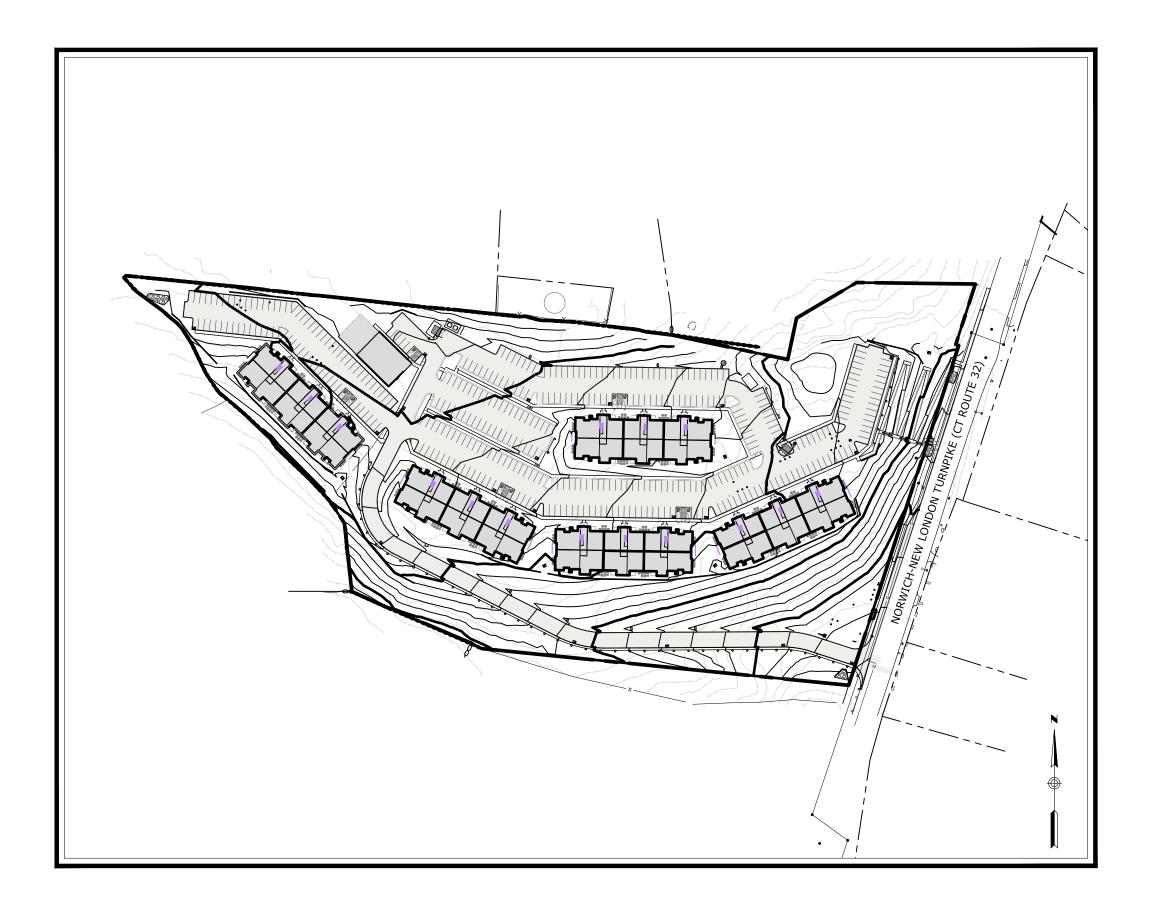
SHANTOK VILLAGE FOR SITE PLAN SUBMISSION

1758 ROUTE 32 MONTVILLE, CT 06382

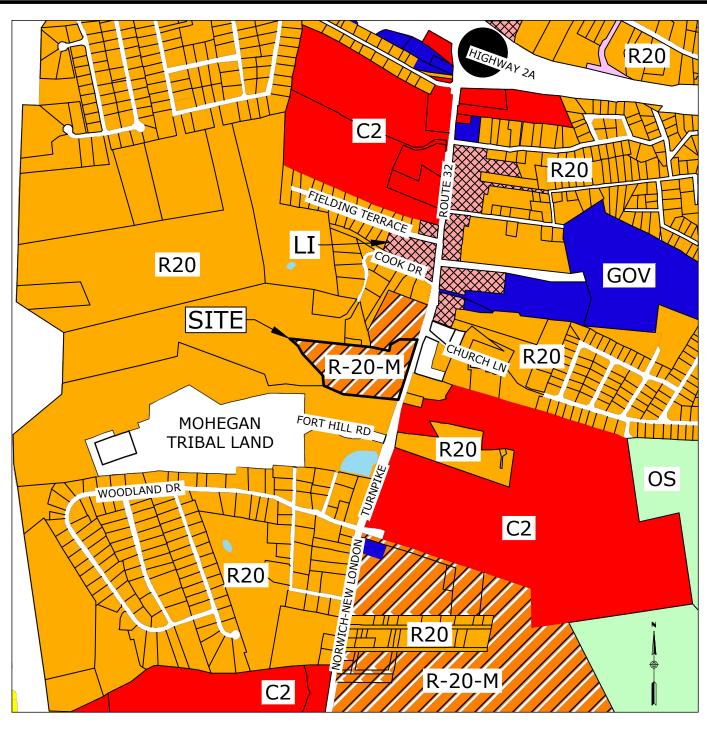
OCTOBER 29, 2024 REVISED: NOVEMBER 12, 2024



Property Owner / Applicant:

APPLICANT: 1758 RTE 32, LLC 24 MAIN STREET CENTERBROOK, CT 06409

OWNER: VIZION ENTERPRISES 7 RICHBOROUGH RD MADISON, CT 06443



LOCATION MAP SCALE: 1'=1,000±

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Prepared By:

APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE

Engineer:

CHAIRMAN/SECRETARY

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DATE

DATE

SITE NOTES:

