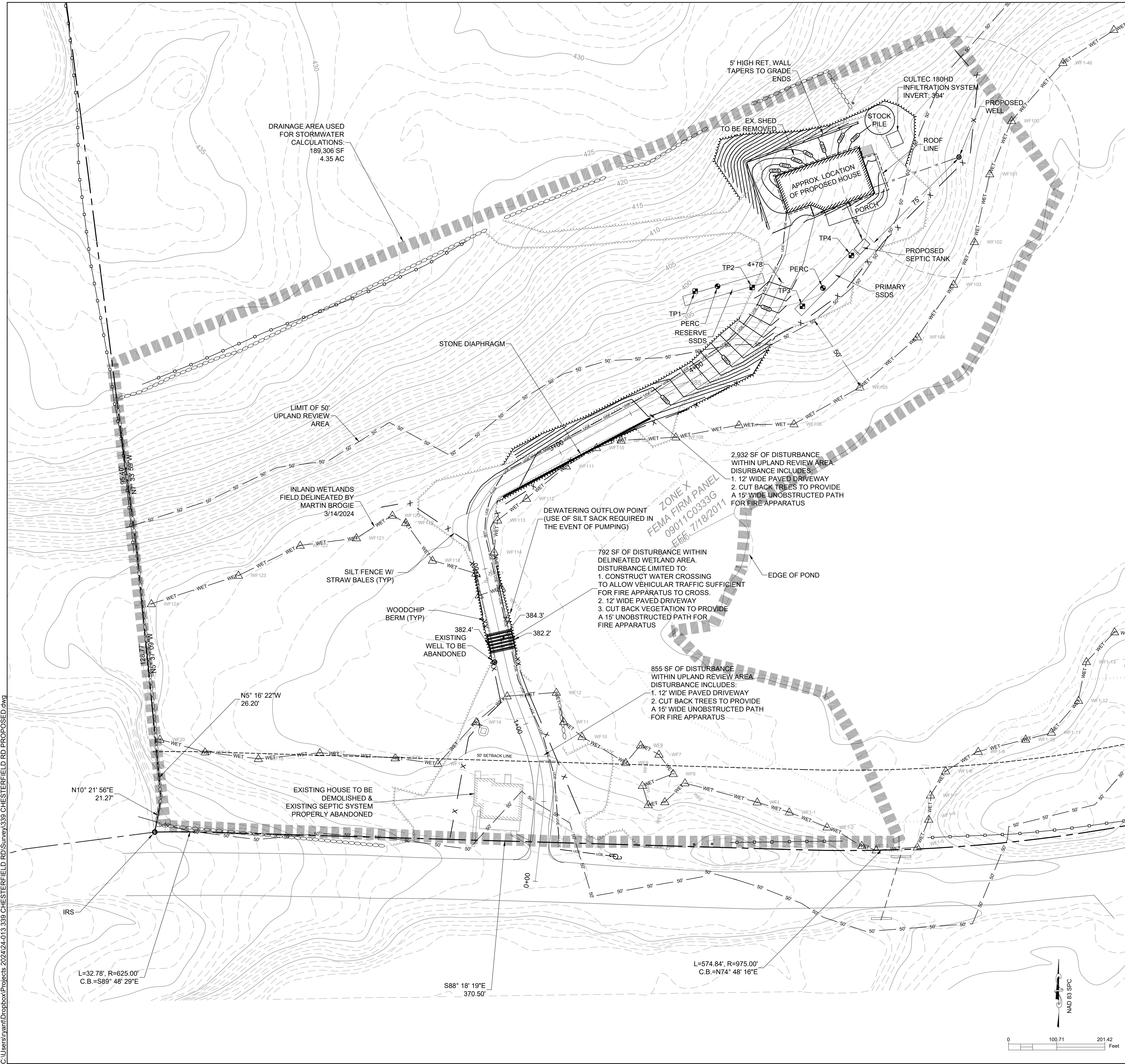


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SITE GENERAL NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- WATER SERVICE PROVIDED BY PRIVATE WELL.
- SANITARY SEWER SERVICE SEPTIC SYSTEM.
- THE OWNER/CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING IMPROVEMENTS, AND PROPOSED CONSTRUCTION WITH REFERENCE TO THE PROPERTY LINE AND SETBACK REQUIREMENTS.
- NO EXISTING WELLS ARE LOCATED WITHIN 75' OF THE PROPOSED LEACHING SYSTEM.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL MAINTENANCE DURING DURATION OF THE PROJECT.

