



70 Essex Street, Mystic, CT 06355 ■ Phone: 860-536-7390 ■

**Erosion & Sediment Control Narrative:
90 Maple Avenue, Montville, CT**

May 6, 2026

A. Purpose and description of project.

The project consists of constructing 87 new multifamily unit apartments on 20.17 acres of undeveloped woodland in Montville, CT. Previously approved – changes to unit size and parking arrangements.

B. Estimates the total area of the project site and the total area of the site that is expected to be disturbed by construction activities.

The total site acreage is 20.17 acres. There will 8.5 acres of site disturbance in total by construction activities.

C. Identification of site-specific erosion or sediment control concerns and issues.

As identified on the attached plan set.

D. The phases of development if more than one phase is planned.

The site will be constructed in five phases. Phase I will be the entire road system and drainage basin.

E. The planned start and completion dates for each phase of the project.

The project will start upon receipt of all Town re-approvals.

F. *Either provide or identify where in the E&S plan the following information is found:*

1. The design criteria, construction details and maintenance program, for the erosion and sediment control measures to be used.

The original approved plans by Wentworth Civil Engineers, LLC, sheets 10 and 11 are the design criteria, construction details, and maintenance program for the erosion and sediment control measures used for this project.

2. The sequence of major operations within each phase, such as installation of erosion control measures, clearing, grubbing, excavation, grading, drainage and utility installation, temporary stabilization, road base, paving for roadways and parking areas, building construction, permanent stabilization, removal of temporary erosion control measures.

The construction sequence of major operations is outlined on original approved plans by Wentworth Civil Engineers, LLC, sheets 10.

3. The time (in days) required for the major operations identified in the sequence.

The number of days required to perform the major operations is 15 working days.

G. Identify other possible local, state, and federal permits required.

Town of Montville, planning and zoning site plan re-approval is required.

H. Identify the conservation practices to be used.

The conservation practices used are 50' buffer around identified wetlands, best management stormwater practices, and density per Town Zoning regulations.

I. A listing of all other documents to be considered part of the E&S plan.

The Connecticut Guidelines for Soil Erosion & Sediment Control and the Town of Montville Zoning Regulations.