- THIS SITE PLAN IS FOR THE CONSTRUCTION OF FIVE NEW MULTI-FAMILY APARTMENT CATCH BASINS AND MANHOLES BUILDINGS WITH 40 UNITS EACH, 200 UNITS TOTAL, A NEW COMMUNITY BUILDING. 408 NEW PARKING SPACES AND ASSOCIATED SITE IMPROVEMENTS. EACH APARTMENT BUILDING IS 4-STORIES INCLUDING "WALK-OUT" UNITS AT THE BACK OF EACH BUILDING AT AN ELEVATION LOWER THAN THE FRONT ENTRANCE.
- THESE PLANS ARE FOR PERMIT PURPOSES AND SITE PLAN APPROVAL ONLY. THEY ARE NOT CONTRACT DOCUMENTS. FOR EXACT BUILDING DIMENSIONS, SEE BUILDING PLANS PROVIDED BY OWNER.
- BUILDING COVERAGE CALCULATION
- A. BUILDING AREA = 74,870 SF (5 NEW RESIDENTIAL BUILDINGS) + 3,500 SF
- (COMMUNITY BUILDING) = 78,370 SF
- B. LOT AREA = 530,937 SF
- 4. BUILDING ROOF HEIGHT:
- C. BUILDING AREA/LOT AREA = 14.8% 4.1. BUILDING 1: AVERAGE PROPOSED FINISHED GRADE: 343.55 MAXIMUM HIGHEST POINT OF BUILDING: 403.55 PEAK ELEVATION: 402.22 58.67 FT BUILDING HEIGHT 4.2. BUILDING 2: AVERAGE PROPOSED FINISHED GRADE: 337.13 MAXIMUM HIGHEST POINT OF BUILDING: 397.13 PEAK ELEVATION: **BUILDING HEIGHT:** 4.3. BUILDING 3 PEAK ELEVATION: BUILDING HEIGHT: 4.4. BUILDING 4: AVERAGE PROPOSED FINISHED GRADE: MAXIMUM HIGHEST POINT OF BUILDING: PEAK ELEVATION: **BUILDING HEIGHT:** 4.5. BUILDING 5:
 - 395.80 58.67 FT AVERAGE PROPOSED FINISHED GRADE: 327.71 MAXIMUM HIGHEST POINT OF BUILDING: 387.71 386.38 58.67 FT 318.64 378.64 377.31 58.67 FT AVERAGE PROPOSED FINISHED GRADE: 335.04 MAXIMUM HIGHEST POINT OF BUILDING: 395.04 PEAK ELEVATION: BUILDING HEIGHT 4.6. COMMUNITY BUILDING
 - 393.71 58.67 FT AVERAGE PROPOSED FINISHED GRADE: 354.60 MAXIMUM HIGHEST POINT OF BUILDING: 414.60 BUILDING HEIGHT: 30.6 FT
- 5. LANDSCAPING REQUIREMENTS:

- A. OPEN SPACE (PER SECTION 9B.6.a OF THE ZONING REGULATIONS):

- REQUIRED: 15% (79,641 SF)
- PROVIDED: 37% (196,200 SF)
- B. LANDSCAPE BUFFER (PER SECTION 9B.12 OF THE ZONING REGULATIONS):
- 1. REQUIRED:
- 10' WIDE LANDSCAPE BUFFER ALONG THE REAR LOT LINES ONE SHADE TREE FOR EACH FIFTY FEET (50') OR PART THEREOF OF ANY PORTION OF SUCH SIDE OR REAR LOT LINE LOCATED ADJACENT TO A BUILDING IN THE MULTI-FAMILY HOUSING DEVELOPMENT. 213.83' / 50' =
- 4.27. 5 SHADE TREES REOUIRED SHADE TREES SHALL BE DECIDUOUS SHADE TREES PLANTED AT LEAST THREE INCHES (3") IN CALIPER WITH A MATURE HEIGHT OF THIRTY-FIVE FFET(35'). IN ADDITION, THE LANDSCAPE BUFFER SHALL BE PLANTED WITH CONIFERS NOT LESS THAN TWELVE FEET (12') APART AND SIX FEET (6') IN
- 2. PROVIDED: ±10' (MIN) WIDE LANDSCAPE BUFFER ALONG THE REAR LOT LINE ADJACENT TO NEW BUILDING #1. REFER TO THE LANDSCAPE PLAN ON SHEET 13.
- LANDSCAPED PARKING AREA (PER SECTION 18.16 OF THE ZONING REGULATIONS):
- 1. MINIMUM REQUIRED LANDSCAPED AREA: TEN PERCENT (10%) OF THE PARKING LOT AREA, EXCLUSIVE OF BUILDING COVERAGE; FOR PARKING LOTS GREATER THAN 80,000 SF.
- (119,700 SF PARKING AREA) x 0.1 = 11,970 SF
- 2. PROVIDED LANDSCAPED AREA:
- 7,331 SF (NEW LANDSCAPE ISLANDS AND PARKING LOT ADJACENT) + 110,983 SF (LANDSCAPING AREAS ALONG LOT LINES) = 118,314 SF
- THE LANDSCAPED AREA ALONG THE PARKING PERIMETER SHALL BE PLANTED SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH WITH GRASS, SHRUBS AND TREES. REFER TO THE LANDSCAPE PLAN ON SHEET TOWN AND STATE REQUIREMENTS.

PARKING CALCULATION:

- A. TOTAL PARKING REQUIRED:
- 200 UNITS x 2 SPACES PER UNIT = 400 REQUIRED SPACES
- B. TOTAL PARKING PROVIDED:
- 408 NEW SPACES
- 7. SECTION 19.2 OF THE ZONING REGULATIONS ALLOWS ONE (1) 15 SF SIGN WITH THE SURFACE OPENINGS QUARTERLY AND SEDIMENT/DEBRIS SHALL BE REMOVED AS NEEDED NAME AND ADDRESS OF THE PROPERTY WHEN LOCATED ON AN ARTERIAL OR TO ENSURE PROPER FUNCTIONING OF STRUCTURES AND INLETS/OUTLETS. AREAS OF COLECTOR ROAD. A SEPARATE ZONING PERMIT WILL BE REQUIRED PRIOR TO THE DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED WORK ZONE 1 INSTALLATION
- PRIOR TO ANY EXCAVATION IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY CALL BEFORE YOU DIG SHALL AT 1-800-922-2255 AND OTHER APPROPRIATE UTILITY THE SITE AND SYSTEM. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE. AUTHORITIES
- . SITE LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE AWAY FROM ALL ADJOINING PROPERTIES.
- 10. NEW SIDEWALKS, RAMPS AND DRIVEWAYS SHALL BE INSTALLED TO PROVIDE SMOOTH TRANSITION FOR PEDESTRIANS AND VEHICLES.
- 11. ALL CURB/HANDICAP RAMP DESIGNS SHALL CONFORM TO ANSI STANDARDS. 12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING SHALL CONFORM TO "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" STANDARDS. ALL PARKING LOT STRIPING (EXCEPT FIRE LANE MARKING) SHALL BE WHITE PAINT. THE ACCESSIBLE PARKING SYMBOL SHALL BE LIGHT BLUE PAINT
- 13. A STATE TRAFFIC COMMISSION PERMIT WILL BE REQUIRED, OR A FINDING OF NO NEED FOR PERMIT, BEFORE ISSUANCE OF BUILDING PERMITS WHERE A DEVELOPMENT INVOLVES OVER 200 PARKING SPACES OR 100,000 SQUARE FEET OF FLOOR AREA
- 14. TRASH COLLECTION SHALL BE CONDUCTED AT LEAST ONCE PER WEEK AND SHALL BE LIMITED TO MONDAY TO FRIDAY 7:00 AM TO 6:00 PM.
- 15. ALL SITE IMPROVEMENTS WITHIN THE STATE'S RIGHT OF WAY (INCLUDING BUT NOT LIMITED TO CURB CUTS, UTILITY SERVICE EXTENSIONS AND ROADWAY PAVEMENT PATCHING) SHALL BE CONSTRUCTED PER THE STATE DOT REQUIREMENTS AND AN EXCAVATION PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
- 16. ALL EXISTING CURBING, PAVEMENT, ETC. DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND NOT SHOWN ON THESE PLANS SHALL BE REPLACED/RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR
- 17. IF BLASTING IS REQUIRED FOR ROCK REMOVAL, A PRE-BLAST SURVEY SHALL BE PERFORMED. IF ROCK CRUSHING IS REQUIRED, HOURS OF OPERATION WILL BE LIMITED TO 8:30AM-4:30PM MONDAY THROUGH FRIDAY. FOR MATERIAL EXPORT, VEHICLE TRIPS WILL BE LIMITED TO 9:00AM-2:00PM WHEN SCHOOL IS IN SESSION, AND 8:30AM-4:30PM WHEN SCHOOL IS NOT IN SESSION.
- 18. APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF UNCAS HEALTH DISTRICT AND THE MONTVILLE WPCA, FIRE MARSHAL AND BUILDING OFFICIAL DURING PROJECT CONSTRUCTION
- 19. ON-SITE ROCK-MATERIALS PROCESSING REQUIRES A ZONING PERMIT REVIEWED & APPROVED BY THE ZONING OFFICIAL PER ZR SECTION 4.11.11/4.11.11.5 (EXCAVATIONS/PROCESSING - REQUIREMENTS FOR RES. ZONES) PRIOR TO START. 20. AN APPROVED ZONING PERMIT IS REQUIRED PRIOR TO THE START OF ANY WORK.
- 21. AFTER WORK HAS COMMENCED, ANY SUBSTANTIVE CHANGES TO THE APPROVED SITE PLAN REQUIRE REVIEW & APPROVAL BY THE PLANNING DIRECTOR AND/OR THE PLANNING & ZONING COMMISSION
- 22. THE ZONING ENFORCEMENT OFFICER MUST BE CONTACTED AND A PRE-CONSTRUCTION MEETING SHALL BE HELD AT LEAST 24-HOURS PRIOR TO THE START OF ANY WORK.
- 23. ALL NEW BUILDINGS SHALL BE STAKED OUT BY A LICENSED SURVEYOR.

