| ZONING COMPLIANCE TABLE - R-40 DISTRICT | | | |
|---|---|---|---|
| ITEM | REQUIRED | EX. LOT #22 | PROPOSED LOT #22-1 |
| LOT AREA | 40,000 S.F. | 57,107 SF +/- | 40,044 S.F.± |
| LOT FRONTAGE | 150 FT. | 250.31' | 150.00' |
| FRONT YARD | 40 FT. | 94.0' | 72.0' |
| SIDE YARD | 15 FT. | 19.0' | 27.0' |
| REAR YARD | 40 FT. | 133.0' | 133.0' |
| BUILDING HEIGHT | 35 FT. | 28 FT. | 26 FT. |

GRID NORTH - NAD-83

## TEST HOLE DATA

WITNESSED BY MICHAEL KIRBY
UNCAS HEALTH DISTRICT - 9/18/23 & 9/20/23

TH#1 - 0"-12" TOPSOIL
- 12"-35" LOAM
- 35"-80" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@35"
NO LEDGE
ROOTS TO 29"

TH#2 - 0"-10" TOPSOIL
- 10"-32" LOAM
- 32"-82" COMP. FINE SAND W/SILT
WATER@54"
MOTTLING@32"
NO LEDGE
ROOTS TO 29"

TH#3 - 0"-10" TOPSOIL
- 10"-25" LOAM
- 25"-86" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@25"
NO LEDGE
ROOTS TO 22"

TH#4 - 0"-10" TOPSOIL
- 10"-32" LOAM
- 32"-72" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@32"
NO LEDGE
ROOTS TO 32"

TH#5 - 0"-10" TOPSOIL
- 10"-28" LOAM
- 28"-76" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@28"
NO LEDGE
ROOTS TO 26"

TH#6 - 0"-10" TOPSOIL
- 10"-29" LOAM
- 29"-48" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@29"
LEDGE@48"
NO ROOTS

TH#7 - 0"-10" TOPSOIL
- 10"-25" LOAM
- 29"-45" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@26"
LEDGE FROM 29"-45"
NO ROOTS

TH#8 - 0"-39" TOPSOIL
- 10"-25" LOAM
- 39"-58" COMP. FINE SAND W/SILT
NO WATER
MOTTLING@35"
LEDGE FROM 39"-58"
NO ROOTS

TH "A" - 0"-9" TOPSOIL
- 9"-28" BROWN SILTY LOAM
- 28"-38" GREY SILT
- 38"-61" GREY SILTY TILL
NO WATER
MOTTLING@28"
LEDGE@61"

TH "B" - 0"-10" TOPSOIL
- 10"-24" BROWN SILTY LOAM
- 24"-36" GREY SILT
- 36"-68" RED GRAVELLY TILL
WATER @48"
MOTTLING@24"
LEDGE@68"

TH "C" - 0"-6" TOPSOIL
- 6"-20" BROWN SILTY LOAM
- 20"-36" GREY SILT
- 36"-62" GREY SILTY TILL
WATER @62"
MOTTLING@20"
LEDGE@62"

TH "D" - 0"-13" TOPSOIL
- 13"-20" BROWN SILTY LOAM
- 20"-48" GREY SILT
- 48"-66" RED GRAVELLY TILL
WATER @48"
MOTTLING@20"
LEDGE@66"

## PERC TEST DATA

WITNESSED BY ADVANCED SURVEYS - 9/22/23

PERC #1
DEPTH - 22"
PRESOAK - 8:35
9:35 - 6"
9:45 - 11"
9:55 - 13 1/4"
10:05 - 17 3/4"
10:15 - 19 1/4"
10:25 - 20 1/2"
10:35 - 21 1/2"
PERC RATE - 9 MINUTES PER INCH

PERC #2
DEPTH - 16"
PRESOAK - 8:10
9:20 - 3"
9:30 - 6"
9:40 - 8"
9:50 - 10"
10:00 - 11 1/2"
10:10 - 12 3/4"
10:20 - 14"
PERC RATE - 8 MINUTES PER INCH

## EROSION AND SEDIMENT CONTROL PLAN:

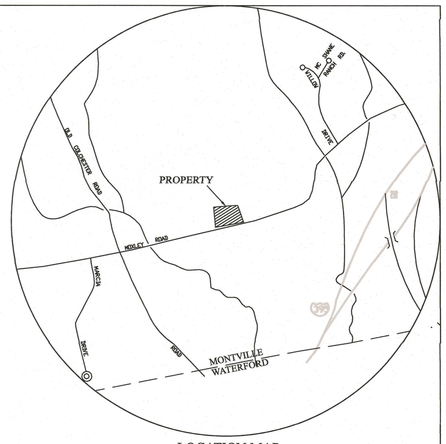
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND UTILITIES.
2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
5. PRIOR TO SITE DISTURBANCE, THE REPRESENTATIVE OF THE TOWN OF MONTVILLE SHALL BE NOTIFIED WHEN SEDIMENT CONTROL MEASURES ARE IN PLACE SO THAT THE INSPECTION CAN OCCUR.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

