

LEA COMMISSION NUMBER 064MC4.01

# SHANTOK VILLAGE FOR SITE PLAN SUBMISSION

1758 ROUTE 32 MONTVILLE, CT 06382

OCTOBER 29, 2024 REVISED: NOVEMBER 12, 2024 REVISED: DECEMBER 2, 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±

DRAWING INDEX								
SHEET NO.	DRAWING	TITLE						
1	C-1	COVER						
2	C-2	NOTES, LEGEND, AND ABBREVIATIONS						
1 of 1	24000145.01	PROPERTY & TOPOGRAPHIC SURVEY						
4	C-3	SITE PREPARATION AND DEMOLITION PLAN						
5	C-4	SITE LAYOUT PLAN						
6	C-5	GRADING PLAN						
7	C-6	DRAINAGE PLAN						
8	C-7	UTLITY PLAN						
9	C-8	SOIL EROSION AND SEDIMENT CONTROL PLAN						
10	C-9	SE&SC - WORK ZONE 1						
11	C-10	SE&SC - WORK ZONE 2						
12	C-11	SE&SC - WORK ZONE 3						
13	L-1	LANDSCAPE PLAN						
14	C-12	SITE DETAILS						
15	C-13	SITE DETAILS						
16	C-14	STORMWATER MANAGEMENT DETAILS						
17	C-15	STORMWATER MANAGEMENT DETAILS 2						
18	C-16	UTILITY DETAILS						
19	C-17	SOIL EROSION AND SEDIMENT CONTROL DETAILS						

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

CHAIRMAN/SECRETARY

DATE



Engineer:

Prepared By:

Loureiro Engineering Associates, Inc. 100 Northwest Drive · Plainville, Connecticut 06062 Phone: 860-747-6181 · Fax: 860-747-8822 An Employee Owned Company · www.Loureiro.com



NOT FOR CONSTRUCTION

SHEET 1 NO. OF NO. 1 SHEETS 19

#### SITE NOTES:

- THIS SITE PLAN IS FOR THE CONSTRUCTION OF FIVE NEW MULTI-FAMILY APARTMENT 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
- C. BUILDING AREA/LOT AREA = 14.8%
- BUILDING ROOF HEIGHT

DIN	3 ROOF HEIG	HI:	
4.1.	BUILDING 1	:	
		AVERAGE PROPOSED FINISHED GRADE:	343.55
		MAXIMUM HIGHEST POINT OF BUILDING:	403.55
		PEAK ELEVATION:	402.22
		BUILDING HEIGHT:	58.67 FT
4.2.	BUILDING 2	:	
		AVERAGE PROPOSED FINISHED GRADE:	337.13
		MAXIMUM HIGHEST POINT OF BUILDING:	397.13
		PEAK ELEVATION:	395.80
		BUILDING HEIGHT:	58.67 FT
4.3.	BUILDING 3	:	
		AVERAGE PROPOSED FINISHED GRADE:	327.71
		MAXIMUM HIGHEST POINT OF BUILDING:	387.71
		PEAK ELEVATION:	386.38
		BUILDING HEIGHT:	58.67 FT
4.4.	BUILDING 4	:	
		AVERAGE PROPOSED FINISHED GRADE:	318.64
		MAXIMUM HIGHEST POINT OF BUILDING:	378.64
		PEAK ELEVATION:	377.31
		BUILDING HEIGHT:	58.67 FT
4.5.	BUILDING 5	:	
		AVERAGE PROPOSED FINISHED GRADE:	335.04
		MAXIMUM HIGHEST POINT OF BUILDING:	395.04
		PEAK ELEVATION:	393.71
		BUILDING HEIGHT:	58.67 FT
4.6.	COMMUNITY	( BUILDING	
		AVERAGE PROPOSED FINISHED GRADE:	354.60
		MAXIMUM HIGHEST POINT OF BUILDING:	414.60