STORMWATER MANAGEMENT NOTES:

- A CONNECTICUT-LICENSED HAULER SHALL PUMP THE SUMPS OF ON-SITE CATCH BASINS AND MANHOLES, AND SHALL DISPOSE OF THE PUMPING LEGALLY. ROAD
- SAND MAY BE REUSED FOR WINTER SANDING. BUT MAY NOT BE STORED ON-SITE. AS PART OF THE HAULING CONTRACT THE HAULER SHALL NOTIFY THE PROPERTY OWNER IN WRITING WHERE THE MATERIAL IS BEING DISPOSED
- EACH CATCH BASIN SHALL BE INSPECTED EVERY FOUR MONTHS, WITH ONE INSPECTION OCCURRING DURING THE MONTH OF APRIL. ANY DEBRIS OCCURRING WITHIN ONE FOOT FROM THE BOTTOM OF EACH SUMP SHALL BE REMOVED BY VACUUM "VACTOR" TYPE OF MAINTENANCE EQUIPMENT.
- RETAIN-IT INTERNAL WATER QUALITY PRE-TREATMENT CHAMBERS
- 1. THE INTERNAL SEDIMENT COLLECTION SHALL BE CLEANED AT THE END OF CONSTRUCTION ONCE THE CONTRIBUTING AREAS ARE FULLY STABILIZED. FOR THE FIRST YEAR OF OPERATION FOLLOWING CONSTRUCTION, THE CHAMBERS
- SHALL BE INSPECTED ONCE EVERY 6 MONTHS. THE CHAMBERS SHALL BE INSPECTED A MINIMUM OF TWICE PER YEAR WITH ONE INSPECTION OCCURRING IN THE MONTH OF APRIL. A GRADUATED MEASURING DEVICE (STADIA ROD) SHALL BE INSTALLED WITHIN THE SEPARATOR GRIT CHAMBER AND ANY DEBRIS, ACCUMULATED TO WITHIN ONE FOOT OF THE WATER SURFACE INSIDE THE GRIT CHAMBER PORTION OF THE TANK, WILL BE REMOVED BY VACUUM "VACTOR" TYPE OF EOUIPMENT AND PROPERLY DISPOSED OFF-SITE. ALSO, ANY FLOATING MATERIAL DISCOVERED DURING INSPECTIONS SHALL BE
- REMOVED FROM THE TANKS.
- 3. A DETAILED MAINTENANCE LOGBOOK SHALL BE KEPT ON-SITE FOR THE UNIT BY THE PROPERTY MANAGER. INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO.
- THE DATE OF INSPECTION, RECORD OF GRIT DEPTH, CONDITION OF BAFFLES, OBSERVATION OF ANY FLOATABLE DEBRIS, AND DATE OF CLEANING PERFORMED. BIORETENTION/INFILTRATION BASIN INSPECTION, MAINTENANCE & REPAIR
- 1. INSPECT FILTER MEDIA FOR STANDING WATER OR OTHER EVIDENCE OF
- CLOGGING.
- 2. CHECK FOR SEDIMENT ACCUMULATION, TRASH AND DEBRIS IN BASIN.
- 3. REMOVE SEDIMENT GREATER THAN 1.5 INCHES DEEP ANNUALLY IN THE FILTER MEDIA BED.
- 4. REMOVE AND REPLACE TOP SEVERAL INCHES OF THE FILTER BED MATERIAL ANNUALLY.

10 REINFORCE PLANTINGS AND SEED AS NEEDED OR AFTER TWO YEARS TO MAINTAIN

11. IF THERE IS STANDING WATER IN THE BIORETENTION AREA 48 HOURS AFTER A

STORM EVENT, ROTOTILL OR CULTIVATE SURFACE OF FILTER MEDIA TO BREAK UP

80% COVERAGE FOR TURF AREAS AND 50% COVERAGE FOR SHRUB AREAS.

IN ORDER TO ENSURE EFFECTIVE PERFORMANCE OF THE SYSTEM, THE FOLLOWING

STORMWATER MAINTENANCE PROGRAM HAS BEEN ESTABLISHED. THE PROPERTY OWNER

WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THIS PROGRAM. A LOG AND SCHEDULE

OF ALL INSPECTIONS, CLEANINGS, AND REPAIRS SHALL BE MAINTAINED BY THE PROPERTY

OWNER. ALL MAINTENANCE DOCUMENTS SHALL BE TRANSFERRED TO ANY FUTURE

AFTER CONSTRUCTION IS COMPLETED AND ACCEPTED BY THE OWNER, IT SHALL BE THE

RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL STORMWATER MANAGEMENT FEATURES

AS SHOWN ON THE APPROVED PLAN. IN ADDITION, THE FOLLOWING INSPECTION AND

MAINTENANCE GUIDELINES SHALL BE THE RESPONSIBILITY OF THE OWNER, BEGINNING

THE FIRST YEAR PERIOD FOLLOWING CONSTRUCTION COMPLETION AND ACCEPTANCE AND

SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS

SECOND NOT LESS THAN 90 DAYS FOLLOWING THE FIRST.

