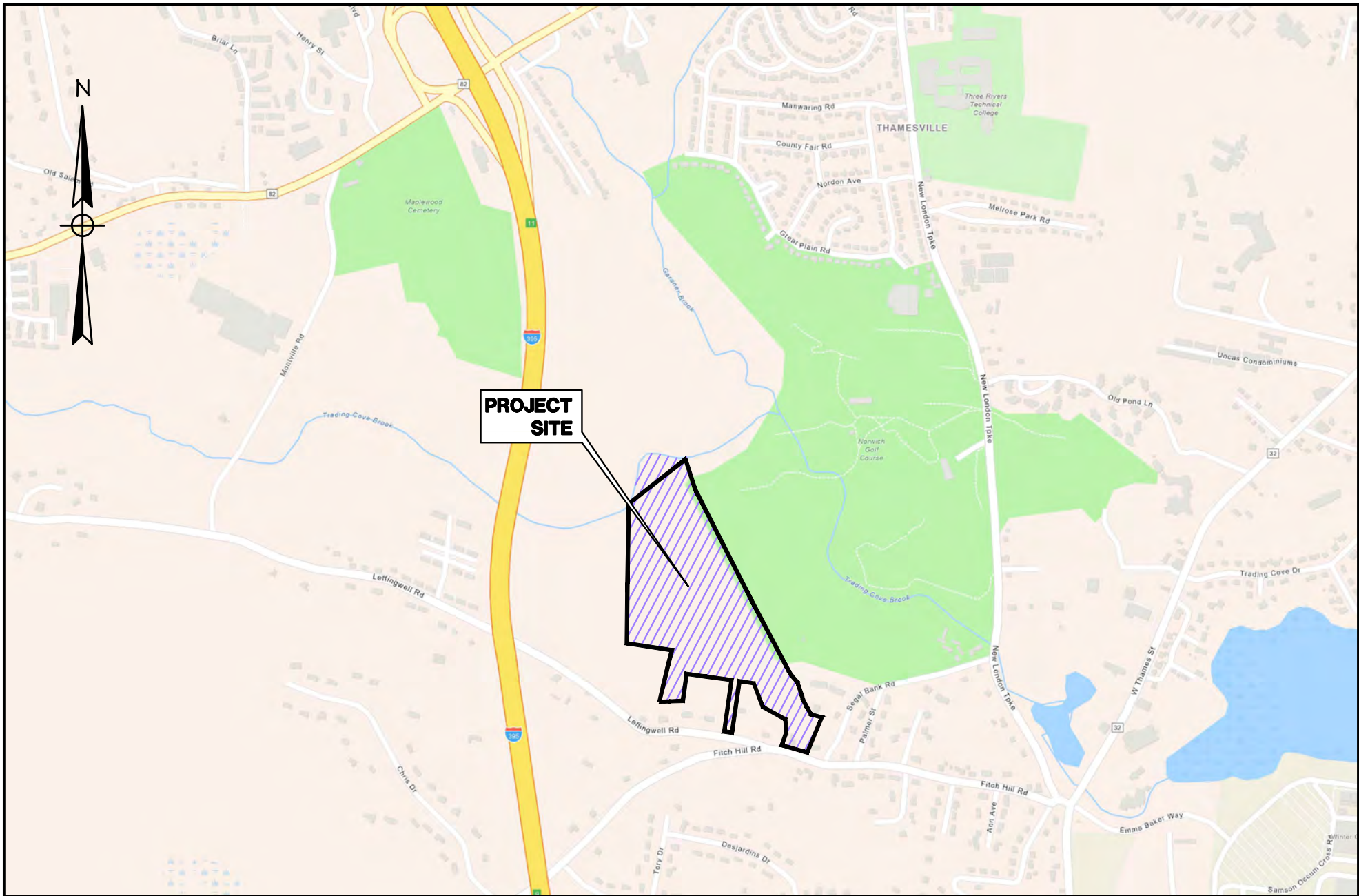
BUILDING 3

19,920 SF @ 1 SPACE/1,000 SF = 20 SPACES
22 SPACES PROVIDED

FRONT OFFICE BUILDING

4,566 SF OFFICE SPACE
@ 1 SPACE/250 SF = 18 SPACES

1,916 SF STORAGE/WAREHOUSE
@ 1 SPACE/1000 SF = 2 SPACES
20 SPACES PROVIDED



LOCATION MAP

SCALE: 1"= 1000'

INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	COVER
2-3	BOUNDARY SURVEY
4	SITE PLAN
5-6	GRADING/E&S PLANS
7	SEPTIC PLAN
8	SITE DETAILS
9	SEPTIC DETAILS
10	E&S DETAILS
11	PLANTING PLAN
12	WATER & ROAD DETAILS

OWNER/APPLICANT:
ANDREW PETROWSKI
37 COVE RD
UNCASVILLE, CT 06382

ADDRESS:
69 FITCH HILL RD & LEFFINGWELL RD
MONTVILLE, CT

MAP/LOT:
#062-036-000

JUNE 22, 2023
MAY 25, 2023
MAY 5, 2023
APRIL 2023



GREEN SITE
DESIGN
— LLC —

317 Main Street Norwich, Connecticut
(860) 892-1380 Fax (860) 886-9165

EROSION & SEDIMENT CONTROL PLAN CERTIFIED BY THE VOTE OF THE MONTVILLE
PLANNING & ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE COMMISSION _____ DATE _____

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE
REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY
SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