- BUILDING HEIGHT
- 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

30.6 FT

- 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 OWNERS UPON SALE OR TRANSFER OF THE PROPERTY. 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.
- C. 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 WITH GRASS, SHRUBS AND TREES. REFER TO THE LANDSCAPE PLAN ON SHEET

### 6. PARKING CALCULATION:

- A. TOTAL PARKING REQUIRED:
- 200 UNITS x 2 SPACES PER UNIT = 400 REQUIRED SPACES
- B. TOTAL PARKING PROVIDED:
- 408 NEW SPACES SECTION 19.2 OF THE ZONING REGULATIONS ALLOWS ONE (1) 15 SF SIGN WITH THE NAME AND ADDRESS OF THE PROPERTY WHEN LOCATED ON AN ARTERIAL OR COLECTOR ROAD. A SEPARATE ZONING PERMIT WILL BE REQUIRED PRIOR TO THE 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 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.
- 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.
- 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.
- 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 MAINTENANCE INSTRUCTIONS:
- PERFORMED 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. 19.1. THE PROCESSING (CRUSHING) EQUIPMENT SHALL BE PORTABLE AND SELF-CONTAINED
  - 19.2. ONLY MATERIAL EXCAVATED AT THE PERMITTED CONSTRUCTION SITE MAY
  - BE PROCESSED ON SITE. 19.3. IN A RESIDENTIAL ZONE, PROCESSING (CRUSHING) IS ONLY ALLOWED
  - WITH A THIRTY (30) DAY TEMPORARY ZONING PERMIT
  - 19.4. PROCESSING (CRUSHING) EXCAVATION AND SCREENING IS ALLOWED MONDAY THROUGH FRIDAY IN A RESIDENTIAL ZONE FROM 8 AM AND 5 PM. NO EXCAVATION, SCREENING, OR PROCESSING (CRUSHING) SHALL TAKE PLACE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, AND CHRISTMAS
- 20. AN APPROVED ZONING PERMIT IS REQUIRED PRIOR TO THE START OF ANY WORK 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 EROSION AND SEDIMENTATION (E&S) CONTROL NOTES: START OF ANY WORK
- 23. ALL PROPERTY BOUNDARIES AND NEW BUILDINGS SHALL BE STAKED OUT BY A LICENSED SURVEYOR. 24. A GEOTECHNICAL ANALYSIS PERFORMED BY A LICENSED ENGINEER WITH
- EXPERIENCE IN GEOTECHNICAL ENGINEERING SHALL BE PERFORMED PRIOR TO CONSTRUCTION OF BUILDING FOUNDATIONS AND RETAINING WALLS. THIS ANALYSIS SHALL BE SUBMITTED TO THE TOWN PRIOR TO CONSTRUCTION.
- 25. ALL RETAINING WALLS WITH A 30" OR GREATER REVEAL SHALL BE EQUIPPED WITH A 48" CHAIN LINK FENCE W/ BLACK VINYL SLATS.

## STORMWATER MANAGEMENT NOTES:

- CATCH BASINS AND MANHOLES 1. 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 EQUIPMENT 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.
- 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.
- 10. REINFORCE PLANTINGS AND SEED AS NEEDED OR AFTER TWO YEARS TO MAINTAIN 80% COVERAGE FOR TURF AREAS AND 50% COVERAGE FOR SHRUB AREAS.
- 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 ANY HARD PACKED SEDIMENT AND RE-VEGETATE

## POST-CONSTRUCTION MAINTENANCE PROGRAM

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 SHALL BE FOLLOWED EACH YEAR THEREAFTER:

- INSPECT EVERY SIX (6) MONTHS DURING THE FIRST YEAR OF OPERATION AND ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS
- 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.
- 3. 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 SECOND NOT LESS THAN 90 DAYS FOLLOWING THE FIRST.
- 4. CATCH BASIN SUMPS: INSPECT SEMI-ANNUALLY AND CLEAN WHEN THE SUMP IS ONE HALF FULL OF SILT AND/OR DEBRIS.
- 5. LANDSCAPED AREAS: INSPECT SEMI-ANNUALLY FOR EROSION OR DYING VEGETATION. REPAIR AND STABILIZE ANY BARE OR ERODED AREAS AND REPLACE VEGETATION AS SOON AS POSSIBLE.