## TEMPORARY VEGETATIVE COVER:

| MULCHES | APPLICATION RATE PER 1000 S.F. | NOTES |
|---|---|---|
| STRAW/HAY | 70-90 lbs. | FREE FROM WEEDS AND COARSE MATTER |
| WOOD CHIPS | 185-275 lbs. | FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON |

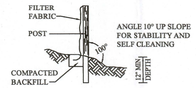
## PLANTING SCHEDULE:

SEEDING DATES:
APRIL 1 ------- JUNE 15
AUGUST 1 ------ SEPTEMBER 15
SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE




LOCATION MAP

1000 500 0 1000
GRAPHIC SCALE IN FEET

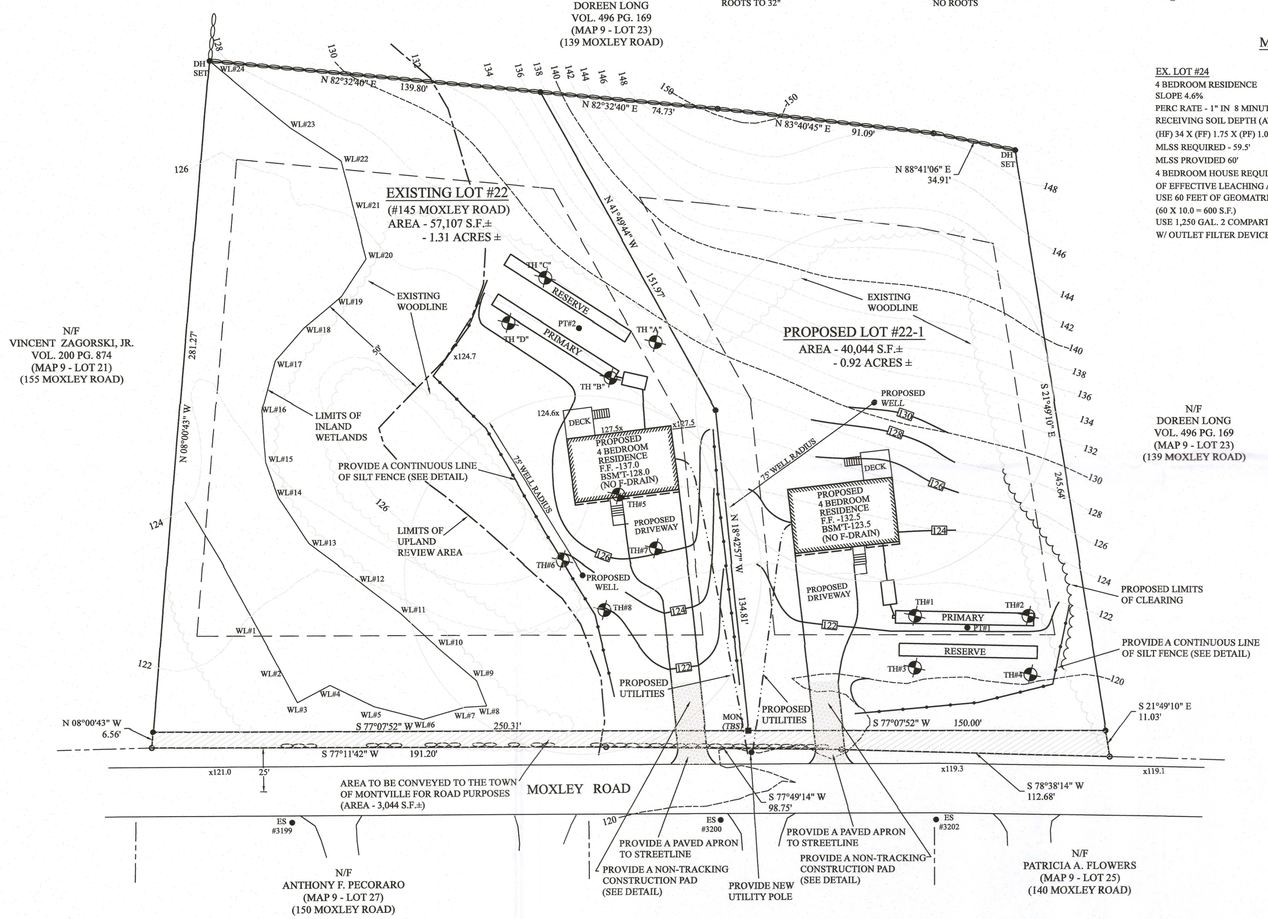



SILT FENCE
NOT TO SCALE

## MLSS CALCS & DESIGN

EX. LOT #24
4 BEDROOM RESIDENCE
SLOPE 4.6%
PERC RATE - 1" IN 8 MINUTES
RECEIVING SOIL DEPTH (AVG.) 23"
(HF) 34 X (FF) 1.75 X (PF) 1.0 = 59.5'
MLSS REQUIRED - 59.5'
MLSS PROVIDED 60'
4 BEDROOM HOUSE REQUIRES 577.5 S.F. OF EFFECTIVE LEACHING AREA
USE 60 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)
(60 X 10.0 = 600 S.F.)
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE

PROPOSED LOT #24-1
4 BEDROOM RESIDENCE
SLOPE 5.3%
PERC RATE - 1" IN 9 MINUTES
RECEIVING SOIL DEPTH (AVG.) 31"
(HF) 28 X (FF) 1.75 X (PF) 1.0 = 49.0'
MLSS REQUIRED - 49.0'
MLSS PROVIDED - 58.0'
4 BEDROOM HOUSE REQUIRES 577.5 S.F. OF EFFECTIVE LEACHING AREA
USE 58 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)
(58 X 10.0 = 580 S.F.)
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK
W/ OUTLET FILTER DEVICE







CONSTRUCTION ENTRANCE
NOT TO SCALE

## OWNER/APPLICANT

SUNMAR/RAF BUILDERS, LLC
ATTN: RICHARD FRANKLIN
285 OLD COLCHESTER ROAD
UNCASVILLE, CT 06382

## NOTES:

1. 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 BY THE *CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.* IT IS A PROPERTY SURVEY BASED ON A FIRST SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 692 - PAGE 1125.
3. THE PROPERTY IS SHOWN ON ASSESSORS MAP 9 - LOT 22.
4. THE PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
5. TOTAL AREA OF SUBDIVISION - 100,195.F.± (2.30 ACRES).
6. TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 & T-3 MAPPING STANDARDS. BASE FOR LEVELS: N.A.V.D. 1988.
7. UNDERGROUND UTILITIES SHOULD BE MARKED OUT PRIOR TO ANY LOT CONSTRUCTION. CALL BEFORE YOU DIG: 811.
8. THE LIMITS OF INLAND WETLANDS WERE DELINEATED ON 4/20/23 BY JOSEPH R. THEROUX, C.S.S.
9. THE PROPOSED DEVELOPMENT ALLOWS FOR THE CREATION OF 1 NEW LOT. THE PROPOSED HOUSES WILL BE SERVICED BY AN ON SITE SEPTIC SYSTEM & WELL.
10. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON "FIRM MAP NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, MAP NUMBER 09011C0342G, EFFECTIVE DATE: JULY 18, 2011.
11. THE DEVELOPMENT PORTION OF THE PROPERTY IS NOT LOCATED WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA PER CT DEEP'S NATURAL DIVERSITY DATABASE MAP FOR MONTVILLE, CONNECTICUT, DATED JUNE 2019.
12. THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE LOTS.
13. THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED TWENTY-FOUR (24) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. AN EROSION AND SEDIMENT CONTROL BOND IN THE AMOUNT OF TWO THOUSAND ($2,000) DOLLARS MUST BE POSTED PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
15. PRIOR TO ENDORSEMENT, THE APPLICANT SHALL SUBMIT TO THE TOWN OF MONTVILLE DIGITAL DATA AS REQUIRED BY SECTION 3.9 OF THE SUBDIVISION REGULATIONS.
16. IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLANS MAY BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION.
17. PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW *HAVE BEEN CONSIDERED* IN THE DEVELOPMENT OF THIS PLAN.

LEGEND:

| | |
|---|---|
| VOL. | VOLUME |
| PG. | PAGE |
| N/F | NOW OR FORMERLY |
| S.F. | SQUARE FEET |
| DH | DRILL HOLE |
| MON | MONUMENT |
| IPIN | IRON PIN |
| REC. | RECOVERED |
| TBS | TO BE SET |
| IP | IRON PIPE |
| MFP | METAL FENCE POST |
| BG | BELOW GRADE |
| x120.5 | EXISTING SPOT ELEVATION |
| ----120---- | EXISTING CONTOUR |
| 120 | PROPOSED CONTOUR |
| ● | IPIN OR DH TO BE SET |

APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION

CHAIRMAN OR SECRETARY DATE

APPROVED BY THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION

CHAIRMAN OR SECRETARY DATE

DATE OF COMPLETION OF ALL WORK

SIGNATURE DATE

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

SIGNATURE DATE

STATE OF CONNECTICUT
RICHARD A. DESCHAMPS
No. 70019
LICENSED
LAND SURVEYOR

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND THE EMBOSSED SEAL OF THE SURVEYOR HEREON.

RICHARD A. DESCHAMPS L.S. #70019 9/27/23 DATE

| | |
|---|---|
| PROJECT NO. | 23-093 |
| DRAWN BY: | R.A.D. |
| DATE: | 6/22/23 |
| SCALE: | 1"=30' |
| SHEET | 1 OF 1 |
| REVISIONS | |

30 15 0 30
GRAPHIC SCALE IN FEET

SUBDIVISION PLAN
PREPARED FOR

SUNMAR/RAF BUILDERS, LLC

#145 MOXLEY ROAD
MONTVILLE, CONNECTICUT

BOUNDARY - TOPOGRAPHY - LOT LAYOUT

ADVANCED SURVEYS, LLC.
36 Dunham Street, Norwich, CT 06360
Phone - (860) 639-8928

N W E S

RECEIVED
OCT - 4 2023
By 23 SUB3