JOSEPH R. THEROUX _____ DATE _____
CERTIFIED SOIL SCIENTIST

LEGEND

— — — — —	PROPERTY LINE
— D — — — — —	EDGE OF PAVEMENT
— W — — — — —	DRAINAGE
— S — — — — —	WATER
— — — — —	SEWER
— — — — —	GAS
— E — — — — —	ELECTRIC
— 21 — — — — —	CONTOUR
~~~~~	TREE LINE
— — — — —	GUIDERAIL
• — •	SIGNS
⊗	CATCH BASIN
⊙	IRON PIN, IRON PIPE
MS, CHD, MON	
⊕	FIRE HYDRANT
⊗	ELECTRIC MANHOLE
⊙	SEWER MANHOLE
⊕	GAS GATE, WATER GATE
⊗	LAMP

MATCH TO SHEET 2

N/F  
SERVICE STATION  
EQUIPMENT INC.  
33 LEFFINGWELL ROAD  
VOLUME 532 PAGE 358

N/F  
SERVICE STATION EQUIPMENT INC.  
33 LEFFINGWELL ROAD  
VOLUME 532 PAGE 358

N/F  
JOSE ALVAREZ &  
JEREIDI ALVAREZ  
21 LEFFINGWELL ROAD  
VOLUME 654 PAGE 746

N/F  
VI T TRUONGCAO &  
LAN N LA  
17 LEFFINGWELL ROAD  
VOLUME 373 PAGE 568

N/F  
JIN WEN CHEUNG &  
LAI PING LI  
9 LEFFINGWELL ROAD  
VOLUME 529 PAGE 544

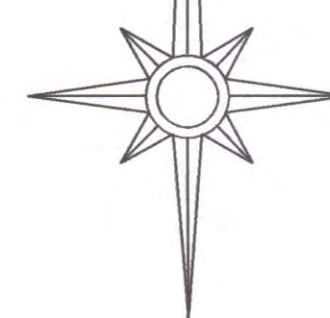
N/F  
ROBERT M COGGESHALL &  
KATHY L COGGESHALL  
73 OLD FITCH HILL ROAD  
VOLUME 486 PAGE 192

N/F  
JESSE DEVELOPMENT  
14 OLD FITCH HILL ROAD  
VOLUME 495 PAGE 1099

N/F  
ROBERT M COGGESHALL &  
KATHY L COGGESHALL  
9 OLD FITCH HILL ROAD  
VOLUME 191 PAGE 658

SEE SHEET 2 OF 2 FOR SURVEY NOTES AND REFERENCES

NORTH



N/F  
CITY OF NORWICH  
OLD FITCH HILL ROAD  
VOLUME 133 PAGE 877

JAMES BERNARDO  
LAND SURVEYING, LLC  
102A SPITHEAD ROAD  
WATERFORD, CONNECTICUT 06385  
(860) 447-0236  
WWW.JBSURVEY.COM



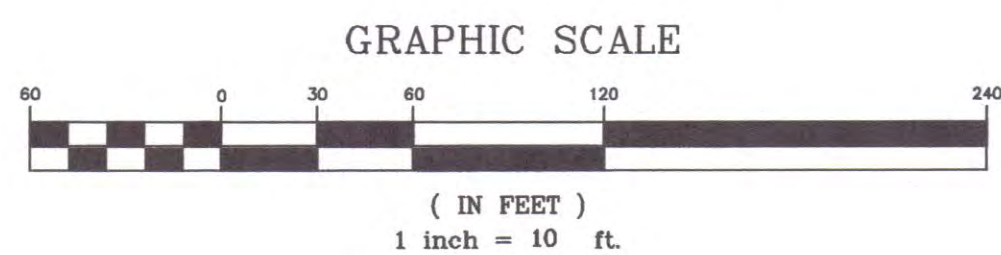
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OR BY ANY INFORMATION  
SYSTEM, WITHOUT THE  
WRITTEN PERMISSION OF THE  
SURVEYOR. THESE DRAWINGS  
SHALL REMAIN THE PROPERTY  
OF THE SURVEYOR.

A FLOOD ZONE LINES  
ADDED AND NOTE 5  
REVISED 7-14-2022

LTR DESCRIPTION DATE  
REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY  
PROPERTY OF  
**ANDREW PETROWSKI**  
FOR PROPERTY LOCATED AT  
**69 FITCH HILL ROAD  
& LEFFINGWELL ROAD**  
TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-01**  
SHEET 1 OF 1  
Scale:  
1"=60'  
Date  
JULY 1, 2022  
Project No.  
21101-1



LEGEND  
THE FOLLOWING SYMBOLS/ABBREVIATIONS  
MAY APPEAR ON THIS DRAWING

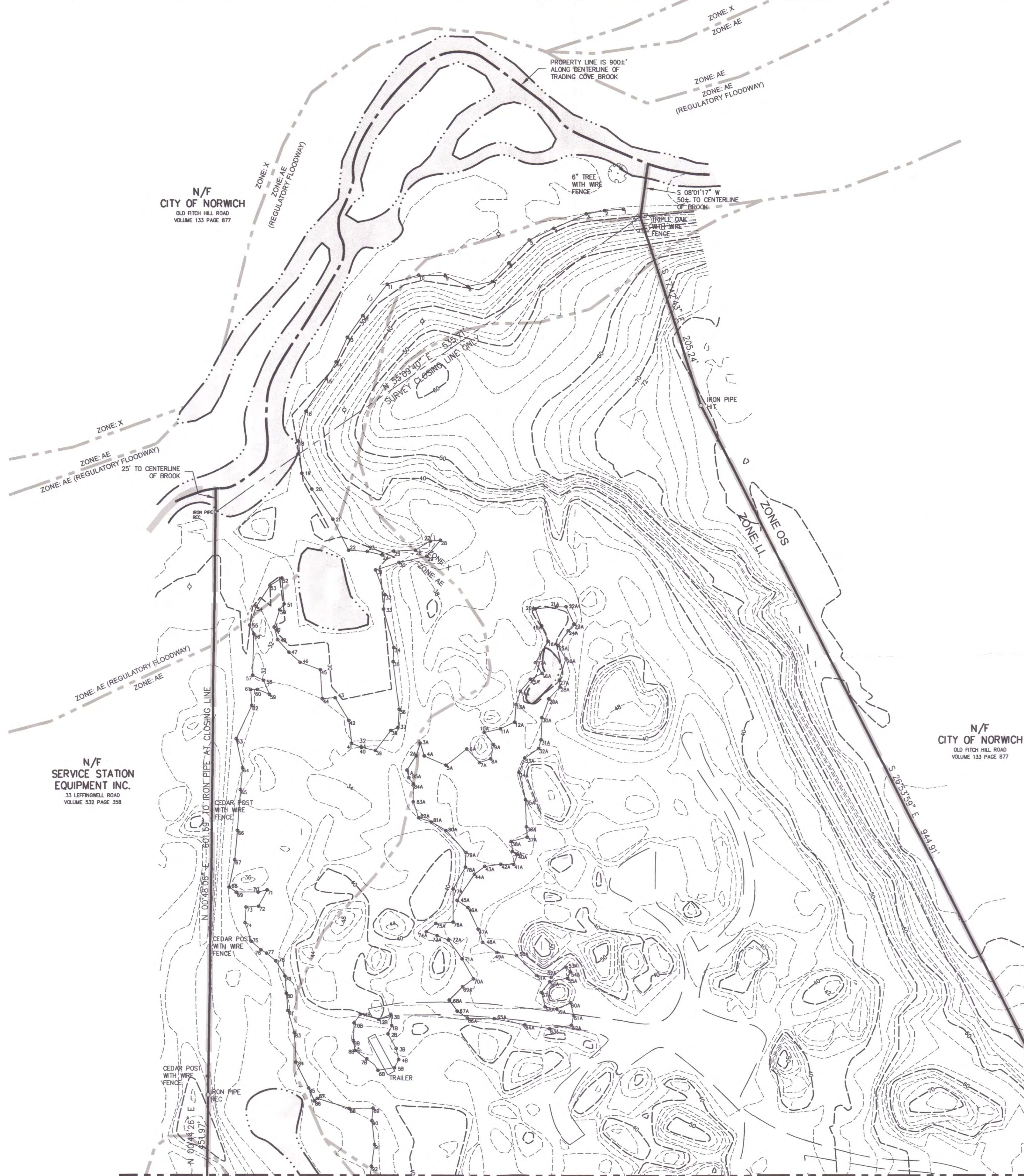
AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNAFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	P-5	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	TH8	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	W	WELL
ELEV	ELEVATION	HYD	HYDRANT
FF	FINISHED FIRST FLOOR	TREE	TREE
LF	LINEAR FOOT	BSL	BUILDING SETBACK LINE
(MIN)	MINIMUM	CLL	CLEARING LIMIT LINE
M/L	MORE OR LESS	EXL	EXISTING TREELINE
N/F	NOW OR FORMERLY	EXC	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	NC	NEW CONTOUR
SCH40	SCHEDULE 40	SF	SEDIMENT FENCE
5.4x	SPOT ELEVATION	SDP	STORM DRAIN PIPE
SF	SQUARE FEET	SW	STONE WALL
TR	TO REMAIN	S	SANITARY SEWER
		W	WATER

TOTAL AREA=1,477,400 SQ FT M/L  
33.9 ACRES M/L



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

James Bernardo  
JAMES BERNARDO LICENSE #70121  
DATE 7-14-2022



1. THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B MINIMUM SURVEYING ACCURACY, 20-300C REQUIREMENTS FOR IDENTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT SURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2, TOPGRAPHIC SURVEY IS CLASS D AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2.
2. NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LINE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEARS BELOW OR THEREON.
3. REFERENCE IS MADE TO TOWN OF MONTVILLE LAND EVIDENCE RECORD NUMBER 675 AT PAGE 12 OF A WARRANT DEED DATED SEPTEMBER 30, 2021 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
4. THE PROPERTY SHOWN HEREIN IS SUBJECT TO, OR MAY BENEFIT BY THE FOLLOWING:
  - A. SEE VOLUME 474 AT PAGE 936 FOR A WELL EASEMENT AGREEMENT BY AND BETWEEN FIGHT HOMESTEAD, LLC AND ROBERT M. CUDGEWELL DATED SEPTEMBER 9, 2005.
  - B. NO RECORD WAS FOUND ON FILEM THE MONTVILLE LAND RECORDS FOR THE DRAINAGE DISCHARGE PIPE FOM LEFFINGWELL ROAD.
5. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE LIGHT INDUSTRIAL (U) ZONE DISTRICT.
6. BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONES AE (REGULATORY FLOODWAY), AE, X (2% ANNUAL CHANCE), & X AS SHOWN ON "NATIONAL ACO-00 INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PLATE 351, COMMUNITY, TOWN OF MONTVILLE MAP NUMBER, 0901021233 MAP EFFECTIVE: 7/18/2016, FEDERAL EMERGENCY MANAGEMENT AGENCY".
7. THE SUBJECT PROPERTY IS SHOWN ON THE MONTVILLE TAX ASSESSOR MAP 62 AS LOT 36 AND HAS AN ASSIGNED STREET ADDRESS OF 69 FIGHT HILL ROAD
8. BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE INTERMEDIATE AND OCEANIC VERTICAL DATUM OF 1989 (NAVDS) TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NS2018 GEOID. AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE SURVEY REFERENCE NETWORK STATION HAVING THE FOLLOWING VALUES:  

LATITUDE = N 42.3089278°  
LONGITUDE = -W 71.0061387°  
ELLIPSOID HEIGHT = -10.799 METERS
9. THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 30, 2022. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX EVIDENCE RECORD NUMBER 675 DATED SEPTEMBER 30, 2021.
10. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE DETERMINED BY FIELD SURVEY CONDUCTED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
11. THE LAND INLAND WATERS SHOWN HEREON WERE DELINEATED IN THE FIELD BY JOSEPH R. WARDEN, LICENSED SOIL SCIENTIST AND FIELD LOCATED BY JAMES BERNARDO LAND SURVEYING, LLC.

MAP REFERENCES:

- 1. PLAN OF PROPERTIES OF THE THAMES HOTEL CORPORATION AND JOHN S. DAWSON MONTVILLE & NORWICH CONNECTICUT SCALE: 1"=100' CHANDLER, PALMER & KING ATTORNEYS: SEPTEMBER 1977 NOVEMBER 1975 SET 2 OF 2 (BOOK: 5 PAGE: 37)
- 2. KORENIEWCZ SUBDIVISION "SITE DEVELOPMENT PLAN" PREPARED FOR KAREN CORMOSKI 17 LEFFINGWELL ROAD MONTVILLE, CONNECTICUT SCALE: 1"=30' APRIL, 2002 I.D. NO. 02-475 SHEET 1 OF 1 REVISED 4-16-02 BY BOUNDARIES LLC (DRAWING #1806).
- 3. SUBDIVISION PLAN MADE FOR HELEN COGGESHALL & WARREN COGGESHALL OWNERS & DEVELOPERS FITCH HILL & OLD FITCH HILL, ROSH MONTVILLE, CONN. SCALE: 1"=20" BY JAMES F. MCNALLY LS MAR. 20, 1987 (BOOK #86, PAGE 88).
- 4. SUBDIVISION PLAN PROPERTY OF HELEN COGGESHALL FITCH HILL ROAD & LEFFINGWELL ROAD MONTVILLE, CONNECTICUT DATE: FEBRUARY 16, 1980 SCALE: 1"=40' SHEET 1 OF 1 BY CHANDLER, PALMER & KING (DRAWING #1183).
- 5. GOLF HILL ESTATES OLD FITCH HILL ROAD, MONTVILLE, CT SITE PLAN JAVAS DEVELOPMENT, LLC DATE: APRIL 2005 SCALE: 1"=20' REVISED: 9/5/05 BY CJA ENGINEERS, INC. (FILE #205).