SITE GRADING NOTES:

- THE EXCESS DIRT SHALL BE TEMPORARILY STOCKPILED WITHIN THE LOCATION SHOWN ON THE PLAN, AND IT SHALL BE PROTECTED BY THE PROPOSED E&S MEASURES.
- ALL EXCESS DIRT FROM GRADING / EXCAVATING SHALL BE SPREAD UNIFORMLY IN THE REAR OF THE LOT MAINTAINING A MINIMUM OF 5% GRADE AWAY FROM THE STRUCTURE AND A MAXIMUM 3H:1V SLOPE.

EXISTING UTILITY NOTE:

- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AND ALLOW ADEQUATE TIME FOR MARKING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY "CALL BEFORE YOU DIG" AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
- THE SITE CONTRACTORS/DEVELOPERS MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS AND REMEDIAL MEASURES.

CONSTRUCTION ENTRANCE NOTE:

- DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS, IN THE FIELD THE SITE INSPECTOR MAY ALLOW AN EXISTING DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE, OR THE LENGTH OF THE STANDARD CONSTRUCTION TO BE MODIFIED.

STOCKPILE NARRATIVE:

- THE SOIL FROM EXCAVATING FOUNDATION WILL BE STOCKPILED IN THE AREA AS SHOWN ON THIS SITE PLAN. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- THE HEIGHT OF THE STOCKPILES MATERIAL SHALL NOT EXCEED FOUR (4) FT. THE MAXIMUM SLOPE OF THE STOCKPILE SHALL NOT BE GREATER THAN 3: 1.
- THE STOCKPILE MATERIALS SHALL BE PROTECTED FROM DRAINING INTO ADJOINING NON DISTURBED AREA BY SILT FENCE OR ANY OTHER SEDIMENT CONTROL DEVICES.
- EXCESS OR UNUSED STOCKPILE MATERIALS (IF ANY) SHALL BE GRADED INTO THE REAR YARD.

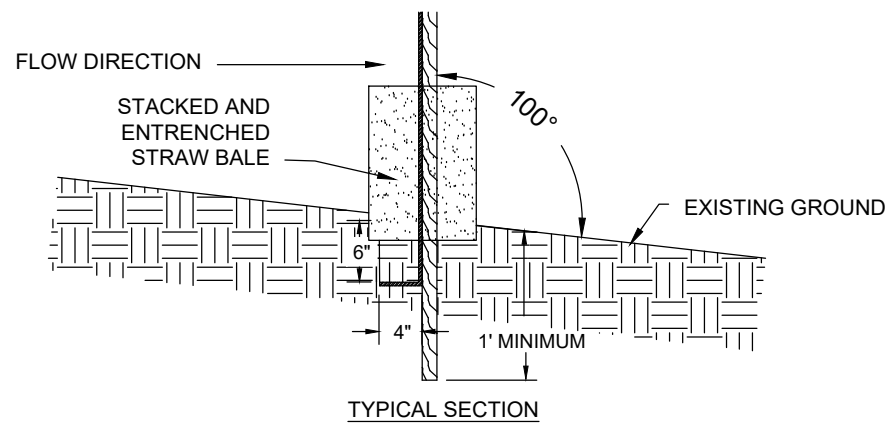
SITE PREPARATION:

- CALL "CALL BEFORE YOU DIG" FOR MARK OUT OF ALL UTILITIES.
- INSTALL SILT FENCE.
- CLEAR AND GRUB DISTURBED AREAS AND STOCKPILE TOPSOIL & INSTALL EROSION CONTROL MEASURES.
- INITIATE SITE-WORK TO INSTALL SEPTIC SYSTEM, FOUNDATION WORK, AND DRIVEWAY. DO NOT COMPACT SOIL IN VICINITY OF SEPTIC SYSTEM.
- PERMANENTLY STABILIZE DISTURBED AREAS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED WITH VEGETATION.
- SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 1/2 OR GREATER RAINFALL EVENT

