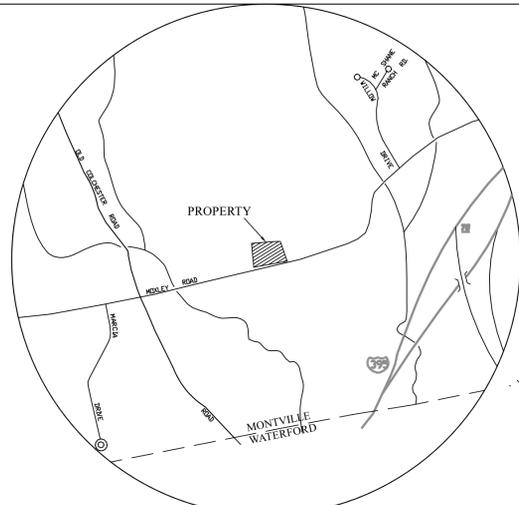
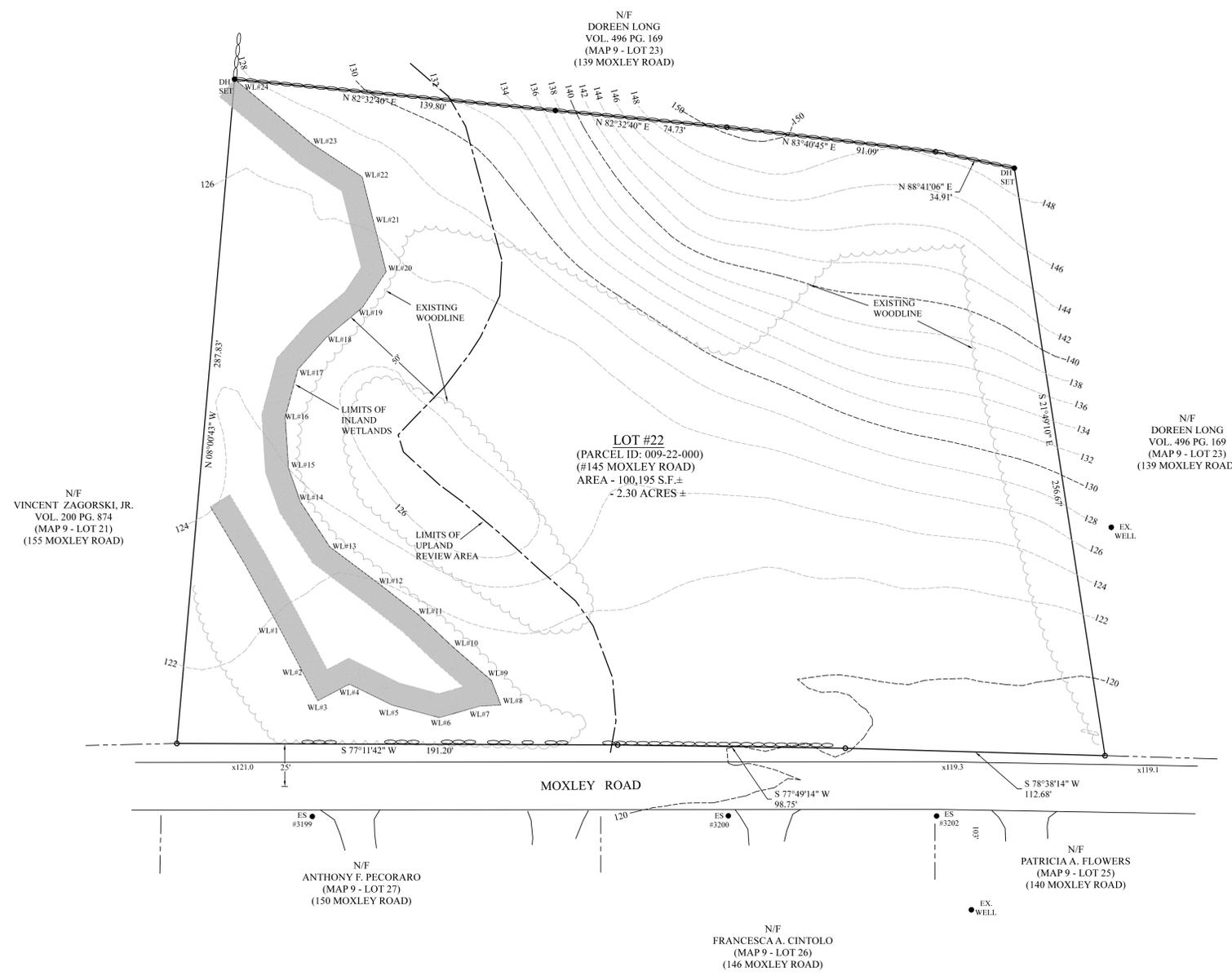