INSPECT EVERY SIX (6) MONTHS DURING THE FIRST YEAR OF OPERATION AND

ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF

CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS

DRAINAGE AND OTHER PAVED AREAS: INSPECT ON A REGULAR BASIS NOT TO

EXCEED WEEKLY FOR LITTER AND DEBRIS. SWEEP AT LEAST TWICE A YEAR, WITH

THE FIRST OCCURRING AS SOON AS POSSIBLE AFTER FIRST SNOWMELT AND THE

CATCH BASIN SUMPS: INSPECT SEMI-ANNUALLY AND CLEAN WHEN THE SUMP IS

LANDSCAPED AREAS: INSPECT SEMI-ANNUALLY FOR EROSION OR DYING

CATCH BASINS ARE DESIGNED WITH SUMPS FOR THE PURPOSE OF COLLECTING COARSE

SEDIMENT. ALL CATCH BASINS SHOULD BE INSPECTED TWO TIMES PER YEAR,

SPECIFICALLY DURING TIMES FOR HIGH LEVELS OF MAINTENANCE AROUND THE SITE SEDIMENT SHOULD BE REMOVED WHEN IT EXTENDS TO WITHIN 6 INCHES OF THE OUTLET

PIPE INVERT OR NOT LESS THAN ONCE PER YEAR. CLEANOUT SHOULD BE FACILITATED VIA

VACUUM TRUCK OR OTHER MEANS THAT ACCOMPLISH SEDIMENT REMOVAL. THE SEDIMENT

ASPHALT AREAS SHALL BE SWEPT ANNUALLY. IDEAL SWEEPING TIMEFRAME IS IN THE

SPRING AFTER WINTER SANDING OR SALTING FOR DEICING. DEICING CHEMICALS SHOULD

UNDERGROUND DETENTION/INFILTRATION SYSTEMS SHALL BE INSPECTED THROUGH THE

IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. ASSOCIATED STRUCTURES SHALL

BE MAINTAINED YEARLY, OR MORE FREQUENTLY, AS REQUIRED, BY THE CONDITION OF

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL

EROSION. FERTILIZER USE SHOULD BE MINIMIZED AND APPLIED USING CAREFUL

THE CHAMBERS SHALL BE INSPECTED AND MAINTAINED DURING CATCH BASIN

INSPECTIONS AND CLEANING. AN INSPECTION IS MADE BY CHECKING THE DEPTH OF

SEDIMENT IN EACH MANHOLE WITH A GRADE STICK OR SIMILAR DEVICE. MAINTENANCE IS

REOUIRED WHEN THE SEDIMENT DEPTH IN EXCEEDS 20 INCHES. MINIMUM INSPECTION IS

REMOVE THE MANHOLE COVER TO PROVIDE ACCESS TO THE POLLUTANT STORAGE.

USE A HIGH-PRESSURE HOSE TO CLEAN THE MANHOLE OF ALL THE REMAINING

SEDIMENT AND DEBRIS. THEN, USE THE VACUUM TRUCK TO REMOVE THE WATER.

DISPOSE OF THE POLLUTED WATER, OILS, SEDIMENT AND TRASH AT AN

APPROVED FACILITY. CHECK WITH THE LOCAL SEWER AUTHORITY FOR

4. FILL THE CLEANED MANHOLE WITH WATER UNTIL THE LEVEL REACHES THE INVERT

THE OUTLET CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED DURING

CATCH BASIN INSPECTIONS AND CLEANING. MAINTENANCE IS REQUIRED WHEN ANY

INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION

SEDIMENT ACCUMULATION IS OBSERVED AT THE BOTTOM OF THE STRUCTURE. MINIMUM

2. USE A VACUUM TRUCK OR OTHER SIMILAR EQUIPMENT TO REMOVE ALL WATER,

RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT.

VEGETATION. REPAIR AND STABILIZE ANY BARE OR ERODED AREAS AND REPLACE

- 5. ADD MULCH AND/OR RE-MULCH VOID AREAS SEASONALLY OR AS NECESSARY
- 6. TREAT DISEASED TREES AND SHRUBS SEASONALLY OR AS NECESSARY.
- 7. INSPECT SOIL AND REPAIR ERODED AREAS SEASONALLY OR AS NECESSARY.
- 8. REMOVE LITTER AND DEBRIS SEASONALLY OR AS NECESSARY
- 9. PRUNE SHRUBS AS REQUIRED OR EVERY THREE YEARS TO REMOVE DEAD OR

DYING VEGETATION AND/OR TO PREVENT OVERCROWDING.

ANY HARD PACKED SEDIMENT AND RE-VEGETATE.

POST-CONSTRUCTION MAINTENANCE PROGRAM

OWNERS UPON SALE OR TRANSFER OF THE PROPERTY.

SHALL BE FOLLOWED EACH YEAR THEREAFTER:

THAT MAINTENANCE IS NECESSARY.

ONE HALF FULL OF SILT AND/OR DEBRIS.

VEGETATION AS SOON AS POSSIBLE.

BE KEPT TO A MINIMUM DURING THE WINTER MONTHS.

C. SUBSURFACE DETENTION/INFILTRATION SYSTEMS

E. RETAIN-IT INTERNAL PRE-TREATMENT CHAMBERS

D. LAWN AND VEGETATED AREAS

APPLICATION PROCESSES.

MAINTENANCE INSTRUCTIONS:

DEBRIS, OILS AND SEDIMENT

REPLACE THE MANHOLE COVER.

OUTLET CONTROL STRUCTURES

OUTLET CONTROL STRUCTURE INSTRUCTIONS.

AUTHORITY TO DISCHARGE THE LIQUID.

OF THE OUTLET PIPE.

A. CATCH BASINS/MANHOLES

ASPHAL

1.

EROSION AND SEDIMENTATION (E&S) CONTROL NOTES:

1. SOIL EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED AND INSPECTED BY THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF ANY WORK. PRIOR TO ISSUANCE OF A ZONING PERMIT TO START WORK, A SOIL EROSION & SEDIMENT CONTROL BOND SHALL BE POSTED IN THE AMOUNT OF \$____ IN A FORM ACCEPTABLE TO THE FINANCE DIRECTOR. NARRATIVE

1. THIS EROSION AND SEDIMENTATION CONTROL (E&S) PLAN IS FOR THE CONSTRUCTION OF FIVE NEW APARTMENT BUILDINGS. COMMUNITY BUILDING. AND ASSOCIATED ROADS, PARKING LOTS, UTILITIES AND STORMWATER MANAGEMENT FACILITIES AT SHANTOK VILLAGE ON NORWICH-NEW LONDON TURNPIKE (CT STATE ROUTE 32) IN MONTVILLE, CONNECTICUT, 2. THE SITE AREA IS 12.19 ACRES (503,937 SF) AND THE NEW DEVELOPMENT ENCOMPASSES THIS AREA.

THE SITE EXHIBITS STEEP TOPOGRAPHY EXTENDING FROM THE NORTHERN PORTION OF THE PROPERTY DOWN TO THE SOUTH AND ROUTE 32. THIS ENTIRE MAINTENANCE OF EROSION CONTROL DEVICES AREA WILL BE DISTURBED BY FARTHWORK ACTIVITIES AND THE INTENT OF THIS E&S PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS AND WATERCOURSES.

SITE PLAN APPROVAL AND PROJECT REGISTRATION UNDER THE CTDEEP GENERAL PERMIT FOR CONSTRUCTION AND DEWATERING WASTEWATERS IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

5. IT IS ANTICIPATED THAT SITE WORK CONSTRUCTION WILL BEGIN IN THE SPRING OF 2025 AND WILL BE COMPLETED IN THE SUMMER OF 2026. 6. SURFICIAL GEOLOGY AT THE SITE CONSISTS OF MAJORLY CHARLTON-CHATFIELD COMPLEX AND NARRAGANSETT SILT LOAM.