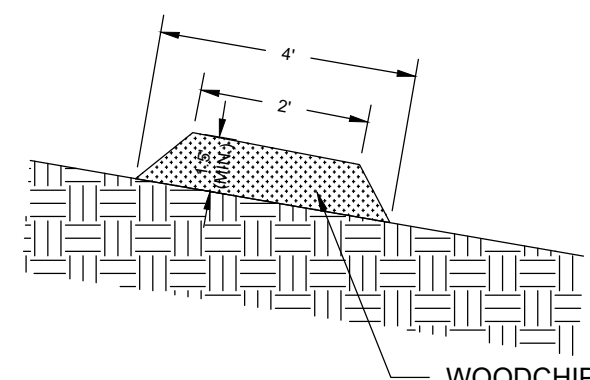
ZONING DATA

ZONE: R-80
WATER: PRIVATE WELL
WASTE WATER: PRIVATE SEPTIC

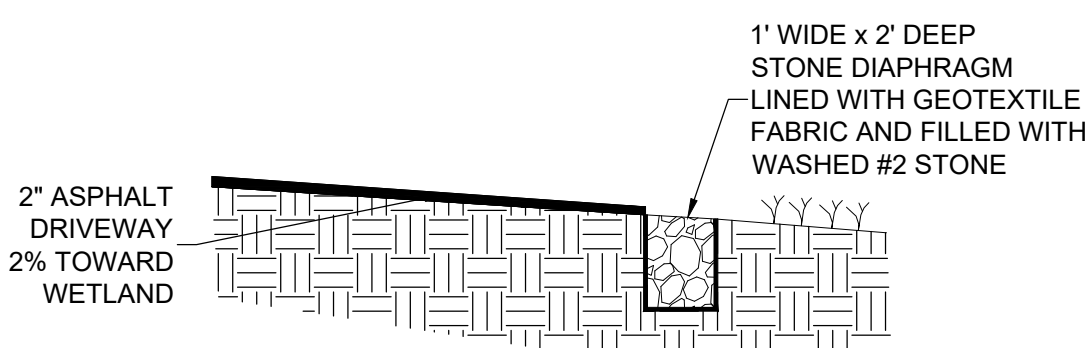
	REQUIRED	EXISTING 339	EXISTING 311	PROPOSED MERGED
MIN. LOT AREA (SQ. FT.)	80,000	1,131,539	1,264,670	2,396,209
MIN. FRONTAGE (FT)	180	400	607	1,007
FRONT SETBACK (FT)	50	12.90	N/A	389.8
REAR SETBACK (FT)	50	2,515.3	N/A	2130.2
SIDE LINE SETBACK (FT)	20	195.0 W, 260.8 E	N/A	425.1 W, 543.9 E
MAX BUILDING HEIGHT (FT)	35	20	N/A	20



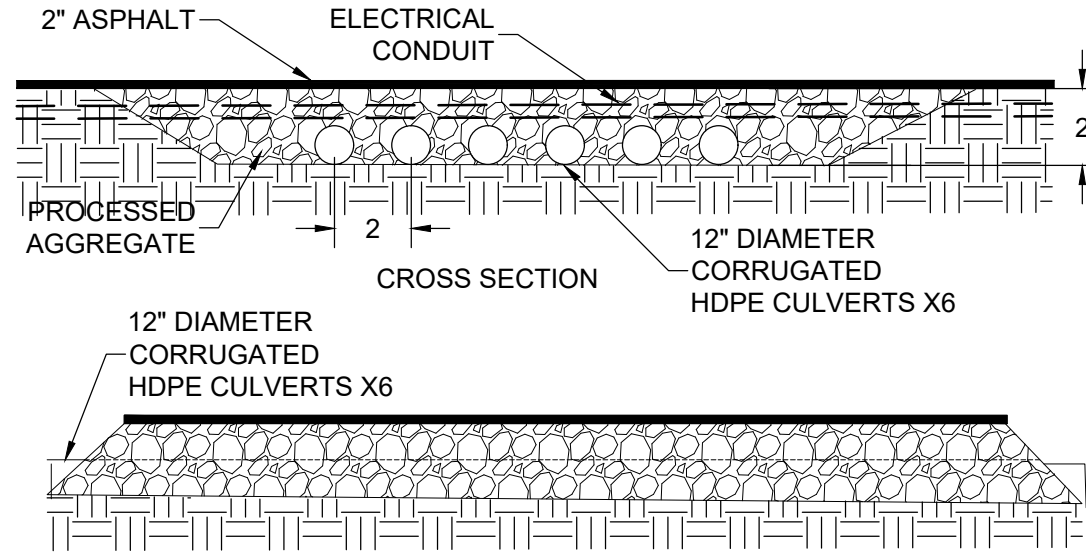
SILT FENCE W/
STRAW BALE DETAIL
N.T.S.



