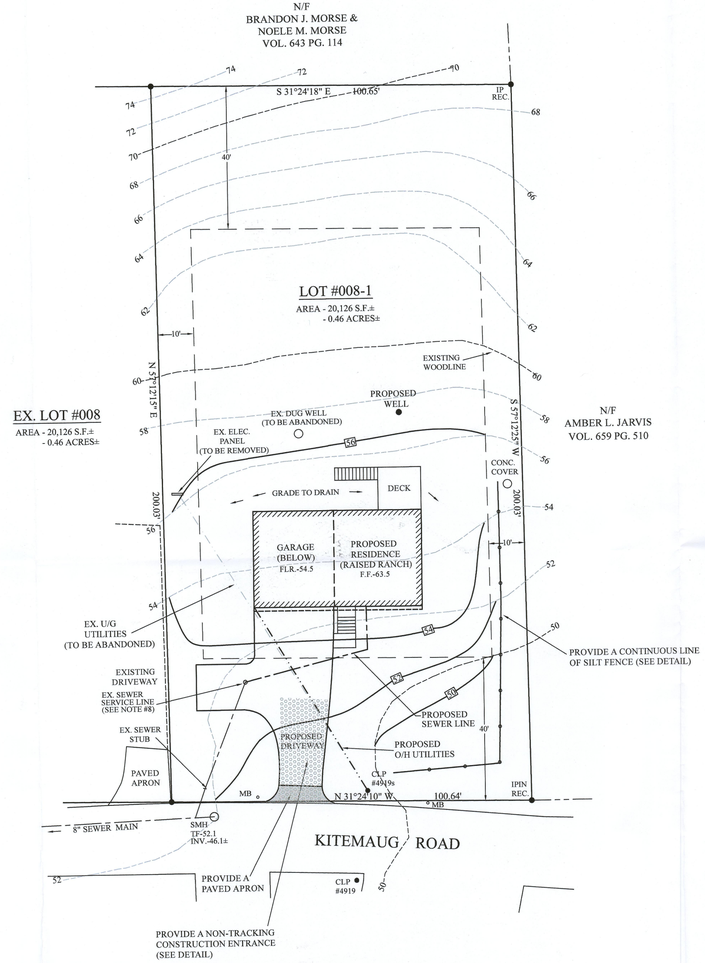
GRID NORTH - N.A.D. 83 (2011)



EROSION AND SEDIMENT CONTROL PLAN:

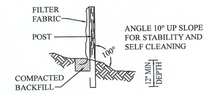
1. CLEARING, GRUBBING, AND GRADING OF THE PROPOSED SITE TO BE LIMITED TO AREAS ADJACENT TO THE PROPOSED HOUSE AND DRIVEWAY.
2. DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED.
3. ALL TOPSOIL TO BE STOCKPILED ON SITE AND PROTECTED WITH HAYBALES OR SILT FENCE.
4. ALL CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 SLOPES.
5. 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.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL REQUIRED SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER, AND IF NECESSARY THE APPLICATION OF CALCIUM CHLORIDE.

TEMPORARY VEGETATIVE COVER:

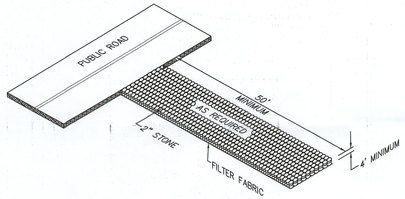
MULCHES	APPLICATION RATE PER 1000 S.F.	NOTES
STRAW/HAY	70-90 lbs.	FREE FROM WEEDS AND COARSE MATTER
WOOD CHIPS	185-275 lbs.	FREE OF COARSE MATTER AIR DRIED, TREAT WITH 12lbs NITROGEN / TON

PLANTING SCHEDULE:

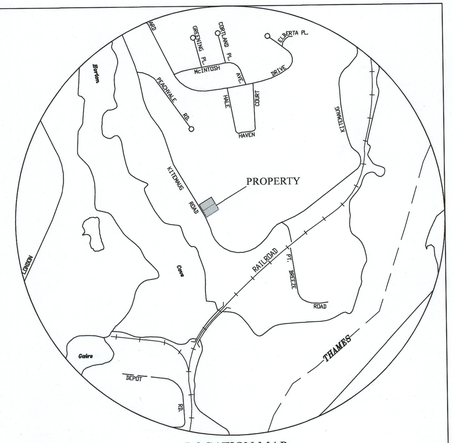
SEEDING DATES:
APRIL 1 ------ JUNE 15
AUGUST 1 ------ SEPTEMBER 15
SEED MIXTURE:
45% RED FESCUE
45% KENTUCKY BLUE GRASS
10% PERENNIAL RYE



SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE
NOT TO SCALE



LOCATION MAP
1000 500 0 1000
GRAPHIC SCALE IN FEET

NOTES:

1. 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 IMPROVEMENT LOCATION SURVEY BASED ON A FIRST SURVEY AND CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
2. FOR SUBJECT PROPERTY REFERENCE IS MADE TO THE TOWN OF MONTVILLE LAND RECORDS VOLUME 702 - PAGE 861.
3. TOTAL AREA OF PROPERTY - 20,126 S.F.± - (0.46 ACRES±).
4. THE PROPERTY IS LOCATED IN ZONING DISTRICT - R-20.
5. THE PROPERTY IS SHOWN ON ASSESSORS MAP 80 - LOT 008-1.
6. TOPOGRAPHIC INFORMATION SHOWN COMPLIES WITH T-2 & T-3 MAPPING STANDARDS. BASE FOR LEVELS: N.A.V.D. 1988.
   HORIZONTAL DATUM - N.A.D. 83
7. THE PROPOSED RESIDENCE IS TO BE SERVICED BY MUNICIPAL SEWER AND AN ON-SITE WELL.
8. CONTRACTOR SHOULD COORDINATE THE SANITARY SEWER LINE CONNECTIONS WITH THE PROPER TOWN AGENCY. THE ELEVATION OF THE SEWER CONNECTION SHOULD BE VERIFIED PRIOR TO THE INSTALLATION OF THE SEWER SERVICE.
9. DEVELOPMENT IS ENTIRELY ON SHORELANDS.
10. THERE ARE NO COASTAL RESOURCES ON OR ADJACENT TO THE PROPERTY.

MAP REFERENCES:

IMPROVEMENT LOCATION SURVEY & FIRST CUT LOT SPLIT PLAN PREPARED FOR CHESTNUT RIDGE, LLC, 184 KITEMAUG ROAD, MONTVILLE, CONNECTICUT, SCALE: 1"=20', DATE: 5/8/24, PREPARED BY ADVANCED SURVEYS, LLC.

ZONING COMPLIANCE TABLE - R-20 DISTRICT		
ITEM	REQUIRED	PROPOSED
LOT AREA	20,000 S.F.	20,126 SF +/-
LOT FRONTAGE	80 FT.	100.64'
FRONT YARD	40 FT.	53.1'
SIDE YARD	10 FT.	25.0' (N)
REAR YARD	40 FT.	106'± (DECK)
BUILDING HEIGHT	35 FT.	26 FT.

LEGEND:

VOL.	VOLUME
PG.	PAGE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
IPIN	IRON PIN
REC.	RECOVERED
SMH	SANITARY MANHOLE
EX.	EXISTING
BIT.	BITUMINOUS
56	EXISTING CONTOUR
56	PROPOSED CONTOUR
54.5x	PROPOSED SPOT ELEVATION

STATE OF CONNECTICUT RICHARD A. DESCHAMPS No. 70019 REGISTERED LAND SURVEYOR

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 — 11/19/25 DATE

PROJECT NO.	25-106
DRAWN BY:	R.A.D.
DATE:	11/8/25
SCALE:	1"=20'
SHEET	1 0F 1
REVISIONS	

20 10 0 20
GRAPHIC SCALE IN FEET

COASTAL SITE PLAN
PREPARED FOR

CHESTNUT RIDGE, LLC

188 KITEMAUG ROAD
MONTVILLE, CONNECTICUT

ADVANCED SURVEYS, LLC.
60 Terry Road, Griswold, CT 06351
Phone (860)639-8928

N W E S