ZONING COMPLIANCE TABLE - R-40 DISTRICT			
ITEM	REQUIRED	EX. LOT #22	PROPOSED LOT #22-1
LOT AREA	40,000 S.F.	57,107 SF +/-	40,044 S.F.±
LOT FRONTAGE	150 FT.	250.31'	150.00'
FRONT YARD	40 FT.	94.0'	73.0'
SIDE YARD	15 FT.	19.0'	17.0'
REAR YARD	40 FT.	133.0' (DECK)	135.0' (DECK)
BUILDING HEIGHT	35 FT.	26 FT.	26 FT.



LOCATION MAP  
1000 500 0 1000  
GRAPHIC SCALE IN FEET



**OWNER/APPLICANT**

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

**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 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.
- FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 692 - PAGE 1125.
- THE PROPERTY IS SHOWN ON ASSESSORS MAP 9 - LOT 22 (PARCEL ID: 009-022-000).
- THE PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
- TOTAL AREA OF SUBDIVISION - 100,195 F.± (2.30 ACRES).
- TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 & T-3 MAPPING STANDARDS. BASE FOR LEVELS: N.A.V.D. 1988.
- UNDERGROUND UTILITIES SHOULD BE MARKED OUT PRIOR TO ANY LOT CONSTRUCTION. CALL BEFORE YOU DIG: 811.
- THE LIMITS OF INLAND WETLANDS WERE DELINEATED ON 4/20/23 BY JOSEPH R. THEROUX, C.S.S.
- THE PROPOSED DEVELOPMENT ALLOWS FOR THE CREATION OF 1 NEW LOT. THE PROPOSED HOUSES WILL BE SERVICED BY AN ON-SITE SEPTIC SYSTEM & WELL.
- 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.
- 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.
- THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ON THE LOTS.
- DEVELOPMENT OF PROPOSED LOT 22 MAY REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE MONTVILLE INLAND WETLANDS COMMISSION.
- AN EROSION AND SEDIMENT CONTROL BOND IN AN AMOUNT TO BE DETERMINED BY THE MONTVILLE LAND USE DEPT. MUST BE POSTED PRIOR TO ISSUANCE OF ZONING PERMITS FOR INDIVIDUAL LOT DEVELOPMENT.
- PRIOR TO ENDORSEMENT, THE APPLICANT SHALL SUBMIT TO THE TOWN OF MONTVILLE DIGITAL DATA AS REQUIRED BY SECTION 3.9 OF THE SUBDIVISION REGULATIONS.
- IMPROVEMENTS DEPICTED ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE INTENDED TO DEMONSTRATE LOT DEVELOPMENT FEASIBILITY. INDIVIDUAL SITE DEVELOPMENT PLANS PREPARED BY A L.S. AND/OR P.E. SHALL BE REQUIRED TO OBTAIN PERMITS FOR CONSTRUCTION.
- PASSIVE SOLAR ENERGY TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DEVELOPMENT OF THIS PLAN.
- PROPOSED DRIVEWAY APRONS SHALL REQUIRE A PERMIT FROM THE MONTVILLE DEPT. OF PUBLIC WORKS.
- CLEARING LIMITS ON ALL LOTS SHALL BE STAKED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF WORK FOR INDIVIDUAL LOT DEVELOPMENT.

**LEGEND:**

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
DH	DRILL HOLE
MON	MONUMENT
IPN	IRON PIN
REC.	RECOVERED TO BE SET
TBS	TO BE SET
IP	IRON PIPE
MFP	METAL FENCE POST
BG	BELOW GRADE
+120.5	EXISTING SPOT ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
●	IPN OR DH TO BE SET

APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION ON \_\_\_\_\_  
BY: \_\_\_\_\_  
CHAIRMAN, VICE CHAIRMAN, SECRETARY  
PER C.G.S. SECTION 8-26C, AS MAY BE AMENDED, ALL WORK IN CONJUNCTION WITH THE APPROVED SUBDIVISION SHALL BE COMPLETED WITHIN (5) RAERS ON OR BEFORE \_\_\_\_\_  
APPROVAL OF THIS SUBDIVISION PLAN BY THE COMMISSION SHALL MEAN CERTIFICATION OF THE EROSION AND SEDIMENT CONTROL PLAN.