7. EROSION CONTROL MEASURES INCLUDE:

- THE INSTALLATION OF A SILT FENCE ALONG THE DOWN-GRADIENT LIMIT OF FILL AT THE SITE.
- CONSTRUCTION OF TEMPORARY SEDIMENT BASINS • THE IMMEDIATE STABILIZATION OF FINAL GRADED AREAS THROUGH THE PLACEMENT OF RIPRAP, TOPSOIL, SEED, MULCH AND EROSION CONTROL
- NETTING. • THE USE OF EROSION CONTROL BLANKETS TO STABILIZE CUT AND FILL SLOPES GRADED AT 3H:1V OR STEEPER. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN ROLLMAX BIONET 125 BN AS MANUFACTURED BY
- NORTHAMERICAN GREEN 4609 E EAST BOONVILLE- NEW HARMONY ROAD EVANSVILLE, INDIANA DEVELOPMENT OF A CONSTRUCTION OPERATIONS PLAN IN CONSIDERATION OF BASIC CONSTRUCTION SEQUENCING OUTLINED HEREIN.
- 8. PRIMARY CONSTRUCTION ACCESS TO THE SITE SHALL BE VIA THE NEW DRIVEWAY FROM CT ROUTE 32.

9. USE WATER FOR DUST CONTROL THROUGHOUT CONSTRUCTION. 10. KEEP ADDITIONAL E&S SUPPLIES SUCH AS 100 FEET OF SILT FENCE, INLET PROTECTION, AND STONE FOR REFRESHING THE CONSTRUCTION ACCESS ON SITE. 11. PER THE PROJECT GEOTECHNICAL STUDY, LEDGE EXCAVATION WILL LIKELY BE REQUIRED FOR ROUGH GRADING AND SOME UTILITIES.

GENERAL E&S REQUIREMENTS

PRIOR TO THE START OF CONSTRUCTION THE APPLICANT AND CONTRACTOR SHALL MEFT WITH THE TOWN REPRESENTATIVE TO DISCUSS E&S CONTROL REQUIREMENTS AND STORMWATER MANAGEMENT PROCEDURES. E&S CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF CONNECTICUT SOIL EROSION AND SEDIMENT CONTROL HANDBOOK. ALL MEASURES SHALL BE MAINTAINED AND UPGRADED TO

ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE FOR IMPLEMENTING AND INSPECTING E&S MEASURES PER THIS PLAN AND SHALL INFORM ALL CONTRACTORS OF THE OBJECTIVES AND REOUIREMENTS OF THE PLAN. THE OWNER SHALL NOTIFY THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY AND SHALL ADVISE THE TOWN REGARDING THE NEED FOR IMPLEMENTING ADDITIONAL CONTROL MEASURES OR MAINTAINING EXISTING MEASURES AS DEEMED NECESSARY DURING CONSTRUCTION.

THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE TO 1. TEMPORARY SEDIMENT BASIN 'A': ENSURE WEEKLY INSPECTIONS ARE CONDUCTED AND/OR WITHIN 24 HOURS OF THE END OF A STORM HAVING A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER. MONTHLY WRITTEN REPORTS SHALL BE PREPARED INFORMING THE TOWN OF OBSERVATIONS, MAINTENANCE, AND CORRECTIVE ACTIONS. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE E&S CONTROL

PLAN PRIOR TO INITIATING EARTHWORK ACTIVITIES. 6. THE CONTRACTOR SHALL COMPLETE PERMANENT SEEDING BETWEEN APRIL 15TH THROUGH JUNE 15TH AND AUGUST 15TH THROUGH OCTOBER 1ST. APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE.

THE CONTRACTOR SHALL MAINTAIN EROSION CONTROLS AND REMOVE SEDIMENT FROM THE EROSION CONTROL PRACTICES THROUGHOUT CONSTRUCTION AS REOUIRED.

CONSTRUCTION SEQUENCE 1. THE INTENT OF THIS E&S PLAN IS TO ESTABLISH STORMWATER CONTROLS DURING EARTHWORK ACTIVITIES TO PREVENT THE DISCHARGE OF SEDIMENT LADEN RUNOFF FROM ENTERING STORM DRAIN SYSTEMS AND WATERCOURSES.

THE E&S INTERIM GRADING PLAN DEPICTS APPROXIMATE EXCAVATION LIMITS AND RESULTING DRAINAGE PATTERNS UPON WHICH THE E&S MEASURES ARE PREDICATED. THE CONSTRACTOR SHALL DEVELOP A CONSTRUCTION EXCAVATION PLAN BASED ON THEIR OPERATIONAL REQUIREMENTS. 3. THIS CONSTRUCTION SEQUENCE ESTABLISHES THREE WORK ZONES:

- WORK ZONE 1: AREA GENERALLY ENCOMPASSING THE ENTRANCE DRIVEWAY, THE CENTRAL DRIVEWAY, AND AREA TO THE WEST OF THE CENTRAL DRIVEWAY INCLUDING BUILDING 1 AND THE COMMNITY BUILDING. • WORK ZONE 2: AREA GENERALLY ENCOMPASES BUILDING 2, 3, AND 4 AS WELL AS THE SURROUDING AREA.
- WORK ZONE 3: AREA GRNERALLY ENCOMPASSES BUILDING 5 AND ADJACENT AREAS, THE SIDEWALK SWITCHBACK AND AREA ALONG THE ROADWAY.

4. EACH WORK ZONE MUST BE STABILIZED BEFORE HEAVY EARTHWORK OR GROUND DISTURBANCE IN THE FOLLOWING ZONE MAY BEGIN.

INSTALL CONSTRUCTION ENTRANCE. CLEAR TREES AND BUSH ONLY TO THE EXTEND REQUIRED TO INSTALL THE CONSTRUCTION ENTRANCE. ESTABLISH TEMPORARY OFFICE TRAILER AND CONSTRUCTION STAGING AREA ON THE NORTH SIDE OF THE CONSTRUCTION ENTRANCE.

3. INSTALL SILT FENCE ALONG SOUTHERN PROPERTY LINE. 4. INSTALL ORANGE SAFETY FENCE ALONG THE ENTIRE NORTHERN PROPERTY LINE

AND ALONG THE BOUNDARY BETWEEN ZONE 1 AND ZONE 2. 5. CLEAR TREES AND BRUSH AS REQUIRED. 6. INSTALL TEMPORARY SEDIMENT POND 1 WITH TEMPORARY OUTLET AND

TEMPORARY TRIBUTARY SWALE. STRIP AND STOCKPILE TOPSOIL, ROUGH-IN DRIVEWAY AND PLACE GRAVEL BASE. 8. BEGIN ROUGH GRADING OF ZONE 1 AREA AND ESTABLISH TEMPORARY OFFICE TRAILER AND SECOND CONSTRUCTION STAGING AREA AT THE NORTH END OF

9. INSTALL TEMPORARY SEDIMENT POND 2 WITH TEMPORARY OUTLET AND TEMPORARY TRIBUTARY SWALE.

10. STRIP AND STOCKPILE TOPSOIL. STOCKPILE SOIL & ROCK AS REQUIRED. 11. BEGIN GRADING FOR AND PREPARE THE BUILDING 1 PAD AND THE COMMUNITY BUILDING PAD.

