

DEEP TEST PIT RESULTS

DEEP TEST PITS WERE PERFORMED ON JUNE 24, 2025 AND WITNESSED BY ALYSSA BROOCH, R.E.S./R.S. OF THE UNCAS HEALTH DISTRICT.

TP#1 0'-7" TOPSOIL, ROOTS THROUGHOUT... 32'-85" LIGHT BROWN/GRAY COMPACT LOAM... RESTRICTIVE @ 32"

TP#2 0'-5" TOPSOIL, ROOTS THROUGHOUT... 46"-85" LIGHT BROWN/GRAY COMPACT LOAM... RESTRICTIVE @ 46"

TP#3 0'-8" TOPSOIL, ROOTS THROUGHOUT... 47"-84" LIGHT BROWN/GRAY COMPACT LOAM... RESTRICTIVE @ 47"

TP#4 0'-7" TOPSOIL, ROOTS THROUGHOUT... 39"-88" LIGHT BROWN/GRAY COMPACT LOAM... RESTRICTIVE @ 39"

TP#5 0'-8" TOPSOIL, ROOTS THROUGHOUT... 38"-89" LIGHT BROWN/GRAY COMPACT LOAM... RESTRICTIVE @ 38"

LEGEND & ABBREVIATIONS: ± MORE OR LESS, TYP. TYPICAL, PVC POLYVINYL CHLORIDE, SF SQUARE FEET, BR BEDROOM, FF FINISHED FLOOR, BSMT BASEMENT, INV INVERT, CO CLEANOUT, LF LINEAR FEET, S SLOPE, SCHED SCHEDULE, CB CATCH BASIN, TF TOP OF FRAME, W/ WITH, IP IRON PIPE, REC RECOVERED, BG BELOW GRADE, MB MAIL BOX, CL&P CONNECTICUT LIGHT & POWER, EVS EVERSOURCE, HELCO HARTFORD ELECTRIC LIGHT COMPANY, N/C NOW OR FORMERLY, TBR TO BE REMOVED, x 374.0 EXISTING SPOT ELEVATION, x 374.0 PROPOSED SPOT ELEVATION, -374- EXISTING CONTOUR, -374- PROPOSED CONTOUR, -374- BUILDING SETBACK LINE, TREE LINE, LIMITS OF CLEARING, STONE WALL, RETAINING WALL, GUIDE RAIL, BOX WIRE FENCE, EDGE OF LAWN, OVERHEAD WIRES, UNDERGROUND UTILITIES, ELECTRIC & WATER, DRAIN PIPE, REBAR OR IRON PIPE, ANGLE POINT, POINT TO BE SET, UTILITY POLE, CATCH BASIN, TEST PIT, PERCOLATION TEST, WELL, WETLAND FLAG

PERCOLATION TEST RESULTS

PERCOLATION TEST WAS PERFORMED ON JUNE 24, 2025 BY ANTHONY NENNA, P.E.