- 6. FAIRWAY ESTATES OLD FITCH HILL ROAD, MONTVILLE, CT. SURVEY/LOT LINE RECONFIGURATION PLAN JAVAS DEVELOPMENT, LC DATE: JAN. 2003 SCALE: 1"=40" BY CJA ENGINEERS, INC.
- 7. IMPROVEMENT LOCATION AND TOPOGRAPHIC SURVEY "LOT LINE REVISION PLAN" PREPARED FOR MARTIN MCINNEY 33 LEFFINGWELL ROAD MONTVILLE, CONNECTICUT SCALE: 1"=40' JULY 2007 JOB I.D. NO. 04-0555 BY BOUNDARIES, LLC. (DRAWING #2322).

A	FLOOD ZONE LINES ADDED AND NOTE 5 REVISED																																																																
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LTR	DESCRIPTION	DATE
REVISIONS		

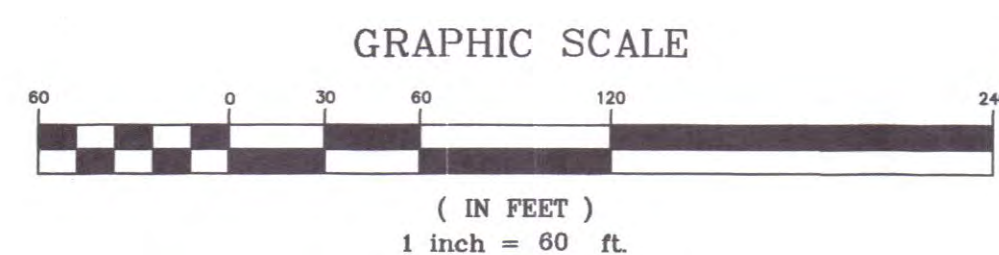
**BOUNDARY & TOPOGRAPHIC SURVEY**

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**ANDREW PETROWSKI**  
FOR PROPERTY LOCATED AT  
**69 FITCH HILL ROAD  
& LEFFINGWELL ROAD**  
TOWN OF MONTVILLE - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-02**  
SHEET 2 OF 2  
Scale:  
**1" = 60'**  
Date  
**JULY 1, 2022**  
Project No.  
**21101-1**

- ### LEGEND
- THE FOLLOWING SYMBOLS/ABBREVIATIONS  
MAY APPEAR ON THIS DRAWING
- |       |                                 |                      |                         |
|-------|---------------------------------|----------------------|-------------------------|
| AC    | ACRES                           | HTB                  | HIGH TIDE BUSH          |
| BF    | BASEMENT FLOOR                  | SP                   | SPARTINA PATENS         |
| BIT   | BITUMINOUS                      | SA                   | SPARTINA ALTERNIFLORA   |
| BCLC  | BITUMINOUS CONCRETE LIP CURBING | TBR                  | TO BE REMOVED           |
| CONC  | CONCRETE                        | TP                   | TYPICAL                 |
| DIA   | DIAMETER                        | P-5                  | SOIL PERC TEST LOCATION |
| DB    | DISTRIBUTION BOX                | TH8                  | SOIL DEEP TEST LOCATION |
| EOP   | EDGE OF PAVEMENT                | W                    | WELL                    |
| ELEV  | ELEVATION                       | W                    | HYDRANT                 |
| FF    | FINISHED FIRST FLOOR            | Tree Symbol          | TREE                    |
| LF    | LINEAR FOOT                     | Building Footprint   | BUILDING SETBACK LINE   |
| (MIN) | MINIMUM                         | Wavy Line            | CLEARING LIMIT LINE     |
| M/L   | MORE OR LESS                    | Dashed Line          | EXISTING TREELINE       |
| N/F   | NOW OR FORMERLY                 | Dashed Line with 158 | EXISTING CONTOUR        |
| PVC   | POLY VINYL CHLORIDE             | Solid Line with 158  | NEW CONTOUR             |
| SCH40 | SCHEDULE 40                     | Line with Circles    | SEDIMENT FENCE          |
| 5.4x4 | SPOT ELEVATION                  | Line with Triangles  | STORM DRAIN PIPE        |
| SF    | SQUARE FEET                     | Line with Diamonds   | STONE WALL              |
| TR    | TO REMAIN                       | Line with S          | SANITARY SEWER          |
|       |                                 | Line with W          | WATER                   |



DESIGNATED WASHOUT AREAS - CONCRETE WASHOUT

BMP DESCRIPTION