APPROVED BY THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION  
CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
DATE OF COMPLETION OF ALL WORK \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

LIMITS OF INLAND WETLANDS AS FLAGGED BY JOSEPH R. THEROUX, C.P.S.S.  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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 10/16/23 DATE

PROJECT NO.	23-093
DRAWN BY:	R.A.D.
DATE:	6/22/23
SCALE:	1"=30'
SHEET	1 OF 2
REVISIONS	
10/13/23	PER UHD COMMENTS
10/16/23	PER P & Z COMMENTS

2 - LOT SUBDIVISION PLAN  
PREPARED FOR  
**SUNMAR/RAF BUILDERS, LLC**  
#145 MOXLEY ROAD  
PARCEL ID: 009-022-000  
(UNCASVILLE) MONTVILLE, CONNECTICUT  
**ADVANCED SURVEYS, LLC.**  
36 Dunham Street, Norwich, CT 06360  
Phone - (860) 639-8928

**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" LEDDGE@48" NO ROOTS	TH#7 - 0'-10" TOPSOIL - 10'-25" LOAM - 25'-48" COMP. FINE SAND W/SILT NO WATER MOTTLING@26" LEDDGE FROM 29'-45" NO ROOTS	TH#8 - 0'-9" TOPSOIL - 10'-25" LOAM - 39'-58" COMP. FINE SAND W/SILT NO WATER MOTTLING@35" LEDDGE FROM 39'-58" NO ROOTS
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**PERC TEST DATA**  
WITNESSED BY ADVANCED SURVEYS - 9/22/23

TH "A" - 0'-9" TOPSOIL - 9'-28" BROWN SILTY LOAM - 28'-38" GREY SILT - 38'-61" GREY SILTY TILL NO WATER MOTTLING@28" LEDDGE@61"	TH "B" - 0'-10" TOPSOIL - 10'-24" BROWN SILTY LOAM - 24'-36" GREY SILT - 36'-68" RED GRAVELLY TILL WATER @48" MOTTLING@24" LEDDGE@68"	TH "C" - 0'-4" TOPSOIL - 10'-20" BROWN SILTY LOAM - 20'-36" GREY SILT - 36'-62" GREY SILTY TILL WATER @62" MOTTLING@20" LEDDGE@62"	TH "D" - 0'-13" TOPSOIL - 13'-20" BROWN SILTY LOAM - 20'-48" GREY SILT - 48'-66" RED GRAVELLY TILL WATER @48" MOTTLING@20" LEDDGE@66"
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**EROSION AND SEDIMENT CONTROL PLAN:**

- CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE DRIVEWAY AND UTILITIES.
- DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
- ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
- ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
- 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 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

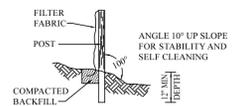
**PLANTING SCHEDULE:**

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

**MLSS CALCS & DESIGN**

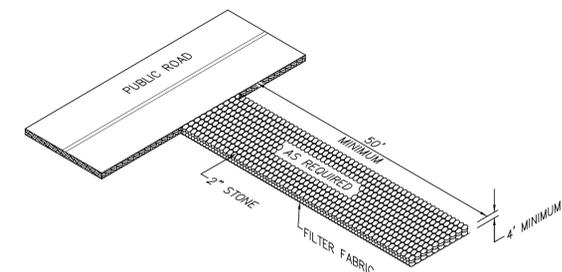
**PROPOSED LOT #22**  
4 BEDROOM RESIDENCE  
SLOPE 4.6%  
PERC RATE - 1" IN 8 MINUTES  
RECEIVING SOIL DEPTH (AVG.) 23"  
(HF) 34 X (FF) 1.75 X (PF) 1.0 = 59.5'  
MLSS REQUIRED - 59.5'  
MLSS PROVIDED 60'  
4 BEDROOM HOUSE REQUIRES 577.5 S.F.  
OF EFFECTIVE LEACHING AREA  
USE 60 FEET OF GEOMATRIX-GST 6212 (12" DEPTH)  
(60 X 10.0 = 600 S.F.)  
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK  
W/ OUTLET FILTER DEVICE

**PROPOSED LOT #22-1**  
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 49 FEET OF GEOMATRIX-GST 6218 (18" DEPTH)  
(49 X 14.0 = 686 S.F.)  
USE 1,250 GAL. 2 COMPARTMENT SEPTIC TANK  
W/ OUTLET FILTER DEVICE