## A. CATCH BASINS/MANHOLES

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 SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH TOWN AND STATE REQUIREMENTS.

#### ASPHALT

ASPHALT AREAS SHALL BE SWEPT ANNUALLY, IDEAL SWEEPING TIMEFRAME IS IN THE SPRING AFTER WINTER SANDING OR SALTING FOR DEICING. DEICING CHEMICALS SHOULD BE KEPT TO A MINIMUM DURING THE WINTER MONTHS.

#### C. SUBSURFACE DETENTION/INFILTRATION SYSTEMS

UNDERGROUND DETENTION/INFILTRATION SYSTEMS SHALL BE INSPECTED THROUGH THE SURFACE OPENINGS OUARTERLY AND SEDIMENT/DEBRIS SHALL BE REMOVED AS NEEDED TO ENSURE PROPER FUNCTIONING OF STRUCTURES AND INLETS/OUTLETS. AREAS OF DISTURBANCE THAT MAY BE AS A RESULT OF CLEANING SHALL BE SEEDED AND PLANTED IN ACCORDANCE WITH THE ORIGINAL PLANTING PLAN. ASSOCIATED STRUCTURES SHALL BE MAINTAINED YEARLY, OR MORE FREQUENTLY, AS REQUIRED, BY THE CONDITION OF THE SITE AND SYSTEM. WASTE MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE.

#### D. LAWN AND VEGETATED AREAS

VEGETATED COVER SHALL BE MAINTAINED ON ALL EARTH SURFACES TO MINIMIZE SOIL EROSION. FERTILIZER USE SHOULD BE MINIMIZED AND APPLIED USING CAREFUL APPLICATION PROCESSES.

#### RETAIN-IT INTERNAL PRE-TREATMENT CHAMBERS

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 REQUIRED WHEN THE SEDIMENT DEPTH IN EXCEEDS 20 INCHES. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT.

- 1. REMOVE THE MANHOLE COVER TO PROVIDE ACCESS TO THE POLLUTANT STORAGE. 2. USE A VACUUM TRUCK OR OTHER SIMILAR EQUIPMENT TO REMOVE ALL WATER, DEBRIS, OILS AND SEDIMENT.
- 3. 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.
- 4. FILL THE CLEANED MANHOLE WITH WATER UNTIL THE LEVEL REACHES THE INVERT OF THE OUTLET PIPE
- 5. REPLACE THE MANHOLE COVER.
- DISPOSE OF THE POLLUTED WATER, OILS, SEDIMENT AND TRASH AT AN APPROVED FACILITY. CHECK WITH THE LOCAL SEWER AUTHORITY FOR AUTHORITY TO DISCHARGE THE LIQUID.

#### F. OUTLET CONTROL STRUCTURES

THE OUTLET CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED DURING CATCH BASIN INSPECTIONS AND CLEANING MAINTENANCE IS REQUIRED WHEN ANY SEDIMENT ACCUMULATION IS OBSERVED AT THE BOTTOM OF THE STRUCTURE. MINIMUM INSPECTION IS RECOMMENDED TWICE A YEAR TO MAINTAIN OPERATION AND FUNCTION OF THE UNIT. SEE STORMWATER MANAGEMENT SYSTEM MAINTENANCE CHECKLIST FOR OUTLET CONTROL STRUCTURE INSTRUCTIONS.

WORK ZONE 2

1. SOIL EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED AND INSPECTED BY THE ZONING ENFORCEMENT OFFICER PRIOR TO THE START OF ANY WORK. 2. 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.

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 AREA WILL BE DISTURBED BY EARTHWORK 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.

4. 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.