1. A DESIGNATED TEMPORARY, ABOVE-GRADE CONCRETE WASHOUT AREA SHALL BE PROVIDED. THE TEMPORARY CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, WITH A RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FEET, BUT WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. THE WASHOUT AREA SHALL BE LINED WITH PLASTIC SHEETING AT LEAST 10 MILS THICK AND FREE OF HOLES OR TEARS. SIGNS SHALL BE POSTED MARKING THE LOCATION OF THE WASHOUT AREA TO ENSURE THAT CONCRETE EQUIPMENT OPERATORS USE THE PROPER FACILITY.
3. CONCRETE POURS SHALL NOT BE CONDUCTED DURING OR BEFORE AN ANTICIPATED STORM EVENT.
4. CONCRETE MIXER TRUCKS AND CHUTES SHALL BE WASHED IN THE DESIGNATED AREA OR CONCRETE WASTES SHALL BE PROPERLY DISPOSED OF OFF-SITE. WHEN THE TEMPORARY WASHOUT AREA IS NO LONGER NEEDED FOR THE CONSTRUCTION PROJECT, THE HARDENED CONCRETE AND MATERIALS USED TO CONSTRUCT THE AREA SHALL BE REMOVED AND DISPOSED OF ACCORDING TO THE MAINTENANCE SECTION BELOW, AND THE AREA SHALL BE STABILIZED.

INSTALLATION SCHEDULE

THE WASHOUT AREA SHALL BE CONSTRUCTED BEFORE CONCRETE POURS OCCUR AT THE SITE.

INSTALLATION SCHEDULE

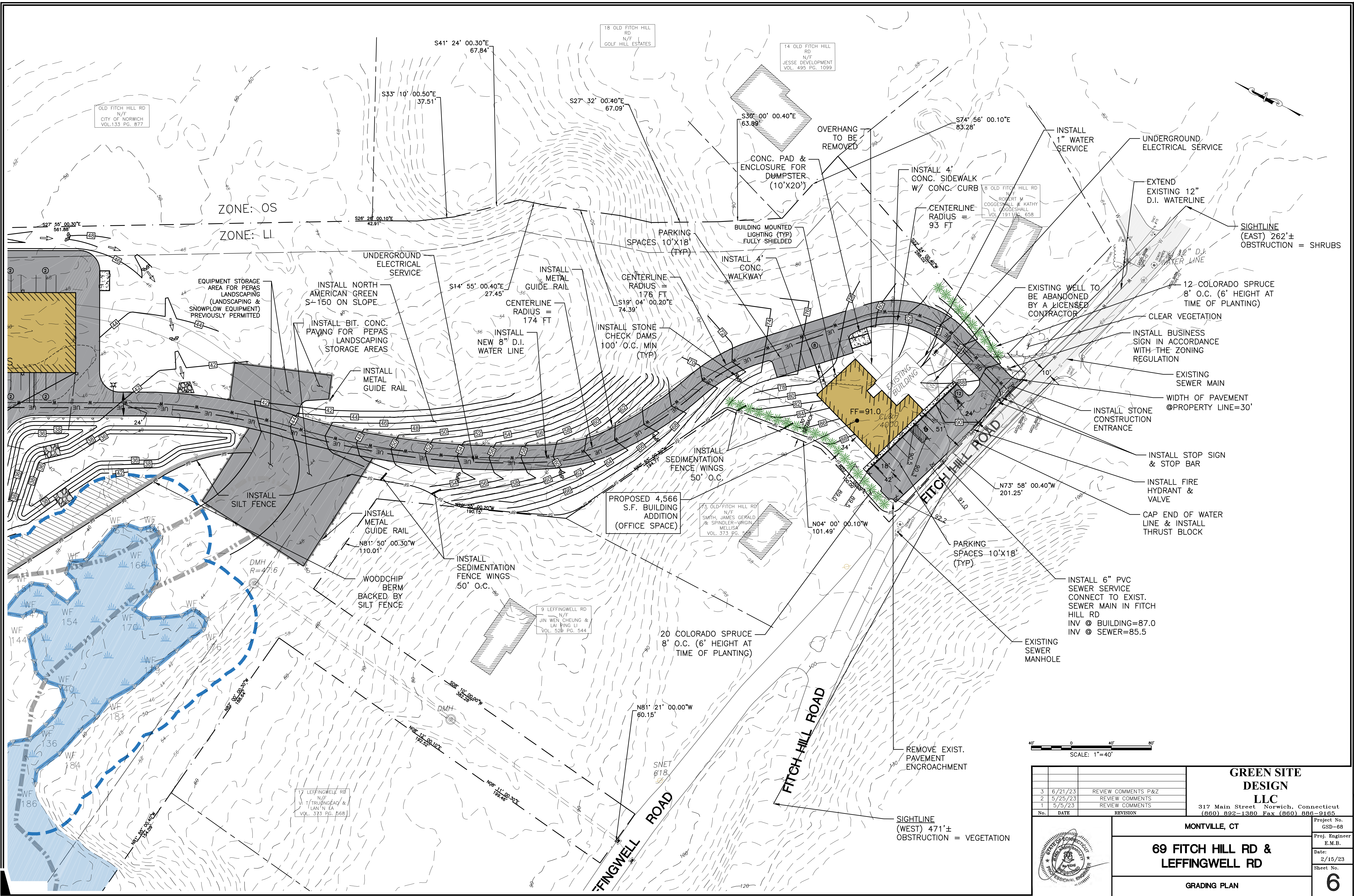
THE WASHOUT AREAS SHALL BE INSPECTED WEEKLY AND EACH DAY OF USE TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA, NO LEAKS OR TEARS ARE PRESENT, AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED. THE WASHOUT AREAS SHALL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. ONCE THE AREA'S HOLDING CAPACITY HAS BEEN REACHED THE CONCRETE WASTES SHALL BE ALLOWED TO HARDEN; THE CONCRETE SHALL BE BROKEN UP, REMOVED, AND TAKEN TO THE APPROPRIATE LANDFILL FOR DISPOSAL. THE PLASTIC SHEETING SHALL BE REPLACED IF TEARS OCCUR DURING REMOVAL OF CONCRETE WASTES FROM THE WASHOUT AREA..

20' TEMPORARY DISTURBANCE IN THE UPLAND REVIEW AREA DURING CONSTRUCTION TO BE LOAMED, SEEDED & MULCHED ONCE CONSTRUCTION IS COMPLETED.



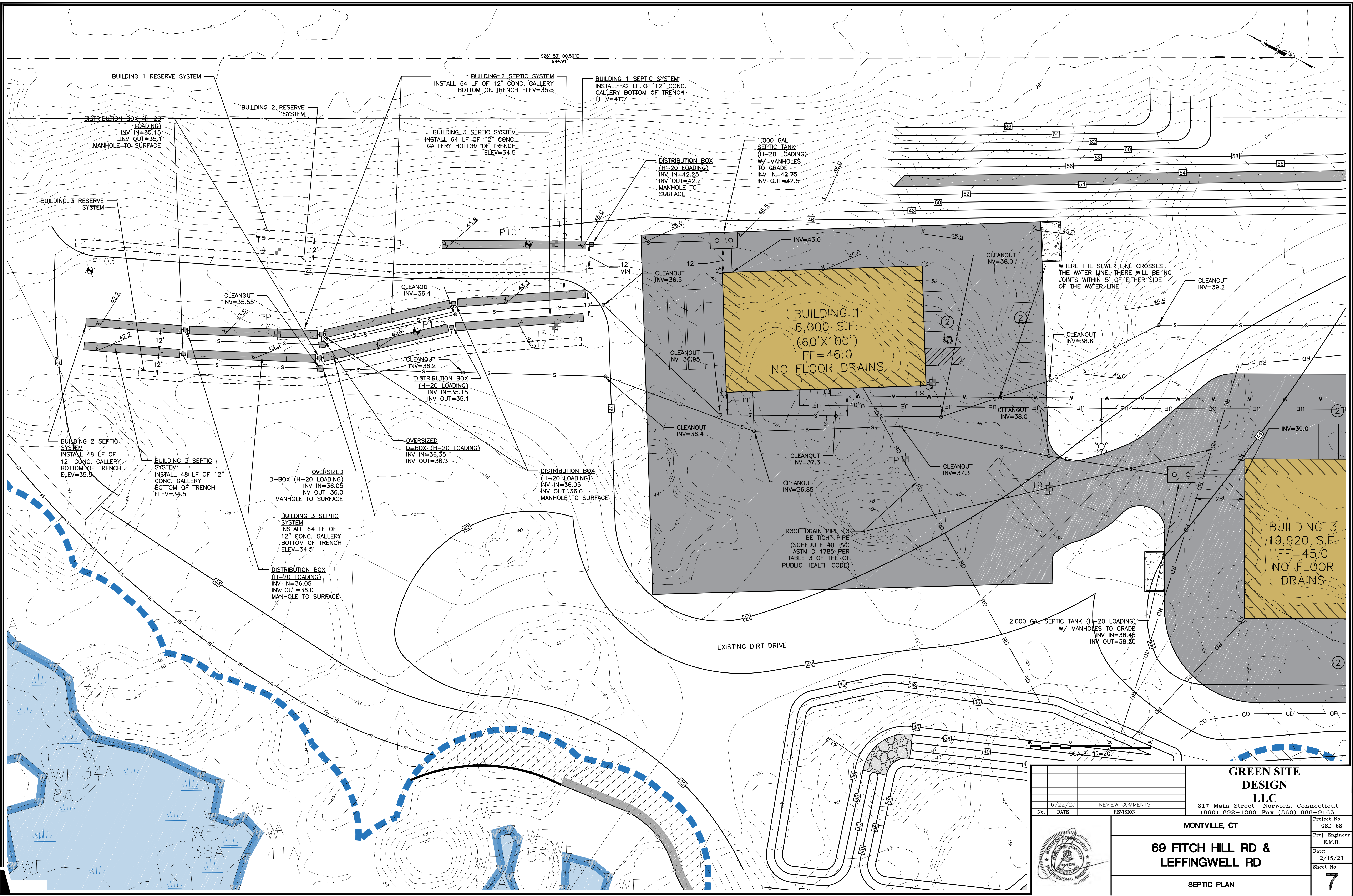
				GREEN SITE DESIGN LLC   317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165
3	6/21/23	REVIEW COMMENTS P&Z		
2	5/25/23	REVIEW COMMENTS		
1	5/5/23	REVIEW COMMENTS		
No.	DATE	REVISION		
			MONTVILLE, CT	Project No. GSD-68
			69 FITCH HILL RD & LEFFINGWELL RD	Proj. Engineer E.M.B.
				Date: 2/15/23
				SITE PLAN

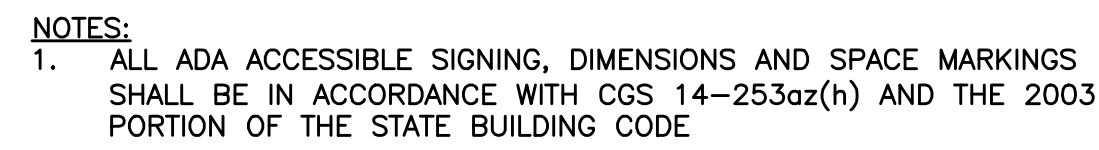




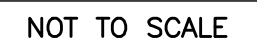
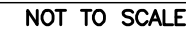
40' 0 40' 80'  
SCALE: 1"=40'

				<b>GREEN SITE DESIGN LLC</b> 317 Main Street Norwich, Connecticut (860) 892-1380 Fax (860) 886-9165
3	6/21/23	REVIEW COMMENTS P&Z		
2	5/25/23	REVIEW COMMENTS		
1	5/5/23	REVIEW COMMENTS		
No.	DATE	REVISION		
			MONTVILLE, CT	Project No. GSD-68
			69 FITCH HILL RD & LEFFINGWELL RD	Proj. Engineer E.M.B.
				Date: 2/15/23
			GRADING PLAN	Sheet No. <b>6</b>





NOT TO SCALE



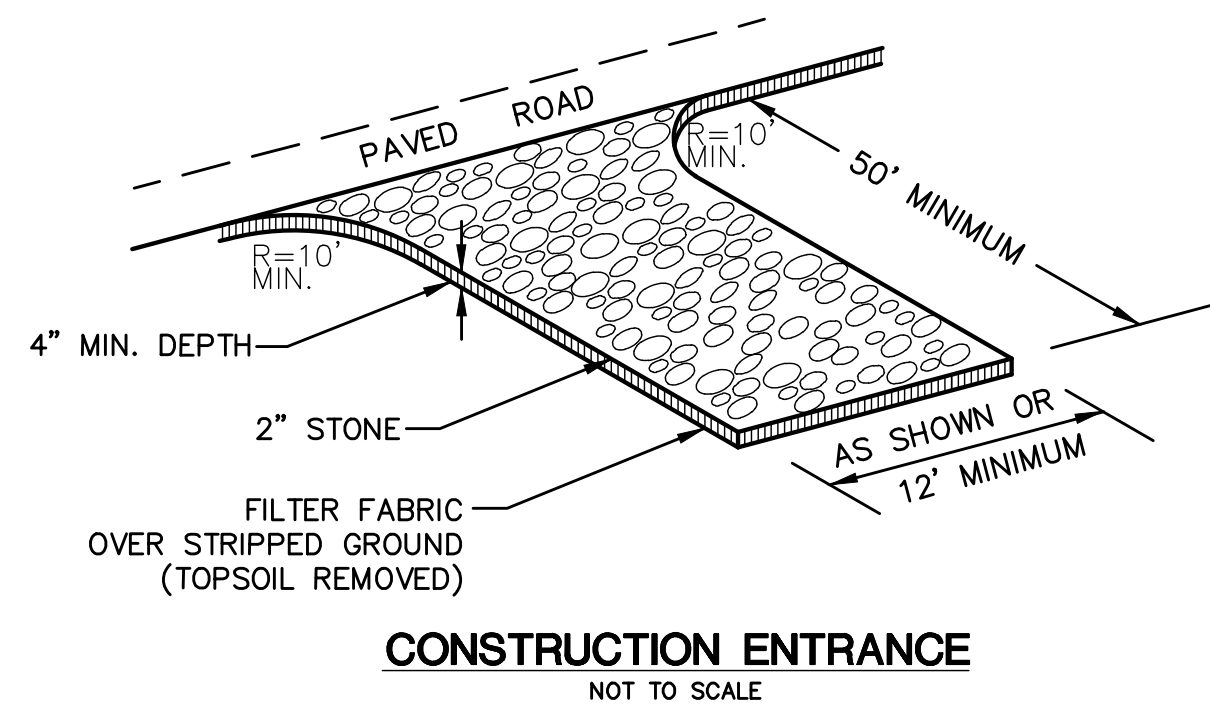
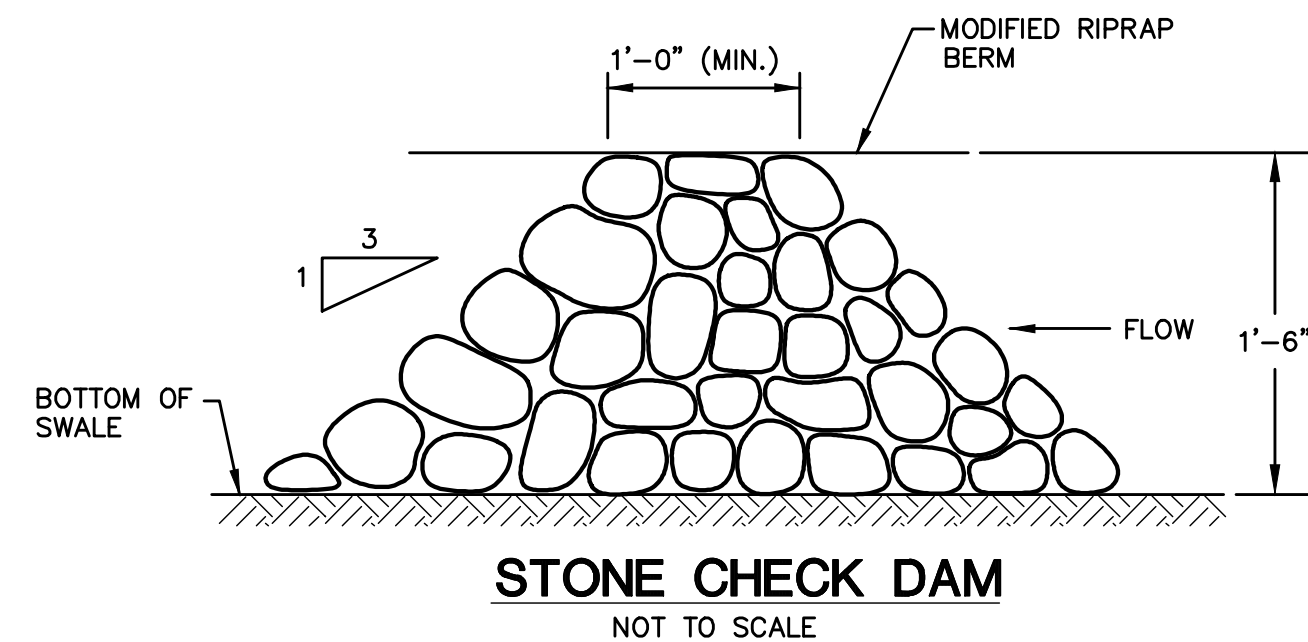
SCALE



NOT TO SCALE

3





1. POLLUTION PREVENTION TEAM  
THE OWNERS WILL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN

- PARKING LOTS, DRIVEWAYS AND OTHER IMPERVIOUS SURFACES SHALL BE SWEEPED CLEAN OF SAND AND LITTER AND ANY OTHER POLLUTANTS AT LEAST TWICE A YEAR.
- A. BETWEEN NOVEMBER 15 AND DECEMBER 15 (AFTER LEAF FALL)
- B. DURING APRIL (AFTER SNOW MELT) NO WASHING VEHICLES OR EQUIPMENT IN PARKING AREAS.

2. MAINTENANCE AND INSPECTION
  - A. MONTHLY INSPECTION OF STORM WATER STRUCTURES AND OUTFALLS.