WOODCHIP BERM
DETAIL
N.T.S.



STONE DIAPHRAGM DETAIL
N.T.S.



WATER CROSSING DETAIL 1" = 5'

LEGEND:

CHD - CONC. HIGHWAY MON.
MS - MERESTONE
CMF - CONC. MON. FOUND
SMF - STONE MON. FOUND
IRF - IRON REBAR FOUND
IRS - IRON REBAR SET
IPF - IRON PIPE FOUND
PKS - PK NAIL SET
PKF - PK NAIL FOUND
DHS - DRILL HOLE SET
DHF - DRILL HOLE FOUND
WCAP - WITH CAP

N 90° 00' 00" E PROPERTY LINE
20' SETBACK LINE BRL (SETBACK)
EASEMENT
FENCE
OVERHEAD ELECTRICAL LINE
UNDERGROUND ELECTRICAL LINE
WATER PIPE
STORM PIPE
MAJOR CONTOUR
MINOR CONTOUR
STONE WALL
POWER POLE
WATER METER
CATCH BASIN

TITLE: SITE DEVELOPMENT PLAN
339 CHESTERFIELD RD
OAKDALE, CT

PREPARED BY: RCL THOMPSON LLC
ENGINEERING - SURVEYING
860-941-7721
www.rclthompson.com
19 Pepperbush Dr.
Clinton, CT 06413

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RYAN E. THOMPSON PEL 29817

REVISIONS:
7-13-24 TOWN ENGINEER / SOIL SCIENTIST
COMMENTS
8-12-24 TOWN ENGINEER / SOIL SCIENTIST
COMMENTS

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CONSTRUCTION NARRATIVE:

- INSTALLATION OF E&S CONTROLS
i. NO WORK SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF E&S CONTROL AS SHOWN ON THE PLANS.

- CULVERT CROSSING CONSTRUCTION
ii. THE EXISTING CONCRETE SLAB OVER CULVERT AT THE EXISTING WETLAND CROSSING WILL BE REMOVED USING AN EXCAVATOR BACKHOE (POSITIONED ON THE EXISTING DRIVEWAY ALIGNMENT). THIS WILL BE DISPOSED OF IN THE BACK OF A MASON DUMP TRUCK.
iii. ONCE THE WETLAND CROSSING IS FREE OF EXISTING STRUCTURE, THE EXCAVATOR WILL PLACE THE 6 CULVERTS "IN THE WET" AS THERE IS NO CURRENT THROUGH THE AREA. THE CULVERTS WILL BE PLACED ON EXISTING GRADE AND HELD IN PLACE WITH TIMBERS ON TOP.
iv. AFTER PLACING THE CULVERTS, THE PROCESSED AGGREGATE WILL BE PLACED AND COMPACTED AROUND THE CULVERTS "IN THE WET" AND UP TO THE PROPOSED FINAL GRADE.
v. ELECTRICAL CONDUIT WILL BE INSTALLED. IN THE EVENT THAT DEEPER EXCAVATION IS REQUIRED, AND DEWATERING IS NECESSARY, THE CONTRACTOR SHALL OUTFALL ALL PUMPING TO A SILT SACK TO AVOID SEDIMENTATION TRANSPORT INTO THE DOWNSTREAM WATER.
vi. ONCE THE CULVERT CROSSING IS COMPLETE IT WILL REMAIN IN PLACE WITHOUT THE FINAL PAVEMENT COURSE DURING THE DURATION OF REMAINING CONSTRUCTION AND WILL BE PAVED AT THE SAME TIME THE ENTIRE DRIVEWAY IS PAVED.