- 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 SWALES AS SPECIFIED ON THE PLANS. 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
- THE USE OF SOIL STABILIZING EMULSION TO STABILIZE CUT AND FILL SLOPES GRADED AT 3H:1V OR STEEPER. THE STABILIZING EMULSION SHALL BE EARTHGUARD® SHALL MANUFACTURED BY LCS ENVIRONMENTAL- 2183 PENNSYLVANIA AVE, APALACHIN, NY
- 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 MEET WITH THE TOWN REPRESENTATIVE TO DISCUSS E&S CONTROL REOUIREMENTS AND STORMWATER MANAGEMENT PROCEDURES

2. 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. 3. 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

4. THE OWNER OR AUTHORIZED REPRESENTATIVE SHALL BE RESPONSIBLE TO ENSURE STORMWATER INSPECTIONS ARE DONE IN ACCORDANCE WITH THE CT DEEP CONSTRUCTION STORMWATER GENERAL PERMIT. INSPECTION REPORTS SHALL BE PROVIDED TO TOWN STAFF DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON THE E&S CONTROL

PLAN PRIOR TO INITIATING EARTHWORK ACTIVITIES. EROSION CONTROL EARTHGUARD® BY LCS ENVIRONMENTAL PRODUCTS LLC, OR APPROVED EQUAL, SHALL BE USED ON ANY DISTURBED SLOPES OF 3H:1V OR GRFATFR.

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.

8. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROLS AND REMOVE SEDIMENT FROM THE EROSION CONTROL PRACTICES THROUGHOUT CONSTRUCTION AS REQUIRED. EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL FINAL CONSTRUCTION IS REVIEWED AND APPROVED BY TOWN OF MONTVILLE STAFF. 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. 2. THE E&S INTERIM GRADING PLAN DEPICTS APPROXIMATE EXCAVATION LIMITS AND RESULTING DRAINAGE PATTERNS UPON WHICH THE E&S MEASURES ARE PREDICATED THE CONSTRUCTOR 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 3. 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. WORK ZONE 1

1. INSTALL CONSTRUCTION ENTRANCE. CLEAR TREES AND BUSH ONLY TO THE EXTEND REQUIRED TO INSTALL THE CONSTRUCTION ENTRANCE. 2. ESTABLISH TEMPORARY OFFICE TRAILER AND CONSTRUCTION STAGING AREA ON THE NORTH SIDE OF THE CONSTRUCTION ENTRANCE.

INSTALL SILT FENCE ALONG SOUTHERN PROPERTY LINE. 4. INSTALL ORANGE SAFETY FENCE ALONG THE ENTIRE NORTHERN PROPERTY LINE 5 AND ALONG THE BOUNDARY BETWEEN ZONE 1 AND ZONE 2.

CLEAR TREES AND BRUSH AS REQUIRED. 6. INSTALL TEMPORARY SEDIMENT BASIN 'A' 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 7

ZONE 1 9. INSTALL TEMPORARY SEDIMENT TRAP 'A' 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 TRAPS/BASINS 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.

1. REMOVE ORANGE SAFETY FENCE BETWEEN ZONE 1 AND 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% SOIL BORING DATA DENSE TO BE CONSIDERED STABILIZED. WORK MAY CONTINUE IN ALL ZONE 1 AREAS STABILIZED IN NON-VEGETATIVE MRETHODS. A PRELIMINARY GEOTECHNICAL STUDY INCLUDING 21 SOIL BORINGS DRILLED 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.
- INSTALL THE SIDEWALK SWITCHBACK AND ADJACENT STORMWATER CONVEYANCE STARTING FROM THE SWALE ALONG 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 AUGER REFUSAL @ 6.0' 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 0' 0.5' TOPSOIL EROSION CONTROL, CLEAN ALL CATCH BASINS AND PERMANENT STORMWATER 0.5' - 3.0' BR. FINE SAND AND SILT FACILITIES