  - B. CLEAN SEDIMENT AND DEBRIS FROM STRUCTURES AND OUTFALLS ONCE A YEAR DURING APRIL.
  - C. SUBMIT MAINTENANCE & INSPECTION REPORT TO THE PLANNING DEPARTMENT AND THE DIRECTOR OF PUBLIC WORKS

3. CLEAN SEDIMENT AND DEBRIS FROM BASIN ONCE A YEAR, DURING APRIL

4. SPILL OR ACCIDENTAL DISCHARGE  
COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.

CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338 AND THE MONTVILLE MAYOR.

IN THE EVENT A SPILL OCCURS THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:

- A. STOP THE SOURCE OF THE SPILL
- B. CONTAIN THE SPILL
- C. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
- D. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

5. BEST MANAGEMENT PRACTICES FOR FUTURE UPKEEP OF THE SITE WILL INCLUDE NON-CHEMICAL LAWN CARE & MINIMAL USE OF FERTILIZERS, DE-ICING OR WINTER OPERATIONS WITHOUT THE USE OF CALCIUM, AND NO EXTERIOR WASHING OF VEHICLES OR DISCHARGING OF INTERIOR WASH WATER.

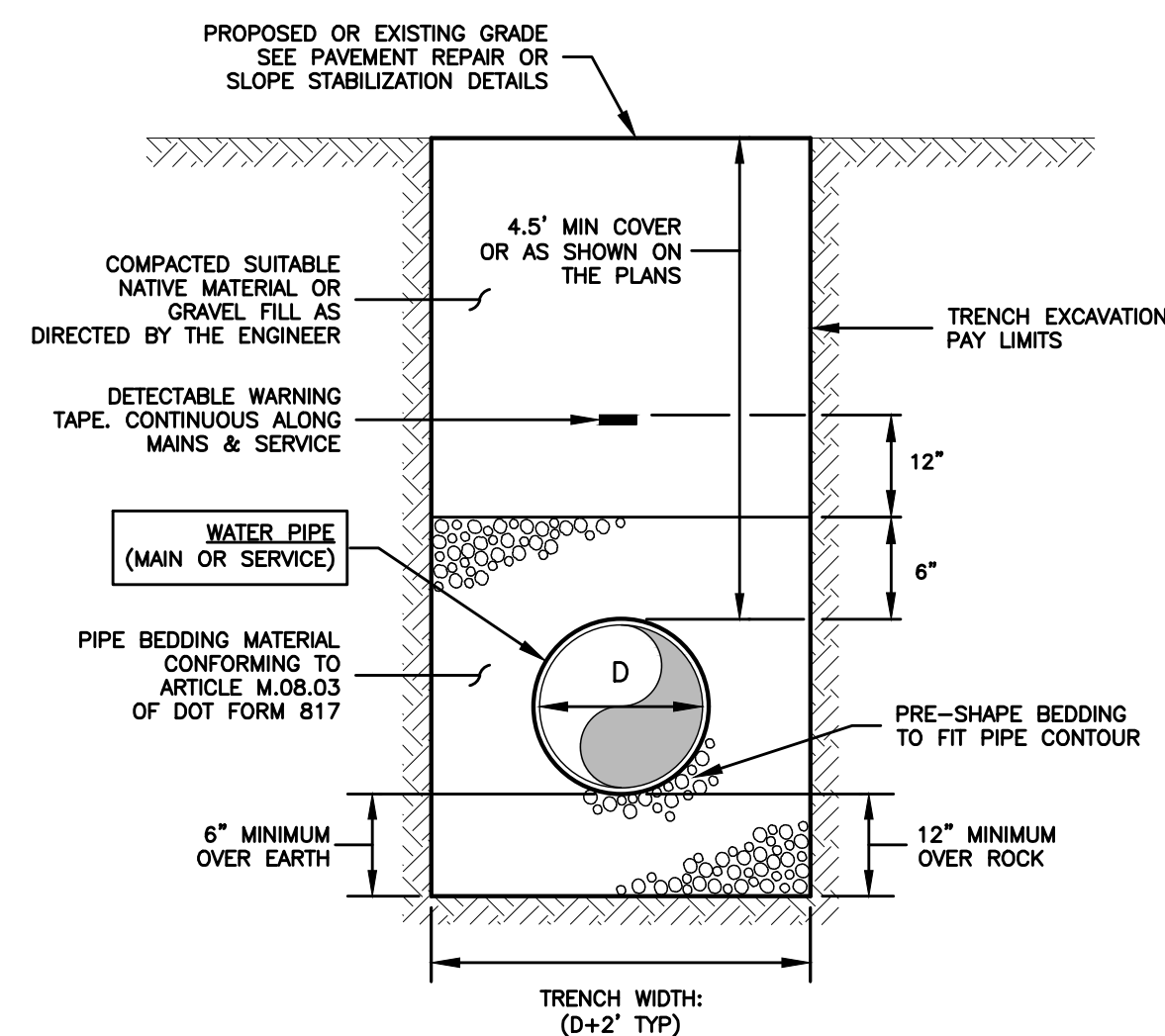
## OPERATION AND MAINTENANCE OF DRAINAGE SYSTEM

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM.
2. ALL STORMWATER BASINS AND RIPRAP LEVEL SPREADERS SHALL BE CLEANED OUT TWICE A YEAR, IN THE FALL AFTER THE LEAVES HAVE FALLEN AND IN THE SPRING AND ALL SEDIMENTS ARE TO BE REMOVED.
3. THE STORMWATER BASINS SHALL BE MOWED TWICE A YEAR.

## EROSION CONTROL & SEDIMENTATION NARRATIVE

1. PRIOR TO THE INSTALLATION OF ANY EROSION AND SEDIMENT CONTROL MEASURES, THE OWNER AND CONTRACTOR SHALL MEET WITH THE TOWN OF MONTVILLE ZONING ENFORCEMENT OFFICER
2. STAKE LIMITS OF CLEARANCE
3. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON SHEETS 5 & 6 PRIOR TO SITE DISTURBANCE. ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED TO BE NECESSARY BY THE ZONING ENFORCEMENT OFFICER.
4. INSTALL CONSTRUCTION ENTRANCE PER DETAIL.
5. THE CONTRACTOR SHALL CONTACT THE ZONING ENFORCEMENT OFFICER FOR INSPECTION OF THE SEDIMENT AND EROSION CONTROL MEASURES, PRIOR TO SITE DISTURBANCE. CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME AS THE ZONING ENFORCEMENT OFFICER HAS REVIEWED AND APPROVED THE INSTALLATION OF THE SEDIMENTATION AND EROSION CONTROL MEASURES.
6. CONTRACTOR TO INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES, SEDIMENTATION BASINS & SWALES AT LEAST WEEKLY AND AFTER EVERY STORM EVENT AND REPAIR AND MAINTAIN AS NECESSARY.
7. CLEARING & GRUBBING OF THE AREA TO BE GRADED. TOPSOIL TO BE REMOVED & STOCKPILED IN AN AREA OF BUILDING & SURROUNDED WITH SILT FENCE.
8. CONSTRUCT WATER QUALITY BASINS TO FUNCTION AS TEMPORARY SEDIMENT TRAPS PRIOR TO ROUGH GRADING OF THE SITE.
9. INSTALL DIVERSION SWALES AS SHOWN ON SHEET 5 AND DETAIL ON THIS SHEET.
10. ROUGH GRADE SITE, EXCAVATE FOR BUILDING FOOTINGS, INSTALL SEPTIC & UTILITIES.
11. BUILDING CONSTRUCTION TO PROCEED.
12. INSTALL SEPTIC SYSTEM & UTILITIES.
13. TOPSOIL SHALL BE RE-APPLIED TO PROVIDE A MINIMUM DEPTH OF FOUR INCHES.
14. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED.
15. ONCE THE SITE IS STABILIZED, REMOVE ALL SEDIMENT FROM FOREBAYS & WATER QUALITY BASIN
16. REMOVE AN ADDITIONAL 12" OF MATERIAL BELOW ELEVATION 36 AND INSTALL 12" OF TOP SOIL.
17. SEEDING SHOULD TAKE PLACE BETWEEN APRIL 1 AND JUNE 1 OR AUGUST 15 AND OCTOBER 1.
18. THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS.

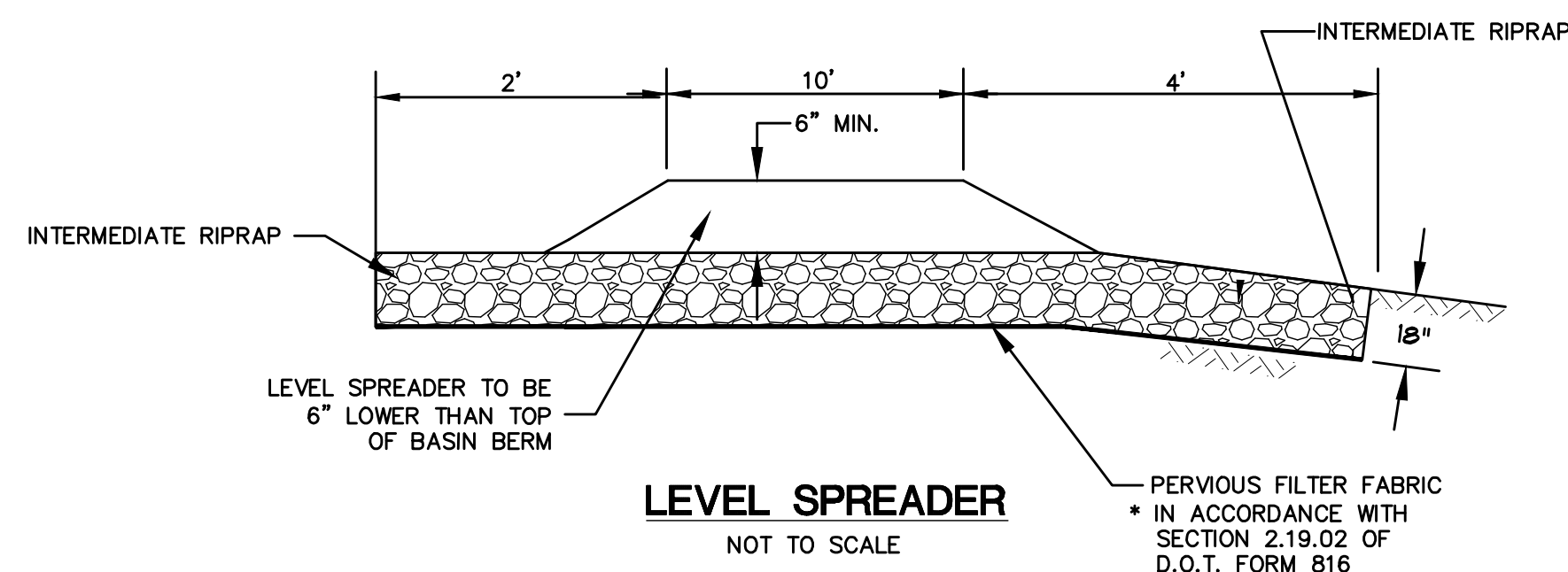
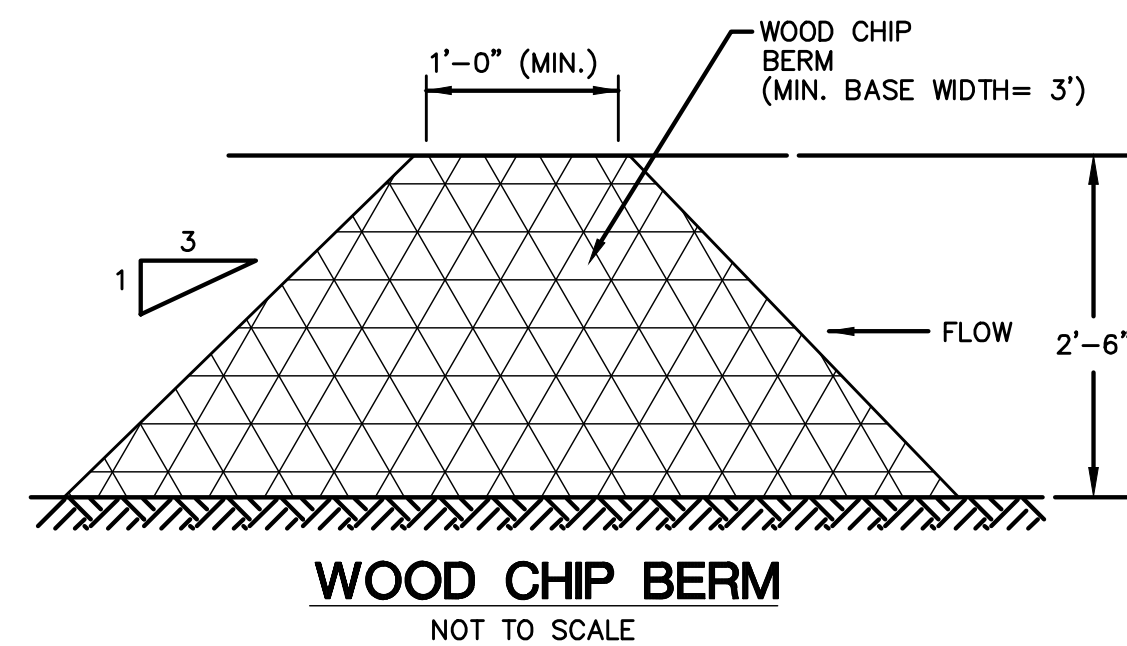
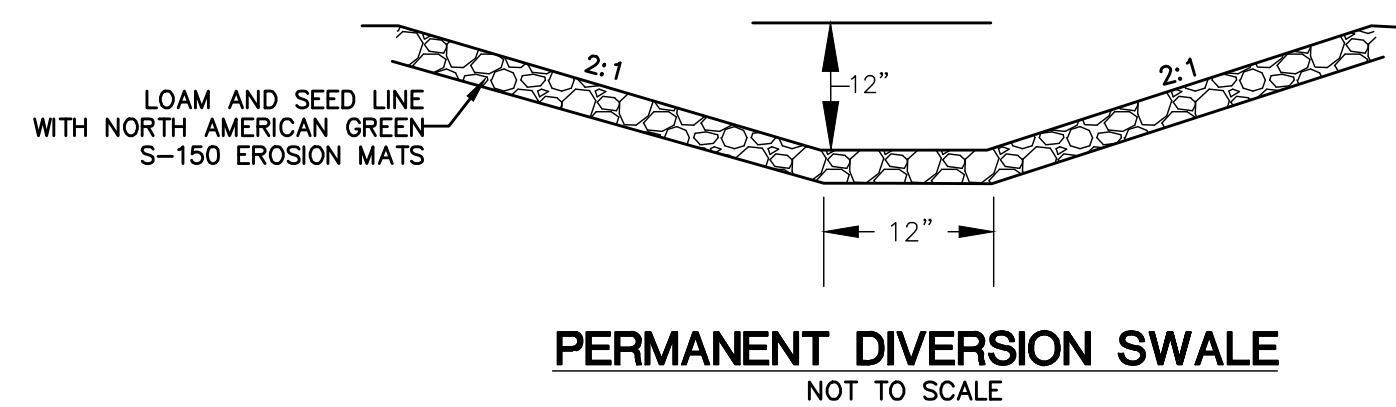
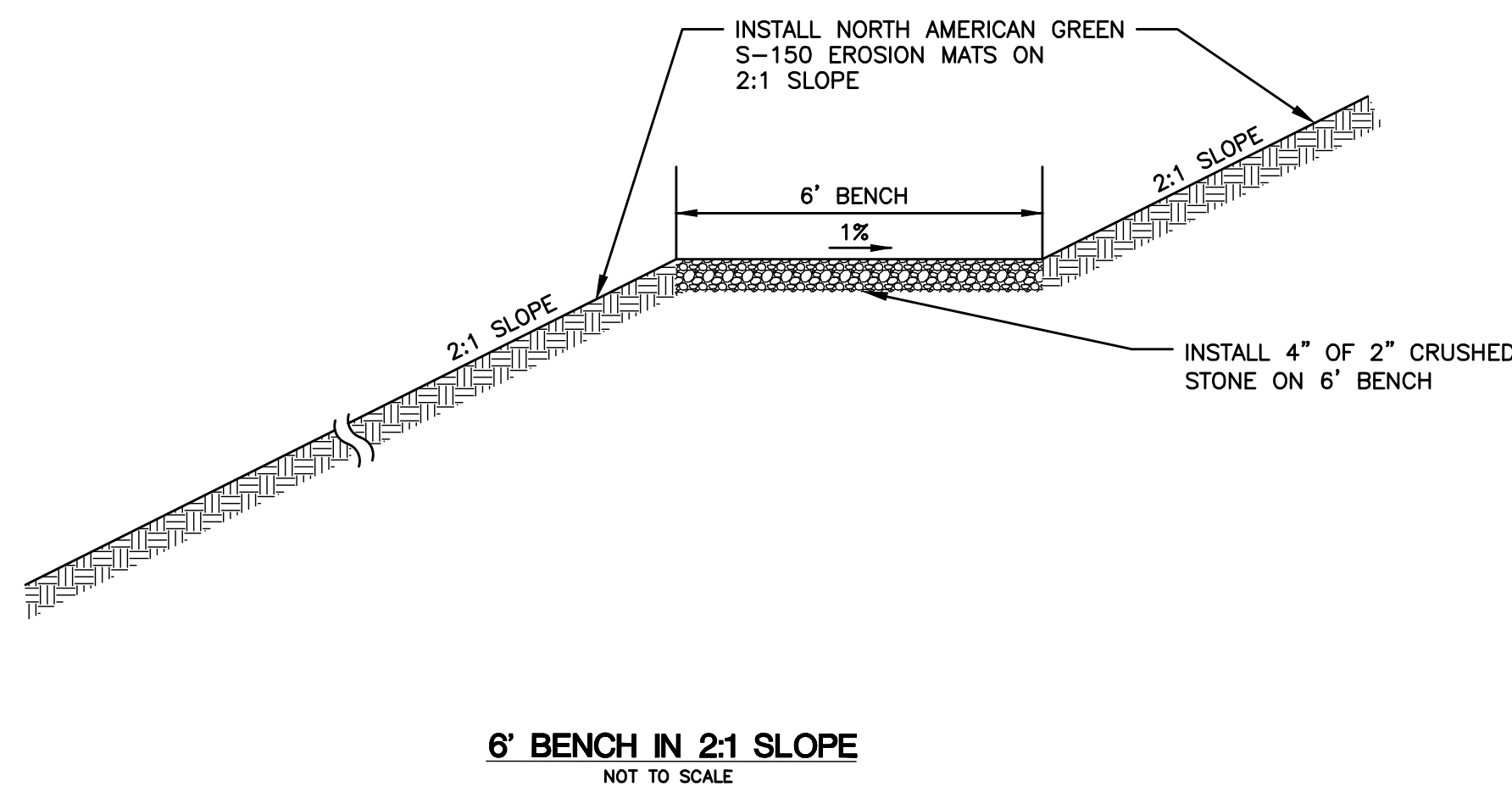
KENTUCKY BLUE GRASS	20 LB's/AC
CREeping RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC
19. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO CONNECTICUT GUIDELINES FOR SOIL AND SEDIMENT CONTROL.



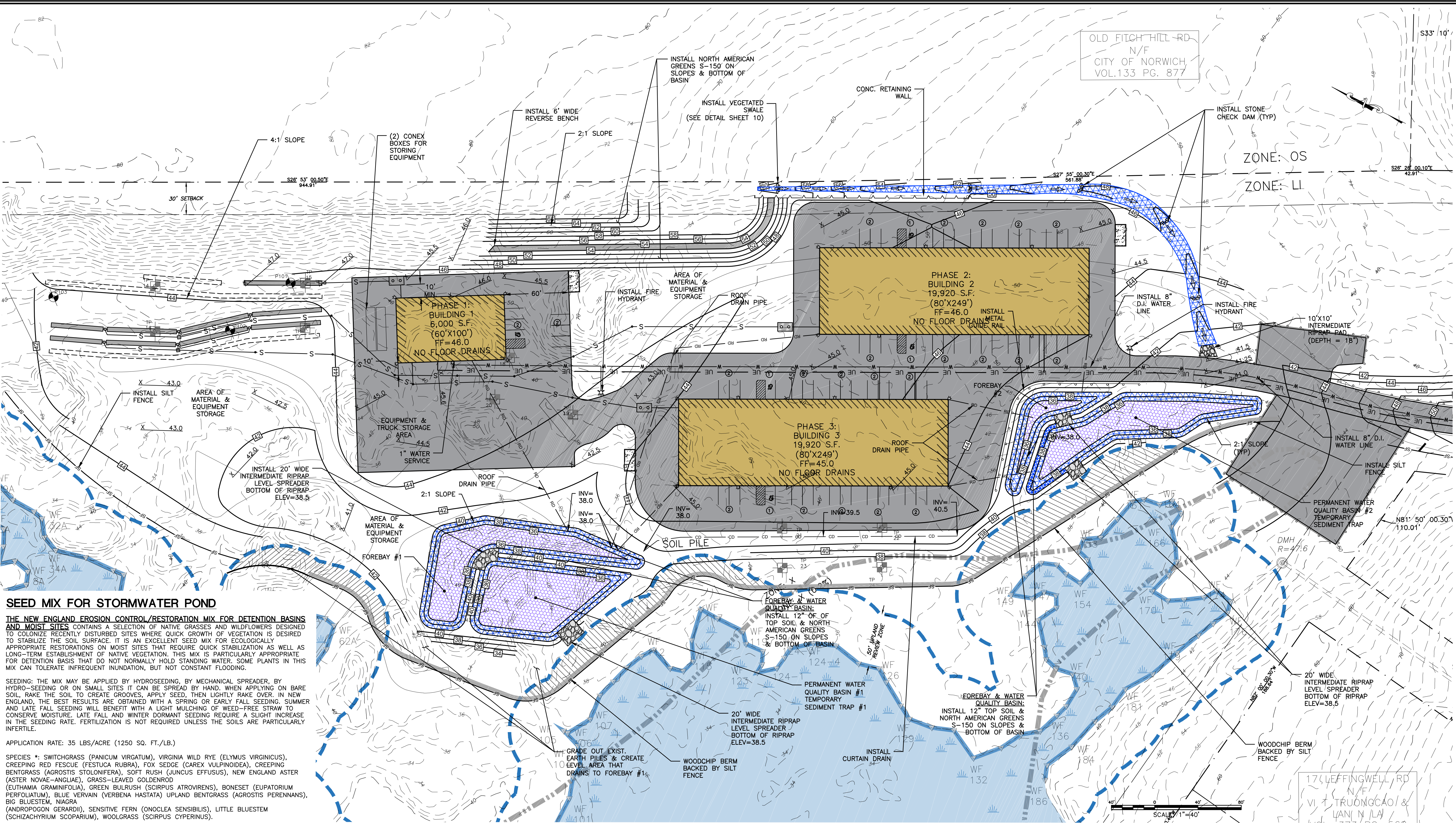
**NOTES:**

1. D=INSIDE DIAMETER OF PIPE.
2. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
3. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL.
5. BEDDING MATERIAL TO CONFORM TO M.08.03.1 AS PER CT DOT FORM 817

**TRENCH DETAIL: WATER MAIN & SERVICE**  
NOT TO SCALE



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1	5/25/23	REVIEW COMMENTS	
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		69 FITCH HILL RD & LEFFINGWELL RD	
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### SEED MIX FOR STORMWATER POND

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN EXCELLENT SEED MIX FOR ECOLOGICALLY APPROPRIATE RESTORATIONS ON MOIST SITES THAT REQUIRE QUICK STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASIN THAT DO NOT NORMALLY HOLD STANDING WATER. SOME PLANTS IN THIS MIX CAN TOLERATE INFREQUENT INUNDATION, BUT NOT CONSTANT FLOODING.

SEEDING: THE MIX MAY BE APPLIED BY HYDROSEEDING, BY MECHANICAL SPREADER, BY HYDRO-SEEDING OR ON SMALL SITES IT CAN BE SPREAD BY HAND. WHEN APPLYING ON BARE SOIL, RAKE THE SOIL TO CREATE GROOVES, APPLY SEED, THEN LIGHTLY RAKE OVER. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A SPRING OR EARLY FALL SEEDING. SUMMER AND LATE FALL SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. LATE FALL AND WINTER DORMANT SEEDING REQUIRE A SLIGHT INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE.

APPLICATION RATE: 35 LBS/ACRE (1250 SQ. FT./LB.)

SPECIES *: SWITCHGRASS (PANICUM VIRGATUM), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), CREEPING RED FESCUE (FESTUCA RUBRA), FOX SEDGE (CAREX VULPINOIDEA), CREEPING BENTGRASS (AGROSTIS STOLONIFERA), SOFT RUSH (JUNCUS EFFUSUS), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), GRASS-LEAVED GOLDENROD (EUTHAMIA GRAMINIFOLIA), GREEN BULRUSH (SCIRPUS ATROVIRENS), BONESET (EUPATORIUM PERFORIATUM), BLUE VERVAIN (VERBENA HASTATA) UPLAND BENTGRASS (AGROSTIS PERENNANS), BIG BLUESTEM, NIAGRA (ANDROPOGON GERARDII), SENSITIVE FERN (ONOCLEA SENSIBILIS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), WOOLGRASS (SCIRPUS CYPERINUS).

### SEED MIX FOR PERIMETER SLOPES

THE NEW ENGLAND NATIVE WARM SEASON GRASS MIX CONTAINS A BROAD SPECTRUM OF NATIVE WARM SEASON GRASSES TO ENSURE THAT A VARIETY OF THE SPECIES WILL SURVIVE IN THE SANDY AND DROUGHTY CONDITIONS TYPICALLY FOUND ALONG ROADSIDES, GRAVEL MINE RECLAMATION AREAS, AND OTHER LOW-FERTILITY, WELL-DRAINED SOIL CONDITIONS. THIS MIX IS SOMEWHAT SLOW TO GERMINATE AND ESTABLISH DURING THE FIRST YEAR OF PLANTING, BUT IT WILL PRODUCE GOOD COVER BY THE END OF THE SECOND GROWING SEASON AND ESTABLISH LONG-LIVING NATIVE STANDS. COOL SEASON RYE GRASS AND FESCUE HAVE BEEN ADDED AS A "STARTER" SEED FOR EROSION CONTROL. THIS MIX HAS EXCELLENT HEAT AND DROUGHT TOLERANCE, AND GROWS WELL IN WELL-DRAINED SOILS. WARM SEASON GRASSES PROVIDE EXCELLENT YEAR-ROUND COVER AND FOOD FOR WILDLIFE, PARTICULARLY AS WINTER COVER FOR SMALL ANIMALS.