12. RELOCATE TEMPORARY OFFICE TRAILER

13. CONSTRUCT RETAINING WALLS AS APPROPRIATE. 14. CONSTRUCT STORMWATER SYSTEMS IN ZONE 1 BEGINNING FROM THE DOWNSTREAM END AND CONTINUE IN AN UPSTREAM DIRECTION. IMMEDIATELY INSTALL INLET / SEDIMENT PROTECTION AS SOON AS A STORMWATER MANAGEMENT DEVICE IS INSTALLED.

15. REMOVE TEMPORARY SEDIMENT PONDS ONCE ALL UPSTREAM AREA IS TRIBUTARY TO THE PERMANENT STORMWATER MANAGEMENT FACILITIES WITH SEDIMENT PROTECTION.

16. STABILIZE ALL AREAS WITH METHODS USED FOR PERMANENT STABILIZATION INCLUDING STONE OR VEGETATIVE MEASURES. GRASS AREAS MUST BE 80% DENSE TO BE CONSIDERED STABILIZED. WORK MAY CONTINUE IN ALL ZONE 1 AREAS STABILIZED IN NON-VEGETATIVE MRETHODS. OF THE UNIT. SEE STORMWATER MANAGEMENT SYSTEM MAINTENANCE CHECKLIST FOR WORK ZONE 2

1. REMOVE ORANGE SAFETY FENCE BETWEEN ZONE 1 AND 2.

2. INSTALL ORANGE SAFETY FENCE BETWEEN ZONES 2 AND 3. 3. INSTALL TEMPORARY SILT FENCE ALONG ALL DOWNSTREAM SIDES OF ZONE 2. CLEAR TREES AND BRUSH

5. STRIP AND STOCKPILE TOPSOIL. STOCKPILE SOIL & ROCK AS REQUIRED. 6. BEGIN GRADING FOR AND PREPARE THE PADS OF BUILDINGS 2, 3, AND 4.

7. CONSTRUCT RETAINING WALLS AS APPROPRIATE.

8. STABILIZE ALL AREAS WITH METHODS USED FOR PERMANENT STABILIZATION INCLUDING STONE OR VEGETATIVE MEASURES. GRASS AREAS MUST BE 80% DENSE TO BE CONSIDERED STABILIZED. WORK MAY CONTINUE IN ALL ZONE 1 AREAS STABILIZED IN NON-VEGETATIVE MRETHODS. WORK ZONE 3

1. REMOVE ORANGE SAFETY FENCE BETWEEN ZONE 2 AND 3.

2. INSTALL TEMPORARY SILT FENCE ALONG ALL DOWNSTREAM SIDES OF ZONE 3.

3. CLEAR TREES AND BRUSH.

4. BEGIN GRADING FOR AND PREPARE BUILDING 5 PAD. 5. INSTALL THE SIDEWALK SWITCHBACK AND ADJACENT STORMWATER CONVEYANCE

STARTING FROM THE SWALE LAONG ROUTE 32, UP TO THE ABOVE GROUND INFILTRATION SYSTEM. FINAL STABILIZATION

- 1. FINAL GRADE LANDSCAPE AREAS AND PLACE TOPSOIL SEED, MULCH AND LANDSCAPING. SEE LANDSCAPE PLANS FOR SEEDING SCHEDULE
- TEMPORARY SOIL EROSIONA AND SEDIMENT CONTROLS MAY BE REMOVED ONCE ALL TRIBUTARY AREAS TO THAT CONTROL ARE PERMANENTLY STABILIZED AND
- ARE NOT TO BE REDISTURBED BY CONSTRUCTION. UPON PERMANENT STABILIZATION OF SITE AND REMOVAL OF ALL TEMPORARY
- EROSION CONTROL, CLEAN ALL CATCH BASINS AND PERMANENT STORMWATER FACILITIES

1. GEOTEXTILE SILT FENCES:

- A. INSPECT GEOTEXTILE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.25 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
- B. REMOVE SEDIMENT DEPOSITS OR INSTALL A SECONDARY BARRIER/FENCE WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE BARRIER/FENCE.
- C. REPLACE OR REMOVE THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. IF REPETITIVE FAILURE OCCURS, CONSULT 2024 GUIDELINES FOR TROUBLESHOOTING FAILURES.
- D. MAINTAIN THE SILT FENCE UNTIL THE CONTRIBUTING AREA IS STABILIZED. E. AFTER UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED, PULL UP FENCE SUPPORT POSTS AND CUT OFF GEOTEXTILE AT GROUND. UNLESS OTHERWISE REQUIRED. IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, REGRADE OR REMOVE SEDIMENT.
- TEMPORARY SEDIMENT TRAPS / BASINS:
- A. INSPECTIONS SHALL BE AT SAME INTERVALS AS ABOVE B. OUTLET SHALL BE CHECKED FOR INTEGRITY: HEIGHT OF THE STONE OUTLET SHALL BE MAINTAINED AT ONE FOOT BELOW CREST OF EMBANKMENT. SEDIMENT ACCUMULATION AND FILTRATION PERFORMANCE SHOULD BE OBSERVED.
- C. WHEN SEDIMENTS HAVE ACCUMULATED TO ONE HALE OF THE MINIMUM REQUIRED STORAGE VOLUME, DEWATER TRAP, REMOVE SEDIMENTS, RESTORE TRAP TO ORIGINAL DIMENSIONS AND DISPOSE OF SEDIMENT AT A LOCATION AND MANNER THAT WILL NOT RESULT IN EROSIONS OR SEDIMENTATION. D. AFTER CONTRIBUTING AREA IS STABILIZED, REMOVE TRAP AND REGRADE AND STABILIZE AREA FOR INTENDED USE AS SHOWN ON PLANS.
- 3. CONSTRUCTION ENTRANCES AND ROADWAYS
- A. MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES. B. PROVIDE PERIODIC TOP DRESSING AND ADDITIONAL STONE OR LENGTH AS
- NECESSARY. C. IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE LEFT CLEAN EVERY DAY
- 4. TEMPORARY DIVERSION DITCHES: A. WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND IMMEDIATELY REPAIR DAMAGES. OTHERWISE, INSPECT ON SAME INTERVAL AS ABOVE
- B. REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. FAILURE HAS OCCURRED WHEN THE DIVERSION HAS BEEN DAMAGED. SUCH THAT IT NO LONGER MEETS THE SPECIFICATIONS IN THE 2024 GUIDELINES.