MAINTENANCE OF EROSION CONTROL DEVICES 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 0'-0.4' WHEN SEDIMENT DEPOSITS REACH APPROXIMATELY ONE HALF HEIGHT OF THE 0.4' - 3.0' BR. FINE SAND AND SILT, BARRIER/FENCE.
- C. REPLACE OR REMOVE THE BARRIER/FENCE WITHIN 24 HOURS OF OBSERVED 3.0' 4.5' GREY/BR. FINE-MED. SAND, 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 0' - 0.2' TOPSOIL REQUIRED. IF ACCUMULATED SEDIMENT EXCEEDS 6 INCHES, REGRADE OR 0.2' - 2.0' BR. FINE SAND AND SILT, 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 AUGER REFUSAL @ 3.2' 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 HALF 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. 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 0' - 0.2' NECESSARY.
- C. IMMEDIATELY REMOVE ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES. ROADS ADJACENT TO THE CONSTRUCTION AUGER REFUSAL @ 2.0' SITE SHALL BE LEFT CLEAN EVERY DAY. TEMPORARY DIVERSION DITCHES:
- A. WHEN THE TEMPORARY DIVERSION IS LOCATED IN CLOSE PROXIMITY TO 0' 0.2' TOPSOIL ONGOING CONSTRUCTION ACTIVITIES, INSPECT AT THE END OF EACH DAY AND 0.2' - 2.0' BR. FINE-CRS. SAND, SOME IMMEDIATELY REPAIR DAMAGES. OTHERWISE, INSPECT ON SAME INTERVAL AS
- B. REPAIR THE DIVERSION WITHIN 24 HOURS OF ANY OBSERVED FAILURE. AUGER REFUSAL @ 2.5' 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 0' 0.1' TOPSOIL ADDITIONAL MEASURES OR AN ALTERNATIVE MEASURE IS NECESSARY. EARTHGUARD®
- A. INSPECT SLOPES WHERE EARTHGUARD® IS APPLIED 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 IF REPAIR OF SLOPE AND AUGER REFUSAL @ 10.5' REAPPLICATION OF EARTHGUARD IS NECESSARY
- B. IF EROSION IS OBSERVED, REAPPLY EARTHGUARD PER MANUFACTURER'S <u>B-10</u> SPECIFICATIONS.

BASIS OF DESIGN- TEMPORARY SEDIMENT BASINS AND TRAPS

- TEMPORARY SEDIMENT BASIN 'A DRAINAGE AREA = 8.0 AC
- REQUIRED MINIMUM WIDTH =  $10 * \sqrt{5}$ -YEAR STORM PEAK DISCHARGE REQUIRED MINIMUM WIDTH = 23.7 FT
- REQUIRED MINIMUM LENGTH = WIDTH \* 2
- REQUIRED MINIMUM LENGTH = 47.4 FT REQUIRED MINIMUM DIMENSIONS = 23.7 FT W x 47.4 FT H x 4 FT D
- TEMPORARY SEDIMENT TRAP 'A': DRAINAGE AREA = 2.4 AC

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

#### UTILITY NOTES:

ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

- 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 AUTHORITY
- WATER SERVICE INSTALLATION NOTES:
- A. APPROVED BACKFLOW PREVENTERS ARE REQUIRED ON ALL FIRE SPRINKLER AND DOMESTIC WATER LINES. B. WATER MAINS MINIMUM COVER SHALL BE 4'-6" FROM FINISH GRADE.
- C. PIPE SEPARATIONS:
- 10' MINIMUM BETWEEN WATER AND SEWER 10' MINIMUM BETWEEN WATER AND BUILDINGS
- 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.