SEEDING: THIS MIX MAY BE APPLIED BY HYDRO SEEDING ON SLOPES, BY MECHANICAL SPREADER, OR ON SMALL SITES IT MAY BE SPREAD BY HAND. IN NEW ENGLAND, THE BEST RESULTS ARE OBTAINED WITH A MID-LATE SPRING SEEDING. APPLICATION RATE: 23 LBS/ACRE (1900 SQ. FT./LB)

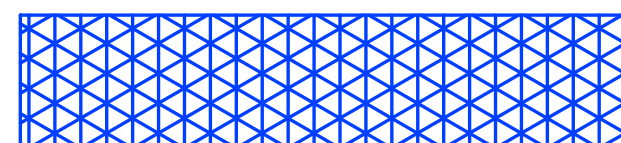
### NOTES:

1. INSTALL FOREBAY #1, WATER QUALITY BASIN #1, AND WATER QUALITY BASIN #2, AS SHOWN PRIOR TO THE START OF CONSTRUCTION..
2. ONCE THE SITE IS STABILIZED, REMOVE ALL SEDIMENT FROM FOREBAYS & WATER QUALITY BASINS.
3. REMOVE AN ADDITION 12" OF MATERIAL, BELOW ELEVATION OF 36 AND INSTALL 12" OF TOPSOIL.

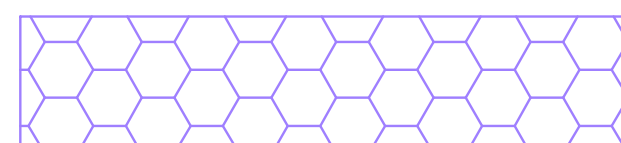
THE FOLLOWING SEEDING MIXTURES SHALL BE PROVIDED ON ALL DISTURBED AREAS.

KENTUCKY BLUE GRASS	20 LB's/AC
CREEPING RED FESCUE	20 LB's/AC
PERENNIAL RYEGRASS	5 LB's/AC

NOTE: SITE GRADING SEEDING TO BE USED IN ALL DISTURBED AREAS

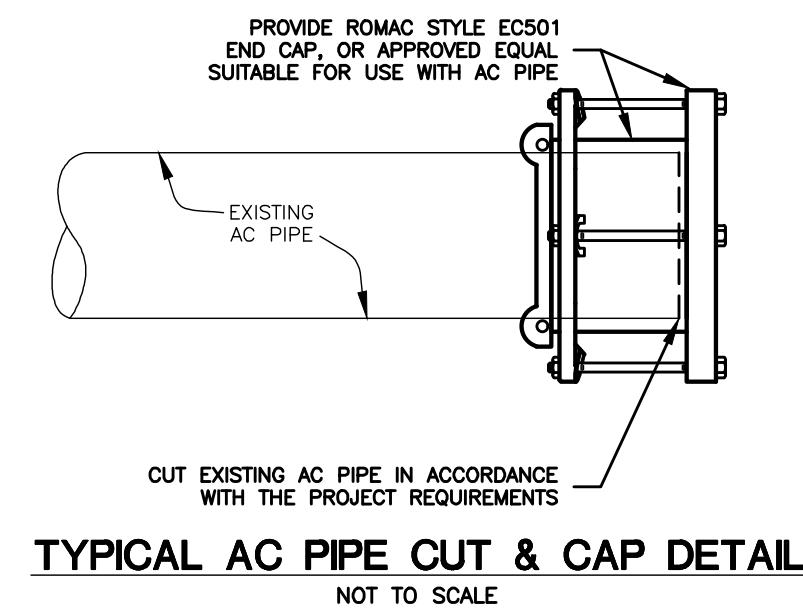
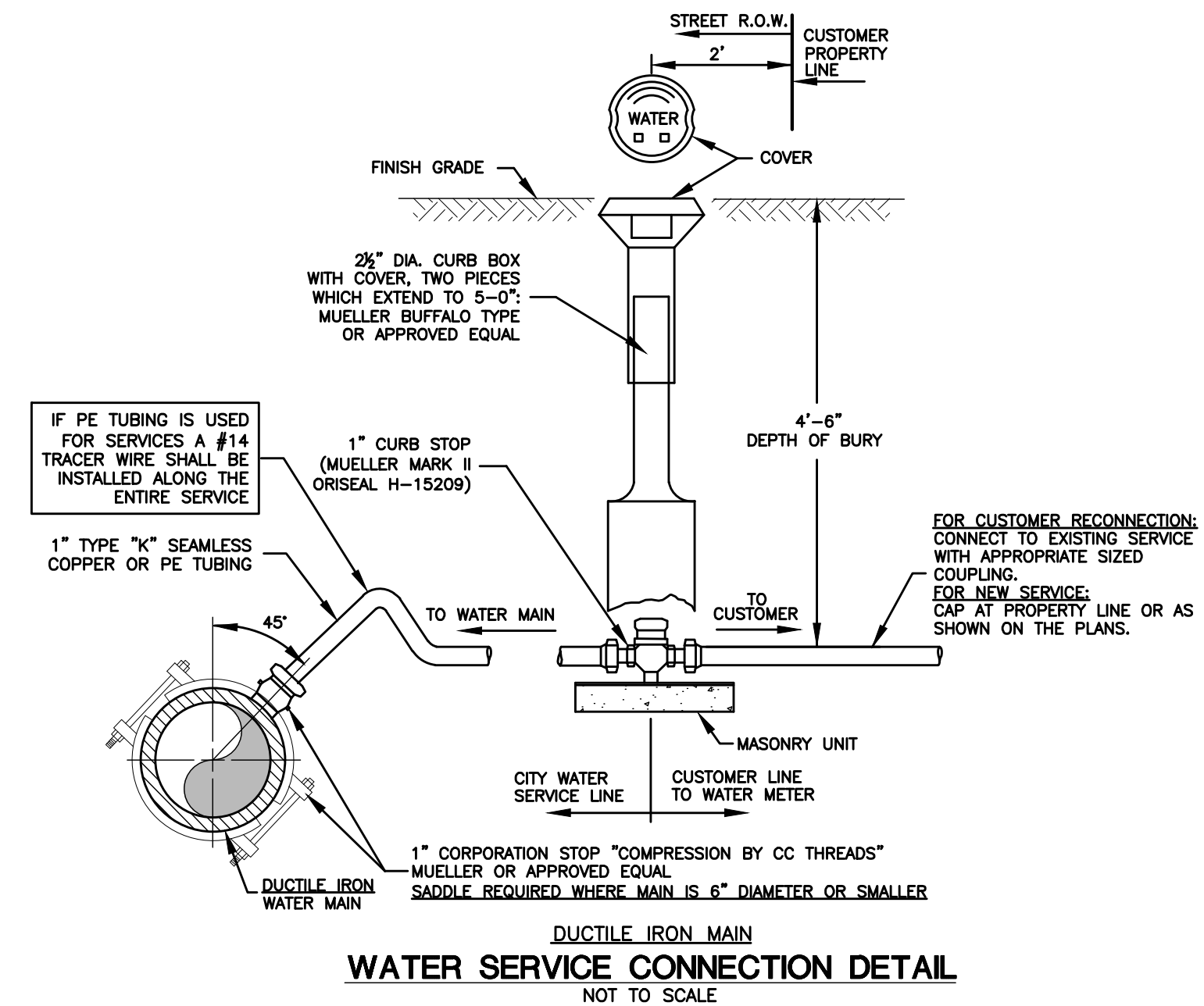
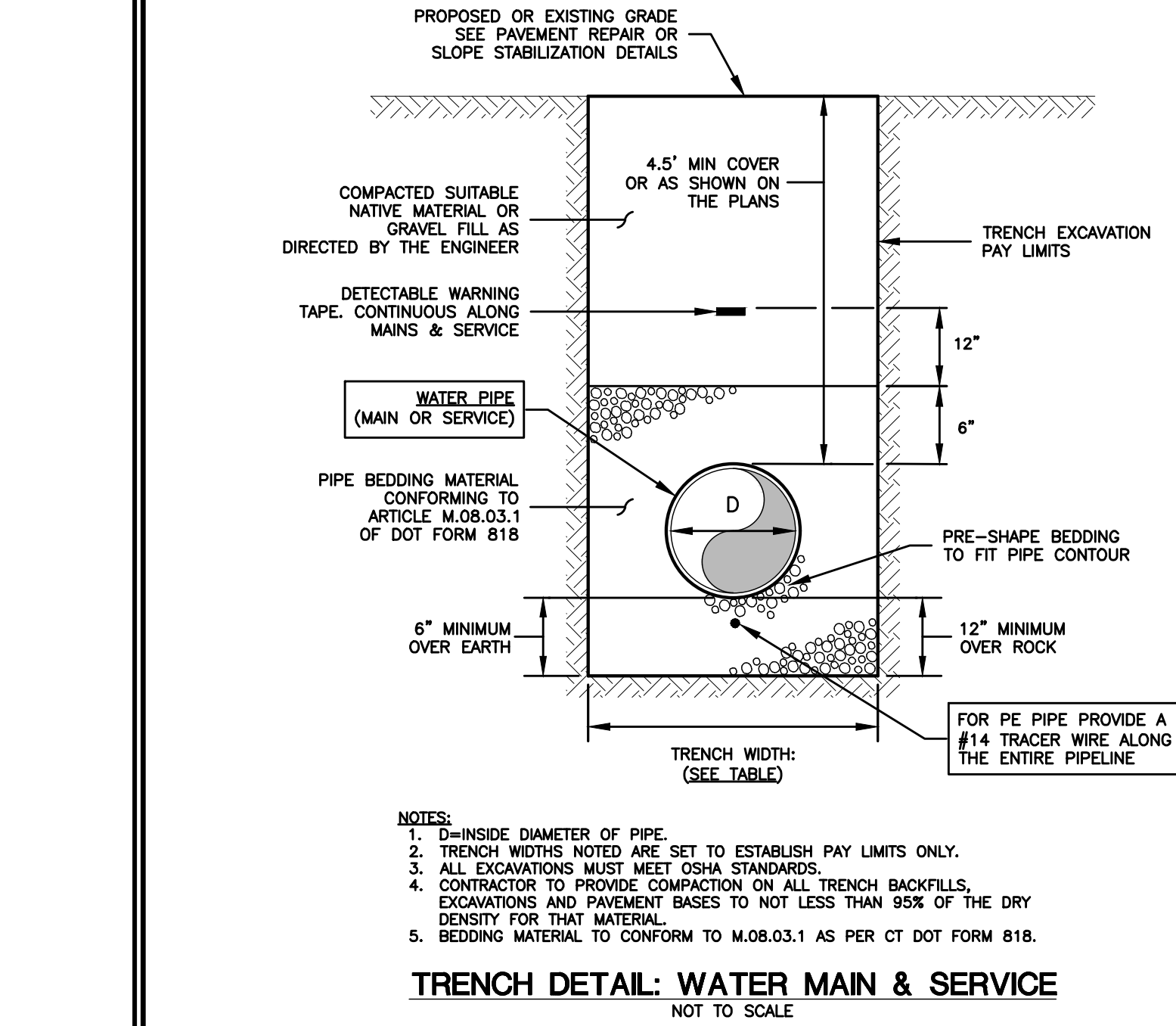


PERIMETER SLOPES SEED MIX



WETLAND MIX (NEW ENGLAND EROSION CONTROL/RESTORATION FOR MOIST SITES)

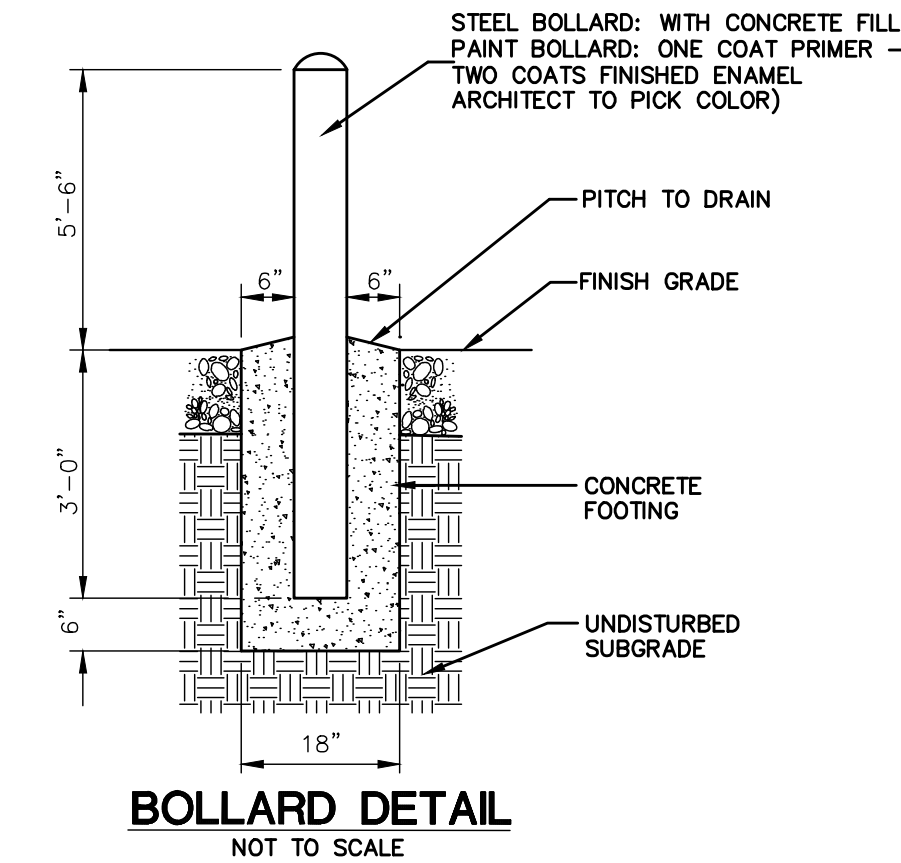
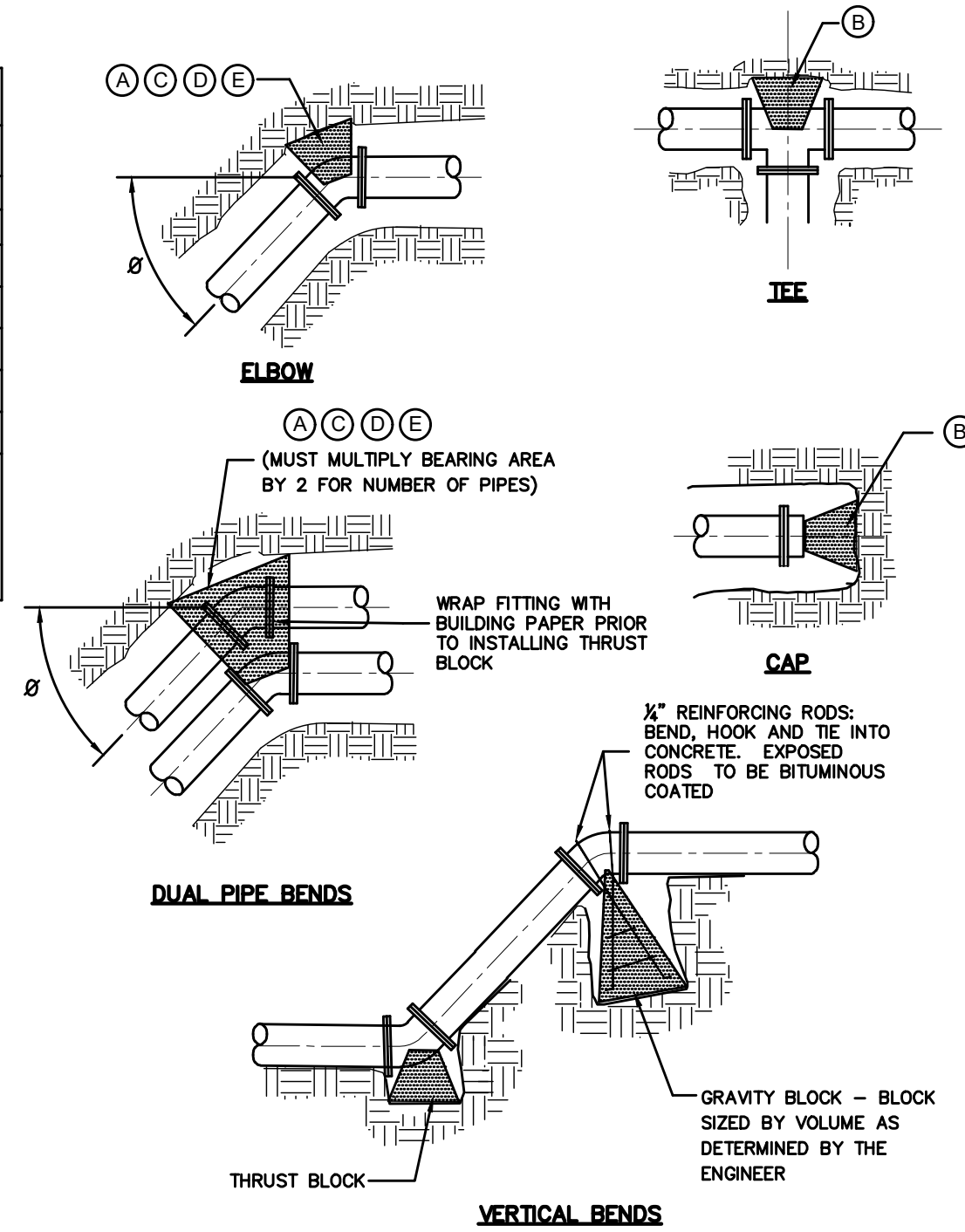
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MONTVILLE, CT		
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PLANTING PLAN		
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SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL									
AREAS SHOWN ARE BASED ON 200 PSI TEST PRESSURE (SEE NOTE BELOW)									
REACTION TYPE	4"	6"	8"	10"	12"	16"	18"	24"	
A 90° BEND	1.8	4.4	7.8	11.2	17.2	30.8	36.0	69.2	
B TEE OR CAP	1.4	3.2	5.6	8.4	12.2	21.8	27.8	49.5	
C 45° BEND	1.0	2.4	4.2	6.0	9.4	16.6	19.4	37.6	
D 22 1/2° BEND	0.6	1.2	2.2	3.0	4.8	8.6	10.0	19.2	
E 11 1/2° BEND	0.2	0.6	1.0	1.6	2.4	4.2	5.0	9.6	
OTHER TEST PRESSURES FOR THE ABOVE REACTIONS	SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTIONAL TO THE ABOVE TABLE. FOR INSTANCE, AT 100 PSI TEST PRESSURE THE ABOVE NUMBERS ARE HALVED. THE ABOVE NUMBERS REPRESENT MINIMUM ALLOWABLE SIZES FOR THRUST BLOCKS								

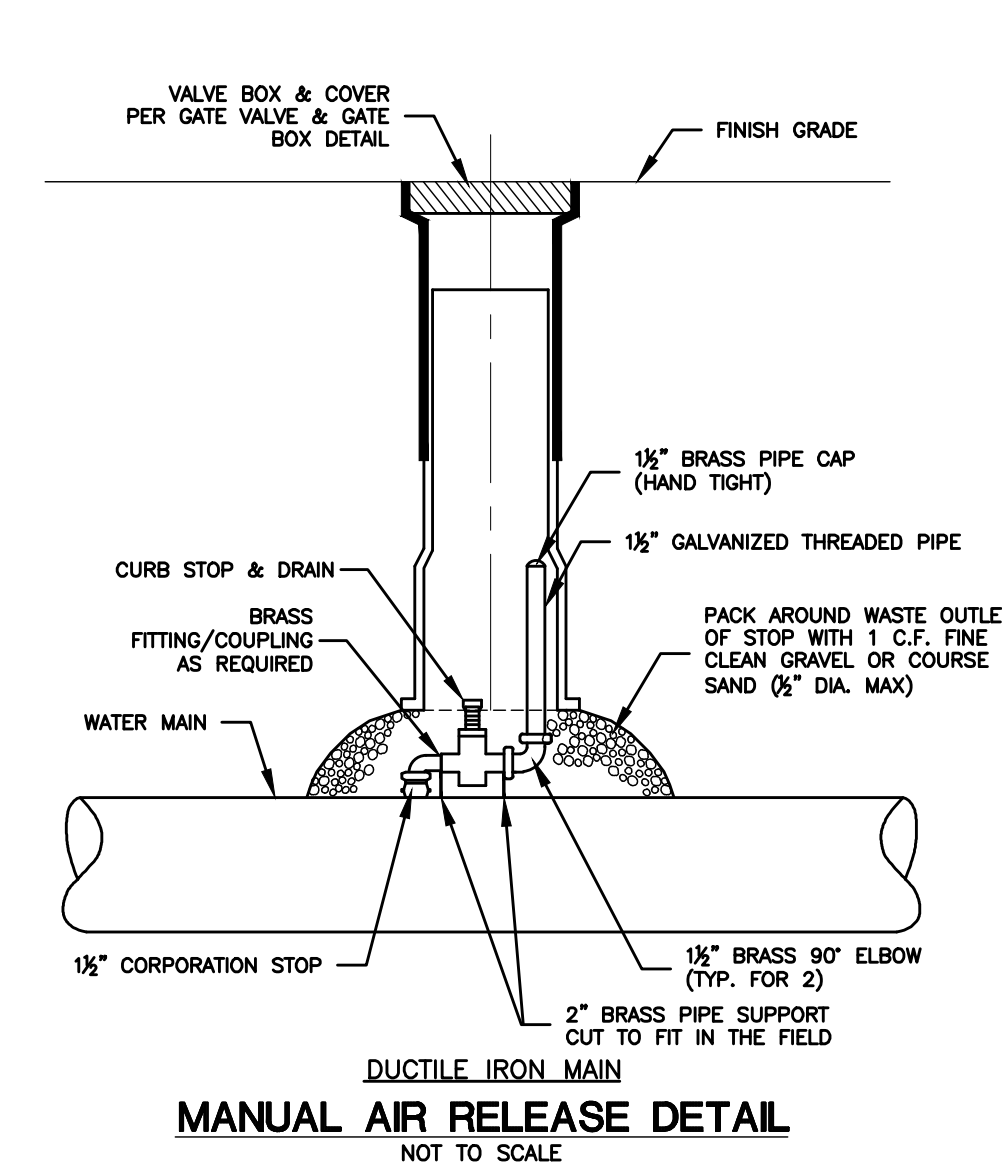
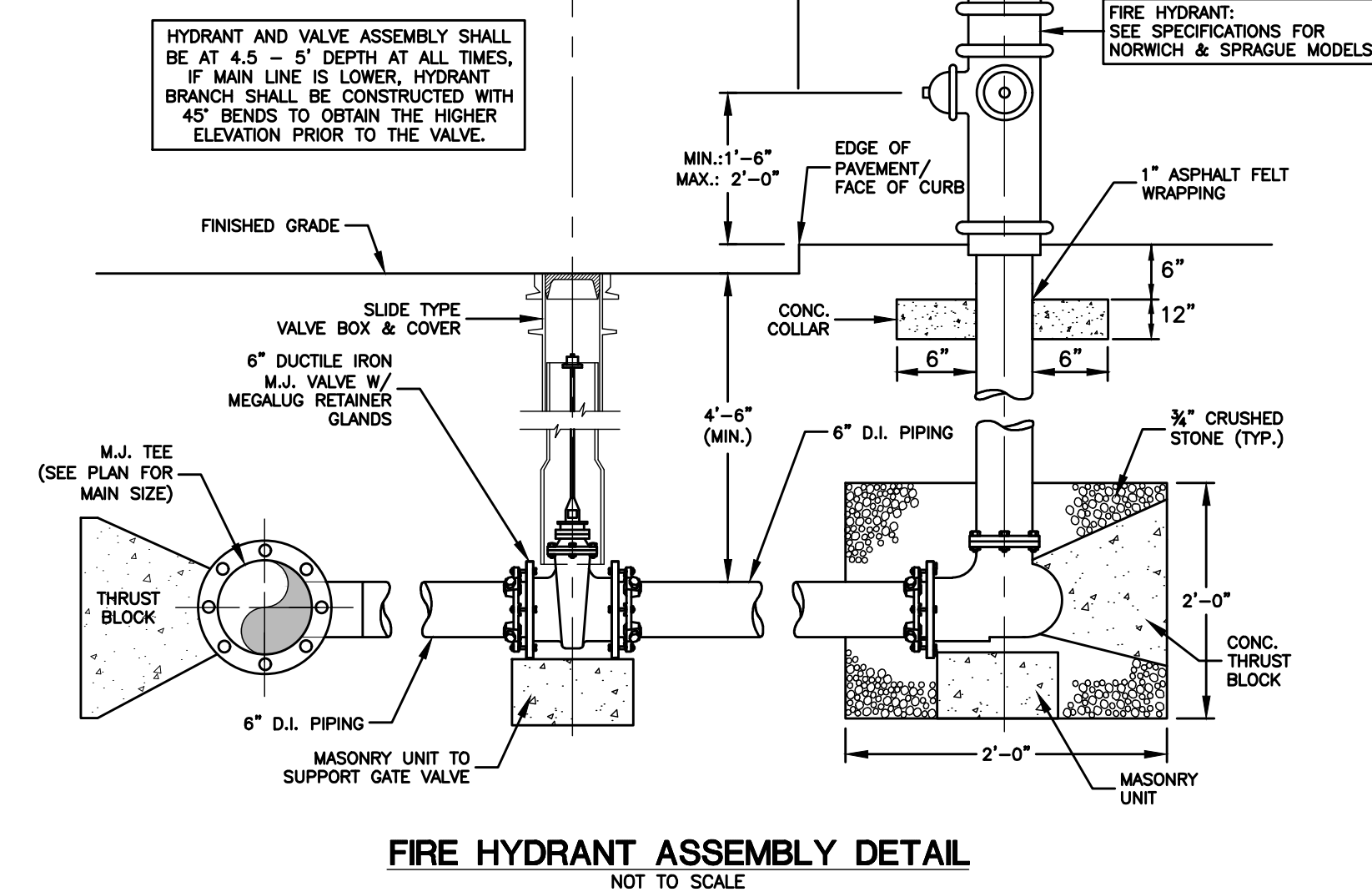
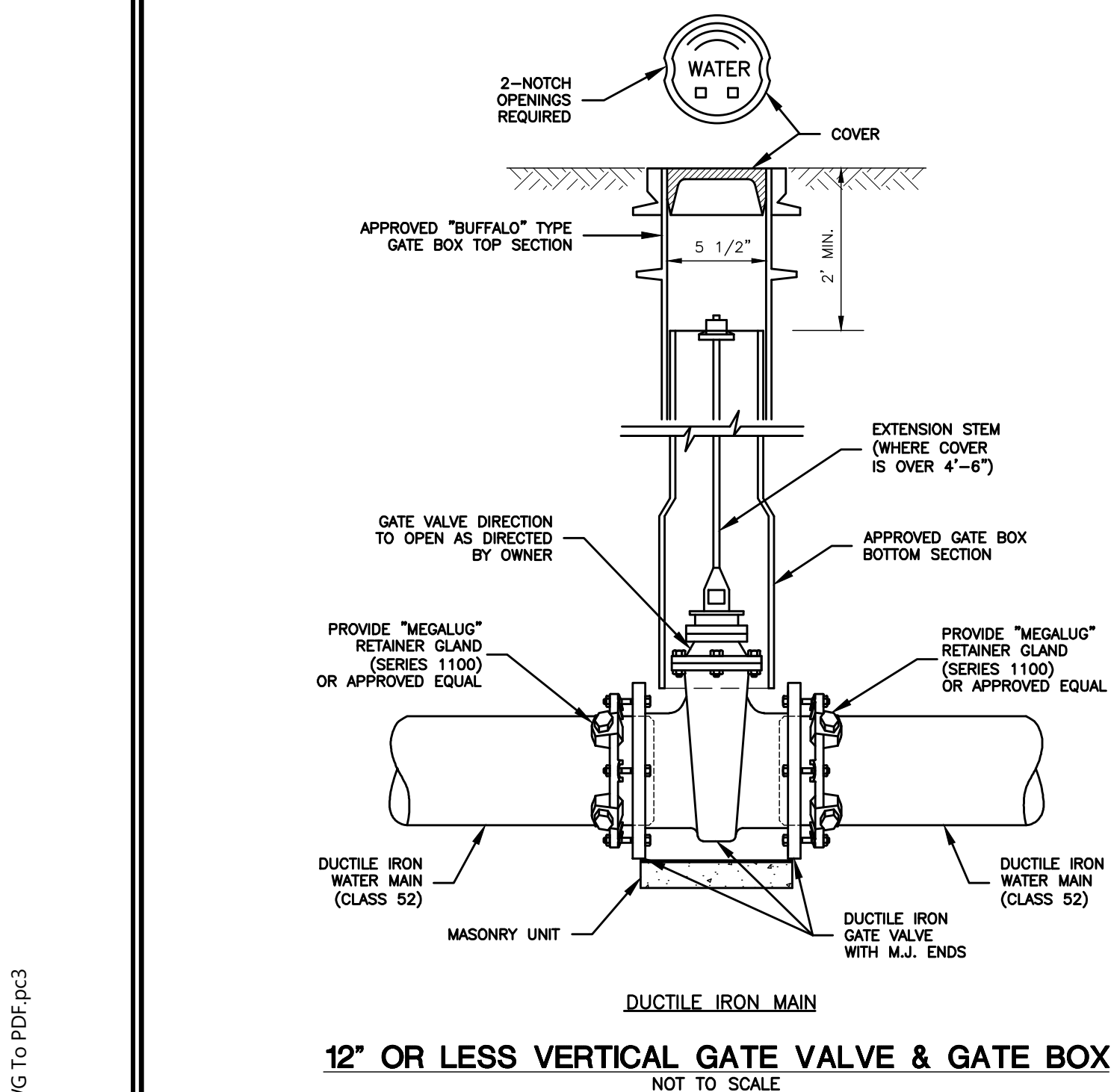
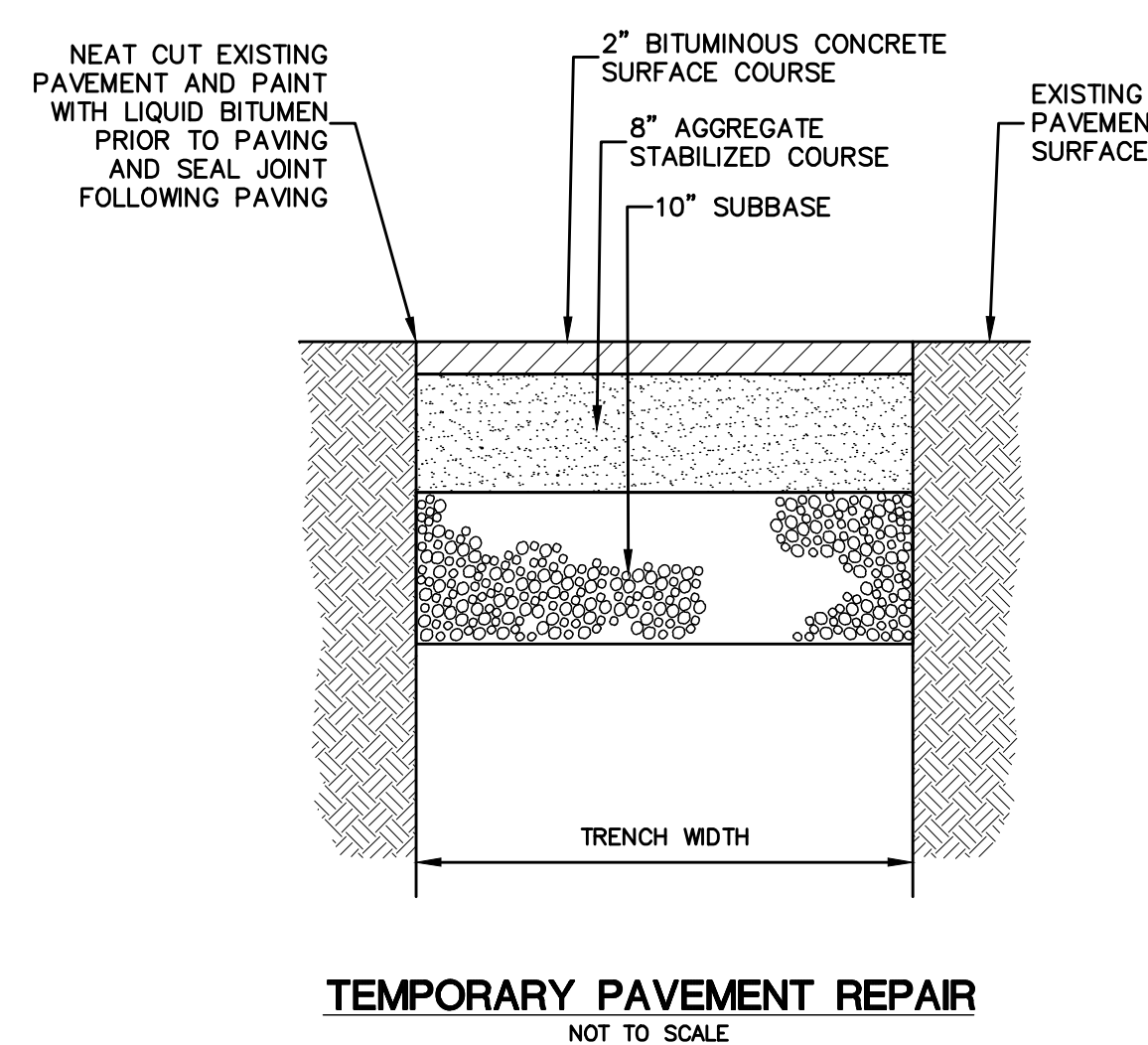
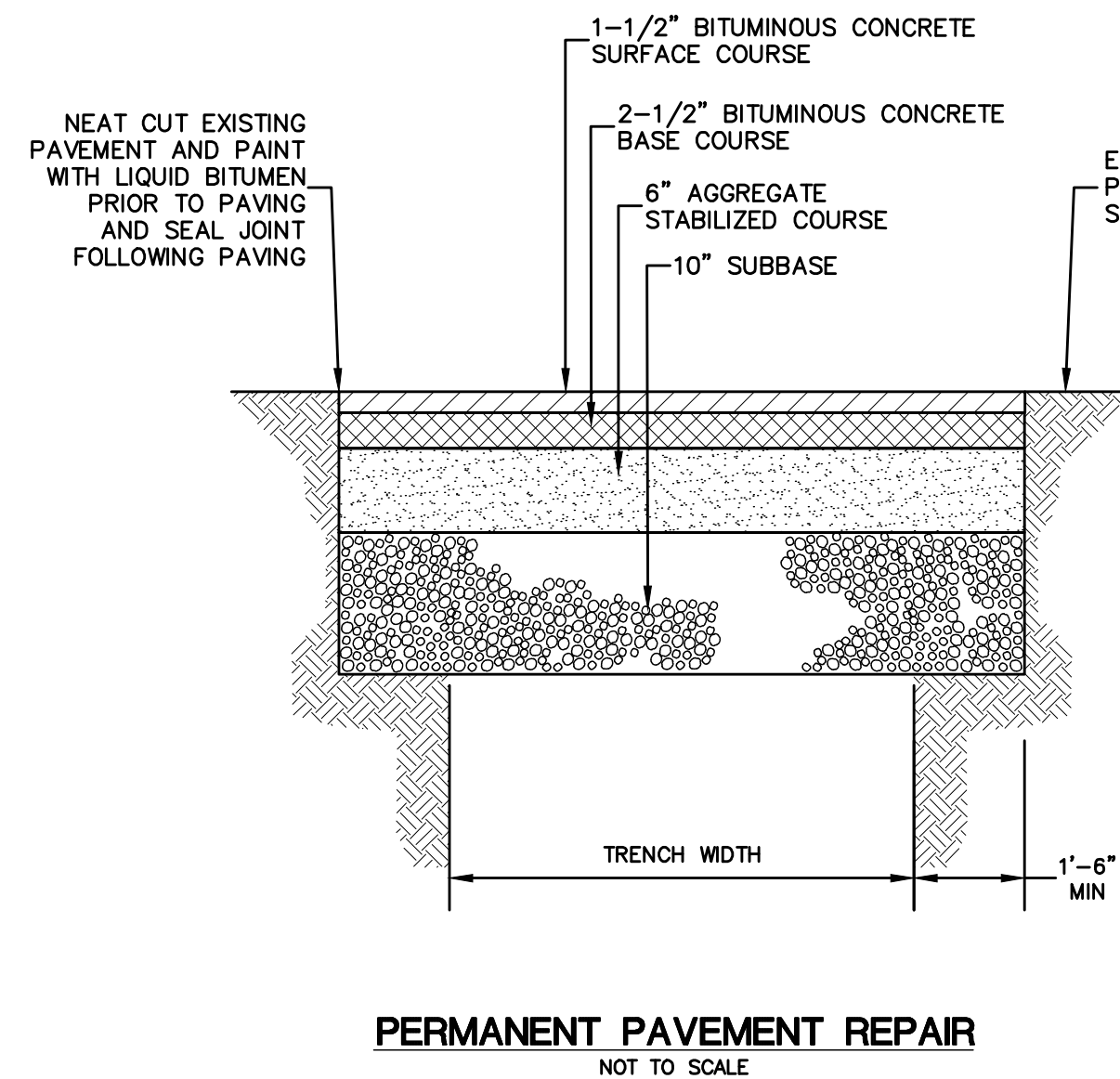
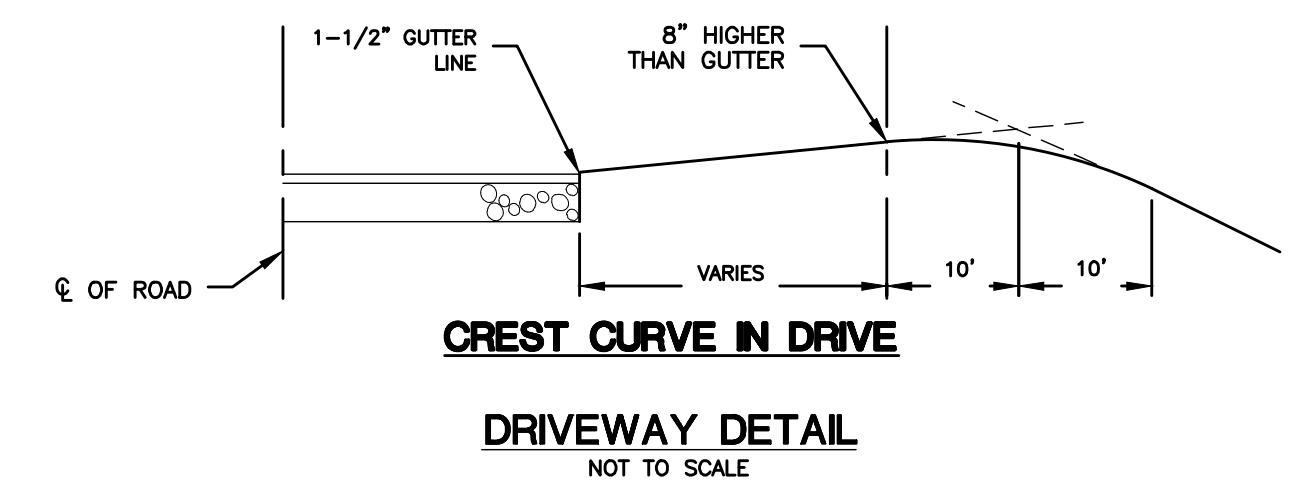
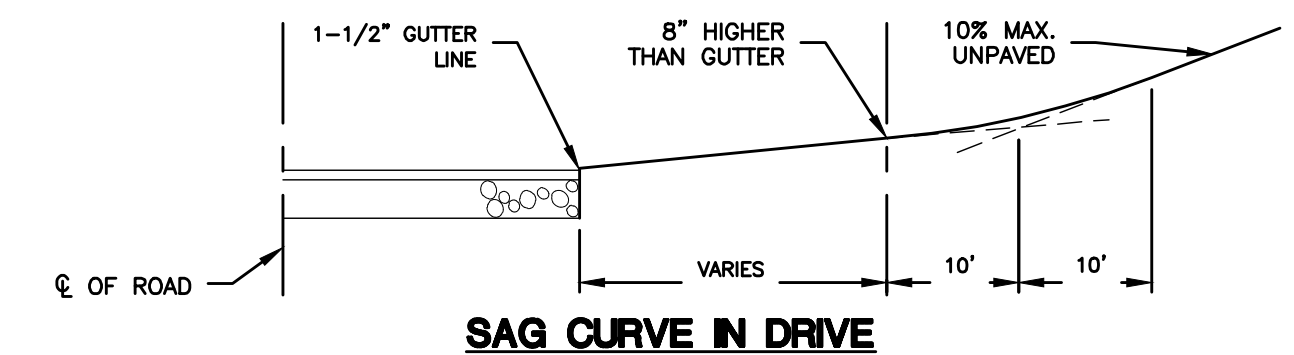
NOTES:

- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING. PLACE BOARD IN FRONT OF ALL CAPS BEFORE POURING THRUST BLOCK.
- REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF ONE TON PER SQUARE FOOT, AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
- TEST PRESSURE FOR WATER MAINS SHALL BE 200 PSI.



NOTE:

THE CONTRACTOR SHALL MAINTAIN A MINIMUM 15' WIDE TRAVEL WAY AT ROAD CROSSINGS AT ALL TIMES DURING CONSTRUCTION.



			<b>GREEN SITE DESIGN LLC</b>		Project No. GSD-68	
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			MONTVILLE, CT		Date: 2/15/23	
			<b>69 FITCH HILL RD &amp; LEFFINGWELL RD</b>		Sheet No. 12	
			<b>WATER &amp; ROAD DETAILS</b>			

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