C. IF REPETITIVE FAILURES OCCUR. REVIEW CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY.

BASIS OF DESIGN- TEMPORARY SEDIMENT BASINS AND TRAPS

DRAINAGE AREA = 8.0 AC REQUIRED VOLUME = 134 CY/AC x 8.0 ACRES = 1072 CY

TEMPORARY SEDIMENT BASIN 'B': DRAINAGE AREA = 2.4 AC

REQUIRED VOLUME = 134 CY/AC x 2.4 ACRES = 322 CY

SOIL TEST DATA		ZONING DATA TABLE	A PR.
A PRELIMINARY GEOTECHNICAL STUDY FOR THE SHANTOK VILLAGE HAS BEEN COMPLETED INCLUDING 29 SOIL BORINGS DRILLED TO A MAXIMUM DEPTH OF 25 FEET		ZONE DISTRICT R-20-M (RESIDENTIAL MULTIFAMILY) &	GFA
BELOW EXISTING GRADE. BORING AND TEST PIT LOCATIONS ARE SHOWN ON SHEET 7 - DRAINAGE PLAN. NO GROUNDWATER WAS OBSERVED ON BORING COMPLETION. BORING LOGS ARE PROVIDED IN THE GEOTECHNICAL STUDY PREPARED BY WELTI		ROUTE 32 OVERLAY ZONE (OZ)	11/12/2024 DATE
GEOTECHNICAL, PC DATED DECEMBER 8, 20		ITEM REQUIRED/ALLOWED PROVIDED	11/15 D/
<u>TH-1</u> 0' - 0.3' TOPSOIL 0.3' - 2.0' BR. FINE SAND AND SILT,	<u>TH-18</u> 0' - 0.4' TOPSOIL 0.4' - 3.0' BR. FINE SAND AND SILT	MINIMUM LOT AREA 20,000 SF 530,937 SF MINIMUM LOT FRONTAGE 80 FT >600 FT	
LITTLE GRAVEL 2.0' - 6.0' LIGHT BR. FINE-CRS. SAND,	3.0' - 4.0' BR. FINE-MED SAND SIET SILT, LITTLE GRAVEL	MINIMUM FRONT YARD 50 FT 73.11 FT	
SOME GRAVEL, LITTLE SILT, FEW COBBLES & BOULDERS AUGER REFUSAL @ 6.0'	AUGER REFUSAL @ 4.0'	MINIMUM SIDE YARD 15 FT 46.4 FT MINIMUM REAR YARD 30 FT 31 FT	
	<u>TH-19</u> 0' - 0.2' TOPSOIL	MAX BUILDING HEIGHT60 FT 5 STORIES<= 60 FT (SEE NOTE 4) 4 STORIES	ISION
<u>TH-2</u> 0' - 0.5' TOPSOIL	0.2' - 2.5' BR. FINE SAND AND SILT, TRACE FINE GRAVEL	18 UNITS PER ACRE = 18 * 12.19 = 219 UNITS200 UNITS	OF REVISION
0.5' - 3.0' BR. FINE SAND AND SILT 3.0' - 11.0' BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, FEW	2.5' - 7.5' GREY FINE-MED. SAND, SOME SILT, LITTLE GRAVEL & COBBLES	MAXIMUM DWELLING UNITS 40 DWELLING FLATS PER BUILDING 40 DWELLING FLATS PER BUILDING	PTION
COBBLES & BOULDERS 11.0' - 25.0' WEATHERED ROCK	7.5' - 8.0' WEATHERED ROCK AUGER REFUSAL @ 8.0'	PARKING SPACES 400 408 (SEE SITE NOTE 6) (SEE SITE NOTE 6)	ENTS
TH-3	TH-20	WATER SUPPLY/SANITARY SEWER MUNICIPAL	COMM
0' - 0.4' TOPSOIL 0.4' - 3.0' BR. FINE SAND AND SILT,	0' - 0.5' TOPSOIL 0.5' - 2.0' BR. FINE SAND AND SILT	TOTAL MINIMUM OPEN SPACE 15% (79,641 SF) 37% (196,200 SF)	STAFF TECHINICAL REVIEW COMMENTS DESCRIPTION
TRACE FINE GRAVEL 3.0' - 4.5' GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT	2.0' - 7.5' LIGHT GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE		VICAL F
AUGER REFUSAL @ 4.5'	GRAVEL, FEW COBBLES AUGER REFUSAL @ 7.5'		TECHIN
	<u>TH-21</u>		STAFF
0' - 0.2' TOPSOIL 0.2' - 2.0' BR. FINE SAND AND SILT, TRACE GRAVEL	0' - 0.70' TOPSOIL 0.70' - 1.5' BR. FINE SAND AND SILT, LITTLE GRAVEL		PER
2.0' - 3.2' GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT &	1.5' - 8.5' BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT		1 REV.
COBBLES AUGER REFUSAL @ 3.2'	AUGER REFUSAL @ 8.5'		
<u>TH-5</u>	<u>TH-22</u> 0' - 0.4' TOPSOIL	CT NS.	CINER OF
0' - 0.2' TOPSOIL 0.2' - 5.0' BR. SILT AND FINE SAND, TRACE FINE GRAVEL, FEW	0.4' - 1.5' BR. SILT AND FINE SAND, TRACE GRAVEL	AND	NSE VALE
COBBLES 5.0' - 6.5' GREY/BR. FINE-MED. SAND,	1.5' - 3.0' BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL AUGER REFUSAL @ 3.0'	No Provide State	2010 2015 2015
SOME SILT, LITTLE GRAVEL & COBBLES AUGER REFUSAL @ 6.5			RRC Hunder
	<u>TH-23</u> 0' - 0.5' TOPSOIL 0.5' - 2.0' BR. FINE SAND AND SILT,	ABBREVIATIONS	ε
$\frac{\text{TH-7}}{0' - 0.2'}$ $\frac{1}{2} O' = 0.2'$ $\frac{1}{2} O' = 0.2 O' $	AUGER REFUSAL @ 2.0'	AC ACRES FP FIRE PROTECTION ADA AMERICANS WITH DISABILITIES FT FEET	
0.2' - 2.0' BR. FINE-MED. SAND, SOME SILT & GRAVEL AUGER REFUSAL @ 2.0'		ACT GV GAS VALVE BC BOTTOM OF CURB HDPE HIGH DENSITY POLYETHYLENE	sociat (ite 211)6340 860-448 vww.Lot >ciates, 2024
	<u>TH-24</u> 0' - 0.5' TOPSOIL 0.5' - 2.0' GREY/BR. FINE SAND, SOME	BCBL BITUMINOUS CONCRETE LIP PIPE CURB HP HIGH POINT	ng Ass eet, Sui ecticut 0 • Fax: 8 pany • v ing Ass served
<u>TH-8</u> 0' - 0.2' TOPSOIL 0.2' - 2.0' BR. FINE-CRS. SAND, SOME	SILT, LITTLE GRAVEL 2.0' - 3.0' GREY FINE-CRS. SAND, SOME	BOT BOTTOM HYD FIRE HYDRANT	neeri mes Str n, Conno 18-0400 ed Com ogineeri jhts Rei
SILT & GRAVEL 2.0' - 2.5' WEATHERED ROCK	GRAVEL, LITTLE SILT 3.0' - 3.5' WEATHERED ROCK AUGER REFUSAL @ 3.5'	BW BOTTOM OF WALL LF LENGTH FEET	o Eng 15 Tha Groto Groto 860-42 ee Own reiro Er All Rig
AUGER REFUSAL @ 2.5'		CB CATCH BASIN LP LIGHT POLE CO CLEAN OUT MH MANHOLE	OUTEIT Phone: Employe ©Lour
<u>TH-9</u> 0' - 0.1' TOPSOIL	<u>TH-25</u> 0' - 0.5' TOPSOIL	CONC CONCRETE N/F NOW OR FORMERLY	An A
0.1' - 3.8' YELLOW/BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT,	0.5' - 1.0' BR. SILT AND FINE SAND 1.0' - 2.4' BR. FINE-MED. SAND AND SILT, LITTLE GRAVEL	DIA DIAMETER QTY QUANTITY	DATE /29/2024 DATE /29/2024
FEW COBBLES 3.8' - 10.5' WEATHERED ROCK AUGER REFUSAL @ 10.5'	2.4' - 3.0' WEATHERED ROCK AUGER REFUSAL @ 3.0'	DMH STORM DRAIN MANHOLE RFF REAR FINISHED FLOOR ELEV Image: Comparison of the compariso	DATE 10/29/2024 DATE 10/29/2024
	TH-26	DW DOMESTIC WATER SERVICE SF SQUARE FEET	
<u>TH-10</u> 0' - 0.3' TOPSOIL	0' - 0.5' TOPSOIL 0.5' - 2.8' BR. FINE-MED SAND AND SILT,		awn by ESF Roved by GFA
0.3' - 1.5' BR. SILT AND FINE SAND, TRACE GRAVEL & COBBLES AUGER REFUSAL @ 1.5'	LITTLE GRAVEL, FEW COBBLES & BOULDERS	ELEV ELEVATION TH TEST HOLE FES FLARED END SECTION TF TOP OF FRAME	ESF ESF APPROVED E GFA
	2.8' - 3.5' WEATHERED ROCK AUGER REFUSAL @ 3.5'	FF FINISHED FLOOR TYP TYPICAL	
<u>TH-11</u> 0' - 0.75' TOPSOIL 0.75' - 2.5' BR. FINE SAND AND SILT	<u>TH-27</u>	FFFFRONT FINISHED FLOOR ELEVU/DUNDERDRAINFGFINISHED GRADEWVWATER VALVE	
2.5' - 3.0' WEATHERED ROCK AUGER REFUSAL @ 3.0'	0' - 0.4' TOPSOIL 0.4' - 1.0' BR. SILT AND FINE SAND 1.0' - 2.5' GREY/BR. FINE-MED. SAND,		
	SOME SILT, LITTLE GRAVEL, FEW COBBLES & BOULDERS		
<u>TH-12</u> 0' - 0.75' TOPSOIL 0.75' - 3.0' BR. FINE SAND AND SILT	AUGER REFUSAL @ 2.5'		
3.0' - 4.0'GREY/BR. SILT AND FINE SAND4.0' - 9.5'GREY/BR. FINE-MED. SAND,	<u>TH-28</u> 0' - 0.4' TOPSOIL	NS NS	
SOMÉ SILT, LITTLE GRAVEL & COBBLES 9.5' - 14.0' WEATHERED ROCK	0.4' - 1.0' BR. SILT, AND FINE SAND, FEW COBBLES	LEGEND	
9.5' - 14.0' WEATHERED ROCK AUGER REFUSAL @ 14.0'	1.0' - 4.0' BR. FINE-MED. SAND, SOME SILT & GRAVEL 4.0' - 10.4' GREY FINE-MED. SAND, LITTLE	UTILITY POLE	
TH-13	SILT & GRAVEL, FEW COBBLES & BOULDERS	TEST HOLE NEW CATCH BASIN	109 2
0' - 0.2' TOPSOIL 0.2' - 2.0' BR. FINE SAND AND SILT 2.0' - 5.5' GREY/BR. FINE-MED. SAND,	10.4' - 11.0' WEATHERED ROCK AUGER REFUSAL @ 11.0'		AGE 06382 LC CT 06409
SOME GRAVEL, LITTLE SILT AUGER REFUSAL @ 5.5'	<u>TH-29</u>	E ELECTRICAL NEW STORMWATER PIPE	
TH-14	0' - 0.3' TOPSOIL 0.3' - 1.1' BR. FINE SAND AND SILT 5 ADDITIONAL PROBES IN AREA	W MUNICIPAL WATER SPOT ELEVATION	
<u>TH-14</u> 0' - 0.6' TOPSOIL/BOULDERS 0.6' - 2.0' BR. FINE SAND, SOME SILT,	5 ADDITIONAL PROBES IN AREA AUGER REFUSALS BETWEEN 1' AND 3'	8 NEW PARKING SPACE COUNT × 248.7 EXISTING SPOT ELEVATION	
LITTLE GRAVEL & COBBLES 2.0' - 2.5' WEATHERED ROCK	<u>TH-30</u>	→ SIGN → 57 → EXISTING CONTOUR	
AUGER REFUSAL @ 2.5'	0' - 0.5' TOPSOIL 0.5' - 4.2' BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL	NEW DECIDUOUS TREE STONE WALL	
TH-16 0' - 0.2' TOPSOIL/COBBLES	AUGER REFUSAL @ 4.2'		1758 Ro
0.2' - 1.5' BR. FINE SAND AND SILT, TRACE FINE GRAVEL		NEW CONIFEROUS TREE	24 V
1.5' - 2.5'BR. FINE-MED. SAND AND SILT, SOME GRAVEL, FEW COBBLES2.5' - 3.0'WEATHERED ROCK	0' - 0.2' TOPSOIL 0.2' - 3.5' GREY/BR. FINE-MED. SAND, LITTLE SILT & GRAVEL	Ś	
AUGER REFUSAL @ 3.0'	3.5' - 5.2' GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT,	I Ш	
TH-17 0' - 0.7' TOPSOIL/BOULDERS	FEW COBBLES AUGER REFUSAL @ 5.2'		
0.7' - 2.5' BR. FINE-MED SAND, SOME SILT, LITTLE GRAVEL, FEW		SOIL EROSION AND SEDIMENT CONTROL PLAN APPROVED ON	
COBBLES & BOULDERS AUGER REFUSAL @ 2.5'		ALL WORK SHALL BE COMPLETED WITHIN FIVE (5) YEARS OF DATE OF APPROVAL.	
		EXPIRATION DATE: DATE	
		APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON	ING
		APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE	
		CHAIRMAN/SECRETARY DATE SHEET	NO. OF SHEETS 17