P-1 DEPTH = 14" PRESOAK @ 12:15... TIME READING... PERCOLATION RATE AT 14" DEPTH = 5.0 MINUTES/INCH

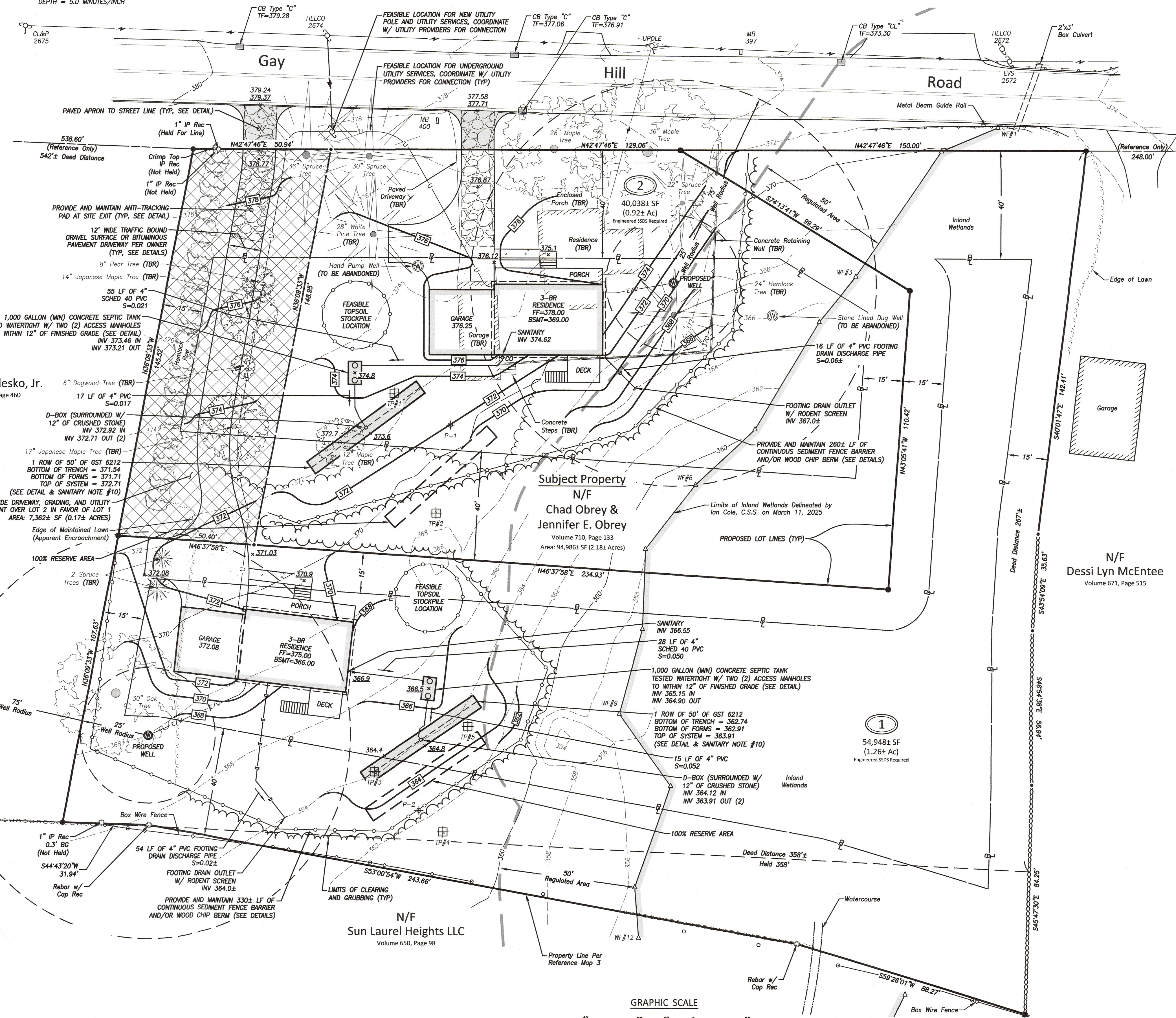
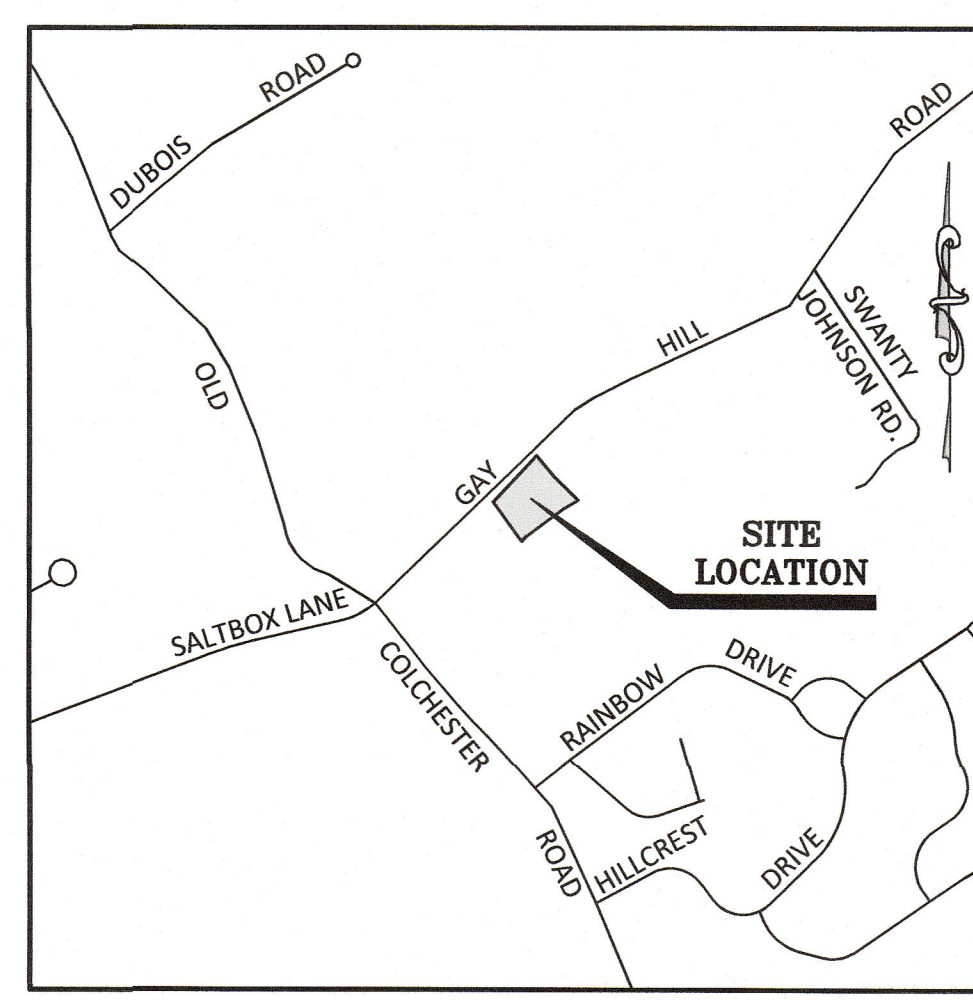
P-2 DEPTH = 14" PRESOAK @ 10:45... TIME READING... PERCOLATION RATE AT 14" DEPTH = 10.0 MINUTES/INCH