8. PLUMBING PERMIT IS REQUIRED FOR SITE STORMWATER PIPING AND SYSTEM.

SOIL BORING DATA			ZONING DATA TABLE						SFA SFA	PPR.
A PRELIMINARY GEOTECHNICAL STUDY FOR SHANTOK VILLAGE HAS BEEN COMPLETED INCLUDING 21 SOIL BORINGS DRILLED TO A MAXIMUM DEPTH OF 25 FEET BELOW EXISTING GRADE ON THE PROPERTY. BORING LOCATIONS ARE SHOWN ON SHEET 5 - SITE LAYOUT PLAN. NO GROUNDWATER WAS OBSERVED ON BORING COMPLETION. BORING LOGS ARE PROVIDED IN THE GEOTECHNICAL STUDY PREPARED BY CLARENCE WELTI ASSOCIATES INC., DATED DECEMBER 8, 2011. DRAINAGE TEST PIT RESULTS LOGGED BY LOUREIRO ENGINEERING ASSOCIATES INC. ARE SHOWN ON SHEET 6 - GRADING PLAN. BORING LOGS FOLLOW. B-1 B-12		ZONE DISTRICT R-20-M (RESIDENTIAL MULTIFAMILY) & ROUTE 32 OVERLAY ZONE (OZ)							4 4	4 7
		ITEM	REQ	UIRED/ALLOWED	PROVIDED				/02/202	/ 14/ 4VE
		MINIMUM LOT	AREA	20,000 SF	530,937 SF		╋╋		12	:
0' - 0.3' TOPSOIL 0.3' - 2.0' BR. FINE SAND AND SILT, LITTLE GRAVEL	0' - 0.75' TOPSOIL 0.75' - 3.0' BR. FINE SAND AND SILT 3.0' - 4.0' GREY/BR STIT AND FINE SAND	MINIMUM LOT FR	ONTAGE T YARD	80 FT 50 FT	>600 FT 73.11 FT					
2.0' - 6.0' LIGHT BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, EEW COBBLES & BOULDERS	4.0' - 9.5' GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE GRAVEL &		YARD	15 FT	46.4 FT					
AUGER REFUSAL @ 6.0'	9.5' - 14.0' WEATHERED ROCK AUGER REFUSAL @ 14.0'	MAX BUILDING H	HEIGHT	60 FT 5 STORIES	<= 60 FT (SEE NOTE 4) 4 STORIES					NOIS
<u>B-2</u> 0' - 0.5' TOPSOIL 0.5' - 3.0' BR. FINE SAND AND SILT	B-13 0' - 0.2' TOPSOIL 0.2' - 2.0' BR FINE SAND AND SUT		18 18 *	UNITS PER ACRE = 12.19 = 219 UNITS	200 UNITS					DF REVI
3.0' - 11.0' BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, FEW COBBLES & BOULDERS	2.0' - 5.5' GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT		40 D	WELLING FLATS PER BUILDING	40 DWELLING FLATS PER BUILDING					PTION (
11.0' - 25.0' WEATHERED ROCK	AUGER REFUSAL @ 5.5'	PARKING SPA	ACES (S	400 GEE SITE NOTE 6)	408 (SEE SITE NOTE 6)				MENTS	DESCRI
<u>B-3</u> 0' - 0.4' TOPSOIL 0.4' - 3.0' BR. FINE SAND AND SILT,	0' - 0.6' TOPSOIL/BOULDERS 0.6' - 2.0' BR. FINE SAND, SOME SILT, LITTLE GRAVEL & COBBLES	WATER SUPPLY/S/ SEWER	ANITARY		MUNICIPAL				SS W COMI	
TRACE FINE GRAVEL 3.0' - 4.5' GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT AUGER REFUSAL @ 4.5'	2.0' - 2.5' WEATHERED ROCK AUGER REFUSAL @ 2.5'	TOTAL MINIMUM OF	PEN SPACE 1	L5% (79,641 SF)	37% (196,200 SF)				IENT LETTE	וראר וארייר