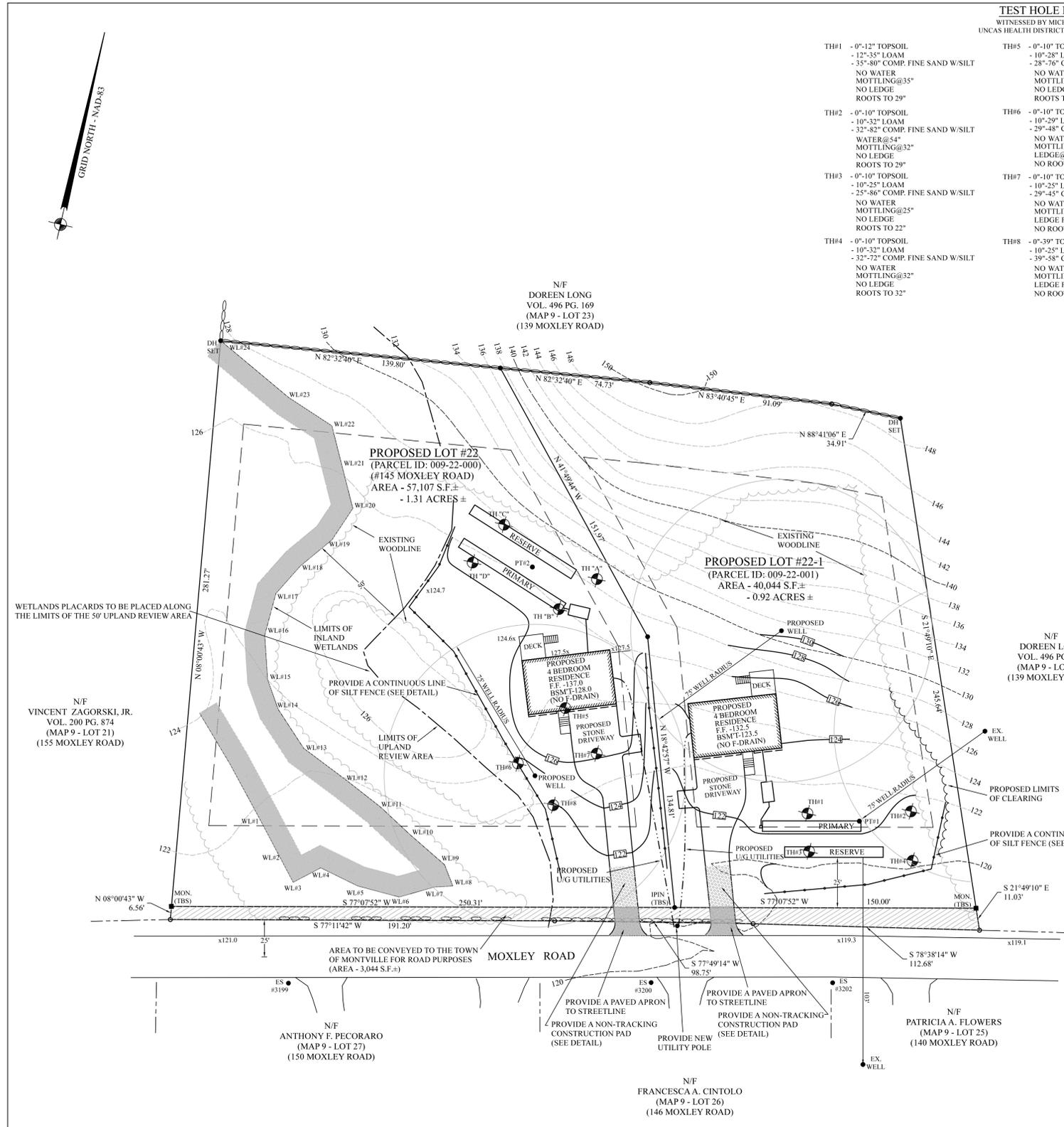
**SILT FENCE**

NOT TO SCALE



**CONSTRUCTION ENTRANCE**

NOT TO SCALE



**LEGEND:**

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

APPROVED BY THE TOWN OF MONTVILLE PLANNING & ZONING COMMISSION ON \_\_\_\_\_  
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CHAIRMAN, VICE CHAIRMAN, SECRETARY  
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APPROVED BY THE TOWN OF MONTVILLE INLAND WETLANDS COMMISSION

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
DATE OF COMPLETION OF ALL WORK \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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RICHARD A. DESCHAMPS L.S. #70019 10/17/23 DATE

PROJECT NO.	23-093
DRAWN BY:	R.A.D.
DATE:	6/22/23
SCALE:	1"=30'
SHEET	2 OF 2
REVISIONS	
10/13/23	PER UHD COMMENTS
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**2 - LOT SUBDIVISION PLAN**  
PREPARED FOR  
**SUNMAR/RAF BUILDERS, LLC**  
#145 MOXLEY ROAD  
PARCEL ID: 009-022-000  
(UNCASVILLE) MONTVILLE, CONNECTICUT  
**LOT DEVELOPMENT - E & S CONTROLS - DETAILS**  
**ADVANCED SURVEYS, LLC.**  
36 Dunham Street, Norwich, CT 06360  
Phone - (860) 639-8928