SANITARY DESIGN CRITERIA

LOT 1 PROPOSED 3-BEDROOM HOUSE... DESIGN PERCOLATION RATE < 10.1 MINUTES/INCH... LEACHING AREA REQUIRED = 495 SF EFFECTIVE... MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION... HYDRAULIC GRADIENT = 7.5%... RECEIVING SOIL (PER TP#5) = 38"...

LOT 2 PROPOSED 3-BEDROOM HOUSE... DESIGN PERCOLATION RATE < 10.1 MINUTES/INCH... LEACHING AREA REQUIRED = 495 SF EFFECTIVE... MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATION... HYDRAULIC GRADIENT = 7.1%... RECEIVING SOIL (PER TP#1) = 32"...

ZONING COMPLIANCE TABLE: RESIDENTIAL R-40. TABLE WITH 4 COLUMNS: ITEM, REQUIRED, LOT 1, LOT 2. ROWS include MINIMUM LOT SIZE, MINIMUM STREET FRONTAGE, MINIMUM FRONT YARD, MINIMUM SIDE YARD, MINIMUM REAR YARD, MAXIMUM BUILDING HEIGHT, WATER SUPPLY, and SANITARY.



SURVEY NOTES

- 1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308B-1 THROUGH 20-308B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019... 2. NORTH ORIENTATION DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN DATUM 1983 (NAD83) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS, OBSERVED ON APRIL 8, 2025... 3. VERTICAL DATUM DEPICTED HEREON IS APPROXIMATE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BASED ON GLOBAL POSITIONING SYSTEM OBSERVATIONS USING GEOID18 ON APRIL 8, 2025... 4. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE LOCATION OF ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY OTHERS... 5. THE FIELD SURVEY WAS COMPLETED ON AUGUST 1, 2025. LAND RECORD AND RELATED RESEARCH WAS COMPLETED ON JULY 1, 2025... 6. RECORD TITLE TO THE SUBJECT PROPERTY MAY BE REFERENCED TO A TRUSTEES DEED FROM DOROTHY B. SMITH, TRUSTEE OF THE ROBERT L. KWAM SPECIAL NEEDS TRUST & ASSOCIATES, MAP #998...