2. ALL NEW UTILITIES, INCLUDING CATV, WILL BE LOCATED UNDERGROUND ALL WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MONTVILLE WATER POLLUTION CONTROL

4. WATER SERVICE INSTALLATION NOTES: APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER Α. AND DOMESTIC WATER LINES.

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED

- 10' MINIMUM BETWEEN WATER AND SEWER

UTILITY NOTES:

AUTHORITY

PRIOR TO CONSTRUCTION.

5' MINIMUM BETWEEN WATER AND CATCH BASINS OR DRAIN PIPES

SCHEMATIC UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, COMMUNICATIONS) ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL LOCATIONS WILL BE DETERMINED BY THE RESPECTIVE UTILITY PROVIDERS AND INSTALLATION SHALL CONFORM TO UTILITY AUTHORITY POLICIES AND PRACTICES

ALL WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MONTVILLE WATER POLLUTION CONTROL AUTHORITY.

SANITARY SEWER INVERTS AT THE BUILDINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL BUILDING SEWER INVERTS WITH THE ARCHITECTURAL PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTING NEW SEWERS.

B. WATER MAINS MINIMUM COVER SHALL BE 4'-6" FROM FINISH GRADE. C. PIPE SEPARATIONS:

10' MINIMUM BETWEEN WATER AND BUILDINGS

CHAIRMAN/SECRETARY