- STONE DIAPHRAM CONSTRUCTION
vii. AFTER THE CULVERT CROSSING IS COMPLETED, THE STONE DIAPHRAGM WILL EXCAVATED AND FILLED WITH STONE BEFORE ANY OTHER DRIVEWAY WORK IS PERFORMED.

- DRIVEWAY GRADING AND CONSTRUCTION
viii. UPON COMPLETION OF THE STONE DIAPHRAGM, THE DRIVEWAY WILL BE GRADED TO FINAL GRADE MINUS ASPHALT PAVEMENT THICKNESS.

- PAVING
ix. THE FINAL TASK WILL BE TO PAVE THE ENTIRE DRIVEWAY.

RE-VEGETATION NARRATIVE:

- a. IT IS THE INTENT OF THE APPLICANT TO RE-VEGETATE ALL DISTURBED AREAS IN THE UPLAND REVIEW AREA AND THE WETLAND AREA WITH AN APPROPRIATE SEED MIX IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL AND EROSION SEDIMENT CONTROL.
b. ALL EXCESS MATERIAL NOT USED FOR BACKFILLING / GRADING DURING CONSTRUCTION MUST BE EVENLY SPREAD ONTO THE DISTURBED AREAS TO RESTORE GRADES.
c. TOPSOIL REMOVED DURING CONSTRUCTION WILL BE REPLACED, SEEDED, AND MULCHED.
d. REVEGETATION SHALL BE PERFORMED WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING.

HOUSE LOT AFTER DEMOLITION

ONCE THE EXISTING RESIDENCE HAS BEEN DEMOLISHED, INCLUDING REMOVAL OF THE FOUNDATION AND OTHER ASSOCIATED FEATURES, THE AREA SHOULD BE FILLED AND GRADED AND TOPPED WITH A SUITABLE THICKNESS OF GOOD QUALITY TOPSOIL. THE FOLLOWING NEW ENGLAND CONSERVATION/WILDLIFE MIX IS RECOMMEND FOR THE AREA:

VIRGINIA WILD RYE (ELYMUS VIRGINICUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (PANICUM VIRGATUM), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), PANICLEDLEAF TICK TREFOIL (DESMODIUM PANICULATUM), INDIAN GRASS (SORGHASTRUM NUTANS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTA), COMMON SNEEZEWEED (HELENIUM AUTUNALE), HEATH ASTER (ASTERPILOSUS)/SYMPHYOTRICHUM PILOSUM), EARLY GOLDENROD (SOLIDAGO JUNCEA), UPLAND BENTGRASS (AGROSTIS PERENNANS).

WETLAND CROSSING

CONSTRUCTION ALONG THE EXISTING DRIVEWAY THROUGH A PORTION OF THE DELINEATED WETLAND WILL REQUIRE DISTURBANCE OF WETLANDS ALONG EITHER SIDE OF THE DRIVEWAY. ONCE CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA GRADED THE FOLLOWING SEED MIX IS RECOMMENDED FOR APPLICATION:

NEW ENGLAND WETMIX

FOX SEDGE (CAREX VULPINOIDEA), LURID SEDGE (CAREX LURIDA), BLUNT BROOM SEDGE (CAREX SCOPARIA), BLUE VERVAIN (VERBENA HASTATA), FOWL BLUEGRASS (POA PALUSTRIS), HOP SEDGE (CAREX LUPULINA), GREEN BULRUSH (SCIRPUS ATROVIRENS), CREEPING SPIKE RUSH (ELEOCHARIS PALUSTRIS), FRINGED SEDGE (CAREX CRINITA), SOFT RUSH (JUNCUS EFFUSUS), SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM), RATTLESNAKE GRASS (GLYCERIA CANADENSIS), SWAMP ASTER (ASTER PUNICEUS), BLUEFLAG (IRIS VERSICOLOR), SWAMP MILKWEED (ASCLEPIAS INCARNATA), SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS).