REFERENCE MAPS

- 1. PLAN SHOWING DIVISION OF LAND OF ZEMA A. WENDT, OLD COLCHESTER & GAY HILL ROAD, MONTVILLE CONN. SCALE: 1"= 20', MAY 1987 BY JOHN KOJOKO JR. & ASSOCIATES. MAP #998... 2. PLAN OF PROPERTY OF GERALD & MARY L. MOREY, GAY HILL ROAD, MONTVILLE, CONN. SCALE: 1"= 40', OCTOBER 1968. MAP #3539... 3. PROPERTY SURVEY MAP PREPARED FOR JENSEN'S INC., 441 OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"= 80', DATE: JANUARY 2017, BY BOUNDARIES LLC.

NARRATIVE

THIS PROJECT INVOLVES THE FREE SPLIT OF A 2.18± ACRE PROPERTY IDENTIFIED AS 400 GAY HILL ROAD IN THE TOWN OF MONTVILLE, CONNECTICUT AND THE SUBSEQUENT RESIDENTIAL DEVELOPMENT OF THE TWO RESULTANT PARCELS. THE PROPERTY CURRENTLY CONTAINS A SINGLE-FAMILY RESIDENCE IN DISREPAIR, A GARAGE AND RELATED IMPROVEMENTS INCLUDING TWO DUG WELLS, DRIVEWAY, AND RETAINING WALL... THE CURRENT ZONING DESIGNATION OF THE SUBJECT PROPERTY IS RESIDENTIAL R-40. THIS PLAN PROPOSES THE FREE SPLIT OF THE SUBJECT PROPERTY INTO TWO LOTS WITH LOT 1 CONTAINING 1.26± ACRES AND LOT 2 CONTAINING 0.92± ACRES... THERE ARE INLAND WETLANDS LOCATED ON THE EASTERLY PORTION OF THE SUBJECT PARCEL THAT WERE DELINEATED BY IAN T. COLE, P.E., ON MARCH 11, 2025... SOIL TYPES PRESENT ON THE SUBJECT PROPERTY ACCORDING TO THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA), NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY FOR THE STATE OF CONNECTICUT, ARE AS FOLLOWS: 45A WOODBRIDGE FINE SANDY LOAM, 0-3% SLOPES; 46C WOODBRIDGE FINE SANDY LOAM, 8-15% SLOPES, VERY STONY; 69B PAXTON AND MONTAUK FINE SANDY LOAMS, 3-8% SLOPES... TOPSOIL WILL BE STOCKPILED ON-SITE FOR REUSE IN CONJUNCTION WITH FINAL GRADING AND STABILIZATION AND FOR STABILIZING AREAS OUTSIDE OF BUILDINGS, CIRCULATION AND PARKING AREAS... SEDIMENT FENCE AND/OR WOOD CHIP BERM WILL BE INSTALLED AT LOCATIONS SHOWN PRIOR TO ANY EARTHWORK OPERATIONS... CONSTRUCTION OF THE PROPOSED BUILDINGS IS INTENDED TO COMMENCE IN SPRING 2026 AND BE COMPLETE BY WINTER 2026 (9± MONTHS).

WETLAND CONSERVATION NOTE: THIS PROPERTY HAS WETLAND, WATERCOURSE, SWAMP, MARSH OR BOC CHARACTERISTICS, WHICH HAVE BEEN DEFINED BY THIS DOCUMENT BEFORE THE INLAND WETLANDS COMMISSION OF THE TOWN OF MONTVILLE, CONNECTICUT. PURCHASE OF THIS PROPERTY CONVEYS THE RESPONSIBILITY OF ABIDING BY ALL FEDERAL, STATE AND MUNICIPAL REGULATIONS FOR THE PRESERVATION AND PROTECTION OF THESE "REGULATED AREAS"...

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. JOHN U. FAULISE JR., L.S. 70016 9/7/25