	0' - 0.2' TOPSOIL/COBBLES 0.2' - 1.5' BR. FINE SAND AND SILT,								V COMM TECHIN	
0.2' - 2.0' BR. FINE SAND AND SILT, TRACE GRAVEL	TRACE FINE GRAVEL 1.5' - 2.5' BR. FINE-MED. SAND AND SILT, SOME GRAVEL, FEW COBBLES								REVIEV	
2.0' - 3.2' GREY/BR. FINE-MED. SAND, SOME GRAVEL, LITTLE SILT & COBBLES	2.5' - 3.0' WEATHERED ROCK AUGER REFUSAL @ 3.0'					Ш			PER	Ĺ
AUGER REFUSAL @ 3.2'	<u>B-17</u> 0' - 0.7' TOPSOIL/BOULDERS								- 5	.⁴ REV.
0' - 0.2' TOPSOIL 0.2' - 5.0' BR. SILT AND FINE SAND,	0.7' - 2.5' BR. FINE-MED SAND, SOME SILT, LITTLE GRAVEL, FEW COBBLES & BOULDERS						AND COL		ananananananananananananananananananan	
COBBLES 5.0' - 6.5' GREY/BR. FINE-MED. SAND,	AUGER REFUSAL @ 2.5'						N N N N N N N N N N N N N N N N N N N	S.JR.	HON BASE	E L'alle
SOME SILT, LITTLE GRAVEL & COBBLES AUGER REFUSAL @ 6.5	0' - 0.4' TOPSOIL 0.4' - 3.0' BR. FINE SAND AND SILT					STAMF	AN AN	N	CEN	NON
	3.0' - 4.0' BR. FINE-MED SAND, SOME SILT, LITTLE GRAVEL AUGER REFUSAL @ 4.0'						HIL .	SA P	a create	
0.2' - 2.0' BR. FINE-MED. SAND, SOME SILT & GRAVEL										•
AUGER REFUSAL @ 2.0 <sup>°</sup>	0.2' - 2.5' BR. FINE SAND AND SILT, TRACE FINE GRAVEL							s, Inc.	-0899 reiro con	Inc.
0' - 0.2' TOPSOIL 0.2' - 2.0' BR. FINE-CRS. SAND, SOME SILT & GRAVEL	2.5' - 7.5' GREY FINE-MED. SAND, SOME SILT, LITTLE GRAVEL & COBBLES					/.	H&S • Ene	Laboratory sociate ite 211	860-448 www.Lou	ociates, 2024
2.0' - 2.5' WEATHERED ROCK AUGER REFUSAL @ 2.5'	7.5' - 8.0' WEATHERED ROCK AUGER REFUSAL @ 8.0'							ervices • ing As: treet, Su	necucut 0 • Fax: npany •	ering Ass eserved
<u>B-9</u> 0' - 0.1' TOPSOIL	<u>B-20</u> 0' - 0.5' TOPSOIL						J. Constr	Facility S <b>Tgineer</b> Thames S	448-040 wned Cor	Enginee Rights R
0.1' - 3.8' YELLOW/BR. FINE-CRS. SAND, SOME GRAVEL, LITTLE SILT, FEW COBBLES	2.0' - 7.5' BR. FINE SAND AND SILT 2.0' - 7.5' LIGHT GREY/BR. FINE-MED. SAND, SOME SILT, LITTLE	ABBR	REVIATIONS					• Waste	one: 860- oloyee Or	-oureiro All I
3.8' - 10.5' WEATHERED ROCK AUGER REFUSAL @ 10.5'	GRAVEL, FEW COBBLES AUGER REFUSAL @ 7.5'	AC ACRES ADA AMERICA	ANS WITH DISABILI	FP FI	IRE PROTECTION EET		.ш	Lour	An Em	Ō
<u>B-10</u> 0' - 0.3' TOPSOIL	<u>B-21</u> 0' - 0.70' TOPSOIL 0.70' 1 5' BR EINE SAND AND STIT	BC BOTTOM		GV G	AS VALVE IGH DENSITY POLYETHYLENE		Τ		+ 70	024