UPPER DRIVEWAY AREA

THE CUT SLOPE ALONG THE NORTH SIDE OF THE DRIVE TOWARD THE HOUSE AS WELL AS THE FILL SLOPE ALONG THE SOUTH SIDE OF THE DRIVEWAY SHOULD BE SEEDED WITH THE REFERENCED CONSERVATION MIX.



SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Owner: Robert & Pamela Howard Location: 339 Chesterfield Road, Montville

Deep Test Hole Data/Soil Descriptions

DATE: 3/11/2024

Test Hole # 1	Test Hole # 2	Test Hole # 3	Test Hole # 4
0-4" Top Soil 4"-31" Tan Fine Loamy Sand 31"-48" Gray Fine Sand	0-8" Top Soil 8"-22" Tan Fine Loamy Sand 22"-50" Gray Very Fine Sand	0-8" Top Soil 8"-18" Tan Fine Loamy Sand 18"-60" Gray Very Fine Sand	0-8" Top Soil 8"-22" Tan Fine Loamy Sand 22"-70" Gray Very Fine Sand
Mottling: ---	Mottling: ---	Mottling: ---	Mottling: ---
GW: ---	GW:---	GW: ---	GW: 68"
Ledge: 48"	Ledge: 50"	Ledge: 60"	Ledge: 70"
Roots: 26"	Roots: 30"	Roots: ---	Roots: ---
Restrictive: 48"	Restrictive: 50"	Restrictive: 60"	Restrictive: 70"

Test Pits 1&2 located in proposed Reserve Area. Test Pits 3&4 located in proposed Primary Area.
Groundwater Table: Near Max

Percolation Test Data

Date: 3/11/2024

Perc # A		Perc Rate: 10.1-20		Perc # B		Perc Rate: 8.9 min/in	
Depth: 18"		(Reserve Area)		Depth: 18"		(Primary Area)	
Presoak time: 1 Hour				Presoak: 1 Hour			
Time	Reading	Time	Reading	Time	Reading	Time	Reading
11:30	3.48"	12:30	8.04"	11:35	3.36"	12:35	11.16"
11:40	4.20"			11:45	5.04"		
11:50	5.16"			11:55	6.84"		
12:00	5.88"			12:05	7.92"		
12:10	6.60"			12:15	9"		
12:20	7.32"			12:25	10"		

Soil Moisture: Medium

Location: 339 Chesterfield Road, Montville

Location Drawing Including all Test Holes and Percolation Tests

Test pits and perc test holes located by RCL Thompson LLC.

SPECIAL CONDITIONS		CONCLUSIONS	
Design Flow > 2000 GPD		Suitable for Sewage Disposal	x
Public Water Supply Watershed		Unsuitable for Sewage Disposal (Based on area tested)	
Probable High Groundwater		Additional Investigation Required	
Ground Water < 36 inches below grade		Wet Season Monitoring Required	
Slope > 25%		Retest During Wet Season	
Perc Rate < 1 min/inch		Licensed Engineer's Plan Required	x
Perc Rate < 5 min/inch (24" above water)		Other:	
Perc Rate > 30 min/inch			
Ledge < 5 feet below grade	x		
Limited Suitable Area			
Open Watercourse or Wetlands	x		
Flood Plain/Seasonal Flooding			

DESIGN RECOMMENDATIONS/COMMENTS: A septic design for a 3-bedroom home will require a 1,000 gallon two compartment septic tank and 495 square feet of ELA. The maximum depth into grade is not to exceed 0". MLSS must be addressed. An engineered plan is to be submitted for review prior to any permit to construct being issued. The existing house, system, and well are to be properly abandoned. Must get approval from Town of Montville Zoning Department and Wetlands Commission.

Form Completed By: Donovan Moe, Environmental Health Inspector

Others Present For Site Investigation: Ryan Thompson, Engineer & Surveyor RCL Thompson

REVISIONS

PREPARED BY:
RCL THOMPSON LLC
ENGINEERING - SURVEYING
860-941-7721
www.rclthompson.com
19 Pepperbush Dr.
Clinton, CT 06413

TITLE
SUPPLEMENTAL NOTES & SOIL DATA
339 CHESTERFIELD RD
OAKDALE, CT
DRAWING SCALE
N/A
DATE
August 12, 2024

SHEET