0.3' - 1.5' BR. SILT AND FINE SAND, TRACE GRAVEL & COBBLES AUGER REFUSAL @ 1.5'	1.5' - 8.5' BR. FINE SAND AND SILT, LITTLE GRAVEL BR. FINE-MED. SAND, SOME	BCBL BITUMIN CURB BOT BOTTOM	OUS CONCRETE LIF	HP H	IGH POINT	ALE		DATE	DATE	/29/20
<u>B-11</u>	GRAVEL, LITTLE SILT AUGER REFUSAL @ 8.5'	BS BOTTOM	OF STEP	HYD FI INV IN	IRE HYDRANT NVERT	SCALE TO SC/	MM. NO.			10
0.75' - 2.5' BR. FINE SAND AND SILT 2.5' - 3.0' WEATHERED ROCK	<u>B-31</u> 0' - 0.2' TOPSOIL	CB CATCH B	ASIN	LF LE LP LI	ENGTH FEET IGHT POLE	. TON	064	NN BY	VED BY	FA
AUGER REFUSAL @ 3.0'	3.5' - 5.2' GREI/JR. FINE-MED. SAND, GREI/JR. FINE-MED. SAND,	CONC CONCRET	TE	MH M N/F N	ANHOLE OW OR FORMERLY			DRA	APPRC	0
	FEW COBBLES AUGER REFUSAL @ 5.2'	DIA DIAMETE	ard FR	PVC PO QTY Q	OLYVINYL CHLORIDE PIPE UANTITY		_			
		DMH STORM D DOT DEPARTM	DRAIN MANHOLE	RFF RI SAN S	EAR FINISHED FLOOR ELEV ANITARY SEWER					
		DW DOMESTI	IC WATER SERVICE	SF SI	QUARE FEET					
		ELEC ELECTRIC	C C HANDHOLE	T TI	RANSFORMER					
		ELEV ELEVATION FES FLARED E	ON END SECTION	TF T	OP OF FRAME	(	S			
		FF FINISHEE	D FLOOR INISHED FLOOR EL	TYP T EV U/D U	YPICAL NDERDRAIN		N O			
		FG FINISHE	D GRADE	WV W	ATER VALVE					
		LEGE	<u>END</u>						2	60t
		TP-1 TEST F	PIT AND REFUSAL D	● ©	UTILITY POLE MANHOLE		Х П		0638	
		$\begin{array}{c} 1 \\ 1 \\ 1 \\ 2 \\ 0 \\ \end{array} \begin{array}{c} B^{-1} \\ BORIN \\ BORIN \\ \end{array}$	IG AND REFUSAL D	EPTH	NEW CATCH BASIN		ABE			OOK F
		<ul> <li>FIRE H</li> </ul>	IYDRANT		<ul> <li>NEW STORMWATER PIPE</li> </ul>			1		LERBR
		— G — GAS — E — ELECT	RICAL	268	3.3 SPOT ELEVATION		A A	<b>N</b>	2, MO	, CEN
			CIPAL WATER	× 248.7	EXISTING SPOT ELEVATION	!	, d	Z		TREET
		8 NEW P	PARKING SPACE CO	UNT 57 -	— NEW CONTOUR			<b>H</b>	58 RC	L /
				~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	STONE WALL	ļ			17	24 N
		NEW D	DECIDUOUS TREE			G	, N			
		NEW C	CONIFEROUS TREE							
		SOIL EROSION	N AND SEDIMENT C	ONTROL PLAN APPRO	VED ON	]]	<u>í</u>			
		ALL WORK SH	HALL BE COMPLETE	D WITHIN FIVE (5) YE	DAIL EARS OF DATE OF APPROVAL.					
				EAMKATIO	<b>∐</b>					
APPROVED BY THE MONTVILLE PLANNING AND ZONING COMMISSION ON APPROVAL EXPIRES FIVE (5) YEARS FROM APPROVAL DATE       DATE         CHAIRMAN/SECRETARY       DATE							DR			
						SHEET 2 NO. OF 19				











